

City Of Little Rock Board Of Adjustment

AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

September 17, 2026

4:00 PM

- I. Roll Call and Finding of a Quorum
- II. Approval of the Minutes of the August 20, 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.

**NOTE: Item 1. (Z-10313) is being deferred to the October 15, 2026
Agenda at the request of the applicant.**

LITTLE ROCK BOARD OF ADJUSTMENT

CONSENT AGENDA

SEPTEMBER 17, 2026

4:00 P.M.

I. CONSENT APPROVAL:

2. Z-10338 18 Fair Oaks Drive

Staff recommends approval of the variances to allow an existing accessory carport structure at 18 Fair Oak Drive, subject to the following conditions:

1. Provide a notarized statement that within one year of the hearing date a gutter system with downspouts directing all carport roof drainage away from neighboring properties.
2. Signed and dated letter from the neighboring property owners at 16 Fair Oak Drive stating they approve the location of the carport.

3. Z-10339 1701 East 22nd Street

Staff recommends approval of the requested front yard setback reduction from 50 feet to a minimum of 44.90 feet as outlined in the staff analysis and indicated on the submitted site plan.

File No: Z-10338

Owner: Carlos and Kim Hernandez

Applicant: Carlos and Kim Hernandez

Address: 18 Fair Oaks Drive

Legal Description: Lot 105, Point O'Woods Addition to the City of Little Rock

Current Zoning: R-2

Present Use: Single-Family Residence

Proposed Use: Single-Family Residence

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

A variance is requested from the area regulations of Section 36-156 to allow an accessory structure to be less than sixty (60) feet from the front property line in an R-2 district.

A variance is requested from area regulations of Section 36-156 to allow an accessory structure to be less than three (3) feet from a side property line in an R-2 district.

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

Staff Report:

A. Planning and Development Civil Engineering Comments:

No comments required.

B. Landscape and Buffer Comments:

No comments required.

C. Building Codes Comments:

No comments required.

D. Analysis:

The R-2 zoned property is located at 18 Fair Oaks Drive within the Point O'Woods addition to the city. The subject property is occupied by a one-story single-family brick and frame home. The property is located along the central portion of the block with drive access on the east side of the property. The adjacent and surrounding properties are also occupied by single family residences.

The applicant has stated that approximately 3 years ago they installed a wood frame structure along the front of their home over the existing drive to provide covered off street parking. This structure is approximately 20-feet in length and 24.5-feet in width and is not attached to the primary structure. The northern edge of this garage is situated approximately 0.4 feet from the street curb. This was brought to the attention to the Department Planning and Development, Zoning and Code Enforcement recently issued (June 4, 2026) a Courtesy Notice to remove or obtain a variance for this nonconforming structure.

Prior to the wood frame structure being constructed, a single lane drive provided off street parking. As indicated by the other homes near the subject property these single lane drives led to a one car garage, many of which have been converted to additional living space. The subject property's single lane drive has been extended in width to approximately 25 feet to provide double loaded covered parking for 2 cars.

The applicant is requesting that the existing nonconforming structure can remain.

As an accessory structure, the carport is required by Section 36-156(2)(b) of the City's Zoning Ordinance to have a separation of not less than 6 feet from the residence. Therefore, a variance is requested from the area regulations of Section 36-156 to allow an accessory structure to be less than six (6) feet from a residence.

Section 36-156(2)(c) requires, for accessory buildings, a minimum sixty-foot setback from the front yard property line, Therefore, the applicant is requesting a variance to allow an accessory structure with a reduced separation from the front property line.

Section 36-156(2)(f) requires, for accessory buildings, a minimum three-foot setback from any side or rear yard property line, except when abutting an alley, where no setback is required. Therefore, the applicant is requesting a variance to allow an accessory structure with a reduced separation from the front property line.

