

File No.: Z-10146

Owners: Julie Embry

Applicant: Christi Wilson (Agent)

Address: 1905 N. Jackson Street

Legal Description: Lot 42, Shadowlawn Addition of the City of Little Rock, AR

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: Variances are requested from area regulations of Sec. 36-254 to allow a residence with a reduced side yard setback for both rear construction and carport.

Justification: The applicant's justification is presented as per the attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

Both the request and the carport are too close to the property line and setback, Building will make comments due to fire safety issue.

B. Landscape and Buffer Comments:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

C. Building Codes Comments:

Previous construction of Laundry / Mud Room was closer to the property line than is currently allowed without being constructed of fire rated material. Any new construction must be fire rated material that extends inside of 5' from the property line. A building permit is required if BOA approves added elements. Coordinate building plans and permit review and permit with Curtis Richey at crichey@littlerock.gov 501-371-4724 or Tim Whitener at whitener@littlerock.gov 501-371-4875.

D. Analysis:

The R-2 zoned property located at 1905 North Jackson Street is occupied by a one-story single-family residence. The survey indicates a lot width of 50 feet and a depth of 133 feet with a 4-foot easement along the east perimeter of the lot. The residence is located on the west central portion of the lot 25 feet from the front (west) property line, 5 feet from the south side property line, 5.5 feet from the north side property line and over 40 feet from the rear (east) property line.

The property currently includes a paved drive along the north perimeter of the site connecting to North Jackson Street, a wood frame deck along the east side of the residence, and rear yard pool with accessory structure.

As an improvement to the property the applicant proposes to remove the wood frame deck and construct a new laundry/washer-dryer room and wood deck with steps at the northeast side of the dwelling.

The site plan indicates that the applicant proposed to construct a 104 square foot open carport upon a portion of the existing paved drive along the north perimeter of the dwelling.

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of five (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 setback 3.7 feet, and the covered carport is proposed to be built on the property line.

Based on the above assessment and analysis, Staff finds the requested variances to be partially reasonable. Staff is supportive of the requested variance to allow a reduced side yard setback. Staff believes the addition to the existing residential structure is generally in conformance with the development pattern in the neighborhood and would not have an adverse impact on surrounding properties.

However, it is the staff's opinion that the requested side yard reduction variance for the carport addition be denied. Staff believes that the location of the carport structure within the side yard area does not keep with the spirit or intent of the city ordinance and is out of character with the adjoining properties.

E. Staff Recommendation:

Staff recommends denial of the requested variance to allow a carport structure to be constructed on the property line.

Staff recommends approval of the requested variance to allow a reduction of the side yard setback for the addition that is to be constructed in the rear yard.

1. A building permit must be obtained for all construction.