



Jason Duncan
Renovatio Design
5206 J St
Little Rock, AR 72205

March 18, 2025

Planning and Development
City of Little Rock

RE: Variance Request, 3000 N Taylor

Dear Staff and Commission,

We are requesting a variance to the property located at 3000 N Taylor. Our intent is to demolish the existing home and to build a new home in the same location.

The proposed home and attached garage will not exceed in front and rear placement on the lot beyond that occupied by the existing nonconforming structure. The width of the home (South to North) will not exceed the width of the existing home, but will be placed 6" further South to allow appropriate side setbacks.

The variance requested then is in reference to the garage placement on the West side of the lot, which would require a rear yard setback variance. As stated, the proposed garage will occupy the same footprint and placement as the currently existing garage demonstrated on the survey.

A supplementary survey has been provided demonstrating the footprint of the proposed home overlaid on top of the existing home to demonstrate the proposed location.

It should be noted that the lot is severely sloped on both the North and East sides which inhibits the opportunity to build.

Thank you for your consideration

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