



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, August 27, 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 - July 30, 2026

Public Hearing Items -

- BOA 2026-16 -** 4825 Rogers St, - A variance from the area provisions of Section 4.1.4: R3: Duplex District requirements to allow an extension of the primary structure to encroach into the 15-foot exterior side yard setback.
- BOA 2026-21 -** 5713 Dublin Ave, a variance request from the area provisions of Section 4.1.2, Accessory Structure Requirements Table, to permit an existing detached garage to remain with a reduced rear yard setback and a reduced separation distance from the principal structure on an R-1 (Single-Family Residential) zoned property.
- BOA 2026-22 -** 1900 E Washington, A variance from the area provisions of Section 5:11:6 to allow the placement of a fence in the front yard of an industrial (I2) zoned property.

Code Enforcement Citation Appeal

“Inoperable or Junk Vehicles, and any Parts Thereof” on private property.

IVA-011: 5210 Nelbrook Dr - Tesiha Danner

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: September 01, 2026 - Hearing Date: September 24, 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 – July 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

Nick Tucker	PO Box 1021, Cabot AR 72023
Jake White	25 Rahling Circle, Little Rock, AR
Tim Horton	4808 Massie St, North Little Rock, AR
Tonya Hulett	11935 I-30, 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 2026-16, 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.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The applicant's representative, Mr. Nick Tucker of Tucker Land Surveying, described the property, explaining that its existing dimensions and narrow lot width would not allow for the construction of a new home without encroaching into the required setback.

After a brief discussion, Mr. Tucker stated that the topography of the site was causing a hardship.

Mr. Able inquired about the orientation of the structure. Mr. Tucker explained the proposal to Mr. Able's satisfaction.

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

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.

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. Jake White of Joe White and Associates, described the proposed development and explained that the new tenant requires a covered drop-off area. He stated that adding the overhead canopy to the existing building would extend the structure into the required rear yard setback while remaining within the platted building line.

Chairman Brown requested that the applicant provide a justification for the claimed hardship. Following discussion with Staff and the Board, Mr. White stated that the physical characteristics of the site and the building requirements made it impractical to meet the tenant's needs without encroaching into the required setback. He further stated that the overhead canopy was necessary to provide protection from the weather, which he identified as the basis for the hardship.

Mr. Able inquired about the traffic patterns. Mr. White and the board members discussed, and staff indicated that the engineering department could be consulted if needed.

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. Sparr made a motion to approve the variance as

North Little Rock Board of Zoning Adjustment
Minute Record – July 30, 2026
Page 3 of 4

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

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.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The property owner, Mr. Tim Horton, described the property and explained that the existing building was destroyed during a recent ice storm. He stated that the intent of the request is to reconstruct the building in substantially the same location and configuration as it previously existed on the property.

Chairman Brown requested that the applicant provide a hardship justification. Following discussion with Staff, Mr. Horton stated that the location of the existing home and the need to maintain access to the carport created a hardship. He explained that requiring additional separation between the house and carport would prevent the structure from providing adequate shelter from the elements when accessing his home.

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.

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.

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, Ms. Tonya Hulett, of Ace Sign Company explained the property, the pedestrian oriented area, and the vehicular traffic, stating that keeping the sign size within the code perimeters would limit the visual requirement needed to locate the business.

The board members discussed amongst themselves directing questions to staff and the applicant.

Chairman Brown requested that the applicant provide a hardship justification. After an extensive discussion Chairman Brown asked if any Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Able 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. Sparr formed a motion to approve the minutes from the June 18, 2026, meeting. Mr. Burton 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 1:46pm.

Respectively submitted:

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

BOA #2026-16
July 30, 2025

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

Location of the Request: 4825 Rogers St, North Little Rock, AR 72117

Legal Description of the Property: Part of Block 208, Protho's Subdivision of Part of E ½ of Spanish Grant #2431, Township 2 North, Range 11 West, now in the City of North Little Rock, Pulaski County, Arkansas

Owner/Applicant: Tinoco Properties / Alfonso & Patricia Navarro Tinoco

Present Use of the Property: Residential

Present Zoning of the Property: R3: Duplex District

Site Characteristics: The subject property is located north of Baucum Pike Rd, south of Lynch Dr, west of Water Street and east of E Broadway Street. Specifically, the parcel is located on the northwest parcel of Rogers Street and Gardinia Ln. The properties in this area were originally developed as single-family homes from the 1940s through the 1960s and have retained their residential character. The properties surrounding the subject parcel remain occupied mostly by single-family homes or vacant lots that were previously populated with residential structures.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3: Duplex District	Single-family home
South	R3: Duplex District	Rogers St ROW / Single-family
East	R3: Duplex District	Gardenia Ave ROW / Single-family home
West	R3: Duplex District	Single-family home

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

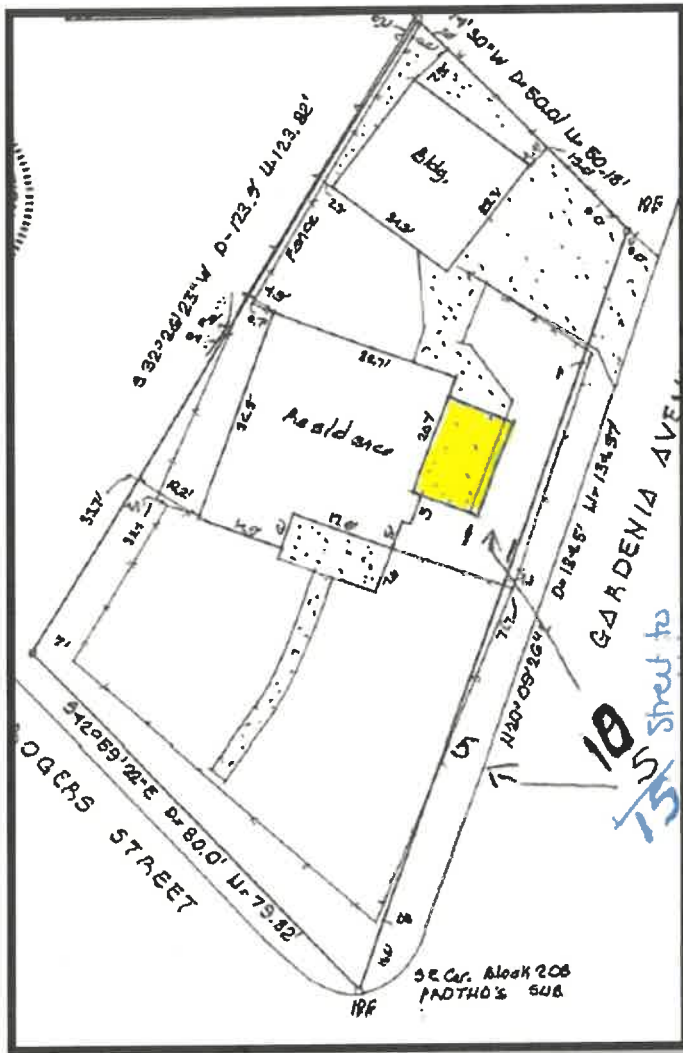
Staff Analysis:

The applicant proposes to expand the existing residence by constructing a 10-foot by 19-foot bedroom and bathroom addition within the side yard. The 1,044-square-foot home was constructed in 1963 and has largely retained its original footprint, with only minimal improvements over the years. A detached garage was subsequently constructed in the rear yard with access from Gardenia Street.



