



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

Case Number VR 20-05 BZA Deadline 01/27/2020  
Date Submitted: 01/27/2020 BZA Meeting Date 02/18/2020

**OWNER / APPLICANT INFORMATION**

Property Owner: Rhodes Development Group Applicant (SAME)  
Address: PO Box 779 Site Address: 4301 East Johnson Avenue  
Cape Girardeau, MO 63702 Jonesboro, AR 72405  
Phone (573) 225-3062  
Signature   
George Hamman, Civil Consultant

**DESCRIPTION OF REQUESTED VARIANCE:**

The request is for three separate items for consideration:

- A) A reduction in parking from the 35 spaces required to 29 spaces.
- B) Omission of the required 10' landscape strip for approximately 150' along the rear property line, as is required by the "Overlay District" as described in the *Land Use Plan*.
- C) Omission of required 10' landscape strip for approximately 30' along the northeast side property line, as is required by the "Overlay District" as described in the *Land Use Plan*.

The current zoning of the property is C-3, and it falls within the "Overlay District" as described in the *Land Use Plan*.

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

The owner of this parcel is Rhodes Development Group. They own the Plaza Tire Service on Caraway Road, and are planning to open a second location in Jonesboro. The existing building has proven to be a successful prototype, and they wish to nearly duplicate the footprint in the new location.

**GENERAL SUBMITTAL INFORMATION**

Submit a narrative letter explaining your request along with a copy of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets, easements, etc.

Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Pay fee \_\_\_\_\_