

Charles and Vanessa Joint  
Revocable Trust  
3100 Woodsgate Dr.  
Little Rock, AR 72211

December 9, 2024

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

**Re: Petition for Residential Zoning Variance**

Ladies and Gentlemen:

Enclosed herewith please find the following with a respect to a requested residential zoning variance pertaining to a proposed replacement and extension of an existing rear deck on the single-family residential property located at 3100 Woodsgate Dr., Little Rock, AR (the “**Property**”):

- A completed Application for Zoning Variance;
- Six (6) copies of a recent survey of the Property prepared by Brooks Surveying, Inc.;
- Images of the existing deck, the rear of the Property and greenspace that sits adjacent to the Property; and
- Copies of renderings of the proposed replacement deck prepared by Azpilcueta Construction & Roofing, LLC, the contractor engaged on the project.

The house located on the Property was constructed in 2005 and the existing rear deck is original to the house. We acquired the Property in 2018 and have resided at the Property as our primary residence at all times since. The existing deck is beginning to rot and requires replacement. Given the lot size, the angle of the rear property line and the location of the house within the lot, the configuration and area of a rear deck is very limited.

The northwest corner of the existing deck (the portion of the existing deck, other than the stairs, that is the closest to the property line) currently sits at 8’8” from the rear property line. Our proposal for the replacement deck would (i) extend the deck to the western edge of the house, (ii) move the stairs from the eastern edge of the deck to the western edge of the deck, and (iii) extend the deck an additional 4 feet away from the house.

It should be noted that there is approximately 18 feet of greenspace that is owned by the Woodlands Edge Community Association, Inc. directly to the rear of the Property. The property line between the Property and the adjacent greenspace is not apparent unless marked. Thus, while this requested variance would permit the construction of a deck a portion of which would be very close to my rear property line, given the presence of the greenspace, the deck would still be approximately 18 feet from the nearest residential property line.

Thank you for your consideration of this request, and I look forward to attending a meeting of the Little Rock Board of Adjustment to answer any questions regarding this proposal.

Sincerely,

A handwritten signature in blue ink that reads "C. David McDaniel". The signature is fluid and cursive, with a long horizontal stroke at the end.

C. David McDaniel