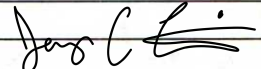




**CITY OF JONESBORO  
BOARD OF ZONING ADJUSTMENT  
APPLICATION REQUESTING VARIANCE &  
NONCONFORMING USE CHANGE REQUESTS**

Case Number \_\_\_\_\_ BZA Deadline \_\_\_\_\_  
Date Submitted 02-24-2021 BZA Meeting Date \_\_\_\_\_

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>BLR Investments, LLC</u>	Applicant	<u>Jeremy Ellis, Little &amp; Assoc. Arch.</u>
Address	<u>unplatted or assigned</u>	Address	<u>501 Union, Jonesboro, AR 72401</u>
Phone	<u>DarenBerry@gmail.com</u>	Phone	<u>930-3813 office / 273-5016 mobile</u>
Signature	<u>Daren Berry</u>	Signature	

DESCRIPTION OF REQUESTED VARIANCE Property straight accross from 2500 West Washington  
Site Plan Attached.

1. Reduce (not omit) overlay requirements of exterior 80% masonry wood stone.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

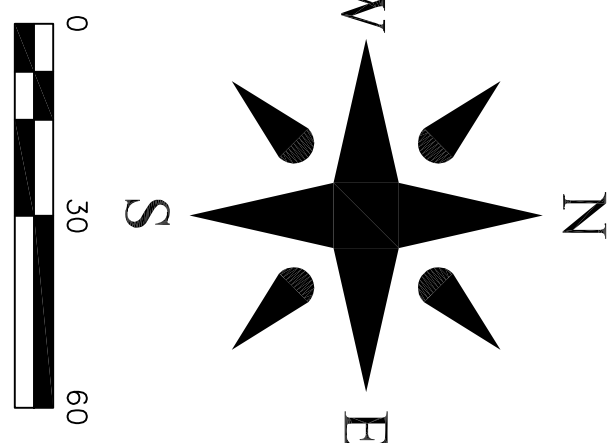
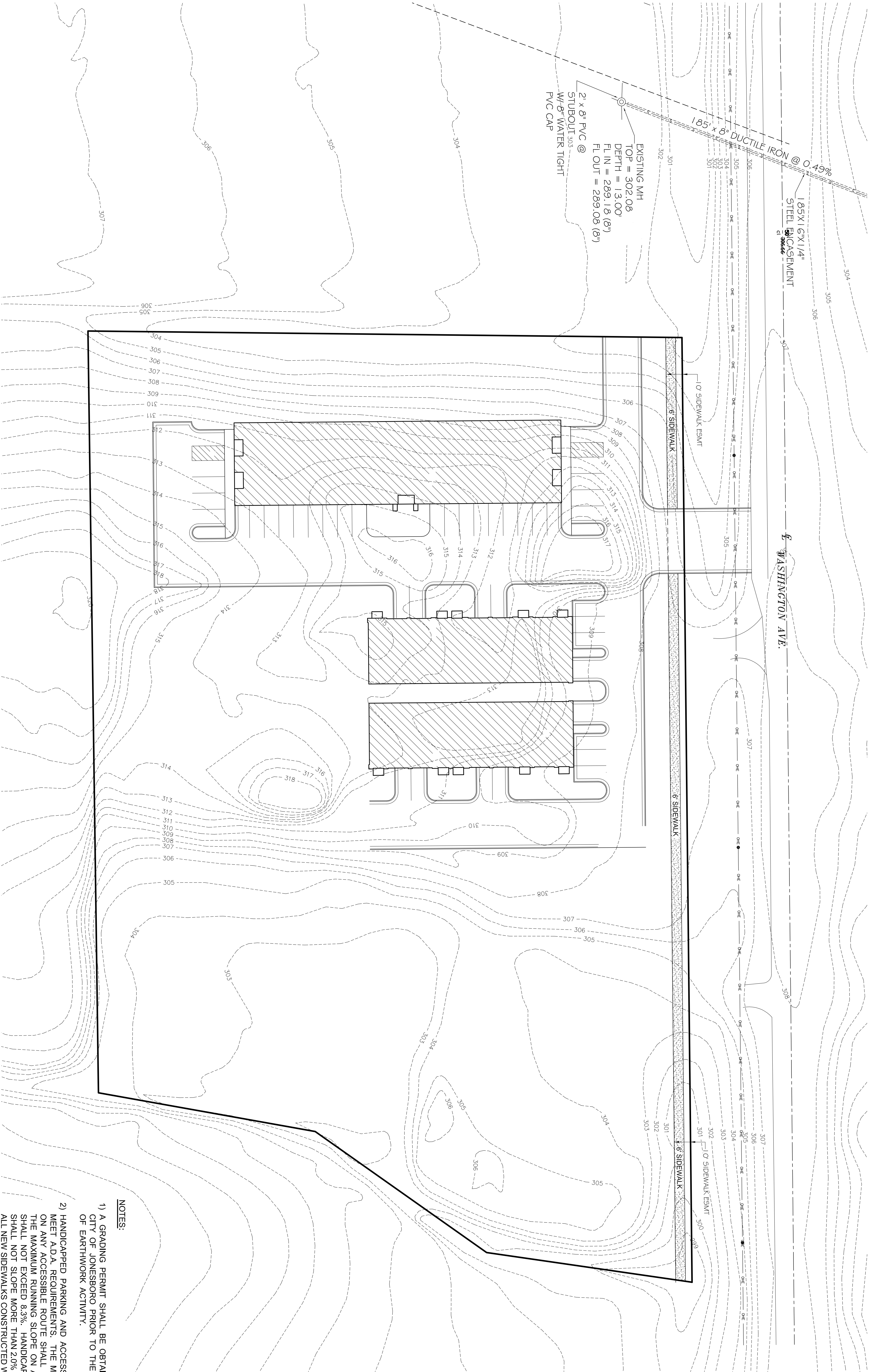
**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

