



JONESBORO
ARKANSAS

Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Weston Wagner Applicant: _____

Address: 1654 W. Matthews Address: _____

Phone: 870-926-7994 Phone: _____

Email: WLWagner99@hotmail.com Email: _____

Signature: Weston Wagner Signature: _____

Description of Requested Variance:

I built a new construction duplex. Instead of two driveways, I did one big parking area. I poured 510 square feet more concrete (17x35).

Circumstances Necessitating Variance Request:

- More parking for tenants and guest
- Safety For tenants and guest pulling into or out of parking area.

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-24-16 Date Submitted: 3/22/24

BZA Deadline: 3/25/24 BZA Meeting Date: 4/16/24

Hello,

I have recently completed a new construction duplex at 1654 W Matthews. The lot size is 72 Wide X 125 Deep. I have a 35-foot set back in the front, 20 foot in the rear and 7.5 on each side.

Each unit in this building is a 4 bedroom/2 bath/ 2 car carport. On my original site plan, I had two separate driveways for this building, each would be 35 foot long and 20 foot wide. After starting construction on this building, I noticed that the duplex next to me had two separate driveways and that there was constantly someone driving in the grass in between the driveways and rutting up the yard. After some thought, I decided I wanted to avoid future problems. Not only would it be an unnecessary argument with my tenants to keep out of the grass, but I would also be the one having to fix the problems, and it would look terrible.

This building is 57 feet wide. If I would have done two Separate driveways It would have left me with 17 foot in the middle and 30 foot long (the sidewalk is 5 feet wide). So, I poured 510 Square feet more of concrete than the original plan. I honestly never imagined that there would be a problem with this driveway. It never crossed my mind that with me spending more money and making something nicer with better functionality would cause future problems.

Along with appearance, it has functions that are very useful and contribute to safety. Matthews is a VERY busy street. With this much concrete any tenant or guest would be able to pull onto the concrete and back into their carport without stopping any traffic. If a tenant were to pull into their carport, they would be able to back out onto the concrete and pull into the road. This will prevent future wrecks of just backing straight out into the road. I have included video examples of both.

There are two 4-bedroom units here. With more bedrooms comes more people, which is a good possibility for more cars.

In conclusion, I am asking for a variance to keep this full concrete pad for functionality and safety purposes.

Thank you for your time.

-Weston Wagner

870-926-7994