

City Of Little Rock Board Of Adjustment

AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

May 21, 2026

4:00 PM

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of the April 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

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

CONSENT AGENDA

MAY 21, 2026

4:00 P.M.

I. CONSENT APPROVAL:

1. Z-10278 16 Westchester Court

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to no less than twelve (12) feet subject to the following conditions:

1. A building permit being obtained for all construction.

2. Z-10279 2716 West 11th Street

Staff recommends approval of the requested front yard setback reduction to no less than 25 feet as outlined in the staff analysis and indicated on the submitted site plan.

3. Z-10289 48 Orle Circle

Staff recommends approval of the requested side yard setback reduction from 8 feet to a minimum of 7.7-feet and a reduction of the rear yard setback from 25 feet to no less than 23.6 feet.

4. Z-10290 1523 North Harrison Street

Staff recommends approval of the requested rear yard setback reduction to no less than 17.5 feet, subject to the following conditions:

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

5. Z-10291 23 Bretagne Circle

Staff recommends approval of the requested masonry wall height variance to allow a privacy wall to be constructed to a height of 6 feet between the required building setback and the street right-of-way as per the staff analysis and submitted survey site plan.

II. CONSENT APPROVAL: (CONT)

7. Z-10296 904 South Schiller Street

Staff recommends approval of the requested front setback reduction from 25-feet to a minimum of 9.5-feet and the requested rear setback reduction from 25-feet to 8.4 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. A replat of the property be performed and filed.

9. Z-10094-A 1 Dover Drive

Staff recommends approval of the requested side yard setback to no less than 4.2 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.

10. Z-10252 82 Calion Court

Staff recommends deferral of the variance request to the June 18, 2026, hearing agenda.

II. REGULAR AGENDA:

6. Z-10292 1812 North Monroe Street

Staff recommends approval of the requested northwest and southwest side yard setback variances, 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. Compliance with the Building Code requirements as noted in paragraph C. of the staff report.

Staff recommends denial of the request to allow the (carport) addition along the southeast portion of the residence to be constructed within 1-foot of the side property line, crossing into the 6-foot side yard setback.

8. Z-10297

Staff recommends denial of the requested “slats in a chain-link fence.

File No.: Z-10278

Owners: Ross Holzhauser

Applicant: Ross Holzhauser

Address: 16 Westchester Ct.

Legal Description: Lot 17, Westchester Subdivision Phase IV, 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. 36-254 to allow a reduced rear yard setback in the R-2 district.

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:
No Comment
- C. Building Codes Comments:
No Comments.
- D. Staff Analysis:

The property located at 16 Westchester Ct. is within a predominately R-2 zoned neighborhood, within the Westchester subdivision. The survey indicates the lot has a width of 125-feet and a depth of 140 feet occupied by a 3,095 square feet single-story residence.

The applicant is proposing to construct a new two car garage where the present carport stands. The survey and applicant provided sketches indicate that the addition will extend the primary into the rear setback thirteen (13) feet. Allowing a twelve (12) foot setback on the north property line.

The applicant states that the addition will be built out of brick and siding that will match the primary residence.

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 eight (8) feet.

Staff is supportive of the requested variance. Staff views the request reasonable. Staff believes that the requested variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to no less than twelve (12) feet subject to the following conditions:

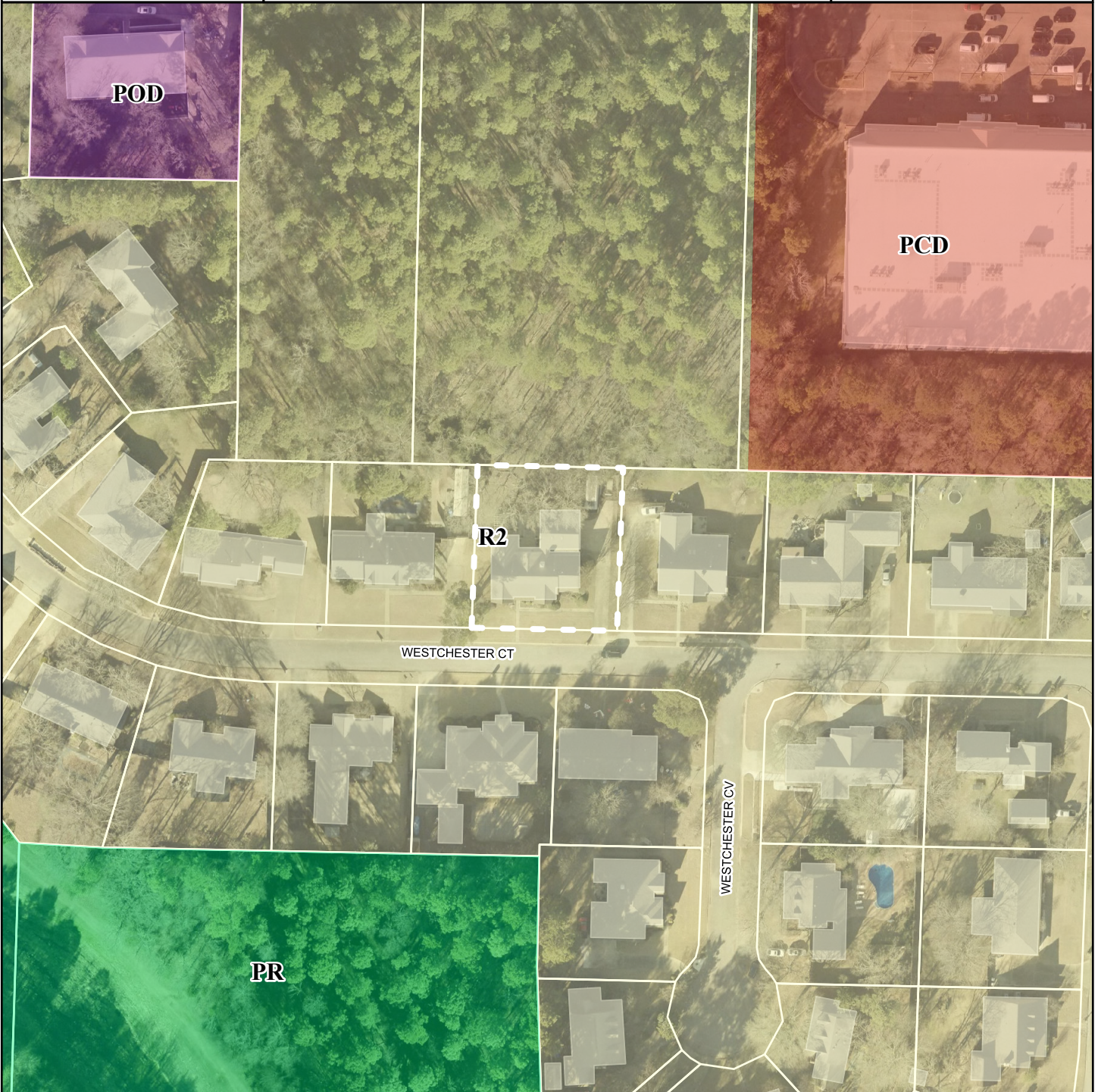
1. Obtain a building permit prior to construction.

Z-10278






16 WESTCHESTER CT.

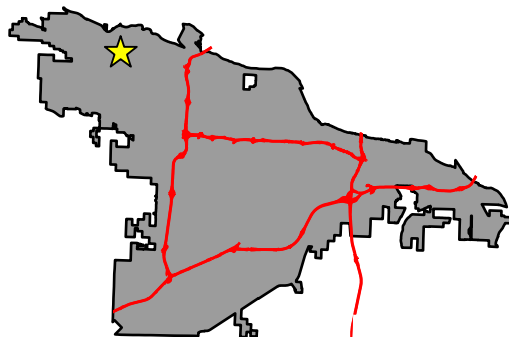
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning

