



**City of North Little Rock  
Board of Zoning Adjustment Agenda  
Thursday, December 30, 2021 - 1:30 PM  
Conference Room B – City Services Building – 120 Main Street, NLR, AR 72114**

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**Call to Order -**

**Roll Call and finding of a Quorum -**

**Approval of Minutes - November 18, 2021**

**Public Hearing Items -**

BOA 2021-34, a variance request from the area provisions of Section 4.1.2.C to allow a reduced front yard setback for a proposed carport addition to the existing single-family home located at 4613 Lockridge Road, North Little Rock, AR 72116.

BOA 20-2021, a request for a time extension for requesting a building permit for the property located at 6801 JFK Boulevard.

**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 – January 27, 2022 - Filing Deadline January 4, 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 – November 18, 2021**

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Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the Conference Room B, City Services Building, 120 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 (1:32 pm)  
Mr. Mike Abele  
Mr. Gardner Burton  
Mr. Steve Sparr

**Members Absent**

None

**Staff Present**

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

**Others Present**

Mr. Jon Waldrip, 4 Desoto Circle, North Little Rock, AR 72116  
Mr. Norman Clifton, 1000 Cherry Hill Drive, North Little Rock, AR 72116  
Ms. Puente, 4413 Division Street, North Little Rock, AR 72118  
Mr. Brian Dale, 25 Rahling Circle, Little Rock, AR 72223  
Mr. Bear Davidson, 210 W Arch Avenue Suite D Searcy, AR 72143

**Old Business**

None

**Approval of Minutes**

Mr. Sparr formed a motion to approve the minutes from the previous meeting on October 28, 2021. Mr. Abele provided a second to the motion. All members voted in the affirmative. The motion was approved.

**Public Hearing Items -**

**BOA Case #2021-29**, a variance request from the area provision of Section 4.1.4(d) R3,

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Duplex District, to allow the placement of an accessory structure within the side yard of the lot located at 4413 Division Street, North Little Rock, AR 72118. Chairman Brown called the item and requested the applicant come forward to present their hardship. Ms. Puente addressed the Board stating her hardship was based on the lot configuration. She stated she desired to construct a carport on her property and was told by staff the carport was to be located in the rear yard. She stated she did not have a rear yard that would meet the requirements of the city with regard to setbacks.

Chairman Brown questioned if her hardship was the lot configuration. Ms. Puente stated this was the hardship.

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. Sparr formed a motion to approve the request based on the unique circumstance of the lot configuration. Mr. Burton provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

**BOA Case #2021-31**, a variance from the area provisions of Section 4.1.2 to allow a garage addition to the existing single-family home resulting in a reduced side yard setback of 3-feet located at 4 Desoto Circle, North Little Rock, AR. Chairman Brown called the item and requested the applicant come forward to present their hardship. Mr. Waldrip addressed the Board on the merits of his request. He stated his hardship was the configuration of his lot. He stated he wanted to place a garage addition to the home but could not meet the side yard setback required by the zoning ordinance. He stated the side yard setback was narrow along the front portion of his home and increased as the lot extended to the rear yard. He stated he was requesting a 3-foot setback along a portion of the lot and the remainder of the structure being set at 7-feet. He stated the addition would allow him to move his vehicles currently parked in the street into the secure parking area. He stated his vehicles parked in the street caused a safety concern for the school traffic and for the sanitation crews on garbage days. He stated one of the vehicles was vandalized last year. He stated he also had a number of trees in the yard. He stated a few years ago a large limb fell on the truck.

There was a general discussion by the Board concerning the request. Mr. Abele questioned if the fire department had any concerns with the location of the structure. Staff stated the reason for setbacks was to ensure adequate access around structures in case of an emergency. Staff stated typically 3-feet was adequate to allow for access. The Board question why the item was before them. Staff stated because the proposed addition did not meet the setback requirements of the zoning ordinance.

Ms. Bernard-Miller reminded the Board variances were to be granted in cases where the situation was peculiar to a particular lot in which the variance was sought. She stated the Board should ask if this was peculiar to Mr. Waldrip's lot or a general experience of anyone in the neighborhood.

