

City Of Little Rock Board Of Adjustment

AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

February 19, 2026

4:00 PM

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of the January 15, 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
FEBRUARY 19, 2026

NEW BUSINESS:

Item Number: File Number: Address:

1. **Z-10247** **324 Charles Street**

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to 19 feet and the side yard setback reduction from 8 feet to a minimum of 4 feet as outlined in the above staff analysis and on the attached sketch with the following conditions:

1. A building permit being obtained for all construction.
2. All regulations in the Hillcrest Overlay District must be adhered to.

2. **Z-10248** **11600 Pleasant Ridge Road**

Staff recommends approval of the requested front yard setback reduction from 30 feet to a minimum of 26.3 feet as outlined in the staff analysis and indicated on the submitted site plan.

3. **Z-10249** **220 East 19th Street**

Staff recommends approval of the requested street side setback reduction from 15 feet to a minimum of 4.8-feet and allow forty-two (42) percent rear yard coverage 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 Central City Overlay District requirements.

File No.: Z-10247

Owners: Samuel E. Ledbetter

Applicant: Samuel E. Ledbetter

Address: 324 Charles Street

Legal Description: Lots 6 & 7 of Block 8 of Midland Hills Addition to the City of Little Rock

Zoned: R-3

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 36-255 to allow a reduced rear yard setback in the R-3 district.

A variance is requested from the area regulations of Sec. 36-255 to allow a reduced side yard setback in the R-3 district.

Justification: The applicant's justification is presented on the attached application.

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The R-3 zoned property at 324 Charles Street is located within a residentially zoned Hillcrest neighborhood. The subject property is located in the Midland Hills subdivision just north of where Charles Street and Kavanaugh intersect. The 1,890 square foot two story wood frame home was constructed in 1920.

The applicant is proposing to remove an existing storage area at the rear of the residence and construct a new 410 square foot master suite.

The survey and sketches indicate that the new addition will extend 4-feet into the said yard setback and 6 feet into the rear yard setback

Section 26-255(d)(2) states, "There shall be a side yard 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 five (5) feet. Therefore, the applicant is requesting a variance to allow the rear yard setback to be reduced to not less than 4 feet.

Section 26-255 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 rear yard setback to be reduced to not less than approximately 19 feet.

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

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction from twenty five (25) feet to 19 feet and the side yard setback reduction from 8 feet to a minimum of 4-feet as outlined in the above staff analysis and on the attached sketch with the following conditions:

