



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, March 21, 2023

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-23:026](#)

MINUTES: February 28th, 2023 BZA

Attachments: [Feb. 28, 2023 BZA Minutes](#)

4. Appeal Cases

[VR-23-11](#)

VARIANCE: 912 Southwest Drive

Advance Sign and Lighting is requesting a variance from the overlay district signage guidelines. This property is zoned C-3, general commercial district.

Attachments: [Application](#)
[Sign](#)
[Site Plan](#)
[Certified Mail Receipt](#)

[VR-23-12](#)

VARIANCE: 6321 Evan Drive

Tralan Engineering is requesting that two drives be allowed on the property. The property is zoned C-4 LUO, neighborhood commercial district.

Attachments: [Application](#)
[Site Plan](#)
[Certified Mail Receipts](#)

[VR-23-13](#)

VARIANCE: Marie Circle

Bill Freeman is requesting a variance to allow a gravel drive in the city limits. This property is zoned C-3, general commercial district.

Attachments: [Application](#)
[Site Plan](#)
[Certified Mail Receipt](#)

VR-23-14

VARIANCE: 1423 Virginia Drive

Toby Emerson is requesting a variance for a 6' tall fence located in a street facing yard. This property is zoned C-4, neighborhood commercial district.

Attachments: [Application](#)
 [Signed Notification Letter](#)
 [Site Plan](#)

VR-23-15

VARIANCE: 805 East Oak Avenue

Dacus Fence is requesting a variance for a 6' tall fence located in a street facing yard. This property is zoned R-2, multi-family low density district.

Attachments: [Application](#)
 [Site Plan](#)
 [Notification Letter](#)

VR-23-16

VARIANCE: 913 Brownstone Drive

Moss Fencing is requesting a variance for a 6' tall fence located in a street facing yard. This property is zoned R-1, single family medium density district.

Attachments: [Application Packet](#)

VR-23-17

VARIANCE: 6515 C.W. Post Road

Genesis Arch 101 is requesting a variance to allow a gravel drive in the city limits. This property is zoned I-1 LUO, limited industrial district.

Attachments: [Application Packet](#)

VR-23-18

VARIANCE: 210 East Johnson Avenue

Associated Engineering is requesting a reduced side setback for the proposed addition to the JPS pre-k building. This property is zoned C-3 LUO, general commercial district.

Attachments: [Application](#)
 [Site Plan](#)
 [Certified Receipts](#)

VR-23-19

VARIANCE: 1802 Roy Street

Michael Stalling is requesting a variance for an existing fence with supports facing outward. This property is zoned R-1, single family medium density district.

Attachments: [Application](#)
 [Cover Letter](#)
 [Certified Notifications](#)
 [Photos](#)

VR-23-20

VARIANCE: 611 East Cherry Avenue

DP Family Ventures is requesting a variance for the location of a proposed accessory dwelling unit. This property is zoned R-2, multi-family low density district.

Attachments: [Variance Application](#)
 [Application](#)
 [Notification Letters](#)
 [Site Plan](#)

VR-23-21

VARIANCE: 1105 Sandino Drive

Andrew Sang is requesting a variance for the location of an accessory building. This property is zoned R-3, multi-family high density.

Attachments: [Application](#)
 [Certified Mail Receipts](#)
 [Photos](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-23:026

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

MINUTES: February 28th, 2023 BZA



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, February 28, 2023

1:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call

Present 5 - Doug Gilmore; Max Dacus Jr.; Rick Miles; Casey Caples and Kevin Bailey

3. Approval of Minutes

[MIN-23:016](#)

MINUTES: January 17, 2023 Meeting Minutes

Attachments: [Jan. 17, 2023 BZA Minutes](#)

A motion was made by Rick Miles, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.; Rick Miles; Casey Caples and Kevin Bailey

4. Appeal Cases

[VR-23-03](#)

VARIANCE: 1105 Sandino Drive

Andrew Sang is requesting a variance for the location of an existing accessory building. This property is zoned R-3, multi-family high density, and requires all accessory buildings to be located in the side or rear yard.

Attachments: [Application](#)
[Certified Mail Receipts](#)
[Photos](#)

No one present to represent case

[VR-23-04](#)

VARIANCE: 5004 Prospect Farm Road

Moss Fencing is requesting a variance for 6' tall fence located in a street facing yard. This property is zoned R-1, single family medium density.

Attachments: [Application](#)
[Certified Letters](#)
[Site Plan](#)

Josh Moss - Moss Fencing: Said he is for Bobby James at 5004 Prospect Farm Road requesting a variance for a 6' tall privacy fence on the street facing side of the house.

Doug Gilmore - Commission: Asked what the circumstances are for this.

Moss: Said the backyard is small and holds a lot of water in that area. They are wanting to gain access on that side of the property.

Gilmore - Commission: Asked if it is a corner lot.

Moss: Said it is a corner lot. Currently as measured on the diagram, previously it measured right at 28' off the curb.

Gilmore - Commission: Confirming he is requesting 6'.

Moss: Confirmed it is 6' and said it causes no obstructions to anyone turning at the corner or the neighbor's driveway.

Gilmore - Commission: Asked if the access from the house is from the driveway side.

Moss: Said that's correct.

Gilmore - Commission: Asked if anyone objects.

(none)

Monica Percy – Staff: Said there has been no letters of opposition, but have received receipt of them being notified.

Casey Caples - Commission: Asked if the fence would cause any obstruction to the house behind him.

Moss: Said it would not. Said he spoke to the neighbor and he said he felt comfortable he had enough room.

Caples - Commission: Asked how far the fence is off of the house.

Moss: Said it's 24' off of the house which puts it 28' off of the curb.

Derrel Smith – Staff: Said there's no line of sight problem. Said these are hard lots to get a fence on. Said these have been done in the past and as long as there no line of sight problems or neighbor complains, this is okay.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

[VR-23-05](#)

VARIANCE: 3311 South Stadium Boulevard - KIA

Jeremy Ellis is requesting a variance for the overlay district requirements; building materials, landscape buffers, and signage. This property is zoned C-3, general commercial.

Attachments: [Application Packet - KIA](#)
 [Neighbor Notification](#)

Jeremy Ellis – Proponent: Said he is requesting a few items for the Kia dealership. Said these items are similar to the some plans they've brought before on the adjoining dealerships. Said the Hyundai dealership will be next door.

Doug Gilmore - Commission: Asked for specifics and how many variances.

Ellis: Said the glass isn't recognized in the overlay as an acceptable finish, but in the case of a car dealership it's a very nice type glass. ACM panels at the top and (unintelligible) around the sides and back. Said the next thing would be the landscape buffer to the east south of stadium to remove the trees on 25 ft. centers and to put low height bushes in their place.

Casey Caples - Commission: Asked if he could explain it once more time and if

it's on the east side against Stadium.

Ellis: Said its running north and south on stadium on the frontage and doing away with the deep landscape buffer with the trees so they can maintain inventory and the lot there and replace it with low landscaping.

Derrel Smith – Staff: Asked if they are planning to remove the trees or move them to another location.

Ellis: Said they have double up on the islands which is part of the request they made last time to reduce the tree islands from 4 parking spaces to 2.

Gilmore - Commission: Asked what the next one is.

Ellis: Said the height of the sign. With only an 8ft sign allowance and taking in consideration the other dealerships north and south along with exiting signage. They would like to increase it to something usual.

Gilmore - Commission: Asking if it's going to be a monument sign.

Ellis: Said it would be a monument sign but 25ft tall.

Caples - Commission: Asked if they are wanting to put it on a pole.

Ellis: Said not a pole.

Max Dacus - Commission: Asked if the ones they are taking out of the front is okay since they doubled up in other places.

Smith: Said as long as they aren't taking the trees out completely and they are somewhere else it would be okay.

Ellis: Said the engineer is with them and they've submitted a grading plans and their accounts do take account the ones that are supposed to be in the front. Said they're also extending Malibu Dr. to the west and landscaping that frontage as well.

Gilmore - Commission: Asked about the sign.

Smith: Said there is no hardship to have a 24ft sign. Said City Council passed that this should be a monument sign and they're supposed to look at the hardship and there is no hardship for this so he sees no reason to grant a variance for the sign.

Gilmore - Commission: Said the façade of the building being tall and good looking would help with visibility.

Ellis: Said the hardship angle is if you look at the other dealerships there they have large signs along with existing signs on the property.

Smith: Said if they do a remodel or change out they will have to go to monument.

Caples - Commission: Asked where the monument sign will be located.

Ellis: said it will be in the North East corner.

Matt Cavanagh – Cavanagh Group: Said the manufacturer is very specific on the full design of the building and the site in terms of what is required on the signage and placement. With where they require the monument sign to be, having a vehicle there fully obstructs it. Said a car dealership is separate from most retail establishments due the inventory is outside and displayed outside as opposed to inside a department store. Said the signage is a hardship to place there and not be obstructed by the merchandise in front of it and this is why they are requesting a variance.

Dacus - Commission: Asked Derrel if there are any allowances for a smaller monument sign but maybe a little taller than 8ft.

Smith: Said they'd consider something more than 8ft.

Ellis: Said they have different heights. A 20ft, 25ft, and a 30ft.

Smith: Said KIA makes smaller signs.

(Unable to transcribe)

Dacus - Commission: Asked if there's a prerequisite from the company that has minimum sign size

Cavanaugh: Said they have lots of specific on everything from the square

footage of the building, each department within the building, the site area, acreage, how many parking spots there are, and yes, signage. Where it's placed, the size of it, the scale of it, it's all very tightly written from the manufacture.

Smith: Said the code will allow up to 12ft, anything more than that is not following code.

Cavanaugh: Asked how to find a compromise. Is it in this setting or another meeting? Is there a motion to table this and come to a decision on the exact height?

Smith: Said they can look at the other 3 and table this one and see what options he can come back with. He said they are looking at if there's a hardship, why can't they meet it? It's what the board is for.

Cavanaugh: Asked if the final decision on the height is done here or in a separate meeting.

Smith: said it's done here and the height the code allows in the overlay district is for 12ft. He said a single occupant can have up to 8ft, multiple occupants are 12ft, and anything more than that has to prove why the hardship and 12ft won't work.

Rick Miles - Commission: Asked if the picture shown with the signage, if that sign is the one.

Ellis: Said no it's the 8ft one. Said it's the same monument style sign that's stretched up.

*The board requested the applicant return with a reworked sign design at a later date.

A motion was made by Casey Caples, seconded by Max Dacus Jr., that this matter be Approved, with the exception of the sign height request. The motion PASSED with the following vote.

Aye: 3 - Max Dacus Jr.;Rick Miles and Casey Caples

Recused: 1 - Kevin Bailey

[VR-23-06](#)

VARIANCE: 3315 South Stadium Boulevard - Hyundai

Jeremy Ellis is requesting a variance for the overlay district signage requirements. This property is zoned C-3, general commercial.

Attachments: [Application Packet - Hyundai](#)

Matt Cavanaugh: Asked if this one can be tabled.

A motion was made by Rick Miles, seconded by Casey Caples, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 3 - Max Dacus Jr.;Rick Miles and Casey Caples

Recused: 1 - Kevin Bailey

[VR-23-07](#)

VARIANCE: Greensborough Village, adjacent to Arvest Bank

Sharada Madhuri is requesting a variance for the Overlay District landscape guidelines. The applicant is proposing a 5' side landscape buffer in place of the required 10' buffer. This property is zoned TC-O, town center overlay.

