



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

Case Number VR 18-17 BZA Deadline 4/25/18  
Date Submitted 4/25/18 BZA Meeting Date 5/15/18

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>Optimal Homes, LLC</u>	Applicant	<u>Jerrad Taylor &amp; Trey Loveday</u>
Address	<u>PO Box 212 Wymre, AR 72396</u>	Address	<u>PO Box 212 Wymre, AR 72396</u>
Phone	<u>(870) 588-7752</u>	Phone	<u>(870) 219-5099</u>
Signature	<u>Jerrad Taylor</u>	Signature	<u>Trey Adam Loveday III</u>

**DESCRIPTION OF REQUESTED VARIANCE**

ALLOW THE EXISTING RESIDENTIAL HOUSE AT 701 SADIE LANE TO ENCROACH ONTO THE 25' BUILDING SETBACK ALONG  
CULBERHOUSE ROAD

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

THIS IS THE FIRST HOUSE THE OWNER/BUILDER HAS CONSTRUCTED IN THE CITY OF JONESBORO. HE SUBMITTED A DRAWING  
TO THE PLANNING AND ENGINEERING DEPT TO OBTAIN A BUILDING PERMIT SHOWING THE HOUSE TO BE BUILT A MINIMUM OF  
7.5' OFF THE SIDE PROPERTY LINES. HE DOESN'T RECALL BEING ADVISED THERE WAS A 25' BUILDING SETBACK REQUIREMENT  
ALONG CULBERHOUSE ROAD. HE INSTALLED THE FOOTING AND GOT FOOTING INSPECTION BY CITY INSPECTION DEPT AND WAS  
APPROVED TO POUR THE FOOTING (WITH NO MENTION BY THEM THE HOUSE WAS IN THE BUILDING SETBACK). THEN A COUPLE OF  
WEEKS LATER, MONDAY APRIL 23RD, HE WAS NOTIFIED THE HOUSE WAS IN THE BUILDING SETBACK. IN THE MEANTIME HE HAD  
CONTINUED TO CONSTRUCT THE FOUNDATION WALLS PRIOR TO THAT NOTIFICATION.

**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.