

O-16-06

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A WAIVER TO ALLOW A VARIANCE OF MINIMUM ROOF PITCH REQUIREMENTS FOR CERTAIN REAL PROPERTY LOCATED AT 1224 WEST 8<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, a request has been made by Mr. Bill Plunkett, Chief Executive Officer of Habitat for Humanity of Central Arkansas, 6700 S. University Avenue, Little Rock, AR 72209, seeking a variance to allow a 4:12 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 11.11 of the Zoning Ordinance as follows:

**Section 11.11 – River Road Overlay District**

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E. Residential building standards.

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5. Roofs.

a. The minimum roof pitch for new principal structures shall be a minimum 6:12 pitch.

**Variance:** Allow a 4:12 pitched roof instead of the required 6:12 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 11.11.E.5.a of the North Little Rock Zoning Ordinance to allow a 4:12 pitched roof, instead of the required 6:12 pitched roof, on a dwelling to be constructed on property at 1224 West 8<sup>th</sup> Street is hereby approved. (See map attached hereto 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

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APPROVED:

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

  
Alderman Maurice Taylor

ATTEST:

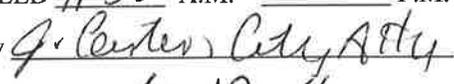
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Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:50	A.M.	_____	P.M.
By				
DATE	1-19-16			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY				



January 14, 2016

To Honorable Mayor Joe Smith and the City Council,

Habitat for Humanity of Central Arkansas requests a variance on the roof pitch for the property we own at 1224 W. 8th Street in North Little Rock, Arkansas. We request said variance for the purposes of changing the roof pitch from a 6x12 pitch to a 4x12 pitch.

As you know, Habitat for Humanity greatly relies on volunteer labor from individuals to assist in the construction of our homes. Most of our regular volunteer base are senior citizens and cannot work on a 6x12 roof because it is too steep. In working with our senior volunteers, we have found that a 4x12 roof with standard safety practices is much more doable from their perspective. A variance from the Council of the City of North Little Rock will help us ensure our volunteer's safety. Additionally, we believe this variance will allow the new home at 1224 W. 8th Street to better conform with the construction style of the other homes along 8th Street.

We greatly appreciate your consideration of this matter. If you have any questions, please don't hesitate to contact our offices at 501-376-4434.

Thank you,

A handwritten signature in black ink, appearing to read "Bill Plunkett". The signature is written in a cursive style and is positioned above the printed name.

Bill Plunkett  
Chief Executive Officer