

File No.: Z-6951-A

Owners: Paul and Trisha Pfeifer

Applicant: Christi Wilson, Trail Run Properties (Agent)

Address: 5800 S. Country Club Boulevard

Legal Description: Lot 87, Forest Heights Place, a subdivision 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(d)(3) 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 R-2 zoned property located at 5800 S. Country Club Boulevard. The applicant states that the plan is to add a 4'x21.8' area to their existing garage and to roof over their existing patio. This will connect the house, garage, and patio under one roof.

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 setback reducing the setback to no less than 7-feet.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The reduction of the rear yard area for the covered patio and garage 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”.