



**JONESBORO**  
ARKANSAS

## Zoning Appeals Process

# Application Requesting Variance & Nonconforming Use Change Requests

Owner: Ralph Brasher  
Testamentary Trust

Address: 600 N 72nd Street  
Paragould, AR 72450

Phone: 870-236-0660

Email: gregb@rbgmechanical.com

Signature: *Emma Brasher*

Applicant: Waffle House, Inc.

Address: 5986 Financial Dr., Norcross, GA 30071

Phone: 770-729-5700

Email: erikhaeffs@wafflehouse.com

Signature: *Erik Haeffs*

### Description of Requested Variance:

Reduction of the internal side setback from 10' to 5' for the internal property line created by the replatting of these lots.

Elimination of cross access connection requirement with neighbor to the west.

### Circumstances Necessitating Variance Request:

Reduction of the landscape buffer will allow for parking between the circule access drive and the Waffle House parcel.

Elimination of the cross access is necessary because there is significant topograpgh changes between the two parcel. Additionally,

the neighboring parcel does not have access stubbed out for the connection and will not likely redevelop the site since it is less than 10

years old.

### 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: \_\_\_\_\_

Planning & Zoning Department - 300 S. Church St., Jonesboro, AR 72401 - (870) 932-0406 Office - (870) 336-3036 Fax