

March 18, 2024

To: Little Rock Department of Planning and Development

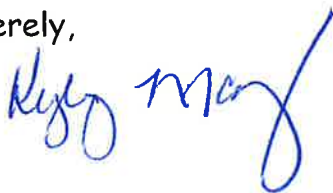
I am requesting a residential zoning variance on my home located at 10013 Charterhouse Dr, Little Rock, AR, 72227. The house is on a corner lot, the Southeast corner of Queenspark and Charterhouse. The variance requested adds an attached 2-car garage to the property. The dual overhead garage doors would face Queenspark.

The intersection of Queenspark and Charterhouse is at an angle significantly less than 90 degrees. This causes the side yard to be "shortened" at the southern end; it pushes the 25' line further east. If the road intersection were at a more common 90 degree angle the 25' side yard line would track the existing privacy fence line and meet all zoning requirements. With the variance, the proposed garage would extend only 3'5" towards Queenspark from the existing privacy fence line.

The house as is presently configured has no garage. This is unusual for this neighborhood. Adding the garage would bring the property esthetics back to more of the original look. It would be in keeping with the majority of Colony West corner lot homes that were originally built with 2 car attached garages. Useable backyard greenspace is retained. The garage addition would likely increase neighborhood property values.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle May". The signature is written in a cursive style with a long, sweeping tail on the final letter.