



Zoning Appeals Process


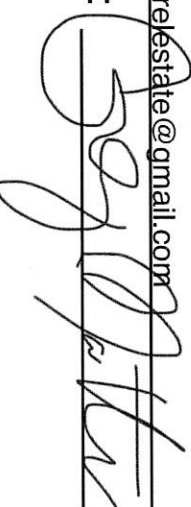
Application Requesting Variance & Nonconforming Use Change Requests

Owner: Jerod & Craig Monette Applicant: Jerod Monette

Address: 803 Hubble Cove /72401 Address: _____

Phone: 870 530-9070 Phone: _____

Email: jerod-strayer@yahoo.com Email: dti.relesiate@gmail.com

Signature:  Signature: 

Description of Requested Variance:

The 1973 plat indicated a proposed cove and corresponding 30-foot setback; however, the cove was never constructed. The original builder placed the home approximately 30 feet from the existing roadway built. The variance request is to acknowledge the long-standing placement of the structure based on the actual roadway configuration in use since original construction

Circumstances Necessitating Variance Request:

The variance request is necessitated by a discrepancy between the original 1973 plat and the roadway configuration ultimately constructed. Approval of the variance will resolve the resulting setback issue and allow clear and marketable title to be conveyed to the buyers

General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: _____

803 Hubbel Variance narrative letter

To Whom It May Concern,

This letter is being submitted in support of the variance request for the subject property.

According to the original subdivision plat recorded in 1973, a proposed cove and corresponding setback line were anticipated as part of the development plan. However, the proposed cove was never constructed. Instead, the roadway was developed in its current configuration, and the original builder constructed the home approximately 30 feet from the roadway as it physically exists today.

The existing structure has remained in this location for decades and was built in good faith based upon the actual roadway improvements completed at the time of construction. The setback issue identified by the recent survey appears to result solely from the discrepancy between the originally proposed plat design and the roadway configuration ultimately constructed by the developer.

The requested variance is being sought to formally recognize the long-standing placement of the structure, resolve the technical setback discrepancy, and allow clear and marketable title to be conveyed to the buyers currently under contract to purchase the property. Granting the variance would not alter the character of the neighborhood, create any additional encroachment concerns, or negatively impact surrounding

properties, as the structure has existed in its present location for many years without issue.

We respectfully request approval of the variance based upon these circumstances and the unique historical development conditions affecting the property.