

File No.: Z-10214

Owners: Charles and Sherri Doerpinghaus

Applicant: Charles and Sherri Doerpinghaus

Address: 2 Charleston Place

Legal Description: Lot 88, Charleston Place, an addition to the City of Little Rock, Pulaski County

Current Zoning: PRD

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the building line regulations of Sec. 31-12 to allow the encroachment of a structure across a platted building line.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

1. Driveway cannot exceed 40% of lot width.

B. Landscape and Buffer Comments:

No Comments

C. Building Codes Comments:

No Comments.

D. Analysis:

The property located at 2 Charleston Place is currently occupied by an 1,820 square foot single-story wood frame residence. The survey shows a lot width of 50 feet and depth of 145 feet.

The applicant is proposing an additional carport bay on the north of the existing garage. The addition will be 14 feet by 23.3 feet and will be constructed as a continuation of the existing structure. The roof, floor and siding will be constructed in the same design as the existing residence. No additional paved driveway area will

be added. The site plan indicates that the new open carport structure will extend to the north 14-feet into the rear yard area and 11-feet beyond the platted rear building line.

Section 31-12(b) of the City's Subdivision Ordinance 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." Therefore, the applicant is requesting a variance to allow a reduction of the 40-foot platted rear building line to 29-feet.

In Staff's opinion, the proposed building line adjustment, poses no negative effect upon the health, safety, or welfare of the general public, and does not detract from the value or aesthetic of the neighborhood or surrounding properties. In addition, Staff finds the request to generally be in conformance with the development pattern in the neighborhood. Based on the above assessment and analysis, Staff finds the requested variance to be reasonable.

If the Board approves the requested building line setback variance, the applicant must then produce a one-lot replat reflecting the approved change. As such, the applicant must also review filing procedures with the County Clerk's office to determine if the replat will require a revised Bill of Assurance and respond as necessary and appropriate, as part of said replat. A copy of the revised plat must be submitted to the Planning and Zoning Department of the City of Little Rock.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback to no less than (29) feet, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. A replat of the property be performed and filed.