

Southern Crescent Habitat for Humanity

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

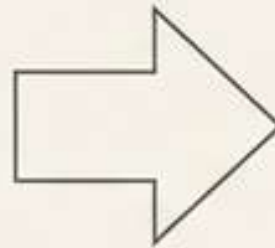
Securing historic neighborhood character
through attainable, high-quality infill development.

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

FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

GENERAL	
(Symbol)	DOOR
(Symbol)	WINDOW
(Symbol)	STAIR
(Symbol)	ELEVATOR
(Symbol)	RECEPTION
(Symbol)	LABORATORY
(Symbol)	OFFICE
(Symbol)	RESTROOM
(Symbol)	STORAGE
(Symbol)	ENTRY
(Symbol)	EXIT

3 bed, 2 bath 1320 square feet

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 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.