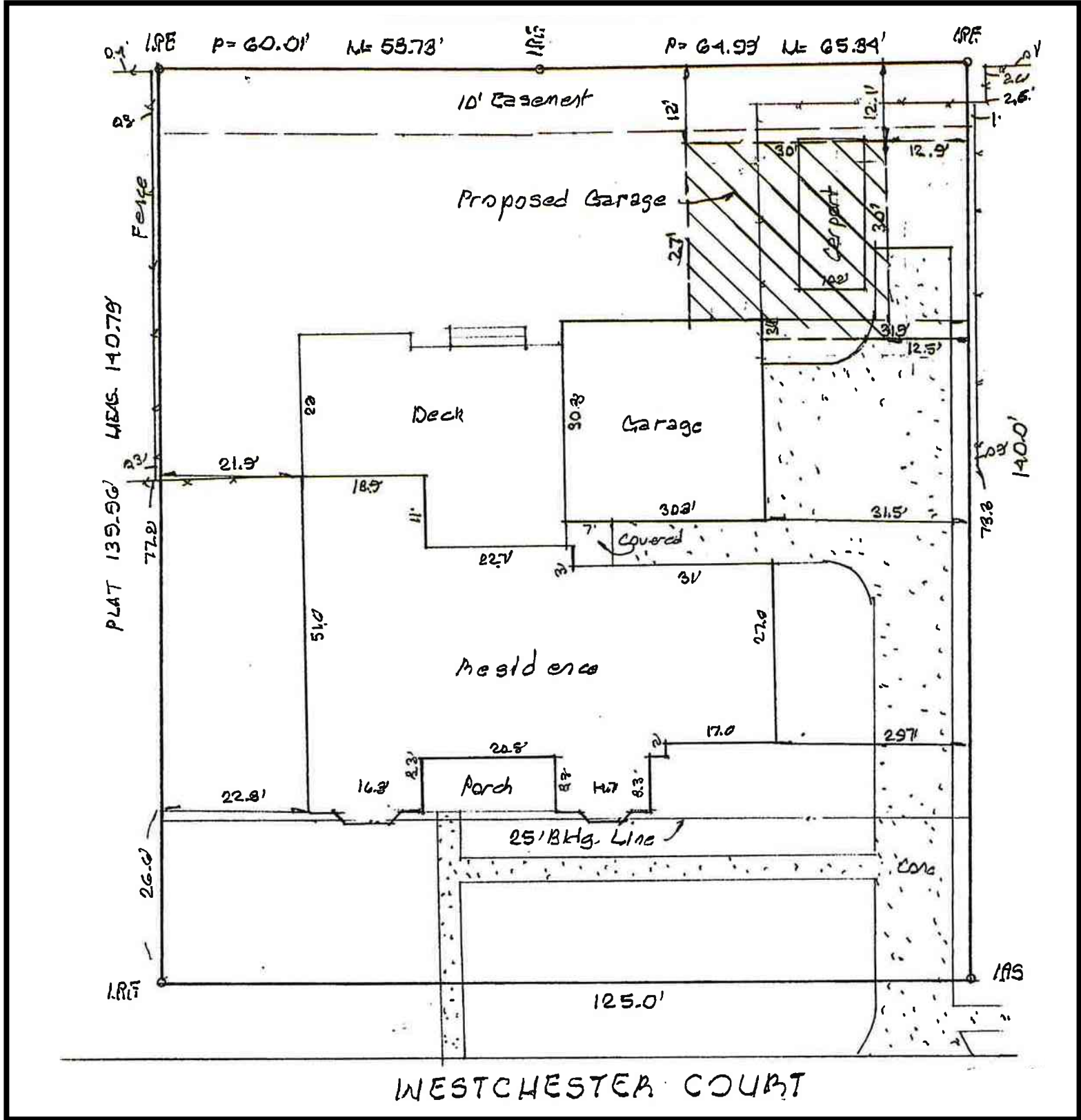


Legend

-  PARKS AND RECREATION
-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10278

Name: Ross Holzhauser

Location: 16 Westchester Ct.

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



File No.: Z-10279
Owner: VTLR, LLC
Applicant: Chris East – Cromwell Architects
Address: 2716 West 11th Street
Legal Description: Lot 2, Block 10 , Roots and Coys Addition to the City of Little Rock, Pulaski County, AR
Current Zoning: R-3
Present Use: Residential
Proposed Use: Commercial Industrial
Variance(s) Requested: A variance is requested from the area provisions of Section 36-320 to allow a reduced front yard setback in a I-2 District.
Justification: The applicant’s justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

Accessibility stalls and path required.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

No comments.

D. Analysis:

The property located at 2716 West 11th Street is zoned R-3 and is currently occupied by a commercial structures within the central portion of the block. The property is bordered along the west perimeter by another property owned by the applicant which contains a bus rental parking area.

The applicant proposes to remove the existing structures to construct a new 4,200 square foot bus washing structure at the west end of the property. The remainder of the property will be used as paved parking for up to thirty vehicles along the south

perimeter of the site bordering West 11th Street and twenty-four bus parking spaces along the north perimeter.

The applicant states that the proposed development will include an Office area with patio, and a two-bay bus wash facility with additional parking for buses along the north side of the structure. The applicant additionally states that they have applied to the Planning Commission to rezone the eastern 0.42-acre portion of the site from R-3 to I-2.

The property is bordered to the north by an existing facility owned by the applicant and dwellings to the northeast. R-2 and R-4 properties occupy the remainder of the block to the west along South Woodrow Street.

Section 36-320 (e) (1) Front Yard, states, “ There shall be a front yard having a depth of not less than fifty (50) feet to the front line of the building. Therefore, the applicant is requesting a variance to reduce the front setback to no less than 25 feet.

Staff is supportive of the requested setback variance and views the request as reasonable. The proposed commercial facility expansion is in conformity with general area adjoining the railroad corridor along the east perimeter of the property. Staff believes the expansion of the commercial facility will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

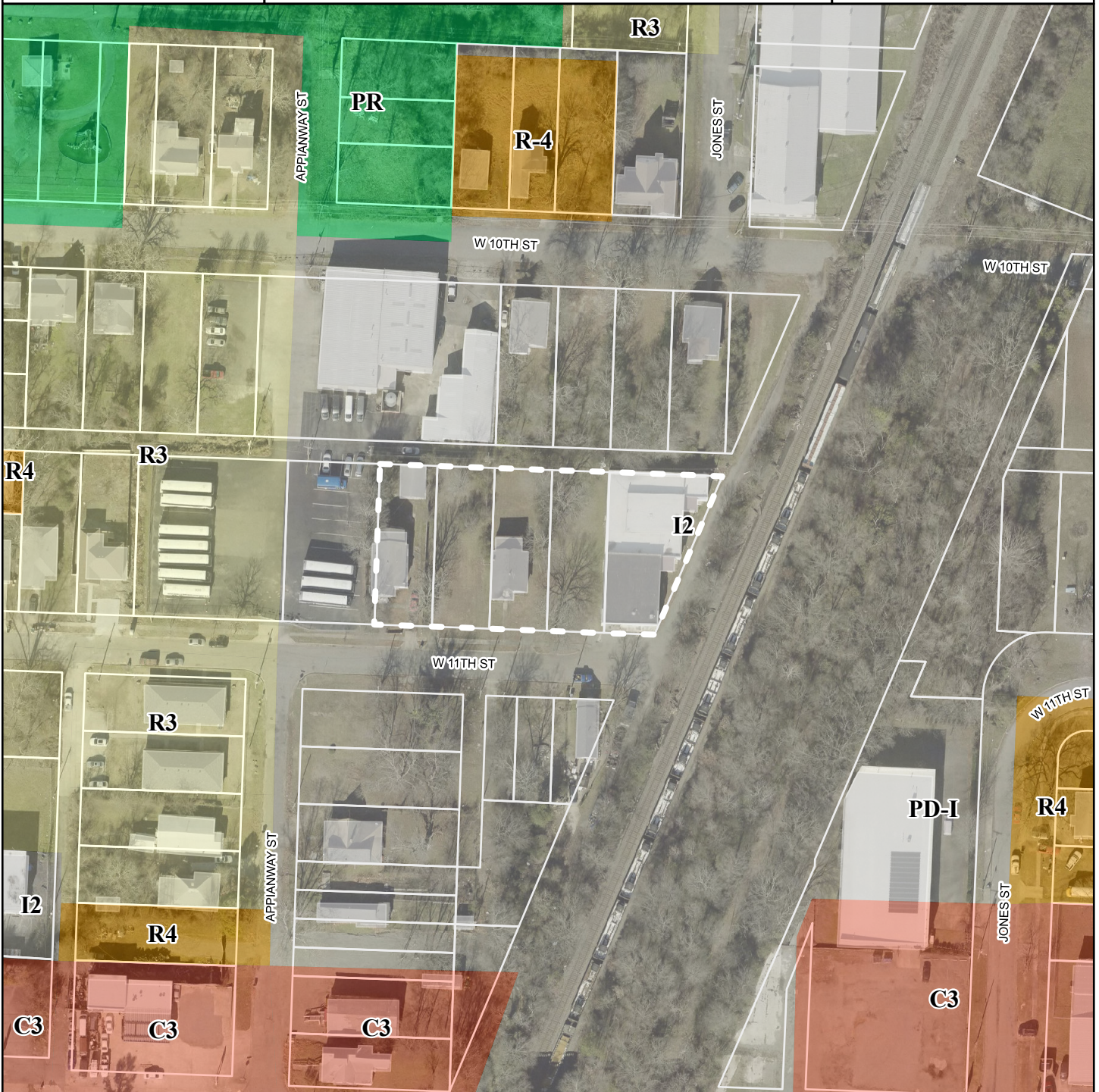
Staff recommends approval of the requested front yard setback reduction to no less than 25 feet as outlined in the staff analysis and indicated on the submitted site plan.

