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March 29, 2018

Mr. Derrel Smith, Director of Planning and Zoning  
City of Jonesboro  
PO Box 1845  
Jonesboro, AR 72403

RE: Variance Request  
3734 Pebble Beach Drive  
Letter of Intent  
Our File Number: 118037

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners for the home located at 3734 Pebble Beach Drive. As you know there is one location where the home encroaches into the side building setback.

The request is to allow reduce the side setback from five feet (5') to four and eighty one hundredths of a foot (4.81'), near the southeast corner of the home.

The owners constructed the home, and their contractor inadvertently placed the home 0.19' (approximately 2½") too close to the east property line. The owners are seeking to resolve a property line issue near the northwest corner, where an existing retaining wall was slightly over the property line. During the replat review, the Planning Department observed that the southeast corner of the home was encroaching on the building setback line. This is being brought before the BZA in order to resolve the southeast corner encroachment, in order that the northwest corner encroachment may also be resolved.

Thank you for your time and attention.

Respectfully,

**Civilogic**

George Hamman

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