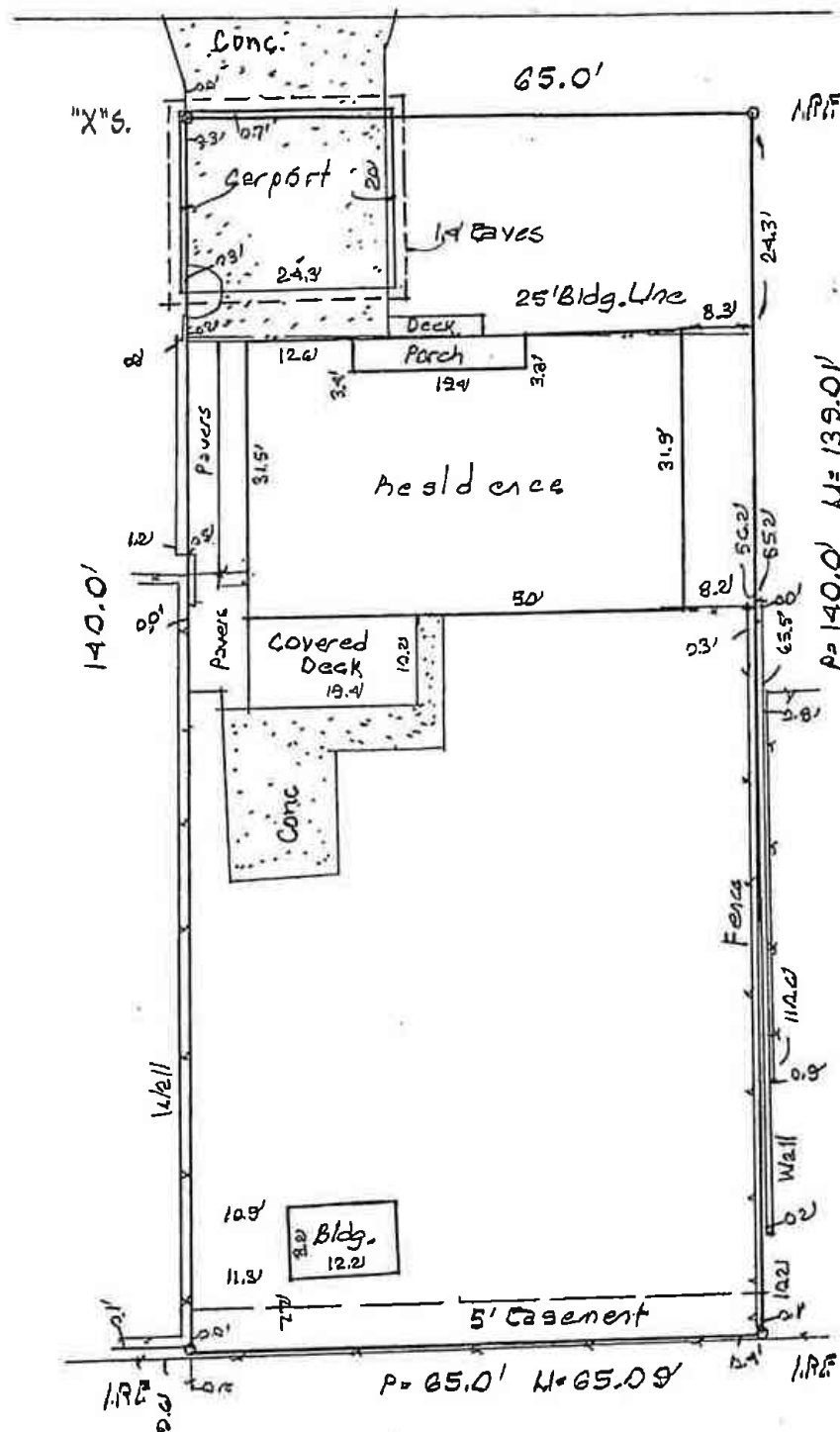
Staff is supportive of the requested variances for the accessory structure. Staff views the request somewhat consistent with development patterns in the area and will have no adverse impact on the surrounding properties.

