

City Of Little Rock Board Of Adjustment

AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

July 16, 2025

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 7. (Z-10313) is being deferred to August 20, 2026, agenda at request of the applicant.

LITTLE ROCK BOARD OF ADJUSTMENT

CONSENT AGENDA

JULY 16, 2026

4:00 P.M.

I. CONSENT RESCISSION:

1. 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:

13. 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.

14. Z-10252 82 Calion Court

Staff recommends withdrawal of the variance request from consideration.

III CONSENT APPROVAL:

1. 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.

CONSENT APPROVAL: (CONT)

2. Z-10292 1812 North Monroe Street

Staff recommends approval of the requested southeast and northwest side yard setback variances along with 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.

3. 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 staff analysis.

4. 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.

5. 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.

CONSENT APPROVAL: (CONT)

6. Z-10312 2400 North Grant Street

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to no less than twenty-two (22) 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.

8. Z-10314 5901 Murray Street

Staff recommends approval of the requested variance to allow a gravel surface lot for the loading and unloading of heavy equipment, subject to the descriptions and any conditions in the “staff analysis,” and the following condition:

1. Abide by all site development requirements for Industrially zoned properties.

10 Z-10320 2600 North Grant Street

Staff recommends approval of the request to enclose the existing accessory carport structure.

11. Z-10321 121 East 24th Street

Staff recommends approval of the requested front setback reduction from 25-feet to a minimum of approximately 15-feet, the requested side setback reduction from 25-feet to 5 feet and the distance from the primary structure and the detached garage be reduced from 10 feet to a minimum of six 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.

CONSENT APPROVAL: (CONT)

12. Z-10322 5820 Hawthorne Road

Staff recommends approval of the requested 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. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.

IV REGULAR:

9. Z-10316 4 Otter Creek Court

Staff recommends approval of the requested front yard setback reduction from twenty-five (25) feet to no less than ten (10) feet.

Staff recommends approval of the request to allow the omission of the required interior parking area landscape.

Staff recommends approval of the request to allow the omission of the required landscaping and screen on the north perimeter of the lot which abuts the floodway.

Staff recommends approval of the request to allow construction of the new parking area without interior curb gutter and when stops.

Subject to the following conditions:

1. A building permit must be obtained prior to construction.
2. A SFHA Development permit must be obtained prior to receipt of construction permit.

Staff recommends denial of the request to allow the construction of a dumpster enclosure area in the front setback.

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

Zoning

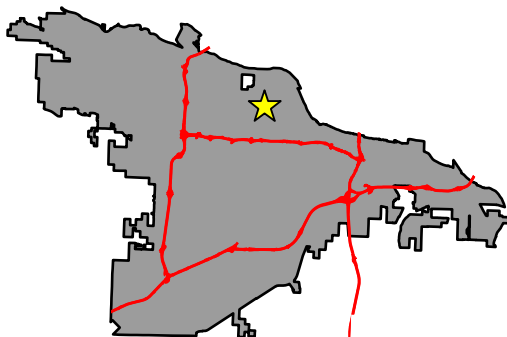
1523 N. HARRISON ST.

BOARD OF ADJUSTMENT
July 16, 2026



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 to have a reduced east and west 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 southeast and northwest side yard setback variances along with 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.

Z-10292

Zoning

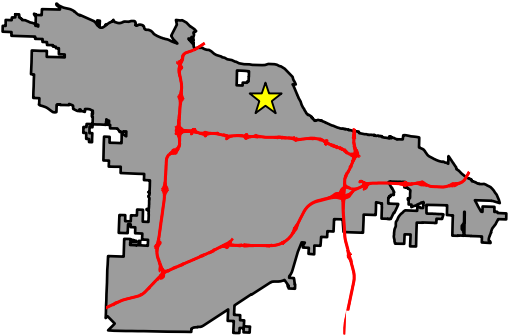
1812 NORTH MONROE ST.

BOARD OF ADJUSTMENT
JULY 16, 2026



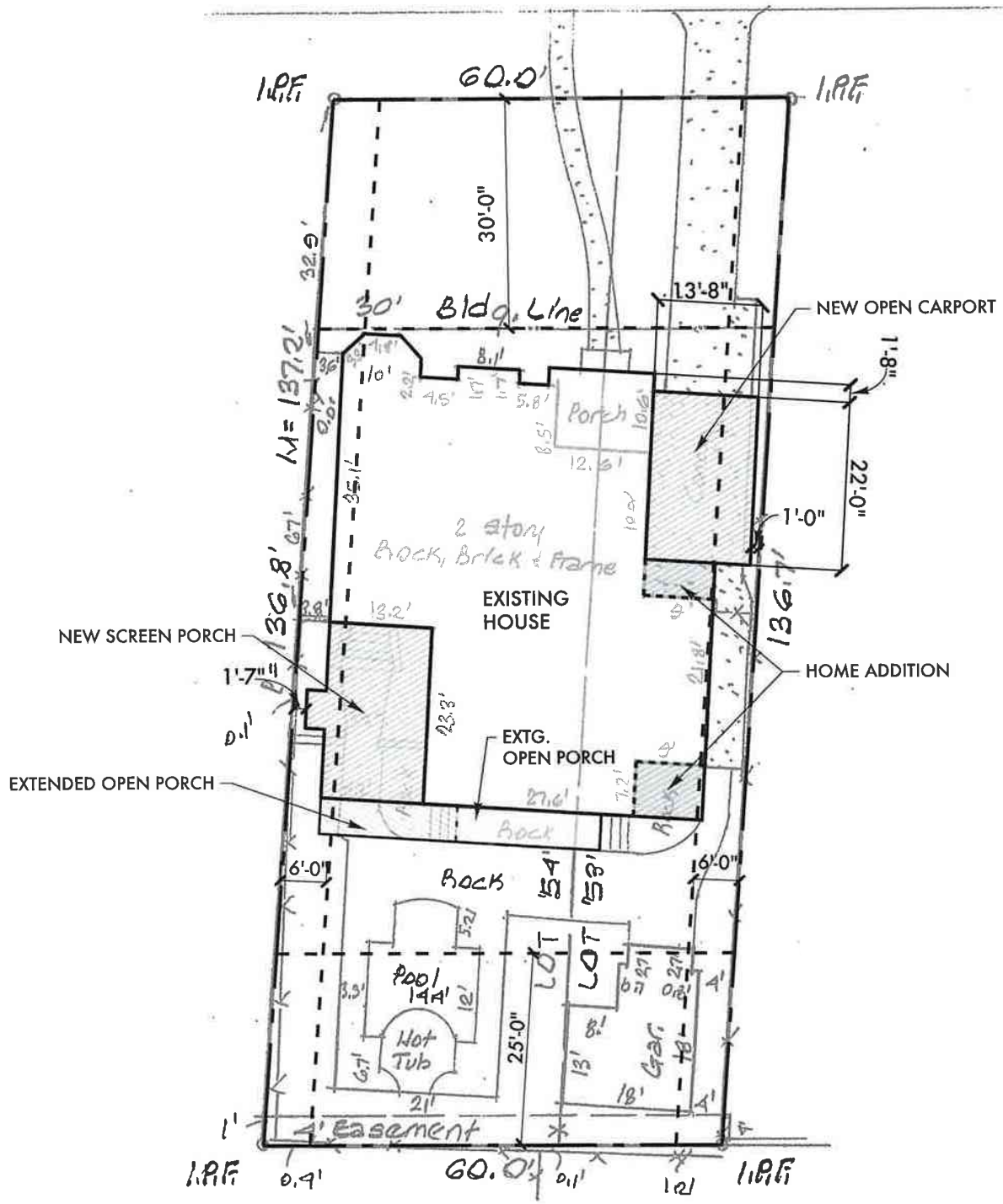
Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

N. MONROE STREET



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10292

Name: Yeary

Location: 1812 North Monroe St.

