

Yeary Lindsey Architects

September 24, 2024

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

Re: Martha Crowder Variance Request
826 Beechwood Ave
Little Rock, AR 72205

Dear Mr. Price,

Please find attached our submittal to the Little Rock Board of Adjustments requesting a variance to allow a reduced rear yard setback for a new open carport at 826 Beechwood Ave.

Our request is based on our client's desire to build a new 1-car carport attached to the rear of her house. The proposed carport will be 14'-8" wide by 17'-4" deep and will not be parallel to the rear property line, which is irregular. As such, the carport's distance from the rear property line will vary, but remains 7'-2" from the property line at its closest point. It will be open on three sides and include a covered walkway to tie into the existing porch (which already projects past the rear yard setback). The rear property line of this lot is directly adjacent to North Palm Street, creating a use condition more similar to a property that abuts to a rear alleyway rather than another property. Access to the carport will be from North Palm Street via an existing driveway and parking pad. Connecting the carport to the existing house will create the most efficient use of space, as well as create a covered entry for a wheelchair accessible lift to help our client accommodate a disabled family member. We are proposing an increase in rear yard coverage from the existing 10% to a proposed 37% to achieve this, which is within Hillcrest regulations. The proposed improvement will not exceed the 50% lot coverage provisions outlined in the Hillcrest Design Overlay District regulations.

We are hoping to fulfill our client's desire to have functional and fully accessible covered parking at the rear of her property. Given the unusual orientation of the rear property line and the proximity of the rear yard to a public street, we believe this request is justified.

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,

Ellen Yeary, AIA