



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, July 29, 2021 - 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 - June 24, 2021

Public Hearing Items -

BOA Case #2021-22, 1 Lakewood Drive, North Little Rock, AR 72116 - A variance request from the area provisions of Section 4.1.2, R1 Single-family District, Subsection C, to allow a reduced side yard setback and to allow a reduced rear yard setback for a proposed addition of a two-car garage.

BOA Case #2021-23, 12311 Maumelle Boulevard, North Little Rock, AR 72113 - A variance request from Article 14 of the North Little Rock Sign Ordinance Section 14.25(e) to allow the placement of a wall sign without direct street frontage.

Public Comment -

Administrative –

- Next Board of Zoning Adjustment Hearing – August 18, 2021
- Filing Deadline for August 18, 2021 Public Hearing – August 1, 2021

Adjournment –

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

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 – June 24, 2021**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the City 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. Gardner Burton
Mr. Steve Sparr

Members Absent

Mr. Mike Abele

Staff Present

Ms. Donna James, City Planner
Ms. Marie-Bernarde Miller, Deputy City Attorney

Others Present

Ms. Marilyn Bailey, 1718 Chandler Street, North Little Rock, AR
Mr. Ronald Rodgell, 6801 JFK Boulevard, North Little Rock, AR
Mr. Randy Rogers, 2709 Donaghey Drive, North Little Rock, AR
Mr. Mike Cantrell, 1301 Foxwood Drive, Jacksonville, AR
Mr. Stevie Comic, 101 Parkdale Street, North Little Rock, AR

Administrative

Mr. Burton provided a motion to excuse the absence of Mr. Abele. Mr. Sparr provided a second to the motion. All members voted in the affirmative. The motion was approved.

Old Business

None

Approval of Minutes

Mr. Sparr formed a motion to approve the minutes from the previous meeting of May 27, 2021. Mr. Giattina provided a second to the motion. All members voted in the affirmative. The motion was approved.

**North Little Rock Board of Zoning Adjustment
Minutes Record
June 24, 2021**

Public Hearing Items -

BOA Case #2021-18, 1718 Chandler Street, North Little Rock, AR 72114, a variance request from the area provisions of Section 5.11.3 to allow the placement of a fence on a currently vacant lot. Chairman Brown called the item and requested the applicant come forward and provide their hardship. He stated in order for the Board to approve the request a hardship must be established.

Ms. Marilyn Bailey addressed the Board on the merits of the request. She stated she desired to place a fence on the lot adjacent to her home. She stated the lot was separately platted from the lot her home was located on. She stated the reason for wanting the fence was for the safety of her grandchildren and to secure her property.

Chairman Brown questioned the fence materials proposed. Ms. Bailey stated she was proposing to place a wood fence along the perimeters of her property with a see-through gate along Chandler Street. She stated she wanted the gate to be able to go outside the fence and not have to go around to the gate in her current fence. Chairman Brown questioned if she was willing to place a see-through fence along the entire length of Chandler Street. She stated she was agreeable to placing a chain link or some other see-through fence type along Chandler Street and a 6-foot wood fence along the remaining perimeters.

Mr. Giattina provided a motion for approval of the request as amended to allow the placement of a see-through fence along Chandler Street with a height up-to 6-feet with the remainder of the fencing being a solid board fence based on the stated hardship of safety and security. Mr. Sparr provided a second on the motion as amended.

Chairman Brown called for a roll call vote. All members voted in the affirmative for approval of the request as amended to allow a see-through style fence along Chandler Street and the remainder of the area fenced with a 6-foot board fence.

BOA Case #2021-19, 101 – 111 Parkdale Street, North Little Rock, AR 72117, a variance request from the area provisions of Section 5.11.3 to allow the placement of a fence on a currently vacant lot. Chairman Brown called the item and requested the applicant come forward and provide their hardship. He stated in order for the Board to approve the request a hardship must be established.

Mr. Stevie J Comic addressed the Board on the merits of his request. He stated his home was next door to the vacant lot and he was requesting a fence to secure the lot. He stated presently there were people walking across the lot and dumping trash on the lot. He stated he needed the fence to secure the lot and eliminate the dumping on his property.

Chairman Brown questioned Mr. Comic as to the fencing proposed. Mr. Comic stated he desired to place a 6-foot wood fence around the entire vacant lot. Chairman Brown questioned Mr. Comic if he would consider the placement of a see-through type fence along Parkdale

**North Little Rock Board of Zoning Adjustment
Minutes Record
June 24, 2021**

Street. Mr. Comic stated he would consider the placement of the see-through style fence along Parkdale Street. He stated his main concern was to eliminate the trespassing and dumping on his property.

Mr. Giattina provided a motion for approval of the request as amended to allow the placement of a see-through style fence along Parkdale Street with a height up-to 6-feet with the remainder of the fencing being a solid board fence based on the stated hardship of security. Mr. Sparr provided a second on the motion as amended.

Chairman Brown called for a roll call vote. All members voted in the affirmative for approval of the request as amended to allow a see-through style fence along Parkdale Street and the remainder of the area fenced with a 6-foot board fence.

BOA Case #2021-21, 6801 John F Kennedy Boulevard, North Little Rock, AR 72116, a variance request from Section 4.1.3 to allow a reduction in the 25-foot building setback requirement along Wigwam Road to allow for the construction of a new activities building. Chairman Brown called the item and requested the applicant come forward and provide their hardship. He stated in order for the Board to approve the request a hardship must be established.

