

# Special Use #2026-02



Ortho Map

Date: 12/30/2025

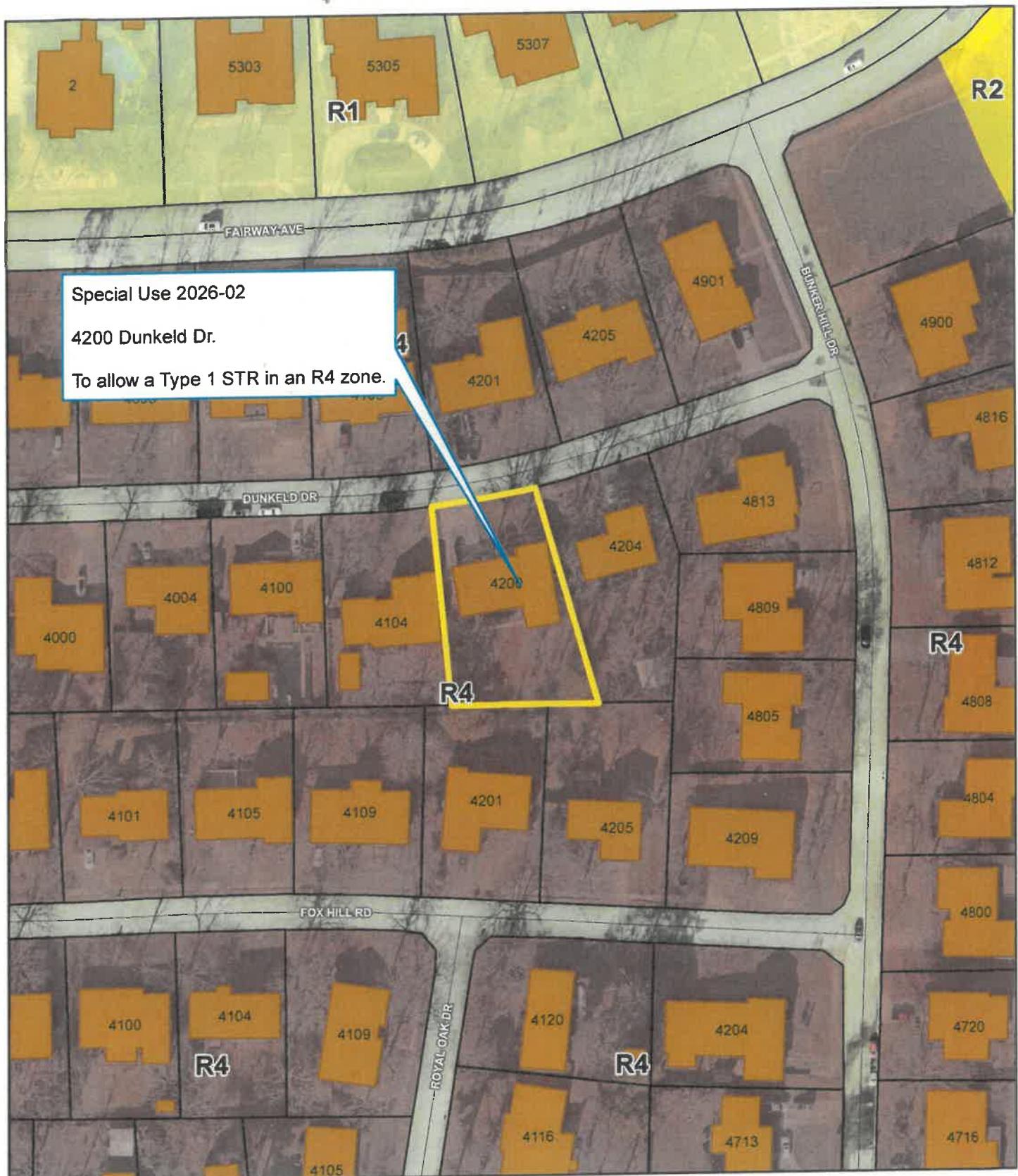
1 inch = 50 feet

0 25 50 100 Feet



Not an actual survey

# Special Use #2026-02



Zoning Map

Date: 12/30/2025

Not an actual survey

**Short-Term Rental Proposal Letter**

**Property Address:** 4200 Dunkeld Dr, North Little Rock, AR 72116

**To Whom It May Concern:**

We are submitting this proposal to operate a short-term rental (STR) at our residence located at 4200 Dunkeld Drive in North Little Rock, Arkansas. The space proposed for short-term rental use is a **fully furnished basement apartment with its own private entrance and separate access points from the main home.**

The apartment includes **one bedroom, one full bathroom, a living area, simple kitchen amenities, and private outdoor access.** It functions as a completely self-contained unit, designed to provide guests with comfort, privacy, and a safe, clean environment.