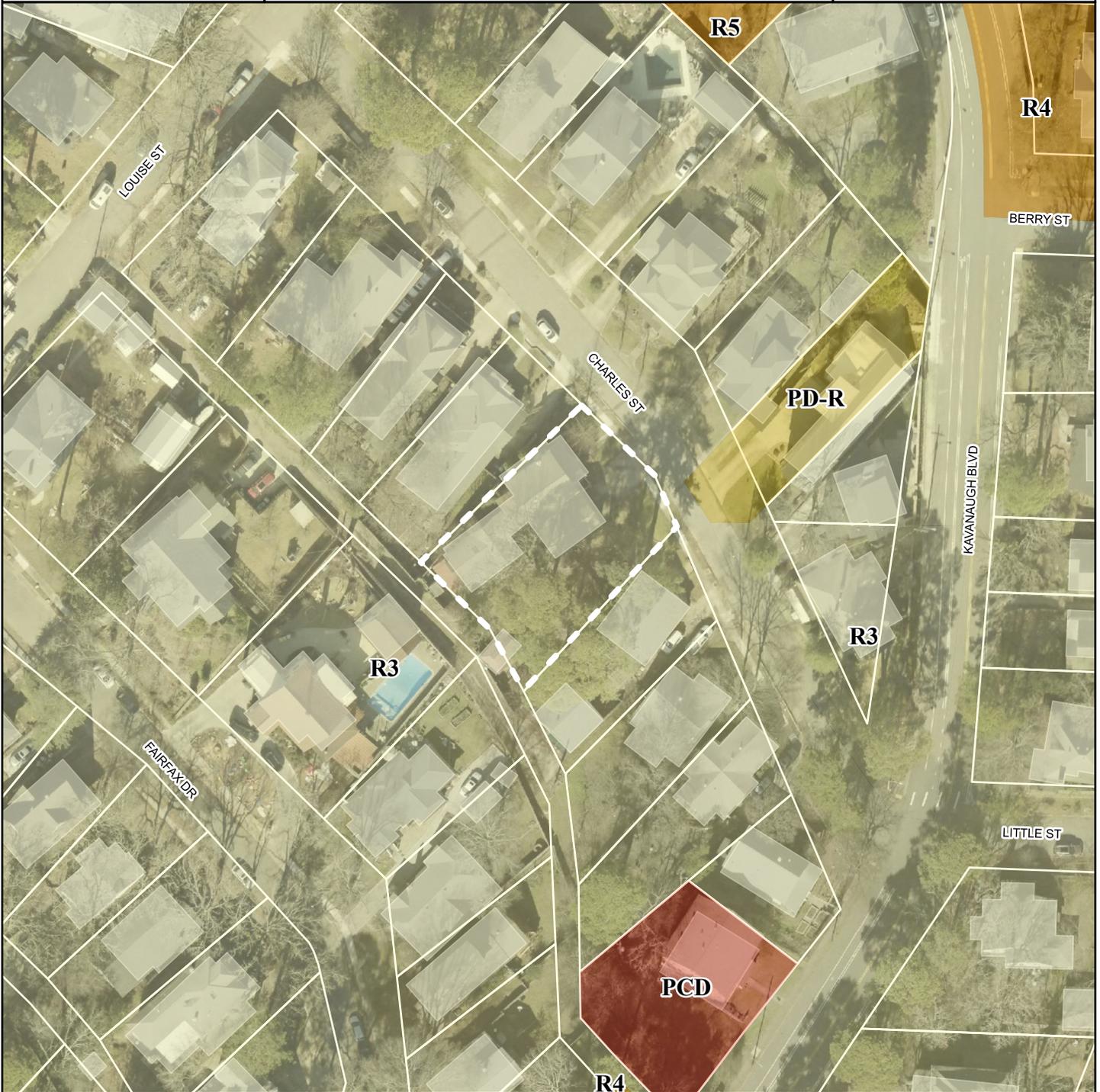
1. A building permit being obtained for all construction.
2. All regulations in the Hillcrest Overlay District must be adhered to.

