File No.: Z-10003

Owners: Greenlaw Maintenance, LLC

Applicant: Dietrick Greenlaw

Address: 3401 W. 17th Street

Legal Description: Lot 6, Block 1, South Highland 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 the area regulations of Section 36-255 to allow a reduced rear yard setback in the R-3 zoning district.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No comments received.

B. Buffering and Landscape Comments:

No comments received.

C. Building Codes Comments:

No comments received.

D. Staff Analysis:

The property at 3401 W. 17th Street is located in a predominantly R-3 zoned neighborhood within the South Highland Addition to City of Little Rock.

The subject property is located on the southeast corner of W. 17th Street and S. Martin Street. The property is currently undeveloped.
The applicant proposes to construct a 1-story, wood-framed, single-family dwelling on the site. The residence will contain three (3) bedrooms and two (2) bathrooms, a dining room, great room, a kitchen and pantry. The applicant is not proposing any accessory structures in the rear of the property at this time. The maximum height of the residence will not exceed thirty-five (35) feet in height.

Access will be provided from a concrete driveway extending from W. 17th Street located at the northwest corner of the property.

The proposed residence will be setback twenty-five (25) feet from the front property line, four (4) feet from the side (east) property line, four (4) feet from the west property line and sixteen (16) feet from the rear (south) property line.

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.” Therefore, the applicant is requesting a variance to allow the rear yard setback to be reduced from twenty-five (25) feet to not less than sixteen (16) feet.

Staff is supportive of the variance request. Staff feels the request to be reasonable as most of the residential lots in the general area are undeveloped. Staff feels the development of single-family residences in the area will be beneficial in this portion of the City as it will continue to provide diverse and affordable housing in the area. Staff feels the requested variance will not have an adverse effect on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance, as outlined in the staff analysis, and per the submitted survey/site plan, subject to the following condition:

1. Obtain a building permit prior to construction.