



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, September 29, 2022 - 1:30 PM
Conference Room B – City Services Building – 120 Main Street, NLR, AR 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - August 18, 2022

Public Hearing Items -

1. BOA #2022-28, 4308 Hazelwood Road, NLR, AR 72116, a variance request from Section 4.1.2 to allow a reduced rear yard setback for the construction of wheelchair ramps accessing a deck and backyard pool
2. BOA #2022-29, 425 Chimney Rock, NLR, AR, a variance request from Section 5.20 to allow an increased height in a retaining wall
3. BOA 2022-30, 9300 Maumelle Blvd, NLR, AR, a variance request from Section 4.3.3 to allow a reduced front and side yard setback
4. BOA 2022-31, 3917 McCain Blvd, NLR, AR, a variance from Section 14.25 to allow the placement of a wall sign without street frontage
5. BOA 2022-32, 314 Parker Street, NLR, AR, a variance from Section 4.2.8 to allow the placement of a 5 unit townhouse development with a reduced lot area and a reduced side yard setback within a C6 zone

Administrative –

Public Comment -

Adjournment –

Reminder -

- Turn off cell phones
- Board of Adjustment Hearing procedures on back of the Agenda
- Visitors sign-in with both name **and** address

Next Board of Zoning Adjustment Hearing Filing Deadline October 3, 2022 Hearing Date October 27, 2022

For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.



**NORTH LITTLE ROCK
BOARD OF ZONING ADJUSTMENT
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the City Council Chambers, 300 Main Street, North Little Rock, AR. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

Voting: There are five members of the Board. A quorum consists of three members present. “Robert’s Rules of Order” apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

Procedure to allow a person to address or approach the Board:

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment
Minute Record – August 18, 2022**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the Council Chambers, 300 Main Street, North Little Rock, AR. Roll call found a quorum to be present; a quorum being three members present.

Members Present

Mr. Tom Brown, Chairman
Mr. Tim Giattina, Vice-Chair
Mr. Mike Abele
Mr. Gardner Burton
Mr. Steve Sparr

Members Absent

(None)

Staff Present

Ms. Donna James, Assistant Director of Planning
Ma. Amy Fields, City Attorney

Others Present

Thomas Pownall, Thomas Engineering
Jimmy Moses
Chris Moses
Doug Meyer
Jim Jackson

Old Business

None

Approval of Minutes

Mr. Burton formed a motion to approve the minutes from July 28, 2022. Mr. Giattina provided a second to the motion. Chairman Brown called for a voice vote. All members voted in the affirmative. The motion was approved.

Public Hearing Items –

Mr. Thomas Pownall of Thomas Engineering was present representing the request. He stated there were four areas of variances the developers were requesting the Board approve. He stated one variance related to the fence placement, two variances related to building setbacks and the final variance was associated with the proposed parking.

Ms. Fields stated the Board should consider each of the requests individually. Chairman Brown called for discussion concerning the proposed fence placement.

Mr. Thomas stated the first was the placement of the decorative fence. He stated the fence was proposed past the front of the building located on Rockwater Boulevard. He stated the fence was to assist with security. He stated the developers were proposing to make the site as secure as possible. He stated the fence was located adjacent to the gate entrance. He stated the need for the variance was also related to the shape of the lot. He stated the lots southern perimeter angled causing the buildings to be located nearer Rockwater on the western portion of the lot.

The Board questioned the look of the fence and if the fence would be locked. Mr. Pownall stated the gate would be located in the evening and the fence was similar in look and style as the fencing located at the View and on City owned property to the east.

Chairman Brown stated to Mr. Pownall he was in need of four hardships. He stated he wanted to hear the first hardship related to the fence. Mr. Pownall stated safety and security was the hardship related to the fence. He stated the development needed to be secure to protect the residents. Chairman Brown questioned if there would be a fence around the entire property. Mr. Thomas stated the entire development would be fenced but the only location for the variance was the frontage at the center entrance.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertain a motion on the item. Mr. Giattina provided a motion for approval and Mr. Sparr provided a second to the motion based on the shape of the lot and the need for security. By a roll call vote all members voted in the affirmative for approval.

The second discussion was based on the variance request for the building setback along Rockwater Boulevard. Chairman Brown questioned the hardship for the variance request. Mr. Pownall stated the hardship was based on the lots topography. He stated more specifically there was a large drainage channel located on the east side of the property. He stated the structure was 9-feet by 9-feet and there were two structures located within the easement. He stated the development was not allowed to build over the drainage structure. He stated this was a significant structure. He stated the boxes were 10-feet deep. He stated even though the structure was only 20-feet wide the easement was 45-feet to protect the drainage structure. He stated the drainage was running down a portion of the developable property. He stated this was not something that could be modified or one would want to modify. He stated the building had to be moved to the west and based on moving the building to the west the southern portion of the lot became less developable due to the shape of the lot. He stated the hardship was the uniqueness and the topography of the lot.

There was a general discussion on the hardship and the definition of a hardship. Mr. Abele stated the hardship should not be created by the owner. He stated the situation was being created by the owner because there was a clean slate and a clean area for development. Mr. Abele stated the hardship was being created by the owner in that they were not designing the project to meet the minimum requirements of the ordinance.

Mr. Pownall stated this was not a clean slate. He stated there was a large drainage structure located on the property which was not put in place by the owner. Mr. Pownall stated typically drainage structures were placed along the right of way lines and not internal to a property. He stated the owner did not create this situation. Mr. Abele questioned the location of the easement. Mr. Pownall stated the easement was located on the east side of the property within the C6 zoned portion of the property, the most valuable portion of the property for development. He stated there were less requirements in the C6 zoning district which made the area the most valuable portion of the property for development. Mr. Abele stated the building design could be reconfigured to meet the requirements. Mr. Pownall stated the building placement was based on the allowable buildable area of the lot.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertain a motion on the 2nd variance request. Mr. Sparr provided a motion for approval and Mr. Giattina provided a second to the motion based on topography and the shape of the lot. By a roll call vote members Burton, Giattina, Sparr and Chairman Brown voted in the affirmative. Mr. Abele provided a dissenting vote.

The third discussion was based on the variance request for the building setback along the rear of the property adjacent to the river trail. Chairman Brown questioned the hardship for the variance request. Mr. Pownall stated the hardship was similar to the previous variance request. He stated based on the lots topography and the shape of the lot a small portion of the building encroached into the required building setback. He stated based on the placement of the drainage structure the buildings were forced to move to the west placing the buildings into an area where the development criteria was more stringent. He stated the lot itself was reduced from north to south and this was the place of the variances within the northern and southern portions of the lot. Mr. Pownall stated the variance was due to the shape of the lot, the topography of the lot. He stated the drainage structure created a hardship with the inability to develop the most valuable portion of the lot with regard to the development standards.

There was a general discussion concerning the overall development, the adjacent single family development and the style of development. Mr. Pownall stated the intent was to develop the area as a walkable community. To place the homes and porches near the street to create an urban development. He stated this development was proposed as a walkable community as well.

There was a general discussion by the Board concerning the request and the allowance of the encroachment. Staff stated they did not have a major concern with the setback variance request. Staff stated in this situation the variance request was located adjacent to the river trail and not near a home or the street. Staff stated the height of the building was creating the setback variance. Staff stated for every two-feet the building went up an additional one-foot building setback was required. Chairman Brown questioned the hardship. Mr. Pownall stated the hardship was the drainage structure and the uniqueness of the lot created the hardship. Mr. Pownall stated based on the drainage structure all the buildings had to be shifted to the west into the more restrictive area,

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertain a motion on the 3rd variance request. Mr. Sparr provided a motion for approval and Mr. Giattina provided a second to the motion based on topography and the shape of the lot. By a roll call vote members Burton, Sparr and Chairman Brown voted in the affirmative. Mr. Abele and Mr. Giattina, provided dissenting votes.

The forth discussion was based on the variance request for parking. Chairman Brown questioned the hardship for the variance request. Mr. Pownall stated the hardship was the

same as the other cases. He stated the drainage structure required 45-feet of area which could not be built upon which lessens the area for the placement of the structures on the property. He stated the area with the drainage structure was the most valuable buildable portion of the lot. He stated the topography and the shape of the lot necessitated the placement of the buildings and without the placement of buildings within the C6 portion of the site required additional parking over the R4 zoned area. He stated an area 45-feet wide running the longest length of the property cannot be built upon. The hardship was the requirement to create more parking spaces than the C6 portion of the property.

Chairman Brown questioned how many apartments were within the project. He questioned how many units were studio, 1 bedroom, 2 bedroom and 3 bedroom.

Chris Mosses addressed the Board. He stated 80-percent of the units were 1-bedroom and studio apartments. He stated 72 units were 2-bedroom and the remaining units were 1-bedroom or a total of 288 units. He stated there were no 3-bedroom units.

Mr. Abele stated the development was proposed with 1.1 parking spaces per unit. He stated the development was a residential development which should provide 1.5 parking spaces per unit. He stated the area was a residential area and there were few alternatives to park. He stated if there was a parking problem the cars would bleed over into the nice residential areas.

There was a general discussion concerning the number of vehicles which would potentially be placed per unit. Chairman Brown questioned where the additional vehicles would park.

Mr. Pownall stated he wanted to point out the property was zoned commercial and multi-family. He stated he wanted to point out the Future Land Use for the property was commercial. He stated the intent was the property was going to be developed as commercial property and not as residential.

Ms. Fields addressed the Board stating the applicant's original request was to rezone the property to C6 and at the applicant's request the application was amended to allow the property to remain zoned R4 with a small area of R2 zoning be rezoned to R4. Mr. Pownall stated this was correct. Ms. Fields stated she wanted to place on the record the background of the application due to the Board members not being at the Planning Commission hearing or the City Council hearing. Ms. Fields questioned Mr. Pownall stating the intention was for the property to be commercial. Mr. Pownall stated the full intention was for the entire property to

be commercial. He stated within the C6 development there was not a parking or setback concern. The development fully met the minimum requirements of the C6 zoning district.

