



LETTER OF TRANSMITTAL

TO: BOARD OF ZONING ADJUSTMENT – CITY OF JONESBORO
FROM: COLE CARSON
RE: WENDY'S – E. JOHNSON AVENUE; JONESBORO, ARKANSAS
VARIANCE REQUEST
DATE: JANUARY 25, 2019
CC: FILE

Please find enclosed a variance request package for the above referenced project located at 4204 East Johnson Avenue in Jonesboro. We request that our application be included on the February 19th Board of Zoning Adjustment Meeting Agenda. I have listed below the specific variance being requested and have included a Preliminary Site Plan for reference.

Description of Requested Variance:

The requested variance is a reduction in buffer yard requirements for the above referenced project.

- Rear (North) Buffer – Decrease buffer yard from 10 feet to 2 feet.
- Side (East) Buffer – Decrease buffer yard from 10 feet to 5 feet.
- Side (West) Buffer – No variance requested from 10 feet.
- Front (South) Buffer – Decrease buffer yard from 25 feet to 20 feet.

Circumstances Necessitating Requested Variance:

Complete adherence to the 10 foot side yard buffer is not possible on the South property line due to the currently paved portion for the shared First Security access drive and strict adherence to the 10 foot side and rear buffers and the 25 foot front buffer would result in a lot effectively too small for most typical commercial developments. The requested variances allow for safe access around the proposed Wendy's restaurant for both customers and delivery trucks. Additional landscaping will be added exceeding ordinance requirements to compensate for the reduced green space resulting from the requested variance. This variance request will not result in this property being visually inconsistent with other projects in the immediate vicinity.

Thanks,

Cole Carson
Carlson Consulting Engineers