

File No.: Z-10090

Owners: PMMRDA Trust

Applicant: Emon Mahony

Address: 912 N. Oak St

Legal Description: Lot 4, Block 1 Oakwood Place Addition to the City of Little Rock.

Current Zoning: R-3

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the area provisions of Section 36-156(a)(2)(f) to allow an accessory structure with a 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 912 N. Oak Street is currently occupied by a two-story wood-frame single family residence. This lot is within the Hillcrest Design Overlay District. The survey shows a lot width of 100 feet along the front (east) property line and 20 feet along the rear (west) property line, and a depth of 154 feet along the north side property line and 143 feet along the south side property line. The residence sits roughly 23 feet back from the front (east) property line facing Oakwood Road. There is an existing garage accessory structure in the rear yard accessible via an alley off H Street. The garage was severely damaged by a fallen tree.

The applicant is proposing to demolish the existing damaged garage and construct a new two-story garage accessory structure on the same footprint. The applicant states that the new garage accessory structure will be constructed upon the original structure's location no less than 6-inches from the side property line and have no overhang.

Section 36-156(a)(2)(f) states "Accessory buildings shall maintain at least a three-foot setback from any side or rear yard property line except where said rear yard abuts on a dedicated alley." Therefore, the applicant is requesting a variance to allow a reduction of the side yard setback to no less than six (6) inches.

Based on the analysis above, Staff believes the subject proposal is in keeping with the character and scale of the neighborhood and views the variance request as reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no less than six (6) inches, 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.