Mr. Abele stated the development was a residential development. He stated based on the city requirements the development should provide 1.5 parking spaces per unit. He stated this was playing with numbers because the development was an apartment development regardless of the zoning. Mr. Abele stated he was looking at this from a practical standpoint. Staff clarified the parking requirements based on the number of units and the zoning district. Mr. Abele stated he was looking at this from a practical standpoint. He stated the units were basically the same and he was looking at this with the development providing 1.1 parking spaces per unit when the City required 1.7 spaces per unit. He stated the cars would bleed over into the residential area.

Chairman Brown stated Mr. Pownall had not addressed his question. He questioned where the cars were going to park. Mr. Pownall stated the cars were going to park in the parking lot. He stated the 72 units would have 144 cars because each unit would have 2 people and each person would have a car.

Mr. Moses stated the site had a total of 500 parking spaces and a typical apartment development carries a 7-percent vacancy rate. Mr. Brown questioned the number. Mr. Pownall stated there were 409 on-site parking spaces.

There was a general discussion concerning the parking, the location and the availability for other options for parking and vehicles ownership. Mr. Abele stated persons living in the area may bike to work but they certainly would not walk to work because it was too far.

Mr. Pownall stated if there were 70 units of 1 bedroom and 288 units of 2 bedroom. He stated based on the Board's comments the projected parking for the development would be 432 parking spaces. He stated the development was at 409 parking spaces.

Mr. Moses stated the site plan had been modified to accommodate the neighborhood to the west and as a result parking spaces were lost. He stated the site plan was modified and parking removed to save a tree the neighborhood desired to keep.

Mr. Pownall stated there was an alternative to provide additional parking. He stated the owners had purchased property to the east of this site which could be used as parking for the development. He stated an additional 50 parking spaces could be added in this area to meet the minimum required. Mr. Pownall stated the site was maxed out on on-site parking. He

stated with buffers and setbacks and saving the tree there was no additional area for the placement of any more on-site parking.

Chairman Brown questioned the placement of the proposed off-site parking. Mr. Pownall stated the parking was located across Pike Avenue. He stated the development could be accessed via a man gate located on Pike into the site. Mr. Pownall stated the variance request needed to move forward. He stated the Board could make the approval based on the

Mr. John Owens, President of the POA, stated he was not an expert on parking. He stated the neighborhood was the reason for the property being R4 and not C6. He stated the original site plan had cars parked along the western boundary adjacent to the single family homes. He stated the developer listened to the neighborhood concerns and created a 33-foot barrier between the development and the homes running the length of the property from Rockwater Boulevard to the river. He stated it was an actual barrier with trees which would shield the neighborhood from looking directly into the development. He stated they also set back the building 50-feet from the western property line. He stated the original plan did not include the barrier or the building setback. He stated the neighborhood was concerned with the parking proposed but they did not want to lose the barrier. He stated the barrier was important to not allow cars to be parked on the other side of a wooden fence adjacent to the homes. He stated if the neighborhood had to choose between parking and the building off set and the barrier the neighborhood chose the barrier and the building off set. He stated the neighborhood took a vote and decided to take a neutral stand on the issue.

Mr. Dale Humphrey stated he agreed with Mr. Owens statement the residents would prefer to keep the trees and not lose the buffer and building off set.

Mr. George Freedman, 640 Riverfront, stated he agree the buffer should remain. He stated the site was an urban site. He stated there were a number of persons walking in the area. He stated he had walked from his home to the Argenta District on a number of occasions. He stated he pasted the Vue a number of times on a daily basis and he had never seen parking being an issue. He stated he only commented on this due to this development was also at a 1:1 ratio for parking.

Mr. Giattina questioned if there was a way the Board of approve the request with conditions. Ms. Fields stated the Board could approve as is, deny as is or approve with conditions to ensure compliance and protect the adjacent property. Ms. Fields stated the Board could not set up contingencies but with the motion provide a condition the development provide now, not in the future but now, provide a number of off-site parking spaces. She stated the tree options were to approve, deny or approve with conditions and define what the conditions were.

Mr. Pownall stated the developer was willing to agree to the condition that off-site parking be provided. He stated the parking would be located to the east of this site and 50 spaces would be provided.

Mr. Abele questioned if the developer sold the property or developed the property in a different

manner would the parking still be required. Ms. Fields stated the variance was tied to the off-site parking being provided. If the parking was removed the variance would be out of compliance. She stated the parking was to remain in perpetuity. If the property were sold then additional parking would have to be provided somewhere in the vicinity of the development.

Mr. Abele again expressed his concern with the parking impacting the residential neighborhood. He stated the cars would park within the residential areas.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertain a motion on the parking variance request. Mr. Giattina provided a motion for approval and Mr. Sparr provided a second to the motion based the condition the applicant provide parking on property located immediately to the east forever.

Chairman Brown questioned the ownership of the property

By a roll call vote members Burton, Giattina and Sparr voted in the affirmative. Mr. Abele and Chairman Brown provided a dissenting vote.

Administrative -

Public Comment and Adjournment

Mr. Giattina provided a motion to adjourn the meeting at 2:52 PM. Mr. Sparr provided a second. All members voted in favor of the motion and the meeting was adjourned.

Approved on this 29th day of September

Tom Brown, Chairman

BOA #2022-28
September 29, 2022

Variance Requested: a variance request from the area provision of Section 4.1.2 to allow a reduced rear yard setback for the construction of wheelchair ramps accessing a deck and backyard pool

Location of the Request: 4308 Hazelwood Road, NLR, AR 72116

Legal Description of the Property: Lot 201, Block 203, Park Hill Addition to the City of North Little Rock, Pulaski County, AR

Owner/Applicant: Zachary Ratkovich

Present Use of the Property: Single-family

Present Zoning of the Property: R1

Site Characteristics: The area is single-family with the Lakewood Property Owners Association offices and park located to the east of the home. The area proposed for construction backs up to open space owned by the POA.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	R1	Single Family
East	R1	Lakewood POA Lake and Park
West	R1	Single Family

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis: The property contains an above ground pool within the back yard area. The applicant is seeking a variance to allow the construction of a deck with a reduced rear yard setback. The deck is proposed with ramps leading from the back of the home to the rear property line. According to the applicant, the ramps are necessary to accommodate a wheelchair-bound friend. The deck addition will allow her access to the back yard and the pool area. The applicant states in order to comply with the American Disability Act for residential recommended slopes, the ramp and deck will be extended to the rear property line. The applicant states beyond the rear property line is a lake and a large wooded area owned by the Lakewood Property Owners Association. The applicant states the placement of the deck will not obstruct any other property's view or sightlines.

The deck and pool are considered accessory structure. Section 4.1.2 of the North Little Rock Zoning Ordinance establishes setbacks for accessory structures. The minimum side and rear yard setbacks

are to be 5-feet and 10-feet from any primary structure. The applicant is seeking to place the deck with a 10-foot setback from the house, 10-foot side yard setback and a 0-foot rear yard setback.

In pool construction, a 4-foot high fence is required around the perimeter of the pool. The maximum fence height allowed within the rear yard is 8-feet, with the top of the fence measured from grade and not the top of the deck.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Board to Consider:

1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is proposing to extend a deck with associated ramps to the rear property line to allow the pool to be accessed by a wheelchair bound friend.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the adjacent use most impacted is the open space for the Lakewood Property Owners Association.
3. Will approval of the variance alter the essential character of the district? No, there will be little impact on the character of the area.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the Land Use and Zoning will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, setbacks were established to allow for proper separation between uses and property lines.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety or general welfare of the area.

Approval Allows:

1. Approval will allow the placement of a deck with a 0-foot setback along the rear (eastern) property line and allow a fence and deck height to exceed 8-feet on the rear property line around the pool.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA CASE #2022-28

