

AUGUST 20, 2026

LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

AUGUST 20, 2026

4:00 PM

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of the July 16, 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
AGENDA
August 20, 2026

NEW BUSINESS:

<u>Item Number:</u>	<u>File Number:</u>	<u>Address:</u>
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1.	<u>Z-10323</u>	4709 Stonewall Road
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A variance is requested to area regulations of Section 36-156 to allow an accessory structure to be located less than the required distance from a front property line in an R-2 zoning.

A variance is requested to area regulations of Section 36-156 to allow an accessory structure to be located less than the required distance from a side property line in an R-2 zoning.

A variance is requested to area regulations of Section 36-156 to allow an accessory structure to be located less than the required distance from a primary residence in an R-2 zoning.

2.	<u>Z-10332</u>	120 Overlook Drive
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A variance is requested to area regulations of Section 36-156 to allow an accessory structure to be located less than the required distance from a front property line in an R-2 zoning.

A variance is requested to area regulations of Section 36-156 to allow an accessory structure to be located less than the required distance from a primary residence in an R-2 zoning.

A variance is requested to area regulations of Section 31-12 to allow an accessory structure to be constructed beyond a platted building line.

3.	<u>Z-10334</u>	5911 Stonewall Road
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A variance is requested to area coverage regulations of Section 36-154 to allow accessory structures to exceed the allowed rear yard coverage area in an R-2 zoning.

4.

Z-10336

28214 Chenal Valley Drive

A variance is requested to the regulations of Section 36-349 to allow a sign to exceed the permitted height limit in the design overlay district.

A variance is requested to the regulations of Section 36-555 to allow a sign to located less than the minimum setback from a line and vehicular right of way.

File No.: Z-10323

Owners: Keith and Priscilla Harvey

Applicant: Keith and Priscilla Harvey

Address: 4709 Stonewall Road

Legal Description: Lot 33, Block 2, Country Club Heights 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 area regulations of Sec. 36-156 to allow an accessory structure to be located closer than sixty (60) feet to the front property line, less than three (3) feet from a side property line and to allow the same accessory structure to be separated from the primary structure by less than 6-feet.

Justification: The applicant's justification was presented with this 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.

C. Building Codes Comments:

No Comments Received.

D. Staff Analysis:

The R-2 zoned property located in the Heights Subdivision is a 3,303 sq ft, two-story single-family dwelling. The lot size is approximately 50 feet wide and has a lot depth

of 120 feet. The adjacent and surrounding properties are also occupied by single family residences.

The applicant is requesting to construct a 15-foot by 23-foot wooden carport addition in front of the home. The provided sketch shows that the carport is separated from the primary structure, approximately 15 feet and extends across the 25-foot front yard setback. The north edge of the carport is indicated to be located 0-feet from the front property line and 0.4 feet from the west side property line.

Currently there is a concrete parking pad located where the applicant is proposing to build the new carport. Due to the residential structure being constructed below the street level there is no access drive to the home.

The carport not being attached to the house would be classified as an accessory structure. In addition to accessory structures not being allowed within 60 feet of the front property line are also required to be separated from the primary structure a minimum of 6 feet.

The applicant is requesting a variance to allow the carport to cross the 25-foot front setback, be located within 0-feet from the front property line, 0.4 feet from the west side property line and be separated from the primary structure less than the minimum 6-foot requirement.

Section 36-156-(a)(2)(c) states, "*Accessory buildings or structures in the R-1 through R-4A districts shall not be located closer than sixty (60) feet to the front property line, fifteen (15) feet from a street side line and may not occupy more than thirty (30) percent of the required rear yards area...*". Therefore, the applicant is requesting a variance to allow an accessory structure to be located less than sixty (60) feet from a front property line in an R-2 zoning.

Section 36-156((a)(2)(b) states, "*All single and two-family residences shall be separated from accessory structures by a distance of not less than six (6) feet*". Therefore, the applicant is requesting a variance to allow the accessory structure to be less than six (6) from the primary residence on an R-2 zoned lot.

Section 36-156-(2)(f) states, "*Accessory buildings shall maintain at least a three-foot setback from any side or rear yard property line except where said rear yard abuts on a dedicated alley...*". Therefore, the applicant is requesting a variance to allow an accessory structure to be less than three (3) feet from any side or rear yard property line.

Staff is supportive of the requested setback variances. Staff views the request as reasonable. Staff believes due to the proximity of the dwelling to the street, the severe slope of the lot and the lack of area to place an accessory drive that the variances requested are based upon a genuine hardship.