Mr. Ronald Ridgell, North View Missionary Baptist Church, addressed the Board on the merits of the request. He stated he was on the building committee and the church desired to construct a new activities center to allow the church to provide out-reach to the community. He stated the church had reviewed the entire site and the proposed location for the new activities center was the only location which met the requirements and needs of the church. He stated without the new construction the church could not provide the necessary out-reach ministry which was much needed by the community.

Chairman Brown stated Mr. Ridgell had provided the necessary hardship of site constraints. He questioned if any Board members had any questions or concerns.

Mr. Burton questioned the proposed basketball court. Mr. Ridgell stated the court would be a half-court with meeting space above the court. He stated the meeting space would be for Sunday School classes and a meeting space for community needs.

Mr. Ridgell stated he wanted a point of clarification. He stated the request was for an 11-foot setback and not the 10.5-foot setback as indicated in the staff write-up. Staff stated the 11-foot setback would be noted in the file.

Mr. Sparr provided a motion for approval of the request as amended to allow the placement of the proposed activities center with a reduced setback as proposed by the applicant based on the stated hardship of site constraints. Mr. Burton provided a second on the motion as amended.

**North Little Rock Board of Zoning Adjustment
Minutes Record
June 24, 2021**

Chairman Brown called for a role call vote. All members voted in the affirmative for approval of the item allowing an 11-foot setback along Wigwam Road as proposed by the applicant.

Public Comment and Adjournment

Chairman Brown called for public comment. There being none and there being no further business before the Board and on a motion of Mr. Sparr and by consent of all members present, the meeting was adjourned at 1:50 pm.

Approved on this 29 **day of** July, 2021

Tom Brown, Chairman

BOA #2021-22
July 29, 2021

Variance Requested: A variance request from the area provisions of Section 4.1.2, R1 Single-family District, Subsection C, to allow a reduced side yard setback and to allow a reduced rear yard setback for a proposed addition of a two-car garage.

Location of the Request: 1 Lakewood Drive, North Little Rock, AR 72116

Legal Description of the Property: Lot 1, Block 1, Lakewood Heights to the City of North Little Rock, Pulaski County, AR

Owner/Applicant: Roger and Diana Lacy

Present Use of the Property: Single-family

Present Zoning of the Property: R1, Single-family

Site Characteristics: The site is a single-family home constructed in the late 1980's. Most of the homes in the subdivision, Lakewood Heights, were developed during the late 1980's as well. To the west of this home is the Timber Creek Townhouse development. A mix of owner occupied attached single-family homes. South of the home, across Fairway Avenue, are single-family homes.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1, Single-family	Single Family
South	R5, Townhouse	Attached Single Family
East	R4, Multi-family	Single Family
West	R1, Single-family	Single Family

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

Staff Analysis: The applicant is seeking a variance to allow a reduction in the side yard setback along the north property line and a reduced rear yard setback along the west property line to allow construction of a new two-car garage addition to their home. The applicant states in their letter of hardship they currently have a breezeway at the back (west side) of the home that they desire to enclose along with an open carport to create an additional room. In doing this they lose, their covered parking and their cars will be uncovered, left outside, and exposed to the elements. The applicant states during

inclement weather covered parking is necessary to allow them to safely enter and exit their home.

The architectural plans for the garage show only a 6-foot distance from the side property line with the neighbor to the north. Due to the circular drive in front of the home, the only other position for the garage is the south side, along Fairway Avenue, which would entail removal of a portion of a two-story brick wall and removing two large trees from the property. In addition, the south side of the property, along Fairway Avenue, has a 25-foot platted building line, which would not allow the placement of the garage without approval of a variance from this Board. The applicant states the placement of the garage on the south side would make the curb appeal of the house greatly distorted. He states for these reasons, they plead for a variance to place a garage on the west end of the driveway and toward the north boundary line.

