



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, June 15, 2021

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-21:051

MINUTES: BZA Minutes from May 4th, 2021 Special Called BZA Meeting

Attachments: [BZA Minutes from May 4th, 2021 Special Called BZA Meeting](#)

MIN-21:050

MINUTES: Meeting Minutes from May 18th, 2021 BZA Meeting

Attachments: [Meeting Minutes from May 18th, 2021 BZA Meeting](#)

4. Appeal Cases

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](#)

Legislative History

5/18/21	Board of Zoning Adjustments	Withdrawn
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VR-21-22

VARIANCE: 3914 S. Caraway Road

George Hamman of Civilogic on behalf of C3.LLC are requesting a variance for 3914 S

Caraway Road to request a change from the Overlay District modifications of Masonry exterior on the west faces of the building only and not the 80% Building Finishes that the Overlay District calls for. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
[Conceptual Plan](#)
[Drawings of layout of buildings](#)
[Letter](#)
[Location Map](#)
[USPS Receipt](#)

VR-21-23

VARIANCE: 403 Elizabeth Lane

Danny Burns of Horizon Land Surveying on behalf of Benjamin McCain are requesting a variance for 403 Elizabeth Lane to request a change from the R-1 Single Family Minimum lot frontage of 60 ft. that is required to 59.44 ft. on the proposed lots 9 and 10. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Variance Plat](#)
[USPS Receipts](#)
[Elizabeth Acres Plan Set](#)
[Aerial View](#)

VR-21-24

VARIANCE: 910 Sycamore Cove

Bill Clark is requesting a variance for 910 Sycamore Cove to construct a 6 ft. instead of the 3 ft. that is there now that will extend 20 ft. making the total fence 80.5 ft. long. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Narrative Letter](#)
[Site Plan](#)
[Site Plan 2](#)
[Drawing](#)
[Distription and Circumstances](#)
[Easements](#)
[Pictures of Location](#)

VR-21-25

VARIANCE: 428 N Main

Chris West of Triple Sea, LLC is requesting a variance for 428 N. Main to extend existing building foot print to the east with a 62 x 35 red iron structure to be defined as a pipe shed. The original structure extends beyond north and south set back lines since it was built in 1984 before lines were set. Build site is behind legal fence, on existing parking lot with curb, gutter, and gate entrance. This is located in an "I-1" Limited Industrial District.

Attachments: [Application](#)
[Letter](#)
[Drawing](#)
[Site Plan](#)
[Survey](#)
[Aerial View](#)

5. Staff Comments

6. Adjournment