

File No.: Z-10042

Owners: Mark and Candice Murphy

Applicant: Candice Murphy

Address: 1610 Alberta Drive

Legal Description: Lot 101 Leawood Manor 2nd Edition to the City of Little Rock, Pulaski County, AR

Current Zoning: R-2

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: Variances are requested from the area provisions of Section 36-254 (d)(2) to allow a new 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 1610 Alberta Drive is currently occupied by a two-story masonry single family residence. The masonry structure is centered upon the lot with a carport structure located along north side of the residence. The lot slopes from the southeast to the northwest rear corner of the property.

The applicant is proposing to construct a wood frame deck-like walkway that runs along the south side of the residence and connects the front porch to the existing rear

yard deck structure. The new deck structure will extend from east to west along the south façade of the residence and extend south four (4) feet into the side yard setback.

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

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 reduction variance, subject to the descriptions and any conditions in the “staff analysis” and the staff report.