



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, May 18, 2021

1:30 PM

Municipal Center, 300 S. Church

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

MIN-21:040 MINUTES: Meeting Minutes from April 20th 2021 BZA Meeting

Attachments: [Meeting Minutes from April 20th, 2021 BZA Meeting](#)

### 4. Appeal Cases

VR-21-17 VARIANCE: 801 Shoshoni Drive

Danny Burns of Horizon Land Survey on behalf of Joan Clark are requesting a variance for 801 Shoshoni Drive to construct an accessory building / garage within the front yard setback along Indian Trails. Proposed location is 23 feet from the existing right of way and 5.5 feet from the existing house with the proposed garage being 780 square feet. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)  
[Variance Plat](#)  
[USPS Receipts](#)

VR-21-18 VARIANCE: 1220 W Jefferson Avenue

Mary Dalton is requesting a variance for 1220 W Jefferson Avenue to leave a fence that was done without a permit 6 foot tall in the front yard setback and changes to 4 foot tall and not 50 % open all the way to the utility pole on the East Side of the property. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application](#)  
[Drawing](#)  
[Letter](#)  
[Pictures of Location](#)  
[Signed Adjoining Property Owner](#)  
[USPS Receipts](#)  
[Violation Letter](#)  
[Aerial View](#)

**VR-21-19** VARIANCE: 1716 Executive Square

McAlister Engineering on behalf of Weston Wagner are requesting a variance for 1716 Executive Square for a lot rendered non-conforming and to reduce setbacks for a building of a structure that will conform to match the others with the lot depth only being 70 foot instead of the required 100 foot. The request to have 20 foot from the street and 10 foot from the rear and 5 foot from the sides for the setbacks would allow a building to be placed there. This is located in a C-3 General Commercial District.

**Attachments:** [Application](#)  
[Harrell-McDonald Replat](#)  
[Narrative](#)  
[Variance Site Plan](#)  
[Adjacent Owner Mailer](#)  
[USPS](#)

**VR-21-20** VARIANCE: 603 Pinehill Lane

Carlos Wood of Wood Engineering on behalf of Nathan Carter are requesting a variance for 603 Pinehill Lane to pave street in front of lot 12 feet wide to match existing road width over existing gravel road location and not install curb and gutter. This is located in an R-1 Single Family Residential District.

**Attachments:** [Application](#)  
[Carter BZA Map](#)  
[Parcel Map](#)  
[Right of Way Easement](#)  
[RP 20-40 CARTER REPLAT OF TRACT A OF RAY CARTER LAND - 604 PIN](#)  
[Pictures looking North and South](#)

**VR-21-21** VARIANCE: 1238 Main Street

John Mixon of Cooper and Mixon on behalf of Bill Carwell are requesting a variance for 1238 Main Street to add a driveway on Church Street to add a garage without steps into the house. This is located in an R-2 Multi-Family Low Density District.

**Attachments:** [Application](#)  
[Application 2](#)  
[Letter](#)  
[Property Owner Notification](#)  
[Renovations Plan](#)  
[Site Plan](#)  
[Survey](#)

**5. Staff Comments****6. Adjournment**

