

File No.: Z-10227

Owners: Brian Burton

Applicant: Yeary Lindsey Architects

Address: 55 Pinehurst Circle

Legal Description: Lot 8, Block 6 of the Pleasant Valley Subdivision, Addition to the City of Little Rock

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested to the regulations of Section 36-254 to allow a reduced rear yard setback in an R-2 zoning.

Justification: The applicant's justification was presented with the application.

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 R-2 zoned property at 55 Pinehurst Circle is located in in the pleasant valley subdivision, west of interstate 430. The property is currently occupied by a 4,230 square foot two story brick residence. The survey shows a lot width of 150.25 feet and depth of 180.03 feet. The existing house on this property is set back 100 feet from the front property line, making available area in the rear yard unusually limited.

The site plan indicates that the applicant is proposing to expand the existing rear covered deck area to the east, west and north along an inset on the north side of the dwelling, which will extend three (3) feet into the rear yard.

The applicant states that the new 784 square foot covered deck will have a connecting stair with landing that extends an additional 7.4 feet into the rear yard, reducing the rear setback to approximately 15.8 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. "The applicant requests a variance to allow the extension of the primary structure into the rear yard setback.

In Staff' s opinion, the existing conditions and the proposed addition will pose no negative effect upon the health, safety, or welfare of the public, and will not detract from the value or aesthetic of the neighborhood or surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to a minimum 22 feet from the rear property line for the majority of the length of the porch and a minimum of 15.6 feet to allow for stair access to the back yard, subject to the following conditions:

1. Obtain a building permit prior to construction.