

FILE No.: Z-10139

OWNER: Shawkat Ali

APPLICANT: Shawkat Ali

ADDRESS: 5 Stable Run Court

LEGAL DESCRIPTION: Lot 1R, Phase II, of the replat of Lots 1,2 and 110 of Carriage Creek Subdivision, an 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: Variances are requested from the Use Regulations of Section 36-253(b)(6) to allow a single-family residence to have a second kitchen without a home occupation use.

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

STAFF REPORT:

A. PLANNING AND DEVELOPMENT CIVIL ENGINEERING COMMENTS:

No comments.

B. LANDSCAPE AND BUFFER COMMENTS:

No Comments.

C. BUILDING CODES COMMENTS:

No comments required.

D. ANALYSIS:

The property located at 5 Stable Run Court is occupied by a single-family residence under construction. The property is located on the southeast corner of the intersection of Stable Run Court and Ridgehaven Road.

The applicant proposes to construct a second (spice) kitchen within the footprint of the primary residence. The proposed spice kitchen will include a sink, stove top,

and refrigerator along with upper and lower cabinetry associated with food preparation areas.

This proposed kitchen area will in addition to the main or primary kitchen area located nearby on the main floor of the residence. The applicant states that this smaller secondary kitchen referred to as a "Spice Kitchen", is designed to address cultural and practical needs specific for the family to prepare traditional Indian dishes which produce strong aromas, which must be contained.

Section 36-253(b)(6)(9) of the City of Little Rock Zoning Ordinance allows the construction of a "duplicate" kitchen in an R-2 zoning with a "Home Occupation" area designation. Therefore, the applicant is requesting a variance to allow the construction of a second "spice" kitchen (food prep) area within a single-family residence without a "Home Occupation" designation.

Staff is supportive of the requested variance. Staff views the request as reasonable if the construction of the kitchen complies with all applicable codes and city ordinances. The proposed additional kitchen has essentially the same function as the primary kitchen and is not viewed as detracting from the overall function or use of the property. Staff believes the proposed interior plan modification will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested secondary kitchen without a home occupation 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. Design and construction of residence will adhere to all city ordinances and construction codes.