

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

Case Number _____ BZA Deadline 10/25/12
Date Submitted 10/25/12 BZA Meeting Date 11/20/12

OWNER / APPLICANT INFORMATION

| | | | |
|-----------------|-----------------------------------|-----------|--------|
| Property Owner: | R & R Real Estate Investment, LLC | Applicant | (SAME) |
| Address: | 3703 South Culberhouse Street | Address | |
| | Jonesboro, AR 72404 | Phone | |
| Phone | (870) 935-0357 | | |

Signature _____

DESCRIPTION OF REQUESTED VARIANCE:

Permission to subdivide approximately 7.34 acres into two equal parcels, with only a combined total of 51.30 feet of frontage along a public right-of-way (Casey Springs Road). Two owners mutually agree to share a driveway, and equally divide the costs and responsibility of the maintenance of the driveway, and to provide each other with ingress/egress easements as noted on attached plat.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The owner has owned this property for a number of years, and has now reached an agreement to subdivide the land into two large parcels, each containing 3.67 acres. The land is currently zoned R-1. There is a total of 51.30 feet of right-of-way frontage, which does not comply with the required frontage within the current R-1 standards. There is no additional land available for acquisition on either side.

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, 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

CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 307 Vine Street, Jonesboro, Arkansas, on:

TUESDAY, NOVEMBER 20, 2012 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: R & R Real Estate Investment, LLC
DATE: 11/20/12
SUBJECT PROPERTY ADDRESS: Casey Springs Road, Jonesboro, AR 72404

DESCRIPTION OF VARIANCE REQUESTED:

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In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me of the proposed variance or appeal, unless so written by me to the Board.

Mr. Terry Savener
Printed Name of Adjacent Property Owner _____
(Signature) _____ Date _____

2914 Casey Springs Road
Jonesboro, AR 72404 _____
Phone _____

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 307 Vine St., or by calling 932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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| R & R Real Estate Investment, LLC | _____ | _____ |
| Printed Name of Adjacent Property Owner | (Signature) | Date |
| 3703 South Culberhouse Street | (870) 935-0357 | |
| Jonesboro, AR 72404 | Phone | |

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City of Jonesboro

Printed Name of Adjacent Property Owner

(Signature)

Date

PO Box 1845
Jonesboro, AR 72403
Attention: Mr. Otis Spriggs

(870) 932-0406
Phone

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| | | |
|---|----------------|-------|
| Mr. Homer Cole | _____ | _____ |
| Printed Name of Adjacent Property Owner | (Signature) | Date |
| 1111 Medallion Cove | (870) 935-3360 | |
| Jonesboro, AR 72404 | Phone | |

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| | | |
|---|-------------------------|-------|
| Wood P. and Kenna S. Harrelson Printed Name of Adjacent Property Owner | _____ | _____ |
| | (Signature) | Date |
| 3609 Sawgrass Jonesboro, AR 72404 | (870) 932-5455 Phone | |

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**203 Southwest Drive
Jonesboro, AR 72401
e-mail: george@civilogic.net**

**Phone (870) 932-7880
Fax (870) 972-9662**

October 25, 2012

Mr. Otis Spriggs, Planning Department
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Job Name: Variance Request – Frontage Reduction
Our File Number: 112109

Dear Mr. Spriggs:

This letter is to serve as the narrative to accompany the request prepared on behalf of R & R Real Estate Investments, LLC, for the property located on Casey Springs Road. Reduction of the required frontage along the public road is being requested, along with permission to subdivide the property into two large parcels containing 3.67 acres each. The current standards require sixty feet (60') of frontage along the public right-of-way. The owner purchased this property as is, with a total of 51.30 feet of frontage, and no additional land is available on either side of the property to comply with the current standards. The current owners now have a pending agreement to mutually share a driveway, and equally divide the costs and responsibility of the maintenance of the driveway, and to provide each other with ingress/egress easements.

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience at the contacts shown above.

Respectfully,

Civilogic

George Hamman, PE, PS, President
