



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, November 18, 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 - October 28, 2021

Public Hearing Items -

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 #2021-31, a variance from the area provisions of Section 4.1.2 to allow a garage addition to the existing single-family home resulting in a reduced side yard setback of 3-feet located at 4 Desoto Circle, North Little Rock, AR.

BOA Case #2021-32, A variance request from the area provisions of Section 4.3.5.C to allow a reduced lot width, a reduced lot area and a reduced side yard setback for two proposed lots located in the John S Braddock's Subdivision located at 8013, 8103 & 8105 HWY 70, North Little Rock, AR.

BOA Case #2021-33, A variance request from the area provisions of Section 4.2.6.C to allow an increased height for a proposed self-storage building in the Somers Commercial Park Subdivision from 35-feet to 40-feet located at 5035 Warden Road, North Little Rock, AR.

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 – December 30, 2021 - Filing Deadline December 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.