

File No.: Z-10163

Owners: Fred and Carol Auger

Applicant: Tom Fennell (Agent)

Address: 2323 N. Garfield

Legal Description: Lot 13, Block 8, Alzheimer's Addition, to the City of Little Rock, Pulaski County Arkansas

Zoned: R-2

Present Use: Single-Family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from the area regulations of Sec. 36-254 to allow a reduced rear yard in the R-2 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:

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:

Fire separation required between loft/office and garage. 5/8" type X Drywall. Provide details for construction permit for ceiling, stair.

Fire Separation required for Covered porch area and Garage. 5/8" type X Drywall required on walls and attic divider to separate garage from other area's. Provide details for construction permit.

Construction permit is required with all construction required to meet or exceed 2021 IRC.

D. Staff Analysis:

The property at 2323 N. Garfield Street is in a predominantly R-2 zoned neighborhood, within the Heights Landscape Design Overlay District.

The subject property is located on the northeast side of North Garfield Street and the Hawthorne Street intersection. The vacant parcel was originally developed to contain a single-family residence which has been removed.

The applicant is proposing to construct a new two-story, single-family residence with a covered walkway to a carport structure in the rear yard area with a paved access drive connecting to Hawthorne Street.

The primary structure will be located 5-feet 2.5-inches from the north (side) property line, 5-feet 3.5-inches from the south (side) property line and will extend east into the rear yard setback area to 6-feet of the rear property line.

Section 36-254(d)(3) of the City's Zoning Ordinance requires a minimum rear yard setback of 25-feet for principal structures in R-2 zoning. Therefore, the applicant is requesting a variance to allow the extension of the primary structure into the rear yard setback reducing the setback to no less than 6-feet.

The site plan indicates that the residence will have a chimney structure that extends south 21-feet towards the east side property line along with a new paved access drive that connects the new carport to Hawthorne Street to the north.

In Staff's opinion, the proposed setback reduction will pose no negative effect upon the health, safety, or welfare of the public, and will not detract from the value or aesthetics of the surrounding properties in the general area.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback to no less than 6-feet as per the submitted survey / site plan sketch, subject to the following condition:

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.