

ROGUE

architecture

300 S Spring Street, Suite 720
Little Rock, AR 72201

1775 Tyson's Blvd., Suite 4120
Tyson's Corner, VA 22102

T/C 501.412.4525
T/C 912.604.8951
www.roguearch.com

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City of Little Rock
Board of Adjustment
Attn: Brad Jordan
723 W Markham Street
Little Rock, AR 72201

RE: BOARD OF ADJUSTMENT VARIANCE REQUEST AND APPLICATION

Mr. Jordan,

Rogue Architecture has been engaged by the Property Owners of 11780 Rivercrest Drive in the Walton Heights neighborhood of West Little Rock in an effort to apply for a variance to the front yard setback provisions of the Little Rock Zoning Ordinance, Section 36-254 (d) requiring a minimum of 25 feet for the front yard setback.

The Walton Heights neighborhood along Rivercrest Drive consists of two rows of homes - those with a valley view and those with a river view. Valley view homes on the south side of Rivercrest Drive carry in lot configuration from those that are relatively flat or slightly sloping to those with more aggressive slopes. The homes on the north side of Rivercrest Drive, however, are almost all exclusively built on a very steep slope and as such are very difficult to renovate and/or add on to within the required setbacks outlined in the referenced zoning ordinance.

In light of this we are requesting a variance from the required 25 foot front yard setback to allow for a 10 foot front yard set back. This variance will allow our client to capture the existing 2 car garage as living space and construct a covered carport and small living space addition within the required setback without the burdensome cost of adding on to the rear which would require 3 stories worth of construction of considerable expense.

The carport will be covered with a solid roof, however the screen walls will be transparent constructed of wood slats to allow visibility for neighbors as well as cars driving east and west along Rivercrest Drive, and the small front addition will allow for a 20 foot setback from the property line which is in keeping with the prevailing development pattern in the neighborhood. Additionally Rivercrest Drive already sits approximately 10 feet from the property line giving the appearance of a much larger setback than what is required.

If Staff or the Commissioners have any questions please do not hesitate to reach out to our office anytime. We appreciate your time and consideration of this matter.

Thank you.



Jeremiah Russell, AIA, NCARB, RIBA
Principal Architect
Rogue Architecture, PLLC
www.roguearch.com