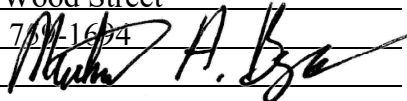




**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number	_____	BZA Deadline	<u>2/25/2024</u>
Date Submitted	<u>2/23/2024</u>	BZA Meeting Date	<u>3/19/2024</u>

OWNER/APPLICANT INFORMATION

Property Owner	<u>Brotherhood, Inc</u>	Applicant	<u>Tralan Engineering, Inc</u>
Address	<u>9400 E. Highland Drive</u>	Address	<u>2916 Wood Street</u>
Phone	_____	Phone	<u>(870) 718-1644</u>
Signature	_____	Signature	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

We are requesting a variance from the Special Overlay District requirements for the property located
9400 E Highland Drive. The owner is also requesting a variance for the paving and curbing of the
existing gravel surface and the proposed gravel area.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The owner of the property located at 9400 E Highland would like to add approximately 7,200 sq. ft.
addition. The addition is more than 20% of the original building requiring the property to comply with
the Special Overlay District Requirements and the Landscaping Ordinance. The property was
originally developed prior to the adoption of the Special Overlay District so the existing structure and
infrastructure was not built to the Special Overlay District standards. The existing and proposed
gravel areas will only be used for loading and unloading trailers and will not be for public use.

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



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

TUESDAY, March 19, 2024 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: Tralan Engineering

DATE: 03/19/2024

SUBJECT PROPERTY ADDRESS: 9400 E. Highland Drive

DESCRIPTION OF VARIANCE REQUESTED: We are requesting a variance from the Special Overlay District requirements. The owner is also requesting a variance for the paving and curbing of the existing and proposed gravel area.

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. Jonesboro, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.