

# City Of Little Rock Board Of Adjustment

## AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

June 18, 2026

4:00 PM

- I. Roll Call and Finding of a Quorum
- II. Approval of the Minutes of the May 21, 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.

**NOTE:**

**Item 4. (Z-10292) is being deferred to July 16, 2026, agenda at request of the applicant.**

**LITTLE ROCK BOARD OF ADJUSTMENT**

**CONSENT AGENDA**

**JUNE 18, 2026**

**4:00 P.M.**

**I. CONSENT RESCISSION:**

**6. Z-10290                      1523 North Harrison Street**

Staff requests that the setback variances approved at the May 21, 2026, hearing, be rescinded by the board due to clerical errors on the original application.

**II. CONSENT WITHDRAWAL:**

**7. Z-10252                      82 Calion Court**

Staff recommends withdrawal of the variance request from consideration.

**3. Z-9046-A                      4308 Asher Avenue**

Staff recommends withdrawal of the previously approved request to allow a parking space reduction for the C-3 zoned property per the revised application approved on September 24, 2018.

**III CONSENT APPROVAL:**

**1. Z-10309                      4 Forest Heights Drive**

Staff recommends approval of the requested front yard setback reduction from 25-feet to a minimum of 5.6-feet for the new carport and the approval of the new front porch front yard setback be reduced from 25 feet to a minimum of 20 feet within the front yard setback 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. Comply with all regulations at the time of building permit, in accordance with the Heights Design Overlay District requirements.
3. A replat of the property be performed and filed.

**CONSENT APPROVAL: (CONT)**

**2. Z-10310                      11800 Stagecoach Road**

Staff recommends approval of the requested variance to omit the interior parking area landscaping requirement and to relocate the required plant materials to the perimeter landscaping as per the above staff analysis and as specified on the submitted site plan.

**5. Z-10297                      4301 South University Avenue**

Staff recommends approval of the of the requested “metal slats in a chain-link fence” variance for the approximately 317 +/- feet only along the southeast portion of the property per the above staff analysis.

**6. Z-10290                      1523 North Harrison Street**

Staff recommends approval of the requested encroachment across the platted building line from 17.5 feet to a minimum of 9.0-feet for the new dwelling as outlined in the staff analysis and indicated on the provided sketch, subject to 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.
3. A replat of the property be performed and filed with the Pulaski County Clerk’s Office and the Little Rock Department of Planning and Development.

File No.: Z-10309

Owners: Phillip Burgess

Applicant: Yeary Lindsey Architects

Address: 4 Forest Heights Drive

Legal Description: Lot 94-R, Forest Heights Place, an Addition being a replat of Lots 94 and part of Lot 60, of the City of Little Rock, Pulaski County

Current Zoning: R-2

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Variance(s) Requested: A variance is requested from the area provisions of Section 36-254 to allow a reduced front yard setback in an R-2 zoning.

A variance is requested from the area provisions of Section 31-12(b) to allow a reduced front building line in the R-2 district.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments.

B. Landscape and Buffer 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.

D. Analysis:

The property at 4 Forest Heights Drive is in a predominantly R-2 zoned neighborhood, within the Hillcrest Landscape Design Overlay District.

The subject property is located on the south side of North Country Club Blvd and to the north of South Country Club Blvd and is directly at the end of Country Club Blvd. A two-lane driveway attaches to the street off of Forest Heights Drive.

The applicant is proposing to construct a single-story covered accessory carport structure, which will encroach on the front building line, along the east perimeter of the existing residence, as noted on the attached site plan. They are also requesting a variance for a new front porch which will replace an existing entry stoop, which will also cross the existing building line of the property.

The applicant has stated that the new construction will have a depth of 20 foot out from the façade of the existing 2-car garage, and a width of 21.8 foot. The carport will be supported by columns and open on three sides. The column bases will remain 5.6 foot from the front property line at the nearest point and will encroach into the setback and across the building line by 19.4 feet.

The new front porch will replace an existing entry stoop that already extends 2.0 feet past the front yard setback. It will be 10.10 foot wide and 6.0 feet out from the façade of the house with two steps ;(3R) to the porch. The distance remaining from the second step to the front property line at its closest point will be 20 feet.

Section 31-12(b) of the City's Subdivision Ordinance states, "In those instances where a recorded subdivision plat has 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 reduction of the 25-foot plated front building line to 5.6 feet for the carport and 20 feet for the new front porch

Section 36-254(d)(1) of the City's Zoning Ordinance requires a minimum 25-foot front building setback for R- 2 zoned lots. Section 36-156(2)(c) requires an accessory structure to be located minimum 60-feet from the front property line. Therefore, the applicant is requesting variances from these ordinance requirements to allow the proposed covered carport accessory structure with reduced front yard setback and to be located less than 60-feet from the front property line.

