



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, December 18, 2025 - 1:30 PM
North Little Rock City Services Building,
700 W 29th Street, NLR, AR 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - November 20, 2025

Public Hearing Items -

- BOA 2025-25 -** 1214 Gum Street, A variance from the area provisions of Section 4.1.4 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure.
- BOA 2025-26 -** 4701 Pike Ave, A variance from the area provisions of Section 4.1.4: R3: Duplex District requirements to allow an extension of the primary structure (porch) to encroach into the 15-foot exterior side yard setback.
- BOA 2025-28 -** 2619 Pike Avenue, A variance request from the area provisions of Section 6.2 – Parking Space Requirements to reduce the required number of parking spaces to facilitate a new development within an existing commercial center.
- BOA 2025-29 -** 13722 Trethorne Cir, A variance from the area provisions of Section 4.1.3 (d) to allow an exterior side yard setback to be less than 15-feet in width, to allow the placement of an accessory structure in the side yard of residential property, and also allow the same structure to be located less than 10-feet from the primary structure, as prescribed for R2 zoned properties.

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: January 05, 2025 - Hearing Date January 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 – November 20, 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 North Little Rock City Services Building, 700 W 29th Street, NLR, AR 72114. 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. Steve Sparr

Members Absent

Mr. Tim Giattina, Vice-Chair

Staff Present

Donna James, Assistant Planning Director
Tracy Spillman, City Planner
Marie-Bernarde Miller, City Attorney

Others Present

John Pownall, Thomas Engineering

Old Business

None

Administrative

None

Approval of Minutes

Approval of the minutes was moved to the end of the meeting

Public Hearing Items –

BOA 2025-25 – 1214 Gum Street, A variance from the area provisions of Section 4.1.4 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure.

Chairman Brown called the item and invited the applicant forward to present a statement of hardship. The applicant failed to appear and the case was deferred until the next regularly scheduled meeting on December 18, 2025

BOA 2025-26 - 4701 Pike Ave, A variance from the area provisions of Section 4.1.4: R3: Duplex District

requirements to allow an extension of the primary structure (porch) to encroach into the 15-foot exterior side yard setback.

Chairman Brown called the item and requested that the applicant come forward to provide the Commission with a statement of hardship. The applicant failed to appear and the case was deferred until the next regularly scheduled meeting on December 18, 2025

BOA 2025-27 – 4600 MacArthur Drive, 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 that the applicant come forward to provide the Commission with a statement of hardship. Mr. John Pownall, representing the property owner addressed the Commission to explain the history of the property and the reason for requesting a fence in front of the property. Mr. Pownall noted that security of the business inventory is the primary reason for the request.

Staff and the applicant discussed both the proposed fence height and the materials for the front portion of the property. The applicant confirmed they are requesting a six-foot wrought-iron fence.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr 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.

Public Comment, Old Business, Administrative and Adjournment

None

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 October 30, 2025 meeting. Mr. Able provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved.

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

Respectively submitted:

D. Tracy Spillman, PLA
City Planner / Landscape Architect

BOA #2025-25
December 18, 2025

Variance Requested: A variance from the area provisions of Section 4.1.4 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure.

Location of the Request: 1214 Gum Street, North Little Rock, 72114

Legal Description of the Property: Lot 2 Block 50 North Argenta Addition to the City of NLR, Pulaski County, AR

Owner/Applicant: Ronald Baty

Present Use of the Property: Residential

Present Zoning of the Property: R3 Duplex District

Site Characteristics: The property under review is located north of West Broadway, south of West 13th Street, east of Pike Avenue, and west of Main Street, within the North Argenta subdivision. Single-family residences border the property directly to the north and south. Beyond those residences, properties further north and south are zoned for residential use but are currently being utilized for industrial purposes—including the parcel to the rear of the subject property and the parcel across the Gum Street right-of-way, which is owned by the Missouri Pacific Railroad. The properties south of the railroad are characterized by C6 (commercial) zoning and various residential classifications. Moving farther north, the land uses transition back to residential, and north of 14th Street the area returns fully to residential properties.

The subject property was developed in 1950 as a single family residence and remains today mostly unchanged.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3, Single-family District	Single Family
South	R3, Single-family District	Single-family
East	I1, Office Warehouse District	City of North Little Rock Vehicle Maintenance Compound
West	I1, Office Warehouse District	Missouri Pacific – Storage Lot

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

Staff Analysis:



The subject property measures approximately 50 feet in width and 160 feet in depth. The existing house is located about 100 feet from the street right-of-way, leaving roughly 15 feet between the rear wall of the home and the rear property boundary. This configuration results in limited buildable space within the rear yard for an accessory structure or for vehicle maneuvering. Although the house does not conform to the current 25-foot rear yard setback requirement, it is permitted to remain as a legal non-conforming structure. Additionally, it should be noted that the front of the house sits behind the rear walls of the neighboring homes to the

north and south, both of which were constructed in compliance with the 25-foot front setback standard.

Off-street parking and driveway access are located to the west of the house, adjacent to the north property line, and are accessed from Gum Street. To provide shelter and protection for the applicant's vehicle, the property owner is requesting approval to install an 18-by-25-foot portable carport over the existing driveway in front of the house. The proposed carport will be open on all four sides and constructed primarily of aluminum roofing and supports anchored to the existing driveway surface.

According to Section 4.1.4 of the R-3 Duplex District Development Standards and the Accessory Structure Requirements Table, accessory structures must be separated by a minimum of 10 feet from any other building on the property and are only permitted within the rear yard. The northwest end of the house, which connects the structure to the street right-of-way via the driveway, sits approximately 100 feet back from the Gum Street curb line. If the requested variance is approved, the installed carport will maintain the required 10-foot separation from the house and a minimum 5-foot setback from the side property line, consistent with code requirements. It should also be noted that while the carport will be located within the front yard of the subject property, it will align with and be adjacent to the rear yards of the neighboring single-family residences to the north and south.

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? Yes, the house was constructed in 1950, 15-feet from the rear property line. Due to the location of the existing structure there is not adequate space to erect a detached carport and also allow for the maneuverability of a vehicle in the rear of the property
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 residential duplex and industrial 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? Yes, the variance process requires the applicant to show a valid hardship based on the shape of the lot 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 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 #2025-25

Date: 11/5/2025

1 inch = 100 feet

0 50 100 200 Feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2025-25

Date: 11/5/2025

1 inch = 30 feet

0 15 30 60 Feet



User: JHale



I Ronald Baty is requesting a Variance
pardon due to yard not having but
ten feet of space in back of Lot. I am
wanting to put up a Carport on the site
for automobiles and more.

