



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, July 30, 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 - June 18, 2026

Public Hearing Items –

BOA 2026-16 - 4825 Rogers St, - DEFERRED

BOA 2026-17 - 214 W 14th St, A variance request from the area provisions of Section 4.1.4: R3: Duplex District to allow a side yard setback to be less than 6-feet.

BOA 2026-18 - 4583 Fairway Ave, 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.

BOA 2026-19 - 4808 Massie St, A variance from the area provisions of Section 4.1.2 Accessory Structure Requirements Table: to allow an accessory structure (carport) to be placed within the rear yard with a reduced separation distance from the primary structure.

BOA 2026-20 - 200 N Poplar, A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow a projecting sign to exceed 15-square feet in sign area.

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: August 03, 2026 - Hearing Date: August 27, 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 – June 18, 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. 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

Justin Stump	Bond Consulting Engineers, 2601 T.P. White Dr, Jacksonville, AR 72076
Bobby Henry	3720 E Broadway, North Little Rock, AR 72116
Bobby Sharolia	4600 McCain Blvd, North Little Rock, AR
Keith Dixon	PO Box 345, Houston, AR
Jordan Patoka	653 Fox Den Rd El Paso, AR 72405
Donna Pack- Griffin	1501 Hwy 161, North Little Rock, AR

Old Business

None

Administrative

None

Approval of Minutes

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

Public Hearing Items

BOA 2026-11 – 1511 Orange St, A variance request from the area provisions of Section 4.1.4: R3: Duplex District to allow a rear yard setback to be less than 25-feet.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. Owner representative, Mr. Justin Stump, explained the property and the nonconforming status and read the letter of hardship.

Chairman Brown requested that the applicant provide a justification for hardship. After discussion with the Board and Staff, Mr. Stump stated that due to the existing size of the parcel and the topography of the property a suitable home could not be constructed without encroaching into setbacks.

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. Burton seconded the motion. By roll call vote, all members present voted in the affirmative, and the motion was approved.

BOA 2026-13 - 3720 E Broadway St, A variance from the area provisions of Section 5:11:5 to allow the placement of a fence in the front yard of a commercial (C4) zoned property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The applicant, Mr. Bobby Henry, explained the property noting that security was the primary reason for requesting a fence that will surround the property.

Mr. Able inquired if there is an existing fence on the property. Mr. Henry responded by stating that the property is completely open.

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

BOA 2026-14 – 4600 E McCain Blvd, 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.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The owner's representative, Mr. Bobby Sharolia, explained the new development, the reduced parking spaces for other hotels in the area, and the desire to create an additional outparcel on the property that will front onto McCain Blvd. He stated that to accomplish this a small reduction in the parking requirements would be needed. In addition, Mr. Sharolia stated that the increased height of the building would be needed to meet the floor requirements and provide screening for the mechanical units on the roof.

Dr. Keith Dixon, an adjacent property owner, addressed the Board stating that he did not support or oppose the variance request. Dr. Dixon also stated his concerns about overflow parking if a reduction in the

requirement was approved.

Mr. Sparr stated that he was also concerned with the reduction in the parking

Chairman Brown requested that the applicant provide a hardship justification. After an extensive discussion with Staff and the Board Mr. Sharolia stated that physical characteristics of the site and the building requirements of the hotel would make it difficult to meet the performance standards for the project without a height variance and reduction of the parking spaces.

The Board discussed amongst themselves and requested that the variances be voted on separately.

Chairman Brown asked if any Board members had any additional questions or comments. There being none, he stated he would entertain a motion concerning the parking variance. After three attempts to introduce the item, it failed due to the lack of a motion. The Board proceeded to the next item on the agenda.

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

BOA 2026-15 – 1501 HWY 161, A variance request from the area provisions of 4.2.5: C3: General Commercial District to allow an accessory structure in the front yard commercial zoned property and to allow the front yard setback to be less than 40 feet as required for principal buildings.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The owner's representative, Mr. Jordan Patoka and Ms. Donna Pack - Griffin, explained the property noting the loss of the building during a recent storm and the desire for the owner to replace the wood storage facility that was destroyed.

Chairman Brown requested that the applicant provide a hardship justification. After an extensive discussion with Staff, Ms. Pack-griffin stated that due to the location of the existing buildings and inadequate space in the rear of the property it would be impossible to locate the new building behind the main structure.

Chairman Brown asked if any Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Burton made a motion to approve the variance as submitted. Mr. Sparr 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. Burton formed a motion to approve the minutes from the May 28, 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 2:08pm.

Respectively submitted:

D. Tracy Spillman, PLA
City Planner / Landscape Architect

Variance Requested: A variance request from the area provisions of Section 4.1.4: R3: Duplex District to allow a side yard setback to be less than 6-feet.

Location of the Request: 214 W 14th St, NLR, AR

Legal Description of the Property: Lot 2 of Block 44, of Argenta Addition, as Recorded in Pulaski County, Arkansas as shown on a Plat of Record, Plat Book 4, at Page 101, Record of the Circuit Clerk's Office, Pulaski County, Arkansas

Owner: MidArk Houses LLC

Applicant: Nick Tucker

Present Use of the Property: Vacant

Present Zoning of the Property: R3: Duplex District

Site Characteristics: The subject property is located within the Argenta Addition Park Subdivision, north of West Broadway Street, south of West Pershing Avenue, west of Main Street, and east of Pike Avenue. The parcel is situated on the south side of the street approximately four lots west of Maple Street and adjacent to a railroad easement. The street terminates at the western property line, where Orange Street begins and extends north parallel to the railroad easement.

The subject site was originally developed with a single-family residence; however, the structure has since been removed to accommodate new construction.

Properties within the surrounding neighborhood were primarily developed as single-family residences between the 1930s and 1950s. Although many of these homes continue to be maintained as residential properties, a number of the original structures have deteriorated over time and have been vacated, rehabilitated, or demolished, resulting in several vacant lots throughout the area. The properties immediately surrounding the subject site remain occupied by single-family residences and industrial properties east of the railroad easement.

Surrounding Uses and Zoning

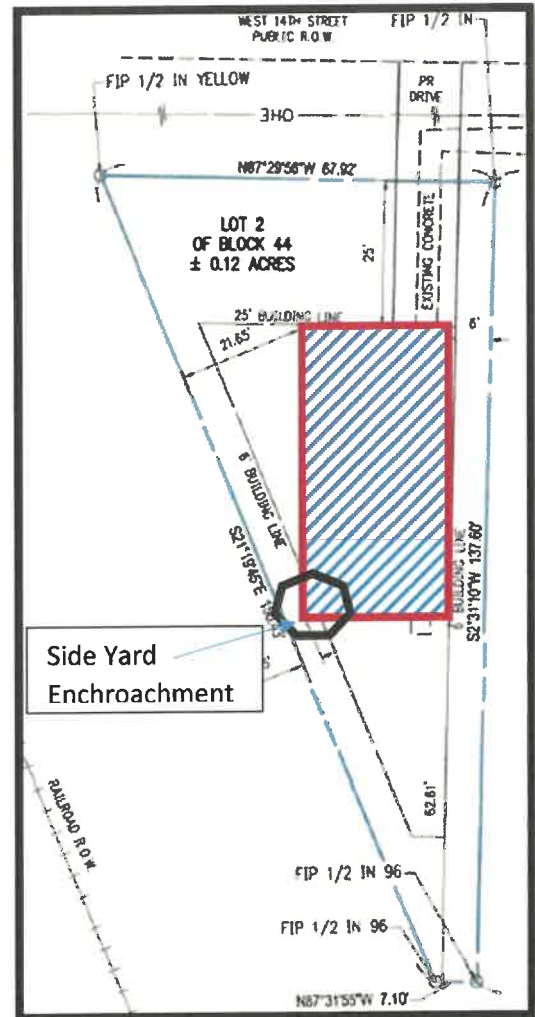
<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3, Duplex District	ROW / Undeveloped
South	R3, Duplex District I1, Office Warehouse District	Undeveloped Railroad Easement
East	I1, Office Warehouse District	Railroad Easement
West	R3, Duplex District	Single-Family Residence

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

Staff Analysis: The subject parcel is triangular in shape and measures approximately 150 feet in depth and 68 feet in width at its widest points, containing approximately 4,725 square feet. The current zoning regulations require a minimum lot area of 7,000 square feet within the R3 Single-Family Residential District. However, because the parcel was platted prior to adoption of the current zoning standards, it retains its legal nonconforming status.

