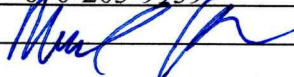




**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number	_____	BZA Deadline	01/25/2024
Date Submitted	_____	BZA Meeting Date	02/20/2024

OWNER/APPLICANT INFORMATION

Property Owner	<u>Cathcart Rentals, LLC</u>	Applicant	<u>Tralan Engineering, Inc</u>
Address	<u>2200 Red Wolf Blvd</u>	Address	<u>2916 Wood Street</u>
Phone	_____	Phone	<u>870-203-9939</u>
Signature	_____	Signature	

DESCRIPTION OF REQUESTED VARIANCE

We are requesting a variance from the green space, landscaping and sign requirements of the Special Overlay District for the property located at 2200 Red Wolf Blvd. We are also requesting a variance from the lot coverage requirement, from 60% to 78%.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The Owner of property located at 2200 Red Wolf Blvd would like to add an approximately 3,000 sq. ft. addition. The addition is more than 20% of the original building requiring the property to comply with the Special Overlay District Requirements and the Landscaping Ordinance. The application of the Special Overlay District green space requirements would limit the access to the front and rear of the building. The impervious lot coverage of the current site is 87%. The addition of landscape islands will reduced the impervious lot coverage to 78%. The reduction of impervious area would bring the site into compliance with the Landscaping Ordinance, but not the Maximum lot coverage requirement for C-3.

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

TUESDAY, February 20, 2024 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Tralan Engineering, Inc

DATE: 01/25/2024

SUBJECT PROPERTY ADDRESS: 2200 Red Wolf Blvd.

DESCRIPTION OF VARIANCE REQUESTED: We are requesting a variance from the green space, landscaping, and sign requirements for the Special Overlay District. We are also requesting a variance the lot coverage requirement, from 60% to 78%

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St. Jonesboro, or by calling 870-932-0406, bet the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.