

Yeary Lindsey Architects

May 14, 2024

Mr. Torrence Thrower
Department of Planning and Development
723 West Markham
Little Rock, AR 72201

Re: Lucas and Megan Hargraves Variance Request
4525 Stonewall Road
Little Rock, AR 72207

Dear Mr. Thrower,

Please find attached our submittal to the Little Rock Board of Adjustments requesting a variance to allow an increased rear yard coverage for an accessory structure at 4525 Stonewall Road.

Our request is based on our clients' desire to build a new open 2-car carport and enclosed storage closet at the east side of their property. The orientation of this lot is unusual, being 140' deep and 65' wide, with the house façade oriented toward the longer property line (on Stonewall). We are proposing new construction that will remain set back a minimum of 3'-0" from the side property line and 2'-0" from the rear property line. It will be built over the location of an existing concrete parking pad/driveway that runs to the north property line. Keeping the carport further to the east will also help to preserve two mature oak trees between the driveway and the house. We are proposing to expand the width of that driveway to increase vehicle maneuverability, and will maintain an existing trench drain location for runoff which runs the width of the driveway just in front of the north wall of the new storage shed.

We are hoping to fulfill our clients' desire to have covered parking and to preserve two existing established oak trees near the existing concrete pad. Given the unusual house orientation, and our intent to work with existing parking facilities, we believe this request is justified.

If you have any questions or need further information, please feel free to contact me. We appreciate your consideration of our request.

Thank you.

Sincerely,



Ellen Yeary, AIA