



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, September 26, 2024 - 1:30 PM
North Little Rock, City Council Chambers 300 Main St., NLR, AR, 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - Aug 29, 2024

Public Hearing Items –

BOA 2024-14 – 5500 Chiquito Rd, A variance request from the area provision of Section 5.17 – Communication Towers (E) to allow an increase tower height from 75-feet in height allowed to a total height of 125-feet

~~**BOA 2024-15** – 902 N Poplar St, A variance from Section 4.2.8 to allow the placement of a 3 unit townhouse development with a reduced rear and side yard setback within a C6-zoned property.~~
Withdrawn by Applicant 09/025/2024

BOA 2024-16 – 2912 N Hills Blvd, A variance request from the area provision of Section 14.23 - Signs permitted in R4 and R5 zones of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign that exceeds the prescribed 24-square feet in sign area.

BOA 2024-17 - 2901 Harris Rd, A variance from the area provisions of Section 5.11.6: Industrial Zoning Districts Requirements, to allow a fence to be placed in the front yard of an industrial zoned property and to also allow a fence to exceed the 6-feet height maximum in the side yard of the same I2 zoned property.

BOA 2024-18 - 6722 Mountain Pine, A variance from the area provisions of 4.1.3(D): R2: Single Family District to allow an accessory structure to exceed the maximum 20-foot height requirement.

Code Enforcement appeals to retain “inoperable or junk vehicles, and any parts thereof” on private property.

Inoperable Vehicle Appeal (IVA) Case Number

~~**IVA-005: 5430 Chauvin Dr – Tamera Prowse**~~
Withdrawn by Code Enforcement 09-25-2024

~~**IVA-006: 5427 Chauvin Dr – Kimberly Kneoll**~~
Withdrawn by Code Enforcement 09-25-2024

IVA-007: 2612 Lakeview Rd - Linda Williams

Administrative –

Public Comment -

Adjournment –

Reminder -

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

Next Board of Zoning Adjustment Hearing Filing Deadline Sept 03, 2024 Hearing Date Sept 26, 2024

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 North Little Rock, City Council Chambers 300 Main St, NLR, AR, 72114. 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 Summary – August 29, 2024**

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

Members Present

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

Members Absent

Staff Present

Donna James, Assistant Planning Director
Tracy Spillman, City Planner
Ms. Marie Miller, City Attorney

Others Present

Jessica Jacoby, NLR Code Enforcement
Russel Elrod, NLR Code Enforcement

Old Business

None

Administrative

None

Approval of Minutes

Approval of the previous months Minutes was moved to the end of the meeting.

Public Hearing Items –

Inoperable Vehicle Appeal (IVA) Case Number

IVA-001: 1604 N Magnolia St - Marquita Harper
Resolved to Code Enforcements Satisfaction Prior to Hearing
IVA-002: 4806 Atkins St - Richard Flower

IVA-003: 2301 Lansbrook Ln - Billy Woods
Resolved to Code Enforcements Satisfaction Prior to Hearing
IVA-004: 100 Walton Circle - Randall Lairry

Chairman Brown called for the first code enforcement item IVA-002: 4806 Atkins St - Richard Flower.

It was determined that none of the appellants were present for the hearing. Chairman Brown inquired if the parties petitioning the Board were properly notified of the day's hearing. Code Enforcement Staff explained that the parties in violation had been properly notified.

Board Members and Staff discussed the actions that could be taken in the absence of the appellants. It was determined that Staff could postpone the hearing or vote to uphold Code Enforcements original citation and follow the predetermined course of action.

Mr. Sparr formed a motion to uphold Code Enforcements citations and follow the predetermined course of action. Mr. Burton provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

Approval of Minutes

Chairman Brown called for a motion for approval of the previous meetings minutes Mr. Sparr formed a motion to approve the minutes from the July 31, 2024 meeting. Mr. Burton provided a second. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved.

Public Comment, Old Business, Administrative and Adjournment

There being no further business before the Board, Chairman Brown moved to adjourn; Mr. Sparr formed a motion to adjourn Mr. Burton a provided a second. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved the meeting was adjourned at 1:45pm. .

Respectively submitted:

**D. Tracy Spillman, PLA
City Planner / Landscape Architect**

Variance Requested: a variance request from the area provision of Section 5.17 – Communication Towers (E) to allow an increase tower height from 75-feet in height allowed to a total height of 125-feet

Location of the Request: 5500 Chiquito Rd, North Little Rock, AR

Legal Description of the Property: Lessee's Land Space Part of the SL/2 SL/2 NL/2 SL/2 SEL/4 of Section 29, Township 2 North, Range 11 West, Pulaski County, Arkansas, Being More Particularly Described as Follows: Beginning at The Intersection of the North Right of Way Line of the Arkansas Midland Railroad with the West Right of Way Line of Arkansas Highway NO. 161; Thence S66 48'36" W 267.91 Feet; Thence N 05 57'24" W 40.69 Feet to the True Point of Beginning; Thence S 84 02'36" W 80.00 Feet; Thence N 05 57'24" W 80.00 Feet; Thence N 84 02'36" E 80.00 Feet; Thence S 05 57'24" E 80.00 Feet to the Point of Beginning Having an Area of 6400.0 Square Feet, 0.15 Acres, More or Less. To The city of North Little Rock, Pulaski County, AR.

Owner: Roberts McNutt Inc

Applicant: Baker Donelson – Mary Palmer

Present Use of the Property: Undeveloped

Present Zoning of the Property: I2 - Construction Contractor / C4 - Undeveloped

Site Characteristics: The site is located south of Interstate 40, east of Hwy 161, north of East Broadway and east of Edmonds Street. Specifically, the subject property resides on the southwest corner of Chiquito Rd and Hwy 161. Divided into two separate zoning classifications the western I2 portion of the site is occupied by an office building and warehouse developed in 1977 and being utilized by the Roberts McNutt Roofing Contractor. The eastern C4 portion of the site is located on the southwest corner Chiquito Rd and Hwy 161 and is currently undeveloped. The southern border of the property is located adjacent to a railroad easement characterized by mature trees that form a canopy and reach at least 50-foot in height.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3, R1	Chiquito Rd ROW, Retail, Single Family Residential
South	I2	Undeveloped, Railroad Easement
East	C3	Hwy 161 ROW, Retail / Church
West	I2	Undeveloped

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

Staff Analysis:

The Law Office Baker Donelson representing the applicant, The Towers LLC (Vertical Bridge) is requesting to build a new cell tower on which Verizon Wireless and up to two additional carriers can locate their equipment. The applicant is requesting a variance to the height limitation for the property located at 5500 Chiquito Rd, North Little Rock, AR. The proposed facility will be a 125-foot monopole tower with a 10-foot lighting rod located on the C4 zoning portion of the subject parcel. The property is owned by Roberts McNutt, Inc who has leased 80-foot x 80-foot area where the tower and all associated supporting equipment will be constructed. The tower and equipment will be located within a 60-foot x 60-foot compound surrounded and secured by a 6-foot high chain link fence with 3 strands of barbed wire at the top. Vehicular access will be provided from Chiquito Rd by a 12-foot wide gravel access drive.



Section 5.7.1 (E) of the North Little Rock Code requires any communications tower in excess of 75-feet to seek a variance from the Board of Zoning Adjustment. Section 5.7 also requires any communication tower which is not located within

a permitted zoning district to seek a rezoning or a Special Use. Prior to the Planning Commission

considering the request the applicant must submit and receive approval of any and all variances necessary to construct the communication tower.

The applicant has stated “The condition upon which the variance is based is unique to the property because of its elevation and terrain. Due to the characteristics of the radio signal emitted from the tower, which consists of a fixed technology dictated by physics, along with the elevation and terrain of the property, an unnecessary hardship exists. The specific height and location of this tower is dictated by the fixed signal from each tower which must work in tandem with the signal from other nearby towers.”

Section 5.7 of the Zoning Ordinance governs all wireless communication facilities not defined as “small cell” or those communication facilities located within a dedicated or prescriptive street right of way or easement. Small cell facilities are governed by a separate ordinance. The general requirements applying to a communication tower or wireless communication facility are:

- Require co-location of wireless communication facilities of competing providers on communication towers.
- Require any wireless service provider or entity installing a new communication tower to make appropriate provisions to allow for the future addition of at least one other provider on a private rental basis.
- Require the wireless service provider or entity installing a new communication tower to agree to refrain from generating unreasonable obstacles to such collocation arrangements.
- Requests for communication towers outside of the permitted Zoning Districts shall require a rezoning or a Special Use.
- Any communication tower permitted in a Zoning District over 75-feet in height, will be directed to the Board of Zoning Adjustment before the request may be reviewed by the Design Review Committee.
- New communication towers shall be reviewed through the Site Plan Review process after any necessary variances.
- Communication towers shall be subject to all other applicable local regulations and shall be treated as the principal building on the lot on which it is located.

The development criteria are as follows:

- A reasonable separation of individual communication towers shall be required by maintaining a physical separation of 2,000-feet between communication towers.
- The tower shall be located on a platted lot not less than 5,625 square feet.

- The tower shall be located within a fenced area. The fence shall be 6-feet in height.
- The tower shall be located in the center of the lot.
- All accessory structures and buildings shall be placed within a fenced area and at least 15-feet from any fence.
- A planted buffer with a minimum depth of 10-feet with plant materials to reach a height of 20-feet at maturity shall be required around the exterior perimeter of the fence.

As stated above the placement of a communication tower in excess of 75-feet in height requires the applicant to first seek variance approval from the Board of Zoning Adjustment before requesting review by the Design Review Committee. New communication towers are required to go through the Site Plan Review process of the Planning Commission prior to requesting a building permit. In addition to seeking Site Plan Review approval from the Planning Commission the applicant must seek approval of a Special Use to allow the communication tower placement due to the C4 zoning designation, which does not allow the placement of a communication tower/facility as a by-right use.

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

Board to Consider:

1. Is the variance being 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 height is necessary to achieve the required coverage area and demands the height of the tower as requested by the applicant.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, variances have been granted for additional heights in communication towers when the topography of the land is such the additional height if necessary to achieve the desired coverage area.
3. Will approval of the variance alter the essential character of the district? No, the communication tower will be placed in a manner to not alter the character of the area.

4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, land use and zoning will remain unchanged.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, variances have been granted to allow for communication towers to increase the height when the trees or terrain have necessitated the additional height.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, the approval will have no impact on the health, safety and welfare of the area.

Approval Allows:

1. Approval will allow a communication tower 125-feet in height.
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 recommends approval of the request to allow the replacement of the existing tower as proposed by the applicant subject to the following conditions:

- Multiple blinking lights be located on top of the tower to operate 24-hours per day, 7-days per week and 365-days per year;
- A letter from the FAA approving the tower height and location;
- The tower be of monopole type only;
- All abandoned or unused towers and associated facilities shall be removed within 12-months of the cessation of operations at the site. In the event that a tower is not removed within 12 months of the cessation of operations at a site, the tower and associated facilities may be removed by the City and the costs of removal assessed against the property.
- The placement of a fence around the communication tower site a minimum of 6-feet in height; and
- A planted buffer with a minimum depth of 10-feet with plant materials to reach a height of 20-feet at maturity be required around the exterior perimeter of the fence.

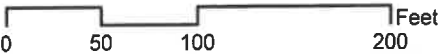
North Little Rock
Board of Adjustment



BOA CASE #2024-14

Date: 9/17/2024

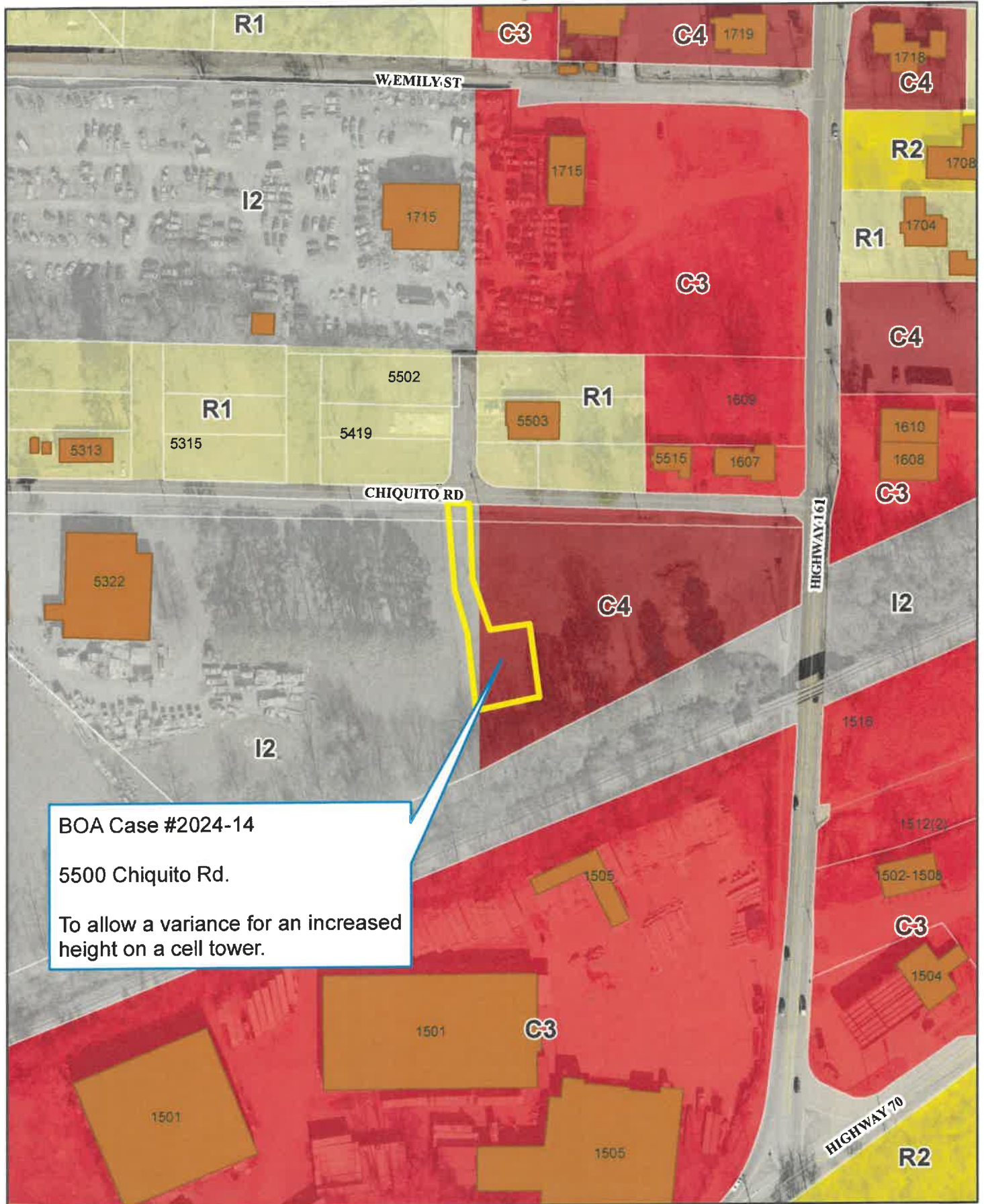
1 inch = 100 feet



User: jhale



North Little Rock Board of Adjustment



BOA CASE #2024-14

Date: 9/17/2024

1 inch = 150 feet

0 75 150 300 Feet



User: jhale



N. ANDREW ROTENSTREICH
Direct Dial: 205.250.8304
E-Mail Address: arotenstreich@bakerdonelson.com

August 26, 2024

VIA ELECTRONIC MAIL and FEDEX

City of North Little Rock, AR
Attn: Donna James
Assistant Planning Director
700 W 29th Street
North Little Rock, AR 72114

RE: *Proposed Telecommunications Facility*
Site Name: Chiquito Road AR
Address: Chiquito Road, North Little Rock, AR 72117
Our File No.: 2961145.000056

Dear Ms. James:

I am writing on behalf of The Towers, LLC ("Vertical Bridge" or "Applicant"). Vertical Bridge is requesting to build a new cell tower in North Little Rock on which Verizon Wireless and up to two (2) additional carriers can locate their equipment.

Enclosed please find a Variance Application (**Exhibit 1**), Special Use Permit Application (**Exhibit 2**), and Site Plan Application (**Exhibit 3**) and supporting documentation to allow the construction of a wireless telecommunications facility (the "Facility") at the property located off of *Chiquito Road, North Little Rock, AR 72117* (the "Property"). The proposed Facility will be a 125' monopole tower with a 10' lightning rod located in the C4 zoning district. The Property is owned by Roberts McNutt, Inc. (the "Landlord"), who has leased the area where the tower will be constructed and the necessary ground space for supporting equipment to Tillman. We have also enclosed a Landowner Authorization giving Baker Donelson the authority to apply for these Applications on behalf of the Landlord.

