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March 08, 2018

Mr. Derrel Smith, Director of Planning and Zoning
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Variance Request
1200 North Floyd Street
Letter of Intent
Our File Number: 118011

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners for the buildings located at 1200 North Floyd Street. As you know there are three existing buildings that encroach into the building setbacks.

The request is to allow the owners to keep the existing buildings that are positioned on the ir property.

- 1) Side building setback south side reduced from 7.5' to 0.75' (9") to accommodate the existing accessory buildings.
- 2) Side building setback north side reduced from 7.5' to 6' to accommodate the existing home.
- 3) Any subsequent construction on the lot shall be in compliance with the existing 7.5' side setback.

When the owners acquired this property, most of the buildings were existing and one was under construction. The owners completed the building that was under construction. Upon completion the City indicated they could not find the permit for the construction. The owners then applied for a new permit and at that time that City indicated they would have to "plat" the property. Civilogic prepared the Minor Plat, which shows the relationship of the buildings to the property lines. The Planning Department then confirmed this matter would have to be considered by the Board of Zoning Adjustment (BZA)

Thank you for your time and attention.

Respectfully,

Civilogic

George Hamman, PE, PS, President