

North Little Rock Board of Adjustment
Minutes Record – January 30, 2020

The meeting of the North Little Rock Board of Adjustment was called to order by Chairman Tom Brown at 1:38 P.M. in the Planning Office (Conference Room B). Roll call found a quorum to be present; a quorum being three members present.

Members Present

Tom Brown, Chairman
Mike Abele
Gardner Burton
Steve Sparr

Members Absent

Tim Giattina

Staff Present

Donna James, City Planner
B.J.Jones, Administrative Secretary
Rodger Greene, Building Official, City of NLR
Marie-Bernarde Miller, Deputy City Attorney

Others Present

Leslie Slattery, 2912 Timber Creek Court, NLR, AR 72116
Rush & Deborah Deacon, 331 Goshen Ave., NLR, AR

Administrative

None

Approval of Minutes

Mr. Gardner formed a motion to approve the minutes from the previous meeting on December 19, 2019. Mr. Sparr seconded the motion and there was no dissent.

Old Business

None

New Business

BOA 2020-01 – A variance from Section 12.2(e) to allow the construction of an 18-foot by 24-foot carport located with a reduced building separation from the principal structure

and an existing accessory structure for the property located at 331 Goshen Avenue, NLR, AR.

Chairman Brown requested the applicant come forward and provide the Board with his hardship.

Mr. Deacon explained to the Board the existing parking pad and the stairs to the porch and home were currently uncovered. He added being exposed to the elements was a safety issue and falling hazard especially during winter weather. Mrs. Deacon added it was also difficult during rainy weather.

Mrs. Deacon stated as she and her husband aged the fall risk was greater and a greater concern.

Chairman Brown asked the applicant to point out the request on his drawing and asked if the guesthouse was being used.

Mr. Deacon explained the cottage was originally a garage and had been renovated several years ago for Mrs. Deacon's parents. He stated the guest house was not currently being used as housing only on occasion when guest were visiting.

Mr. Deacon noted he was agreeable with staff's recommendation the carport was to remain open and not enclosed for additional living space or a future garage.

Chairman Brown reiterated that the homeowner agreed to never enclose the carport to make a garage later.

Mr. Sparr formed a motion to approve the applicant's request.

Mr. Burton seconded the motion and the motion was passed with a unanimous vote from all those Board members in attendance.

BOA 2020-02 – A variance from Section 4.11 to allow a reduced rear yard setback for a cover to be placed over an existing at grade patio for the property located at 2912 Timber Creek Court, NLR, AR.

Chairman Brown called the applicant forward and asked her to state her hardship.

Ms. Slattery explained she lived on a lot in a cul-de-sac which created an odd shaped lot that was narrow in the rear. She explained her rear windows allowed a lot of sun into the home, making it difficult to regulate the indoor temperature. She noted the patio cover she was requesting would shield the home from some of the afternoon sun.

Chairman Brown asked the applicant if she planned to enclose the covered patio.

The applicant replied in the negative.

Chairman Brown asked her to summarize her hardship.

Ms. Slattery replied she needed shade to aid in cooling the home and allow a comfortable space to sit outside and a variance was necessary to allow this because of her odd shaped lot.

Mr. Gardner asked if neighbors had been notified of the request.

Ms. Slattery replied all had been notified and none had any objections.

Ms. James added the applicant had personally visited neighbors to attain signatures and there had been no opposition to the request.

Mr. Sparr formed a motion to approve the applicant's request.

Mr. Abele seconded the motion and it was passed by a unanimous vote by the Board members in attendance.

PUBLIC COMMENT/ADJOURNMENT

Chairman Brown asked Mr. Spencer to come into the meeting then adjourned the meeting at 1:50 P.M.

PASSED: 2/27/2020 **RESPECTFULLY SUBMITTED:**


Tom Brown, Chairman