Attachments: [Application](#)
 [Cover Letter](#)
 [Site Plan](#)
 [Certified Mail Receipt](#)

John Easley – Associated Engineering: Asking for the 10ft side setbacks be reduced to 5ft from each side. Said the front and rear would remain the same. The additional footage would allow them to put a bypass lane around the restaurant and drive thru area. The West of them on the Arvest Bank side would be greenspace and the East would have required greenspace.
Doug Gilmore - Commission: Asked if this primarily for drive thru.
Easley: Said yes, to provide a drive thru and the bypass lane.
Kevin Bailey - Commission: Asked if they can get the landscaping tree count in if they take out half of it.
Easley: Said they can landscape no problem and keep the tree count.

A motion was made by Kevin Bailey, seconded by Max Dacus Jr., that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

[VR-23-08](#)

VARIANCE: Madison Avenue

Associated Engineering is requesting a variance for additional right-of-way along Madison Ave. This property is zoned C-1, downtown core commercial.

Attachments: [Application](#)
 [Cover Letter](#)
 [Notification Letter](#)

John Easley – Associated Engineering: Said the county is preparing to do a courthouse addition to the existing annex. Said in the 1800's the original survey for Jonesboro Madison was a 30ft right of way. It's around 35ft upon development. Asking for a variance from the minimum 60ft to leave the Madison Avenue right of way as it. The design of curb and gutter, sidewalks and landscaping along Madison and the parking lot itself.
Derrel Smith – Staff: Said it's going to be more pedestrian traffic than cars anyways, so the city is okay with it.

A motion was made by Max Dacus Jr., seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

[VR-23-09](#)

VARIANCE: Corner of Hudson Drive and Visions Avenue

Construction Network Inc., is requesting a variance for the Overlay District landscape requirements. The applicant is proposing a reduction of the front landscape buffer width, 25' to 15'. This property is zoned C-3, general commercial.

Attachments: [Application](#)
 [Cover Letter](#)
 [Buffer Work Map](#)
 [Notification Receipts](#)

Jeremy Bevill – Fisher Arnold: Said they fall within 300ft of the overlay district on Johnson Avenue, and they are asking for a variance on the landscape buffer requirement.

Doug Gilmore - Commission: Asked if they wanted a landscape buffer between them and Tommy's Car Wash.

Bevill: Said they'll have landscaping to the South, they will have a buffer on all sides. They are just asking for a reduction on Visions Avenue from 25ft to 10ft. They're going to keep buffers in place, they are asking for a reduction in width along Visions only.

(Unable to transcribe)

Kevin Bailey - Commission: Asked if the tree count will be the same and not reduced.

Bevill: Said they will have trees and shrubs in place. Said there will be trees along Hudson and Vision.

A motion was made by Rick Miles, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Max Dacus Jr.;Rick Miles and Kevin Bailey

Recused: 1 - Casey Caples

[VR-23-10](#)

VARIANCE: 1815 Ivy Point Cove

Dacus Fence Co. is requesting a variance to replace an existing 8' tall fence. This property is zoned R-1, single family medium density.

Attachments: [Application](#)
 [Site Plan](#)
 [Signed Notifications](#)

Applicant: Said in the early 90's the existing southern perimeter fence of the neighborhood was built as an 8ft privacy fence. They need to replace a short line of the fence that backs up to a commercial property on Highland. The fence is deteriorating and falling and they are asking for approval to replace the fence back to as it originally was.

Doug Gilmore - Commission: Asked how many years they've been there.

Applicant: Said it was built in 1992.

A motion was made by Kevin Bailey, seconded by Rick Miles, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-11

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 912 Southwest Drive

Advance Sign and Lighting is requesting a variance from the overlay district signage guidelines. This property is zoned C-3, general commercial district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>First National Bank</u>	Applicant	<u>Advance Sign and Lighting</u>
Address	<u>912 Southwest Drive</u>	Address	<u>5303 Stadium Blvd., Jonesboro, AR</u>
Phone	<u>870.215.4000</u>	Phone	<u>870-275-6465</u>
Signature	<u>Blake Guinn</u>	Signature	<u>Jeff Dora</u>

DESCRIPTION OF REQUESTED VARIANCE

Advance Sign and Lighting, working on behalf of First National Bank, is seeking a variance for Electronic Message Centers, (referred to as EMCs,) installed to the existing tower at the Elk Park Location. The tower is an architectural feature, unique to this location. The EMCs are meant to enhance the appearance of the tower. We are asking for a variance be allowed for the EMCs as they will not be a distraction or hindrance to traffic or patrons entering or exiting this or other establishment in the area.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Affixing the signs to the tower is the most practical and viable solution. Adding a monument sign for the use of electronic message centers would require a height variance, as the property sits over six feet below street level. Further, because the location is at a high volume intersection a monument sign could potentially create a visual impedance for "motorists" and/or "road users". The tower is an existing architectural feature with existing signage.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Please review this proof carefully. Check that ALL information: dimensions, spelling, punctuation, phone numbers, web sites, colors, etc. are correct prior to approval.

First National Bank

Electronic Message Centers

Simulation of electronic message center



Jonesboro, Arkansas
Phone: 870-275-6465
sales@advancesign1.com

advancesignjonesboro.com

MEMBER



Notes:
Install electronic message centers

Quantity:
4

Size:
72" tall x 132" wide -Overall

Material:
Aluminum/Steel structure
LEDs (RGB)

Color(s):
Black
RGB

Designed for: First National Bank - Elk Park

Project Location: 912 Southwest Drive, Jonesboro, AR 72401

Consultant: Jeff

This document is owned by Advance Sign and Lighting. By receipt hereto the holder agrees not to use the information, disclose it to any third party, nor reproduce this document or any portion of this document without prior written consent by Advance Sign and Lighting. Holder agrees to immediately return this document upon request of Advance Sign and Lighting.

NOTE: All dimensions shown on this drawing are nominal and may vary on the finished product due to fabrication tolerances. Every attempt is made to match colors as closely to 3M films or PANTONE matching system colors. However no color matching scheme can guarantee an exact match due to environment and other characteristics that effect how color is perceived!

Date: 1/30/2023
Scale: NA
Page(s): 1 of 1
Drawing #: FNB013023
Designer: sk
Revision: 001

☒ APPROVED ☐ REVISE

Signature required to begin production.





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03/10/2023 02:27 PM
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Mon 03/13/2023

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Total \$4.78

Grand Total: \$4.78

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Jonesboro, AR 72401

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$4.78	

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State, ZIP+4®

Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 6321 Evan Drive


Tralan Engineering is requesting that two drives be allowed on the property. The property is zoned C-4 LUO, neighborhood commercial district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____	BZA Deadline <u>02/24/2023</u>
Date Submitted <u>02/22/2023</u>	BZA Meeting Date <u>03/21/2023</u>

OWNER/APPLICANT INFORMATION

Property Owner <u>Mead Investments, LLC</u>	Applicant <u>Talan Engineering, Inc</u>
Address <u>6321 Evan Drive</u>	Address <u>2916 Wood St</u>
Phone _____	Phone <u>870-203-9939</u>
Signature _____	Signature <u></u>

DESCRIPTION OF REQUESTED VARIANCE

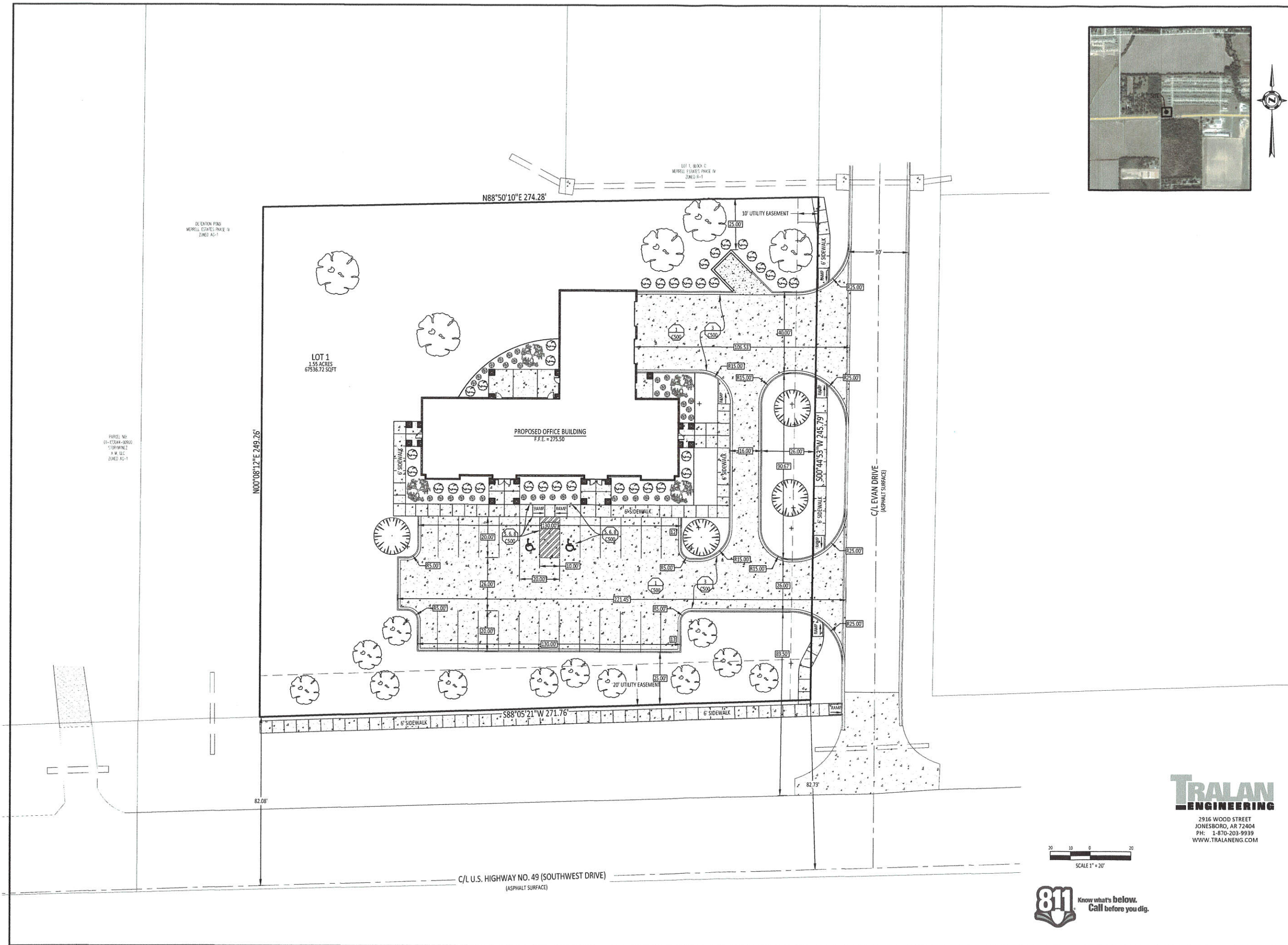
We are requesting two drives be allowed to Evan Drive.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The location of the two drive are needed for overall function of the site. The north drive would be used to access the garage doors in the back and allow the occasional trailer to pull in and circle between the drives. The south drive will be the main entry for the site. The majority of the traffic will use this drive to access the parking lot.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.



