City Of Little Rock Board Of Adjustment

AGENDA



City of LITTLE ROCK

NOVEMBER 19, 2026

LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

November 19, 2025

4:00 PM

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of October 15, 2026 meeting of the Board of Adjustment

III. Presentation of Consent Agenda

IV. Presentation of Hearing Items

BOARD OF ADJUSTMENT

Frank Allison – Chairman
Austin Grinder-Vice-Chairman
James Harkins
Ronald Roberts
Brian Self

The five (5) member board of Adjustment is a quasi-judicial body.

Hearing Procedure – Opportunities to speak will be given to the applicant and others for or against an application. A spokesperson should be designated for large groups to avoid repetition and save time. Each person speaking is requested to use the microphone, giving first his or her name and address. Persons in the audience are requested to keep conversations to a minimum and to refrain from clapping or other noises. Your cooperation is appreciated.

Voting – During Public Hearings where fewer than the full Board membership is present, every application shall be required to receive three (3) affirmative votes to approve or deny issues other than procedural matters. Those items failing to receive three (3) votes for approval or denial are automatically deferred to the next scheduled meeting as specified by the Little Rock Board of Adjustment. An application not receiving three (3) votes either for approval or denial on the second appearance before the Little Rock Board of Adjustment is automatically denied. If the full Board is present at the first appearance and an application does not receive at least three (3) affirmative votes, then the application is automatically denied.

Time Limit – All variances for approval with or without conditions shall be granted for a period of two years from the date of approval. Within the two year time period the applicant should have obtained a building permit as well as initiate some type of construction.

Appeals – In the event of denial of the variance requested, the applicant has the right to file an appeal with Circuit Court if pursuit of the request is desired.

Office – For information or assistance, contact can be made at the Department of Planning and Development, located on the first floor, 723 West Markham Street or by telephoning 371-4790.

LITTLE ROCK BOARD OF ADJUSTMENT

CONSENT AGENDA

NOVEMBER 19, 2026

4:00 P.M.

I. CONSENT APPROVAL:

1. Z-10163-A 2323 North Garfield Street

Staff recommends approval of the requested reduced separation of the accessory structure and primary residence to no less than 4 feet 2 inches, as per the submitted survey / site plan sketch, subject to the conditions outlined in the "staff analysis," and the following condition:

1. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.

2. Z-10348 4920 Club Road

Staff recommends approval of the requested reduced rear yard setback variance, subject to the descriptions and any conditions in the "staff analysis," and the following condition:

1. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.

File No.:	Z-10163-A
Owners:	Fred and Carol Auger
Applicant:	Fred and Carol Auger
Address:	2323 N. Garfield
Legal Description:	Lot 13, Block 8, Alzheimer's Addition, to the City of Little Rock, Pulaski County Arkansas
Zoned:	R-2
Present Use:	Single-Family Residence
Proposed Use:	Single-family Residence
Variance(s) Requested:	A variance is requested from the area regulations of Sec. 36-156 to allow a reduced accessory structure separation from a primary residence in the R-2 district.
Justification:	The applicant's justification is presented as per the attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

B. Building Codes Comments:

No Comments.

C. Staff Analysis:

The property at 2323 N. Garfield Street is in a predominantly R-2 zoned neighborhood, within the Heights Landscape Design Overlay District.

The subject property is located on the southeast side of North Garfield Street and the Hawthorne Street intersection. The parcel was originally developed to contain a single-family residence which is under construction.

As an addition to the ongoing construction the applicant is proposing to construct a 49 square foot inground wading pool accessory structure along the south perimeter of the property within a courtyard area between the dwelling and the neighboring property.

The site plan indicates that the pool structure will be located 4-feet from the south (side) property line, 6-feet 7-inches from the east (side) of the primary residence, 6-feet 11-inches from the west (side) of the garage structure, and 4-feet 2-inches south of the main dwelling adjacent to a covered porch area.

Section 36-156 (a)(2)(b) of the City's Zoning Ordinance requires a minimum separation of six (6) feet between an accessory structure and a principal residence in R-2 zoning. Therefore, the applicant is requesting a variance to allow an accessory structure to be located no less than 4-feet 2-inches from a primary residence.

In Staff' s opinion, the proposed setback reductions are similar to the development patterns in the area will not detract from the value or aesthetics of the surrounding properties in the general area.

E. Staff Recommendation:

Staff recommends approval of the requested reduced separation of the accessory structure and primary residence to no less than 4 feet 2 inches, as per the submitted survey / site plan sketch, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.

