

City of Jonesboro Variance Request

Hello, my name is Dalton Palmer and I live at 2401 Heath Lane. I work for City Water & Light of Jonesboro in the electric maintenance department. I am from the small town of Poughkeepsie, Arkansas. I come before the City of Jonesboro Planning Board today to request a variance to build a shop that is a larger square footage than my residence.

I currently live in 900 square foot 2-bedroom, 1-bathroom farm-style house on an acre of land on Heath Lane. The house was built in 1955, and I purchased the house in 2016. I am a single person, with no kids and four fish. The house I currently reside is more than enough for living comfortably without being too big and having unused and useless space it is, quite frankly, the perfect space for myself.

I have a 15'x20' wood framed, metal shop that was built before I purchased the property. It currently houses my lawnmower, string trimmer, ladders, tools, and other do-it-yourself items and I use it almost daily. I enjoy working with my hands and doing various projects as a hobby outside of work.

My acre of land has farmland surrounding it on the west and south side. I have one neighbor to my north side who I have a very good relationship with. This neighbor and I are the only two residences on the west side of Heath Lane.

The variance I am requesting from the board is the permission to build a 60'x30' concrete pad, 30'x40'x10' wood frame metal shop, 20' extension off the shop to act as a carport, and a 40'x10' lean to on the north side of the shop. This would be a 1200 square foot enclosed and 2200 square foot total under a roof. This structure will be built on the south-west part of my property, away from my neighbor, and locators for City Water & Light, Suddenlink, Center Point Energy, and AT&T verified the shop location, and driveway will not interfere with their utilities.

I am requesting permission for a 30'x40' shop because I would like a place to store my two trucks and motorcycle. I am currently keeping the two trucks out in my driveway, uncovered, and the motorcycle in my 15x20 shop that I must move out almost daily to move other items around. The shop would allow me to keep my automobiles out of the elements and out of sight, along with the ability to work on them both maintenance-wise and hobby-wise in an enclosed area.

I am requesting the 20' extension to allow me to park my vehicles under and wash them in a shaded area, with a solid surface beneath them. I enjoy keeping my 3 vehicles clean and wash them weekly when I can. I am currently having to pull in my yard and chase the shade around, which sometimes leads me to leave ruts in my yard that I must then repair, frustratingly enough.

The 40'x10' lean to would allow me to store my flat bottom boat and jet ski that I currently keep at my parent's property in Poughkeepsie. The lean to would provide a shelter to keep the watercraft out of the elements and not clutter my yard with tire tracks and dead spots where they would be parked, not to mention my parents would also be happy to see them gone from their yard. The lean to would also provide a covered storage area for my wheelbarrow and pull behind yard sprayer, rather than out in the elements behind my current 15'x20' shop.

If approved, the shop's exterior would match my house color-wise, being a white-cream color with a green roof. I will have a proper driveway leading to the shop from the road, along with chat under the lean to. The shop will allow me to enjoy my hobbies and keep my acre of land still looking neat, organized, and well maintained.

I thank the board members for allowing me to speak to them and give my case for this variance.