20 10 0 20
SCALE 1" = 20'



TRALAN
ENGINEERING

2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

Revisions:

NEW OFFICE
MEAD INVESTMENTS, LLC
P.O. BOX 17093, JONESBORO, AR

STEILING
ARCHITECTURE
2912 Longview Dr. - Jonesboro, AR 72401
870.933.6993 - www.steilingarch.com



Sheet Name:
CIVIL SITE
DIMENSION PLAN
Project No:
2217
Date:
09/14/2022

C200

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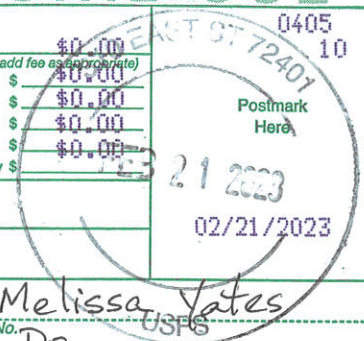
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 City, State, ZIP+4® Jonesboro AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 City, State, ZIP+4® Gulf Shores AL 36542

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-13

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: Marie Circle

Bill Freeman is requesting a variance to allow a gravel drive in the city limits. This property is zoned C-3, general commercial district.

Home Profile

Monica Pearcy | Admin | Logout

Application submitted on: January 27, 2023 by Bill Freeman

Request Name: Bill Freeman



BUILDING APPLICATION
CITY OF JONESBORO, AR

300 S Church Street | Jonesboro, AR 72401

Step 1 - Property Location

COMPLETE

Property Address *

no address vacant lot 7 joins 2805 & 2809 Forest Home Rd on South line

Property Address Line 2

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72401

Property Parcel No

Step 2 - Project Specifications

COMPLETE

Application Type *
☒ Commercial
☐ Demolition
☐ Residential

Commercial Building

Type of Commercial Work *

Is this application for a new or existing building? *

☐ New☒ Existing

Type of Commercial Improvement *

☐

Addition

☐

Alteration

☐

Awnings or Canopies

☐

Fence

☐

Fire Alarm

☐

Fixed Fire Suppression

☐

Foundation

☐

Grading

☐

Mobile Vending Unit

☐

New

☐

Parking Lot

☐

Retaining Wall

☐

Small Communication Tower

☐

Sprinkler

☐

Telecommunications Tower

☐

Temporary Tent / Trailer / Temp Structure

☒

Other

Other Improvement Description *

100 foot road from Marie Circle to cell tower South of 2805

Zoning Districts for Commercial *

C-4 - Neighborhood Commercial District

Job Description *

I would like to build a road approximately 100 feet long from Marie Circle to the cell tower that is South of 2805 Forest Home Road.

Describe work being done and if the work is due to damage.

Type of Construction *

I

Fire Protection Systems *

☐

Fire Alarm

☐

Fixed Fire Suppression

☐

Sprinkler

☒

Other

Describe other fire protection systems *

none

Is the project in a flood plain? *

☐ Yes☒ No

If in flood plain, a flood plain permit must be obtained.

Total Square Footage *

1000

Heated and Cooled Square Footage *

0

Project Cost *

\$8,000.00

Please enter the estimated project cost or contracted price of the project.

Step 3 - Applicant Information

COMPLETE

☒ Select if the Applicant is the currently logged in user.

Applicant First Name *

Bill

Applicant Last Name *

Freeman

Applicant Address *

2090 Pine Valley Lane

Applicant Address Line 2

Applicant City *

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 761-4617

Applicant Email Address *

bvfreeman@suddenlink.net

Step 4- Property Owner Information

COMPLETE

☒ Select if the Owner is the same as the Applicant.

Owner First Name *

Bill

Owner Last Name *

Freeman

Owner Address *

2090 Pine Valley Lane

Owner Address Line 2

Owner City *

Jonesboro

Owner State *

Arkansas

Owner Zip Code *

72404

Owner Phone Number *

(870) 761-4617

Owner Email Address *

bvfreeman@suddenlink.net

Step 5 - Contractors**COMPLETE**

**Will the applicant be responsible
for providing applicable codes /
design data? ***

☒ Yes
☐ No

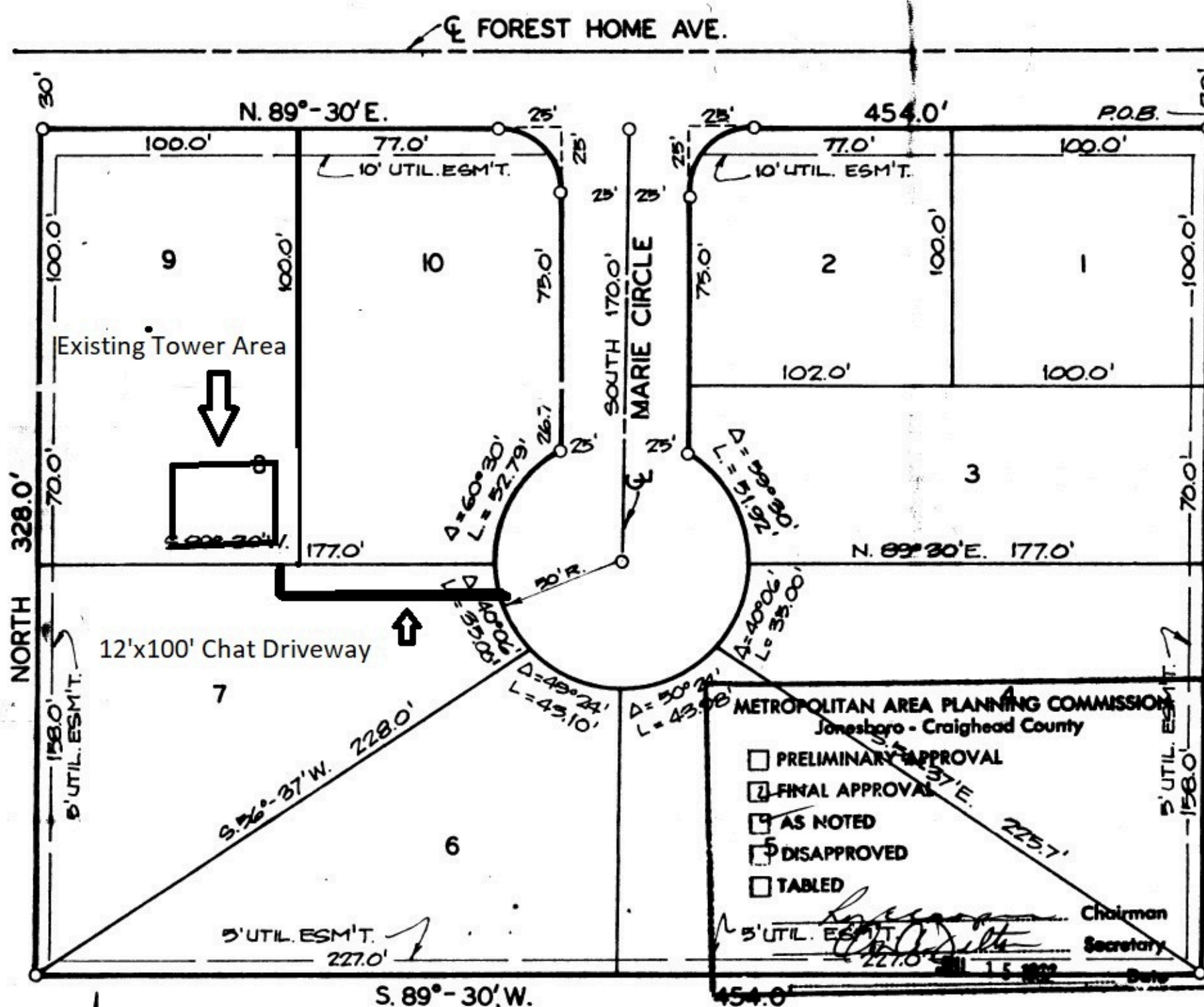
Step 6 - Commercial Requirements

1. Full Set of Architectural Plans and Details/Code Analysis
2. Full Set of Architectural Plans and Details/Code Analysis
3. Copy of Recorded Platted Lot
4. Mechanical and Structural Plans
5. Engineered Site & Grading Plans
6. Stormwater Design Submission Documents
7. Landscaping Plans
8. Lighting Photometrics Plan
9. Flood Plain Certification & Application When Applicable
10. Manufacturer Specifications
11. Statement of Special Architect's Inspections

Signature**COMPLETE**

I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: Bill FreemanSignature date: 2023-01-27 12:46 PM**Payment Details**[Home](#) | [Profile](#)



N.E. Cor. SE 1/4 SW 1/4
Sec. 21 T14N R4E
S. 89° 30' W. 667.0'

DESCRIPTION:

A part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of aforesaid Section 21; thence South 89°30' West 667.0 feet to the point of beginning proper; thence South 328.0 feet; thence South 89°30' West 454.0 feet; thence North 328.0 feet to the South Line of Forest Home Avenue; thence North 89°30' East 454.0 feet along said South Line of Forest Home Avenue to the point of beginning proper, and containing 3.42 acres.

OWNER'S CERTIFICATION:

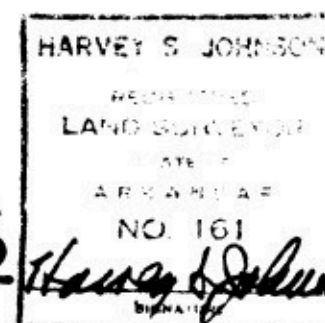
We hereby certify that we are the owner's of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

SURVEYOR'S CERTIFICATION:

I hereby certify that the plat shown and described hereon is the result of a survey made in June, 1982, that it is a true and accurate survey, and the monuments were found or set as noted.

JOHNSON-MILLER-NEWELL, ENGINEERS
JONESBORO, ARKANSAS

MINI-MALL EAST FIRST ADDITION JONESBORO, ARKANSAS



H. S. Johnson
H. S. Johnson, L.S. #101
Date 6-9-1982

A true copy of the original as filed for record this 27 day of July 1982 at 10:45 AM
Diane Parker, Clerk By [Signature] P.C.
BR. A, PAGE 107

Chris Barber
225 E Washington Ave
Jonesboro, AR. 72401

Robert Rees
3709 E Parker Road
Jonesboro, AR. 72401

Kevin Alpe
2801 Neely Road
Jonesboro, AR. 72404

7022 2410 0003 0086 6991

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JONESBORO, AR 72401	
Certified Mail Fee \$ 23.15	0402 1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature Required	
<input type="checkbox"/> Adult Signature Restricted Delivery	
Postage \$ 0.63	Postmark Here
Total Postage and Fees \$ 4.78	02/22/2023
Sent To <u>Chris Barber</u>	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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JONESBORO, AR 72401	
Certified Mail Fee \$ 23.15	0402 1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature Required	
<input type="checkbox"/> Adult Signature Restricted Delivery	
Postage \$ 0.63	Postmark Here
Total Postage and Fees \$ 4.78	02/22/2023
Sent To <u>Kevin Alpe</u>	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Certified Mail Fee \$ 23.15	0402 1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature Required	
<input type="checkbox"/> Adult Signature Restricted Delivery	
Postage \$ 0.63	Postmark Here
Total Postage and Fees \$ 4.78	02/22/2023
Sent To <u>Robert Rees</u>	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-14

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 1423 Virginia Drive

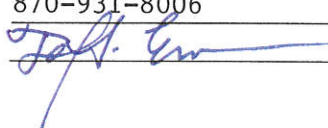
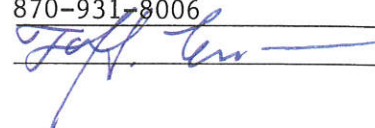
Toby Emerson is requesting a variance for a 6' tall fence located in a street facing yard. This property is zoned C-4, neighborhood commercial district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>TOBY EMERSON</u>	Applicant	<u>TOBY EMERSON</u>
Address	<u>1423 VIRGINIA DR</u>	Address	<u>1423 VIRGINIA DR</u>
Phone	<u>870-931-8006</u>	Phone	<u>870-931-8006</u>
Signature	<u></u>	Signature	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

TO PLACE A FENCE ON THE SOUTHEAST CORNER OF PROPERTY PARALLEL TO VIRGINIA DR.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

TO INSTALL SIX (6) FOOT FENCE FOR SECURITY AND TO ATTEMPT TO DISCOURAGE INDIVIDUALS
FROM CUTTING THROUGH MY DRIVE WAY FROM VIRGINIA DRIVE AS A SHORT CUT TO NETTLETON AVE.
WHICH IN DANGERS MY GRANDCHILDREN AND ALSO MY STAFF AT THE FUNERAL HOME PROPERTY.
THIS OCCURS MULTIPLE TIMES PER WEEK. HOPING THE FENCE BLOCKS THE VIEW OF WHERE MY
Driveway 1w DRIVEWAY LEADS.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036

February 28, 2023

Dear Mr. and Mrs. Raymond Carroll,

Please accept this letter for permission to build a fence on the north side of your property line (the fence to be constructed on the property of 1423 Virginia Dr.) The city is requiring us to notify you and to obtain your signatures, providing that you are okay with the construction of the privacy fence. The fence will tie into the current fence (owned by Toby & Lisa Emerson) and will run north and south, and end on the property line at 1424 Virginia Dr. The reason for the fence is to hopefully cut down on unwanted traffic in the cul-de-sac, where cars are trying to pass through the private drive. It is also to protect the small children playing outside, who reside at 1424 Virginia Dr. If you have no issues with this request, we kindly ask that you sign below.