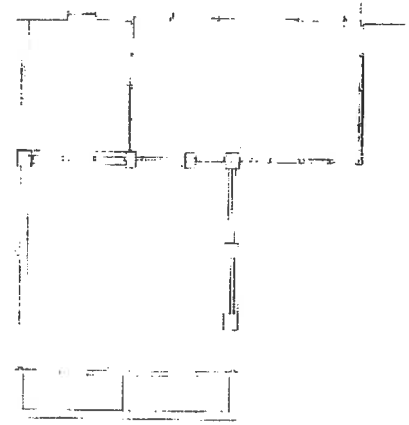


Figure 1 - Existing Floor Plan

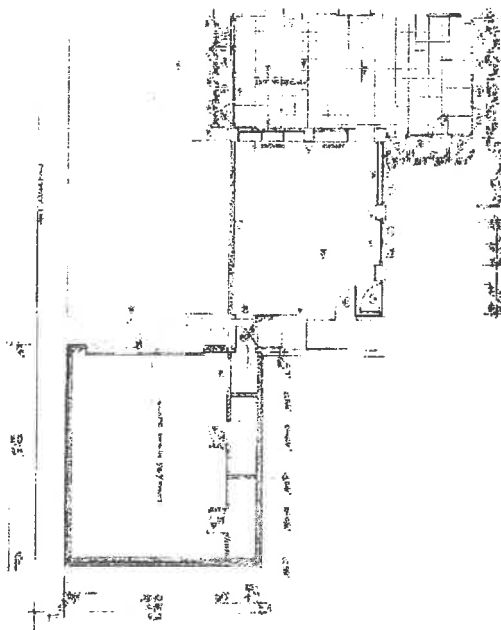


Figure 2 - Proposed Addition

The Zoning Ordinance requires the placement of a 25-foot front and rear yard setback along with a side yard setback of 10-percent of the lot width, measured at the front building, with a minimum of 6-feet and a maximum of 8-feet. The applicant's lot is 115-feet in width at the building line requiring a side yard setback of 8-feet. The applicant is seeking the variance to allow a 2-foot encroachment into the side yard setback along the western perimeter.

In addition, the applicant is seeking a variance to allow the reduction in the rear yard setback. The Zoning Ordinance typically requires the placement of a 25-foot building setback along the rear property line. The applicant is seeking approval to allow an encroachment of 4-feet into the rear yard setback to accommodate the new garage addition, leaving a 21-foot rear yard setback along the rear, western property line.

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

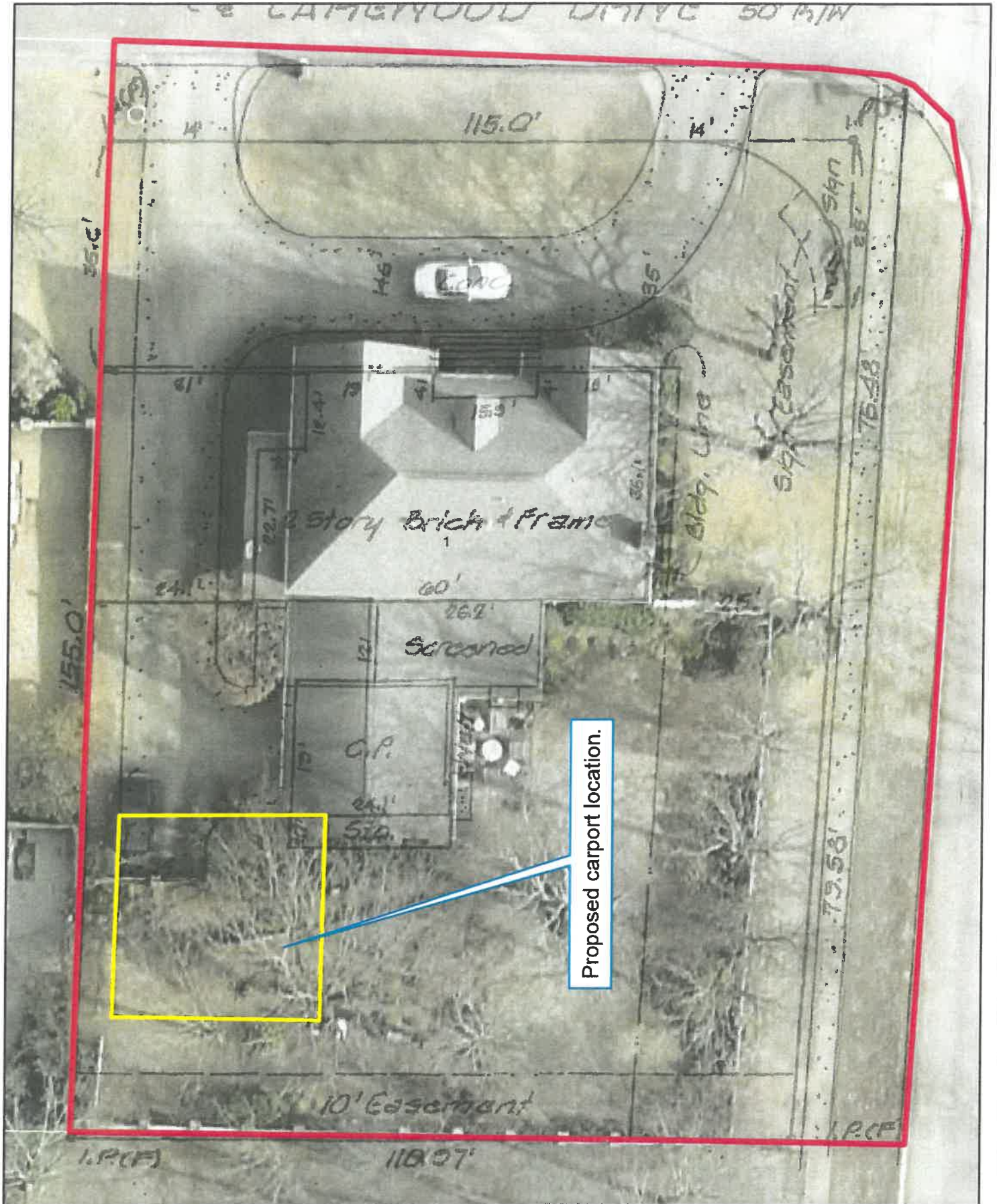
the property is located? No, the applicant is seeking the variance to allow an addition of a two-car garage on their property.

2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the adjacent property is a residential home.
3. Will approval of the variance alter the essential character of the district? No, the request will not alter the character of the district.
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, the ordinance has established setbacks to ensure proper separation of properties to allow for adequate light and air.
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 community.

