

File No.: Z-10197

Owners: Judith Gosnell

Applicant: Judith Gosnell

Address: 500 North Taylor Street

Legal Description: Lot 11 and 12, Block 29, Lincoln Park Addition to the City of Little Rock, Pulaski County, Arkansas

Zoned: R-3

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-255 to allow a reduced rear yard setback in the R-3 district.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

If changes are proposed for driveway, a new site plan will be required.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments

D. Staff Analysis:

The property at 500 North Taylor Street is an R-3 zoned neighborhood, within the Hillcrest Design Overlay District and is located on the southeast corner of North Taylor Street and Lee Avenue. Built in 1955, the existing 1-story frame home occupying the property has undergone minimal improvements or additions that are often typical of this neighborhood. The immediate neighboring properties are also populated with single family homes.

The house faces east towards N Taylor Street and vehicular access is located at the rear of the property, which is N. Taylor Street. The property was platted to establish the front of the home to be on Lee Avenue but when the property was built, the

contractor chose to face the house toward N. Taylor Street. Zoning regulations require that the official front of the property must be aligned with the platted record. Thus, the applicant is requesting a reduce rear yard setback.

As an improvement to the property, the applicant is proposing to construct a replacement carport due to damage caused by a storm in 2024. The application states that they propose to improve the design, size and build of the replacement carport by matching it to the existing shingled roofline, expanding car coverage, constructing a new covered open area and enclosing a storage space onto the end wall. The existing carport pad and the concrete pad next to the carport are on the same level and both are in need of repair prior to any new build. The size of the concrete pad would accommodate the proposed roof expansion and storage unit. The new carport will be 10 feet 5 inches wide, the new open-covered area will be 6 feet wide, and the new covered storage unit will be 6 feet 7 inches wide.

Rear yard setbacks are required to be 25-feet in width. The new construction compromises the 25-foot rear yard setback as required by the area regulations for R-3 properties. The applicant is requesting a reduction of the rear yard setback from 25 feet to 15 feet.

Section 36-255(d)(3) states "There shall be a rear yard setback having a depth of not less than twenty-five (25) feet. In the case of a corner lot, however, when providing a twenty-five-foot exterior side yard, the rear yard may be reduced to not less than eight (8) feet.

Staff finds the request to generally be in conformance with the development pattern in the Hillcrest neighborhood and nearby area. Based on the above assessment and analysis, staff finds the requested variance to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to a minimum of 15 feet, with the following conditions:

1. A building permit being obtained for all construction.
2. All regulations in the Hillcrest Overlay District must be adhered to.