



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, May 28, 2026 - 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 - April 30, 2026

Public Hearing Items –

- BOA 2026-08 -** 3615 Pike Ave, A variance from the area provisions of 5.11.4: Residential Zoning Districts Requirements, to allow front yard fence to be constructed of a material other than picket or ornamental iron style and exceed three and a half (3.5) feet in height on R4 zoned property.
- BOA 2026-09 -** 15 Wayside Dr, A variance from the area provisions of Section 4.1.2: R1: Single-Family District requirements to allow an accessory structure (detached garage / shop) to be constructed in in the side yard of the property.
- BOA 2026-10 -** 1906 Hwy 161, A variance from the area provisions of Section 4.2.5 to allow a rear yard setback to be less than 20-feet as typically required for C3 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: June 01, 2026 - Hearing Date June 18, 2026

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 – April 30, 2026**

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

Others Present

Roger Coburn	1305 Rockwater Lane, NLR, AR 72116
Ben Talley	700 N Palm St, NLR, AR 72114

Old Business

None

Administrative

None

Approval of Minutes

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

Public Hearing Items –

BOA 2026-06 – 1305 Rockwater Lane, A variance from the area provisions of Section 4.1.3, R2: Single-Family District, to allow the placement of an accessory structure (swimming pool) with a reduced separation distance between structures and a reduced side yard setback.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. General Contractor, Mr. Roger Coburn briefly explained the property and its setbacks.

Chairman Brown requested that the applicant provide a hardship justification. Mr. Coburn stated his client's need for a therapy swimming pool.

Mr. Sparr inquired about the setback and separation distances of the pool in relation to the existing structures. The commissioners discussed the proposed setbacks and potential issues. Upon completion of the discussion, Chairman Brown requested that, if the variance is approved, a letter be obtained from the Fire Marshal prior to the issuance of a building permit stating that the Fire Department has no objection to the setback proposal.

Chairman Brown asked if any Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr made a motion to approve the variance, contingent upon approval from the Fire Marshal prior to permit issuance. Mr. Burton seconded the motion. By roll call vote, three members voted in the affirmative and one member voted in the negative; the motion was approved.

BOA 2026-07 - 700 N Palm St, A variance from the area provisions of Section 5.11.6: Industrial Zoning Districts Requirements, to allow a fence to be placed in the front yard of an industrial zoned property and to also allow the fence to exceed the 6-foot height maximum in both the front and side yards of the same I2 zoned property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. Mr. Ben Talley of Desert Rose Carpet Cleaning explained that he had employed a fence contractor who failed to secure a building permit. When attempting to rectify the issue, he was informed of the applicable code requirements.

Chairman Brown requested that the applicant provide a hardship justification. Mr. Talley cited security concerns, stating that the property is located in an industrial neighborhood with a low-income housing development in close proximity, and that a fence is needed to deter potential vandalism or break-in attempts. Mr. Talley further stated that crime in the area has required him to maintain a dog and security personnel on the property 24 hours a day.

The commissioners discussed the barbed wire and requested that it be angled outward, provided it does not extend beyond the property line.

Chairman Brown asked if any Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr made a motion to approve the variance as submitted. Mr. Able seconded the motion. By 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. Able formed a motion to approve the minutes from the March 19, 2026 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

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 1:46 pm.

Respectively submitted:

D. Tracy Spillman, PLA
City Planner / Landscape Architect

Variance Requested: A variance from the area provisions of 5.11.4: Residential Zoning Districts Requirements, to allow front yard fence to be constructed of a material other than picket or ornamental iron style and exceed three and a half (3.5) feet in height on R4 zoned property.

Location of the Request: 3615 Pike Ave, North Little Rock, AR 72118

Legal Description of the Property: The S 1/2 of Lots 1 & 2 Block 12 Booher's Addition to the City of North Little Rock, Pulaski County, AR

Owner/Applicant: Cherie Thompson

Present Use of the Property: Single Family Residence

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

Site Characteristics:

The subject property is located in the Levy section of North Little Rock. This residential parcel is positioned east of Camp Robinson Road, west of MacArthur Drive, north of Interstate 40, and south of West 37th Street/Doyle Venable Drive. Specifically, the site is situated on the west side of Pike Avenue, the second lot south of Doyle Venable Drive. It features a small bungalow-style single-family residence constructed in 1950. An alleyway along the southern property line provides backyard access and services the rear yards of homes fronting West 36th Street. According to the Pulaski County Assessor, the lot encompasses 0.16 acres. Properties directly east across Pike Avenue comprise the Levy commercial district, including parking and undeveloped land owned by Levy Baptist Church. Surrounding parcels are primarily zoned R4 (multi-family) and occupied by single-family homes, undeveloped lots, and an undeveloped conservation area adjacent to the north property line.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4, Multi-Family District	Single Family
South	R4, Multi-Family District	Single Family
East	R4, Multi-Family District	Alley / Single Family
West	R1, Single-family District	N Cedar ROW / Single Family

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

Staff Analysis:

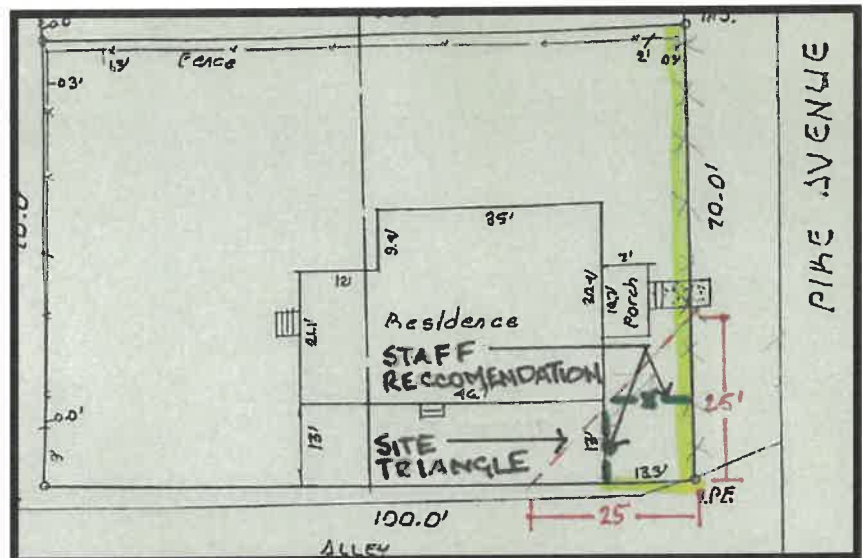


The applicant is seeking approval to allow the placement of a chain-link fence, 4-foot in height within the front yard of their home. The homeowner stated that a fence was needed primarily for safety citing concerns of trespassers looking in the windows as well as parking vehicles on their property in close proximity to the front porch of the house. The applicant has submitted several security videos indicating trespassers engaged in nefarious activity and a recent photo of a crashed vehicle next to the front porch.

The front porch is shown to be approximately 10-feet x 7-feet locating the primary structure 6-feet from the front property line. Although the structure's setbacks do not meet the current zoning code

requirements the home is allowed to retain its legal nonconforming status allowing fences to be constructed up to the parcel property lines. The proposed fence is indicated to run the 70-foot length of the front property line before turning west at the south parcel boundary and traveling 13.3-feet before stopping parallel to the southeast (front) corner of the house. It should be noted that code will allow any continuation of the fence from this point to be constructed to a height of 6-feet in height the side yard and be opaque in nature.

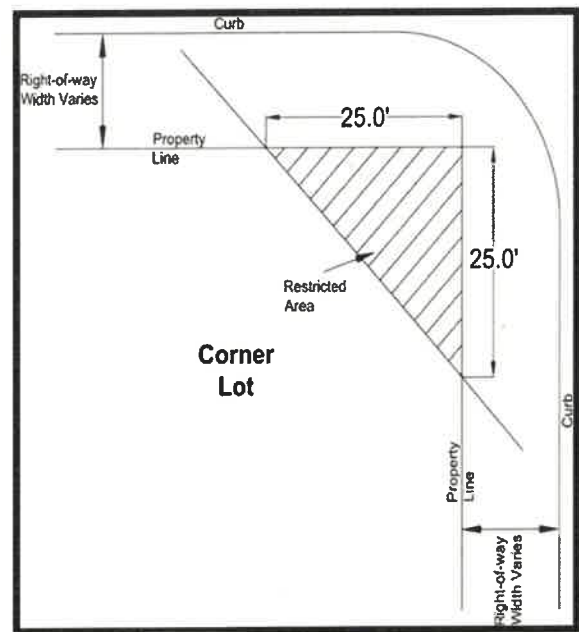
In addition, any fence or barrier exceeding two feet in height must maintain sight triangle requirements at the intersection of the



alley along the south side of the property and the public right-of-way of Pike Avenue. To maintain this required sight triangle, the fence would need to be placed at a 45-degree angle connecting the south (side) property line and the east (front) property line. Due to the nonconforming placement of the house, this requirement would position the fence within an area that defeats the homeowner's intended barrier. With this consideration, Staff recommends a less intrusive triangular solution by attaching the fence at the east corner of the house and extending it at 90 degrees to meet the respective property lines, leaving an approximately 13-by-13-foot area unfenced at the southeast corner of the property.

Section 5.24 – Unobstructed Vision at Street Intersections (Sight Triangle)

- A. Public safety requires clear views near street intersections. Within this sight triangle there shall be no obstruction to vision between a height of two (2) feet and a height of nine (9) feet above the average grade of each street at the centerline of the street. Street name signs, fire hydrants, street lighting poles and associated appurtenances thereto shall be permitted within this area.*
- B. The sight triangle is measured from the intersection of the two (2) property lines, a distance of twenty-five (25) feet along each property line.*



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 ½-feet with the prescribed material is to be picket or ornamental iron styles. Front yard fences are not be solid or opaque in appearance and front yard fences are not be chain-link.

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? No, with the exception of the site triangle a fence can be placed in the front of the property that will meet the height and material requirements of the current code while also meeting the barrier needs of homeowner that would be provided by a chain link fence 4 feet in height.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, there will be little impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? Possibility, the height and materials of the fence are in opposition of the zoning code and not allowable as installed on residential zoned properties.
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, the ordinance is written to provide only certain heights and aesthetic consideration in the front of residential properties.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the area residents with the increased height of the fence.

Approval Allows:

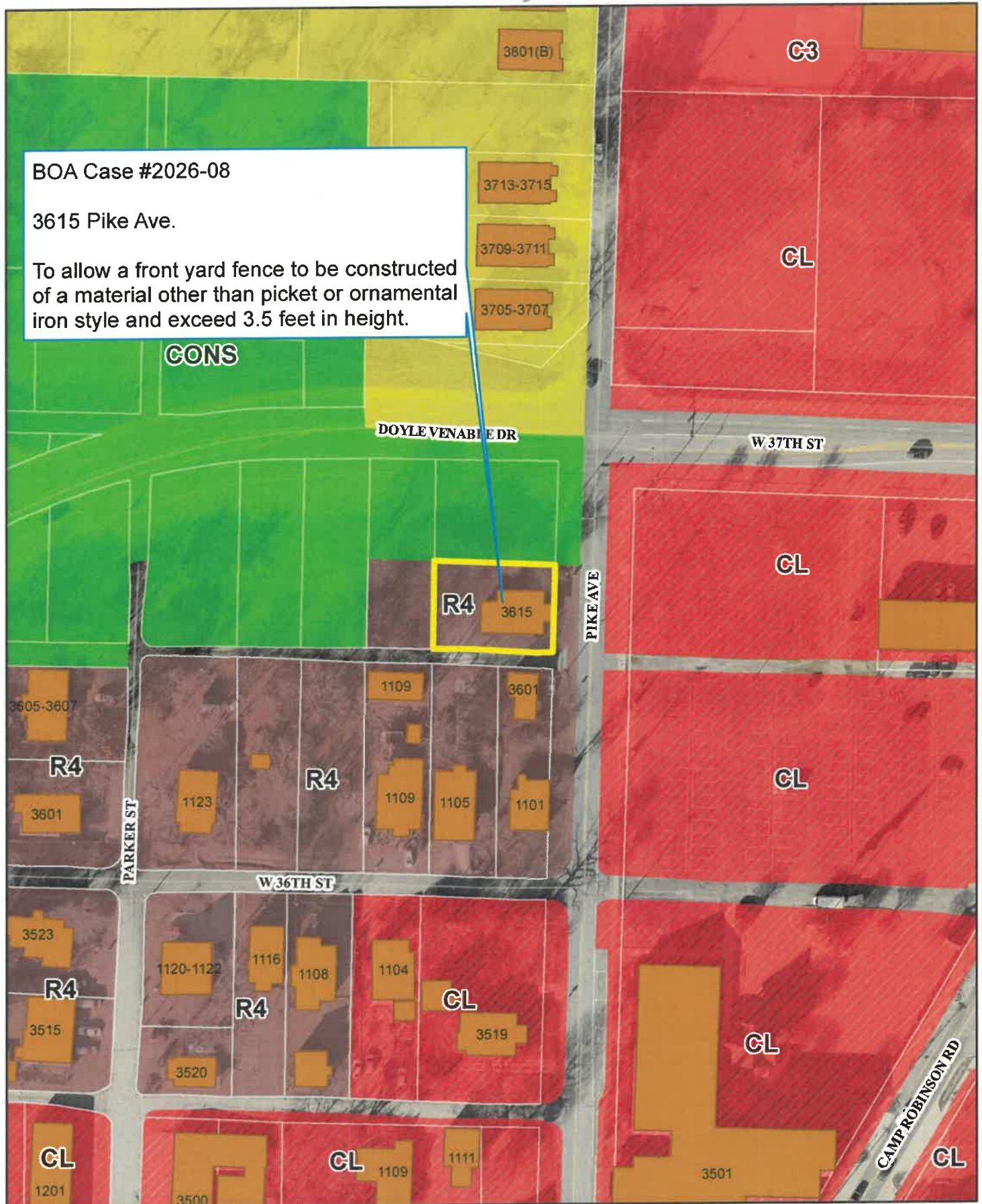
1. Approval will allow a chain link fence 4-feet in height to in the front yard of the property as requested by the applicant and as described in the above staff report.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day 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 #2026-08

3615 Pike Ave.

To allow a front yard fence to be constructed of a material other than picket or ornamental iron style and exceed 3.5 feet in height.



