

File No.: Z-10091

Owners: Cantrell Land Trust

Applicant: Henry Loudon

Address: 6223 Cantrell Rd

Legal Description: The South 129 feet of Lot 69 and the South 129 feet or the West ½ of Lot 70, Normandy, and 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 6223 Cantrell Road is currently occupied by a two-story masonry single family residence. The survey shows a lot width of 75 feet and a depth of 129 feet. A variance was approved in February 2023 (Z-9750) to reduce the side yard setback in the east side yard to 2 feet for a single-story addition at the southeast corner of the residence. That addition is currently under construction.

The applicant is additionally proposing to expand the existing wood deck at the rear of the residence. The proposed expansion will be attached to the existing deck at the rear of the residence. It will extend south 12 feet into the rear yard area and 50 feet from east to west along the south perimeter of the residence to within 5 feet of the east property line.

Section 36-254(d)(2) states "There shall be a side yard set-back on each side of the building having 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 five (5) feet.

In Staff's opinion, the proposed setback variance will pose no negative effect upon the health, safety, or welfare of the general public, and will not detract from the value or aesthetic of the neighborhood or surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no less than five (5) feet, subject to the following conditions:

1. Obtain a building permit prior to construction.