



February 12, 2025

Mr. Derrel Smith
Director, Planning, Zoning
City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

Re: Variance Request – Pit Stop Caraway Rd.

Mr. Smith

Stonebridge Construction request variances for the proposed Pit Stop convenience store development located at the corner of Caraway and Parker Road. The request is to remove the requirement to provide connection to the property to the east currently Upper Crust Pizza. The parking and drive aisle for Upper Crust Pizza is grossly undersized, the entire drive aisle and 2 rows of parking is only 54' wide using a minimum of 18' for each parking space depth that only leaves 18' for 2-way drive aisle.

This would have ben requested last year when we submitted variance request in September but after meeting with all of the city departments in July it was never brought up as a concern until permit application.

Please see the attached civil plans for more information about the development.

Please call me if at 870-761-3280 if you have any questions or need additional information.

Regards,

A handwritten signature in blue ink, appearing to read 'Rob Hester', is written over a blue circular stamp or seal.

Rob Hester
Stonebridge Construction, LLC