Date: 9/7/2022

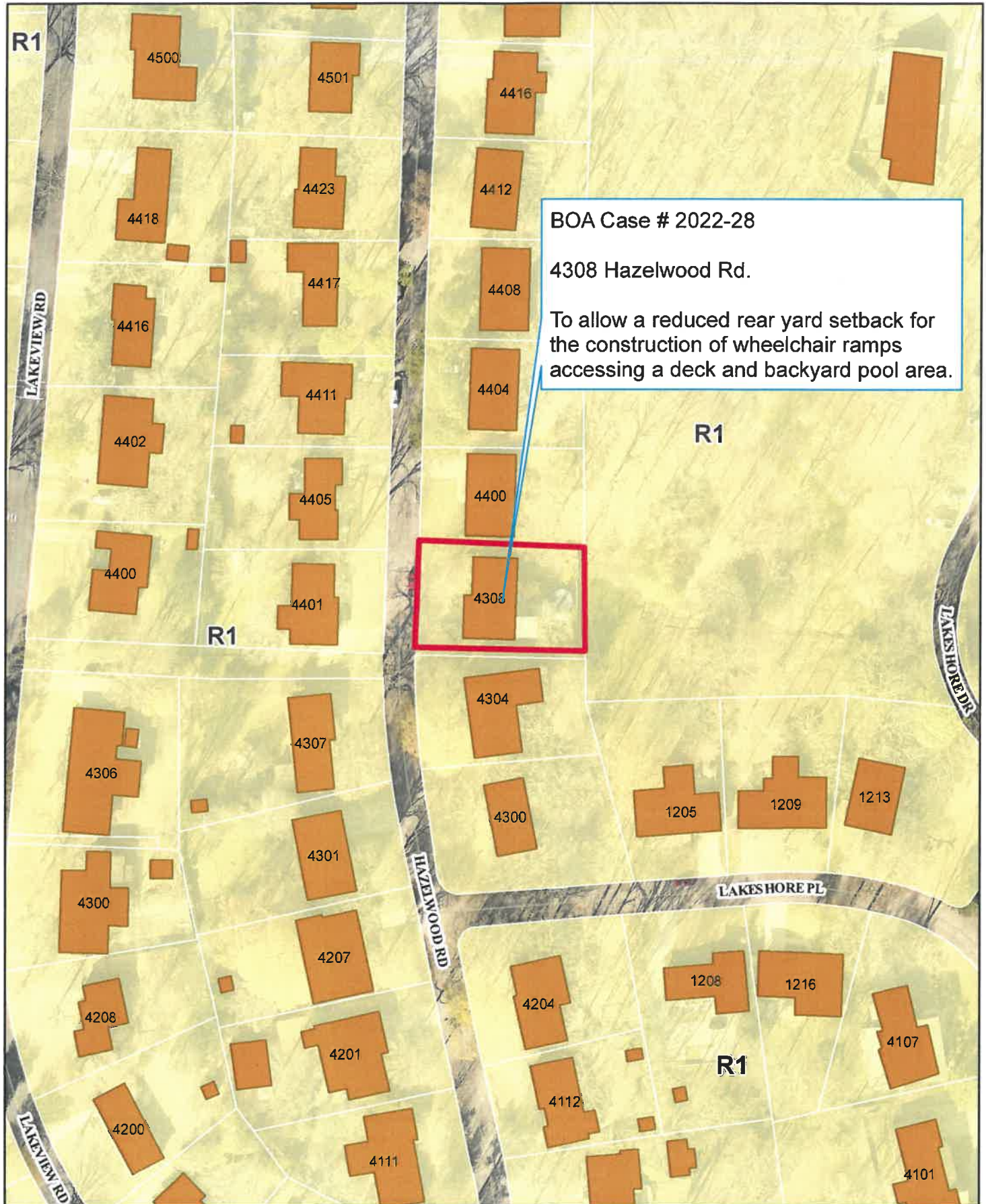
1 inch = 30 feet



User: jhale



North Little Rock Board of Adjustment

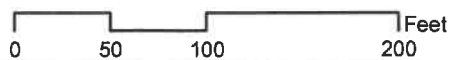


BOA Case # 2022-28
4308 Hazelwood Rd.
To allow a reduced rear yard setback for the construction of wheelchair ramps accessing a deck and backyard pool area.

BOA CASE #2022-28

Date: 9/7/2022

1 inch = 100 feet



User: jhale



Lakewood POA

REAR



RAMP

RAMP

RAMP

STAIRS

14'
SEP

16' 16'

14'

59'

17'

29'

1S/LL/FR/CC
1447 sf

22'

12'

MFA

37'

21'

21'

OP
9' 9'
8'

22'

FRONT

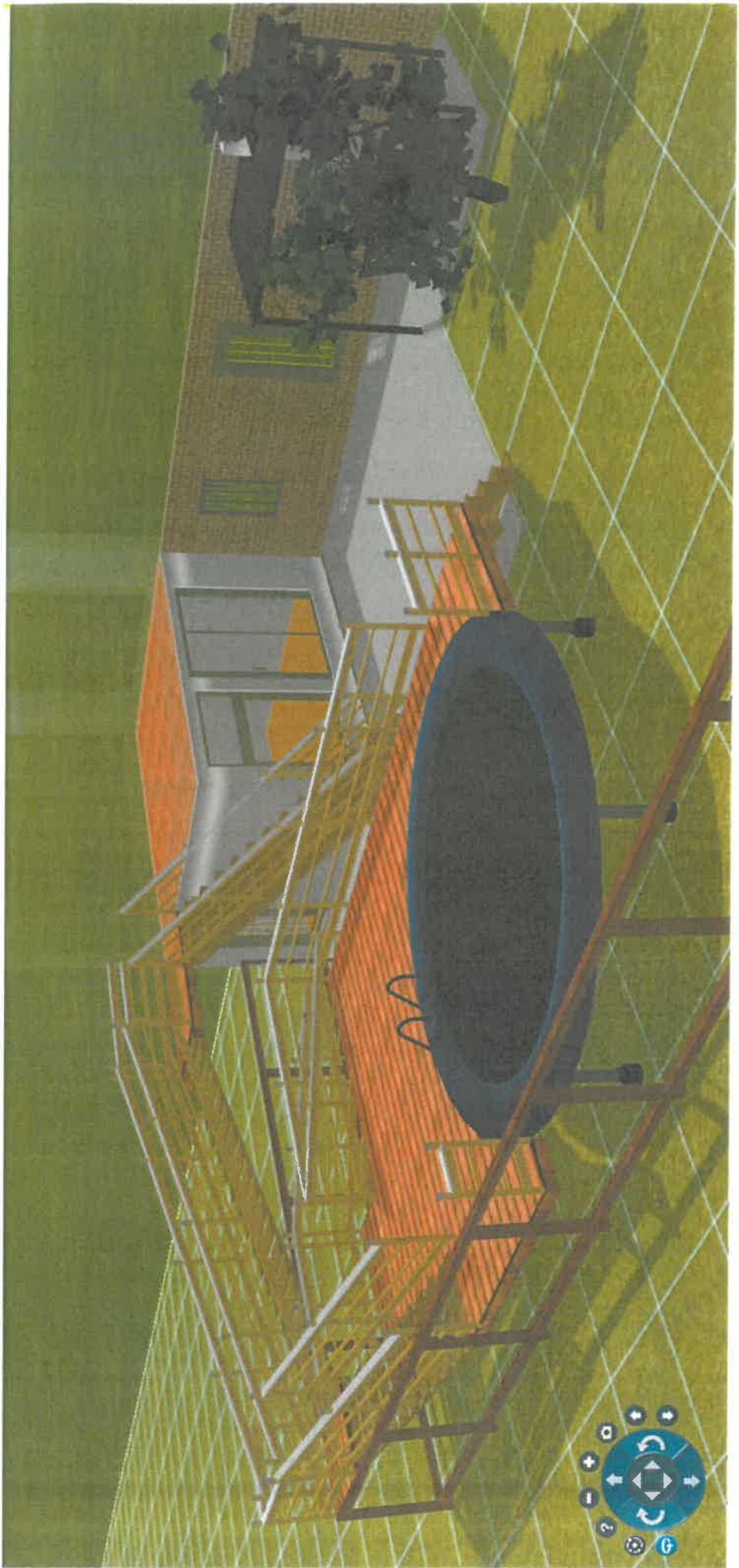
10'

10'

Sewer, Utility, & Drain ease

4308 HAZELWOOD Rd 72116

HAZELWOOD RD



Zachary Ratkovich
4308 Hazelwood Rd
North Little Rock, AR 72116
715-409-6421

30 August 2022

North Little Rock Planning Department
120 Main St.
North Little Rock, AR 72114

To whom it may concern,

I am requesting a variance to the North little rock zoning code for rear setback. I will be constructing a deck into our back yard that will have ramps leading from the back of my primary property. The ramps are to accommodate our wheelchair-bound friend, allowing her access to our back yard and pool area. In order to comply with the American Disability Act's residential recommendation for slope, the ramp and deck will even with the rear property line. Beyond the rear property line is drainage and public property so the higher-than-normal deck will not obstruct any other property's view or sightlines. Any questions or comments, please let me know.

Thank you for your time and consideration on this matter.

Sincerely,

Zack

Variance Requested: a variance request from the area provision of Section 5.20 to allow an increased height in a retaining wall

Location of the Request: 425 Chimney Rock, NLR, AR

Legal Description of the Property: Lot 20R, Block 3, Chimney Rock Addition to the City of North Little Rock, Pulaski County, AR

Owner: Paul & Christy Mayabb

Applicant: Noah Treat, Noah Treat Construction

Present Use of the Property: Single-family home under construction

Present Zoning of the Property: R1

Site Characteristics: The home is currently under construction located within the gated Chimney Rock Subdivision. Entry to the subdivision is from Fork River Road, which is located within the Sherwood, AR city limits. There is roughly 30-feet of fall from the rear of the lot to the front of the lot located on Chimney Rock Drive.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis: The applicant is seeking a variance to allow the construction of a retaining wall with an increase wall and fence height. The applicant notes the wall ranges from 2-feet to 10-feet and is 250-feet long. The applicant has provided an engineered plan for the wall construction. The applicant states the need for the wall height is due to a 24-foot fall from the back to the front of the lot. He states the lot is virtually unbuildable without a retaining wall. He states the wall is proposed with 12-inch blocks filled with concrete, followed with a brick for the exterior veneer.

Section 5.20, Retaining Walls, of the North Little Rock Zoning Ordinance states the height of a retaining wall is measured from the top of the retaining wall to the existing grade, whichever is lower, directly below the retaining wall. The allowable height is 3 ½-feet in the front and side yards and 5-

feet or less in the rear yard. Rear yard retaining walls greater than 3 ½-feet in height require the placement of a 3-foot fence and the combination of the wall and fence may not exceed 8-feet in height. Retaining walls greater than 5-feet require a stamped engineered drawing.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Board to Consider:

1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Possible, the lot has a significant elevation change from the rear of the lot to the street side of the lot.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the approval of the variance for the retaining wall will not have an impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the wall is located to the rear of the property with the sides stepping down as they approach the front of the lot.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, the topography of the lot creates a need for the retaining wall height as proposed.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, the public health, safety and general welfare of the area will not be impacted.

Approval Allows:

1. Approval will allow the placement of a retaining wall with a maximum height of 10-feet and the placement of a 3-foot fence at the top of the retaining wall for a total height of wall and fence of 13-feet.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

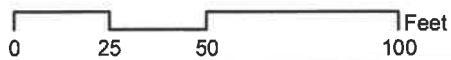
North Little Rock Board of Adjustment



BOA CASE #2022-29

Date: 9/7/2022

1 inch = 50 feet



User: jhale



North Little Rock Board of Adjustment

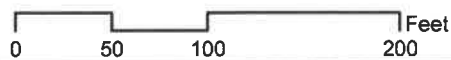


BOA Case #2022-29
425 Chimney Rock Dr.
To allow an increased height retaining wall.

