

File No.: Z-10159

Owner: Mayton Joint Revocable Trust

Applicant: Rodney Parham (Agent)

Address: 1911 Country Club Lane

Legal Description: Lot 5R, Elmo Walker Replat to the City of Little Rock, Pulaski County, Arkansas

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 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 required.

B. Buffering and Landscape 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. Staff Analysis:

The R-2 zoned property located at 1911 Country Club Lane is occupied by a 5,180 square foot, two-story single-family residence. The survey indicates a lot depth of 172.80 feet on the north side of the property and a depth of 234 feet along the south property line. There is a width of 215 feet at the rear property line and 319 at the front property line. The residence is set over 25 feet from the front (west) and rear

(east) property lines. As part of the improvement to the residence, the applicant is proposing to construct a carport that will cover the existing motor court with a 489 square foot addition along the north side of the residence.

The site plan indicates the proposed carport will commence at the north wall of the existing dwelling and extend 16.2-feet along the east side to within 1.3 feet of the property line and extend north 26.6-feet to within 3.1 feet of the north property line.

The applicant states that the proposed carport's roof will be a flat roof and will have a decorative rail above it that will not be any higher than the wall of the existing house. The addition would also not require modification of any existing structural configurations to the existing dwelling.

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of 7.5 feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the proposed carport to be constructed with the front of the carport being 4.6 feet off the property line with the rear of the carport being 3.0 feet off the property line.

Staff is supportive of the requested side yard setback variance. Staff views the request as reasonable. The proposed addition would follow the same wall line as the existing structure and be 4.6 feet from the property line on the front of the new carport and 3.0 feet from the property line on the back. The applicant does not plan on installing any windows facing the neighboring residence to the north. Staff views the variance as very minor in nature and feels the reduced side yard setback will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback variance, subject to the descriptions and any conditions in the "staff analysis", and the following conditions:

1. A building permit must be obtained for all construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.