

10/04/2024

Residential Zoning Variance Request Letter

Property Address: 6223 Cantrell Rd., Little Rock, AR 72207

We are seeking a zoning variance for the above-referenced property. We are proposing to construct a new wood deck 600sf (12'x50') at the rear of the current dwelling. This new wood deck would extend into the 35' rear property building setback line by approximately 8'-6" and maintain the 5' side setback. See attached photos of the new cedar wood fence that would shield any view of the new wood deck from both the east & west side of the property. The new wood deck will have the proper safety cable railings.

Since this proposed new wood deck is at the rear of the property, it would not be visible from the road. There is a natural preserve at the rear of the property, so there are no rear property owners that would see the new wood deck.

There are large grown trees in the rear property that would not allow us to design the new deck on the west side of the property.

Please advise if there is any additional information required.