

File No.: Z-10178

Owner: John & Stephanie Wade

Applicant: Jim Yeary

Address: 1824 N. Spruce

Legal Description: Lot 83, Shadowlawn 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(2) Requested: A variance is requested from the area provisions of Section 31.12(b) to allow a reduction in the building line.

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

STAFF REPORT:

A. PLANNING AND DEVELOPMENT CIVIL ENGINEERING COMMENTS:

No comments.

B. LANDSCAPE AND BUFFER COMMENTS:

No comments

C. BUILDING CODES COMMENTS:

No comments.

D. ANALYSIS:

The R-2 zoned property located at 1824 N. Spruce Street is occupied by a 3,264 square foot, two-story single-family residence. The survey indicates that the lot width of 74 feet along N. Spruce Street and an average depth of 148 feet.

As an improvement to the residence, the applicant proposes to rebuild the existing front porch with a design that is architecturally more appropriate for the house. The existing front porch currently extends 3 feet 6 inches beyond an existing platted 30-foot building line and is approximately 23 feet 6 inches wide across the front elevation of the house.

The proposed new front porch will have a smaller footprint of 73.8 square feet and will extend 3 feet 6 inches beyond the front building line. It will project in total 8 feet 2 inches from the front facade of the house.

Section 31.12(b) states: In those instances where a recorded subdivision plat has established building setback lines in accordance with this chapter variances of those lines shall only be granted by the board of adjustment. That body shall review each building line variance request for hardship circumstances as required by chapter 36, article II, division 2. Those variances approved by the board of adjustment shall be reflected upon a replat of the subject lots which shall be recorded in the office of the circuit clerk of the county. A bill of assurance amendment shall not be required by the review process, nor shall the administrator sign a bill of assurance. The owner or applicant shall be instructed to review the filing procedure with the circuit clerk should a revised bill of assurance be required by that office. Platting costs shall be borne by the applicant or owner.

The new platted line must be shown on a new survey showing the new building line going around the new construction and shall be recorded and a copy of the recorded plat be given to Planning and Development and also submitted at the time of the building permit.

Staff is supportive of the requested building line variance. Staff views the variance request as reasonable and feels that the reduced platted building line encroachment will have no adverse impact on the surrounding properties.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested front yard setback encroachment 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.