ZONING REQUEST – VARIANCE, SPECIAL USE PERMIT, & SITE PLAN APPROVAL

The Property is located in the C4 District where the Facility is allowed with approval of a variance, special use permit, and site plan. The Facility meets all requirements, including setback requirements, of the development standards of the City of North Little Rock Zoning Ordinance (the "Ordinance"). As detailed below, the proposed use, a telecommunications tower, will benefit the surrounding neighborhood by providing access to modern wireless telecommunications infrastructure to support the latest telecommunications technology for use by the citizens of the City of North Little Rock and its first responders.

Section 5.7 – Communication Towers

This section shall be intended to govern all wireless communication facilities not defined as "small cells" or those communication facilities located within a dedicated or prescriptive street right-of-way or easement. Small cell facilities are governed by a separate ordinance.

5.7.1 : General Requirements

The following shall apply to communication towers and wireless communication facilities:

A. Require co-location of wireless communication facilities of competing providers on communication towers.

RESPONSE: The proposed telecommunications facility will be designed based on EIA/TIA Code for at least three (3) total tenants with the required separation between tenants. Please see Site Plan/Construction Drawings. Fence details are shown on Page 4.0.

B. Require any wireless service provider or entity installing a new communication tower to make appropriate provisions to allow for the future addition of at least one (1) other provider on a private rental basis.

RESPONSE: Acknowledge.

C. Require the wireless service provider or entity installing a new communication tower to agree to refrain from generating unreasonable obstacles to such collocation arrangements.

RESPONSE: Agreed.

D. Requests for communication towers outside of the permitted Zoning Districts shall require a rezoning or a Special Use.

RESPONSE: This Application will include a request for a Special Use Permit.

E. Any communication tower permitted in a Zoning District over seventy-five (75) feet in height, will be directed to the Board of Zoning Adjustment before the request may be reviewed by the Design Review Committee.

RESPONSE: Acknowledge. Please see Letter of Hardship.

F. New communication towers shall be reviewed through the Site Plan Review process after any necessary variances.

RESPONSE: Acknowledge.

G. Communication towers shall be subject to all other applicable local regulations and shall be treated as the principal building on the lot on which it is located.

RESPONSE: Acknowledge.

5.7.2 : Dimensional and Development Requirements:

A. A reasonable separation of individual communication towers shall be required by maintaining a physical separation of two thousand (2,000) feet between communication towers.

RESPONSE: We meet this requirement. Please see tower separation map included.

B. The tower shall be located on a platted lot not less than five-thousand six hundred and twenty-five (5,625) square feet.

RESPONSE: The Plat Application will cover six thousand four hundred (6,400) square feet.

C. The tower shall be located within a fenced area. The fence shall be six (6) feet in height.

RESPONSE: Please see Site Plan/Construction Drawings. Fence details are shown on Page 3.2, which acknowledge meeting this requirement.

D. The tower shall be located in the center of the lot.

RESPONSE: After the Plat Application, the proposed tower will be located in the center of the lot.

E. All accessory structures and buildings shall be placed within a fenced area and at least fifteen (15) feet from any fence.

RESPONSE: Criteria met. Please see Site Plan/Construction Drawings. Fence details are shown on Page 3.2

F. A planted buffer with a minimum depth of ten (10) feet with plant materials to reach a height of twenty (20) feet at maturity shall be required around the exterior perimeter of the fence.

RESPONSE: Criteria met. Please see Site Plan/Construction Drawings. Landscape details are shown on Page 3.3.

Section 8.2 – Special Use

8.2.2 : Review Procedure

A. Planning Department/Design Review Committee Review (DRC): The Planning Department shall review the application and may require the application to be reviewed by the DRC before the request is heard by the Planning Commission. The DRC may review the request along with staff recommendation for conditions. The DRC shall forward each application to the Planning Commission for consideration.

RESPONSE: Acknowledge.

B. Planning Commission Review: At a scheduled public hearing, the Planning Commission shall render a recommendation on the application by majority vote which will be transmitted to the City

Council. To review the Special Use application, the Planning Commission shall consider the following:

1. The Special Use shall be consistent with the intent and purposes of this ordinance.

RESPONSE: The granting of the requested Special Use is consistent with the intent and purposes of this ordinance. The proposed use provides a necessary and essential service to the residents of North Little Rock and meets all of the ordinance requirements except for the need for additional height as explained below. Also, the proposed use will not emit noise, light, glare, dust, odor or fumes, nor will it increase traffic in the immediate area.

2. The approval of the Special Use will not be detrimental to the safety, health, and general welfare of the community.

RESPONSE: The proposed facility will benefit public health, safety, and welfare as it will provide expanded reliable wireless and broadband service to North Little Rock residents and businesses, as well as more reliable emergency 911 access.

3. The Special Use will not change the essential character of the surrounding neighborhood and will not be harmful to the property or improvements in the vicinity and/or Zoning District in which the property is located.

RESPONSE: The Special Use will not change the essential character of the surrounding neighborhood and will not be harmful to the property or improvements in the vicinity and/or Zoning District in which the property is located. The Special Use will not change the essential character of the surrounding neighborhood because it will not emit noise, light, glare, dust, odor or fumes, nor will it increase traffic in the immediate area.

4. The Special Use shall be designed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

RESPONSE: Acknowledge.

5. The proposed use is properly located in relation to the other land uses in the vicinity and the use can be adequately served by essential public services and facilities, and street capacities without placing an undue burden on such facilities.

RESPONSE: The granting of the requested Special Use will not place an undue burden on such facilities, as only power and telephone are required utilities to operate the facility. Since there is no human occupation required for this proposed use, there is no need for sewer or water, nor a need for road improvements to allow for additional traffic.

6. The proposed use will not create congestion in streets, roads, alleys and other public rights-of-way and places in the area and will not impair pedestrian safety.

RESPONSE: The proposed telecommunications facility will not cause or produce any excess traffic in the area. Once the tower is constructed, it will be visited for routine maintenance purposes only.

7. The site shall be of a sufficient size to accommodate the proposed use and all the off-street required parking.

RESPONSE: Acknowledge.

8. The site shall be accessible to fire, police and other emergency vehicles.

RESPONSE: Acknowledge.

If a negative recommendation is provided by the Planning Commission, the application shall not be heard by the City Council until all notification requirements have been met for a public hearing at City Council.

C. City Council Review: The Planning Commission shall report to the City Council their findings and their recommendations, including recommended conditions and/or restrictions. The City Council, subject to the requirements of this Article may grant or deny any application for a Special Use. Special Uses shall only become effective by an ordinance duly passed by the City Council.

RESPONSE: Acknowledge.

Section 9.1 – Board of Zoning Adjustment (BZA)

9.1.3 : Variances

No variance shall be authorized unless the Board shall find that the following conditions exist:

A. The variance will not authorize the operation of a use other than the uses specifically permitted within the Zoning District of the property for which the variance is sought.

RESPONSE: Acknowledge.

B. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of the Code, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same Zoning District.

RESPONSE: Acknowledge.

C. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that 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 Zoning District in which the property is located.

RESPONSE: The condition upon which the variance is based is unique to the property because of its elevation and terrain. Due to the characteristics of the radio signal emitted from the tower, which consists of a fixed technology dictated by physics, along with the elevation and terrain of the property, an unnecessary hardship exists. The specific height and location of this tower is dictated by the fixed signal from each tower which must work in tandem with the signal from other nearby towers.

- D. The variance will not substantially or permanently injure the use of adjacent conforming property in the same Zoning District.

RESPONSE: The requested variance will not substantially or permanently injure the use of adjacent conforming property in the same Zoning District, as the proposed use will not emit noise, light, glare, dust, odor nor will it increase traffic in the immediate area.

- E. The variance will not alter the essential character of the Zoning District in which the property for which the variance is sought is located.

RESPONSE: The requested variance will not alter the essential character of the Zoning District because of innocuous nature of the proposed use, which will not emit noise, light, glare, dust, odor nor will it increase traffic in the immediate area.

- F. The variance will not weaken the general purposes of the Code or the regulations herein established for the specific Zoning District.

RESPONSE: The requested variance will not weaken the general purposes of the Code.

- G. The variance will be in harmony with the spirit and purpose of the Code.

RESPONSE: The requested variance will be in harmony with the spirit and purpose of the Code.

- H. *The variance will not adversely affect the public health, safety or general welfare.

RESPONSE: The granting of the requested variance will not be detrimental to the public safety, health, or welfare, or injurious to other property. The proposed facility will benefit public health, safety and welfare as it will provide expanded reliable wireless and broadband service to North Little Rock residents and businesses, as well as more reliable emergency 911 access.

We would appreciate this application for Variance, Special Use Permit, & Site Plan Approval be placed on the appropriate agendas for the upcoming meeting. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC



N. Andrew Rotenstreich

NAR
Enclosures



SITE NAME

CHIKUITO ROAD - ARKANSAS

VB SITE ID: US-AR-5221



verticalbridge



VICINITY MAP



COVER SHEET
NEW 125' MONOPOLE TOWER
CHIKUITO ROAD / US-AR-5221

SHEET INDEX

SHEET	TITLE
1.0	COVER SHEET
2.0	BOUNDARY SURVEY
3.0	OVERALL SITE & TOPO COMPOUND PLAN
3.1	COMPOUND DETAILS & EROSION CONTROL NOTES
3.2	COMPOUND FENCE ELEVATIONS & DETAILS
3.3	LANDSCAPING PLAN
3.4	SETBACK PLAN
4.0	TOWER ELEVATION & ANTENNA DETAILS
4.1	RF DESIGN SHEET (1 OF 2)
4.2	RF DESIGN SHEET (2 OF 2)
4.3	ANTENNA MOUNT SPECIFICATION SHEET (BY OTHERS)
5.0	GROUNDING DETAILS, SHEET 1 OF 3
5.1	EQUIPMENT PAD PLANS & AWWARD BRIDGE LAYOUT
5.2	OUTDOOR EQUIPMENT ELEVATIONS
5.3	PI-WG1012-312X102 CANOPY (BY OTHERS)
6.0	EQUIPMENT MAT PLANS, SECTIONS & NOTES
6.1	OUTDOOR CWP CUTSHEET
7.0	UTILITY ROUTING PLAN
7.1	BREAKER BOX ELECTRIC SCHEMATIC
7.2	ELECTRIC SCHEMATIC & POWER RISER
7.3	BLOCK DIAGRAM
7.4	UTILITY DISTRIBUTION RACK ELEVATIONS & DETAILS
8.0	OVERALL FIBER AND POWER ROUTE
8.1	GROUNDING DETAILS, SHEET 2 OF 3
8.2	GROUNDING DETAILS, SHEET 3 OF 3
9.0	GENERAL NOTES & SPECIFICATIONS
9.1	SPECIFICATIONS
9.2	GENERAL NOTES

PROJECT DATA

SITE NAME: CHIKUITO ROAD / US-AR-5221
COUNTY: PHILADELPHIA
911 ADDRESS: 730 NORTH LITTLE ROCK, AR 72117
TOWER/ANTE OWNER: THE TOWERS, LLC
PROJECT: NEW MONOPOLE TOWER SITE
BLANK PROPERTY OWNER: ROBERTS HAMMITT, INC
CONTACT: TOMMY BURTON
ADDRESS: 532 CHIKUITO ROAD
PHONE NO: 857-351-5055
ELECTRIC UTILITY: NORTH LITTLE ROCK ELECTRIC
CONTACT PERSON: OREG WOODWARD



TOWER DATA

TOWER TYPE: MONOPOLE
FAA TILING HEIGHT: 130'
TOWER HEIGHT: 125'
ANTENNA CENTERLINE: N 54° 46' 00.81" (RAD 93)
LATITUDE: W 82° 12' 03.17" (RAD 83)
GROUND ELEVATION: 253.2' (NAVD83)

PROJECT DIRECTORY

ENGINEER: HERITAGE ENGINEERING
PROJECT PERSON: KEVIN AND
ADDRESS: BENTON ARKANSAS 72818
PHONE NO: (811) 539-2503
SUPERVISOR: CONSUMER CASE SURVEYING & MAPPING
CONTACT PERSON: JARED PAIVAT
ADDRESS: P.O. BOX 1874
GREENSBORO, AR 72638
PHONE NO: (811) 876-3511

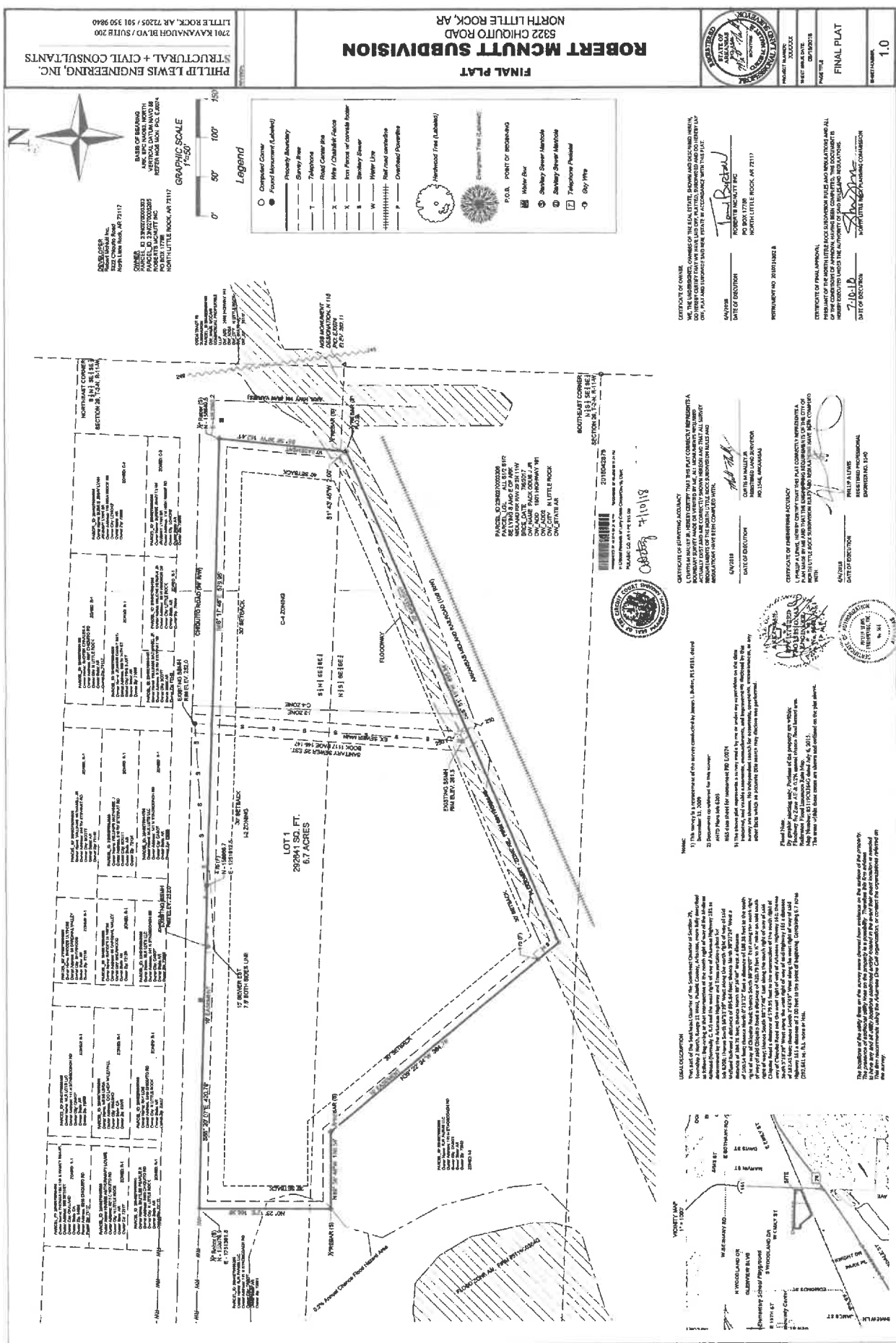
CARRIER DATA

RAWLAND
CONSTRUCTIONS PREPARED
FOR: **verizon**

VZW PROJECT ID: 17801131
VZW MDL LOCATION ID: 000086905
VZW CONSTRUCTION ENGINEER: CAMERON LANLEY
PHONE NO: (911) 366-037
EQUIP. PAUSE: 4'-0" x 12'-0" x 4'-0" x 6'-0"
GROUNDING: TYPICAL

1.0

SHEET NO.



