

Property: 1328 W Huntington, Jonesboro Ar 72401

Today I am requesting a variance for my property located at 1328 Huntington. On July 2<sup>nd</sup>, 2024, I submitted for a permit for this property. I submitted a site plan and blueprints for ONE single family house. On July 11<sup>th</sup>, 2024, I picked up my APPROVED permit from the city and paid \$725.25 for a permit fee.

I then began construction on the lot. My Footings are done, my blocks are done, and we were bringing in dirt to fill the foundation when on August 6<sup>th</sup>, 2024, I got a call from the city that I was being shut down. They informed me that I was going to have to build a duplex on that lot. I said no.

My lot, like many lots in downtown Jonesboro is 50' wide X 145' deep. This lot is small to build a single-family house on, much less putting a duplex on it.

My lot is zoned R2. R2 is residential and DOES permit a single-family house or multifamily. The area in this neighborhood is FULL of residential living with both single family and Multifamily properties.

In 2022 I finished one new construction single family house at 1311 W Huntington. (284 feet from 1328 Huntington)

In 2023 I finished one new construction single family house at 1315 W Huntington (184 Feet from 1328 Huntington)

In what world do we live in that some can dictate and force me to build a multifamily property instead of a single-family house on a lot that is surrounded by residential single-family properties?

I understand that this area is in the downtown redevelopment district. I support improving downtown Jonesboro (Look at the houses I have built in the area, I am contributing to improvement) I do support a property owner having a choice on what they want to build depending on the zoning of the property but to force a person to build a multifamily property instead of a single-family home is RIDICULOUS!

Properties I have built and own in the area:

1311 W Huntington

1315 W Huntington

1108 W Monroe