

File No.: Z-10142

Owners: Verona Swanigan

Applicant: Verona Swanigan

Address: 18 Overby Circle

Legal Description: Lot 159, Treasure Hill Subdivision to the City of Little Rock, Pulaski County, Arkansas

Current Zoning: R-2

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: Variances are requested from the Regulations of Section 36-253 to allow a single-family residence to have a second kitchen without a home occupation use in an R-2 District.

Justification: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments.

B. Landscape and Buffer Comments:

No Comments.

C. Building Codes Comments:

No comments.

D. Staff Analysis:

The property located at 18 Overby Circle is occupied by a two-level single-family residence. The property is located on the central northwest corner of the partial cul-de-sac Northwest of the intersection of Overby Circle and Satterfield Drive

The applicant states that upon purchase of the property in 2019 there was a second kitchen found within the dwelling which was part of a rental area on the lower level with its own ground level entry. The existing structure consists of living, sleeping, bathing, and food prep areas on both floors.

The applicant states that they purchased the property to accommodate them and their aging parents with ease of access. They propose to maintain the second kitchen within the footprint of the primary residence. The second kitchen in question includes a sink, stove top, and refrigerator along with upper and lower cabinetry associated with food preparation areas.

Section 36-253(b)(6)(9) of the City of Little Rock Zoning Ordinance allows the construction of a “duplicate” kitchen in an R-2 zoning with a “Home Occupation” area designation. Therefore, the applicant is requesting a variance to allow a second kitchen (food prep) area within a single-family residence without a “Home Occupation” designation.

Staff is supportive of the requested variance. Staff views the request as reasonable. The existing additional kitchen has essentially the same function as the primary kitchen and is not viewed as detracting from the overall function or use of the property. Staff believes the proposed interior plan modification will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested secondary kitchen without a home occupation variance, subject to the descriptions and any conditions in the “staff analysis,” and the following conditions:

1. A building permit being obtained for all construction.