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. Burton stated

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the situation was unique in that not all the homes in the neighborhood had a side and rear yard relationship, as was the case of the applicant. Mr. Burton formed a motion to approve the request based on the unique circumstance of the lot configuration. Mr. Sparr provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

**BOA Case #2021-32**, A variance request from the area provisions of Section 4.3.5.C to allow a reduced lot width, a reduced lot area and a reduced side yard setback for two proposed lots located in the John S Braddock's Subdivision located at 8013, 8103 & 8105 HWY 70, North Little Rock, AR. Mr. Clifton and Mr. Davidson addressed the Board on the merits of the request. Mr. Davidson stated the site currently contained two lots and the proposal was to reconfigure the lots, which would allow the two lots to be closer in size than currently existed. He stated the property was zoned industrially and the proposed reuse of the property was office/warehouse type uses. He stated the site would be accessed by truck traffic which would require the buildings to be located further apart thus reducing the side yard setbacks on the lots. He stated placing the buildings at mid-point on the lot did not allow for proper truck turning radius. He stated the desire was to use an existing pad on the western lot, which was located within a few inches of the property line. He stated the eastern lot would allow for a setback but would not meet the required set back of the I3 zoning district. He stated the hardship was the lots were not usable based on the zoning if the lots were required to meet the industrial zoning criteria.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertained a motion on the item. Mr. Sparr formed a motion to approve the request based on the unique circumstance of the existing lot configurations. Mr. Giattina provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

**BOA Case #2021-33**, A variance request from the area provisions of Section 4.2.6.C to allow an increased height for a proposed self-storage building in the Somers Commercial Park Subdivision from 35-feet to 40-feet located at 5035 Warden Road, North Little Rock, AR. Chairman Brown called the item, requested the applicant come forward, and state their hardship. Mr. Brian Dale of Joe White and Associates came forward to address the Board. He stated the hardship was the developer was proposing to place an indoor storage facility on the site. He stated with the nature of the facility the floor thickness was greater than a standard office or commercial building, which then increase the overall height of the building. He stated the developer also desire to place a pitch on the roof over the mechanical equipment to allow for proper drainage. He stated with the increase in the floor thickness and the pitch for the roof the overall height of the building was increasing by 5-feet. Mr. Dale stated the application was being amended to remove the proposed windows from the rear of the building. He stated this would eliminate persons looking out into the rear yards of the adjacent homes. He stated there was currently a buffer in place, which would remain natural and an 8-foot fence would be constructed at the property line.

There was a general discussion concerning the drainage of the site and the adjacent neighborhood. Mr. Dale stated the homes were located above the proposed development

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site. He stated the homes would drain into the ditch behind the proposed storage facility. He stated the storage facility would not drain on to the adjacent residential property.

Staff stated the applicant was requesting additional time to request a permit. Staff stated the typical recommendation was 180-days but the applicant did not feel this was adequate time to close on the property and to secure a building permit. Mr. Dale stated the applicant was requesting to be allowed 9-months to secure a permit. Chairman Brown stated the Board was willing to allow 365-days to secure a permit. Staff stated they were agreeable to the additional time.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertained a motion on the item. Mr. Sparr formed a motion to approve the request based on the unique circumstance of the floor thickness and roof pitch with no windows in the back and allow 365-days to secure the permit. Mr. Giattina provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

**Administrative -**

Chairman Brown questioned if staff had met with Ms. Ross concerning her front yard and the location of the fence placement. Staff stated they had not been out but had spoken with Ms. Ross concerning a visit, which would be completed after the first of the year.

Staff stated the sign located on East Pershing Boulevard had been removed.

**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 2:05 pm.

**Approved on this** 30<sup>th</sup> **day of** December, 2021

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**Tom Brown, Chairman**

BOA #2021-34  
December 30, 2021

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**Variance Requested:** A variance request from the area provisions of Section 4.1.2.C to allow a reduced front yard setback for a proposed carport addition to the existing single-family home.

**Location of the Request:** 4613 Lockridge Road, North Little Rock, AR 72116

**Legal Description of the Property:** Lot 36, Block 207, Park Hill 17N Subdivision to the City of North Little Rock, Pulaski County, AR

**Owner/Applicant:** Ms. Katherine G Faulk

**Present Use of the Property:** Single-family

**Present Zoning of the Property:** R1, Single-family District

**Site Characteristics:**

The area is a single family neighborhood with homes built in the mid to late 1950's. Most of the homes have a similar setback as the applicant's home. Some homes were constructed with carports others with garages. Lockridge Road is a residential street with no sidewalks in place.

