

Mike & Lisa Hart
4504 Peter Trail
Jonesboro, AR 72405
September 16, 2024

City of Jonesboro Planning and Zoning Department
300 S Church Street
Jonesboro, AR 72401

Dear Members of the Board,

I am writing to formally request a variance for constructing an 8-foot privacy wooden fence at my residence at 4504 Peter Trail, Jonesboro, AR 72405. I understand that I built this fence without obtaining the necessary permits and approved plans, and I take full responsibility for this oversight. I now seek your discretion and judgment in granting this variance.

The house at 4504 Peter Trail was completed in May 2005. At that time, our backyard was enclosed by a 6-foot privacy wooden fence installed by the builder. There were no houses immediately behind or to the east of our property. However, in 2014, a house was built at 4712 Peter Trail on an elevated lot. This elevation difference resulted in their back deck being at approximately the same height as our 6-foot fence, significantly impacting our privacy.

The current ordinance deprives us, at our current address, of the privacy that we should have that our neighbors have due to the elevation change of both adjoining properties.

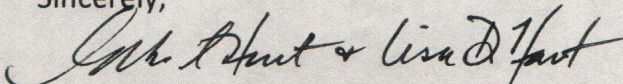
Additionally, the construction of the NEA Baptist Hospital less than a quarter mile from our home has increased ambulance and helicopter traffic, further affecting our privacy and tranquility. In response, we planted trees and added a 2-foot topper to 30 feet of the center of our fence. However, the recent hailstorm this past spring caused significant damage, prompting us to replace our 19-year-old fence due to its decay.

The new 8-foot fence along the northern border of our property is intended to restore privacy for both our home and the neighboring property at 4712 Peter Trail. This fence is designed to be aesthetically pleasing and promote community harmony.

I want to emphasize that this request is not intended to set a new precedent that would be unproductive for the City of Jonesboro and its citizens. The unique circumstances of the elevation difference and increased traffic necessitate this variance to ensure the privacy and well-being of our family.

Thank you for considering my request. I am available to provide any additional information or answer any questions.

Sincerely,



Mike & Lisa Hart, 870-273-2283, mhart@ezlife@gmail.com