Z-10279

2716 WEST 11th ST.

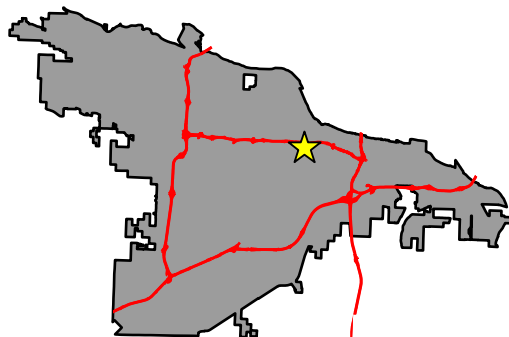
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning

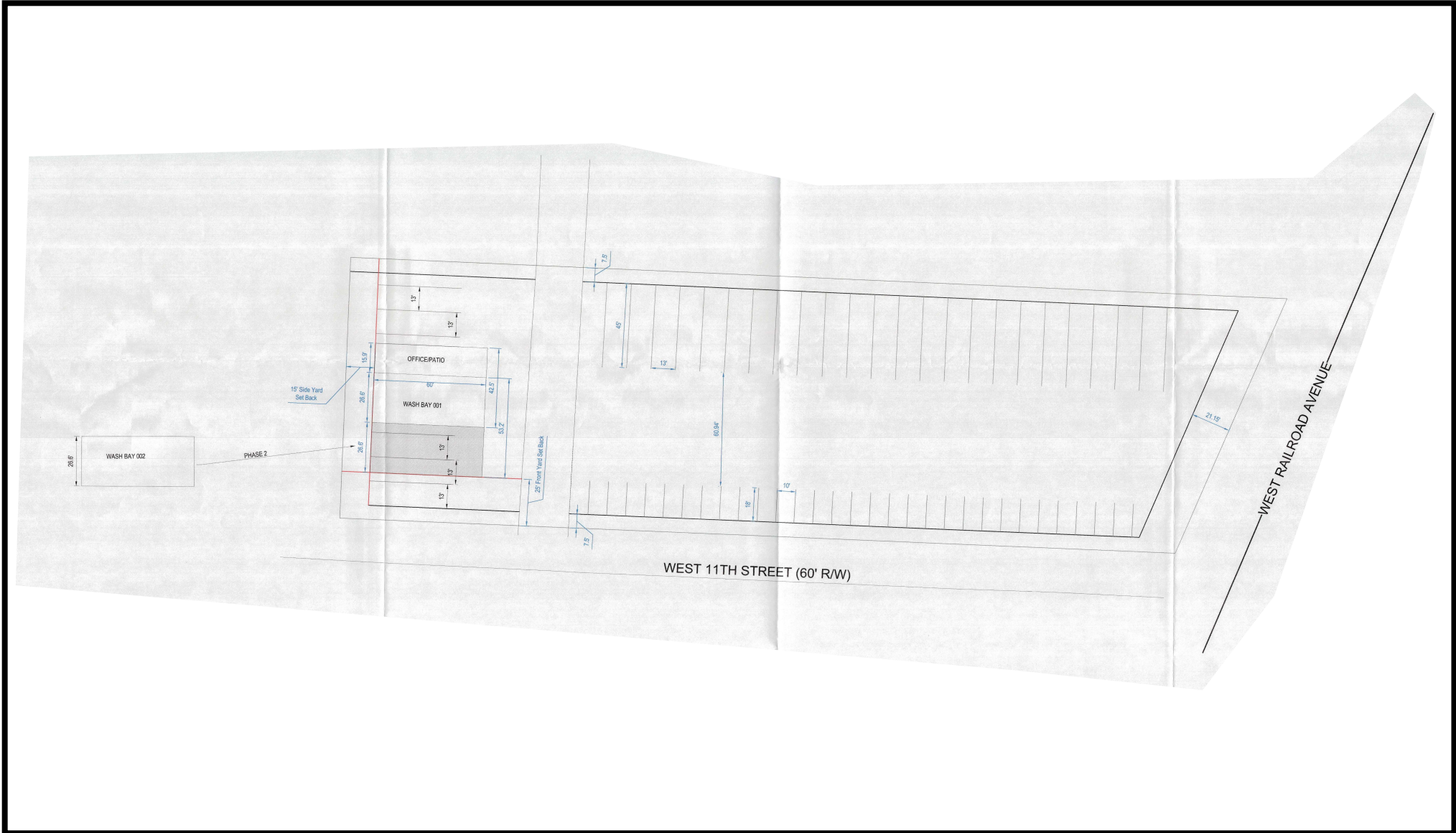


Legend

-  INDUSTRIAL
-  PARKS AND RECREATION
-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10279

Name: Chris East-Cromwell Architects

Location: 2716 West 11th St.

Title: Allow a reduced front yard setback in an I-2 zoning.



File No.: Z-10289

Owner: H & D Homes LLC

Applicant: Joe White & Associates (Agent)

Address: 48 Orle Circle

Legal Description: Lot 23, Block 113 of Chenal Valley "Orle" Subdivision, addition to the City of Little Rock, Pulaski County, Arkansas

Current Zoning: 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 36-254 to allow a reduced side yard setback in the R-2 district.

A variance is requested from area regulations of Sec. 36-254 to allow a reduced rear yard setback in the R-2 district.

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 Code Comments:
No Comments.

D. Staff Analysis:

The property located at 48 Orle Circle is in a predominantly R-2 zoned neighborhood off of Chenal Valley Drive in west Little Rock.

The residence is new construction and consists of a 4,859 square foot two-story masonry home. The lot itself is 84.95 feet in width and 135.14 in depth. The applicant is requesting an “after the fact” variance. The present owner is the contractor who built the residence and inadvertently constructed the structure within the side and rear yard setbacks. The survey submitted shows that the northwest side yard setback at 7.7 feet and the rear (west) setback at 23.6 feet

Section 36-254(d)(2) states *There shall be a side yard set-back 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 reduction of .3 feet to 7.7 feet.

Section 36-254(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 a reduction of the rear yard setback of 1.4 feet to 23.6 feet.

Although Staff is not in favor of approving variances after the work had been completed, Staff is supportive of the requested variances. Staff views the request as reasonable. Staff believes the proposed request will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback reduction from 8 feet to a minimum of 7.7-feet and a reduction of the rear yard setback from 25 feet to no less than 23.6 feet.

Z-10289



48 ORLE CIRCLE

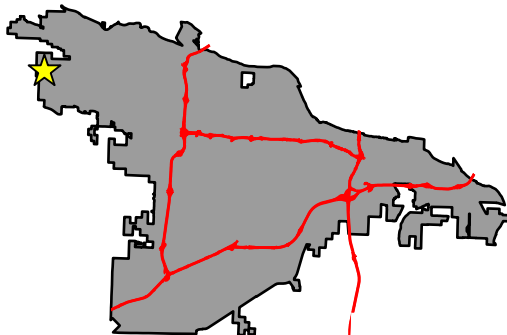
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning



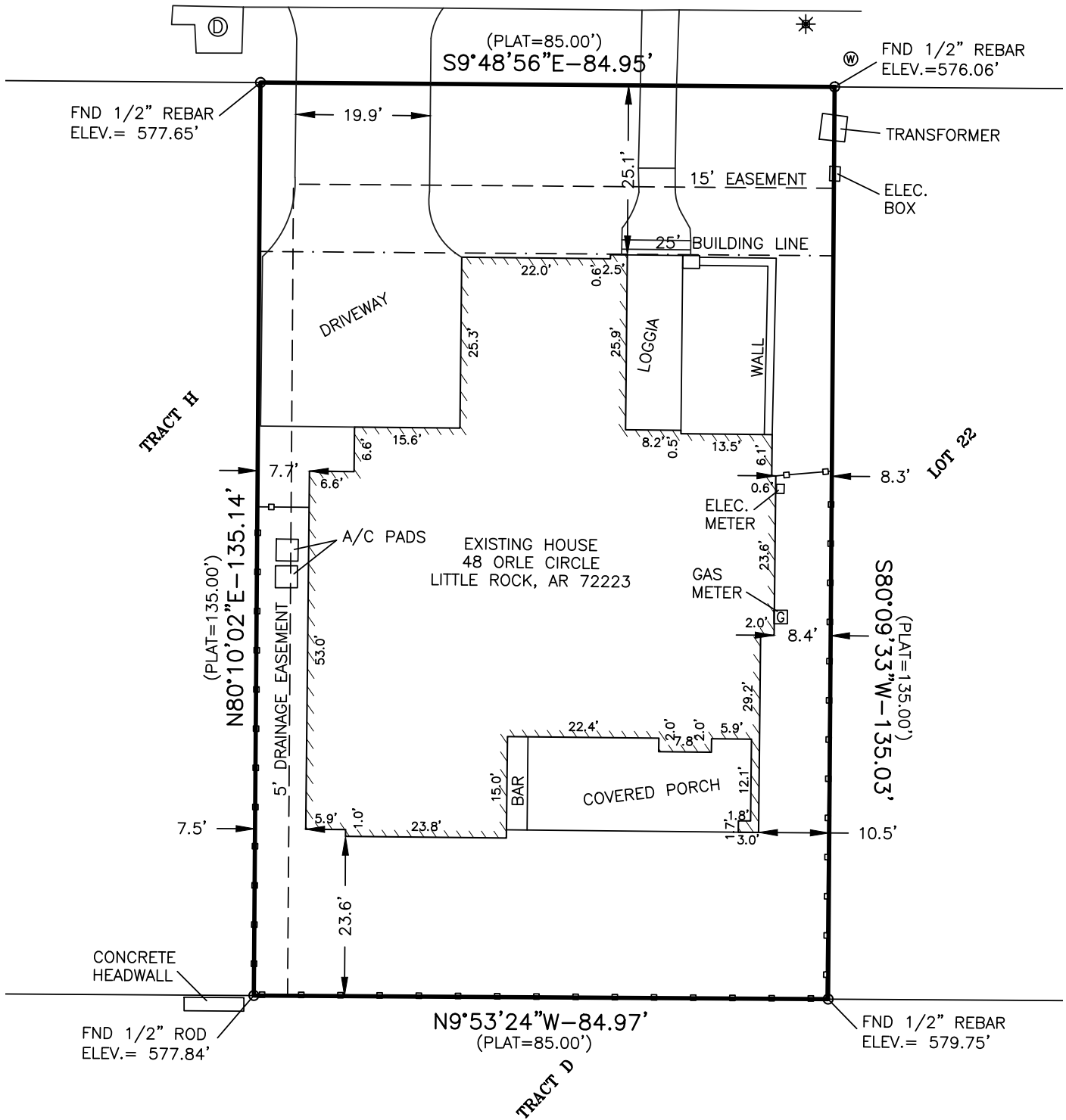
Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

ORLE' CIRCLE



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10289

Name: Joe White & Associates

Location: 48 Orle Circle

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



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 area regulations of Sec. 36-254 to allow a reduced rear yard setback 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 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 within the Heights Design Overlay District. The lot is currently occupied by a one-level single family residence with a single-story accessory structure in the rear yard area.