1. Reduce cost to make project development feasible. The proposed elevation will have a  
masonry wainscot around the perimeter on all 3 buildings. Building B & C will also have  
other architectural design elements such as stepped parapet on 3 sides, contrasting metal  
colors, and covered awnings. The aesthetic will be very appealing and above typical for  
this type of project, to meet the spirit of the overlay requirements. 80% masonry.... would  
not make the project feasible to develop for the owner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

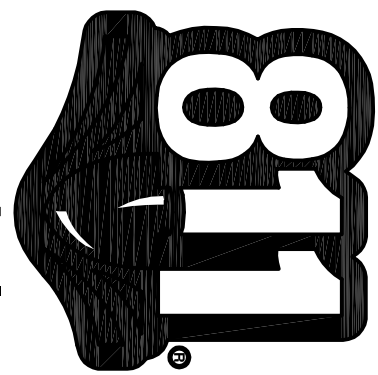
**GENERAL SUBMITTAL INFORMATION**

- 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.



**NOTES:**

- 1) A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF JONESBORO PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITY.
- 2) HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET A.D.A. REQUIREMENTS. THE MAXIMUM CROSS-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 8.3%. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION. ALL NEW SIDEWALKS CONSTRUCTED WITHIN THE RIGHT-OF-WAY SHALL MEET A.D.A. STANDARDS.
- 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
- 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.
- 5) FLOW ARROWS INDICATE DESIGN DIRECTION OF FLOW & PLAN INTENT. OCCASIONALLY THERE WILL BE A TYPOGRAPHICAL ERROR IN FINISHED GRADES. IF A CONFLICT IS REVEALED, THE FLOW ARROWS CONTROL, AND THE DESIGN ENGINEER SHALL BE CONTACTED IN ORDER TO RESOLVE THE CONFLICT.
- 6) PRECAST DRAINAGE STRUCTURES ARE ACCEPTABLE FOR USE ON THIS DEVELOPMENT. HOWEVER, THEY SHOULD BE MANUFACTURED SIX INCHES (6") SHORTER THAN CURRENT METHODS INDICATE, THAT WILL ALLOW HIGHER TOLERANCES IN THE EVENT A STRUCTURE IS PLACED SLIGHTLY HIGHER THAN DESIGN GRADES. TOPS SHALL BE POURED IN PLACE, ON SITE.