Title: Allow a reduced side yard setback and to permit more than 30% coverage of the rear yard for an accessory (pool) structure.

File No.: Z-10297

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.

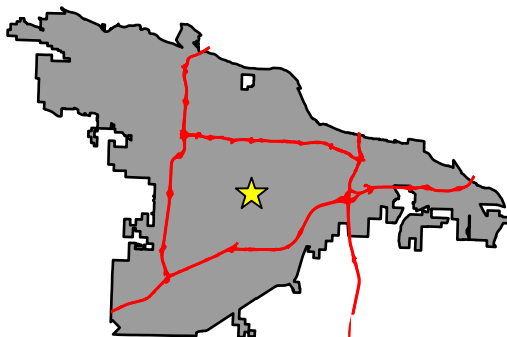
BOARD OF ADJUSTMENT
JULY 16, 2026

Zoning



Legend

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



DEPARTMENT OF
**PLANNING &
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.

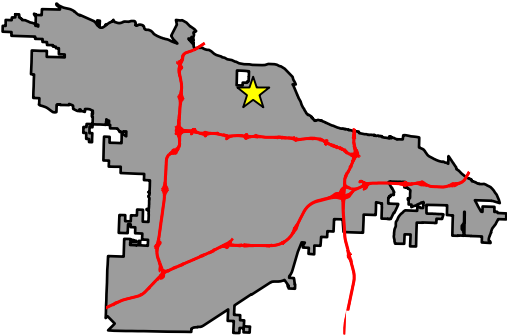
BOARD OF ADJUSTMENT
JULY 16, 2026

Zoning

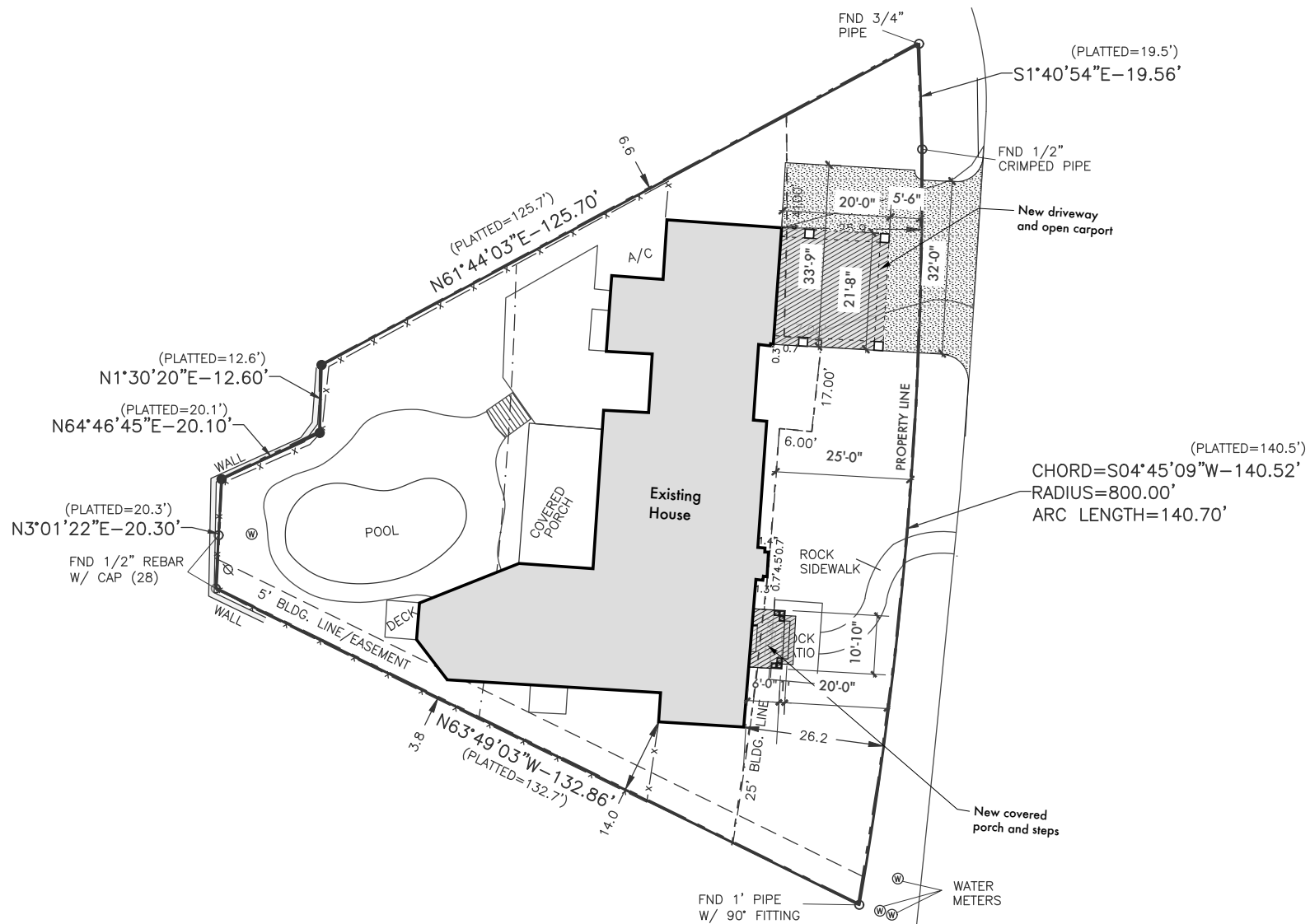


Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10309

Name: Yeary Lindsey Architects

Location: 4 Forrest Heights Dr.

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



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:

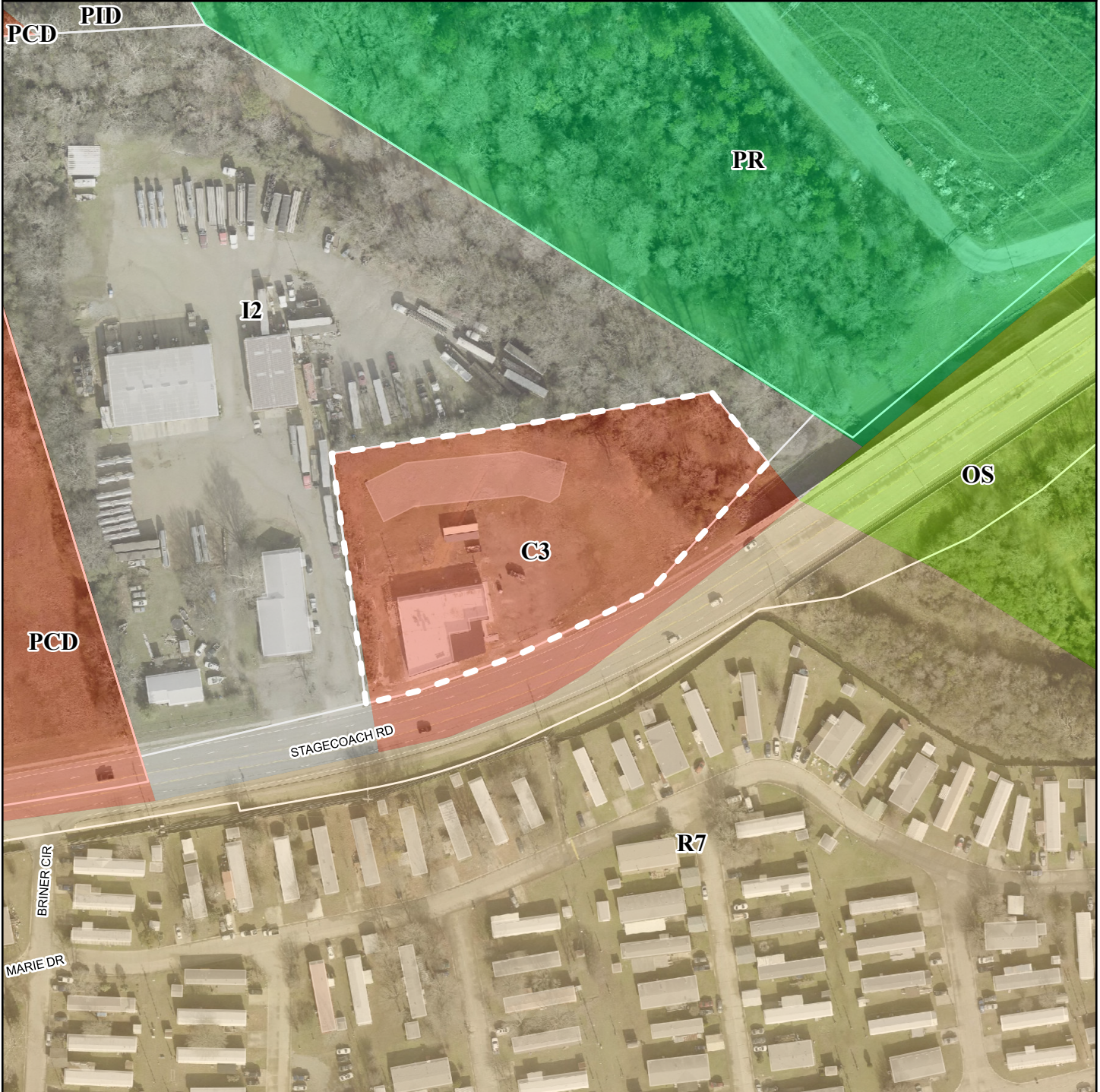
Staff recommends approval of the requested variance to omit the interior parking area landscaping requirement and to relocate the required plant materials to the perimeter landscaping as per the above staff analysis and as specified on the submitted site plan.

Z-10310

11800 STAGECOACH RD.

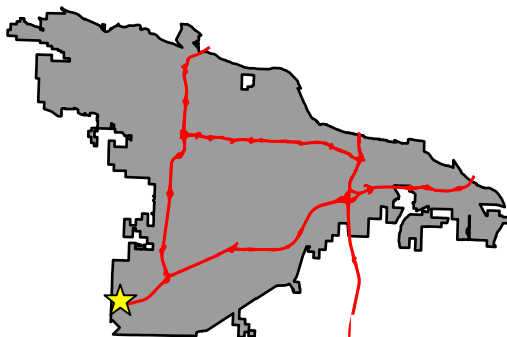
BOARD OF ADJUSTMENT
JULY 16, 2026

Zoning

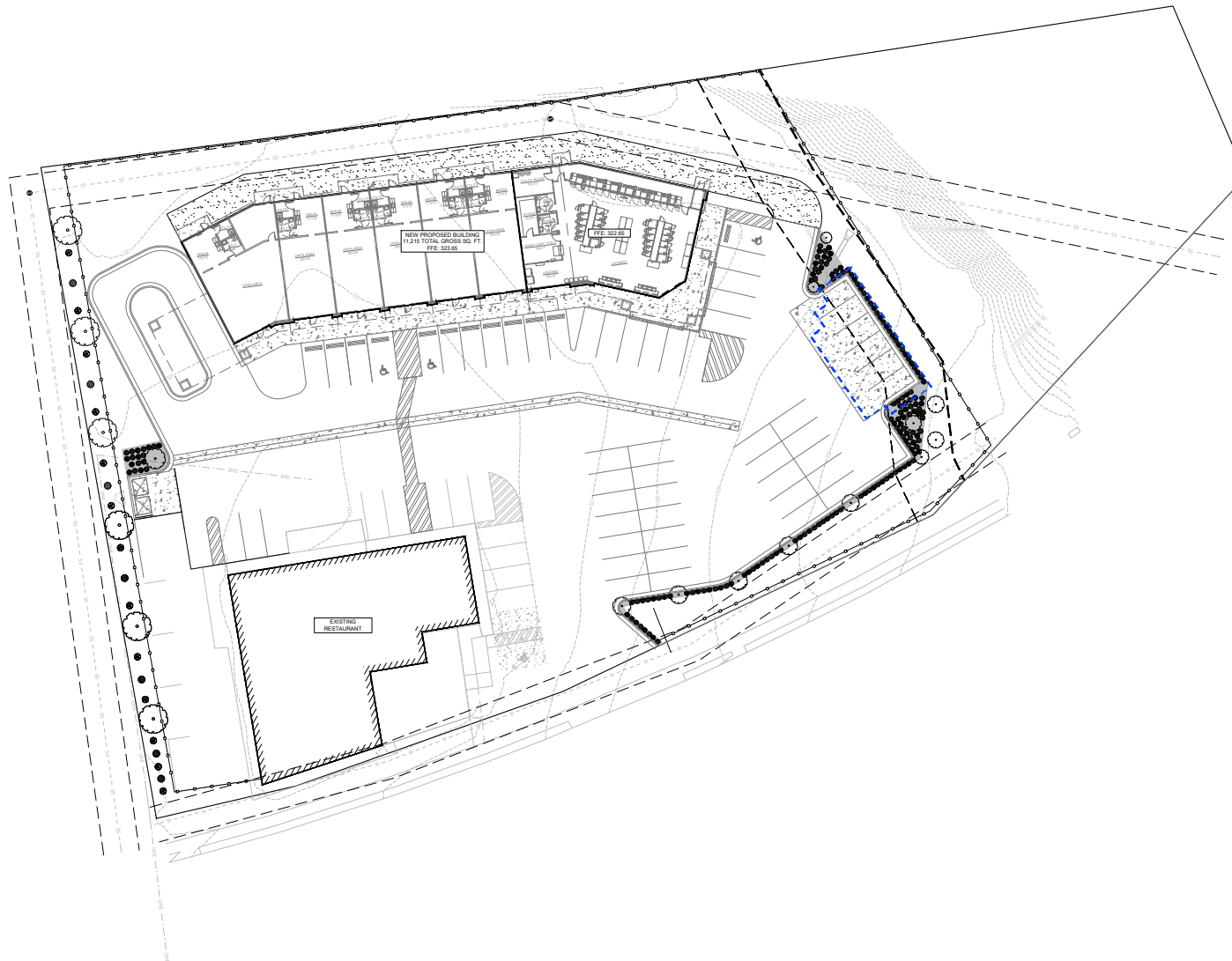


Legend

- 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.



File No.: Z-10312

Owners: Jeremy Mattox

Applicant: Brian Dumont (Agent)

Address: 2400 N. Grant St.

Legal Description: Lot 7, Block 29 of Park View an addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested 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:
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. Staff Analysis:

The property located at the corner of N. Grant and V Street at 2400 N. Grant St. is within a predominately R-2 zoned neighborhood, within the Park View subdivision in the Heights Landscape Design Overlay District. The survey indicates the lot has a width of 45-feet and a depth of 145 feet occupied by a 2,149 square feet single-story residence.

The applicant is proposing to construct a new garage on the west and north side of the residence. The site plan sketches indicate that the addition will extend the primary into the rear setback three (3) feet. Allowing a twenty-two (22) foot setback on the west property line.