E. Staff Recommendation:

Staff recommends approval of the requested accessory structure front yard setback reduction from 60-feet to a minimum of zero-feet and the reduction of the east side yard setback from 3-feet to 0.4-feet as outlined in the staff analysis and indicated on the attached sketch, subject to the following conditions:

1. A building permit being obtained for all construction.
2. Install trees in accordance with the Heights Design Overlay District requirements.
3. The new structure roof shall not overhang into the neighboring property nor the City right-of-way and must have gutters with downspouts which divert water away from the neighboring properties.

Z-10323

4709 STONEWALL RD.

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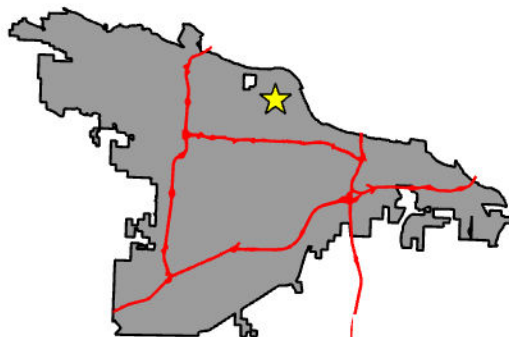
Zoning



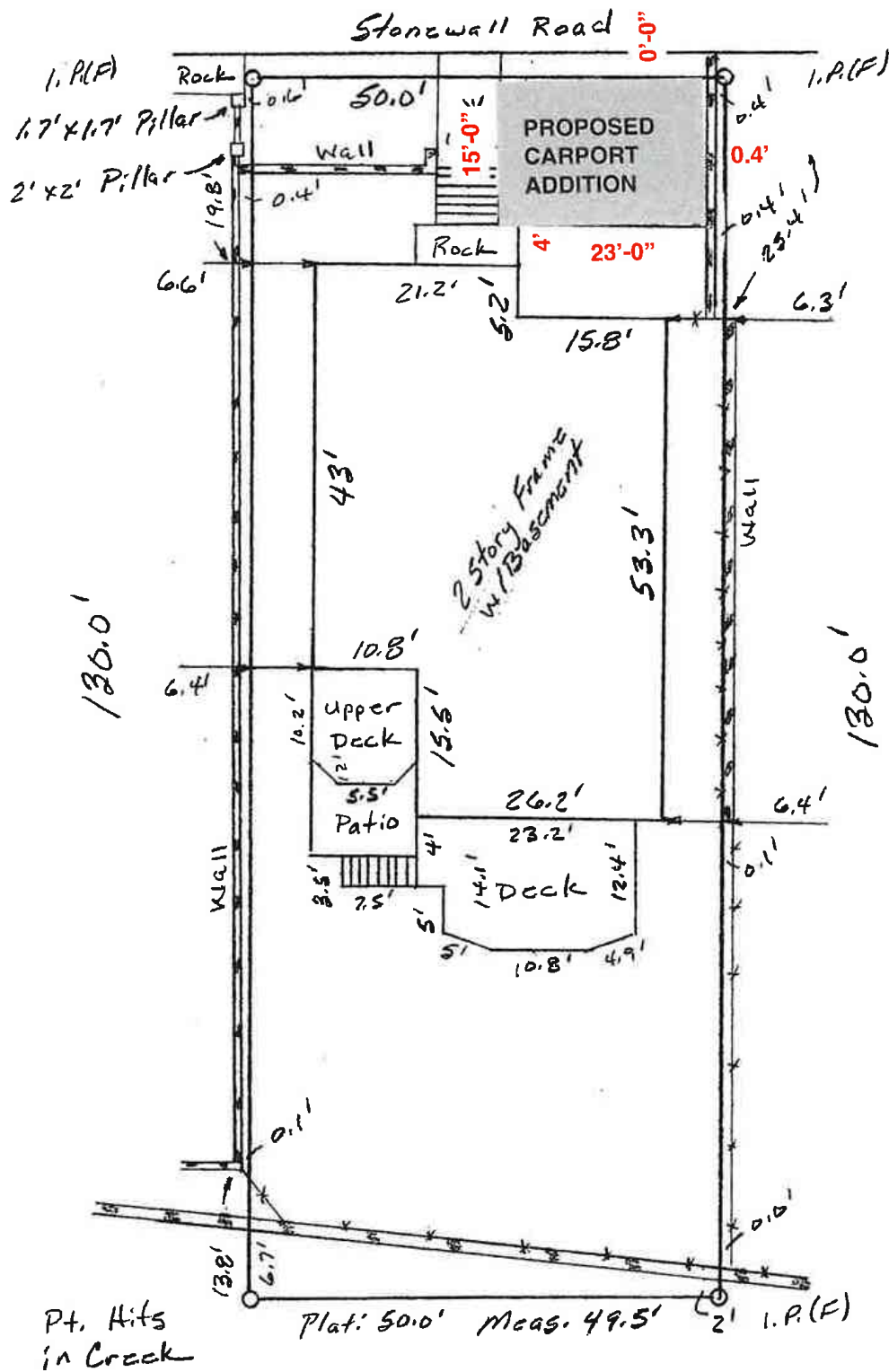
Legend

 SINGLE FAMILY

 Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10323

Name: Priscilla Harvey

Location: 4709 Stonewall Rd.

