

**North Little Rock Board of Zoning Adjustment
Minute Record – July 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. Tim Giattina, Vice-Chair
Mr. Gardner Burton
Mr. Steve Sparr

Members Absent

Mr. Mike Abele

Staff Present

Ms. Donna James, Assistant Director of Planning
Mr. Rick Hogan, City Attorney

Others Present

Norman Clifton, 3310 E Broadway
David Reed, 10440 Mine Rd
Mirna Cedillos, 3913 B McCain Blvd
James Young, 413 Goshen Ave.

Old Business

None

Approval of Minutes

Mr. Giattina formed a motion to approve the minutes from June 30, 2022. Mr. Sparr seconded the motion. Chairman Brown called for a vote. The motion was approved.

Public Hearing Items –

1. **BOA 2022-23**, a variance request from the provisions of Section 5.11.4 to allow the placement of a front yard fence located at 10440 Mine Road

The applicant, David Reed of 10440 Mine Road, addressed the Board, stating his hardship was security of the property. He stated he was experiencing vehicles driving onto the property and the fence would prevent this.

Mr. Giattina provided a motion to approve the application. Mr. Sparr provided a second. Chairman Brown requested a roll call vote and all members present voted in favor of the motion. The application was approved.

2. **BOA 2022-24**, a variance request from the provisions of Section 14.25 of the North Little Rock Sign Ordinance to allow the placement of an additional wall sign located at 3913-B McCain Blvd

The applicant, Mirna Cedillos, of 3475 Albert Pike Rd, Hot Springs, AR, addressed the Board stating her hardship was the owner wanted the additional sign to be placed on the building where it could be seen from the street. She stated the front of the building faced into the shopping center.

Ms. James explained the proposed sign was larger than allowed by ordinance, which was 10% of leased space. Mr. Giattina asked if including some of the mechanical and dumpster spaces in the leased space would give a large enough area for the proposed sign. Ms. James answered the space would possibly not be big enough to support the size of sign proposed. She also stated the Board should remember there would likely be another business next door which would want a sign and they would also need space. Staff recommended the dumpster and mechanical spaces be included in the business's square footage calculations and the proposed sign's dimensions be shrunk to fit the 10% rule. Ms. Cedillos agreed to this.

Mr. Giattina provided a motion to approve the application. Mr. Sparr provided a second. Chairman Brown requested a roll call vote and all members present voted in favor of the motion. The application was approved.

3. **BOA 2022-25**, a variance request from the provisions of Section 4.1.2 to allow a reduced side yard setback for an attached carport, located at 413 Goshen Avenue

The applicant, Mr. James Young of 413 Goshen Ave, addressed the Board, stating his hardship was his driveway location required the carport be built beside the house which required a variance. He stated the carport could not be built in the back yard because the city had a black water line and a manhole cover, which would be covered by a carport.

Mr. Sparr asked if the neighbors were ok with the request. Mr. Young answered all the neighbors he had spoken with were ok with the garage.

Mr. Burton provided a motion to approve the application. Mr. Sparr provided a second. Chairman Brown requested a roll call vote and all members present voted in favor of the motion. The application was approved.

4. **BOA 2022-26**, a variance request from the provisions of Section 4.2.6 to allow a reduced front yard setback along E Broadway, 3310 E Broadway

The applicant, Mr. Norman Clifton of 3310 E. Broadway, addressed the Board, stating his hardship was the lot could not be developed due to the topography.

Mr. Sparr asked about staff's recommendations. Ms. James answered staff had no concerns with the proposed variance. Staff stated the building setback was measured from the existing right of way or the projected right of way of the Master Street Plan. Staff stated the existing right of way was a 60-foot right of way while the Master Street Plan indicated an 80-foot right of way. Staff stated with the existing right of way the building setback was being met. Staff stated with the projected right of way the building would encroach into the right of way by 10-feet.

Mr. Sparr provided a motion to approve the application. Mr. Giattina provided a second. Chairman Brown requested a roll call vote and all members present voted in favor of the motion. The application was approved.

Mr. Burton provided a motion to excuse any absent members. Mr. Sparr provided a second. All members voted in favor of the motion and it was passed.

Public Comment and Adjournment

Reminder the next meeting would be on August 18th in the City Council Chambers.

Mr. Giattina provided a motion to adjourn the meeting at 1:49 PM. Mr. Sparr provided a second. All members voted in favor of the motion and the meeting was adjourned.

Approved on this 18th day of August



Tom Brown, Chairman