E. STAFF RECOMMENDATION:

Staff recommends approval of the variances to allow an existing accessory carport structure at 18 Fair Oak Drive, subject to the following conditions:

1. Provide a notarized statement that within one year of the hearing date a gutter system with downspouts directing all carport roof drainage away from neighboring properties.
2. Signed and dated letter from the neighboring property owners at 16 Fair Oak Drive stating they approve the location of the carport.

FAIR OAKS DRIVE



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10338

Name: P5 Holdings on behalf of Juan Hernandez

Location: 18 Fair Oak Drive

Title: A variance is requested to allow a reduced front yard setback and a reduced side yard setback in an R-2 zoning.

Z-10338

Zoning

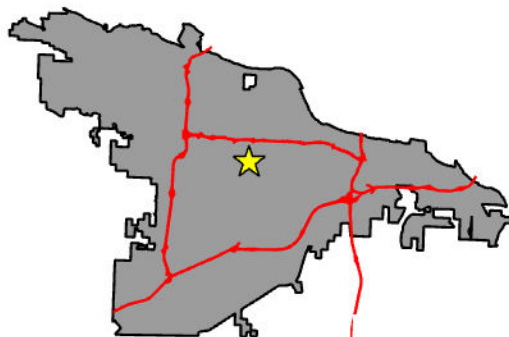
18 FAIR OAKS DRIVE

BOARD OF ADJUSTMENT
SEPTEMBER 17, 2026



Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



File No.: Z-10339

Owner: CSE Development LLC

Applicant: Thomas Pownall Engineering (Agent)

Address: 1701 East 22nd Street

Legal Description: Part of the S 1/2 of the SW1J4 of Section 12 Township 1, Range 12 West in the City of Little Rock, Pulaski County Arkansas

Current Zoning: I-2

Present Use: Commercial Manufacturing Facility

Proposed Use: Commercial Manufacturing Facility

Variance(s) Requested: A variance is requested from the area provisions of Section 36-320 to allow a building with a reduced front yard setback in a I-2 zoned district.

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

D. Analysis:

The I-2 zoned 3.08-acre property at 1701 East 22nd Street is located on the south side of 22nd street and is bordered by other I-1 zoned properties to the east, west and south. An R-3 development is to the north across 22nd street.

The owner, National Custom Hollow Metal Door & Frames (NCHM), plans to expand its operation on site. The first phase will be the expansion of its existing building to the northeast.

The applicant states that to achieve the proper spacing within the manufacturing facility, the new and old building column lines are required to align, which is the grounds for the request of a reduction in the front yard setback. The current building encroaches 40.4 feet into the 50-foot setback and the new building addition is proposed to only encroach into the front building setback by an additional 5.10 feet.

Section 36-320(e)(1) states, "*There shall be a front yard having a depth of not less than fifty (50) feet*". Therefore, the applicant is requesting a variance to allow a front setback to be reduced to no less than 5.10 feet.

Staff is supportive of the requested setback variance. Staff views the request as reasonable as the property is located within an area with predominately I-2 zoned properties. Given the property's location within an industrial area, staff believes the building extension into the setback should have no adverse impact on the surrounding properties

E. Staff Recommendation:

Staff recommends approval of the requested front yard setback reduction from 50 feet to a minimum of 44.90 feet as outlined in the staff analysis and indicated on the submitted site plan.

Z-10339

Zoning

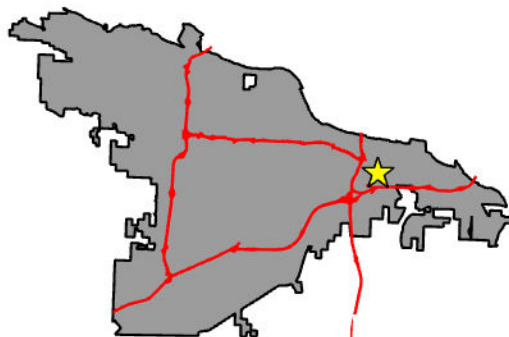
1701 EAST 22nd ST.

BOARD OF ADJUSTMENT
SEPTEMBER 17, 2026



Legend

- INDUSTRIAL
- SINGLE FAMILY
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



"The Difference is Quality"

SOUTH