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June 23, 2026

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

RE: Variance Request / Letter of Intent
218 and 220 Labaume Street
Our File Number: 126004

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepare on behalf of the owners of the property located at 218 and 220 Labaume Street. The building actually faces their parking lot (to the north), and it is also placed along the frontage of Madison Street (to the east).

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is as follow:

West building setback:	10'
Interior Side building setback:	5'
East building setback:	15'
Word Street building setback:	5'
Right-of Way dedication:	5" (South side of Word Street)
Lot widths:	45'

Though these requested building setbacks are not exactly the same as the Downtown Jonesboro Redevelopment District (DJRD), they are very similar. The limits of the Commercial Mixed Use Redevelopment are located only one block south of this site, and the Limits of the Industrial Arts Redevelopment District is only two blocks south of this site.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST:

There are multiple hardships imposed upon this site. Initially, the original plat of this area was filed circa 1887. During the mid-1950's, the zoning codes were prepared and adopted by the City, however, the new codes did not address prior infractions nor offer any universal mechanism for remedy for parcels that had been conveyed with improper descriptions. These two parcels have been conveyed by verbal description (not platting). The current parcel maps show the parcels as conveyed, not as platted circa 1887.

Thank you for your time and attention.

Respectfully,

Civilogic,

George Hamman