Staff is supportive of the requested variances. Staff views the request as reasonable. Staff believes the proposed structure location at the front of the house will have no adverse impact on the adjacent properties or the general area.

If the Board approves the requested building line setback variance, the applicant must then produce a one-lot replat reflecting the approved change, which will reflect the extension of the building line Only in the area of the carport and porch construction. As such, the applicant must also review filing procedures with the County Clerk's office to determine if the replat will require a revised Bill of Assurance and respond as necessary and appropriate, as part of said replat. A copy of the revised plat must be submitted to the Planning and Zoning Department of the City of Little Rock.

E. Staff Recommendation:

Staff recommends approval of the requested front yard setback reduction from 25-feet to a minimum of 5.6-feet for the new carport and the approval of the new front porch front yard setback be reduced from 25 feet to a minimum of 20 feet within the front yard setback 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. Comply with all regulations at the time of building permit, in accordance with the Heights Design Overlay District requirements.
3. A replat of the property be performed and filed.

Z-10309



4 FORREST HEIGHTS DR.

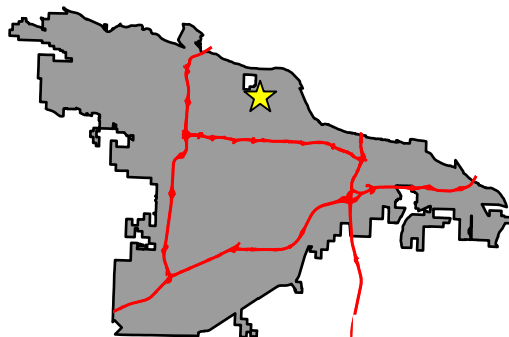
BOARD OF ADJUSTMENT  
JUNE 18, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



File No.: Z-10310

Owner: Nidia Cochran

Applicant: Phillip Lewis Engineering (Agent)

Address: 11800 Stagecoach Road

Legal Description: PT N1/2 SE MPDA COM NE COR SE NE  
S00°42'50"W597.70' TO N R/W LN HWY #5 TH  
S48°15'39"W1222.43' N70°01'52"W790.15'  
N16°01'06"W203.40' S12°54'05"E202.79'  
N89°54'02"W280.37' S11°02'23"E776.74'  
N79°03'12"E121.02' N10°15'05"W9.74

Zoned: C-3

Variance Requested: A variance is requested from the parking regulations of Sec. 15-97 to allow the omission of interior parking area islands and that the required landscaping be relocated around the perimeter of the site.

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

Present Use: Retail

Proposed Use: Retail

STAFF REPORT

A. Planning and Development Civil Engineering:

B. Landscape and Buffer Issues:

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The C-3 zoned property located at 11800 Stagecoach Road is within a predominantly commercial district. Positioned on the north side of the street this lot is bordered by I2-zone.

The applicant is requesting a variance to allow the omission of landscape planter strips within the parking lot. The applicant states that the regulations requiring landscape strips in the parking lot would not allow them to have enough parking spaces.

The applicant is requesting to move the plantings from the interior of the parking lot and to install them on the west perimeter of the property (see attached site plans). The applicant proposed to plant 22 willow oaks, 101 Ilex Crenata and 109 Indian Hawthorne.

Section 15-97(a) states: *Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.* Therefore, the applicant is requesting to allow the omission of the required interior parking area landscape and to relocation the required plantings to the perimeter of the property.

Based on the analysis above, staff believes the subject proposal is in keeping with the character and scale of the surrounding properties and follows the current development requirements. Staff views the variance requests as reasonable.

