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May 27, 2026

Mr. Derrel Smith  
Director of Planning & Zoning  
Jonesboro, AR

**Re: Board of Zoning Adjustments — Building Setback Variance Request  
822 N. Church Street  
Jonesboro, Arkansas 72401**

Dear Mr. Smith:

Shannon Kee Construction, LLC is requesting a variance from the required building setbacks for the existing structure located at 822 N. Church Street, Jonesboro, Arkansas.

The subject property currently consists of three lots that are proposed to be combined into a single lot through the replat process. As part of the replat, additional right-of-way is requested to be dedicated to the City. After consideration of the existing structure location and applicable setback requirements, the existing structure does not meet the required building setbacks.

The existing structure is located approximately **3.9 feet from the north property/right-of-way line along Hickory Street**, where a **25-foot setback** is required. A variance is therefore requested to reduce the required north setback from **25 feet to 3.9 feet**.

The existing structure is also located approximately **6.1 feet from the east property line**, where a **20-foot setback** is required. A variance is therefore requested to reduce the required east setback from **20 feet to 6.1 feet**.

The existing structure was constructed prior to 1994 and was not constructed as part of the current replat request. The requested variance is necessary to allow the existing structure to remain and to allow the proposed replat and permitting process to move forward. Strict application of the current setback requirements would require removal, relocation, or substantial alteration of the existing structure.

The requested variance is limited to the existing structure and existing encroachment conditions shown on the accompanying replat. No new building expansion into the setback area is proposed as part of this request. The variance is the minimum relief necessary to allow reasonable use of the existing building and property.

The owner respectfully requests that this item be placed on the next available Board of Zoning Adjustments agenda for consideration.

Respectfully Submitted,

Brandon Wood, P.E., P.S.