



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, October 17, 2017

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-17:116 MINUTES: BZA Minutes from September 19, 2017 Meeting.

Attachments: [BZA Minutes from September 19, 2017 Meeting](#)

4. Appeal Cases

VR-17-33 VARIANCE: VR 17-33 -- 304 Baker Street

George Hamman of Civilogic on behalf of owners Dan and Daisy Freeman request a variance for address 304 Baker Street to allow the owner to erect a second structure on the lot, which will contain one additional unit. This is located on R-2 Multi Family Low Density District.

Attachments: [Application](#)
[Letter](#)
[Plat](#)
[Opposition Letter](#)
[Health Department Approval Letter from Matt Myers.pdf](#)
[Pictures of Location](#)
[Aerial View](#)
[Certified Receipts 2nd .pdf](#)
[USPS Receipts](#)

Legislative History

8/15/17	Board of Zoning Adjustments	Tabled
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VR-17-36 VARIANCE: VR 17-36 -- 2300 Pleasant Grove Road

Martin Lilly request a variance for address 2300 Pleasant Grove Road to allow 2,340 square foot pole barn to be constructed 15 ft. into the 25 st standard setback rear property line. This is located on a R-1 Single Family Residential District lot.

Attachments: [Application](#)
[Property Adjoining Owner](#)
[Site Plan](#)
[Pictures of Location](#)

VR-17-37 VARIANCE: VR 17-37 -- 3529 Western Gales Drive

Michael Tyer of Tyer Construction request a variance for address 3529 Western Gales Drive to allow the 25 ft. front setback on Macedonia to be reduced to 10 ft. since Macadonia runs past the cul-de-sac on the North Side. This is located on R-3 Multi-Family High Density District.

Attachments: [Application](#)
[Site Plan](#)
[Residential Application](#)
[House Plans](#)
[Pictures of Location](#)
[USPS Receipts](#)
[Returned Signed Adjoining Neighbor](#)

VR-17-38 VARIANCE: VR 17-38 -- Deer Valley Estates Subdivision on Lawson Road

George Hamman of Civilogic on behalf of owner Deer Valley Estates, LLC request a variance for address on Lawson Road to allow the owner to place a subdivision sign as you enter the subdivision in the front yard setbacks. Owner wants to construct a fence in the front yard setback closer that the fifteen foot and to exceed the four foot height limitations with fence being a solid rather than a see-through. This is located on a R-1 Single Family Residential District.

Attachments: [Application](#)
[Returned Signed Property Owners Notifications](#)
[Entrance Detail](#)
[Entrance Rendering](#)
[Deer Valley Estates Overall](#)
[Aerial View of Location](#)
[Pictures of Location](#)
[USPS Receipts](#)

5. Staff Comments

COM-17:075 BYLAWS CHANGES: Changes to BZA Bylaws

Consideration of Changes to BZA Bylaws (Changes delineated in red).

Attachments: [Board of Zoning Adjustment Bylaws -- Revisions.pdf](#)

6. Adjournment

