City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, April 17, 2025 - 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 - **March 27, 2025**

Public Hearing Items –

BOA 2025-10 - 1724 Parker Street, A variance from the area provisions of Section 4.1.4 to allow a reduced side yard setback from 8-feet to 3-foot and a variance from Section 5.11.4 (A) to allow a front yard fence to be opaque and exceed the 3.5 foot height maximum.

BOA 2025-11 - 5110 Glenview Blvd, A variance from the area provisions of Section 4.1.2 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure and to allow the same structure to have a minimum separation distance of less than 10-feet.

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: May 01, 2025 - Hearing Date May 29, 2025

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 – March 27, 2025

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

Members Absent

Staff Present

Donna James, Planning Director
Tracy Spillman, City Planner
Mr. Alex Betton, City Attorney

Others Present

Seth Pomeroy	4500 North Hills, North Little Rock, AR
Tim Fraley	4500 North Hills, North Little Rock, AR
Jonathan Kaplan	5 Nicole Ct, North Little Rock, AR
Charley Cram	110 N Redwood, North Little Rock, AR
Kevin Haney	110 N Redwood, North Little Rock, AR
LaKendra Lewellen	2413 Fairway Ave, North Little Rock, AR

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 –

BOA 2025-06 – 4500 North Hills Blvd, A variance request from the area provision of Article 5, Section 5.20 Subsection 5.20 (b) & (c) to allow a retaining wall(s) with an increased height within the front side, and rear yards and to allow the wall and fence combination to exceed 8-feet.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The property owner's representative Mr. Seth Pomeroy explained the hardship was due to the grade of the land. It was further explained that in order to provide functional parking areas and building pads, retaining walls that exceed the minimum height requirements will be required.

Chairman Brown questioned if any of the Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Giattina provided a motion to approve the variance as submitted. 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.

BOA 2025-07 - 5 Nicole Ct, A variance request from the area provision of 4.1.2: (d) R1: Single-Family District to allow an accessory structure in the side yard of an R1 zoned property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The property owner and applicant Mr. Jonathan Kaplan, explained that due to the shape of the lot, the location of the existing house and trees it would be difficult to locate the accessory structure in the rear yard of the property. Mr. Kaplan also stated that the request to locate the shed in the rear yard was denied by Staff due to the current setback requirements.

Chairman Brown questioned if any of the Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Burton provided a motion to approve the variance as submitted. Mr. Sparr provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

BOA 2025-08 – 110 N Redwood St, A variance from the area provisions of Section 5:11:5 to allow the placement of a fence in the front yard of a commercially (C4) zoned property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The applicant, Mr. Charlie Cram and, Mr. Keven Haney of Haney Contractors LLC explained that do to the location of the building there is insufficient space at the back of the property to create a fenced area for vehicles or materials that would be allowable on a typical commercial property. Therefore, Mr. Haney is requesting that a 6-foot chain-link fence be placed around the front of the property for security.

Mr. Able inquired about the use of the surrounding properties to which Staff responded describing how the adjacent properties are being utilized.

Chairman Brown questioned if any of the Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Giattina provided a motion to approve the variance as submitted. Mr. Sparr 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. Burton formed a motion to approve the minutes from the February 27, 2025 meeting. Mr. Sparr provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved.

Public Comment, Old Business, Administrative and Adjournment

Due to low anticipated attendance and possibly not having a quorum at next month's hearing the commissioners decided to move the next regularly scheduled meeting date to the third Thursday of the month, April 17th, 2025.

There being no further business before the Board, Chairman Brown moved to adjourn; Mr. Sparr formed a motion to adjourn, all members present voted in the affirmative, the motion was approved. The meeting was adjourned at 1:41pm.

Respectively submitted:

_____

D. Tracy Spillman, PLA
City Planner / Landscape Architect

BOA #2025-10
April 17, 2025

Variance Requested: A variance from the area provisions of Section 4.1.4 to allow a reduced side yard setback from 8-feet to 3-foot and a variance from Section 5.11.4 (A) to allow a front yard fence to be opaque and exceed the 3.5 foot height maximum.

