

February 20, 2024

Roger R. Cole  
9 Calais Ct.  
Little Rock, AR 72223

Mr. Jamie Collins, Director  
Little Rock Planning Department  
723 W. Markham St.  
Little Rock, AR 72201

Re: Application for Zoning Variance for replacement of backyard residential deck involving setback encroachment

Dear Mr. Collins:

I am submitting this letter of request and substantiation in support of my request for a Variance to allow the replacement and construction of a elevated deck/porch in the rear of my home. The plan as noted on the survey submitted along with this letter shows the new structure will encroach into the 25-foot setback by some 5' 4" on the east end and 2' 1" on the west end. The existing structure, built in 1995, was built with an encroachment into the setback in order to give the deck enough width to be useable.

The lot backs up to a large electrical easement owned by Entergy therefore, there are no neighbors in the rear of the property which will have visual impact by the structure. The new structure will be enclosed on three sides to provide an element of privacy not available historically. The existing deck is in poor condition due to its age and needs to be replaced with better materials and construction methods. I'm concerned about some root systems of our backyard trees that will be impacted if we reduce the size of the structure in order to build inside the setback.

I have engaged the services of Greg Peckham with Peckham and Smith, Architects to design an up-to-date improved version of the deck to provide privacy and more efficient use of the property. Greg also designed a new lower-level deck for outdoor cooking and socialization. The outside "lower" deck will only encroach into the setback by 2' 1".

The lot is heavily sloped from North to South and from East to West causing construction issues with the height, length and width of the structure. We will be using 6" x 6" support columns instead of 4"x 4" columns.

There are several large Oak trees in the backyard that have been designed around so we don't have to remove the large trees.

I respectfully request approval of this variance request.

All the Best,

*Roger R. Cole*  
501-352-2359