

# City Of Little Rock Board Of Adjustment

## AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

April 16, 2026

4:00 PM

- I. Roll Call and Finding of a Quorum
- II. Approval of the Minutes of the March 19, 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**

**Richard Bertram**

**James Harkins**

**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  
AGENDA  
APRIL 16, 2026

OLD BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Address:</u>
3	<u>Z-10252</u>	82 Calion Court variance is requested to the regulations of Section 36-254 to allow a two foot construction variance on the west side of the lot adjacent to the utility easement in an R-2 zoning.

NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Address:</u>
1.	<u>Z-10269</u>	<b>101 Hallen Court</b>  A variance is requested to area coverage regulations of Section 36-154 to allow an accessory structure to exceed the allowed rear yard coverage area in an R-2 zoning.
2.	<u>Z-10270</u>	<b>4223 West 19<sup>th</sup> Street</b>  A variance is requested to the regulations of Section 36-255 to allow a reduced rear yard setback in an R-3 zoning.
4.	<u>Z-10276</u>	<b>44 Pine Manor</b>  A variance is requested to the area regulations of Section 36-254 to allow a reduced side yard setback in an R-2 zoning.

File No.: Z-10252

Owners: Dalton Farley

Applicant: Dalton Farley

Address: 82 Calion Court

Legal Description: Lot 62, Block 59 of Chenal Valley, an addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R2

Present Use: Vacant

Proposed Use: Single Family Residence

Variance(s) Requested: A variance is requested to the regulations of Sec. 36-254 to allow a reduced side yard setback in an R-2 Zoning.

Justification: The applicant's justification was presented with the application.

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

Arkansas Fire Prevention Code 2021 Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm).Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

B. Buffering and Landscape Comments:

No Comments

C. Building Codes Comments:

No Comment

D. Staff Analysis:

The R-2 zoned property located at 82 Calion Court is currently vacant. The survey indicates a lot width of 55 feet along Calion Court, and an average depth of 120 feet. The property is currently scheduled for a proposed new residence to be constructed on the site. Access to the property is from Chenal Parkway off of Highway 10 near the Walmart.

The site plan indicates that the applicant proposes to offset the new dwelling on the site and is requesting a two (2) foot reduction of the west side yard setback from six (6) foot to a four (4) foot side yard setback. This request will move the proposed structure closer to an existing drainage easement.

Section 36-254(d)(2) states, "There shall be a side yard setback on each side of the building having a width of not less than ten (10) percent of the average width of the lot, not to exceed eight (8) feet.". Therefore, the applicant is requesting a variance to allow a two (2) foot reduction in the west side yard setback for new residential construction, thusly allowing the new construction to extend into the west side yard setback reducing the setback to no less than 4-feet on the west side.

Staff is not in support of the requested variance. Staff believes the request causes a hardship for the property owner. Staff believes the proposed altered side yard setback will have adverse impact not only on the surrounding properties but also this property, due to the fact that the proposed residence will be built closer to a drainage easement.

E. Staff Recommendation:

Staff recommends denial of the requested variance for the west side yard setback reduction.