Location of the Request: 1724 Parker Street, NLR, AR

Legal Description of the Property: The South 86.6 feet of Lots 7, 8, and 9, Block 2, Maloney's Addition to the City of North Little Rock, Pulaski County, Arkansas.

Owner/Applicant: Gates Affordable Housing LLC / Germon Gates

Present Use of the Property: Duplex (Under Construction)

Present Zoning of the Property: R3: Duplex District

Site Characteristics: The property under review is located north of the Arkansas River, south of Pershing Blvd, east of Fort Roots, and west of Pike Avenue. The neighborhood is predominately occupied with single or two family homes that were developed in the 1920's thru 1960's. While still being maintained as residential properties many of the original homes in this area have deteriorated over the years or been vacated, repaired, or removed leaving vacant lots. The subject property is located on the northeast corner of Parker and W Short 17th Streets, the adjacent property to the east is occupied by a single family home, while the parcel to the north was previously occupied by a single-family residence that has since been demolished and remains undeveloped. The property to the west across Parker St is occupied by the Sammie Gail Sanders Children's Learning Center and the corner properties across W Short 17th St are occupied by a single-family home on the southeast corner and an undeveloped parcel on the southwest corner. The parcel under review was originally developed with a single family home that has since been razed. The property was sold to the current owner in 2021 and is now under construction and being developed with a two-family duplex structure.

Surrounding Uses and Zoning

Direction	Surrounding Zoning	Surrounding Uses
North	R3, Duplex District	Vacant Lot
South	R3, Duplex District	ROW / Single Family
East	R3, Duplex District	Single Family
West	R3, Duplex District	ROW / Learning Center

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

Staff Analysis:

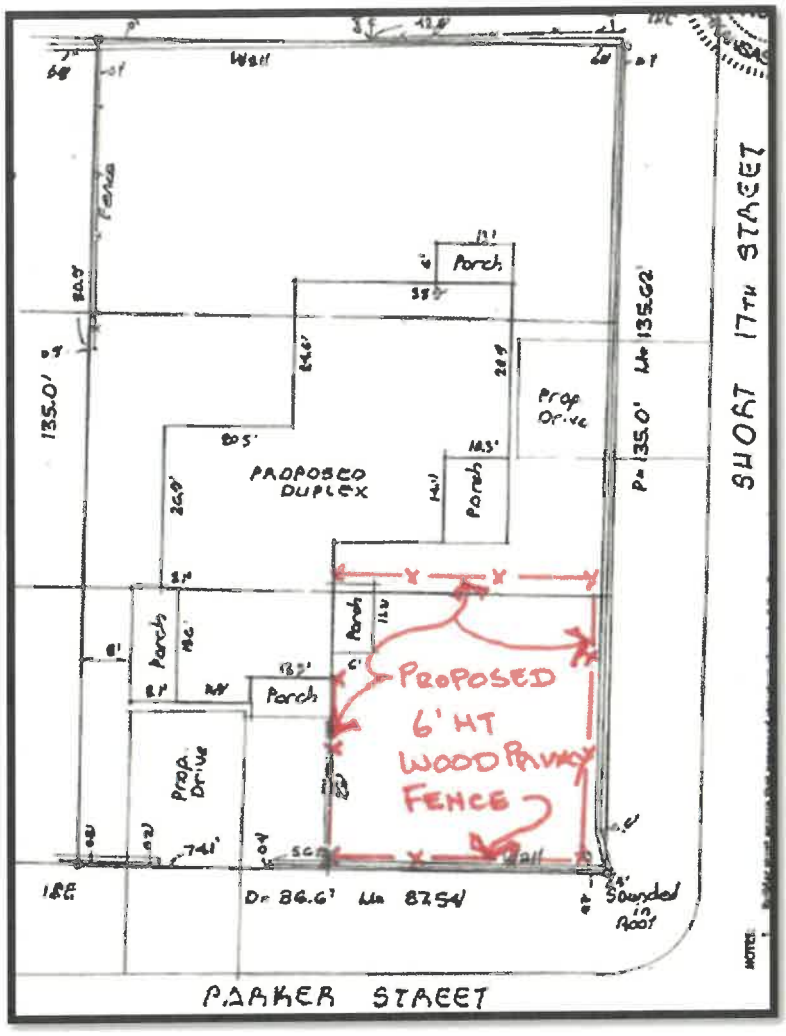


In December of 2024 the applicant applied for a 2-family residential building permit for the property at 1724 Parker St. A survey was provided indicating the proposed structure to be located within all building setbacks and the application was approved. In early April of this year an inspection of the work to date was being conducted and it was discovered that the building crossed the 8-foot side yard setback on the north side of the property and a stop work order was issued. Upon further inspection it was also discovered a 6-foot high privacy fence had been placed on the north property line that exceeds the maximum height requirements and crosses the front building line of the adjacent property to the north. As per discussion with Staff it was directed that the fence located on the north property line must be reconstructed and come into compliance with the currant code standards.

The site plan submitted by the applicant shows that the home is to be constructed 8-feet from the north (side) property line. The R3 Duplex district building standards indicate the side yard setback is to be 10% of the lot width, (measured at the front building line) with an 8-foot maximum. The lot width is indicated to exceed 80-feet requiring the side yard setback to be no less than 8-feet in width. The footings and side walls of the building appear to be located as indicated on the survey. A connecting ground level patio on this side of the home has been placed within 3-feet of the property line which is allowable for paving. However, the roof of the building has been cantilevered over the patio which encroaches the primary structure



into the side yard setback by 5 feet.



With approval from the Board of Adjustment similar developments with setbacks comparable to the subject property have been allowed within the city limits for covered carports and other extensions of the primary structure. The property owner understands that approval should have been obtained before extending the primary structure into the setback and is requesting that the covered patio be allowed to remain as constructed.

In addition to the setback violation the building inspector also noted that 6-foot high fence posts had been set in the front yard of the property in preparation of a privacy fence. The applicant was informed that any fence located in the front yard of residential property that is not ornamental in design and in excess of 3.5 feet in height is not allowable by code.