PHILIP LEWIS ENGINEERING, INC.
STRUCTURAL & CIVIL CONSULTANTS
2701 KAYANADHIBD / SUITE 200
LITTLE ROCK, AR 72093 / 501.350.9840

ROBERT MCNUTT SUBDIVISION

FINAL PLAN

- Legend**
- Contingent Corner
 - Fixed Monument (Subsided)
 - Property Boundary
 - Survey Line
 - Telephone
 - Road Center Line
 - Meter Chained Feature
 - Iron Pin or of concrete Marker
 - Boundary Survey
 - Water Line
 - Half road centerline
 - Overhead Powerline
 - Wooded Area (Subsided)
 - Easement (Subsided)
 - POOL POINT OF BEGINNING
 - Meter Bar
 - Survey Stake Marker
 - Survey Stake Marker
 - Telephone Pole
 - Guy Wire

DATE OF SURVEY
APRIL 10, 2008
PROJECT NO. 2008000003
SUBDIVISION NO. 118
ROBERT MCNUTT SUBDIVISION
NORTH LITTLE ROCK, AR 72117

CERTIFICATE OF FIDELITY
I, the undersigned, being a duly licensed Professional Engineer in the State of Arkansas, do hereby certify that I am a duly licensed Professional Engineer in the State of Arkansas, and that I am the author of the above described subdivision map, and that I am the author of the above described subdivision map, and that I am the author of the above described subdivision map.

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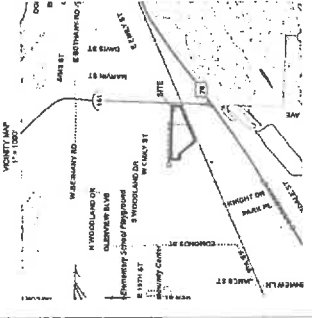
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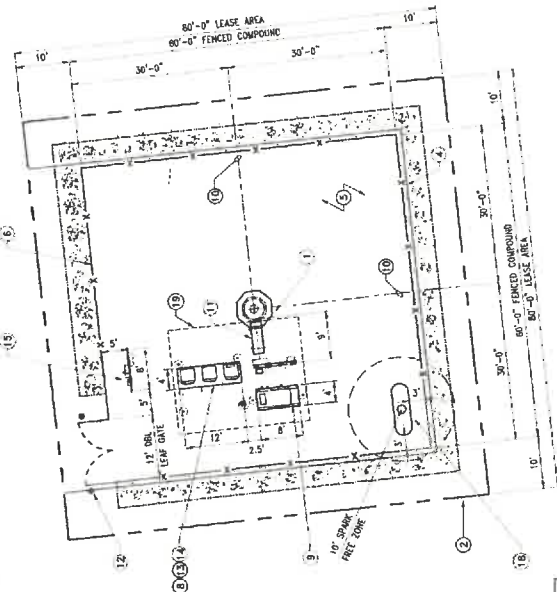
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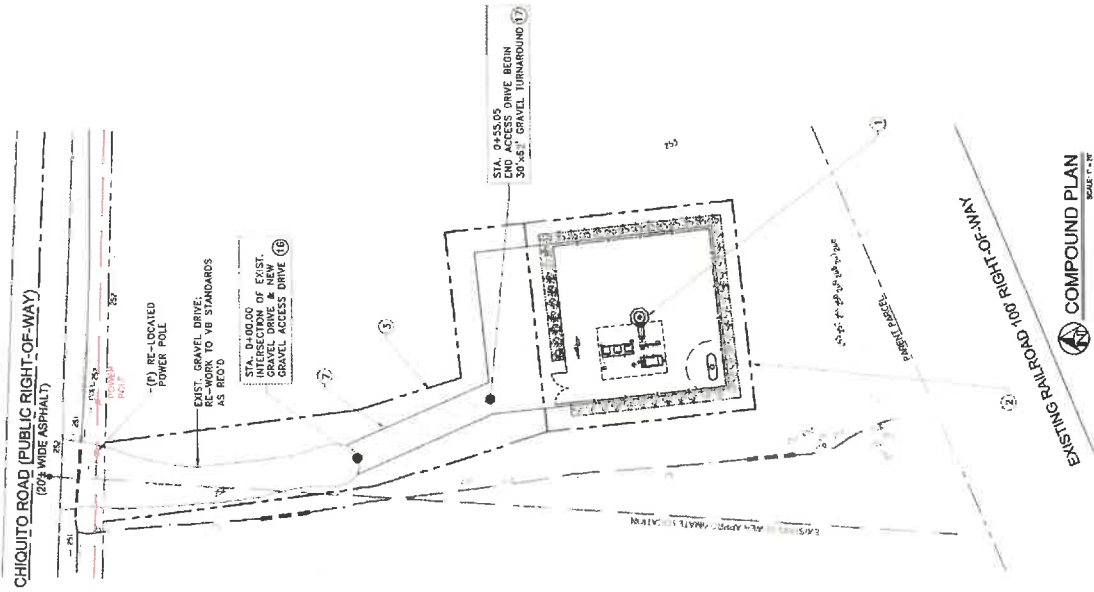


 ENLARGED COMPOUND PLAN

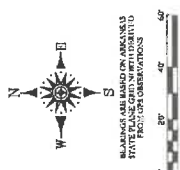
NOTE:
SEE SHT. 3.4 FOR SETBACKS AND FALL ZONE
RADIUS.
SEE SHT. 3.3 FOR LANDSCAPING PLAN

NOTES BY SYMBOL "O"

- 1 NEW 125' VERTICAL TOWER (CL TOWER TG = 354.30)
- 2 AND (TDC = 235.50)
- 3 80'x40' LEASE AREA (6,400 SQ. FT.)
- 4 30'-WIDE UTILITY & INGRESS/EGRESS CASSEMENT
- 5 30'-WIDE UTILITY & INGRESS/EGRESS CASSEMENT
- 6 4 UNITS OF GRAVEL
- 7 CRUSHED STONE SURFACE
- 8 80'x40' FENCED COMPOUND
- 9 12' WIDE GRAVEL ACCESS DRIVE
- 10 11'-WIDE GRAVEL ACCESS DRIVE FOR VERZON'S 4'-0" x 4'-0" EQUIPMENT PAD EQUALS 252.25
- 11 ELEVATION OF TOP OF PAD FOR VERZON'S 4'-0" x 4'-0" PROPANE GENERATOR PAD EQUALS 252.25
- 12 CENTER LINE OF TOWER
- 13 WAY GUIDE BRIDGE APPROX 6 LF.
- 14 CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES
- 15 NEW CANOPY OVER VZW EQUIPMENT
- 16 SLOPE NEW GRAVEL SURFACE TO DRAIN AWAY FROM VERZON'S PLATFORM
- 17 VERZON'S PLATFORM
- 18 UTILITY DISTRIBUTION BACK WITH MULTI-METER CENTER
- 19 STA. 0+00-00
- 20 INTERSECTION OF EXIST. GRAVEL DRIVE & NEW GRAVEL ACCESS DRIVE
- 21 EXIST. ACCESS DRIVE BEGIN 30'-60" GRAVEL TURNAROUND
- 22 500 GAL. PROPANE TANK
- 23 20'-25' x 2'-0" VZW LEASE AREA (500 SQ. FT.)



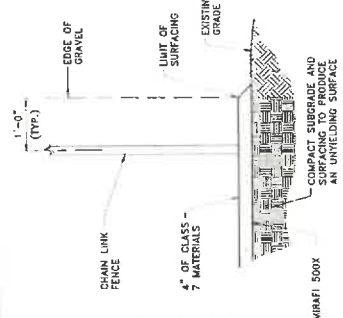
COMPOUND PLAN



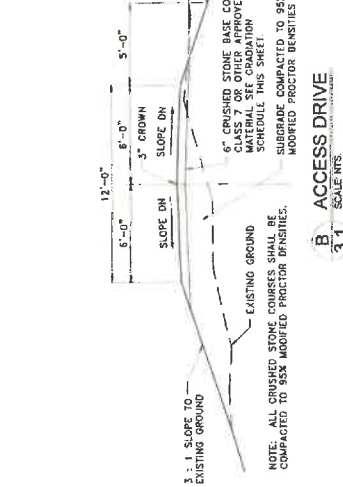
BEARINGS ARE BASED ON ARKANSAS
STATE PLANE GRID NORTH DATUM
FROM UPS OBSERVATIONS

© COPYRIGHT HERITAGE ENGINEERING PLLC 2024

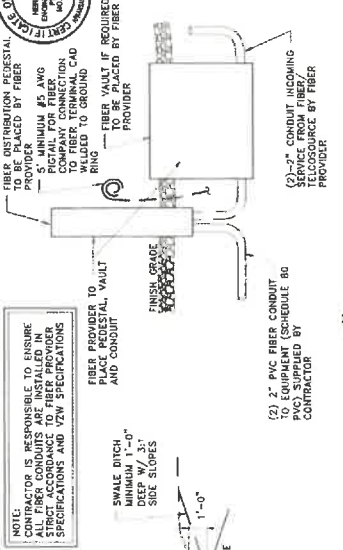
CLASS 7 GRADATION SCHEDULE		
SIZE	PERCENT PASSING	
3/4"	100	
1/2"	100	
3/8"	60-100	
20-40		
25-55		
10-30		
5-10		
3-10		
MAXIMUM PLACITY INDEX		
(MINUS #40 MATERIAL)		
MINIMUM PERCENT CRUSHER RUN MATERIAL		
GRADING SHALL COMPLY WITH		
T11 AND T27		



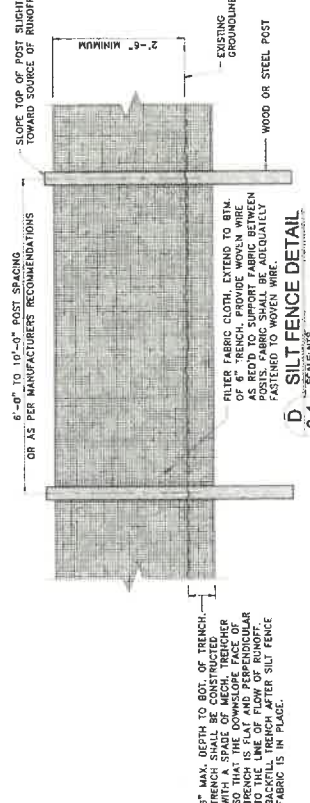
A SITE COMPOUND SURFACE DETAIL
3.1 SCALE: 1/8" = 1'-0"



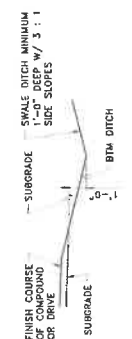
B ACCESS DRIVE
3.1 SCALE: 1/8" = 1'-0"



C FIBER VAULT DETAIL
3.1 SCALE: 1/8" = 1'-0"



D SILT FENCE DETAIL
3.1 SCALE: 1/8" = 1'-0"



E TYPICAL SWALE DITCH
3.1 SCALE: 1/8" = 1'-0"

SOIL AND EROSION CONTROL

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL, AND OTHER REQUIREMENTS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
2. CONSTRUCTION AT THE SITE WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED BY ANY WORK. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND ANY PHASE OF CONSTRUCTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT REACHES 6" IN HEIGHT WITHIN SILT FENCE BARRIERS.
7. FAILURE TO INSTALL OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
8. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT IF REQUIRED SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
9. ANY AREA OF DISTURBANCE LEFT EXPOSED OR IS ANTICIPATED THAT IT WILL BE EXPOSED BEYOND THE EXPOSURE PERIOD REQUIRED BY LOCAL AUTHORITIES SHALL BE STABILIZED WITH TEMPORARY SEEDING.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IF REQUIRED UPON INSPECTION BY AND DIRECTION FROM LOCAL AUTHORITIES.
11. UPON COMPLETION OF WORK, OR AS DIRECTED BY EROSION CONTROL AUTHORITIES, ALL DISTURBED AREAS NOT GRASSED OR PLANTED WITH PERMANENT SEEDING MATERIAL SUITABLE FOR THE LOCAL GROWING AREA.
12. FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH. THE WELDED BURST STRENGTH OF FILTER CLOTH SHALL BE GREATER THAN 150 PSI AND THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
13. A PRE ASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.
14. SILT FENCE TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
15. PLACE STRAW BALES ON ALL DOWN STREAM SIDE OF ALL SILT FENCES. BALES SHALL BE PLACED END TO END AGAINST NEW SILT FENCES.



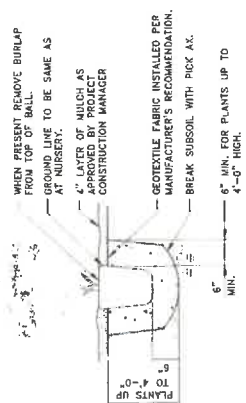
Heritage Engineering
12345 Main Street
Suite 100
Salt Lake City, UT 84143
Tel: (801) 123-4567
Fax: (801) 123-4568
www.heritageeng.com

verticalbridge

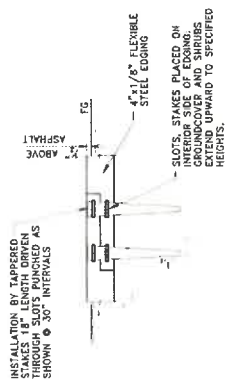
3.3

SHRUB PLANTING NOTES:

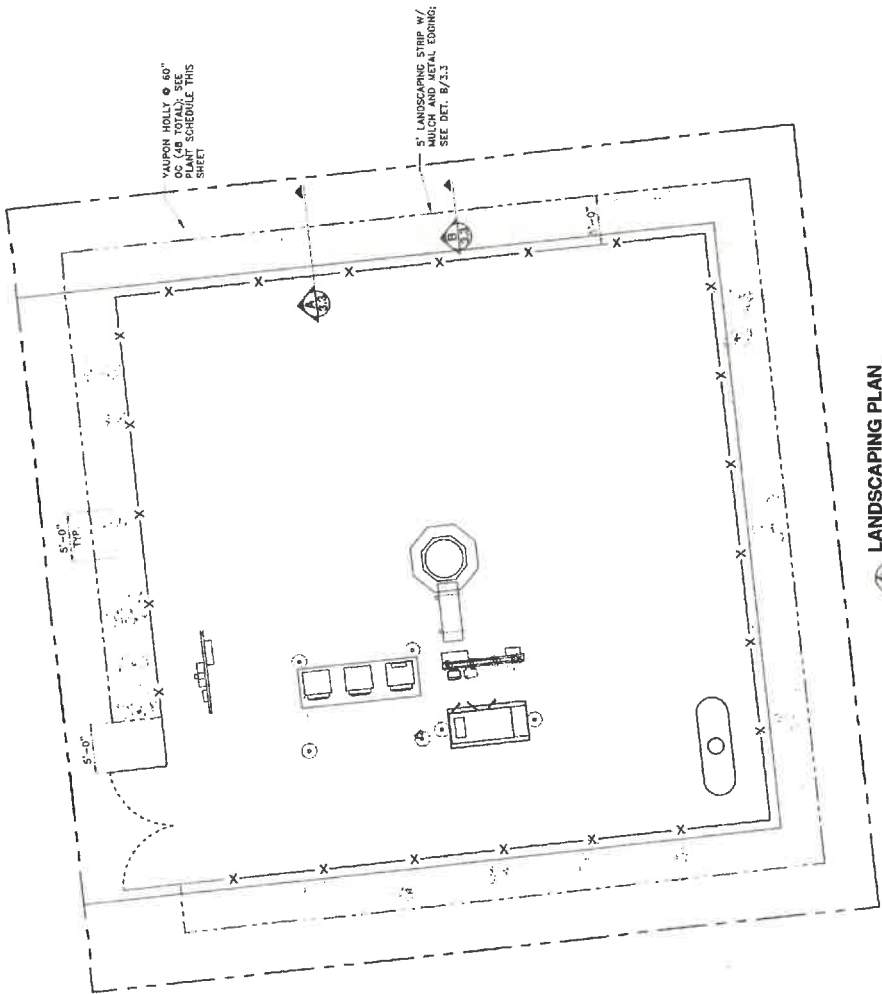
PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BY THE LANDSCAPING CONTRACTOR. FERTILIZER AND WEED CONTROL SHALL BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD. PROVIDE HOMOGENEOUS BACKFILL PLANTING MIXTURE AS SPECIFIED.



