

Michael and Melissa Tooley
42 Mirabel Court
Little Rock, AR 72223

August 16, 2025

Dear Board of Adjustments,

Michael and I respectfully request your consideration of a variance that would enable us to expand the deck behind our house, which is deteriorating and needs to be replaced. We would like to rebuild the existing 8'x20' deck with an additional 3' of depth and extend the length by 15' along the back of the house.

The expansion requires a variance because it will encroach on the 25' building setback along our rear property line as shown in Attachment A. Our lot configuration is unusual in that the back yard is shallow. The current deck is not wide enough for a table or even a conversational chair arrangement – the expansion would give us a modest but usable space with room for a table and an accommodating arrangement of seating. Importantly, it would not infringe on the 15' utility easement along the back of the property at all, so access would still be available if needed.

We do recognize the importance of the 25' rear building setback. It is there to protect adjacent properties from negative impact due to development along the rear property line. However, this is not an issue in this case. As you will see in Attachment B, our lot backs up to a green space, Miramont Blvd, another green space and then the Miramar subdivision. We can't even see the houses behind us. Our neighbors on either side won't be able to see the new deck positioned in the middle of and along the back of the house due to the configuration of our lots and how the houses are positioned. The other houses within the 200' required notification radius will not be impacted at all – they can't see our back yard, much less the deck.

I am available for questions or discussion at any time. My contact information is below.

Thank you for your consideration of this request.

A handwritten signature in cursive script that reads "Melissa Tooley". The signature is written in dark ink and is positioned above the printed contact information.

Melissa Tooley, PhD, PE
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