



**THOMAS ENGINEERING COMPANY**

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116  
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

June 17, 2025

Mr. Romie Price  
Plans Development Administrator  
City of Little Rock Planning and Development  
723 W. Markham  
Little Rock, AR 72201-1334

RE: 1714 N Palm Street  
Side Yard Setback Variance

Mr. Price:

Please accept this letter to serve as our application for a side yard setback variance at 1714 N. Palm Street Little Rock, Arkansas. We wish to be placed on the August 21st, 2025 Board of Adjustment's agenda.

The owners wish to construct an addition to the side and rear of the existing house. The rear addition will be a covered outdoor living space (denoted in purple on site plan). The side addition will first demolish the existing garage for a new 2-storey garage and bedroom addition (denoted in pink on the site plan). The side addition will encroach into the side setback of 10% or 10 feet. At it's closest point, the side addition is proposed to be 5'-6" from the side lot line. Because of this, we are requesting a variance of the side setback line to allow for the home side addition. Allowing this requested side setback variance will keep with the overall layout of the residential lot. Whereas an expansion to the north will be closer to the busy traffic and noise of Cantrell Road and expansion to the rear/ west will encroach into the existing pool. Also, in the spirit of the Heights Landscape Overlay District, all efforts will be made to preserve a large tree in the NW corner of the back yard.

Attached with this letter are the following documents:

1. Survey of property showing existing conditions.
2. Survey of property showing the proposed improvements.
3. Architectural renderings.
4. Application for Zoning Variance form
5. Agent Affidavit

Please feel free to contact me with any questions

Sincerely,

Thomas R. Pownall, P.E.  
Vice President