Ronald C Baty

Ronald C Baty
1214 Gum Street
North Little Rock, AR
72114

Ph: 501-779-4247
email- baty955@gmail.com

Letter of hardship

Dear Tracy Spillman I'm writing this letter to obtain a variance so I can place carport on my property

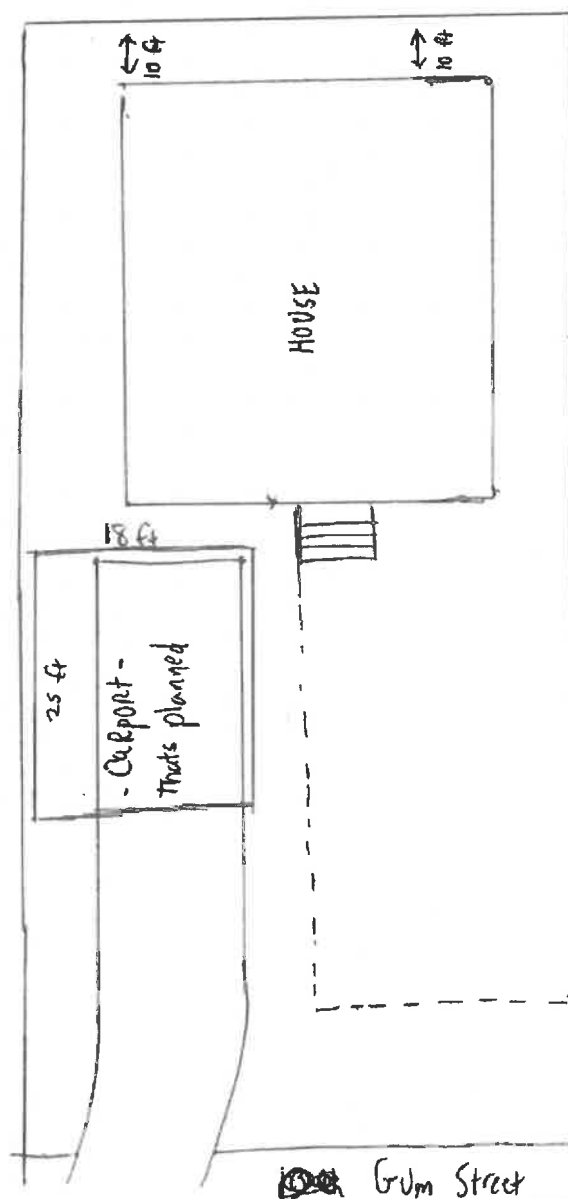
At 1214 gum street due to layout of yard and residence. I will follow up with any permits that I may need

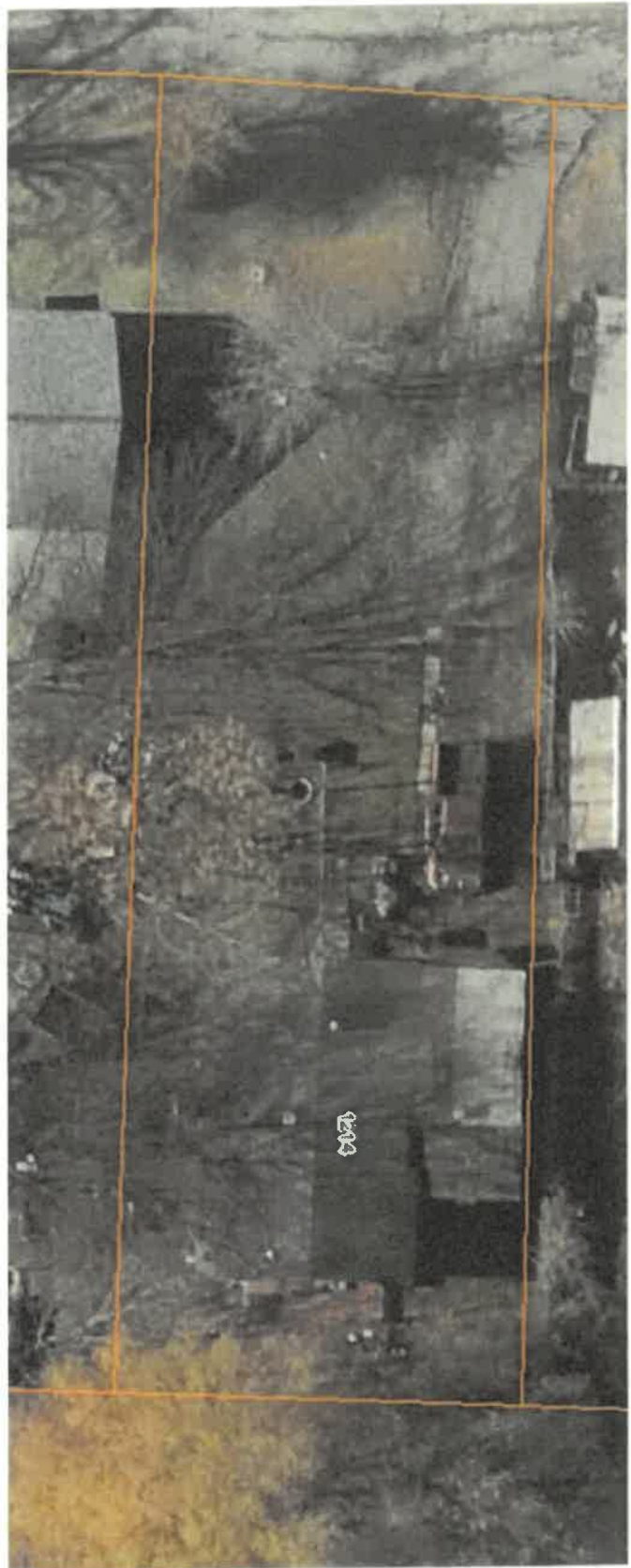
To finish project. I've already contacted ARUPS to get checked for any lines that may be running under the area of said structure.

Thank you

Ronald Baty

I'm enclosing a rough sketch of general plan





Deferred From 11-20-2025 Hearing

BOA #2025-26
December 18, 2025

Variance Requested: A variance from the area provisions of Section 4.1.4: R3: Duplex District requirements to allow an extension of the primary structure (porch) to encroach into the 15-foot exterior side yard setback.