The applicant proposes to construct a new single-family residence to provide an additional housing opportunity within the neighborhood. The proposed site layout is intended to align the front of the home with the existing homes along W. 14th Street. However, due to the unusual shape and limited width of the lot, the applicant is requesting a minor reduction in the required side-yard setback to allow for a practical and functional home design.

The submitted site plan indicates that the proposed residence will be constructed to the 25-foot front-yard setback and will be located approximately 63 feet from the rear property line, where the lot narrows to approximately 7.1 feet in width. The proposed home is shown to measure 25 feet in width and 50 feet in length. To maintain the required 25-foot front yard



setback and the 6-foot side yard setback adjacent to the east property line, the proposed footprint of the home will extend approximately 2.55 feet into the west side-yard, reducing that setback from the required 6 feet to 3.45 feet.

Section 4.1.2 of the North Little Rock Zoning Code for the R3 Single-Family Residential District states: "The side-yard setback shall be ten percent (10%) of the lot width, measured at the front building line. The minimum setback shall be six (6) feet, and the maximum setback shall be eight (8) feet."

In the submitted hardship statement, the applicant notes that the lot has remained vacant for an extended period and was purchased with the intent of constructing a new single-family residence. The applicant further states that the limited width and unique configuration of the parcel create significant challenges in designing a home that is both functional and compatible with surrounding development. Additionally, the zoning code requires any building elevation to maintain a minimum width of 25 feet, further limiting the design options available for the site. The applicant contends that these conditions constitute a hardship unique to the property and justify the requested variance.

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

Board to Consider:

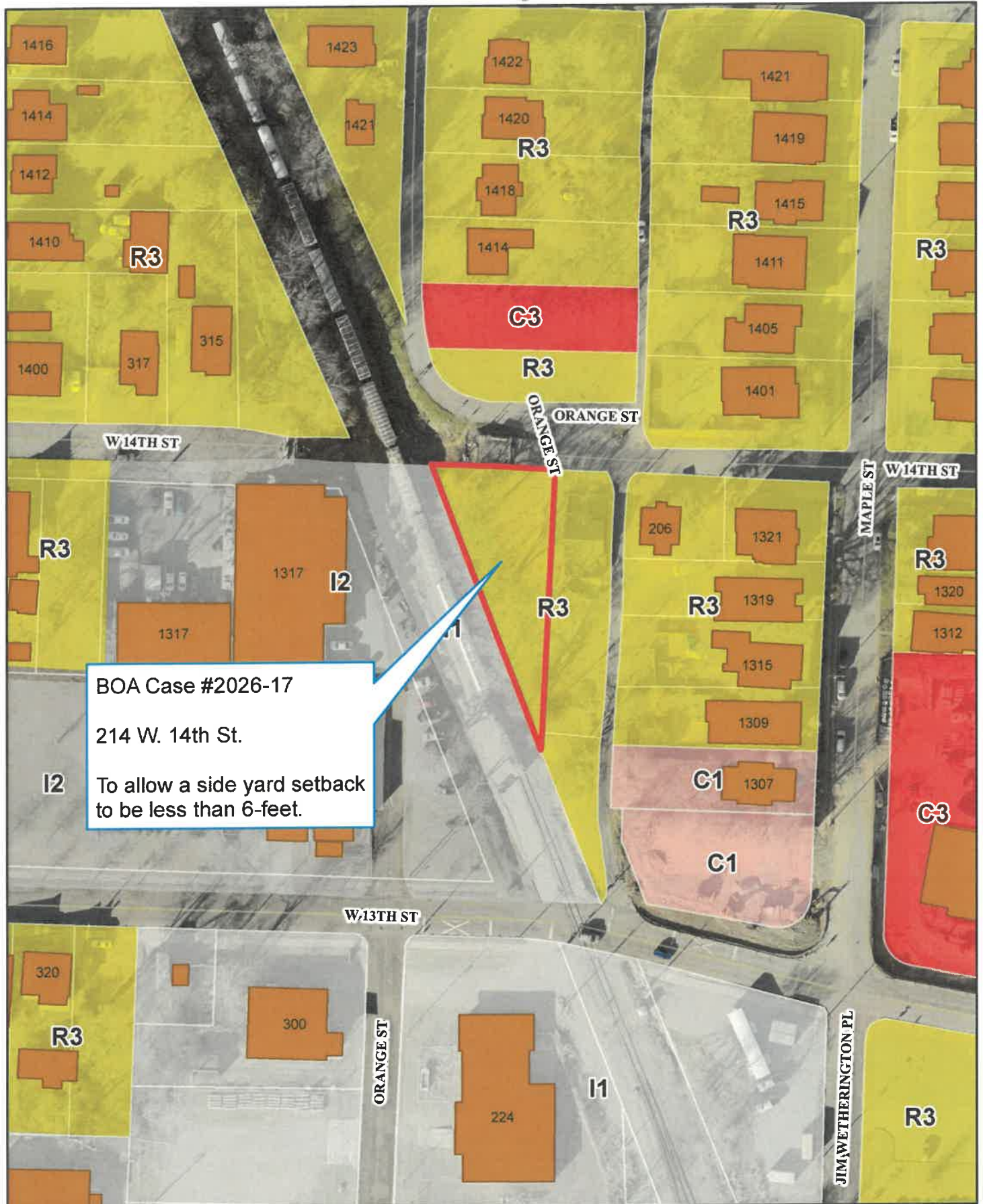
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Yes, the narrow lot will not allow for the development of typical smaller type single family home within the area requirements of R3 zoning.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the adjacent property will not be impacted by the reduction in the setbacks.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as one and two-family.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, land use and zoning will not change.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, setbacks are established to allow for proper separation of homes. The encroachment into the side yard of this nonconforming parcel will be adjacent to a railroad easement and will not infringe on any other residential property.

6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no change to the general welfare, public health and safety of the area.

Approval Allows:

1. Approval will allow a reduction in the west side-yard, reducing that setback from the required 6 feet to 3.45 feet to allow for the construction of a single-family home as described above and shown on the site plan.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment

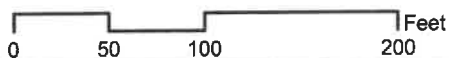


BOA Case #2026-17
214 W. 14th St.
To allow a side yard setback
to be less than 6-feet.

BOA CASE #2026-17

Date: 7/2/2026

1 inch = 100 feet



User: JHale



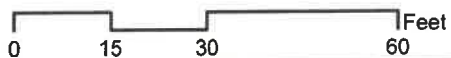
North Little Rock Board of Adjustment



BOA CASE #2026-17

Date: 7/2/2026

1 inch = 30 feet



User: JHale





Debra Stafford
Department of Planning and Development
O: 501-918-5321
dstafford@littlerock.gov

To whom it may concern,

The application letter is regarding a submittal made by Nick Tucker, PS #1755, to the Little Rock Planning Board for a rear setback variance.