Although setback requirements were not in place at the time the residence was constructed, both the principal structure and accessory structure generally comply with current front, rear, and exterior side-yard setback requirements. The only existing encroachments are the northwest corner of the house, which is located approximately 4.9 feet from the side property line, and the southeast corner of the detached garage, which is located approximately 2.9 feet from the same property line. The eastern wall of the residence is situated approximately 20 feet from the east property line and the Gardenia Street right-of-way.

Under current zoning regulations, any new construction must comply with applicable setback requirements. The proposed addition would be constructed on an existing concrete slab that is currently utilized as a patio and would extend into the existing side-yard area, reducing the setback from approximately 20 feet to 10 feet. As proposed, the new exterior wall would be located approximately 10 feet from the east property line and the Gardenia Street right-of-way, resulting in an encroachment into the required exterior side-yard setback.



Due to the location of the detached garage and the limited buildable area available on the site, it appears that an addition to the rear of the residence would not a feasible alternative. A rear addition would either encroach into the west side-yard setback or violate the required 10-foot separation between principal and accessory structures unless additional variances were obtained.

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

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or

misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Possibly, the existing home and detached garage were positioned on the site that does not allow for an addition anywhere on site without requiring a variance.
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 encroachment will have minimal impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the approval of the exterior yard setback will have little or no impact on the character of the district and how the structures are perceived from the street.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the City.

Approval Allows:

1. Approval will allow the reduction of the exterior side yard setback to 10-feet to allow a 5-foot encroachment into the exterior side yard for the construction of a 10x19 room addition as described above and as indicated on the applicant submitted documents.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA Case #2026-16

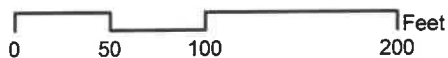
4825 Rogers St.

To allow the primary structure to encroach
into the 15-foot exterior side yard setback.

BOA CASE #2026-16

Date: 7/2/2026

1 inch = 100 feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-16

Date: 7/2/2026

1 inch = 30 feet

0 15 30 60 Feet



User: JHale



06/23/2026

Tinoco Properties LLC
Alfonso & Patricia Navarro Tinoco
13409 EI Rd
Little Rock, AR 72206

To Members of North Little Rock Board:

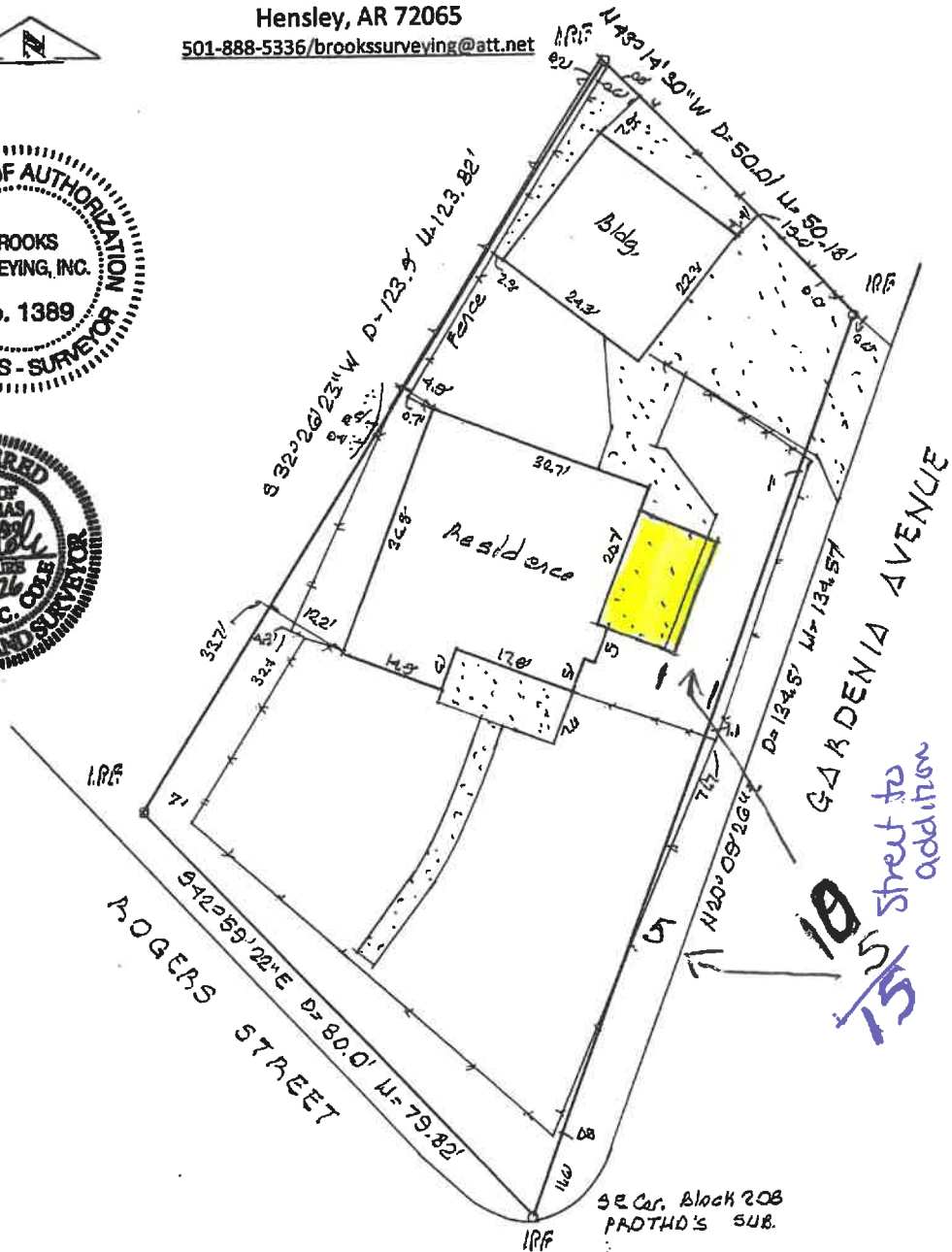
My name is Patricia Navarro Tinoco, my husband Alfonso Navarro Tinoco and I are owners of the property located at 4825 Rogers Street. North Little Rock. We are writing this letter with the intent of asking that the Board will grant us a variance so that we may be able to build an additional bedroom with a bathroom. The addition would be of 10x19 located on the slab that is currently located (also marked on the survey). We believe that this would increase the value of the property, but would also allow a family to live there more comfortably. The property is currently a 2 bedroom 1 bath home. With our community growing and our family sizes incrementing in size, we believe that this addition would benefit not only us as owners but also the value of the neighborhood.

