North Little Rock Board of Adjustment

Minutes

April 20, 2017

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

    Tom Brown
    Steve Sparr
    Carl Jackson
    Mike Abele

Members Absent

    None

Staff Present

    David Forstrom, City Planner
    B.J. Jones, Secretary
    Alyson Jones, OAI II

Others Present

    Damon Crawford, 1514 Garland Ave., NLR, AR
    Greg Woodward, North Little Rock Electric Department

Administrative

    Mr. Brown asked the Board to consider changing the June meeting from the fifth
    Thursday to the fourth Thursday.

    Mr. Abele responded that he would not be at the June meeting.

    Mr. Brown asked to change the meeting date from June 29 to June 22.

    Mr. Sparr formed a motion to grant the request and there was no dissent.
Approval of Minutes

Mr. Sparr formed a motion to approve the minutes from the previous meeting.

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

Old Business

None

New Business

1. BOA Case 2017-8. To allow 10’ front building setback line at an R-1 zoned property located at 410 W A Avenue.

Chairman Jackson swore in the applicant and asked him to state his hardship.

Mr. Crawford explained that his building line is closer to Poplar St and there is an incredible grade on the opposite side. He does not want to disturb the creek or gas lines located near the creek.

Mr. Brown asked the applicant to state his hardship.

The applicant replied that the grade and creek limit his possibilities.

Mr. Brown responded that the creek was already there and you knew that when you bought the property. He asked if the applicant had signed notification from his neighbors.

Mr. Crawford replied that he did not get return receipts from his notifications but was in possession of a letter from neighbors supporting the request.

Mr. Brown responded that he did not want to read a letter if the people are not in attendance at today’s meeting.

Chairman Jackson asked the City Planner to show the video of the property.

Mr. Forstrom pointed out the property lines and the fifty-foot right of way. He added that staff supports the applicant’s request.

Mr. Brown asked if the existing electric pole would have to be relocated.
Mr. Woodward of the Electric Department responded that the pole would not have to be moved.

Mr. Brown asked if the existing electric lines are over the house.

The applicant replied in the negative.

There was additional discussion regarding the direction the house would face, how wide the house would be and the positioning of the house in relation to the creek and the existing grade.

Mr. Forstrom pointed out the property line and right of way in relation to the neighbor’s house and driveway, noting that the neighbor’s house faces the other street, Poplar. He added that the applicant’s request is consistent with neighboring houses.

Chairman Jackson asked the applicant to state the hardship one more time.

Mr. Crawford suggested he might not understand the definition of the hardship but did not want to disturb the existing grade of the property nor interfere with the utilities located near the creek.

Chairman Jackson suggested the hardship would be the topography of the property and asked Mr. Forstrom for staff suggestions.

Mr. Forstrom replied that staff supports the applicant’s request after checking with the Electric Department.

Chairman Jackson asked that the record reflect the release from North Little Rock Electric Department.

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

Mr. Abele seconded the motion.

Mr. Brown interjected that he was concerned the applicant could not prove he had notified surrounding landowners, and they must be notified so they could appear at this meeting if they object to the request.

The applicant explained that he had tracking proof on the letters he sent.

The vote was taken and the applicant’s request passed with a unanimous vote.
PUBLIC COMMENT/ADJOURNMENT:

Mr. Abele formed a motion for the Board to adjourn at 1:50pm and there was no dissent.

PASSED: June 29th 2017

RESPECTFULLY SUBMITTED:

[Signature]
CARL JACKSON, CHAIRMAN