

January 20, 2025

Board of Adjustment
City of Little Rock
Arkansas

Subject: Petition for Variance to Allow a Second Kitchen in a Single-Family Residential Building at 5 Stable Run Ct.

Dear Members of the Board,

I respectfully submit this petition seeking a variance to allow the inclusion of a second kitchen in my under-construction single-family residence located at 5 Stable Run Ct., Little Rock, AR 72211, situated within the Carriage Creek Subdivision (Lot 1R, 0.54 acres) and zoned for single-family residential use. The residence is a custom-designed single-family home that includes a primary conventional kitchen and a smaller, secondary kitchen, referred to as a "spice kitchen." The secondary kitchen is intended to address cultural and practical needs specific to my family, as we frequently prepare traditional Indian dishes that produce strong aromas. Without containment, these odors can permeate the entire house, creating an ongoing issue in maintaining a comfortable living environment.

As a licensed Professional Civil Engineer, planner, and owner of ETC Engineers & Architects, I have applied my professional expertise to ensure that the design adheres to the zoning ordinance's intent to preserve single-family residential use while accommodating the needs of my household. The building permit for the project (Permit No. 202415525) was duly issued, and construction has progressed to the framing, roofing, and MEP rough-in stages. However, an issue arose during inspection due to the presence of a gas line in the secondary kitchen, as the zoning ordinance prohibits multiple kitchens in single-family residences without a variance.

To address this matter, I respectfully request that the Board approve my variance petition based on the following grounds:

1. Compliance with Single-Family Zoning Intent:

- The house is unequivocally designed and intended for single-family occupancy, with no structural or functional provisions that could facilitate future conversion to multi-family use.
- The architectural plans clearly demonstrate a single ingress/egress point through the main entrance and a single attached garage.

2. Utility Consolidation:

- The residence operates on a single set of utilities, including water, sewer, and electrical services, with one corresponding meter for each utility.

3. Precedent and Practicality:

- Similar single-family homes with secondary kitchens designed for cultural or practical reasons have been constructed and permitted in nearby jurisdictions such as Benton, Bryant, and Maumelle without requiring variances or violating zoning codes.
- The inclusion of a secondary kitchen is a reasonable accommodation to meet my family's specific needs without altering the nature or intent of single-family zoning.

4. Mitigation of Potential Concerns:

- The secondary kitchen's limited size and specific design for odor containment ensure that it will serve its intended purpose without facilitating any form of multi-family occupancy.

I understand and respect the purpose of the zoning ordinance, which seeks to preserve the character and integrity of single-family residential zones by preventing unauthorized multi-family conversions. I am fully committed to upholding this intent and guarantee that the presence of the spice kitchen will not violate the zoning requirement for single-family occupancy.

Given the advanced stage of construction, I also request that this variance be reviewed and approved at the staff level, if possible, to avoid undue delays and additional costs resulting from extended construction timelines.

Thank you for your consideration of this matter. I am available to provide any further documentation or clarification that may assist in your review.

Sincerely,



Shawkat Ali
Owner, 5 Stable Run Ct.
Little Rock, AR 72211