Location of the Request: 4701 Pike Ave, North Little Rock, AR 72114

Legal Description of the Property: 2N-12-14 4701 PIKE AVE PT SE SW BEG 20 FT N & 20FT W OF SE COR TH N 50 FT, W 140 FT, S 50' E 140 FT TO BEG, 15 2N 12W

Owner/Applicant: Jose Ismael Vasquez

Present Use of the Property: Residential

Present Zoning of the Property: R3: Duplex District

Site Characteristics: The subject property is located north of Interstate 40, south of Donovan Briley Blvd and the city limits line, west of MacArthur Drive and east of Camp Robinson Rd. Specifically, the parcel is located on the northwest parcel of Pike Avenue and W 47th Street. The properties in this area were originally developed as a single family in the 1930's thru the 1950's and have retained their residential character. The properties surrounding subject parcel remain occupied by single family homes, a church, or undeveloped lots that were previously occupied with residential structures.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3: Duplex District	Single-family home
South	R3: Duplex District	W 47th St ROW / Single-family
East	R3: Duplex District	Pike Ave ROW / Church
West	R3: Duplex District	Single-family home

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

Staff Analysis:



It was recently discovered that construction was being carried out on both the north and south sides of the single-family residence at 4701 Pike Avenue without the required permits. On October 30 of this year, the North Little Rock Planning Department's building inspector issued a stop-work order to halt all activity until the proper documentation could be obtained.

Upon further review, it was determined that the north-side addition complies with the required side-yard setback. However, the south-side addition was found to

encroach into the property's exterior side yard. This south addition consists of a 12-by-6-foot roof extension designed to provide a covered porch over the home's secondary entrance. Staff informed the applicant of the exterior side-yard setback requirements and explained the variance process necessary before work on the south addition could resume.

The applicant is requesting a variance to allow the porch addition on the south side of the home, stating that the structure is needed to protect the residence and enhance safety. The applicant further noted that the porch is a modest improvement that would not obstruct the views of adjacent neighbors or motorists traveling on nearby streets.

The existing house was built in 1940, with its exterior wall located approximately 16 feet from the property line and the West 47th Street right-of-way. The structure has largely retained its original footprint, with minimal improvements made over the years. Although setback requirements were not in place at the time of



construction, the house currently conforms to today's standards, and any new construction must comply with the applicable zoning code. Documentation submitted indicates that the proposed porch will extend 6 feet from the house, encroaching 5 feet into the required exterior side-yard setback and leaving 10 feet of clearance before the addition begins.

According to Section 4.1.4 of the R-3 Duplex District Development Standards and the Area Requirements Table, the minimum exterior side yard adjacent or parallel to a public or private right-of-way must be at least 15 feet. The applicant is therefore seeking a variance to reduce the required exterior side-yard setback from 15 feet to 10 feet. As indicated on the applicant submitted site plan

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? Possibly, the existing home was built within a foot of the current exterior setback without consideration of expansion. A protective cover (porch) cannot be constructed over the house entrance on this side of the property without encroaching into the exterior yard setback.
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 encroachments will have minimal impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the approval of the rear and exterior yard setbacks will have little or no impact on the character of the district and how the structures are perceived from the street.

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? Possibly, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot. The house was constructed to the building line without a porch prior to the current zoning codes. There isn't a way to provide protection from the weather at this entrance of the home without encroaching into the setback.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the City.

Approval Allows:

1. Approval will allow the reduction of the exterior side yard setback to 10-feet to allow a 5-foot encroachment into the exterior side yard to allow for the construction of a 6x12 porch as described above and as indicated on the applicant submitted documents.
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 #2025-26

Date: 11/5/2025

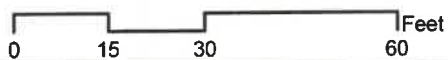
North Little Rock Board of Adjustment



BOA CASE #2025-26

Date: 11/5/2025

1 inch = 30 feet



User: JHale



Letter of hardship

To: North Little Rock Board of Zoning Adjustment

From: Jose Ismael Vasquez

Property: 4701 Pike Avenue, North Little Rock, Arkansas

Date: November 3rd, 2025

I am the Owner of the property located at 4701 Pike Avenue. I am writing to request approval for a variance to allow an addition on the south side of my home. This request arises from significant challenges due to ongoing rain exposure; the wood around that portion of the house has experienced significant moisture damage and rot. If left unaddressed, this damage would have continued to spread.

I understand the importance of complying with city property regulations, and my intentions were solely to protect my home structure and ensure safety, not to make any major alteration that would obstruct the neighbors or drivers on that side of the house. I respectfully request approval of this modification. Thank you for your time and consideration.

Sincerely,

Jose Ismael Vasquez





8:29



G Google · octubre 2023



1111 W 47th St



Hace 2 años · Ver más fechas >

Variance Requested: A variance request from the area provisions of Section 6.2 – Parking Space Requirements to reduce the required number of parking spaces to facilitate a new development within an existing commercial center.

Location of the Request: 2619 Pike Avenue, North Little Rock, AR 72114

Legal Description of the Property: Tract 1 Pike Plaza Shopping Center Replat, City of North Little Rock, Pulaski County, Arkansas

Property Owner Pike Commercial LLC

Applicant Matt Gatto, PE, Kimley-Horn

Present Use of the Property: Shopping Center

Present Zoning of the Property: C3: General Commercial District

Site Characteristics:

The subject property is situated just west of Percy Machin Drive and the Missouri Pacific Railroad Easement, to the south of Interstate 40, and north and west of the Arkansas River. More precisely, it occupies the southwest corner of Pike Avenue and West Pershing Boulevard. To the southwest lie properties that were originally developed as single-family homes in the 1950s. Although many of the original houses remain, those lots have since been rezoned for commercial use. Further south, zoning transitions to a duplex district, but the parcels still mostly contain the original single-family homes from the 1950s, or in some cases, vacant lots where the original structures have been razed. Across Pershing Boulevard to the north, the properties are zoned residential and largely retain their original houses — with the exception of a convenience store located at the northwest corner of Pike Avenue and Pershing Boulevard. Finally, to the west and northwest of the subject property, the land is commercially zoned, comprising a mix of business establishments and undeveloped lots.