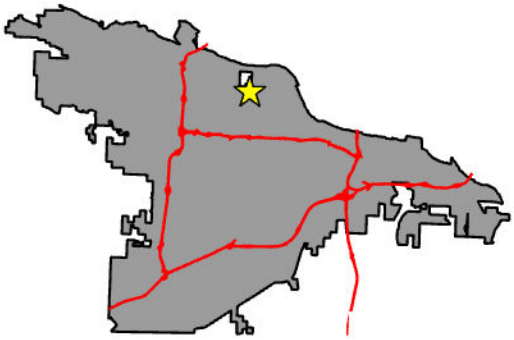
Z-10163-A	2323 NORTH GARFIELD ST.	BOARD OF ADJUSTMENT NOVEMBER 19, 2026
Zoning		



Legend

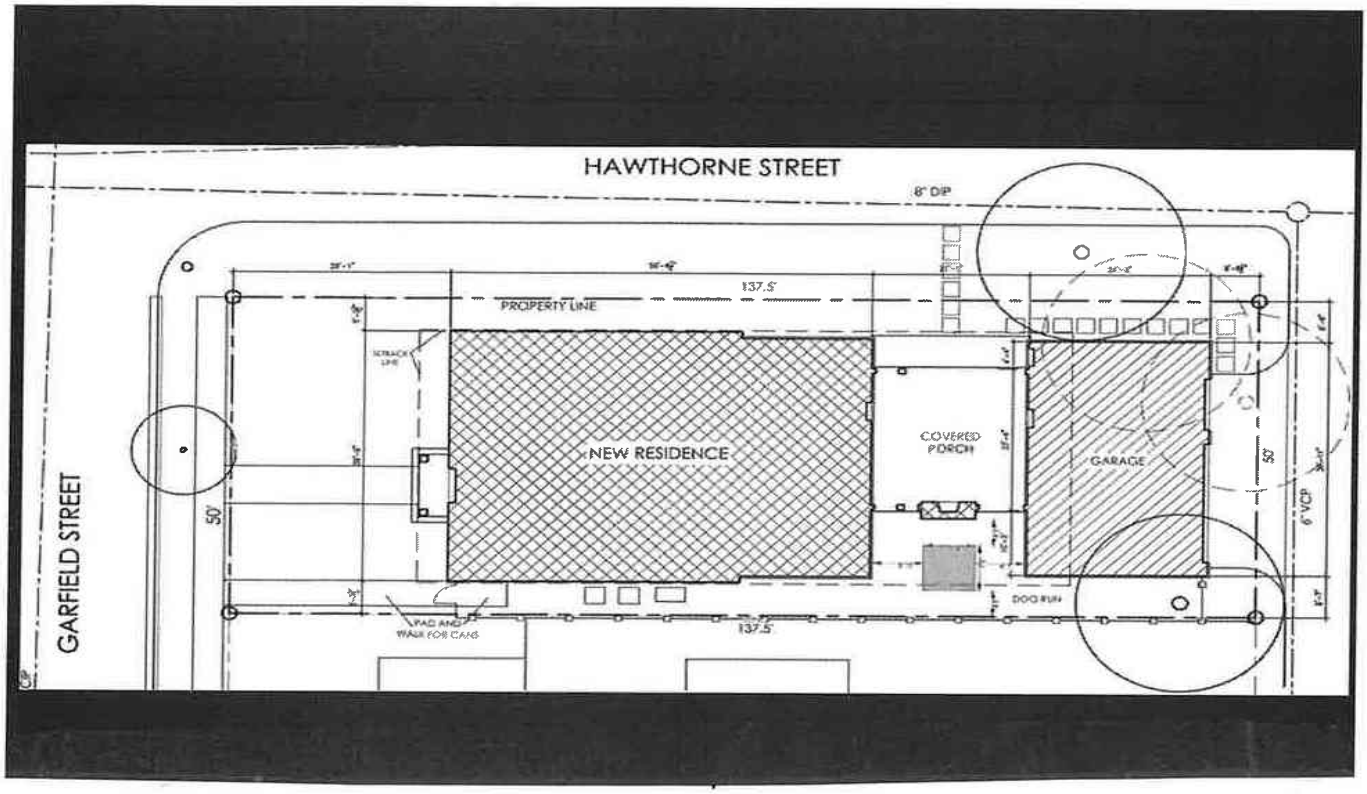
SINGLE FAMILY

Parcel Lines

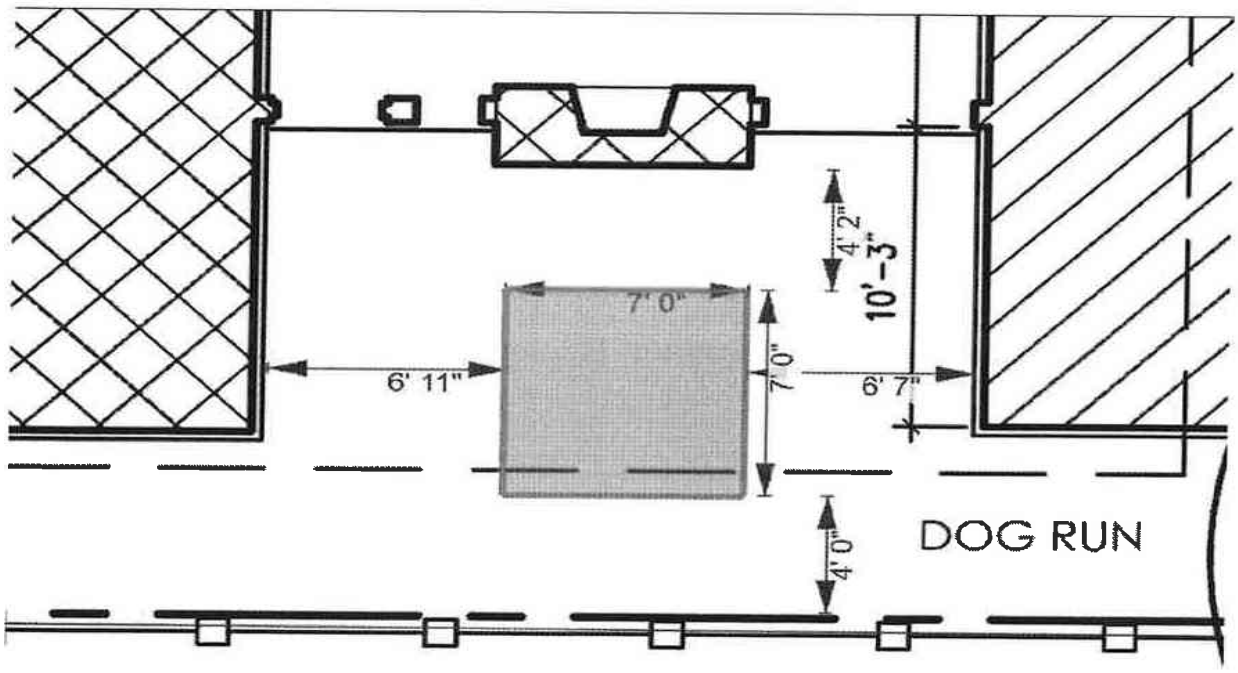


CITY OF LITTLE ROCK ARKANSAS

DEPARTMENT OF
PLANNING & DEVELOPMENT



Here you go!



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10163-A

Name: Fred & Carol Auger

Location: 2323 N. Garfield St.

Title: To have a swimming pool 1' off of back fence and 1' off existing porch.

N

File No.:	Z-10348
Owners:	Robert & Amanda Martin
Applicant:	Tom Fennell (Agent)
Address:	4920 Club Road
Legal Description:	Lot 6, Block 28, Newton's Addition, to the City of Little Rock, Pulaski County Arkansas
Zoned:	R-2
Present Use:	Single-Family Residence
Proposed Use:	Single-family Residence
Variance(s) Requested:	A variance is requested to the rear yard regulations of Section 36-254 to allow a reduced rear yard setback in an R-2 zoning.
Justification:	The applicant's justification letter was presented with the application.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

B. Building Codes Comments:

Any walls, decks, or roof overhangs closer than 5' to the property line are required to be 1 hour fire rated.

C. Staff Analysis:

The property at 4920 Club Road is in a predominantly R-2 zoned neighborhood, within the Heights Landscape Design Overlay District.