E. Staff Recommendation:

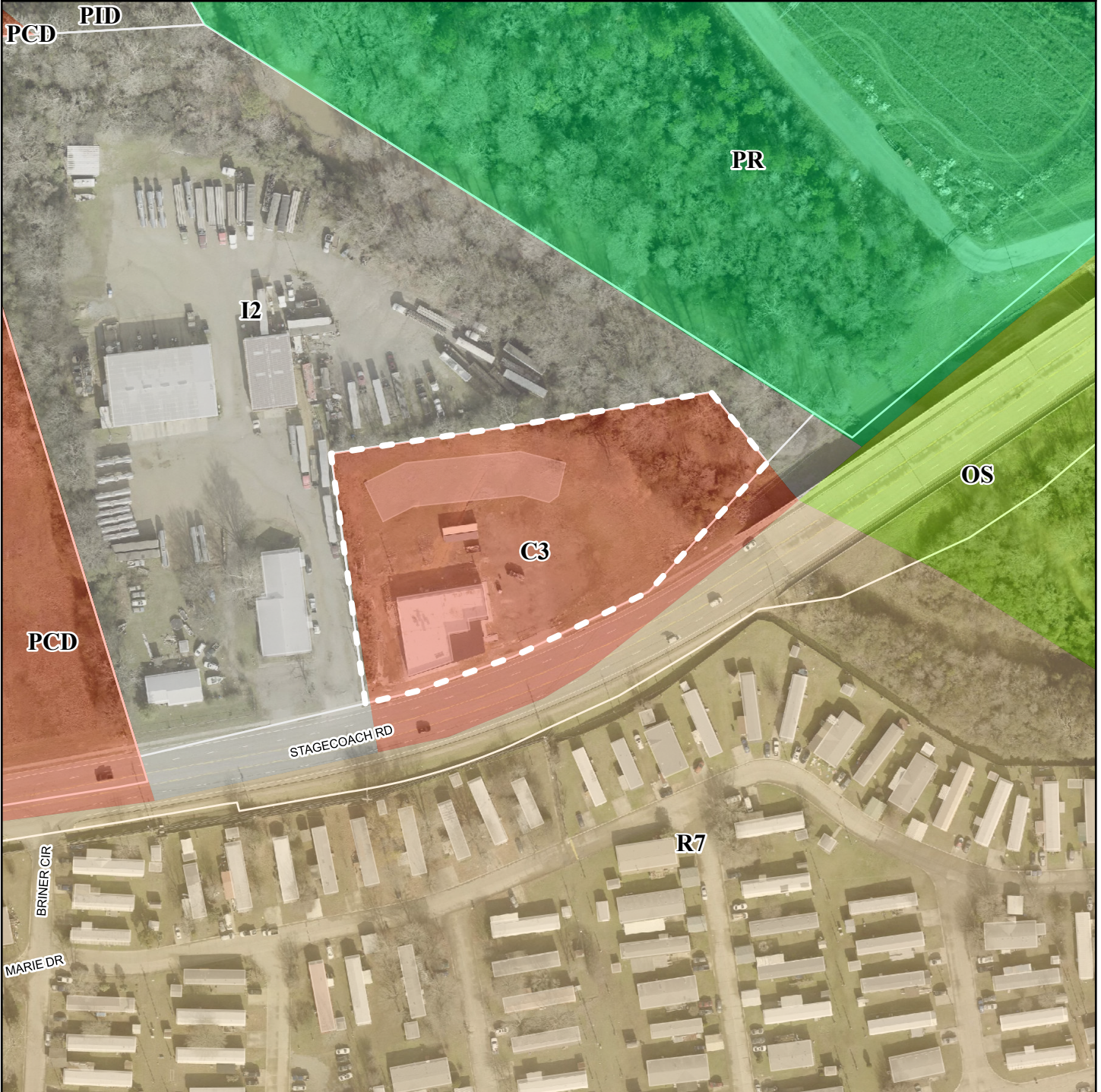
Staff recommends approval of the requested variance to omit the interior parking area landscaping requirement and to relocate the required plant materials to the perimeter landscaping as per the above staff analysis and as specified on the submitted site plan.