BOA CASE #2022-29

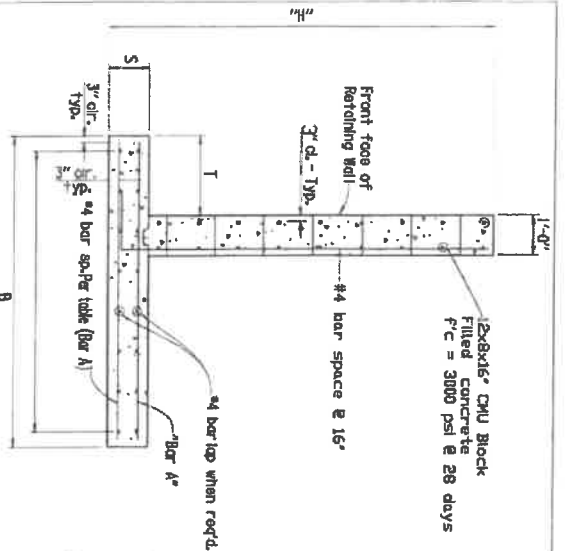
Date: 9/7/2022

1 inch = 100 feet

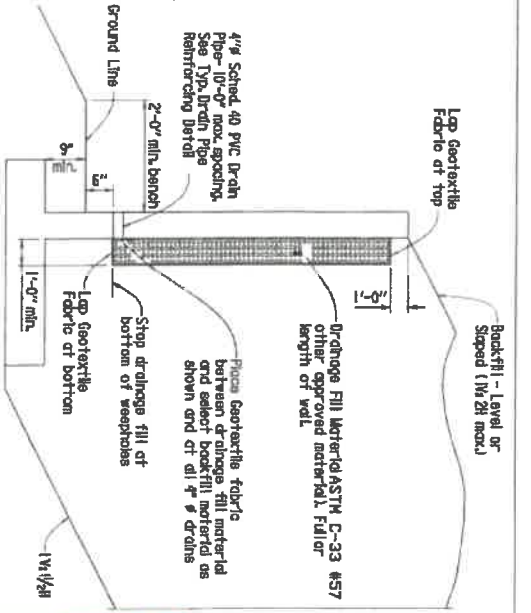


User: jhale





WALL SECTION



TYPICAL DRAINAGE & BACKFILL DETAILS

TABLE OF RETAINING WALL VARIABLES
(LEVEL BACKFILL)

H ₁	T ₁	H ₂	H ₃	#4 Bar Spacing
3'-0"	9"	2'-0"	12"	4' @ 12"
4'-0"	9"	2'-6"	12"	4' @ 12"
5'-0"	9"	3'-0"	12"	4' @ 12"
6'-0"	9"	3'-0"	12"	4' @ 12"
7'-0"	12"	3'-6"	12"	4' @ 12"
8'-0"	12"	3'-6"	12"	4' @ 12"
9'-0"	12"	3'-6"	12"	4' @ 12"
10'-0"	12"	3'-6"	12"	4' @ 12"

WALL LOCATION



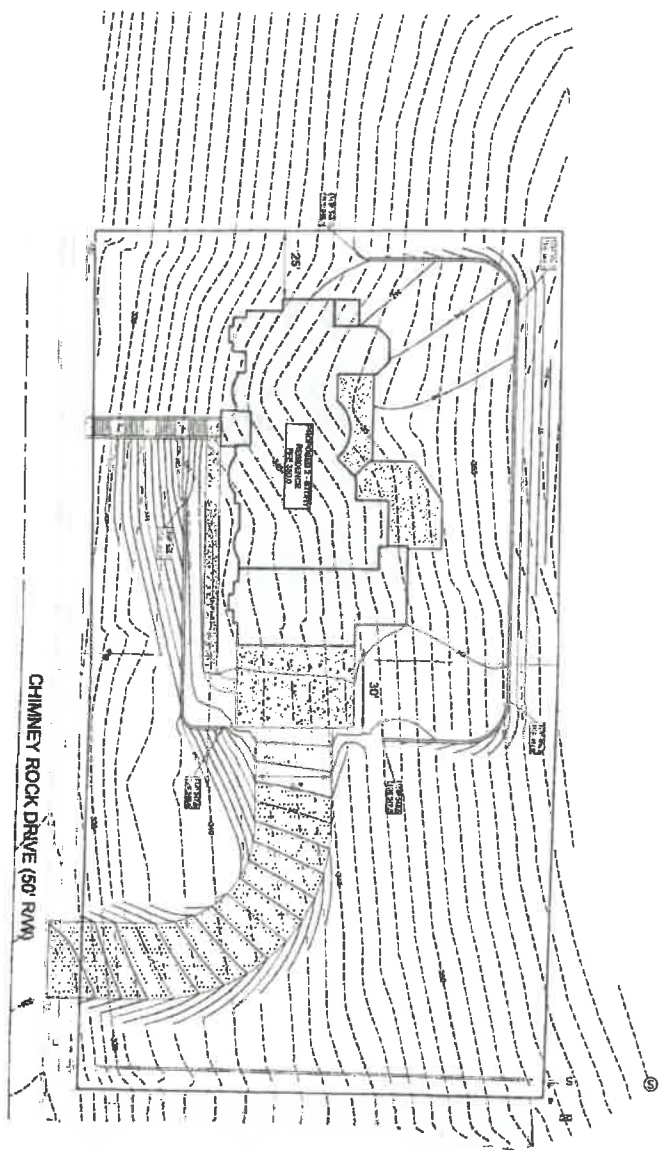
MTA Engineers
8001 National Drive, Little Rock AR 72209

LICENSED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
No. 8019

PROJECT NAME: 451 HINNEY ROCK DRIVE
DATE: 7/28/2022
DRAWN BY: FABJEN MONDUN

PROJECT LOCATION: NORTH LITTLE ROCK, AR
SCALE: NTS
APPROVED BY: STEVE GARRETT

MASONRY WALL PROFILE
SHEET 1 OF 1



- LEGEND**
- [Stippled pattern] FINISHED CONCRETE SURFACE
 - [Dotted pattern] FINISHED CONCRETE FINISH
 - [Cross-hatched pattern] FINISHED CONCRETE FINISH
 - [Horizontal line pattern] FINISHED CONCRETE FINISH
 - [Vertical line pattern] FINISHED CONCRETE FINISH
 - [Diagonal line pattern] FINISHED CONCRETE FINISH
 - [Wavy line pattern] FINISHED CONCRETE FINISH
 - [No pattern] FINISHED CONCRETE FINISH

- LEGEND**
- [Dashed line] EXISTING CONCRETE
 - [Dotted line] EXISTING CONCRETE
 - [Solid line] EXISTING CONCRETE
 - [Dashed line] EXISTING CONCRETE
 - [Dotted line] EXISTING CONCRETE
 - [Solid line] EXISTING CONCRETE
 - [Dashed line] EXISTING CONCRETE
 - [Dotted line] EXISTING CONCRETE
 - [Solid line] EXISTING CONCRETE
- NOTE: SHOT BOLT RETENTION NUMBER CIRCLED IN RED ON ORIGINAL DRAWING.



- CONTRACTOR SHALL:
1. THE GENERAL CONTRACTOR SHALL FURNISH ALL REGULATIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES AND TO THE CONTRACTOR'S LIABILITY FOR THE ADVANCEMENT OF THE PROJECT.
 2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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 11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

Cut 1505 CU. YD.
Fill 1270 CU. YD.
Net 235 CU. YD.

PRELIMINARY PLAN.
NOT FOR CONSTRUCTION

THOMAS ENGINEERING COMPANY

PRELIMINARY PLAN
CHIMNEY ROCK
LOT 20-21
NORTH LITTLE ROCK, ARKANSAS

5810 HAZARD RD., N. LITTLE ROCK, AR 72110
TEL: 501-753-4455 FAX: 501-753-8816

To Whom it may Concern:

August 30, 2022

RE: 425 Chimney Rock

We will be building a retaining wall at 425 Chimney Rock Drive that will range in height from 10 feet to 2 feet and be 275 feet long in total. We have an engineered plan. I am going to attach a drawing of the lot, the elevation and the location of the proposed wall. The reason why we need a wall that is so tall is that our lot has 24 feet of fall from the back to the front. The lot is virtually unbuildable without a retaining wall. Our wall will consist of 12 inch blocks filled with concrete, followed up with brick on the exterior. I am also going to attach our landscape plan. The landscape plan actually shows a double wall in the back, everything else is going to remain the same except for a single wall. And the ends are going to ween, which I have made note of in red.

Thank you,

Noah Treat

Noah Treat Construction

BOA 2022-30
September 29, 2022

Variance Requested: a variance request from the area provision of Section 4.3.3 to allow a reduced side yard setback

Location of the Request: 9300 Maumelle Blvd, North Little Rock, AR

Legal Description of the Property: Lot 1 Elder’s Addition to the City of North Little Rock, Pulaski County, AR

Owner: Richardson Properties LLC

Applicant: Joe White & Associates

Present Use of the Property: Warehouse/Storage

Present Zoning of the Property: I1

Site Characteristics: The site is located on the south side of Maumelle Boulevard within the city limits of North Little Rock. The property to the south and west are located in the County. Maumelle Blvd is a 4-lane median divided roadway. There is an undeveloped parcel to the east of this site and undeveloped wooded property located to the south. TFC a light manufacturing plant is located to the west of the property.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I1	Retail/Warehouse/Office
South	R4	Undeveloped - wooded
East	I1	Undeveloped - cleared
West	I1	Light Manufacturing

Justification: The applicant’s justification is presented in an attached letter.