Our intent is to host responsible guests seeking short stays in North Little Rock—such as families visiting nearby attractions, professionals on temporary assignments, or travelers exploring the area. We will manage all bookings, guest communications, and safety protocols personally.

We plan to list and manage the rental exclusively through **Airbnb**, which offers identity verification, guest screening, secure payments, and host protection insurance. All local, state, and federal lodging regulations will be followed, and the property will remain compliant with North Little Rock's STR ordinances, including tax remittance and occupancy limitations.

We are committed to maintaining the quiet character of our neighborhood, ensuring appropriate parking, trash collection, and minimal impact on surrounding residents.

Thank you for your time and consideration of this application.

**Sincerely,**

Edwad Mraz

Phone: 850-736-0046 / Email: [edward.mraz67@gmail.com](mailto:edward.mraz67@gmail.com)

Owner / Host, 4200 Dunkeld Dr



BEADLE SURVEYING PLC.  
45 BARNARD LN., VILONIA, ARKANSAS 72173  
PHONE 501-681-5853 E-MAIL BEADLESURVEYING@GMAIL.COM

LOT SURVEY  
LOT 22, BLOCK 69, LAKWOOD ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI  
COUNTY, ARKANSAS, AS SHOWN IN PLAT OF RECORD AS PLAT BOOK 27, PAGE 18, RECORDS  
OF PULASKI COUNTY, ARKANSAS.

SURVEY PREPARED FOR EXCLUSIVE USE OF  
EDWARD MRAZ & ALYSSA LOYD AND AMERICAN  
ABSTRACT & TITLE COMPANY AND FIDELITY  
NATIONAL TITLE INSURANCE COMPANY AND  
FIRST NATIONAL TITLE COMPANY, EAGLE  
BANK AND TRUST COMPANY, CHICAGO  
TITLE INSURANCE COMPANY  
AND DOES NOT EXTEND TO OTHER PARTIES

DATE OF SURVEY 12/19/2024  
DATE OF DRAWING 12/20/2024

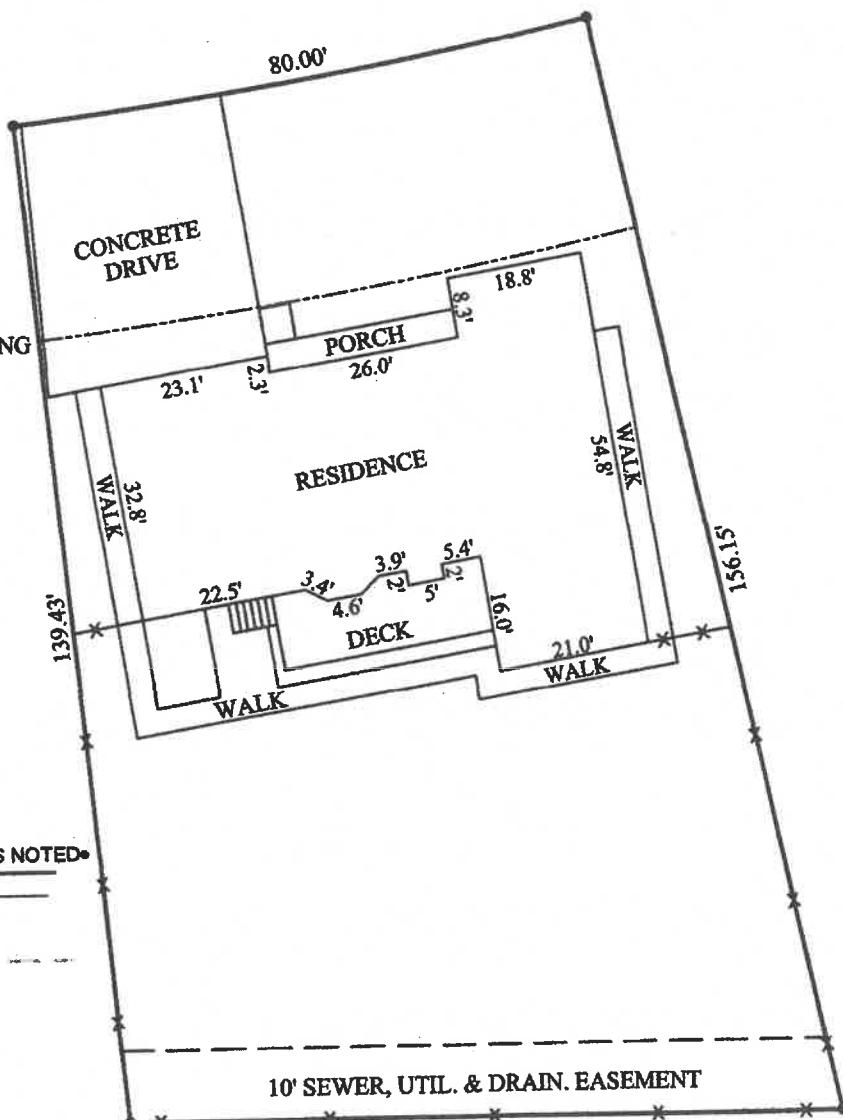
I CERTIFY THAT THIS DRAWING CORRECTLY  
REPRESENTS A SURVEY COMPLETED BY ME.

