



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

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Case Number VR18-13 BZA Deadline 03/25/18
Date Submitted: 03/29/18 BZA Meeting Date 04/17/18

OWNER / APPLICANT INFORMATION

Property Owner: Herbert R. Chambers Applicant (SAME)
Address: 3734 Pebble Beach Drive Address: (SAME)
Jonesboro, AR 72404
Phone (870) 897-3497

Signature


George Hamman (Civil Consultant – Representative)

DESCRIPTION OF REQUESTED VARIANCE:

The request is to allow the owners to keep the existing building that is positioned on their property.
1) Side building setback east side reduced from 5.0' to 4.81' to accommodate the existing home.

The current zoning of the property is R-1.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The owners constructed the existing home, and their contractor inadvertently placed the home 0.19' (approximately 2½") too close to the east property line. The owners are seeking to resolve a property line issue near the northwest corner, where an existing retaining wall was slightly over the property line. During the replat review, the Planning Department observed that the southeast corner of the home was encroaching on the building setback line. This is being brought before the BZA in order to resolve the southeast corner encroachment, in order that the northwest corner encroachment may also be resolved.