Approval Allows:

1. Approval will allow a reduction in the side yard setback along the southern perimeter allowing the new garage to encroach into the side yard setback by 2-feet resulting in a 6-foot side yard setback and to allow a reduction in the rear yard setback with an encroachment of 4-feet resulting in a 21-foot rear yard 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.

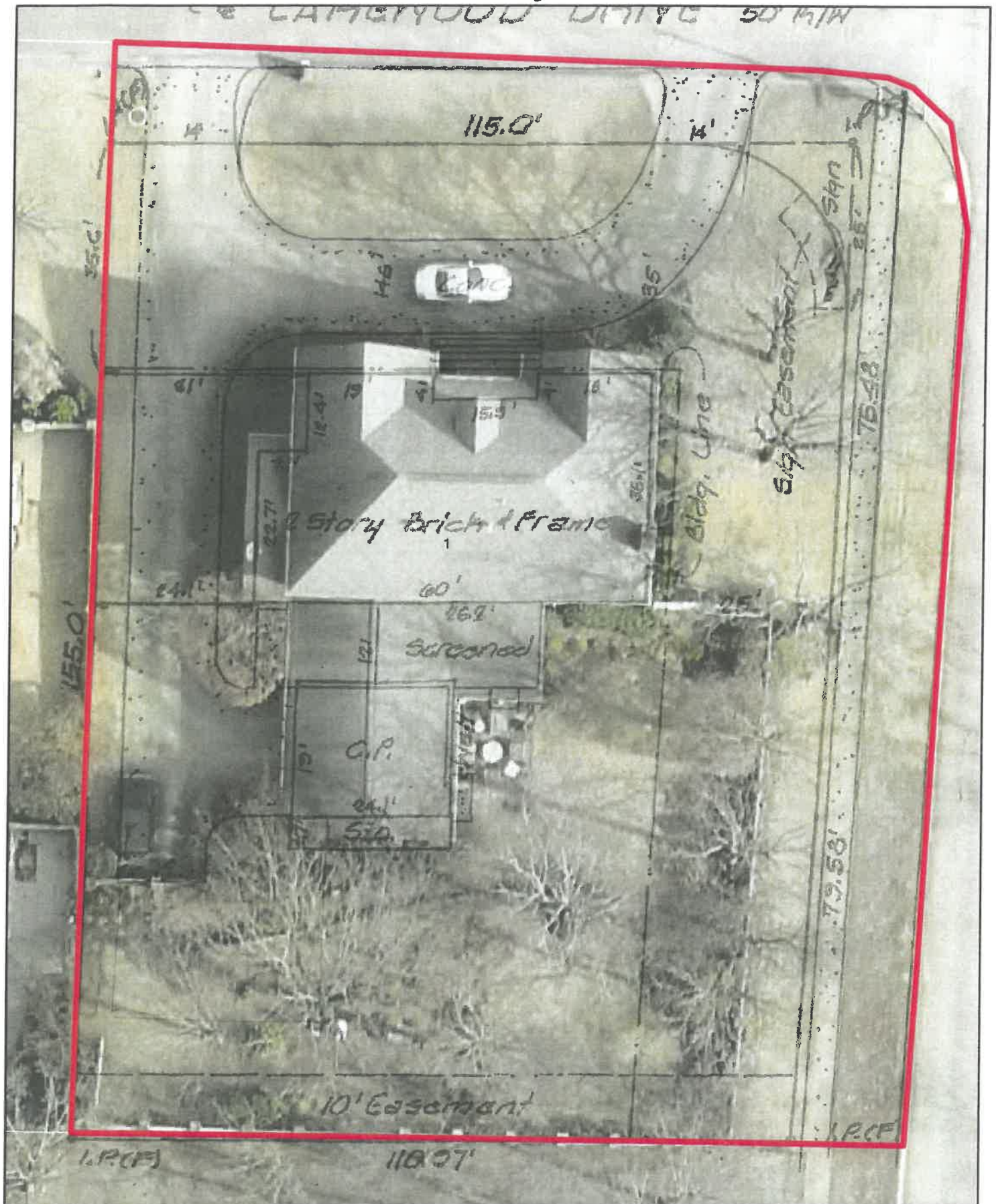
North Little Rock Board of Adjustment



BOA CASE #2021-22

Date: 7/7/2021

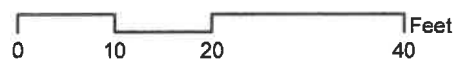
North Little Rock Board of Adjustment



BOA CASE #2021-22

Date: 7/7/2021

1 inch = 20 feet



User: jhale



North Little Rock Board of Adjustment



BOA Case #2021-22

1 Lakewood Dr.

A variance request from Section 4.1.2 to allow a reduced side yard setback along the southern property line to allow the placement of a carport addition.

BOA CASE #2021-22

Date: 7/7/2021

1 inch = 100 feet

0 50 100 200 Feet



User: jhale



North Little Rock Board of Adjustment

Proposed carport location.



BOA CASE #2021-22

Date: 7/7/2021

1 inch = 30 feet

0 15 30 60 Feet



User: jhale



Roger and Diana Lacy

1 Lakewood Drive
North Little Rock, AR 72116
(501) 231-4030

June 22, 2021

Ms. Donna James
Board of Zoning Adjustment
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

Dear Ms. James:

This letter is to request a variance on city code for the purpose of building a two-car garage attached to my home at 1 Lakewood Drive in the city of North Little Rock.