Property Address:
214 W 14TH STREET
NORTH LITTLE ROCK, AR

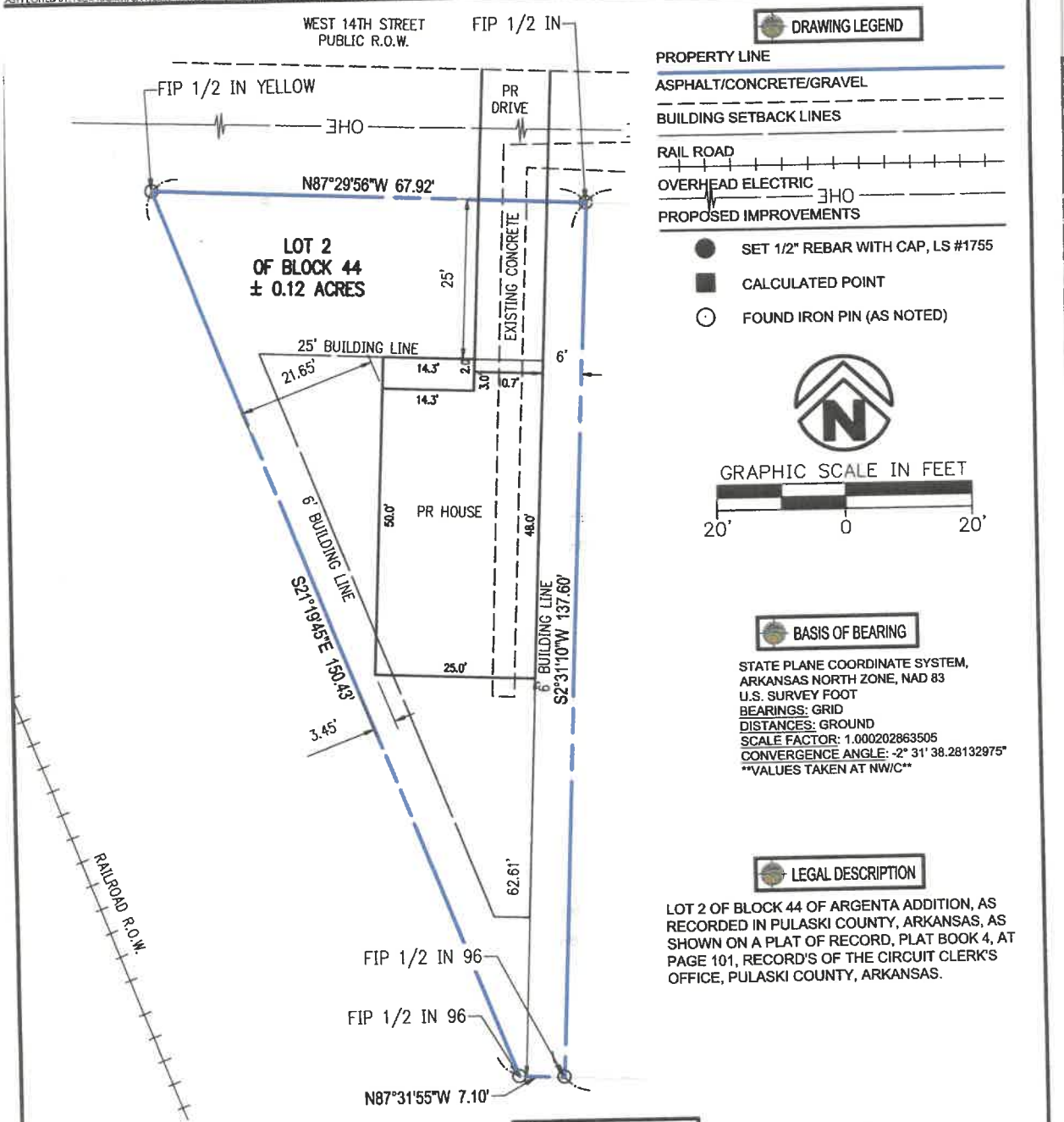
Tucker Land Surveying and its Client are requesting that the variance request and survey plot plan be reviewed by the board at the next meeting as scheduled.

As a part of this submittal, Tucker Land Surveying, and its client, are requesting a variance for the following items as submitted to the Planning Board:

1. Side Setback Requirements (ZONING ORDINANCE 4.1.4): The minimum side setback according to the city's zoning code shall be not less than ten percent (10%) of the lot width at the front building line, but in no case less than six (6) feet, with eight (8) feet being the maximum required. This lot has remained vacant for an extended period, and the current owner purchased the property with the intent of constructing a new single-family residence. Due to the limited width and unique configuration of the lot, Tucker Land Surveying and its Client respectfully request that the side setback be reduced to 3.45 feet to accommodate the proposed house. It should be stated that it borders a railroad right of way on that side and not another property.

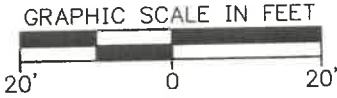
Sincerely,

Nick Tucker, PS #1755
Owner
Tucker Land Surveying
PO Box 1021
Cabot, AR 72023
501-269-7138



DRAWING LEGEND

- PROPERTY LINE
ASPHALT/CONCRETE/GRAVEL
BUILDING SETBACK LINES
RAIL ROAD
OVERHEAD ELECTRIC
PROPOSED IMPROVEMENTS
- SET 1/2" REBAR WITH CAP, LS #1755
 - CALCULATED POINT
 - FOUND IRON PIN (AS NOTED)



BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
ARKANSAS NORTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 1.000202863505
CONVERGENCE ANGLE: -2° 31' 38.28132975"
VALUES TAKEN AT NW/C

LEGAL DESCRIPTION

LOT 2 OF BLOCK 44 OF ARGENTA ADDITION, AS
RECORDED IN PULASKI COUNTY, ARKANSAS, AS
SHOWN ON A PLAT OF RECORD, PLAT BOOK 4, AT
PAGE 101, RECORDS OF THE CIRCUIT CLERK'S
OFFICE, PULASKI COUNTY, ARKANSAS.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST
CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF
THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION
ON 2/6/2026.

DATE OF PLAT OR MAP: 2/17/2026

Nicholas Tucker
NICHOLAS TUCKER, LS #1755



FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY
SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X
BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM
MAP COMMUNITY PANEL NUMBER 05119C0344G,
DATED JULY 6, 2015, BASED UPON SURVEYOR'S
INTERPRETATION OF THE LOCATION OF THE FLOOD
HAZARD BOUNDARY LIMITS IN RELATION TO THE
PROPERTY LINES.

STATE PLAT CODE: PLATTED SUBDIVISION

DELTA	DESCRIPTION	DATE

PRELIMINARY PLOT PLAN
LOT 2 OF BLOCK 44
ARGENTA ADDITION
214 W 14TH STREET

PREPARED FOR:
MIDARK HOUSES LLC

NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS



P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.269.7138
www.tuckersurveying.com

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TUCKER LAND SURVEYING, INC.
PROJECT NO: 26-0052
ISSUE DATE: 2/17/2026
DRAWN BY: CA
APPROVE BY: N.TUCKER
SHEET NO: 1 OF 1

BOA #2026-18
July 30, 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: 4583 Fairway Ave, North Little Rock, AR

Legal Description of the Property: Lot 4B, Block 67, Lakewood, an addition to the City of North Little Rock, Pulaski County, Arkansas

Owner: Cottondale Investments LLC

Applicant: Jake White, Joe White and Associates, Inc

Present Use of the Property: Unoccupied Retail

Present Zoning of the Property: C3: General Commercial District

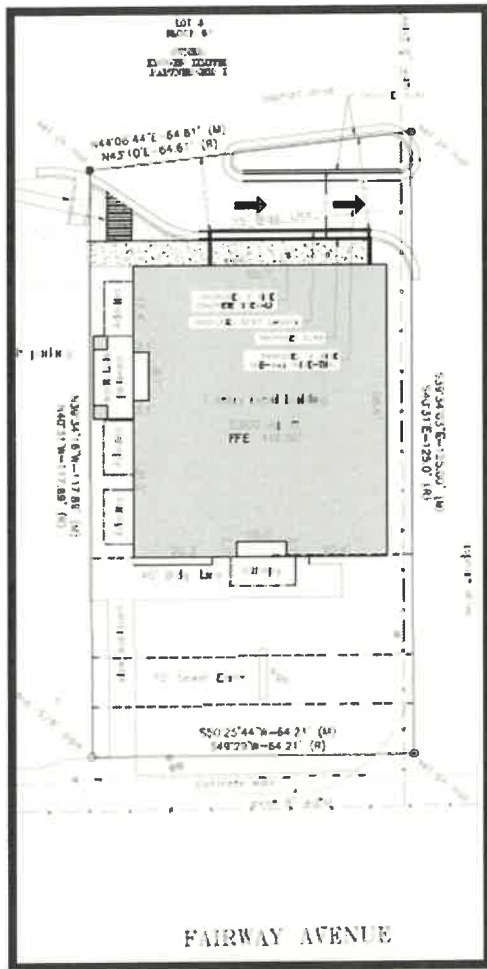
Site Characteristics: The subject property is located on an outparcel within the North Hills Plaza retail development. The development is bounded by McCain Boulevard to the south, Crestwood Road to the north, North Hills Boulevard to the west, and Fairway Drive to the east. More specifically, the subject parcel is the third outparcel north of McCain Boulevard, fronting Fairway Drive, and is situated at the southwest corner of the retail development's eastern entrance drive from Fairway Drive.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3: General Commercial District	Entry Drive / Retail
South	C3: General Commercial District	Retail
East	ROW / C3: General Commercial District	Fairway Drive / Retail
West	C3: General Commercial District	HWY 161 / Multi-family Residential

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

Staff Analysis:



The subject property is a small outparcel within the retail development measuring approximately 125 feet at its longest point and 65 feet at its widest, containing approximately 0.23 acres, or 10,000 square feet. The existing building measures approximately 50 feet by 59 feet, for a total of roughly 2,900 square feet. Because the building occupies most of the site within the established building lines, no area remains for on-site parking. Parking serving the property is located immediately west of the parcel on the adjacent outparcel.

