

Michael Daniels, PS, CFedS
Daniels Land Surveying, PLLC
PO Box 1091
Jonesboro, AR 72403



July 31, 2018

City of Jonesboro
Board of Zoning Adjustment
C/O Planning Department
300 S. Church St.
Jonesboro, AR 72401

RE: STREET SETBACK VARIANCE REQUEST

To whom it may concern,

On behalf of my client, Toby Selby, I am respectfully submitting to the BZA, a request for variance of the street setback on 600 Shadow Lane. Specifically, the request is for the reduction of a 25' street setback to a 5' street setback.

Mr. Selby currently has a contract to purchase 600 Shadow Lane. His plans are to construct a small accessory dwelling for his mother on the west side of the lot. Mr. Selby has two young children and would like to still have a back yard for family activities.

As you will see from the attached plat, Shadow Lane was originally a 30' wide street. The City of Jonesboro Engineering department has requested the applicant to give an additional 20' of right of way to match the 50' right of way to the west of the subject property. Based on the current zoning district regulations and the additional right of way that has been requested, not only would the current house sit within the new setback, but it would also limit the available space to construct the new dwelling.

After visiting with the planning and engineering departments, both were supportive of leaving the current setback in place while taking the additional right of way on Shadow Lane.

Thank you for your consideration and we look forward to discussing this with you at the next meeting.

Respectfully,

A handwritten signature in black ink, appearing to read 'Michael Daniels', is written over a light blue horizontal line.

Michael Daniels, PS, CFedS
Daniels Land Surveying, PLLC