



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

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

January 22, 2021

Mr. Derrel Smith, Planning Director
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

RE: Variance Request – 3105 Southwest Drive
Our File Number: 121008

Dear Mr. Smith:

This letter is to serve as the narrative portion of the variance request for the above captioned address. Please include a copy in the package that is transmitted to the Board of Zoning Adjustments.

The request is for six separate items for consideration:

Omit 25' Front Landscape and parking setback from the "Overlay District".

Omit 10' Side Landscape setback from the "Overlay District".

Omit 20' Rear Landscape setback from the "Overlay District".

Allow both existing entrances to remain in place.

Allow sidewalk to be placed adjacent to and along existing curbing, consistent with both existing sites.

Waive the requirement for vehicular access to the existing adjacent sites.

The current zoning of the property is C-3, and it falls within the "Overlay District" as described in the *Land Use Plan*.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The owner of this parcel would like to erect a pizza restaurant, whose primary patrons will be drive-through customers. In order to accomplish the goals, a drive must be installed surrounding the building. In addition, retrieval of trash from the dumpster is improved by a drive surrounding the building. The entrances are existing, and the owner / developer would like to utilize those without the need to rebuild them, nor incur the expense of removal. This lot is the only remaining vacant lot along the northwest side of Southwest Drive between Parker Road and Wood Street. The bank was constructed circa 2006, and the St. Bernard's Rehab building was completed circa 2018. This lot contains only 0.32 acres. Imposing the restrictions of the "Overlay District" place a hardship on the parcel, rendering it quite small, almost to the point of undevelopable.

01/22/2021
121008
PAGE 2 of 2

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience.

Respectfully,


The logo for Civillogic, featuring the word "Civillogic" in a green, sans-serif font. The "i" in "Civillogic" has a dot that forms a small circle.

George Hamman, PE, PS