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January 22, 2021

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

RE: Variance Request – 4104 Manila Street and 2319 Boydston Street  
Our File Number: 120106

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 for this property contains four separate items for consideration.  
Permission to have two residential structures on a single R-2 lot.  
Allow the existing building footprints to define the building setbacks for this lot  
Allow all the existing fences to remain in place.  
Allow the existing sheds (accessory buildings) to remain in place.

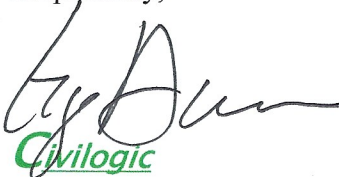

The reasoning for these requests is as follows:

The two existing structures were already in place at the time of the property acquisition. The southern building is in disrepair and the owner's intent was to implement that repair. However, it has been revealed the lot is within the flood plain, and the home will have to be placed on a slab instead of repairing the existing flooring. Therefore, the above items have become apparent in order to secure the appropriate permits.

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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,

George Hamman, PE, PS