Surrounding Land Use

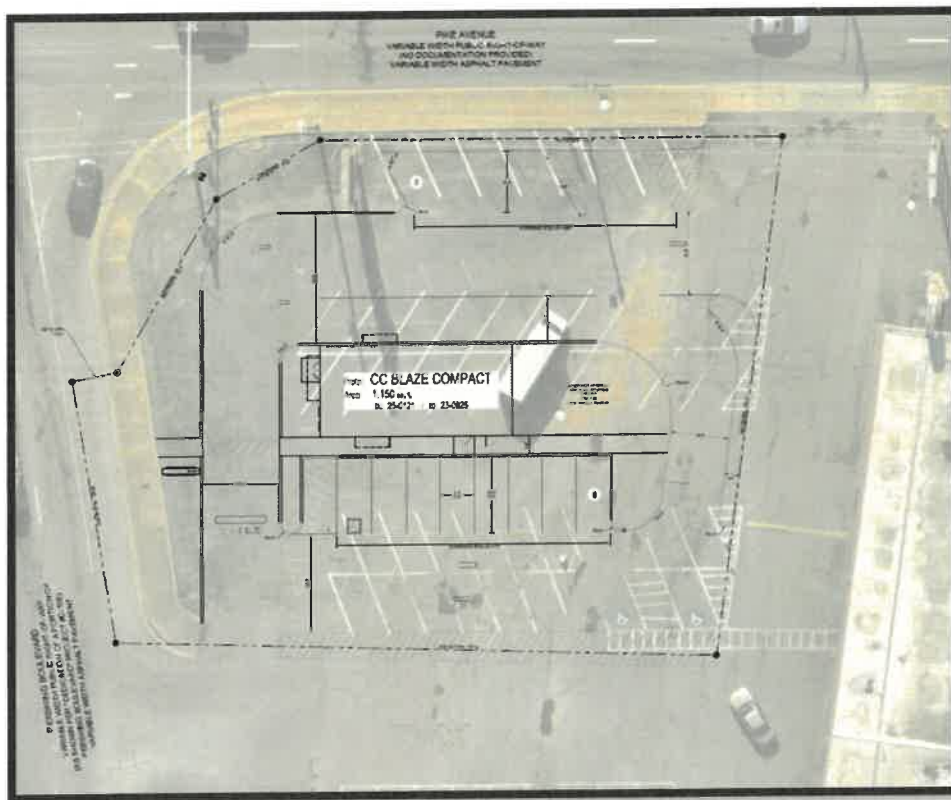
<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	W St Pershing Boulevard ROW R2, Single-Family District	Convenience Store w/ Fuel Pumps Single-Family Homes
South	C3, General Commercial District	Undeveloped / Single-Family Homes
East	Pike Avenue ROW C4, Services and Trades District	Undeveloped
West	C3, General Commercial District	Single Family Homes/ unoccupied shopping center

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

Staff Analysis:

The Pike Plaza Shopping Center currently houses a variety of commercial businesses—including a grocery store, a beauty supply shop, a variety store, and a bar & grill. These businesses occupy three separate buildings, with a combined total of 81,807 sq. ft. on a 7.51-acre site, according to the Pulaski County Assessor's Office.

The property owner now proposes adding a stand-alone restaurant (Church's Chicken) with a drive-through window. The planned building would be 1,150 sq. ft. in size, which would necessitate 12 additional parking spaces based on standard parking ratios.



In accordance with
Section 6.2.1:
Calculation of Requirements

Where a fractional space results, any fraction more than one-half (1/2) shall be counted as one (1) parking space.

When calculating the number of required spaces for a property or site with multiple uses or building occupancies, the requirements for each use or building occupancy type must be met in accordance with the portion of the

property or site devoted to each use or building occupancy.

Section 6.2.3: Requirements by Parking Use Type indicates that while a retail center greater than 10,000 sq. ft. requires 1 space per 300 sf of gross floor area of that use a restaurant requires will require 1 space per 100 sf of gross floor area of that use.

With the new restaurant, the site plan shows a total of 199 parking spaces on the property. Since the current minimum requirement is 228 spaces, the development would leave the site short by 41 parking spaces.

The applicant is requesting a variance to allow a reduced number of parking spaces stating in their Letter of Hardship the following reasons for the request.

“Due to unique circumstances specific to this property, we are unable to comply with the current parking regulations as set forth by the zoning ordinances. We seek this variance for the following reasons:

Nature of Hardship: *Our proposed development site is situated within an existing parking lot, which currently accommodates a total of 211 stalls. With the construction of the new restaurant, 44 stalls will be removed, although 14 stalls will be reinstated, resulting in 199 parking stalls remaining available for the entire shopping center. Given the current minimum parking requirement of 228 stalls for the existing buildings, and an additional requirement of 12 stalls for the new restaurant, the site would fall short by 41 parking spaces.*

Compact Style Prototype: *The Church's Chicken to be developed is a compact style prototype, meaning it will serve solely as a drive-thru and for pick-up orders, with no internal dining offered at this location. This design necessitates less parking for the general public, as there will be no need for spaces dedicated to dine-in customers.*

Impact on Use of Property: *Without the variance, we would be unable to complete the development, which means the intended benefits to the community, such as job creation and increased business traffic, would not be realized. The current parking shortage is due to the development being situated within a pre-existing parking lot, a condition beyond our control.*

Minimal Impact on Surrounding Properties: *The proposed development seeks to balance the need for additional business with minimal disruption to the shopping center. The remaining 198 parking spaces would serve the dual purpose of accommodating current businesses and the new restaurant, with anticipated customer flow managed effectively within these parameters. Additionally, there is support from the neighboring businesses within the shopping center, indicating a community favorability towards the development.*

Public Interest: *Granting this variance serves the public interest by facilitating the establishment of a new fast-food restaurant, enhancing local amenities, creating employment opportunities, and contributing to the local economy.*

The hardship we face is due to the unique layout and pre-existing conditions of the property, not a result of any actions by the owner.”

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 Member's to Consider:

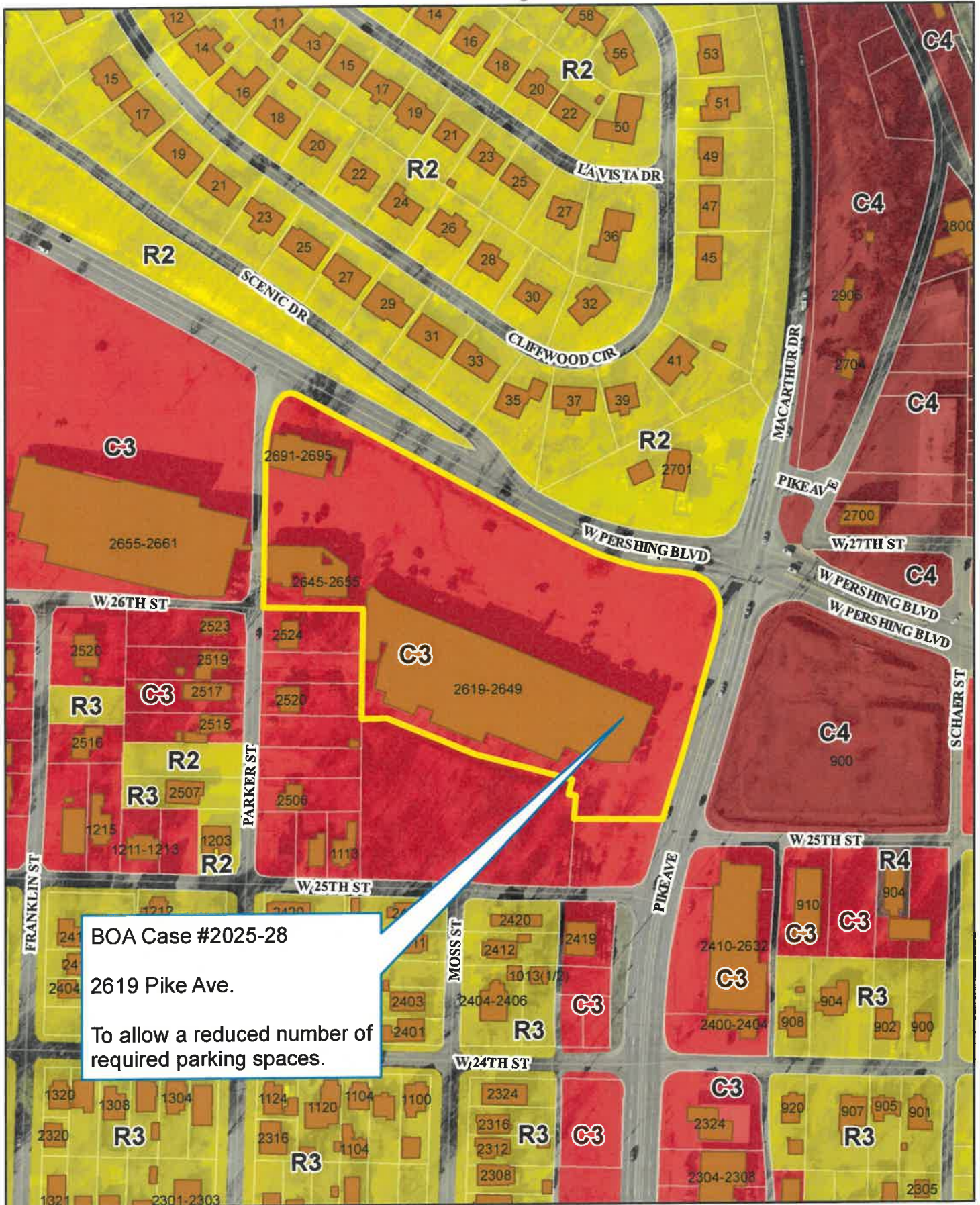
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Yes, the shopping center was built in 1969 under older code regulations that did not anticipate today's off-street parking needs. This leaves very little space to expand the parking area for new development.
2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No — the applicant is not being denied reasonable use of the property. The new development involves only a small portion of the site, which will be used for a new drive-thru restaurant. The modest reduction in existing parking is unlikely to have any material impact on the existing shopping center tenants.
3. Will approval of the variance harm the use of the adjoining property? No, the adjoining property to the north and east, are street rights- of-way. The properties to the south and west will remain as a commercially zoned property.
4. Will approval of the variance alter the essential character of the district? No, the use of the property will remain unchanged.
5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.

6. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the parking standards are in place to anticipate the use of current conditions. A reduction of the minimum requirement is not in harmony with the spirit of the ordinance but if approved should not create an undue burden on the property users.
7. Will the approval of the variance adversely affect public health, safety, and general welfare? The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

Approval Allows:

1. The approval of the application as filed will allow for the development of a drive-thru restaurant in an existing retail complex with a reduction of the required number of required parking spaces for the shopping center 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 #2025-28

2619 Pike Ave.

To allow a reduced number of
required parking spaces.

BOA CASE #2025-28

Date: 12/2/2025

1 inch = 200 feet

0 100 200 400 Feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2025-28

Date: 12/2/2025

1 inch = 100 feet

0 50 100 200 Feet



User: JHale



North Little Rock Planning Department
700 W 29th Street
North Little Rock, Arkansas 72114

Subject: Request for Variance — Pike Plaza Center Development

Dear Board of Zoning Adjustment,

Ampler Development is requesting a variance for the property located within the Pike Plaza Center at the hard corner of Pike Ave and Pershing Blvd. Our intention is to purchase approximately half an acre within the existing shopping center parking lot to develop a 1,150 square foot Church's Chicken fast-food restaurant.

Due to unique circumstances specific to this property, we are unable to comply with the current parking regulations as set forth by the zoning ordinances. We seek this variance for the following reasons:

Nature of Hardship: Our proposed development site is situated within an existing parking lot, which currently accommodates a total of 211 stalls. With the construction of the new restaurant, 44 stalls will be removed, although 14 stalls will be reinstated, resulting in 199 parking stalls remaining available for the entire shopping center. Given the current minimum parking requirement of 228 stalls for the existing buildings, and an additional requirement of 12 stalls for the new restaurant, the site would fall short by 41 parking spaces.

Compact Style Prototype: The Church's Chicken to be developed is a compact style prototype, meaning it will serve solely as a drive-thru and for pick-up orders, with no internal dining offered at this location. This design necessitates less parking for the general public, as there will be no need for spaces dedicated to dine-in customers.

Impact on Use of Property: Without the variance, we would be unable to complete the development, which means the intended benefits to the community, such as job creation and increased business traffic, would not be realized. The current parking shortage is due to the development being situated within a pre-existing parking lot, a condition beyond our control.

Minimal Impact on Surrounding Properties: The proposed development seeks to balance the need for additional business with minimal disruption to the shopping center. The remaining 198 parking spaces would serve the dual purpose of accommodating current businesses and the new restaurant, with anticipated customer flow managed effectively within these parameters. Additionally, there is support from the neighboring businesses within the shopping center, indicating a community favorability towards the development.

Public Interest: Granting this variance serves the public interest by facilitating the establishment of a new fast-food restaurant, enhancing local amenities, creating employment opportunities, and contributing to the local economy.

The hardship we face is due to the unique layout and pre-existing conditions of the property, not a result of any actions by the owner.

Thank you for considering our request. We are committed to working collaboratively with the board and are available to provide any additional information or attend any meetings required to support our application.

