



**City of North Little Rock  
Board of Zoning Adjustment Agenda  
Thursday, June 30, 2022 - 1:30 PM  
Conference Room B – City Services Building – 120 Main Street, NLR, AR 72114**

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**Call to Order** -

**Roll Call and finding of a Quorum** -

**Approval of Minutes** - May 26, 2022

**Public Hearing Items** -

1. BOA 2022-11, 520 W 14<sup>th</sup> Street, NLR, AR, a variance request from Section 4.1.4-C, to allow a reduced front yard setback for 3 proposed lots, Lots 1R, 2R and 3R, Block 41, North Argenta Addition to the City of NLR, Pulaski Co, AR, (25-feet to 15-feet)
2. BOA 2022-15, 1301 W 11<sup>th</sup> Street, NLR, AR a variance request from Section 4.1.5 to allow a reduced side yard setback along Division Street (15-feet to 8-feet)
3. BOA 2022-16, 300 W G Avenue, NLR, AR, a variance request from the Section 4.1.3, to allow a reduced side yard setback for an attached carport (6-feet to 1-foot 6-inches) and to allow a reduced building separation between an existing detached garage and the new proposed carport addition (10-feet to 1-foot 6-inches)
4. BOA 2022- 17, 5309 Lakeview Road, NLR, AR, a variance request from the area provision of Section 5.18, to allow a mobile storage container to remain on the property in excess of 30-days
5. BOA 2022-18, 117 Melrose Divide, NLR, AR, a variance request from the area provision of Section 5.11.4 to allow the placement of a front yard fence and to allow the front yard fence to be chain-link 4-feet in height
6. BOA 2022-19, 2624 E Broadway St, NLR, AR, a variance request from the area provision of Section 4.2.6 to allow a reduced front yard setback (from 40-feet to 17.5-feet, a reduced exterior side yard setback (25-feet to 19-feet) and a reduced rear yard setback (20-feet to 3.8 feet), to allow a reduced lot width (100-feet to 49.73 feet) and a reduced lot area (10,000 sf to 2,985 sf) and a variance from Section 6.2.4 to allow backing of vehicles directly into the public right of way along Cherry Street
7. BOA 2022-20, 5503 JFK Blvd, North Little Rock, AR, a variance request from Section 4.2.3 to allow a reduced side yard setback (from 10-feet to 7.75-feet)
8. BOA 2022-21, 3128 Pike Avenue, North Little Rock, AR, a variance request from the area provision of Section 5.17 – Communication Towers (E) to allow an increase tower height from 75-feet in height to a total height of 145-feet

**Administrative** –

**Public Comment** -

**Adjournment** –

**Reminder** -

- Turn off cell phones
- Board of Adjustment Hearing procedures on back of the Agenda
- Visitors sign-in with both name **and** address

**Next Board of Zoning Adjustment Hearing Filing Deadline July 1, 2022 – Hearing July 28, 2022**

***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 City Council Chambers, 300 Main Street, North Little Rock, AR. 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.