

File No.: Z-9992

Owner: James Hazlewood / Beth Berry

Applicant: James Hazlewood

Address: 500 Holly Street

Legal Description: Lot 6 and the South ½ of Lot 5, Block 5, PULASKI HEIGHTS ADDITION to the City of Little Rock, Pulaski County, Arkansas

Current Zoning: R-2

Present Use: Single-Family Residence

Proposed Use: Single-Family Residence

Variance(s) Requested: A variance is requested from the area provisions of Section 36-254 to allow a carport addition to the existing garage with a reduced side yard setback.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments required.

B. Landscape and Buffer Comments:

No comments.

C. BUILDING CODES COMMENTS:

The required fire separation distance (building to property line) prescribed by the building code terminates at five feet. Buildings are allowed to be closer than five feet if they have properly constructed fire walls which provide the requisite one-hour fire resistance rating. When buildings are five feet or more from the property line, the requirement no longer applies to the wall itself, only the projections such as eaves or overhangs.

Openings such as doors and windows are limited when the exterior wall is three feet from the property line and are prohibited when the exterior wall is less than three feet from the line. There is no restriction on openings when the exterior wall is more than three feet from the property line.

Contact the City of Little Rock Building Codes (501)371-4832 for additional details.

D. ANALYSIS:

The R-2 zoned property located at 500 Holly Street is occupied by a single-family residence. The survey indicates a lot width of 75 feet along the front (Holly Street/east) and rear (west), a width of 150 feet along the north and south (Lee Street) property lines. As part of the improvement to the residence, the applicant will construct a 16 feet by 22 feet carport over the driveway as an extension of the existing garage. The carport will maintain the existing offset, two (2) feet plus, from the north property line. All other setbacks comply with required minimum setbacks in the R-2 zoning district.

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of 7.5 feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the addition to be constructed with a reduced side yard setback of two (2) feet along the east side property line.

Staff is supportive of the requested side yard setback variance. Staff views the request as reasonable. The existing dwelling has a garage structure that is two (2) feet from the side (north) property line. The proposed carport addition would follow the same wall line as the existing garage and be two (2) feet from the property line. Staff views the variance as very minor in nature and feels the reduced side yard setback will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback variance, subject to the descriptions and any conditions in the "staff analysis", and the following conditions:

1. A building permit being obtained for all construction.
2. Compliance with the Building Code requirements as noted in paragraph C. of the staff report.