We thank you for your time and consideration. If you have any questions or concerns, please feel free to reach us via email: tinocopropertiesllc@gmail.com or via phone/text 501-999-4144 or 501-766-5327. We look forward to hearing from you.

Sincerely,
Patricia & Alfonso Navarro Tinoco
Owners of Tinoco Properties LLC

Attachments: survey of said property, with the legal description, aerial photos of the said property with indication of where the addition would need to be located, and receipt of fee for the submission of this request.

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



Part of Block 208, Prothro's Subdivision of Part of E 1/2 of W 1/2 of Spanish Grant #2431, Township 2 North, Range 11 West, now in the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows: Begin at SE corner of Block 208, and run in a Northeasterly direction along the West right of way line of Cherry Street (now known as Gardenia Avenue) 134.5 feet; thence run in a Northwesterly direction parallel to South Oak Street (now known as Rogers Street) 50.01 feet; thence run in a Southwesterly direction 123.9 feet to a point on North right of way line of South Oak Street (Rogers Street), which point is 80 feet in a Northwesterly direction from point of beginning; thence run Southeasterly along the North right of way line of South Oak (Rogers Street) 80 feet to point of beginning.

Date of Survey: March 9, 2026
Scale: 1" = 20'
Property Address: 4825 Rogers Street
For Use & Benefit of: Tinoco Properties LLC

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

Variance Requested: a variance request from the area provisions of Section 4.1.2, Accessory Structure Requirements Table, to permit an existing detached garage to remain with a reduced rear yard setback and a reduced separation distance from the principal structure on an R-1 (Single-Family Residential) zoned property.

Location of the Request: 5713 Dublin Ave, North Little Rock, AR 72118

Legal Description of the Property: Lot 9, Block 9 of the Valley View Subdivision to the City of North Little Rock, Pulaski County, AR

Owner / Applicant: Mr. Otis Hill

Present Use of the Property: Single-family

Present Zoning of the Property: R1, Single-family

Site Characteristics: The subject property is located north of Interstate 40, south of Donovan Briley Blvd and the city limits line, east of E Military Dr and west of Camp Robinson Rd. Specifically, the parcel is located on the southwest parcel of W 58th St and Dublin Ave. The properties in this area were originally developed as a single family in the 1960's and 1970's and have retained their residential character. The properties surrounding subject parcel consist mostly of occupied single-family homes. While there are very few vacant lots available in this area the homes have been maintained and the neighborhood remains in a desirable location.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	ROW / R1, Single-family	W 58 th St / Single Family
South	R1, Single-family	Single Family
East	ROW / R1, Single-family	Dublin Ave / Single Family
West	R1, Single-family	Single Family

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

Staff Analysis: On April 10, 2021, the applicant obtained a building permit to construct a detached garage measuring 20 feet by 25 feet. Construction was completed; however, during the final inspection, the building inspector identified two deviations from the approved site plan. First, the garage was constructed with a 4-foot setback from the western (rear) property line rather than the required 5-foot setback. Second, the garage was located only 3 feet from the primary structure instead of the approved 10-foot separation. According to the applicant, this second encroachment occurred because they were unaware that the home's rear deck is considered an extension of the principal structure, and the deck was not identified during the original permit review.



Section 4.1.2, Accessory Structure Requirements Table, requires a minimum rear yard setback of 5 feet for accessory structures and a minimum separation distance of 10 feet between all buildings. The applicant states that the property's unusual topography and irregular configuration, combined with the residence being oriented approximately 10 to 15 degrees off the street right-of-way, required the garage to be placed farther back on the lot than the minimum 15-foot exterior side yard setback. The applicant contends that these site constraints directly contributed to the resulting setback and separation encroachments.

The applicant is requesting a variance to allow the detached garage to remain in its current location. As constructed, the garage is setback 4 feet from the rear property line and is located 3 feet from the stairway extending from the second-floor deck to the ground, as described in the applicant's hardship letter.

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

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Possibly, the applicant contends that the existing structure and topography of the site would not allow the 20x25 foot structure to be erected within the current set back requirements.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the adjacent use is also single-family.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as single-family.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning will remain as current residential districts.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, the variance process requires the applicant to show a valid hardship based on the shape or topography of the lot.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no adverse impact on the public health, safety or general welfare of the area.

Approval Allows:

1. Approval will allow the detached garage to remain as constructed with a reduced rear yard setback from 5 feet to 4 feet and a separation from the primary structure from 10 feet to 3 feet as described above.
2. Approval of this variance request is valid for 180 days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

