



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, November 18, 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 - October 28, 2021

Public Hearing Items -

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

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.

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.

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.

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 – December 30, 2021 - Filing Deadline December 1, 2021

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 – October 28, 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 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
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
Mr. Cedric Williams, Code Officer

Others Present

Mr. Jeff Johnson
Ms. Jodi Johnson
Mr. Charles Ross
Ms. Jennifer Page
Mr. Matt Page
Ms. Ashley Smith
City of North Little Rock Council Member Debi Ross
Ms. Glenda Ross, via telephone

Old Business

None

Approval of Minutes

Mr. Sparr formed a motion to approve the minutes from the previous meeting on September 30, 2021. Mr. Burton provided a second to the motion. All members voted in the affirmative. The motion was approved.

Public Hearing Items -

BOA Case #2021-25, a variance request from the area provision of Section 5.11, Subsection 5.11.4 (A)(3) to allow the placement of a chain-link fence within the front yard of an existing single-family home and Section 5.11.4(A)(1) to allow an increased height (6-foot vs. 3 ½-feet) located at 12 Ross Circle, North Little Rock, AR 72114. Chairman Brown called the case stating to Ms. Ross she had been before the Board at last months meeting and they had told her the City had an ordinance against putting chain-link fences in the front yard. He stated the Board had previously approved the placement of a wrought iron style fence in the front yard but Ms. Ross desired to change the previous request.

Ms. Ross stated she wanted an understanding of the front yard. She stated the garage is the location of where she wanted the fence. She stated the other side of the home facing Vine Street was the location she proposed to place the fence. She stated it was an open space yard.

Chairman Brown stated the Board voted to place wrought iron in the front and she could place any fence she desired on the side and back. He stated the only stipulation was the placement of wrought iron fencing on the front. He stated the only reason for the hearing was to allow chain-link in the front due to City ordinance prohibiting chain-link in the front. He stated the discussion was to be only related to the fencing on the front of the lot.

Ms. Ross stated she was unaware of the location the Board was referring to. Staff explained the location the Board was questioning for the placement of the chain-link vs the wrought iron fencing. Staff stated the 50-feet or so along Ross Circle was the location the Board was requesting to place wrought iron fencing. Staff stated the remainder of the fence could be chain-link style fencing.

Ms. Ross stated the cost of materials had gone up and she was aware the Board did not know her financial status but she could not afford wrought iron style fencing. She requested the Board consider placing a chain-link style fence in the front yard area. Chairman Brown stated the Board was agreeable to placing wrought iron fencing in the front and chain link on the remainder of the property.

Ms. Ross stated she felt Vine Street was the front of the home. She stated she did not have a clear understanding of the front yard. She stated she always felt Ross Circle was the rear yard. Chairman Brown explained to Ms. Ross the area which was considered the front, side and rear yards. Staff questioned if the Board would grant a continuance of the item and allow staff to meet with Ms. Ross on site to assist her in clearing up the confusion.

Mr. Sparr formed a motion to allow up to a 6-month continuance to allow staff time to meet with Ms. Ross and provide her with the location fencing was allowed and the location wrought iron fencing would be allowed. Mr. Burton provided a second to the motion. Chairman Brown requested a role call vote. All members voted in the affirmative.

**North Little Rock Board of Zoning Adjustment
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BOA Case #2021-28, a variance request from the area provisions of Section 14.25(e) of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage located at 4315 McCain Boulevard, North Little Rock, AR 72114. Ms. Ashley Smith of McBee's Coffee and Carwash was present representing the request. Ms. Smith came forward to address the Board on the merits of the request.

Ms. Smith stated the signage proposed along the western façade did not meet the City's requirements of signage with street frontage. She stated the hardship was the signs were in place because the vacuums were directly below and the signage gave customers the location of the vacuums which aided in the traffic flow through the carwash. She stated the signs were necessary to direct customers to the location and to let customers know of the services provided.

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 signage proposed allowed customers information concerning the location of the vacuums and the free coffee service provided which aided in traffic flows through the site. Mr. Burton provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

BOA Case #2021-30, a variance request from the area provisions of Section 4.1.2(d) R2, Single-family District, to allow the placement of an accessory structure within the side yard of the lot located at 212 W G Avenue, North Little Rock, AR 72116. Chairman Brown called the item and requested the applicant come forward and state their hardship. Ms. Jennifer Page addressed the Board on the merits of the request.

Ms. Page stated they were asking for special placement of a garage on the property. She stated the garage would be placed on the property back from the street but was not proposed behind the house. She stated the placement was being requested due to a water and drainage issue which had never been addressed on the property. She stated the property was a double lot. She stated the property had sat vacant for 40 years and the drainage had never been addressed. She stated the water just flowed from the street into the side lot. She stated the proposed garage placement was not level with the street. She stated a great deal of shale had been brought in to prepare the site for the driveway and garage.

Chairman Brown questioned if the hardship was topography and drainage. Ms. Page stated this was the primary concern.

Mr. Giattina questioned where the water would go once the drainage was corrected on her lot. Ms. Page stated the reason for not pushing the garage further back on the property was to avoid forcing water onto the neighboring property. She stated the current curb was not functional. She stated the City was going to place a functional curb on the street to help divert the water to the storm drain and not onto the property or neighboring property.

Mr. Burton questioned if Ms. Page was willing to combine the two lots into a single lot.

**North Little Rock Board of Zoning Adjustment
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Chairman Brown questioned if it was necessary. Staff replied the replat was necessary since the zoning ordinance prohibited placing an accessory structure on a vacant lot.

Mr. Abele questioned if there was any historical significance and if the applicant was following the guidelines. Ms. Page stated they were meeting the guidelines of the Arkansas Historic Preservation Program to allow the property to be recognized as historical and placed on the local register. She stated they were following the preservations guidelines but the City and the preservation guidelines were not the same. She stated the preservation guidelines wanted the garage setback and the City ordinance wanted the structure in the rear yard.

Chairman Brown introduced Council Member Debi Ross and noted she was in support of the request. Council Member Ross stated she was present to answer any questions. She stated she had worked with the City Engineer and they were agreeable the proposed solution to the water issues would not cause any additional run-off onto the adjacent properties and would most likely make the drainage problem better for all property owner abutting the site.

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. Burton formed a motion to approve the request based on the unique circumstance of the property and the lack of drainage installation when the home was constructed many years ago subject to the property being replatted into a single lot prior to the issuance of a building permit. Mr. Sparr provided a second to the motion. Chairman Brown requested a role call vote. All members voted in the affirmative.

Administrative -

Mr. Jeff Johnson and Ms. Jodi Johnson were present representing their request for an administrative appeal of a staff decision. Chairman Brown stated the request was for an appeal of a decision concerning the location of the rear yard for the property located at 13723 Smarty Jones Drive, Scott, AR. He stated staff had determined the location of the proposed accessory building was located in the side yard and Mr. and Ms. Johnson felt the location was the rear yard. Mr. Johnson stated they had moved into their home in February. He stated the property was a trapezoid shaped property. He stated the house was placed in its location due to the elevation of the lot. He stated water flowed on each side of the house. He stated topography and drainage were truly has hardship. He stated the house had six sides. He stated the location of the shop was determined by staff to be the side of the house, which he considered the back of the house. He stated he wanted to start the shop with the edge of the house and extend to the rear of the lot. He stated the shop would be located behind all the adjacent homes. He stated the shop would match the house colors.

There was a general discussion by the Board as to the location of the rear of the home. The question was raised as to where the rear door was located. Mr. Johnson stated the screened porch was considered the rear door of the home. Mr. Johnson stated he felt this was his rear yard due to the location of his services.

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Ms. Miller reminded the Board their role in this matter was to affirm the decision of staff or determine if staff is incorrect in their decision and reverse the decision of staff.

Chairman Brown called for a roll call vote on the item asking to affirm or reverse the decision of staff. All members voted to reverse the decision of staff.

Mr. Cedrick Williams of the City's Code Enforcement Department was present representing the City in the matter of the appeal for the property located at 2206 E Washington Avenue. Chairman Brown called the item stating the item was a request for an appeal of an administrative decision concerning the placement of a notice to board and secure property located at 2206 E Washington Avenue, North Little Rock, AR due to a fire at the location. The appellant was not present. The appeal was dismissed at 2:10 pm due to the appellant not appearing before the Board to state their case for the reason of the appeal.

The Board reviewed their 2022 calendar. Chairman Brown stated there was only one date in question which was the October meeting. There was no additional discussion. The Board approved the 2022 Board of Zoning Adjustment Calendar by voice vote subject to a possible change in the October meeting date.

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 2:15 pm.

Approved on this 18 day of November, 2021

Tom Brown, Chairman

BOA #2021-29
October 28, 2021

Variance Requested: A variance from Section 4.1.4(d) Duplex District, to allow the placement of an accessory structure within the side yard of the lot.

