



**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, APRIL 17, 2018 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: Herbert R Chambers
DATE: 03/29/18
SUBJECT PROPERTY ADDRESS: 3734 Pebble Beach Drive

DESCRIPTION OF VARIANCE REQUESTED:

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 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.

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

**Don and Cherri Harmon
3800 Pebble Beach Drive
Jonesboro, AR 72404**

(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.



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, APRIL 17, 2018 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: Herbert R Chambers
DATE: 03/29/18
SUBJECT PROPERTY ADDRESS: 3734 Pebble Beach Drive

DESCRIPTION OF VARIANCE REQUESTED:

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 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.

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
Robert W. and Pamela Troutt
3732 Pebble Beach Drive
Jonesboro, AR 72404

(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.



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, APRIL 17, 2018 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: Herbert R Chambers
DATE: 03/29/18
SUBJECT PROPERTY ADDRESS: 3734 Pebble Beach Drive

DESCRIPTION OF VARIANCE REQUESTED:

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 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.

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

**Ridgepointe Golf, LLC
600 North Main Street
Melbourne, AR 72556**

(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.