A SHRUB PLANTING DETAIL
3.3 NOT TO SCALE



B STEEL EDGING DETAIL
3.3 NOT TO SCALE



LANDSCAPING PLAN
SCALE: 3/16\"/>

PLANT MATERIAL SCHEDULE:

ITEM	SIZE & DESCRIPTION
1. SHRUBS/EVERGREENS	PLANTS TO BE PLACED @ 60\"/>



verticalbridge

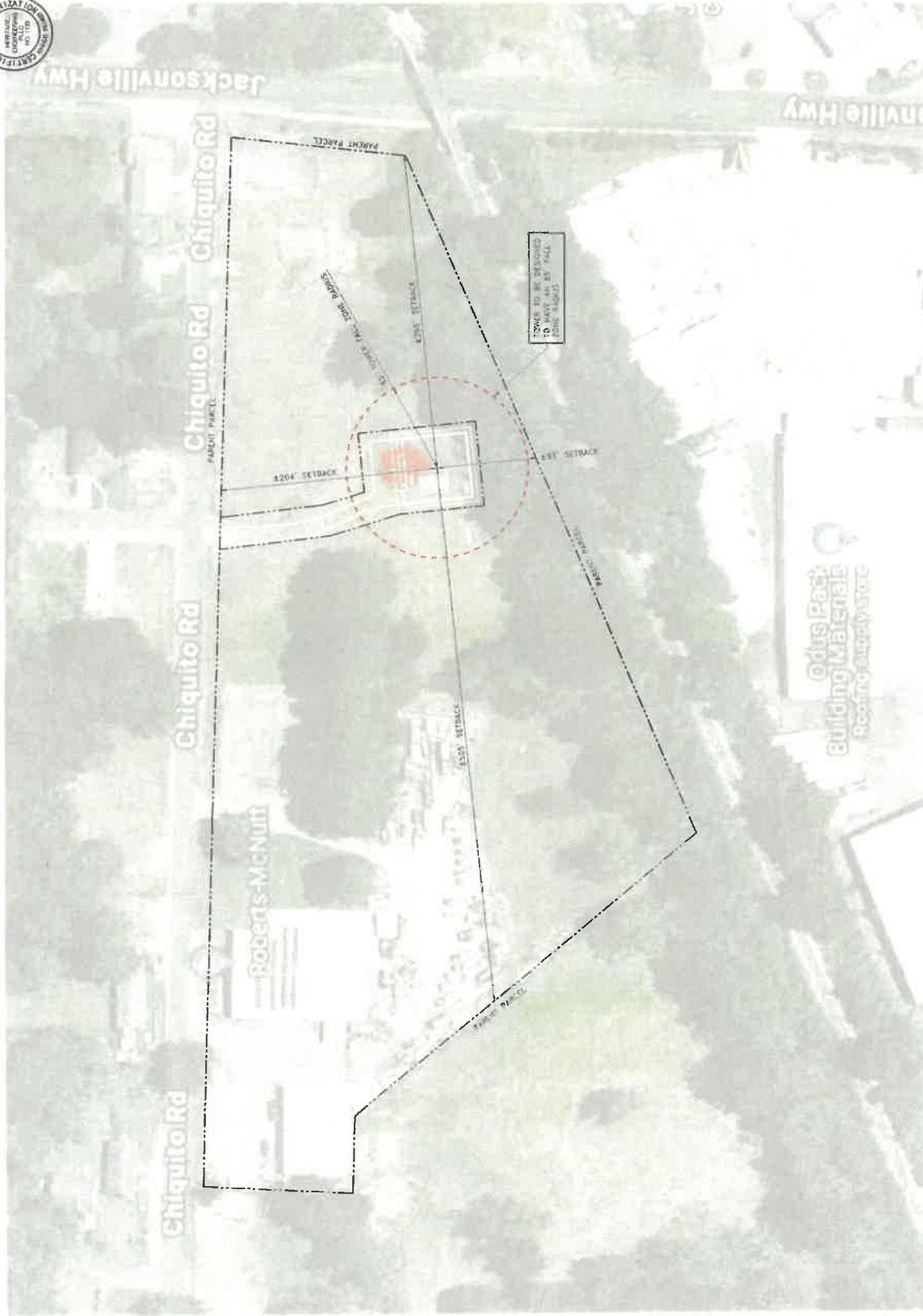
CHUITO ROAD / US-AR-5221
NEW 125' MONOPOLE TOWER

SETBACK PLAN

PROJ 11	2024-0002	20000311	1/0	07/01/2004
FILE NAME	CH 001			
FILE NO	2024-0002			

WARNING	1/2			
0				
IF THIS TANK DOES NOT MEET REQUIREMENTS FOR RECYCLING, IT MUST BE RECYCLED TO AHA!				
RECYCLED	1/40			
DISCHARGED BY	315			
DISCHARGED BY	315			
DISCHARGED BY	1 AW			
SHEET NO.				

3.4



Variance Requested: a variance from Section 4.2.8 to allow the placement of a 3-unit townhouse development with a reduced rear and side yard setback within a C6 zoned property.

Location of the Request: 902 N Poplar St

Legal Description of the Property: The West 96 Feet of Lot 6, Block 52, Barton’s Addition to Argenta, Now in the City of North Little Rock, Pulaski County, AR

Owner: Bud Thomas Construction

Applicant: Bud Thomas Construction

Present Use of the Property: Undeveloped

Present Zoning of the Property: C6



Site Characteristics: The subject property is located east of Main St, west of Interstate 30, South of the Missouri Pacific railroad easement, and north of Bishop Lindsey Avenue. The parcel under review occupies the northeast corner of SA Jones Dr (E 9th St) and N Poplar St. While newer high end residential properties have recently been developed to the south the neighborhood is made up of different uses including commercial, industrial and residential. The surrounding properties include

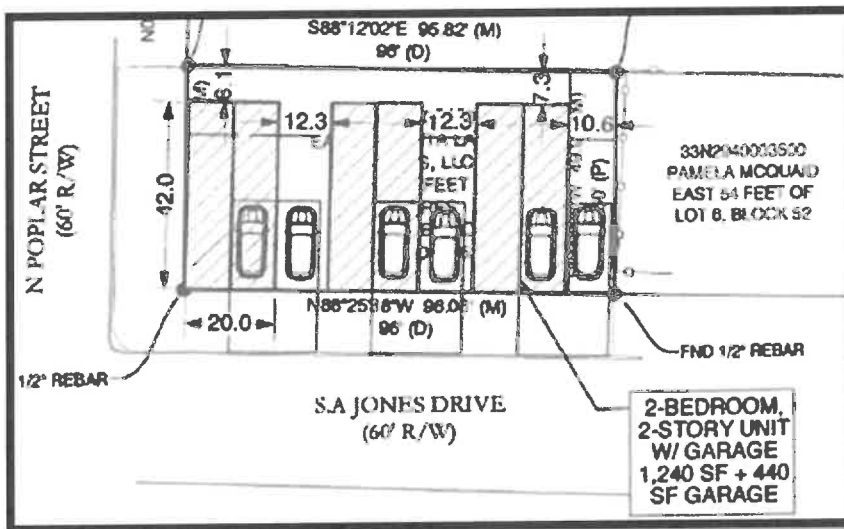
single family adjacent to the north and east property lines. Lewis Brothers Towing Company across N Poplar Street to the west, vacant lots across SA Jones Drive and Daniel Brothers Moving and Storage one block to the east located on N Magnolia St.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	C6	SA Jones ROW / Vacant
East	R4	Single Family
West	C6	N Poplar ROW/ Towing Company

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

Staff Analysis: The applicant is proposing the construction of a 3-unit townhouse with 6-parking spaces, 1-garage space and 1-exterior driveway space for each unit. The applicant is seeking a variance to allow a reduction in the required building setback along the northern and eastern property lines. The property is currently zoned C6 which requires a 10-foot rear yard setback and 15-foot side yard setback when abutting a more restrictive residentially zoned property. The site plan submitted by the applicant indicates the rear yard setback to be 7.3-feet at its narrowest point to the east, and a maximum of 8.1-feet at the widest point on the west end of the property. The side yard setback adjacent to the R4 zoned property to the east is proposed to be 10.6-feet in width which also includes a one-car parking space built to the property line eliminating the required landscape buffer.



While C6 zoning allows for different uses and zero setbacks with the exception of the rear yard, when developed as residential, each dwelling unit is to provide one off street parking space. In addition when C6 property is developed next to a residential zoned property a buffer including an opaque barrier and landscape as prescribed by the zoning ordinance is required. The applicant is requesting to develop the property with these minimal setback reductions to maximize the living space within the boundaries

of the property and provide dwelling units that will best serve the needs of the occupants.

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

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is seeking the variance to allow the development of the lot with reduced setbacks and when the development could be completed

meeting the minimum requirements of the ordinance by reducing the number of units and/or reducing the size of the units proposed.

2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possibly, the property to the north and east are currently developed with single-family homes. However, newer developments in this neighborhood are trending towards multifamily developments and higher end residence.
3. Will approval of the variance alter the essential character of the district? No, the neighborhood is developed with several different uses. The addition of townhomes 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 of the area will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, setbacks and density allowances were established to provide for livability for the existing and future residents.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the City.

Approval Allows:

1. Approval will allow the placement of a 3-unit townhouse within 7.1-feet of the northern property line and 10.3 feet from the east property line as described above and shown on the attached site plan.
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 #2024-15

Date: 9/10/2024

1 inch = 40 feet

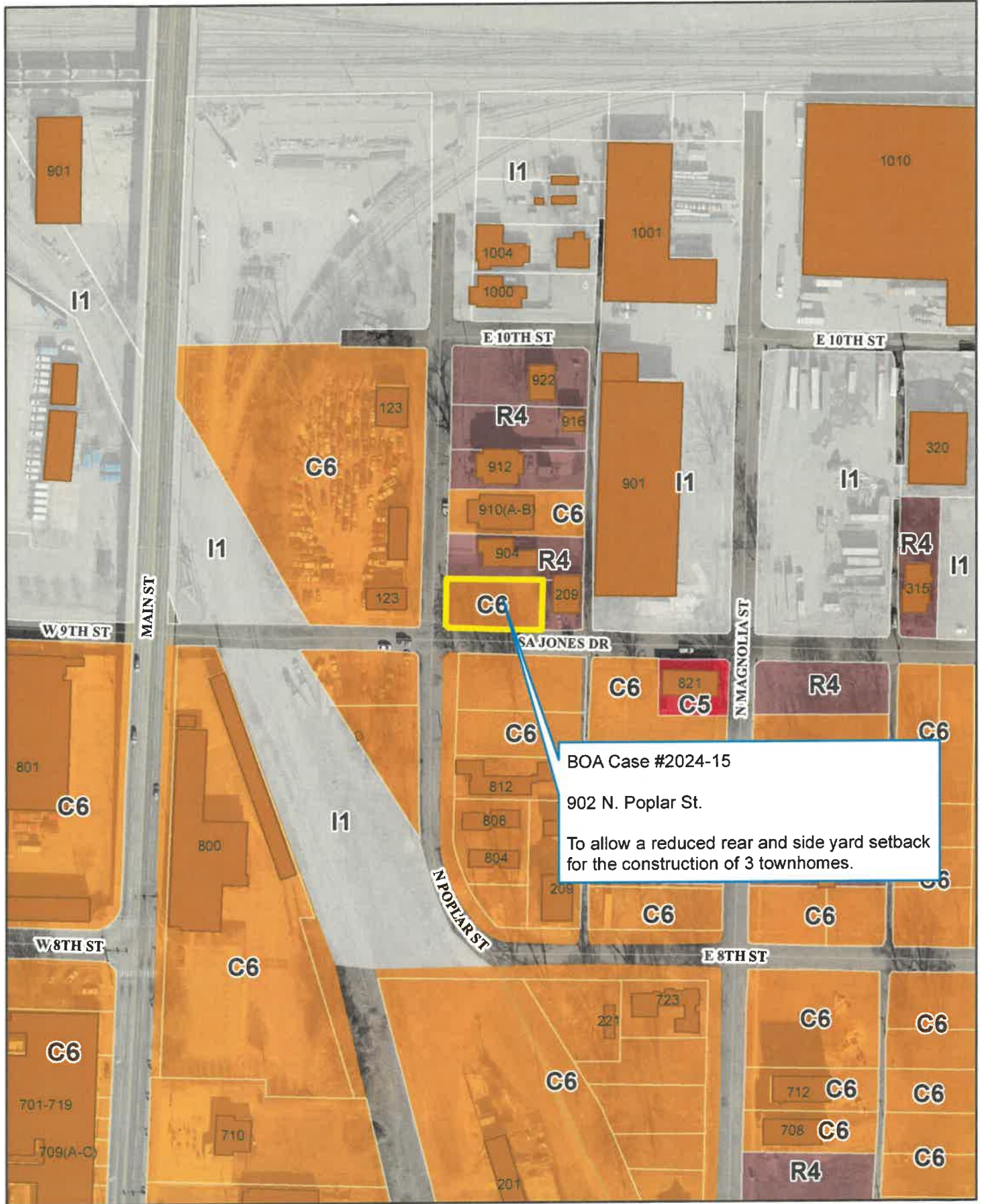
0 20 40 80 Feet



User: jhale



North Little Rock Board of Adjustment



BOA CASE #2024-15

Date: 9/10/2024

1 inch = 150 feet

0 75 150 300 Feet



User: jhale



Letter of Hardship:
Bud Thomas Construction LLC
17200 Chenal PKWY STE 300 117
Little Rock, AR 72223

August 18, 2024
Board of Zoning Adjustment
700 W 29TH St
North Little Rock AR 72114

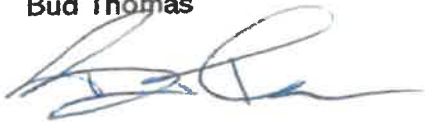
To the Board of Zoning Adjustment:

I am writing this letter asking for your approval for LOT 6, BLOCK 62 of Bartons addition to Argenta. We are asking for a variance in resemblance of our Site Plan/Survey. The property will have 3 single family rental units, as shown on the Site Plan.

Thank you for your help,

Sincerely.

Bud Thomas

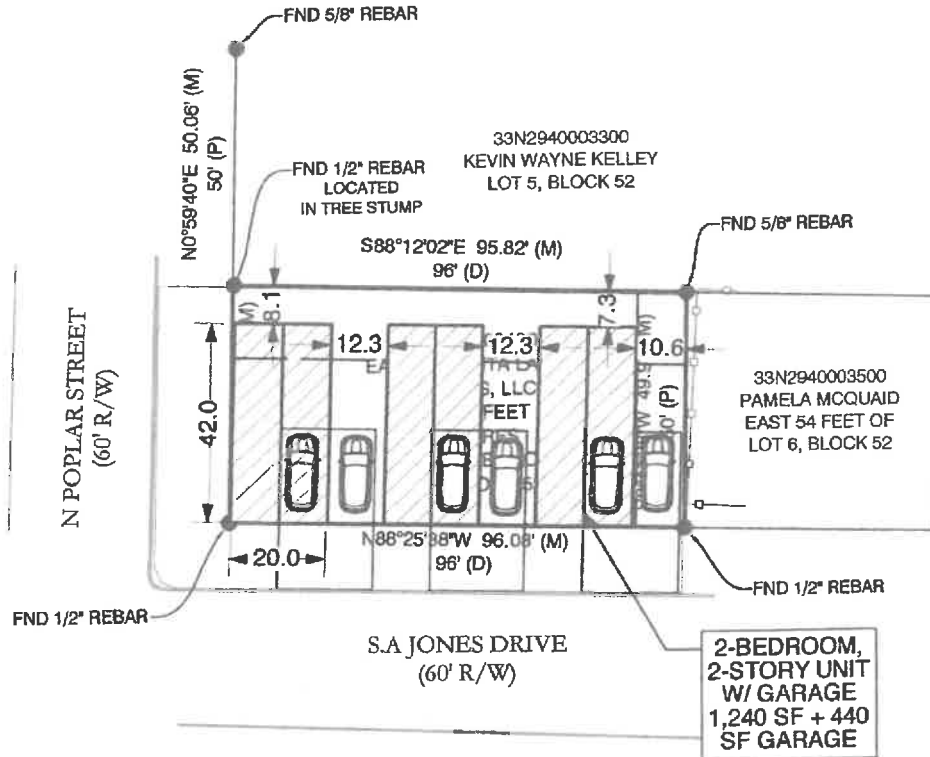


LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (D)-Deeded
- (P)-Platted

SURVEY PLAT CODE:

500-02N-12W-0-35-430-60-1573



DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- PLAT OF BARTON'S ADDITION

PROPERTY DESCRIPTION:

- THE WEST 96 FEET OF LOT 6, BLOCK 52, BARTON'S ADDITION TO ARGENTA, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, P.E. NO. 1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 03, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AH" OF THE F.E.M.A. MAP PANEL 06119C0344G EFFECTIVE DATE JULY 04, 2018.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).



6-3-23

GNE

Designing our client's success

GarNat Engineering, LLC

P.O. Box 116
Benton, AR. 72018
Ph (501)408-4650

3825 Mt. Carmel Rd.
Bryant, AR. 72022

garnatengineering@gmail.com

CONTENTS: LOT SURVEY

902 N POPLAR STREET
NORTH LITTLE ROCK,
ARKANSAS
72114
PULASKI COUNTY

FOR THE USE & BENEFIT OF:

EAST ARGENTA LAND HOLDINGS, LLC.

