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

Case Number   VR 2H03   BZA Deadline   01/25/2021
Date Submitted: 01/22/2021   BZA Meeting Date   02/16/2021

OWNER / APPLICANT INFORMATION

Property Owner: N & T Associates, LLC   Applicant   (SAME)
Address: 3878 Ridgewood Cove   Site Address: 3105 Southwest Drive
     Jonesboro, AR 72404   Jonesboro, AR 72404
Phone   (870) 926-2316 (George Hamman)

Signature

George Hamman, Civil Consultant

DESCRIPTION OF REQUESTED VARIANCE:

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 it 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.

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