Location of the Request: 4413 Division Street, North Little Rock, AR 72118

Legal Description of the Property: Lot 8, Block 0, Charles Schattler Subdivision, Part of the East 160-feet of the North 390-feet of Lot 8, MPDA COM Northwest corner of the SD Property S79°26'E92' to POD, S11°03'W117.61', W68', S245', E155', N330', MOL, N68°W80' to POD, 22-2N-12W, City of North Little Rock, Pulaski County, AR

Owner/Applicant: Araceli Puente Diaz & Zayla Puente

Present Use of the Property: Residential

Present Zoning of the Property: Duplex and Single-family

Site Characteristics: The site contains two forms of residence. There is a duplex located along the front portion of the property, Division Street, and a single-family residence located on the rear portion of the property. The duplex was built in the early 1950's and the single-family home was constructed in the late 1950's. The single-family home was constructed with little rear yard setback.

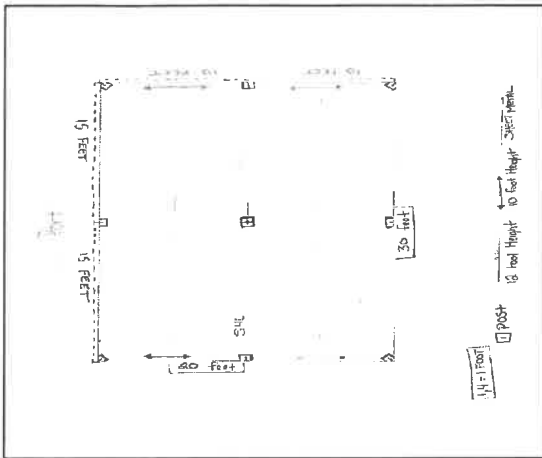


Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3, Duplex District	Single-family
South	R3, Duplex District & C2, Small Scale Commercial District	Single-family
East	R3, Duplex District & C3, General Commercial District	Single-family and Clark Exterminating
West	R3, Duplex District	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 carport within the side yard of their lot. The proposed carport is proposed to the right of the single-family residence, which as proposed the carport will be located within the side yard of the home. The applicant notes this location was chosen due to the lack of space within the rear yard area and the topography being relatively flat. The home was set with a 10-foot setback to the rear property line. The lots within this area were not platted in a traditional manner. Some lots were platted as east/west lots and some platted as north/south lots. Had the lot been

platted similar to lots adjacent to this lot to the west there is the appearance the property would contain four lots with the front of the lot facing West 44th Street and the area proposed by the applicant for the new carport being located within the rear yard of the single-family home. The duplex could have been placed on a separate lot.

The applicant is seeking the hardship based on the special circumstance of the lot shape and the lot containing little to no usable back yard area for construction of the proposed carport. The Zoning Ordinance requires accessory structures to be placed a minimum of 5-feet from property lines and 10-feet from the primary structure. As the home is currently constructed the applicant can not meet the 10-foot separation requirement and meet the 5-foot setback requirement from the property line without approval of a variance. The need for the variance has been created by the shape of the lot and the construction of the homes in the 1950's.

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? Possibly, the home was constructed in the 1950's with little to no rear yard setback. The lot was not platted with the typical lot pattern within this area.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the property is residential and will remain residential. The addition of the carport will have little to no impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the carport will be constructed with the 5-foot required setback from the rear property line. The carport will be placed a minimum of 10-feet from the primary structure.

4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same. The neighborhood has a mix of residential type uses along with a few non-residential uses. The placement of a carport as proposed will have no impact on the area.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Yes, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot. The platting of the lot and the construction of the single-family residence has created little to no rear yard setback.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the City.

Approval Allows:

1. Approval will allow the placement of a carport within the side yard of this single-family residence located a minimum of 5-feet from the western property line and 10-feet from the primary structure.
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.

Staff Recommendation:

Staff is supportive of the applicant's request.

