



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, October 28, 2021 - 1:30 PM
Conference Room B – City Services Building – 120 Main Street, NLR, AR 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - September 30, 2021

Public Hearing Items -

BOA Case #2021-25, a variance request from the area provision of Section 5.11, Subsection 5.11.4 (A)(3) to allow the placement of a chain-link fence within the front yard of an existing single-family home and Section 5.11.4(A)(1) to allow an increased height (6-feet vs. 3 ½-feet) located at 12 Ross Circle, North Little Rock, AR 72114.

BOA Case #2021-28, a variance request from the area provisions of Section 14.25(e) of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage located at 4315 McCain Boulevard, North Little Rock, AR 72114.

BOA Case #2021-29, a variance request from the area provision of Section 4.1.4(d) R3, Duplex District, to allow the placement of an accessory structure within the side yard of the lot located at 4413 Division Street, North Little Rock, AR 72118.

BOA Case #2021-30, a variance request from the area provisions of Section 4.1.2(d) R2, Single-family District, to allow the placement of an accessory structure within the side yard of the lot located at 212 W G Avenue, North Little Rock, AR 72116.

Administrative –

- Request for an appeal of an administrative decision concerning the location of the rear yard for the property located at 13723 Smarty Jones Drive, Scott, AR due to a request for the placement of an accessory structure on the property.
- Request for an appeal of an administrative decision concerning the placement of a notice to board and secure property located at 2206 E Washington Avenue, North Little Rock, AR due to a fire at this location.
- 2022 Board of Zoning Adjustment Calendar

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 – November 18, 2021 - Filing Deadline November 1, 2021

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.