

North Little Rock Board of Adjustment

Minutes

April 24, 2014

The meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:30 P.M. in the Planning Office (Conference Room B).

Members Present

Carl Jackson, Chairman
Tom Brown, Vice-Chairman
Steve Sparr
Mike Abele
Andy Hight

Members Absent

None

Staff Present

Robert Voyles, Planning Director
Wade Dunlap, City Planner
B.J. Jones, Secretary

Others Present

Paula Jones, City of North Little Rock Legal Dept
Ellen Shaddon, 1116 W. 36th St, NLR, AR 72118
Clark McGlothin, CBM Const, 2713 Calico Creek Dr, NLR, AR
Thomas Pownall, 3810 Lookout Rd., NLR, AR

Approval of Minutes

Mr. Sparr formed a motion to approve minutes from the previous meeting of the Board.

Mr. Hight seconded the motion and there was no dissent.

Old Business

None

New Business

1. **BOA CASE #1510** – Mrs. Melanie Gibson, representing Prestige Properties at 5039 Warden Road, legally described as LOT 8, BLOCK 2, SOMERS COM'L PARK – The request is to allow a height variance of 5 ft. above the maximum 35 ft. in a C-4 zone.

Mr. Dunlap explained that this case would have to withdraw and be resubmitted for next month's meeting.

2. **BOA CASE #1511** – Mr. Thomas Pownall, representing Clark McGlothin at 1120 W. 36th St Units A&B, legally described as the North 90' of lot 6 and the north 90' of the west 10' of Lot 5, block 21 – The request is to allow a variance of the lot size for an R-3 zoned lot, allowing approximately 5400 sq. ft., to allow over 50% coverage of the front yard area for parking, and to allow a 6.5' setback on the side yard facing the side street where the requirement is 15 ft., to allow a variance of the minimum dwelling size of 600 sq. ft. per unit.

Chairman Jackson swore in Mr. Pownall and Mr. McGlothin.

Mr. Dunlap show video of the property and explained that the case is regarding a vacant lot on the corner.

Chairman Jackson asked the applicant to state his hardship.

Mr. Pownall replied that the hardship is the size of the lot. He explained that the size is below the standards of the City.

Chairman Jackson asked if that is a common problem for the area.

Mr. Voyles explained that portions of lots had been sold off and the portion remaining was zoned for a duplex but the City requirements for a duplex require a larger lot.

Mr. Dunlap stated the applicant's specific request for a variance on the lot size required, the coverage of front area parking, setback required and minimum dwelling size. He explained that duplex requirements are for a minimum six hundred square feet of living space and the proposed units would only have five hundred forty square feet.

Mr. Abele asked for identification of the side yard and verification of the setback requirement.

Chairman Jackson asked for verification that the unit would face 36th St.

Mr. Dunlap confirmed.

There was an adjacent property owner in attendance that was sworn in to speak.

Ms. Shaddon stated that she owned the house next to the empty lot and wanted to know what would be built next to her and how close it would be to her property line.

Mr. Dunlap showed Ms. Shaddon a copy of the site plan and Mr. Voyles asked her if she had any other questions.

Ms. Shaddon responded that she was not necessarily opposed to the applicant's request. She added that she is disabled and might be interested in selling her property.

Mr. McGlothin gave her his business card for her to contact him after this meeting.

Chairman Jackson asked Ms. Shaddon to confirm she had no opposition to the applicant's request.

Ms. Shaddon replied that she had no opposition.

There was additional discussion regarding parking.

Mr. Brown formed a motion to approve the applicant's request as submitted.

Mr. Sparr seconded the motion. It was passed with a unanimous vote.

Administrative:

None

PUBLIC COMMENT/ADJOURNMENT:

Mr. Sparr moved for the Board to adjourn at 1:45pm. There was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

ROBERT VOYLES, DIRECTOR