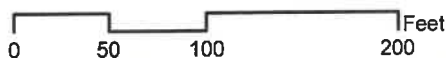
North Little Rock Board of Adjustment



BOA CASE #2026-21

Date: 8/11/2026

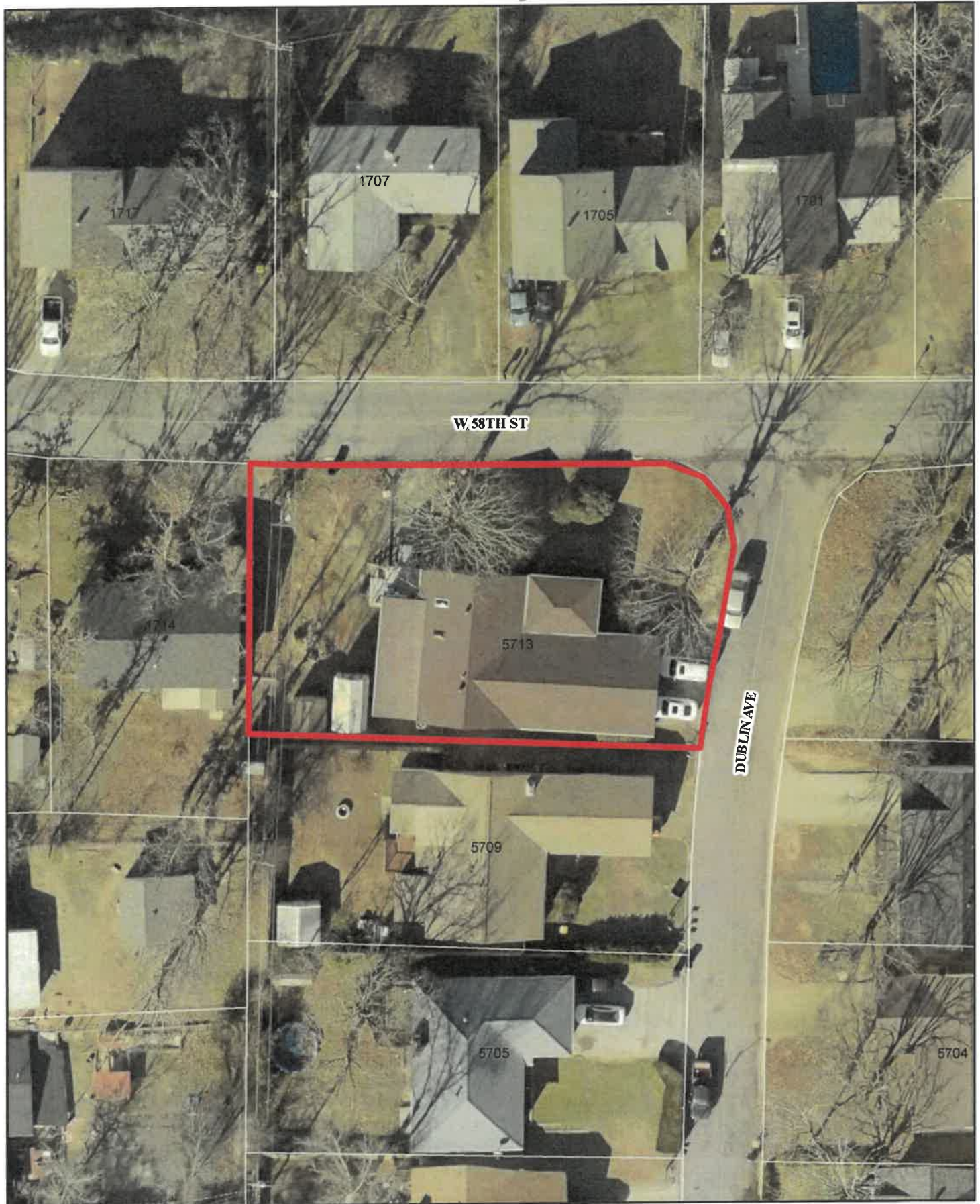
1 inch = 100 feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-21

Date: 8/11/2026

1 inch = 40 feet

0 20 40 80 Feet



User: JHale



Letter of hardship

Otis Hill
5713 Dublin Ave
870-659-4289
ohill@suzanopackaging.com
July 30, 2026

To: North Little Rock Board of Zoning Adjustment

City Services Building

700 W. 29th Street

North Little Rock, AR 72114

Subject: Request for Zoning Variance / Hardship Letter for 5713 Dublin Ave., North Little Rock, AR 72118

Dear Members of the Board,

I am writing to formally request a zoning variance for my property located at 5713 Dublin Ave, currently zoned as R-2. Specifically, I am requesting a variance to permit a 1-foot reduction in the side-yard setback to allow for the construction of a detached garage, which departs from the standard requirement of 5-foot side setback I am also requesting a variance from the 10 foot setback from my existing home. This variance would be 3 feet from steps that come to the ground from a second-floor deck. This is necessary because moving the garage further south to avoid the necessity of the requested variance, would create a need for a separate variance due to the unique positioning of the primary residence on the property. This unique positioning/angle would cause the garage to be closer to the house the further south it is located. The unique physical conditions and practical difficulties of this specific lot create an undue hardship that prevents me from utilizing the property in the same manner as others in the same district. My justification for this request is based on the following factors:

- **Unusual Property Layout:** The topography and shape of my lot are unique because the property lines are not square. They are shaped to contour with the angle of Dublin Ave. My actual house sits at an angle of 10-15 degrees to be square with Dublin Ave. This gives the back yard area an irregular shape. Due to this irregular shape it causes the detached garage, which is square with respect to 58th street to be closer to the existing house as you go south. There is also a steep drop off on the property as you move north toward 58th street. This drop off makes using a 15 foot setback, to help with the side setbacks, from 58th street impossible. For this reason the setback from 58th street must be a minimum of 23 feet to reach level ground.
- **No Adverse Effect on Neighbors:** Granting this variance will not negatively impact neighboring properties or alter the essential character of the neighborhood. The proposed placement aligns with existing neighboring sightlines and maintains adequate drainage.

Letter of hardship

- **Not Self-Created:** This hardship was not created by my own actions, but is an inherent limitation of the pre-existing lot boundaries and physical layout established prior to my ownership.
- **Spirit and Intent:** Allowing this variance upholds the spirit of the North Little Rock Zoning Ordinance by allowing reasonable residential improvements while respecting structural safety. This variance will also not be injurious to the neighborhood or otherwise detrimental to the public welfare.

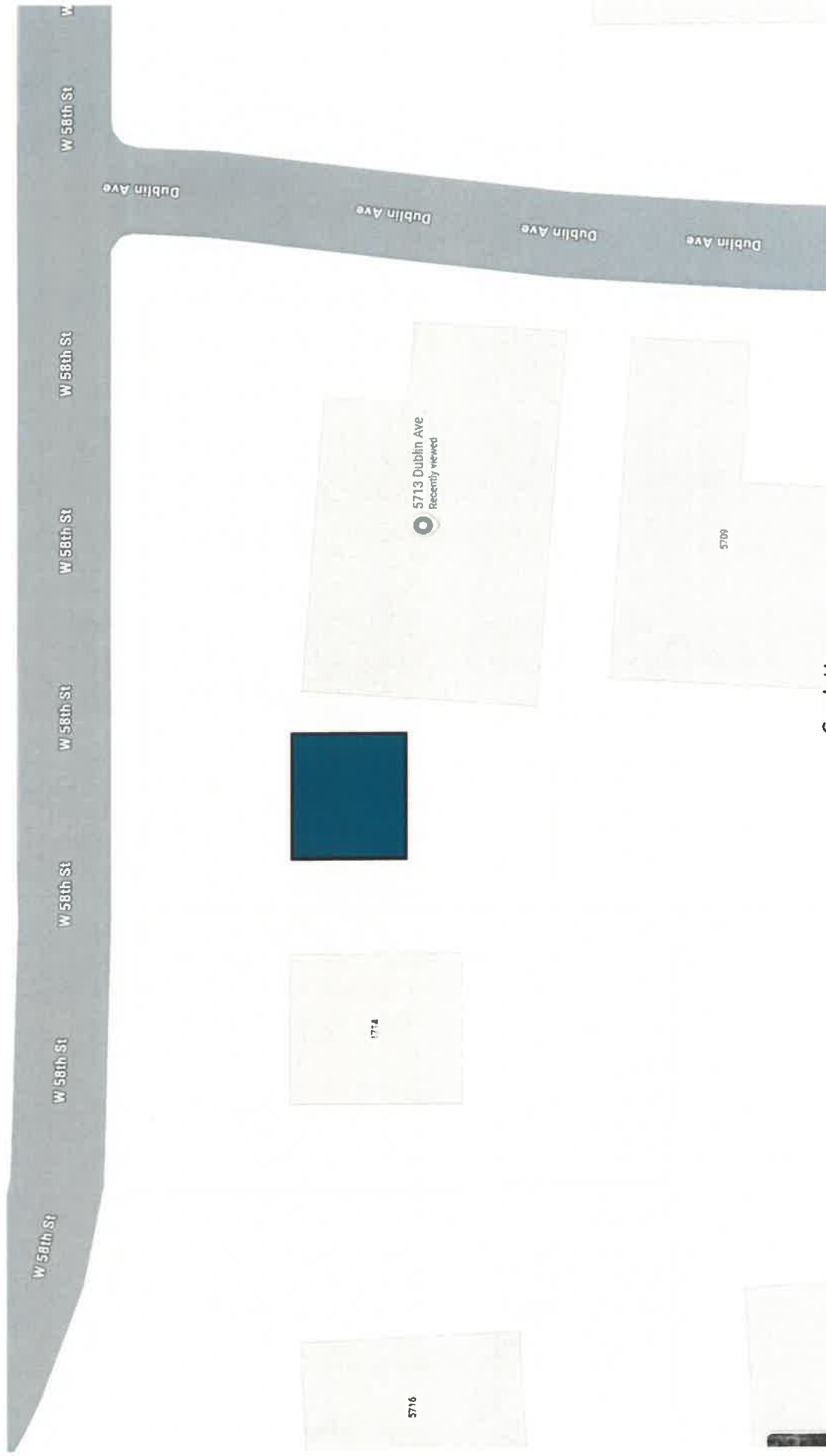
Thank you for your time, consideration, and service to the City of North Little Rock. I have attached the required site plan, and application fee for your review. I look forward to presenting this request at the upcoming public hearing

