



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

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Case Number VR 19-52
Date Submitted: 12/23/19

BZA Deadline 12/25/19
BZA Meeting Date 01/21/20

OWNER / APPLICANT INFORMATION

Property Owner: EMS Midwest, LLC
Address: 1401 Williams Boulevard
Springfield, IL 62704

Applicant: Jackson Innovation, Inc.
Address: 5418 Nathan Drive
Jonesboro, AR 72401

Phone: (870) 273-6790 (Clint Jackson - Applicant)

Signature


George Hamman (Civil Consultant – Representative)

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow the following:

- A) Masonry exterior on south building faces only,
- B) Parking Reduction,
- C) 12 months to complete the parking and drive final surfaces

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The circumstances necessitating a variance are as follow:

- A) The applicant is requesting a masonry exterior on the southern faces of the buildings only. This is to be a mini-warehouse facility, and the vast majority of the building faces are to be metal roll-up doors, which cannot be finished in masonry.
 - B) Parking reduction: As many people are aware, at a single story, non-climate controlled, mini-warehouse facility, virtually no one parks in a parking space. The tenants will drive to their unit, park in front of the respective door, conduct their business, and depart. No one uses parking spaces at a mini-warehouse facility.
 - C) The site lies within a flood plain, and per City requirements will have to be elevated. The applicant is requesting an additional 12 months for the purpose of placing traffic on the driving surfaces and reaching a more thorough compaction prior to the application of the final driving surface, which is selected to be concrete.
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