



JONESBORO
ARKANSAS

Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Weston Wagner Applicant: Weston Wagner
 Address: 336 Natchez Dr. Address: 501 Miller Jonesboro AR
 Phone: 870-926-7994 Phone: _____
 Email: WLWagner99@hotmail.com Email: _____
 Signature: Weston Wagner Signature: Weston Wagner

Description of Requested Variance:

Requesting a Rear Variance from 20' to 7.5'

Circumstances Necessitating Variance Request:

R3 Zoning Requires a 20' set back in the rear. I have a Corner Lot, so the 2 street set backs take a lot of my property away.

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-24-27 Date Submitted: 5/16/24
 BZA Deadline: 5/27/24 BZA Meeting Date: 6/18/24

Address: 501 N Miller, Jonesboro Ar.

I am requesting a setback variance for the property located at 501 Miller. The current property is on a corner lot. The Dimensions are 50' wide X 112' deep.

This Property is zoned R3. In R3 setbacks are as followed

Street: 20'

Side: 7.5'

Rear: 20'

I am looking to build ONE SINGLE FAMILY HOUSE on this lot.

Since my property is on a corner lot, I have 2 street set backs that eat up a lot of land, 1 side and 1 rear.

I would like to change the rear set back from 20' to 7.5'.

This would allow me to build a house that is $22.5 \times 84.5 = 1901$ Sq ft.

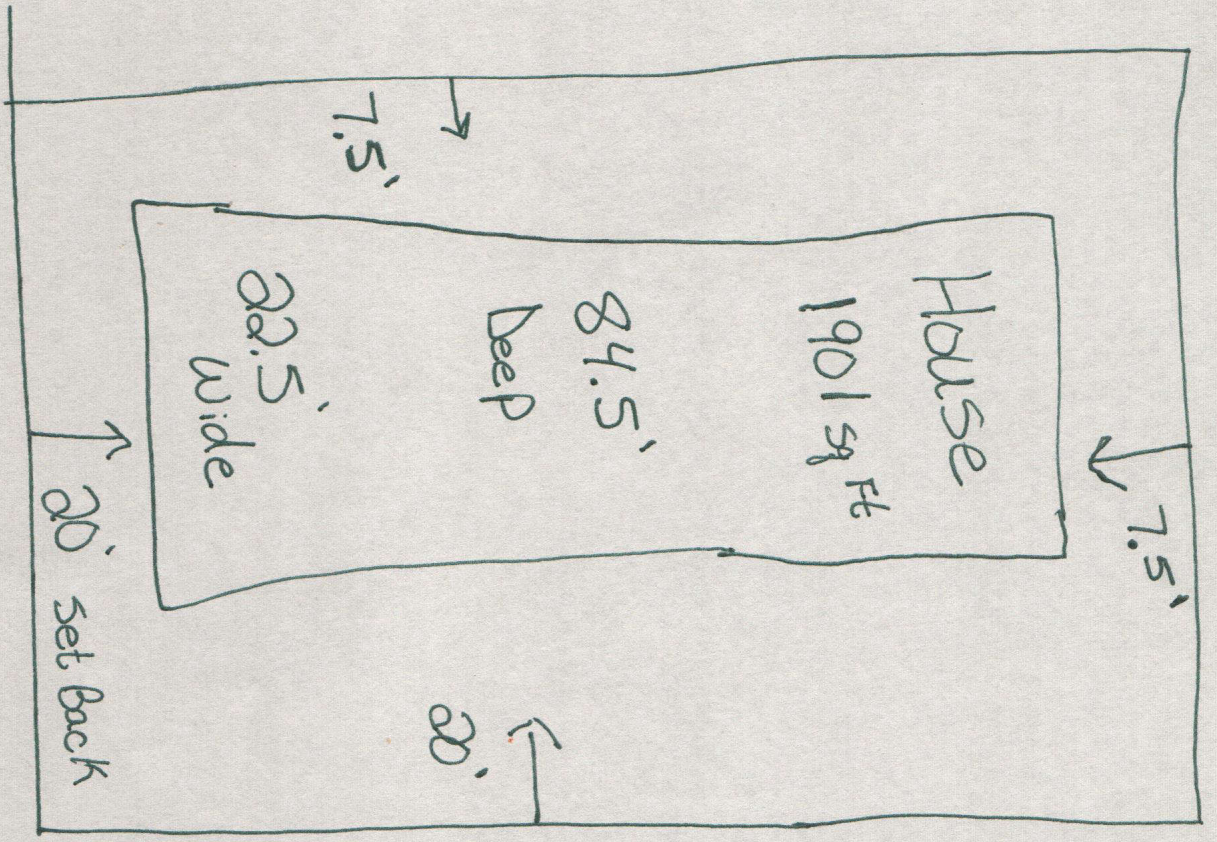
This would allow me to have a single-family house with 1500 sq ft heated and cooled and 400 sq ft of carport or garage.