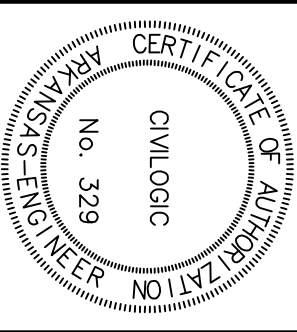


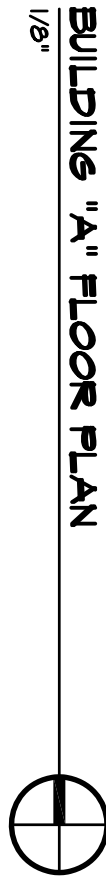
Know what's below.  
Call before you dig.

JOB NO. - 120077 SHEET NUMBER 3 of 1		REVISIONS		ISSUED BY:																												
		DATE	REV. DESCRIPTION																													
		00-00-00																														
<div>GRADING &amp; DRAINAGE PLAN FOR BLR INVESTMENTS, LLC</div>																																
<div>ENGINEERSPLANNERSSURVEYORS</div> <div>Civilogic</div> <div>203 Southwest Dr. - Jonesboro, AR - (870)932-7880 - www.civilogic.net</div>																																
<table><tr><td>Date</td><td>Scale</td><td>Job No.</td><td>Sheet No.</td></tr><tr><td>--- -- 21</td><td>1"=30'</td><td>120077</td><td rowspan="3">3 of 1</td></tr><tr><td>Section</td><td>Township</td><td>Range</td><td>County</td></tr><tr><td>14</td><td>14N</td><td>03E</td><td>CRAIGHEAD</td></tr><tr><td colspan="2">Drawn By: RE</td><td colspan="2">Checked by: GH</td></tr><tr><td colspan="4">ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES</td></tr><tr><td colspan="4">© 2020, Civilogic</td></tr></table>					Date	Scale	Job No.	Sheet No.	--- -- 21	1"=30'	120077	3 of 1	Section	Township	Range	County	14	14N	03E	CRAIGHEAD	Drawn By: RE		Checked by: GH		ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES				© 2020, Civilogic			
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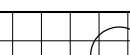
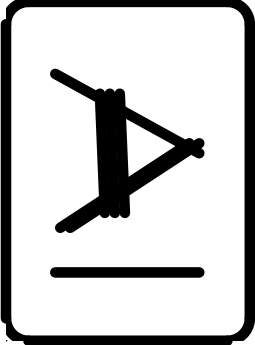
**GRADING & DRAINAGE PLAN**  
FOR  
BLR INVESTMENTS, LLC

REVISIONS		ISSUED BY:
DATE	REV. DESCRIPTION	
00-00-00		





Q	GENERAL NOTES	FLOOR PLANS - BUILDING "A"
MARK	DESCRIPTION	
1	NEW 1/2" HXAC, ADA CERTIFIED ALUM. THRESHOLD (TYP)	
2	SLABOTE ENTRY SLABS OUT FROM DOOR THRESHOLD @ 2" MAX. - SEE FOUNDATION PLANS FOR REF.	
3	FIRE EXTINGUISHER LOCATION IN CABINET - MOUNT 4" ABOVE FINISHED FLOOR TO HANDLE - SEE DETAIL WAS	
4	NEW HXAC, INTERIOR UNIT - VERTICAL, UPFLOW ON MESH PLATFORM - SEE HXAC PLANS	
5	NEW HXAC, EXTERIOR UNIT ON 4"X4" CONC. PAD - SEE HXAC PLANS	
6	NEW 3 HOUR FIREWALL - EXTEND FROM FINISHED FLOOR TO BOTTOM OF ROOF DECK. 1. RATED U-0.45 SYSTEM, NON-BEARING 3 HOUR WALL, 3 1/2" HT. STUDS @ 16" O.C. WITH 1/4" LATHERS TO NON-COMBUSTIBLE 1/2" WALL PANEL. SEE ALL PENETRATIONS IF ANY PER UL RATED DETAILS & REG. NATIONAL ALL COMPONENTS PER UL RATED DESIGN ASSEMBLY. - SEE SECTIONS FOR DETAILS	
7	LINE OF MASONRY EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS FOR REF.	
8	LINE OF ROOF OVERHANG / FREE-FIN VERTICAL GUTTERS BY BLDG. CO. - SEE SHOP DRAWINGS FOR REF.	
9	LINE OF ROOF RIDGE - SEE SHOP DRAWINGS FOR REF.	