BOA CASE #2026-08

Date: 5/6/2026

1 inch = 100 feet

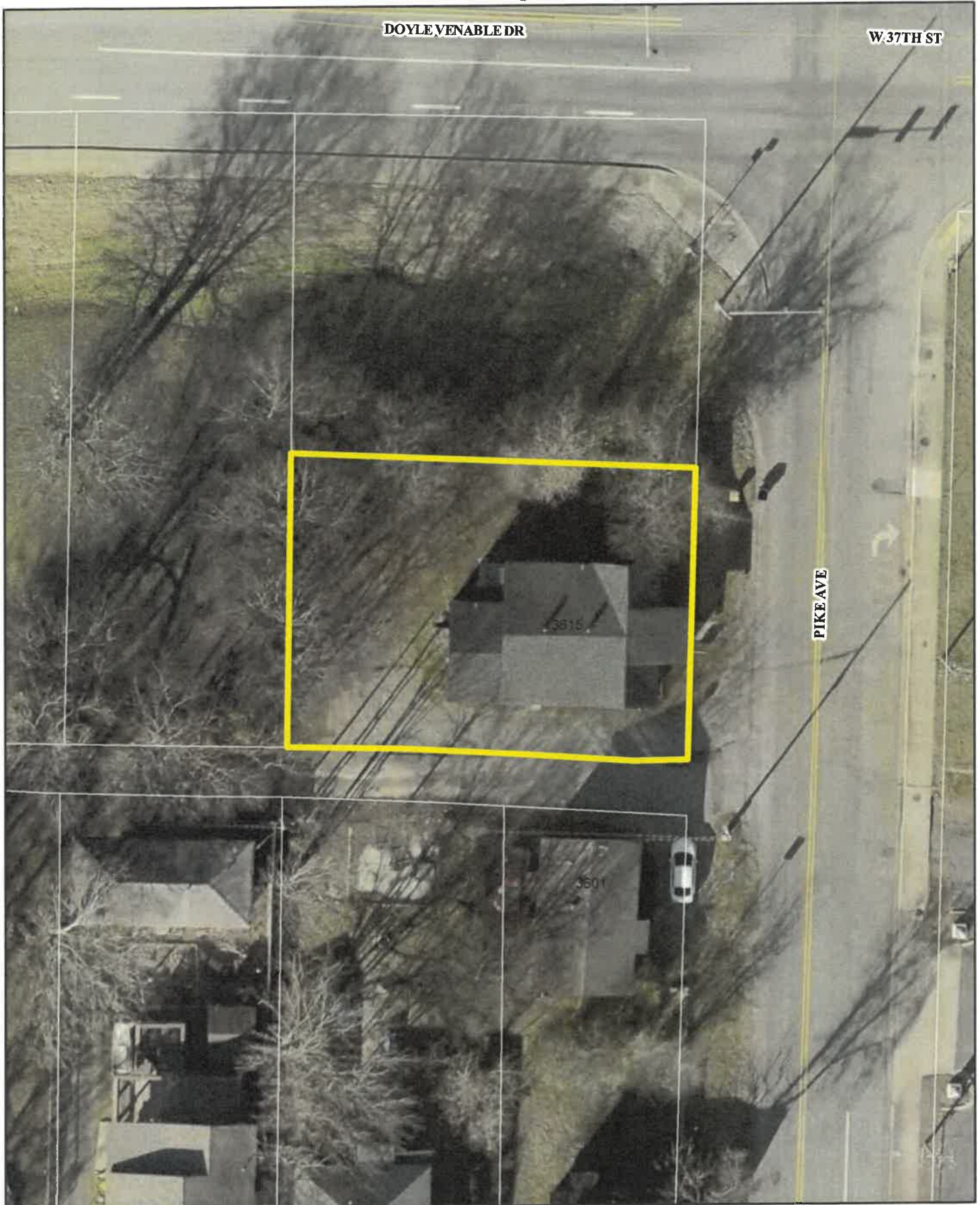
0 50 100 200 Feet



User: JHale



North Little Rock Board of Adjustment



DOYLE VENABLE DR

W 37TH ST

PIKE AVE

3615

3601

BOA CASE #2026-08

Date: 5/6/2026

1 inch = 30 feet

0 15 30 60 Feet



User: JHale



To D.O.R. BOA,

4/24/26

My name is Chekie Thompson. I moved from Wisconsin and purchased this home @ 3615 Pike Ave North Little Rock, AR 72118 in June of 2024. I am requesting that you reconsider the placement and type of fence for the front area of my property for various reasons. Number one reason is for safety. In the first 3 months of residing here I saw over 10 car accidents. One of which a vehicle was an inch away from my porch almost crashing into my home. The second incident was a motorcycle in my yard. I've had people peeking in my windows. There has been men on drugs knocking on my doors at very strange hours. A multitude of homeless people randomly walking through the yard and going through my garbage and recycling. It's difficult to feel safe for my household. I have cameras but that doesn't seem to deter these people. Thank you for taking the time in reading this letter.

Thank you
Chekie Thompson

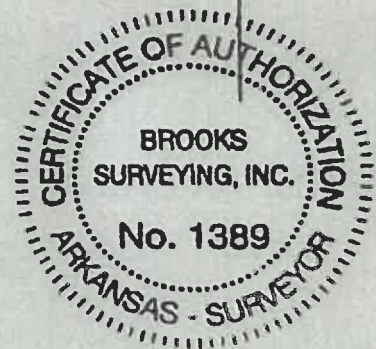
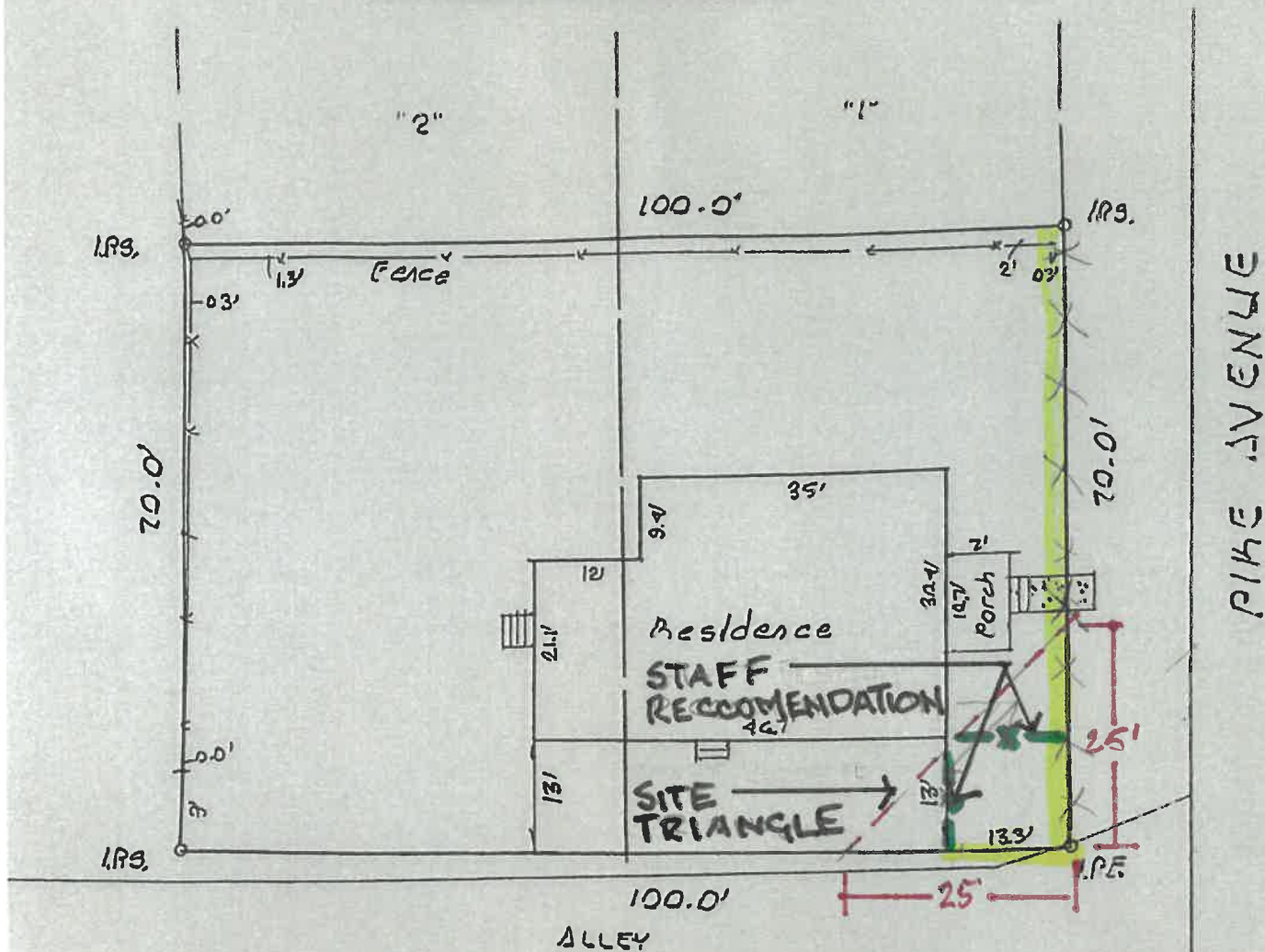
Cherie Thompson

608-312-0727

Cherlatrice@gmail.com

3615 Pike Ave NLR AR 72118

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



LEGAL DESCRIPTION

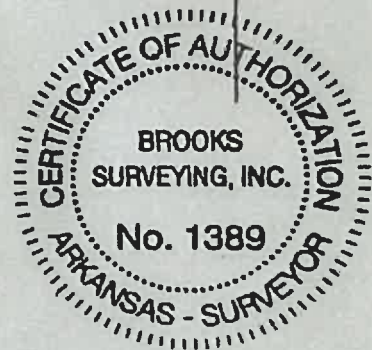
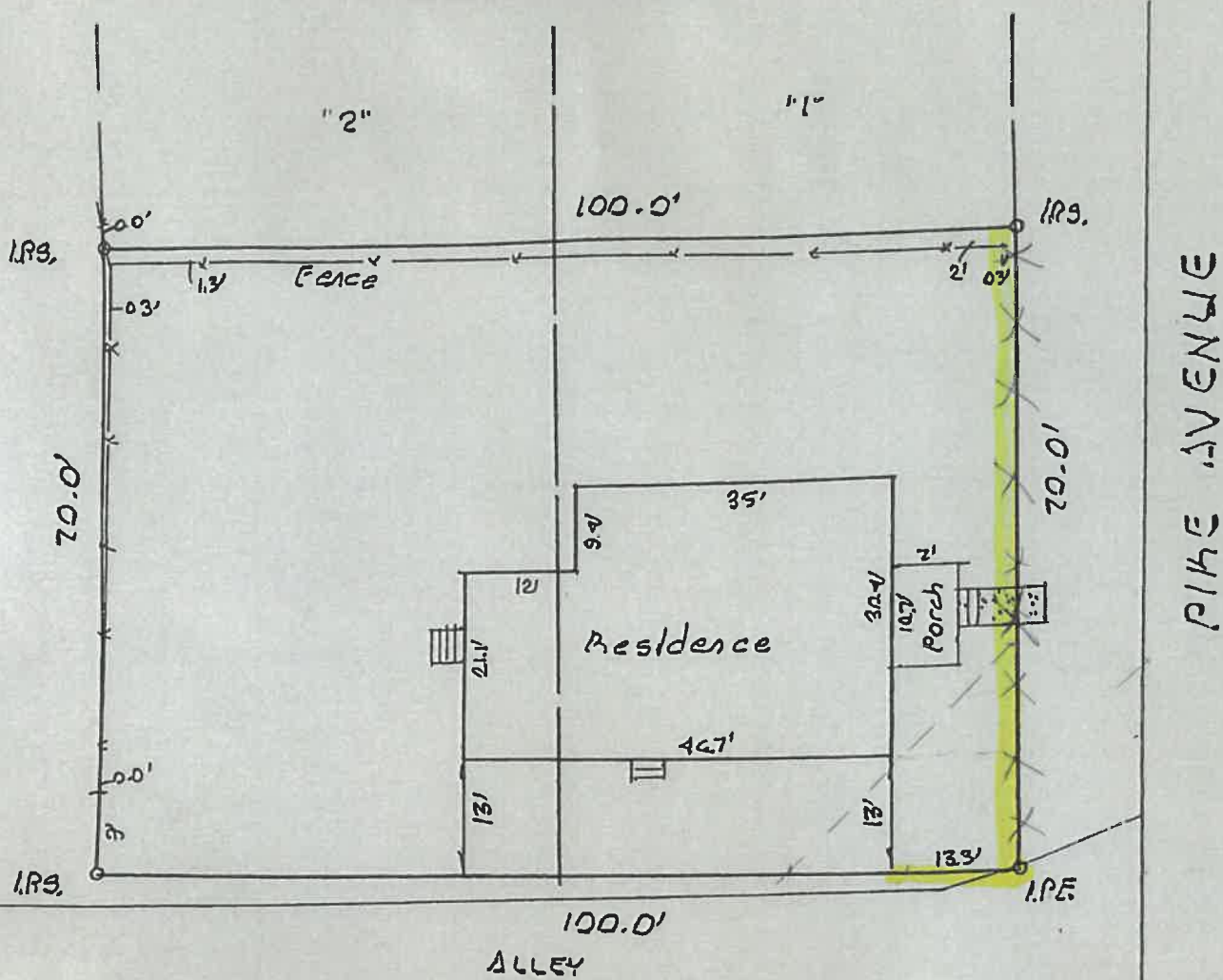
The South 1/2 of Lots 1 and 2, Block 12, BOOHER'S ADDITION to the City of North Little Rock, Pulaski County, Arkansas.

BROOKS SURVEYING, INC.

20820 Arch Street Pike

Hensley, AR 72065

501-888-5336/brookssurveying@att.net



LEGAL DESCRIPTION

The South 1/2 of Lots 1 and 2, Block 12, BOOHER'S ADDITION to the City of North Little Rock, Pulaski County, Arkansas.





Variance Requested: A variance from the area provisions of Section 4.1.2: R1: Single-Family District requirements to allow an accessory structure (detached garage / shop) to be constructed in the side yard of the property.

Location of the Request: 15 Wayside Dr, North Little Rock, 72114

Legal Description of the Property: Part of the SW1/4 SE1/4, Section 25, T-3-N, R-12-W, North Little Rock, Pulaski County Arkansas, more particularly described as follows: Commencing at the southeast corner of said SW1/4 SE1/4; Thence NO1°29'26" E along the east line of said SW1/4 SE1/4 for 676.26 feet to the point beginning; Thence N88°57'31" W for 918.90 feet; Thence N18°02'07" E for 258.17 feet; Thence S88°57'31" E for 845.38 feet to said east line and also being on the westerly right of-way line of Wayside Drive (50' Row); Thence S01°29'26" W along said east line and said right-of-way line for 246.91 feet to the point of beginning.

