

**North Little Rock Board of Adjustment
Minutes
November 21, 2019**

The meeting of the North Little Rock Board of Adjustment was called to order by Chairman Tom Brown at 1:30 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

Mike Abele
Tom Brown, Chairman
Gardner Burton
Tim Giattina
Steve Sparr

Members Absent

(None)

Staff Present

Donna James, City Planner
Alyson Jones, Administrative Secretary
Marie-Bernarde Miller, Deputy City Attorney

Others Present

Timothy Chism, 12525 Solandra Circle, NLR, AR 72117

Administrative

Chairman Brown stated any administrative issues would be held to the end of the agenda.

Approval of Minutes

Mr. Sparr formed a motion to approve the minutes from the previous meeting on October 31, 2019. Mr. Abele seconded the motion and there was no dissent.

Old Business

None

New Business

BOA 2019-20 – A request for a variance from the fence height provisions of Section 12.15 E(1) to allow placement of a six-foot tall privacy fence within the side yard of a corner lot nearer the street than the established front building line of the adjacent

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property for the property located at 12525 Solandra Circle, NLR, AR 72117.

Mr. Timothy Chism stated he was the owner and the applicant.

Chairman Brown asked the applicant to state his hardship.

Mr. Chism stated he was honorably discharged from the military. He stated he was considered a 100% disabled veteran due to injuries sustained during his active duty. He stated he owned two emotional support dogs, which he could not take on regular walks as they deserved. He stated he would like to spend more time with his dogs and by placing the fence further from the house this would allow more room for the dogs to run. He stated he was not aware of the fence placement regulations for corner lots when he purchased his home or he would have taken this into consideration and purchased a home not located on a corner.

Mr. Giattina asked the applicant to confirm the dogs were emotional support/service dogs. Mr. Chism stated the dogs were emotional support/service dogs.

Mr. Sparr questioned if the request was to allow a variance on the height of the fence or the placement of the fence.

Mr. Chism stated he was not requesting a height change but he was requesting a variance in the placement of the fence. He stated he would like to extend the side fence line, still allowing 10-feet from the sidewalk.

Mr. Abele asked the applicant to point out where the legal fence line was located. Staff stated the fence could not extend beyond the front of the adjacent home facing Faulkner Crossing.

Mr. Sparr asked the applicant if he had spoken to the neighbors concerning the request.

Mr. Chism stated the neighbors did not have any negative comments and approved of the fence placement.

Mr. Giattina asked if there would be any sight issues with the street corner.

Mr. Sparr stated he had driven by the property and observed it would not cause any sight issues.

Mr. Chism stated he believed his dogs deserved more space.

Chairman Brown asked the Board if there were any additional questions or concerns.

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

Mr. Giattina seconded the motion and the request was approved with a unanimous vote.

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Mr. Brown noted there was no administrative issues before the Board at this time.

PUBLIC COMMENT/ADJOURNMENT

Mr. Sparr formed a motion to adjourn at 1:39 P.M. Mr. Gardner seconded the motion and there was no dissent.

PASSED: 12/19/2019 **RESPECTFULLY SUBMITTED:**


Tom Brown, Chairman