PROJECT NO:
23077

DATE:
JUNE 3, 2023

BOA #2024-16
September 26, 2021

Variance Requested: A variance request from the area provision of Section 14.23 - Signs permitted in R4 and R5 zones of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign that exceeds the prescribed 24-square feet in sign area.

Location of the Request: 2912 N Hills Blvd, North Little Rock, AR 72114

Legal Description of the Property: A Tract of Land Lying in the NW 1/4 NW 1/4 Section 30, Township 2 North, Range 11 West, SE 1/4 Section 24 and the NE 1/4 Section 25, Township 2 North, Range 12 West, City of North Little Rock, Pulaski County, Arkansas.

Owner: Pointe Holdings LLC

Applicant: The Design Group – Julian Bickell

Present Use of the Property: Multi-family development currently under construction

Present Zoning of the Property: R4, Multi-family District

Site Characteristics: The subject property is located east side of North Hills Blvd, bordered on the south by Interstate 40 and on the east by the Hwy 67/167 access ramp. While this is platted as a separate property the development is a continuing phase of The Pointe multi-family housing project to the north.

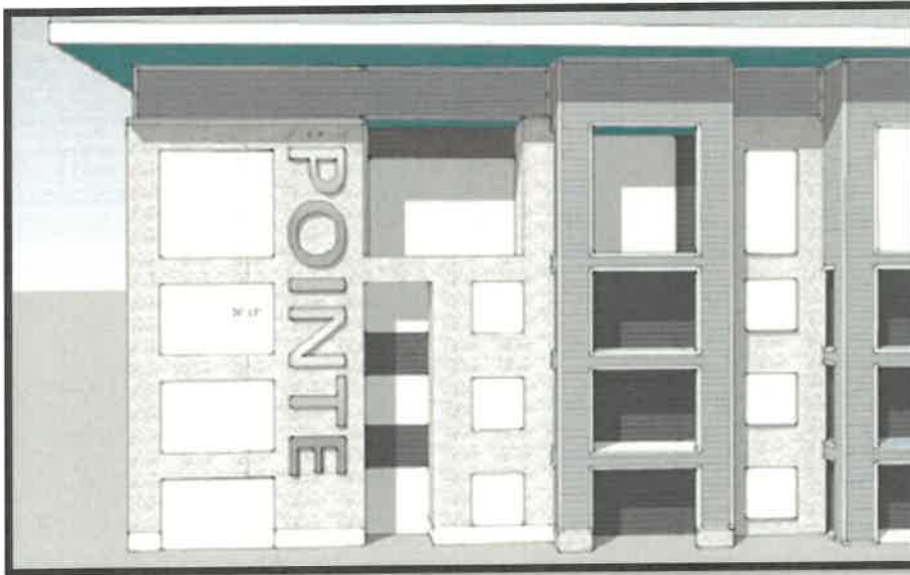
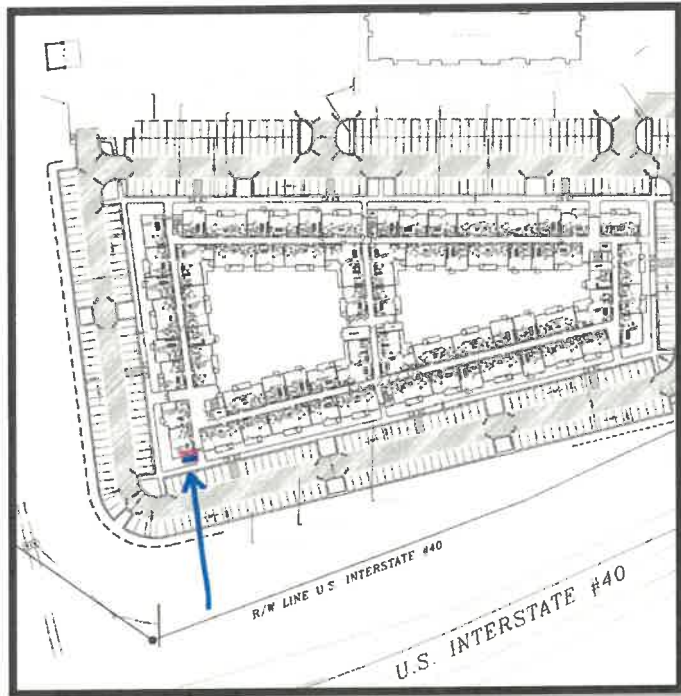
Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Multi-Family Residential
South	N/A	ROW – Interstate 40
East	N/A	ROW Hwy 67/167 Exit Ramp
West	R4	Undeveloped property fronting the N Hills Blvd

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

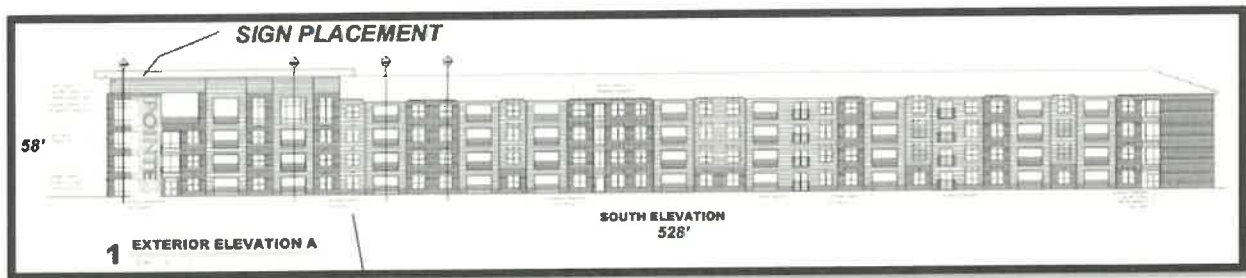
Staff Analysis: The applicant submitted a sign permit request to staff for review and approval. Staff informed the applicant the sign could not be approved as proposed due to the area of the wall signage exceeding maximum area requirements and that a variance would be required

Signs Permitted in R4, Multi-family and R5, Section 14.23, Townhouse Zoning Districts limits the allowable wall signage to a maximum of 24 square feet of sign area. The applicant is requesting a variance to increase the area of the wall signage that is allowable per the North Little Rock Zoning Ordinance (Sign Ordinance) for this under construction multi-family community.



The building on which the signage is proposed is Phase IV of a multi-phased master development. This phase will provide additional housing units in continuation of the resort style environment, provided by the first phase of this development. The new building is located adjacent to the intersection of

two highways. The applicant's letter states, "...the proposed lettering size is needed to properly read against the 58' tall architectural elevations." Additionally, the applicant has stated; "The lettering is fundamental to the design of Phase IV facade while letter backlighting allows for the illumination of brickwork. Building lettering following the current allowable maximum area would visually appear out of place for such a project."



The buildings south elevation faces the Interstate 40 right-of-way and is approximately 528-linear feet and 30,624 sq. ft. in area. The proposed sign is shown to be 6-feet in width and 36-feet 10-inches in length, or approximately 222 sq. ft. in area. Wall signs on similar commercially zoned buildings are allowed to be up to 10% of the occupancy's façade area. The proposed measurements for the sign and building indicate that the aggregate size of the sign would be 7% of the building elevation or within the acceptable allowance for a commercial building.

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



Board Member's to Consider:

1. Is the variance being 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, but providing a sign a maximum of 24 square feet in area would be ineffective on such a large facade.

2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, approval of the variance will not injure the use of the adjacent property. The ownership is proposed as a multi-phased, multi-use development.
3. Will approval of the variance alter the essential character of the district? No, the allowance of additional sign area for the wall sign will not have an impact on the character of the zoning district.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the zoning of the area will remain unchanged.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, the site is developed as a large apartment community, which is not be in conflict with the large surface area of the elevation.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, approval of the variance will not have an impact on the public health, safety or general welfare of the site or the area.

Approval Allows:

1. Approval will allow the placement of a wall sign be 6-feet in width and 36-feet 10-inches in length, or approximately 222 sq. ft. in area as shown on the submitted elevations and described above.
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.

THE DESIGN GROUP, INC.

9802 MAUMELLE BLVD
NORTH LITTLE ROCK, AR 72113

August 30, 2024

D. Tracy Spillman, PLA
City Planner / Landscape Architect
City of North Little Rock
700 West 29th Street
North Little Rock, Arkansas 72114-2134

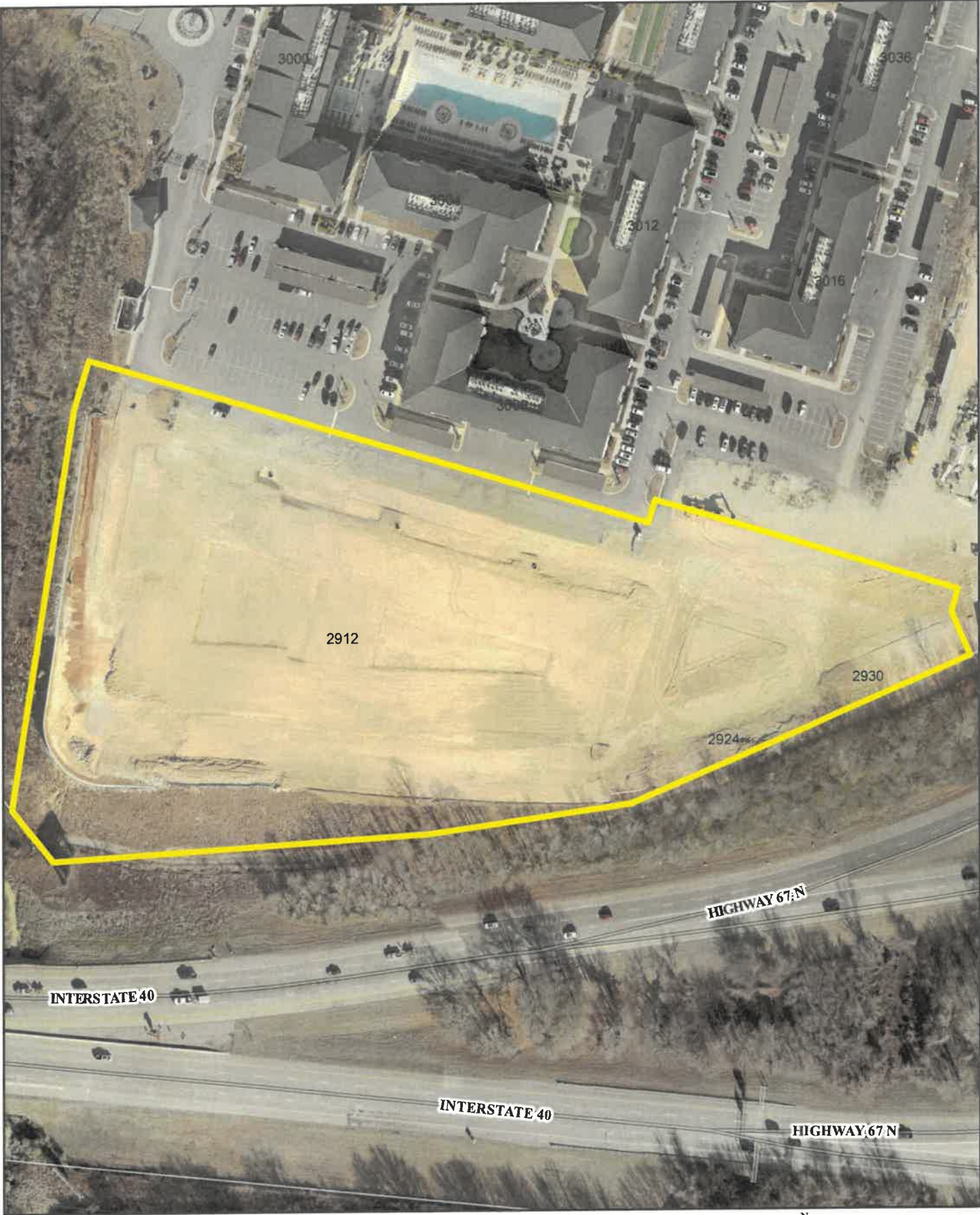
Dear Mr. Spillman

I wish to address the need for proposed Pointe North Hills Phase IV signage to be enlarged above current maximum area. The proposed lettering size is needed to properly read against the 60' tall architectural elevations. The lettering is fundamental to the design of phase IV façade while letter backlighting allows for the illumination of brickwork. Building lettering following current allowable maximum area would visually appear out of place for such a project.

Sincerely,

Julian Bickel AIA
Architect

North Little Rock
Board of Adjustment



BOA CASE #2024-16

Date: 9/10/2024

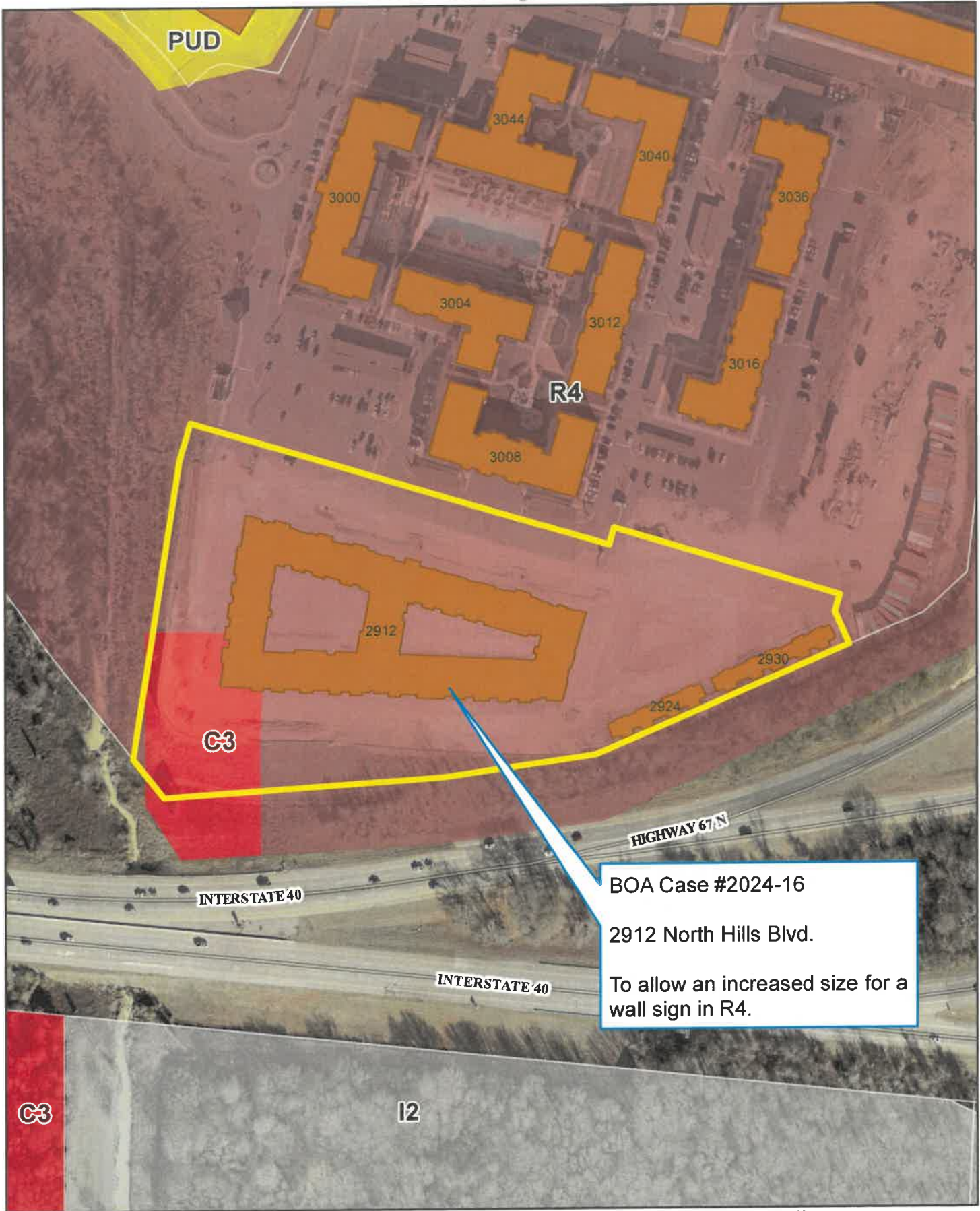
1 inch = 150 feet



User: jhale



North Little Rock Board of Adjustment

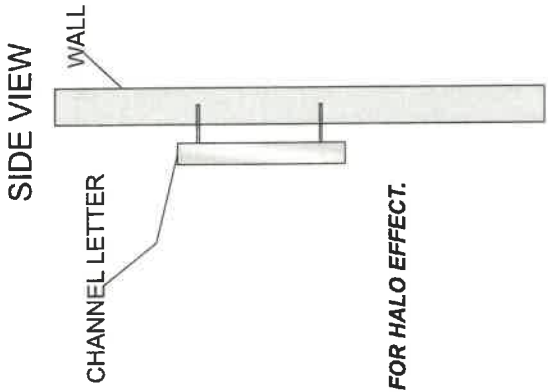


BOA Case #2024-16
2912 North Hills Blvd.
To allow an increased size for a wall sign in R4.