The site plan also indicates that the proposed structure will be 34 feet 2-5/8 inches by 53 feet 11-7/8 inches, that will include a wood deck and a porch along the north side of the residence. The wood deck and porch are allowed by right, only the garage will extend into the rear setback.

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 twenty two feet eight inches (22'8").

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 twenty-two (22) 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-10312

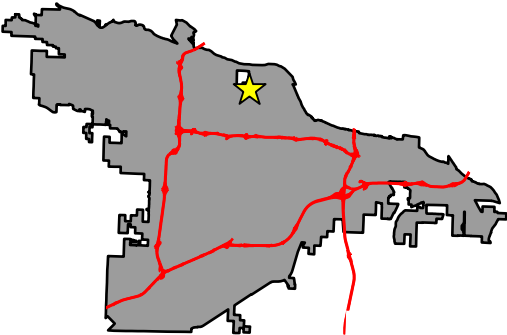
Zoning

2400 NORTH GRANT ST.

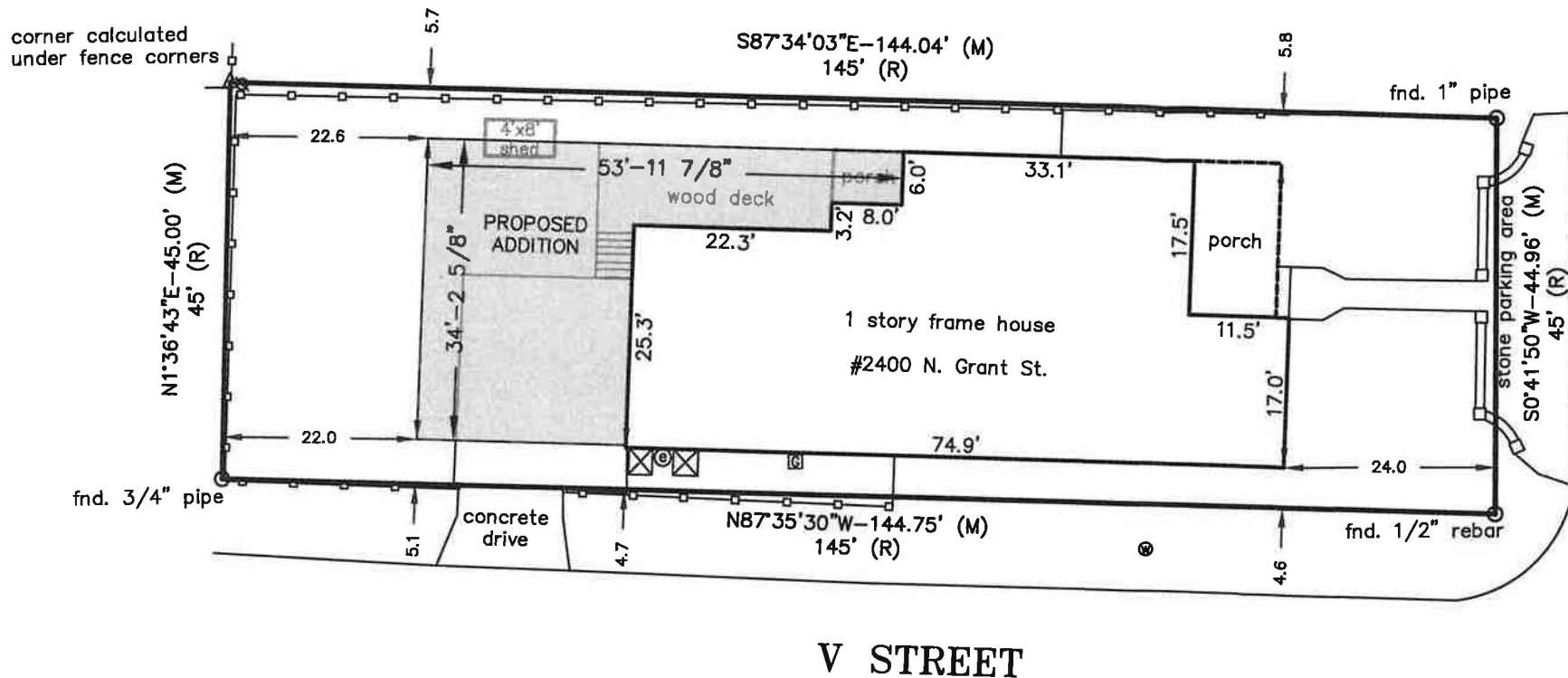
BOARD OF ADJUSTMENT
JULY 16, 2026



- Legend
- SINGLE FAMILY
 - Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10312

Name: Jeremy Mattox

Location: 2400 North Grant St.

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



File No.: Z-10314

Owners: Brandon Paxton

Applicant: Brandon Paxton

Address: 5901 Murry Street

Legal Description: Tract 72, Little Rock Industrial District, being a part of the NW 11/4 of the NE ¼ Section 29T-1N, R-12-W addition to the City of Little Rock, Pulaski County, Arkansas.

Zoned: I2

Present Use: Commercial-Heavy Equipment

Proposed Use: Commercial-Heavy Equipment

Variance(s) Requested: A variance is requested from the area regulations of Section 36-508 to allow an unpaved parking area in an I-2 Zoning.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments

B. Buffering and Landscape Comments:

No Comments

C. Building Codes Comments:

No Comments

D. Staff Analysis:

The I2 zoned property at 5901 Murray Street is a single parcel at the corner of Murray Street West 60th street. The surrounding properties are predominantly zoned I-2 and I-3 with Fourche Bottoms bordering the rear of the property.

The applicant is proposing to cover approximately 25,401 square feet of the rear and west side of the property with class 7 SB2 gravel to accommodate the loading and unloading of heavy construction equipment necessary for the applicant's daily business operations. Currently, the applicant is having to use west 60th street for these operations.

The subject property is in the flood plain and the applicant has received an approved special flood hazard development permit from the Floodplain Administration.

Section 36-508 states that: " Every parcel of land which after the effective date of this chapter is changed to a parking area, automobile, other vehicle or trailer sales or storage area or automobile or motor vehicle service station, garage or other vehicle use area shall be paved where subject to wheeled traffic". Therefore, the applicant is requesting a variance to allow a vehicular parking area in an I-2 to be unpaved as required.

Staff is supportive of the requested variance and believes that the installation of gravel in the largely zoned industrial area will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow a gravel surface lot for the loading and unloading of heavy equipment, subject to the descriptions and any conditions in the "staff analysis," and the following condition:

1. Abide by all site development requirements for Industrially zoned properties.

Z-10314

5901 MURRAY ST.

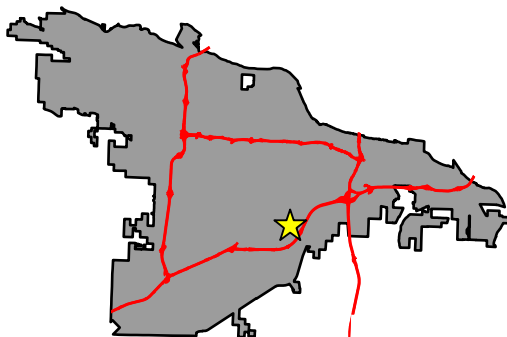
BOARD OF ADJUSTMENT
JULY 16, 2026

Zoning

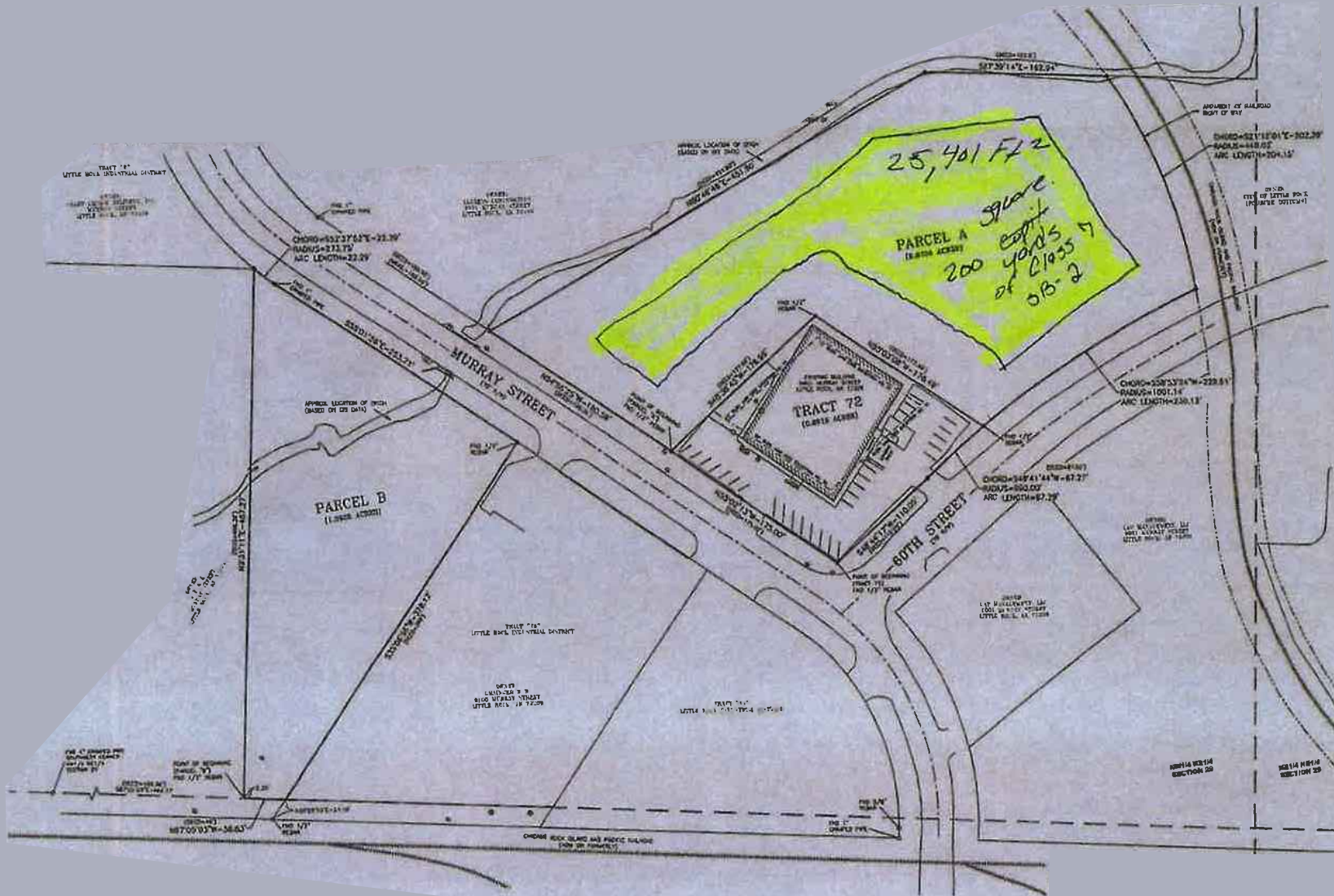


Legend

- INDUSTRIAL
- PARKS AND RECREATION
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10314

Name: Brandon Paxton

Location: 5901 Murray St.

Title: Allow a gravel parking area in an I-2 zoning.



File No.: Z-10320

Owners: Lima Foxtrot LLC

Applicant: Gene Ludwig (Agent)

Address: 2600 North Grant Street

Legal Description: Lot 7 and the south ½ of Lot 8, Block 21, Park View Addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from the area provisions of Section 36-156 to permit an accessory carport structure with a reduced side street setback to be enclosed.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

No Comments.

C. Building Codes Comments:

The required fire separation distance (building to property line) prescribed by the building code terminates at five (5) feet. Buildings are allowed to be closer than five (5) feet if they have properly constructed fire walls which provide the requisite one (1) hour fire resistance rating. When buildings are five (5) 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 (3) feet from the property line, and are prohibited when the exterior wall is less than three (3) feet from the line. There is no restriction on openings when the exterior wall is more than three (3) feet from the property line.

Contact the City of Little Rock Building Codes at 371-4832 for additional details.

D. Staff Analysis:

The R-2 zoned property at 2600 N. Grant Street is occupied by a one-story frame single family residence. The property is located at the northwest corner of N. Grant Street and "X" Street. There are two existing accessory buildings near the rear (west) property line with an accessory carport structure located at the southwest corner of the lot which is currently open air

The applicant states that the enclosed carport is needed to secure their vehicles and prevent vermin from damaging their vehicles. The applicant also states that the construction materials will have finishes to match the existing single-family home.

The site plan indicates that the proposed enclosing of the carport will expand the perimeter of the structure to within ½ to 1 foot from the street side (south) property line and one (1) foot from the rear (west) property line.

The accessory carport structure's location, and reduction of the setback requirements, were approved by the Board of Adjustment on October 31, 2005, as an open-air structure.

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 modification to allow the proposed enclosure of the existing carport structure which proportionally increases its adjacency to the rear south property line and the west side property line.

Staff is supportive of the requested variances. Staff believes that the previous approval of the commission and it's consistent use for parking will not add to the intensity of its use. The enclosed carport structure will not be out of character with other accessory buildings in this general area which have reduced street side setbacks. As long as the structure remains unaltered beyond the enclosure of the side walls, staff feels that it will have no adverse visual impact as the adjacent properties or the general area.

Staff finds the request to generally be in conformance with the development pattern in the neighborhood and nearby area. Based on the above assessment and analysis, staff finds the requested variance to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the request to enclose the existing accessory carport structure subject to the following conditions:

1. A building permit must be obtained prior to construction.

Z-10320

Zoning

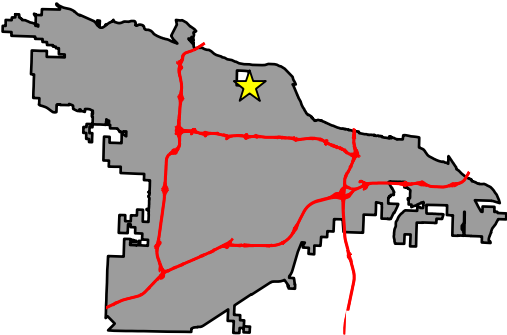
2600 NORTH GRANT ST.

