



**203 Southwest Drive
Jonesboro, AR 72401
e-mail: george@civilologic.net**

**Phone (870) 932-7880
Fax (870) 972-9662**

December 23, 2019

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

RE: Variance Request
6100 East Highland Drive
Letter of Intent
Our File Number: 119122

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners for the lot at 6100 East Highland Drive.

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow the following:

- A) Masonry exterior on south building faces only,
- B) Parking Reduction,
- C) 12 months to complete the parking and drive final surfaces

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The circumstances necessitating a variance are as follow:

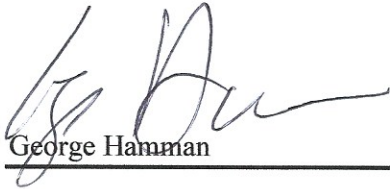
- A) The applicant is requesting a masonry exterior on the southern faces of the buildings only. This is to be a mini-warehouse facility, and the vast majority of the building faces are to be metal roll-up doors, which cannot be finished in masonry.
 - B) Parking reduction: As many people are aware, at a single story, non-climate controlled, mini-warehouse facility, virtually no one parks in a parking space. The tenants will drive to their unit, park in front of the respective door, conduct their business, and depart. No one uses parking spaces at a mini-warehouse facility.
 - C) The site lies within a flood plain, and per City requirements will have to be elevated. The applicant is requesting an additional 12 months for the purpose of placing traffic on the driving surfaces and reaching a more thorough compaction prior to the application of the final driving surface, which is selected to be concrete.
-

VARIANCE NARRATIVE
12/23/19
6100 EAST HIGHLAND DRIVE
PAGE 2 OF 2

Thank you for your time and attention.

Respectfully,

Civilogic



George Hamman