Z-10310







11800 STAGECOACH RD.

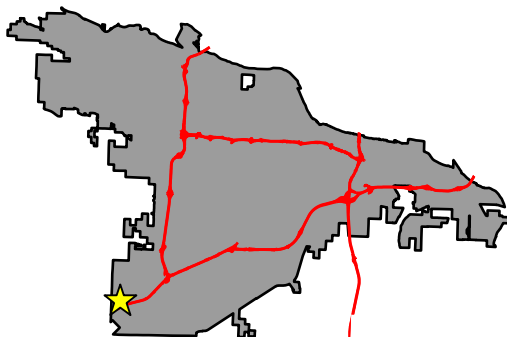
BOARD OF ADJUSTMENT  
JUNE 18, 2026

Zoning

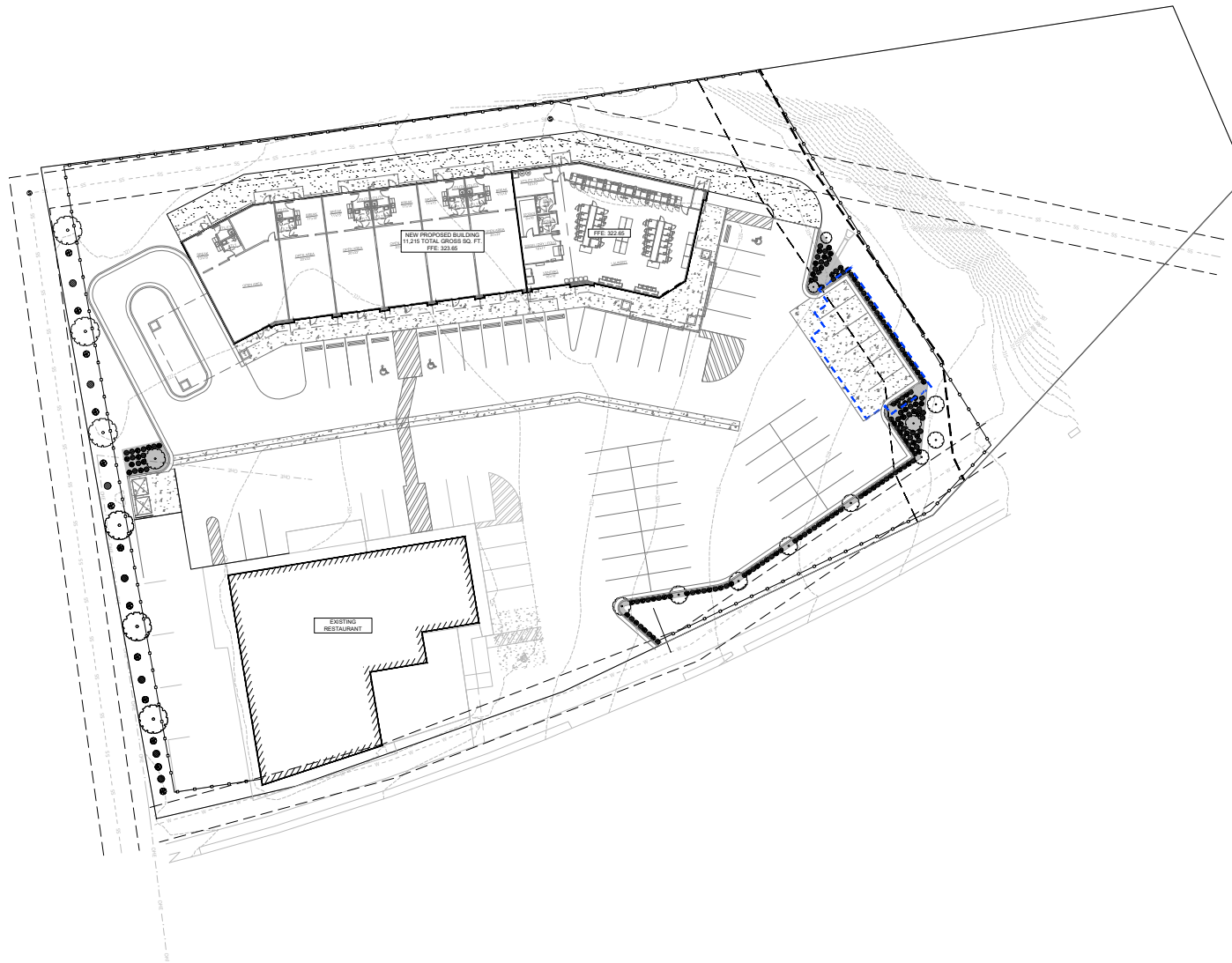


Legend

-  MOBILE HOME
-  INDUSTRIAL
-  PARKS AND RECREATION
-  OPEN SPACE
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

### City of Little Rock Planning & Development

Case No: Z-10310

Name: Phillip Lewis Engineering

Location: 11800 Stagecoach Rd.

Title: A variance is requested to allow the omission of interior parking area islands and that the required landscaping be relocated around the perimeter of the site.



Owner: Benbran, LLC

Applicant: Phillip Lewis Engineering (Agent)

Address: 4301 S. University Ave

Legal Description: PT SW SW 18-1N-12W & PT SE SE 13-1N-13W MPDA COM SW COR SEC 18 TH AL SLN SW SW N88\*50'E56.04' FOR POB TH AL CRV TO LEFT HAVING RAD OF 375' & ARC DISTANCE OF 174.42' WITH CHORD BEARING & DISTANCE OF N50\*27'21"W172.85' TO E'LY R/W LN UNIVERSITY AV (U.S. HW 67-70) TH AL SD R/W LN N8\*33'8" E294.13' S81\*21'36" E310.51' N8\*42'47" E240.8' S53\*27'6" E515.13' to ELN of Reque TR TH AL ELNOF REQUE TR S1\*38'3"

Current Zoning: PCD

Present Use: PCD

Proposed Use: Planned Commercial Development

Variance(s) Requested: Variances are requested from the area provisions of Section 36-516 to allow plastic or metal slats woven into a chain-link fence.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments.

