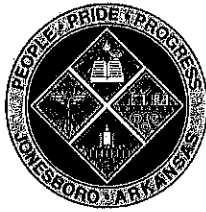


George Hammon
932 7880



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing in the City Council Chambers in the Municipal Building, 300 South Church Street, Jonesboro, Arkansas, on:

TUESDAY, FEBRUARY 18, 2020 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: Rhodes Development
DATE: 01/27/2020
SUBJECT PROPERTY ADDRESS: 4301 East Johnson Avenue

DESCRIPTION OF VARIANCE REQUESTED:

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 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.

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 of the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Adjacent Property Owner
Brasher Investments, LLC
600 North 72nd Street
Paragould, AR 72450

Blake Brasher 2-6-20
(Signature) Date

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, in the City of Jonesboro Municipal Building, South Church Street, or by calling 932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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