

**North Little Rock Board of Zoning Adjustment
Minute Record – April 28, 2022**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in Conference Room B of the City Services Building, 120 Main Street, North Little Rock, AR. 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

Members Absent

Mr. Tim Giattina, Vice-Chair
Mr. Steve Sparr

Staff Present

Ms. Donna James, City Planner
Ms. Marie Bernard-Miller, City Attorney
Mr. Beau Cooper, Office Assistant

Others Present

Mr. James Paul, 817 Greendale Dr., North Little Rock, AR

Old Business

None

Administration

Chairman Brown requested a motion to excuse Mr. Sparr. Mr. Burton formed a motion to excuse Mr. Sparr's absence. M. Abele provide a second to the motion. All members voted in the affirmative. The motion was approved.

Chairman Brown requested that the minutes from the previous meeting be voted on after the public hearing items. The other Board members agreed.

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Public Hearing Items -

BOA 2022-09 – 817 Greendale Drive, North Little Rock, AR 72117 – A variance request from the area provision of Section 4.1.4 R3, Duplex District to allow a reduced side yard setback for a proposed garage addition (4'11" as opposed to 6').

Chairman Brown asked the applicant to approach the Board and state their hardship. Chairman Brown reminded the applicant that there were only three board members present, therefore all three members must vote to approve the application in order for it to pass. Mr. James Paul addressed the Board and stated that his hardship was one of safety because of the high crime rate in the area. He also stated that he was disabled so if he tried to make the garage smaller he would have a difficult time maneuvering in and out of a vehicle. He also stated that the garage would not cross into his neighbor's property.

Chairman Brown asked if this would be an enclosed garage. Mr. Paul answered that it would be enclosed. Chairman Brown asked if there would be enough room to pull into the yard. Mr. Paul stated that he has enough room.

Mr. Abele asked if there were any concerns from the neighbors. Ms. James answered that there had been no concerns or inquiries from any neighbors and that Mr. Paul had sent the required notices to his neighbors and had not heard back from anyone. Mr. Paul stated that his neighbor across the street formerly owned the property and told him that a garage was a good idea.

Mr. Burton asked why the garage needed to be on the side of the house instead of behind the house. Mr. Paul answered that he did not want to reduce the size of his backyard, especially since his children often played in the yard.

Chairman Brown asked if there would be a door from the garage to access the house. Mr. Paul answered that there would be.

Mr. Abele formed a motion to approve the application. Mr. Burton provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative. The item was approved.

Approval of Minutes

Mr. Burton formed a motion to approve the minutes from the previous meeting on March 31, 2022. Mr. Abele provided a second to the motion. All members voted in the affirmative. The motion was approved.

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Public Comment and Adjournment

Chairman Brown called for public comment. There being none and there being no further business before the Board and on a motion of Mr. Abele and by consent of all members present, the meeting was adjourned at 1:42 pm.

Approved on this 26th day of May, 2022

Tom Brown, Chairman