**Surrounding Land Use and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	R1, Single-family	Single-family
South	R1, Single-family	Single-family
East	R1, Single-family	Single-family
West	R1, Single-family	Single-family

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

**Staff Analysis:**

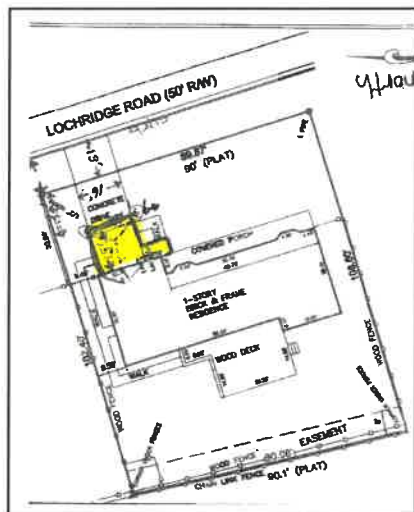
The applicant is requesting a variance to allow the addition of an open carport to the front of the home. The carport is proposed over an existing concrete pad, 16-feet in width and 15-feet deep. Along with the new carport, the applicant is requesting to place a covered walkway from the carport to the front porch of the house. The house currently sits with a 30.84-foot front yard setback. With the addition, the applicant is seeking to place the new

carport with a front yard setback of 15.84-feet, or reduction of 9.16-feet from the 25-foot typically required front yard setback.

It appears the home was originally constructed with a single-car carport or garage but the covered parking area has been converted into additional living space. Ms. Faulk purchased the home in January of 2021 with the conversion already completed.



The applicant notes in her cover letter she is a disabled person using an electric wheel chair and she wishes to have a walkway free from ice, snow and rain to access her home as well as the rear and side doors to her vehicle. The covered carport will grant her safe entrance to and from her home and vehicle.



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.

Variations should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

**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 a variance to allow the placement of covered parking within the front setback.

2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, similar variances have been approved for other uses located within the area.
3. Will approval of the variance alter the essential character of the district? No, the applicant is seeking the variance to allow a reduced front yard setback to allow covered parking for this existing single-family home. The use and zoning will remain single-family.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the zoning and land use for the area will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, setbacks within the ordinance are established to protect adjacent properties and uses.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact to the public health, safety or general welfare of the area.

**Approval Allows:**

1. Approval will allow the construction of a carport structure with a reduced front yard setback, 15.84-feet as opposed to the 25-foot front yard setback typically required.
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.

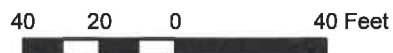
# North Little Rock Board of Zoning Adjustment

