

File No.: Z-10167

Owner: Everswick Family Trust

Applicant: Jason Duncan (Agent)

Address: 2419 North Grant Street

Legal Description: Lot 2, Block 30 Park View Addition of the City of Little Rock, AR

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: Variances are requested from area regulations of Sec. 36-254 to allow a residence with a reduced side yard setback for construction of a carport.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Landscape and Buffer 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 Comment

D. Analysis:

The R-2 zoned property located at 2419 North Grant Street is occupied by a 1,471 square foot, one-story, single-family residence. The survey indicates a lot width of 50 feet and a depth of 145 feet with a front setback of 39.7 feet. The residence is located on the south-central portion of the lot 4.9 feet from the south side property line, 12.2 feet from the north side property line and approximately 46.8 feet from the east (rear) property line.

The property currently includes a paved access drive along the north perimeter of the site connecting to North Grant Street and a fenced rear yard area. As an improvement to the property the applicant proposes to construct a new 276 square foot open carport along the northern perimeter of the residence extending into the side yard setback to within 1.025 feet of the north property line.

The applicant states that the remaining area and slope of the lot does not allow for a detached parking structure in the rear yard area. The applicant further states that the proposed carport will attach to the residence and sit directly over the existing drive allowing for covered parking.

Section 36-(d)(2) of the City's Zoning Ordinance states there shall be a side yard set-back on each side of the building having a width of not less than ten (10) percent of the average width of the lot, not to exceed eight (8) feet. Therefore, the applicant is requesting a variance to allow the side yard setback to be reduced to no less than 0.5 feet.

Staff believes that the central location of the dwelling along with a reduced rear yard and larger than average front yard setback creates a unique site situation. Therefore, staff supports the proposed carport location and the requested variance.

Based on the above analysis staff finds the request and variance to be somewhat reasonable. Staff believes that the encroachment of the proposed carport upon the newly constructed dwelling to the north will have no adverse impact on either property, therefore, staff supports the requested variance.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow the reduction of the side yard setback to be not less than 1.025 feet from the proposed carport, 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.