Legal description for address 5713 Dublin Ave. North Little Rock, AR 72118

- Lot 9 of Valley View Subdivision

Site plan 5713 Dublin ave – 20x25 detached garage with 4” concrete slab





As shown in the above illustration the unusual shape of my property lines that were made to follow the contour of Dublin Avenue. My actual house sits at an angle on the property. This dictates that a square building will be closer to my house and the neighbor's property line, the further south it is moved.

Variance Requested: – A variance from the area provisions of Section 5:11:6 to allow the placement of a fence in the front yard of an industrial (I2) zoned property.

Location of the Request: 1900 E Washington, North Little Rock, AR 72114

Legal Description of the Property: PT NW BEG 30'S & 346.5'W OF NE COR S291.4' S89*47'W200' N292.2 TO S R/W E WASHINGTON AVE E ON R/W 200' TO BEG 1 1N 12W, Strawns Subdivision, Addition to the City of North Little Rock, Pulaski County, AR

Property Owner: The Hall Group

Applicant: David Porter, Polk Stanley Wilcox, Architects

Present Use of the Property: Office / Warehouse

Present Zoning of the Property: I2: Light Industrial District

Site Characteristics:

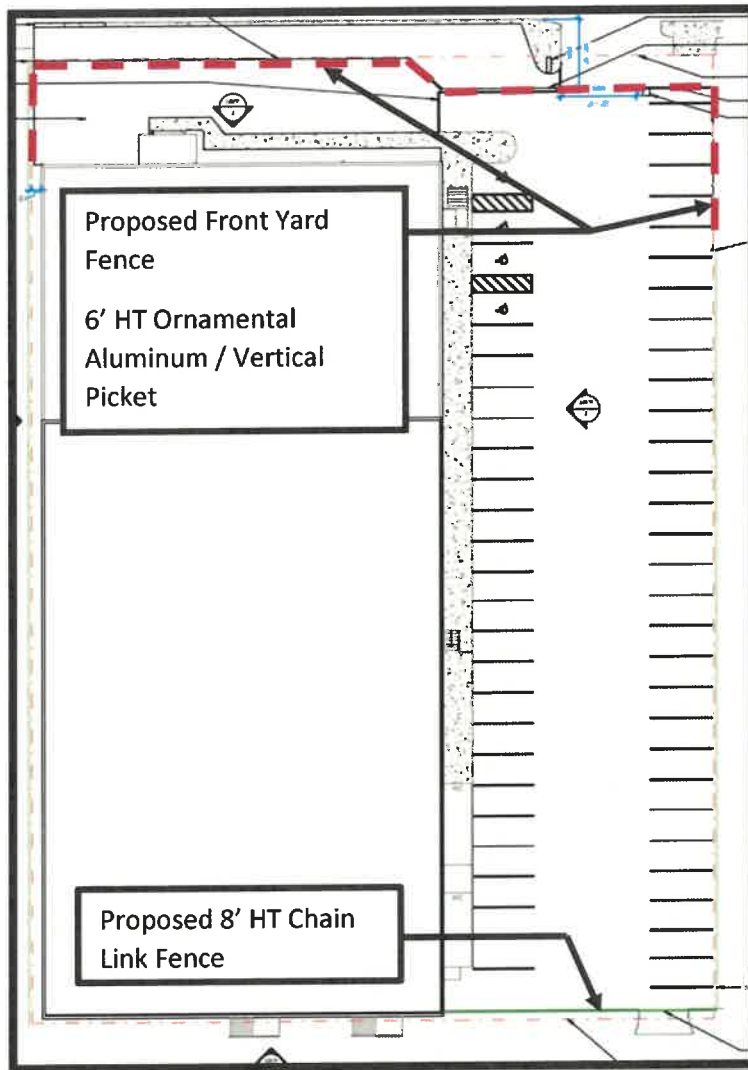
The subject property is located north of Arkansas River, south of East Broadway, east of Interstate 30 and West of Baucum Pike Rd. Specifically located on the south side of E Washington Ave the third parcel west of S Buckeye St. The rectangular lot is approximately 315 feet deep and 200 feet wide. An existing building is positioned approximately 60-feet from the front property line and the E Washington ROW while the rear of the building is positioned approximately 10 feet from the rear property line and the Arkansas Ave ROW. The west side of the building is built to the property line with approximately 80 feet reserved on the east side of the building used for parking. Originally constructed in 1965 the 29,00 sq. ft. building was most recently the Pulaski County Department of Human Services.

Surrounding Land Use

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4: Multi-Family District	E Washington Ave ROW / Undeveloped / residential
South	I2: Light Industrial District	Arkansas Ave ROW / Railroad
East	I2: Light Industrial District	Office / Warehouse
West	I2: Light Industrial District	Building Supply

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

Staff Analysis:



The applicant is requesting approval to enclose the property with a 6-foot-high security fence. Photographs submitted with the application indicate that a 6-foot-high chain-link fence currently extends across the front of the property, although it does not appear to be permanently affixed to the ground. An existing 6-foot-high chain-link fence is also located along the east property line. The rear of the property, which is accessible from Arkansas Avenue, is currently open and does not have a security barrier.

