



Jason Duncan
Renovatio Design
501 E 21st St Apt 1
Little Rock, AR 72206

May 6, 2025

Planning and Development
City of Little Rock

RE: Variance Request, 2419 N Grant St

Dear Staff and Commission,

We are requesting a variance to the property located at 2419 N Grant. Our intent is remodel the interior of the existing home, remove the existing back deck, and complete a small addition including a carport. The proposed addition will not exceed the size of the existing deck, except for the 5'6" deep covered patio that extends the width of the rear of the home and ties in with the proposed carport.

The variance requested then is in reference to the carport in the side setback. The proposed carport would be 24" from the property line at its entrance, and 18" from the property line at its rear. We may also need a rear setback variance to allow for the addition in place of the existing deck and the rear covered patio.

A supplementary survey has been provided demonstrating the footprint of the existing home overlaid with gray shading, and the proposed addition shaded in blue.

The lot is sloped at the street, but fairly standard sized for the area at 50'x145'. There is no garage or covered parking available, and the existing homes location on the lot due to the slope does not allow sufficient space for a detached garage in the rear.

Thank you for your consideration

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