

FILE No.: Z-10110

OWNER: Sandra Steele

APPLICANT: Scott Smith – Smith Associates Architects

ADDRESS: 3410 I Street

LEGAL DESCRIPTION: The West 1/3 of the East 2/3 of Lots 7,8, and 9, Block 6, East Pulaski Heights Addition to the City of Little Rock

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 residence with a reduced front yard setback.

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

STAFF REPORT:

A. PLANNING AND DEVELOPMENT CIVIL ENGINEERING COMMENTS:

Per City Code 30-43: A Driveway can only be 40% of the total lot width. Driveway layout proposed on submitted plan is non-compliant.

B. LANDSCAPE AND BUFFER COMMENTS:

No Comments.

C. BUILDING CODES COMMENTS:

No comments required.

D. ANALYSIS:

The property at 3410 "I" St is in a predominantly R-2 zoned neighborhood, within the Hillcrest Landscape Design Overlay District.

The subject property is located on the north side of "I" Street, adjacent to an existing end of the street. A two-lane driveway attaches the street to an existing walkway into the residence.

The applicant is proposing to construct a single-story covered accessory carport structure along the south perimeter of the existing residence, as noted on the attached site plan. The applicant has stated that the new construction will occupy 18-foot x 20-foot footprint on the south side of the house connecting to an existing paved two-car drive leading south to "I" Street.

The new structure will be located approximately one foot- five inches (1.5) feet back from the front property line and maintain a 10.5-foot side (west) setback and a 12-foot side setback to the east property line.

Section 36-254(d)(1) of the City's Zoning Ordinance requires a minimum 25-foot front building setback for R- 2 zoned lots. Section 36-156(2)(c) requires an accessory structure to be located minimum 60-feet from the front property line. Therefore, the applicant is requesting variances from these ordinance requirements to allow the proposed covered carport accessory structure with reduced front yard setback and to be located less than 60-feet from the front property line.

Staff is supportive of the requested variances. Staff views the request as reasonable. The proposed construction will have setbacks relatable to the residence immediately to the west. Staff believes the proposed structure location at the front of the house will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the requested front yard setback reduction from 25-feet to a minimum of 1.5-feet and the location of an accessory structure within the front yard setback located no less than 1.5-feet from the property line as outlined in the staff analysis and indicated on the attached sketch, subject to the following conditions:

1. A building permit being obtained for all construction.
2. Comply with all regulations at the time of building permit, in accordance with the Hillcrest Design Overlay District requirements.