B. Landscape and Buffer Comments:

No comments.

C. Building Code Comments:

No comments required.

D. Staff Analysis:

The PCD zoned property located at 4301 S. University Avenue is currently vacant. The owner is proposing a new storage facility at this location.

The sketch provided indicates that the proposed storage facility will be completely fenced with chain-link with a vehicular access gate at the northwest corner.

The applicant proposes installing vinyl slats in a portion of the fence along the southeast perimeter of the property in lieu of the required wood fence. The area proposed for the slats borders an R-2 zoned district adjacent to the Fourche Creek floodway.

The applicant states that the fence will commence at the overhead power lines right-of-way and proceed approximately 317 +/- feet along the southeast portion of the property for privacy and screening. This portion of the fence is proposed to have slats woven inside the fence. The south side will contain approximately 165 +/- feet of chain-link fence along with the required six-foot wood slat fence and the remainder of the property will have approximately six-foot privacy fencing.

Section 36-516 (f)(1) of the City's Zoning Ordinance states: "*for purposes of erecting fences that are to serve as visual screening, plastic or metal slats woven into a chain-link fence are prohibited*".

Staff is supportive of the request to allow metal slats only woven into a chain-link fence. Staff views the request as to be somewhat in conformance with the development pattern in the area and notes that the bordering area to the east will most likely not be developed as a residential area.

E. Staff Recommendation:

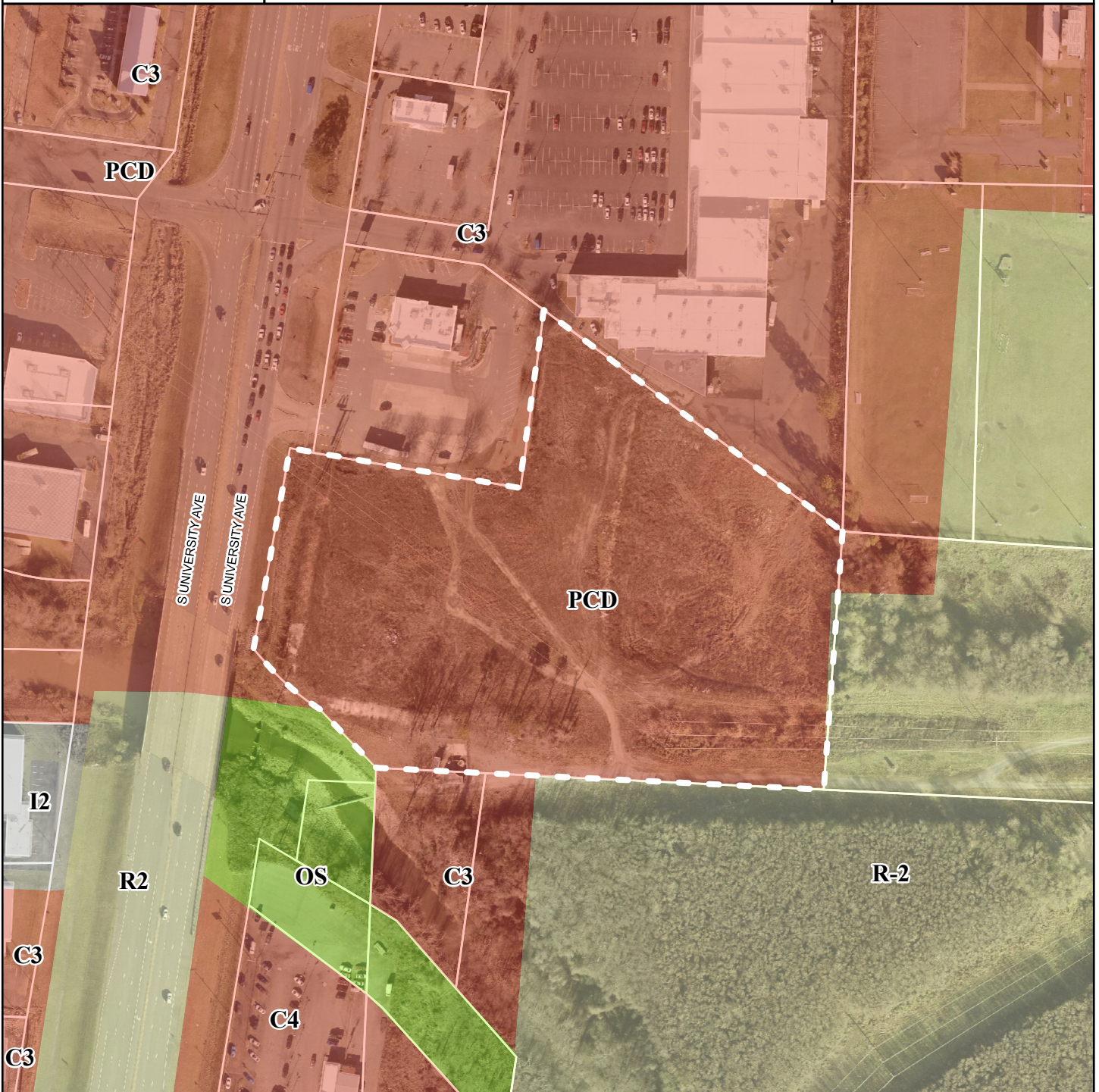
Staff recommends approval of the of the requested "metal slats in a chain-link fence" variance for the approximately 317 +/- feet only along the southeast portion of the property per the above staff analysis.

