

North Little Rock Board of Adjustment

Minutes

July 28, 2016

The meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:30 P.M. in the Planning Office (Conference Room B).

Members Present

Carl Jackson, Chairman
Tom Brown
Steve Sparr
Andy Hight

Members Absent

Mike Abele

Staff Present

Shawn Spencer, Director of Planning
Jimmy Pritchett, City Planner
B.J. Jones, Secretary

Others Present

Paula Jones, City of North Little Rock Legal Department
Judy Monroe, 5509 Kari Hill Place, NLR, AR 72118
Jason Burnett, 2208 Kansas Ave, NLR, AR 72118

Approval of Minutes

Mr. Sparr formed a motion to approve minutes from the previous meeting of the Board in March.

Mr. Hight seconded the motion and there was no dissent.

Mr. Hight formed the motion to excuse Mr. Abele's absence.

Mr. Sparr seconded the motion and there was no dissent.

Old Business

None

New Business

1. **BOA Case 2016-5.** To allow a 17-foot front yard setback at an R-1 property located at 2208 Kansas Avenue.

Chairman Jackson swore in the applicant's representative, Jason Burnett.

Mr. Spencer showed pictures of the property and explained the applicant's request.

Mr. Burnett explained that the owners of the property are elderly and one has suffered from cancer and going through the chemotherapy treatments. He is in need of the wheelchair ramp and is requesting to enlarge and enclose an existing front porch so he can sit without being drained by the heat.

Mr. Spencer explained that the addition requested would extend the existing front porch eight feet, reducing the front building line by that amount.

Chairman Jackson asked for staff recommendations.

Mr. Spencer replied that there had been no objections from any neighbors and none were in attendance today, therefore staff supports the applicant's request.

Chairman Jackson asked why staff supported the request.

Mr. Spencer replied that the correct answer is because of the hardship. He added that it is not a problem as there are no sight issues created and it is not blocking any neighbors' view. If any neighbors had objected, it would be a different matter.

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

Mr. Sparr seconded the motion and it was passed with a unanimous vote.

2. **BOA Case 2016-6.** To allow an 8-foot privacy fence in an R-1 property located at 5509 Kari Hill Place.

Chairman Jackson swore in the applicant.

Mr. Spencer showed video of the property and explained that the request by the applicant would have been allowed if the adjacent apartment owners had asked for the same fence, as it would have been their rear yard fence. They would not get the permit for the fence so the applicant is left to deal with the apartment nuisance without their cooperation. The requested fence is in her side yard, requiring a variance.

Ms. Monroe added that her request is necessitated for safety and privacy as children from the apartments climb on the fence and roam through her yard and the rest of the neighborhood.

Mr. Hight formed the motion to approve the applicant's request.

Mr. Sparr seconded the motion and it passed with a unanimous vote.

Administrative:

None

PUBLIC COMMENT/ADJOURNMENT:

Mr. Hight moved for the Board to adjourn at 1:45pm.

Mr. Sparr seconded the motion and there was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

SHAWN SPENCER, DIRECTOR