

File No.: Z-10043

Owners: Ralph Loszak & Tiffany Mattzela

Applicant: Mike Irmen, Lewis and Company Construction

Address: 224 N. Ash Street

Legal Description: East 100 ft of Lot 1. Block 8, Elmhurst Addition to the City of Little Rock, Pulaski County, Arkansas

Current Zoning: R-3

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: Variances are requested from the area provisions of Section 36-255 (d)(3) to allow a new residence with 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.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

No Comments.

D. Analysis:

The property located at 224 N. Ash Street is currently occupied by a two-story wood frame single family residence. The residence is centrally located on the lot with a paved parking pad located at the northwest corner of the lot and a wood frame fence enclosure around the rear yard area. The existing dwelling is located 27-feet from the east (front) property line, 10-feet from the north (side) property line, 5-feet from the south (side) property line, and 25-feet from the west (rear) property line

The applicant is proposing to construct a 12-foot by 12-foot closet addition to the rear southwest corner of the existing residence within the fenced rear yard area. The new addition will extend north and west from residence into the rear yard setback 12-feet.

Section 36-255(d)(3) requires a minimum rear yard setback of 25-feet in the R-3 District. Therefore, the applicant is requesting a variance to allow a reduction of the rear yard setback from 25-feet to no less than 13.5-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 rear yard variance, subject to the descriptions and any conditions in the “staff analysis” and the following.

1. A building permit being obtained for all construction.