

File No.: Z-10200

Owners: Melissa Tooley

Applicant: Melissa Tooley

Address: 42 Mirabel Court

Legal Description: Lot 6, Block 105, Chenal Valley, 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(d)(3) 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:

Applicant must say out of the 15 foot easement.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The property located at 42 Mirabel Court is occupied by a two-story 3,896 square feet single-family residence. The residence was constructed in 2017 on .31-acre lot.

The applicant proposes to renovate and expand the existing rear yard deck. The 160 square foot deck is stated to be unsafe and in need of repair.

The lot configuration tapers to the east and west, reducing the rear yard area across the north perimeter of the property. This tapering, along with an existing

15-foot easement, greatly reduces the rear yard, thus creating a limited outdoor use area.

The variance request is to extend the deck toward the west (side) property line 15 additional feet and extend toward the north (rear) property line an additional 3 feet, which will place the northeast corner of the deck extending into the rear setback approximately 3 feet.

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 deck into the rear yard setback reducing the setback to no less than 22-feet.

Staff is supportive of the requested variance. Staff views the requests as reasonable. The reduction of yard area for the screen porch 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 22-feet, with the following conditions:

1. A building permit being obtained for all construction.