Title: A variance to allow an accessory structure to be located less than the required distance from a front property line in an R-2 zoning.



File No.: Z-10332

Owners: Mizan Rahman and Elizabeth Barnett

Applicant: Mizan Rahman and Elizabeth Barnett

Address: 120 Overlook Drive

Legal Description: Lots 201A & s01B and Tract 201C Overlook Park, 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 to area regulations of Section 36-156 to allow an accessory structure to be located less than six (6) feet from the primary structure.

A variance is requested from the area regulations of Section 36-156 to allow an accessory structure to be less than the required distance from a front property line in an R-2 zoning.

A variance is requested from the area regulations of Section 31-12(b) to allow an accessory structure to cross a platted building line.

Justification: The applicant's justification was presented with this 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 is located on Overlook Drive, off of Highway 10, west of I-430. The residence is a 5,528 sq ft, two-story single-family dwelling. The lot size is approximately 157 feet wide and has a lot depth of 232 feet.

The applicant is requesting to construct a 14-foot by 30-foot garage in front of the residence. The provided sketch shows that the garage is separated from the primary structure by approximately 4 feet and extends across the front building line by approximately 15 feet. The southeast edge of the garage is indicated to be located 3.9-feet from the property line and the southwest edge of the garage is indicated to be 0.41 feet from the southwest property line.

Currently there is a concrete driveway located where the applicant is proposing to build the new garage. The residential structure was constructed below the street level and the rear of the home abuts the cliffs of the Arkansas River.

The garage not being attached to the house would be classified as an accessory structure. In addition to accessory structures not being allowed within 60 feet of the front property line are also required to be separated from the primary structure a minimum of 6-feet.

The applicant is requesting a variance to allow the accessory garage to cross the 25-foot front setback, to cross a plated building line, be located within 0.41-feet from the front property line and be separated from the primary structure less than the minimum 6-foot requirement.

Section 31-12(b) states, *"In those instances where a recorded subdivision plan has been established building setback lines in accordance with this chapter, variances of those lines shall only be granted by the Board of Adjustment"*. Therefore, the applicant is requesting a variance to allow a structure to cross a 50-foot plated building line.

Section 36-156(a)(2)(b) states, *"All single and two family residences shall be separated from accessory structures by a distance of not less than six (6) feet"*. Therefore, the applicant is requesting a variance to allow the accessory structure to be approximately four (4) feet from the primary residential structure.

Section 36-156-(a)(2)(c) states, *"Accessory buildings or structures in the R-1 through R-4A districts shall not be located closer than sixty (60) feet to the front property line, fifteen (15) feet from a street side line and may not occupy more than thirty (30) percent of the required rear yards area..."*. Therefore, the applicant is requesting a variance to allow an accessory structure to be located less than sixty (60) feet from a front property line in an R-2 zoning.

Staff is supportive of the requested variance to allow accessory structure front setback reduction from sixty (60) feet to a minimum of 1.8 feet, a separation distance of not less than four (4) feet from the primary residence and an accessory building

to be constructed beyond a platted building line.

Staff views the request as reasonable. Staff believes due to the proximity of the dwelling to the street, and the lack of area to place an accessory structure elsewhere on the property, causes a genuine hardship.

E. Staff Recommendation:

Staff recommends approval of the requested variances to allow an accessory structure front setback reduction from sixty (60) feet to a minimum of 1.8-feet from the front property line, a reduction of the separation from the primary dwelling from six (6) feet to four (4) feet and to be constructed beyond a platted building line subject to the following conditions:

1. A building permit being obtained for all construction.
2. A replat of the property be performed to show the new build line and for it to be filed with the Pulaski County Clerk's Office and the Little Rock Department of Planning and Development

Z-10332

Zoning

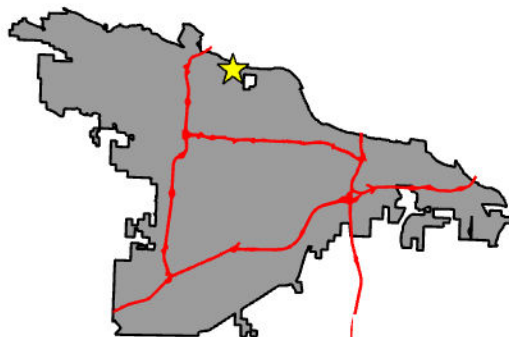
120 OVERLOOK DR.

