

File No.: Z-9991

Owner: Stuart and Brooke Hurst

Applicant: Brandon Foiles, Crafton Tull Engineers

Address: 3124 South Arch Street

Legal Description: Lot 16R and 17R, Block 8, Ebendale Subdivision Addition to the City of Little Rock

Current Zoning: R-4

Present Use: Single-Family Residence

Proposed Use: Single-Family Residence

Variance(s) Requested: A variance is requested from the area provisions of Section 36-256 to allow a reduced front yard setback in the R-4 zoning district.

A variance is requested from the area provisions of Section 36-256 to allow a reduced side yard setback in the R-4 zoning district.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments required.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

No comments required.

D. Analysis:

The R-4 zoned property located at 3124 South Arch Street is occupied by two (2) single-story residential structures. The property is located northwest of the South Arch Street and West 32nd Street intersection. The survey indicates an overall lot width of 100 feet and a depth of 140 feet. The existing North residential structures is set over 25 feet from the front (east) property line, 10-feet from the south property line, 10.27 feet from the north property line and over 25 feet from the rear (west) property line.

The survey indicates that the existing residential structure on the south portion of the lot sets less than 25 feet from the front (east) property line, 10-feet from the south property line, 10.2 feet from the north property line and over 25 feet from the rear (west) property line.

Section 36-256(d)(1) of the City's Zoning Ordinance requires a minimum 25-foot front building setback for R-4 zoned lots. Therefore, the applicant is requesting a variance from the ordinance requirements to allow the existing covered front porch to have a reduced front yard setback.

The applicant is proposing to divide the property into two (2) individual lots with each lot approximately 50.30-feet in width and 140.89-feet in depth. The survey indicates that the existing south residential structure sits upon the new division property line. The location of the residence requires that the center property line be offset approximately 5-feet and the north central portion of the lots allowing a minimum setback of approximately 2-feet for the south residential structure.

Section 36-256(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-4 zoned lot. Therefore, the applicant is requesting a variance to allow the existing garage attached to the principal structure to have a reduced side yard setback of not more than 2-feet.

Staff is supportive of the requested side and front yard setback variances. Staff views the request as reasonable. The existing covered porch along the east side and the existing attached garage along the north side of the residence is allowed to have reduced side and front yard setbacks. Staff views the variance as very minor in nature and feels the reduced setbacks will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

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

1. Obtain a building permit prior to construction.

Board of Adjustment

(MAY 16, 2024)

Staff recommends that the application be deferred to the June 20, 2024, agenda, as the applicant failed to send notices to surrounding property owners as required. There was no further discussion. The item remained on the consent agenda for deferral. The vote was 5 ayes, 0 nays and 0 absent.

Board of Adjustment

(JUNE 20, 2024)

The applicant was not present. Staff informed the Board that the applicant failed to send notifications to surrounding property owners as required. Staff recommended the application be deferred to the July 18, 2024 agenda. The item remained on the consent agenda for deferral. The vote was 4 ayes, 0 nays, 1 absent.