

File No.: Z-10099

Owners: Don Berardi

Applicant: Tom Fennel

Address: 5908 Stonewall Road

Legal Description: Lot 119R, Forest Heights Place, Addition to the City of Little Rock, Pulaski County

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)(3) to allow a reduced rear yard setback in an R-2 zoning

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:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

C. Building Codes Comments:

No Comments.

D. Analysis:

The property located at 5908 Stonewall Road is currently occupied by a two-story masonry single-family residence in the Heights Overlay District. The survey shows a lot width of 105 feet and a lot depth of 135 feet. The existing residence is positioned towards the west side of the lot with an attached two-story garage in the rear yard. The existing garage is 6.7 feet from the rear property line.

The applicant is proposing to expand the residence with two separate additions. One will be an additional living space attached to the east side of the existing residence. This addition will be within the allowed setbacks. The second addition will be attached to the east side of the existing garage and will be 6-feet 9-inches from the rear property line.

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 existing garage is 6.7 feet from the rear property line, and the addition will be 6-feet 9-inches from the rear property line. Therefore, the applicant is requesting a variance to allow the rear yard setback to be reduced to no less than 6.7 feet.

Staff is supportive of the requested variance. Staff views the request as reasonable and believes it is generally in conformance with the development pattern in the neighborhood and should have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback to no less than 6.7 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.