## BOA Case # 2021-34



To allow the placement of a  
carport within the front yard setback

### 4610 Lockridge Road



Map Created 12/15/2021

Hearing Date 12/30/2021



# North Little Rock Board of Zoning Adjustment

## BOA Case # 2021-34



To allow the placement of a  
carport within the front yard setback

### 4610 Lockridge Road



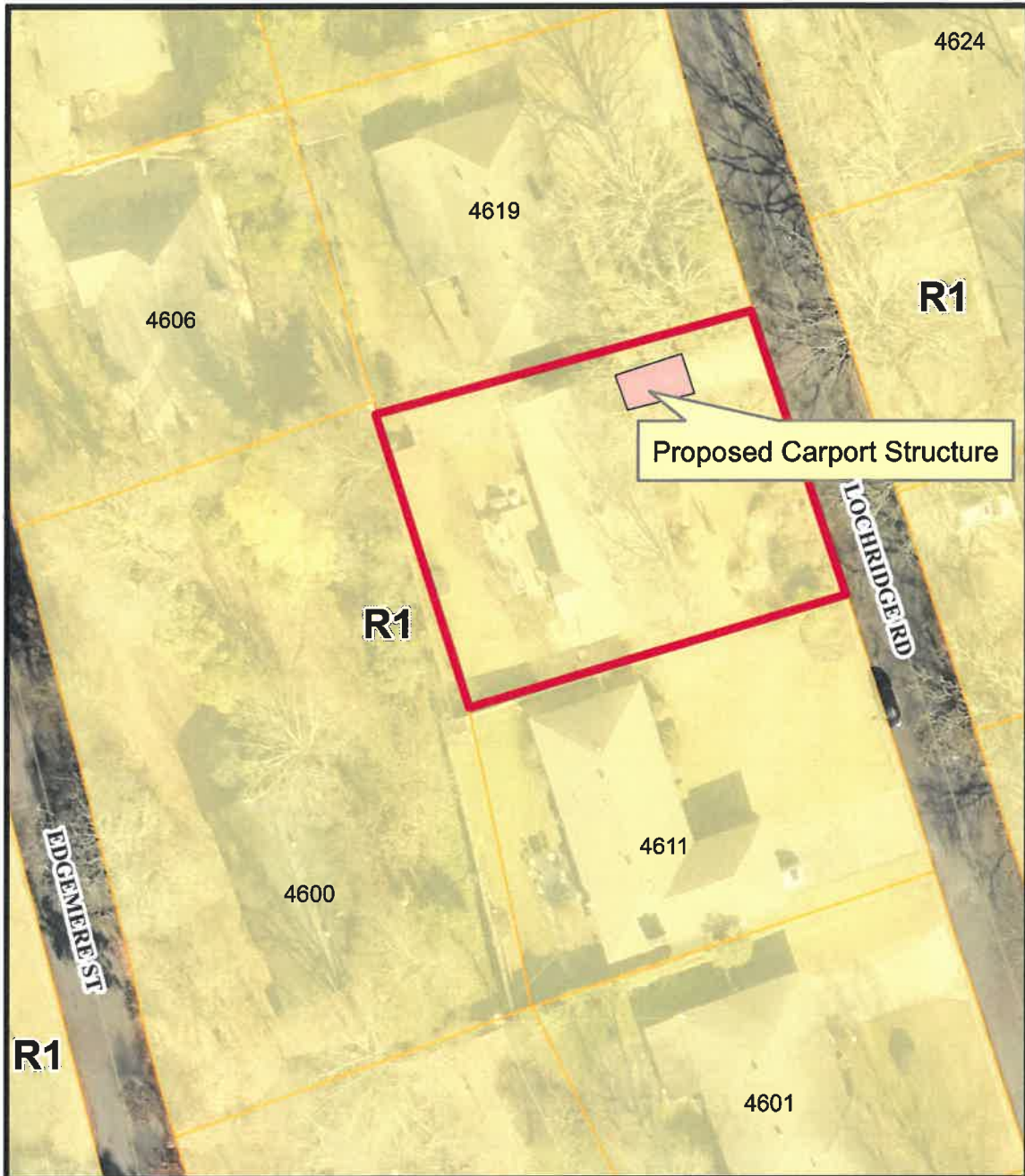
Map Created 12/15/2021

Hearing Date 12/30/2021



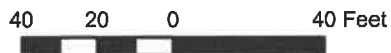
# North Little Rock Board of Zoning Adjustment

**BOA Case # 2021-34**



To allow the placement of a  
carport within the front yard setback

**4610 Lockridge Road**



Map Created 12/15/2021

Hearing Date 12/30/2021



December 1, 2021

P 5

To: North Little Rock  
Planning Department  
120 Main St.  
NLR, AR 72114-2134

From: K. Faulk  
4613 Lochridge Rd  
NLR, AR 72116  
kit6faulk@gmail.com

Salutations to the Planning Department,

I, Katherine Faulk, recently purchased a home at 4613 Lochridge Road in North Little Rock. I am requesting a construction variance to add a carport and covered walkway attached to the front of the home. The variance is required because of the documented property lines and building codes.

I am a disabled person using an electric wheelchair and I wish to have a walkway free from ice, snow, & water, as well as, access to the rear and side doors to my vehicle. This covered carport will grant me safe entrance to my home and vehicle.

Thank you for your attention,  
Gratefully Katherine Faulk  
408-334-8736

FAULK

KATHERINE

pergola style walkway cover of same wood as carport (red cedar)

existing roof

Five pieces, 2x4x8

Tommy Lewis Drive, Con  
1-585-6800 • www.super

for 2 cars



KATHERINE FAULK  
4613 Lechridge Road  
NFA AR 72116  
408-334-8736



Houseplans.com/ plan 124 894 / \$ 95.00

This graphic pulled from internet to show general construction idea. The built comport will include upgrades "Crows-front framing" to form a ~~brick~~ brick column foot design and partial footing to 24" above ground. surround at the footing.

4613 Lechridge Rd. is listed as Realstate on line as it is a recent purchase 2-2-2021.







The City of North Little Rock  
Planning Department  
120 Main Street - North Little Rock, AR 72114-2134  
Phone – 501.975.8835

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To: Chairman Brown and Members of the North Little Rock Board of Zoning Adjustment

