

**North Little Rock Board of Zoning Adjustment
Minute Record – July 29, 2021**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 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. Tim Giattina, Vice-Chair
Mr. Mike Abele
Mr. Gardner Burton
Mr. Steve Sparr

Members Absent

None

Staff Present

Ms. Donna James, City Planner
Ms. Amy Fields, City Attorney

Others Present

Mr. Roger Lacy and Ms. Diana Lacy, 1 Lakewood Drive, North Little Rock, AR 72116
Mr. Stewart McLendon, 12311 Maumelle Boulevard, North Little Rock, AR 72113

Administrative

No items of business

Old Business

None

Approval of Minutes

Mr. Giattina formed a motion to approve the minutes from the previous meeting of June 24, 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 #2021-22, 1 Lakewood Drive, North Little Rock, AR 72116 - A variance request from the area provisions of Section 4.1.2, R1 Single-family District, Subsection C, to allow a reduced side yard setback and to allow a reduced rear yard setback for a proposed addition of a two-car garage. Chairman Brown called the item and requested the applicant's come forward and state their hardship.

Ms. Diana Lacy and Mr. Roger Lacy came forward to address the Board on the merits of their request. The applicant's stated their hardship was the need to enclose their existing breezeway and existing carport to allow for additional downstairs living space. Mr. Lacy stated the home was a two story home. He stated a neighbor had been forced to move from his home due to his inability to navigate the stairs in his home. Ms. Lacy stated there was also a concern as they aged for the need to be able to access their vehicles without going outdoors in the weather. Ms. Lacy stated with the current crime rate enclosed parking was also much needed to limit their exposure to potential criminals.

Mr. Abele questioned if staff had received any comment from the adjacent neighbors. Staff stated there had been no comment received concerning the request. Ms. Lacy stated the notice to the property owner in question was mailed certified mail and they had not received the return receipt from the mailing.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, Chairman Brown called for a role call vote. All members voted in the affirmative for approval of the request as filed to allow a reduced rear and side yard setback for the new addition of the proposed garage.

BOA Case #2021-23, 12311 Maumelle Boulevard, North Little Rock, AR 72113 - A variance request from Article 14 of the North Little Rock Sign Ordinance Section 14.25(e) to allow the placement of a wall sign without direct street frontage. Chairman Brown called the item and requested the applicant's come forward and state their hardship.

Mr. Stewart McLendon addressed the Board on the merits of the request. He stated the request was to allow signage on the east and west facades of the building which were located without direct street frontage. He stated there was a need for the placement of the signs as proposed due to the curvature of the road and access to the site. He stated the site did not have a drive directly onto Maumelle Boulevard but shared access with a number of businesses in the area. He stated if potential customers missed the eastern entrance to the site "they would need to go down the street, cross over the median, and come back to access the site". He stated this was unlikely to happen and if they missed the entrance they would likely continue on to the next available business.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, Chairman Brown called for a role call vote. All members voted in the


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affirmative for approval of the request as filed to allow the placement of walls signs on the eastern and western facades of the building located without direct street frontage.

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 1:45 pm.

Approved on this 19 day of August, 2021


Tom Brown, Chairman