

File No.: Z-9944

Owners: Roger R. Cole

Applicant: Roger R. Cole

Address: 9 Calais Court

Legal Description: Lot 27, Block 9, Chenal Valley, Addition to the City of Little Rock

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 on the attached application.

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 at 9 Calais Court is located within a predominantly residentially zoned Southwest Little Rock neighborhood. The subject property is located in the Chenal Valley subdivision south of Champagnelle Drive and north of Denny Road. The property is accessed from Calais Court and located at the south side of the street. The brick and frame home was constructed in 1995 and is surrounded by similar houses built in the same time period. A platted 10-foot easement is located between the rear building line and the adjacent south property lines.

The applicant is proposing to build a replacement wood frame deck with

approximately seventy-five (75) percent enclosed to the back of their home. The sketch provided indicates that this addition will be placed on the south portion of the primary structure and extend 5-feet south and 32-feet from east to west along the south perimeter of the residence. The addition will cross the 25-foot rear setback line 3-feet but will not encroach into the 10-foot easement at the rear of the property.

Section 36-254(d)(3) states "There shall be a rear yard setback having a depth of not less than twenty-five (25) feet. "The applicant requests a variance to allow the extension of the accessory structure into the rear yard setback.

The survey and sketches provided by the applicant indicate that the addition to the primary structure will cross the 25-foot rear yard setback line 3-feet reducing the rear yard setback to 22-feet. In Staff' s opinion, the existing conditions and the proposed addition will pose no negative effect upon the health, safety, or welfare of the public, and will not detract from the value or aesthetic of the neighborhood or surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to a minimum of 22-feet as outlined in the above staff analysis and on the attached sketch.