



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

Case Number	<u>VR17-34</u>	BZA Deadline	<u>8/25/2017</u>
Date Submitted	<u>8/22/2017</u>	BZA Meeting Date	<u>9/19/2017</u>

OWNER/APPLICANT INFORMATION

Property Owner	<u>Toby Stoker</u>	Applicant	<u>John McDaniel</u>
Address	<u>3227 E. Matthews</u>	Address	<u>2506 W. Washington</u>
Phone	<u>870-761-9564</u>	Phone	<u>870-273-9295</u>
Signature	<u>Toby Stoker</u>	Signature	<u>John McDaniel</u>

DESCRIPTION OF REQUESTED VARIANCE

(See Attached Documents)

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

(See Attached Documents)

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

APPLICATION REQUESTING VARIANCE

Address:

3227 E. Matthews, Jonesboro, AR 72401

Property Owner:

Toby Stoker, 870-273-9295

General Contractor requesting Variance:

Pardew Real Estate & Construction, John McDaniel, 870-273-9295

DESCRIPTION OF REQUESTED VARIANCE

We are requesting that the rear setback on the lot at 3227 E. Matthews be reduced from 20 feet to 7.5 feet to facilitate the construction of a 18 ft x 36 ft garage on said lot.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The circumstances that necessitate this variance are the irregular shape of the lot at 3227 E. Matthews as well as the required layout of the parking lot. The rear property line is at an unusual angle and if construction of the proposed garage were to occur with the current 20 ft setback, it would place the garage in the middle of the parking lot, making it unreasonably difficult to use as well as obstructing the current parking lot and disrupting traffic flow. By reducing the setback to 7.5 ft, the garage will be tucked conveniently into the back of the lot, allowing for efficient use of the garage and parking lot, as well as safer access to the street.