



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, April 20, 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: VISION 2000, LLC

DATE: 04/07/2021

SUBJECT PROPERTY ADDRESS: 1702 Visions Ave, Jonesboro, AR 72401 (3700 E Johnson Ave)

DESCRIPTION OF VARIANCE REQUESTED: see attached

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 or the proposed variance or appeal, unless so written by me to the Board.

MOLL HOLDINGS LLC

Printed Name of Property Adjacent Owner
3705 E Johnson Ave
JONESBORO, AR 72405-1858

Address

(Signature)

Date

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



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

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	Vision 2000, LLC	Applicant	Jeremy Austin
Address	PO Box 1654, Jonesboro 72403	Address	PO Box 1654, Jonesboro, AR 72403
Phone	870-972-5632	Phone	870-972-5632
Signature	_____	Signature	_____

DESCRIPTION OF REQUESTED VARIANCE

1. Requesting Front Landscape Buffer Variance: Front 15' length along Johnson Ave; Side 254' length along East property line, 15' side buffer is required & 14' is provided; Rear buffer 10' is required & 3.25' is provided; Front Landscape Buffer Variance for approx. 342' length along Visions Ave. A Buffer of 11.4' is provided.
2. Requesting Variance for Light Pole Height of 25' with 3' tall foundations.
3. Requesting Variance for building exterior features of 80% brick, wood, or stone.
4. Monument sign only 6' in height but has marquee banner.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

1. Project needs the parking lot area for vehicle turning radius.
2. Tommy's Express Car Wash light poles are prototypical.
3. 80% brick, wood, or stone exterior features do not compliment Tommy's Express Car Wash branding.
4. Proposed sign attached for review.

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.



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P & H INVESTMENTS LLC

Printed Name of Property Adjacent Owner
PO BOX 16787

JONESBORO, AR 72403

Address

(Signature)

Date

Phone

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