Z-10297

4301 S. UNIVERSITY AVE.

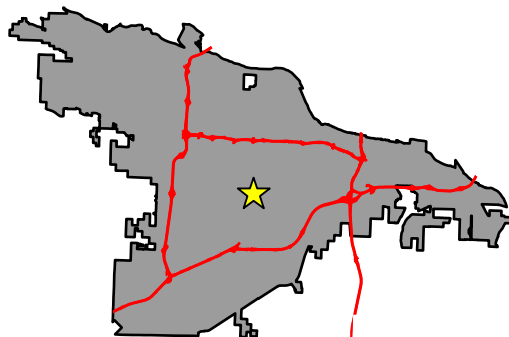
BOARD OF ADJUSTMENT  
June 18, 2026

Zoning

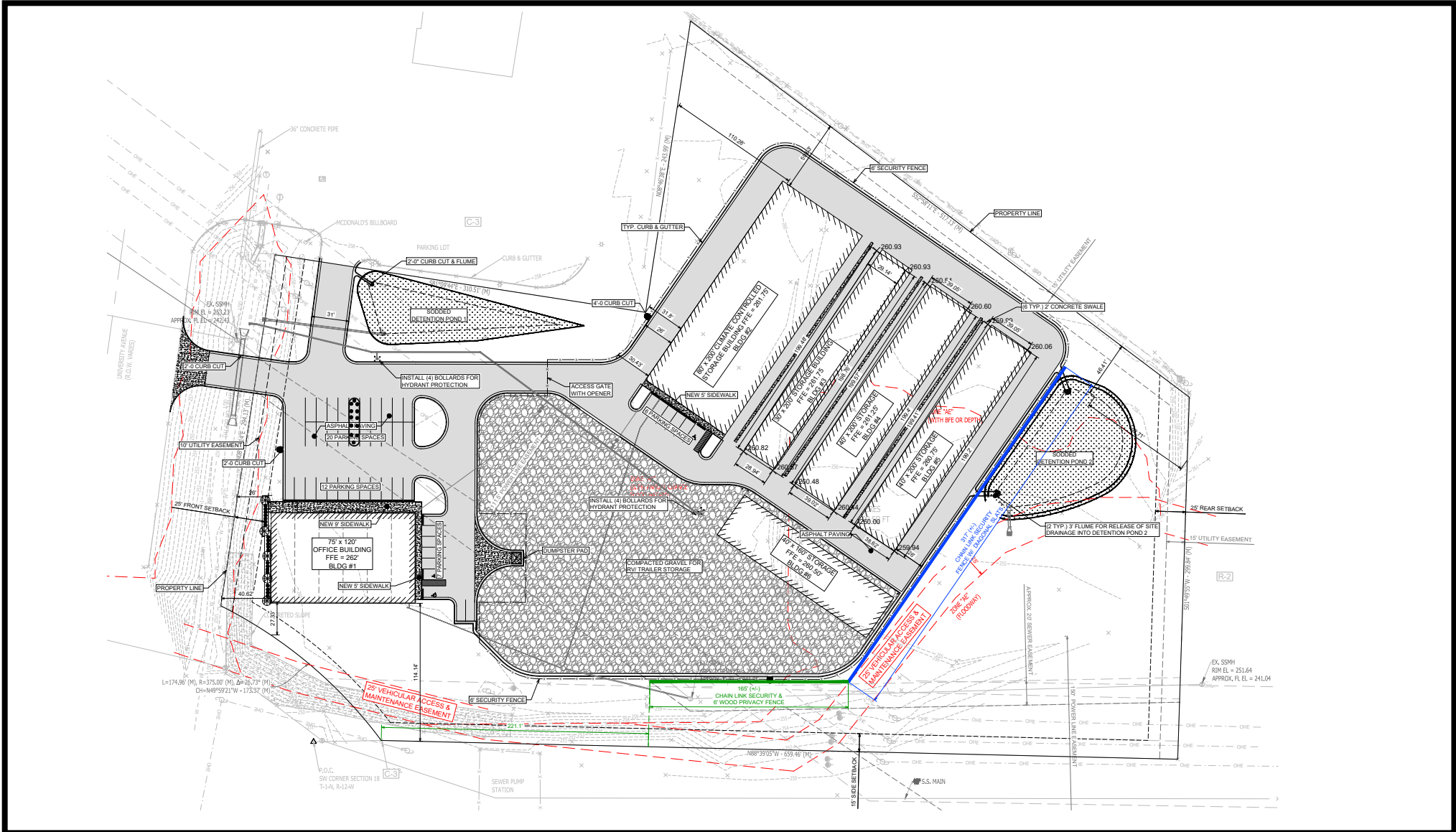


Legend

- INDUSTRIAL
- OPEN SPACE
- SINGLE FAMILY
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



## Sketch Map

# City of Little Rock Planning & Development

Case No: Z-10297

Name: Phillip Lewis-Lewis Eng.

Location: 4301 S. University Ave.

Title: Allow vinyl slats in a chain link fence.



File No.: Z-10290

Owners: Susan Strauss

Applicant: Matt Farris (Agent)

Address: 1523 N. Harrison Street

Legal Description: Lot 5, Block 1, Englewood 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 31-12(b) to allow the encroachment of a structure across a platted building line.

Justification: The applicant's justification is presented as per the attached letter.

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 is located at 1819 Harrison Street at the southeast corner of Harrison Street and "O" Street within the Heights Design Overlay District. The lot is currently vacant with existing trees bordering the north perimeter of the property.

The applicant proposes to remove the existing trees along the south perimeter of the lot and construct a new single level 3,254 +/- square foot single-family residence on the lot. The applicant states that the proposed orientation is necessary to provide a paved vehicular access drive to "O" street, to the north.

The site plan indicates that the new structure will extend across the north side platted building line to within nine (9) feet of the property line.

