



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

Case Number _____	BZA Deadline <u>01/25/2024</u>
Date Submitted _____	BZA Meeting Date <u>02/20/2024</u>

**OWNER/APPLICANT INFORMATION**

Property Owner <u>Cathcart Rentals, LLC</u>	Applicant <u>Tralan Engineering, Inc</u>
Address <u>2200 Red Wolf Blvd</u>	Address <u>2916 Wood Street</u>
Phone <u>870-931-8106</u>	Phone <u>870-203-9939</u>
Signature <u>[Handwritten Signature]</u>	Signature <u>[Handwritten Signature]</u>

**DESCRIPTION OF REQUESTED VARIANCE**

We are requesting a variance from the green space, landscaping and sign requirements of the Special Overlay District for the property located at 2200 Red Wolf Blvd. We are also requesting a variance from the lot coverage requirement, from 60% to 78%.

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

The Owner of property located at 2200 Red Wolf Blvd would like to add an approximately 3,000 sq. ft. addition. The addition is more than 20% of the original building requiring the property to comply with the Special Overlay District Requirements and the Landscaping Ordinance. The application of the Special Overlay District green space requirements would limit the access to the front and rear of the building. The impervious lot coverage of the current site is 87%. The addition of landscape islands will reduced the impervious lot coverage to 78%. The reduction of impervious area would bring the site into compliance with the Landscaping Ordinance, but not the Maximum lot coverage requirement for C-3.

**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.
- Pay fee.

*Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036*