BOARD OF ADJUSTMENT
JULY 16, 2026

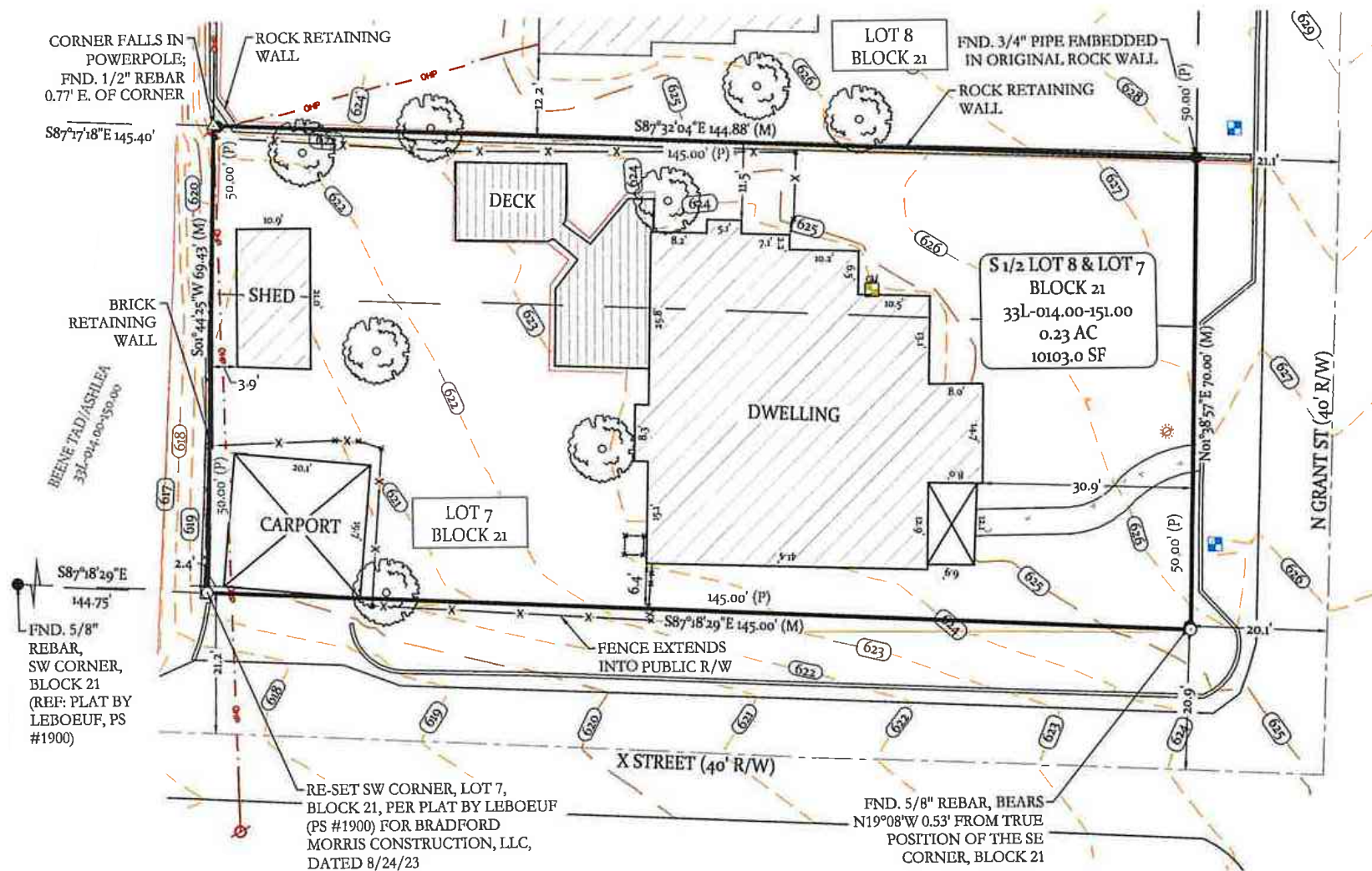


Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10320

Name: Gene Ludwig

Location: 2600 North Grant St.

Title: Allow an enclosed accessory structure to be located less than the required distance from a street side property line in an R-2 zoning.



File No.: Z-10321

Owners: CLG Real Estate Holdings LLC/Charlotte Garce

Applicant: Terra Firma Project, LLC Agent

Address: 121 E. 24th Street

Legal Description: East 100' of lot 12, block 1 subdivision of block 18 Rapley Estates addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-5

Present Use: Vacant

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested to the area regulations of Section 36-259 to allow a reduced front yard setback in an R-5 zoning.

A variance is requested to the area regulations of Section 36-259 to allow a reduced Side street setback in an R-5 zoning.

A variance is requested to the area regulations of Section 36-259 to allow a reduced accessory structure separation distance in an R-5 zoning.

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

STAFF REPORT

- A. Planning and Development Civil Engineering Comments:
No Comments.
- B. Buffering and Landscape Comments:
No Comments.
- C. Building Codes Comments:
No Comments

D. Staff Analysis:

The property at 121 east 24th Street is at the corner of south Scott Street and E. 24th Street. The property is currently vacant. The applicant is proposing to construct a 3-bedroom, 2 bath, 2,000 square foot single-family residence with a detached two car garage at the west side of the property.

The lot is platted to face south Scott Street (east), but the applicant proposes to construct the residence to face east 24th street (north). The applicant states they chose this orientation due to “the excessive slopes on the roadside property lines”. In orientating the structure in this way, the applicant will require three variances to adhere to the zoning regulations in an R-5 zone.

Section 36-259(d)(1) states, “There shall be a front yard setback having a depth of not less than twenty-five feet to the front line of the building”. On the site plan the applicant indicates that the structure will be approximately 15 foot from the platted front property line. Therefore, the applicant is requesting a variance to allow the proposed residence to extend into the front setback approximately ten (10) feet.

Section 36-259(d)(3) states, “In the case of a corner lot, where twenty-five (25) feet would be required on both street frontages, the rear yard relationship which abuts a rear yard may be reduced to fifteen (15) feet. The proposed structure will be approximately five (5) feet from the north setback. Therefore, the applicant is requesting a variance to allow the proposed residence to extend into the north street frontage setback approximately twenty (20) feet.

Sec. 36-259(d)(4) states, “All detached buildings shall be separated by a distance of not less than ten (10) feet.” Therefore, the applicant is requesting a variance to allow the proposed garage to be within six (6) feet of the primary structure.

Staff finds the request to generally be in conformance with the development pattern in the Rapley Estates neighborhood and nearby area. Based on the above assessment and analysis, staff finds the requested variances to be reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested front setback reduction from 25-feet to a minimum of approximately 15-feet, the requested side setback reduction from 25-feet to 5 feet and the distance from the primary structure and the detached garage be reduced from 10 feet to a minimum of six feet as outlined in the staff analysis and indicated on the attached sketch, subject to the following conditions:

