

Emon Mahony

912 N Oak St., Little Rock, AR 72205-4162
emahony34@gmail.com • 501-912-2380

October 11, 2024

City of Little Rock
Department of Planning and Development
723 West Markham St, Little Rock, AR 72201

To whom it may concern,


Please find attached my completed application for a residential zoning variance for 912 N Oak St., Little Rock, AR. The lot is wedge shaped, and currently has a detached garage behind the residence. This structure is located on the property line without a setback as the lot narrows rapidly behind the residence. Recently, a large tree fell from a neighboring lot severely damaging the existing structure and necessitating its replacement.

This request for a zoning variance is to completely rebuild an improved version of the structure. *The rebuilt structure will sit in roughly the same footprint as the existing structure with a finished interior and a second floor.* As such, I am requesting a variance for the side-yard setback requirement found in Municipal Code section 36-255(d)(2) for a lot zoned R-3.

As described in the attached plans, the new structure will only be a few feet wider and taller than the existing structure and is designed to blend into the neighborhood and match the main house. The incremental impact of the rebuilding project will be small. Due to the shape of the lot and the location of the residence on the lot, the setback requirements are impractical and inconsistent with the current longstanding use, as the lot narrows rapidly behind the residence.

If you have any questions please contact me at 501-912-2380 or emahony34@gmail.com. Alternatively, please contact my agent Christopher East with Cromwell Architects and Engineers at 501-372-2900 or ceast@cromwell.com.

Sincerely,


Emon O. Mahony

Attachments

Application for Zoning Variance
Survey Showing Existing and Proposed Improvements
Affidavit for Representative