CLIENT: THE POINTE
LOCATION: 3000 N. HILLS BLVD, NLR AR
REPRESENTATIVE: KEVIN HONEA
DATE: 07/31/2024-DWG1

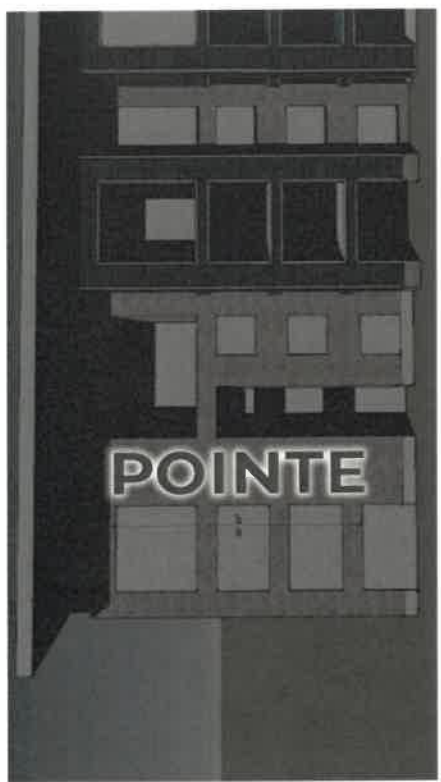
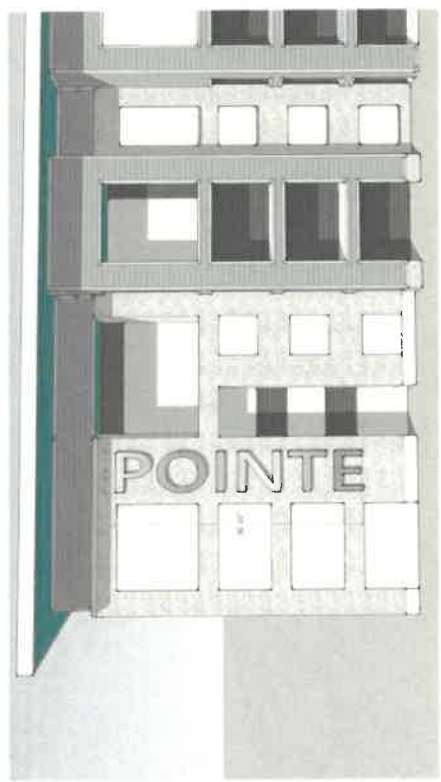
CUSTOMERS ARE RESPONSIBLE TO OBTAIN ANY NECESSARY LANDLORD APPROVALS

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION



SPECS:
(1) SET OF PAINTED SILVER METALLIC ALUMINUM, HALO ILLUMINATED CHANNEL LETTERS @ 2" DEEP, STUD-MOUNTED @ 1" OFFSET FOR HALO EFFECT.

WILL REQUIRE ELECTRICAL ACCESS BEHIND WALL AREA FOR EACH LETTER



LANDLORD APPROVAL

CLIENT: THE POINTE
LOCATION: 3000 N. HILLS BLVD, NLR AR
REPRESENTATIVE: KEVIN HONEA
DATE: 07/31/2024-DWG1

CLIENT APPROVAL



ARKANSAS SIGN & NEON
8325 DISTRIBUTION DR
LITTLE ROCK, AR 72209
(501) 582-3842 (P)
(501) 582-3842 (F)

LICENSED ARKANSAS CONTRACTOR
BONDED AND INSURED

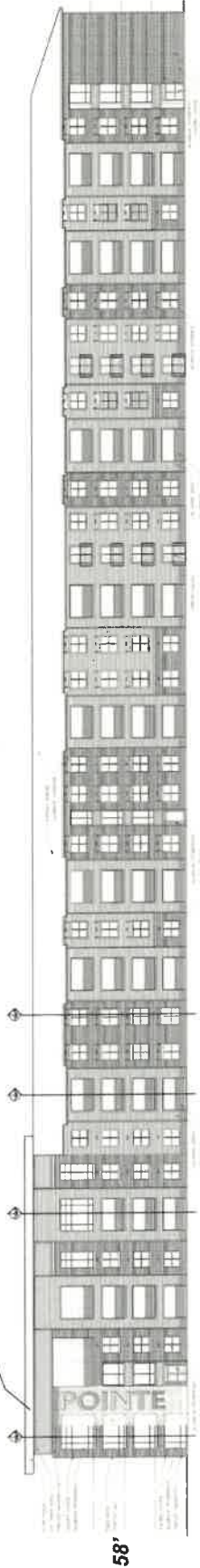
DATE

DATE

CUSTOMER IS RESPONSIBLE TO OBTAIN ANY/ALL LANDSCAPE APPROVALS

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

SIGN PLACEMENT

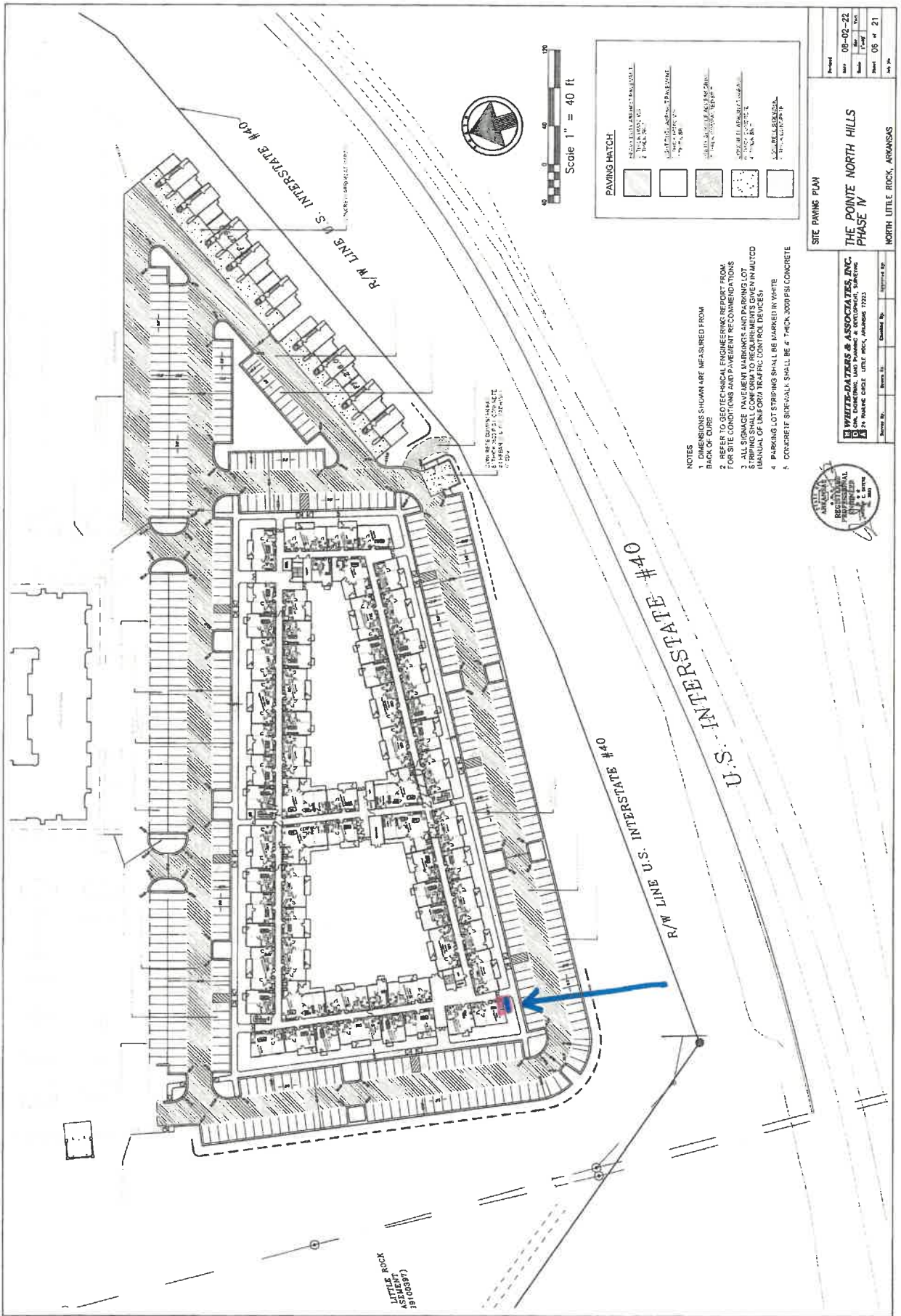


58'

SOUTH ELEVATION
528'

1 EXTERIOR ELEVATION A





- NOTES
1. DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB
 2. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE CONDITIONS AND PAVEMENT RECOMMENDATIONS
 3. ALL SIGNAGE, PAVEMENT MARKINGS AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES)
 4. PARKING LOT STRIPING SHALL BE MARKED IN WHITE
 5. CONCRETE SIDEWALK SHALL BE 4" THICK, 3000 PSI CONCRETE

SITE PAVING PLAN

**THE POINTE NORTH HILLS
PHASE IV**

WHITE-DATERS & ASSOCIATES, INC.
CIVIL, ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
10100 N. GULF DRIVE, SUITE 100, DALLAS, TEXAS 75243

Project: 08-02-22
Date: 08/02/22
Scale: 1" = 40'
Sheet: 05 of 21

North: LITTLE ROCK, ARKANSAS



LITTLE ROCK
AR 72203
39100897



Variance Requested: A variance from the area provisions of Section 5.11.6: Industrial Zoning Districts Requirements, to allow a fence to be placed in the front yard of an industrial zoned property and to also allow a fence to exceed the 6-foot height maximum in the side yard of the same I2 zoned property.

Location of the Request: 2901 Harris Rd, North Little Rock, AR 72117

Legal Description of the Property: Lot 2, Galloway Industrial Park, City of North Little Rock, Arkansas

Owner Sid Richmond

Applicant: Thomas Engineering

Present Use of the Property: Under Development: Speculative Warehouses

Present Zoning of the Property: I2, Light Industrial District

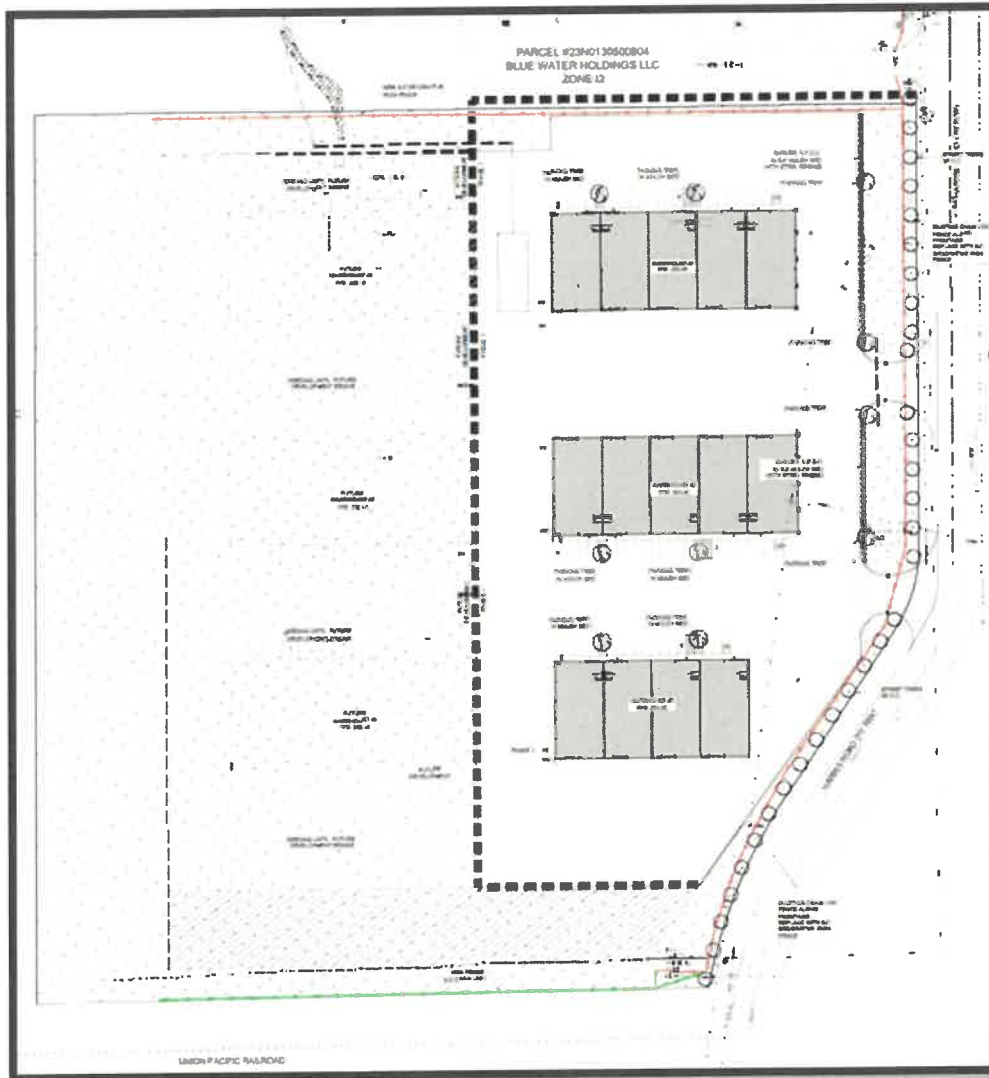
Site Characteristics: The subject property is located east of Interstate 440, west of Highway 391 N and directly south of Interstate 40. Maybelline Rd is directly north of the property. The 12.25 acre site is bordered by industrial (I2) zoned properties on the north and west. The north property is occupied by Corky's Footwear while the west property remains undeveloped. The Harris Rd right-of-way borders the eastern boundary and the southern property line is adjacent to a railroad easement and residential (R2) zoned properties adjacent to the north side of the railway.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2 - Light Industrial District	Corky's - Manufacturing/ Office
South	I2 Light Industrial District / R2 – Single Family	Railroad easement / Single Family / Undeveloped
East	Harris Rd /I2 - Light Industrial District	ROW / Manufacturing
West	I2 - Light Industrial District	Undeveloped

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

Staff Analysis:



In August of 2023 the North Little Rock Planning Commission approved a proposed plat to allow the creation of two lots to allow the development of five warehouse buildings in two phases. In addition a conditional use for the property was approved to allow outdoor storage on an I2 zoned property.

The applicant is now seeking a variance to allow the placement of a fence within the front yard area

and to increase the height of the side yard fence on an industrial (I2) zoned property. The proposal is to install 1035 linear-feet decorative metal fence 8-feet in height in the front yard adjacent to the Harris Road right-of-way. Along the north property line the applicant proposes to install an additional 765 linear-feet of decorative iron fence 8-feet in height for a total of 1800-linear feet of decorative iron fence. On the south side of the property 560-linear feet of chain link fence 8-foot in height is being proposed. At this time there are no plans to install a fence in the rear of the property adjacent to the west property line. While both types of fences are allowed in the side yards to a height of 6-feet fences are not allowable by code in the front yard of I2 zoned properties.

Section 5.11.6 - Industrial Zoning Districts Requirements

- A. Side yard fences shall not exceed six (6) feet in height.*
- B. Rear yard fences shall not exceed eight (8) feet in height.*
- C. **Front yard fences are not allowed.***
- D. Fences in Industrial Zoning Districts shall require Commercial Plan Review.*

The applicant has noted in their letter of hardship that security is the reason that these barriers are required. Specifically stating that the “fences will limit access to the facility and provide a more secure environment for the vehicles.”

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

Board Member's to Consider:

1. Is the variance being 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 trying to prevent any future break-ins or vandalism.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the fence will have no impact on the adjoining properties.
3. Will approval of the variance alter the essential character of the district? No, the surrounding properties are mostly zoned industrial and require security. It should also be noted if this property were located in an industrial subdivision fences would be allowed in the front yard.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, there is no change to the land use plan or zoning plan for the area.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the zoning ordinance does allow for industrial zoned properties outside of industrial subdivisions to place fences within the front yard.

6. Will the approval of the variance adversely affect public health, safety, and general welfare?
No, the approval of the variance will not have an impact on public health, safety or the general welfare of the citizens of the area.

Approval Allows:

1. Approval will allow the placement 1035 linear-feet decorative metal fence 8-feet in height in the front yard adjacent to the Harris Road right-of-way, 765 linear-feet of decorative iron fence 8-feet in height on the north property line, and 560-linear feet of chain link fence 8-foot in height on the south property line as indicated on the site plan and as described above.
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.

