



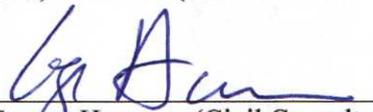
**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Page 1 of 2

Case Number VR 19-16 BZA Deadline 04/25/19
Date Submitted: 04/24/19 BZA Meeting Date 05/21/19

OWNER / APPLICANT INFORMATION

Property Owner: Alice Evans, Etal Applicant (SAME)
Address: 3403 Quail Ridge Road Address: (SAME)
Jonesboro, AR 72404
Phone (870) 206-3470 (Andrew Miller – Owner's Representative)

Signature 
George Hamman (Civil Consultant – Representative)

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow both of the front setbacks to be reduced to six feet (6'), and to allow a lot with less than the prescribed fifty feet (50') of frontage, whatever the actual surveyed dimension is.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The circumstances necessitating a variance are listed. First, the developers are not experienced, and the lot was acquired prior to their knowledge of the building setbacks. Second, the lot was platted in 1913 and the plat indicates forty five feet (45') of frontage along Forrest Street. Therefore, the lot size is the hardship in this situation. When fully enforced, the building setbacks only allow a buildable area of 86.5 feet x 10', hardly enough for a commercial building. Their desire is to construct a daycare with four classrooms. The current zoning of the property is C-3. A proposed site layout has been provided.