Staff Analysis:

The applicant is seeking a variance to allow a reduced building line along the side yard. The property is zoned I1 which typically requires the placement of a 30-foot building setback on the front, rear and side yards. There is an existing triangular encroachment into the front building setback and the applicant is proposing a 9.37-foot encroachment into the side yard setback. According to the applicant, the owner recently purchased the property and discovered the existing structure was located over the north (side) 30-foot building setback and the east (front) 30-foot building setback. The

developer purchased the property with the intent of construction an expansion on the north side of the existing building. The applicant is requesting the allowance of the encroachment to allow the addition to match or line up with the northern face of the existing structure. The existing encroachment into the northern setback is 9.86-feet and within the area proposed for the addition being reduced to 9.37-feet.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Board to Consider:

1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is proposing an addition to the existing building and proposing the exterior wall faces to match.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, there will be little to no impact to the adjacent conforming properties.
3. Will approval of the variance alter the essential character of the district? No, there will be no change to the district.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The land use and zoning will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, building setbacks were established to provide proper separations between buildings and uses.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the city.

Approval Allows:

1. Approval will allow the placement of a building addition with a reduced side yard setback allowing a 9.86-foot encroachment into the northern side setback.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA CASE #2022-30

Date: 9/7/2022

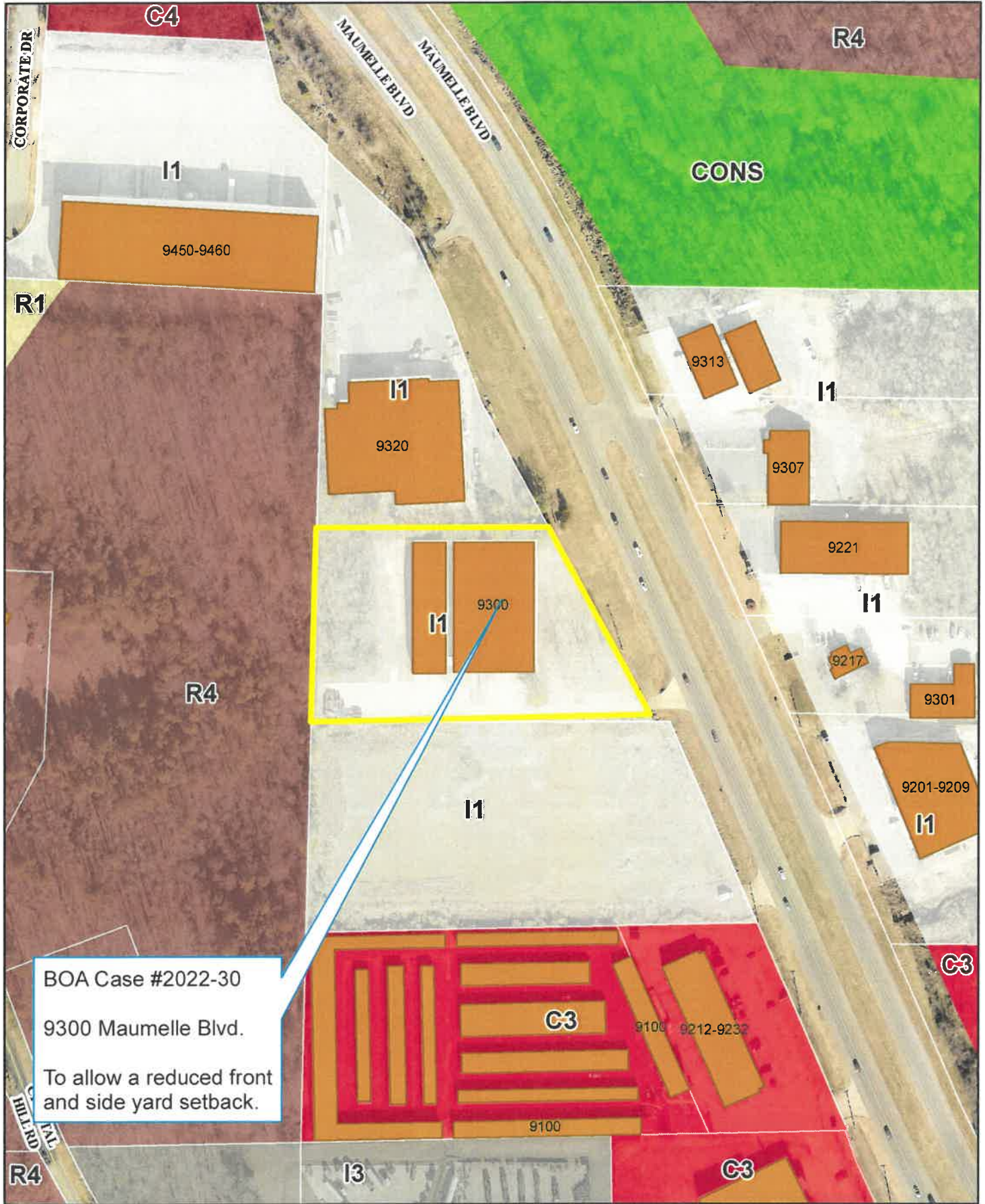
1 inch = 100 feet



User: jhale



North Little Rock Board of Adjustment



BOA Case #2022-30

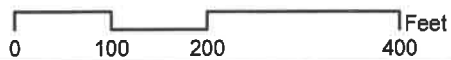
9300 Maumelle Blvd.

To allow a reduced front
and side yard setback.

BOA CASE #2022-30

Date: 9/7/2022

1 inch = 200 feet



User: jhale





JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

August 30, 2022

Ms. Donna James
City of North Little Rock
Community Planning
120 Main Street
North Little Rock, Arkansas 72214

RE: Lot 1 Elder's Addition
Board of Zoning Adjustment

Ms. James,

Please find attached eight copies of the site plan, checklists and filing fee for the above referenced project.

This property is at 9300 Maumelle Blvd. The proposed project contains 3.011 acres and is currently zoned I-1.

The owner recently purchased the property and discovered the existing structure is over the north 30' building setback. The developer purchased the property with the intent of constructing an expansion on the west side of the property. The developer would like the addition to match up and line up with the existing structure. The owner has been in touch with the fire department about sprinkling the addition and what will be required.

We are also making an application to the Planning Commission for Site Plan review for the proposed expansion.

Please place these items on the next available Board of Zoning Adjustment meeting. Do not hesitate to call should you have any questions or require any additional information.

Your help in these applications is greatly appreciated.

Best Regards

Brian Dale

Variance Requested: a variance from Section 14.25 to allow the placement of a wall sign without street frontage

Location of the Request: 3917 McCain Blvd, NLR, AR,

Legal Description of the Property: Lot 2-CP, Block 1, McCain Mall Addition to the City of North Little Rock, Pulaski County, AR

Owner: McCain Mall Simon Property Group

Applicant: Pinnacle Sign & Graphics

Present Use of the Property: Restaurant under construction

Present Zoning of the Property: C3

Site Characteristics: The site is currently being developed as a Chipotle Restaurant. The front of the building is located facing McCain Blvd with the rear of the property along with the drive-thru access are located interior to the McCain Mall Shopping Center. The northern boundary of the lot is the main access drive around the perimeter of the mall property.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	McCain Mall
South	C3	The Other Center Mall
East	C3	Auto Center
West	C3	Delta Dental

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis: The applicant is seeking a variance to allow the placement of a 2nd wall sign on the proposed new restaurant located on an out-parcel within the McCain Mall Shopping Center. The applicant is proposing the placement of a sign facing McCain Blvd, the front of the building, and a second sign on the rear of the building, which faces into the shopping center. The sign is proposed 18'6 1/2" long and 36 7/8" tall. The building is 35-feet long and 16'6" tall. Wall signage is typically allowed at 10% of the wall façade. The wall area is 581 square feet, with a 10% allowance the sign area allowed is 58 square feet. Each of the signs proposed contain 57.35 square feet of sign area.

Section 14.25 E states all permitted wall signs shall not to exceed 10% in aggregate sign area for that occupancy's façade area. Wall signs must face required street frontage except in complexes where a sign without street frontage would be the only means of identification for a tenant.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Board to Consider:

1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is constructing a new building on the property fronting McCain Blvd. The sign is proposed on the elevation adjacent to an access drive around the mall parking lot.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the adjacent business was constructed in a similar manner and has wall signs on their façade located in a similar layout as the applicant's request, (additional wall sign located without street frontage).
3. Will approval of the variance alter the essential character of the district? No, the district is a developed area.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning will not change based on approval of the variance request.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the ordinance specifically defines the placement of wall signs which are to be located along a building façade with street frontage except in cases where the signs without street frontage would be the only means of identification such as a shopping center or shopping mall. The applicant is seeking to place a wall sign on the McCain Blvd side of the building similar in size to the sign proposed for the 2nd sign request located on the northern wall façade.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the community by approval of this variance request.