The applicant is renovating the existing building to serve as administrative, engineering, and training facilities for their businesses. As part of the site improvements, the applicant proposes establishing a fully secure perimeter. According to the submitted site plan, the existing 6-foot-high chain-link fence along the side property line will remain. A new 6-foot-high ornamental aluminum fence with vertical

pickets is proposed along the front of the property. The fence will begin at the northwest corner of the building, extend west to the property line, continue north to the E Washington Avenue right-of-way, and then run east along the front property line. At the existing parking lot, the fence will turn inward to provide a minimum 20-foot vehicle stacking area at the electronically controlled gate, ensuring unobstructed site access. The ornamental fence will then extend to the east property line where it will connect to the existing side-yard fence. An additional 8-foot-high chain-link fence is proposed across the rear property line adjacent to Arkansas Avenue, completing the secured perimeter of the site.



The existing and proposed chain-link fencing along the side and rear property lines complies with the Zoning Ordinance. However, Section 5.11.6 prohibits fences within the front yard of industrial properties. The proposed improvements include approximately 260 linear feet of 6-foot-high ornamental aluminum fencing within the front yard adjacent to the E. Washington Avenue right-of-way and approximately 80 linear feet of 8-foot-high fencing along the rear property line adjacent to the Arkansas Avenue right-of-way.

The Zoning Ordinance defines the front yard as the open area between the principal building and the front property line, or the projected edge of the Master Street Plan right-of-way. Within industrial zoning districts, fences may be permitted up to 8 feet in height in the rear yard and up to 6 feet in height in the side yard; however, fences are prohibited within the front yard. Accordingly, the applicant is requesting a variance to allow security fencing within the front yard of property zoned I-2.

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.

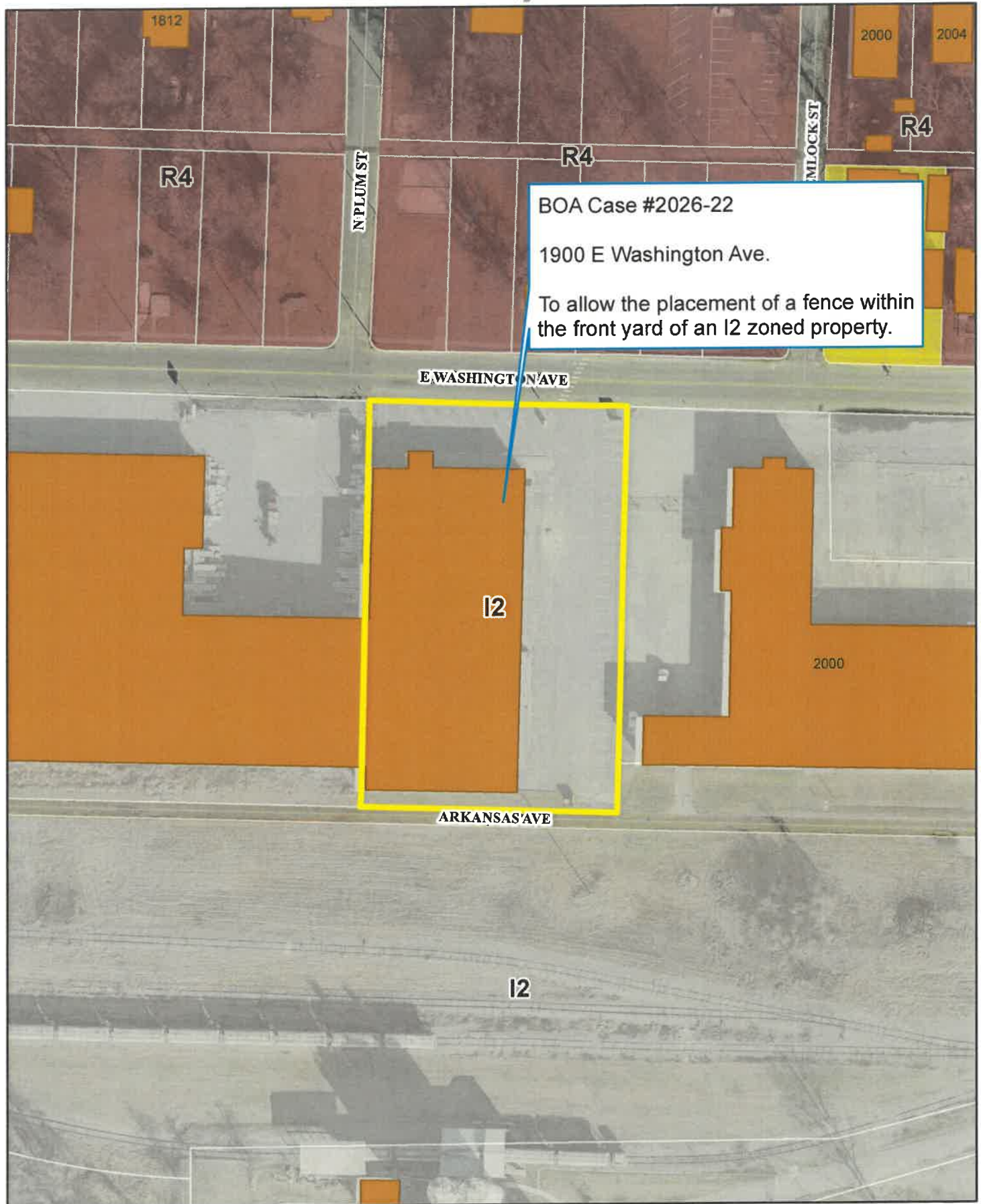
Board Member's to Consider:

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? There is nothing unique to the property which requires the variance. The zoning ordinances, without a variance, does not allow the placement of fences within the front yard of most industrial developments.
2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No, the applicant is not being denied reasonable use of the property.
3. Will approval of the variance harm the use of the adjoining property? No, the adjoining properties and street right-of way to the west will remain unaffected.
4. Will approval of the variance alter the essential character of the district? No, there will be no change in use of the property which is allowable by right.
5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.
6. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibility, the applicant is proposing the placement of a fence within the front yard for security of the site.
7. Will the approval of the variance adversely affect public health, safety, and general welfare? The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

Approval Allows:

1. The approval of the application as filed allows the placement of an ornamental metal fence a total of 6-feet in height in the front yard of the property as described above and indicated on the applicant's 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 #2026-22

Date: 8/11/2026

1 inch = 100 feet

0 20 40 80 120 160 200 Feet



User: JHale



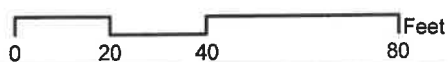
North Little Rock Board of Adjustment



BOA CASE #2026-22

Date: 8/11/2026

1 inch = 40 feet



User: JHale



THE HALL GROUP, INC.