Owner/Applicant: KLBCG LLC

Present Use of the Property: Residential

Present Zoning of the Property: R1 Single-Family District

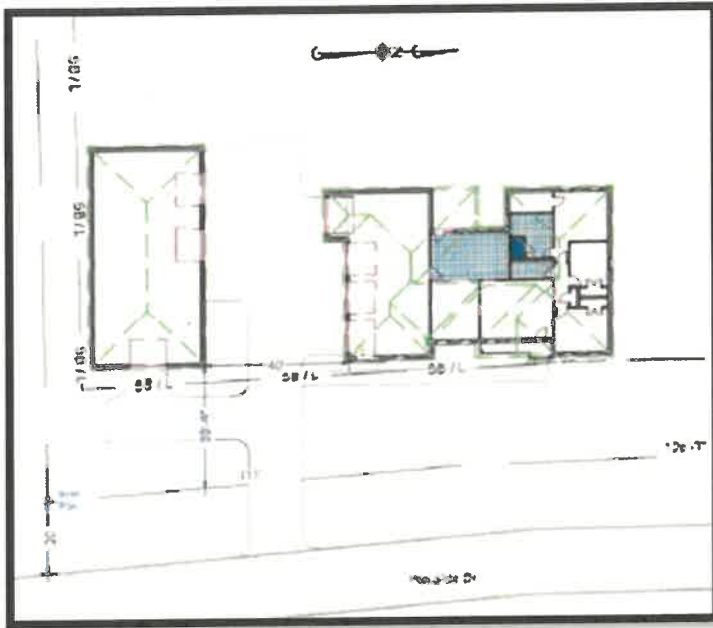
Site Characteristics: The property under review is located in the far northern portion of the city limits, east of Remount Road/Batesville Pike and west of JFK Boulevard/Highway 107. It is further situated north of the North Little Rock Municipal Airport and West Maryland Road, and south of Kellogg Acres Road. More specifically, the site lies west of Wayside Drive, which serves as a boundary of the city limits, with the east side of the roadway located outside the City. The property is currently undeveloped and remains heavily wooded.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1, Single-family District	Undeveloped / Wooded
South	R1, Single-family District	Undeveloped / Wooded
East	City Limit Boundary/ Wayside Dr. ROW	Single-family Home
West	R1, Single-family District	Undeveloped / Wooded

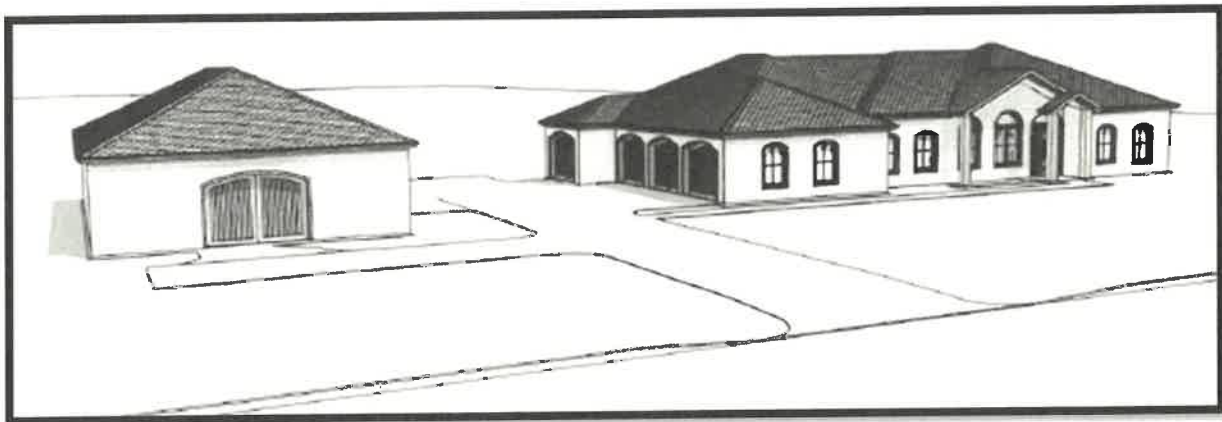
Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:



The subject property is approximately 5 acres in size, with an average depth of 880 feet and an average width of 250 feet. The property is zoned residential, currently undeveloped, and heavily wooded. Adjacent properties along the west side of Wayside Drive range from approximately 40 acres to 2.5 acres in size. Most surrounding parcels remain undeveloped and are characterized by mature trees and dense understory vegetation. One exception is 9 Wayside Drive, located south of the subject property, which was developed with a large single-family residence in 2021 but still retains the wooded character of the area.

The applicant proposes to construct a single-family residence on the subject property. The house is shown to be located approximately 34 feet from the front property line and an additional 20 feet from the edge of Wayside Drive, resulting in an overall setback of approximately 55 feet from the roadway. Facing Wayside Drive, the proposed structure has an approximate footprint of 85 feet in width and 50 feet in depth. The applicant also proposes a detached garage located on the south side of the residence, approximately 35 feet from the primary structure, with dimensions of roughly



65 feet in depth and 35 feet in width. The garage will be accessed from the north via a motor court connecting the house and garage, with additional access provided from the east via the public right-of-way.

Per the North Little Rock Zoning Code, the proposed detached garage is classified as an accessory structure. Accessory structures are typically subordinate to the principal building and are subject to specific placement standards, which commonly restrict them from side yards and require placement within the rear yard while maintaining separation from the primary structure. Consistent with Section 4.1.2 (R-1 Single-Family Development Standards) and the Accessory Structure Requirements Table, such structures must be separated by a minimum of 10 feet from any other building and are only permitted within the rear yard.

In the applicant's letter of hardship, it is stated that steep topography behind the proposed residence creates a significant drop-off, making placement of the detached garage within the rear yard impractical. As a result, the applicant is requesting a variance to allow the detached garage within the side yard so that the proposed structures may function cohesively on the site.

It should also be noted that accessory structures located on residentially zoned property shall meet all city, county, state, and federal regulations and be limited to uses that are incidental and subordinate to the principal residential use and are intended solely for the personal use of the occupants. Such structures shall not be utilized for commercial or business purposes, nor for any activity that involves customer, client, or public visitation to the property.

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:

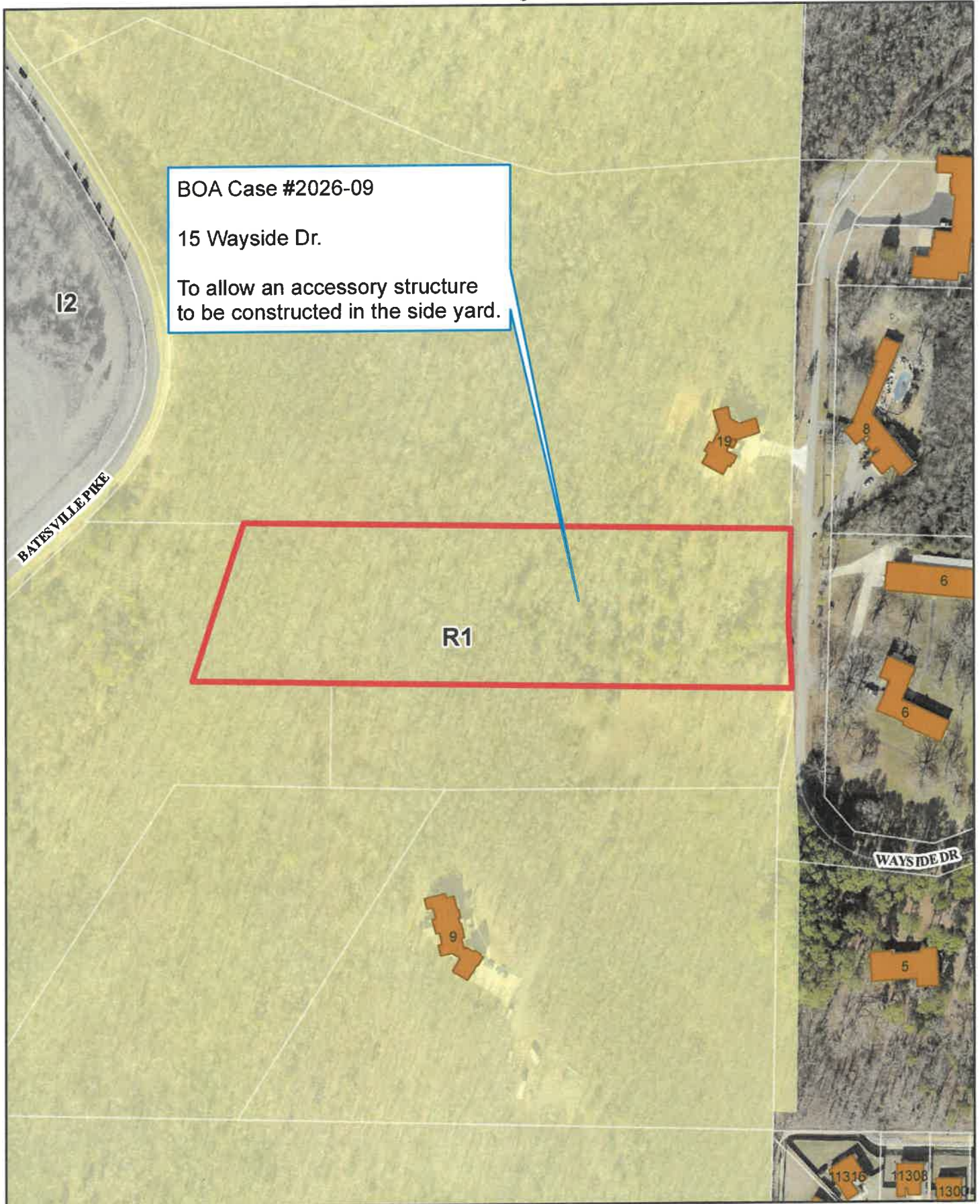
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Yes, due to the physical slope of the property does not allow the accessory structure behind the residence is not feasible.

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 accessory structure in the side yard 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 residential, and the property will be utilized solely for uses permitted within the R-1 zoning 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 an accessory structure (detached garage) in the side yard of the proposed single-family residence as described above with the condition that the structure be utilized solely for uses permitted within the R-1 zoning district. The applicant must meet all applicable Federal, State, County and City requirements. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes. .
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.

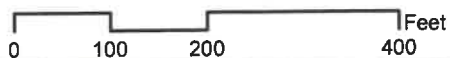
North Little Rock Board of Adjustment



BOA CASE #2026-09

Date: 5/6/2026

1 inch = 200 feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-09

Date: 5/6/2026

1 inch = 150 feet

0 75 150 300 Feet



User: JHale



April 30, 2026

VARIANCE REQUEST

From : Jeff Engel,

with attached Approval Letter from Property owner Karl Goshen

Location of Property is Wayside Drive, NLR.

I am requesting a Variance Request, for a detached garage, to the South of the house site. Because of the Steep Topography of the property behind the house site, it would be cost prohibited to try to build The house and the additional garage, will be set back to the Code requirements.

Thank You

Jeff Engel



4-30-26

JEFF 62655 @ YAHOO.COM

501-414-1655

4-29-2026

To: The City of North Little Rock

I Karl F Goshen owner and president of KLBCG LLC give the applicant Jeff Engel

Permission to apply for Variance on parcel # 32N0250000202 located in Pulaski County on
Wayside Drive.

Thanks

A handwritten signature in black ink, appearing to read 'Karl F Goshen', with a long horizontal flourish extending to the right.

Karl F Goshen

KLBCG LLC

501-352-3331



Residence for:
Jeff Engel

Date 4/29/2028

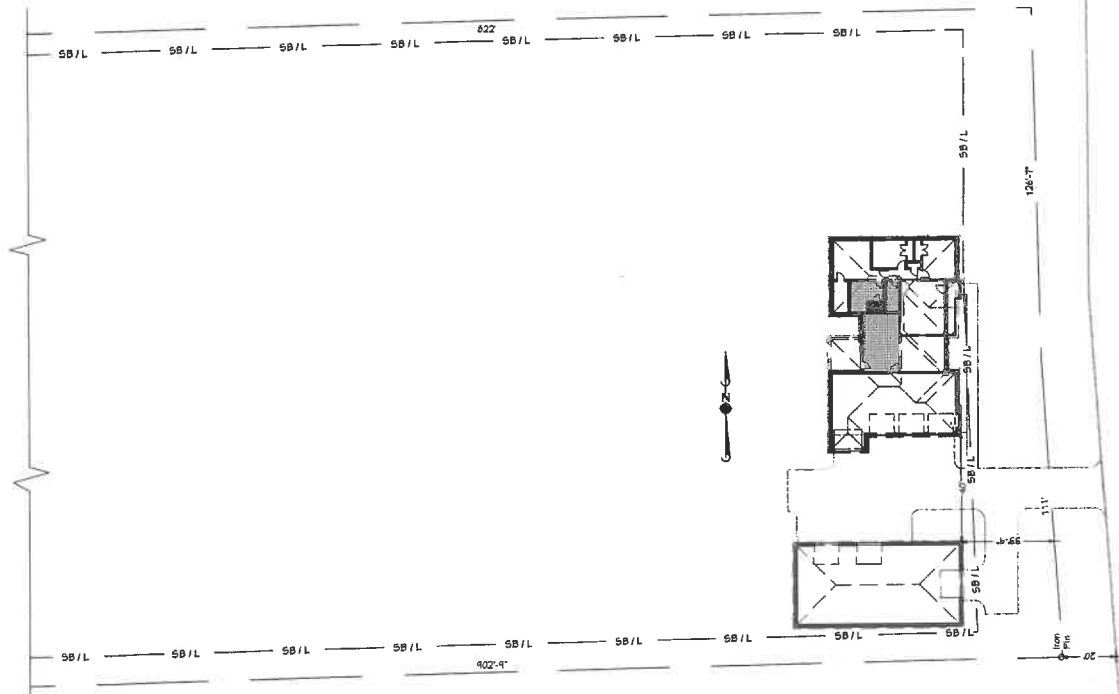
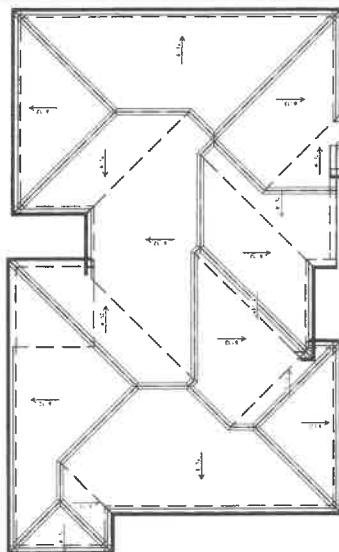
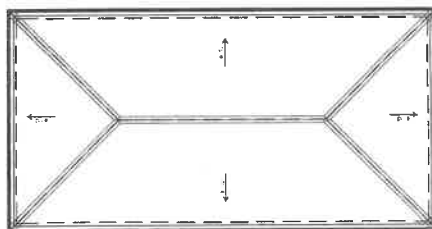
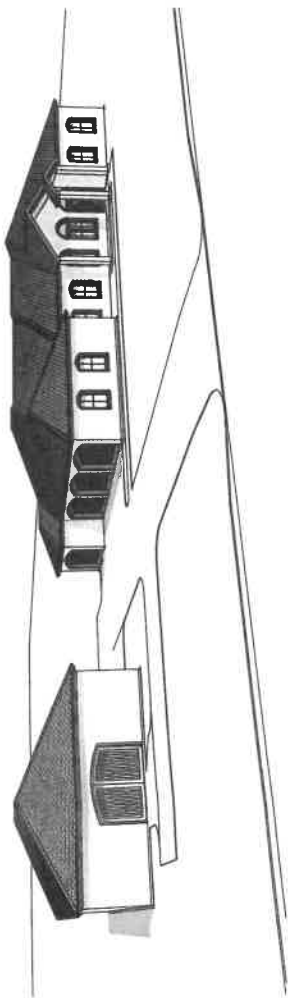
Reviewed:

Sound & Sound

As Shown

[illegible]

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	FOUND & ROOF	AS SHOWN			
2	FOUNDATION	AS SHOWN			
3	FLOOR PLAN	1/4" = 1'-0"			
4	ELEVATIONS	1/4" = 1'-0"			





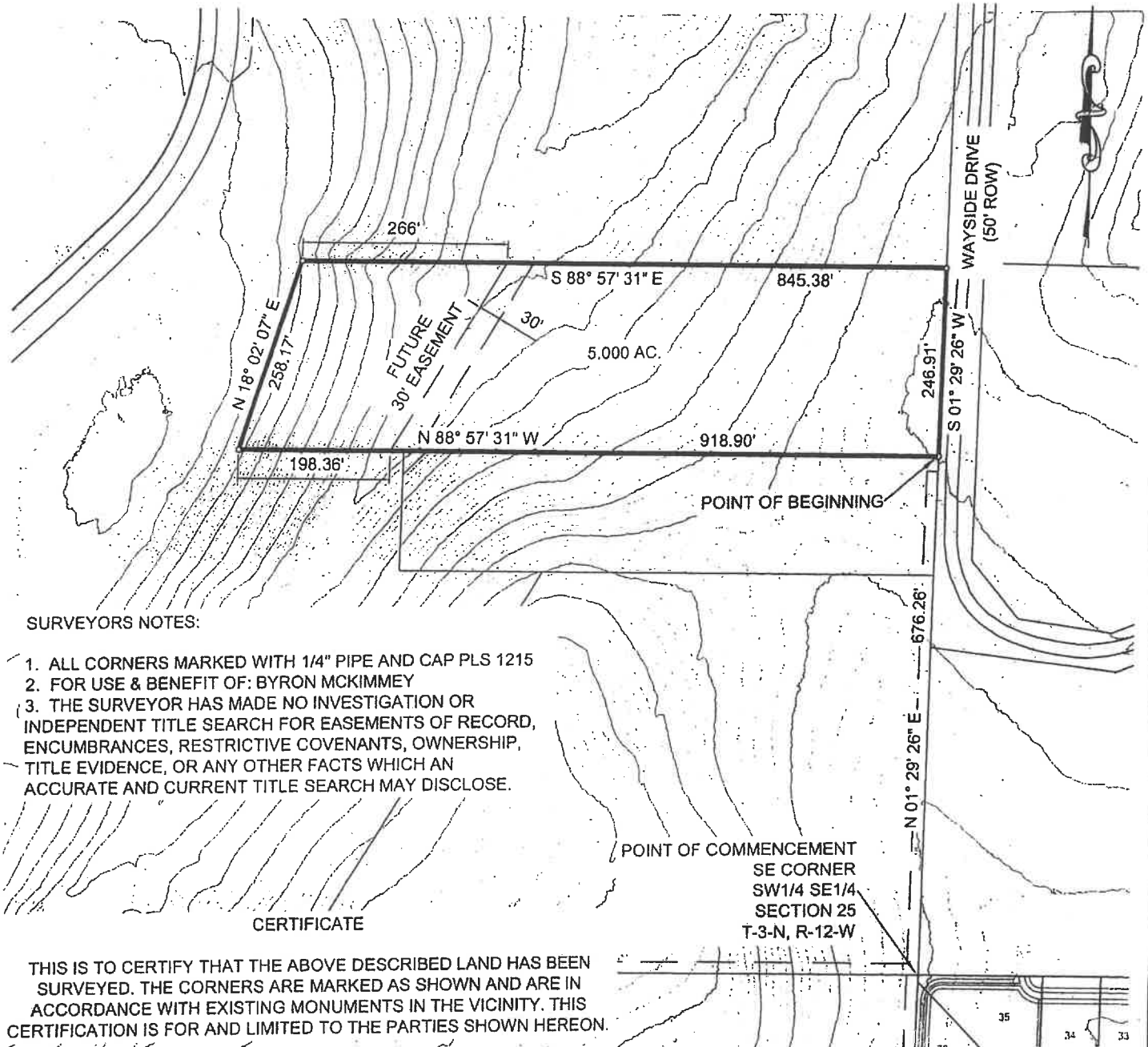
MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

MEMBER CONSULTING
ENGINEERS COUNCIL

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4463 FAX. 501-753-6814

CIVIL ENGINEERS—LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL—COMMERCIAL—INDUSTRIAL



SURVEYORS NOTES:

1. ALL CORNERS MARKED WITH 1/4" PIPE AND CAP PLS 1215
2. FOR USE & BENEFIT OF: BYRON MCKIMMEY
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CERTIFICATE

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 VICINITY. THIS CERTIFICATION IS FOR AND LIMITED TO THE PARTIES SHOWN HEREON.

LEGAL DESCRIPTION

PART OF THE SW1/4 SE1/4, SECTION 25, T-3-N, R-12-W, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4 SE1/4;
THENCE N 01° 29' 26" E ALONG THE EAST LINE OF SAID SW1/4 SE1/4 FOR 676.26 FEET
TO THE POINT OF BEGINNING;
THENCE N 88° 57' 31" W FOR 918.90 FEET;
THENCE N 18° 02' 07" E FOR 258.17 FEET;
THENCE S 88° 57' 31" E FOR 845.38 FEET TO SAID EAST LINE AND ALSO BEING ON THE
WESTERLY RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' ROW);
THENCE S 01° 29' 26" W ALONG SAID EAST LINE AND SAID RIGHT-OF-WAY LINE FOR
246.91 FEET TO THE POINT OF BEGINNING, CONTAINING 217,800 SQUARE FEET OR
5.000 ACRES, MORE OR LESS.



DATE: 8/14/20
SCALE: 1" = 200'

EXHIBIT A
(Legal Description)

Part of the SW1/4 SE1/4, Section 25, T-3-N, R-12-W, North Little Rock, Pulaski County, Arkansas, more particularly described as follows:

**Commencing at the southeast corner of said SW1/4 SE1/4;
Thence N01°29'26" E along the east line of said SW1/4 SE1/4 for 676.26 feet to the point of beginning;
Thence N88°57'31" W for 918.90 feet;
Thence N18°02'07" E for 258.17 feet;
Thence S88°57'31" E for 845.38 feet to said east line and also being on the westerly right-of-way line of Wayside Drive (50' Row);
Thence S01°29'26" W along said east line and said right-of-way line for 246.91 feet to the point of beginning.**

BOA #2026-10
May 28, 2026

Variance Requested: A variance from the area provisions of Section 4.2.5 to allow a rear yard setback to be less than 20-feet as typically required for C3 zoned properties.

Location of the Request: 1906 Hwy 161, North Little Rock, AR

Legal Description of the Property: Lot A/, ODEM TRACT #3 Subdivision to the City of North Little Rock, Pulaski County Arkansas: Being a Replat of the South 100 Feet of the North 1000 Feet of Odem Tract #3 Between Highway 161 and Marvin Street, Excluding the East 150 Feet; Said Described Tract Containing 0.60 Acres More or Less.

Owner: Baldwin & Co LLC

Applicant: Bobby Baldwin

Present Use of the Property: Office / Warehouse

Present Zoning of the Property: C3: General Commercial District

Site Characteristics: The subject property is located south of Interstate 40, north of East Broadway Street, west of Interstate 440, and east of Interstate 30. More specifically, the property is situated on the east side of Arkansas Highway 161, as the third parcel north of East Emily Street. The site is approximately 0.63 acres in area, with a depth of about 260 feet and a width of 100 feet. The existing metal building on the site was constructed in 2002 and has served as an office-warehouse for a construction company. The property was sold to Baldwin Empire Services in 2025 and continues to function as an office-warehouse for the current owner's HVAC business.

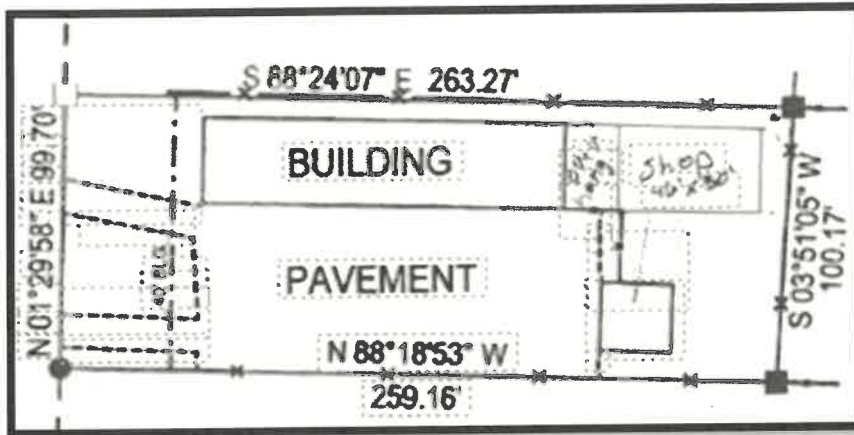
The surrounding area consists of a mix of uses, including commercial, multifamily, and single-family residential development, as well as nearby animal and dental clinic facilities.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1: Single-family District	Single-family Home w/ large commercial shop
South	R2: Single-family District	Undeveloped
East	R1: Single-family District	Single-Family Home
West	ROW / R4	HWY 161 / Multi-family Residential

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

Staff Analysis:



The existing principal structure on the site measures approximately 130 feet in length and 30 feet in width and is located about 10 feet from the northern property line adjacent to a residentially zoned property. C3-zoned properties require a 25-foot side yard setback when abutting

residential zoning; however, the structure is permitted to maintain its legal nonconforming status. It should also be noted that, although the adjacent property is zoned R1, it likewise maintains legal nonconforming status and is occupied by a large commercial-style shop building. In addition to the primary structure, the site contains a smaller accessory shop building situated near the south and east property lines, measuring approximately 25 by 25 feet.

The applicant proposes a 70-foot by 30-foot addition to the existing office-warehouse building. During permit review, the applicant was advised that a zoning variance would be required to construct the addition as proposed. The request is to allow the addition to encroach into the required rear yard setback and align with the existing shop building on the adjacent northern property. As proposed, the expansion would be located approximately 7 feet from the rear property line, encroaching 13 feet into the required 20-foot rear setback.

Section 4.2.5 outlines the lot development standards for C3: General Commercial District



properties, including minimum setbacks of 40 feet from the front property line, 20 feet from the rear property line, and no minimum side yard setback.

The applicant is requesting a variance to reduce the rear yard setback from 20 feet to 7 feet, citing a hardship related to the existing development pattern. Specifically, the adjacent northern property, which shares the same zoning designation, was developed with reduced setbacks, limiting the applicant's ability to expand in compliance with current standards. The applicant states that the proximity and placement of the neighboring structure constrain feasible expansion options and create a practical hardship not of their own making.

The request seeks to allow construction of an addition consistent with the established development pattern in the immediate area. The proposed addition is intended to align with the neighboring structure in placement, scale, and orientation, thereby maintaining compatibility within the district. The applicant asserts that, without the variance, reasonable expansion of the existing facility would be significantly limited due to conditions created by adjacent development.

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 applicant is requesting an expansion of the existing building. The original structure was constructed within the required setbacks of the property.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, most of this area is zoned residential but has

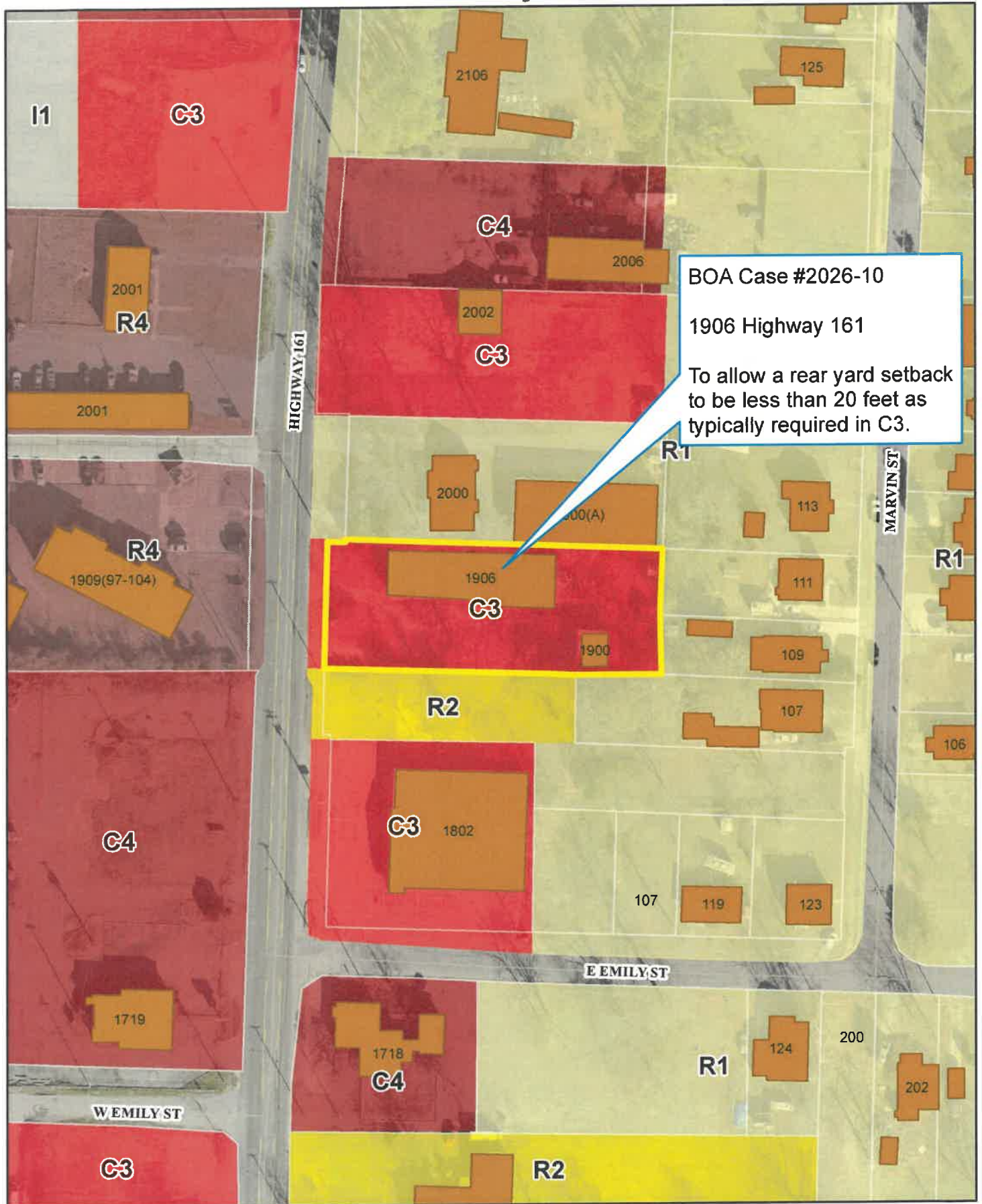
been functioning as nonconforming commercial or industrial uses, the addition will have little or no impact on surrounding properties.

