

January 20, 2021

Jonesboro Board of Zoning Adjustment
300 S. Church Street
Jonesboro, AR 72403

RE: Brody Reed Estates Lot 10

Dear Commissioners,

Please accept this letter as a request for a setback variance to allow for an encroachment into the building setback. The subject property was platted in 2020 in the Brody Reed Estates Subdivision. There is an 80-foot-wide drainage easement running along the north and west sides of this development. All the lots along the drainage easement have sufficient depth/width to construct a standard single-family home. However, Lot 10 also falls adjacent to the radius of a street eyebrow, which pushes the front building setback further into the property and towards the drainage easement.

The minimum depth of the lot is 108 feet. However, the front setback and rear drainage easement reduce the buildable depth to just 43 feet. The radius along the eyebrow, in the center of the lot, further reduces the buildable depth. This is made apparent on the attached site plan. We are proposing a very shallow house plan with a maximum depth of just 38 feet. This home will fit on a rectangular lot with the same building dimension as Lot 10. However, the radius along the street eyebrow causes the home to slightly extend into the front building setback.

There are special conditions and circumstances that are unique to this property. The rear 40 feet of this property is a drainage easement, and the front of the lot falls along a street radius, which further impacts the buildable depth of the lot. The result is a lot with 72% of the land area dedicated to building setbacks and easements and only 28% available to build on.

The literal interpretation of the zoning ordinance prohibits the development of this lot with a basic, single-family home, that is consistent with the homes that will be constructed on adjacent and nearby lots. As noted above, over 70% of this property has been restricted by building setbacks and utility easements, restricting the depth of the lot to a mere 36 feet. This is significantly shallower than any other lot in the area.

The special circumstances and conditions are not a result of the applicant. The subject property was developed by a previous builder. We are just purchasing this property to construct a new home. While the lot has sufficient area for the zoning district, the lot was platted without sufficient buildable depth for a standard home.

Finally, granting a front setback variance for a single-family home will be in harmony with the general purpose of the zoning ordinance and will in no way be injurious to the neighborhood or public welfare. In its current state, the subject property is vacant and if not built on, will certainly become an eyesore for the neighbors. Our goal is to get a homeowner into a new home, and for the property to be maintained just like the other homes on this street. The front of the home will be aligned on the front 25-foot building setback, just like the other homes, but a small corner of the home will encroach slightly over the setback line along the radius. This minor encroachment along the street radius will be almost unnoticeable to homeowners in the neighborhood, or the general public driving down the street.

I appreciate your time in reviewing this application. Please don't hesitate to contact me with any questions.

Sincerely,

Mark Morris

1-870-919-7700