The former retail space, previously occupied by a florist, is being repurposed as a Goodwill donation drop-off facility. The existing structure, constructed within the platted building lines, complies with the applicable development standards.

The proposed use will function solely as a collection and redistribution center and will not include retail sales to the general public. To improve site circulation, the applicant proposes a new access drive at the rear of the property that will allow patrons to enter, circulate, and exit the site in their vehicles. As part of these improvements, a canopy is proposed along the rear of the existing building to provide



weather protection for individuals unloading donated items.

Although the proposed canopy will remain within the 15-foot platted building line, it will extend into the required 20-foot rear yard setback established by the zoning ordinance for C-3 General Commercial properties.

Section 4.2.5 of the Zoning Ordinance establishes the lot development standards for the C-3 General Commercial District, 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 approval to construct the canopy to the limits of the 15-foot platted building line, resulting in a 5-foot encroachment into the required 20-foot rear yard setback.

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 building and geometry of the site does not allow for an expansion within the required rear yard setback.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the entry drive and proposed canopy will not be out of character of the surrounding retail development.
3. Will approval of the variance alter the essential character of the district? No, the canopy addition to the building will be located within the platted setback lines.

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. However, the request will be in harmony with the surrounding development with similar platted building lines.
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 (canopy) to the existing building reducing the rear yard setback from 20-feet to 15-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 #2026-18

4583 Fairway Ave.

To allow a rear yard setback to be less than 20-feet as typically required for C3 zoned properties.

BOA CASE #2026-18

Date: 7/8/2026

1 inch = 100 feet



User: JHale



**North Little Rock
Board of Adjustment**



BOA CASE #2026-18

Date: 7/8/2026

1 inch = 30 feet

0 15 30 60 Feet



User: JHale





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

July 1, 2026

Ms. Donna James
City of North Little Rock
Community Planning
700 W 29th Street
North Little Rock, AR 72214

RE: Goodwill Donation Drop-Off
Lot 4B, Block 67 Lakewood Addition
4583 Fairway Avenue North Little Rock, AR
Variance Request – Lot 4B, Block 67 Lakewood Addition

Ms. James,

Please accept this letter to serve as our application for the above referenced submittal. I've attached a site plan and am providing a letter of hardship below. This property is located at 4583 Fairway Ave, previously a Tipton Hurst flower shop.

"Board of Zoning Adjustment staff,

The above-described property is zoned C-3 and per C-3 zoning, a 20' rear building setback is required. The final plat of the Lakewood Addition subdivision shows a 15' rear building setback on this lot. We're asking for a variance in the setback to our proposed 32'x7' canopy. The canopy will be entirely inside the platted 15' rear setback but will encroach into the required 20' setback by code."

Please place this item on the next available Planning Commission agenda. Do not hesitate to call with any questions you may have.

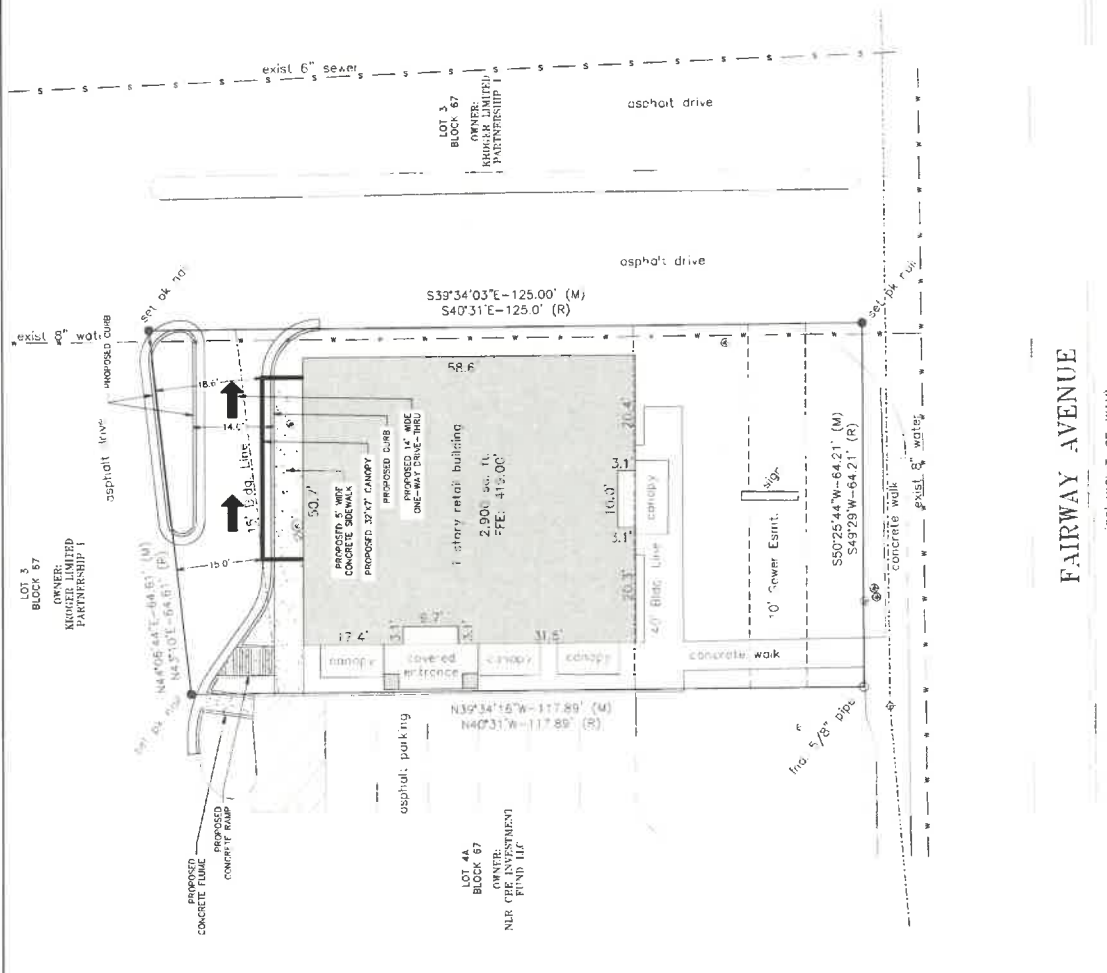
Sincerely,

Jake White,



VARIANCE MAP (NTS)

SYMBOL	DESCRIPTION
○	1/4" = 1' scale
●	1/2" = 1' scale
■	1" = 1' scale
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NOTES
1. ADDRESS OF PROPERTY: 4831 FAIRWAY AVE., NORTH LITTLE ROCK, AR 72114
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 7.78 SQ. FT. OR 173 ACRES ±
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD INSURANCE WORK MAP FOR NORTH LITTLE ROCK, ARKANSAS (FROM COMMUNITY PANEL NO. 0511003510, JULY 2, 2015)
5. ZONING OF PROPERTY: C-3 (COMMERCIAL)
6. UTILITIES ARE SHOWN FOR OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE LOCATION, DEPTH, AND CHARACTER OF UTILITIES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED

