

File No.: Z-10109

Owners: Charles and Vanessa McDaniel

Applicant: David McDaniel

Address: 3100 Woodgate Drive

Legal Description: Lot 4, Block 9, Woodland's Edge, an 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 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 property located at 3100 Woodsgate Drive is occupied by a two-story single-family residence. A paved access driveway connecting to Woodsgate Drive is located along the west perimeter of the property and a semicircular drive is located in the front yard area. The corner lot has sidewalk along the east perimeter of the site and an existing wood frame deck is located at the rear of the residence.

The site plan indicates that an existing 96-square foot wood frame deck is centrally located along the rear (north) side of the residence and extends into the rear yard area with a stair at the northeast corner of the deck.

The applicant proposes to remove the existing deck and construct a new 552-square foot deck with roof structure and covered stairs along the rear of the residence. The applicant states the new wood frame roof will connect to the primary structure and will extend from east west and extend north 12-feet into the rear yard area. The site plan indicates that the new deck structure will extend into the rear yard setback to within one (1) foot of the rear (north) property line bordering an 18-foot greenspace buffer area. The applicant states that the perimeter greenspace buffer is owned by the Woodlands Edge Community Association which must grant approval for the new deck location prior to start of construction.

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 and expansion of a wood deck structure into the rear yard setback area, reducing the setback to no less than one (1) foot.

Staff is supportive of the requested variance. Staff views the requests as reasonable and believes that the requested setback variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to a minimum of one (1) foot, with the following conditions:

1. A building permit being obtained for all construction.