

File No.: Z-10226

Owners: Kathleen Brown

Applicant: Yeary Lindsey Architects

Address: 14 Longfellow Lane

Legal Description: The west 20 feet of lot 17, all of lot 18 and the east 5 feet of lot 19, Beverly Place Addition to the City of Little Rock, Pulaski County, Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

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

Justification: The applicant's justification was presented with the application.

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The R-2 zoned property at 14 Longfellow Lane is located within the residentially zoned Heights Neighborhood. The brick home was constructed in 1928 and is surrounded by similar houses built in the same time period. The survey indicates a lot width of 110 feet and a depth of 213 feet.

The applicant is proposing to increase the size and height of an existing carport that is connected along the west side of the residence. The carport is accessed by an existing concrete driveway that connects to Longfellow Lane to the southeast.

The applicant states that the current carport clearance does not have enough depth or height to accommodate their vehicles. They continue that the carport clearance is too low and that their vehicles, equipment and the structure itself has sustained damage due to the height issue.

The applicant proposes to reconstruct the carport on or near the present location utilizing heavy timber columns and a redesigned hip roof with a perimeter gutter system to manage roof water away from the neighboring property.

The existing carport currently sits on the property line, and the applicant is requesting to only extend the carport southeast by approximately four (4) feet. The current structure is 23-foot wide and 19-foot deep. The applicant is requesting to be allowed to expand the carport to a 23-foot wide by 23-foot deep structure. The current height of the carport is 19.1 foot and the applicant is requesting to raise it to a height of 21.9 feet.

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of five (5) feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the expansion of the covered carport, attached to the principal structure with a reduced side yard setback.

Staff is supportive of the requested side yard setback variance. Staff views the request as reasonable. Staff views the variance as very minor in nature and feels the reduced side yard setback will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback reduction to allow the carport structure to be rebuilt upon the existing footprint on or near the west property line as outlined in the staff analysis and per the following conditions:

1. A building permit being obtained for all construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.