The legal description of the property is Lot 1, Block 1, Lakewood Heights in the city of North Little Rock, Pulaski County, Arkansas.

We currently have a breezeway at the back (west side) of the home that we would like to enclose and create another room. In doing this, our cars would be uncovered and left outside and exposed to the elements. The plans for the garage show only a 6' distance from the boundary line of the neighbor to the north, and I understand it must be at least 8'.

Due to having a circular drive, the only other positioning for a garage would be the south side, which would entail removing a portion of a two-story brick wall and removing two large trees. This would also make curb appeal of the house greatly distorted.

For these reasons, we plead for a variance to place a garage on the west end of the driveway and toward the north boundary lines.

Sincerely,



Roger Lacy

rlacy@thetownjanitor




Roger Lacy

P. O. BOX 887 PHONE 372-2181
NORTH LITTLE ROCK, ARKANSAS 72115

[illegible]

LOT 1, BLOCK 1, LAKEWOOD HEIGHTS in the City
of North Little Rock, Pulaski County, Arkansas.

Date of Survey: August 18, 1988
Scale: 1" = 20'
Property Address: #1 Lakewood Drive
For Use & Benefit of: Roger Lacy

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the vicinity.
This certification is for and limited to the parties shown hereon.



BOA #2021-23
July 29, 2021

Variance Requested: A variance request from Article 14 of the North Little Rock Sign Ordinance Section 14.25(e) to allow the placement of a wall sign without direct street frontage.

Location of the Request: 12311 Maumelle Boulevard, North Little Rock, AR 72113

Legal Description of the Property: Lot 4 WNLR Commercial Addition to the City of North Little Rock, Pulaski County, AR

Owner/Applicant: Dyne Operations, LLC – Erika Lewis, Contact

Present Use of the Property: Tropical Smoothie Cafe

Present Zoning of the Property: C3, General Commercial District

Site Characteristics: The site is a newly completed restaurant. A certificate of occupancy was issued for the building on July 2, 2021. Maumelle Boulevard is a 4-lane median divided roadway along the frontage of this property. To the east of the site is a big box retail store, Wal-Mart. Within this area, there are a number of commercial uses including restaurants, automotive type uses, and residential homes to the south located on large lots within the city limits of Maumelle, AR.

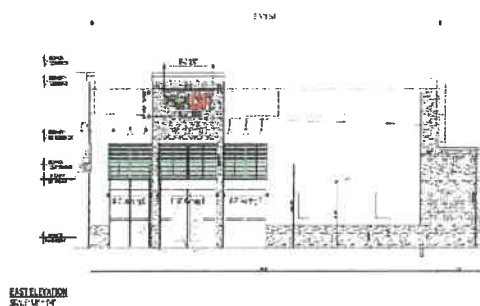
Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3, General Commercial District	Undeveloped Commercially Zoned Property
South	Maumelle City Limits	Undeveloped Wooded Property
East	C3, General Commercial District	Carwash, Federal Credit Union
West	C3, General Commercial District	Undeveloped Commercially Zoned Property, Christian Brothers Automotive

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

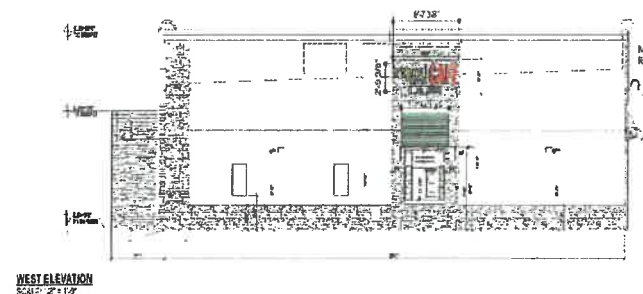
Staff Analysis: The applicant is seeking a variance from Section 14.25 to allow the placement of a wall sign without direct street frontage. *Section 14.25 of the North Little Rock Sign Ordinance outlines the criteria for the placement of signage on commercially zoned properties. One (1) freestanding or ground-mounted sign per premises, window signs and in addition to the ground and window signs the owner may use one (1) of the following:*

- a. *Wall or mansard signs.*
- b. *One (1) under-canopy sign.*
- c. *One (1) projecting sign.*
- d. *One (1) awning sign.*



All permitted wall signs are not to exceed ten percent 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.

The applicant is proposing to place wall signs on three facades of the building. The proposal includes the placement of a wall sign on the front of the building along Maumelle Boulevard. The applicant is also proposing to place wall signs on the east and west facades of the building, which is located without, direct street frontage. The eastern and western facades necessitate the requested variance to allow the placement of the wall signs without direct street frontage.



