

ORDINANCE NO. _____

AN ORDINANCE GRANTING A WAIVER TO ALLOW A VARIANCE OF MINIMUM ROOF PITCH REQUIREMENTS FOR CERTAIN REAL PROPERTY LOCATED AT 901 COBBLESTONE CIRCLE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by Mr. Damon Crawford, 1514 Garland Avenue, North Little Rock, AR 72116, seeking a variance to allow a 2.25:12 pitched roof on a dwelling to be located on the herein described land (see letter attached hereto as Exhibit "A"); and

WHEREAS, the request has not gone before the Planning Commission, but proper notice has been given to property owners within 200 feet of the subject location; and

WHEREAS, the request seeks a waiver to allow a variance of requirements pursuant to Section 12.20 of the Zoning Ordinance as follows:

Section 12.20.A.3 – Single-family and Duplex Appearance Standards

A. Building requirements:

3. Roofs of residences shall have a minimum 4:12 pitch.

Variance: Allow a 2.25:12 pitched roof instead of the required 4:12 pitched roof for a new home to be constructed on the subject property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a waiver for a variance of Section 12.20.A.3 of the North Little Rock Zoning Ordinance to allow a 2.25:12 pitched roof, instead of the required 4:12 pitched roof, on a dwelling to be constructed on property at 901 Cobblestone Circle is hereby approved. (See map and drawing attached hereto, collectively, as Exhibit "B".)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that a variance on the roof pitch of a dwelling to be located on the subject property will conform with the construction style of other homes in the immediate area and will not detract from the aesthetic appearance of the neighborhood, and that the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth and development of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Charlie Hight

Alderman Charlie Hight

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED <u>10:40</u> A.M. _____ P.M.
By <u>C. Jason Carter</u>
DATE <u>4-19-16</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Lossing</u>



Damon Crawford
1514 Garland Ave.
North Little Rock, AR 72116
501.920.7666 | damon372@yahoo.com
April 4th, 2016

Honorable Mayor Joe Smith and the City Council,
City Hall, 300 Main Street
North Little Rock, AR 72119

Dear Honorable Mayor Joe Smith and the City Council,

I, Damon Crawford, would like to request a variance on the roof pitch for a new dwelling I plan to build on a property that we are in the process of purchasing from Mr. Mike Eden. The property is located at 901 Cobblestone Circle – North Little Rock, AR 72116 (Lot 071 Block 005 Summerwood Addition – Parcel 22N0130320000). I am requesting said variance for the purpose of changing the roof pitch from a 4:12 roof pitch to a 2.25:12 roof pitch.

The proposed change of the roof pitch to a 2.25:12 pitch will accomplish greater energy efficiency. Heating and Cooling the dwelling with a 2.25:12 pitched roof will become easier as there is less volume inside the home. A steeply sloped roof creates extra space inside the structure. All of the space below the roof fills with air, changing how heating and cooling systems work. The proposed 2.25:12 slope limits this extra air and makes the structure easier to keep comfortable throughout the seasons. Energy consciousness will be exercised throughout the new home such as: low-flow plumbing fixtures, spray foam insulation, tankless water heater, LED lighting, energy efficient appliances, low-e windows and doors, etc. An energy conscious footprint is important to us as homeowners.

Our new home to be built on the property at 901 Cobblestone Circle is consistent with the aesthetic goals and quality of the neighboring houses located in the Summerwood Addition and would adhere to the overall aesthetic objectives of the neighborhood.

I greatly appreciate your consideration on this matter. My wife and I are long-term residents of North Little Rock and are very excited at the opportunity to continue our residence here as we have greatly enjoyed it.