I am only running into this problem because this is a corner lot and the lots were platted so short.

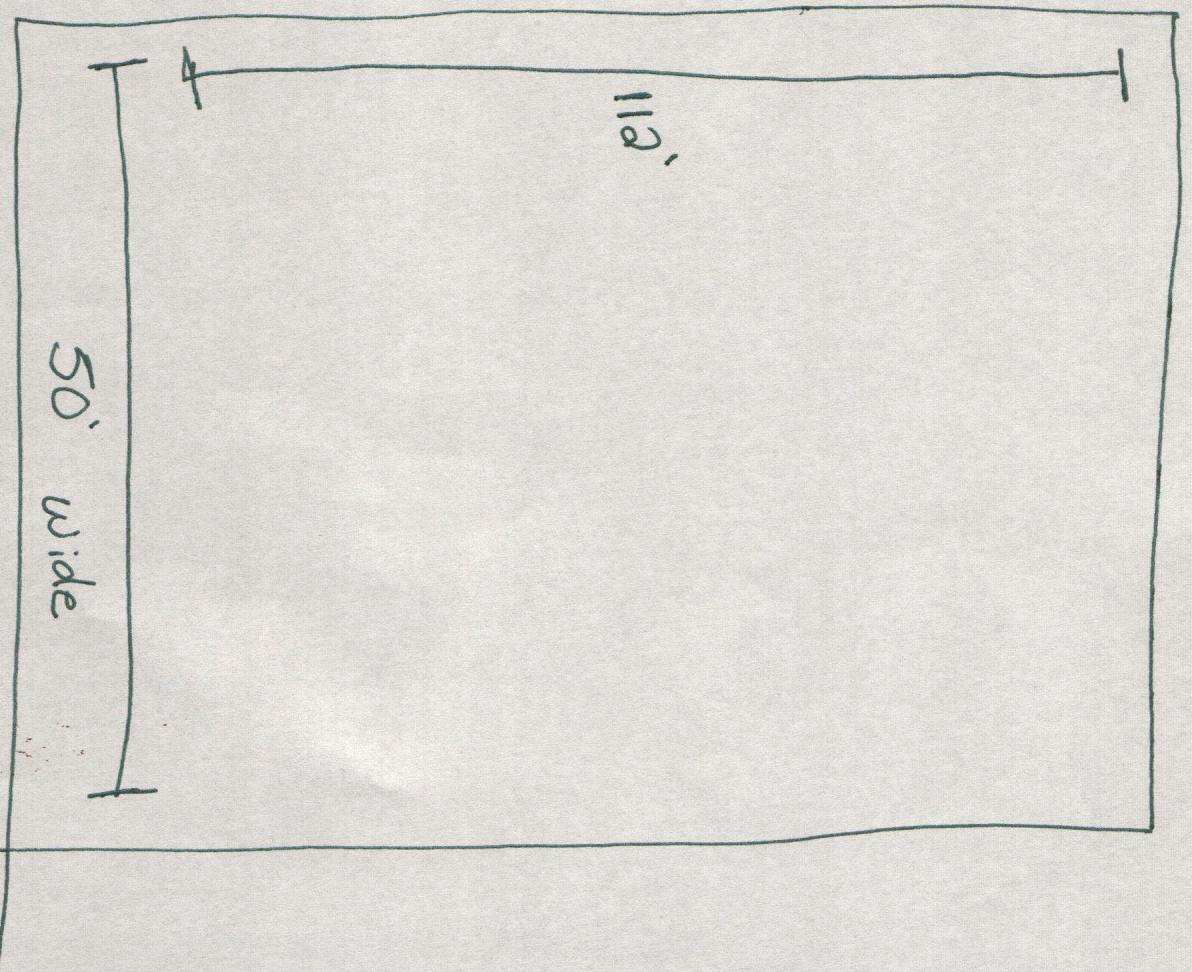
Thank You

-Weston Wagner

870-926-7994



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