The three signs are each proposed with 9-feet 7 3/8-inches in length and 2-feet 9 3/8-inches in height for a total sign area of 26.4-square feet. The property is located within the Maumelle Sign Overlay District. The Maumelle Sign Overlay District states the purpose of the overlay is to improve the appearance of Maumelle Boulevard by reducing visual

clutter caused by freestanding signs and to provide for the controlled implementation of electronic changeable copy signs consistent with the City's interests of safety, aesthetic appearance, and protection of residential properties. Wall signs are permitted as allowed within the commercial zoning districts. Electronic changeable signs are not permitted as wall signs. Freestanding signs are prohibited. Ground signs are limited to a maximum height of 10-feet, setback 5-feet from the property line, with a maximum sign area of 2-square feet of sign area for each linear foot of street frontage up to a maximum of 64-square feet. Signs are not allowed within the sight triangle. The applicant has placed a monument sign along Maumelle Boulevard, 6-feet in height and 10-feet in length for a

total sign area of 60 square feet. This monument sign meets the criteria of the Maumelle Sign Overlay.

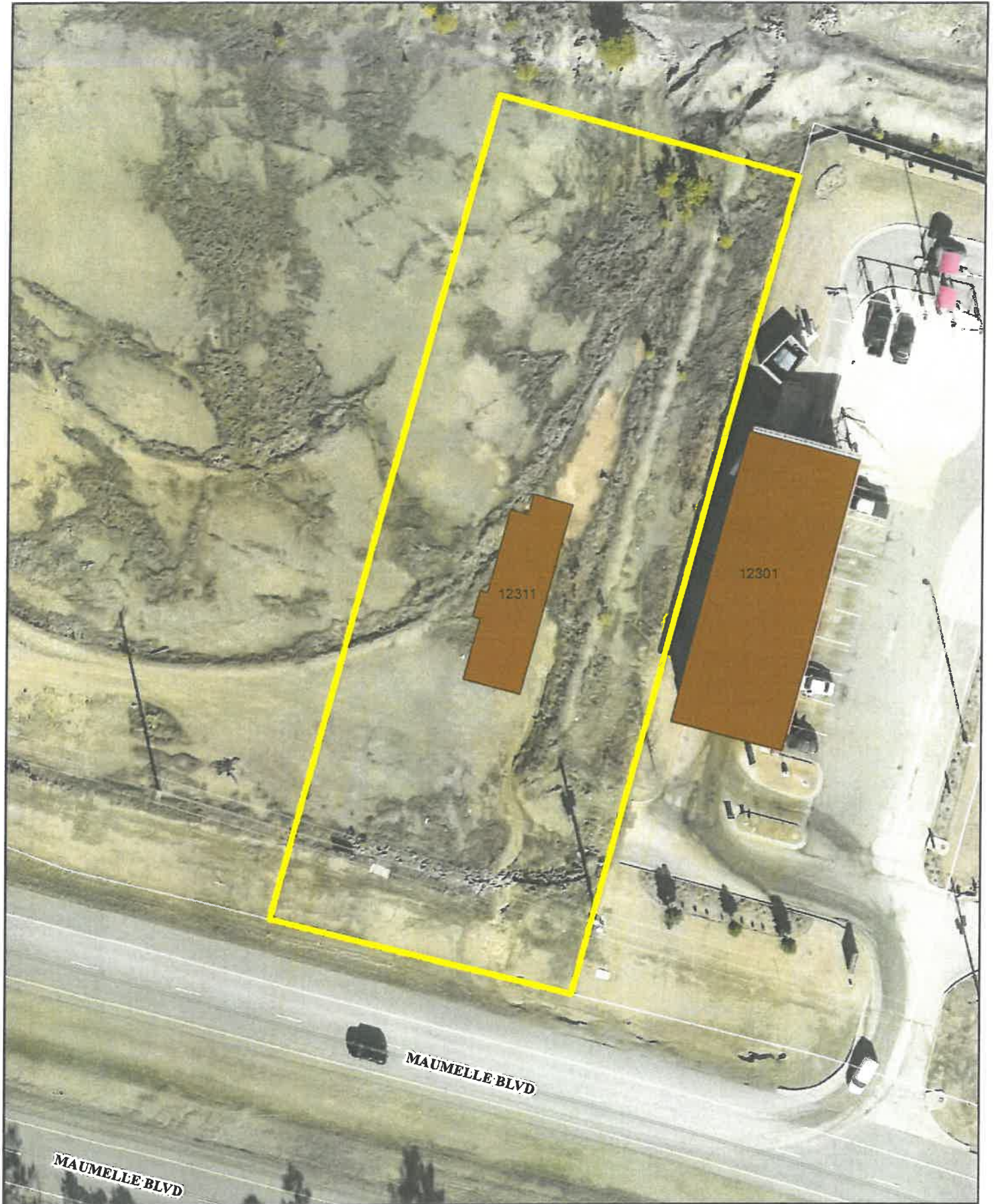
Board to Consider:

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 allowance of walls signs on the east and west facades, which do not have street frontage.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the walls signs without street frontage will not have an impact on the adjacent property.
3. Will approval of the variance alter the essential character of the district? No, the district is a commercial 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.
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 wall signage on the east and west facades of the building, located without street frontage, each containing 26.4 square feet of sign area.
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 #2021-23

Date: 7/7/2021

1 inch = 50 feet

0 25 50 100 Feet



User: jhale



North Little Rock Board of Adjustment



BOA Case # 2021-23

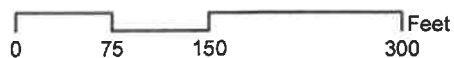
12311 Maumelle Blvd.

A variance request from Article 14 of the NLR Sign Ordinance Section 14.25(e) to allow the placement of a wall sign without street frontage.

