File No.: Z-9994

Owners: Randy Wright Builders, LLC

Applicant: Randy Wright

Address: 3819 Gordon Road

Legal Description: Lot 5, Block 1, Bear Den Estates, 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 the area regulations of Section 36-254 to allow a reduced rear yard and in the R-2 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 3819 Gordon Road is in a predominantly R-2 zoned neighborhood within the Bear Den Estates Subdivision.

The subject property is located on the northeast corner of Gordon Road and Bear Valley Circle.
The site plan shows an existing 2-story, single-family residence recently constructed on the property. The house faces south towards Gordon Road. A concrete driveway extends from Gordon Road leading to the garage located at the southwest corner of the home.

The rear of the house contains an uncovered patio approximately sixty-one (61) feet wide and 26.8 feet deep. The applicant proposes to cover most of the patio from west to east. Only the remaining northwestern corner of the patio will remain uncovered.

Section 36-254(d)(3) states, “There shall be a rear yard setback having a depth of not less than twenty-five (25). 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 patio to encroach into the rear yard setback at the northeast corner of the house by five (5) feet.

Staff is supportive of the requested variance and feels the request is reasonable. The applicant notes there is a total green space located at the rear of the property, and provided the following statement:

“There is a total green space behind the area owned by the developer of Bear Den Estates. The developer has provided his approval, along with several of the owners on each side. Signatures will be made available upon request.”

Staff finds the variance request to be reasonable. Staff feels the requested variance will not have an adverse effect on the surrounding properties in the general area. The patio is located in the rear of the property. Staff feels the covered patio should not be intrusive or unsightly if viewed from Gordon Road.

E. Staff Recommendation:

Staff recommends approval of the requested 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.