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December 23, 2019

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

RE: Variance Request
2213 Auburn Dale Cove
Letter of Intent
Our File Number: 119103

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 6100 East Highland Drive.

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow the following: South front setback reduced from 25' to 18.0' for a portion of the frontage.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The circumstance necessitating a variance is as follows:

The applicant owns two lots on Auburn Dale Cove which have been replatted into a single lot. The lot to the southwest of their home contained a home that had burned. The damaged home has been removed, and the Tysons purchased the vacant lot. The Tysons now wish to expand their existing home. A small portion of the front entry, though not enclosed and heated and cooled, extends into the front setback of the subdivision. In order to accommodate the proposed home expansion, the Tysons are requesting BZA approval for the front entryway to be closed to the right-of-way that prescribed by the setbacks.

Thank you for your time and attention.

Respectfully,

Civilogic

George Hamman