LEGEND
1. LOT 44, BLOCK 67, NLR CHE INVESTMENT FUND III
2. LOT 45, BLOCK 67, NLR CHE INVESTMENT FUND III
3. LOT 46, BLOCK 67, NLR CHE INVESTMENT FUND III
4. LOT 47, BLOCK 67, NLR CHE INVESTMENT FUND III
5. LOT 48, BLOCK 67, NLR CHE INVESTMENT FUND III
6. LOT 49, BLOCK 67, NLR CHE INVESTMENT FUND III
7. LOT 50, BLOCK 67, NLR CHE INVESTMENT FUND III
8. LOT 51, BLOCK 67, NLR CHE INVESTMENT FUND III
9. LOT 52, BLOCK 67, NLR CHE INVESTMENT FUND III
10. LOT 53, BLOCK 67, NLR CHE INVESTMENT FUND III
11. LOT 54, BLOCK 67, NLR CHE INVESTMENT FUND III
12. LOT 55, BLOCK 67, NLR CHE INVESTMENT FUND III
13. LOT 56, BLOCK 67, NLR CHE INVESTMENT FUND III
14. LOT 57, BLOCK 67, NLR CHE INVESTMENT FUND III
15. LOT 58, BLOCK 67, NLR CHE INVESTMENT FUND III
16. LOT 59, BLOCK 67, NLR CHE INVESTMENT FUND III
17. LOT 60, BLOCK 67, NLR CHE INVESTMENT FUND III
18. LOT 61, BLOCK 67, NLR CHE INVESTMENT FUND III
19. LOT 62, BLOCK 67, NLR CHE INVESTMENT FUND III
20. LOT 63, BLOCK 67, NLR CHE INVESTMENT FUND III
21. LOT 64, BLOCK 67, NLR CHE INVESTMENT FUND III
22. LOT 65, BLOCK 67, NLR CHE INVESTMENT FUND III
23. LOT 66, BLOCK 67, NLR CHE INVESTMENT FUND III
24. LOT 67, BLOCK 67, NLR CHE INVESTMENT FUND III
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32. LOT 75, BLOCK 67, NLR CHE INVESTMENT FUND III
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43. LOT 86, BLOCK 67, NLR CHE INVESTMENT FUND III
44. LOT 87, BLOCK 67, NLR CHE INVESTMENT FUND III
45. LOT 88, BLOCK 67, NLR CHE INVESTMENT FUND III
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47. LOT 90, BLOCK 67, NLR CHE INVESTMENT FUND III
48. LOT 91, BLOCK 67, NLR CHE INVESTMENT FUND III
49. LOT 92, BLOCK 67, NLR CHE INVESTMENT FUND III
50. LOT 93, BLOCK 67, NLR CHE INVESTMENT FUND III
51. LOT 94, BLOCK 67, NLR CHE INVESTMENT FUND III
52. LOT 95, BLOCK 67, NLR CHE INVESTMENT FUND III
53. LOT 96, BLOCK 67, NLR CHE INVESTMENT FUND III
54. LOT 97, BLOCK 67, NLR CHE INVESTMENT FUND III
55. LOT 98, BLOCK 67, NLR CHE INVESTMENT FUND III
56. LOT 99, BLOCK 67, NLR CHE INVESTMENT FUND III
57. LOT 100, BLOCK 67, NLR CHE INVESTMENT FUND III

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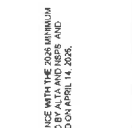
VARIANCE REQUEST

GOODWILL DONATION CENTER
LOT 48, BLOCK 67, LANTWOOD ADDITION
4831 FAIRWAY AVE.
NORTH LITTLE ROCK, ARKANSAS

AN ADDITION TO THE CITY OF NORTH LITTLE ROCK
BEING PART OF SECTION 13, T-2-N, R-15-W
POULD COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
23 MAULING CIRCLE, SUITE 202
LITTLE ROCK, ARKANSAS 72202
PHONE: (501) 214-9441

DATE: 07-01-2025
PROJECT NUMBER: 26-229AL



TO: GOODWILL INDUSTRIES OF ARKANSAS, INC.
10000 W. 10TH STREET
CHICAGO, ILLINOIS 60642

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD OF PRACTICE FOR LAND SURVEYING, JOINTLY ESTABLISHED AND ADOPTED BY THE ARKANSAS SURVEYING BOARD AND THE ARKANSAS SURVEYING SOCIETY, AND THAT THE FIELDWORK WAS COMPLETED ON APRIL 14, 2025.

Daniel V. Haver
41278
DATE OF FIELD MAP: 4/14/25
PLS # 142, JAR

Variance Requested: A variance from the area provisions of Section 4.1.2 Accessory Structure Requirements Table: to allow an accessory structure (carport) to be placed within the rear yard with a reduced separation distance from the primary structure.

Location of the Request: 4808 Massie St, North Little Rock, AR 72116

Legal Description of the Property: Lot 4, Block 2, Massie West Subdivision, Addition to the City of North Little Rock, Pulaski County, AR

Owner/Applicant: Tim Horton

Present Use of the Property: Residential

Present Zoning of the Property: R1 Single-family District

Site Characteristics: The subject property is located within the Massie West Subdivision. The residential parcel lies east of Camp Robinson Road, west of JFK Boulevard, north of Interstate 40, and south of the Levy Spur Trail and Summertree Drive. More specifically, the site is situated at the southeast corner of Massie and West Streets. The property is improved with a small ranch-style single-family residence constructed in 1957. Although the home faces Massie Street, the recorded plat identifies West Street as the front yard. According to the Pulaski County Assessor, the lot contains approximately 0.11 acres or 5,000 sq ft. The surrounding properties are also zoned R-1 and are developed with similarly designed ranch-style single-family homes constructed during the 1950s and 1960s.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1, Single-family District / ROW	Massie St / Single Family
South	R1, Single-family District	Single-family
East	R1, Single-family District	Single-family
West	R1, Single-family District / ROW	West St / Single Family

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

Staff Analysis:

The subject parcel measures approximately 100 feet in depth and 50 feet in width at its widest point, containing approximately 5,000 square feet. Current zoning regulations require a minimum lot area of 7,000 square feet within the R-1 Single-Family Residential District. However, because the parcel was platted prior to adoption of the current zoning ordinance, it retains its legal nonconforming status.



The applicant proposes replacing the former carport with a similar 20-foot by 20-foot portable structure in the same location over the driveway to provide sheltered off-street parking. The driveway is situated along the west side of the property. The proposed carport

will remain open on all four sides and consist primarily of an aluminum roof supported by anchored aluminum posts.

The applicant states that the previous aluminum carport occupied this location for approximately 52 years before being destroyed during the January 2026 ice storm. The original carport was accessed from Massie Street by the existing driveway. Although this elevation functions as the side of the residence, it is technically the rear yard because the recorded plat identifies West Street as the front of the property.

Pursuant to Section 4.1.2, R-1 Single-Family Development Standards and the Accessory Structure Requirements Table, accessory structures must be located within the rear yard and maintain a minimum separation of 10 feet from any other building on the property. The east end of the residence is situated approximately 20 feet from the Massie Street right-of-way, and five feet inside the required 25-foot rear building setback. Although the proposed carport will not be attached to the residence, it will be located approximately one foot from the house and is therefore classified as an accessory structure. As proposed, the structure will comply with the required five-foot side and rear setbacks; however, a variance is required from the minimum 10-foot separation requirement between accessory and principal structures.

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 accessory structure could be placed within the code requirements but for practical reasons the applicant is requesting that the structure be built back to the preexisting conditions.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the property is residential and will remain residential. The addition of the carport will have little to no impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as single-family a single family residential district.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the zoning ordinance requires accessory structures to maintain a minimum separation of 10 feet from any other building on the site. Although the proposed carport is not physically attached to the residence, it will function as an extension of the primary structure. If attached, the carport would exceed the maximum 25-foot rear yard setback for the principal structure. Therefore, regardless of whether the carport is constructed as a detached or attached structure, a zoning variance would be required to allow the proposed installation.
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 rear yard of the residence. The carport (accessory) structure will be allowed to be less than 10-feet from the primary structure and as close as 1 foot 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 #2026-19

4808 Massie St.

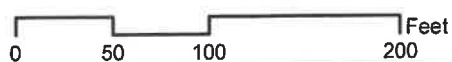
To allow an accessory structure to be placed within the rear yard with a reduced separation distance from the primary structure.



BOA CASE #2026-19

Date: 7/10/2026

1 inch = 100 feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-19

Date: 7/10/2026

1 inch = 30 feet

0 15 30 60 Feet



User: JHale



TO THE Board of Zoning:

my 20x20 carport that has been on the house for 52 years. The Ice storm we had on January 26, 2026 this year (they said it was the worst storm in 127 years) left 3 inches of ice on the carport and it ~~collapsed~~ collapsed the legs which brought down the carport. I'm asking for a variance so I could replace the carport to its original site. I appreciate your help in this matter.