North Little Rock Board of Zoning Adjustment

BOA Case # 2021-29



To allow the placement of an accessory structure within the side yard

4413 Division Street



Map Created 10/13/2021

Hearing Date 10/28/2021



North Little Rock Board of Zoning Adjustment

BOA Case # 2021-29



To allow the placement of an
accessory structure within the side yard

4413 Division Street



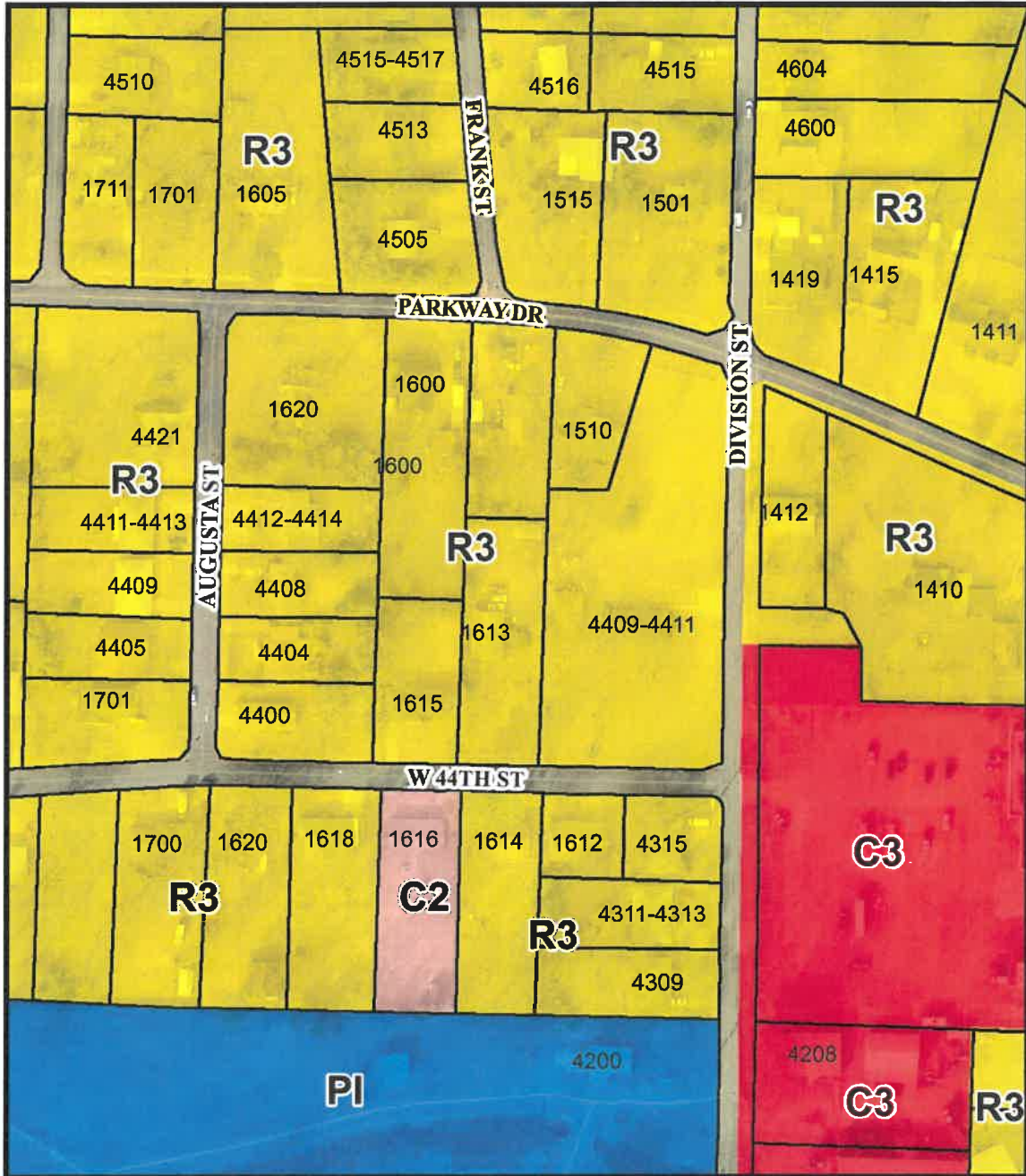
Map Created 10/13/2021

Hearing Date 10/28/2021



North Little Rock Board of Zoning Adjustment

BOA Case # 2021-29



To allow the placement of an accessory structure within the side yard

4413 Division Street



Map Created 10/13/2021

Hearing Date 10/28/2021

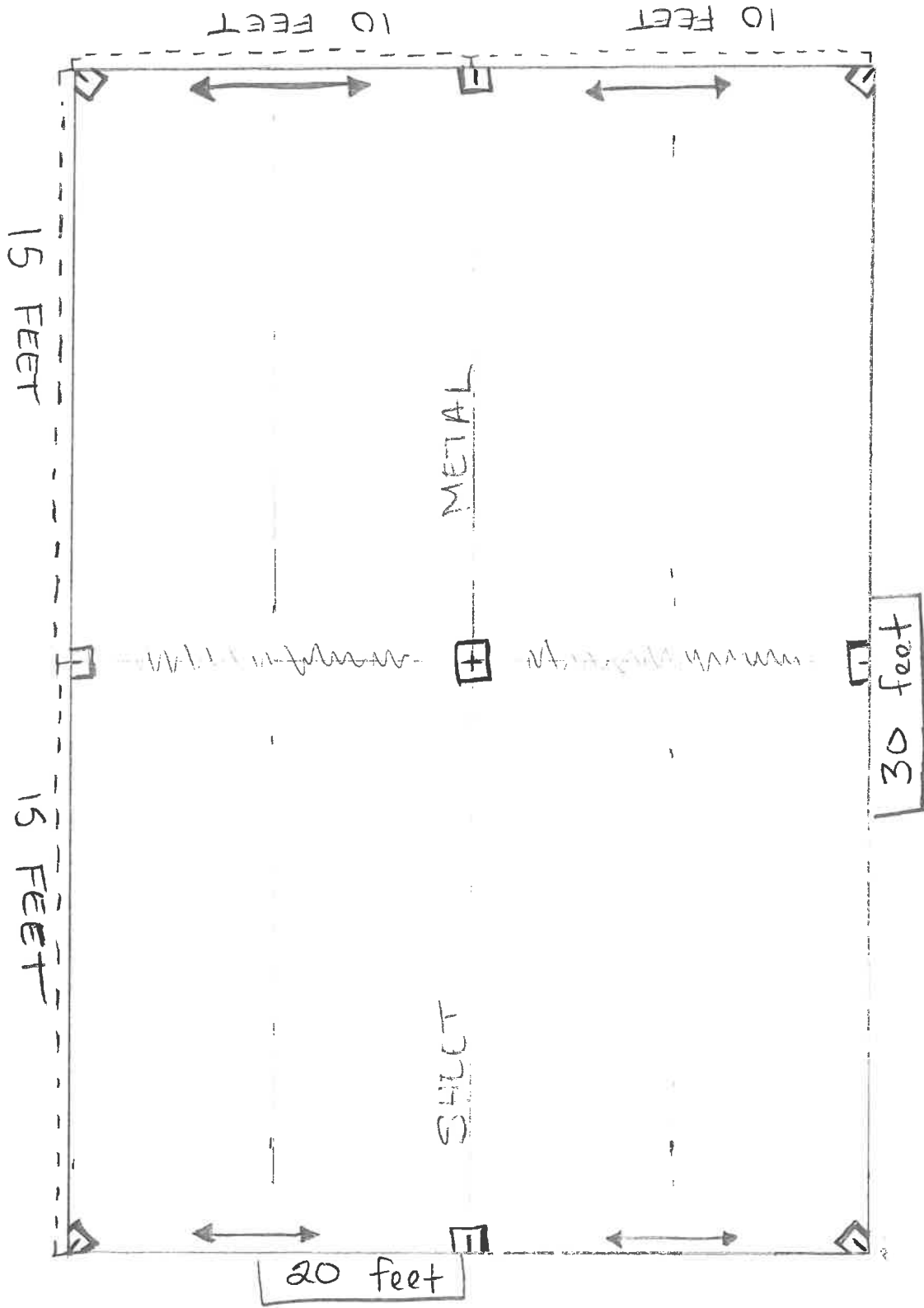


Oct. 8, 2021

To whom it may concern,

I Araceli Puente Diaz am the owner of 4413 Division st., N.L.R., AR. This letter is being written as an explanation to why we are trying to build a car port to the right of the house instead of the back section due to limited spacing. Towards the back of the house there is a fence blocking any possibility of building a car port, towards the back which is considered the backyard. As to why we can't build to the left side of the house it tends to be a problem because it inclines downwards which causes conflict on it being leveled out evenly. The best outcome of the car port is to be built on the right side of the house because it is an even surface and doesn't run into any conflict.

Car Port



1,4 = 1 FOOT

□ POST

12 foot Height

10 foot Height SHEET METAL

BOA #2021-31
November 18, 2021

Variance Requested: A variance request 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.

Location of the Request: 4 Desoto Circle, North Little Rock, AR

Legal Description of the Property: Lot 21 Block 44 Lakewood 5N Subdivision to the City of North Little Rock, Pulaski County, AR

Owner/Applicant: Jon and Jan Waldrip

Present Use of the Property: Single-family

Present Zoning of the Property: R1, Single-family

Site Characteristics: The home is located within a single-family neighborhood. There is a school located to the southeast of the site fronting Lakeview Road. The subdivision is accessed from McCain Boulevard to the north. The homes in this subdivision were developed in the mid-1960's.



Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1, Single-family	Single Family
South	PI, Public Instructional	North Little Rock School District
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 seeking a variance to allow the placement of a garage addition to the home with a reduced side yard setback. The applicant states the home currently has a 2-car garage with a 4-car household. The applicant is seeking to place an 8-foot wide by 26-foot long garage/storage addition to the west side of the home. The western property line runs at a slight angle and the neighbor has installed a wooden fence



on the property line. Since the fence is not at a right angle to the applicant's home the proposed garage addition will be a distance of 3-feet from the fence at the front and over 7-feet at the back. The applicants proposed garage addition would be located with a side to rear yard relationship due to the western neighbor's home being on a corner lot and facing Donaghey Drive.

The applicant states in their letter Desoto Circle in front of the house is a major thoroughfare for school traffic to and from Lakewood Middle and Junior High School. He states with vehicles parked on the street it is not safe for pedestrians or motorist. He states the street parking impedes school traffic not only for vehicles but also for school buses. In addition, street parking is not safe for sanitation workers on trash collection day when collection times coincide with school arrival or dismissal times.



The applicant states several years ago, a tree limb fell on a vehicle which caused major damage. He states the use of a garage would limit damage to vehicles from tree limbs falling and also from inclement weather such as snow and hail. The applicant states his vehicles have been vandalized on several occasions. He states the use of a garage would aid in reducing the chance of vandalism. He states his family's goal is to sell one vehicle so they would be down to 3-vehicles which would allow all the vehicles to be stored in garages.

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.

Variances 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:

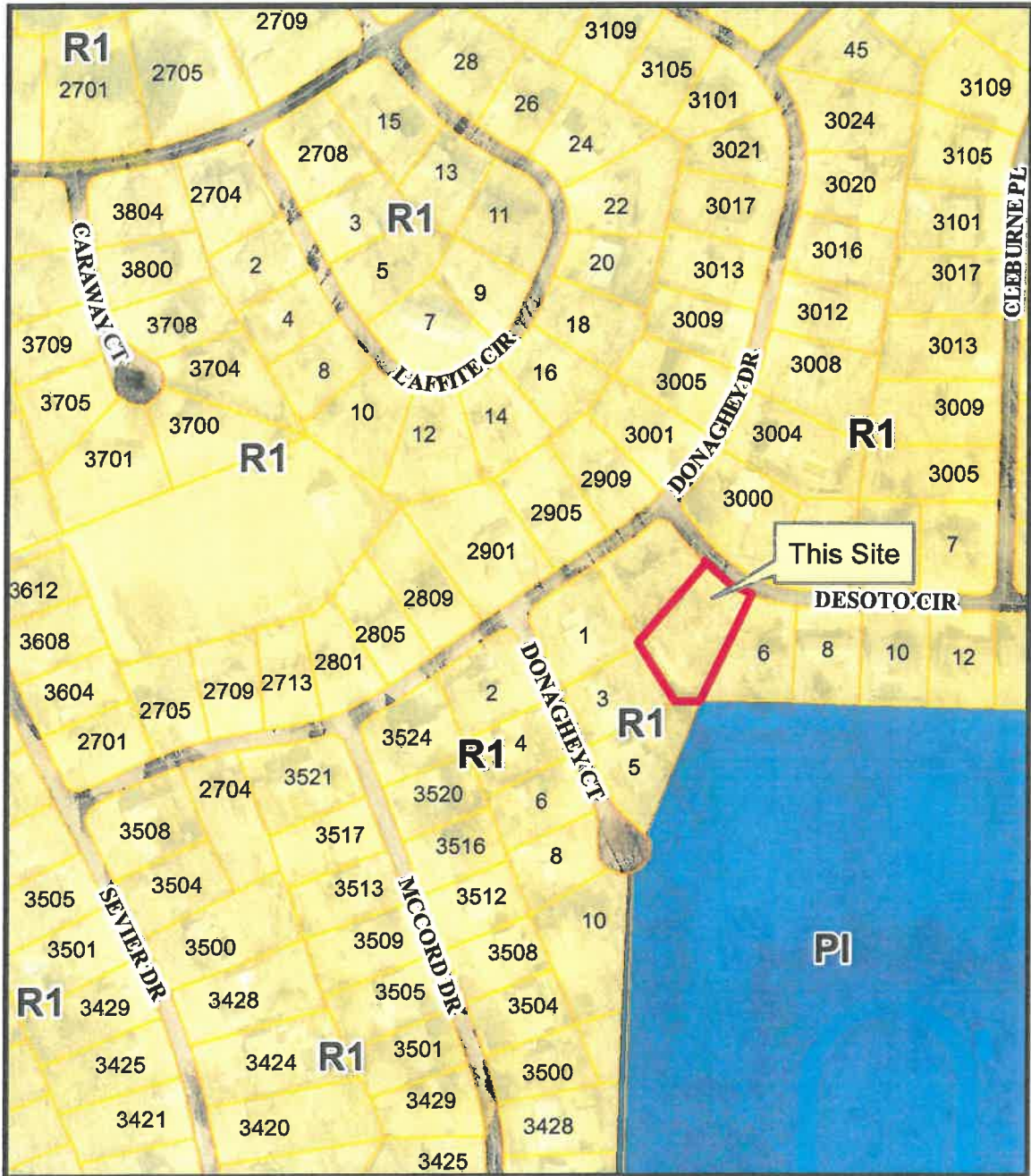
1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is seeking to allow an addition to the existing home, which would result in a side yard setback less than the 8-foot typically required by the zoning district.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possibly, the reduction in the side yard setback creates a concern for access by emergency personal should the need arise to access the rear yard along the side yard.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as a residential neighborhood.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No the use of the property will remain as residential.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the spirit of the ordinance is to allow for proper setbacks and separations between homes to allow for adequate light and air and allow for access of emergency personal.
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 the placement of an addition to the existing single-family residence resulting in a side yard setback ranging from 3-feet to 7-feet along the properties western property line.
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.