Sincerely,

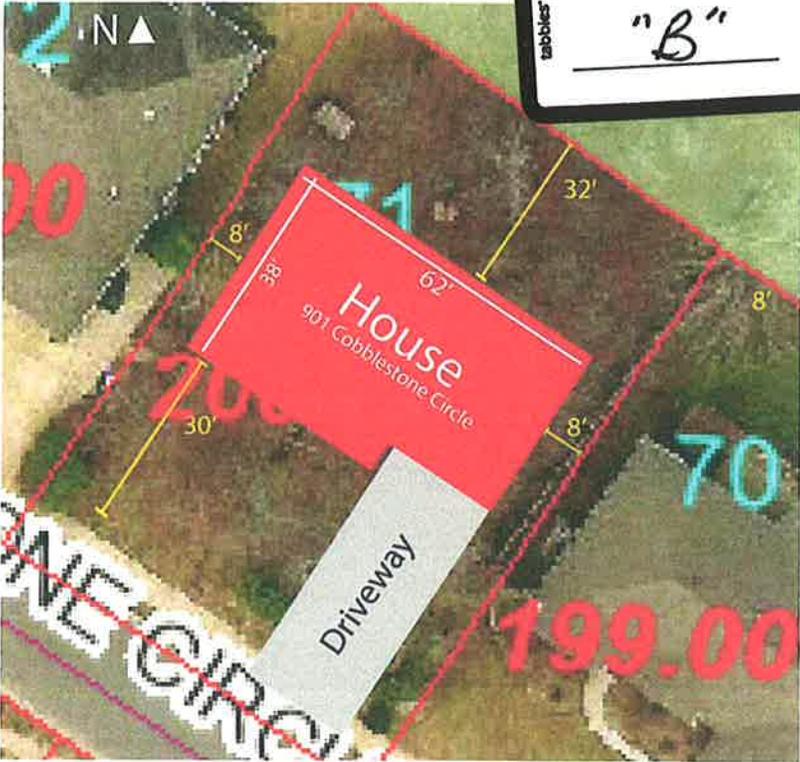
A handwritten signature in blue ink, appearing to read "Damon Crawford".

Damon Crawford

Lot 071 Block 005
Summerwood Addition
N. Little Rock, AR 72116
Parcel 33N0130320000

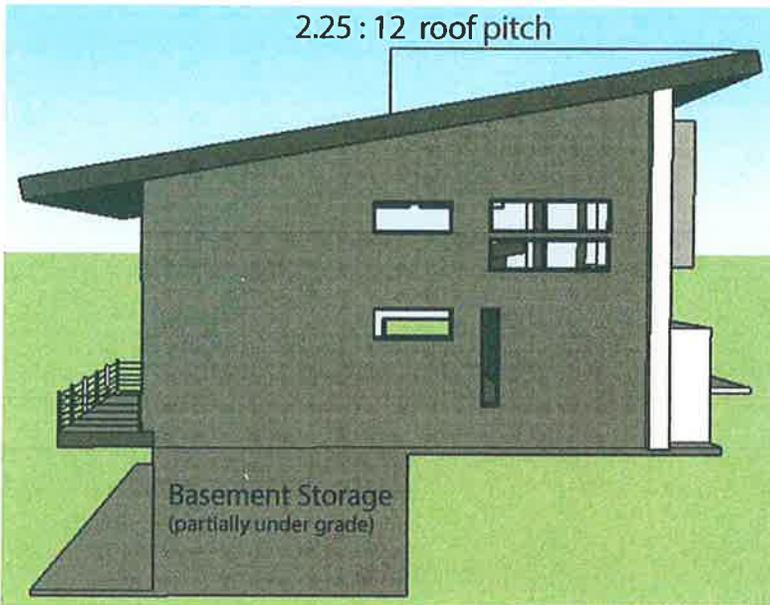
Applicant:
Damon Crawford
501.920.7666
damon372@yahoo.com

EXHIBIT
"B"



Lot 071 Block 005
Summerwood Addition
N. Little Rock, AR 72116
Parcel 33N0130320000

Applicant:
Damon Crawford
501.920.7666
damon372@yahoo.com



Applicant is Requesting a variance to allow a 2.25:12 pitched roof on a new dwelling to be located @ 901 Cobblestone Cir.- North Little Rock, AR 72116 (Lot 71 Block 005 Summerwood Addition - Parcel 33N0130320000)