BOA CASE #2021-23

Date: 7/7/2021

1 inch = 150 feet



User: jhale



North Little Rock Board of Adjustment



BOA CASE #2021-23

Date: 7/7/2021

1 inch = 50 feet



User: jhale



SITE PLAN LEGEND

 CHANNEL LETTERS W/ WALL SIGN



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Client:
Tropical Smoothie Café #AR-013

Address:
12311 Maumelle Blvd.
North Little Rock, AR 72113

Date	6/18/20	Page #	2 of 20
File Name	TSC 028_North Little Rock_AR_302		
Sales	Design	PM	DR
House	IR		

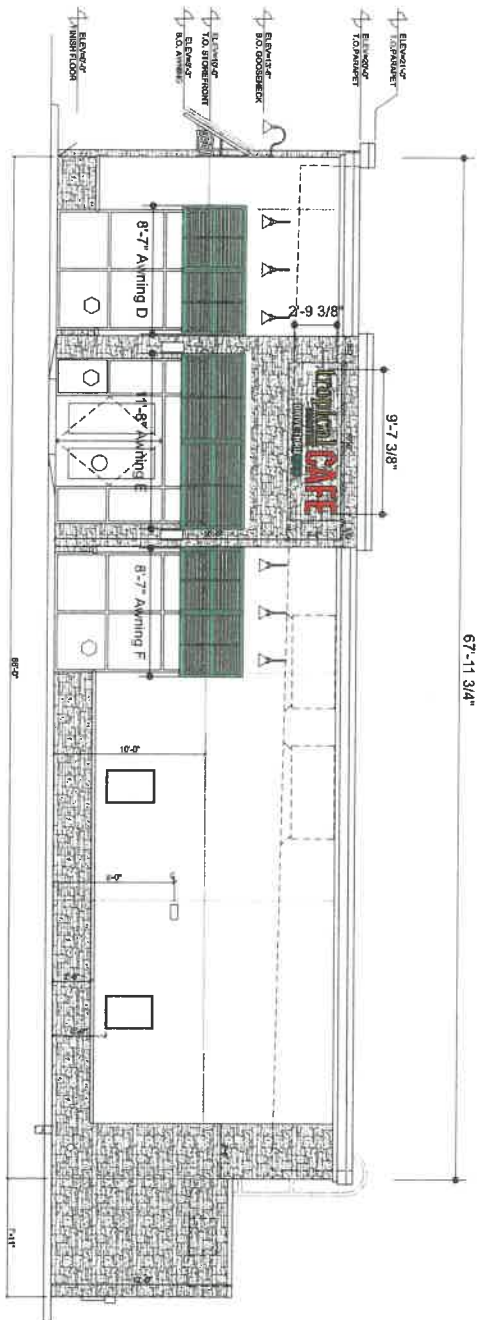
#	Date	Description
1	6/24/21	Rework site
2	6/22/21	Add East elevation signage
3	—	—
4	—	—
5	—	—

Initial **Client Review Status**

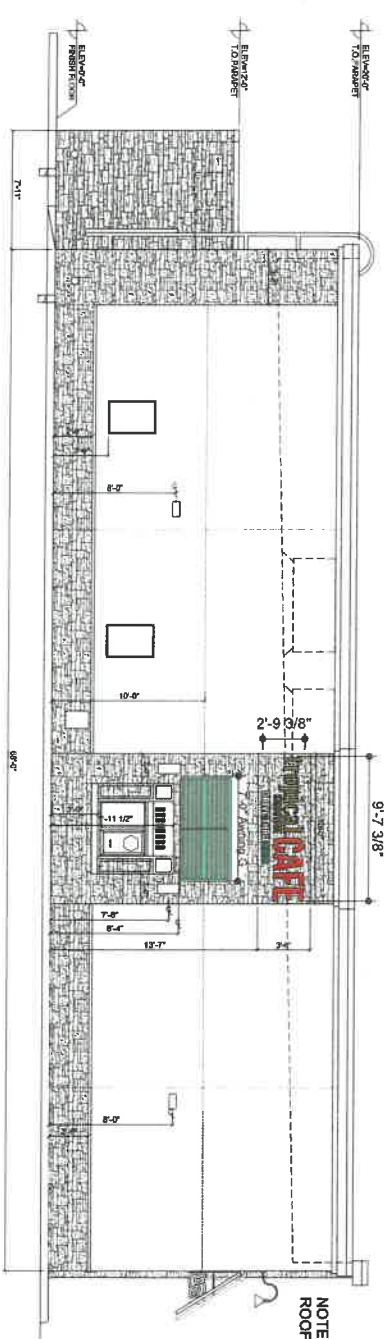
LB Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