Sincerely,

Toby & Lisa Emerson
1423 Virginia Dr.
Jonesboro, AR 72401

Zach and Amanda Fahlberg
1424 Virginia Dr.
Jonesboro, AR 72401



Mr. Carroll



Mrs. Carroll



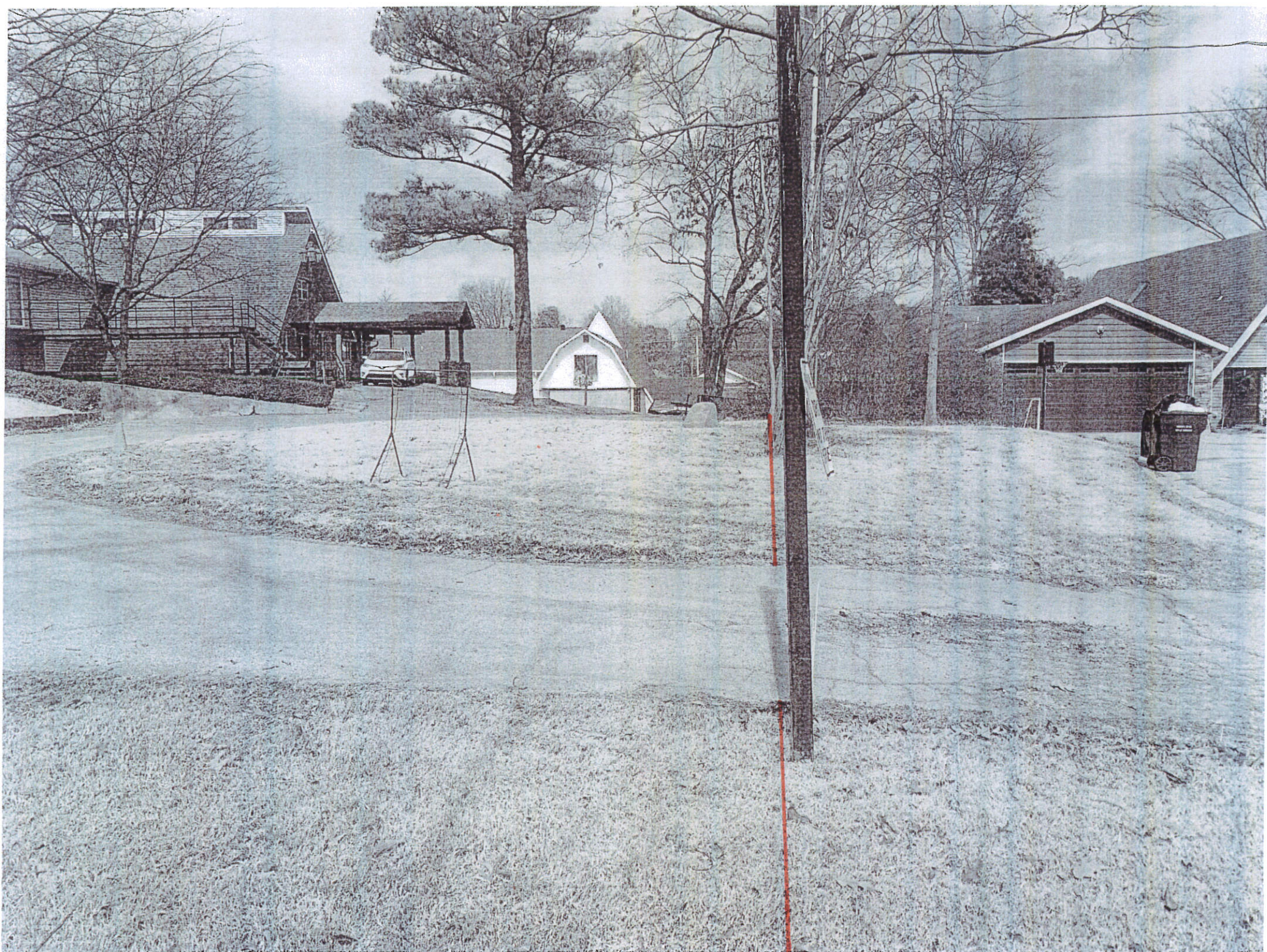
Date















City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-15

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 805 East Oak Avenue

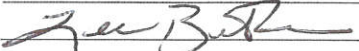
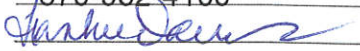
Dacus Fence is requesting a variance for a 6' tall fence located in a street facing yard.
This property is zoned R-2, multi-family low density district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>Lee Bethune</u>	Applicant	<u>Frankie Dacus</u>
Address	<u>805 E. Oak</u>	Address	<u>2729 N. Church ST</u>
Phone	<u>870-930-0409</u>	Phone	<u>870-932-4100</u>
Signature	<u></u>	Signature	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

install 6' privacy fence in L shape from back sw corner of building around edge of driveway
to screen parking from neighbors.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

property is on a corner lot of Oak and Kitchen

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.



2729 N. Church Street • Jonesboro, AR 72401
Ph. 870-932-4100 • Fax 870-932-4105
Toll Free 877-923-2287

1/18/2023

DATE SOLD

LOCATE

SOLD TO LS Holdings, LLC

JOB SITE 805 E. Oak ST

STREET ADDRESS 3218 Neil Drive

CITY Jonesboro, AR 72401

(W) PHONE

(H) PHONE

(C) PHONE 870-930-0409

FAX

Total Height 6'

Type Fence cedar

Description

PVC

White ☐ Tan ☐ Gray ☐

2 rail ☐ 3 rail ☐ 4 rail ☐

Ornamental

Style

Color

2 rail ☐ 3 rail ☐

4 rail ☐

Staked out

☐ yes ☐ no

NOTES

A SERVICE CHARGE OF 3% WILL BE ADDED TO ALL CREDIT CARD SALES.

WOOD FENCE

- 2 Runners ☐
3 Runners ☐
4 Runners ☐
Shadow Box ☐
Stockade ☐
Finish Fence Inside ☐
Finish Fence Outside ☐
Scalloped ☐
Gothic ☐
French Gothic ☐

Treated Pine



Cedar



Chain Link

Top Rail

Bracing

Line Post

End Post

Corner Post

Truss Rods

Walk Gate Post

Drive Gates Posts

Gate Frames

HT.

O.D.

O.D.

O.D.

O.D.

O.D.

O.D.

O.D.

O.D.

O.D.

GA.

WT.

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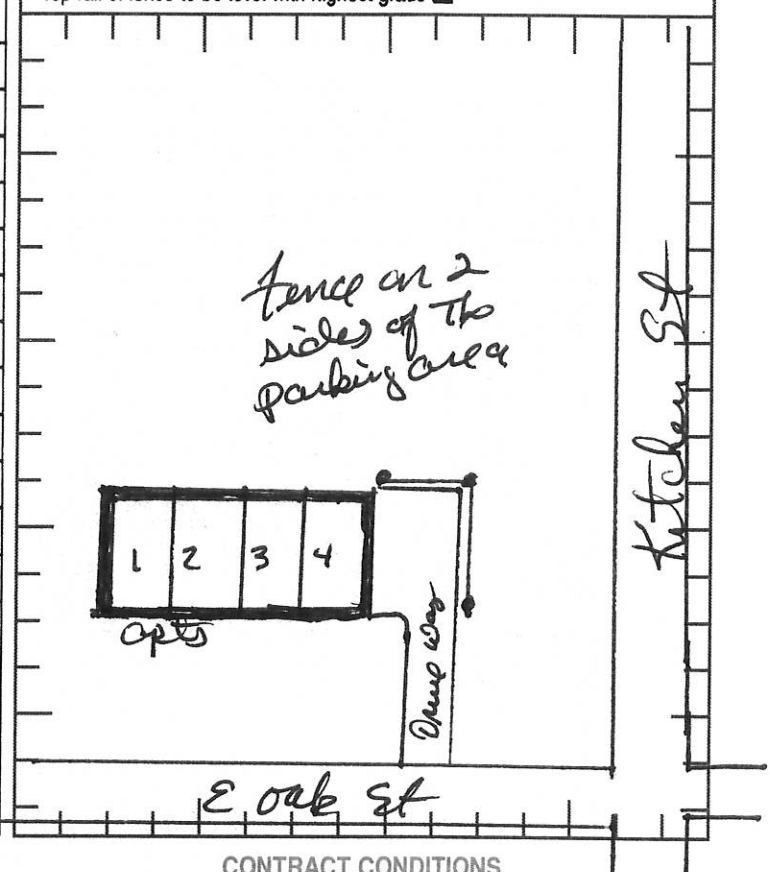
WT.

Top rail of fence to follow ground ☐

Top rail of fence to be level with lowest grade ☐

Top rail of fence to be level with highest grade ☐

110 horizontal privacy
cedar fence in "L"
around back and side
of parking to use as
screen



If this contract is not paid for as agreed it will be subject to repossession and all costs incurred will be paid by property owner.

Buyer is to notify the seller in writing within 10 days of job completion if not satisfied with quality of work in order to have changes made.

TOTAL

\$5,686.58

DEPOSIT

BALANCE DUE

CONTRACT CONDITIONS

CAUTION: READ FRONT AND BACK OF THIS DOCUMENT BEFORE SIGNING. THERE IS NO WARRANTY ON TREATED PINE. BUYER RESPONSIBLE FOR ANY DAMAGE TO PRIVATE UNDERGROUND OBSTRUCTIONS.