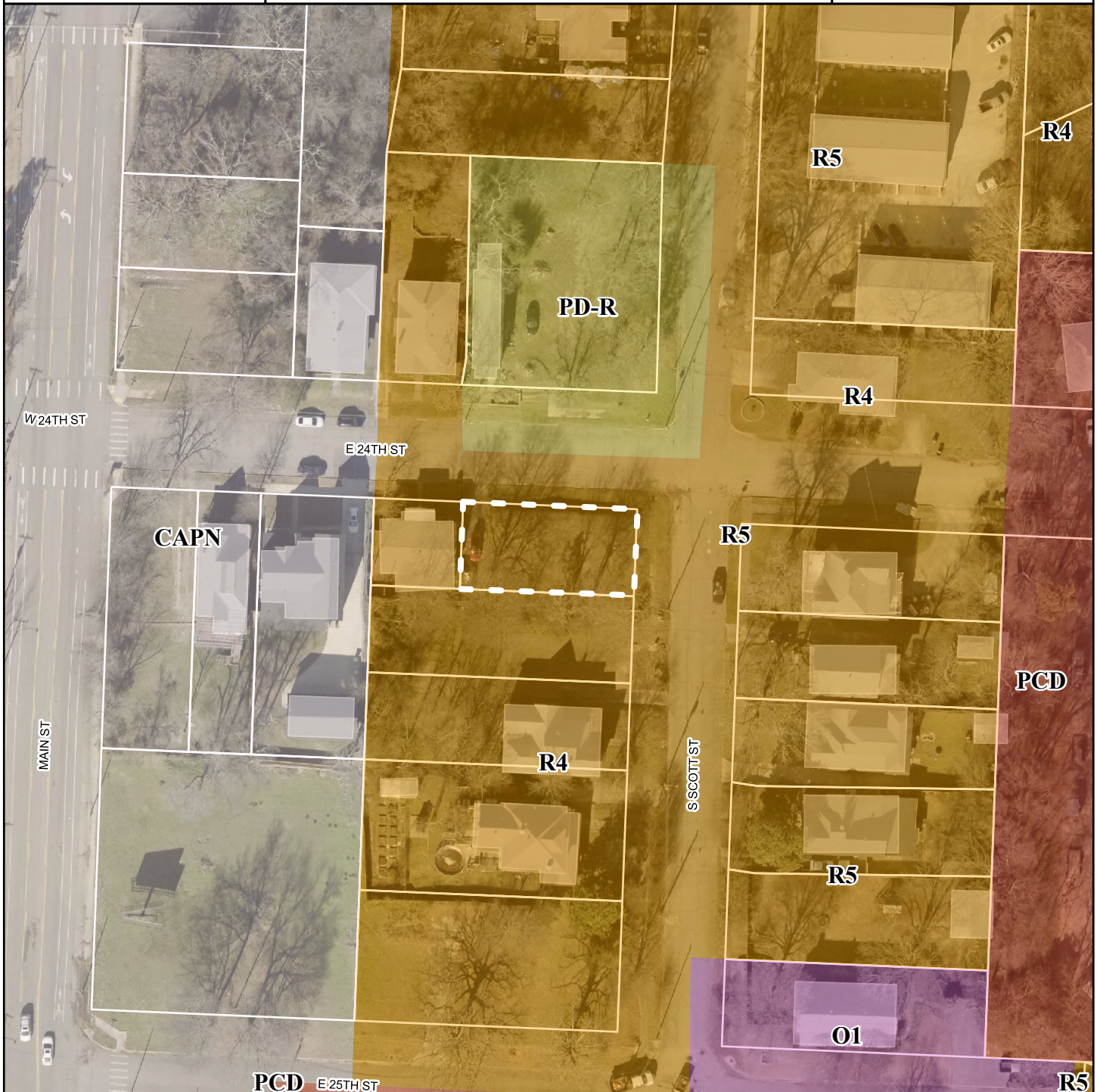
1. A building permit being obtained for all construction.

Z-10321

Zoning

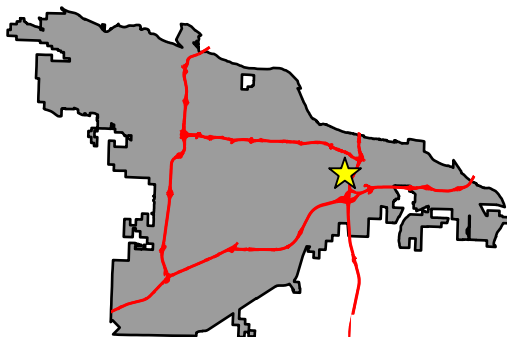
121 EAST 24th ST.

BOARD OF ADJUSTMENT
JULY 16, 2026



Legend

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

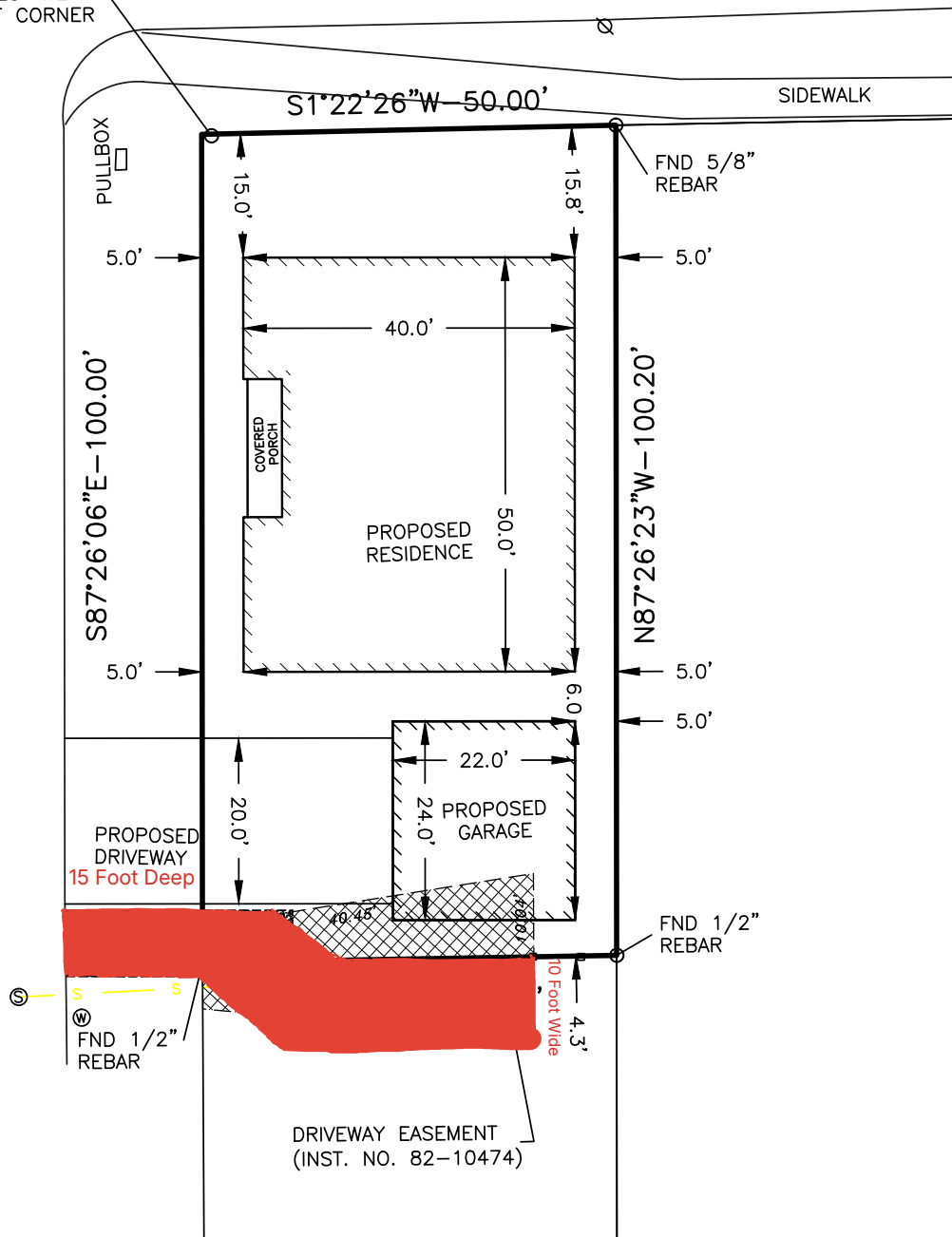


DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

S. SCOTT STREET

E. 24TH STREET

FND 1/2" REBAR
1.17' SOUTH
0.25' WEST
OF CORNER



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10321

Name: CLG Real Estate Holding

Location: 121 East 24th St.

Title: Allow a reduced front yard setback, a reduced side street setback, and reduced accessory structure separation distance in an R-5 zoning.

File No.: Z-10322

Owners: Brent and Melissa Morgan

Applicant: Brent and Melissa Morgan

Address: 5820 Hawthorne Road

Legal Description: Lot 7, Forest Heights Place, an Addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from area regulations of Sec. 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 is presented as per the attached letter.

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No Comments.

B. Buffering and Landscape Comments:

In October 2020 the City adopted the "Heights Landscape Design Overlay District," requiring installation of one tree per 40 linear feet of street frontage within the Heights District Boundary, applicable to [among other types] residential construction in excess of 600 square feet.