The subject property is located on the northeast corner of Club Road and N. Jackson Street and is currently occupied by an existing 2,309 sq ft single-story residence on a .16-acre lot. The applicant proposes to demolish the existing structure and construct a new 3,780 square feet two story residence, which extends to within 5 feet of the rear property line. Additionally, the applicant states that the size of the lot will not allow for adequate space to have the garage within the required setback.

Section 36-254(d)(3) states “There shall be a rear yard setback having a depth of not less than twenty-five (25) feet. “Therefore, the applicant is requesting a variance to allow the extension of the garage into the rear yard setback reducing the setback to no less than five (5) feet.

In Staff' s opinion, the proposed is similar to the development patterns in the area and will not detract from the value or aesthetics of the surrounding properties in the general area.

E. Staff Recommendation:

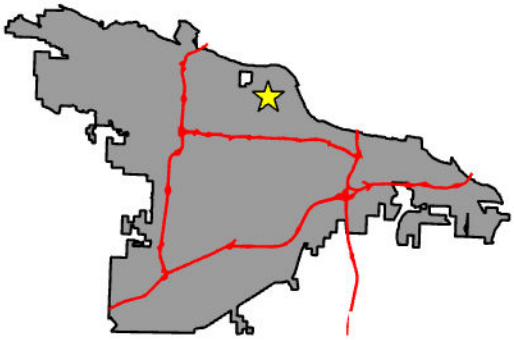
Staff recommends approval of the requested reduced rear yard setback to no less than 5-feet as per the submitted survey/site plan sketch, subject to the following condition:

1. Obtain a building permit prior to construction.
2. Install trees, if deemed applicable at the time of building permit, in accordance with the Heights Design Overlay District requirements.

