

**BACKGROUND
CONTINUED**

The applicant is now proposing an addition to the rear of the building with an area of twenty-four (24) feet by fifty-four (54) feet. The proposed building addition will maintain the ten (10)-foot rear setback as was previously-approved. The proposed building addition will be set back seven (7) feet, four (4) inches from the south side property line and twenty-four (24) feet, eight (8) inches from the north side property line.

The applicant is proposing that the revised addition be two (2) stories in height. The proposed addition will be approximately twenty-two (22) feet in height, as measured from the finished floor to mid-point of the roof slope. The overall height of the addition, from finished floor to roof peak, will be twenty-five (25) feet, five (5) inches. The larger building footprint for the proposed addition is the only change proposed to the previously-approved POD zoning for this property. All other aspects and conditions of the previous approval shall remain in full effect.

The Planning Commission reviewed this request at their August 12, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.