

File No.: Z-10198

Owners: Linda Pollock

Applicant: Linda Pollock

Address: 1116 South Rock Street

Legal Description: Lot 9, Block 46, Original City of Little Rock, Pulaski County Arkansas.

Zoned: R-4A

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-342.2(d)(2)&(3) to allow an accessory structure with a reduced side and rear yard setback.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

Driveway shall meet all requirements per City Code 30-43 and City Standards

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The property located at 1116 Rock Street is occupied by a single-story wood frame residence. The structure was built in 1930 and is in the MacArthur Park Historic District. The building is the last residence on a dead-end street, and the west (rear) property line abuts an on-ramp to I-40.

Earliest abstract entry for Lot 9 Block 46 is from the United States to Roswell Beebe, October 1838. The ninth subsequent entry is October 1894. The house is estimated to be circa 1890, with the carriage house being original. Research shows it was a stagecoach or mail stop and eatery. Two structures were added to the carriage house: a concrete driveway 210 SF circa 1940, and an enclosed workspace 189 SF circa 1980.

Structural sections of the driveway and the roofing on the workspace were damaged by a large portion (1/3) of the diseased oak tree on property owned by Arkansas Department of Transportation right-of-way.

The applicant is proposing to rebuild the accessory building of 399SF (combination of 1940 and 1980 add-on structures) in the original location and alignment to the 1890 carriage house connecting to the existing driveway. The proposed structure will be located in the southwest corner of the lot and be located 0.3-feet from the west property line, 1.8-feet from the south property line.

The Historical Committee approved the project scope and materials to be used to retain the historical element and continue the spatial integrity of the surrounding historical area, which includes numerous accessory buildings along the alleys.

Section 36-342.2(d)(2&3) states (2) There shall be a side yard 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 five (5) feet and (3) There shall be a rear yard having a depth of not less than twenty-five (25) feet. Therefore, the applicant is requesting a reduced side (south) yard setback and a reduced rear (west) yard setback.

Staff is supportive of the requested variances. Staff views the request as reasonable. The proposed variance requested is generally in conformance with the development pattern in the area. Staff believes the proposed altered side and rear yard setbacks will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side and rear yard setback encroachments, subject to the descriptions and any conditions in the "staff analysis," and the following conditions:

1. A building permit being obtained for all construction.