Section 31-12(b) of the City's Subdivision Ordinance states, "In those instances where a recorded subdivision plat has 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 reduction of the 17.5-foot plated side building line to 9.0 feet for the primary dwelling.

Staff is supportive of the requested variance. Staff views the request as reasonable. Staff believes that the reduced side yard area is in conformance with the overall development patterns of the area and that the proposed location of the new dwelling will occupy essentially the same area as the existing structure. The overall development should have no adverse impact on the surrounding properties.

If the Board approves the requested platted building line setback variance, the applicant must then produce a one-lot replat reflecting the approved change, which will reflect the extension of the building line Only in the area of the carport and porch construction. As such, the applicant must also review filing procedures with the County Clerk's office to determine if the replat will require a revised Bill of Assurance and respond as necessary and appropriate, as part of said replat. A copy of the revised plat must be submitted to the Planning and Zoning Department of the City of Little Rock.

E. Staff Recommendation:

Staff recommends approval of the requested encroachment across the platted building line from 17.5 feet to a minimum of 9.0-feet for the new dwelling as outlined in the staff analysis and indicated on the provided sketch, subject to 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 Hillcrest Design Overlay District requirements.
3. A replat of the property be performed and filed with the Pulaski County Clerk's Office and the Little Rock Department of Planning and Development