Z-10247

324 CHARLES ST.

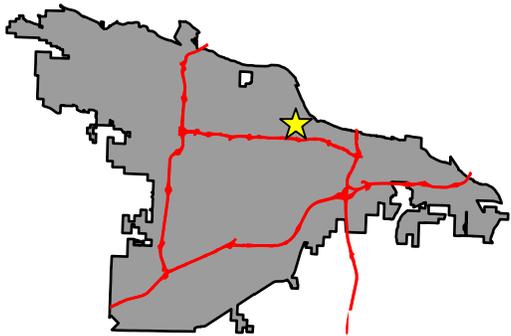
Board of Adjustment
February 19, 2026

Zoning

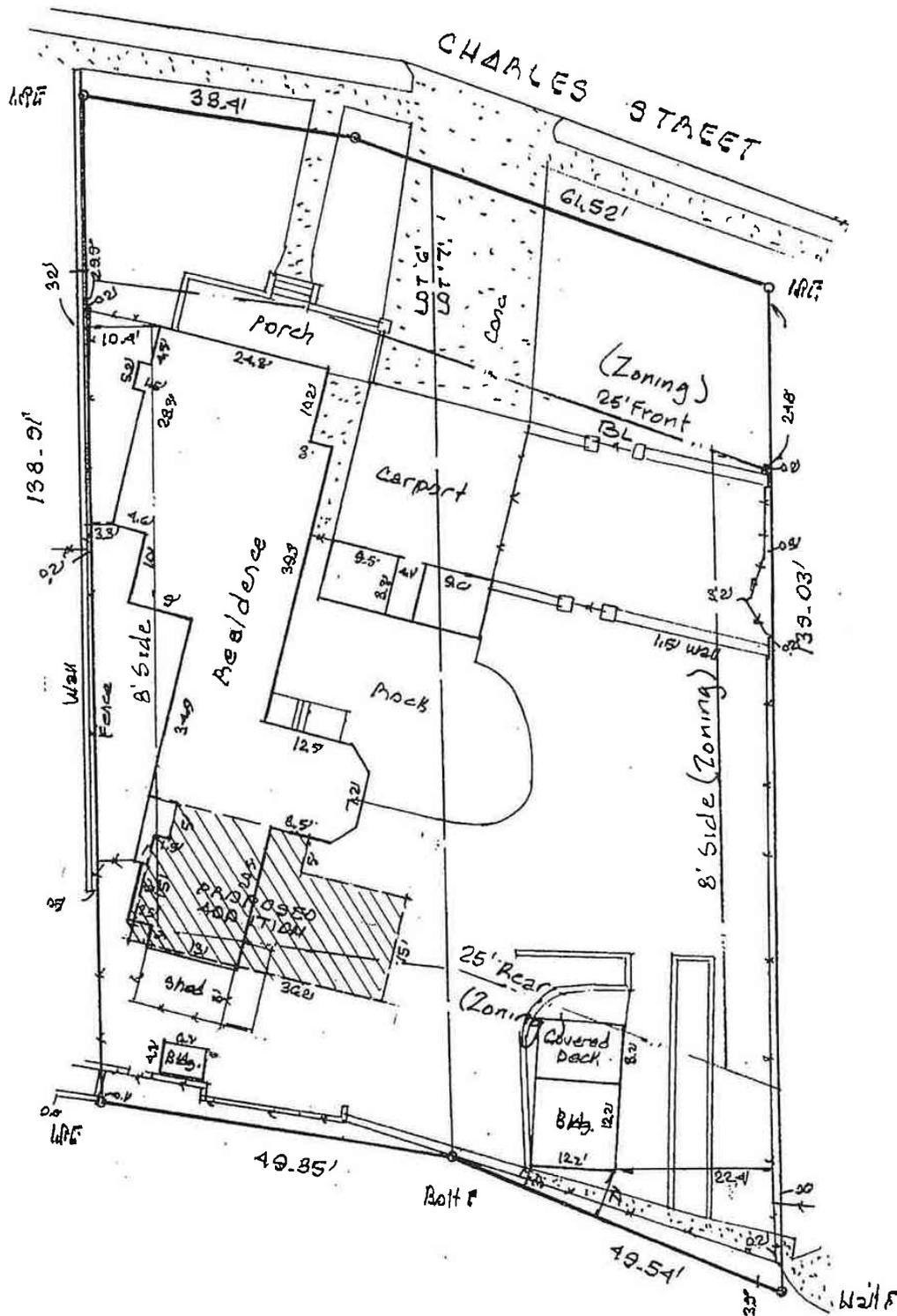


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10247

Name: Samuel E. Ledbetter

Location: 324 Charles St.

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



File No.: Z-10248

Owner: Pleasant Ridge LLC

Applicant: Chick-Fil-A Inc & CPH Consulting LLC

Address: 11600 Pleasant Ridge Road

Legal Description: Lot 6, of Pleasant Ridge Subdivision, Little Rock, Arkansas, Pulaski County, Arkansas

Current Zoning: C-2

Present Use: Commercial Eating Place

Proposed Use: Commercial Eating Place

Variance(s) Requested: A variance is requested from the compliance regulations of Section 36-346 to allow the primary structure extension into the side yard setback.

Justification: The applicant's justification was presented 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 C-2 zoned 1.95-acre property located off Highway 10 was until recently a juicy seafood restaurant. The applicant is proposing the construction of a new 5,218 square foot Chick-Fil-A restaurant located at the west side of Pleasant Valley Road at Highway 10. The property is surrounded by C-2 and Planned Commercial Development (PCD) properties.

The applicant has stated that they intend to add a canopy system on the west side of the structure for cover above a two (2) lane divided drive. The canopy system will be constructed of metal frame and be approximately 55'1" long by 25' 81/4" wide.