3. Will approval of the variance alter the essential character of the district? No, a number of the buildings in the area do not meet the minimum setback requirements.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, land use and zoning will remain as commercial land use.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, setbacks are established to provide protection to adjacent properties and street rights-of-way.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? There will be no impact on the public health, safety and general welfare of the area.

Approval Allows:

1. Approval will allow an addition to the existing building reducing the rear yard setback from 20-feet to approximately 7-feet as described above and shown on the attached site plan.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

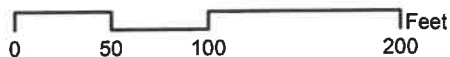
North Little Rock Board of Adjustment



BOA CASE #2026-10

Date: 5/6/2026

1 inch = 100 feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-10

Date: 5/6/2026

1 inch = 50 feet
0 25 50 100 Feet



User: JHale



Baldwin Empire Services

1906 HWY 161 North Little Rock, Ar. 72117

4/14/2026

Subject: Notice of Variance Request – 1906 HWY 161 North Little Rock, Ar.

To the Members of the Board,

We respectfully submit this letter to formally request a variance to allow construction of an addition to our commercial property located at **1906 HWY 161 North Little Rock, Ar.** This request is based on a genuine hardship created by unique circumstances specific to our site and not by any action of our own.

Our property shares its northern boundary with another parcel that is zoned identically to ours. The structure on that neighboring property was permitted with setbacks of less than 20 feet and 25 feet. Because their building occupies a footprint closer to the shared property line, our ability to expand within the standard setback requirements is significantly restricted. This creates a practical hardship: the physical layout and existing development pattern around us limit where and how we can construct an addition while still maintaining functional use of the site.

We are seeking a variance so that our proposed building addition may be constructed with setbacks consistent with those of the property to our north. Our intent is to design and build an addition that aligns with the established development pattern in the immediate area. The proposed structure will be similar in placement, scale, and orientation to the neighboring building, ensuring compatibility and continuity within the zoning district.

This hardship is not self-created. The constraints arise solely from the existing conditions of the adjacent property and the precedent established by its reduced setbacks. Without a variance, we would be unable to reasonably improve or expand our facility in a manner consistent with surrounding properties and the intended use of the zoning district.

We appreciate the Board's consideration of our request and welcome the opportunity to provide any additional information, plans, or documentation that may assist in your review.

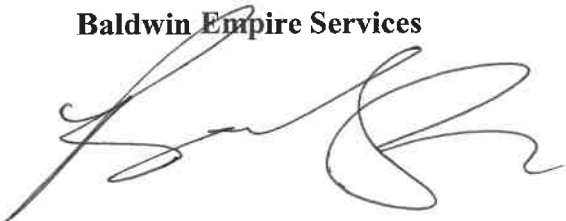
Thank you for your time and attention.

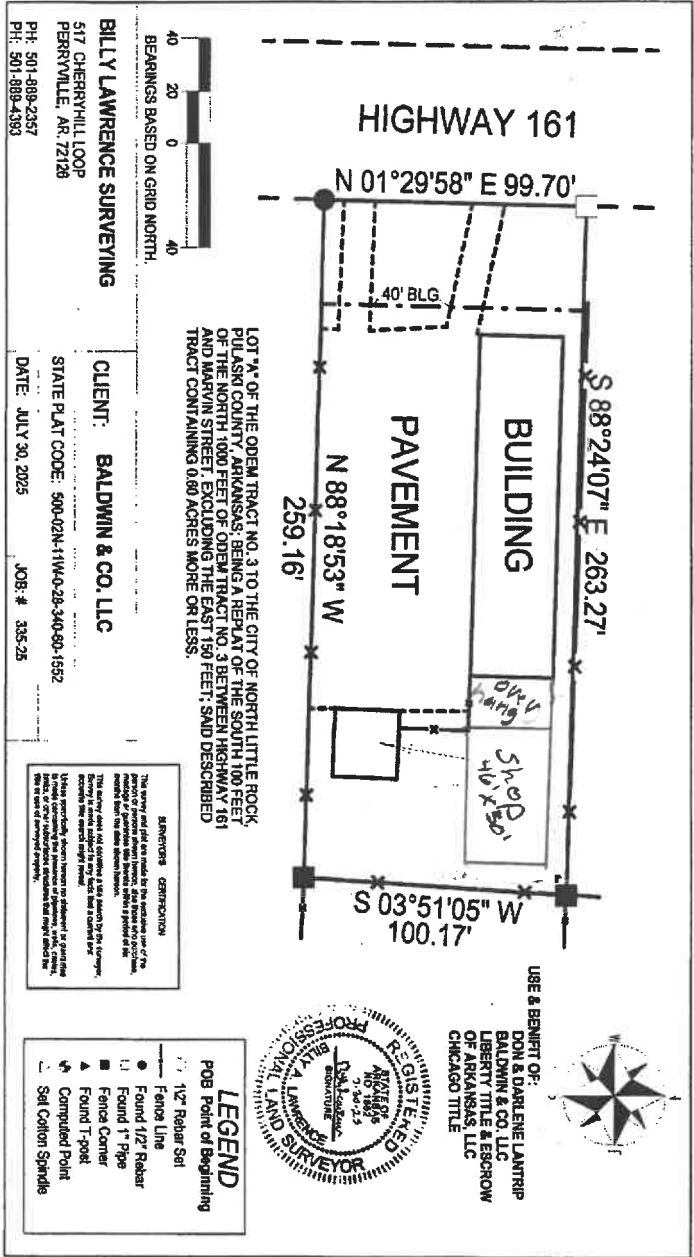
Sincerely,

Bobby Baldwin

Owner

Baldwin Empire Services

A handwritten signature in black ink, appearing to read 'Bobby Baldwin', is written over the printed name and title.



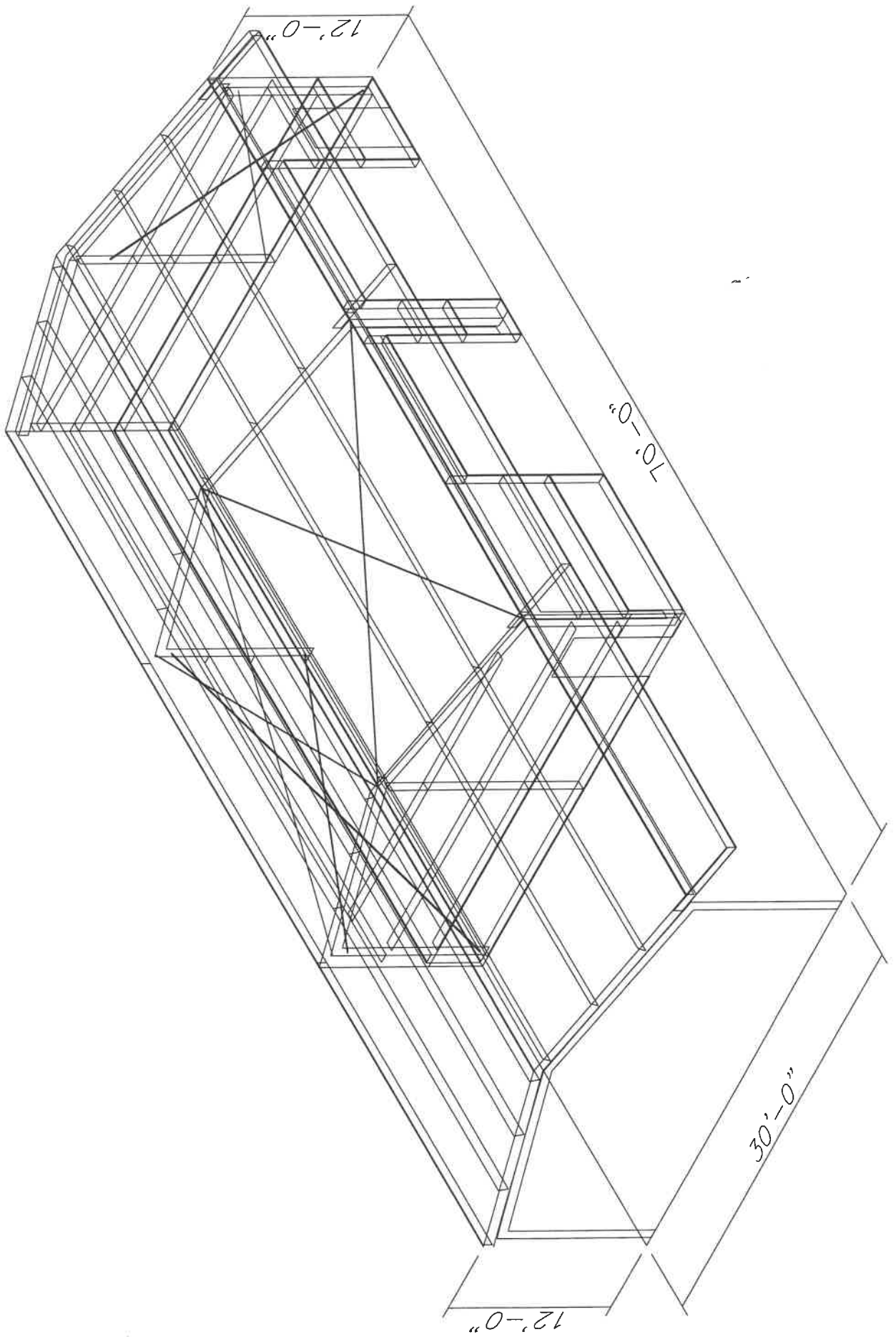
Identification of the Property

The subject property is located on the east line of Jacksonville Highway (Hwy 161), within the city limits of North Little Rock, Pulaski County, AR. The subject is estimated to have a total site size of 0.63-acre (27,411 Square Feet), is rectangular, mostly level, and features average ingress and egress from HWY 161. Native trees and overgrown brush are on the eastern portion of the site. There are typical easements on the site and most of the site is covered with asphalt parking or improvements. The site is located in flood zone X, a zone of minimal flood hazard.

Property Identification	
Property Type	Office/Warehouse
Address	1906 Hwy 161
	North Little Rock
County	Pulaski
STR	28-02N-11W
Map Latitude	34.77152033
Map Longitude	-92.19880644
Parcel Number	23N-0232.00-038.00

Legal Description: Lot A, Odem Tract #3, North Little Rock, records of Pulaski County, Arkansas.

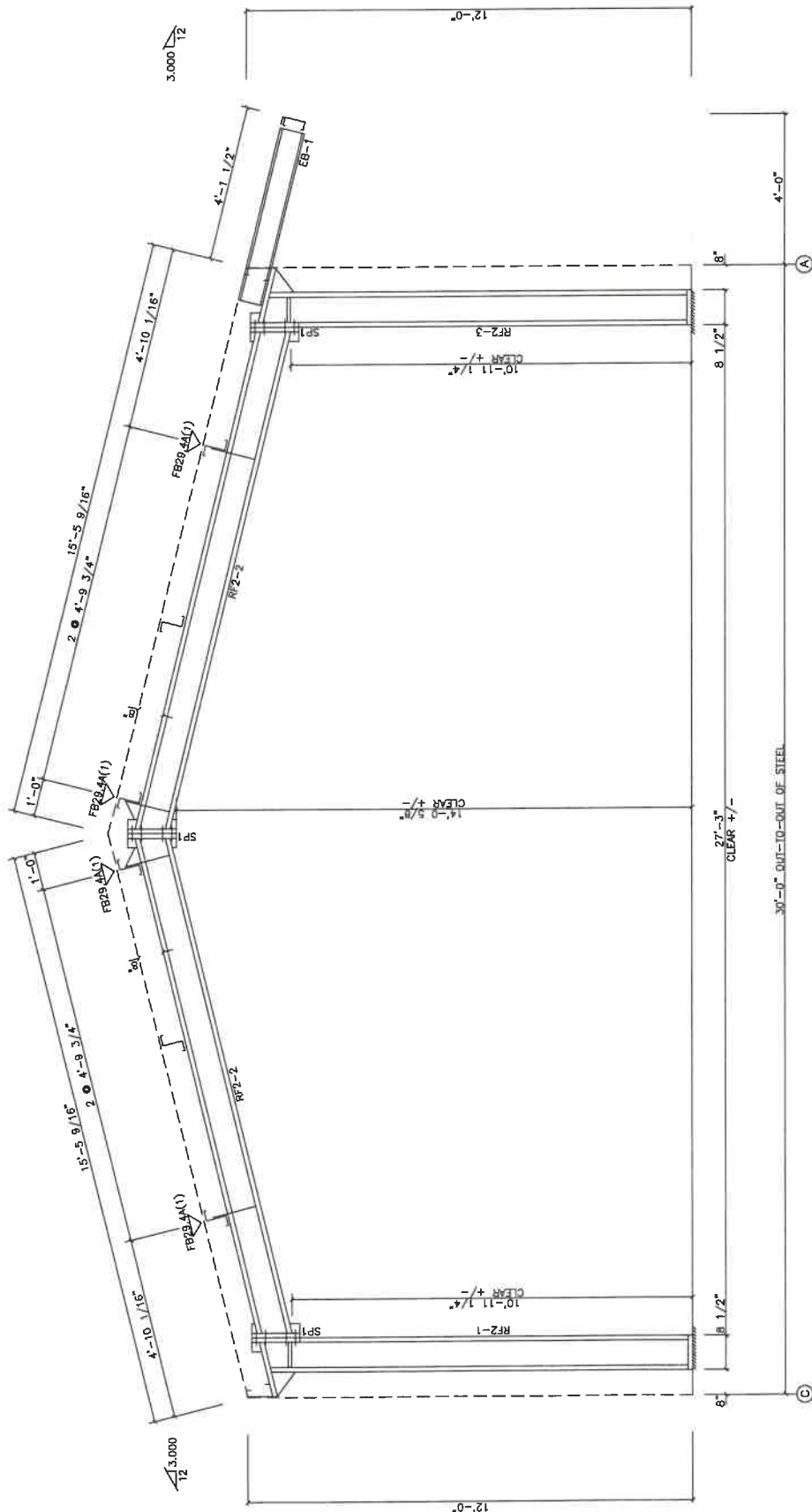




SPRUCE PLATE & BOLT TABLE									
Qty	Top	Bot	Int	Type	Dia.	Length	Width	Thick	Length
Mark									
SP1	4	4	0	A325	3/4"	1' 3/4"	6"	3/8"	1'-3 1/2"

