

File No.: Z-10147

Owners: Samuel Hunter Dunn

Applicant: Jason Duncan (Agent)

Address: 3 Riding Road

Legal Description: Lot 114, Foxcroft Addition to the City of Little Rock

Current Zoning: R-2

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the building line regulations of Sec. 31-12 to allow the encroachment of a structure across a platted building line.

A variance is requested from the area regulations of Section 36-254 to allow a reduced side yard setback in an R-2 zoning.

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:

Garage enclosures are required to have draft stop separation from attic space of adjacent structure and a fire separation from any room over a garage. Carbon monoxide protection is required in both lower and upper floor levels. Proper egress from upper level is required.

Building permit plans, permit review and permit are required if the BOA approves added elements. Coordinate building plans and permit review and permit with Curtis Richey at [crichey@littlerock.gov](mailto:crichey@littlerock.gov) 501-371-4724 or Tim Whitener at [twhitener@littlerock.gov](mailto:twhitener@littlerock.gov) 501-371-4875.

D. Analysis:

The property is located at 3 Riding Road and is currently occupied by a two-story masonry single-family residence. The survey shows a lot width of 102 feet at the front (north) property line and 95 feet at the rear (south) property line, with a lot depth of 141 feet at the east side property line and 133 feet at the west property line.

The applicant is proposing to convert the existing carport into a two-story enclosed garage. The slope of the new roof will match the existing slope. The expanded building footprint will be extended into the side yard building line 23.5 feet. The new garage door will be electric overhead steel paneled, 7' tall 18' wide. The sketch indicates that garage expansion will be located 6 feet from the south (rear) property line and extend west 10.7-feet beyond the platted building line.

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 a new garage structure to expand, reducing the side yard setback to no less than 1.5 feet.

Section 31-12(b) of the City's Subdivision Ordinance states, "In those instances where a recorded subdivision plat has established building setback lines in accordance with this chapter, variances of those lines shall only be granted by the Board of Adjustment." Therefore, the applicant is requesting a variance to allow a reduction of the 25-foot platted side yard building line to 1.5-feet.

In Staff's opinion, the proposed building line adjustment poses no negative effect upon the health, safety, or welfare of the general public, and does not detract from the value or aesthetic of the neighborhood or surrounding properties. In addition, Staff finds the request to generally be in conformance with the development pattern in the neighborhood. Based on the above assessment and analysis, Staff finds the requested variances to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the request to allow a reduced plated side yard building line, subject to the following conditions:

1. Obtain a building permit prior to construction.