



## Application Requesting Variance & Nonconforming Use Change Requests

Owner: <u>Urban Loft Co.</u>	Applicant: <u>Jeremy Ellis - Genesis Architecture 101</u>
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Signature: <u></u>	Signature: <u></u>

### Description of Requested Variance:

DJDC requires 1 parking space per 1 unit for multifamily. Our request is for a variance for less parking. Our request packet when finalized will show that current parking is only being utilized at 58% capacity and has been that way since opening in 2020. Our request will be in line with city ordinance 117-zoning & district regulations for vehicle use area design guidelines, point 3, where a reduction can be considered when the owner can substantiate the demand is less than the min. requirement. It will also be in line with BZA guidelines page 3 for parking and falls well below the 25% max. request.

### Circumstances Necessitating Variance Request:

First floor retail space proposed to be converted into micro-loft's to match the existing project. This proposed development will require a total of 88 parking spaces. We can currently only provide 82 off street spaces on the property. This would require a variance for a reduction of 6 spaces.

### 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: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 BZA Deadline: \_\_\_\_\_ BZA Meeting Date: \_\_\_\_\_