

File No.: Z-10213

Owners: Jonathan Chang

Applicant: Jason Duncan (Agent)

Address: 14 Pine Manor Drive

Legal Description: Lot 28, being a replat of Lots 1,2, and 3, Pine Manor Addition to the City of Little Rock, Pulaski County, Arkansas

Current Zoning: 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 to allow a reduced rear yard setback in an R-2 zoning.

Justification: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No Comment

B. Landscape and Buffer Comments:

No Comment

C. Building Codes Comments:

No Comment

D. Analysis:

The property located at 14 Pine Manor Drive is currently occupied by a 3,641 square foot one-story single-family residence. The survey shows that this property has been replatted from 3 separate lots into one lot. The lot width is 140.6 feet and a depth of 156.6 feet.

The applicant is proposing an addition that connects the main home to an existing detached accessory building, within the rear setback.

The site plan indicates that the applicant proposed to construct an extension to the home, connecting the rear detached building creating a primary suite as well as the laundry room.

Section 36-254(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.." Therefore, the applicant is requesting a variance to allow the rear yard setback to be reduced to no less than approximately 13 feet.

Based on the above analysis, staff finds the variance request to be reasonable. Staff believes that the expansion of the dwelling footprint conforms to the development patterns of the area and will have no adverse impact on the surrounding properties

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow the expansion of the dwelling and the reduction of the rear yard setback, subject to the following conditions:

1. Obtain a building permit prior to construction.