MEMBER TABLE																
Mark	Web		Depth	Web		Plate		Web		Plate		Inside Flange		Outside Flange		
	Start	End		Thick	Length	W	Thk	Length	W	Thk	Length	W	Thk	Length	W	Thk
RF2-1	8.0	8.0	0.164	139.2					5	1/4"	137.1			5	1/4"	x 127.4
RF2-2	8.0	8.0	0.164	169.6					5	1/4"	167.6			5	1/4"	x 167.6
RF2-3	8.0	8.0	0.164	139.2					5	1/4"	137.1			5	1/4"	x 127.4
EB-1	W0854Z								5	1/4"	x 137.1					

FLANGE BRACES: (1) One Side; (2) Two Sides
 FBx*(1): xx=length(in)



RIGID FRAME ELEVATION: FRAME LINE 1

ISSUE	DESCRIPTION	DATE	MARK		DESCRIPTION	RIGID FRAME ELEVATION	
P	PRELIMINARY	2/ 2/26			CUSTOMER:	BALDWIN EMPIRE SERVICES	
					LOCATION:	752114	
					Designer Checker Job No.	Designer Sheel 1454	1454 1454 1454

		Contract																					
STRUCTURES, INC. P.O. Box 1268 Cabot, AR 72023 Phone: (501) 941-3929 or (800) 201-1534 Fax: (501) 941-1804		Building <u>A</u> Quote No. _____ Rev _____		Date <u>2/2/2026 14:29</u> Job Number _____ District <u>1</u> Estimator <u>Mike McDaniel</u>																			
Customer Information				Jobsite Information																			
Company <u>BALDWIN EMPIRE SERVICES</u> Address 1 _____ Address 2 <u>NORTH LITTLE ROCK, AR 72114</u> Contact <u>BOBBY BALDWIN</u> Phone <u>501 551 1698</u> Fax _____				Name <u>NEW BUILDING</u> Address 1 _____ Address 2 _____ Zip <u>72114</u> City <u>NORTH LITTLE ROCK</u> State <u>AR</u> County <u>PULASKI</u> Is the jobsite inside the city limits? ☒ Yes ☐ No																			
Drawing Information				Send Drawings To																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">NUMBER REQUIRED</th> <th style="text-align: center;">TYPE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">Anchor Bolt Dwg</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">Permit Dwg</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">Approval Dwg (Not in production schedule)</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">Erection Dwg</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Letter of Certification</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">Design Calculations</td> </tr> </tbody> </table>		NUMBER REQUIRED	TYPE	3	Anchor Bolt Dwg	2	Permit Dwg	0	Approval Dwg (Not in production schedule)	2	Erection Dwg	1	Letter of Certification	0	Design Calculations	<table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr> <td colspan="2" style="text-align: center;"> ☐ Yes ☒ No Samples (List on Additional Notes) ☒ Yes ☐ No Engineer's Seal </td> </tr> </tbody> </table>		☐ Yes ☒ No Samples (List on Additional Notes) ☒ Yes ☐ No Engineer's Seal		Company <u>BALDWIN EMPIRE SERVICES</u> Address 1 _____ Address 2 <u>NORTH LITTLE ROCK, AR 72114</u> Contact <u>BOBBY BALDWIN</u> Phone <u>501 551 1698</u> Fax _____ Send Dwg ☒ US Mail ☐ Overnite ☐ 2nd Day		This order is for: <u>PRODUCTION</u> Requested Delivery by: _____ Request Drawings by: _____	
NUMBER REQUIRED	TYPE																						
3	Anchor Bolt Dwg																						
2	Permit Dwg																						
0	Approval Dwg (Not in production schedule)																						
2	Erection Dwg																						
1	Letter of Certification																						
0	Design Calculations																						
☐ Yes ☒ No Samples (List on Additional Notes) ☒ Yes ☐ No Engineer's Seal																							
Building Information																							
Dimensions: Width <u>30</u> Length <u>70</u> Front Eave Ht <u>12</u> Back Eave Ht <u>12</u>		Front Slope <u>3.0:12</u> Back Slope <u>3.0:12</u> Peak Offset <u>15</u>																					
Building Type: <u>2 rigid frames, clear span</u> Sidewall Bays: <u>1 at 24.33, 1 at 25.67, 1 at 20</u> Mod. Col. Type: ☐ Pipe ☐ W Section ☐ Tube Site Conditions: This Building: ☒ Stands Alone ☐ Is an addition to an existing building ☐ Has other structures/objects within 20 ft.		Mod. Col. Spacing: _____ Mod. Col. Are: ☐ At fin. Floor ☐ Recessed <u>BFF</u>																					
Design Information																							
Building Code: <u>IBC 21</u> Live Load: <u>20</u> PSF Wind Load: <u>106 mph</u> Grnd Snow Ld: <u>10</u> PSF Is snow reduction allowed? ☒ Yes ☐ No Seismic Design: <u>D</u> Importance: <u>1.00</u> Collateral Load: <u>2</u> PSF Additional Loads: ☐ Mezzanine ☐ Cranes ☐ Point Loads ☐ Other (See Additional Notes page) Serviceability requirements (drift/deflection): ☒ Pinnacle Standards ☐ Other (See Additional Notes page) This building is to be designed: <u>Enclosed</u>		Building Occupancy Category: <u>II - Normal</u> Dead Load: <u>2.2</u> Exposure: <u>C</u> Exposure: <u>1.00</u> S _{DS} : <u>0.39</u>		Note: Pinnacle Structures uses Allowable Stress Design. Is tributary reduction allowed? ☒ Yes ☐ No Importance: <u>1.00</u> Importance: <u>1.00</u> Thermal Coefficient: <u>1.10</u> S _{D1} : <u>0.23</u> Site Class: <u>d</u> Seismic Use Group: _____																			
Included Items																							
☒ Additional Notes Page ☐ Existing Building Page ☐ Additional Building Page ☐ Crane/Point/Mezzanine Load Page ☐ Sketch Page																							
Signatures																							
Payment Terms: <u>20% DOWN - REMAINDER COD</u>				Contract Price: \$ _____ Sales Tax: \$ <u>(to be added)</u> Contract Price Including Tax: \$ _____																			
Freight is Included Anchor bolts are by others and not included in the contract price. If differences in contract and drawings/specifications occur, this contract will govern. To accept this order, please sign the front page and review and initial all other pages This price is good through February 22, 2026																							
(Company) _____ (Please Print) _____ (Signature) _____				Down Payment Required \$ _____ Date: _____																			

 PINNACLE™ STRUCTURES, INC. P.O. Box 1268 Cabot, AR 72023 Phone: (501) 941-3929 or (800) 201-1534 Fax: (501) 941-1804		Contract		 MEMBER		 ACCREDITED Metal Building Systems AC 472	
Building A		Date 2/2/2026 14:29					
Quote No.		Job Number		District		1	
Rev		Estimator		Mike McDaniel			

Location	Girt Type	Bracing Type	Column Type	Column Depth	Base Elev.
Front Sidewall	Bypass	Wind Bents	constant depth		0
Back Sidewall	Bypass	Rod Diagonal Bracing	constant depth		0
Left Endwall	Flush	Cable Diagonal Bracing	constant depth		0
Right Endwall	Flush	Rod Diagonal Bracing	constant depth		0

Endwall Framing

Frame Type	Bay Spacing (Left to Right)
Right Endwall Bearing	2 at 15
Left Endwall Inset	2 at 15

Framed Openings

Wall ID	Quantity	Width	Height	Sill Height	Type	Factory or Field Located?	Accessories by Pinnacle?
Front Sidewall	2	12'-0"	10'-0"		OHD	Factory	Not Included

Note: Cover trim supplied for overhead door framed openings only. Doors by others must be designed to resist the wind loads listed.

Roof Panel

Panel Type	Panel Gauge	Panel Color	Fastener Type
PBR	26	Sil Poly	Standard

SSR Clip Type: _____

SSR Options: ☐ YR Weathertight Warranty ☐ Other: _____ ☐ Thermal Blocks (SSR only) (Insulation thickness): _____

Roof Options: ☐ UL-90 Rating ☐ YR Galvalume Warranty ☐ YR Finish Warranty

Wall Panel

Panel Type	Panel Gauge	Panel Color	Fastener Type
PBR	26	Sil Poly	Standard

Base Condition at Sheeted Walls:

☐ Std Notch	☐ Base Angle	☐ Base Girt (6" AFF)	☒ Base Trim
☐ BT-20 (1 PC)	☒ Base Cee	☐ None	☐ Base Closure Strips

Wall Options: ☐ YR Galvalume Warranty ☐ YR Finish Warranty

Insulation

Roof Type	Type	VR R Plus	Thickness	6	Insulation by:	☐ Others	☒ Pinnacle
Wall Type	Type	VR R Plus	Thickness	6			

Trim/Flashing/Gutters

Eave/Rake Color	F.O. Color	Corner Color	Downspout Color	Base Color	Quantity	Gutters	Downspouts
Sil Poly	Sil Poly	Sil Poly	Sil Poly	Sil Poly	Front Sidewall:	70	4
					Back Sidewall:	70	4

Open Wall Areas

Location	Size	Open for	Support by Pinnacle
Front Sidewall	Bay 1 open (Inset end)	☒ Remain Open ☐ Mat'l by others (Sketch req'd)	☐ Yes ☒ No
Back Sidewall	Bay 3 open (Inset end)	☒ Remain Open ☐ Mat'l by others (Sketch req'd)	☐ Yes ☒ No
Left Endwall	Open (Inset)	☒ Remain Open ☐ Mat'l by others (Sketch req'd)	☐ Yes ☒ No
Right Endwall		☐ Remain Open ☐ Mat'l by others (Sketch req'd)	☐ Yes ☒ No

Below Eave Canopy

Location	Size	Purlin Type	Soffit Panel	Gauge	Soffit Color	Gutter
Front Sidewall						
Back Sidewall						
Left Endwall						
Right Endwall						

Canopy roof panel is: _____ Panel type: _____ Gauge: _____ Color: _____ Slope: _____

I have reviewed, understand and agree with all items on this page _____

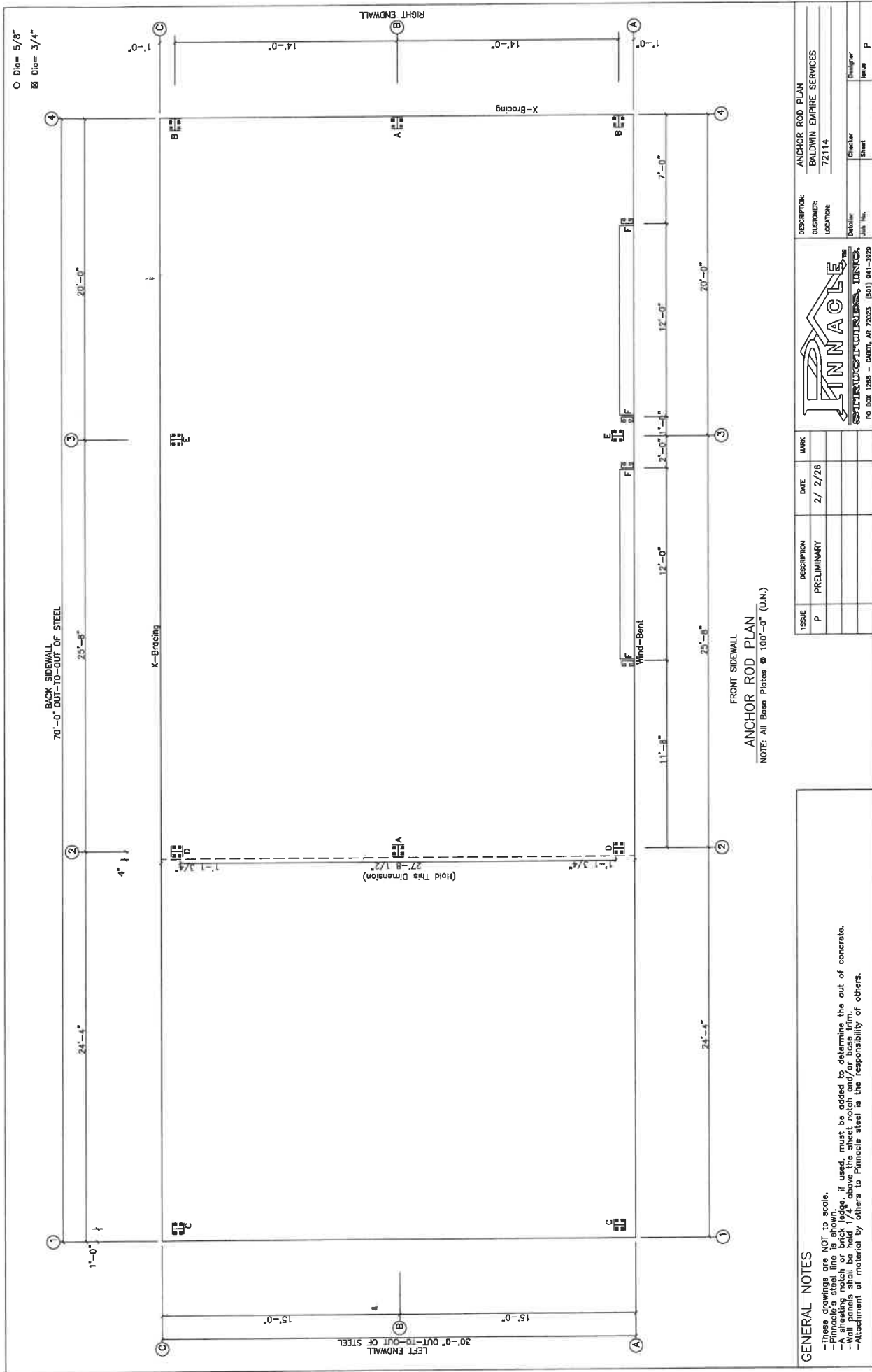
		Contract					
STRUCTURES, INC. P.O. Box 1268 Cabot, AR 72023 Phone: (501) 941-3929 or (800) 201-1534 Fax: (501) 941-1804		Building A Quote No. Rev		Date 2/2/2026 14:29 Job Number District 1 Estimator Mike McDaniel			
Purlin/Eave Extension							
Location	Size	Soffit Panel	Gauge	Soffit Color	Trim Color		
Front Sidewall	4 ft by 70 ft	PBR	26	Sil Poly	Sil Poly		
Back Sidewall							
Left Endwall							
Right Endwall							
Façade							
Location	Size			Type	Back Sheets	Valley Gutter	
	Proj	Length	Height	Clear Ht			
Front Sidewall							
Back Sidewall							
Left Endwall							
Right Endwall							
Face Panel	Gauge	Face Panel Color		Soffit Panel	Gauge	Soffit Color	
						Trim Color	
Liner Panel							
Location	Total LF	Height	Panel Type	Gauge	Liner Color	Trim Color	
Front Sidewall	48	8 ft	PBR	26	Galvalume	Galvalume	
Back Sidewall	48	8 ft	PBR	26	Galvalume	Galvalume	
Left Endwall	30	8 ft	PBR	26	Galvalume	Galvalume	
Right Endwall	30	8 ft	PBR	26	Galvalume	Galvalume	
Partition							
Type	Size		Dbl Sheet	Insulated	Panel Type	Gauge	Panel Color
	Length	Height					Trim Color
Accessories							
Doors		Light Panels			Other		
2 - 3070M-DB Dead Bolt, Closer Lever Keyed Alike							
WAINSCOT							
Location	Total LF	Height	Panel Type	Gauge	Panel Color	Trim Color	
Front Sidewall							
Back Sidewall							
Left Endwall							
Right Endwall							
Additional Notes and Special Requirements							
Notes on Skylights (when ordered): Skylights are 8 oz. White with insulation trim kit. Skylights not recommended on insulated buildings. Notes on Vents (when ordered): Vents are set up for PBR roofs. Includes birdscreens, dampers, and splice kit (if needed). The 9" and 12" vents come with 10' 0" of chain. Added length available upon request.							

