



**CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing in the City Council Chambers in the Municipal Building, 300 South Church Street, Jonesboro, Arkansas, on:

TUESDAY, MAY 21, 2019 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: Andrew Miller, Owner's Representative
DATE: 04/24/19
SUBJECT PROPERTY ADDRESS: 109 East Forrest Street, Jonesboro, AR 72401

DESCRIPTION OF VARIANCE REQUESTED:
The variance requested is to allow both of the front setbacks to be reduced to six feet (6'), and to allow a lot with less than the prescribed fifty feet (50') of frontage, whatever the actual surveyed dimension is.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST
The circumstances necessitating a variance are listed. First, the developers are not experienced, and the lot was acquired prior to their knowledge of the building setbacks. Second, the lot was platted in 1913 and the plat indicates forty five feet (45') of frontage along Forrest Street. Therefore, the lot size is the hardship in this situation. When fully enforced, the building setbacks only allow a buildable area of 86.5 feet x 10', hardly enough for a commercial building. Their desire is to construct a daycare with four classrooms. The current zoning of the property is C-3. A proposed site layout has been provided.

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 of the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Adjacent Property Owner
Larry H. and Melissa Baldwin
927 West Matthews
Jonesboro, AR 72401

(Signature)

Date

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



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Printed Name of Adjacent Property Owner
Antonio and Esperanza Garcia
104 East Woodrow
Jonesboro, AR 72401

(Signature)

Date

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203 Southwest Drive
Jonesboro, AR 72401
e-mail: george@civilogic.net

Phone (870) 932-7880
Fax (870) 972-9662

April 24, 2019

Mr. Derrel Smith, Director of Planning and Zoning
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Variance Request
109 East Forrest Street
Letter of Intent
Our File Number: 119008

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners for the lot at 109 East Forrest Street.

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow both of the front setbacks to be reduced to six feet (6'), and to allow a lot with less than the prescribed fifty feet (50') of frontage, whatever the actual surveyed dimension is.

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Thank you for your time and attention.

Respectfully,

George Hamman



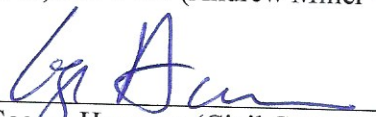
**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Page 1 of 2

Case Number _____ BZA Deadline 04/25/19
Date Submitted: 04/24/19 BZA Meeting Date 05/21/19

OWNER / APPLICANT INFORMATION

Property Owner: Alice Evans, Etal Applicant (SAME)
Address: 3403 Quail Ridge Road Address: (SAME)
Jonesboro, AR 72404
Phone (870) 206-3470 (Andrew Miller – Owner’s Representative)

Signature 
George Hamman (Civil Consultant – Representative)

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow both of the front setbacks to be reduced to six feet (6’), and to allow a lot with less than the prescribed fifty feet (50’) of frontage, whatever the actual surveyed dimension is.

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