Bush-Whacker®

The Hall Group, Inc
PO Box 5638
N. Little Rock, AR 72119

August 3, 2026

The Board of Zoning Adjustment
The City of North Little Rock
300 Main Street
North Little Rock, AR 72114

Board members,

I am writing to request approval to place an ornamental picket fence in the front yard of our property at 1900 E. Washington Avenue in North Little Rock. I represent Hall Properties, the owner and operator of the property. We are in the process of completing a significant renovation of this property to expand our operations in North Little Rock which includes Hall Tank Company and Bush-Whacker. The property at 1900 E. Washington will house our executive, administrative and engineering leadership teams as well as training facilities for our businesses.

We are committed to maintaining a safe, secure, and attractive property. Because the building is located close to E. Washington Avenue and the front entrance is near the street, we respectfully ***request a variance from the area provision of 5.11.6: Industrial Zoning Districts Requirements (c) to allow the placement of a fence in the front yard of an industrial zoned property.***

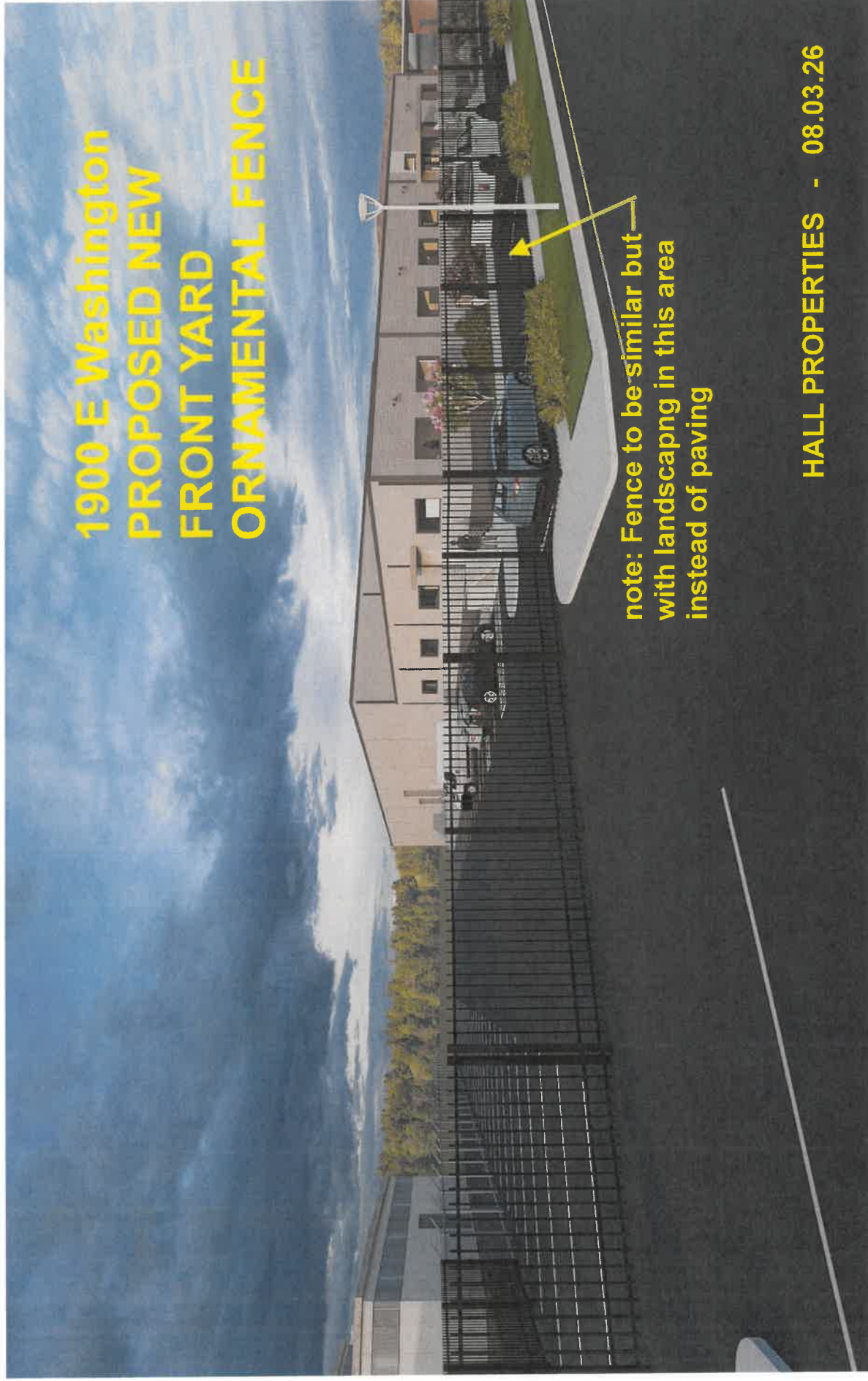
This submission includes a recent property survey with the legal description, a site plan prepared by Polk Stanley Wilcox Architects showing the proposed fence and gate location, the fence permit application, and the \$170 filing fee. We understand the application hearing is scheduled for August 27, and we will meet the requirements for notifying abutting property owners and posting the required sign before the hearing.

Thank you for your consideration,

Walt Howard

Walt Howard
CFO
The Hall Group, Inc.

**1900 E Washington
PROPOSED NEW
FRONT YARD
ORNAMENTAL FENCE**



note: Fence to be similar but
with landscapng in this area
instead of paving

HALL PROPERTIES - 08.03.26



1900 E Washington Ave

North Little Rock, Arkansas

 Google Street View

May 2026

See more dates



ARCH. SITE PLAN - GENERAL LIMITATIONS

THE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED THE FOLLOWING GENERAL LIMITATIONS. THESE LIMITATIONS ARE NOT INTENDED TO PREVENT THE DEVELOPMENT FROM BEING APPROVED BY THE CITY OF LITTLE ROCK, ARIZONA, BUT ARE INTENDED TO PROVIDE A GUIDE FOR THE DEVELOPER IN THE DESIGN OF THE DEVELOPMENT.

NOTES

1. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
2. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
3. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
4. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
5. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
6. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
7. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
8. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
9. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.
10. THE DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN THE EXISTING CHARACTER OF THE AREA AND TO BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.



