



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, June 20, 2017

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

MIN-17:069 MINUTES: BZA Minutes from May 16, 2017 Meeting.

Attachments: [BZA Minutes from May 16, 2017 Meeting](#)

### 4. Appeal Cases

VR-17-12 VARIANCE: VR 17-12 805 West Warner

Roger and Linda Watkins requests a variance for address 805 W. Warner to waive the standard building setbacks since the property is located on the corner of Warner and Olive to construct a duplex on the property. This is located on an R-2 Multi-Family Low Density District lot. This was Tabled on April 18, 2017.

This has been pulled per the applicant.

Attachments: [Application](#)  
[Drawing](#)  
[Plat](#)  
[Adjoining Property Owners Notification](#)  
[Layout](#)  
[Aerial View of Location](#)

Legislative History

4/18/17	Board of Zoning Adjustments	Tabled
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VR-17-19 VARIANCE: VR 17-19 407 N. Caraway Road

Ricky Huang requests a variance for address 407 N. Caraway Road to allow a 50' by 60' storage building for personal use instead of a building for the tenants in an R-2 Classification. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:** [Application](#)  
[Letter](#)  
[Adjoining Property Owners](#)  
[Plat](#)  
[Aerial View](#)  
[407 N. Caraway Road - Subject Property](#)  
[Facing East on Caraway Rd across the street from subject property](#)  
[Facing North on Caraway Rd.](#)  
[Facing South on Caraway Rd.](#)  
[Looking at subject property West on Caraway Rd.](#)  
[Adjoining Property Owners](#)

**Legislative History**

5/16/17	Board of Zoning Adjustments	Tabled
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**VR-17-21** VARIANCE: VR 17-21 402 West Woodrow

James Lasley request a variance for address 402 W. Woodrow to waive the standard setback of 7.5 feet to 7 feet for a 20 x 21 Vertical Metal Carport and will be in the front yard setback. This is located on an R-3 Multi-Family High Density District Lot.

**Attachments:** [Application](#)  
[Carport Picture](#)  
[Drawing](#)  
[Adjoining Property Owner Notification](#)  
[Aerial View](#)  
[Aerial View](#)  
[USPS Receipts](#)

**VR-17-22** VARIANCE: VR 17-22 811 West Nettleton Avenue

Sherry Ellis requests a variance for address 811 W. Nettleton Avenue for fence going into front yard setback on the side that is a corner lot. This is located on an R-1 Single Family Medium Density District lot.

**Attachments:** [Application](#)  
[Drawing](#)  
[Picture](#)  
[Residential Application](#)  
[USPS Returned Receipts](#)  
[Aerial View](#)

**VR-17-23** VARIANCE: VR 17-23 1711 Arch Street

Wesley Abernathy requests a variance for address 1711 Arch Street for putting up a 6-foot privacy fence in the front yard surrounding the pond that is located on the property. This is located on PD-RM Planned Developed Residential Multi-Family lots.

**Attachments:** [Application](#)  
[Drawing](#)  
[Pictures](#)  
[Adjoining Property Owner Notification](#)  
[Aerial View](#)  
[USPS Receipt](#)

**VR-17-24** VARIANCE: VR 17-24 1209 East Country Club Terrace

Tyler Soo request a variance for address 1209 E. Country Club Terrace for encroachment of the 20 foot rear setback for place an outdoor fireplace to be approximately 10 feet from rear property line and roof structure of covered patio to be approximately 11feet and 6 inches from rear property line. This is located on an R-1 Single Family Medium Density District Lot.

**Attachments:** [Application](#)  
[Plans](#)  
[USPS Receipts](#)  
[Aerial View](#)  
[1209 E. Country Club Terrace](#)  
[Facing east across the street from subject property on E. Country Club Terrace](#)  
[Facing north on E. Country Club Terrace](#)  
[Facing south on E. Country Club Terrace](#)  
[Looking at subject property west on Country Club Terrace](#)

**VR-17-25** VARIANCE: VR 17-25 2819 East Nettleton Avenue

Gibson's Sign Mart on behalf of Food Smart requests a variance for address 2819 E. Nettleton to allow 390 square foot of signage to be installed on building which is over the sign code allowance of 12 percent. This is located on a C-3 General Commercial District Lot.

**Attachments:** [Application](#)  
[Property Owners](#)  
[USPS Letters](#)  
[Commercial Application](#)  
[Letter Sent and Envelope USPS](#)  
[Aerial View of 2918 E. Nettleton](#)  
[2819 E. Nettleton-subject property](#)  
[Facing east on W. Nettleton Ave.](#)  
[Facing north across the street from subject property on E. Nettleton Ave.](#)  
[Facing west on E. Nettleton Ave.](#)

**VR-17-26** VARIANCE: VR 17-26 2906 Stallings Lane

Sharon Stallings request a variance for address 2906 Stallings Lane to allow gravel surface parking lot instead of a paved parking lot as a "Park and Sale" Lot for individual owners of vehicles for sale. This is located on a C-3 General Commercial District Lot

Limited Use Overlay.

**Attachments:** [Application](#)  
[Letter](#)  
[Plat](#)  
[Letter of Support](#)  
[USPS Signed Letters](#)  
[Aerial View of Property](#)  
[Facing west looking at subject property on US 49](#)  
[Facing east across the street from subject property on US 49](#)  
[Facing east on Stallings Ln.](#)  
[Facing north on US 49](#)  
[Facing south across the street from subject property on Stallings Ln.](#)  
[Facing west on Stallings Ln.](#)

**VR-17-27**

VARIANCE: VR 17-27 1020 Warner Avenue

Saco Jerez on behalf of owner Jeff Green requests a variance for address 1020 Warner Avenue to put a 6-foot privacy fence in the side front yard setback of 18 feet instead of the standard 25-foot setback. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:** [Application](#)  
[Residential Application](#)  
[USPS Receipts](#)  
[USPS Returned Certified Cards](#)  
[Adjoining Property Owner Notifications and Signatures](#)  
[Aerial View of Location](#)  
[Looking at subject property facing east on Nisbett St.](#)  
[Facing east on Warner Ave.](#)  
[Facing north on Nisbett St.](#)  
[Facing south across the street from subject property on Warner Ave.](#)  
[Facing south on Nisbett St.](#)  
[Facing subject property north on Warner Ave.](#)  
[Facing west across the street from subject property on Nisbett St.](#)  
[Facing west on Warner Ave.](#)

**5. Staff Comments**

**6. Adjournment**