Signed: _____

Signed: _____

Address of Property

805 E Oak ST

Date: _____

Sales Rep Frankie Dacus



Imagery ©2023 Google, Imagery ©2023 Maxar Technologies, Map data ©2023 Google 20 ft



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, March 21, 2023 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: LS Holdings LLC
DATE: _____
SUBJECT PROPERTY ADDRESS: 805 E. Oak St
DESCRIPTION OF VARIANCE REQUESTED: build privacy in "L" from sw corner of building
bordering drive way to front line of building as a screen for parking

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Math Investments LLC
Printed Name of Property Adjacent Owner

807 E Oak St
Address

Amanda Hergel 2/24/23
(Signature) Date

870-926-1450
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-16

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 913 Brownstone Drive

Moss Fencing is requesting a variance for a 6' tall fence located in a street facing yard.
This property is zoned R-1, single family medium density district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted 2-22-23 BZA Meeting Date 3-21-23

OWNER/APPLICANT INFORMATION

Property Owner	<u>Lisa Rogers</u>	Applicant	<u>Moss Fencing</u>
Address	<u>913 Brownstone Dr</u>	Address	<u>Po Box 16501</u>
Phone	<u>870-910-6677</u>	Phone	<u>870-910-6677</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

Installation of a 6' Tall wood privacy fence on the east side
of the house facing Makala Ln. The fence will be 70' from
the curb on Makala Ln.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Homeowner has a storage building they need to include
inside the fenced area.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 3-21, 2023 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Moss Fencing
DATE: 2-22-23
SUBJECT PROPERTY ADDRESS: 913 Brownstone Dr.
DESCRIPTION OF VARIANCE REQUESTED: Installation of a 6' Tall
wood privacy fence on the east side of the house facing Mallett Ln.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

John Scott
Printed Name of Property Adjacent Owner
799 Brownwood Cir.
Address

(Signature) Date

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 3-21, 2023 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Moss Fencing
DATE: 2-22-23
SUBJECT PROPERTY ADDRESS: 913 Brownstone Dr.
DESCRIPTION OF VARIANCE REQUESTED: Installation of a 6' Tall
wood privacy fence on the east side of the house facing Mahala Ln.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Ann Paul
Printed Name of Property Adjacent Owner
4207 Mahala Ln
Address

(Signature) Date

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



Makala Ln

Savannah Hills

7022 1670 0001 4403 5150

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Jonesboro, AR 72404

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To John Scott

Street and Apt. No., or PO Box No. 799 Brownwood Cir

City, State, ZIP+4® Jonesboro AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0408 18

Postmark Here

02/28/2023



CARAWAY JONESBORO
2404 RACE ST
JONESBORO, AR 72401-9997
(800)275-8777

02/28/2023

10:47 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Package	1		\$4.90
---------------------------	---	--	--------

Nevada, MO 64772
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Fri 03/03/2023

Tracking #: 9500 1106 0257 3059 9346 89

Affixed Postage - \$0.63
Affixed Amount: \$0.63

Total \$4.27

First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 03/02/2023

Certified Mail® Tracking #: 70221670000144035150 \$4.15

Affixed Postage - \$0.63
Affixed Amount: \$0.63

Total \$4.15

First-Class Mail® Letter	1		\$0.63
--------------------------	---	--	--------

Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 03/02/2023

Certified Mail® Tracking #: 70221670000144035167 \$4.15

Affixed Postage - \$0.63
Affixed Amount: \$0.63

Total \$4.15

7022 1670 0001 4403 5167

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To Ann Pool

Street and Apt. No., or PO Box No. 4207 Mahala Ln

City, State, ZIP+4® Jonesboro AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0408 18

Postmark Here

02/28/2023



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-17

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 6515 C.W. Post Road

Genesis Arch 101 is requesting a variance to allow a gravel drive in the city limits. This property is zoned I-1 LUO, limited industrial district.



BZA Request Index Cover Sheet

- 01. Cover
- 02. Narrative Letter
- 03. Application
- 04. Site / Elevation Rendering
- 05. Site / Elevation Rendering
- 06. Site Plan
- 07. Google Aerial

BZA Application Request Attachment A Letter

This project is industrial in nature as a Spec Warehouse, and in a commercial / industrial area. During the construction permitting process, the city has requested, for the safety and maneuverability of fire fighters during an event, to add a fire apparatus access road the rear (west) of the building if possible. The owner agreed, and a redesign of the project was produced and resubmitted to make the adjustment.

The IBC code allows an “all weather road” that will support the load of a fire truck as acceptable. This is a chat drive with a sub-base as required, typical of any paved road, without paving and curb and guttering.

We ask for a variance to not provide curb, gutter, and paving for this emergency only access road. We can provide gate access only with fire access knox box, to limit any other access than fire if that is something planning / engineering would like to see as an option.

Although this project is in a commercial / industrial area, we can screen the road from the frontage of CW Post Road as best possible with landscaping.

The addition of this road was not anticipated by our owner, and it will be a financial burden to curb, gutter, and pave this access road with heavy paving, just for use as an emergency access road, and for the intended use of this property as warehouse lease.

We humbly ask for your consideration.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____	BZA Deadline _____
Date Submitted <u>03/02/2023</u>	BZA Meeting Date <u>March</u>

OWNER/APPLICANT INFORMATION

Property Owner <u>John Stuckey</u>	Applicant <u>Jeremy Ellis - Genesis Arch 101</u>
Address <u>10415 Stuckey Lane</u>	Address <u>P.O. Box 7</u>
Phone <u>Trumann, AR 72472</u>	Phone <u>Jonesboro, AR 72403</u>
Signature <u>870-227-1043</u>	Signature <u>8870-273-5016</u>
Project Property: 6515 CW Post Road	
JCE	

DESCRIPTION OF REQUESTED VARIANCE

* to provide fire truck . apparatus "all weather road" for emergency use only, unpaved.

We propose to provide the all weather road, and restrict public access by a gate, and to screen the road with landscaping where possible.

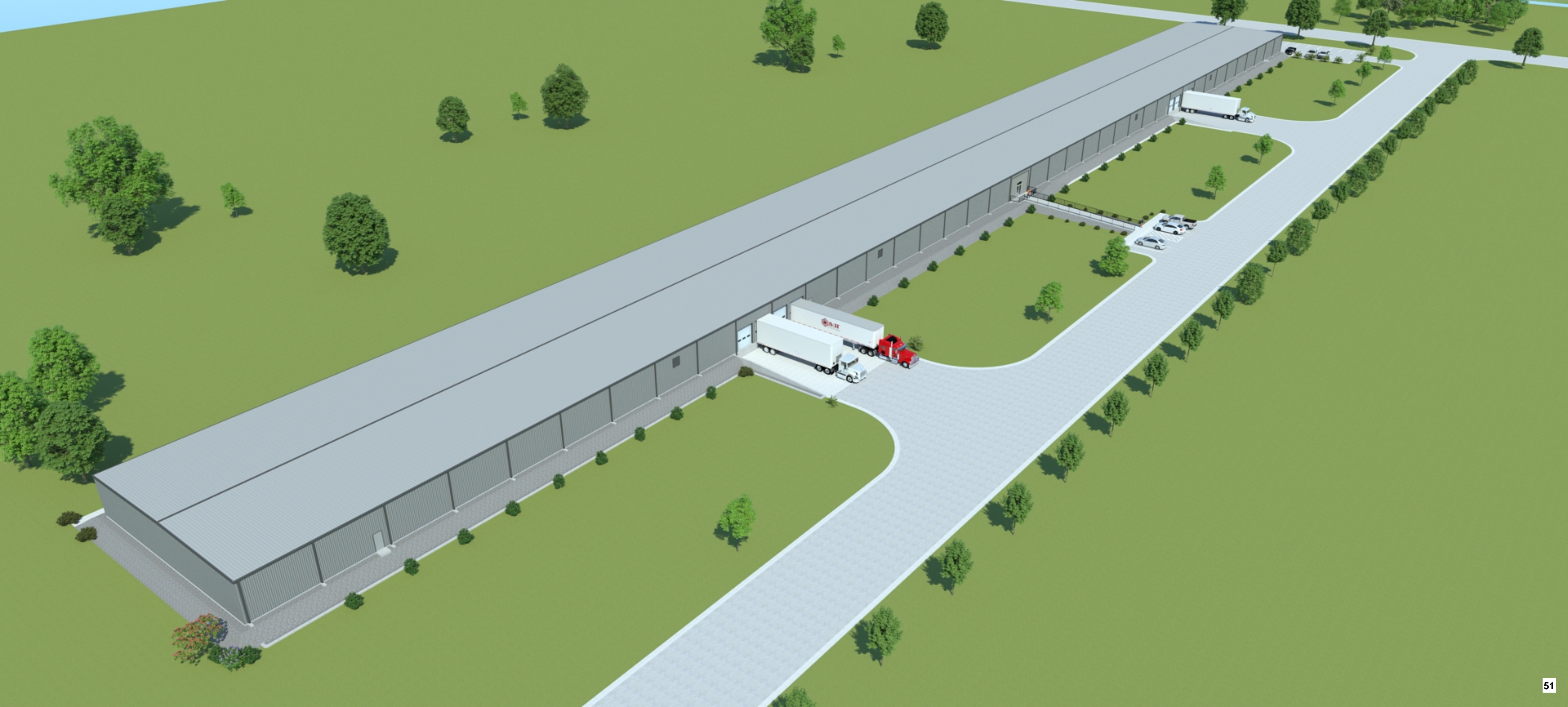
CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

* cost of paving, guttering this road is prohibitive for the owner who did not anticipate this requirement.

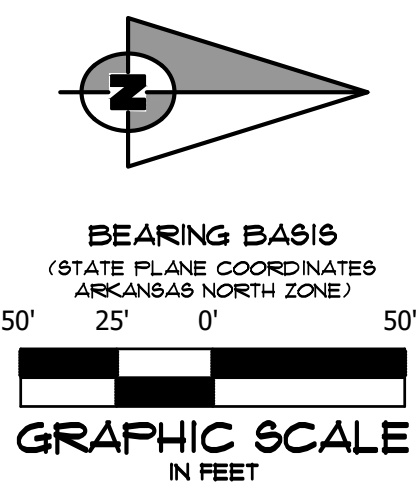
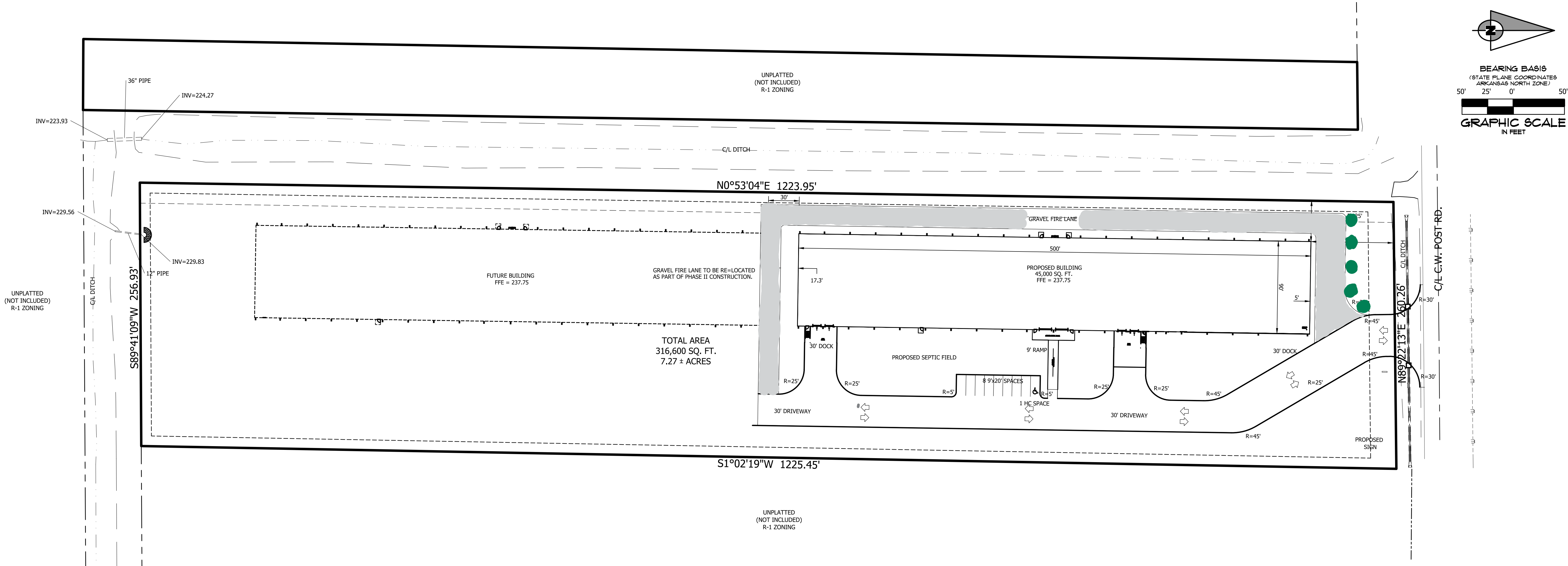
The road proposed meets the request of the Jonesboro Fire Department and NFC.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.





