

February 13, 2024

Planning and Zoning
Mr. Brad Jordan
723 West Markham Street
Little Rock, AR 72201

RE: Non-Residential Zoning Variance Application Submittal
English Pub – Little Rock

Dear Brad,

Please find the submitted six (6) sets of the site plan and survey included in this BOA submittal. Please also see the following brief description of proposed development below:

The project site is located on the vacant lot on the southwest corner of Kavanaugh Boulevard and North Fillmore Street. This legal description of the subject property is "Lots 1 and 2, Block 6, Mountain Park Addition to The City of Little Rock, Pulaski County, Arkansas, as shown on Plat Book 1, Page 17, in the records of Pulaski County, Arkansas". The vacant land is currently zoned C3 and located in the Heights Overlay District. We are utilizing the BOA process to request variances for building setback, parking requirements, and landscape requirements.

The proposed development consists of construction of a new restaurant that is two stories with a basement. This building design currently incorporates planter boxes along the top story window seals, raised planters along the entry to the outdoor patio, and green space behind the building. These design elements aim to maximize plantings within the tight property boundaries. Parking has been maximized on the project site, resulting in the inclusion of five parking along the southern edge of the site and seven parallel parking spaces along Kavanaugh Boulevard and North Fillmore Street combined. A franchise agreement will be pursued to place landscaping in the public right-of-way.

Based on site constraints, we respectfully request the following:

- Setbacks are reduced to zero (0) feet at the north, east, and west lot lines.
- Parking requirements are reduced to permit twelve (12) parking stalls (five (5) on site and (7) parallel) with zero (0) ADA parking due to excessive slopes.
- Landscape requirements are reduced to permit no trees being installed in the front or side yard setbacks, no perimeter planting strip, and no building landscape area.
- Waiver of the buffer requirement for the front yard.

We respectfully submit these plans for review. If you have any questions about the plans, please feel free to call us at 501-371-0272.

Sincerely,

McClelland Consulting Engineers, Inc.



Edwin Hankins IV, PLA ASLA

Enclosed:

- (6) Copies of the Survey
- (6) Copies of the Proposed Site Plan
- (1) Completed Application for Zoning Variance and fee
- (1) Affidavit