



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

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Case Number VR 18-45 BZA Deadline 10/25/18
Date Submitted: 0/25/18 BZA Meeting Date 11/20/18

OWNER / APPLICANT INFORMATION

Property Owner: Honeyville, LLC Applicant (SAME)
Address: 2704 South Culberhouse Street Address: (SAME)
Jonesboro, AR 72401
Phone (870) 935-7880

Signature _____
George Hamman (Civil Consultant – Representative)

DESCRIPTION OF REQUESTED VARIANCE:

The request is to allow the applicant to retain the existing building that is positioned on the property. The building is primarily constructed as masonry, but there was an addition placed along the west side that is a frame structure. That frame portion of the building addition is to be removed.

- 1) Front building setback east side reduced from 25' to 13' to accommodate the existing building.
- 2) Rear building setback west side reduced from 20' to 9.5' to accommodate the existing building.

The current zoning of the property is C-3.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The applicant owns the building to the north, and has this parcel under contract. The intent is to ultimately replat this parcel into a single parcel with the parcel to the north. In order for the plat to be finalized, a variance must be granted to accommodate the existing building. This is being brought before the BZA in order to resolve the building setback encroachment, so that the replat may be filed.
