

**North Little Rock Board of Zoning Adjustment  
Minute Record – June 24, 2021**

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Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the City Council Chambers, 300 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, City Planner  
Ms. Marie-Bernarde Miller, Deputy City Attorney

**Others Present**

Ms. Marilyn Bailey, 1718 Chandler Street, North Little Rock, AR  
Mr. Ronald Rodgell, 6801 JFK Boulevard, North Little Rock, AR  
Mr. Randy Rogers, 2709 Donaghey Drive, North Little Rock, AR  
Mr. Mike Cantrell, 1301 Foxwood Drive, Jacksonville, AR  
Mr. Stevie Comic, 101 Parkdale Street, North Little Rock, AR

**Administrative**

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

**Old Business**

None

**Approval of Minutes**

Mr. Sparr formed a motion to approve the minutes from the previous meeting of May 27, 2021. Mr. Giattina 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 #2021-18**, 1718 Chandler Street, North Little Rock, AR 72114, 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 item and requested the applicant come forward and provide their hardship. He stated in order for the Board to approve the request a hardship must be established.

Ms. Marilyn Bailey addressed the Board on the merits of the request. She stated she desired to place a fence on the lot adjacent to her home. She stated the lot was separately platted from the lot her home was located on. She stated the reason for wanting the fence was for the safety of her grandchildren and to secure her property.

Chairman Brown questioned the fence materials proposed. Ms. Bailey stated she was proposing to place a wood fence along the perimeters of her property with a see-through gate along Chandler Street. She stated she wanted the gate to be able to go outside the fence and not have to go around to the gate in her current fence. Chairman Brown questioned if she was willing to place a see-through fence along the entire length of Chandler Street. She stated she was agreeable to placing a chain link or some other see-through fence type along Chandler Street and a 6-foot wood fence along the remaining perimeters.

Mr. Giattina provided a motion for approval of the request as amended to allow the placement of a see-through fence along Chandler Street with a height up-to 6-feet with the remainder of the fencing being a solid board fence based on the stated hardship of safety and security. Mr. Sparr provided a second on the motion as amended.

Chairman Brown called for a roll call vote. All members voted in the affirmative for approval of the request as amended to allow a see-through style fence along Chandler Street and the remainder of the area fenced with a 6-foot board fence.

**BOA Case #2021-19**, 101 – 111 Parkdale Street, North Little Rock, AR 72117, 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 item and requested the applicant come forward and provide their hardship. He stated in order for the Board to approve the request a hardship must be established.

Mr. Stevie J Comic addressed the Board on the merits of his request. He stated his home was next door to the vacant lot and he was requesting a fence to secure the lot. He stated presently there were people walking across the lot and dumping trash on the lot. He stated he needed the fence to secure the lot and eliminate the dumping on his property.

Chairman Brown questioned Mr. Comic as to the fencing proposed. Mr. Comic stated he desired to place a 6-foot wood fence around the entire vacant lot. Chairman Brown questioned Mr. Comic if he would consider the placement of a see-through type fence along Parkdale

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Street. Mr. Comic stated he would consider the placement of the see-through style fence along Parkdale Street. He stated his main concern was to eliminate the trespassing and dumping on his property.

Mr. Giattina provided a motion for approval of the request as amended to allow the placement of a see-through style fence along Parkdale Street with a height up-to 6-feet with the remainder of the fencing being a solid board fence based on the stated hardship of security. Mr. Sparr provided a second on the motion as amended.

Chairman Brown called for a roll call vote. All members voted in the affirmative for approval of the request as amended to allow a see-through style fence along Parkdale Street and the remainder of the area fenced with a 6-foot board fence.

**BOA Case #2021-21**, 6801 John F Kennedy Boulevard, North Little Rock, AR 72116, a variance request from Section 4.1.3 to allow a reduction in the 25-foot building setback requirement along Wigwam Road to allow for the construction of a new activities building. Chairman Brown called the item and requested the applicant come forward and provide their hardship. He stated in order for the Board to approve the request a hardship must be established.

Mr. Ronald Ridgell, North View Missionary Baptist Church, addressed the Board on the merits of the request. He stated he was on the building committee and the church desired to construct a new activities center to allow the church to provide out-reach to the community. He stated the church had reviewed the entire site and the proposed location for the new activities center was the only location which met the requirements and needs of the church. He stated without the new construction the church could not provide the necessary out-reach ministry which was much needed by the community.

Chairman Brown stated Mr. Ridgell had provided the necessary hardship of site constraints. He questioned if any Board members had any questions or concerns.

Mr. Burton questioned the proposed basketball court. Mr. Ridgell stated the court would be a half-court with meeting space above the court. He stated the meeting space would be for Sunday School classes and a meeting space for community needs.

Mr. Ridgell stated he wanted a point of clarification. He stated the request was for an 11-foot setback and not the 10.5-foot setback as indicated in the staff write-up. Staff stated the 11-foot setback would be noted in the file.

Mr. Sparr provided a motion for approval of the request as amended to allow the placement of the proposed activities center with a reduced setback as proposed by the applicant based on the stated hardship of site constraints. Mr. Burton provided a second on the motion as amended.

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Chairman Brown called for a role call vote. All members voted in the affirmative for approval of the item allowing an 11-foot setback along Wigwam Road as proposed by the applicant.

**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 1:50 pm.

Approved on this 29 day of July, 2021

  
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**Tom Brown, Chairman**