

File No.: Z-10161

Owners: Paul Z. Ottis

Applicant: Mike Irman
Lewis Construction Co.

Address: 16 Windrush Point

Legal Description: Lot 76, Block 2, Woodlands Edge an Addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-254 to allow a reduced rear yard setback in the R-2 district.

Justification: The applicant's justification is presented as per the attached letter.

Staff Report:

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The property located at 16 Windrush Point is occupied by a single-story single-family residence. A paved access driveway connecting to Windrush Point is located along the west portion of the lot and an existing wood frame deck is located along the northeast side of residence in the rear yard area.

The site plan indicates that the existing 112-square foot deck extends northeast from the residence occupying an open corner at the rear of the dwelling.

The applicant proposes to construct a 113 square foot wood frame canopy enclosure upon and over a portion of the existing deck and construct an additional 140 square foot open air wood frame deck with new access stairs extending into the rear yard area. The applicant states the new deck structure will extend to within 13.4 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 the extension of the primary structure into the rear yard setback reducing the setback to no less than 13.4-feet.

Staff is supportive of the requested variance. Staff views the requests as reasonable. The reduction of yard area for the canopy and expanded deck structure is similar to development patterns in the area. Staff believes that the requested variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to a minimum of 13.4-feet, with the following conditions:

1. A building permit being obtained for all construction.