

# Yeary Lindsey Architects

October 15, 2024

Mr. Romie Price  
Department of Planning and Development  
723 West Markham  
Little Rock, AR 72201

**Re: Kevin & Helen Brown Variance Request**  
5725 S. Country Club Boulevard  
Little Rock, AR 72207

Dear Mr. Price,

Please find attached our submittal to the Little Rock Board of Adjustments requesting a variance to allow a reduced side yard setback, an increased rear yard coverage, and a reduced accessory structure separation for a new pool and carport/rec-room structure at 5725 S. Country Club Boulevard.

Our request is based on our client's desire to build a new 2-car carport at the south end of the property, which will replace an existing detached 2-car carport & storage building. The new carport structure will also include enclosed space for ground level storage and exercise room, and an upstairs rec room contained within the roof. The new structure will remain 3.7 feet off the east property line, and 3.8 feet off the south property line (outside of a 3' easement) at its closest points. The carport portion of the new structure, which will be open on the south and north sides, will occupy 33% of the rear yard, and the enclosed portion to the east will occupy 24% of the rear yard, for a total rear yard coverage of 57%. The existing carport structure currently occupies 30.2% of the rear yard.

Our client's also wish to construct a new pool while maintaining as much open yard space as possible. To that end, we are proposing a new pool structure to be 1 foot off the west property line, encroaching upon the west side yard building line of 7.5 feet. The pool will be bounded by a new wall, which will maximize open yard area between the existing porch and new carport structure. The L-shaped pool will remain 3.5 feet off all adjacent structures.

We are hoping to fulfill our client's desire to have a more functional carport and added living space while preserving the scale and character of the existing house, and maximize the remaining yard area. Given the tight proportions of the lot, the oversized side yard building line, and the rear yard easement, we believe this is a reasonable request.

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,



Jim Yeary, AIA