

File No.: Z-9532

Owner/Applicant: Matthew and Amanda Kovak

Address: 308 North Plaza Drive

Description: Lot 79, Plaza Heights Addition to the City of Little Rock, Pulaski County, Arkansas.

Zoned: R-2

Variance Requested: A variance is requested from the area provisions of Section 36-254 for reduced side yard setback in an R-2 District.

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

Present Use: Single-Family Residential

Proposed Use: Single-Family Residential

STAFF REPORT

A. Planning and Development Civil Engineering:

Ensure street curb and gutter drainage is not impeded by new driveway construction. Contact Ilona Rossato at Planning and Development Civil Engineering (501)399-3470 prior to North Plaza Drive curb demolition and reconstruction.

B. Public Works:

No comments.

C. Staff Analysis:

308 North Plaza Drive is zoned R-2 and consists of an existing brick ranch style single-family residence on a wedge shaped lot, 99' average width and 159' average depth. The lot lies in a neighborhood northwest of Park Plaza Mall and is generally surrounded by suburban style homes in an R-2 zoning district.

The applicant proposes to implement a circular private driveway, and remove and replace an existing attached carport (appx. 10' w. x 20' d.) with a new structure (11.4' w. x 25.1' d.) The applicant proposes to place one corner of the new carport no closer than 3' to the property line shared with the neighbor to the south. Because the average lot width is 99', side yard setbacks of 8' are required, unless a variance is granted.

*Section 36-254(d)(2) states, "There shall be a side yard set-back 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 eight (8) feet."*

The proposed carport will remain open on three sides and, according to the submitted site plan, will be approximately 1.4' closer to the south side property line than the existing carport. Both the existing and the proposed structures encroach the side yard setback. The neighboring owner to the south has submitted a letter in support of the application and states, "I have no objection to the proposed carport with roof and new driveway." The neighbor's letter further confirms, "...the carport will be three feet from the property line."

There appears to be no possibility of carport roof drainage affecting the neighboring owner, and the proposed 3' minimum distance from the carport to the property line ensures the new structure can be maintained without entering the neighboring property. This proposal offers minimal alteration to existing conditions, and has been endorsed by the neighboring property owner who stands to be affected.

D. Staff Recommendation:

In view of the above analysis, staff recommends approval of the requested side yard setback reduction to a minimum of three feet (3'), in accordance with the attached site sketch and with the following conditions:

1. The propose carport shall remain open on three sides.
2. Contact Planning and Development Civil Engineering at the number above, prior to driveway construction.