



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

Case Number VR18-43 BZA Deadline 09/25/2018
Date Submitted 09/25/2018 BZA Meeting Date 10/16/2018

OWNER/APPLICANT INFORMATION

Property Owner	<u>LRS Karmic Ventures, LLC</u>	Applicant	<u>LRS Karmic Ventures, LLC</u>
Address	<u>2404 High St.</u>	Address	<u>PO Box 16271, Jonesboro, AR 72403</u>
Phone	<u>(630)-774-4362</u>	Phone	<u>(630) 774-4362</u>
Signature	<u><i>Mary Pir</i></u>	Signature	<u><i>Mary Pir</i></u>

DESCRIPTION OF REQUESTED VARIANCE

The owner is requesting a variance for the minimum lot depth for R-2 zoning for Lot 3 of the Nelson Replat.
The minimum lot depth would be reduced from 100' to 76.44'.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The depth of Lot 3 of the Nelson Replat does not meet the 100' minimum lot depth requirement for R-2 zoning. Lot 3 is only 76.44' deep. On February 25, 2009 the Planning Staff of the City of Jonesboro approved The Nelson Replat with Lot 3 not meeting the R-2 requirements, which was then recorded with the Circuit Clerk on February 27, 2009. The approval of this variance would give the owner the ability to build on a non-conforming lot that was created by the City of Jonesboro.

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.