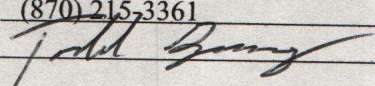
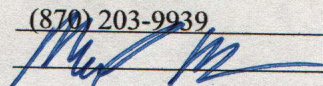




**CITY OF JONESBORO  
BOARD OF ZONING ADJUSTMENT  
APPLICATION REQUESTING VARIANCE &  
NONCONFORMING USE CHANGE REQUESTS**

Case Number	<u>VR-24-18</u>	BZA Deadline	<u>3/25/2024</u>
Date Submitted	<u>03/22/2024</u>	BZA Meeting Date	<u>4/16/2024</u>

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>Hardware Properties, LLC</u>	Applicant	<u>Tralan Engineering, Inc.</u>
Address	<u>1909 Smokey Hollow Rd, Paragould</u>	Address	<u>2916 Wood St</u>
Phone	<u>(870) 215-3361</u>	Phone	<u>(870) 203-9939</u>
Signature	<u></u>	Signature	<u></u>

**DESCRIPTION OF REQUESTED VARIANCE**

We are requesting a variance from the special overlay district requirements for the property located at 4827 E Johnson Ave. We are also requesting a variance from the lot coverage requirement from 60% to 68%.

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**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

The owner of the existing Ace Hardware store located at 4827 E Johnson would like to add an approximately 5,000 square feet of canopy for a covered lumber storage area. The canopy is more than 20% of the original building requiring the property to comply with the Special Overlay District Requirements and the Landscaping Ordinance. The owner is not requesting a variance from the Landscaping Ordinance and will the construct tree islands and plant the required trees and shrubs to meet the landscape ordinance. The addition of the canopy area with paving will put the site over the 60% coverage area for C-3.

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**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.
- Pay fee.

*Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036*