



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

Case Number
Date Submitted

VR 19-01
1/30/19

BZA Deadline 1/25/2019
BZA Meeting Date 2/19/2019

OWNER/APPLICANT INFORMATION

Property Owner	First Security Bank	Applicant	Carlson Consulting Engineers, Inc.
Address	1341 Red Wolf Blvd., Jonesboro, AR 72401	Address	7068 LedgeStone Commons, Bartlett, TN 38133
Phone	P.O. Box 17397, Jonesboro, AR 72403	Phone	(870) 930-2500
Signature	(870) 930-2500 <i>Bral Edward, President</i>	Signature	(901) 384-0404 <i>[Signature], President</i>

DESCRIPTION OF REQUESTED VARIANCE

Reduction in buffer yard requirements. Rear (North) Buffer - Decrease buffer yard from 10' to 2'; Side (East) Buffer - Decrease buffer yard from 10' to 5'; Side (West) Buffer - No variance requested from 10'; Front (South) Buffer - Decrease buffer yard from 25' to 20'.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The existing lot is currently only 0.69 acres. The Western 15' of the lot is currently paved for the shared First Security Bank access drive, leaving only 0.62 acres to be developed. Strict adherence to the 10' side and rear buffers and the 25' front buffer would result in a useable lot of only 0.43 acres, which is effectively too small for most typical commercial developments. The requested variances allow for safe access around the proposed Wendy's restaurant for both customers and delivery trucks and will not result in this property being visually inconsistent with other projects in the immediate vicinity.

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.