North Little Rock Planning Department
700 W 29th Street
North Little Rock, Arkansas 72114

Subject: Letter From Property Owner — Pike Plaza Center Development: Church's Chicken
Variance Request

Dear Board of Zoning Adjustment,

I, Ariel Yisraelian, MGR of Pike Commercial LLC, am the owner of the Pike Plaza Shopping Center located at 2619 Pike Ave. I am writing to confirm that I have granted permission to Ampler Development to apply for a variance request on my behalf for the proposed development of a 1,150 square foot Church's Chicken fast food restaurant at the hard corner of Pike Ave and Pershing Blvd. I also grant Joey Gies of Ampler Development to speak on our behalf during Board of Zoning Adjustment meetings regarding the aforementioned project.

I am in full support of the proposed development and approve the reduction in the number of parking stalls within our property. I believe this reduction will not interfere with the daily operations of the shopping center.

Thank you for considering our request for a variance.

 12/11/2025

BLEW

Surveying | Engineering
Environmental

A TRACT OF LAND LOCATED WITHIN PIKE PLAZA SHOPPING CENTER, AN ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED PLAT BOOK 8, PAGE 55, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSHING BOULEVARD, AS SHOWN PER "DEDICATION OF A PORTION OF PERSHING BOULEVARD" PROJECT #C-108, AT A FOUND 5/8" REBAR, WITH CAP INSCRIBED "GANGER 1659", THENCE SOUTH 84°36'01" EAST, A DISTANCE OF 79.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 84°36'01" EAST, A DISTANCE OF 69.84 FEET TO A FOUND MAG-NAIL;

THENCE SOUTH 04°14'15" WEST, A DISTANCE OF 12.01 FEET TO A FOUND CHISLELED "X";

THENCE SOUTH 45°16'52" EAST, A DISTANCE OF 52.48 FEET TO A FOUND 2" RIGHT-OF-WAY DISK IN ASPHALT;

THENCE SOUTH 14°53'23" EAST, A DISTANCE OF 31.19 FEET TO A FOUND 2" RIGHT-OF-WAY DISK IN ASPHALT ON THE WEST RIGHT-OF-WAY LINE OF PIKE AVENUE, AS SHOWN PER "DEDICATION OF A PORTION OF PERSHING BOULEVARD" PROJECT #C-108;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 14°44'16" WEST, A DISTANCE OF 121.38 FEET TO A FOUND MAG-NAIL;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 67°59'39" WEST, A DISTANCE OF 137.68 FEET TO A POINT;

THENCE NORTH 16°24'17" EAST, A DISTANCE OF 157.84 FEET TO THE POINT OF BEGINNING. CONTAINING 21,539 SQ. FEET, OR 0.494 ACRES, MORE OR LESS.



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

LOT SPLIT

2619 PIKE AVENUE

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS 72202

PROPOSED TRACT 1 DESCRIPTION

A TRACT OF LAND LOCATED WITHIN PIKE PLAZA SHOPPING CENTER, AN ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED PLAT BOOK 6, PAGE 58, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSHING BOULEVARD, AS SHOWN PER RESECTION OF PERSHING BOULEVARD PROJECT BC-106, A DISTANCE OF 79.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 14°39'01" EAST, A DISTANCE OF 69.84 FEET TO A FOUND MAG-MAIL;

THENCE SOUTH 04°14'15" WEST, A DISTANCE OF 12.01 FEET TO A FOUND CHISELED "X";

THENCE SOUTH 45°16'32" EAST, A DISTANCE OF 81.49 FEET TO A FOUND 2" RIGHT-OF-WAY DISK IN ASPHALT;

THENCE SOUTH 14°39'01" EAST, A DISTANCE OF 51.19 FEET TO A FOUND 2" RIGHT-OF-WAY DISK IN ASPHALT ON THE WEST RIGHT-OF-WAY LINE OF PIKE AVENUE, AS SHOWN PER "DEDICATION OF A PORTION OF PERSHING BOULEVARD" PROJECT BC-106;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 14°14'16" WEST, A DISTANCE OF 61.38 FEET TO A FOUND MAG-MAIL;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 87°50'35" WEST, A DISTANCE OF 137.85 FEET TO A POINT;

THENCE NORTH 87°24'17" EAST, A DISTANCE OF 197.84 FEET TO THE POINT OF BEGINNING, CONTAINING 21.539 SQ. FEET, OR 0.494 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW AND ASSOCIATES ON 10/15/2023, UTILITY MAP DRAWINGS, AND ARKANSAS 811 DIG UTILITY LOCATE REQUEST. THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 23025-1871.

COMPANY:
CENTRAL ARKANSAS WATER
301-372-5161
SUMMIT UTILITIES ARKANSAS, INC.
501-855-7000
AT&T
800-288-2020
CITY OF NORTH LITTLE ROCK
501-791-4300
CITY OF NORTH LITTLE ROCK
501-791-4300
LUMEN
877-453-8353
MCI
800-824-9875
BRIER COMMUNICATIONS
888-538-4465

ZONING INFORMATION

CURRENT ZONING:
C3 - GENERAL COMMERCIAL DISTRICT

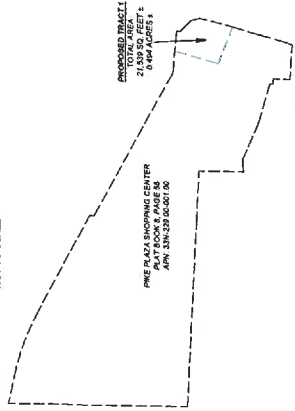
SETBACK REQUIREMENTS:
FRONT - THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET TO THE FRONT LINE OF THE BUILDING, WHERE THE TWO (2) ADJACENT BUILDINGS ARE CLOSER THAN TWENTY-FIVE (25) FEET TO THE PROPERTY LINE, SAID ESTABLISHED SETBACK LINE SHALL PREVAIL ON SUBJECT PROPERTY.

SIDE - NO SIDE YARD SHALL BE REQUIRED EXCEPT WHERE ABUTTING A RESIDENTIAL LOT, IN WHICH CASE THE SIDE YARD SHALL BE NOT LESS THAN TWENTY-FIVE (25) FEET ON A CORNER LOT, THE SIDE YARD ON THE STREET SIDE OR EXTERIOR SIDE SHALL BE EQUAL TO THE FRONT YARD SETBACK.

REAR - THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET IN THE CASE OF A CORNER LOT, HOWEVER, AND WHEN PROVIDING A TWENTY-FIVE-FOOT EXTERIOR SIDE YARD THE REAR YARD MAY BE REDUCED TO NOT LESS THAN FIFTEEN (15) FEET.