Z-10252



# 82 CALION COURT

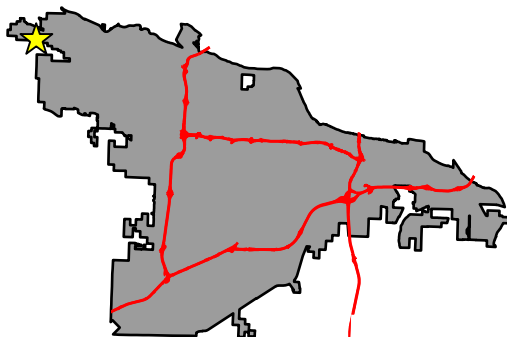
Board of Adjustment  
MARCH 19, 2026

Zoning

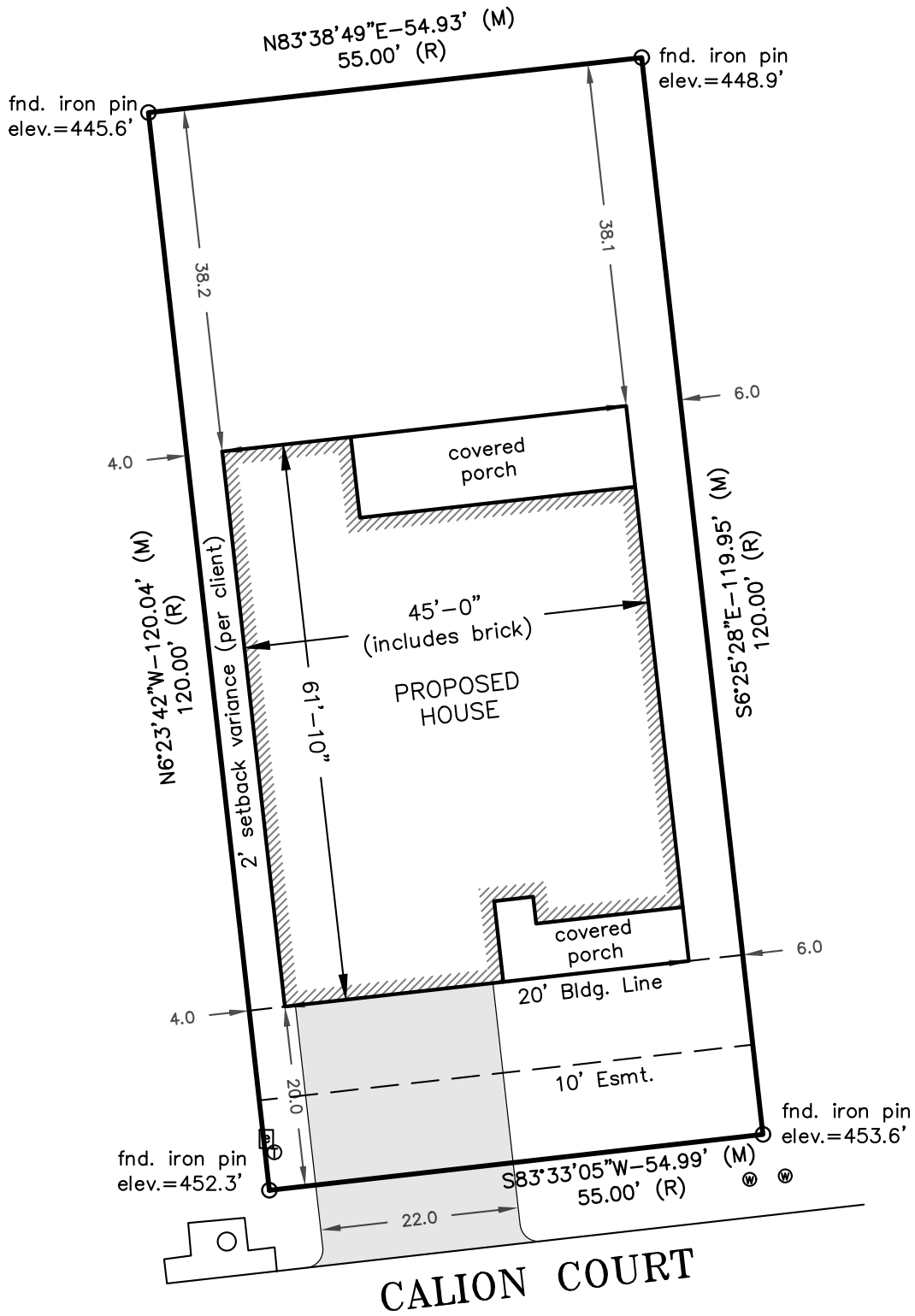


### Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

# City of Little Rock Planning & Development

Case No: Z-10252

Name: Dalton & Millison Farley

Location: 82 Calion Court

Title: Requesting a 2' variance the length of the west side of the property, adjacent to the drain easement



File No.: Z-10269

Owners: Chris White

Applicant: Zain Saleemuddin (agent)

Address: 101 Hallen Court

Legal Description: Lot 79, Block 96, Chenal Valley, an 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 Section 36-156 to allow an accessory structure to occupy more than thirty percent (30%) coverage of the rear yard.