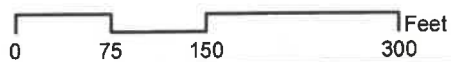
North Little Rock Board of Adjustment



BOA CASE #2024-17

Date: 9/10/2024

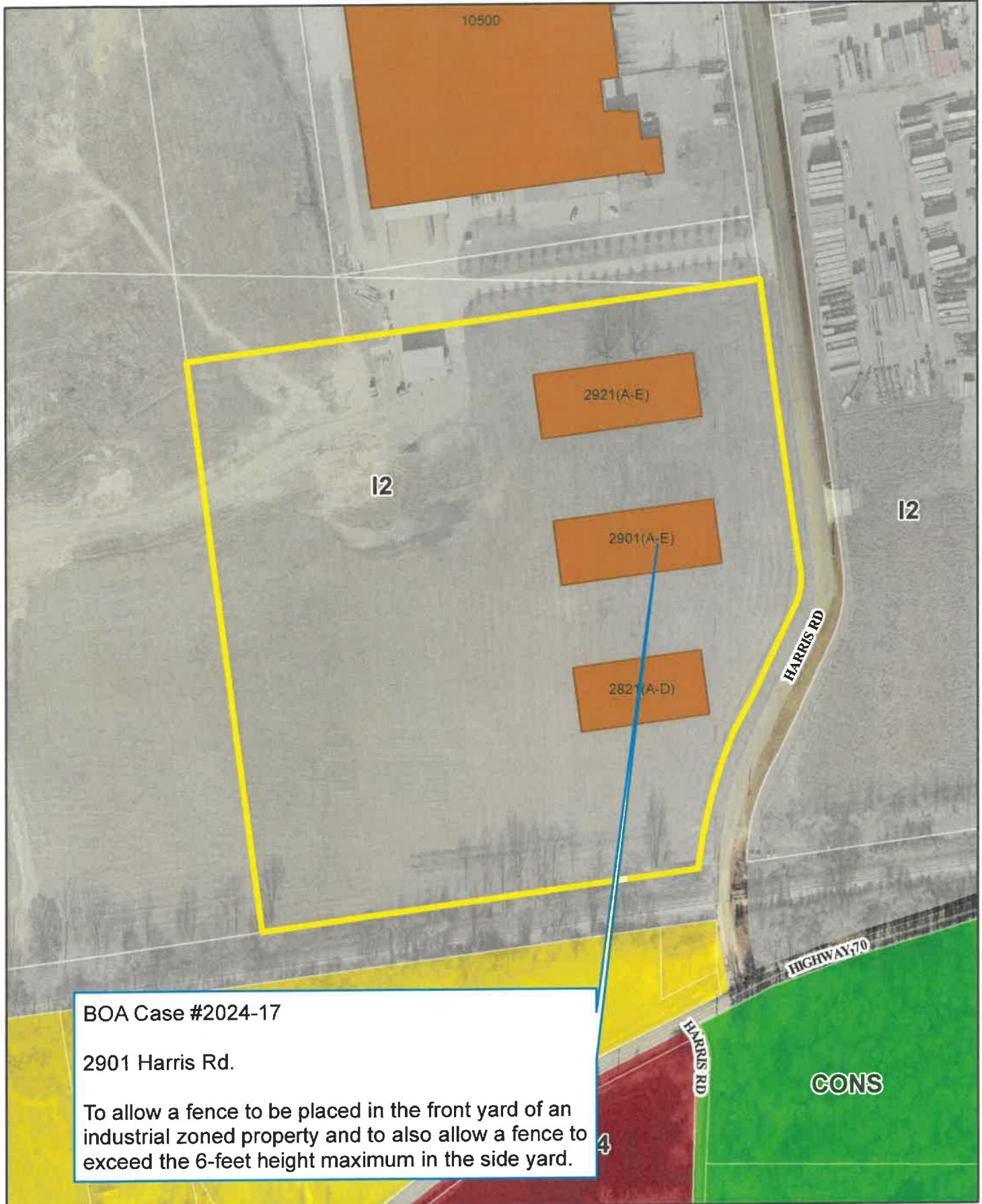
1 inch = 150 feet



User: jhale



North Little Rock Board of Adjustment



BOA Case #2024-17

2901 Harris Rd.

To allow a fence to be placed in the front yard of an industrial zoned property and to also allow a fence to exceed the 6-feet height maximum in the side yard.

BOA CASE #2024-17

Date: 9/10/2024

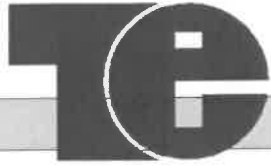
1 inch = 200 feet

0 100 200 400 Feet



User: jhale





THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

September 3rd, 2024

Mr. D. Tracy Spillman
City Planner/Landscape Architect
City of North Little Rock
700 W. 29th Street
North Little Rock, AR 72114-2134
&
North Little Rock Board of Adjustment Members
120 Main Street
North Little Rock, AR 72114

RE: Richmond Warehouse
Lot 2, Galloway Industrial Park
2901 Harris Road, North Little Rock, AR 72117
Fence Variance Request Application

Dear Mr. Spillman & Board Members:

Please let this letter serve as our application to the Board of Adjustment to a request variance associated with the development of Richmond Warehouse located at 2901 Harris Road. We would like to be placed on the September 26th, 2024 Board of Adjustment meeting agenda.

The proposed warehouse facility is to be located on a 17.685 lot and includes parking as shown on the site plan. The property is zoned I2.

Our variance request is as follows:

1. Fence
 - a. A variance to allow installation of an 8' decorative iron fence along the front yard (1035') and northern side yard (765') totaling approximately 1800 feet.
 - b. A variance to allow installation of an 8' chain link fence along the southern side approximately 560 feet.
 - c. There will be no fence on the western side at this time.
 - d. Proposed 8' decorative iron fence and 8' chain link fence locations are shown in red and green respectively in provided plan.
 - e. Hardship:
 - i. Safety and Security
 1. These fences will limit access to the facility and provide a more secure environment for the vehicles.

The following items are included with this application letter:

1. Application fee in the amount of \$170.00
2. Site Plan
3. Legal Description: Lot 2, Galloway Industrial Park, City of North Little Rock, Arkansas
4. Agent permission statement.
5. Owner's Information:

Sid Richmond
10500 Maybelline Road, Suite A
North Little Rock, AR 72117
501-351-3181

If you have any questions, please give me a call

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Pownall', with a stylized, cursive script.

Thomas R. Pownall, P.E.
Vice President

Nazmul Hassan, P.E.

From: Sid Richmond <sid@corkysfootwear.com>
Sent: Sunday, September 1, 2024 11:47 AM
To: Nazmul Hassan, P.E.
Cc: Thomas R. Pownall, P.E.
Subject: Fence Variance Letter Authorization

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

I hereby grant Thomas Engineering Company, Inc. to act as my agent to the North Little Rock Board of Adjustment in the matter of a fence variance.

Sid Richmond
Owner/Contractor
Harris Road Warehouse Project
501.351.3181
sid@corkysfootwear.com



Sid Richmond

m: [\(501\) 351-3181](tel:5013513181)

e: sid@corkysfootwear.com

Customer Service:

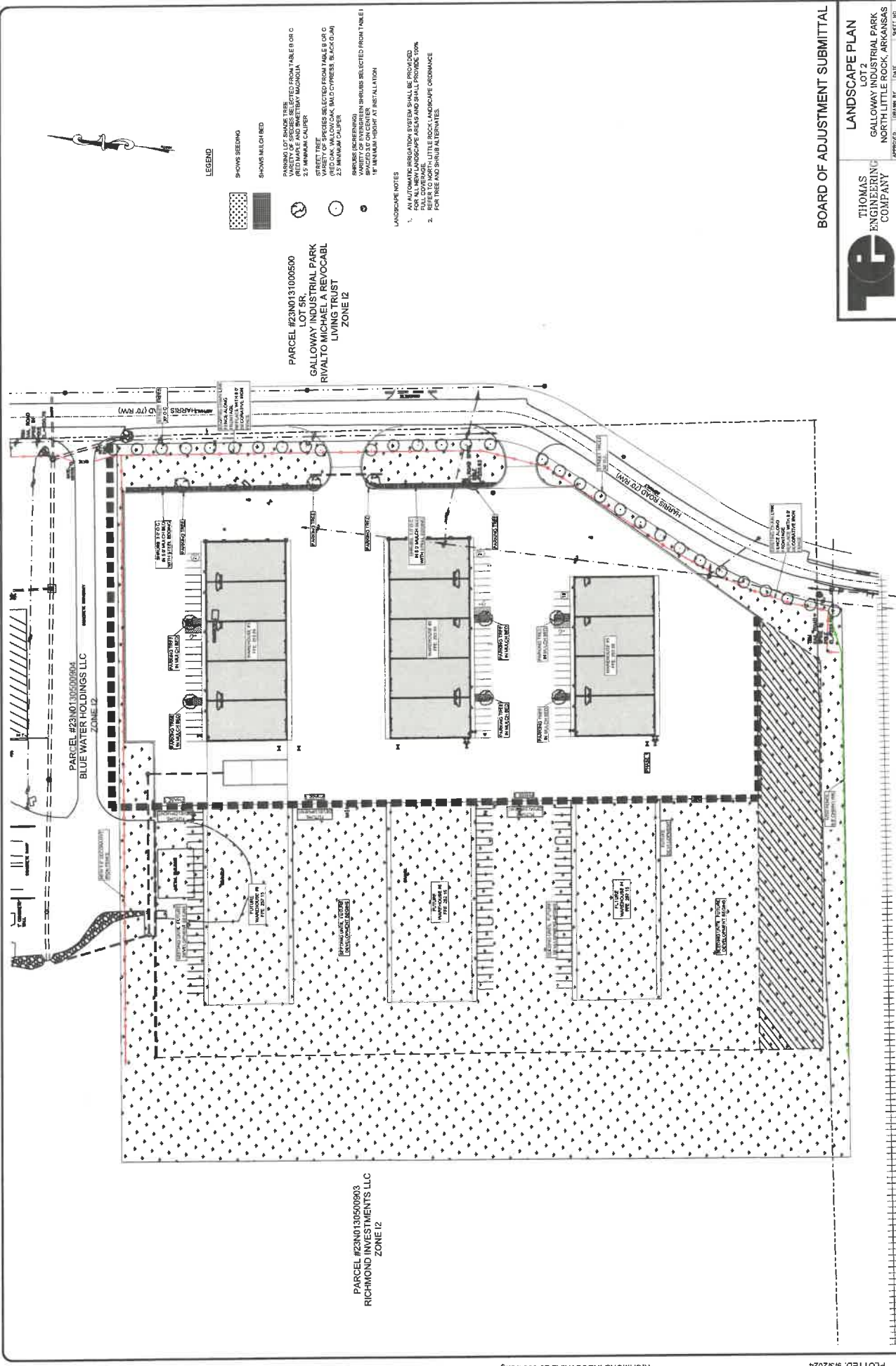
ph: 1-866-924-3338

txt: 501-299-5234

www.CorkysFootwear.com

Corkys Footwear, Inc.

10500 Maybelline Rd. Ste. A
North Little Rock, AR, 72117



PARCEL #23N0130500004
BLUE WATER HOLDINGS LLC
ZONE 12

PARCEL #23N0130500003
RICHMOND INVESTMENTS LLC
ZONE 12

PARCEL #23N0131000500
LIVING TRUST
GALLOWAY INDUSTRIAL PARK
RIVALTO MICHAEL A REVOCABLE
LIVING TRUST
ZONE 12

LEGEND

- SHOWS SEEDING
- SHOWS MULCH BED
- PARKING LOT: SMALLER TREES SELECTED FROM TABLE 1 OR C
- STREET TREE: 2.5" MINIMUM CALIPER
- RED OAK, WALNUT, OAK, BALSAM, BLACK OAK, JAC
- 2.5" MINIMUM CALIPER
- SHRUBS (SCREENING)
- WINTER GREEN, EVERGREEN, BURNING BUSH, HYDRANGEA, LANTANA, NIPPO, SP. ON CENTER
- 1" MINIMUM HOBBS AT INSTALLATION

LANDSCAPE NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED
2. REFER TO NORTH LITTLE ROCK LANDSCAPE ORDNANCE
3. FOR TREE AND SHRUB ALTERNATIVES

THOMAS ENGINEERING COMPANY

LANDSCAPE PLAN
LOT 2
GALLOWAY INDUSTRIAL PARK
NORTH LITTLE ROCK, ARKANSAS

APPROVED: DATE: 5/16/24
DRAWN BY: DATE: 5/16/24
SCALE: 1" = 50'

3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-752-4483 FAX: 501-752-8014

Variance Requested: A variance from the area provisions of 4.1.3(D): R2: Single Family District to allow an accessory structure to exceed the maximum 20-foot height requirement.

Location of the Request: 6722 Mountain Pine, North Little Rock, AR 72118

Legal Description of the Property: PT SW SE BEG SW COR E835.89' N695.91' TO SLN HWY N57*46'W ON HWY 32.17' N88*W223.6' N71*W607.48' S74*W6.84' TO WLN S ON WLN TO BEG C/O 36787 7-2N-11W TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Owner: Crystal Hill Assembly of God Inc

Applicant: Tony Runions

Present Use of the Property: Church

Present Zoning of the Property: R2, Single-family

Site Characteristics: The subject property is located east and south of Interstate 40, west of Crystal Hill Rd and north of the Arkansas River. The parcel under review is specifically located southwest of the intersection of Crystal Hill Rd and the Interstate 40 access ramp within a single-family neighborhood. The surrounding properties include undeveloped commercial adjacent to the northeast portion of the site, single-family homes on the south and east borders and undeveloped residential properties to the west.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	ROW	Tree Buffer / Interstate 40
South	R1, Single-family	Single Family
East	R1, Single-family C3, General Commercial District	Single Family / Undeveloped
West	R2, Single-family	Undeveloped

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



Staff Analysis: Occupied by the Crystal Hill Assembly of God the church and property were originally developed in 1985. To bring attention to their location the church had erected a 100-foot cross in their parking lot that could be seen by motorists traveling along Interstate 40. The applicant has stated that recent wind storms had damaged the cross and it was taken down to make repairs. Unable to find a contractor to repair the 35 year old monument the church started a campaign to raise funds to build a new one. The tree buffer between the church property and the highway has continued to mature with large pines since the original monument was erected and it was determined that the replacement of the 100-foot cross would not be adequate to be viewed from the interstate.

With a successful campaign to fund a new cross the applicant located a construction company in Mississippi that has installed more than 20 large scale crosses in the mid-south. Due to the mature tree buffer between the church property and Interstate 40 the applicant is requesting that the new cross be allowed to exceed the previous crosses height by 20-feet. As indicated on the attached drawing the new cross would be 120-feet in height and 64-feet in width.

Accessory structures are allowable on R2 zoned properties however, the code is written to primarily provide guidelines for ancillary structures such as sheds or garages in conjunction with a single-family residence. The maximum allowable height

of an accessory structure on a R2 zoned property is 20-feet measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure. While churches are allowable by right on residential zoned properties they often have elements that exceed the height requirement reserved for single-family homes. The applicant is seeking a variance to allow an accessory structure (cross) that will exceed the height limit prescribed by the zoning code by 100-feet and is requesting that a 120-foot cross to be placed on the property that will serve to identify their location on a heavily wooded site that would not otherwise be seen from the surrounding roadways.

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

Board to Consider:

1. Is the variance being 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, there is a tree buffer between the Interstate and the church property. A smaller monument may not be visible due to the terrain and mature vegetation not located on the subject property.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possibly, the adjacent single-family and commercial zoned property would not allow for structures greater than 40-feet in height.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as single-family.
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 as current residential districts.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the placement of accessory structures in excess of 20-feet in height are not allowable on residential zoned properties.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no adverse impact on the public health, safety or general welfare of the area.