Jim Horton - 6-30-2026

17' 6" END of lot
to SLAB

21' 4" Driveway





Real Estate Property Tax Statement 2025

Debra Buckner
Treasurer

201 S. Broadway Suite 150

Little Rock, AR 72201

Telephone: (501) 340-6040

Fax: (501) 340-6077

treasurer@pulaskicountytreasurer.net

Pay By Phone 833-277-8725

Pay Online www.pulaskicountytreasurer.net



Parcel Number 33N0370001200

HORTON TIMMY DALE LIVING TRUST

4808 MASSIE ST

NORTH LITTLE ROCK, AR 72118

Date Printed: 04/13/2026

Property Description:

LOT 4 BLOCK 2 MASSIE WEST SUB 4808
MASSIE ST MASSIE WEST W100 FT OF
N50 FT OF 4 2

Bill Number: 265831-25 **Millage Rate:** 0.0708
Taxable Value: 13,220 **Tax Rate:** 1.42%
Assessed Value: 15,423 **Acres:** 0.110
Taxing District: 004 CITY OF NO LITTLE ROCK
Over 65 / Disabled Value Freeze: NO

Taxes Due

<u>Taxing Entity</u>	<u>Mills</u>	<u>Amount</u>
COUNTY GENERAL	0.0050	23.72
CHILDRENS HOSP	0.0006	2.84
COUNTY ROAD/SPLIT	0.00145	6.88
GENERAL FUND	0.0050	23.73
ROAD FUND	0.00145	6.88
LIBRARY	0.0030	14.24
POLICE PENSION	0.0010	4.75
FIRE PENSION	0.0010	4.75
NLR SCHOOLS	0.0523	248.19
DELINQUENT TAXES		399.56

Delinquent Taxes for 2024 **399.56**
2025 Current Tax **935.98**
Homestead Credit **-600.00**

Total Due **735.54**

Voluntary Taxes

Animal Control Spay And Neuter **5.00**
(5.00 Minimum)

Interest changes daily at the rate of 0.09

To pay by mail, cut and mail this coupon along with your payment (check or money order ONLY) to:

Pulaski County Treasurer
P.O. Box 430
Little Rock, AR 72203

04/13/2026



Make Check payable to Pulaski County Treasurer
and include parcel number 33N0370001200.

Parcel Number 33N0370001200
HORTON TIMMY DALE LIVING TRUST
4808 MASSIE ST
NORTH LITTLE ROCK, AR 72118

Total Taxes Due **\$735.54**

Voluntary Tax Amount + \$ _____

Total Paid **\$** _____

Penalties and Costs will be added if not paid in full by October 15, 2026

Visit www.pulaskicountytreasurer.net for more information

Variance Requested: A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow a projecting sign to exceed 15-square feet in sign area.

Location of the Request: 200 N Poplar, North Little Rock,

Legal Description of the Property: Lot 6A, Block 19 Argenta Addition to the City of North Little Rock, Pulaski County, AR

Owner: DWB LLC

Applicant: Ace Sign Company of Arkansas, Tonya Hulett

Present Use of the Property: Under Development / Paino Bar

Present Zoning of the Property: C6: Mixed Use Commercial District

Site Characteristics:

The subject property is located east of Main Street, west of Interstate 30, north of East Washington Street, and south of East Broadway Street. More specifically, the property occupies the southeast corner of North Poplar Street and East 2nd Street, where East 2nd Street serves as a pedestrian promenade connecting the site to the adjacent Simmons Bank Arena.

The surrounding area has experienced significant recent redevelopment, including the City's new event center directly across North Poplar Street and a new hotel currently under construction on the parcel immediately north of the subject property.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6: Mixed Use Commercial District	Under Development / Hotel
South	ROW / C6: Mixed Use Commercial District	2 nd St Promenade
East	ROW C6: Mixed Use Commercial District	N Poplar St / Parking
West	C6: Mixed Use Commercial District	Undeveloped

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

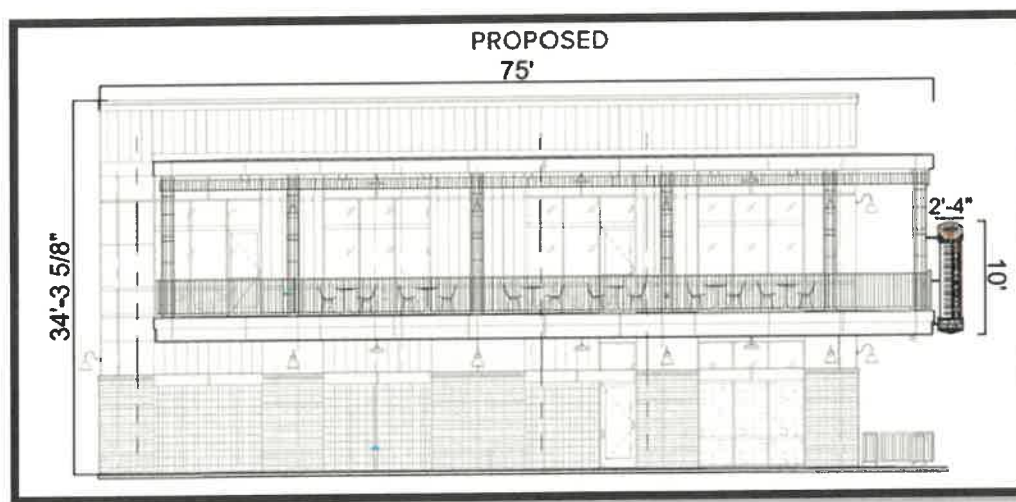
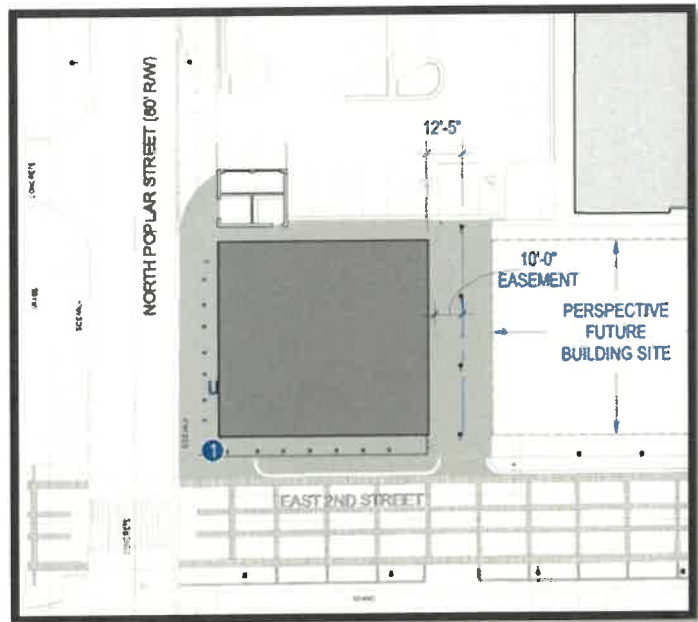
Staff Analysis:

The applicant is seeking a variance from Section 14.25 to allow a projecting wall sign that exceeds 15 square feet in area

Section 14.25 of the North Little Rock Sign Ordinance outlines the criteria for the placement of signage on commercially zoned properties. One (1) freestanding or ground-mounted sign per premises, window signs and in addition to the ground and window signs the owner may use one (1) of the following:

- a. Wall or mansard signs.
- b. One (1) under-canopy sign.
- c. One (1) projecting sign.
- d. One (1) awning sign.

H. *All permitted projecting signs shall have a minimum clearance of 13-feet over any vehicular use area and 9-feet over any pedestrian use area. Projecting signs shall not exceed 15-square feet in sign area.*



The applicant proposes installing a projecting sign on the southern façade of the building facing the Poplar St right-of-way. The sign is designed to be 10 feet tall and approximately 2.4 feet width, with graphics and

business name resulting in a sign area of 23.4 square feet. The applicant is requesting that sign be increased by 8.4 square feet or by 56% to allow for increased visibility and location identity.

Noted in their hardship letter the applicant states that a variance is necessitated by site-specific physical conditions that impair the effectiveness of code-compliant signage. Specifically, any sign that strictly adheres to the maximum allowable square footage would suffer from a severe lack of visibility. These physical hardships include the property's irregular lot configuration, building orientation, current lack of signage, visibility constraints, and evening, event-driven traffic conditions.