— Client Signature: _____

— Approval Date: _____



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

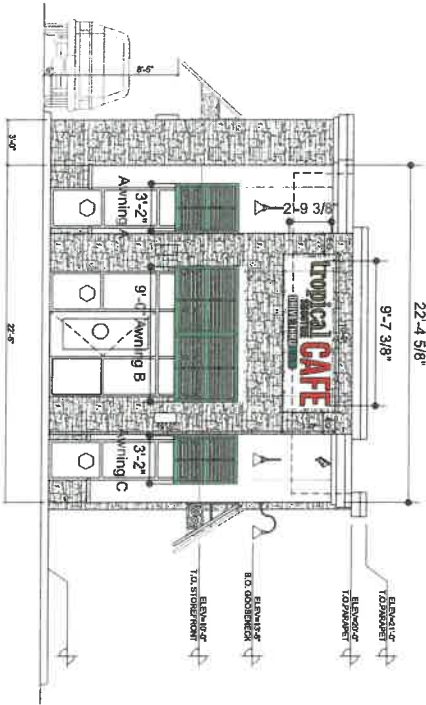


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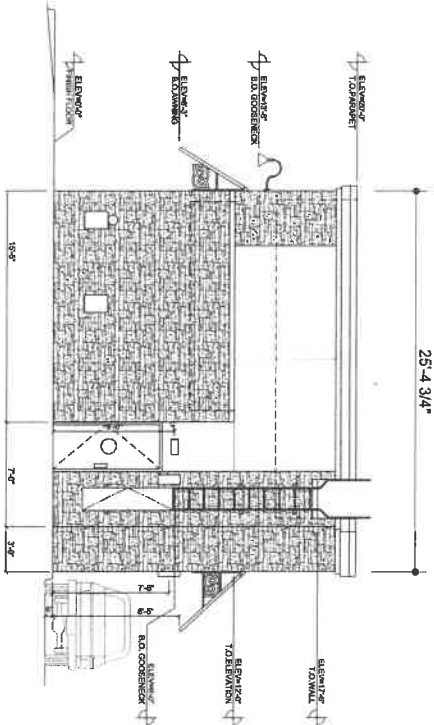
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Client:	Tropical Smoothie Cafe #AR-013	Date:	8/18/20	Page #:	4 of 20	#	1	Date:	6/21/21	Description:	Remot site
Address:	12311 Maunelle Blvd, North Little Rock, AR 72113	Title:	TS/CO2	House:	LB	2	2	6/22/21	Add East elevation signage	Initial:	LB
Sales:		House:	LB	DB	5	3	3			Client Review Status:	LB
						4	4			Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
						5	5			Approval Date:	

EXISTING LETTERSET



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: Tropical Smoothie Café #HAF-013

Address: 12311 Maumelle Blvd.
North Little Rock, AR 72113

Date: 6/18/20

Page #: 3 of 20

Design: TSC-028 North Little Rock, AR 302

Sales: LB

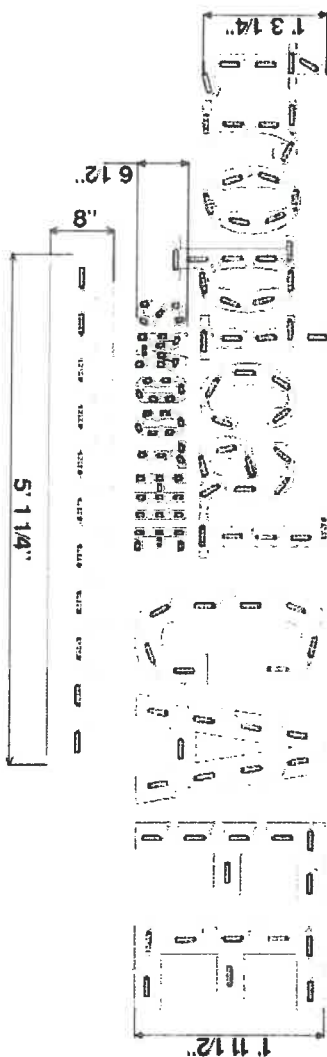
House: DB

**Date** **Description**

1	6/21/21	Rework file
2	6/22/21	Add East elevation signage
3		
4		
5		
6		
7		
8		
9		
10		

Initial **Client Review Status**

LB	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
	Client Signature: _____
	Approval Date: _____



Material Breakdown			24V PIS
minMax 71K (24V)	Modules		
T	5		
R	5		
O	6		
P	9		
I	3		PIS 1
C	5		
A	7		
L	5		
MAX 71K (24V)	Modules	24V PIS	
S	5		
M	9		
O	6		PIS 1
T	4		
W	7		
I	3		
E	6		
MAX 71K (24V)	Modules	24V PIS	
C	8		
A	9		PIS 1
F	7		
E	6		
DRIVE THRU	11		

[illegible]

TECHNICAL SUPPORT:
888-694-3533

EMAIL: tetradrawings@gecurrent.com

current
a Daintree company

Drawn By:	MM
Checked By:	DM
Date:	12/21

Job Name: Tropical Café Smoothie

Customer Name:

Drwg #: 088499 - 01

Rev - OF 1

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Client: **Tropical Smoothie Café #44A**
Address: **12321 Meunelle Blvd,
North Little Rock, AR 72113**

Date: 6/18/20 Page # 6 of 20
 File Name: TSC_028_North Little Rock, AR_302
 Sales: Design: LB

#	Date	Description	Initial
1	6/21/21	Removal site	
2	6/22/21	Add East elevation signage	
3			
4			
5			
			Client Signature:
Approval Date:			

Attn: Donna James
120 Main Street
North Little Rock, AR 72114

To Whom It May Concern,

Please see enclosed a check for \$170 in reference to the signage variance we spoke about this week for our Tropical Smoothie Café located at 12311 Maumelle Blvd, Maumelle, AR 72113.

Thank you!

Erika Lewis