



6/25, 2024

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR VARIANCE
UNIVERSITY HEIGHTS ELEMENTARY
300 BOWLING LANE
Jonesboro, AR 72405**

Dear Mr. Smith:

On behalf of Nettleton Public Schools, we are pleased to submit this request for a variance. Nettleton Public Schools will be seeking to build an addition to their University Heights Elementary campus located at 300 Bowling Lane. There is an existing driveway apron and asphalt drive that is used for bus loading/ unloading that will also be used for public access to the gym. This driveway currently is less than 100ft from the property line. There are current codes, as specified herein, that hinder the site from being in full compliance.

1. "For lots having 240' of street frontage or more, curb cuts shall be no less than 100' from the closest side lot line." *City of Jonesboro. "Access Requirements." Master Street Plan: section 1.3 (2020)*

There are key characteristics of the site that make this variance approval paramount to the existing function of traffic at this location. Exhibit A and Exhibit B illustrate the current and proposed conditions of the site, respectively.

Attached please find the completed application.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely

Garrett Dunnam P.E.
Civil Engineer

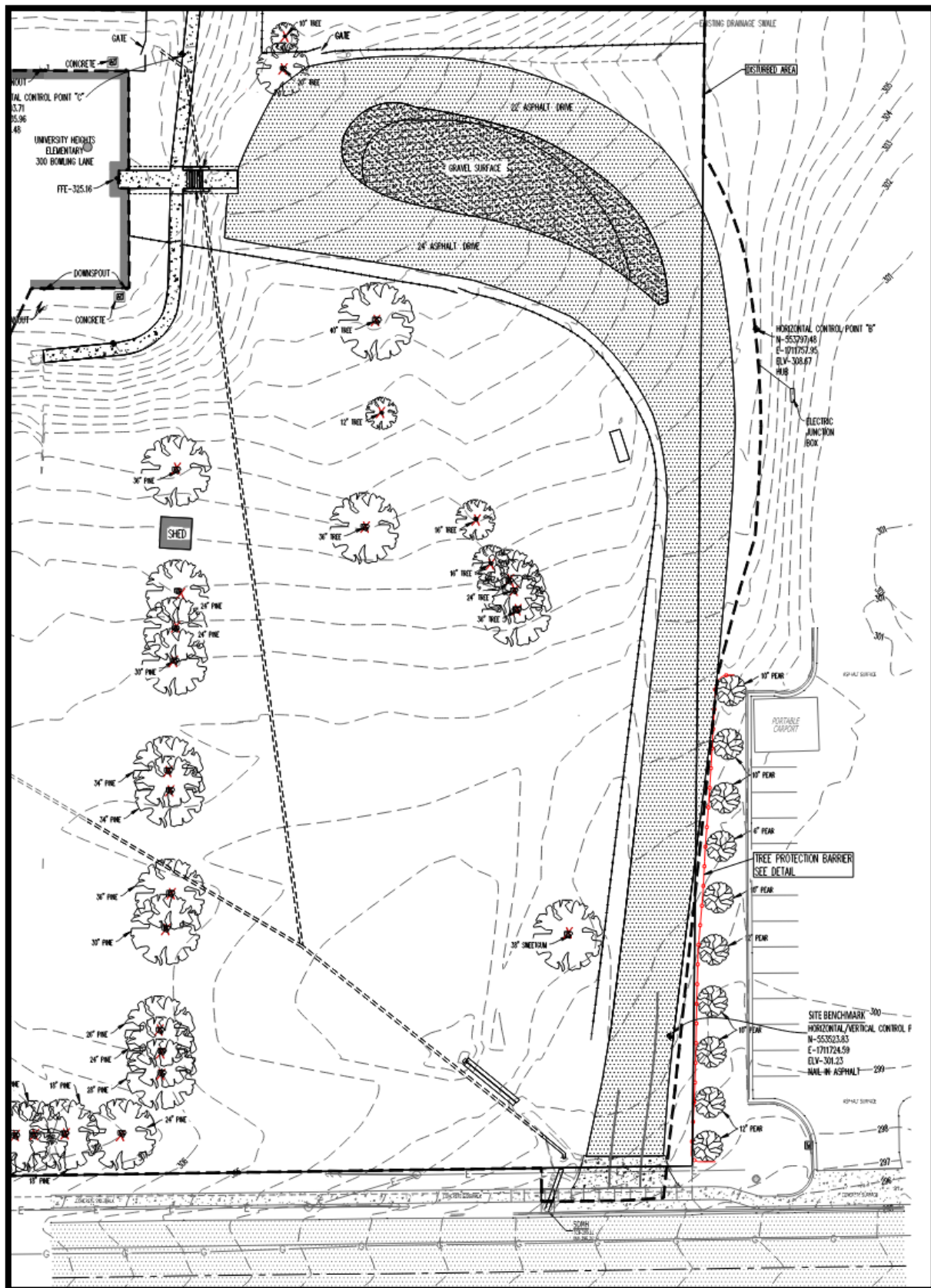


FIGURE 1. EXISTING SITE

