

February 12, 2024

Dear Planning and Development Staff:

Enclosed is an application for the Board of Adjustment Residential Zoning Variance.

We are currently building a home for three vehicles at 2424 N. Grant Street.

This lot is only 45 feet wide, which is much narrower than most of the lots in the area. The proposed site plan has three garages in order to accommodate three vehicles. We are asking for a reduced rear setback of 3 feet, which is the equivalent of a detached garage or accessory building setback. But in the case of this floor plan and the size of the house, it is necessary to build just one structure. Note: Since this property is at the corner of N. Grant and W Street, street parking causes blindspots and safety hazards for the motorists, pedestrians and small children that cross the intersection at N. Grant and W. Street. W. Street is very narrow and street parking can make it difficult to travel on without risking vehicle accidents. Also, the additional secure garage parking will help deter the many car break ins and thefts that commonly occur in the neighborhood.

This variance is very common in the immediate area and we do not believe it will have any negative impacts on any adjoining property owners.

Thank you in advance for the staff's assistance. Please do not hesitate to call me at (501) 351-6455 or email me at ddawnfuller@gmail.com with any concerns or questions. We appreciate your time in this matter.

Sincerely,



Jeff Fuller
Jeff Fuller Homes, LLC

Application for Zoning Variance
For 2424 N. Grant Street
Exhibit A

1. Reducing the rear setback will allow for additional secure garage parking and eliminate the need to park on N. Grant or W. Street.
2. Due to the narrow streets in the neighborhood, street parking causes safety hazards for pedestrians and small children that cross the intersection at N. Grant and W. Street.
3. Additional secure garage parking will help deter car break ins and theft that commonly occur in this neighborhood.
4. This variance is common in the neighborhood and has been granted to numerous houses in the area.