

File No.: Z-10058

Owners: Austin and Lauren Grinder

Applicant: Austin Grinder

Address: 5101 Edgewood Rd

Legal Description: Plot 61 and 62, Prospect Terrace 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)(3) to allow a residence with reduced rear 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:

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 5101 Edgewood Road is currently occupied by a two-story masonry single family residence. The survey shows a lot width of 111.63 feet at the front (north) property line, 76.35 feet at the rear (south) property line, and a depth of 130 feet. The residence sits 30 feet back from the front (north) property line. An

existing carriage house is attached at the rear (south) side of the residence that is accessible via the driveway along the west side of the property.

The applicant is proposing to demolish the existing attached carriage house and construct an attached garage on the southwest side of the residence in the rear yard. The existing structure to be demolished sits 0.3 feet from the rear property line, and the new garage structure will be located one (1) foot from the rear (south) 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.” Therefore, the applicant is requesting a variance to allow a reduction of the rear yard setback to no more than one (1) foot.

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 nearby area, nor should it have an adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback to no more than one (1) foot, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. Any new roof structure shall not overhang property line and all water runoff shall be directed back onto owners' property.
3. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.