Approval Allows:

1. Approval will allow the placement of a 2nd wall sign on the property with a maximum size of 57.35 square feet.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



3913(A-C)

3913

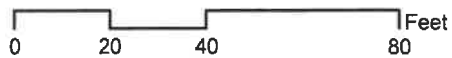
MCCAIN BLVD

MCCAIN BLVD

BOA CASE #2022-31

Date: 9/15/2022

1 inch = 40 feet



User: jhale

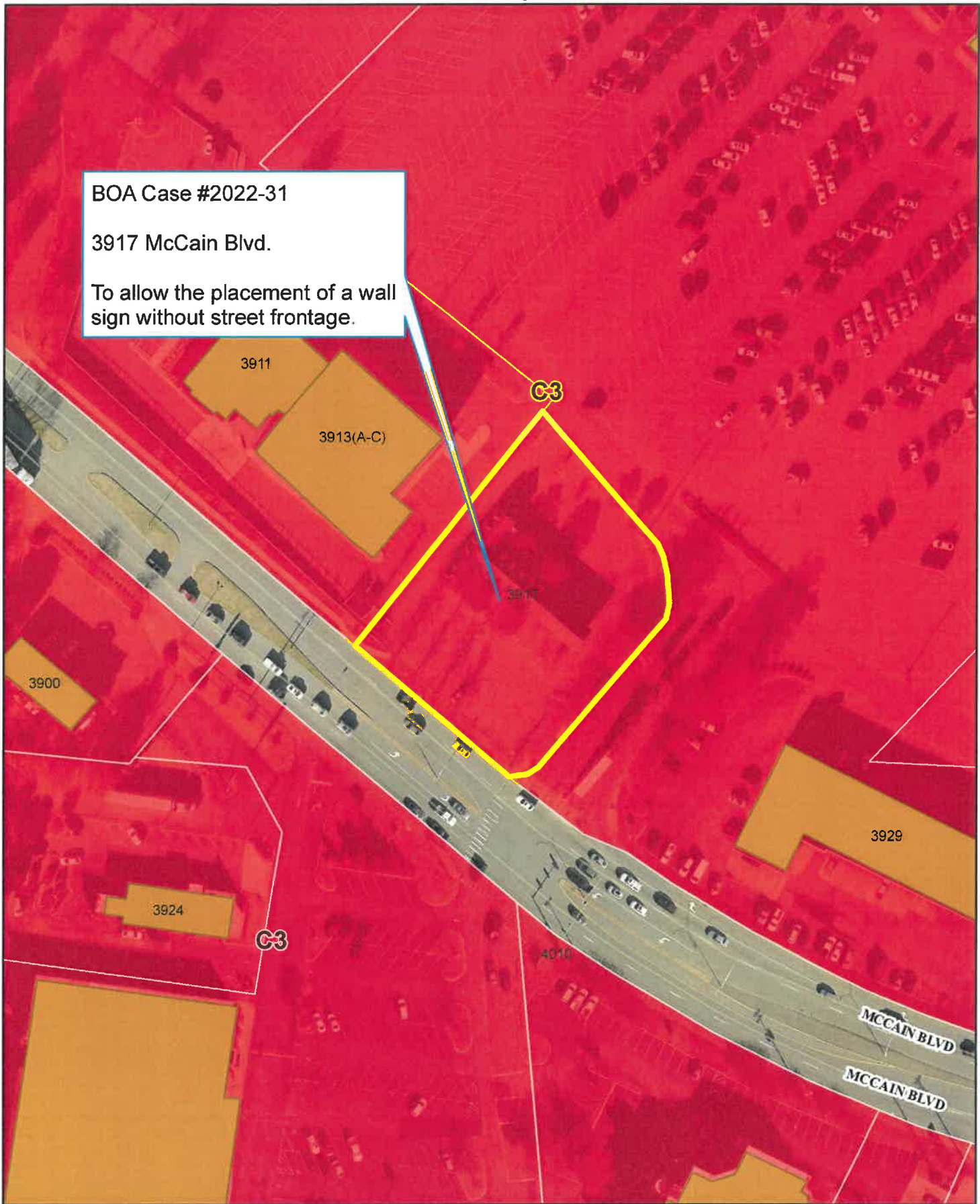


North Little Rock Board of Adjustment

BOA Case #2022-31

3917 McCain Blvd.

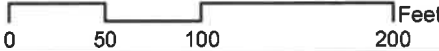
To allow the placement of a wall sign without street frontage.



BOA CASE #2022-31

Date: 9/15/2022

1 inch = 100 feet



User: jhale



Letter of Intent

In support of Request for Sign Variance: 2547 McCain, North Little Rock

North Little Rock Board of Zoning Adjustment
120 Main St.
North Little Rock, AR 72116

This letter of intent is in support of my request for a sign variance to allow for a sign to be installed on both the side facing the entrance (Mall Parking Lot) and the side facing the major thoroughfare (McCain Blvd). Both signs as they stand alone are within the standards of the current sign code as well as tasteful. The structure of the signs would be complementary to both the building and the surrounding area.

I would like the board to consider that (1) an entrance from the major thoroughfare (McCain Blvd) was not an option and therefore the entrance had to be moved to the other side of the building; (2) a sign facing both the entrance which now faces a large parking lot and a sign facing McCain Blvd would be desired by the tenant.

Thank you for the consideration.

A handwritten signature in blue ink, appearing to read "Jason Davenport", with a long, sweeping underline.

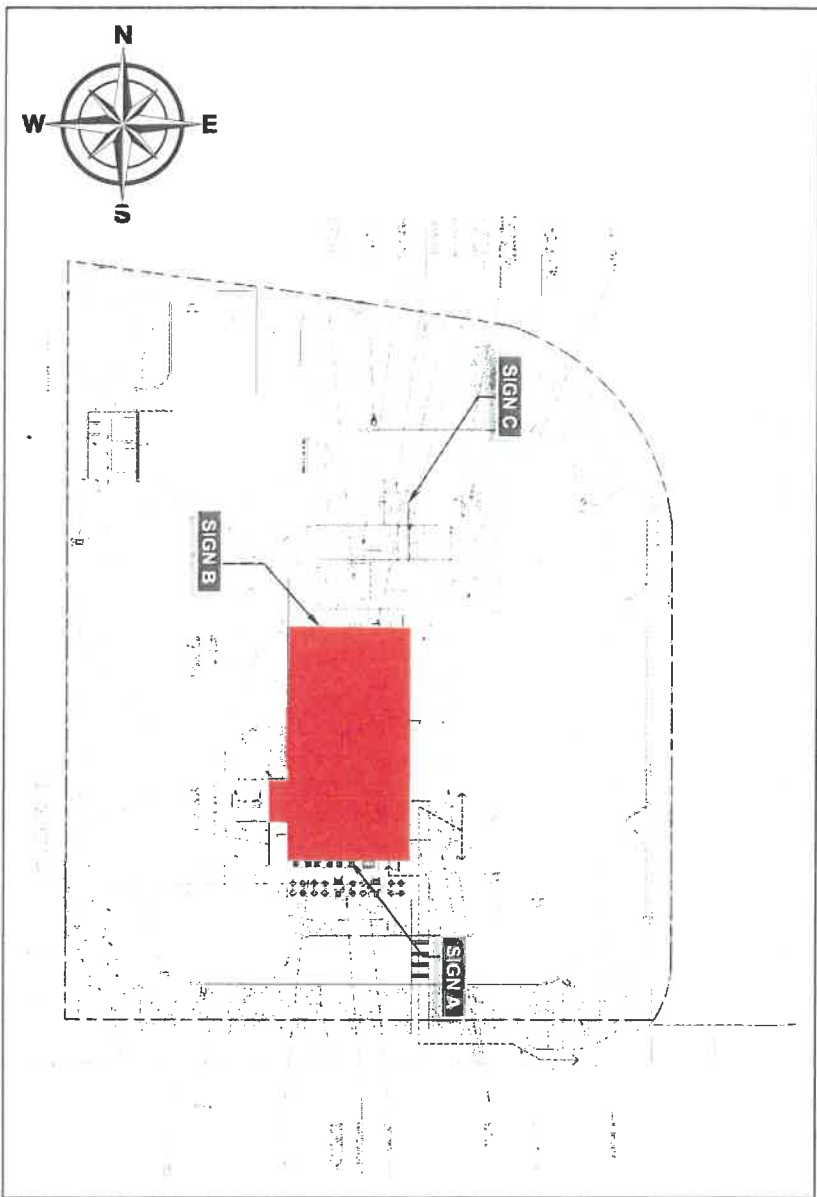
Jason Davenport
Pinnacle Signs and Graphics
7610 Counts Massie Rd
North Little Rock, AR 72113
(501)812-4433



CHIPOTLE

North Little Rock
2547 McCain Mall North Little Rock, AR 72116

SIGN A	Type: Channel letters on halo backer w/ frame Illumination: Internally Illuminated LED Square Footage: 55.31
SIGN B	Type: Channel letters on halo backer w/ frame Illumination: Internally Illuminated LED Square Footage: 55.31
SIGN C	Type: Chipotle Clearance Post / Bar (Breakaway) Clearance Bar - non-illuminated Square Footage: N/A



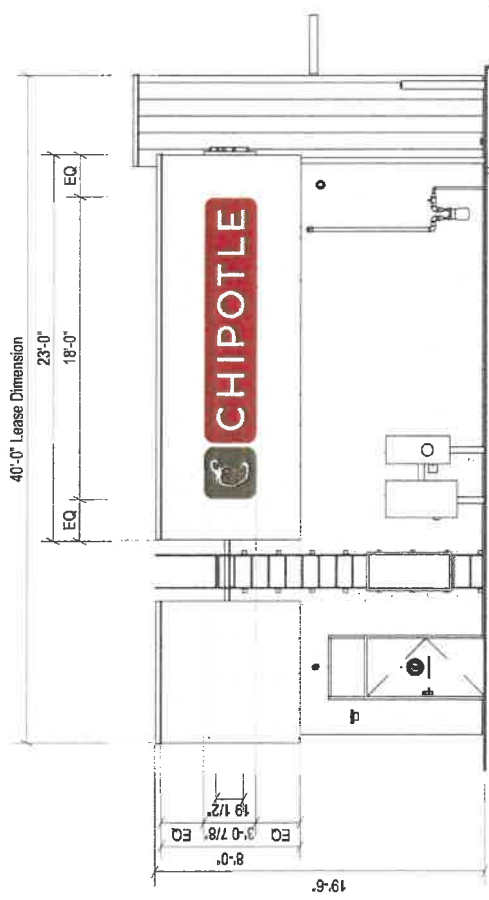
1111 W. Park Ave., Suite 100
North Little Rock, AR 72116
Phone: (501) 646-1234
Fax: (501) 646-1235
www.apexsigns.com

Chipotle #4216
North Little Rock
2547 McCain Mall
North Little Rock, AR 72116

Project ID#: 127836
Project Mgr: Samantha Vasquez
Designer: JR
Created on: 11/05/2021

R1 03/21/22 KF - Remove Side Elevations, updated approved signage, update package to reflect
R2 06/27/22 DR - Updated site plan & removed DPU sign

SIGN B	19 5/16" Chipotle
Type:	Channel letters on halo becker w/ frame
Illumination:	Internally Illuminated LED
Square Footage:	55.31



