

File No.: Z-10092

Owners: Daniel and Rachel Bullock

Applicant: Christi Wilson

Address: 506 N. Palm St

Legal Description: Lot 8, Block 24, Pulaski Heights 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: Variances are requested from the Area provisions of Section 36-156 to allow an accessory structure to have a rear yard coverage greater than 30% in an R-2 property and Section 36-434 to allow an accessory structure to have more than 40% coverage of the rear yard within the twenty-five-foot setback in the Hillcrest Design Overlay District.

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 506 North Palm Road is currently occupied by a single-story masonry single family residence within the Heights Design Overlay District. The survey shows a lot width of 50 feet, and a depth of 140 feet. The residence is centrally located on the lot with a detached carport and covered storage accessory structure in the rear yard that is accessible via the alley to the west.

The applicant is proposing to extend the existing 540-square-foot accessory structure to the north 11-feet 1-inch into the rear yard. The addition will increase the structure by approximately 257-square feet in area covering approximately 38 percent of the rear yard, exceeding the maximum code allowance of 30 percent in an R-2 zoning. Approximately 632-square-feet of the total area of the structure will be within the 25-foot rear yard setback covering approximately 51 percent of the rear yard within that setback, exceeding the maximum code allowance of 40 percent within the Hillcrest Design Overlay District.

Section 36-156(2)(c) states “Accessory buildings or structures in the R-1 through R-4A districts shall not be located closer than sixty (60) feet to the front property line, fifteen (15) feet from a street side line and may not occupy more than thirty (30) percent of the required rear yard area.’ Therefore, the applicant is requesting a variance to allow an increase in the allowable coverage to no more than 38 percent.

Section 36-434.14(D) in the Hillcrest Design Overlay District ordinance states “Accessory building coverage within the twenty-five-foot setback from the rear property line shall be no more than forty (40) percent of the area in that section.” The rear yard within the 25-foot setback has an area of 1250 square feet. The portion of the proposed accessory structure within the 25-foot setback would have an area of approximately 632 square feet. Therefore, the applicant is requesting a variance to allow an increase in the allowable coverage within the 25-foot rear yard setback to no more than 51 percent.

Staff views the request as reasonable and believes it is generally in conformance with the development pattern in the neighborhood and nearby area. It should not have an adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested increase in rear yard coverage to no more than thirty-eight percent (38%) and the increase in rear yard coverage inside the twenty-five-foot setback in the Hillcrest Design Overlay District to no more than fifty percent (50%), subject to the following conditions:

1. Obtain a building permit prior to construction.