BOARD OF ADJUSTMENT
AUGUST 20, 2026

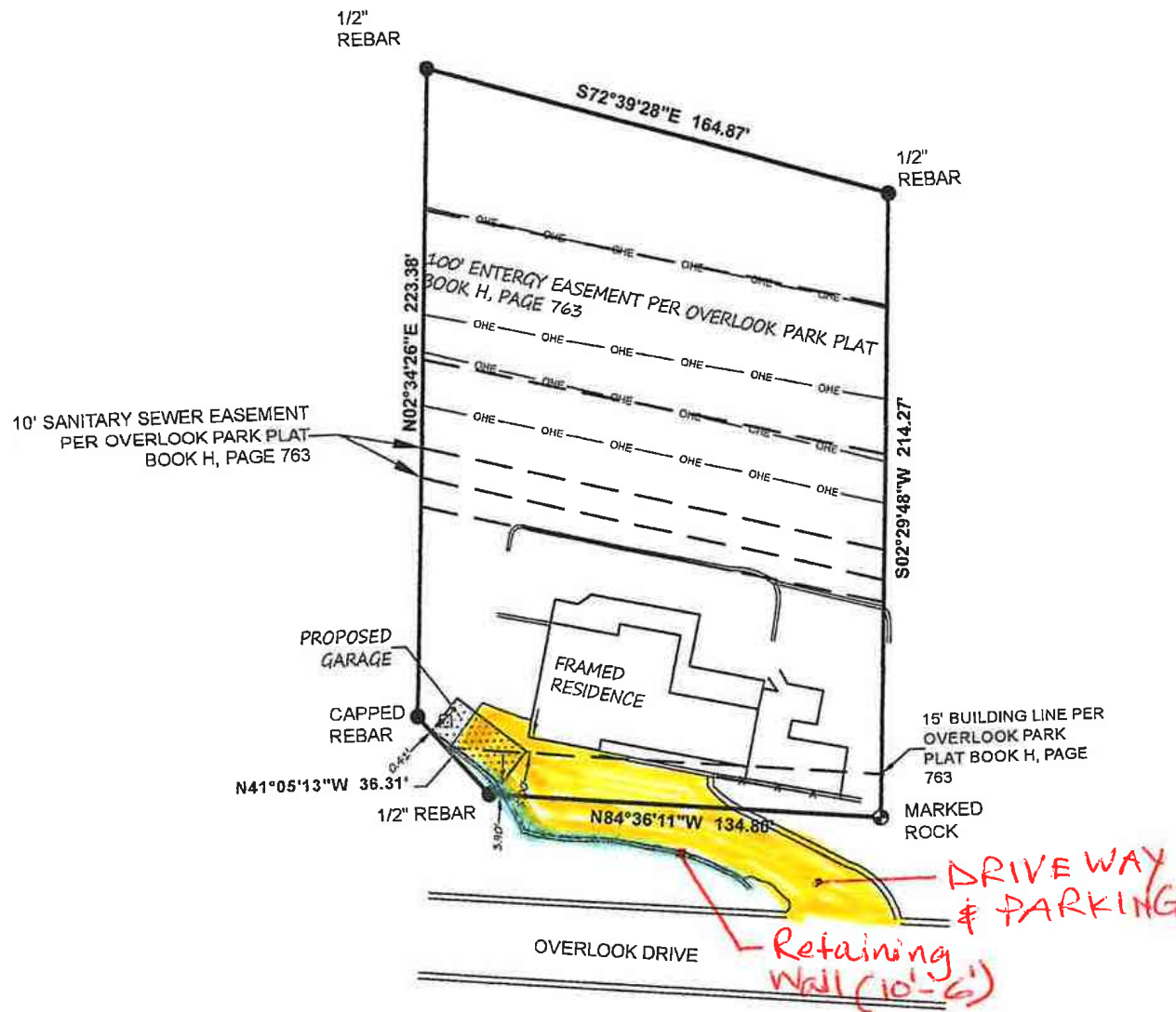


Legend

-  PARKS AND RECREATION
-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10332

Name: Mizan Rahman

Location: 120 Overlook Dr.

Title: A variance to allow an accessory structure to be located less than the required distance from a front property line in an R-2 zoning.





File No.: Z-10334

Owners: Thomas and Riley Lide

Applicant: Thomas Lide

Address: 5911 Stonewall Road

Legal Description: Lot 150, Forrest Heights Place 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 provisions of Section 36-156 to permit more than 30% coverage of the rear yard for an accessory structure.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No Comment

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.

