

Casey Cerrato

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2/18/25

City Planning Department

Attn: Board of Adjustment

723 West Markham Street

Little Rock, AR 72201

Dear Board of Adjustment,

I am writing to formally request a variance for the front building line for my property located at 701 N. Cedar, Little Rock, AR 72205.

My family purchased 5 lots and we have had it replatted to 3 lots. This has been approved by the city. We are planning to build three single family homes on these lots. The lots are zoned R-5 which has a minimum 25 foot build line. I am requesting approval for the front building line to be reduced from the required 25 feet to 15 feet. To clarify, the build line that is off N. Cedar Street.

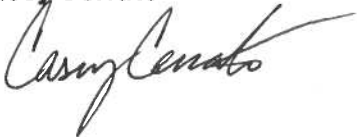
The reason for this request stems from the unique topographical and logistical challenges presented by the lot. The street side of the property has a steep incline, coupled with an existing power line, which makes it impractical and unsafe to place the front of the house facing the street. Additionally, the rear of the lot includes a driveway easement for the neighboring property, further complicating the positioning of the structure. By adjusting the front building line to 15 feet, we aim to better accommodate these constraints and reduce potential encroachment into the easement.

I believe that this variance will allow for a more functional and safe design while still adhering to the overall intent of the city's zoning regulations. I greatly appreciate your consideration of this request and am happy to provide any additional information or clarification if needed.

Thank you for your time and attention.

Sincerely,

Casey Cerrato

A handwritten signature in black ink, appearing to read 'Casey Cerrato', written in a cursive style.