



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

Case Number  
Date Submitted

VR 21-06  
1/29/21

BZA Deadline  
BZA Meeting Date

01/25/2021  
02/16/2021 - 3/16/21

**OWNER/APPLICANT INFORMATION**

Property Owner Hagg Brown Development, LLC  
Address 3725 E. Johnson Ave.  
Phone 870-336-8000  
Signature [Signature]

Applicant Stonebridge Construction, LLC  
Address 2211 Hillpark Cove  
Phone 870-268-9885  
Signature [Signature]

**DESCRIPTION OF REQUESTED VARIANCE**

1. The owner is requesting a variance from the special overlay district landscape buffer requirements of 25' and 15' grass vegetative buffer and tree planting along the road right of way, 10' side and rear grass vegetative buffers.
2. The owners are requesting a variance from the special overlay district sign requirements and allow them to use a 25' pylon sign.

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

1. ADROT has a proposed intersection improvement project that will require additional right way this will put a strain on an already small site.
2. All sign in this area are pylon sign.
3. A monument sign in this area will not be visible due to the amount of traffic and the elevation change in the area.

**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.