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File No.: Z-9942

Owners: Biagioni Joint Revocable Trust

Applicant: Chris Maris (Agent/Contractor)

Address: 5913 N. Country Club Boulevard

Legal Description: Lot 75 of Forest Heights Place, an addition to the City of Little Rock, Pulaski County, Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-254 to allow a reduced rear yard setback in the R-2 district.

Justification: The applicant's justification is presented as per the attached letter.

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The R-2 zoned property located at 5913 N. Country Club Boulevard is under construction for a two-story residential structure. The applicant states that the plan was approved for a proposed 14-foot by 31-foot open paved patio on the rear of the residence. The applicant now proposes to cover the patio area.

Section 36-254(d)(3) states "There shall be a rear yard setback having a depth of not less than twenty-five (25) feet." Therefore, the applicant is requesting a variance to allow the extension of the primary structure into the rear yard setback reducing the setback to no less than 14-feet.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The reduction of the rear yard area for the covered patio structure is similar to development patterns in the area. Staff believes that the requested variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance, subject to the descriptions and any conditions in the “staff analysis”.

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Board of Adjustment

(APRIL 18, 2024)

This item is being deferred to the May 16, 2024 agenda as the applicant failed to notify surrounding property owners as required.

The item remained on the consent agenda for deferral. A motion was made and seconded to defer the item to the May 16, 2024 agenda. The vote was 5 ayes, 0 nays and 0 absent.