C. Building Codes Comments:

No Comment

D. Staff Analysis:

The R-2 zoned property located at 5911 Stonewall Road is occupied by a 2,769 square foot, two-story single-family residence. The survey indicates a lot width of 59.86 feet along and a depth of 133.5 feet.

The applicant proposes to construct residential swimming pool and a small cabana in the rear yard. The proposed swimming pool will be 16 feet by 28 feet, and the small cabana will be 14 feet by 14 feet.

The applicant states that the new pool and cabana will not obstruct neighboring properties, create traffic concerns , or alter the residential character of the neighborhood.

Sec. 36-156(a)(2)(c) states, "Accessory buildings or structures in the R-1 through R-4A districts shall not be located closer than sixty (60) feet to the front property line, fifteen (15) feet from a street sideline and may not occupy more than thirty (30) percent of the required rear yard area..." Therefore, the applicant is requesting a variance to allow the new accessory structures to exceed the coverage requirements to a maximum of 70%.

Staff is supportive of the requested variance. Staff views the request as reasonable. Staff believes that the request to exceed 30% of the rear yard is similar to the general development pattern of the area and should have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff is supportive of the requested variance to allow the accessory structures to occupy greater than 30 percent of the rear yard area subject to the descriptions and any conditions in the "staff analysis", and the following conditions:

1. A building permit being obtained for all construction.
2. Comply with all regulations at the time of building permit, in accordance with the Heights Design Overlay District requirements.

Z-10334

5911 STONEWALL RD.

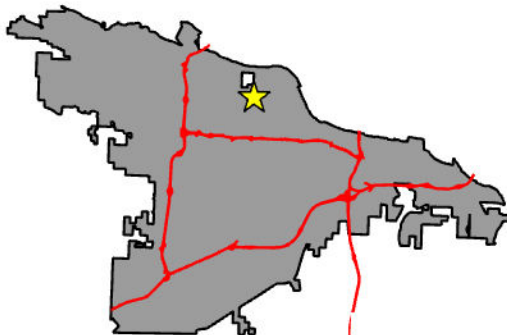
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Zoning