A variance is requested from area regulations of Sec. 36-156 to allow an accessory structure to be less than six (6) feet from a residence in the R-2 district.

Justification: The applicant's justification was presented with the application.

STAFF REPORT

- A. Planning and Development Civil Engineering Comments:
- B. Buffering and Landscape Comments:  
No Comments.
- C. Building Codes Comments:  
No Comments.
- D. Staff Analysis:

The property located at 101 Hallen Court is occupied by a 4,524 square foot two-story wood and masonry single-family residence and is within the Chenal Valley Hallen Court subdivision. The residence is located past the "Promenade at Chenal" off Chenal Parkway.

The survey indicates a rectangular lot with a width of 100-feet on the front property line tapering down to a width of 63.19 feet on the rear property line and a depth of 140-feet.

The applicant is proposing to install a 28-foot by 32-foot accessory pool structure, 3.2 feet south of the primary residence in the rear yard area. The rear yard is approximately 2,500 square feet thus the accessory structure (pool) will cover roughly fifty-five (55) percent of the rear yard.

Section 36-156(2)(c) requires the accessory structures not to occupy more than thirty percent (30%) of the required rear yard area. Therefore, the applicant is requesting a rear yard coverage of not more than fifty-five feet.

Section 36-156 (2)(b) of the City of Little Rock Zoning Ordinance requires an accessory structure be separated from a single-family residence by a distance of not less than six (6) feet. Therefore, the applicant is requesting a variance to allow an accessory structure with a reduced separation from a single-family residence.

The proposed in-ground pool will have less impact on the surrounding properties than an above ground structure. This proposal is similar to other neighborhood installations and presents no foreseeable adverse effects on the neighboring residences.

E. Staff Recommendation:

Staff recommends approval of the requested separation variance, subject to the descriptions and any conditions in the “staff analysis,” and the following conditions:

1. A building permit being obtained for all construction.

Z-10269



101 HALLEN CT.

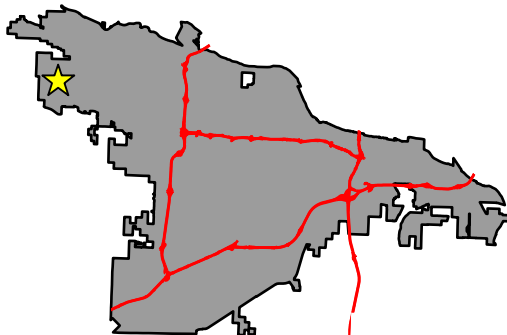
BOARD OF ADJUSTMENT  
APRIL 16, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



File No.: Z-10270

Owners: MS Newcon LLC

Applicant: Nick Tucker (agent)

Address: 4223 West 19<sup>th</sup> Street

Legal Description: Lot 06, Block 27, of Sidney J. Johnson Addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-3

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-254 to allow a reduced rear yard setback in the R-3 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:

No Comments

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The R-3 zoned property located at 4223 West 19<sup>th</sup> Street is a 0.09-acre vacant lot. It is located at the corner of West 19<sup>th</sup> Street and Abigail Street. The applicant proposes to construct a new residential dwelling on the lot.

The site plan indicates the lot to be 50 feet from east to west and 80-feet from north to south, with a 5-foot utility easement on all four borders.

The applicant proposes to locate the new dwelling toward the south allowing a 25.6 foot front (north) setback and reducing the rear (south) yard setback to no less than 6-foot.

