

File No.: Z-10224

Owners: David Selewski

Applicant: Mike Irman (Agent)
Lewis Construction Co.

Address: 14 Windrush Point

Legal Description: Lot 77, 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 14 Windrush Point is occupied by a 3,518 square foot two story single-family residence. The survey shows a lot width of 95.17 feet and depth of 115 feet.

The site plan indicates that the existing 6.8 square foot deck extends northwest from the residence occupying the center of the yard at the rear of the dwelling.

The applicant proposes to construct a 16.8 square foot wood frame deck screened enclosure. The applicant states the new deck structure will extend an additional 10 feet into the rear yard area.

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 area reducing the setback to no less than 8-feet.

Staff is supportive of the requested variance. Staff views the requests as reasonable. The reduction of rear yard area for the screened in 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 8 feet only at the portion of the property that references the deck addition, with the following conditions:

1. A building permit being obtained for all construction.