The applicant proposes to remove the existing structures and construct a new two level 5,254 square foot single-family residence on the lot. The applicant states that the proposed layout is necessary to provide garage space to accommodate multiple vehicles with access to "O" street, to the north.

The site plan indicates that the new structure will extend from east to west upon the lot to within seventeen (17.5) feet of the rear (east) property line.

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 primary structure into the rear yard setback reducing the setback to no less than 17.5 feet.

Staff is supportive of the requested variances to allow reduced side and rear yard setbacks. Staff believes that the reduced setbacks are in conformance 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.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction to no less than 17.5 feet subject to the following conditions:

1. A building permit must be obtained 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-10290



1523 N. HARRISON ST.

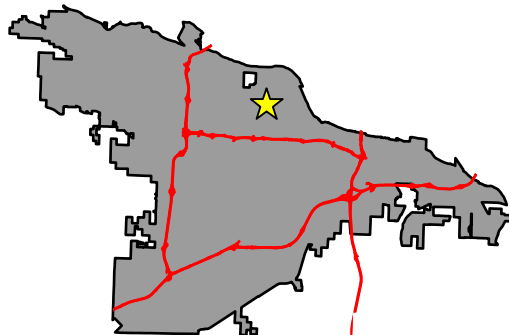
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning

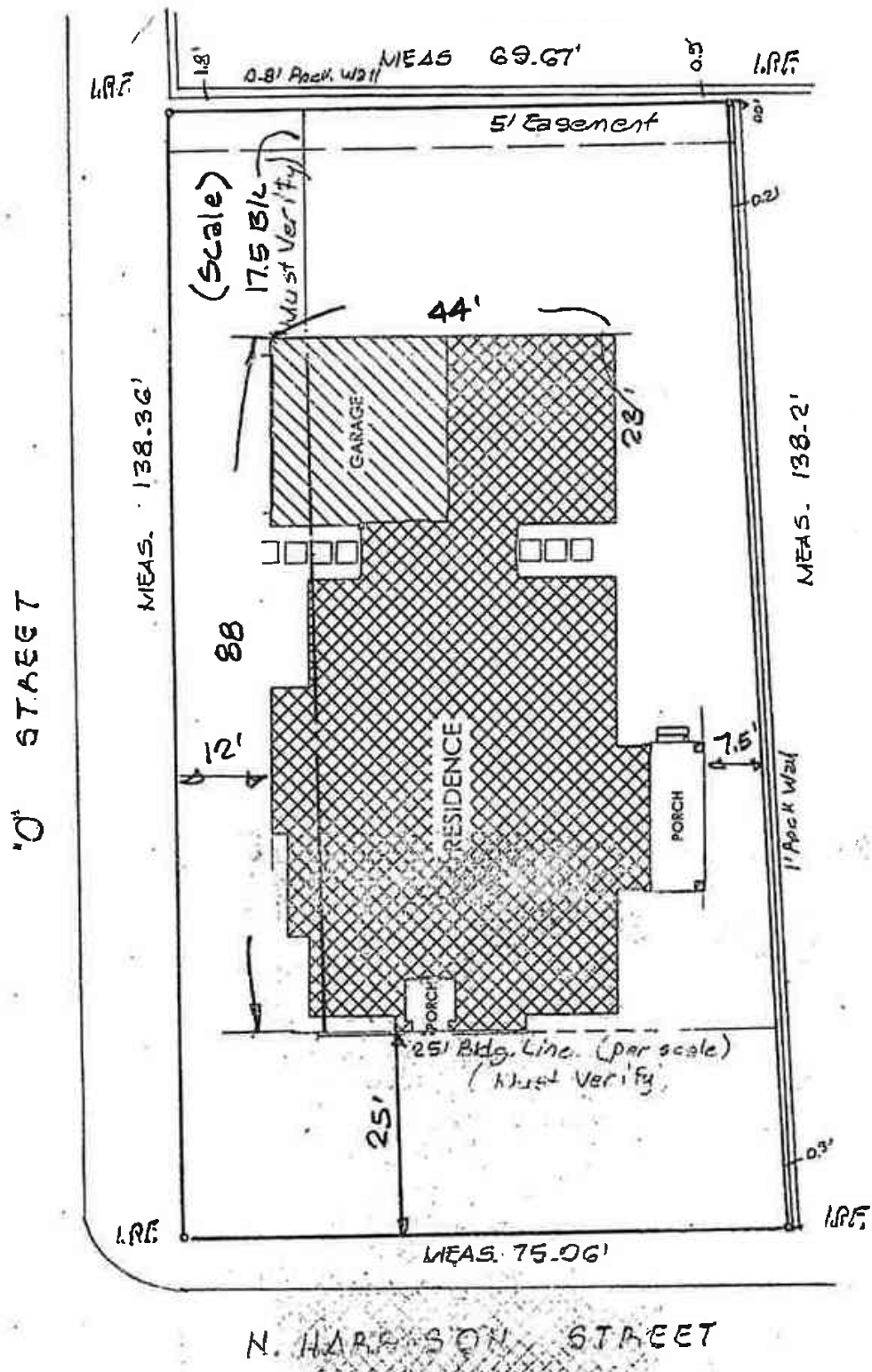


Legend

-  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.

File No: Z-10291

Owner: Randolph and Sherry Baltz

Applicant: Sherry Baltz

Address: 23 Bretagne Circle

Legal Description: Lot 8, Block 11, Chenal Valley, "Bretagne Circle" addition to the City of Little Rock, Pulaski County, Arkansas

Current Zoning: MF-18

Present use: Single-Family Residence

Proposed Use: Single-Family Residence

Variance (s) Requested: Variances are requested from the height and area provisions of Section 36-516 to allow an increased fence height from four (4) feet to six (6) feet between a required building setback line and a street right-of-way.

Justification: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments required.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

No comments required.

D. Analysis:

The MF-18 zoned property located at 23 Bretagne Circle is occupied by a single-family residence. The survey indicates a lot width of 147.54 feet and a depth of 190 feet. The residence is set over 35 feet from the front (east) property line, 38.3 feet from the south property line, over 35 feet from the north property line, and over 40 feet from the rear (west) property line.

The house is constructed within the building setback lines of the property with a 5-foot utility easement along the perimeter of the south property line. The applicant is proposing to construct a masonry privacy wall, 6-foot in height on the north side of the property's side yard area bordering the driveway and Bretagne Circle.

The sketch provided indicates that the masonry wall will begin at the northwest corner of the property and run approximately 60-feet south to the existing concrete driveway then resume southeast across the driveway extending approximately 12-feet. The proposed wall proceeds along the north perimeter of the property within the building setback line bordering the street right-of-way.

Section 36-516 (e)(1)(a) of the City's Zoning Ordinance states that the residential fence standards; "Between a required building setback line and a street right-of-way, the maximum height shall be four (4) feet. Other fences may be erected to a maximum height of eight (8) feet." Therefore, the applicant is requesting a variance to allow a masonry wall to a height to six (6) feet between the building setback line and a street right-of-way.

Staff is supportive of the requested wall height variance and views the request as reasonable. Staff believes the proposed masonry wall will essentially enclose the rear yard portion of the property and allow for the garage doors to be obscured from the street as desired.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested masonry wall height variance to allow a privacy wall to be constructed to a height of 6-feet between the required building setback and the street right-of-way as per the staff analysis and submitted survey site plan. Subject to the following conditions:

1. A building permit must be obtained prior to construction.
2. All portions of the construction must remain within property boundary, including but not limited to, footings and finished materials.