[illegible]

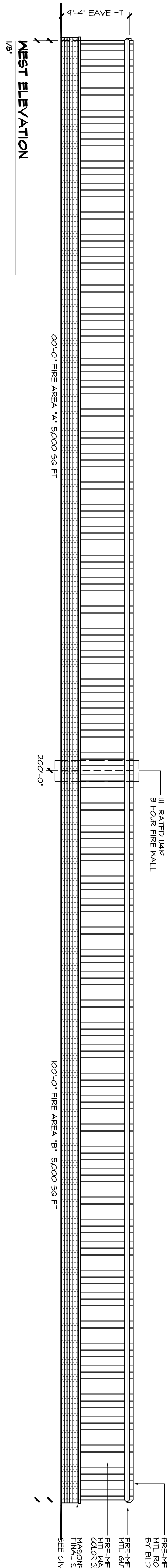
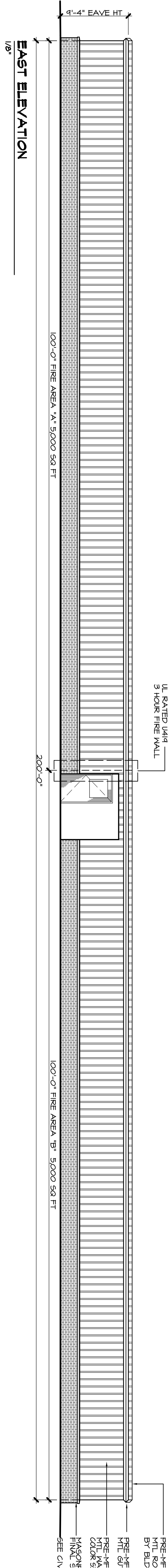
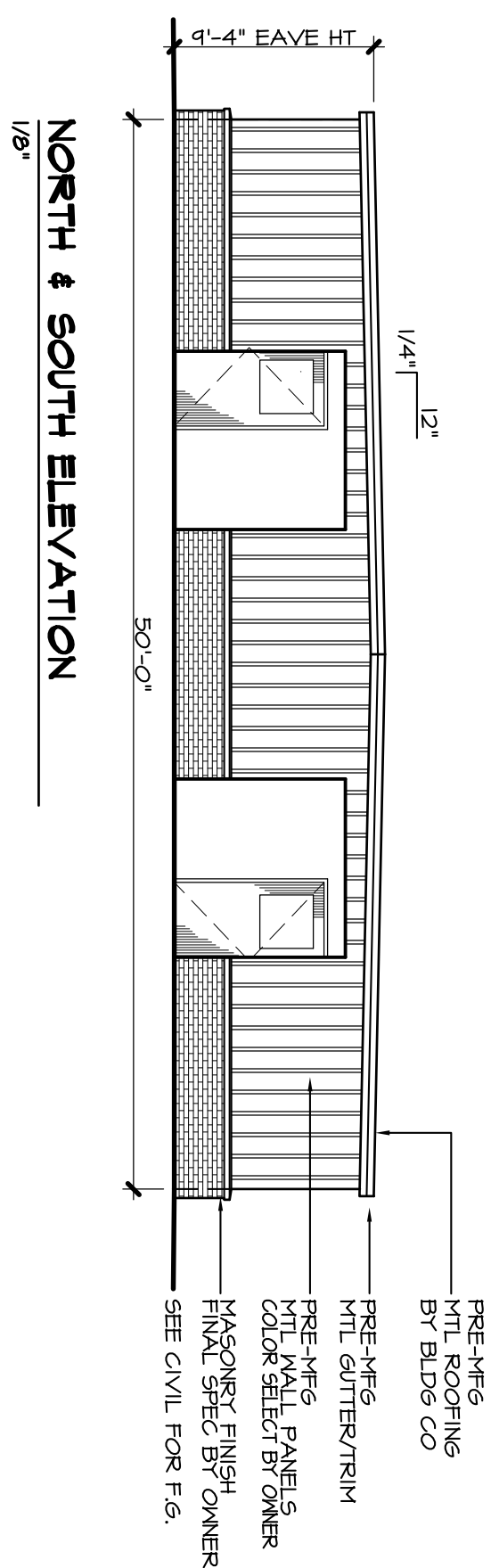
LITTLE & ASSOCIATES  
ARCHITECTS

