



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

Case Number VB 21-30 BZA Deadline 8/25/21
Date Submitted 8/25/21 BZA Meeting Date 9/21/21

OWNER/APPLICANT INFORMATION

Property Owner	<u>BRYANT MARSHALL</u>	Applicant	<u>JIM LITTLE ARCHITECT</u>
Address	<u>500 W. WASHINGTON</u>	Address	<u>603 W. COLLEGE</u>
Phone	<u>870-974-0331</u>	Phone	<u>626-437-9207</u>
Signature	<u>Bryant Marshall</u>	Signature	<u>Jim Little</u>

DESCRIPTION OF REQUESTED VARIANCE

THE OWNER WOULD LIKE TO BUILD A SINGLE FAMILY
RESIDENCE ON HIS LOT. THE LOT IS IN "INDUSTRIAL
ARTS" DIRD ZONE, WHICH DOESN'T ALLOW SINGLE
FAMILY RESIDENTIAL.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

THE EXISTING LOT AT 511 W. MONROE IS
VERY SMALL (62x79). TO BUILD A DUPLEX
ON THIS SMALL OF A PROPERTY IS OUT OF SCALE
AND CHARACTER FOR THIS AREA. THE LOT
PREVIOUSLY HAD A SMALL HOUSE ON IT. THERE
ARE OTHER SINGLE FAMILY HOUSES ON MONROE
AND THIS REQUEST IS NOT INCONSISTENT WITH THE
HISTORIC CHARACTER OF MONROE.

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