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File No.: Z-9989

Owners: Richard Griffiths

Applicant: Jeremiah Russell, Rogue Architects

Address: 11780 Rivercrest Drive

Legal Description: Lot 1, Block 56, Walton Heights Addition, 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 the area regulations of Sec. 36-254 to allow a reduced front yard and 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 property at 11780 Rivercrest Drive is in a predominantly R-2 zoned neighborhood, within the Walton Heights Subdivision.

The subject property is centrally located on the north side of Rivercrest Drive. The parcel was originally developed with a one and 1/2-story masonry home in 1965. The applicant has stated that the new addition to the existing home will extend toward Rivercrest Drive to the south and will include a new one-story expansion of the living space and a new 2-car carport. The survey indicates the lot to be 200 feet in width and 200 feet in length.

The applicant indicates that the addition will expand the existing south structure perimeter approximately 10-feet south into the setback.

Section 36-254(d)(1) states, "There shall be a front yard setback having a depth of not less than twenty-five (25) feet." "Therefore, the applicant requests variances to allow the extension of the primary structure into the front yard setback to no more than 510-feet reducing the front yard setback to 16-feet.

In Staff's opinion, the proposed setback reductions will pose no negative effect upon the health, safety, or welfare of the public, and will not detract from the value or aesthetic of the neighborhood or surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested front yard setback reduction from 25 feet to a minimum to 10-feet, per the attached site plan.

Additionally, the variances are recommended for approval as per the submitted survey / site plan sketch and are subject to the following conditions:

1. A building permit being obtained for all construction.