501 UNION  
JONESBORO, AR  
(870) 490-3818 TEL.  
(870) 490-3520 FAX  
littlearchitects@jbbal.net

NEW FACILITY FOR:  
**BLR INVESTMENTS, LLC**  
 WEST WASHINGTON  
 JONESBORO, AR 72401

CONTRACT NO. 075302  
 PROJECT NO. 075302  
 DATE: 01/25/2021  
 PLAN:

# BUILDING "A" FLOOR PLAN SCHEDULES & NOTES



BUILDING "A" EXTERIOR ELEVATIONS

NEW FACILITY FOR:  
**BLR INVESTMENTS, LLC**  
WEST WASHINGTON  
JONESBORO, AR 72401

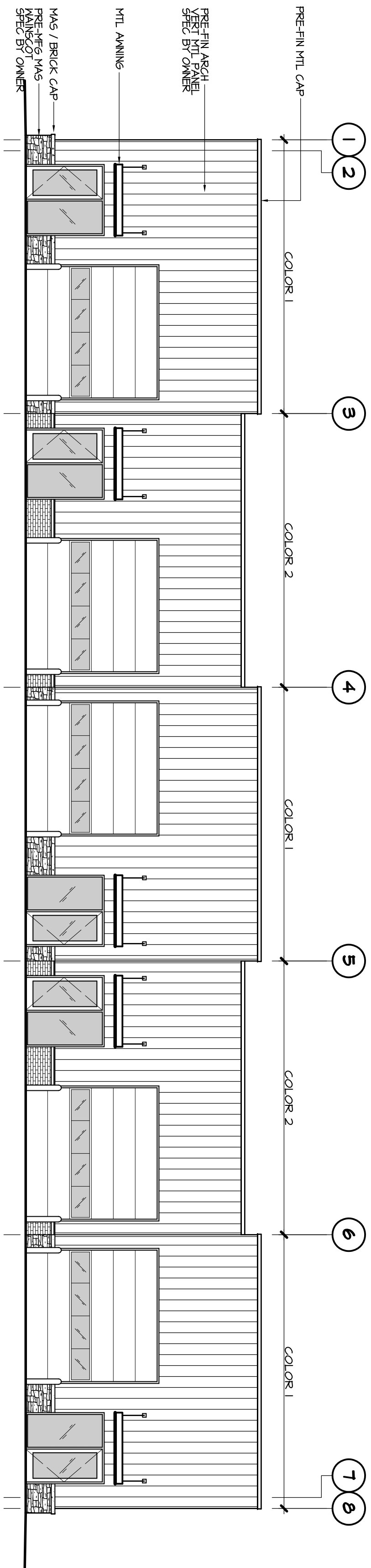
COMP. NO. 07320  
DATE: 01/29/2021  
FILE:  
PLOT:

501 UNION  
JONESBORO, AR  
(870) 930-9919 TEL.  
(870) 930-9820 FAX  
littlec@blrcg.com

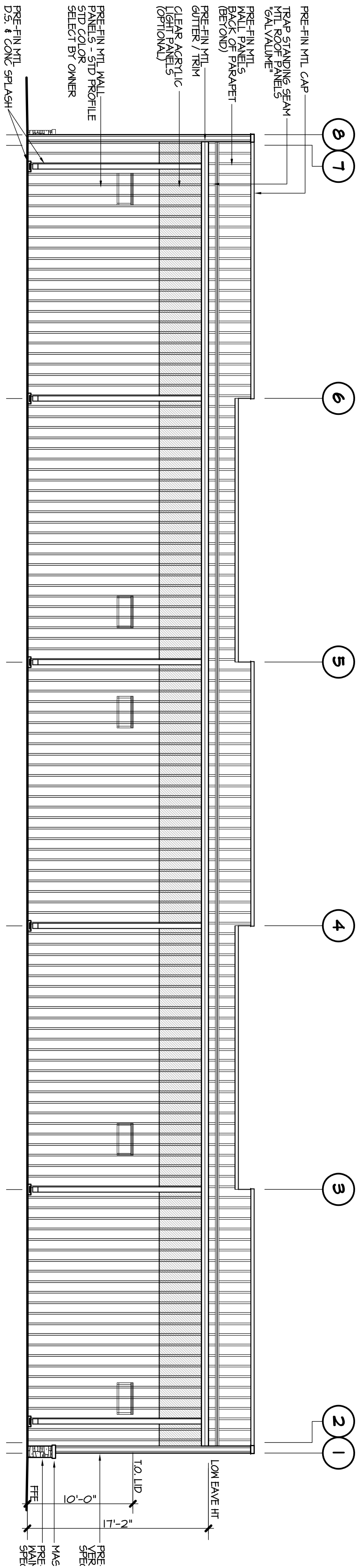
LITTLE & ASSOCIATES  
ARCHITECTS

A2

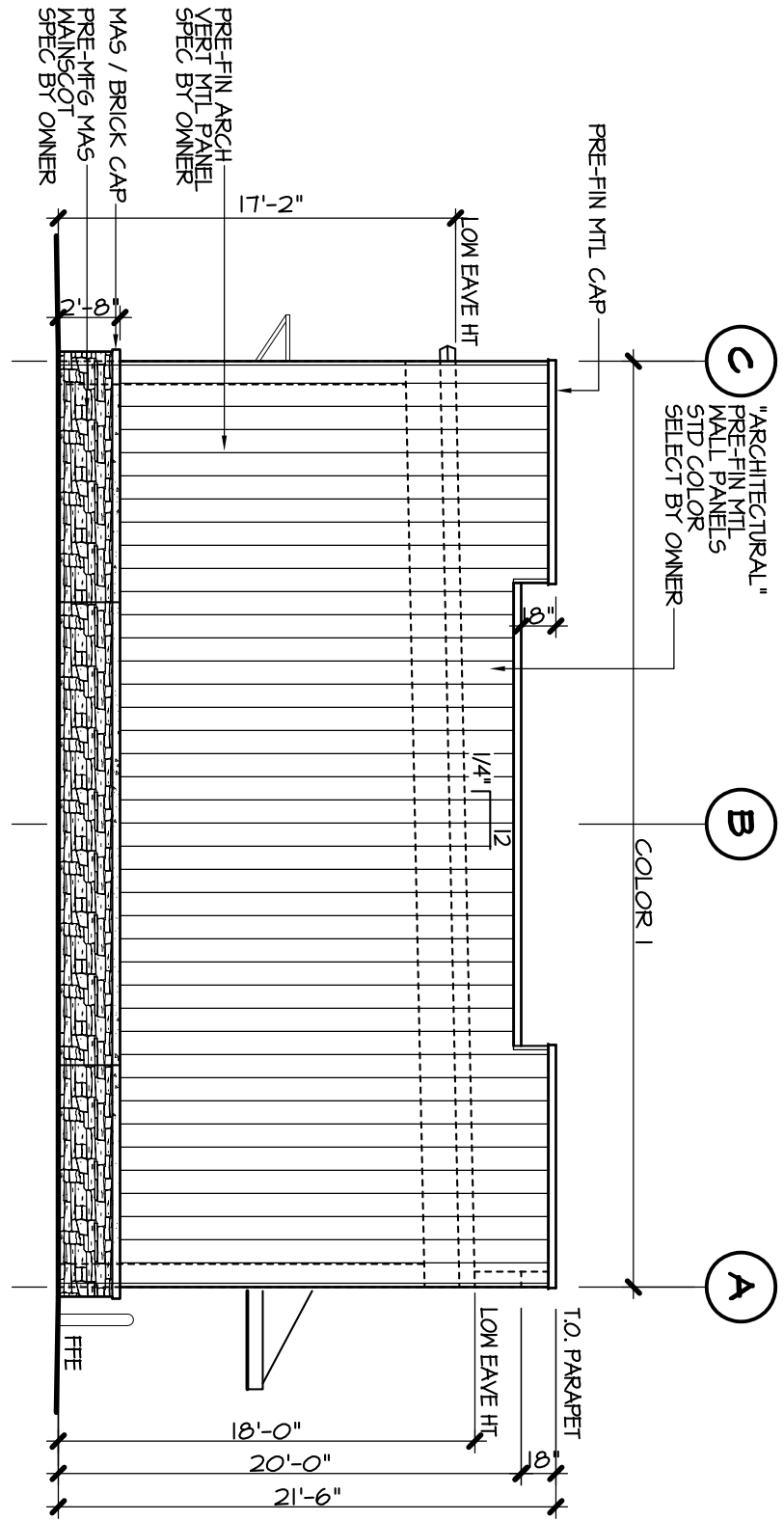