Approval Allows:

1. Approval will allow the placement of an accessory structure (monument / cross) 120-feet in height and 64-feet in width as indicated on the attached drawings and as described above.
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

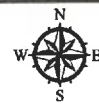


BOA CASE #2024-18

Date: 9/10/2024

1 inch = 150 feet

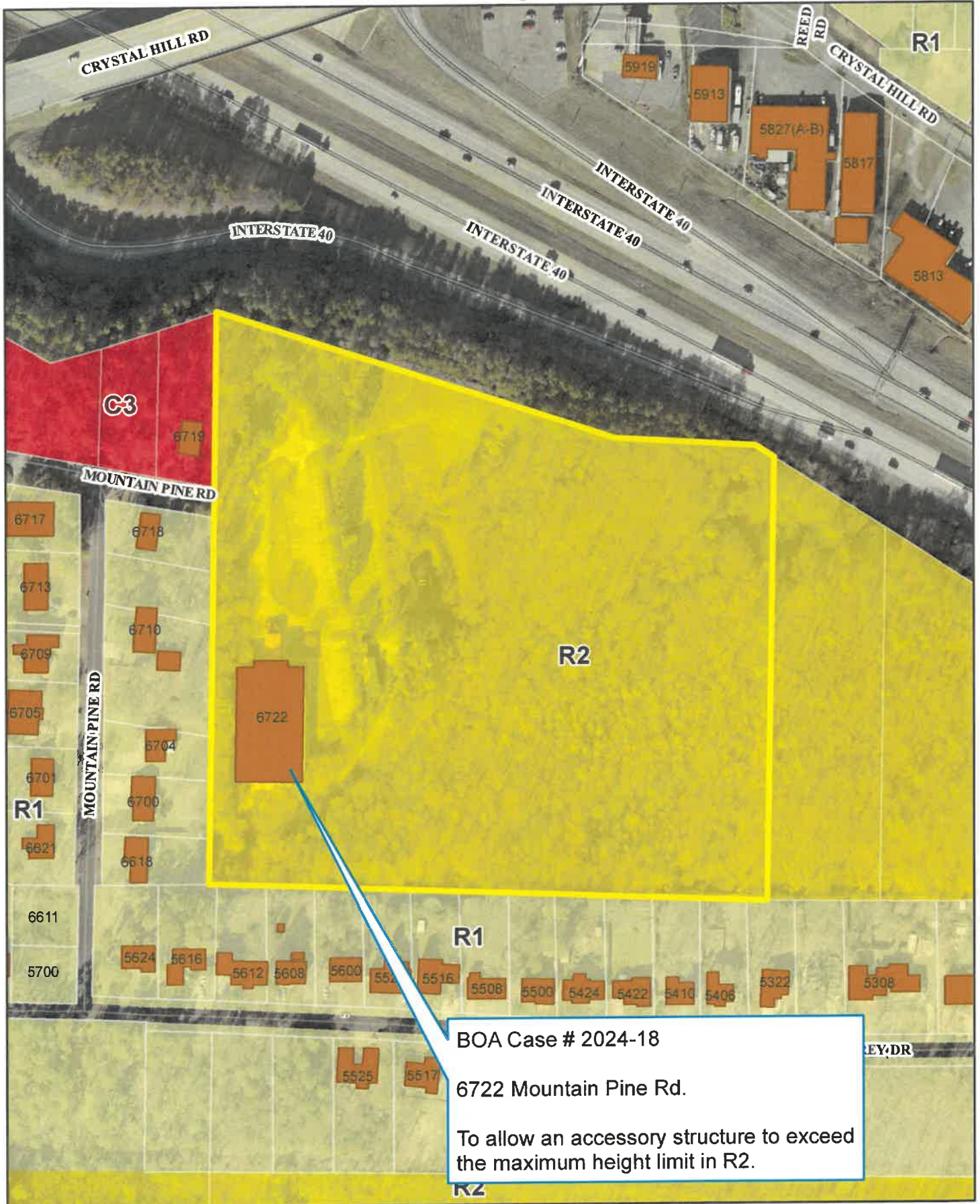
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User: jhale



North Little Rock Board of Adjustment

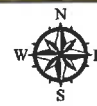


BOA CASE #2024-18

Date: 9/10/2024

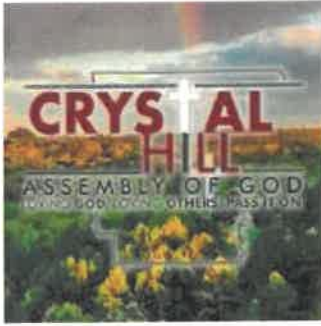
1 inch = 200 feet

0 100 200 400 Feet



User: jhale





To the North Little Rock Board of Adjustment.

My name is Tony Runions representing Crystal Hill Assembly of God.

Our church is located at 6722 Mountain Pine Road. Just outside of the North Little Rock city limits.

Legal Description: PT SW SE BEG SW COR E835.89' N695.91' TO SLN HWY N57*46'W ON HWY 32.17' N88*W223.6' N71*W607.48' S74*W6.84' TO WLN S ON WLN TO BEG C/O 36787 7-2N-11W

The Pulaski County Parcel ID is: 33N0029020100

This is a permit request to erect a beautiful 120' top notch cross in our parking lot.

My family and I have attended CHAG for over 25 years and have enjoyed telling people the church with the big white cross. You have most likely noticed the large white cross, just south of I-40 at the Crystal Hill exit. The best view was west bound. The storm that came through town caused damage to our cross. We rented a crane and had it taken down for repair. We contacted a few sign companies to come give us quotes for repairs. It was almost impossible to get someone to show up. The quotes we received were more than we felt we should spend on a 35 year old cross. We started a campaign to raise the funds to build a new one. The old one was 100' and was getting harder to see. That whole hill side has very tall pines. We need the extra 20' to have visibility for years to come. It has been a joy to receive phone calls from people of all walks, asking why we took it down, and what an inspiration it was to them. Please see this link <https://www.youtube.com/watch?v=4sVwJAANYys>

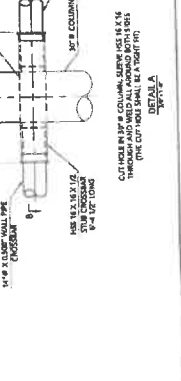
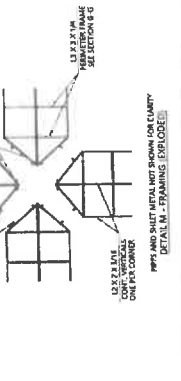
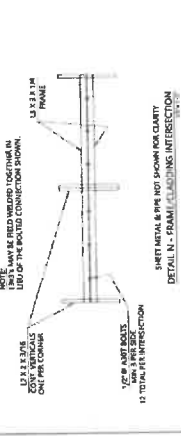
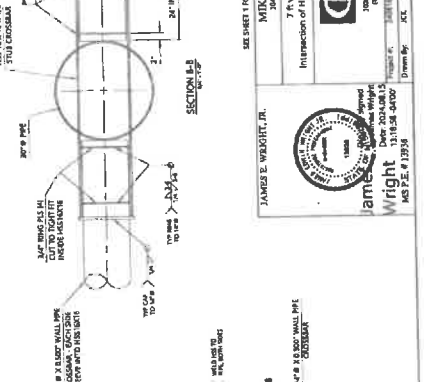
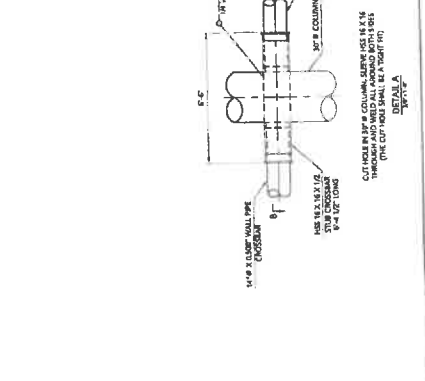
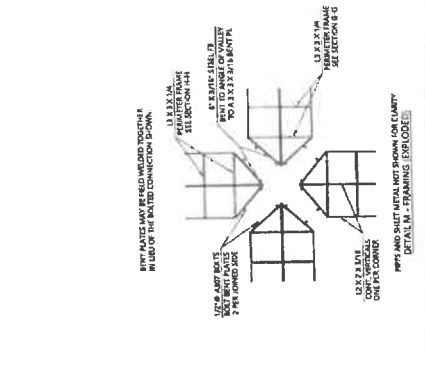
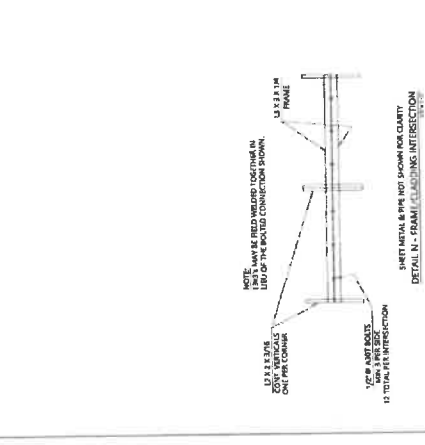
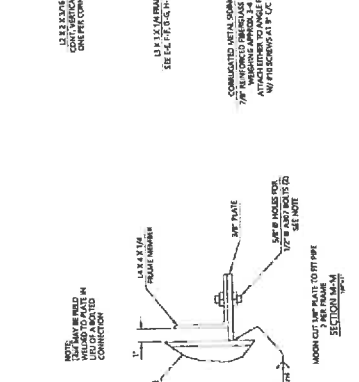
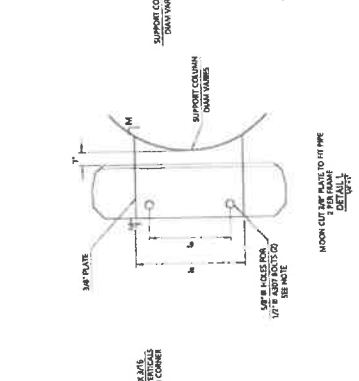
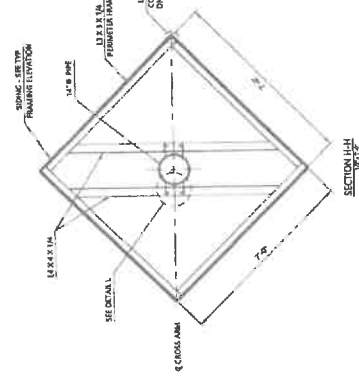
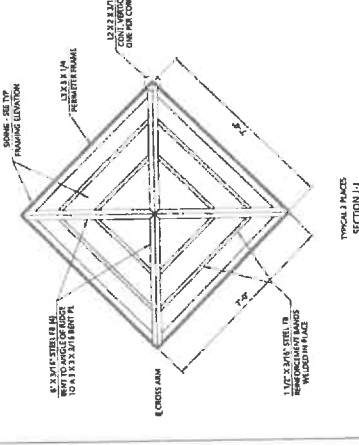
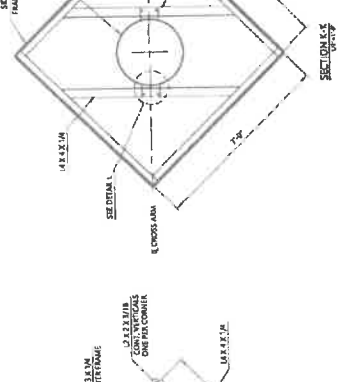
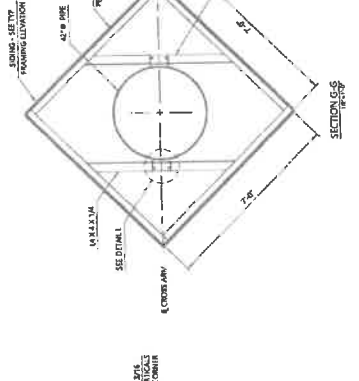
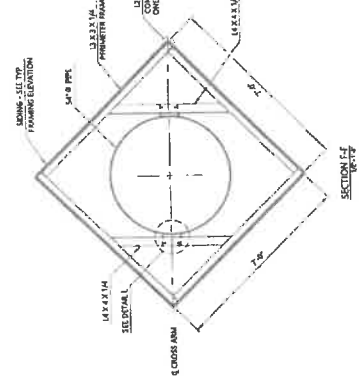
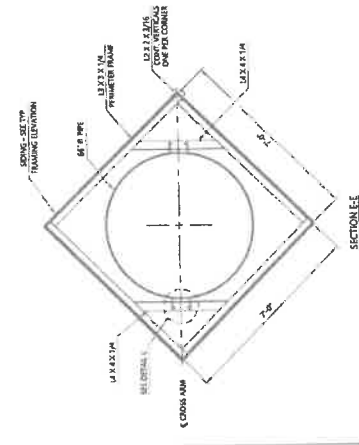
This cross would be erected by Mike Rozier Construction Co. out of Greenwood MS. He has installed over 20 of these in Mississippi, Tennessee, and Louisiana.

Thanks for your consideration.

Tony Runions

Member of CHAG

501-590-5099



SEE SHEET 1 FOR ELEVATION NOTES AND GENERAL NOTES

WRIGHT CORNERSTONE CONSTRUCTION

7 ft wide Cross @ 120' ± Cover Height

Intersection of Highway 2 & US Highway 45 - Correll, Washington

JAMES E. WRIGHT, JR.

Professional Engineer

1000 Williams Road, Suite 100, Arlington, VA 22204

Phone: 703.271.8888 Fax: 703.271.8888

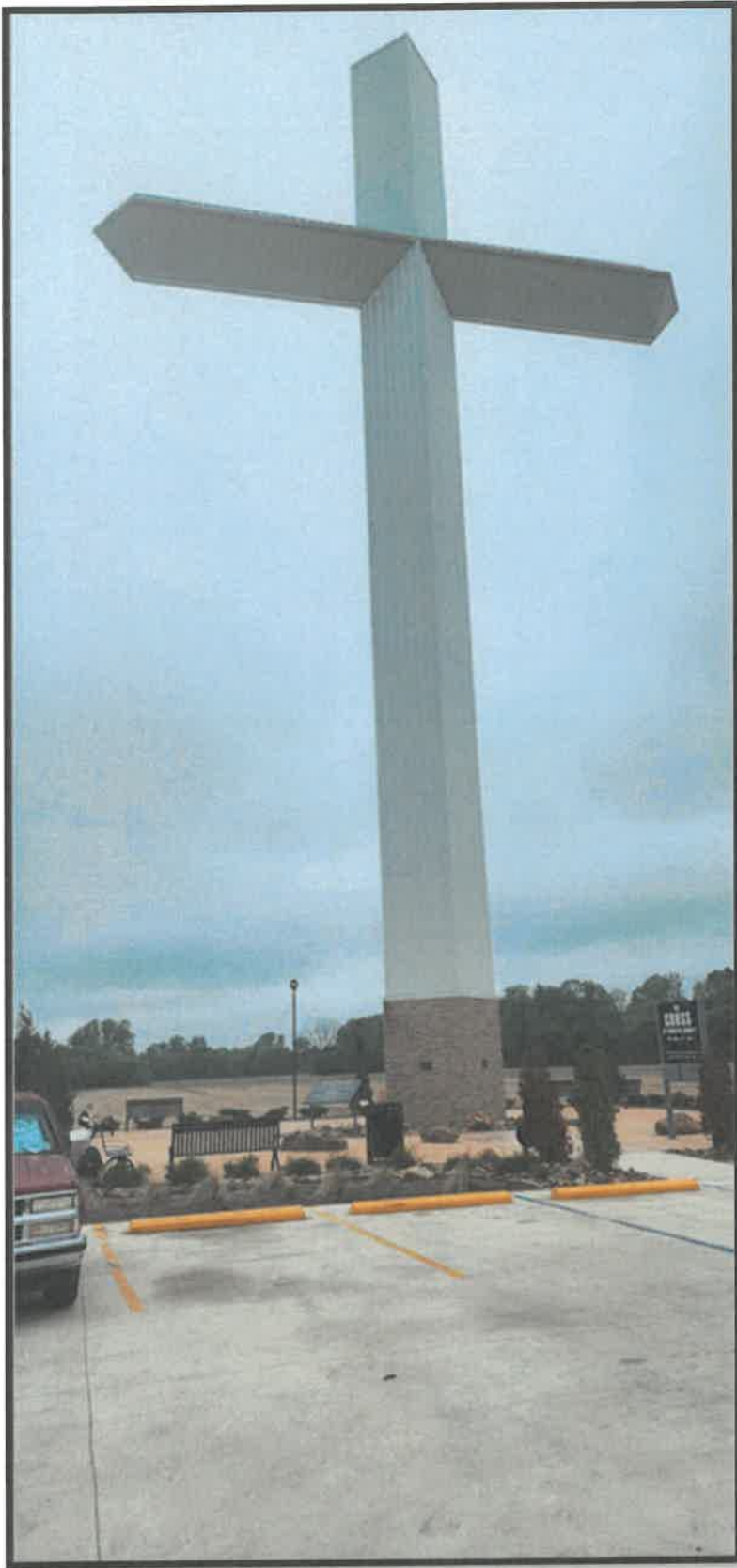
Project No. 1318-58-5400

Drawn by: JCL

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

Sheet: 2 of 2







9/11/24

**Case #
BA 2024-18**

To whom this may concern:

Thank you for letting us write you, asking you to please let Crystal Hill Assembly of God put their beautiful cross back up on their property. They had a cross there before for years, but a wind storm damaged it.

We are not members of their church, we are just their neighbors. Every neighbor that we have talked with would like to see them put another new cross back up. It is a very positive feature to our neighborhood!

Thank you again. We hope and pray you will let this happen soon!

**Sincerely,
Rick & Shirley Head**