I have reviewed, understand and agree with all items on this page _____

 PINNACLE STRUCTURES, INC. P.O. Box 1268 Cabot, AR 72023 Phone: (501) 941-3929 or (800) 201-1534 Fax: (501) 941-1804	Additional Notes	 MBMA METAL BUILDING MANUFACTURERS ASSOCIATION MEMBER	 IAS ACCREDITED Metal Building Systems AC 412
Building Quote No. Rev	Date 2/2/2026 14:29 Job Number Estimator Mike McDaniel	District 1	
Additional Notes and Special Requirements			
1. FOUNDATION DESIGN AND ANCHOR BOLT LENGTHS ARE NOT THE RESPONSIBILITY OF PINNACLE STRUCTURES, INC. ANCHOR BOLTS ARE NOT DESIGNED TO STABILIZE THE COLUMNS DURING ERECTION. 2. CABLE/ ROD BRACING IS DESIGNED FOR STRUCTURAL LOADS ONLY AND IS NOT DESIGNED TO PLUMB THE BUILDING. 3. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY THAT THE BUILDING CODE AND DESIGN LOADING INFORMATION IS CORRECT FOR THE JOBSITE LOCATION 4. STANDARD PINNACLE PANELS, COLORS, FINISHES, MATERIALS, TRIM / FLASHING DETAILS, METAL PREP AND RED PRIMER QUOTED UNLESS NOTED ON THIS CONTRACT 5. ALL BUILDING ACCESSORIES (DOORS, WINDOWS, FANS, LOUVERS, VENTS, ROOF PENETRATIONS, ROOF CURBS, ANCHOR BOLTS, INSULATION, ETC.) ARE BY OTHERS UNLESS NOTED ON THIS CONTRACT 6. ALL MISC STEEL (LINTELS, METAL STUDS, MISC ANGLES, HOT ROLLED SECTIONS SIZED BY OTHERS, ETC.) ARE BY OTHERS UNLESS NOTED ON THIS CONTRACT 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PINNACLE WITH EXISTING BUILDING INFORMATION IF MATCHING MATERIALS OR TIE - IN'S ARE REQUIRED 8. NOTE - CUSTOMER WILL BE RESPONSIBLE FOR ANY ADDITIONAL FREIGHT CHARGES THAT MAY BE INCURRED DUE TO BACK ORDERED MATERIAL THAT WAS WAITING FOR VERIFICATION FROM CUSTOMER 9. THE CONTRACT PROVIDED IS PINNACLE STRUCTURES' INTERPRETATION OF ANY PLANS AND SPECIFICATIONS PROVIDED FOR THIS PROJECT. IT IS NOT "PER PLANS AND SPECIFICATIONS ". SEE CONTRACT FOR ANY EXCLUSIONS. 10. IF REQUIRED, PROVIDE DOWNSPOUTS, STD GUTTER, SNOW GUTTER OR,OVERSIZED GUTTER / DOWNSPOUTS PER DESIGN. 11. PROJECTS WHICH ARE RELEASED IMMEDIATELY FOR PRODUCTION MUST DELIVER AT THE EARLIEST AVAILABLE DATE UNLESS APPROVED OTHERWISE BY PINNACLE. PINNACLE RESERVES THE RIGHT TO ADJUST PRICING DUE TO MARKET CONDITIONS FOR ANY CUSTOMER DELAYED DELIVERIES. 12. PROJECTS REQUIRING APPROVAL OR PERMIT DRAWINGS FOR REVIEW PRIOR TO RELEASING FOR PRODUCTION MUST BE RELEASED WITH FIFTEEN (15) DAYS FROM RECEIPT OF SUBMITTAL DRAWINGS AND MUST DELIVER AT THE EARLIEST AVAILABLE DATE. PINNACLE RESERVES THE RIGHT TO ADJUST PRICING DUE TO MARKET CONDITIONS FOR ANY CUSTOMER DELAYED DELIVERIES. 13. FOR PROJECTS WITH STANDING SEAM ROOF SYSTEMS, STANDARD HIGH OR STANDARD LOW CLIP SYSTEM ACCESSORIES ARE QUOTED. IF SPECIAL THERMAL BLOCKS ARE REQUESTED OR IF THE INSULATION THICKNESS IS GREATER THAN 6" OVER THE TOP PURLINS, ADDITIONAL FEES MAY APPLY. 14. Deduct \$ to remove inset bay and make length 46'.			
Accept _____ Decline _____			

I have reviewed, understand and agree with all items on this page _____

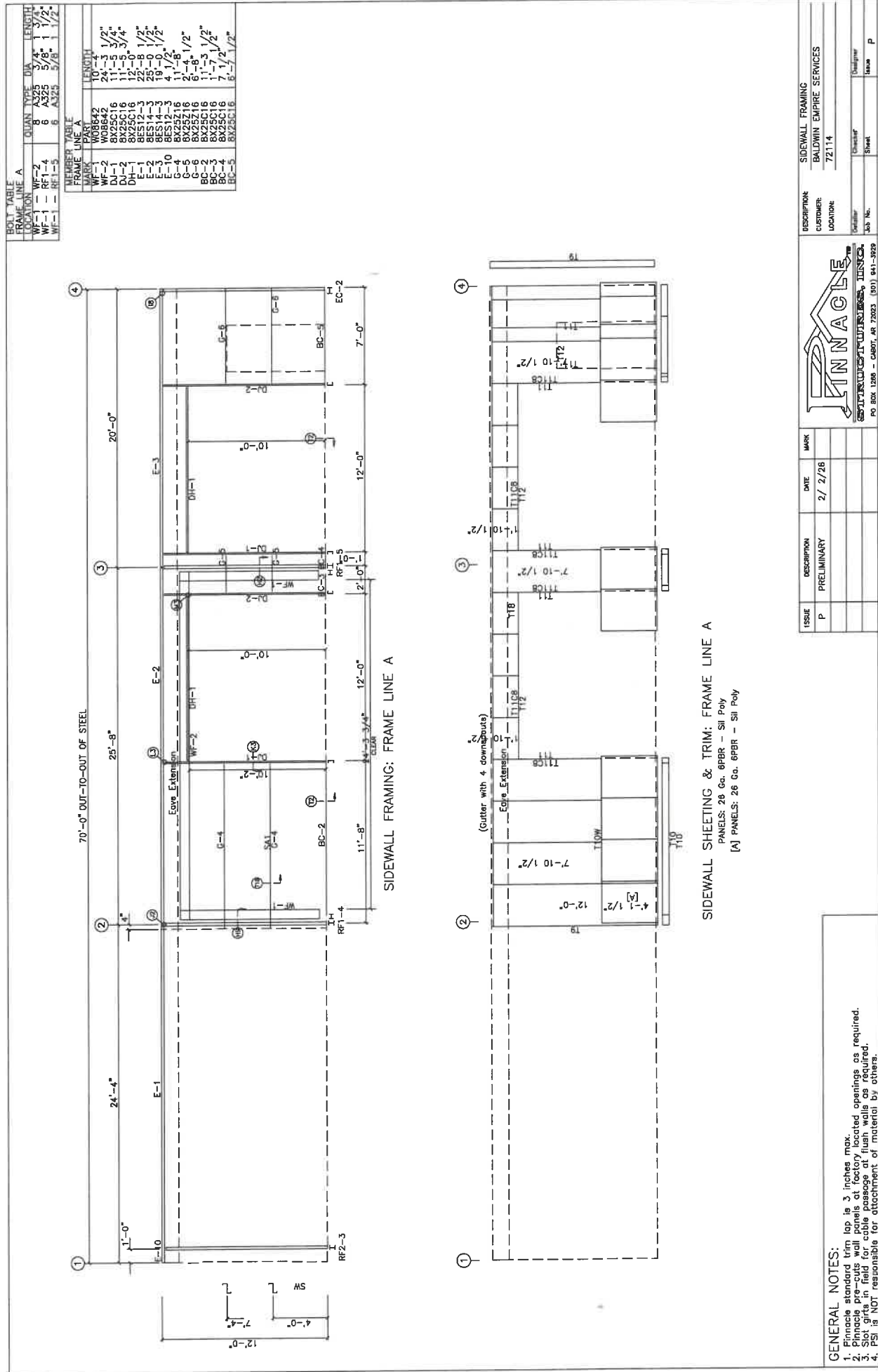
PRELIMINARY: FOR SALES PURPOSES ONLY



GENERAL NOTES

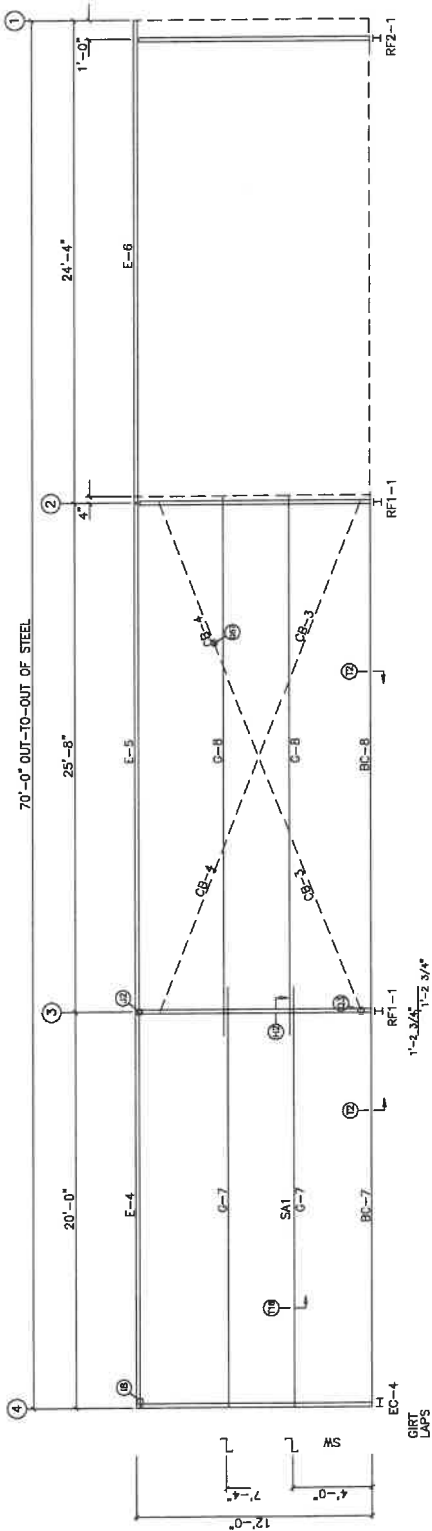
- These drawings are NOT to scale.
- Pinnacle's steel line is shown.
- All dimensions shall be held 1/8" above the sheet notch and/or base trim.
- Attachment of material by others to Pinnacle steel is the responsibility of others.

