



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

Case Number VR20-51 BZA Deadline 12.28.20
Date Submitted 12.23.20 BZA Meeting Date 1.19.21

OWNER/APPLICANT INFORMATION

Property Owner	<u>STONE CONCEPTS, LLC (MARTY HESCH)</u>	Applicant	<u>MEALISTER ENGINEERING</u>
Address	<u>1043 MARK CIRCLE</u>	Address	<u>4508 STADIUM STE D</u>
Phone	<u>870-761-8282</u>	Phone	<u>870-931-1420</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

MR. HESCH RESPECTFULLY REQUESTS TO BE ALLOWED TO USE CHAC, IN LIEU OF CONCRETE, FOR AN AREA OF HIS PROPERTY ON ORVAL ORLAN DRIVE. THE AREA IN QUESTION IS TO BE USED FOR LOADING, AND UNLOADING, AND TURNING OF LARGE TRUCKS. THE AREA WILL ALSO BE GATED, FENCED, AND WILL NOT ALLOW ACCESS TO THE PUBLIC.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

THE USE OF CHAC WILL DECREASE STORMWATER RUNOFF BY INCREASING OVERALL STORAGE ABILITY AND CN, AS WELL AS TIME OF CONCENTRATION. THE CHAC SURFACE IS BETTER SUITED TO MATCH SITE LAYOUTS IN THE AREA, WITH COMPANIES SUCH AS DITA DOOR AND FEDEX FREIGHT USING A LARGE PORTION OF CHAC IN THEIR RESPECTIVE LOADING/UNLOADING AREAS. ALSO, THE WEIGHT AND FREQUENCY OF TRUCKS COMING THROUGH THE AREA WOULD CREATE MASSIVE FATIGUE AND FAILURE TO A CONCRETE SURFACE, THIS REQUIRING ADDITIONAL MATERIAL FOR MAINTENANCE, AND CREATING WASTE.

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