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 owner's 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 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 applicant is locating their business within a pedestrian-oriented corridor. However, there are no unique circumstances on the property that require a sign to exceed the maximum allowable square footage, other than increased visibility.

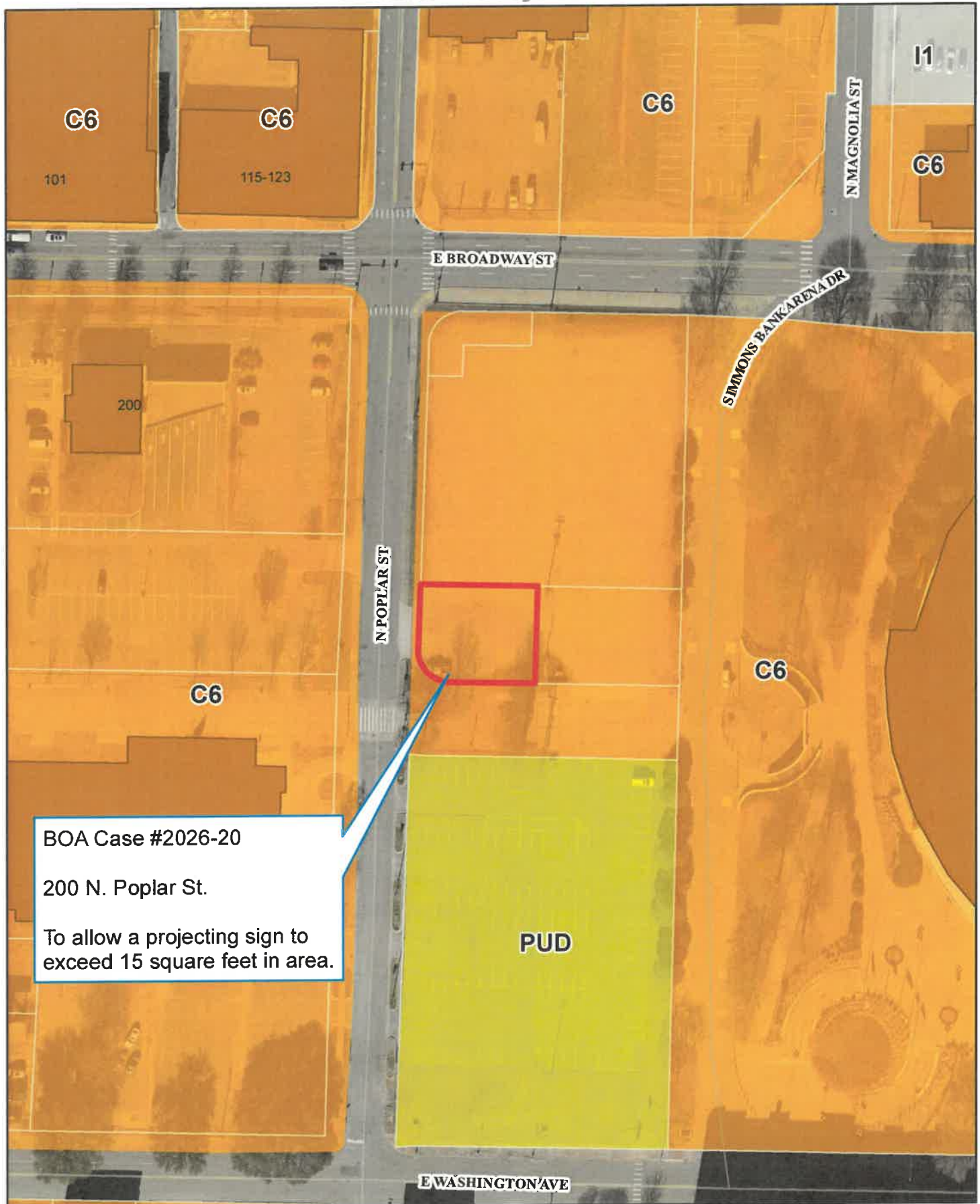
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No. This area is increasingly becoming more pedestrian oriented and there are similar projecting signs in the closely located Main St corridor.
3. Will approval of the variance alter the essential character of the district? No, the district is developing with similar pedestrian-oriented businesses.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning will not change based on approval of the variance request.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No. The ordinance specifically defines the maximum allowable size of projecting signs. The applicant is seeking permission to increase the size of the sign by an additional 8.4 square feet.
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 community by approval of this variance request.

Approval Allows:

Approval will allow a 23.4-square-foot projecting wall sign, exceeding the maximum allowable limit of 15 square feet as described above and as indicated in the applicants graphics package

1. 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.

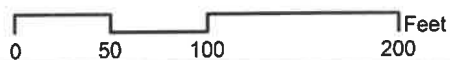
North Little Rock Board of Adjustment



BOA CASE #2026-20

Date: 7/8/2026

1 inch = 100 feet



User: JHale



North Little Rock
Board of Adjustment

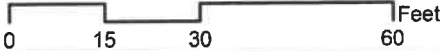


N POPLAR ST

BOA CASE #2026-20

Date: 7/8/2026

1 inch = 30 feet



User: JHale



July 2, 2026

City of North Little Rock
Planning and Development Department
300 Main Street
North Little Rock, Arkansas 72114

Re: Hardship Justification for Sign Variance – Illuminated Blade Sign

Property: 200 N. Poplar Street, North Little Rock, AR 72114

Applicant: Willy D's Dueling Pianos

Sign Description: 10' (H) x 2'-4" (W) Double-Sided Illuminated Blade Sign

Code Section: Section 14.25(H) – Signs Permitted in C1, C2, C3, C4, C5, and C6 Zones

Dear Members of the Planning Commission:

On behalf of Willy D's Dueling Pianos, we respectfully submit this hardship justification in support of a variance request under Section 14.25(H) of the City of North Little Rock Sign Ordinance. The proposed signage consists of one (1) double-sided illuminated blade sign measuring 10 feet in height by 2 feet 4 inches in width, to be mounted on the west-facing elevation of the building located at 200 N. Poplar Street, North Little Rock, Arkansas 72114.

I. Impact on Welfare and Safety

The proposed illuminated blade sign will not have an adverse impact on the health, safety, or general welfare of the City of North Little Rock, its residents, or surrounding businesses. The sign is designed solely as an identification and wayfinding element for the establishment and does not introduce any conditions that would negatively affect the surrounding commercial environment. The sign illumination is consistent with low-glare, venue-identification standards appropriate for the Argenta Arts District and the adjacent Simmons Bank Arena corridor, an area that regularly accommodates high volumes of evening pedestrian and vehicular traffic. The proposed signage will, in fact, contribute positively to the area's commercial vitality and the safe identification of the venue for patrons arriving on foot and by vehicle.

II. Traffic and Pedestrian Safety

The requested deviation from standard projecting sign requirements will not create a hazard for vehicles or pedestrians. The proposed blade sign is directional and identification in nature, positioned on the west elevation of the building along North Poplar Street. Its placement has been evaluated to ensure no obstruction of sightlines at ingress and egress points, crosswalks, or roadway intersections. The proposed sign maintains the required 9-foot minimum clearance over any pedestrian use area and will not encroach upon the public right-of-way in a manner that endangers pedestrian circulation along the adjacent sidewalk. The illumination level is appropriate for nighttime wayfinding and will not produce glare that impairs the vision of motorists or pedestrians in the area.