  
KEVIN M. BEADLE, SURVEYOR

ADDRESS: 4200 DUNKELD DRIVE  
NORTH LITTLE ROCK, AR 72116



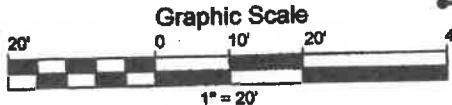
BASIS OF BEARINGS- PLAT



LEGEND

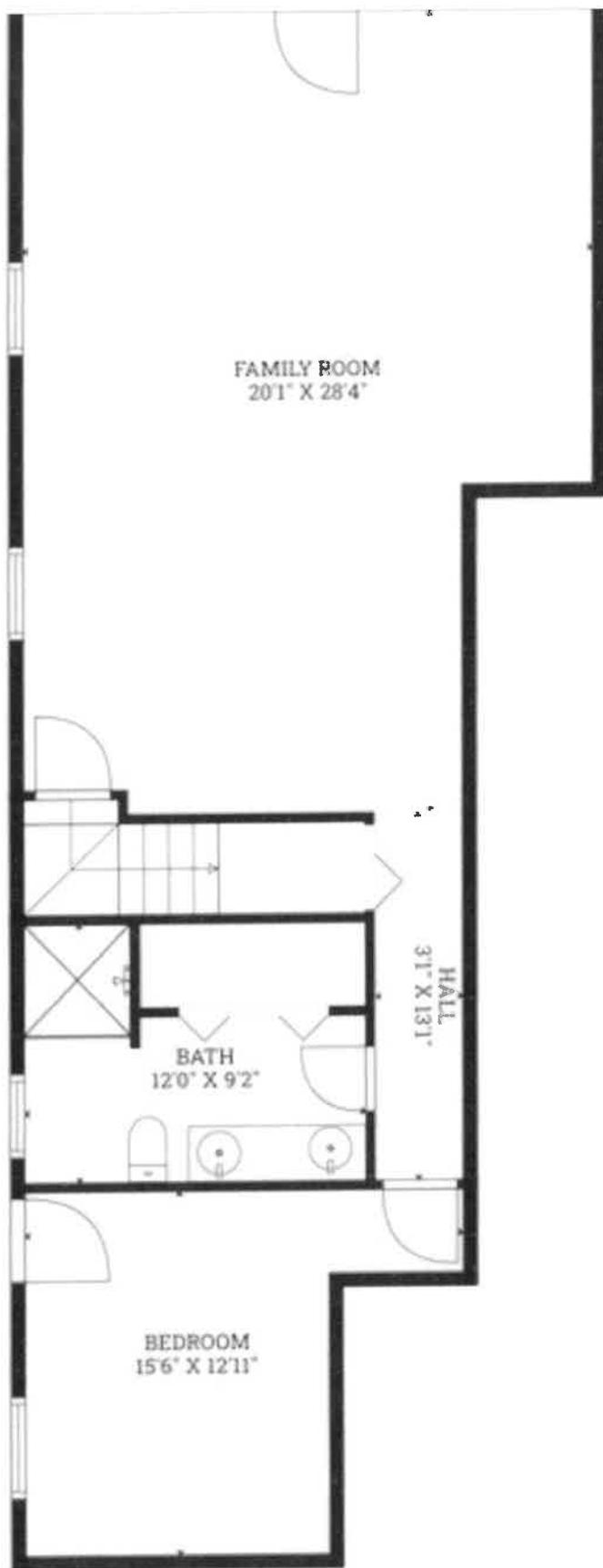
MONUMENTS FOUND OR SET AS NOTED  
BOUNDARY  
TIE / REFERENCE  
C/L ROAD  
FENCE  
EASEMENT/ RIGHT OF WAY

F3 FOUND #3 REBAR  
S3 SET #3 REBAR WITH CAP  
F4 FOUND #4 REBAR  
S4 SET #4 REBAR  
C CALCULATED



FILE: 22B69LWA





actual STR

**TOTAL: 2928 sq. ft**

BELOW GROUND: 877 sq. ft, FLOOR 2: 2051 sq. ft

EXCLUDED AREAS: GARAGE: 457 sq. ft, COVERED DECK: 321 sq. ft, FIREPLACE: 12 sq. ft