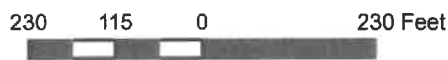
North Little Rock Board of Zoning Adjustment

BOA Case # 2021-31



To allow a reduced
side yard setback

4 Desoto Circle



Map Created 11/04/2021

Hearing Date 11/18/2021



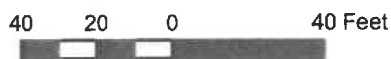
North Little Rock Board of Zoning Adjustment

BOA Case # 2021-31



To allow a reduced
side yard setback

4 Desoto Circle



Map Created 11/04/2021

Hearing Date 11/18/2021



October 25, 2021

To: North Little Rock Board of Zoning Adjustments

From: Jon Waldrip, 4 Desoto Circle

Subject: Letter of Hardship for Zoning Adjustment

This is a request to approve an adjustment or variance to add a small garage/storage room to my existing house.

My family has resided at 4 Desoto Circle in Lakewood since 2004. Currently we have a two car garage and 4 vehicles. There is a need for us to garage one vehicle and have storage for lawn equipment. To do this we would like to build an 8 foot wide by 26 foot long garage/storage addition on the west side of our house.

Currently, my neighbor to the west of my house has a wooden fence on the property line. Since the fence is not at right angle to my house, the proposed addition would be a distance of 3 feet from the fence at the front and over 7 feet at the back as shown on the attached photos.

I request the variance based on the following:

- Desoto Circle in front of my house is a major thoroughfare for school traffic to and from Lakewood Middle and Junior High schools. Many times I have to park a vehicle on the street. This is not safe and impedes school traffic not only for vehicles but also school buses and sanitation trucks.
- Several years ago, a tree limb fell on my vehicle that caused major damage. The use of a garage would limit damage to my vehicles from tree limbs and also from inclement weather such as hail.
- My vehicles have been vandalized on several occasions. The use of a garage would reduce the chance of vandalism. Also it should be noted that it is our goal to sell one vehicle so we would be down to 3 vehicles.

I have provided pictures of the existing property layout and a copy of the proposed building addition. I look forward to meeting with the Board to discuss my request.

Sincerely,



Jon Waldrip

jonowaldrip@yahoo.com

501-258-1239

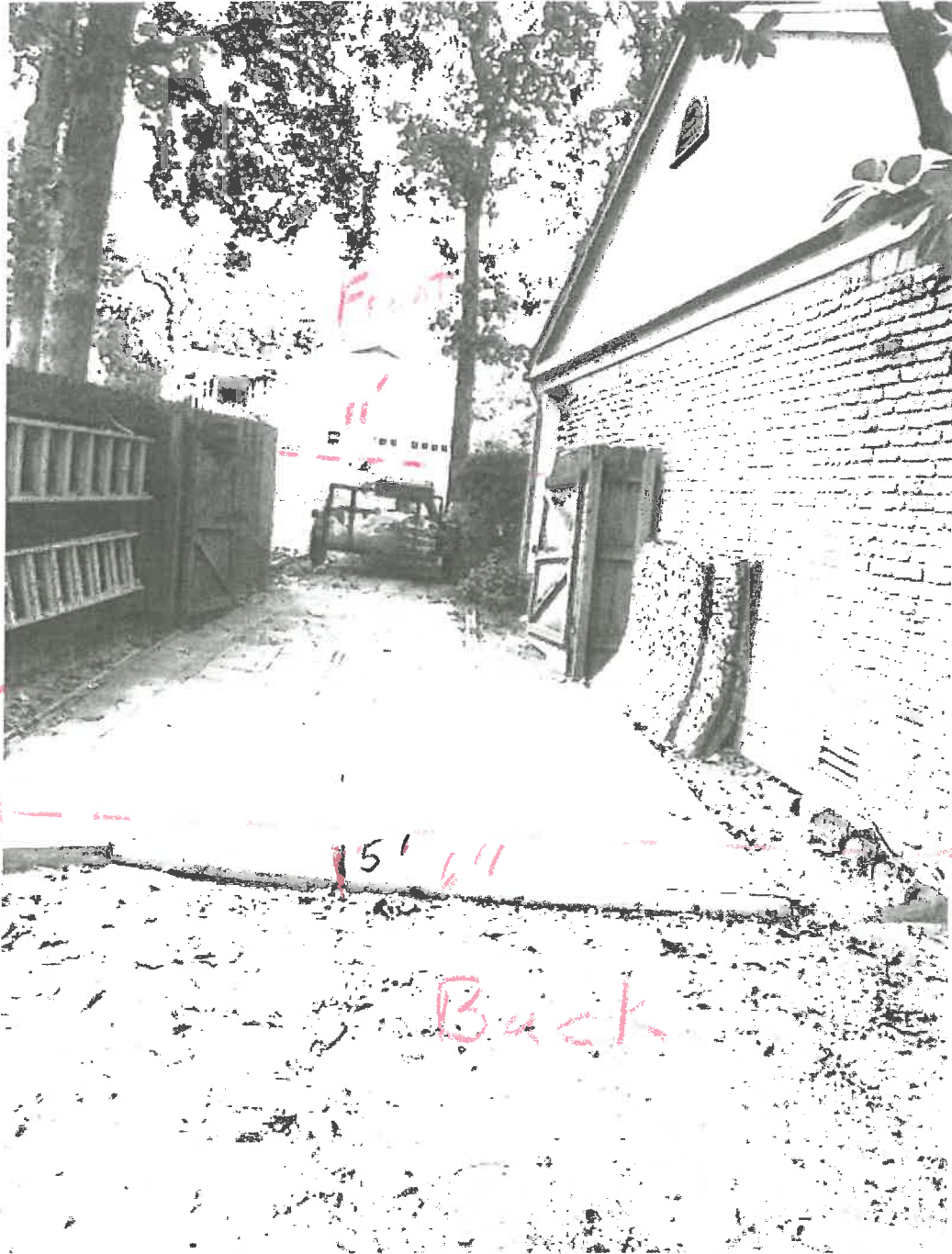
From: Jon Waldrip [mailto:jon.waldrip@johannes.com]
Subject: Front
Date: Oct 26, 2021 at 4:02:58 PM
To: Jonathan Waldrip [mailto:jon.waldrip@johannes.com]

4 Darts
C101

House pict



Sent from my iPhone



Jon Waldrip
Picts 2
Oct 25 2021 at 6:12:58 PM

7-24

11'



Sent from my iPhone

From Jon Waldrip [email address]
Subject: Picts 3
Date: Oct 26, 2021 at 3:28:04 PM
To: jonathan Waldrip [email address]



15' 6"

Back









BOA #2021-32
November 18, 2021

Variance Requested: 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.

Location of the Request: 8013, 8103 & 8105 HWY 70, North Little Rock, AR

Legal Description of the Property: Lots 1 & 2 of a part of Tract 30, John S. Braddock's Subdivision of Section 27, T-2-N, R-11-W, Pulaski County, AR

Owner: Clifton Family, LLLP

Applicant: Davidson Engineering - Bear Davidson, PE

Present Use of the Property: Residential/Vacant

Present Zoning of the Property: I3, Heavy Industrial District

Site Characteristics: The site contained two single family residential homes, 8103 and 8105 HWY 70 located on one parcel. A demo permit was issued for one of the structures on September 2nd of this year and the second home received a demo permit on November 1, 2021. The western lot, 8013 HWY 70, contains a structure, which appears to be residential.



Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I3, Heavy Industrial District	Quality Truck Repair
South	R2, Single-family	Single-family & RV Park
East	I3, Heavy Industrial District	Dougan Asphalt
West	I3, Heavy Industrial District	Office

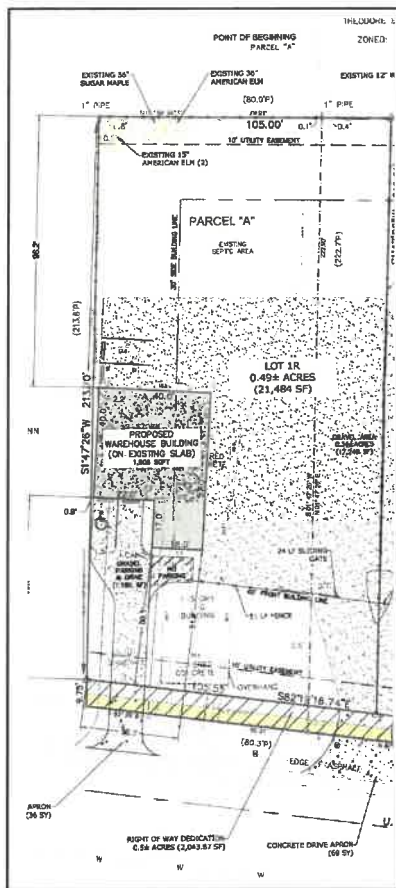
Justification: The applicant's justification is presented in an attached letter.

Staff Analysis: The applicant is seeking a variance to allow the creation of two lots with lot widths less than the typical ordinance requirements and lot areas less than typically

allowed. The applicant is also seeking a variance to allow a reduction in the side yard setbacks for future construction of warehouse type structures on the site.

The variances include -

1. Variance from Section 4.3.5.C – Minimum Lot Width (150-foot)
 - The parcels, as currently platted, fail to meet this minimum requirement. Currently the west property is 80-feet (Lot 1R) while the east is 108-feet (Lot 2R). The new proposed property line will make the parcels approximately equal in width (105.55-foot and 108.94-foot respectively).
2. Variance from Section 4.3.5.C – Minimum Lot Area (30,000 square feet)
 - The lots are proposed containing 0.49-acres, 21,484 square feet (Lot 1R) and 0.53-acres, 23,219 square feet (Lot 2R)
3. Variance of Section 4.3.5.C – Minimum Side Yard Setback (30-foot)
 - Variance of the Side Yard Setback on the westerly property line (Lot 1R) from 30-feet to 0.8-feet.
 - Variance of the Side Yard Setback on the easterly property line (Lot 2R) from 30-feet to 10-feet.



According to the applicant's letter the lots as currently platted do not meet the minimum lot width and minimum lot area requirement of the zoning district, Heavy Industrial. The proposed changes, although they still do not allow the lots to be in accordance with minimum lot width and minimum lot area requirements, make the lots near equal in size and width and make the lots more usable as heavy industrial properties. The owner faces a hardship in that if the adjustments are not allowed, his property is unusable as currently platted and zoned. This hardship is a result of the current lot dimensions and zoning classification.

The proposed plat indicates a shared driveway along HWY 70. The applicant states regarding the minimum side yard setback, the permissible uses of the properties zoned heavy industrial typically involve substantial truck traffic. Because the lots do not meet minimum lot width requirements of heavy industrial there is not adequate room for trucks to maneuver if the required side yard setbacks are met. The variance request is to allow the owner to utilize an existing building foundation on the west property boundary of the western tract (Lot 1R) and to construct a new building near the eastern property boundary on the eastern tract (Lot 2R). This will allow for adequate space between the two buildings for trucks to maneuver. The applicant states the owner faces a hardship in that if these

adjustments are not allowed, his property dimensions do not allow for truck traffic to

Board to Consider:

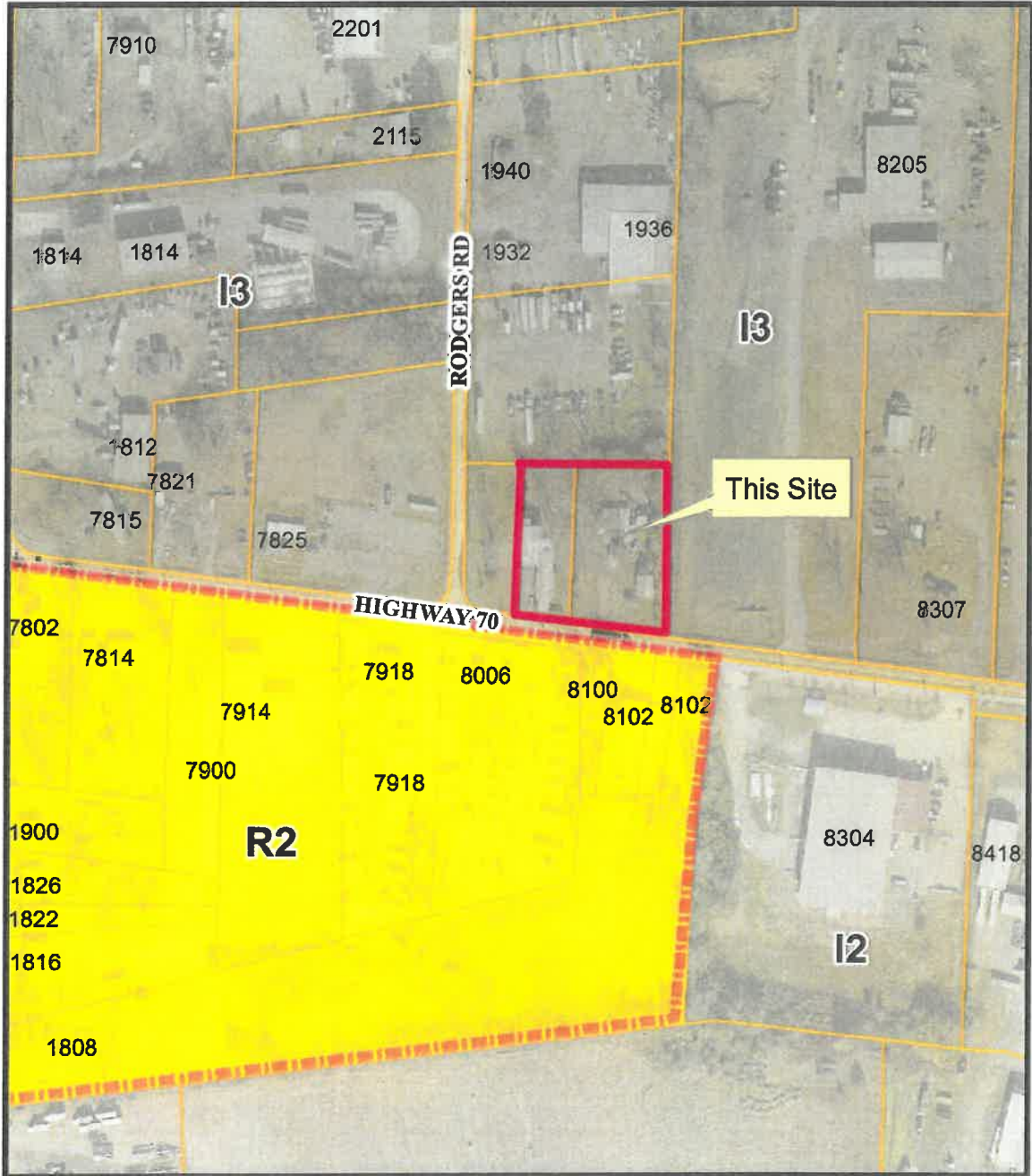
1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is seeking the variance to allow the development of two industrially zoned lots with reduced setbacks and reduced lot widths and areas.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, there are a number of parcels located within this area, which are substandard for the current zoning of the properties.
3. Will approval of the variance alter the essential character of the district? No, the property is proposed with industrial development and the abutting properties to the north, east and west are functioning as heavy industrial uses.
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 for the property.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the zoning ordinance defines the minimum lot widths and area to allow for proper development of uses as allowed within this zoning district.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, the approval will not adversely affect the public health, safety or general welfare of the area.

