

File No.: Z-10070

Owners: Jaqueline Wynat

Applicant: Danny Bean (Agent)

Address: 6701 Hawthorne Rd.

Legal Description: Lot 77R, being a replat of Lots 77 and 78, WESTOVER HILLS SUBDIVISION 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 36-254 (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 6701 Hawthorne Road is currently vacant. The existing residence and detached garage have been demolished. The survey shows a lot width of 65-feet and a depth of 140-feet with a 5-foot easement along the rear property line.

The applicant is proposing to construct a new two-story wood frame residence centrally on the lot. The proposed residence will have a width of 54.8-feet and a depth of 53.3-feet with a covered patio and storage room extending into the rear yard.

The proposed covered extension of the primary residence will be located along the southwest center of the rear of the residence. The roof structure will extend over the patio area and connect to the proposed storage structure.

The proposed patio and storage structure will have a depth of 15-feet and will extend 25-feet south to within 11-feet of the rear property line.

Section 36-254(d)(3) states “There shall be a rear yard setback having a depth of not less than twenty-five (25) feet.” Therefore, the applicant is requesting a variance to allow a reduction of the rear yard setback to no less than eleven (11) 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 setback reduction to no less than eleven (11) feet, with the following conditions:

1. A building permit being obtained for all construction