

File No.: Z-10097

Owners: Emily Gregory-Minor

Applicant: Blake Breeding (agent)

Address: 31 St. John's Place

Legal Description: Lot 33R, Grandview Addition to the City of Little Rock, Pulaski County, Arkansas.

Current Zoning: PRD (R-2)

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the area provisions of Section 36-254 (d)(2) to allow a 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:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

C. Building Codes Comments:

No Comments.

D. Analysis:

The property located at 31 Saint John's Place is currently occupied by a single-story masonry single family residence in the Heights Overlay District. The property is part of a Planned Residential Development near the Catholic Diocese of Little Rock that was previously zoned R-2. The survey shows a lot width of 61.35 feet at the rear

(south) property line, a curved north (front) property line with an arclength of 69.79 feet, a depth of 170.70 feet on the west side property line and 138.80 feet on the east side property line. There is an existing attached porch 3.9 feet from the west side property line featuring five brick columns with wooden fencing between.

The applicant has added a roof over the existing west side porch using the existing brick columns as support. The wooden fencing has been removed from between the columns. A gutter and down spouts have been attached to direct water flow to the front and rear of the property. The new roofline is 2.4 feet from the west side property line.

Section 36-254(d)(2) states “There shall be a side yard setback on each side of the building having a width of not less than ten (10) feet.” Therefore, the applicant is requesting a variance to allow a reduction of the side yard setback to no less than 2.4 feet.

Staff is supportive of the requested variance. Staff views the request as reasonable and believes that the reduced setback is consistent in density with the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no less than 2.4 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.