



WHITE - DATERS & ASSOCIATES, INC.

24 Rahling Circle

Little Rock, Arkansas 72223

Phone: 501-821- 1667

www.whitedaters.com

May 13, 2025

**Board of Adjustment
City of Little Rock
723 West Markham St.
Little Rock, AR 72201**

RE: 1616 Brookwood Accessory Storage Structure – Side Yard Variance Request

Members of the Board:

The Owner, AOR, LLC would like a variance to reduce the 30' Platted Side Yard Setback and the 15' I-2 Zoning Side Yard Setback on the south property line to 10' for a prefabricated accessory structure that will be used for storage, which we believe would be the most practical solution given site constraints.

The need for this variance arises due to challenges with the existing levee not being located within the easement along the west property line and extending approximately 15' onto the owner's property. Initially, plans were approved and permitted by the city to construct a retaining wall along the west easement line to facilitate building the accessory structure. However, the levee district has since informed us that this plan will not be approved. The levee district requires either relocating the levee back into the easement or moving the accessory structure away from the levee.

Relocating the levee is not feasible and positioning the accessory structure away from disturbing the levee, or to maintain the 30-foot setback south property line would place the building in the middle of the existing parking lot. This would significantly disrupt the parking lot's functionality and the property's overall use.

After evaluating alternatives, we propose moving the accessory structure to the south property line and reducing the side yard setback to 10 feet. This adjustment would preserve the parking lot's utility while complying with the levee district's requirements.

We believe this variance request meets the criteria for approval, as it addresses an undue hardship caused by the levee's location outside of the easement and the district's restrictions, is the least intrusive solution, and will not adversely affect neighboring properties, while still allowing practical use of the property.

Please place this item on the agenda for the July 17, 2025 Board of Zoning Adjustment Meeting.

Please contact me if you need any additional information or have any questions.

Thank you for your assistance.

Sincerely,

Ben Wells, P.E.