INSET MAP

NOT TO SCALE



LEGEND & SYMBOLS

FOUND MONUMENT AS-NOTED

- COMPUTED POINT
- LIGHT POLE
- UTILITY POLE
- SANITARY MANHOLE
- DRAINAGE INLET
- STORM MANHOLE
- UTILITY CATCH BASIN
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (C) CALCULATE DIMENSION
- RIGHT-OF-WAY

- PROPERTY LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- BUILDING SETBACK LINE

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- SOME FEATURES MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMALS PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OR BE AFFECTED BY ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, OTHER THAN EASEMENTS, EASEMENTS, EASEMENTS, EASEMENTS, EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- STATE RECORDING NUMBER: 300-020-124-03-27-10-00-1302
- THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2023.
- REFERENCE DOCUMENTS:
WARRANTY DEED FILE IN DEED BOOK 2023, PAGE 17584
SURVEY PLAT FILED IN PLAT BOOK 6, PAGE 53
- THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.
- THE TERM "CERTIFICATION" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 13TH DAY OF NOVEMBER, 2023



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW

Surveying | Engineering | Environmental

3823 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWANC.COM
OFFICE: 479-792-1883
WWW.BLEWANC.COM

SURVEYOR JOB NUMBER:

23-0201-02

SURVEY DRAWN BY:

TYM - 1/17/2025

SURVEY REVIEWED BY:

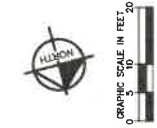
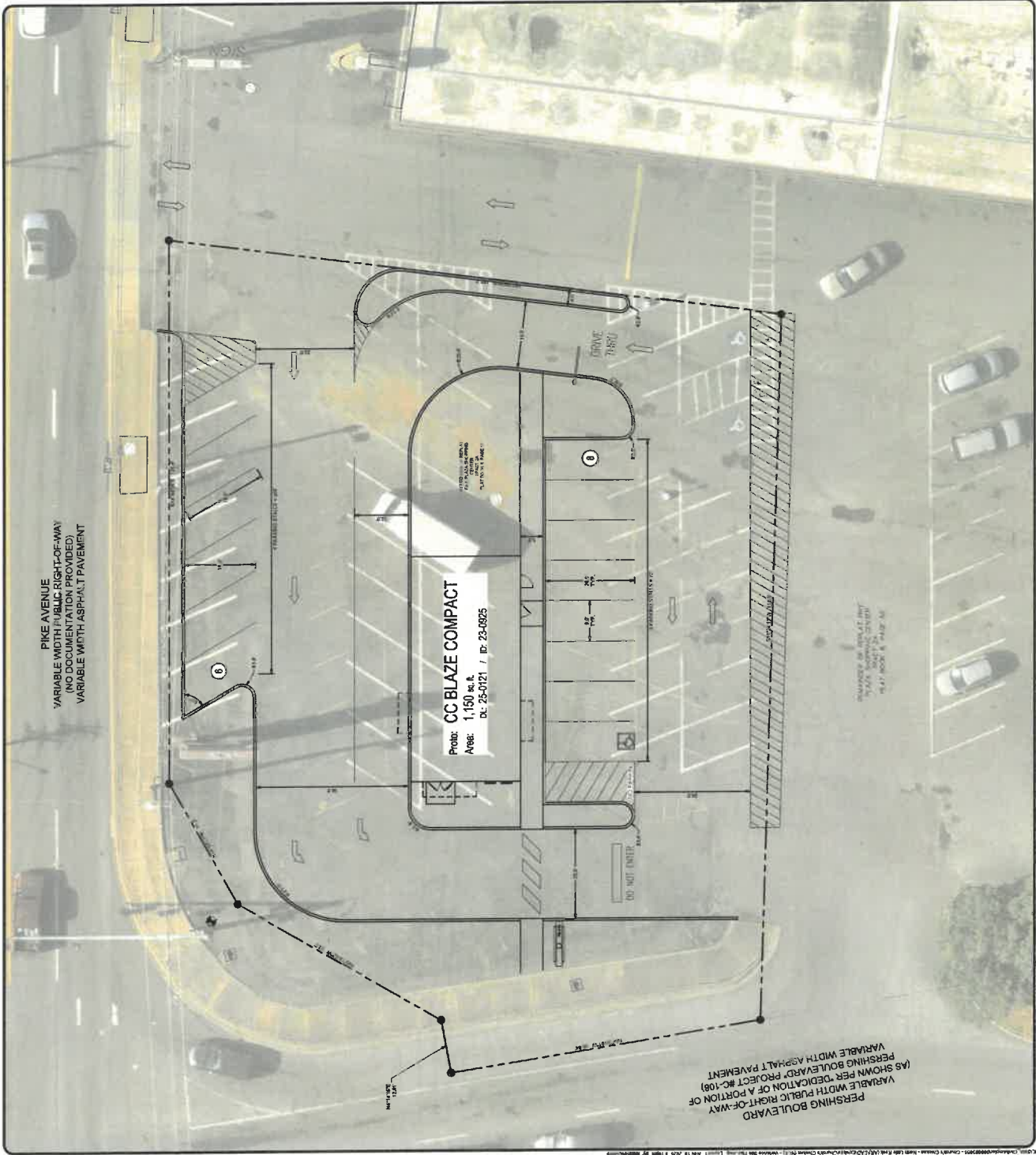
DN

SHEET:

1 OF 1

SURVEY PREPARED FOR:

KIMLEY-HORN



GENERAL SITE DATA	
LEGAL DESCRIPTION	PIKE PLAZA SHOPPING CENTER PLAT BOOK 8, PGS 55
ZONING	C3
ADDRESS	2019 PIKE AVE
BUILDING DATA	
BUILDING SQUARE FOOTAGE	1,150 SF
BUILDING HEIGHT	24'-0"
PARKING DATA	
REQUIRED STANDARD PARKING SPACES FOR FAST FOOD	12 SPACES
STANDARD SPACES PROVIDED	1 SPACE
TOTAL SPACES PROVIDED	13 SPACES
TOTAL EXISTING SPACES	14 SPACES
EXISTING SPACES TO BE	44 SPACES
TOTAL SPACES WITH REDEMPTION	140 SPACES
REQUIRED SPACES FOR	228 SPACES
REQUIRED SPACES FOR FAST FOOD AND SHOPPING CENTER	340 SPACES
SPACES PROVIDED UNDER	41 SPACES SHORT OF REQUIRED



AMPLER DEVELOPMENT, LLC

SITE PLAN EXHIBIT

CHURCH'S CHICKEN NORTH LITTLE ROCK

JOB NO. 08683655
SCALE 1" = 10'
DATE 11/19/2025

Variance Requested: a variance from the area provisions of Section 4.1.3 (d) to allow an exterior side yard setback to be less than 15-feet in width, to allow the placement of an accessory structure in the side yard of residential property, and also allow the same structure to be located less than 10-feet from the primary structure, as prescribed for R2 zoned properties.