From: Shawn Spencer, Director of Planning via Donna James, City Planner

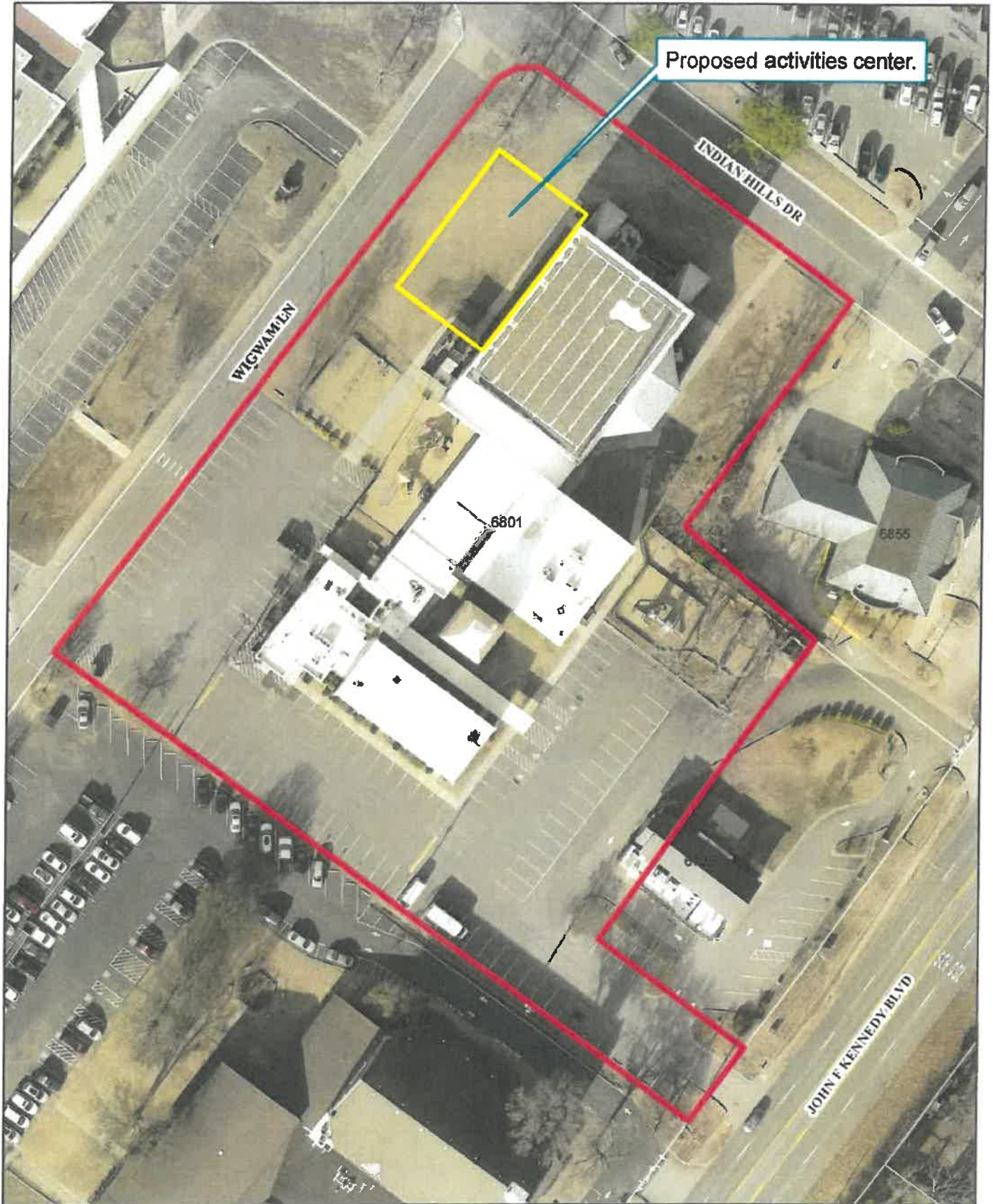
Subject: Missionary Baptist Church, Mr. Ronald Ridgell, 6801 JFK Boulevard, NLR, AR - Request for time extension to secure a building permit BPA Case #2021-21)

Date: December 20, 2021

On June 24, 2021, the North Little Rock Board of Zoning Adjustment approved a variance request for the above referenced subject property to allow a reduced setback for a proposed Church Activities Center to be constructed on the site. The approval allowed 180-days to secure a building permit for the proposed addition. The applicant submitted a request dated December 9, 2021, requesting additional time to secure the building permit. The applicant states in their letter of request for the time extension due to pricing issues in the current market the Church has been unable to secure the building permit in the allotted time. The letter states the Church is respectfully requesting the Board grant an additional 6-months to allow the Church to secure the building permit. The applicant notes the additional time will allow the Church to explore alternatives to pricing and funding for the construction of the proposed activities center.



# North Little Rock Board of Adjustment



Proposed activities center.