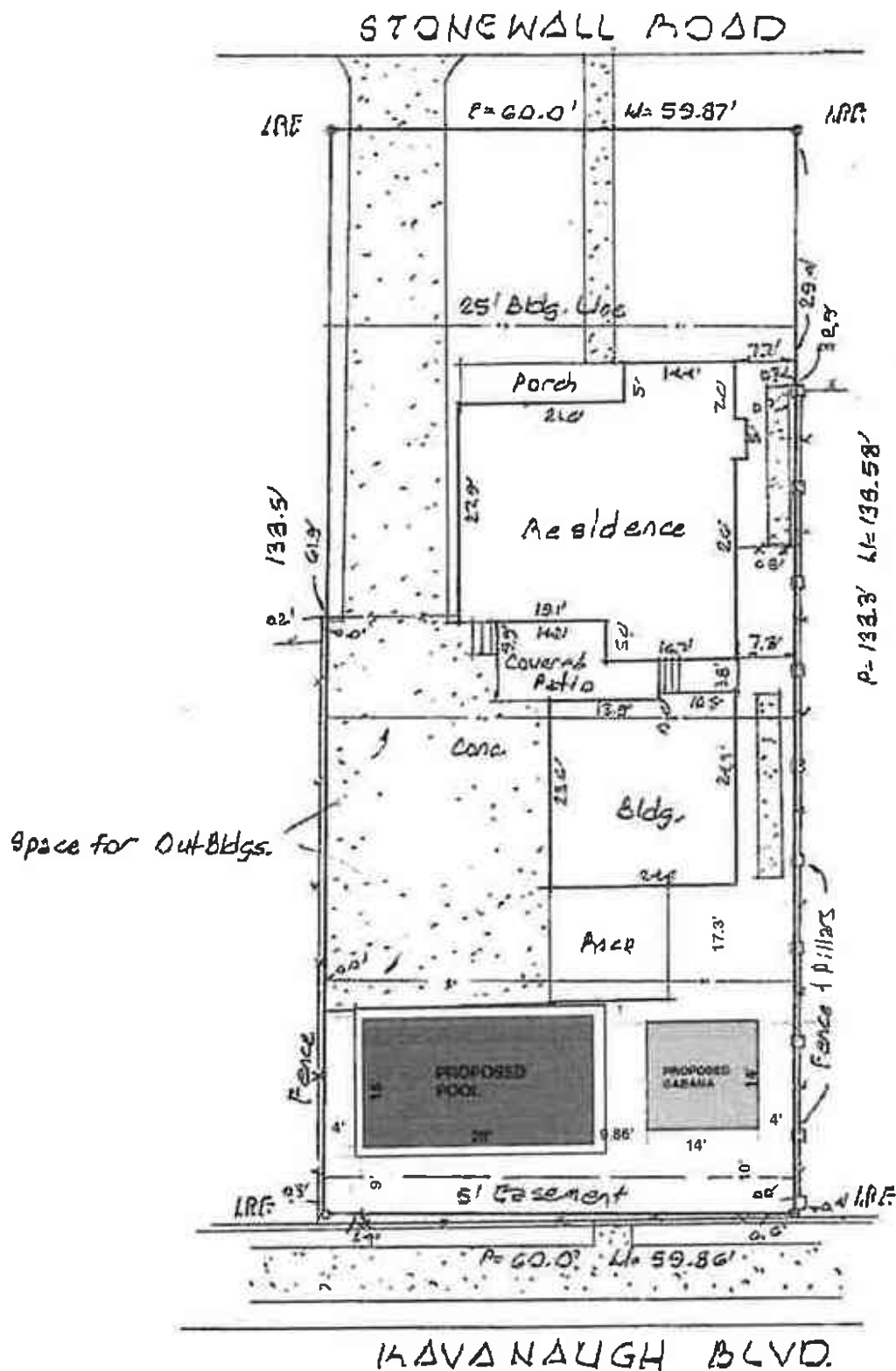


Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

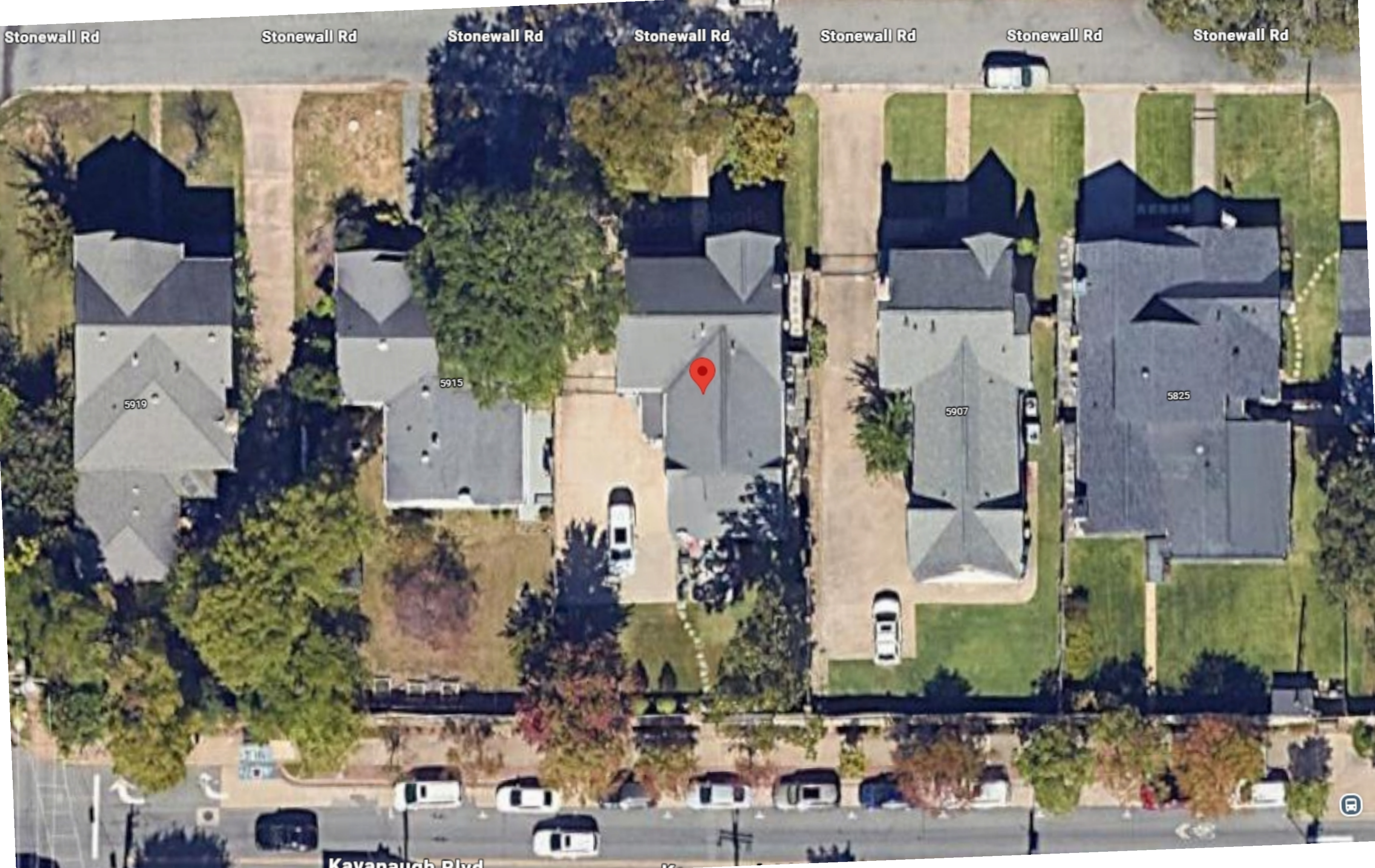
City of Little Rock Planning & Development