Z-10348	4920 CLUB RD.	BOARD OF ADJUSTMENT NOVEMBER 19, 2026
Zoning		



Legend
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



CITY OF LITTLE ROCK ARKANSAS

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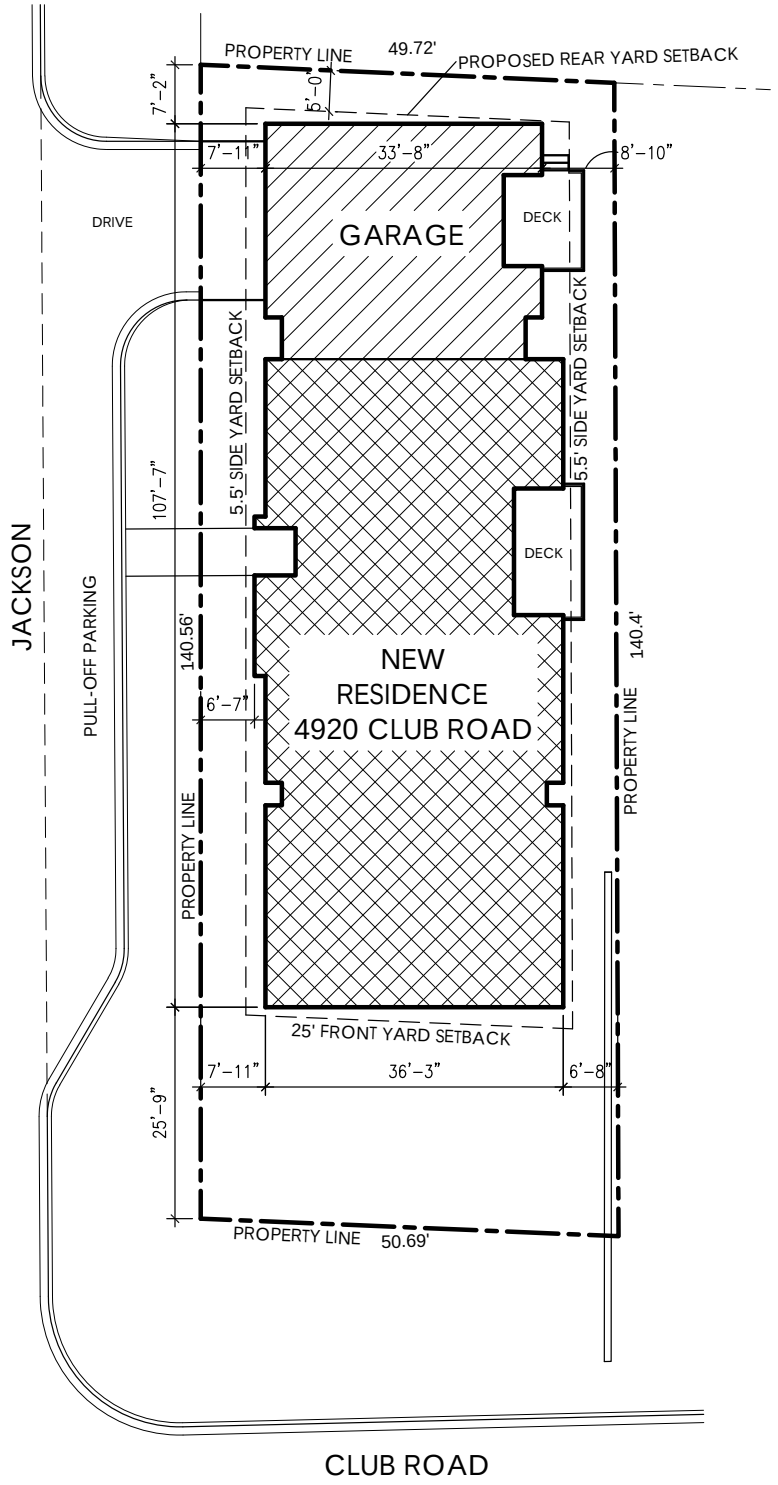

Sketch Map
City of Little Rock Planning & Development

Case No: Z-10348 Site Plan

Name: Tom Fennell AIA, Agent

Location: 4920 Club Rd.

Title: Reduction in the rear yard setback from 25' to 5'.

N