Z-10291




23 BRETAGNE CIRCLE

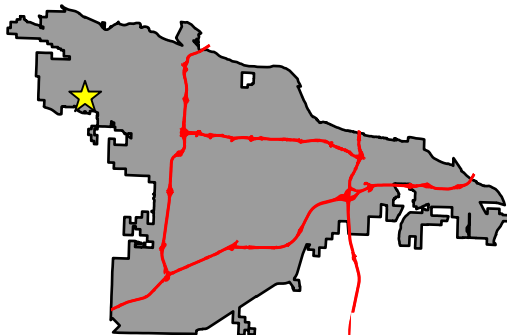
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning

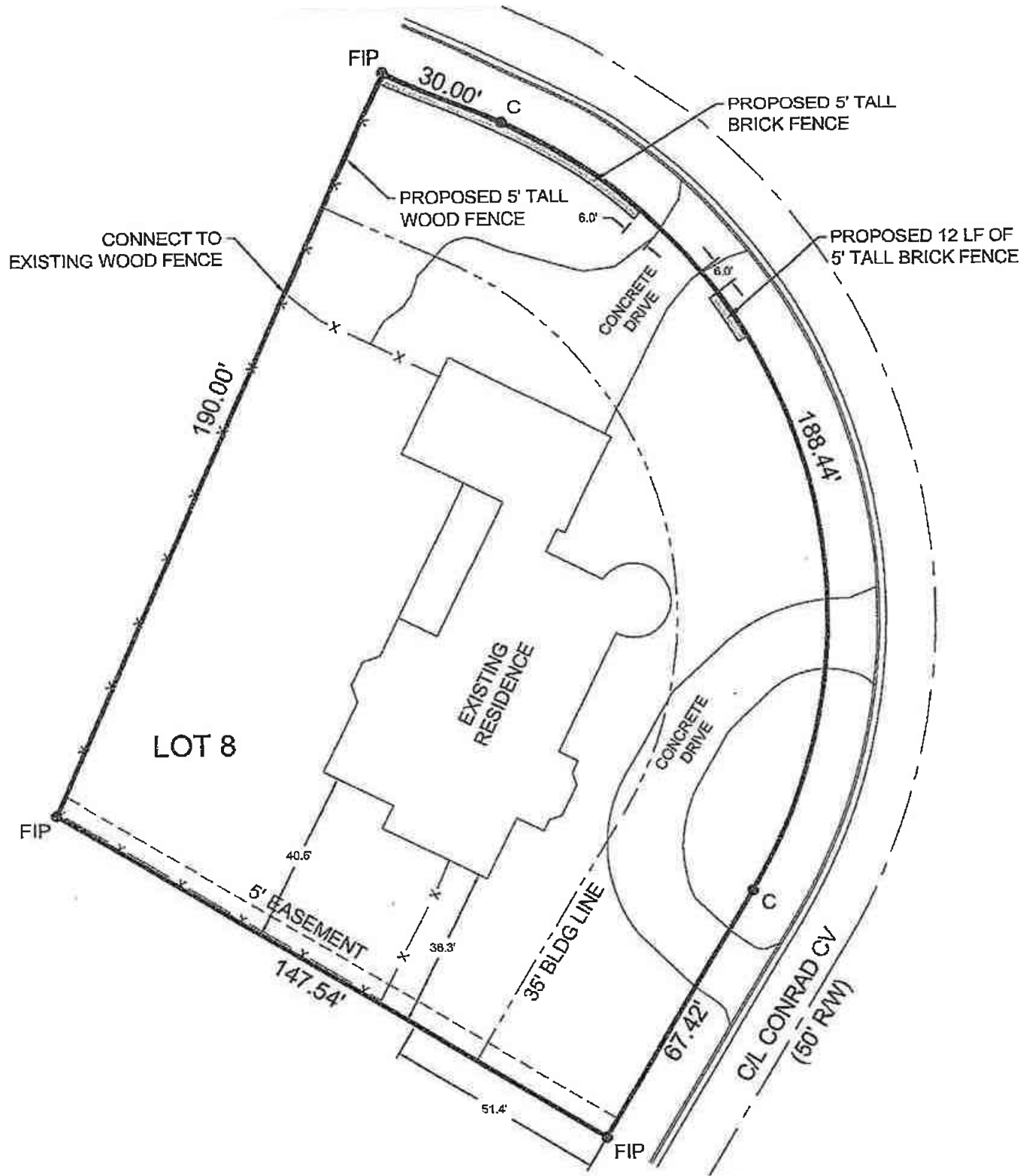


Legend

-  SINGLE FAMILY
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10291

Name: Randolph & Sherry Baltz

Location: 23 Bretagne Circle

Title: Allow an increased fence height from four (4) feet to six (6) feet.



File No.: Z-10296

Owner: Ruth M. Vasquez

Applicant: Ruth M. Varquez

Address: 904 South Schiller Street

Legal Description: The south 19.4 feet of east 50 foot of lot 12 and the north 13.6 feet of the east 50 foot of lot 11, block 7 of Marshall and Wolfe's addition, an 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 the area provisions of Section 36-255 to allow a reduced front and rear yard setbacks.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comment

B. Buffering and Landscape Comments:

No Comments

C. Building Codes Comments:

The required fire separation distance (building to property line) prescribed by the building code terminates at five feet. Buildings are allowed to be closer than five feet if they have properly constructed fire walls which provide the requisite one-hour fire resistance rating. When buildings are five feet or more from the property line, the requirement no longer applies to the wall itself, only the projections such as eaves or overhangs.

Openings such as doors and windows are limited when the exterior wall is three feet from the property line and are prohibited when the exterior wall is less than

three feet from the line. There is no restriction on openings when the exterior wall is more than three feet from the property line.

Contact the City of Little Rock Building Codes (501)371-4832 for additional details.

D. Staff Analysis:

The property at 904 S. Schiller Street in an R-3 zoned neighborhood and is a total of 1,650 square feet or 0.4 of an acre. The subject property is located in the Marshal and Wolfe subdivision and is at the corner of Schiller Street and Maryland Ave.

The applicant states that they have already demolished the existing house and is proposing to construct a new residence on the same footprint as the old structure.

The survey submitted by the applicant shows that the applicant is requesting a variance from the front and rear setbacks, which is allowed by code for existing nonconforming lots. The applicant is requesting the front setback of only 9.5 feet, and a rear setback of 8.4 feet.

Section 36-255(d)(1) of the City's Subdivision Ordinance states, "*There shall be a front yard setback having a depth of not less than twenty-five (25) feet*". Therefore, the applicant is requesting a variance to allow a reduction of the front yard setback from 25 feet to 9.5 feet.

Section 36-255(d)(3) of the City's Subdivision Ordinance 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 a reduction of the rear yard setback from 25 feet to 8.4 feet.

In Staff's opinion, the proposed setback adjustments pose no negative effect upon the health, safety, or welfare of the general public, and does not detract from the value or aesthetic of the neighborhood or surrounding properties. In addition, Staff finds the request to generally be in conformance with the development pattern in the neighborhood. Based on the above assessment and analysis, Staff finds the requested variances to be reasonable.

If the Board approves the requested setback variances, the applicant must then replat the property into a one-lot replat. Currently this property is two separate lots and is required by the Zoning Code to replat the lots into one lot due to the fact that permanent structure is not allowed to be built across an existing property line. 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 recorded 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 setback reduction from 25-feet to a minimum of 9.5-feet and the requested rear setback reduction from 25-feet to 8.4 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. A replat of the property be performed and filed.

Z-10296





904 S. SCHILLER ST.

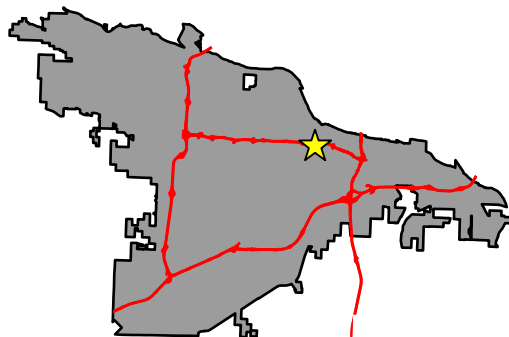
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning

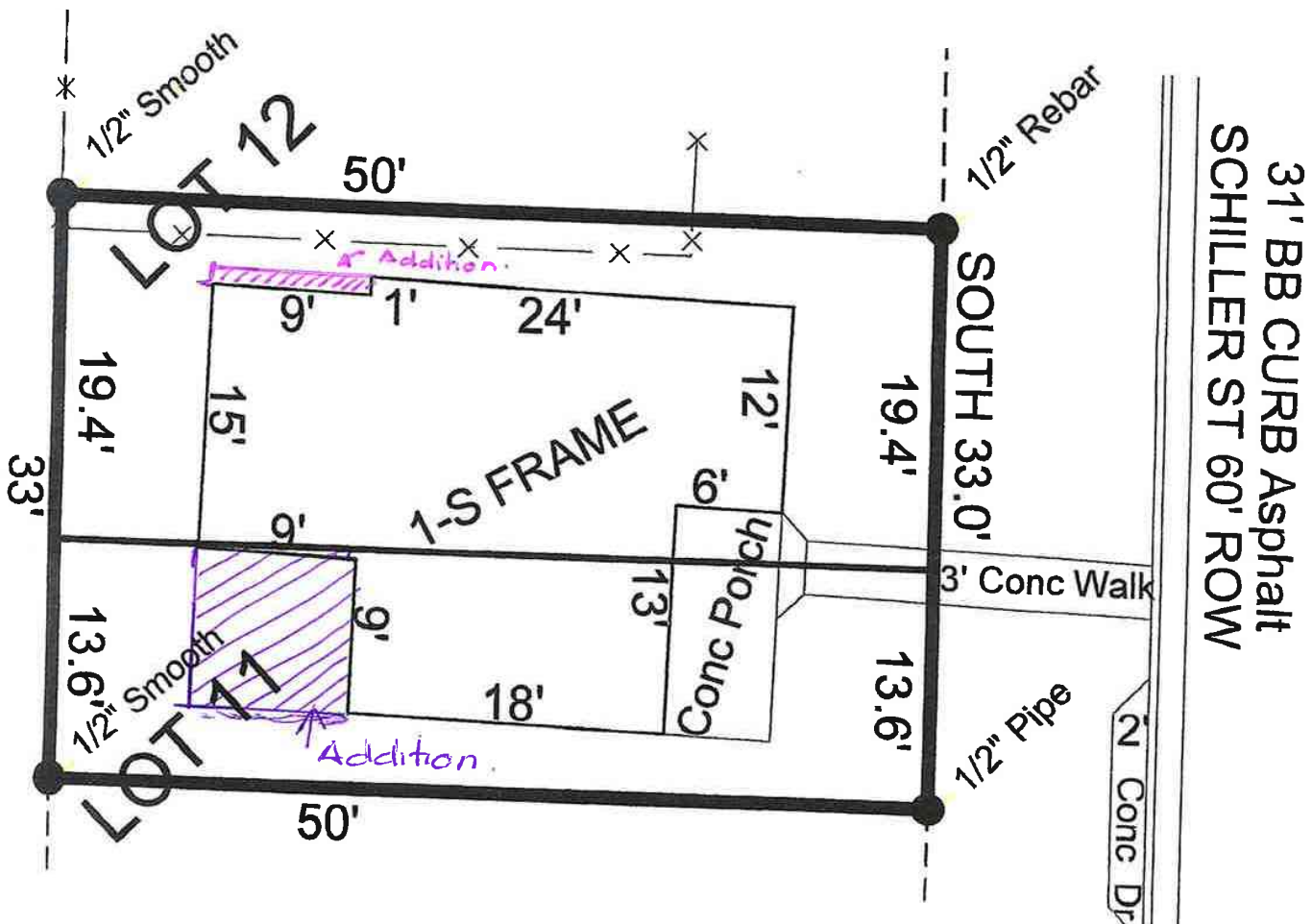


Legend

-  SINGLE FAMILY
-  PLANNED RESIDENTIAL
-  MULTI FAMILY
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map
City of Little Rock Planning & Development

Case No: Z-10296

Name: Ruth Vasquez

Location: 904 S. Schiller St.

Title: Allow a reduced front and side yard setback in an R-3 zoning.



File No.: Z-10094-A

Owners: ReeShema Britt

Applicant: ReeShema Britt

Address: 1 Dover Dr

Legal Description: Lot 254 Kensington Place Phase II Addition to the City of Little Rock, Pulaski County, Arkansas.

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 residence with reduced side yard setback.

Justification: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments.

B. Landscape and Buffer Comments:

No comments.

C. Building Codes Comments:

The required fire separation distance (building to property line) prescribed by the building code terminates at five feet. Buildings are allowed to be closer than five feet if they have properly constructed fire walls which provide the requisite one-hour fire resistance rating. When buildings are five feet or more from the property line, the requirement no longer applies to the wall itself, only the projections such as eaves or overhangs.

Openings such as doors and windows are limited when the exterior wall is three feet from the property line and are prohibited when the exterior wall is less than three feet from the line. There is no restriction on openings when the exterior wall is more than three feet from the property line.

Contact the City of Little Rock Building Codes (501)371-4832 for additional details.

D. Analysis:

The property located at 1 Dover Drive is currently occupied by a single-story masonry single family residence. The residence is centrally located on the lot with an existing pool and two accessory structures in the rear yard. There is a utility easement along the south (side) and east (rear) property lines.

The applicant is proposing to construct an addition along the north of the residence. The proposed addition would add eight (8) feet to the front face of the residence and extend fifty-two (52) feet along the north side of the residence. The addition will extend to within 4.2 feet from the north side property line.

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) feet." Therefore, the applicant is requesting a variance to allow a reduction of the north side yard setback to no less than 4.2 feet.

Staff finds the request to generally be in conformance with the development pattern in the area. Staff believes the reduced buildable area of the lot severely limits potential expansion of the dwelling. Based on the above assessment and analysis, staff finds the request to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested side yard setback to no less than 4.2 feet, subject to the following conditions:

1. Obtain a building permit prior to construction.
2. Construction documents must include detailed drawings from mechanical and electrical contractors displaying disposition of all utility devices, systems, and or service connections currently residing along north side of residence. Such documents must be developed and presented to Little Rock Planning Department on or upon application of construction permit.
3. Construction documents must include detailed drawings that adhere to fire construction codes as stated in paragraph "C" of the above "staff analysis".

Z-10094-A



1 DOVER DR.

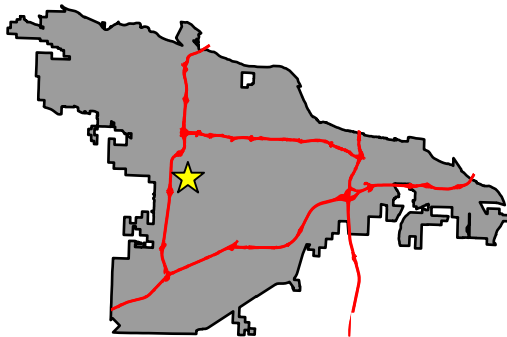
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning



Legend

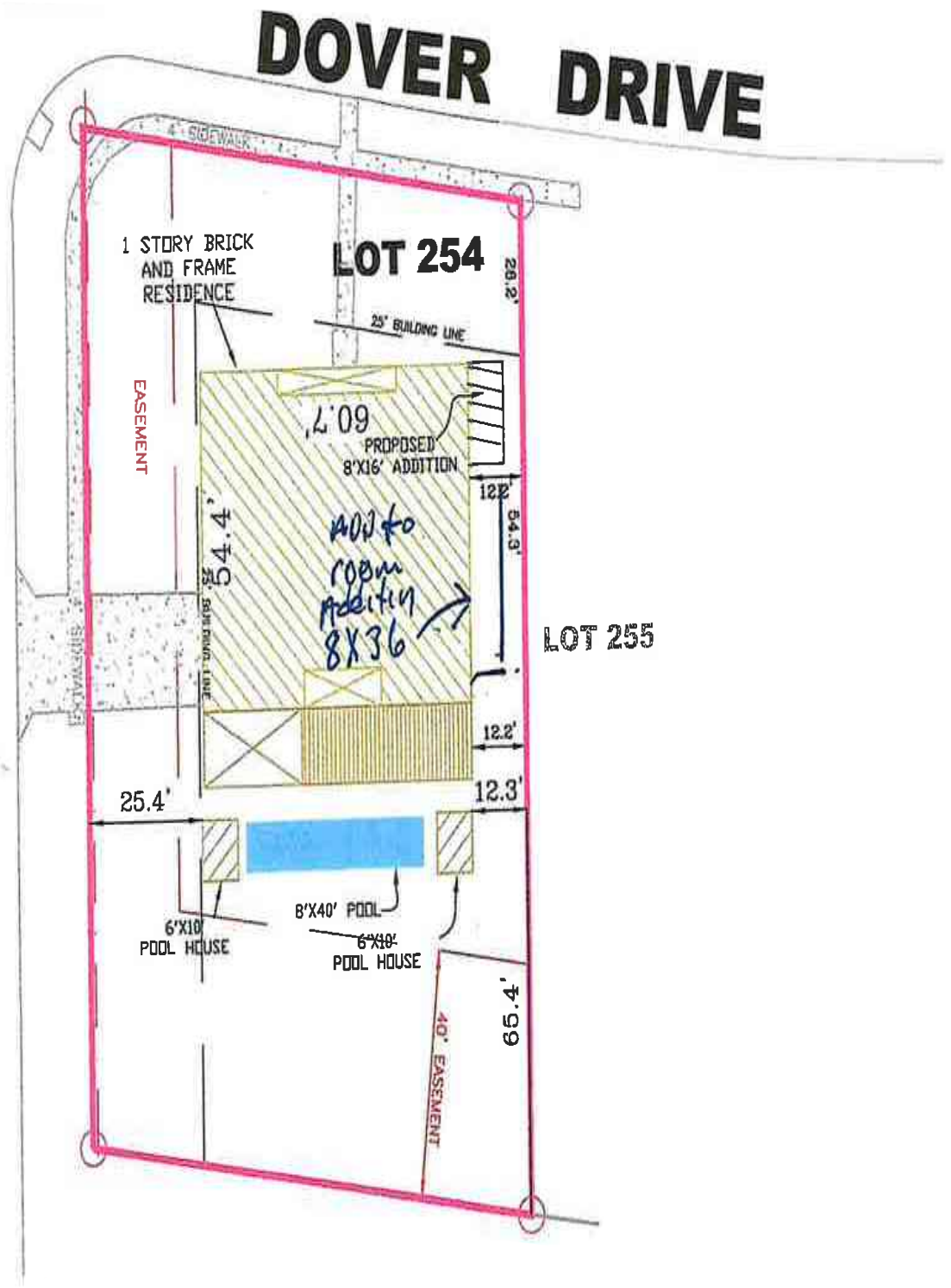
-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

W. 36th. STREET

DOVER DRIVE



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10094-A

Name: Reeshema Britt

Location: 1 Dover Dr.

