



**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 16, 2021 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: N & T Associates, LLC (Stonebridge Construction)  
DATE: 01/22/2021  
SUBJECT PROPERTY ADDRESS: 3105 Southwest Drive

**DESCRIPTION OF VARIANCE REQUESTED:**

The request is for six separate items for consideration:

Omit 25' Front Landscape and parking setback from the "Overlay District".

Omit 10' Side Landscape setback from the "Overlay District".

Omit 20' Rear Landscape setback from the "Overlay District".

Allow both existing entrances to remain in place.

Allow sidewalk to be placed adjacent to and along existing curbing, consistent with both existing sites.

Waive the requirement for vehicular access to the existing adjacent sites.

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 would like to erect a pizza restaurant, whose primary patrons will be drive-through customers. In order to accomplish the goals, a drive must be installed surrounding the building. In addition, retrieval of trash from the dumpster is improved by a drive surrounding the building. The entrances are existing, and the owner / developer would like to utilize those without the need to rebuild them, nor incur the expense of removal.

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

**Arvest Bank  
1183 Joyce Boulevard, Suite 2  
Fayetteville, AR 72703-5261**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

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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*

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Printed Name of Adjacent Property Owner

**Honeyville, LLC  
2704 South Culberhouse Street  
Jonesboro, AR 72401**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

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Printed Name of Adjacent Property Owner

**BMH Bennett Material Handling**

**1110 Highway 163**

**Jonesboro, AR 72704**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

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