Section 5.11 Fences and Dumpster Enclosures, Subsection 5.11.4 - Fences within Residential Zoning District, allows the placement of front yard fences with a maximum height of 3.5 feet with the prescribed material to be wood pickets or ornamental iron styles. Front yard fences are not allowed to be solid or opaque in appearance or chain-link. The applicant is requesting that a fence exceeding these standards be allowed in the front of the property and a 6-foot high wood privacy fence be erected.

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 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 building could have been constructed within the setbacks as per the approved plan. In addition there is nothing unique about the property that would require a 6-foot wood privacy fence in the front yard.

2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possibly, the adjacent property will not be impacted by the reduction in the setbacks but the increased height of the fence could block the sight lines of vehicles traveling on the adjacent streets.

3. Will approval of the variance alter the essential character of the district? No, the area will remain as one and two-family.

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 not change.

5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, setbacks are established to allow for proper separation of homes. While the home was placed within the required boundaries the roof extends the structure into the setback. Additionally, the zoning ordinance does not allow the placement of privacy fencing in the front yard of residential properties

6. Will the approval of the variance adversely affect public health, safety, and general welfare? Possibly, there will be no change to the general welfare, public health and safety of the area if the setback is approved. However, the increased front yard fence height could impair safety of vehicles and pedestrians using the public right-of-way.

Approval Allows:

1. Approval will allow a reduction in the exterior side yard setback from 8-feet to 3-feet. And also allow for a 6-foot high privacy fence to be constructed in the front yard of the property as described above and shown on the 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 #2025-10

Date: 4/9/2025

1 inch = 100 feet

0 50 100 200 Feet

N W E S

User: jhale

North Little Rock
Board of Adjustment



BOA CASE #2025-10

Date: 4/9/2025

1 inch = 30 feet

0 15 30 60 Feet

N W E S

User: jhale

April 2, 2025

Gates Affordable Housing LLC

2723 Foxcroft Road (Suite #101)

Little Rock, Arkansas 72227

We are requesting a variance on a fence being placed at 1724 Parker Street #A, in the front yard which is the back yard to #B-1724 Parker Street. (6 ft. wood privacy fence)

Additionally, we are requesting a variance for 1724 Parker Street #B for the patio covering, which is 3 feet off of the property line and is due to the setbacks/guidelines off the street from the City.

