

File No.: Z-9946

Owners: Grant and Martha Jones

Applicant: Damion Mitchell (Agent)

Address: 13 Tanglewood Lane

Legal Description: Lot 13 of Club Terrace 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)(2) to allow a reduced side yard setback in the R-2 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 13 Tanglewood Lane. The applicant states that the plan is to cover a portion of the existing driveway with a carport attached to, and parallel to, the existing house. One corner of the carport will be 6-feet from the property line, the other corner will be 9.5-feet from the property line.

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.” Therefore, the applicant is requesting a variance to allow the extension of the primary structure into the side yard setback reducing the setback to no less than 6-feet.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The reduction of the side yard for the carport structure 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”.