The applicant states the canopy system will extend west from the restaurant structure three-foot 7-inches (3.7) into the side setback line to provide adequate coverage for the drive-thru lanes.

Section 36-346(d) states, "Side yard shall not less than thirty (30) feet. Therefore, the applicant is requesting a variance to allow the canopy structure to extend into the side yard set back.

Staff is supportive of the requested setback variance. Staff views the request as reasonable. Staff believes the proposed addition to the front of the building will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

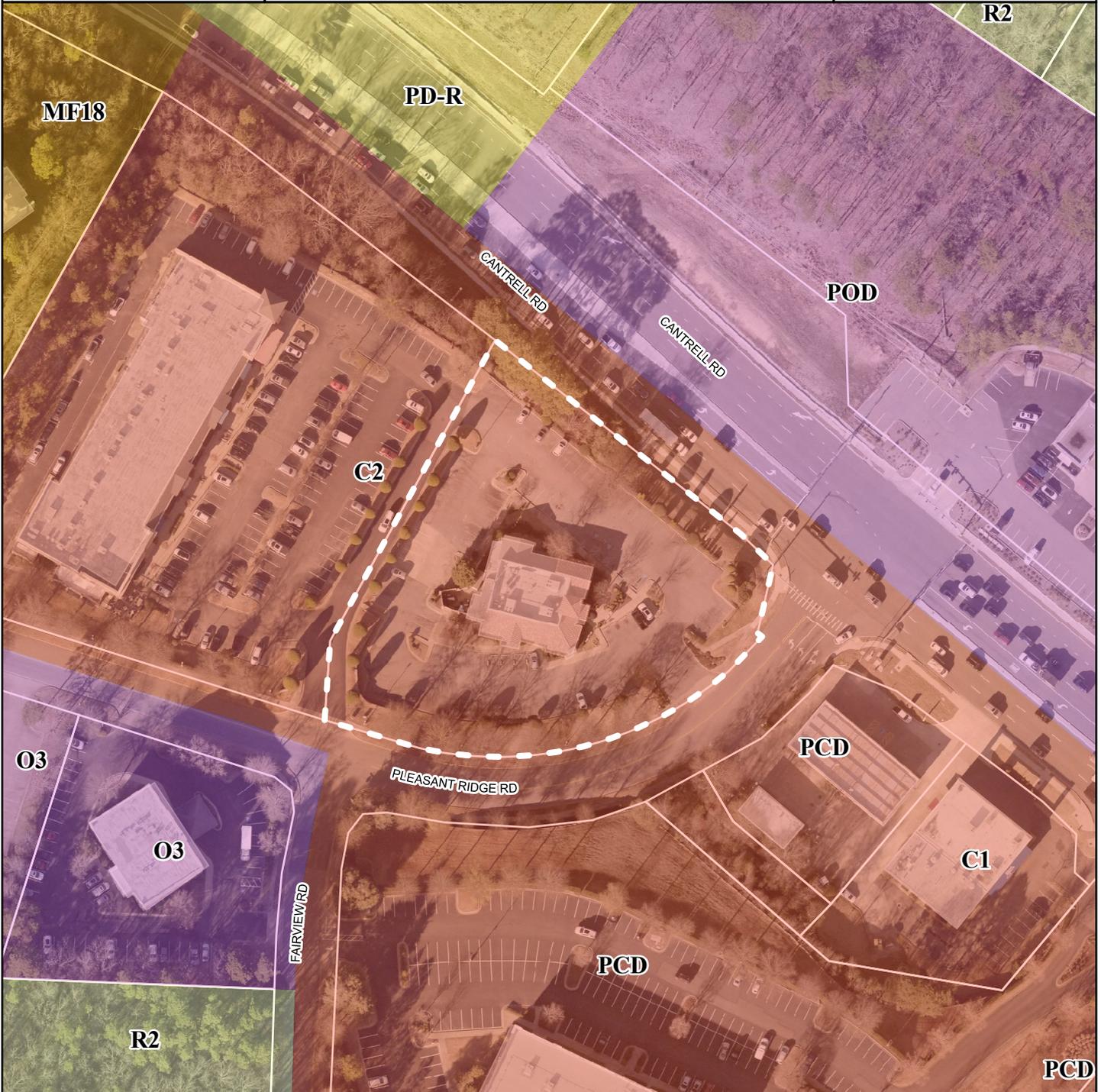
Staff recommends approval of the requested front yard setback reduction from 30-feet to a minimum of 26.3-feet as outlined in the staff analysis and indicated on the submitted site plan.

