




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

Case Number VR 21-19 BZA Deadline 4/25/21
Date Submitted 4/23/21 BZA Meeting Date 5/18/21

OWNER/APPLICANT INFORMATION

Property Owner	<u>Weston Wagner</u>	Applicant	<u>McAUSTER ENGINEERING</u>
Address	<u>336 Natchez Dr 72404</u>	Address	<u>4508 STADIUM STE D</u>
Phone	<u>870-926-7994</u>	Phone	<u>870-931-1420</u>
Signature	<u>Weston Wagner</u>	Signature	

DESCRIPTION OF REQUESTED VARIANCE

- 1) PERMISSION FOR VARIANCE FOR A LOT RENDERED
NON-CONFORMING.
- 2) PERMISSION FOR VARIANCE TO REDUCE SET BACKS TO
ALLOW FOR BUILDING OF A STRUCTURE THAT WILL
CONFORM TO OTHERS IN THE AREA.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

THE REQUIRED DEPTH FOR C-3 ZONING IS 100'. THE LOT
IN QUESTION HAS ONLY 70' IN DEPTH. THE ~~REAR~~ LOT
CANNOT BE EXPANDED, AS IT IS BORDERED BY PRIVATE LAND TO
THE NORTH, AND EXCLUSIVE SQUARE TO THE SOUTH.
THE SETBACK REQUEST OF 20' STREET, 10' REAR, AND 5' SIDE
WOULD ALLOW FOR A ~~SMALL~~ BUILDING TO BE CONSTRUCTED THAT
WOULD BE APPROXIMATELY THE SAME FOOTPRINT TO THE STRUCTURE
DIRECTLY EAST OF PROPERTY.

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036