



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

Case Number NR 19-28 BZA Deadline 6/25/19
Date Submitted 6-22-19 BZA Meeting Date 7/18/19

OWNER/APPLICANT INFORMATION

Property Owner	<u>Michael R. Copeland</u>	Applicant	<u>Michael R. Copeland</u>
Address	<u>4112 Hickory Lane</u>	Address	<u>4112 Hickory Lane</u>
Phone	<u>(870) 219-9190</u>	Phone	<u>(870) 219-9190</u>
Signature	<u><i>Michael R. Copeland</i></u>	Signature	<u><i>Michael R. Copeland</i></u>

DESCRIPTION OF REQUESTED VARIANCE

The applicant is requesting a variance for property located at T112 Hickory Lane to place an Accessory Structure 22 ft. by 28 ft. in the side front yard.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

A variance is necessary to build a 22 ft. by 28 ft. accessory structure in the side front yard facing Hickory Circle.

For the detached structure to be placed the required distance from the Primary Structure, not over existing utilities, and not in an easement; the structure will have to extend approximately 10 ft. into the side front yard. This is the only way to meet the above zoning/code requirements, keep the accessory structure away from sloped drainage areas in the back yard, and allow appropriate access to the structure for the resident who has physical limitations.

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