Title: Allow an addition into side yard setback.



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.

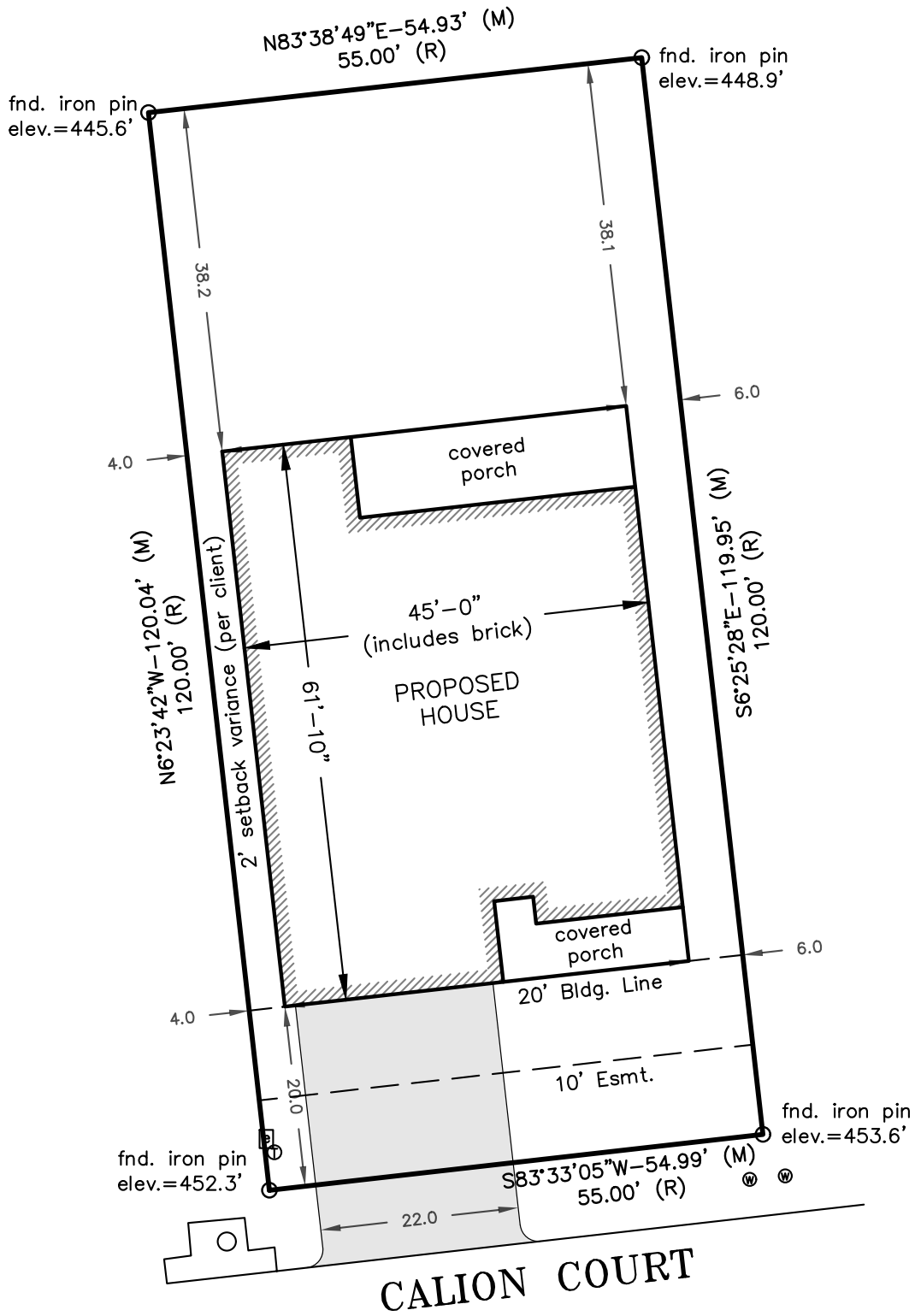
The site plan indicates that the applicant proposes to offset the new dwelling on the site and is requesting a two (2) foot reduction of the west side yard setback from six (6) foot to a four (4) foot side yard setback. This request will move the proposed structure closer to an existing drainage easement.

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.



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



Z-10252



82 CALION COURT

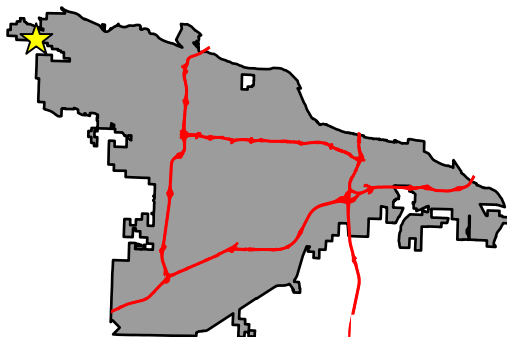
Board of Adjustment
MARCH 19, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

File No.: Z-10292

Owner: Wallace and Sue Rowland

Applicant: Ellen Yeary – Yeary Lindsey Architects (Agent)

Address: 1812 North Monroe Street

Legal Description: The South 37 1/2 feet of Lot 54 and the North 22 1/2 feet of Lot 53, Shadowlawn Addition to the City of Little Rock, Pulaski County Arkansas.

Current Zoning: 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 36-254 to allow a residence with a reduced side yard setbacks.

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 is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comment.

B. Buffering and Landscape Comments:

No comments.

C. Building Codes Comments:

The required fire separation distance (building to property line) prescribed by the building code terminates at five feet. Buildings are allowed to be closer than five feet if they have properly constructed fire walls which provide the requisite one-hour fire resistance rating. When buildings are five feet or more from the property line, the requirement no longer applies to the wall itself, only the projections such as eaves or overhangs.

Openings such as doors and windows are limited when the exterior wall is three feet from the property line and are prohibited when the exterior wall is less than three feet from the line. There is no restriction on openings when the exterior wall is more than three feet from the property line.

Contact the City of Little Rock Building Codes (501)371-4832 for additional details.

D. Analysis:

The R-2 zoned property located at 1812 North Monroe Street is occupied by a 3,140 square foot, two-story single-family residence. The survey indicates a lot width of 60 feet along North Monroe Street, a depth of 136.8 feet. The residence is set over 25 feet from the front (east) and rear (west) property lines. The existing residence occupies the central portion of Lot 53 and 54 and extends north and south to the allowed setback lines.

As part of the improvement to the residence, the applicant proposes to construct a 303.6 square foot carport addition on the southeast side of the residence to within one (1) foot of the property line, a 307.5 square foot screened porch addition to the northwest side, a 63 square foot addition at the southwest corner, and a 18 foot extension of the rear porch along the west side of the residence .

The applicant states the additions would follow either the footprint of the existing house and or infill pockets in floorplan to maximize the usable interior space. The additions would maintain the consistent and uniform roof line in the rear. The additions would also not require modifying any existing structural configurations to the existing dwelling.

The site plan indicates an existing 218 square foot pool/hot tub area and 300 square foot garage structure in the rear yard of the residence. The existing structures do not comply with the required rear yard coverage minimum for accessory structures in the R-2 zoning district.

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of 6 feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the addition to the northeast corner of the residence to be constructed with a reduced side yard setback of 1.7 feet along the north side property line.

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of 6 feet for the principal structure on this R-2 zoned lot. Therefore, the applicant is requesting a variance to allow the addition to be constructed with a reduced side yard setback of 1.0 feet along the southeast side property line.

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 existing accessory structures to exceed the coverage requirements to a maximum of 50%.

Staff has no issue with the proposed additions along the northwest and southwest sides of the existing dwelling, nor with the accessory structure's coverage within the rear yard area.

However, staff does not support the proposed carport addition along the southeast portion of the dwelling. Staff feels the distance between the neighboring dwellings is too tight and does not provide adequate structural separation in such a small area.

E. Staff Recommendation:

Staff recommends approval of the requested northwest side yard setback variance and the accessory structures rear yard coverage 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.
2. Compliance with the Building Code requirements as noted in paragraph C. of the staff report.

Staff recommends denial of the request to allow the (carport) addition along the southeast portion of the residence to be constructed within 1-foot of the side property line, crossing into the 6-foot side yard setback.

Z-10292



1812 N. MONROE ST.

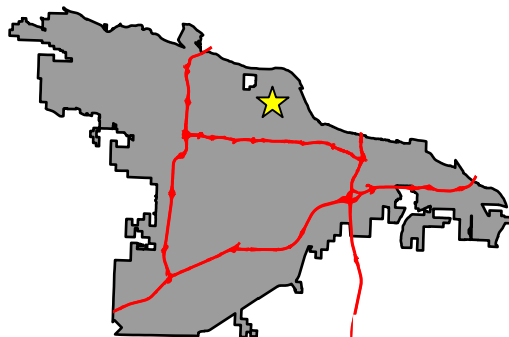
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning



Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

MAY 21, 2026

ITEM NO.: 8

FILE NO.: Z-10297

OWNER: Benbran, LLC

APPLICANT: Phillip Lewis (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 CODES COMMENTS:

No comments required.

D. 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 but the south and east portions of the fence will have slats woven inside the fence for more privacy and screening. The south side will contain approximately 300 feet of slated chain-link fence and the east side will have approximately 340 feet.

