

**North Little Rock Board of Zoning Adjustment
Minute Record – August 19, 2021**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:45 P.M. in the Conference Room B, 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. Gardner Burton
Mr. Steve Sparr

Members Absent

Mr. Tim Giattina, Vice-Chair
Mr. Mike Abele

Staff Present

Ms. Donna James, City Planner

Others Present

Mr. Debra Holcomb and N Holcomb, 1509 W 12th Street, North Little Rock, AR 72114

Administrative

Mr. Sparr formed a motion to excuse Mr. Abele and Mr. Giattina. Mr. Burton provided a second to the motion. All members voted in the affirmative. The motion was approved.

12 Ross Circle – See below

Old Business

None

Approval of Minutes

Mr. Sparr formed a motion to approve the minutes from the previous meeting of July 29, 2021. Mr. Burton provided a second to the motion. All members voted in the affirmative. The motion was approved.

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Public Hearing Items -

BOA Case #2021-24, 1509 W 12th Street, North Little Rock, AR 72114 legally described as Lot 2, Block 8, Vista View Addition to the City of North Little Rock, Pulaski County, AR. A variance request from the area provisions of Section 5.11.3 to allow the placement of a fence on a currently vacant lot. Chairman Brown called the applicant forward and requested she state her hardship. Ms. Debra Holcomb came forward and addressed the Board on the merits of her request. She stated she owned the home located at 1509 W 12th Street. She stated she had purchased the adjacent vacant lot located at 1513 W 12th Street and was requesting to fence her entire ownership including the vacant lot. She stated the reason for the request was safety and security. She stated her grandson was autistic and had a habit of wandering. She stated he did not fully understand the consequences of his action. She stated the fence would help to keep him from harms way and also protect her property. She stated there were people cutting through the property, which was not a comfortable situation. She stated with the fence she could protect her property and allow her to enjoy both properties she currently owned.

Mr. Burton questioned staff as to the past practice with regard to fencing along the street. Staff stated in the past the Board had requested the applicant place a see-through style fence along the street to limit the ability for storage and or activities, which were not allowed within the residential zoning district.

Chairman Brown questioned if Ms. Holcomb would consider a chain-link style fence along the front of the property or to reduce the height of the fence to 4-feet. She stated she was agreeable to limiting the height of the fence. Staff stated the motion should be formed to allow for an either/or situation should she decide to install the taller fence.

Mr. Burton provided a motion to allow for the placement of a 4-foot tall solid board fence or up to 6-foot tall chain-link fence along the front/street side of the property and up to an 8-foot tall fence along the rear portion of the property with the side yards being limited to 6-feet in height. Mr. Sparr provided a second for the motion.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, Chairman Brown called for a roll call vote. All members voted in the affirmative for approval of the request as amended to allow the placement of a fence on a currently vacant lot with the front yard fence being a maximum height of 4-feet if the fence was constructed as a solid wood fence and up to 6-feet in height if constructed as a chain-link or ornamental style fence.

Administrative - BOA Case #2021-05 – 12 Ross Circle, North Little Rock, AR 72114 – a request to allow the placement of a 6-foot vinyl coated chain link fence on the property in-lieu of the placement of a decorative, wrought iron style fence, as previously approved. Staff provided the Board with an email from Ms. Glenda Ross of 12 Ross Circle. Staff

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stated the Board reviewed her request to allow the placement of a fence within the front setback earlier in the year. Staff stated as indicated in Ms. Ross's email she was requested the Board to reconsider the style of fencing due to the increase in cost for the wrought iron style fence. She stated her current request was to allow the placement of a 6-foot black vinyl coated chain-link fence. Staff stated the based on the previous motion the Board would need to reconsider the request at a future meeting but Ms. Ross was questioning if the Board felt the request was reasonable. The Board indicated they felt the request was reasonable and ask staff to bring the item forward at their next meeting.

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. Sparr and by consent of all members present, the meeting was adjourned at 2:01 pm.

Approved on this 30 **day of** September, 2021


Tom Brown, Chairman