III. Necessity Due to Visibility Hardship

The variance is necessitated by site-specific physical conditions unique to this property that substantially impair the effectiveness of standard conforming signage. The following hardship factors are specific to 200 N. Poplar Street and are not the result of any action by the applicant:

1. Lot Configuration and Building Orientation: As illustrated in the attached site plan, the subject property fronts North Poplar Street on the west and East 2nd Street on the south. The building's primary façade is set back from the street with an adjacent 10-foot easement and a perspective future building site to the east, creating an irregular approach geometry. Patrons traveling southbound on Poplar Street or approaching from the Simmons Bank Arena to the east must identify the venue entrance from an oblique angle, significantly reducing the effectiveness of flat wall-mounted or ground-level signage alone.
2. Absence of Existing Signage and Visibility Constraints: As noted in the attached sign plan, there is currently no existing signage on this structure. The building's long horizontal profile — approximately 75 feet in width with a façade height of approximately 34 feet — presents a low visual signature relative to the scale of the surrounding streetscape and the nearby Simmons Bank Arena. Without a projecting blade sign oriented perpendicular to the primary travel path along Poplar Street, the establishment would be effectively invisible to approaching traffic until patrons are nearly past the entrance point, creating unsafe last-minute turning movements.
3. Evening and Event-Driven Traffic Conditions: Willy D's Dueling Pianos is an evening entertainment venue that operates concurrent with major events at Simmons Bank Arena, one of the region's largest entertainment facilities. During these periods, North Poplar Street experiences elevated pedestrian and vehicular traffic under nighttime conditions. Illuminated identification signage is not merely a preference under these circumstances — it is a practical safety necessity to ensure patrons can locate the venue entrance efficiently and without creating pedestrian or vehicular confusion at peak hours.

These conditions are specific to the physical characteristics and operational context of this property. A conforming flat wall sign alone cannot provide adequate advance identification given the approach angles, the absence of existing wayfinding infrastructure, and the nighttime nature of the business. The proposed 10' x 2'-4" blade sign represents the minimum size necessary to achieve adequate visibility under these constraints.

For the foregoing reasons, we respectfully request that the Planning Commission grant the requested variance. A representative of the applicant will be in attendance at the Planning Commission meeting on June 17th at 7:30 PM to address any questions the Commission may have. Should you require additional information prior to that date, please do not hesitate to contact us.

Respectfully submitted,


Authorized Representative *DANNY W BROWN*
Willy D's Dueling Pianos
200 N. Poplar Street

North Little Rock, AR 72114

Enclosures: Sign Permit Application, Site Plan, Sign Elevation Drawing (ACE Signs, dated 06/29/2026)



ACE
SIGNS

PROPERTY BRAND/EXTENSION:
Willy D's

PROPERTY LOCATION:
200 N Poplar Street North Little Rock, AR 72114

PROPERTY CODE:
TBD

DATE:
06/29/2026

SALES REP:
Tonya Hulett

PREPARED BY:
Victoria Phan

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INITIALS: _____

LOCATION MAP



**ACE
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SALES REP:
Tonya Hulett

PREPARED BY:
Victoria Phan

PROPERTY CODE:
TBD

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INITIALS: _____

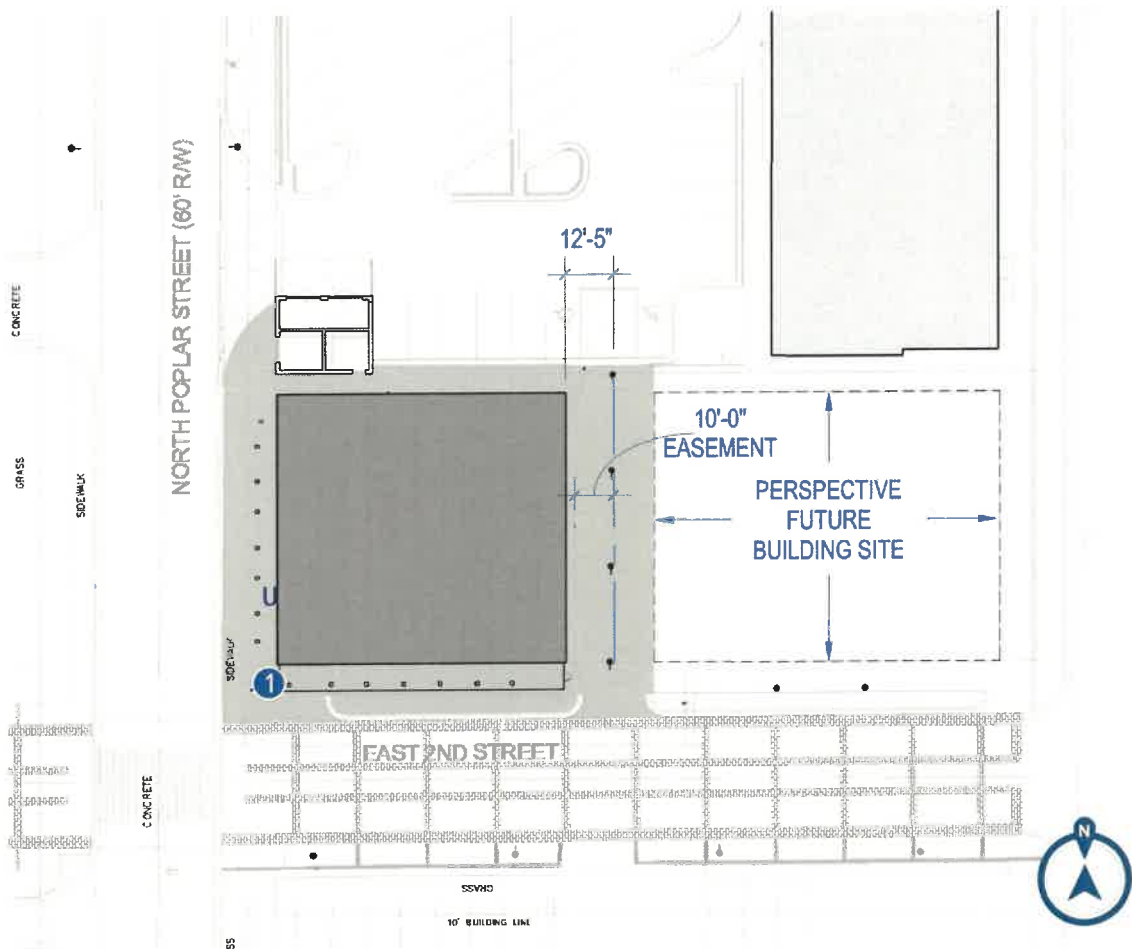
SITE PLAN

PROPOSED SIGNS:

- 1 BLADE SIGN

EXISTING SIGNS:

- 1 NO SIGN



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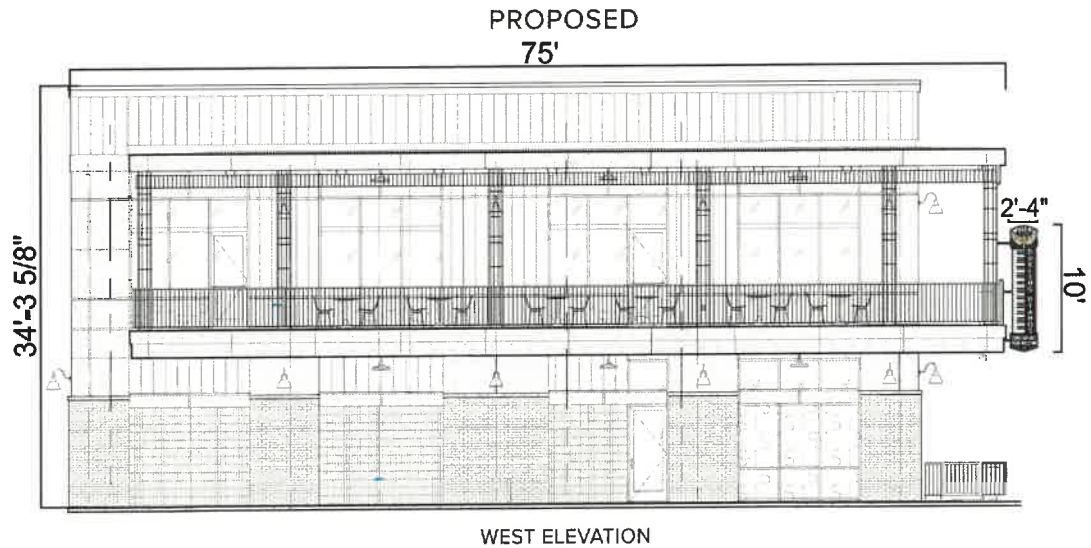
SALES REP:
Tonya Hulett

PREPARED BY:
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PROPERTY CODE:
TBD

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INITIALS: _____



H10' x W2'-4" Blade Sign

○ PANTONE WHITE
● PANTONE BLACK

● TO BE DETERMINED
● TO BE DETERMINED

● TO BE DETERMINED
● TO BE DETERMINED

● TO BE DETERMINED

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SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Roy

PROPERTY CODE:
TBD

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