Case No: Z-10334

Name: Thomas Lide

Location: 5911 Stonewall Rd.

Title: A variance to allow an accessory structure to exceed the allowed rear yard coverage area in an R-2 zoning.



Stonewall Rd

Stonewall Rd

Stonewall Rd

Stonewall Rd

Stonewall Rd

Stonewall Rd

Stonewall Rd

5919

5915

5907

5825

Kavanaugh Blvd



File No.: Z-10336

Owners: Christ Community Church Little Rock

Applicant: Scott Smith, Kinco Construction (Agent)

Address: 28214 Chenal Valley Drive
Northeast Corner of Chenal Valley Drive and Chenal Pkwy

Legal Description: A tract of land located in part of the S1/2 S1/2, Section 23, T-2-N, R-14-W, Pulaski County, Arkansas.

Zoned: C-2 and R-2

Present Use: Undeveloped

Proposed Use: Religious Facility

Variance(s) Requested: The sign provisions of Sec. 36-349 to permit a 10-foot-high ground mounted monument sign.

The sign provisions of Sec. 36-555 to permit a sign with a reduced setback from a property line.

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 C-2 and R-2 zoned property located at 28214 Chenal Valley Drive is currently vacant, but the developer has submitted plans to construct a new religious facility at the site (Christ Community Church). The property is located within the Chenal Valley Overlay District and the surrounding area is predominantly occupied by

residential PD-R uses, and the site in question abuts an undeveloped area to the east.

The applicant is proposing to place a new ground mounted sign bordering Chenal Valley Parkway and Chenal Valley Drive. The applicant has presented plans to locate the sign at the northeast corner of the intersection at a 45 degree angle to the street and 2 feet from the property line.

The plans indicate that the proposed sign will have a base at 26 feet in length and 2 feet- 11 inches in height with a cross "crucifix" form extending upward an additional 7 feet. The proposed sign is indicated to have an area of approximately 54 square feet and an approximate height of 9 feet 11 inches.

Section 36-349 (d)(1).states.: "Signage. Signage shall comply with the Little Rock Sign Ordinance, except for ground mounted signs. The maximum size of principal site signs along Chenal/Financial Center Parkway shall be one hundred (100) square feet in area and eight (8) feet in height. Each landowner will be permitted to erect one (1) sign per parcel, except for parcels fronting on two (2) different streets upon which one (1) per street frontage may be erected. The signs will be "monument" type signs." Therefore, the applicant is requesting a variance to allow a ground mounted sign to exceed the required height limit to no greater than ten (10) feet.

Section 36-555 (b).states.: "All freestanding, projecting, awning, marquee and under-canopy signs shall have a minimum setback of five (5) feet from any property line and vehicular public right-of-way, measured from the closest edge of the sign," Therefore, the applicant is requesting a variance to allow a ground mounted sign to located no less than two (2) feet from the property boundary.

Staff is supportive of the requested height variance to install a new ground mounted sign at the site. Staff views the request as reasonable. The sign will be located mainly at the southwestern edge of the property adjacent to the intersection, and staff views the increased height request as minor in nature and feels that the extended sign height will have no adverse impact on the surrounding properties.

However, staff is not supportive of the request to have located within two (2) feet of the property line. Staff believes that the requested location is not appropriate nor is representative of a genuine hardship given the lot size and usable area of the site.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow the ground-mounted sign to exceed the regulated height subject to the descriptions and any conditions contained in the "staff analysis".

Staff recommends denial of the requested variance to allow a ground mounted sign with reduction of the required setback from the property line.

Z-10336

Zoning

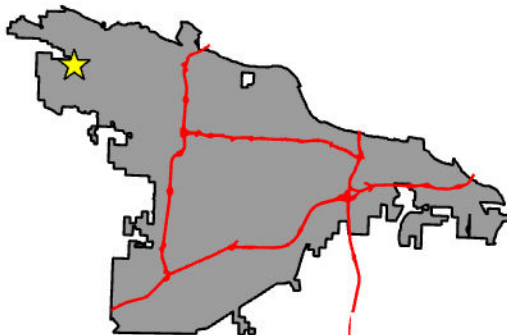
28214 CHENAL VALLEY DR.

