



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

Case Number	<u>VR 21-25</u>	BZA Deadline	<u>6/25/21</u>
Date Submitted	<u>6/4/21</u>	BZA Meeting Date	<u>7/20/21</u>

OWNER/APPLICANT INFORMATION

Chris West/Triple Sea LLC  
428 N Main St  
Jonesboro, AR 72401  
870-931-9634

Chris West Plumbing Inc  
428 N Main St  
Jonesboro, AR 72401  
870-931-9634

DESCRIPTION OF REQUESTED VARIANCE

HARDSHIP - Needing to extend existing building foot print to the east with a 62 x 35 Red Iron structure to be defined as a pipe shed with side walls, open ended to the east. The original structure extends beyond north and south set back lines since it was built in 1984 before lines were set. Build site is behind legal fence lines, on existing parking lot with curb, gutter and gate entrance. East setback is not affected. Gate entrance, remaining parking lot, fence will not be affected.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Our company has renovated and occupied this facility for 12 years. Our business has grown from two plumbers to ten in this time period. Expansion is necessary to free up existing square footage. A pipe shed which will house any materials that are large in nature, 20 foot lengths of piping, pex rolls, yellow gas pipe rolls, stock and special ordered tubs/shower units, protecting them from weather/UV damage. This will free up needed square footage in our existing facility while giving employees access to the materials without having to carry them or load in the weather. The existing building is established and is curbed and guttered. The build site is at an existing parking lot (no additional runoff), within the fenced 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.
- Pay fee.

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