

File No.: Z-10062

Owners: William and Susan Hall

Applicant: William Hall

Address: 5101 Kavanaugh Blvd

Legal Description: Lot 5, Block 1, McGehee's Addition to the City of Little Rock

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 residential addition 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:

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 Kavanaugh Blvd is currently occupied by a single-story masonry single family residence. The survey shows a lot width of 77-feet at the front property line, 31.9-feet at the rear property line, and a depth of 140-feet. The residence

is centrally located on the lot with a detached garage in the rear yard that is accessible via the alley to the south.

The applicant is proposing to construct an enclosed addition on the east side of the residence and a wood deck with a concrete walkway connecting to the existing garage. The enclosed addition will extend to within 4-feet-6-inches from the east property line, the new wood deck will extend to within 3-feet of the east property line.

Section 36-254(d)(2) states "There shall be a side yard setback on each side of the building have a width of not less than ten (10) percent of the average width of the lot, not to exceed eight (8) feet." Therefore, the applicant is requesting a variance to allow a reduction of the side yard setback to no less than 4 feet-6 inches.

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 side yard setback to no less than 4 feet-6 inches, 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.