



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

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>Bobby Blackmon</u>	Applicant	<u>Melissa Blackmon</u>
Address	<u>4104 Raider Rd</u>	Address	<u>4104 Raider Rd</u>
Phone	<u>870-351-0179</u>	Phone	<u>870-351-0179</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

We are requesting to keep our existing structure on our property as it was approved, in it's entirety, before we built it. We turned in drawings to show exactly what we were building in order to get it approved or denied. We were even asked to elaborate on some of that information, which we did. It was approved. Once we had our permit, we proceeded.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Please see attached Narrative letter.

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.

June 2, 2023

To whom it may concern,

We are requesting a variance after learning the structure we built on our property exceeded the size limit. After submitting all of our information for approval, and obtaining our permit, we began construction. The concrete was poured on the dates of July 5-July 7th, 2022. However, Construction did not begin until October 31, 2022. It lasted 7 days. During this time, we never received a complaint. The final concrete for the driveway was completed in November 2022. Since then, we have heavily invested monetarily by running plumbing, 480V electricity, spray foam insulation, 2 AC units, and framing for office space, which was also approved. Many neighbors, and people just driving by, have stopped to comment on how beautiful it was and how much improvement we have done to our property. We have never received a complaint from Ms. Hogue verbally and are saddened to learn of her dislike of the structure. We feel we have followed all guidelines that we were aware of in the building of this structure, and therefore request the variance.

Respectfully,

A handwritten signature in black ink, appearing to read "Bobby and Melissa Blackmon", written in a cursive style.

Bobby and Melissa Blackmon

4104 Raider Rd

Jonesboro, AR 72404

870-494-5820



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, June 20, 2023 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: Bobby and Melissa Blackmon
DATE: 05-31-23
SUBJECT PROPERTY ADDRESS: 4104 Raider Road Jonesboro, AR 72404
DESCRIPTION OF VARIANCE REQUESTED: Requesting to keep existing shop on property

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 or the proposed variance or appeal, unless so written by me to the Board.

Mindy Schwarz
Printed Name of Property Adjacent Owner
4101 Forest Hill Rd.
Address

Mindy Schwarz 5/31/23
(Signature) Date
870-219-3815
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 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



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SUBJECT PROPERTY ADDRESS: 4104 Raider Road Jonesboro, AR 72404
DESCRIPTION OF VARIANCE REQUESTED: _____
Requesting to keep existing shop on property

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<u>David Smith</u> Printed Name of Property Adjacent Owner <u>4105 Forest Hill Rd</u> Address	<u>[Signature]</u> <u>5-31-23</u> (Signature) Date <u>870 882-1971</u> Phone
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Raider Rd

DEAD
END

Driveway

18'x6'

30'

Blackmon
House

100'

Basement
30'x12'

Sun
room

12x16

Driveway

50'

60'

Shop

MAN cave

office

office

Storage

80'

David Smith ↓

← 24 hours open & serves
OUR PROPERTY LINE →

Lynda
Hogue

Wendy ↓