

File No.: Z-10068

Owners: Sarah Williams

Applicant: Francisca Martinez (Agent)

Address: 4900 W 31st St

Legal Description: Lot 17, Block 2, OAKHURST 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: A variance is requested from the area provisions of Section 36-255 (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 4900 W 31st St. is currently occupied by a wood-frame single family residence. The survey shows a lot width of 50-feet and a depth of 125-feet with residence centrally located on the lot.

The applicant is proposing to construct a staircase on the east side of the residence to provide exterior access to a newly renovated second floor living space. The new

staircase will be 4-feet wide and 15-feet in length and will extend from the front porch north into the east side yard of the property.

Section 36-255(d)(2) states “There shall be a side yard setback on each side of the building have 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 2 feet-6 inches.

Staff is supportive of the requested variance. Staff views the request as reasonable and believes the exterior stair is the only viable access point to the upstairs area. The addition 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 to no less than 2 feet-6 inches, with the following conditions:

1. A building permit being obtained for all construction