Approval Allows:

1. Approval will allow -
 - a. Reduced Lot Widths of 105.55-feet (Lot 1R) and 108.94-feet (Lot 2R)
 - b. Reduced lot areas - Lots containing 0.49-acres, 21,484 square feet (Lot 1R) and 0.53-acres, 23,219 square feet (Lot 2R)
 - c. A reduced side yard setback on the westerly property line (Lot 1R) from 30-feet to 0.8-feet
 - d. A reduced side yard setback on the easterly property line (Lot 2R) from 30-feet to 10-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 Zoning Adjustment

BOA Case # 2021-32



To allow a reduced lot width,
a reduced lot area and reduced
side yard setbacks

8013 - 8105 HWY 70



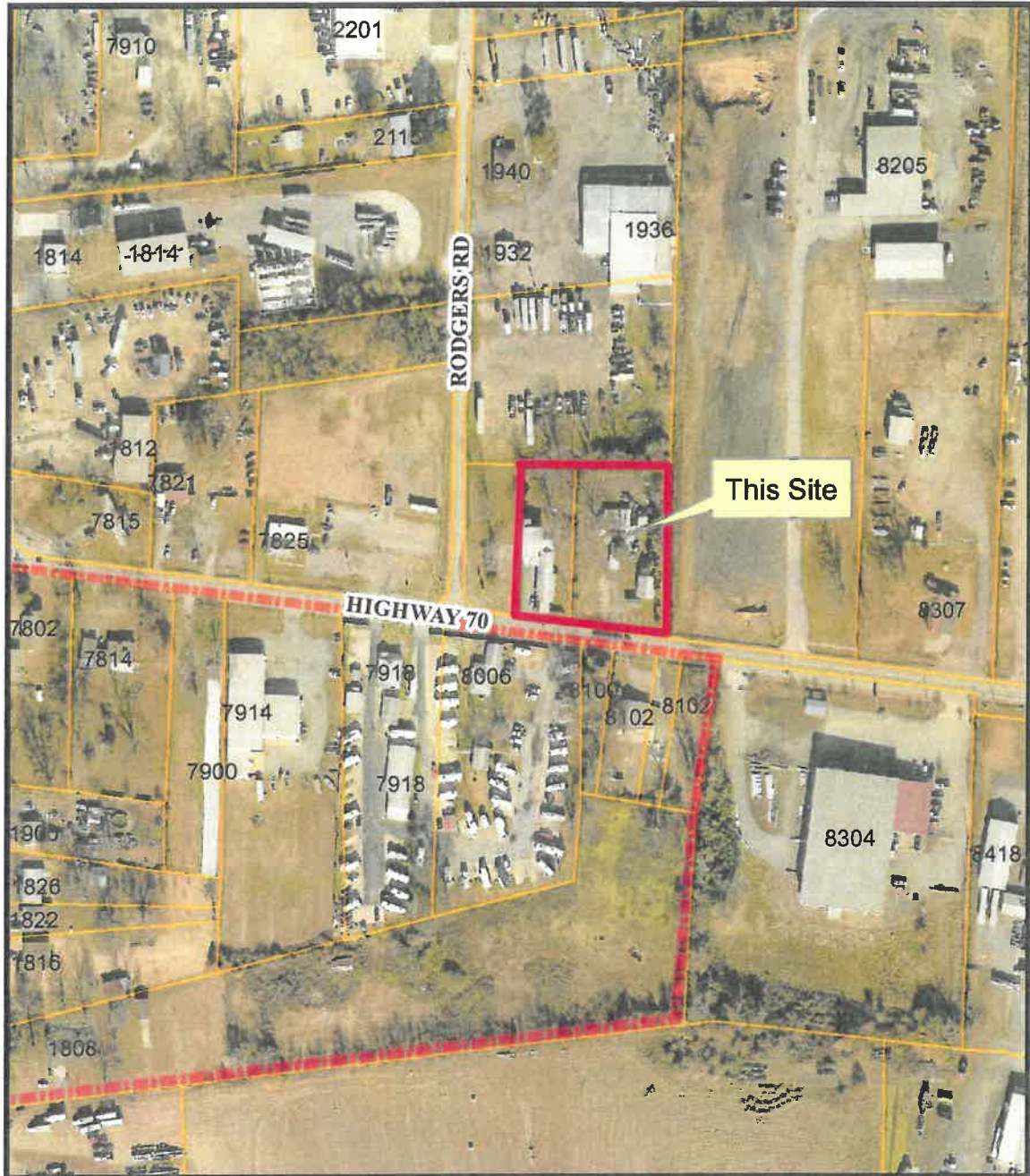
Map Created 11/04/2021

Hearing Date 11/18/2021



North Little Rock Board of Zoning Adjustment

BOA Case # 2021-32



To allow a reduced lot width,
a reduced lot area and reduced
side yard setbacks

8013 - 8105 HWY 70



Map Created 11/04/2021

Hearing Date 11/18/2021



November 1, 2021

Mr. Shawn Spencer
City of North Little Rock Planning Director
120 Main Street
North Little Rock, AR 72114

**RE: Board of Adjustment Variances
8013 & 8105 Hwy 70, North Little Rock, AR
Clifton Family LLLP (Norman Clifton)**

Mr. Spencer,

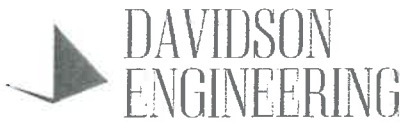
On behalf of Clifton Family, LLLP, we are requesting that the above-mentioned property be placed on the Board of Adjustment meeting on November 18, 2021.

We would like to request the following variances:

- Variance of Section 4.3.5.C – Minimum Lot Width (150')
 - The parcels, as currently platted, fail to meet this requirement. Currently the West property is only 80.3', while the West is 108 The proposed new property line will make the parcels approximately equal in width.
- Variance of Section 4.3.5.C - Minimum Lot Area (30,000 sf)
- Variance of Section 4.3.5.C – Minimum Side Yard Setback (30')
 - We would like to request a variance of the Side Yard Setback on the Easterly property (Lot 2) from 30' to 10'.
 - We would like to request a variance of the Side Yard Setback on the Westerly property (Lot 1) from 30' to 0.8'.
 - See attached letter from adjacent property owner.

Regarding minimum lot width and minimum lot area, the existing lots as currently platted do not meet these minimum standards for their zoning classification (Heavy Industrial). The proposed changes, although they still do not allow for the lots to be in accordance with Minimum Lot Width and Minimum Lot Area requirements, make the lots approximately equal in size and width and make the lots most usable as Heavy Industrial properties. The owner faces a hardship in that if these adjustments are not allowed, his property is unusable as currently platted and zoned. This hardship is a result of the current lot dimensions and zoning classification.

Regarding Minimum Side Yard Setback, the permissible uses of the properties as zoned (Heavy Industrial) require substantial truck traffic. Because the lots do not meet minimum lot width requirements for Heavy Industrial, it follows that there is not adequate room for trucks to maneuver if the side yard setbacks are met. The request is to allow the owner to utilize an existing building foundation on the west property boundary of the western tract and to construct a new building near the eastern property boundary on the eastern tract. This allows for adequate space between the two buildings for trucks to maneuver. The owner faces a hardship in that if these adjustments are not allowed, his property dimensions do not allow for truck traffic to maneuver property as needed for Heavy Industrial uses. This hardship is a result of the current lot dimensions and zoning classification.



210 W. Arch Ave., Suite D
Searcy, Arkansas 72143
(501) 388 - 2178

Thank you,
Davidson Engineering, PLLC

A handwritten signature in blue ink, appearing to read "BD" followed by a stylized flourish.

Bear Davidson, PE

Attached: Construction Drawings (Site Plan Review)
 Review Fee
 Letter from Adjacent Property Owner

Quality Truck Repair
1936 Rodgers Rd.
No. Little Rock, AR 72117

October 7th, 2021

NLR Planning Commission
120 Main St.
NLR AR 72114

I, William Rainbolt own the property at the SE corner of Hwy 70 and Rodgers Rd. in North Little Rock and West and adjacent to the property at 8011 Hwy. 70 belonging to The Clifton Family LLLP and I do not have a problem or concern with the proposed building to be built that close to my East property line

Due to property set back regulations I cannot build on this small lot.

I approve of this complete new project being planned and it will help increase property values and increase the tax base for NLR.

It will also bring jobs with the new businesses.

Please approve this new building as planned.

Thank you,



William Rainbolt
Quality Truck Repair

Bear Davidson

From: Shirley Clifton <snclifton@sbcglobal.net> on behalf of Shirley Clifton
Sent: Monday, November 1, 2021 10:21 AM
To: Bear Davidson
Subject: 8011-8105 Hwy. 70

THE CLIFTON FAMILY, LLLP
1000 CHERRY HILL DR.
NORTH LITTLE ROCK, AR 72116
FAX 501-791-9543
Email: Snclifton@sbcglobal.net
Norman 501-681-9816 Bobby 501-960-9086

October 20th, 2021

To whom it may concern:

I, Norman E. Clifton, Operating Manager of the Clifton Family LLLP do hereby authorize Bear Davidson of Davidson Engineering Company to perform the engineering services for my LLLP on the property located at 8011 and 8105 Highway 70 North Little Rock, AR 72117.

If you have any questions or comments please contact me at 1-501-681-9816.

Thank you,

Norman E. Clifton

BOA #2021-33
November 18, 2021

Variance Requested: 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.

