



McALISTER ENGINEERING, PLLC

CIVIL ENGINEERING AND LAND SURVEYING



April 23, 2021
Mr. Derrel Smith, Director of Planning and Zoning
City of Jonesboro
PO Box 1845

Mr. Smith,

On behalf of Weston Wagner, owner of the property located at 1716 Executive Square, in Jonesboro, AR, McAlister Engineering formally requests that the previously mentioned lot be approved for variances from the Board of Zoning Adjustment. Mr. Wagner would like to build a structure on the land, which is on a non-compliant lot.

The first request for variance is due to the fact that the lot in question is Zoned C-3, and required to have a 100' depth. The lot contains a depth of only 70', therefore making it non-conforming to city standards.

The second request for variance is for the allowance of a deviation for the mandatory setbacks. A C-3 zoned property requires a 25' street setback, 20' rear setback, and a 10' side setback. Mr. Wagner requests to be allowed to use a 20' street setback, a 10' rear setback, and a 5' side setback, in order to build an average sized structure that will show conformity to the other structures in the area. The intent of the building is to match up with adjacent building directly to the east, as closely as possible.

Thank you for your consideration in this matter. Please contact McAlister Engineering with any question or issues.

Respectfully,

Taylor McBride, EI