



*"GOOD FOOD FAST"*

Mail: P.O. Box 6450, Norcross, Georgia 30091-6450  
Street: 5986 Financial Drive, Norcross, Georgia 30071  
(770) 729-5700

April 12, 2024

**VIA Certified Mail**

Demo's Barbeque & Smokehouse, Inc.  
Attn: Spencer Moore  
4552 CR 757  
Jonesboro, AR 72405

Re: Variance request for 4207 E Johnson Ave.

Dear Mr. Moore,

My name is Erik Haeffs, and I am working on developing the land to the east of the Demo's Barbeque & Smokehouse into a Waffle House restaurant. As part of this development, we need to obtain two variances to the City's Code. The first variance is to reduce the size of the landscape buffer of the internal property line (not the one shared with Demo's) to 5' on both sides. This should have no impact on your property. The second variance is to remove the requirement in the City's code for cross access with your property. Being that the two sites have a significant elevation change between them, the connection between our lots will be expensive, and frankly not necessary. I did not see any easements between your property and my Seller's property and based on your site layout, I don't see a logical place for this connection unless you take out 3-4 parking spaces. I would appreciate your support in these variance requests so feel free to give me a call to discuss.

Sincerely,

**Erik Haeffs** | Real Estate Director

Waffle House, Inc. | 5986 Financial Drive, Norcross, GA 30071  
o 770.729.5806 c 404.375.8408 [erikhaeffs@wafflehouse.com](mailto:erikhaeffs@wafflehouse.com)



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**VIA Certified Mail**

Paul E Spurlock Living Trust  
4116 Hickory Lane  
Jonesboro, AR 72405

Re: Variance request for 4207 E Johnson Ave.

Dear Mr. Moore,

My name is Erik Haeffs, and I am working on developing the land to the north of the 4116 Hickory Circle, owned by the Paul E Spurlock Living Trust, into a Waffle House restaurant. As part of this development, we need to obtain two variances to the City's Code. The first variance is to reduce the size of the landscape buffer of the internal property line (not the one shared with Demo's) to 5' on both sides. This should have no impact on your property. The second variance is to remove the requirement in the City's code for cross access with the Demo's Barbeque property. I would appreciate your support in these variance requests so feel free to give me a call to discuss.

Sincerely,

**Erik Haeffs** | Real Estate Director

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