JONESBORO ARKANSAS Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: BLR Investments, LLC

Address: 2411 & 2421 W. Washington Ave.

Phone: 870-897-2576

Email: berrydaren@gmail.com

Signature:

Applicant: Jeremy Ellis

Address: 103 South Church, Jonesboro, AR 72401

Phone: 870-276-5016

Email: jellis@arch101.com

Signature:

Description of Requested Variance:

1. Distance between street access of 26' requested. 274' provided, 300' required. Street access ordinance was enacted after this project was approved. We met with city engineering and planning and they were in support of this variance ~~request. Please see highlighted dimension in question on submitted site plan.~~

2. Exterior finish variance requested for 2 new buildings, which would match a previous granted variance on 3 existing ~~buildings, to provide 100% masonry finish for the elevations of 2 new proposed buildings facing West Washington~~, and a wainscot masonry finish on the other 3 sides of each building. See attached pictures of previous variance and ~~existing buildings. Variance would allow the new buildings to match the existing for continuity and curb appeal~~ across all finished phasees of the project.

Circumstances Necessitating Variance Request:

1. There is not enough street frontage to meet the current required distance between accesses, and the accesses aid in facility traffic flow and better access for fire apparatus in event of an emergency.

2. Reducing the masonry requirements on the previous request as well as this request makes this storage facility feasible for the owner to develop, as 80% masonry would be a hardship. The proposed finishes maintain the spirit of the overlay finish requirements.

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: _____