

January 12,2024

To Whom It May Concern:

We are writing in regard to a proposal to construct a garage with 2 bedrooms where our current carport is, the address of 5008 Hawthorne Road, Little Rock, AR 72207. This is a current existing 1 story house with a carport, the existing carport will be demolished along with the existing slab. The new garage will be attached to the existing house, it will sit in the same area as the demolished carport, and it will have a second floor that includes 2 bedrooms and 1 bathroom. The lot is zoned as R-2 which requires:

- 35' front yard setback (which is no issue)
- a side yard that is no less than 10% of the lot width but no more than 8'
- a rear yard setback of 25'


Since the proposed 2 story garage is going in the same place as the existing carport it will reside within the side yard set back. (this measurement remains the same as the carport). While we pushed the new structure forward it will also still reside in the 25' rear yard setback. (we are actually improving the backyard set back from 1 foot to 8 feet). We have no issues with the front yard setback. The new building is under 35' but it is slightly taller than the existing residence.

We moved into this house almost 2 years ago. We bought this charming cottage from my grandmother, and we love everything about it. The only problem is that we have three growing kids and need more room. We have developed a relationship with our neighbors and enjoy living in this area. I grew up in the neighborhood and would like to stay and raise my children here as well.

Please accept our proposal for the side and rear set-back variances.

Thank you,

Sarah & Davis Dodson

  
281-536-4667

5008 Hawthorne Road

Little Rock, AR