



## Zoning Appeals Process

# Application Requesting Variance & Nonconforming Use Change Requests

Owner: Weston Wagner Applicant: Weston Wagner  
Address: 336 Natchez Dr. Address: 2111 Cain st.  
Phone: 870-926-7994 Phone: \_\_\_\_\_  
Email: WLWagner99@hotmail.com Email: \_\_\_\_\_  
Signature: Weston Wagner Signature: \_\_\_\_\_

### Description of Requested Variance:

The Code requires a lot to be 6,000 Sq Ft to  
build a single family house. My lot is 5,670. I am  
330 Sq Ft short

### Circumstances Necessitating Variance Request:

I would like to build a single family home, but  
my lot is 330 Sq Ft short.

### 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 the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

### Office Use Only

Case Number: VR-25-09 Date Submitted: 3/25/25  
BZA Deadline: 3/25/25 BZA Meeting Date: 4/15/25

I am requesting a variance to build a single-family home on my lot at **2111 Cain St.** The property is zoned **R-2**, which requires a **6,000 sq. ft.** lot for single-family homes. My lot measures **5,670 sq. ft.**, leaving it **330 sq. ft. short** of the requirement. However, it exceeds the zoning requirements for width (**56 feet**, where 50 feet is required) and depth (**102 feet**, where 100 feet is required).

Given that this is a minimal deviation, I respectfully request approval to proceed with the construction of a single-family home. Thank you for your time and consideration.

Weston Wagner

870-926-7994