

File No.: Z-10157

Owners: Mahesh Bavineni

Applicant: Hemachand Atluri-HRPG Homes, LLC (Agent)

Address: 29 Varennes Court

Legal Description: Lot 10, Block 98, Chenal Valley 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 provisions of Section 36-156 (a)(2)(c) to permit an accessory structure to be closer than 60' from the front property line.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

- a. Proposed retaining wall is closer than 5ft (to the face of the wall) to the property line and is taller than 4ft. The wall will require a variance for the proximity of the wall and will require an easement of 5ft either side of the property line to allow for maintenance and an affidavit from the adjoining neighbor that the easement would be okay on their property for access of maintenance only.
- b. They shall apply for a Retaining Wall Permit(s) (RTW) and provided engineered plans, profiles, and calculations from an Arkansas Licensed Engineer (Structural). If the walls are not going to be constructed at the same time multiple permits might be needed to handle the inspections.
- c. The fence will have to have a permit as it is attached to the wall making it taller than 7ft. At this point it will require engineered plans, profiles, and calculations from an Arkansas Licensed Engineer (Structural).
- d. They call out a drainage ditch area on the side of the wall, provide a detail of what this would look like. Per City Code 29-42 Private Responsibilities:
(a) Each developer of land within the city has a responsibility to provide on the developer's property all approved stormwater runoff management facilities to ensure the adequate drainage and control of stormwater on the developer's property both during and after construction of such facilities.
(b) Each developer or owner has a responsibility and duty before and after construction to properly operate and maintain any on-site stormwater

runoff control facility which has not been accepted for maintenance by the public. Such responsibility is to be transmitted to subsequent owners through appropriate covenants.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

New Construction of Single-Family dwellings must comply with 2021 IRC. Building Permit is required for all new construction . www.littlerock.gov for application process.

New Construction of Swimming Pool must comply with 2021 IRC. Pool Permit is required. www.littlerock.gov for application process.

D. Staff Analysis:

The property is located within the Chenal Valley, Varennes Court, Subdivision and is currently vacant. The applicant proposes to construct a new residence and a new accessory pool structure to be located in the east side yard area.

The site plan indicates that the pool is proposed to be 12'x30' and will be 7.2' from dwelling on the west side of the pool and 36" from the retaining wall on the east side of the property.

Sec. 36-156(a)(2)(c) states, "Accessory buildings or structures in the R-1 through R-4A districts shall not be located closer than sixty (60) feet to the front property line, fifteen (15) feet from a street sideline and may not occupy more than thirty (30) percent of the required rear yard area..." Therefore, the applicant is requesting a variance to allow the accessory pool structure to be constructed 45' from the front property line.

Staff finds the request to generally be in conformance with the development pattern in the Chenal Valley neighborhood and nearby area. Based on the above assessment and analysis, staff finds the requested variance to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow an accessory structure to be located 35 feet from the front building line, per the submitted survey site plan.