C. Building Codes Comments:

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 R-2 zoned property located at 5820 Hawthorne Road is 0.19-acre lot occupied by a 3,180 square foot single-family two-story house within the Heights Design Overlay District. The lot is located along the north side of Hawthorne Road and is bordered by "V" Street along the north perimeter of the property.

As an improvement to the property the applicant proposes to remove an existing portion of the primary structure along with an existing accessory structure in the rear yard area to allow for construction of a new living area with outdoor space.

The applicant states that the existing addition to the north side of the residence has water damage which has impacted the operation of the entry doors.

The site plan indicates that the proposed addition to the main dwelling will extend into the rear yard area and connect to an outdoor porch structure. The porch structure is shown to connect to the existing garage structure located at the northwest corner of the property.

The new 784 square foot conditioned living area is shown to extend approximately 26 feet north and extend over 30 feet across the rear of the dwelling. A new 200 square foot porch structure is shown extending to the west with a covered connection to a new 418 square foot outdoor living pavilion with fireplace. The outdoor pavilion extends north and connects to the existing garage structure located at the northwest corner of the rear yard area.

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 reduction of the side yard setback from 5-feet to 1.7-feet.

The site plan indicates that the existing garage structure sits upon the rear (north) property line with a paved access drive connecting to "V" Street. The connection of the residence to the existing garage creates a formal extension of the primary structure to within zero distance of the rear 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 (0) zero feet.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The reduction of yard area for the new addition and outdoor structures are similar to development patterns in the area. Staff believes that the requested variances will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested 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. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.

Z-10322

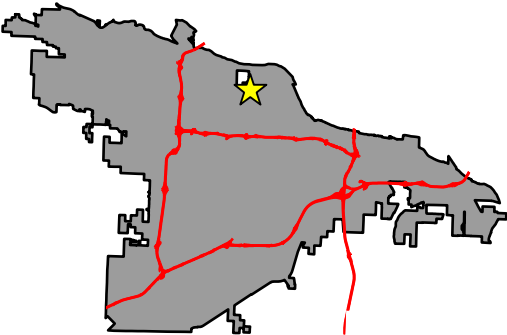
Zoning

5820 HAWTHORNE RD.

BOARD OF ADJUSTMENT
JULY 16, 2026



- Legend
-  SINGLE FAMILY
 -  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

File No.: Z-10316

Owners: Sanscript Enterprises LLC/Doris Smith

Applicant: Vernon Huiett (Agent)

Address: 14 Otter Creek Court

Legal Description: Lot 4, Otter Creek Business Park, Otter Creek Community, Little Rock, Arkansas

Zoned: C-1

Present Use: Vacant

Proposed Use: Parking Lot

Variance(s) Requested: A variance from the regulations of Section 36-299(e)(1) to allow a reduction in the front yard setback in a C-1 district.

A variance from the regulations of Section 36-510 to allow the construction of a new parking area without interior landscaping or portion of the perimeter screening in a C-1 district

A variance from the regulations of Section 30-45 to allow construction of the new parking area without interior curb, gutter and wheel stops in a C-1 district

A variance from the regulations of Section 36-298 to allow a dumpster to be located within the front yard setback.

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 Comments
- C. Building Codes Comments:
No Comments.

D. Staff Analysis:

The property located at 14 Otter Creek Court is within a predominately C-1 zoned neighborhood, within the Otter Creek Business park subdivision. The survey indicates the lot has a width of 319 feet and a depth of 110 feet and is currently vacant.

The applicant is proposing to construct a new 4,098 square foot laundromat on the west side of the property with an adjoining twenty-six (26) space parking lot.

The site plan indicates that the lot is bordered along the north perimeter by Callagahan Creek and floodway. The Callagahan Creek flooding is shown to extend into the property rendering greater than 40% of the lot unusable for placement of a structure. This flooding designation also requires that an unhindered fire access way be provided along its perimeter.

Section 36-299(e)(1) states: *There shall be a front yard having a depth of not less than twenty-five (25) feet to the front line of the building*". Therefore, the applicant is requesting to allow a reduction in the front setback from twenty-five (25) feet to ten (10) feet.

Section 36-510 states: *The landscaping and screening requirements set forth in chapter 15, article IV, shall be in full force and effect when erecting, constructing, enlarging or otherwise altering any vehicular use area*". Therefore, the applicant is requesting to allow the omission of the landscaping and screening on the north property line, which abuts the floodway.

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.

Section 36-45 states: *When an off-street parking area adjoins public right-of-way, inner curbing shall be provided as follows:*

(1) When no sidewalk exists or is proposed in the right-of-way the inner curb may be located on the property line.

(2) if the proposed parking is to be parallel to the right-of-way the inner curbing may be located on the property line.

(3) If there is an existing or proposed sidewalk and the proposed parking stalls are to be oriented into the sidewalk, the inner curbing shall be located two and one-half (2 ½) feet inside the property line.

(4) The inner curb shall be at least four (4) inches in width and extend a minimum of four (4) inches above the driving surface and a minimum of six (6) inches below the driving surface.

(5) a reinforced precast curb or fence equivalent to this curb may be used upon approved by planning and development.

Therefore, the applicant is requesting a variance to allow construction of the new parking area without interior curb gutter and wheel stops to allow fire and rescue access to the property that is adjacent to their north property line.

Section 36-298(2) states: *Dumpsters and trash containment areas shall not be located within the front yard setback area or street side or exterior side yard setback area. Dumpsters and trash containment areas shall be in compliance with chapter 15 article IV.* Therefore, the applicant is requesting to be allowed to construct a dumpster within the front setback. They propose the dumpster area to be 10-feet from the front property line. The dumpster enclosure area is proposed to be twenty (20) foot in depth and twelve foot wide.

Staff is supportive of the requested variances. Staff views the requests as reasonable. Staff believes that due to the extremely limited useable area of the lot that a genuine hardship exists so as to allow the property to have a viable use. Staff agrees with the proposed location of the structure and dumpster along with the parking layout which maximizes the limited area of the lot.

E. Staff Recommendation:

Staff recommends approval of the requested front yard setback reduction from twenty-five (25) feet to no less than ten (10) feet.

Staff recommends approval of the request to allow the omission of the required interior parking area landscape.

Staff recommends approval of the request to allow the omission of the required landscaping and screen on the north perimeter of the lot which abuts the floodway.

Staff recommends approval of the request to allow construction of the new parking area without interior curb gutter and when stops.

Staff recommends denial of the request to allow the construction of a dumpster enclosure area in the front setback.

Subject to the following conditions:

1. A building permit must be obtained prior to construction.
2. A SFHA Development permit must be obtained prior to receipt of construction permit.

Z-10316

Zoning

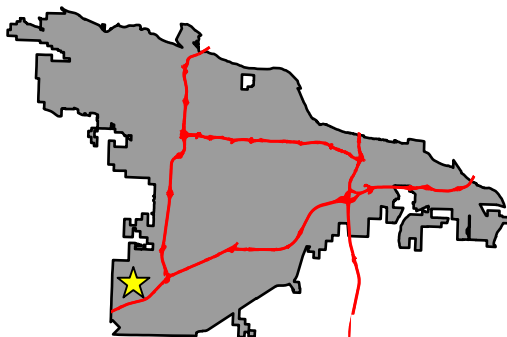
4 OTTER CREEK COURT

BOARD OF ADJUSTMENT
JULY 16, 2026



Legend

-  MULTI FAMILY
-  COMMERCIAL
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10316

Name: Vernon Huiett

Location: 4 Otter Creek Court

Title:

