

File No.: Z-10044

Owners: C.E. Rawls

Applicant: Tim Heiple / Heiple Wiedower Architects

Address: 7217 Ohio Street

Legal Description: Lots 4 & 5, Block 3, Riffel & Rhoton's Addition, to the City of Little Rock, Pulaski County Arkansas

Zoned: R-5

Present Use: Duplex – 2-Family Residential

Proposed Use: Multi-Family Residential – Up to 5 Units

Variance(s) Requested: A variance is requested from the area regulations of Sec. 36-259 to allow a reduced rear yard setback in the R-5 district.

A variance is requested from the area regulations of Sec. 36-259 to allow a reduced area of land per dwelling unit in the R-5 district.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

All landscaping and screening of vehicular use areas shall be in accordance with Chapter 15, Article IV of the City's Ordinance.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The property at 7217 Ohio Street is in a predominantly R-5 zoned area and is located on the south side of Ohio Street, east of Georgia Avenue. The property has a large

yard area is occupied by a one-story wood frame multi-family duplex. The adjacent and surrounding properties to the north and west are occupied by R-5 zoned properties and the properties to the east and south are zoned PRD. The property is accessed from Ohio Street connecting to a paved eight (8) space parking area along the north perimeter of the site. The 15,000 square foot lot extends south 150-feet and east to west 100-feet with an open rear yard area.

The applicant is proposing to construct three (3) new 12-foot x 20-foot rental housing units in the remaining portion of the properties rear and side yard areas. The site plan indicates that the new structures will be connected by a new paved access walk extending from the parking area to open porches located on the front and rear sides of each unit. This proposed improvement will follow the current code requirements of an R-5 zoning with the exception of the rear yard setback and lot area per unit provisions.

The remaining rear and side yard spaces are approximately 6,400 square feet in area. The existing and new structures as indicated on the site plan will cover a combined total of 2,940 square feet of area which will require 10,000 square feet of land area.

Sec. 36-259(d)(5)(b) states, "Lots ranging from ten thousand (10,000) square feet through one (1) acre shall provide two thousand (2,000) square feet of land area per dwelling unit." Therefore, the applicant is requesting a variance to allow the amount of land per unit to be reduced to no less than one thousand (1,000) square feet per unit.

The site plan indicates that each of the new structures will be located between 13-feet and 15-feet from the south (rear) property line and 5-feet from the east (side) and west (side) property lines with a separation distance of 15-feet between the units.

Sec. 36-259(d)(3) states, "There shall be a rear yard setback having a depth of not less than twenty-five (25) feet to the rear line of the building." Therefore, the applicant is requesting a variance to allow a reduced rear yard setback on not less than 13-feet.

Staff is supportive of the requested variance to allow the new structures to occupy the site along with the existing duplex structure. Staff views the request as reasonable. The proposed single dwelling units will not be out of character with other rental properties throughout this neighborhood and believes and increased density will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the rear yard setback reduction variance to no less than 13-feet. Staff additionally recommends approval of the reduced lot area per

unit not to be less than 1,000 square foot per unit. Both variances are subject to the of above analysis, attached survey/site plan, and subject to the following conditions:

1. A building permit being obtained for all construction.
2. All Landscaping and screening of vehicular use areas shall be in accordance with Chapter 15, Article IV of the City Ordinance.