11/20/2005

HALL TANK
OFFICE
RENOVATION
1805 E. WASHINGTON AVE
N. LITTLE ROCK, AR 72114

NO DOCUMENTS
10/17/2005

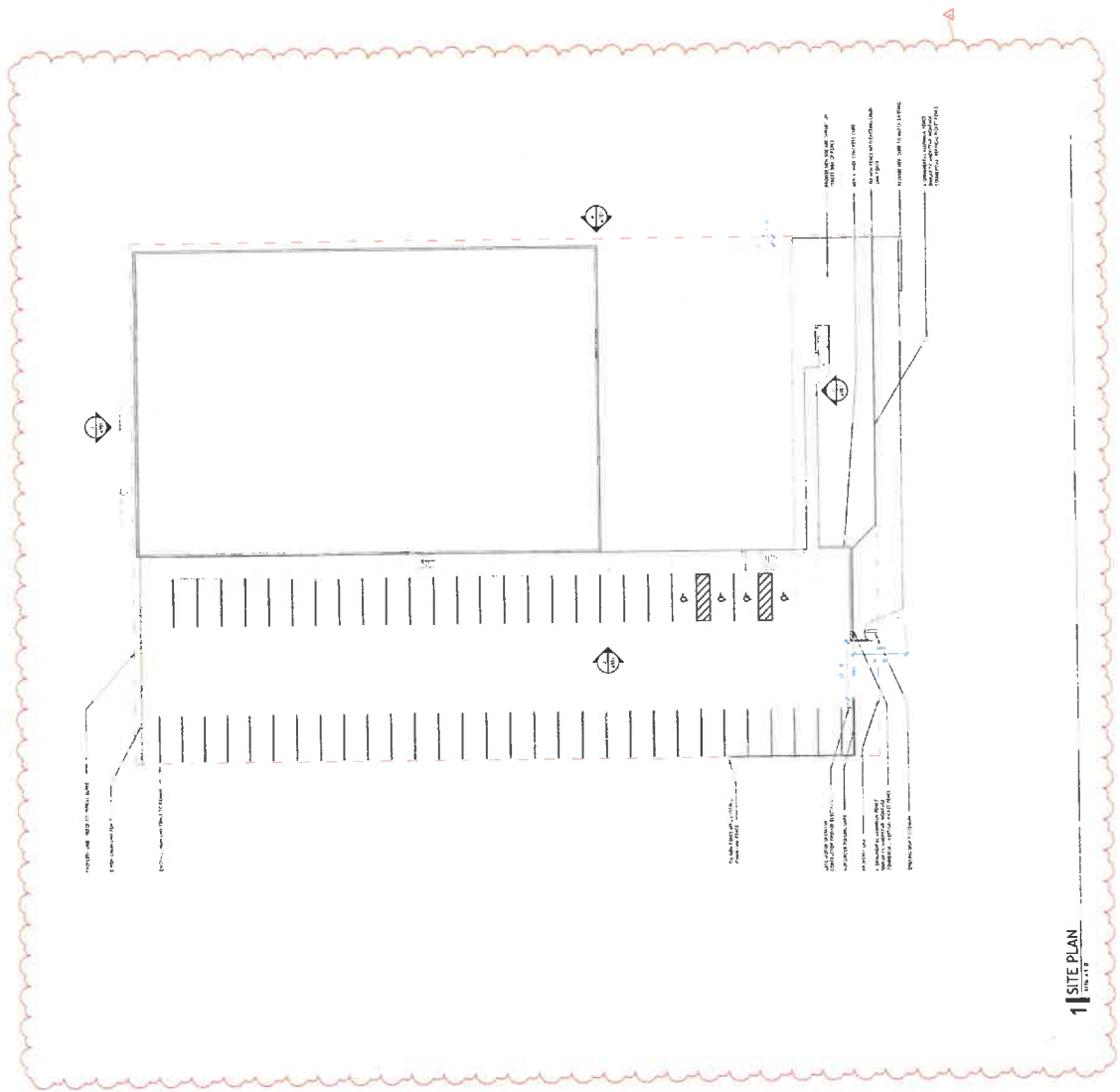
ARCHITECTURAL
SITE PLAN

THE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED THE FOLLOWING GENERAL LIMITATIONS. THESE LIMITATIONS ARE NOT INTENDED TO PREVENT THE DEVELOPMENT FROM BEING APPROVED BY THE CITY OF LITTLE ROCK, ARIZONA, BUT ARE INTENDED TO PROVIDE A GUIDE FOR THE DEVELOPER IN THE DESIGN OF THE DEVELOPMENT.

A001



1 SITE PLAN
11/20/2005



Part of the NW1/4 of Section 1, Township 1 North, Range 12 West, North Little Rock Pulaski County, Arkansas, more particularly described as follows: Beginning at the Northwest Corner of Section 1, Township 1 North, Range 12 West, North Little Rock, Pulaski County, Arkansas; thence North along the North line of Section 1, a distance of 2032 feet to a point; thence run in a Southerly direction at an angle of 88 degrees 33 minutes to the right a distance of 30 feet to a point; and then, being on the South right of way of East Rock 9, in Pulaski County, Arkansas, thence South along the South right of way of East Rock 9, in Pulaski County, Arkansas, a distance of 220 feet to the point of beginning; continuing in a Southerly direction a distance of 752.2 feet to a point on the North right of way line of Arkansas Avenue; thence run in an Easterly direction at an angle of 88 degrees 47 minutes to the left along the North right of way line of Arkansas Avenue for a distance of 200 feet; thence run in a Northerly direction at an angle of 90 degrees 13 minutes to the left a distance of 257.4 feet to a point on the South right of way line of East Washington Avenue; thence turn in a Westerly direction at an angle of 88 degrees 33 minutes to the right along the South right of way line of East Washington Avenue a distance of 220 feet to the point of beginning.

AND

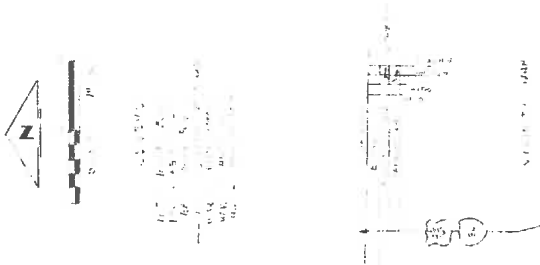
Block 9, Washington Avenue Addition to Little Rock, now in the City of North Little Rock, Pulaski County, Arkansas.

AND

Block 9, Washington Avenue Addition to Little Rock, now in the City of North Little Rock, Pulaski County, Arkansas.

AND

Block 9, Washington Avenue Addition to Little Rock, now in the City of North Little Rock, Pulaski County, Arkansas.

[illegible]

TD, with Properties, LLC, an AddressLink Limited Liability Company, Chicago, Illinois Insurance Company, South Atlantic & Guaranty Companies

This is to certify that this map or part and the survey on which it based were made in accordance with the 2012 Minimum Standard Rules Recommended for ALTA/NSPS and First Surveys, jointly established and adopted by ALTA/NSPS and National Tiers 2, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17 of "Map A Stopped". The said work was completed on November 10, 2015.

Date of Field Survey: November 12, 2015

Trinity C. Cole
 A Licensed Registered Land Surveyor #1199

ALTA/NSPS LAND TITLE SURVEY

For Use & Benefit:

Hall Properties, LLC, an Arkansas Limited Liability Company, Chicago Title Insurance Company Beach Abstract & Guaranty Company

Date: November 17, 2025

Brooks Surveying, Inc.

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