



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

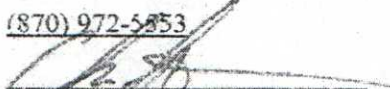
Case Number
Date Submitted

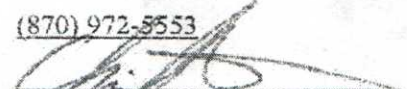
VR 20-36
9/25/20

BZA Deadline
BZA Meeting Date

9/25/20
10/20/20

OWNER / APPLICANT INFORMATION

Property Owner Chris Jester / Jester Law Firm
Address 603 S. Madison - Jonesboro, AR
Phone (870) 972-5553
Signature 

Applicant Chris Jester
Address 603 S. Madison - Jonesboro, AR
Phone (870) 972-5553
Signature 

DESCRIPTION OF REQUESTED VARIANCE

To provide general and accessible parking in a nonconforming way directly off of Madison Street.

Section 117-324, Off-street Parking and Loading, Paragraph (d), Item (4), in the Code of Ordinances stipulates that no off-street parking or loading space be allowed that requires vehicles to back onto a public right-of-way on local and collector streets in a commercial use. Furthermore, Paragraph (d), Item 6 stipulates that drainage be designed with drainage facilities adequate to dispose of all stormwater, and do not increase the stormwater runoff onto the surface of adjoining streets.

The proposed location is the most logical, on-site area that will allow the owner to maximize parking to help serve the needs of the existing tenants. The existing lot is approximately 81' x 125' which is about 10,125 sf. The existing building is approximately 2,480 sf and the remainder of the site consists of walks, a drive and narrow strips of lawn / landscaping areas with the exception of the larger front lawn area where parking is proposed. Proposed parking consists of (4) general parking spaces, (1) accessible space and an access aisle. The access aisle will be part of an accessible route which utilizes an accessibility-compliant ramp leading to the main building entry.

Properties to the north and south both utilize parking which backs onto Madison.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The hardship occurs due to the position of the existing, on-site elements which do not allow the proper space for accessible parking and maneuverability.

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.