**BOA CASE #2021-21**

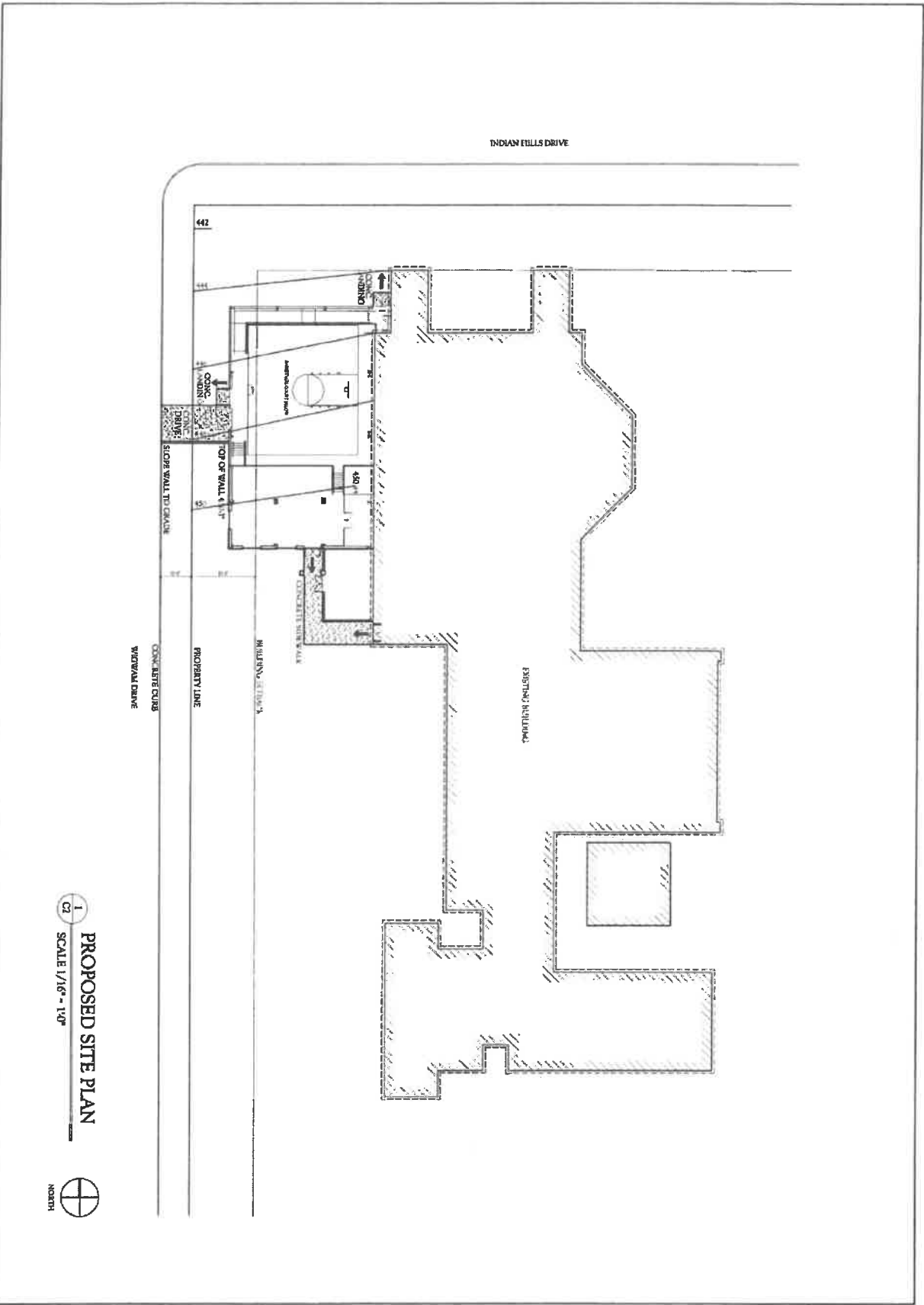
Date: 6/14/2021

1 inch = 70 feet



User: jhale





1  
C2  
PROPOSED SITE PLAN  
SCALE 1/16" = 1'-0"



DATE: 26 FEB 2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: PROPOSED SITE PLAN  
 SHEET: C2

**NORTH VIEW BAPTIST MISSIONARY BAPTIST CHURCH**  
 6801 JOHN F. KENNEDY BLVD.  
 NORTH LITTLE ROCK, ARKANSAS

**JOHNSON**  
 ARCHITECTS, INC.  
 1000 N. UNIVERSITY AVENUE  
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