

File No.: Z-9971

Owners: Eric Wippo

Applicant: Eric Wippo (Owner)

Address: 1701 N. Palm Street

Legal Description: Lot 18, except the North 20 feet, and Lot 17, except the South 15 feet thereof, Cliffewood 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 from area regulations of Sec. 36-254(d)(1) to allow a reduced front yard setback in the R-2 district.

A variance is requested from the area regulations of Section 31-12(b) to allow for an encroachment over the front building line in the R-2 zoning district.

Justification: The applicant's justification is presented as per 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 is located at 1701 N. Palm Street. The applicant states that the plan is to build a 12.5'x20' addition to the front of the existing house. This addition will encroach into the front building line as shown on the survey drawing.

Section 36-254(d)(1) states "There shall be a front yard setback having a depth of not less than twenty-five (25) feet." Therefore, the applicant is requesting a variance to allow the extension of the proposed addition to encroach into the front yard setback as presented in the survey.

Section 31-12(b) states "Building line variances. 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 born by the applicant or owner." Therefore, the applicant is requesting a variance to allow the extension of the proposed addition to encroach into the front building line as presented in the survey.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The reduction of the front yard / building line for the room addition is similar to development patterns in the area. Staff believes that the requested variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance, subject to the descriptions and any conditions in the "staff analysis" and replatting of the property as described.