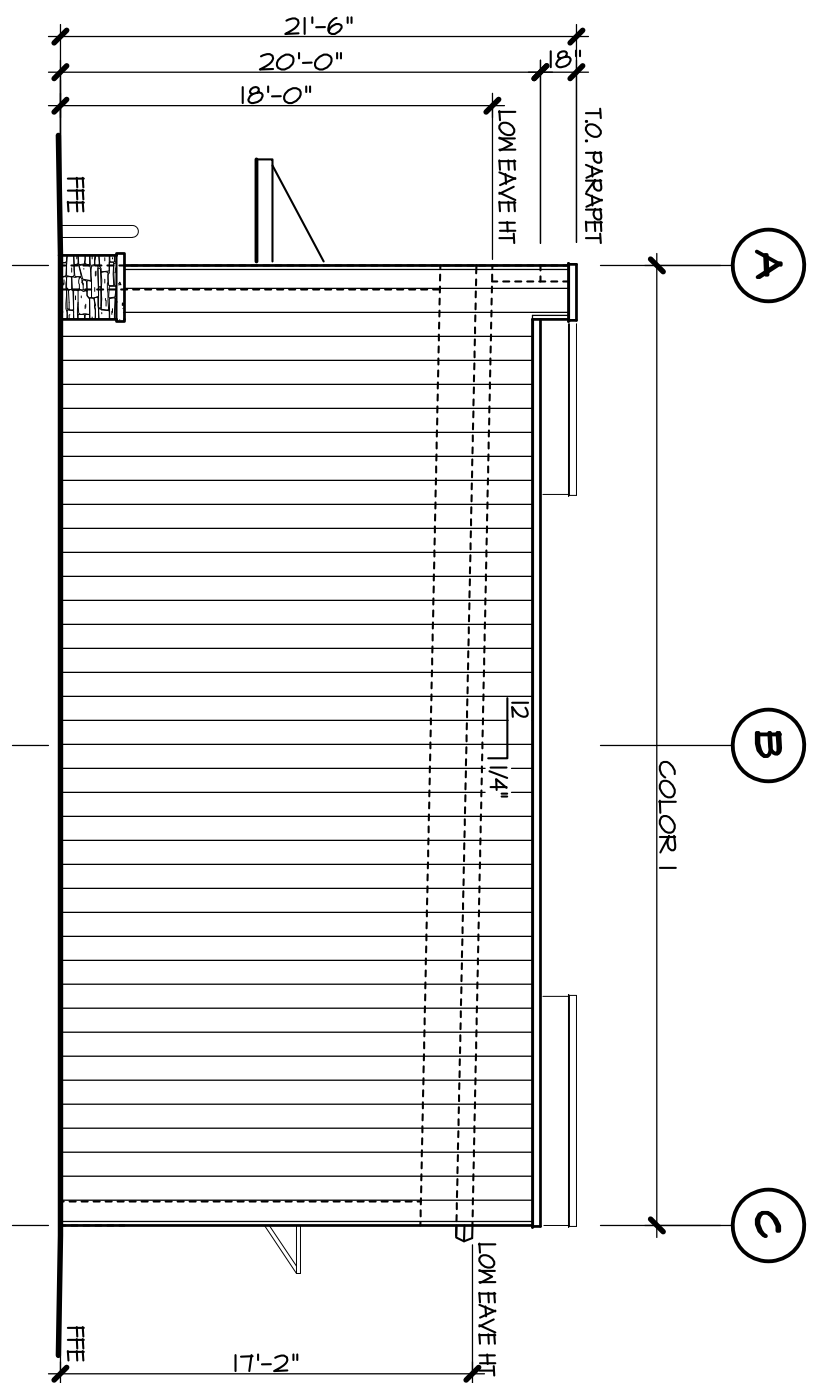
WEST ELEVATION BLDG "B" ("C" EAST)  
1/8"



EAST ELEVATION BLDG "B" ("C" WEST)  
1/8"



NORTH ELEVATION BLDG "B" ("C" SOUTH)  
1/8"



SOUTH ELEVATION BLDG "B" ("C" NORTH)  
1/8"