

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

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Case Number: VR 21-31
Date Submitted: 08/25/2021

BZA Deadline: 08/25/2021
BZA Meeting Date: 09/21/2021

OWNER / APPLICANT INFORMATION

Property Owner: R.W. Dougherty, Etal
Address: 305 West Parker Road
Jonesboro, AR 72404
Phone:

Applicant: HCS Investment &
Development, LLC
2700 RidgePointe Dr.
Jonesboro, AR 72404
(870) 919-6758

Site Address: 3101 Parker Annex Road

Signature


George Hamman, PE, PS (Civil Consultant - Representative)

DESCRIPTION OF VARIANCE REQUESTED:

- A) Front setback of existing building reduced to 16.5 feet (from standard 25');
- B) Rear setback of existing building reduced to 15.0 feet (from standard 20');
- C) Waive Overlay District Regulations;
- D) Waive Access Management Regulations;
- E) Maintain existing drive width on south side of existing building.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST:

- A) As is shown on the survey of the property, the existing building lies only 17' from the front property line.
- B) As is shown on the survey of the property, the existing building lies only 15.7' from the rear property line.
- C) The existing building prevents compliance with the Overlay District Regulations
- D) The existing building prevents compliance with the Access Management Regulations
- E) Narrow existing drive, but there are individual existing units that are accessed from the south side of the building.