

File No.: Z-9977

Owners: Edin Garza

Applicant: Edin Garza

Address: 3410 "I" Street

Legal Description: Tract 1 the West 1/2 of the East 2/3 of Lots 7, 8, and 9, Block 6 East Pulaski Heights Addition, an 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 area regulations of Sec. 36-156 to allow an accessory structure to be located closer than sixty (60) feet to the front property line, and to allow the same accessory structure to be separated from the primary structure by less than 6-feet.

Justification: The applicant's justification is presented as per the attached letter dated February 13, 2024.

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 property at 3410 "I" St is in a predominantly R-2 zoned neighborhood, within the Hillcrest Landscape Design Overlay District. This overlay district generally has no bearing on the subject variance requests.

The subject property is located on the north side of "I" Street, adjacent to an existing end of the street. A two-lane driveway attaches the street to an existing walkway into the residence.

The applicant is proposing to construct a single-story covered accessory carport structure along the south perimeter of the existing residence, as noted on the attached site plan. The applicant has stated that the new construction will occupy 19-foot x 19-foot footprint on the south side of the house connecting to an existing paved two-car drive leading south to "I" Street.

The new structure will be located approximately zero (0) feet back from the front property line and maintain a 3-foot side (west) setback and a 24-foot side setback to the east property line.

Section 36-254(d)(1) of the City's Zoning Ordinance requires a minimum 25-foot front building setback for R- 2 zoned lots. Section 36-254(d)(2) requires a minimum 6-foot 8-inch side setback. Therefore, the applicant is requesting variances from these ordinance requirements to allow the proposed covered carport addition with reduced front and west side setbacks.

Staff is supportive of the requested setback variances. Staff views the request as reasonable. The proposed construction will have front and side yard setback relatable to the residence immediately to the east. Staff believes the proposed addition to the front of the house will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the requested front yard setback reduction from 25-feet to a minimum of zero-feet and the reduction of the south side yard setback from 6-feet 8-inches to 3-feet as outlined in the staff analysis and indicated on the attached sketch, subject to the following conditions:

1. A building permit being obtained for all construction.