



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Gamble Land Co. LLC Applicant: Stonebridge Construction, LLC
Address: 24 CR 912, Brookland, AR Address: 2211 Hill Park Cv., Jonesboro, AR
Phone: 870-243-5374 Phone: 870-268-9885
Email: chris@shopgambles.com Email: rhester@sbconst.com
Signature: _____ Signature: [Signature]

Description of Requested Variance:

Waive driveway access offset requirements to drives located on adjacent properties, and keep the exiting entrance to Highland Drive for the proposed redevelopment of the property.

Circumstances Necessitating Variance Request:

The adjacent private drive located along the west side of the property Larkwood Dr. is actually a private drive.
The private drive is in bad disrepair and does not meet the current standards with a very narrow entrance and parking directly off of the drive for the insurance office.

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-25-07 Date Submitted: 3/21/25
BZA Deadline: 3/25/25 BZA Meeting Date: 4/15/25



March 18, 2025

Mr. Derrel Smith
Director, Planning, Zoning
City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

Re: Variance Request – 2809 E. Highland Dr.

Mr. Smith

Stonebridge Construction request variances for the proposed redevelopment of 2809 E. Highland Dr. Formerly Ryans Restaurant. The request is to remove the driveway access offset requirements related to drives on adjacent properties and keep the existing drive location that was installed when the existing restaurant was originally built. The alternative of using the private drive to the west of the property for sole access is unacceptable, the drive is very narrow at the street, with brick wings blocking the view. The condition of the private drive is in very bad disrepair with parking directly off the drive for the insurance office.

Please see the attached existing site plan along with the proposed site plan for more information about the proposed development. The restaurant would be approximately 4,000 SF smaller than the existing and brings all other items on the site into compliance including greenspace requirements, curbs, & drainage requirements. We still have allowed connectivity to the private drive in the rear as a secondary means of egress but not the primary.

Please call me if at 870-761-3280 if you have any questions or need additional information.

Regards,

A handwritten signature in blue ink, appearing to read "Rob Hester", with a long horizontal line extending to the right.

Rob Hester
Stonebridge Construction, LLC