

Planning & Zoning Department
300 S. Church St.
Jonesboro, AR 72403

To Whom It May Concern:

I am writing this letter to request a variance to install a fence at my residence 798 Cypress Knee Cove, Jonesboro, Arkansas. According to my fence installer, a variance must be requested to install our fence in the same dimensions as our adjacent neighbor's fence at 4017 Cypress Glenn Cove located directly behind us (please see aerial view for reference.)

It is my understanding that these regulations were put into place on corner lots for safety to ensure that a fence does not block the view of oncoming traffic from a vehicle at a stop sign, in this case at the intersection of Cypress Knee Cove and Cypress Knee Road. As you can see from the aerial view our requested fence dimensions would have no impact whatsoever on a driver's view at this intersection. In fact, the proposed dimensions would be approximately 72' from the curb nearest the stop sign, and over 90' away from the location where a vehicle would be stopped. In addition to this, our yard has a unique angled shape that allows an even better view for oncoming traffic. Please see the attached pictures taken from the stop sign.

The circumstances necessitating variance request is that current zoning would result in unnecessary hardship on our family that would deprive us of reasonable use of our land. We need a fence in place to ensure our two year old son, Asher, and our dog can safely play in our yard. However, with current zoning in place, this would effectively eliminate a significant portion of our property for any functional use in perpetuity while the fence is in place. As the fence in the requested dimensions would have no impact on drivers' views, and has been approved, and in fact encouraged, by our adjacent neighbors this is absolutely an unnecessary hardship that would deprive us of reasonable use of our land.

Thank you for your consideration,

Eric and Stephaine Mullins