Germon Gates

Gates Affordable Housing LLC

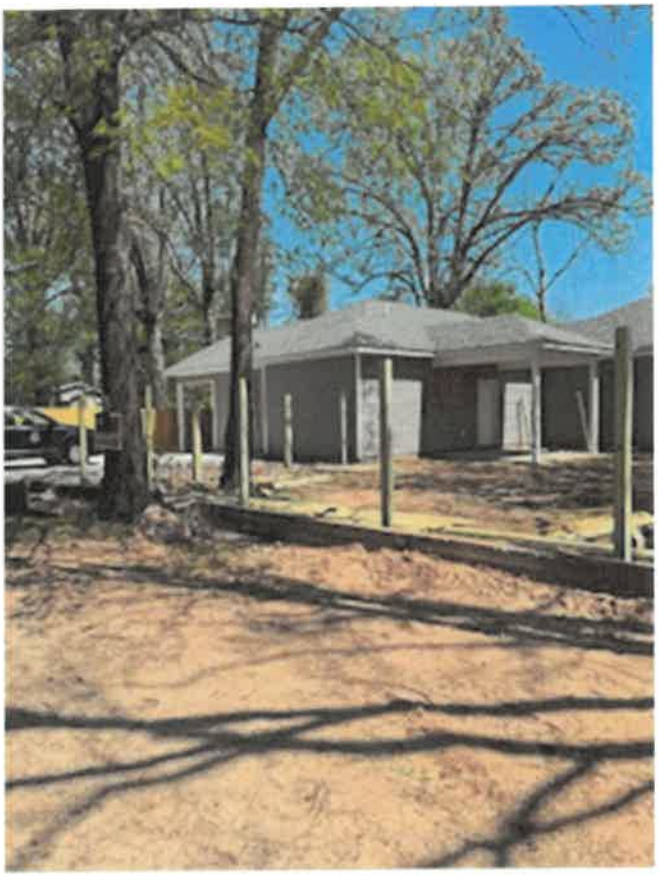
Germon2Dgate@gmail.com









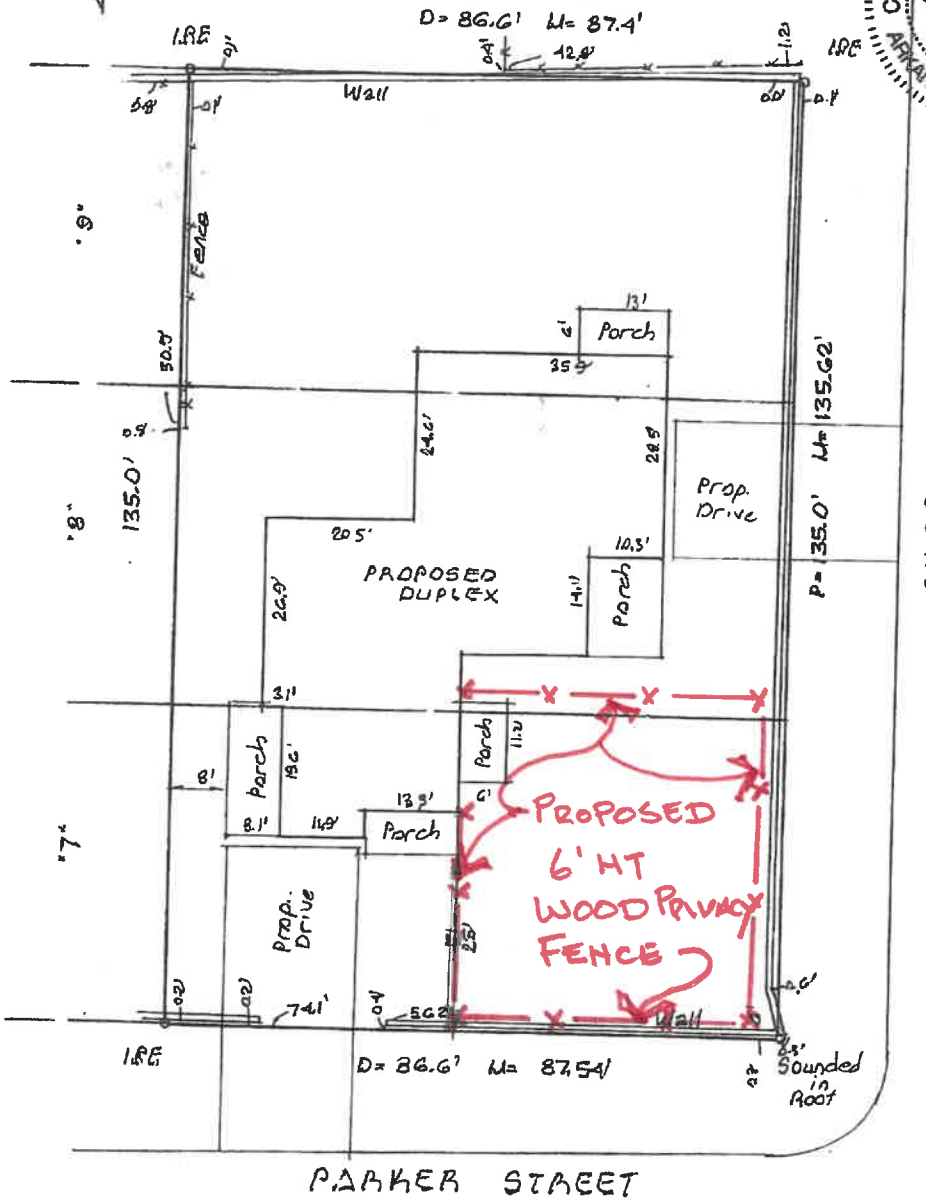






BROOKS SURVEYING, INC.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brookssurveying@att.net

CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR



NOTES:
1. Builder must ensure that proposed structure clears building lines, setback requirements, easements and restrictions, including those stated in the Bill of Assurance, before construction begins.
2. No other copies of this survey will be available.
3. This plot plan should not be considered a final survey.
4. The use & benefit of this survey is limited to the parties hereon and is NOT transferrable.
5. This is a PLOT PLAN ONLY and is for the purposes of getting a building permit.
6. The building lines and easements are taken from the recorded plat. Please consult with the municipalities' zoning department for further setbacks as required.

LEGAL DESCRIPTION:

The South 86.6 feet of Lots 7, 8 and 9, Block 2, MALONEY'S ADDITION in the City of North Little Rock, Pulaski County, Arkansas.