Section 36-255(d)(3) states “There shall be a rear yard setback having a depth of not less than twenty-five feet” “Therefore, the applicant is requesting a variance to allow the extension of the primary structure into the rear yard setback reducing the setback to no less than 7-feet.

Staff is supportive of the requested variance. Staff views the request as reasonable, given the below average lot size, and the location of the utility easement which leaves a reduced buildable area

E. Staff Recommendation:

Staff recommends approval of the requested variance, subject to the descriptions and any conditions in the “staff analysis”, and the following conditions:

1. A building permit being obtained for all construction.

Z-10270




4223 WEST 19th ST.

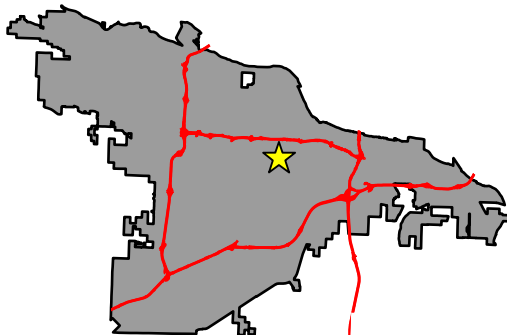
BOARD OF ADJUSTMENT  
APRIL 16, 2026

Zoning

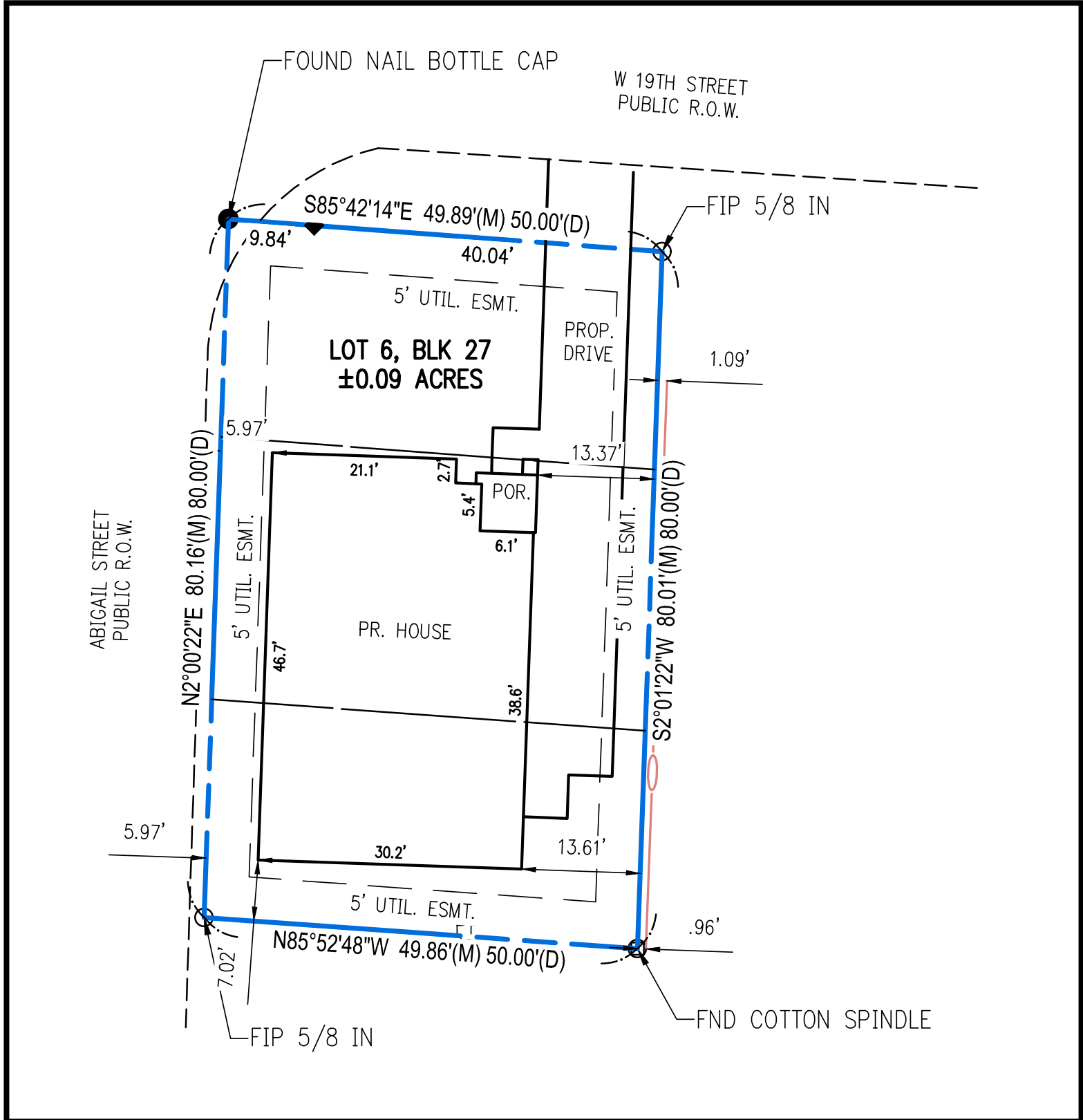


Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-10270 Sketch  
Name: MidSouth Home Buyers/MS  
 Newcon LLC  
Location: 4223 West 19th St.

Title: Allow reduced rear yard setback  
 in an R-3 zoning.



File No.: Z-10276

Owners: Anthoney Chang

Applicant: Anthoney Chang

Address: 44 Pine Manor Drive

Legal Description: The west 75 feet of lot 18 Pine Manor Subdivision, 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 regulations of Section 36-254 to allow a reduced rear yard setback in an R-2 zoning.

Justification: The applicant's justification was presented with the application.

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The R-2 zoned property at 44 Pine Manor Drive is located within the Pine Manor subdivision, which is west of North University off Evergreen Drive. The property is currently occupied by a 2,441 square foot two story brick residence with an access drive connecting to Pine Mannor Drive to the west. The survey shows a lot width of 75 feet and depth of 127.8 feet with a f-foot utility easement and retaining wall along the south perimeter of the property. The existing house on this property is set back 28 feet from the front property line, making the available area in the rear yard limited.

The site plan indicates that the applicant is proposing additions to the south portion of the residence. The first addition will be 17.6 feet wide and extend south into the rear yard 24 feet. The second addition is proposed at the southwest corner of the residence for covered parking. This addition will be 21.6 feet wide and extend into the rear yard 11 feet. The applicant is requesting to reduce the rear yard setback to not less than 10 feet.

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 requests a variance to allow the extension of the primary structure 15 feet into the rearyard setback.

In Staff's opinion, the existing conditions limit the useable area of the lot and the proposed addition will pose no negative effect upon the health, safety, or welfare of the public, and will not detract from the value or aesthetic of the neighborhood or surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to a minimum 10 feet from the rear property line, subject to the following conditions:

