

FILE No.: Z-2878-A

OWNER: Martha Crowder

APPLICANT: Ellen Yeary – Yeary Lindsey Architects

ADDRESS: 826 Beechwood Avenue

LEGAL DESCRIPTION: The South 50 feet of Lot 1, Block 63, Pulaski Heights Addition to the City of Little Rock

CURRENT ZONING: R-2

PRESENT USE: Single-Family Residence

PROPOSED USE: Single-Family Residence

VARIANCE(S) REQUESTED: A variance is requested from the area provisions of Section 36-254 to allow a residence with a 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 required.

B. LANDSCAPE AND BUFFER COMMENTS:

No Comments.

C. BUILDING CODES COMMENTS:

No Comments.

D. ANALYSIS:

The R-2 zoned property located at 826 Beechwood Street is occupied by a 2,949 square foot, one-story single-family residence. The survey indicates a lot width of 50 feet along N. Beechwood Street and a depth of 138 feet. The residence sits 27 feet from the rear (northwest) property line and 25 feet from the front (north) property line.

As part of the improvement to the residence, the applicant proposes to construct a 240 square foot carport addition on the northwest side of the residence in the rear yard area. The site plan shows the carport addition will have seven feet – two-inch (7-2) setback along the rear (northwest) property line and maintain the existing setback of twenty-five (25) feet from the side (north) property line. The addition would not require modifying any existing structural configurations to the existing dwelling.

Section 36-254(d)(1) of the City’s Zoning Ordinance requires a minimum rear yard setback of 25 feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the carport addition to be constructed with a reduced rear yard setback of seven feet – two inches (7-2) feet along the rear (northwest) property line.

Staff is supportive of the requested rear yard setback variance. Staff views the request as reasonable. Staff views the variance as very minor in nature and feels the reduced setback will have no adverse impact on the surrounding properties. The properties to the north and south along N Palm Street at the rear of the property have similar relationships with the roadway. Some of these residences have very little, if any, setback from their rear property lines along N Palm Street.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested seven feet – two inch (7-2) rear yard setback variance, subject to the descriptions and any conditions in the “staff analysis”, and the following condition:

1. A building permit being obtained for all construction.