Donna
12/3/2024

15' Short 17th
25' Parker
6' Sideyard
25' Rear yard

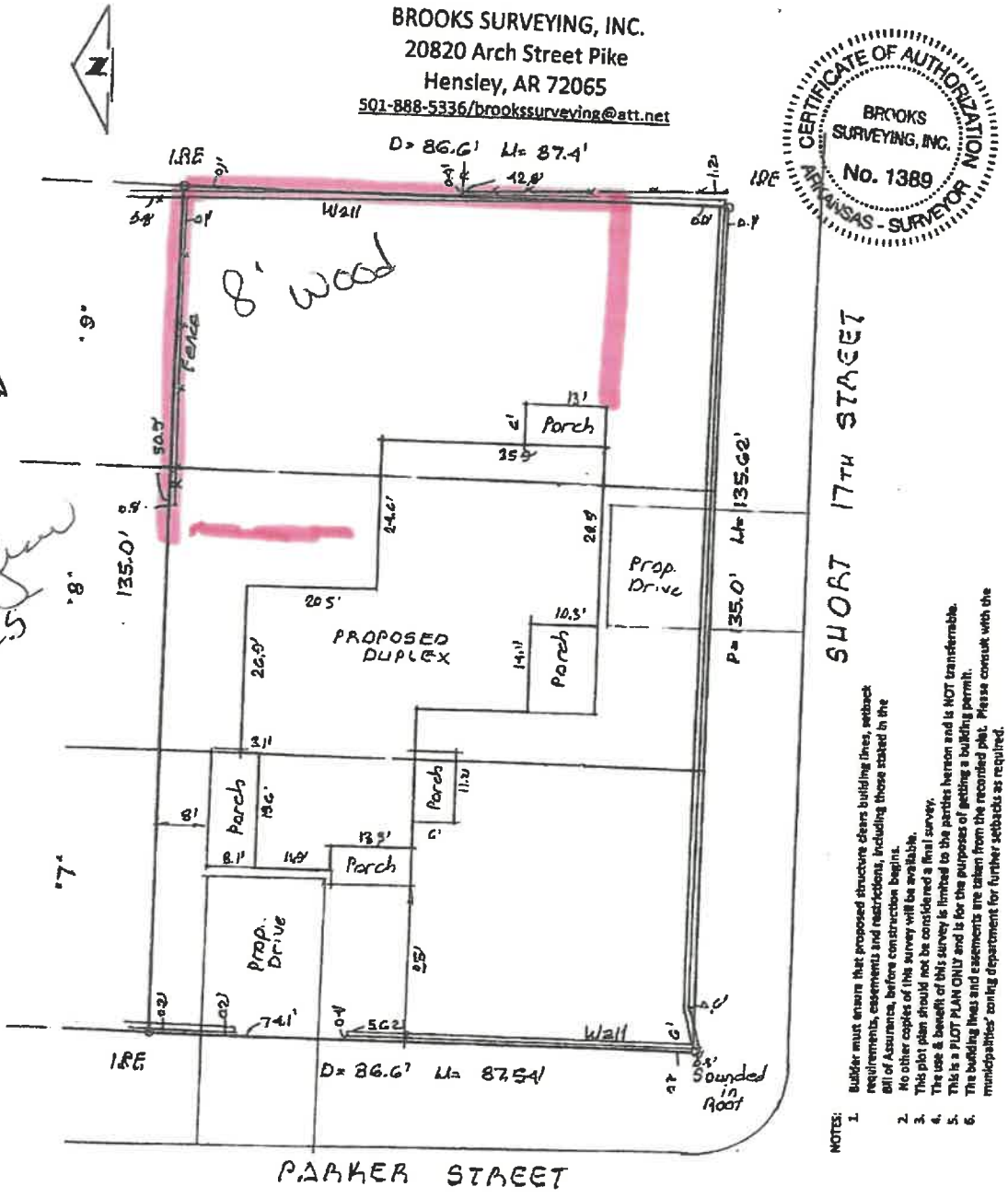
REGISTERED
STATE OF ARKANSAS
SIGNATURE
10-22-24
TIMOTHY C. COLE
PROFESSIONAL LAND SURVEYOR

Date of Survey:	October 22, 2024
Scale:	1" = 20'
Property Address:	1724 Parker Street
For Use & Benefit of:	Gates Affordable Housing, LLC

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. **THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.**

BROOKS SURVEYING, INC.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brookssurveying@att.net

CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR



8' wood fence
Donna Jones
4/1/2025

NOTES:
1. Builder must ensure that proposed structure clears building lines, setback requirements, easements and restrictions, including those staked in the Bill of Assurance, before construction begins.
2. No other copies of this survey will be available.
3. This plot plan should not be considered a final survey.
4. The use & benefit of this survey is limited to the parties hereon and is NOT transferrable.
5. This is a PLOT PLAN ONLY and is for the purposes of getting a building permit.
6. The building lines and easements are taken from the recorded plat. Please consult with the municipalities' zoning department for further setbacks as required.

LEGAL DESCRIPTION:

The South 86.6 feet of Lots 7, 8 and 9, Block 2, MALONEY'S ADDITION to the City of North Little Rock, Pulaski County, Arkansas.

Donna 12/3/2024

15' Short 17th
25' Parker
6' Side yard
25' Rear yard

Date of Survey:	October 22, 2024
Scale:	1" = 20'
Property Address:	1724 Parker Street
For Use & Benefit of:	Gates Affordable Housing, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
TIMOTHY C. BROOKS
SIGNATURE
10-22-24

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. **THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.**

BOA #2025-11
April 17, 2025

Variance Requested: A variance from the area provisions of Section 4.1.2 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure and to allow the same structure to have a minimum separation distance of less than 10-feet.