Z-10248

11600 PLEASANT RIDGE RD.

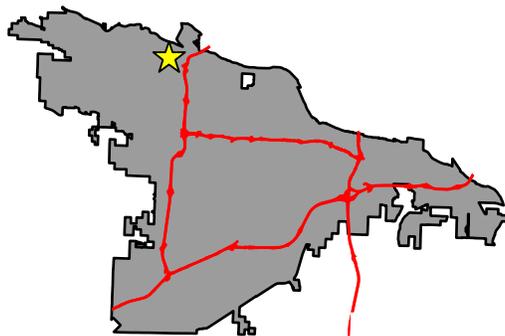
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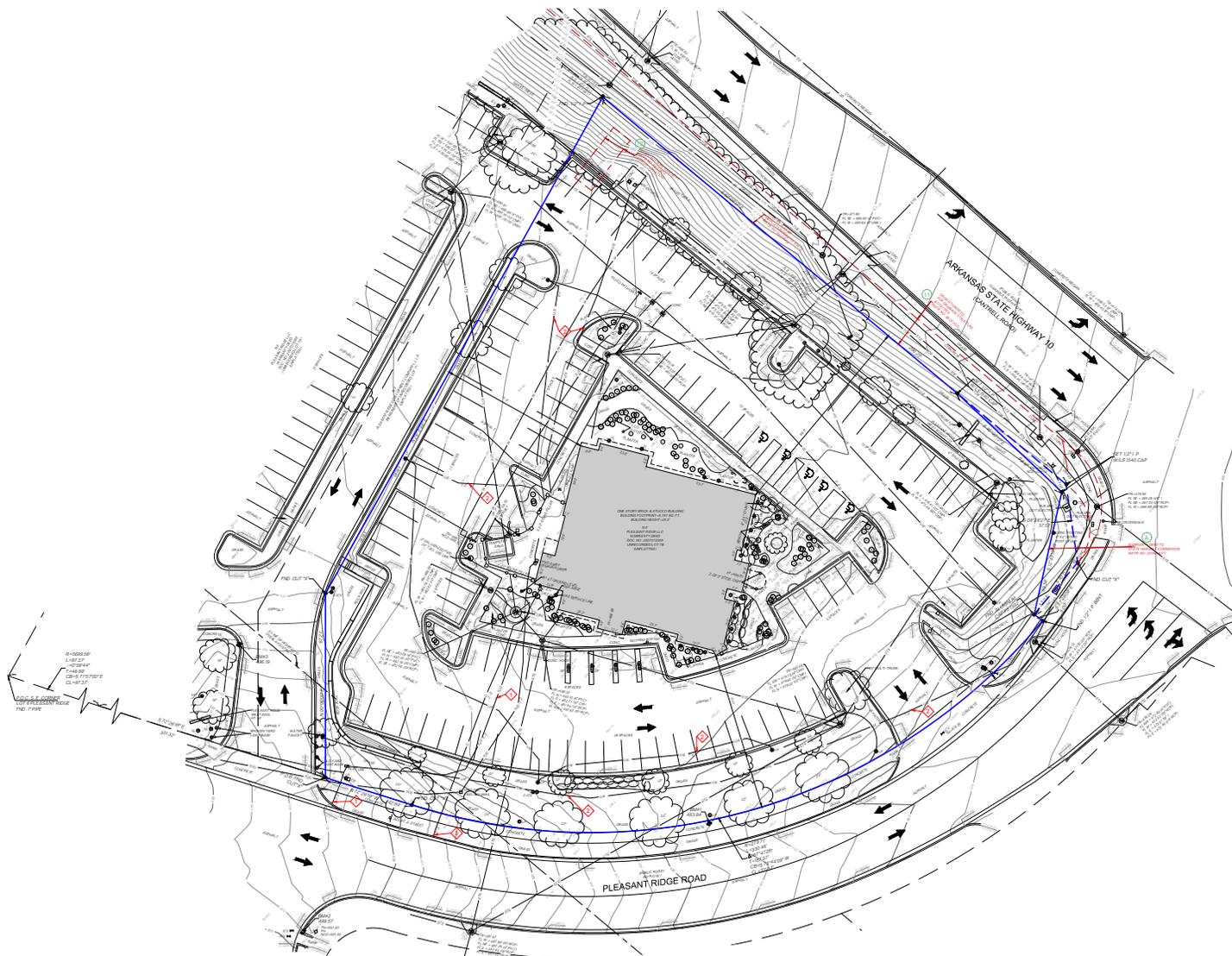