Rear Elevation (North)

Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	20.00
Formula: NTE 50% of storefront length 140' x .5 = 70.00	
Actual Square Footage this Elevation:	55.31

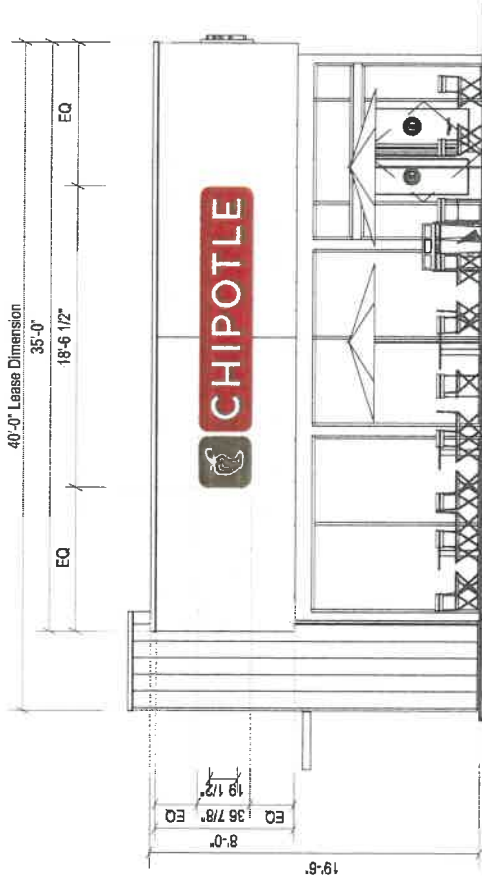


Chipotle #4216
 North Little Rock
 2547 McCain Mall
 North Little Rock, AR 72116

Project ID#: 127836
Project Mgr: Samantha Vasquez
Designer: JR
Created on: 11/05/2021

R1 03/21/22 KF - Removed Side Elevations, updated approved signage, update package to reflect
 R2 06/27/22 DR - Updated site plan & removed DPU sign

SIGN A	19 5/16" Chipotle
Type:	Channel letters on halo backer w/ frame
Illumination:	Internally Illuminated LED
Square Footage:	55.31



Front Elevation (South)

Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	26.00
Formula: NTE 50% of storefront length / 40' x .5 = 26.00	
Actual Square Footage this Elevation:	55.31



Chipotle #4216 North Little Rock 2547 McCain Mall North Little Rock, AR 72116	Project ID#: 127836 Project Mgr: Samantha Vasquez Designer: JR Created on: 11/05/2021
--	--

NOISE WALL

R1: 03/21/22 KF - Removed Side Elevations, updated approved signage, update package to reflect
R2: 06/27/22 DR - Updated site plan & removed DPU sign

Variance Requested: a variance from Section 4.2.8 to allow the placement of a 5-unit townhouse development with a reduced lot area and a reduced side yard setback within a C6 zone

Location of the Request: 314 Parker Street, NLR, AR,

Legal Description of the Property: Lot 8, Block 11, Giles Addition to the City of North Little Rock, Pulaski County, AR

Owner: NLR Parker Street Properties LLC

Applicant: Thomas Engineering, Thomas Pownall

Present Use of the Property: Undeveloped

Present Zoning of the Property: C6

Site Characteristics: The site is an undeveloped site located on Parker Street just west of Pike Avenue. The property has a scattering of trees. To the west of the site is a single-family development, the Porches at Rockwater. South of the site is a development similar to the applicant's request with a 5-unit townhouse and a 3-unit townhouse located adjacent to Parker Street. The lot to the north is vacant.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Single Family
South	C6	Townhouse
East	C6	Vacant
West	PUD	the Porches at Rockwater

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis: The applicant is proposing the construction of a 5-unit townhouse with 5-parking spaces. The applicant is seeking a variance to allow a reduction in the required building setback along the northern property line and to allow a reduction in the minimum required lot area for a proposed 5-unit development on the lot. The property is currently zoned C6. Within the C6 zoning district the minimum side yard setback, when abutting residential, is 15-feet. Based on the site plan submitted by the applicant the side yard setback proposed is 14-feet. The applicant states due to the unique shape of the lot to develop the lot and meet the minimum setbacks requirements would create an undue hardship.

The applicant is also seeking a variance to allow a reduction in the minimum lot area within the C6 zoning district. The District requires a minimum of 1,500 square feet for each of the first 5-dwelling units on the lot plus 550 square feet for each additional dwelling unit. The lot contains 7,200 square feet. For a 5-unit development a total lot area of 7,500 square feet is required to meet the minimum lot area requirement. The applicant states once again the unique shape of the lot and the platting of the lot decades ago, prior to the

C6 zoning classification, makes the development as proposed impossible while meeting the minimum lot area requirement of the C6 zoning district.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

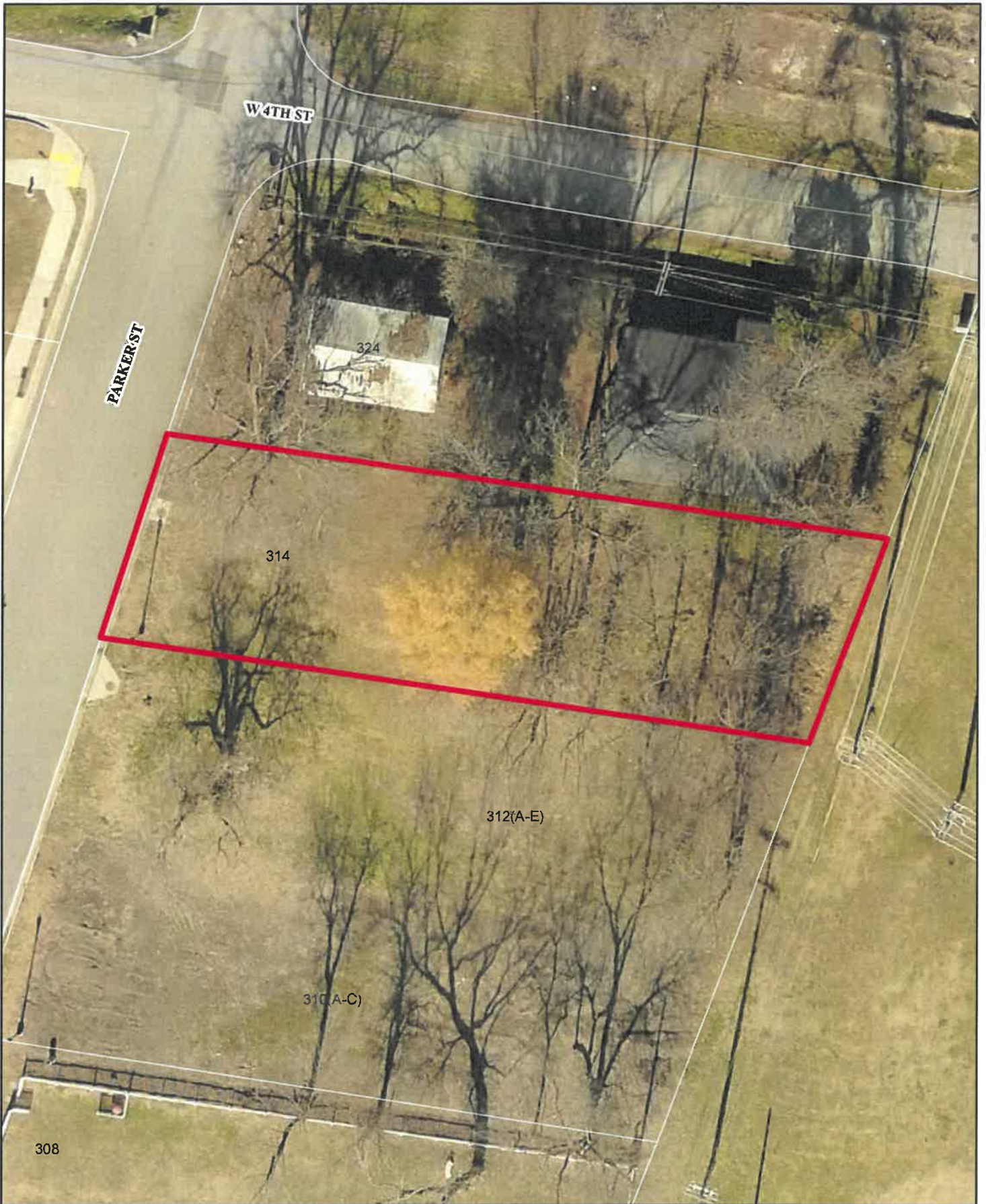
Board to Consider:

1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is seeking the variance to allow the development of the lot with reduced setbacks and reduced lot area when the development could be completed meeting the minimum requirements of the ordinance by reducing the number of units proposed.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possible, the property to the north is currently undeveloped. With the future development of this northern lot there is a potential impact on the placement of the future building.
3. Will approval of the variance alter the essential character of the district? Possibly, the Porches was developed as a dense single-family residential development but within the development there are areas of green space and common areas to allow for outdoor living spaces.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning of the area will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, setbacks and density allowances were established to provide for livability for the existing and future residents.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the City.