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 not supportive of the request to allow plastic or metal slats woven into a chain-link fence. Staff views the request as to not be in conformance with the development pattern in the area and notes that this is in no way a hardship case.

E. STAFF RECOMMENDATION:

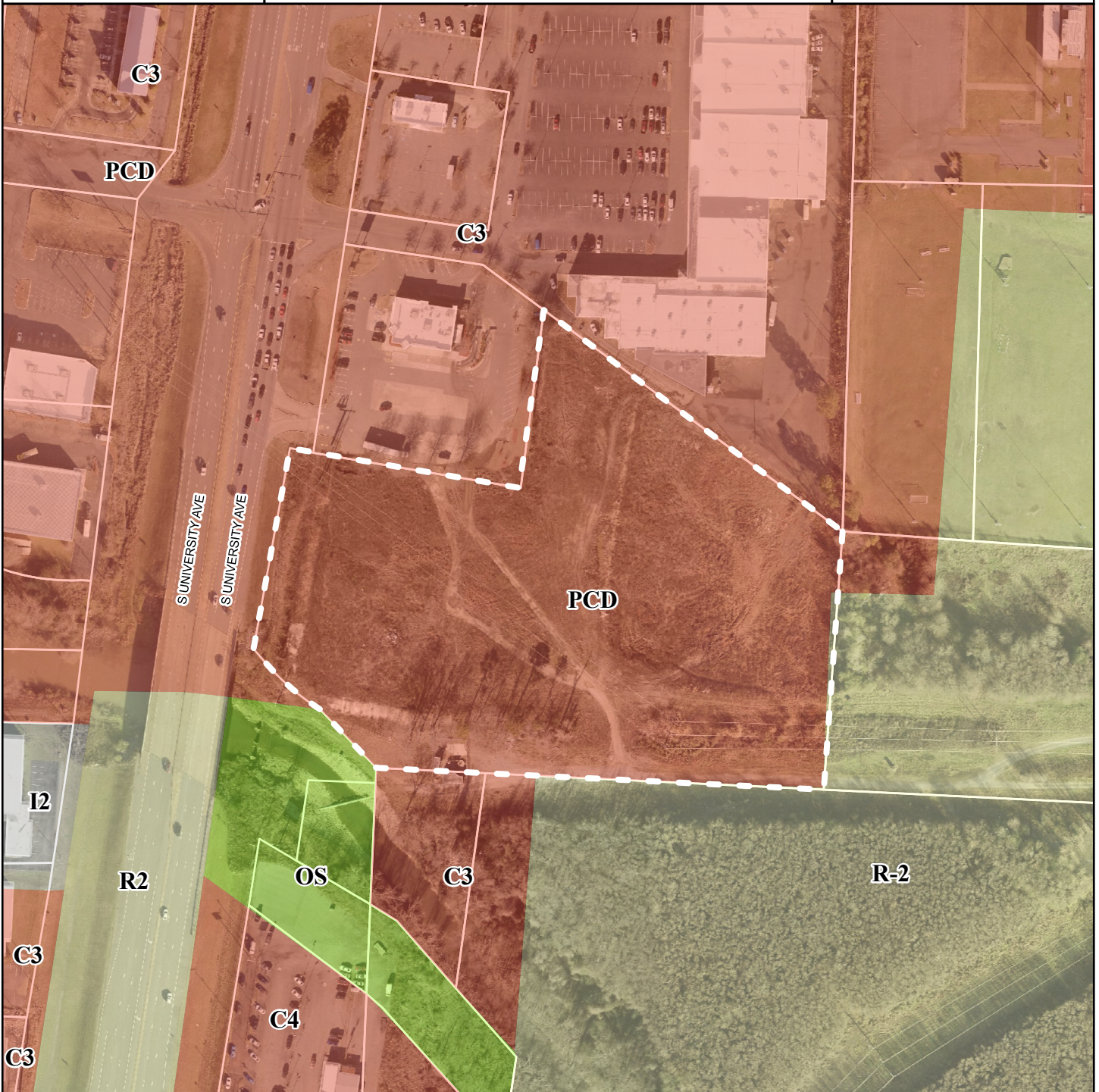
Staff recommends denial of the requested "slats in a chain-link fence.

Z-10297

4301 S. UNIVERSITY AVE.

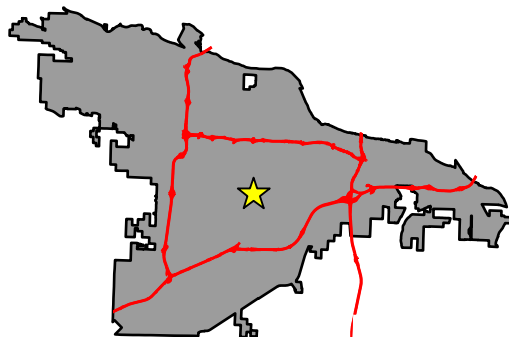
BOARD OF ADJUSTMENT
MAY 21, 2026

Zoning

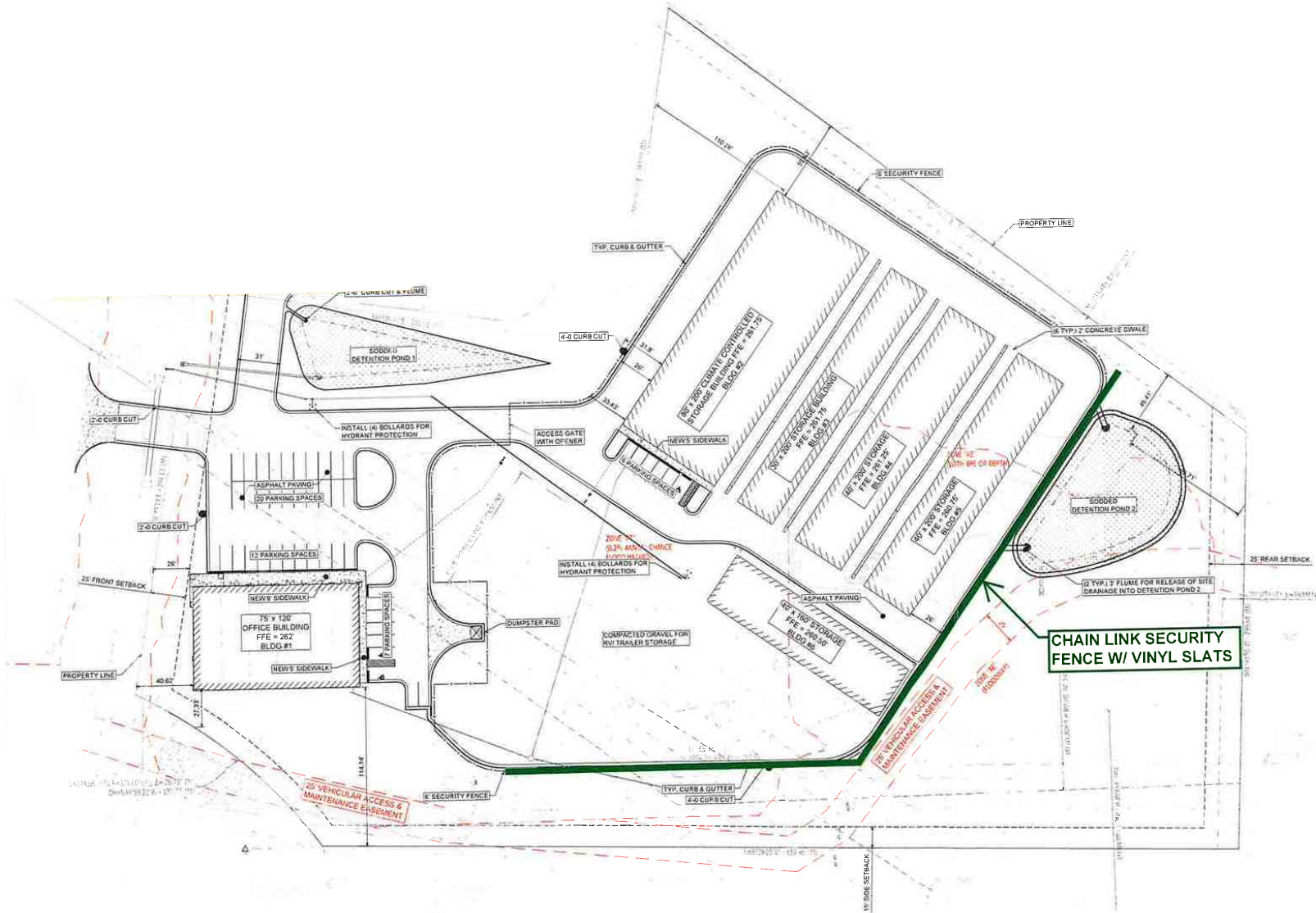


Legend

- 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.



Owner: Benbran, LLC

Applicant: Phillip Lewis (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 but the south and east portions of the fence will have slats woven inside the fence for more privacy and screening. The south side will contain approximately 300 feet of slated chain-link fence and the east side will have approximately 340 feet.

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 not supportive of the request to allow plastic or metal slats woven into a chain-link fence. Staff views the request as to not be in conformance with the development pattern in the area and notes that this is in no way a hardship case.

E. Staff Recommendation:

Staff recommends denial of the requested "slats in a chain-link fence.