



NICK LORD BUILDER, LLC

May 6, 2025

Attention of: Little Rock Board of Adjustment

Dear Members of the Board,

We are requesting a zoning variance for 2 new setbacks adjustments for a new residence to be constructed at 4322 Country Club Blvd and Beechwood. As this is a corner lot, the zoning requires a 25' setback along Country Club Blvd. and Beechwood, and an 8' setback along the rear and the east side property lines.

We are requesting a reduction of the west side yard setback along Beechwood St. from 25' to 20'. An existing electric power pole and guy-wires are located at the southeast corner of the site. The guy-wires prohibit driveway access to the site from the corner of the site and require the drive entrance to start nearly 23' from the property corner. The requested setback will allow for more room to maneuver into the proposed garage. Please note that the existing residence at 4322 Country Club Blvd was granted a variance for an 18.7' setback from Beechwood St. in 1987. Our requested setback would only be 20'.

We are also requesting a reduction to the south front setback along Country Club Blvd from 25' to 15'. This would allow more distance between the residence at 4322 Country Club and 2211 Beechwood. Besides the customer's wishes to have a bigger backyard, we feel this would provide additional protection for both residences in the event of a fire. Please note that many existing houses along Country Club are currently built closer than 25', so those driving along Country Club will not be affected by the new placement of the house.

Finally, we would also like to request a 48" high fence or wall in the setback along Beechwood Street as indicated on the proposed site plan.

These setback requests are not intended to create additional buildable area. As you will note, the buildable area on the lot with these proposed setbacks will actually decrease the allowable buildable area.

We appreciate your consideration of this request.

Respectfully,