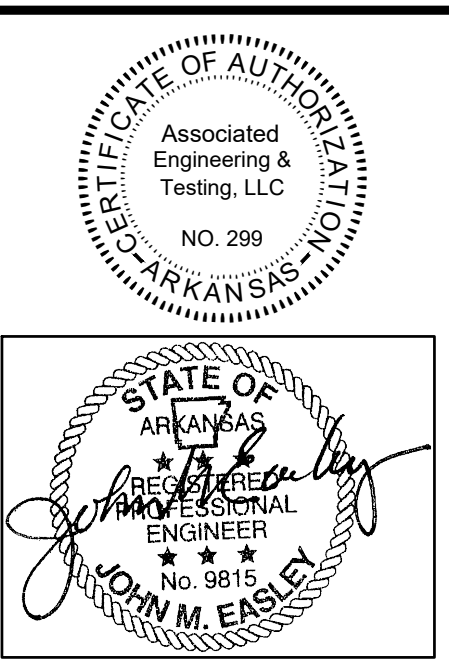
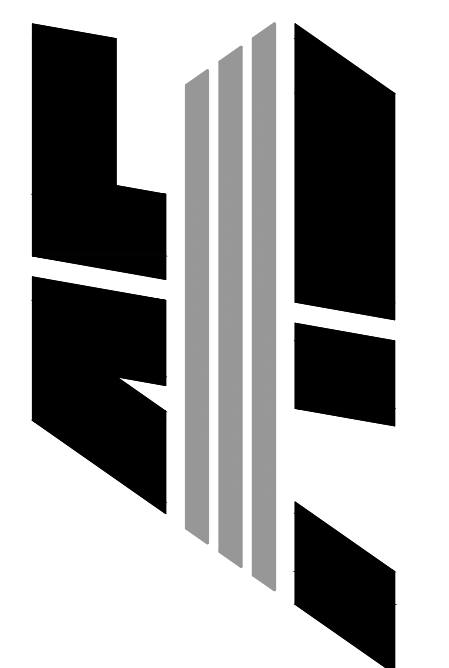


SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY VACANT.
4. SITE IS EXEMPT FROM SIDEWALK REQUIREMENT - NO PUBLIC SANITARY SEWER IS AVAILABLE TO THE SITE AND THE PROVISIONS OF SUCH SERVICE IS NOT PLANNED WITHIN THE NEXT 12 MONTHS.

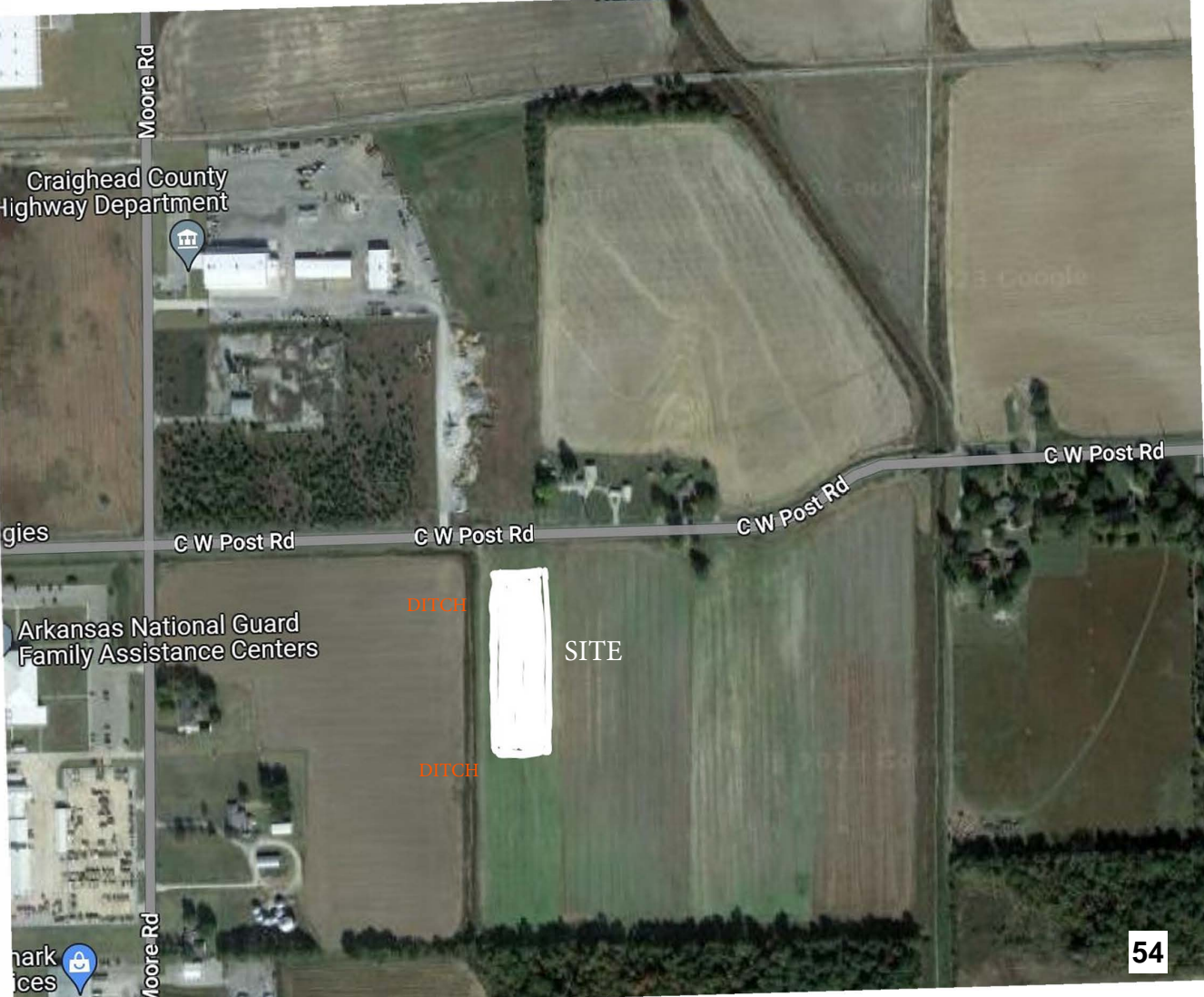
SPEC WAREHOUSE DEVELOPMENT
JOHN STUCKEY, OWNER
6515 C.W. POST ROAD
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
1	REVISIONS PER CITY	02/18/23

SITE PLAN	
DATE: 11/30/2022	DRAWN: COH
CADD FILE: 22154-SDP	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET
SCALE: 1" = 50'	C004





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-18

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 210 East Johnson Avenue


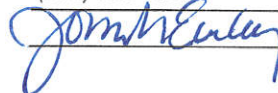
Associated Engineering is requesting a reduced side setback for the proposed addition to the JPS pre-k building. This property is zoned C-3 LUO, general commercial district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number VR-23-18 BZA Deadline _____
Date Submitted _____ BZA Meeting Date Tuesday, March 21, 2023, 1:30 PM

OWNER/APPLICANT INFORMATION

Property Owner	<u>Monroe Pointer, JPS</u>	Applicant	<u>John Easley, Associated Engineering</u>
Address	<u>2506 SW Square, Jonesboro, AR 72401</u>	Address	<u>103 S Church St., Jonesboro, AR 72401</u>
Phone	<u>(870) 933-5800</u>	Phone	<u>(870) 932-3594</u>
Signature	<u></u>	Signature	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

JPS requests relief from the C-3 interior side lot line setback of 10'.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

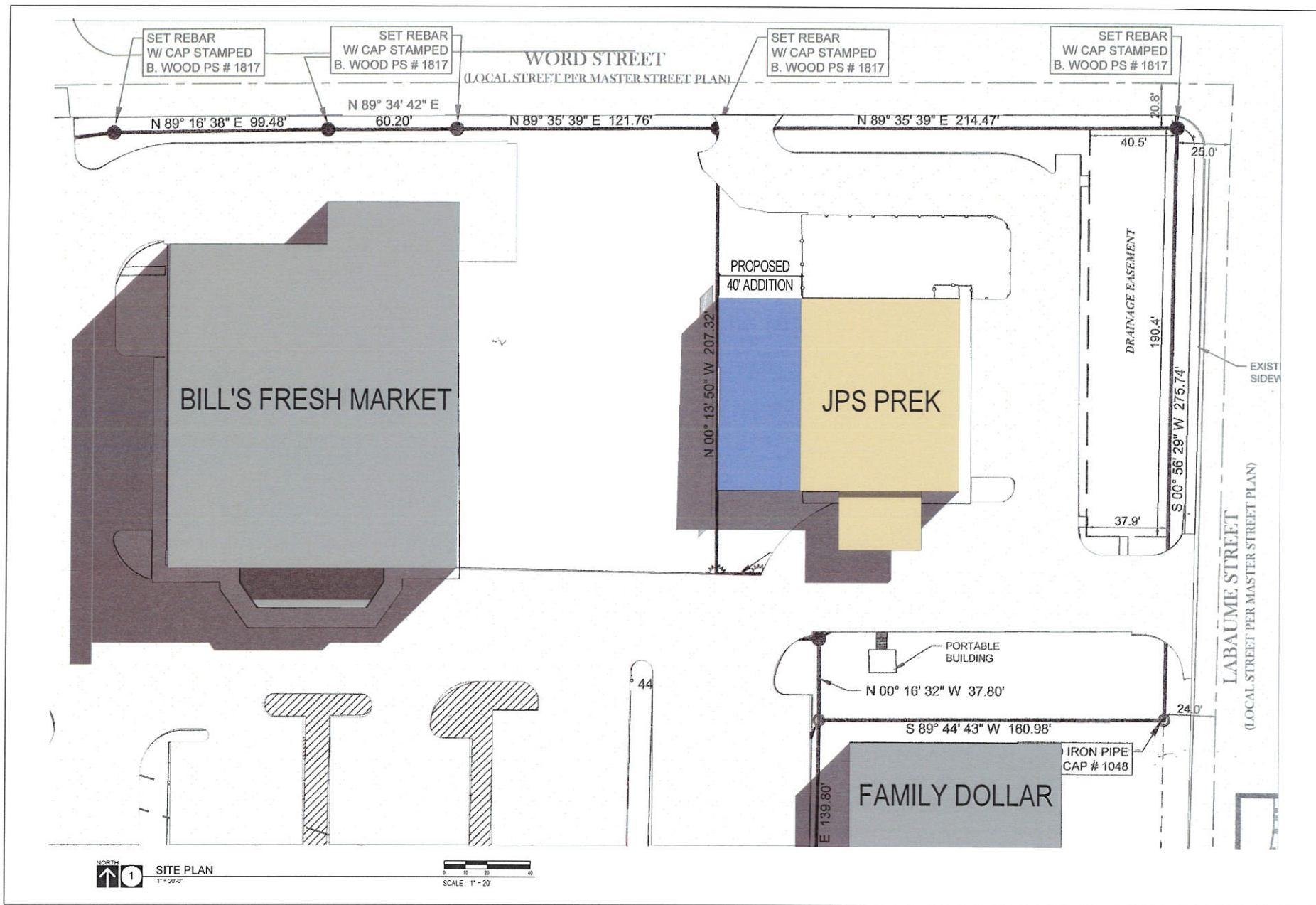
Due to growth and demand for PreK services, JPS would like to add additional instructional and activity space to the current PreK North facility. The current 40' between the existing structure and the west property line is the amount of space required for an exit corridor and additional instructional/activity spaces.


GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.


Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 • (870) 932-0406 • Fax (870) 336-3036

3/2/2023 2:23:50 AM





PRE-K NORTH ADDITION AND RENOVATIONS
JONESBORO PUBLIC SCHOOLS
210 EAST JONSON AVENUE, JONESBORO, ARKANSAS
REVISIONS TO SCHEMATIC DESIGN OF PRE-K NORTH ADDITION AND RENOVATIONS OF JONESBORO PUBLIC SCHOOLS



COOPER MIXON
ARCHITECTS
500 West 2nd Street, Suite 200
Jonesboro, AR 72401
www.coopermixon.com

SCHEMATIC DESIGN

PROJECT NO. Z211

PROJECT NAME PRE-K NORTH ADDITION AND RENOVATIONS

DATE 03-02-2023

CONTENTS ARCHITECTURAL SITE PLAN

SHEET NUMBER **AS101**

7022 3330 0001 5430 0216

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Extra Services & Fees (check box, add fee as appropriate)	\$3.35	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$8.13	03/10/2023
Sent To		
BCIII JONESBORO LLC		
6115 SANTA RITA RD		
Templeton, CA 93465		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

7022 3330 0001 5430 0223

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Jonesboro, AR 72404		
Certified Mail Fee	\$4.15	0405 10
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$8.13	03/10/2023
Sent To		
BILL'S SUPER FOODS INC		
4225 STADIUM BLVD STE B		
Jonesboro, AR 72404		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-19

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 1802 Roy Street

Michael Stalling is requesting a variance for an existing fence with supports facing outward. This property is zoned R-1, single family medium density district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number VR-23-19 BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>Michael Stallings</u>	Applicant	<u>Michael Stallings</u>
Address	<u>1802 Roy Street</u>	Address	<u>1802 Roy Street</u>
Phone	<u>870-919-4452</u>	Phone	<u>870-919-4452</u>
Signature	<u>Michael Stallings</u>	Signature	<u>Michael Stallings</u>

DESCRIPTION OF REQUESTED VARIANCE

I am asking for a variance to Sec. 117-329.3 "Construction materials. Fences in all residential districts shall be constructed so that the horizontal and vertical supports are inside the fence and hidden from view of those outside the fenced area."

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The fence is already in place. I have notified the owners of adjacent properties in question 1804 Roy to the South, 1803 Alonzo to the East.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

My name is Michael Stallings. I own the home at 1802 Roy Street Jonesboro AR 72401. I had a privacy fence installed at 1802 Roy in the last week of August 2022. At that time the fence was installed with the horizontal and vertical support posts on the wrong side of the fence.

I was notified by mail of the violation March 3, 2023.

I am seeking a variance in this case and be allowed to leave the fence as is. Adjacent property owners affected by this violation have been notified by registered mail.

Thank you in advance for your consideration,


Michael Stallings



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Mar 21, 2023 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Michael Stallings

DATE: 3-9-23

SUBJECT PROPERTY ADDRESS: 1802 Roy St.

DESCRIPTION OF VARIANCE REQUESTED:

The privacy fence in the back yard of 1802 Roy was installed with the fence facing the wrong way. I am asking that I be allowed to leave the fence as is.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



CARAWAY JONESBORO
2404 RACE ST
JONESBORO, AR 72401-9997
(800) 275-8777

03/09/2023 11:54 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Sat 03/11/2023

Certified Mail® Tracking #: 70221670000144037062 \$4.15

Total \$4.78

First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72404
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 03/11/2023

Certified Mail® Tracking #: 70221670000144037079 \$4.15

Total \$4.78

Grand Total: \$9.56

Cash \$20.00
Change -\$10.44

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Clerk: 18

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Jonesboro, AR 72401

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

0408
18

Postmark
Here

03/09/2023

Sent To Melinda Caples
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Jonesboro, AR 72404

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

0408
18

Postmark
Here

03/09/2023

Sent To Adams Investments LLC
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

ADAMS INVESTMENTS LLC

1804 ROY
JONESBORO, AR

Basic

Land

Sales

Valuation

Taxes

Receipts

Improvements

Parcel Boundary

Basic Info

Parcel Number:	01-143244-20200
County Name:	Craighead County
Property Address:	ADAMS INVESTMENTS LLC 1804 ROY JONESBORO, AR Map This Address
Mailing Address:	ADAMS INVESTMENTS LLC 3711 STADIUM BLVD JONESBORO AR 72404
Collector's Mailing Address ⓘ:	ADAMS INVESTMENTS LLC 3711 STADIUM BLVD JONESBORO, AR 72404
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	24-14-03
Lot/Block:	35-36-37 PT 38/F
Subdivision:	KREWSONS SUB JBO COLLEGE
Legal Description:	KREWSONS SUB JONESBORO COLLEGE ADD 35-36-37 & 10' LT 38
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

CAPLES MICKEY AND MELINDA

1803 ALONZO
JONESBORO, AR

Basic

Land

Sales

Valuation

Taxes

Receipts

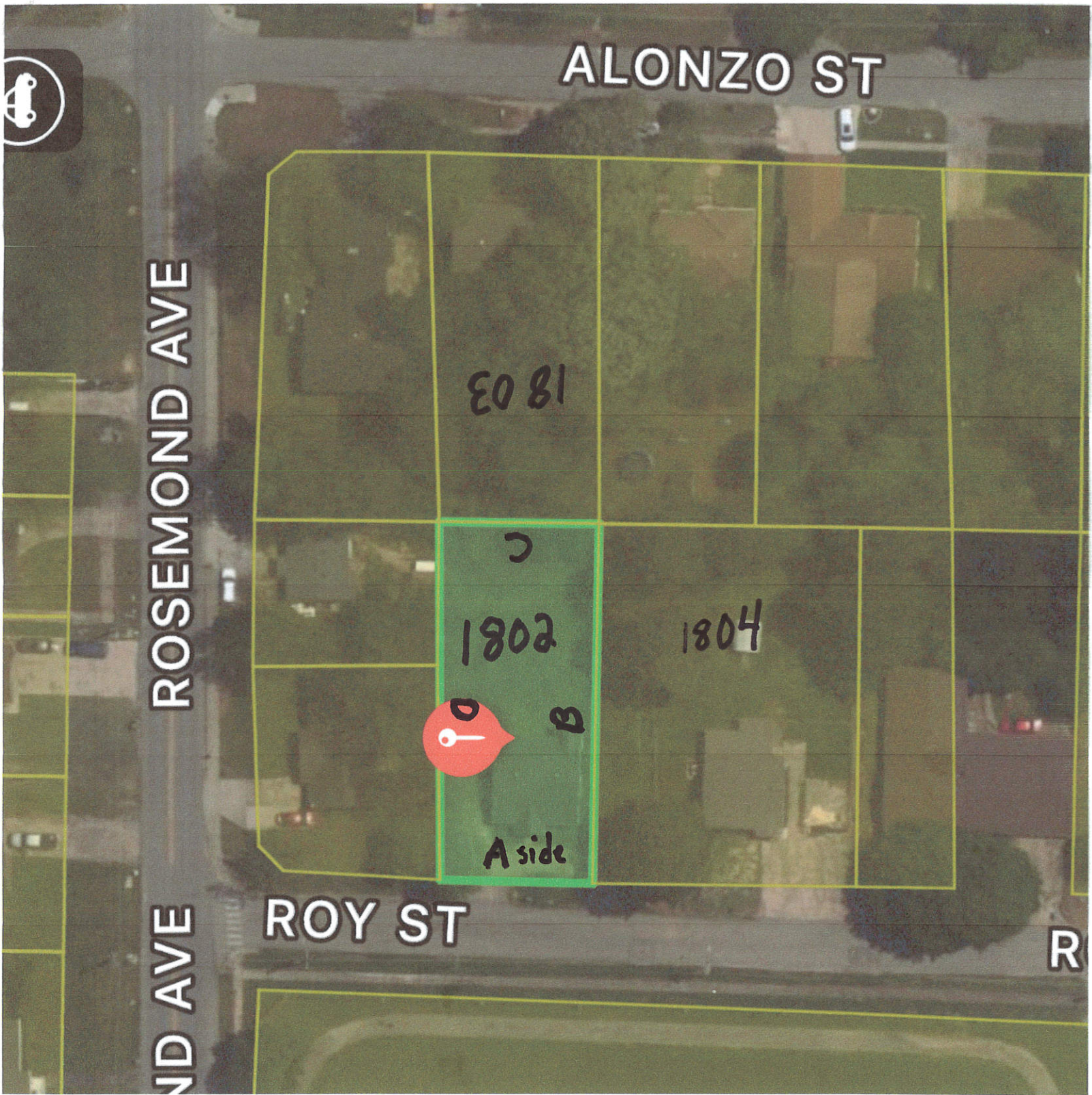
Improvements

Parcel Boundary

Basic Info

Parcel Number:	01-143244-19100
County Name:	Craighead County
Property Address:	CAPLES MICKEY AND MELINDA 1803 ALONZO JONESBORO, AR Map This Address
Mailing Address:	Caples Melinda 847 Parkview St Jonesboro AR 72401-5769
Collector's Mailing Address ⓘ:	Caples Melinda 847 Parkview St Jonesboro, AR 72401-5769
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	24-14-03
Lot/Block:	4-5 PT 6/F
Subdivision:	KREWSONS SUB JBO COLLEGE
Legal Description:	KREWSONS SUB JONESBORO COLLEGE ADD LTS 4-5 & N18' LT 6
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

1N



AB corner
West
to
East



AD corner
West
to
East



CD corner
East
to
West.