Location of the Request: 5035 Warden Road, North Little Rock, AR

Legal Description of the Property: Lot 7, Block 2 Somers Commercial Park Subdivision to the City of North Little Rock, Pulaski County, AR

Owner: Flake Wilkerson Research Prop

Applicant: Brian Dale of Joe White and Associates, on behalf of Brookwood Development, LLC

Present Use of the Property: Vacant office building

Present Zoning of the Property: C4, Service Trades District

Site Characteristics: The site contains a single story, vacant office building built in 1995 containing 15,000 square feet of floor area. There are retail and restaurant uses, hotels, shopping centers and a variety of other non-residential uses in this stretch of Warden Road. There are single-family homes located to the west of this site located within the Lakewood NE Subdivision. A tire store is located to the south of this site and auto sales is located to the north of the site.

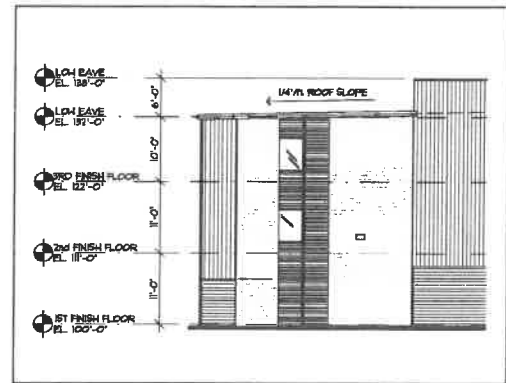


Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4, Service Trades District	Auto Sales
South	C4, Service Trades District	Discount Tire
East	Highway 67/167 Right of Way	Highway 67/167
West	R1, Single-family	Lakewood NE Subdivision

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

Staff Analysis: The applicant is proposing to remove the existing office building and construct a new enclosed self-storage facility. The facility is proposed 3-stories in height and containing 39,450 square feet of storage area. The property contains 78,836 square feet resulting in a lot coverage of 50-percent. The applicant is seeking a variance from the C4, Service Trades District Zoning Classification to allow an increased building height for the proposed new storage facility. The applicant states in their letter the height variance is necessary



due to the structural thickness of the floors, clear height required for the storage spaces and the ability to slope the roof for drainage. The request is to allow an increase of 5-feet, from 35-feet to 40-feet. Floors one and two are proposed 11-feet in height, the third level is proposed 10-feet in height with an 8-foot top parapet. Building heights are measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.

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 an increased building height to allow for construction of a new storage facility.

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 to allow for the increase height to allow for a non-flat roof. The area is commercial uses and zoning which will remain.
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, the heights of the ordinance were 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 new self-storage facility with an increase height resulting in a total building height of 40-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.



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

November 3, 2021

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

RE: Life Storage – 5035 Warden Road
Height Variance

Ms. James,

Please find attached copies of the site plan, legal description, and building elevation, and filing fee for the above referenced project.

This property is located at 5035 Warden Road. The proposed project contains 1.810 acres and is currently zoned C-4.

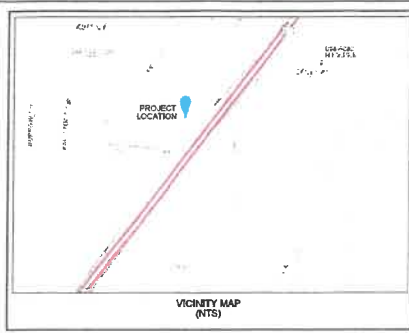
The developer has the property under contract and would like to construct a three-story self-storage facility at this location. We understand code allows a maximum building height of 35'-0" for C-4 zoned property. Due to the structural thickness of the floors, clear height required for storage space, and the ability to slope the roof for drainage, the developer would like to request a slight height variance of only 5'-0" for the above referenced project.

Please place this item 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



LEGEND

- found as noted
- 1/2" iron pin
- ⊕ water valve
- ⊖ fire hydrant
- ⊙ water meter
- ⊕ r/z
- ⊕ electric transformer
- ⊕ electric box
- ⊕ fiber-optic sign
- ⊕ gas meter
- ⊕ buried gas marker
- ⊕ power pole
- ⊕ guy wire
- ⊕ light pole
- ⊕ ground light
- ⊕ bollard pole
- ⊕ sanitary sewer manhole
- ⊕ sanitary sewer manhole
- ⊕ sewer or drain clean-out
- ⊕ telephone fiber
- ⊕ telephone sign
- ⊕ cable chest
- ⊕ junction box-drainage
- ⊕ curb inlet-drainage
- ⊕ grate inlet-drainage
- ⊕ rcp reinforced concrete pipe
- ⊕ cmp corrugated metal pipe
- ⊕ sign
- ⊕ handicap parking
- ⊕ wood curb
- ⊕ concrete
- ⊕ chain link fence
- ⊕ wood fence
- ⊕ overhead power
- ⊕ 1 (u) underground electric
- ⊕ 2 (u) underground gas
- ⊕ 1 (u) underground fiber optic
- ⊕ 1 (u) underground telephone
- ⊕ 1 (u) underground water
- ⊕ 1 (u) underground sewer

NOTES:

1. ADDRESS OF PROPERTY: 5035 WARDEN RD., NORTH LITTLE ROCK, AR 72116
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 78,836 SQ. FT. OR 1.810 ACRES +/-
4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY (ZONE A), AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS, (FIRM COMMUNITY PANEL # 051190-0361 G, 051190-0362 G, JULY 6, 2015)
5. ZONING OF PROPERTY: C-4 (COMMERCIAL)
 - MINIMUM FRONT YARD SETBACK: 40'
 - MINIMUM SIDE YARD SETBACK: 0'
 - MINIMUM REAR YARD SETBACK: 20'
 - MAXIMUM HEIGHT: 35'
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

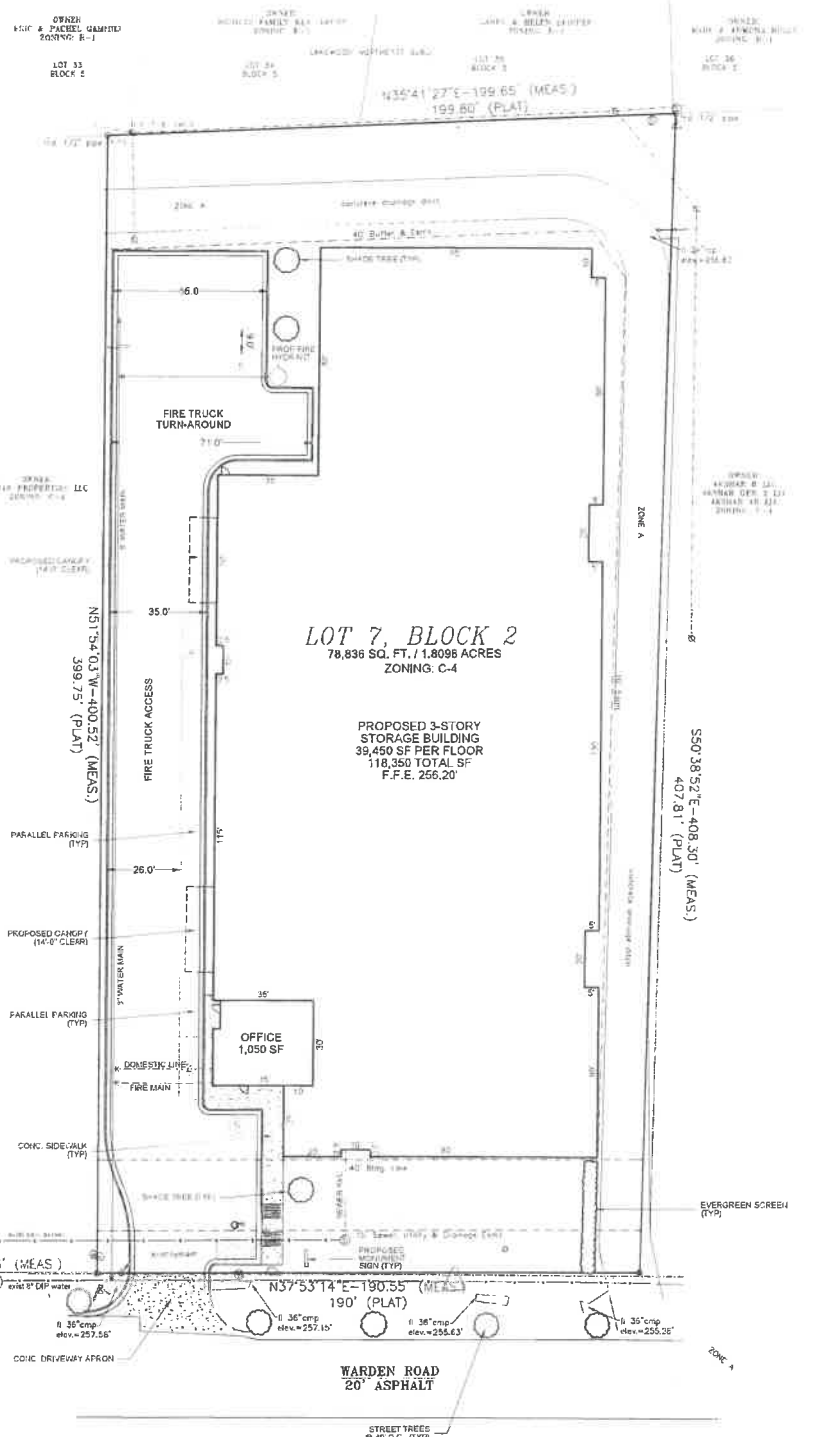
LEGAL DESCRIPTION

LOT 7, BLOCK 2 SOMERS COMMERCIAL PARK, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

A PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR NORTH LITTLE ROCK, ARKANSAS, FIRM PANEL # 051190-0361 G, DATED JULY 6, 2015 & FIRM PANEL # 051190-0362 G, DATED JULY 6, 2015.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREIN. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.

