

OWNER: Toney Brasuell

APPLICANT: Toney Brasuell

ADDRESS: 4 Overbrook Drive

LEGAL DESCRIPTION: Lot 36, Overlook Park, an addition 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: Variance is requested from the height and area provisions of Section 36-516 to allow an increased fence height from four (4) feet to 6' 11" between a required building setback line and a street right-of-way.

JUSTIFICATION: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. PLANNING AND DEVELOPMENT CIVIL ENGINEERING COMMENTS:

Any fence 7ft or taller shall be designed by an Arkansas Licensed Engineer (Structural) and a report, plans, profiles, and calculations.

B. LANDSCAPE AND BUFFER COMMENTS:

No comments.

C. BUILDING CODES COMMENTS:

No comments required.

D. ANALYSIS:

The R-2 zoned property located at 4 Overlook Drive is occupied by a single-family residence. The survey indicates a lot width of 174 feet and a depth of 135 feet. The house is at the corner of Overlook Drive and Timberlake Drive. The sketch provided indicates that the fence will begin at an existing fence on the north property line extending 30-feet to the right-of way on Timberlake Drive. It will then turn south and continue along the right-of-way for approximately 38-feet to the driveway before turning west and traveling approximately 60 along the existing driveway and carport.

Section 36-516 (e)(1)(a) of the City's Zoning Ordinance states that the residential fence standards; "Between a required building setback line and a street right-of-way, the maximum height shall be four (4) feet. Other fences may be erected to a maximum height of eight (8) feet." Therefore, the applicant is requesting a variance to allow a privacy fence to a height to 6' 11" between the building setback line and a street right-of-way.

Staff is supportive of the requested variance and find that fence heights are generally in conformance with the development patterns in the area.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested fence height variance to allow a privacy fence to be constructed to a height of 6' 11 " between the required building setback and the street right-of-way as per the staff analysis and submitted survey site plan.