BOARD OF ADJUSTMENT
AUGUST 20, 2026

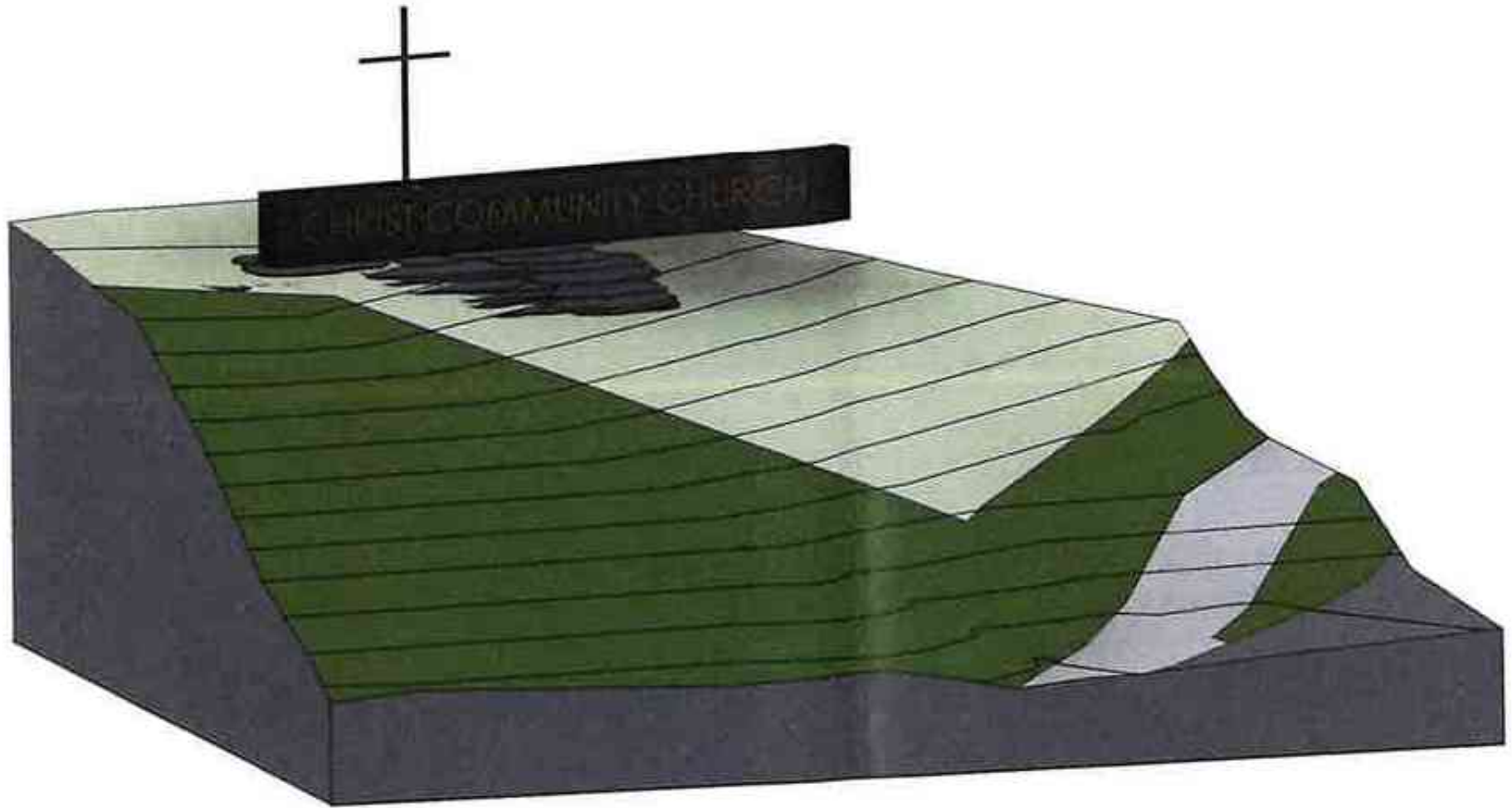


Legend

- OPEN SPACE
- SINGLE FAMILY
- PLANNED RESIDENTIAL
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10336 (Proposed Sign)

Name: Kinco Construction

Location: 28214 Chenal Valley Dr.

Title: A variance to allow a sign to exceed the permitted height limit in the design overlay district.





Sketch Map

City of Little Rock Planning & Development

Case No: Z-10336

Name: Kinco Construction

Location: 28214 Chenal Valley Dr.

Title: A variance to allow a sign to exceed the permitted height limit in the design overlay district.