1. Obtain a building permit prior to construction.

Z-10276



44 PINE MANOR DR.

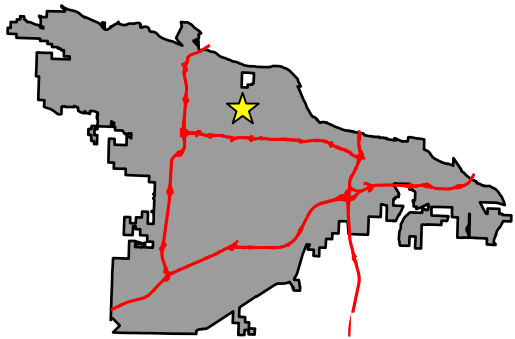
BOARD OF ADJUSTMENT  
APRIL 16, 2026

Zoning

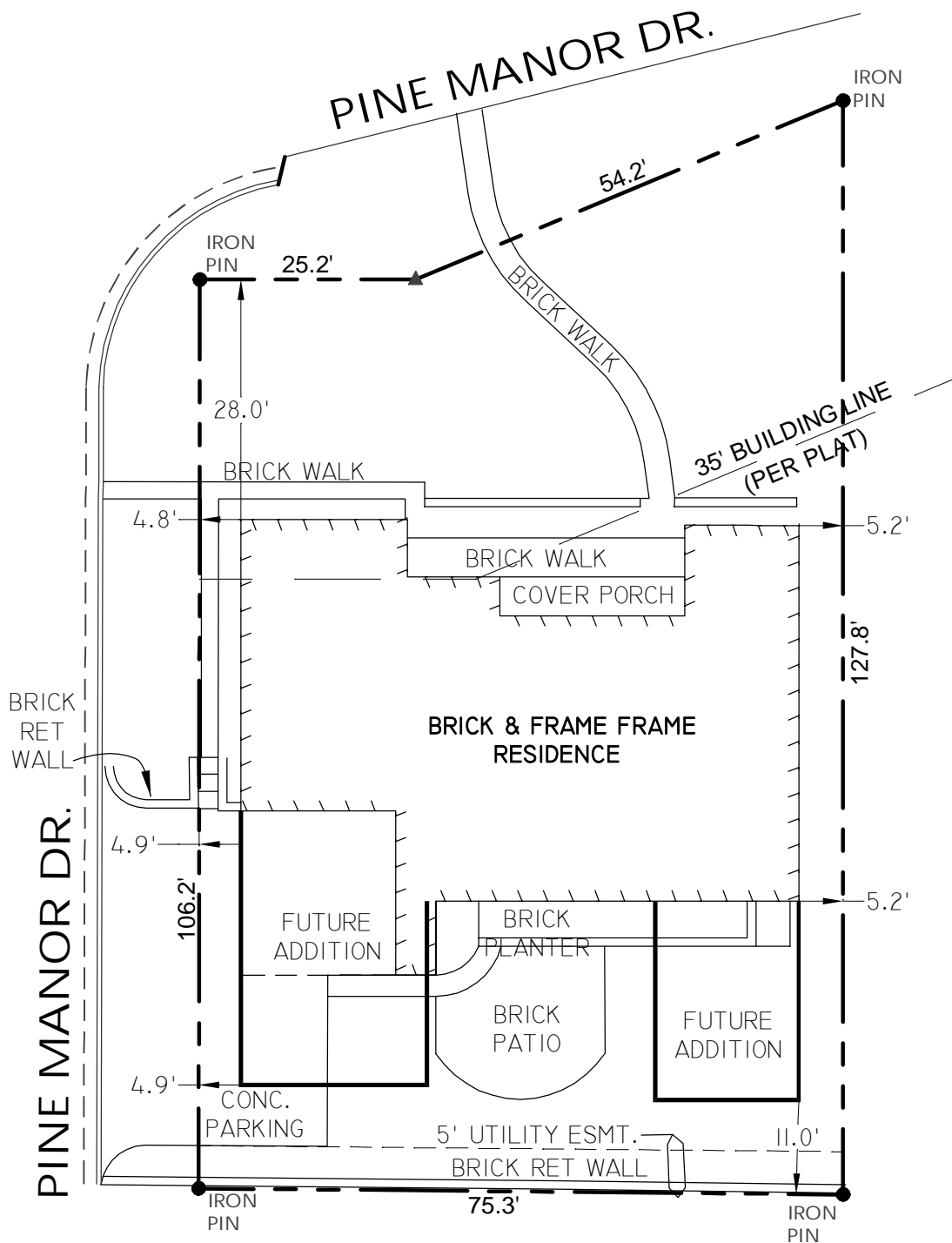


Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
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DEVELOPMENT**



## Sketch Map

# City of Little Rock Planning & Development

Case No: Z-10276 Sketch

Name: Anthony Chang

Location: 44Pine Manor Drive

Title: Allow a reduced side yard and rear yard setback in an R-2 zoning.

