

D&N CONSTRUCTION

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CONTRACTORS LICENSE NUMBER: 0221410525

October 15, 2024

City of Little Rock
Department of Planning & Development
723 West Markham
Little Rock, AR. 72201

RE: Request of Zoning Variance
31 Saint John's Place
Little Rock, AR 72207

We are requesting a zoning variance for the above referenced property for a side covered porch on the west side of the house as shown in photos attached.

Upon initial construction when building permit was applied for, we had not planned on covering the uncovered portion of the existing side patio. The original patio had a partial covering that came out to the edge of the house. There were also existing brick columns that we used for support of the additional porch covering. We have already provided additional guttering and downspouts to accommodate the roof and have a plan to provide underground drainage system to remove drainage water from the property to the street

During the initial interior remodel, the homeowner wanted to explore the idea of covering the remainder of the porch from the brick columns back to the existing porch covering (approximately 4'). At this point we asked for the inspector to come by to approve what we were asking for as well as adding some interior support beams so that we could remove some interior columns (unrelated to the porch). At this point it is my understanding that the permit was altered to add these items, but I was not told at this time we would need a variance.

Thank you,
Blake Breeding
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