BC corner
south
to
North



BC corner
East
to
West





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-20

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 611 East Cherry Avenue

DP Family Ventures is requesting a variance for the location of a proposed accessory dwelling unit. This property is zoned R-2, multi-family low density district.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date 3/21/2023

OWNER/APPLICANT INFORMATION

Property Owner	<u>DP Family Ventures LLC</u>	Applicant	<u>David Snodgrass</u>
Address	<u>3005 Prestwick Cir, Jonesboro AR 72405</u>	Address	<u>3005 Prestwick Cir, Jonesboro AR 72405</u>
Phone	<u>870-476-4904</u>	Phone	<u>870-476-4904</u>
Signature	<u>David Snodgrass</u>	Signature	<u>David Snodgrass</u>

DESCRIPTION OF REQUESTED VARIANCE

This variance is requested to facilitate the conversion of a detached unfinished building at 611 E Cherry Ave into a 2 bed 1 bath single family residence thus establishing 2 residences on the existing lot.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The current building is unsightly and in need of some repairs. As it stands today, the structure is essentially nonfunctional. A better use of the structure would be to convert it into a small single-family residence as opposed to investing the money to restore it to its original condition and intent. There are similar configurations in the area. This conversion conversion would better serve the area and would be more esthetically appealing to the neighborhood.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number _____ MAPC Deadline _____
Date Submitted Feb 14, 2023 MAPC Meeting Date March 14, 2023

OWNER/APPLICANT INFORMATION

Property Owner	<u>DP FAMILY VENTURES LLC</u>	Applicant	<u>Bacargy Construction LLC</u>
Address	<u>3005 PRESTWICK CIR, JONESBORO</u>	Address	<u>1209 Kingshighway Parkway</u>
Phone	<u>870-476-4904</u>	Phone	<u>870 476 8367</u>
Signature	<u>David Smayda, MANAGING MEMBER</u>	Signature	<u>[Signature]</u>

PARCEL INFORMATION

Address/Location 608 EASON AVE
Current Zoning R-2 Existing Land Use RESIDENTIAL - SINGLE FAMILY
Adjacent Zoning North R-2 East R-2 South R-2 West R-2

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

MODIFY EXISTING BUILDING/DETACHED SHOP TO PROVIDE
A 2BR/1BA RESIDENCE AS AN ACCESSORY DWELLING
UNIT ON EXISTING LOT. INTENT IS TO USE RESIDENCE AS
A LONG TERM RENTAL WHICH IS COMMON FOR THE AREA.
MODIFICATIONS WOULD INCLUDE ESTHETIC ENHANCEMENTS
TO THE EXTERIOR MAKING THE AREA MORE APPEALING
AND PRESUMABLY RAISING PROPERTY VALUES.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.



CITY OF JONESBORO
MAPC ADJOINING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, MARCH 14, 2023 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a **Conditional Use on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: DAVID SNOODGRASS, DP FAMILY VENTURE DATE: FEB 13 2023

DESCRIPTION OF REQUESTED USE: MODIFY EXISTING BUILDING/
DETACHED GARAGE TO PROVIDE A 2BR/1BA RESIDENCE
AS AN ACCESSORY DWELLING UNIT ON LOT CURRENTLY
ADDRESSED AS 611 E. CHERRY AVE. NEW ADDRESS TO BE
608 EASON AVE

LOCATION OF REQUESTED USE: 611 E. CHERRY AVE / 608 EASON AVE

In affixing my signature below, I am acknowledging my understanding of this request for a Conditional Use. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Printed Name of Property Owner within 200'

(Signature)

Date

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

611 E CHERRY AVE NEIGHBORHOOD

WILLOW POND INVESTMENTS LLC
190 COUNTY ROAD 7802
JONESBORO, AR 72401

BROOK COVINGTON
1100 TURNER ST
JONESBORO AR 72401-4288

OSCAR LEONEL RAMIREZ
2908 Planters Dr
JONESBORO AR 72404-9310

JEFFREY BETTS
12978 HUMMINGBIRD RD
ELKIN AR 72727

ADAM & APRIL D SMITH
609 E CHERRY AVE
JONESBORO AR 72401-4216

CORDARIOUS CARTER
604 EASON AVE
JONESBORO AR 72401

CARLA A TURCIOS
610 E CHERRY AVE
JONESBORO, AR 72401-4215

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7022 0410 0002 3176 1958
7022 0410 0002 3176 1965

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

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FEB 13 2023
02/13/2023

Sent To
WILLIAM POND INVESTMENTS
Street and Apt. No., or PO Box No.
190 COUNTY RD 7802
City, State, ZIP+4®
JONESBORO, AR 72401

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JONESBORO, AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
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Sent To
CORDARIUS CARTER
Street and Apt. No., or PO Box No.
604 EASON AVE
City, State, ZIP+4®
JONESBORO, AR 72401

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Elkins, AR 72727

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

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02/13/2023

Sent To
JEFFREY BETTS
Street and Apt. No., or PO Box No.
12978 HUMMINGBIRD RD
City, State, ZIP+4®
ELKIN, AR 72727

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JONESBORO, AR 72404

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Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

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FEB 13 2023
02/13/2023

Sent To
OSCAR LEONEL RAMIREZ
Street and Apt. No., or PO Box No.
2908 PLANTERS DR
City, State, ZIP+4®
JONESBORO, AR

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JONESBORO, AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
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02/13/2023

Sent To
BROOK CUNNINGTON
Street and Apt. No., or PO Box No.
1100 TURNER ST
City, State, ZIP+4®
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Certified Mail Fee	\$4.15	0450
\$	\$0.00	07
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Postmark Here
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02/13/2023

Sent To
ADAM + APRIL SMITH
Street and Apt. No., or PO Box No.
609 E. CHERRY
City, State, ZIP+4®
JONESBORO, AR 72401

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Jonesboro, AR 72401

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To

CARLA TURCLOS

Street and Apt. No., or PO Box No.

610 E CHERRY AVE

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JONESBORO 72401

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02/13/2023

0450 07



2267 927E 2000 0740 2202

First-Class Mail®
Letter
Elkins, AR 72727
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 02/16/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761965

Total \$4.78

First-Class Mail® 1 \$0.63
Letter

Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761972

Total \$4.78

Grand Total: \$33.46

Debit Card Remit \$33.46

Card Name: MasterCard
Account #: XXXXXXXXXXXX7518
Approval #: 753614
Transaction #: 113
Receipt #: 041393
Debit Card Purchase: \$33.46
AID: A0000000042203 Chip
AL: Debit
PIN: Verified

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data rates may apply. You may also
visit www.usps.com USPS Tracking or call
1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 046741-0450
Receipt #: 840-57200372-2-6194760-2
Clerk: 07



PARAGOULD
201 W COURT ST
PARAGOULD, AR 72450-9998
(800)275-8777

02/13/2023 03:56 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Certified Mail® \$4.15
Tracking #: 70220410000231761910

Total \$4.78

First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Certified Mail® \$4.15
Tracking #: 70220410000231761927

Total \$4.78

First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761934

Total \$4.78

First-Class Mail® Letter	1		\$0.63
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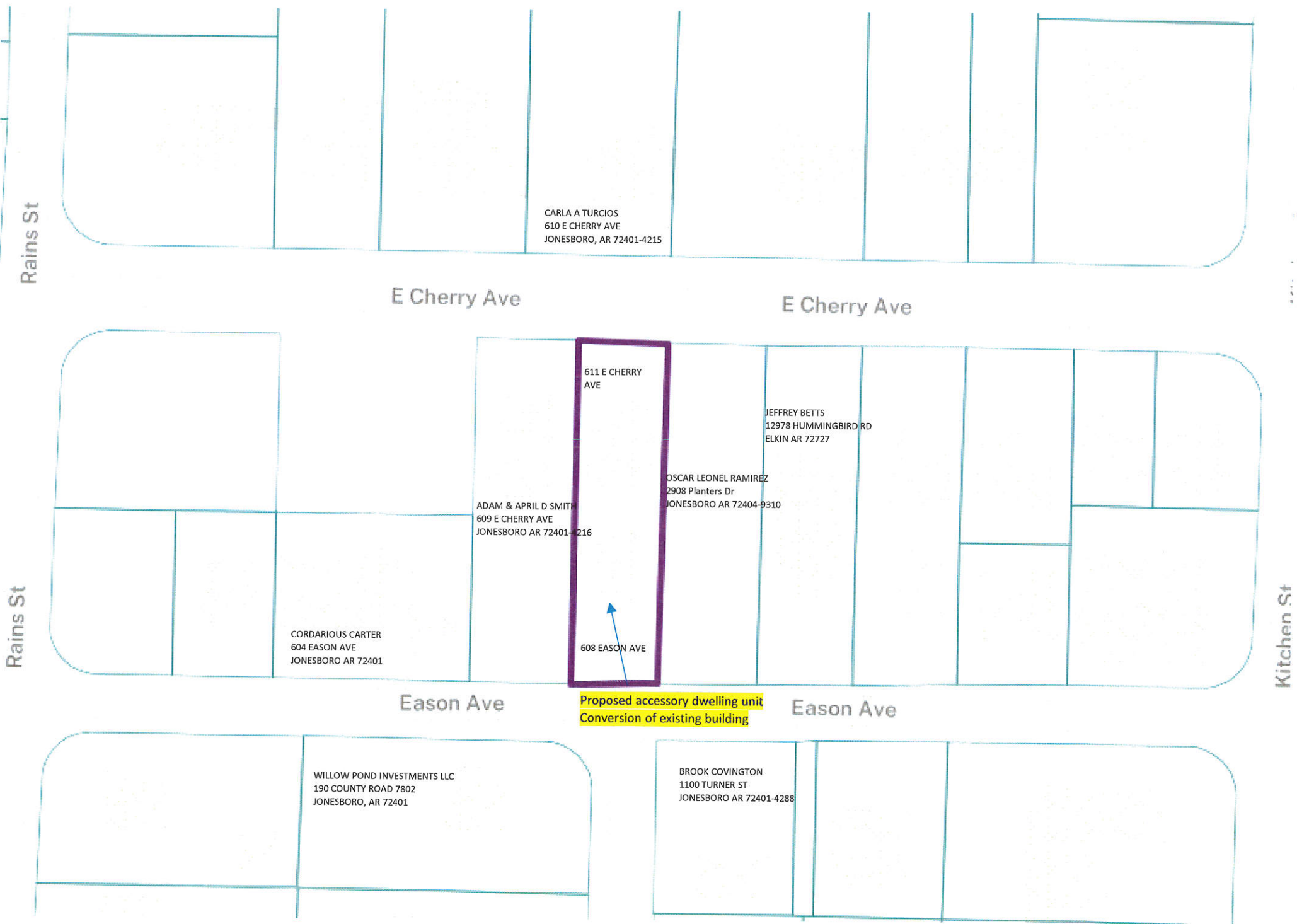
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761941

Total \$4.78

First-Class Mail® Letter	1		\$0.63
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Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 02/15/2023
Certified Mail® \$4.15
Tracking #: 70220410000231761958

Total \$4.78



Untitled Diagram





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-23-21

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 1105 Sandino Drive

Andrew Sang is requesting a variance for the location of an accessory building. This property is zoned R-3, multi-family high density.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number	<u>VR-23-03</u>	BZA Deadline	<u>1/25/23</u>
Date Submitted	<u>1/24/23</u>	BZA Meeting Date	<u>2/21/23</u>

OWNER/APPLICANT INFORMATION

Property Owner <u>ANDREW SANG</u>	Applicant _____
Address <u>1105 SANDINO DR, JONESBORO AR 72403</u>	Address _____
Phone <u>870.351.5265</u>	Phone _____
Signature <u>[Signature]</u>	Signature _____

DESCRIPTION OF REQUESTED VARIANCE

I have a shed which is 12x8 FT by the side of my house. My plan was to put the shed in the back yard. But unfortunately, there are Variants on both of the sides leading to my back yard.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

I can't move the shed through the space between my house and my neighbor's house, because of trees that will not make enough space for the shed to pass through.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

7022 1670 0001 4403 1022

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\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63
 \$
 Total Postage and Fees \$4.78
 \$

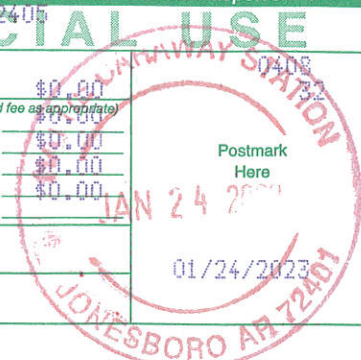
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7022 1670 0001 4403 0971

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Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	\$4.15
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63
 \$
 Total Postage and Fees \$4.78
 \$

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