

Southern Crescent Habitat for Humanity

# 0 & 129 Key Street: Design Review & Size Variance Request

Securing historic neighborhood character  
through attainable, high-quality infill development.

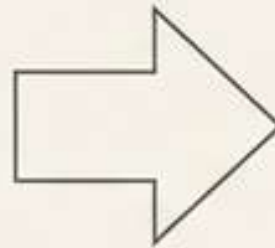
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Presented by Cynthia E. Jenkins | City of Jonesboro Zoning Board

Parcels: 12016G A004  
& 12016G A003

# The Variance Request Framework

Current R-4 Zoning  
1,600 sq ft minimum



Requested Variance  
1,320 sq ft optimal footprint

## **Pillar 1: Historic Infill**

Lots were subdivided in the historic district prior to modern ordinances requiring larger homes. The narrow lot shape dictates a proportionate footprint.

## **Pillar 2: Affordability Mission**

Attainable pricing requires cost-effective material use. A 1,320 sq ft reduction is the specific mechanism to accomplish this Habitat mandate.

## **Pillar 3: Neighborhood Harmony**

A smaller home matches the unique characteristics of similarly situated properties on the street, bringing new construction without disrupting local scale.

# Analyzing Key Street's Architectural Precedent

Low-slung profiles and simple gable structures.



Prominent masonry and block foundation elements.



Prevalence of raised, functional front porches.



Modest, compact footprints averaging well under modern R-4 minimums.

Conclusion: A 1,320 sq ft footprint is historically accurate and proportionally necessary for true neighborhood harmony.

4bed, 2 bath , 1593 square feet



3 bed, 2 bath 1320 square feet



 Gemini Notebook

# Our Track Record of Excellence

**Craftsman Detailing:**  
Tapered columns with robust stone pedestals.

**Premium Materials:**  
High-quality siding, crisp trim, and dimensional roof shingles.

**Community Ready:**  
Inviting, functional front porches that encourage neighborhood engagement.



Southern Crescent Habitat for Humanity does not compromise on architectural integrity. 'Smaller' simply means highly efficient, attainable quality.

# The Vision for 0 & 129 Key Street



Mirrors historic masonry foundations.

Honors Key Street's porch culture.

1,320 sq ft footprint perfectly matches the modest neighborhood scale.



# Highest and Best Use for Jonesboro



**Southern Crescent  
Habitat for Humanity**

## Resolution Memorandum

### **The Request:**

Approval of the submitted architectural designs and a variance from 1,600 sq ft to 1,320 sq ft for Parcels 12016G A004 and 12016G A003.

### **The Impact:**

Transforms vacant, non-conforming historic infill lots into beautiful, attainable family homes.

### **The Alignment:**

Respects Jonesboro's historic scale while fulfilling Southern Crescent Habitat for Humanity's mandate for affordable, high-quality homeownership.