Daniel W. Hovner
 Daniel W. Hovner, PLS #1542 AR



OWNER/SELLER:
 FLAKE WILKERSON RESEARCH PROP
 26 WALDENWOOD LANE
 LITTLE ROCK, AR 72223

BUYER/DEVELOPER:
 BROOKWOOD DEVELOPMENT LLC
 1820 PEACHTREE STREET NW
 ATLANTA, GEORGIA 30309

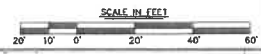
U.S. HWY NO. 67-167
 300' RIGHT-OF-WAY

SITE PLAN REVIEW

LIFE STORAGE

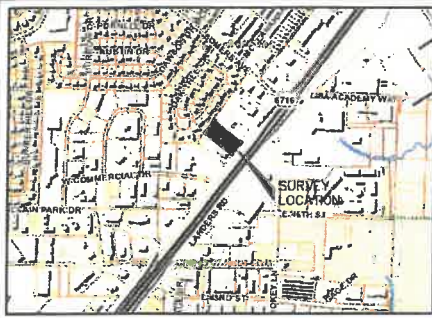
LOT 7, BLOCK 2 SOMERS COMMERCIAL PARK
 NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
 CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
 35 BARLOW DRIVE, SUITE 407 LITTLE ROCK, ARKANSAS 72202
 PHONE: (501) 214-1411



DATE	REVISION	BY

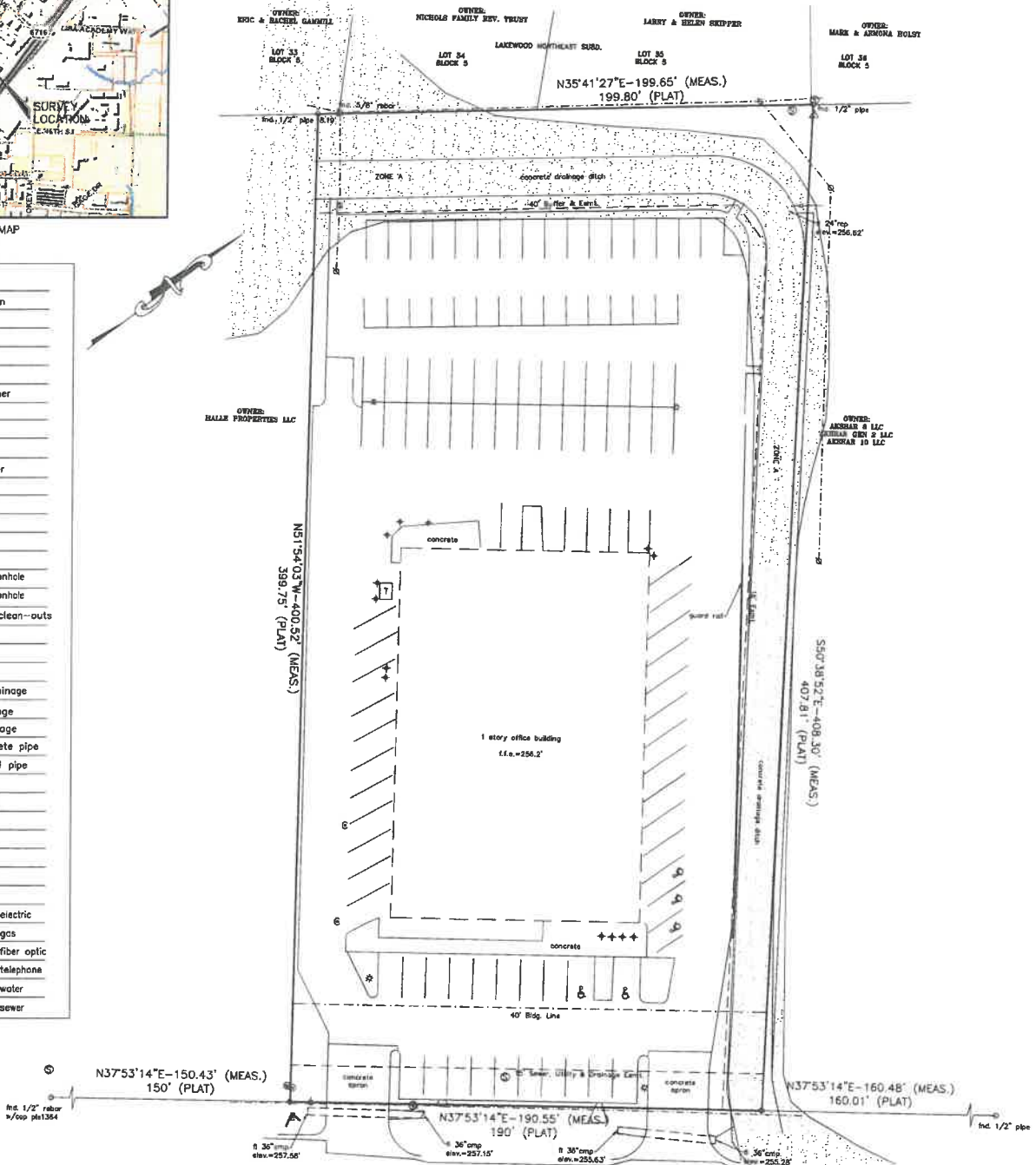
DATE: OCTOBER 26, 2021
 SCALE: 1" = 20'
 PROJECT NUMBER: 21-4920



VICINITY MAP (NTS)

LEGEND

- found as noted
- set 1/2" iron pin
- ⊗ water valve
- ⊕ fire hydrant
- ⊙ water meter
- ⊠ rpx
- ⊡ electric transformer
- ⊞ electric box
- ⊠ fiber-optic sign
- ⊞ gas meter
- ⊠ buried gas marker
- ⊞ power pole
- ⊞ guy wire
- ⊞ light pole
- ⊞ ground light
- ⊞ bollard pole
- ⊞ sanitary sewer manhole
- ⊞ sanitary sewer manhole
- ⊞ sewer or drain clean-outs
- ⊞ telephone riser
- ⊞ telephone sign
- ⊞ cable riser
- ⊞ junction box-drainage
- ⊞ curb inlet-drainage
- ⊞ grate inlet-drainage
- ⊞ rcp reinforced concrete pipe
- ⊞ cmp corrugated metal pipe
- ⊞ sign
- ⊞ handicap parking
- ⊞ H.C. handicap ramp
- ⊞ concrete
- ⊞ chain link fence
- ⊞ wood fence
- ⊞ overhead power
- ⊞ (ug) underground electric
- ⊞ (ug) underground gas
- ⊞ (ug) underground fiber optic
- ⊞ TELE (ug) underground telephone
- ⊞ W (ug) underground water
- ⊞ S (ug) underground sewer



- NOTES:**
1. ADDRESS OF PROPERTY: 5035 WARDEN RD., NORTH LITTLE ROCK, AR 72116
 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
 3. AREA OF PROPERTY: 78,836 SQ. FT. OR 1.810 ACRES +/-
 4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY (ZONE A), AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS; (FIRM COMMUNITY PANEL # 05119C0361G & 05119C0362G, JULY 6, 2015)
 5. ZONING OF PROPERTY: C-4 (COMMERCIAL)
 - MINIMUM FRONT YARD SETBACK: 40'
 - MINIMUM SIDE YARD SETBACK: 0'
 - MINIMUM REAR YARD SETBACK: 20'
 - MAXIMUM HEIGHT: 35'
 6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

LEGAL DESCRIPTION
 LOT 7, BLOCK 2, SOMERS COMMERCIAL PARK IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

BOUNDARY SURVEY

**LOT 7, BLOCK 2
 SOMERS COMMERCIAL PARK**

North Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
 CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
 25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
 PHONE: (501) 214-9141



DATE	DESCRIPTION	BY

DATE: 10-19-21 SCALE: 1" = 30'
 PROJECT NUMBER: 21-495D

FW Holdings Research Properties, Inc.
4613 Stonewall RD
Little Rock, AR 72207
(501) 690-2263

November 3, 2021

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

RE: Life Storage – 5035 Warden Road
Height Variance Waiver

Ms. James:

Please let this letter provide notice that the applicant has the authorization from our ownership to apply for the requested Height Variance. If you have any questions/concerns, please let us know.

Best Regards,



Karen E. Flake
FW Holdings Research Properties, LLC