

File No.: Z-10175

Owners: John Davis

Applicant: Thomas Engineering

Address: 1714 North Palm Street

Legal Description: Lot 24, Block 26/0, Cliffewood Subdivision to the City of Little Rock, Pulaski County

Current Zoning: R-2

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the area provisions of Section 36-254 to allow a reduced side yard setback in an R-2 zoning.

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

STAFF REPORT:

A. Planning and Development Civil Engineering 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:

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.

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 property located at 1714 North Palm Street is currently occupied by a two-story single-family residence within the Heights Design Overlay District. The survey shows a lot width of 102.5 feet and a depth of 138.25 feet. The residence is centrally located on a corner lot at North Palm Street and Cantrell Road.

The applicant is proposing to demolish the existing garage and construct a new 2-storey garage and bedroom addition. At its closest point the side addition is proposed to be 5 to 6 feet from the side lot line. Because of this the applicant is requesting a variance of the side setback to allow for the home side addition.

The site plan indicates that the applicant proposes to construct a new living space addition to the south side of the existing residence and a new outdoor living area along the west perimeter of the residence. The new addition will commence at the existing structure and extend south to within 5.6 feet of the south property line, then proceed along the west perimeter of the residence to the rear yard building line.

Section 36-254(d)(2) 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." The new garage/bedroom will be located 5.6 feet from the south property line. Therefore, the applicant is requesting a variance to allow the side yard setback to be reduced to no less than 5.6 feet.

Based on the above analysis, staff finds the variance request to be reasonable. Staff believes that the expansion of the dwelling footprint conforms to the development patterns of the area and will have no adverse impact on the surrounding properties

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow the expansion of the dwelling and the reduction of the side yard setback, subject to the following conditions:

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.