



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, September 21, 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-21:075

MINUTES: Minutes from August 27, 2021 BZA Meeting

Attachments: [MINUTES - August 27, 2021](#)

### 4. Appeal Cases

#### VR-21-28

VARIANCE: 1104 Thrush Road

Gabe and Megan Roberts at 1104 Thrush Road in the R-1 Single Family District has requested a variance to build within seven feet (7') of the side and rear setbacks on their property. This is to allow space for a carport and covered patio.

Attachments: [1104 Thrush - Signed Adjoining Property Info](#)  
[1104 Thrush - Survey](#)  
[1104 Thrush Road - Site Plan](#)  
[Application, Signed Adjoining Info, Examples](#)  
[Charge Sheet - 1104 Thrush](#)  
[1104 Thrush - Plan](#)  
[1104 Thrush - Receipt](#)

#### VR-21-30

VARIANCE: 511 West Monroe Avenue

Jim Little on behalf of Bryant Marshall at 511 W Monroe Ave. in the C-2 Downtown Fringe Commercial District within the Industrial Arts District has requested a variance to allow for a single family residence within this district. Single family structures are typically not allowed in this district.

Attachments: [511 W Monroe - Application](#)  
[511 W Monroe - Narrative](#)  
[511 W Monroe - Plans](#)  
[Receipt, Charge Sheet](#)  
[511 W Monroe - Adjacent Notification](#)

**VR-21-31**

VARIANCE: 3101 Parker Annex Road

George Hamman of Civilogic on behalf of HCS Investment and Development, LLC at 3101 Parker Annex Road in the I-1 Limited Industrial District has requested a variance to reduce the existing building front setback to 16.5' and the existing rear building setback to 15'. They are also requesting a variance to waive the overlay district regulations, access management regulations, and to maintain the existing drive width on the south side of the existing building.

**Attachments:**    [3101 Parker Annex - Narrative Letter](#)  
[3101 Parker Annex - Survey](#)  
[3101 Parker Annex Road - Variance Request](#)  
[Adjacent Notification](#)  
[Certified Mail Receipts](#)  
[Receipt](#)  
[3101 Parker Annex - Application](#)

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