

File No.: Z-9949

Owners: Melinda Fair

Applicant: Steve Hester & Sons, LLC (Agent)

Address: 116 S. Valmar Street

Legal Description: Lot 5, Block 2 of Beaches Subdivision, as recorded in Pulaski County, Arkansas

Zoned: R-3

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-255(d)(2) to allow a reduced side yard setback in the R-3 district.

A variance is requested from area regulations of Sec. 36-255(d)(3) to allow a reduced rear yard setback in the R-3 district.

Justification: The applicant's justification is presented as per 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-3 zoned property is located at 116 S. Valmar Street. The applicant states that the plan is to renovate an existing shed and deck into an expanded guest house for

family use. The existing, and proposed, structure will be within the side and rear setback yard areas, for the most part.

Section 36-255(d)(2) states "There shall be a side yard on each side of the building having a width of not less than ten (10) percent of the average width of the lot, not to exceed five (5) feet." Therefore, the applicant is requesting a variance to allow the extension of the proposed renovated guest house structure to encroach into the side yard setback as presented in the survey.

Section 36-255(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 proposed renovated guest house structure to encroach into the rear yard setback as presented in the survey.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The reduction of the side and rear yards for the guest house 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 variance, subject to the descriptions and any conditions in the "staff analysis".