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10248

Name: Linda Barr

Location: 11600 Pleasant Ridge Rd.

Title: A variance is requested to allow the primary structure extension into the setback in a C-2 zoning.



FILE No.: Z-10249

OWNER: Tabitha Mullins

APPLICANT: Tabitha Mullins

ADDRESS: 220 East 19th Street

LEGAL DESCRIPTION: Lot 7, Block 415 of Duvall's Addition to the City of Little Rock, Pulaski County, Arkansas

CURRENT ZONING: R-4

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(a)(2)c to allow an accessory structure with a reduced street side yard setback.

A variance is requested from the area provisions of Section 36-156(a)(2)c to allow an accessory structure to occupy more than 30% of the rear yard coverage.

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

STAFF REPORT:

A. PLANNING AND DEVELOPMENT CIVIL ENGINEERING COMMENTS:

Private Driveway shall meet all City of little Rock Standard Details and City Code Sec. 30-43

The grade shall fall a minimum of 6 inches within the first 10 feet as required per Arkansas Fire Prevention Code section R401.3

B. LANDSCAPE AND BUFFER COMMENTS:

No Comments.

C. BUILDING CODES COMMENTS:

No Comments.

D. ANALYSIS:

The property located at 220 East 19th Street is in a predominantly R-4 zoned neighborhood, within the Central City Overlay District.

The subject property is located on the north side of 19th Street, at the corner of 19th and Cumberland Street.

The applicant is proposing to construct a single-story enclosed accessory carport structure along the west perimeter of the existing residence, as noted on the attached site plan. The applicant has stated that the new construction will occupy 24-foot x 33-foot footprint on the west side of the house but will not be connected to the residence and will be constructed of insulated panels made from foam core with OSB board on either side with an outer covering that will either be a vinyl siding or hardie board that will be light gray which will match the existing residence.

The new structure will be located approximately four feet-eight inches (4.8) back from the south street side property line and maintain a 9-foot rear (west) setback and approximately 10-foot side yard setback to the (north) property line.

Section 36-156(a)(2)c states *that 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 yard.* Therefore, the applicant is requesting a variance to allow a street side setback to be four foot eight inches (4'8") and for the structure to cover approximately forty-two (42) percent of the rear yard.

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

E. Staff Recommendation:

Staff recommends approval of the requested street side setback reduction from 15-feet to a minimum of 4.8-feet and to allow forty-two (42) percent rear yard coverage 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 Central City Overlay District requirements.

Z-10249

220 EAST 19th ST.

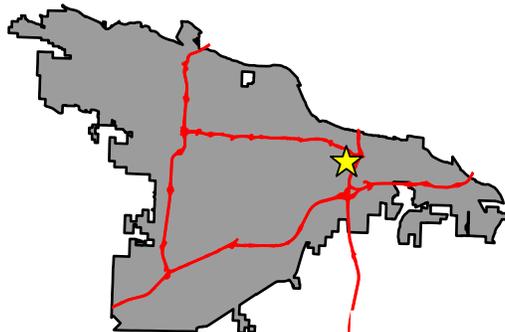
Board of Adjustment
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Zoning

