



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

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NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

January 12, 2024

Mr. Romie Price
Plans Development Administrator
City of Little Rock Planning and Development
723 W. Markham
Little Rock, AR 72201-1334

Via e-mail

RE: 608 N. Spruce Street
Rear Yard Setback Variance

Mr Price:

Please accept this letter to serve as our application for a rear yard setback variance at 608 N. Spruce Street Little Rock, Arkansas. We wish to be placed on the March 21st, 2024 Board of Adjustment's agenda.

The owners wish to construct an addition to the rear of the existing house. Also, they will demolish the existing detached garage in the rear in order to construct a new garage with an office on the second storey. This new garage is 20 feet from the rear property line like the existing garage. The two structures will be connected by a covered walkway. The connection causes the garage to no longer be an accessory building and therefore the rear setback is increased to 25 feet. Because of this, we request a variance of the rear yard setback to allow for the new, connected garage. The connection prevents a hardship of the owners being exposed to the weather while going between the two structures.

Attached with this letter are the following documents:

1. Survey of property showing existing conditions.
2. Survey of property showing the proposed improvements.
3. Architectural renderings.
4. Application for Zoning Variance form
5. Agent Affidavit

Please feel free to contact me with any questions

Sincerely,

Thomas R. Pownall, P.E.
Vice President