Approval Allows:

1. Approval will allow the placement of a 5-unit townhouse within 14-feet of the northern property line and to allow the development of the 5-unit townhouse development with a reduced lot area per family, a lot area for the 5-units of 7,200 square feet vs the required 7,500 square feet.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

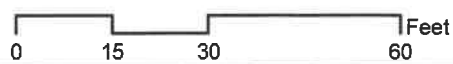
North Little Rock Board of Adjustment



BOA CASE #2022-32

Date: 9/15/2022

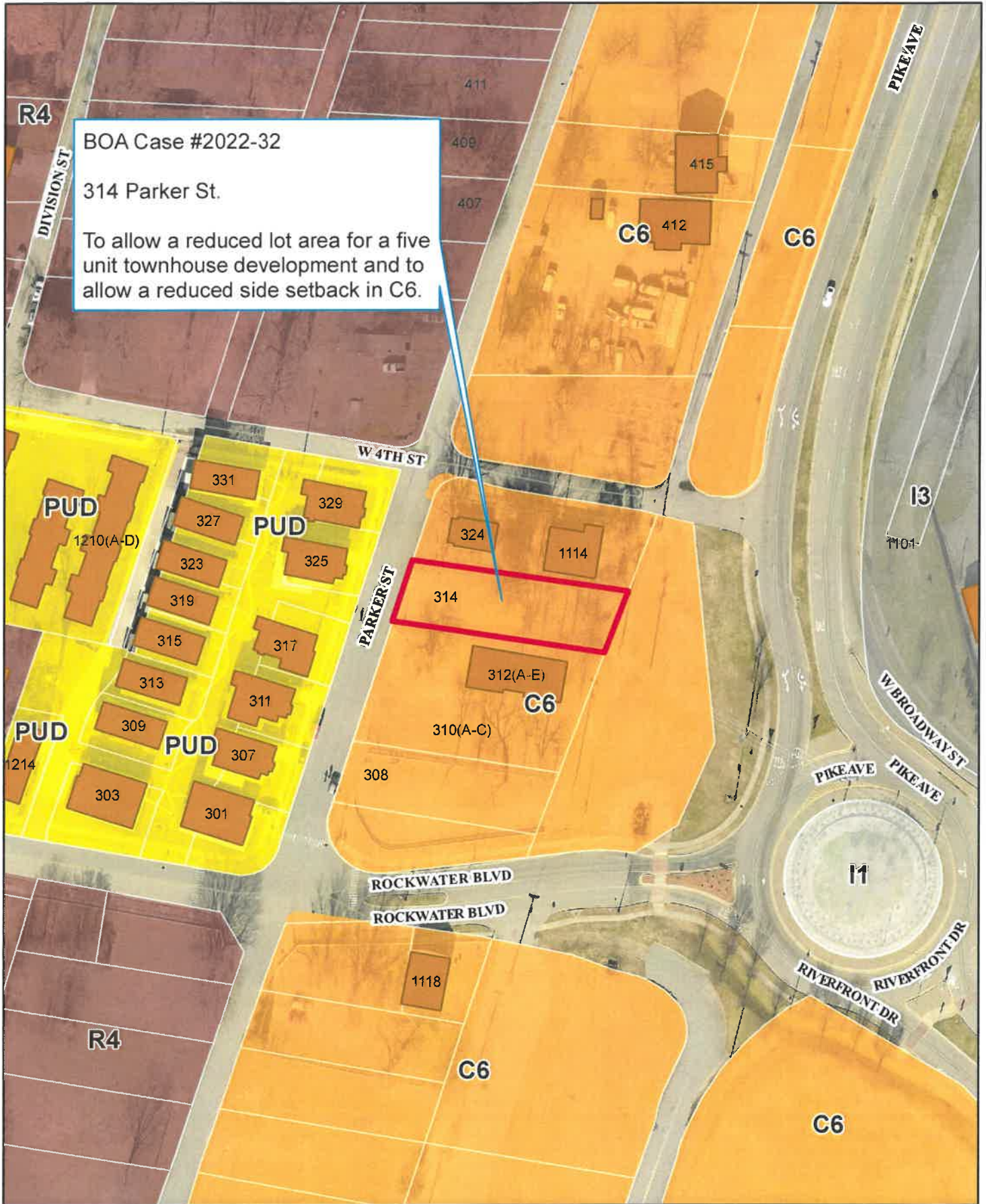
1 inch = 30 feet



User: jhale



North Little Rock Board of Adjustment

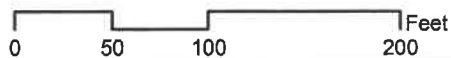


BOA Case #2022-32
314 Parker St.
To allow a reduced lot area for a five unit townhouse development and to allow a reduced side setback in C6.

BOA CASE #2022-32

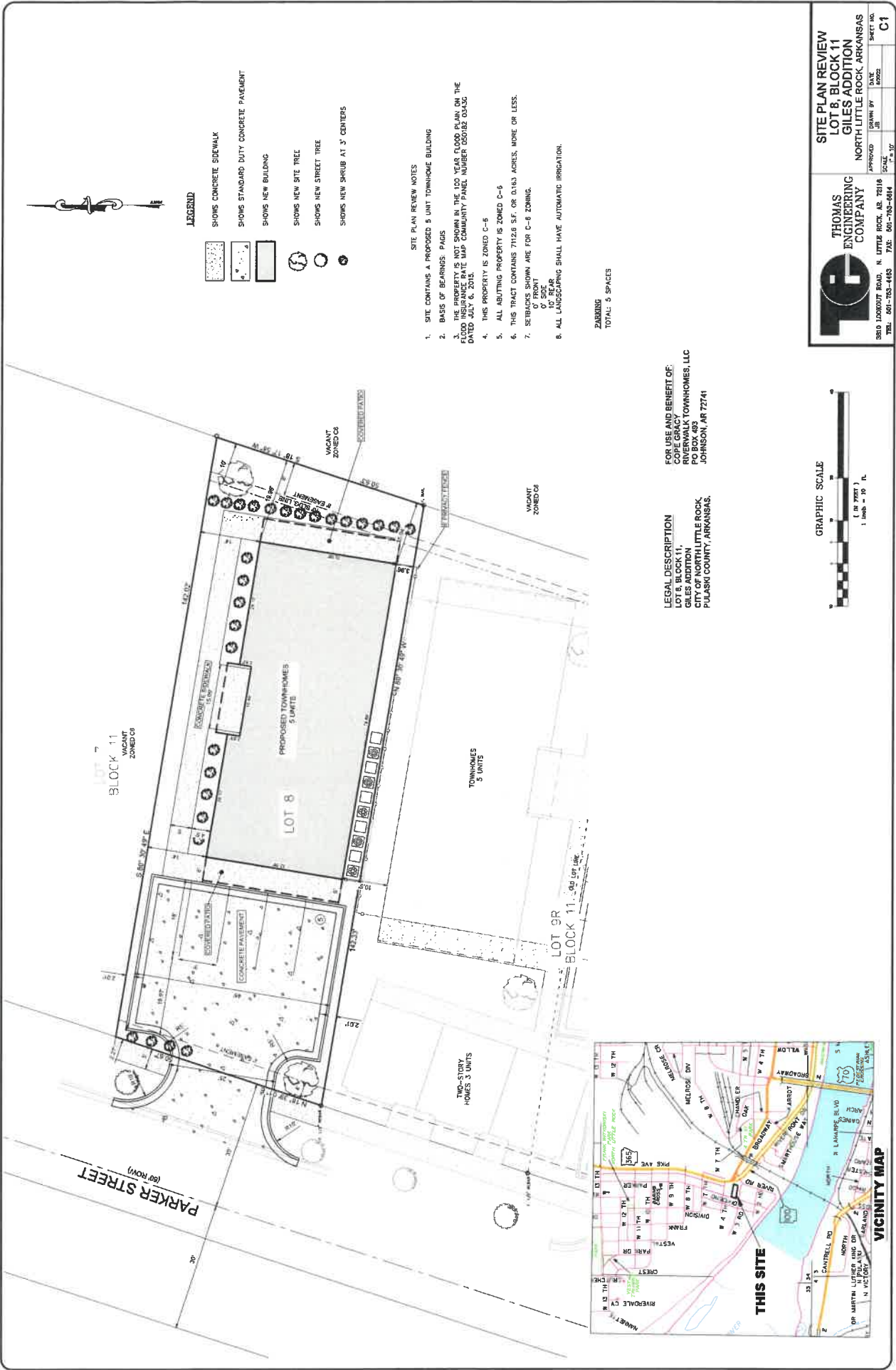
Date: 9/15/2022

1 inch = 100 feet



User: jhale







THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

September 1, 2022

Mrs. Donna James
City Planner
Department of Planning
&
North Little Rock Board of Adjustment Members
120 Main Street
North Little Rock, AR 72114

RE: Lot 8, Block 11, Giles Addition
314 Parker Street
Variance Request Application

Dear Ms. James & Board Members:

Please let this letter serve as our application to the Board of Adjustment to request variances associated with the development of Lot 8, Block 11, Giles Addition. We would like to be placed on the September 29th, 2022 Board of Adjustment meeting agenda.

The developer of the property is proposing to construct a five (5) residence townhome and 5 parking spaces on the lot as shown by the attached site plan. We have submitted this project to the North Little Rock Planning Commission for Site Plan Review and are scheduled to be heard at its October 11th, 2022 hearing.

Our variance requests are as follows:

1. Side Building Setback
 - a. A variance to allow a 1.0 foot reduction in the North 15 foot building setback.
 - b. Hardship:
 - i. Unique shape of the lot.
 1. This is a small lot for the C6 zoning classification
 - a. The property to the North is zoned C6 as well and is vacant.
2. Landscape Requirements of Parking Areas
 - a. A variance to allow a reduction of the landscape requirements along parking areas.
 - b. Hardship:
 - i. Unique shape of the lot
 1. This is a small lot of the C6 zoning classification.
 2. Developer will add extra landscaping in the areas to buffer the adjacent properties.

3. Minimum Lot Area

a. A variance to allow a reduced lot size for a 5 dwelling unit.

i. 7500 square feet required, 7200 square feet available.

b. Hardship:

1. Unique Shape of the lot.

a. This property was platted decades before the creation C6 zoning classification

The following items are included with this application letter:

1. Application fee in the amount of \$170.00

2. Site Plan

3. Legal Description:

a. Lot 8, Block 11, Giles Addition, City of North Little Rock, Pulaski County, AR

4. Developer's Information

Cope Gracy

Riverwalk Townhomes, LLC

PO Box 493

Johnson, AR 72741

If you have any questions, please give me a call

Sincerely,



Thomas R. Pownall, P.E.

Vice President