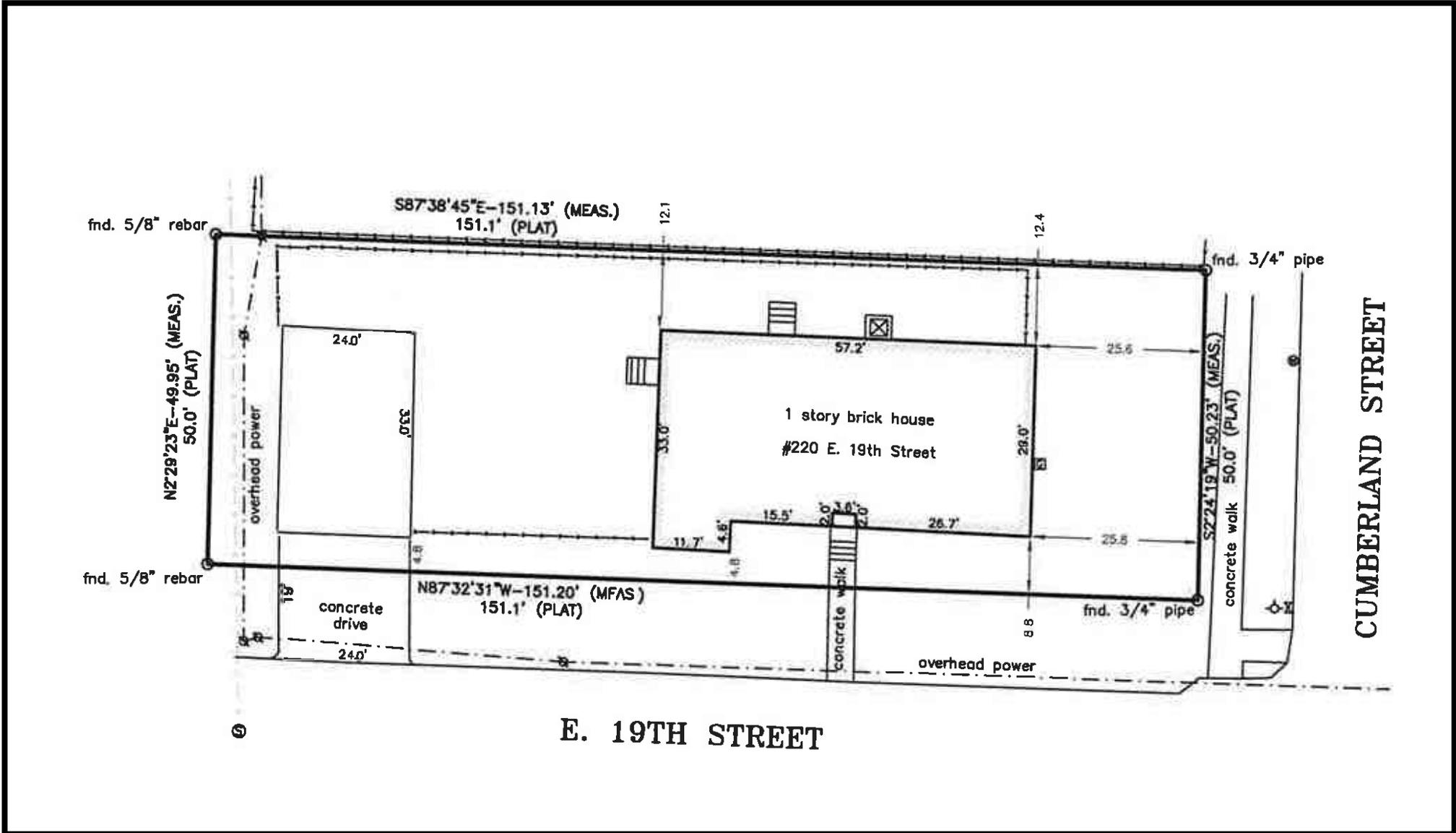


Legend

-  OTHER
-  MULTI FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10249

Name: Tabitha Mullins

Location: 220 East 19th St.

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

