

File No.: Z-10094

Owners: ReeShema Britt

Applicant: ReeShema Britt

Address: 1 Dover Dr

Legal Description: Lot 254 Kensington Place Phase II Addition 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: A variance is requested from the area provisions of Section 36-254(d)(2) to allow a residence with reduced side yard setback.

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. Analysis:

The property located at 1 Dover Drive is currently occupied by a single-story masonry single family residence. The residence is centrally located on the lot with an existing pool and two accessory structures in the rear yard. There is a utility easement along the south (side) and east (rear) property lines.

The applicant is proposing to construct an addition to the northwest corner of the residence. The proposed addition would add eight (8) feet to the front face of the

residence and extend sixteen (16) feet along the north side of the residence. The addition will be 4.2 feet from the north side property line.

Section 36-254(d)(2) states "There shall be a side yard setback on each side of the building having a width of not less than ten (10) feet." Therefore, the applicant is requesting a variance to allow a reduction of the side yard setback to no more than 4.2 feet.

Staff finds the request to generally be in conformance with the development pattern in the area. Based on the above assessment and analysis, staff finds the request to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no more than 4.2 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.