



Jason Duncan
Renovatio Design
501 E 21st St Apt 1
Little Rock, AR 72206

August 25, 2025

Planning and Development
City of Little Rock

RE: Variance Request, 14 Pine Manor Drive

Dear Staff and Commission,

We are requesting a variance to the property located at 14 Pine Manor Drive. Our intent is to build an addition that connects the main home to the existing detached building (see survey), which encroaches on the rear setback.

A supplementary survey has been provided demonstrating the footprint of the existing home, and the proposed addition shown as hatched.

The proposed addition allows for the new wing of the home to become a primary suite, as well as the relocation of the laundry room. The addition will be strategically placed on the northwest side of the home and utilize the existing detached building which will be added to the heated/cooled square footage. Due to the size and orientation of the lot as well as existing structures, we believe this to be the ideal methodology for an addition of this type.

Thank you for your consideration

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