

File No.: Z-10086

Owners: Robert Kelly

Applicant: Robert Kelly

Address: 5510 Hawthorne Rd.

Legal Description: Lot 3 and the East 5.2 feet of Lot 4, Block 7, Newton's 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: Variances are requested from the area provisions of Section 36-254 (d)(2) and 36-254 (d)(3) to allow a residence with reduced front and 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:

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:

No Comments.

D. Analysis:

The property located at 5510 Hawthorne Rd. is currently occupied by a single-story masonry single-family residence. There is an existing open carport on the southeast corner of the residence. A variance was approved (Z-3884-A) to allow a front yard

setback of 21-feet, and an east side yard setback of 3-feet under the condition that the carport remained open.

The applicant is proposing to enclose the carport. The enclosure will consist of a garage door on the south side of the carport, and a wall with two windows on the east side of the carport. The exterior of the enclosure will be made to match the exterior of the residence. The enclosure will not encroach any further into the front or side yard setback.

Section 36-254(d)(1) states "There shall be a front yard setback having a depth of not less than twenty-five (25) feet." Therefore, the applicant is requesting a variance to allow a continued reduction of the front yard setback to no less than twenty-one (21) feet.

Section 36-254(d)(2) states "There shall be a side yard setback on each side of the building have 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 continued reduction of the side yard setback to no more than three (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 front yard setback reduction to no less than twenty-one (21) feet and a side yard setback reduction of no less than three (3) feet, with the following conditions:

1. Obtain a building permit prior to construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.