


Chairman and Members
Little Rock Board of Adjustment
c/o Planning & Development Department
723 W. Markham Street
Little Rock, AR 72201

Re: Variances for 511 Pepper Avenue – Surface Parking & Exterior Materials

Dear Board Members,

I respectfully request two variances for a 4,500 sf one-story flex-space building at 511 Pepper Avenue (UU District / Presidential Overlay):

Code standard	Relief requested
Surface parking must be behind the building	Allow 4 spaces between the building and Pepper Ave and 5th street
Corrugated metal prohibited on façades	Permit brick and glazing on the 2 street façades; charcoal finish corrugated metal for façades that are on the building side façades
Reduction in Window Transparent display Frontage	

Hardship & Justification

- **Site constraints:** The 2 lots while zoned UU appear to be in an overflow of the primary UU zoning which appears to be targeted at the downtown core. This area is presently a heavy industrial warehousing district and while there are efforts to unify the east village/end area with downtown core it currently does not reflect the direction of the immediate area. What I am proposing is a very well designed structure to house 2 small business, one of which is my own AV production company which specializes in the rental and onsite performance of events. On-site meaning at client venue ie convention center/hotels etc not at the place of in question. are approx 10,000 sf lot total is only

110 ft deep, drops 7 ft toward the rear alley, and contains a sewer easement. Placing parking behind the building blocks emergency-vehicle turning and would require ±\$110 k in fill and retaining walls.

- **Financial burden of full-brick construction:** Extending brick to all façades adds significant (≈12 % of total construction cost). For an infill project targeting affordable flex-commercial tenants in an emerging location, this premium makes rents uncompetitive and jeopardizes financing. Corrugated steel is durable, code-compliant, and largely screened from public view based on the tree screening of adjacent lots. In the event the lots are developed the material would largely be out of view based on the 5ft lot line then the primary facade would maintain
- **Consistency with district intent:** The brick/glass street frontage, new sidewalk, street trees, and 3-ft evergreen hedge preserve the pedestrian realm. Front-loaded parking is buffered and mirrors nearby legacy warehouses, maintaining neighborhood character.
- **Minimum variance:** Only the relief necessary to build an economical, code-compliant structure is requested; no other reasonable alternatives exist.

Mitigation

- Evergreen hedge, canopy trees, and ornamental fence screen parking (partial)
- Permeable pavers and on-site detention reduce runoff
- Well Designed facades facing both streets with reasonable amount of glass street view and brick

Approval will enable a tax-generating, job-creating project while respecting the spirit of the UU District. I appreciate your consideration and am available to answer questions.

Respectfully,

Jonathan Nunn
President, Nunn Development Group Inc.

Sincerely,

Your Name
