

File No.: Z-10164

Owner: Shane O'Dell

Applicant: Shawn O'Dell (Agent)

Address: 300 North Summit Street

Legal Description: Lot 10, Block 2, Virginia Heights Addition, to the City of Little Rock, Pulaski County Arkansas

Current Zoning: R-3

Present Use: Single-Family Residence

Proposed Use: Single-Family Residence

Variance(s) Requested: A variance is requested from the area provisions of Section 36-255 to allow a residence with a reduced front 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. Landscape and Buffer Comments:

No comments required.

C. Building Codes Comments:

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7' from the property line:

1. If the soffit assembly extends inside of 5' from the property line, it must be constructed with fire treated materials. 5/8" Type "X" Drywall, stucco, fire treated plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit vents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space.

- a. Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.

D. Analysis:

The R-2 zoned property located at 300 North Summit Street is occupied by an 1,856 square foot, one-story single-family residence. The survey indicates that the lot width of 50 feet along North Summit Street, and an average depth of 140 feet. The residence currently sits 31.2 feet from the front (east) property line, 80 feet from the rear (west) property line, 6.4 feet from the side (north) property line, and 10 feet from the side (south) property line along North Street.

As part of an improvement to the residence the applicant proposes to construct a new roof structure over the existing open drive area separating the residence and an existing garage structure. They also propose to construct an 864 square foot addition on the east side of the residence facing south towards North Summit Street. The site plan shows the eastward expansion of the residence will cross the front build line of the property having a 18-foot setback along the front (east) property line and maintain the existing setback of ten (10) feet from the side (south) property line.

Section 36-254(d)(1) of the City's Zoning Ordinance requires a minimum front yard setback of 25-feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the new east side addition to be constructed with a reduced front yard setback of 18- feet along the front (east) property line.

Staff is supportive of the requested front yard setback variance. Staff views the variance request as reasonable and feels that the 18 foot front yard setback will have no adverse impact on the surrounding properties.

E. STAFF RECOMMENDATION:

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

1. A building permit being obtained for all construction.