

September 9, 2025
(edited from original 6.19.25)

Attn: Romie Price
Department of Planning & Development
723 West Markham
Little Rock, AR 72201

RE: 1709 N. Spruce
Reduced Rear and Side Yard Variance Request

Mr. Price:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on the next Board of Adjustment Meeting agenda. We are requesting a variance to Section 36-254 to reduce the side setbacks and allow the owner to build in the rear yard setback. The new construction work is consistent with similar residential examples in the neighborhood and will increase the security and accessibility of the property.

The owner would like to connect the house to a new carport with a new Mud Room and a covered connection. The new carport will extend approximately 5' into the side yard setback. Existing non-conforming storage structures in the rear yard will be removed. A pool will also be constructed in the rear yard approximately 11' x 16' in size a minimum of 6' off the rear property line.

The owner is also expanding the Breakfast Room the corner of which will extend into the side yard approximately 40".

If any additional information is desired, please let us know. We thank you for your consideration.

Sincerely,



Tom Fennell, AIA

Fennell Purifoy Architects