

File No.: Z-10093

Owners: L2 Patterson – L2 Investments

Applicant: Juan Martinez

Address: 30 Windsor Dr

Legal Description: Lot 524, Meadowcliff Addition to the City of Little Rock, Pulaski County, Arkansas.

Current Zoning: R-2

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the area provisions of Section 36-254 (d)(2) to allow a residence with 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.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

No Comments.

D. Analysis:

The property located at 30 Windsor Drive is currently occupied by a single-story wood frame single family residence. The survey shows a lot width of 73 feet and a depth of 140 feet. The residence sits angled on the lot with the front of the structure facing northeast, as opposed to the residences on either side that face directly east towards Windsor Drive.

The applicant is proposing to enlarge the existing carport and add storage space. The new carport addition will have a width of 19.7 feet, and a depth of 23.38 feet. The north corner of the carport will be 1.3 feet from the side (north) property line.

Section 36-254(d)(2) states "There shall be a side yard setback having a width of not less than ten (10) percent of the average width of the lot, not to exceed eight (8) feet." Therefore, the applicant is requesting a variance to allow a reduction of the side yard setback to no less than 1.3 feet.

Staff is supportive of the requested variance. Staff views the request as reasonable and believes it is generally in conformance with the development pattern in the neighborhood and nearby area, nor should it have an adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no more than 1.3 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.