



LITTLE & ASSOCIATES
ARCHITECTS

August 23, 2021

RE: Variance Request
511 West Monroe Ave, Jonesboro, AR 72401
Zoning: DJRD "Industrial Arts"

Circumstances necessitating variance request:

The owner would like to build a small single family residence to replace the dilapidated house that was demolished at the same site.(see attached photo).

For this block of Monroe, Downtown Jonesboro Redevelopment District, "Industrial Arts" allows any kind of development **except single family residential**.

We feel that a duplex (allowed in Industrial arts) would be out of scale and character for this small lot (62'-0" x 79'-0") and this block of Monroe. There are single family residences on this block, and up and down Monroe and the west end. The owner owns a bigger lot across the street, which would fit a multiple unit project more comfortably.

See attached site plan, front elevation, and picture of the house that was formerly at this site.

Please let us know if you have any questions.

Sincerely:

A handwritten signature in black ink, appearing to read 'Jim Little', written over a horizontal line.

Jim Little-Architect
Little & Associates - Architects