Location of the Request: 5110 Glenview Blvd, North Little Rock, AR 72116

Legal Description of the Property: Lot 3, Block 7, of the Glenview Addition to the City of North Little Rock, Pulaski County, Arkansas.

Owner/Applicant: Timothy Deloney

Present Use of the Property: Residential

Present Zoning of the Property: R1 Single-family District



Site Characteristics: The property under review is located north of E Broadway, south of W Bethany Rd, east of Edmonds St, and west of Hwy 161 in the Glenview subdivision. This neighborhood is bordered with mostly industrial zoned properties located on W Bethany, Edmond St and W Emily St. Commercial properties front HWY 161 on the east border of this subdivision. The properties within these boundaries are predominately occupied with single-family homes that were developed in the late 1950's. While there are very few vacant lots available in this area the homes have been maintained and the neighborhood remains a desirable location. Located on the southwest corner of Hunter Rd, and Glenview Blvd the subject parcel was originally developed with a single family home in 1957. The adjacent property to the east is undeveloped. The properties across the street to the north and west as well as the adjacent property to the south are all developed with single family homes.

Surrounding Land Use and Zoning

Direction	Surrounding Zoning	Surrounding Uses
North	R1, Single-family District	Glenview Blvd ROW / Single Family
South	R1, Single-family District	Single-family
East	R1, Single-family District	Hunter Rd ROW / Single Family
West	R1, Single-family District	Undeveloped

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

Staff Analysis:



The applicant has stated that he is a disabled veteran and is seeking to provide shelter and protection when entering and exiting his vehicle upon accessing his home. To provide this safeguard the property owner is requesting to install a 20x20 portable covered carport over the existing driveway in the front of the house. The off-street parking and drive is located on the west end of the property adjacent to a vacant parcel which is also owned by the applicant. The proposed shelter is indicated to be open on 4 sides and comprised of mainly an aluminum roof and supports that will be anchored to the driveway.



The northwest end of the house connects the structure to the street right-of-way with a with a two-car drive. The house sits back approximately 7-feet from

the 25 foot front building line and 33-feet from the Glenview Blvd curb line. If the proposed carport is abutted to the house the accessory structure would extend across this front building line and be located an approximate 13-feet from the Glenview Blvd curb. The applicant is requesting that this portable accessory structure be allowed to be placed in the front yard of the property and be located closer to the primary building than 10-feet and as close as 0-feet to provide the protection for himself and his vehicles.

As per Section 4.1.2 the R1 Single family development standards and the Accessory Structure Requirements Table: accessory structures shall be separated by a distance of no less than 10-feet from any other building on the property and only be permitted within the rear yard of the property. While this proposal is technically not connected to the house or an extension of the primary structure variances have been granted within the city limits to allow carports both attached and detached from the primary structure to encroach into side or front yard setbacks of residential properties.

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 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, as accessory structures are defined there is nothing unique requiring the accessory structure to be located in the front yard. However, the use (carport) is practical being located in conjunction with the existing driveway.

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 area will remain as single-family a single family residential district.

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.

5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the variance process requires the applicant to show a valid hardship based on the shape or topography of the lot.

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 portable carport affixed to the existing drive within the front yard of this single-family residence. The carport (accessory) structure will be allowed to be less than 10-feet from the primary structure and cross the front 25-foot building line 7-feet 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 #2025-11

Date: 4/9/2025

1 inch = 100 feet

0 50 100 200 Feet

N W E S

User: jhale

North Little Rock
Board of Adjustment



BOA CASE #2025-11

Date: 4/9/2025

1 inch = 20 feet

0 10 20 40 Feet

N W E S

User: jhale

Retired Military Disability Veteran seeking approval for placement of a covered carport, without view obstructing sides. I have been diagnosed with a degenerative and progressive muscular disability that is affecting my mobility. This structure is not the 'cheap' variety and has been customized to blend in with my current home color scheme. It is snow load rated and will be securely anchored to the ground. Eventually I will be seeking a covered sidewalk to allow me to exit my vehicle and enter my domicile in any type of weather via a mobile chair device.