Location of the Request: 13722 Trethorne Cir, North Little Rock, AR 72117

Legal Description of the Property: Lot 1 Block 6 Phase II Stone Links, an Addition to the City of North Little Rock, Pulaski County, Arkansas

Owner / Applicant Willie Thomas

Present Use of the Property: Residential

Present Zoning of the Property: R2: Single-Family District

Site Characteristics: The subject property is located north of the Arkansas River and Highway 165, south of Faulkner Lake Road, east of the city-limits boundary, and west of Highway 391. More precisely, it is located in the Stone Links neighborhood, on the southwest corner of Trethorne Circle and Stone Links Drive. The .29-acre parcel includes a 2,500 sq. ft. single-family home built in 2010. Surrounding properties are similar in size and likewise consist of single-family homes, constructed around the same time in comparable style.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R2: Single-Family District	ROW / Trethorne Cr / Single-Family
South	R2: Single-Family District	Single-Family Home
East	R2: Single-Family District RU: Residential Urban District	ROW / Stone LinkS Rd / Single-Family Undeveloped
West	R2: Single-Family District	Single-Family Home

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

Staff Analysis:



In September of this year the applicant applied for a room addition to the existing house. The addition was to include a carport that would be added to the east side of the home covering the existing driveway before accessing the properties garage. The applicant did not provide a survey and upon review of an aerial photo Staff explained the required setbacks and that it is the property owner / contractors responsibility for verifying the location of the property lines prior to construction. Staff

approved the application noting that the new carport would be attached to the primary structure and would be located within the 15-foot exterior yard setback and the 25-foot front yard setback and a building permit was issued.

Upon completion of the construction, staff was informed by anonymous source that the structure as built may be in violation of the code requirements. Upon inspection staff verified that the carport was not attached to the house and extended to the approximate edge of the sidewalk to a distance of 17-inches exceeding the side yard setback requirement by approximately 13.5-feet While the sidewalk is not the legal boundary of the property





it is an indicator of where the property line may be located since sidewalks are generally located within the public right-of-way. Upon further inspection it was also found that the carport was not attached to the house making this an accessory building and not an extension of the primary structure which is not allowable in the side yard of a residential property without first obtaining a variance.

Under the R2 Single-Family District standards (Section 4.1.4, d) and the Accessory Structure Requirements Table, the minimum exterior yard setback for a primary structure or accessory structure is 15-feet. The original building permit approval was for the

construction of a 25x18 attached carport, with the condition that all setback requirements would be met. The applicant is requesting that an accessory be allowed to remain in the side yard of his property, that the exterior side yard setback be allowed to be less than 15-feet, and that the accessory structure be allowed to remain as constructed with a separation of less than 10-feet separation from the primary structure.

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

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 parcel has ample space to construct the accessory structure as originally requested. However, as construction progressed the property owner determined the approved structure would not be adequate and change the size and layout of the carport without seeking verifying the buildable space or code requirements.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possibly, the location of the detached carport could possibly impede vehicle and pedestrian site lines within the right-of-way
3. Will approval of the variance alter the essential character of the district? Possibly, building setbacks are created to maintain safety and a uniform layout of the district uses.
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 of the lot 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 carport to remain as constructed as described above. This includes an accessory structure in the side yard, a separation of structures less than 10-feet, and an encroachment into the exterior side yard setback.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA Case #2025-29

13722 Trethorne Cir.

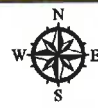
To allow an exterior side yard setback reduction,
accessory structure in the side yard, and to allow
a separation between buildings less than 10 feet.

BOA CASE #2025-29

Date: 12/2/2025

1 inch = 150 feet

0 75 150 300 Feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2025-29

Date: 12/2/2025

1 inch = 30 feet

0 15 30 60 Feet



User: JHale



Dear Members of the Board of Adjustment,

I am writing to respectfully request a variance from the City of North Little Rock's zoning and building code requirements regarding the construction/placement of a carport at my property located at 13722 Trethorne Cir, N Little Rock, AR. I am seeking this variance due to substantial hardship created by unique property constraints and safety considerations that make strict compliance with the current code impractical.

Nature of Request

The current zoning code restricts me to 15 feet of easement from the inside of the sidewalk back to my property. My proposed carport is currently 17 inches from the inside edge of the sidewalk easement. The purpose of this structure is to protect my vehicles from extreme weather conditions and to provide safety and shelter for myself and my family during severe storms, which are increasingly common in our region.

Substantial Hardship

Strict enforcement of the code creates a substantial hardship for the following reasons:

Unique Property Constraints:

The configuration of my driveway does not provide enough space for the limited code requirements. Meeting the standard setback or dimensional requirements would either make the carport unusable or force it into an unsafe or impractical location in my driveway.

Protection and Safety Needs:

Arkansas experiences frequent severe weather, including hail, high winds, and extreme heat. The carport is essential not only to protect our vehicles, which are necessary for daily transportation and employment, but also to provide safe, covered access to our home for my family during inclement conditions.

No Adverse Impact to Neighbors:

The proposed structure is the first in this subdivision. consistent with the residential character of the neighborhood. It was constructed with costly materials and design that enhance my home and the surrounding properties. The variance would not obstruct visibility, impede drainage, or negatively impact neighboring property owners.

Good Faith and Compliance Efforts:

I have made every effort to comply with city standards. The requested variance is the minimum necessary to allow the structure to function safely and effectively, without granting any special privilege inconsistent with other residential uses in the area.

Equity and Reasonableness:

Granting this variance allows for reasonable use of my property and aligns with the intent of the zoning code—to support safe, functional residential living—while recognizing the unique circumstances that prevent full compliance.

Conclusion

For these reasons, I respectfully request that the Board of Adjustment approve this variance to allow the construction of my carport as proposed. The structure is necessary to protect my family, property, and vehicles from increasingly severe weather, while maintaining harmony with the surrounding neighborhood.

Thank you for your time and consideration. I welcome the opportunity to provide additional details or attend a hearing to discuss this request further.

Sincerely,

Willie C. Thomas



Approximate Size and of Location Carport as Constructed