PRELIMINARY: FOR SALES PURPOSES ONLY

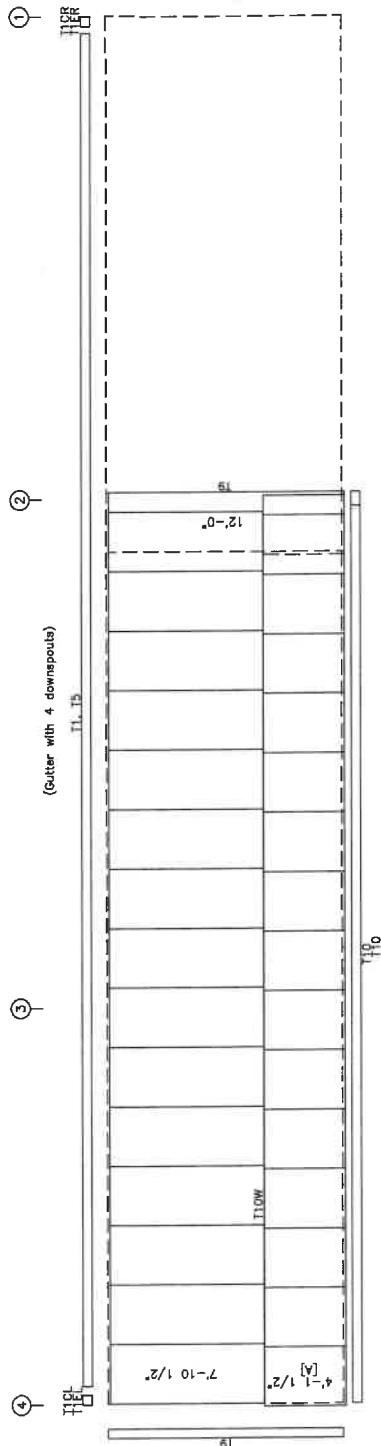


PRELIMINARY: FOR SALES PURPOSES ONLY

MEMBER TABLE			
FRAME LINE	MARK	LENGTH	
E-4	RES1-4-3	25'-7 1/2"	
E-5	RES1-4-3	25'-7 1/2"	
E-6	RES1-4-3	25'-7 1/2"	
G-7	EX25Z16	25'-2 1/2"	
G-8	EX25Z16	25'-2 1/2"	
BC-7	EX25C16	25'-7 1/2"	
BC-8	EX25C16	25'-7 1/2"	
CB-3	1/2" ROD	20'-0"	
CB-4	1/2" ROD	8'-4 1/2"	



SIDEWALL FRAMING: FRAME LINE C



SIDEWALL SHEETING & TRIM: FRAME LINE C

PANELS: 26 Ga. 6PPR - SII Poly
[A] PANELS: 26 Ga. 6PPR - SII Poly

GENERAL NOTES:

1. Pinnacle standard trim lap is 3 inches max.
2. Pinnacle standard trim cable at every associated openings as required.
3. Slot girts in field for cable passage at flush walls as required.
4. PSI is NOT responsible for attachment of material by others.

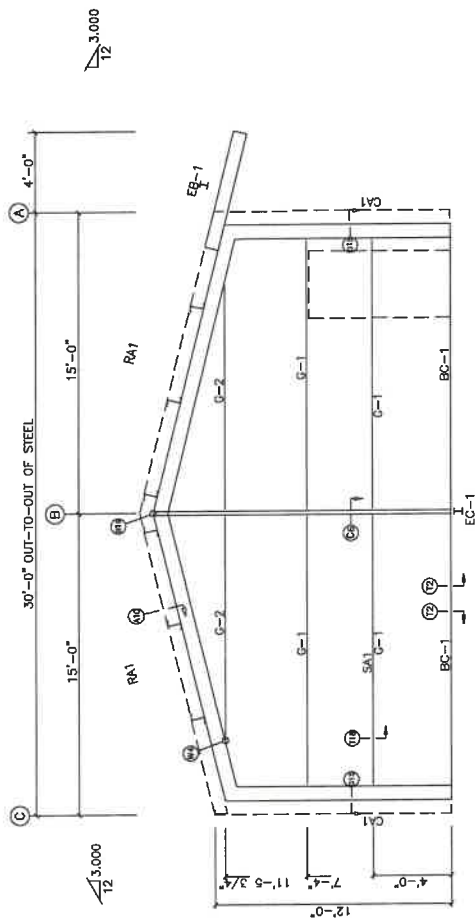
ISSUE	DESCRIPTION	DATE	MARK
P	PRELIMINARY	2/ 2/26	

SIDING FRAMING	
CUSTOMER:	BALDWIN EMPIRE SERVICES
LOCATION:	72114

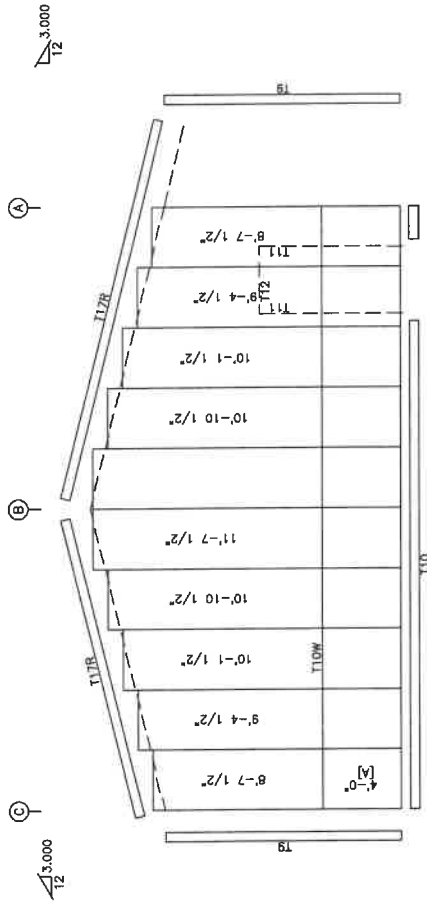
Pinnacle	
Builder:	Designer:
Job No.:	Issue:
PO BOX 1286 - CADET, AR 72023 (501) 941-3929	P

BOLT TABLE		NUT TABLE	
FRAME LINE 2	QUAN TYPE DIA LENGTH	FRAME LINE 2	QUAN TYPE DIA LENGTH
LOCATION	Columns/Ref	LOCATION	Columns/Ref
	2 A325 5/8" 1/2"		2 A325 5/8" 1/2"

MEMBER TABLE	
FRAME LINE 2	LENGTH
MARK PART 12	
EG-1 W09542	3'-0"
G-1 B325716	3'-11 3/8"
G-2 B325716	3'-0"
B-1 B325516	10'-1 1/2"
B-2 B325516	10'-1 1/2"
B-3 B325516	10'-1 1/2"



ENDWALL FRAMING: FRAME LINE 2



ENDWALL SHEETING & TRIM: FRAME LINE 2

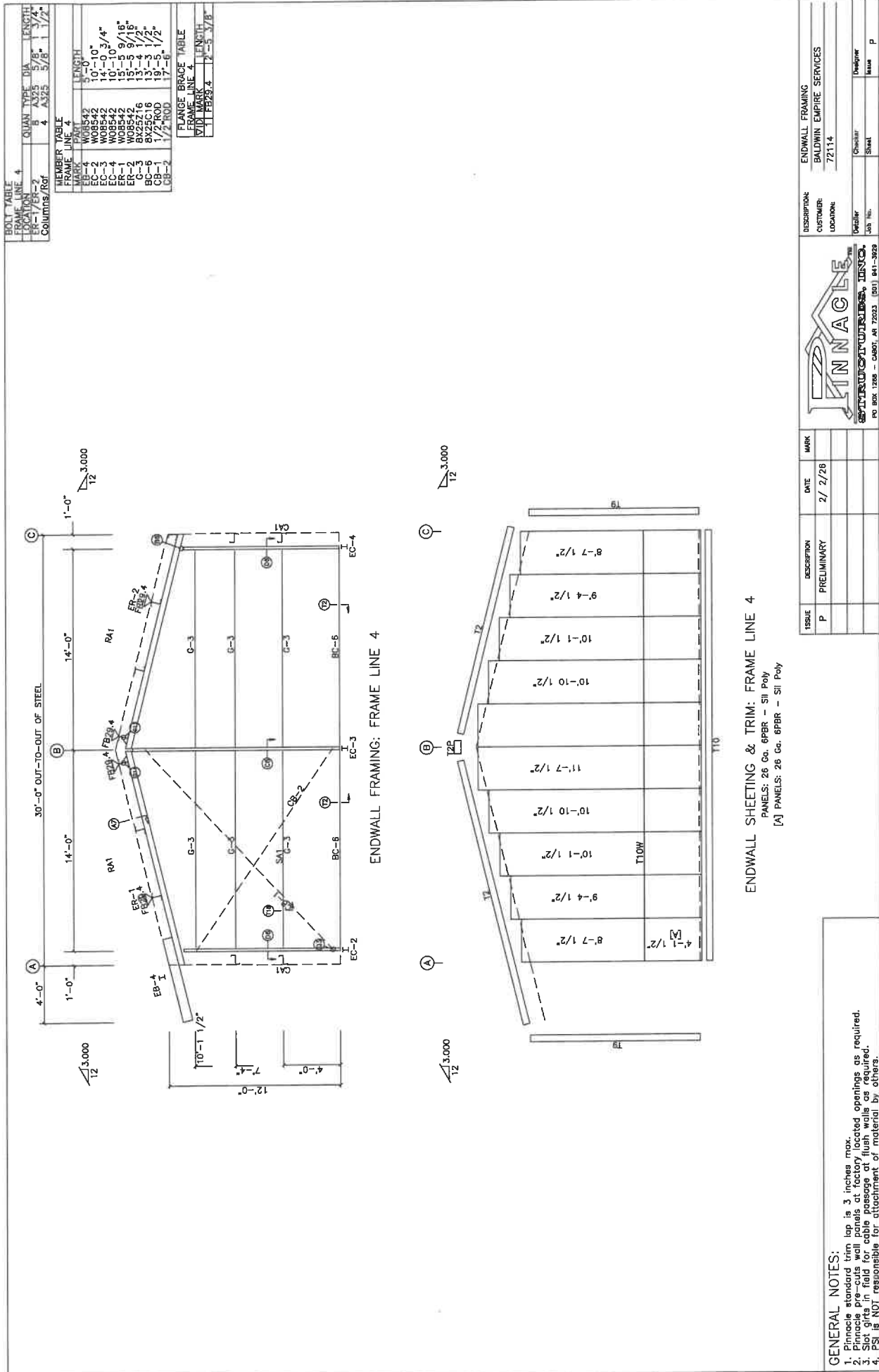
PANELS: 26 Ga. 6PBR - SiI Poly
[A] PANELS: 26 Ga. 6PBR - SiI Poly

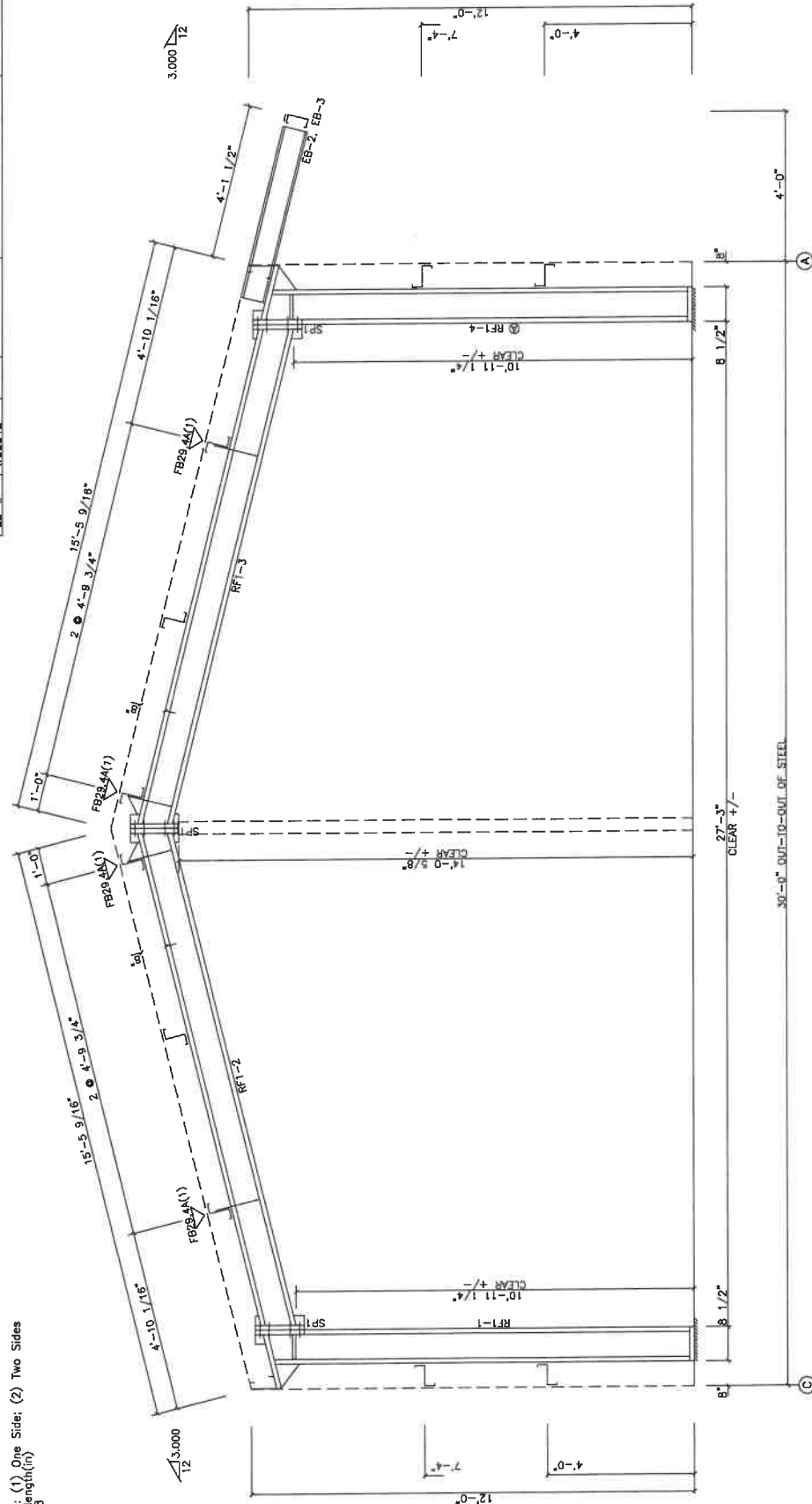
ISSUE	DESCRIPTION	DATE	MARK	 PINNACLE STRUCTURES, INC. 800-525-2269 • 30000 N. 10TH AVE. • SUITE 100 SCOTTSDALE, AZ 85257	DESCRIPTION: CUSTOMER: LOCATION:	ENDWALL FRAMING
P	PRELIMINARY	2/ 2/26				BALDWIN EMPIRE SERVICES
						72114
				Designer: _____	Checker: _____	
				Job: _____	Sheet: _____	
				Date: _____	Issue: D	

GENERAL NOTES:

- GENERAL NOTES:**
1. Pinnacle standard trim lap is 3 inches max.
 2. Pinnacle pre-cuts wall panels at factory located openings as required.
 3. Slot girts in field for cable passage at flush walls as required.
 4. PSI is NOT responsible for attachment of material by others.

PRELIMINARY: FOR SALES PURPOSES ONLY



[illegible]

RIGID FRAME ELEVATION: FRAME LINE 2 3

ISSUE	DESCRIPTION	DATE	MARK	 TINACLE INC. EST. 1999 SPRINGFIELD, MO 800.876.1300 / 417.541.1300	DESCRIPTION:	RGD FRAME ELEVATION
P	PRELIMINARY	2/ 2/26			CUSTOMER: LOCATION:	BALDWIN EMPIRE SERVICES 721114
				Designer	Designer	
				Sheet	Sheet	
				Job No.	P	

Building Sketch