Submitted Respectfully,

Timothy R. DeLoney

USMC Retired


5101
5105
5107
5109
5113
GLENVIEW BLVD
5110 Glenview Blvd
5106
5110
5200
12x20
Patio Cover
2112
2113
2112
WHITE DR
HUNTER RD
2110
2111
2110
2108
2109

East Texas Carports
1000 1/2 W Cotton St
Longview, TX 75604
903-234-8922
info@easttexascarport.com

Customer Order - **Apr 4, 2025**

Ship To

Name
Billing Address
City
Order # 1742929932257640-2
State
Zip Code 72117

Install Address
City
Email
State AR
Phone #
Zip Code 72117
Mobile #

Dealer

ARK Metal Structures
Hot Springs, AR 71901
Phone: 501-547-6298
kizp2023@gmail.com

Building Info

Style:	Standard
Roof Overhang:	6"
Roof Style:	A-Frame Horizontal
Leg Style:	Standard
Brace:	Standard Brace

Size

20' Width x 20' Frame Length x 7' Leg Height

Color

Roof	Barn Red
Trim:	Light Stone
Gable End Siding	Pebble Beige

Anchoring & Site Preparation

Installation Surface:	Concrete
Power Available	☐
Site Ready	☐
Job Site Level	☐
Permit Required	☐
Job Site Images	

Design Link & Notes

Design Link: https://idearoom.easttexascarport.com/?lng=en-US&dealer=ARK-Metal-Structures#64099e762133ad0f11baca1abee99297

Payment Details

Payment Method: Cash or Check

Building Images


Perspective View

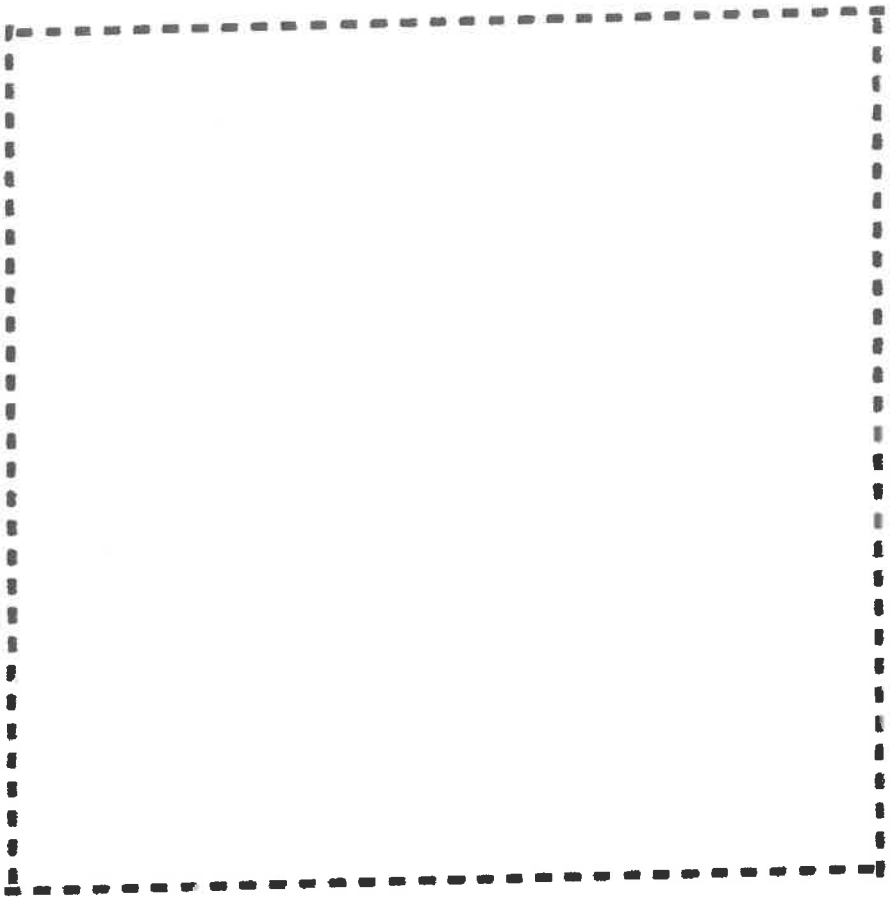

Front


Left Side


Right Side


Back

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND
---- Open Wall

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