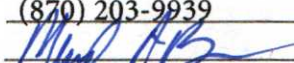




**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number VR21-11 BZA Deadline 03/25/2021
Date Submitted 3/25/21 BZA Meeting Date 04/20/2021

OWNER/APPLICANT INFORMATION

Property Owner	<u>Reserve, LLC</u>	Applicant	<u>Tralan Engineering, Inc</u>
Address	<u>2017 Bridger Rd</u>	Address	<u>2916 Wood Street</u>
Phone	<u></u>	Phone	<u>(870) 203-9939</u>
Signature	<u></u>	Signature	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

The owner is requesting the a variance from the special overlay district.

1. Green-space requirements.
2. Building Finishes - 80% Wood, Brick, or Stone

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The property just clips the 300 feet from the ROW of Johnson Ave. The 300 foot limit extends on to the property by approximately 11.25 feet. The developers would like to surround the property with a connected walking trail. This concrete walk would fall in the 10 foot side green-space setbacks. The proposed building finishes does not meet the Special Overlay District requirements. The proposed finishes would be a combination of a cement board product, brick and stone.

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.