



# Replacement Parts, Inc.



EVERYTHING AUTOMOTIVE

April 25<sup>th</sup>, 2018

City of Jonesboro Planning Department  
Attn: Derrell Smith, Planning Director  
300 S. Church Street  
Jonesboro, AR 72401

Re: Variance for 2825 Forest Home Road

Mr. Smith,

I hope this correspondence finds you well. The purpose of this letter is explain the basis for our variance request for the above captioned property. As you recall from our April 10<sup>th</sup> meeting a recent survey shows that the existing structure on the premises sits on and, in some places, crosses over the boundary lines. At no point does the existing structure comply with the required 10' side setbacks. Furthermore it is now known whether the structure complies with the required front and rear setbacks.

As a practical matter portions of the structure have been in place since the 1970's. It is possible, if not probable, that the structure was erected before the implementation of the existing setback regulations. The structure has been in place for a number of years and has hosted a number of different businesses.

As you know Crow-Burlingame company currently has an option to purchase the property. However the requested variance will need to be granted if we are to close. By granting the variance the property will be available for purchase and may potentially become part of Jonesboro's economy once again. Therefore we respectfully request that a variance be granted for the property such that the property setbacks can conform to the actual conditions.

If you have any questions please feel free to contact me anytime by phone at (501) 375-1215 or by email at [thomass@btbautoparts.com](mailto:thomass@btbautoparts.com). Thank you for your assistance in this matter. We look forward to seeing you at the Board of Zoning Adjustment meeting on May 15<sup>th</sup>.

Sincerely I Remain,

Thomas Smith, General Counsel  
Replacement Parts, Inc.  
Crow-Burlingame Company  
Parts Warehouse, Inc.