

File No.: Z-9942

Owner: Biagioni Joint Revocable Trust

Applicant: Chris Maris

Address: 5913 N. Country Club Blvd.

Legal Description: Lot 75, Forest Heights Place Addition

Current Zoning: R-2

Present Use: Single Family Residence (under construction)

Proposed Use: Single Family Residential

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

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

STAFF REPORT

- A. Planning and Development Civil Engineering:  
No Comments required.
- B. Landscape and Buffers:  
No Comments required.
- C. Building Codes:  
No Comments required.
- D. Staff Analysis:

The R-2 zoned property located at 5913 N. Country Club Blvd. is occupied by a single family residence which is under construction. The property is located on the south side of N. Country Blvd., just east of N. University Avenue.

As part of the home construction, the applicant proposes to construct a 13.8 foot by 30.7 foot patio on the rear of the structure, as noted on the attached site plan. The proposed patio will be approximately 24 inches above grade. The applicant proposes to cover the patio area with a roof structure. The patio area will remain unenclosed on its south, east and west sides. The patio cover will be attached to the residence and will be located approximately 11 feet back from the rear (south) property line.

Section 36-254 (d)(3) of the City's Zoning Ordinance requires a minimum rear building setback of 25 feet for structures in R-2 zoning. Therefore, the applicant is requesting a variance to allow a reduced rear building setback for the covered patio structure. All other setbacks will conform with ordinance standards.

Staff is supportive of the requested reduced rear setback. Staff views the requests as reasonable. The proposed unenclosed patio area should have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear setback variance, subject to the patio area remaining unenclosed.

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Board of Adjustment

(MARCH 21, 2024)

The March 21, 2024, Little Rock Board of Adjustment meeting did not have a quorum as required per the By-Laws. Therefore, all items on the March agenda have been deferred to the April 18, 2024 meeting.