Z-10290

1523 N. HARRISON ST.

BOARD OF ADJUSTMENT  
JUNE 18, 2026

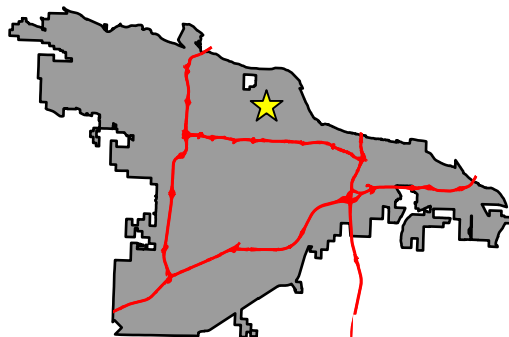
Zoning



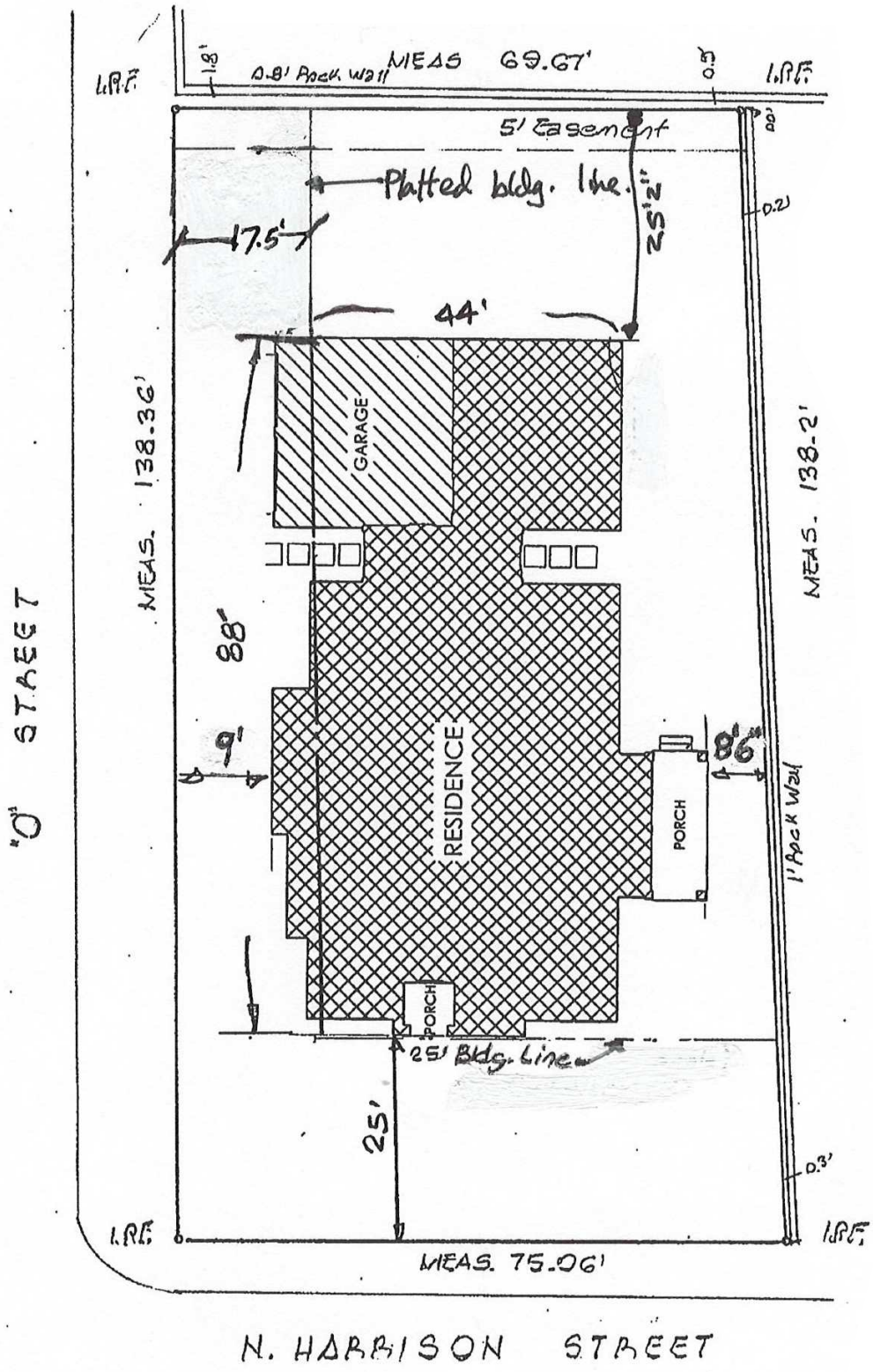
Legend

 SINGLE FAMILY

 Parcel Lines



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**



**Sketch Map**  
**City of Little Rock Planning & Development**

Case No: Z-10290  
Name: Matt Farris-Farris Construction  
Location: 1523 N. Harrison St.

Title: Allow a reduced side and rear yard setback in an R-2 zoning and allow the encroachment of a structure across a platted building line.