

File No.: Z-10095

Owners: William and Mary Alexander

Applicant: Leigh Lusk

Address: 205 Colonial Court

Legal Description: Lot 17 and the North 9 feet of Lot 18, Block 2, Colonial Court Addition to the City of Little Rock, Pulaski County, Arkansas.

Current Zoning: R-3

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the area provisions of Section 36-255(d)(2) to allow a residence with a 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 205 Colonial Court is currently occupied by a two-story masonry single family residence. The survey shows a lot width of 68 feet and a depth of 135 feet. There is an existing carport and attached garage to the southeast corner of the residence adjacent to the south property line.

The applicant is proposing to demolish the existing carport and construct a larger carport with additional covered space attached along the east side of the existing garage. The proposed carport will have a width of 18.1 feet and a depth of 17.2 feet.

The proposed additional covered area will have a width of 10 feet and a depth of 18.3 feet. The carport and covered area will share a roofline line running along the south side of the structures. The proposed addition will extend south to within 1.2 feet of the property line.

Section 36-255(d)(2) states "There shall be a side yard on each side of the building having a width of not less than ten (10) percent of the average width of the lot, not to exceed five (5) feet." Therefore, the applicant is requesting a variance to allow a reduction of the side yard setback to no less than 1.2 feet.

Staff is supportive of the requested variance. Staff views the request as reasonable. The reduction of the side yard area for the carport is similar to development patterns in the adjacent area. Staff believes that the requested variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no less than 1.2 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. Any new roof structure shall not overhang property line and all water runoff shall be directed back onto owners' property.