



Heiple Wiedower
Architects Planners

August 2, 2024

Board of Adjustment
City of Little Rock

The owner of 7217 Ohio Street, who has owned and maintained a duplex rental unit on this property for many years, desires to add more rental units on the property, which he understands is within the approved zoning and is of benefit to the neighborhood by increasing density.

He has explored the idea of the tiny home concept and feels this housing type meets a market need and is in keeping with the density and "neighborhood" feel that he wants for the property.

Because of large existing trees, the slope of the property and the distances required between homes, the large portion on the south end of the property must be used for locating some of this homes.

The setback on the south end of the property is 25', which seems to be excessive considering the elevation difference between the property and the multi-family neighbors to the south and the absence of any utilities or other items requiring this large a setback.

For this small increase of 3 tiny home units, the owner is requesting the setback be reduced by less than half to 15' from the current requirement of 25', to allow a density more in line with the neighborhood that could hardly be seen by the neighbors to the south.

Tim A. Heiple
Agent for Buddy Rawls