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April 24, 2019

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

RE: Variance Request
109 East Forrest Street
Letter of Intent
Our File Number: 119008

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners for the lot at 109 East Forrest Street.

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow both of the front setbacks to be reduced to six feet (6'), and to allow a lot with less than the prescribed fifty feet (50') of frontage, whatever the actual surveyed dimension is.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The circumstances necessitating a variance are listed. First, the developers are not experienced, and the lot was acquired prior to their knowledge of the building setbacks. Second, the lot was platted in 1913 and the plat indicates forty five feet (45') of frontage along Forrest Street. Therefore, the lot size is the hardship in this situation. When fully enforced, the building setbacks only allow a buildable area of 86.5 feet x 10', hardly enough for a commercial building. Their desire is to construct a daycare with four classrooms. The current zoning of the property is C-3. A proposed site layout has been provided.

Thank you for your time and attention.

Respectfully,

Civilogic

George Hamman
