

City Of Little Rock Board Of Adjustment

AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

March 19, 2026

4:00 PM

- I. Roll Call and Finding of a Quorum
- II. Approval of the Minutes of the February 17, 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

MARCH 19, 2026

4:00 P.M.

I. CONSENT APPROVAL:

1. Z-10250 353 North Ridge Road

Staff recommends approval of the requested front building line reduction from 25-feet to a minimum of 21-feet as outlined in the “staff analysis”, subject to the following conditions:

1. A building permit being obtained for all construction.
2. A replat of the property be performed and filed.

2. Z-10251 5243 Country Club Blvd.

Staff recommends approval of the requested rear yard setback reduction from twenty-five (25) feet to no less than eight (8) feet subject to the following conditions:

1. Obtain a demolition permit removing existing guest house structure
2. Install trees at the time of building permit, in accordance with the Heights Design Overlay District requirements.
3. Obtain a building permit being obtained for all construction

3. Z-10252 82 Calion Court

Staff recommends approval of the requested variance for the west side yard setback reduction to no less than 4 feet, with the following conditions:

1. A building permit being obtained for all construction.

II. REGULAR AGENDA:

1. Board of Adjustment Bylaws – Proposed Amendment.

File No.: Z-10250
Owner: Bob Coleman
Applicant: Jason Duncan
Address: 353 North Ridge Road
Legal Description: Lot 369, Kingwood 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 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 was presented with this 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 Comments

D. Staff Analysis:

The property at 353 North Ridge Road is in an R-2 zoned neighborhood and is a total of 3,157 square feet. The subject property is located in the Kingwood Place subdivision which is off Cantrell Road (Highway 10) approximately two (2) miles east of Interstate 430.

The applicant is proposing to construct an open front porch addition, which will encroach on the front building line. The porch will be 16 feet wide and 10 feet deep and will extend approximately four (4) feet into the building line boundary.

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 21 feet.

In Staff's opinion, the proposed building line adjustment, poses 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 variance to be reasonable.

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 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 building line reduction from 25-feet to a minimum of 21-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-10250

353 N. RIDGE RD.

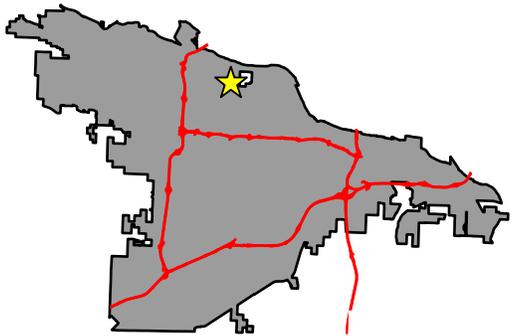
Board of Adjustment
MARCH 19, 2026

Zoning

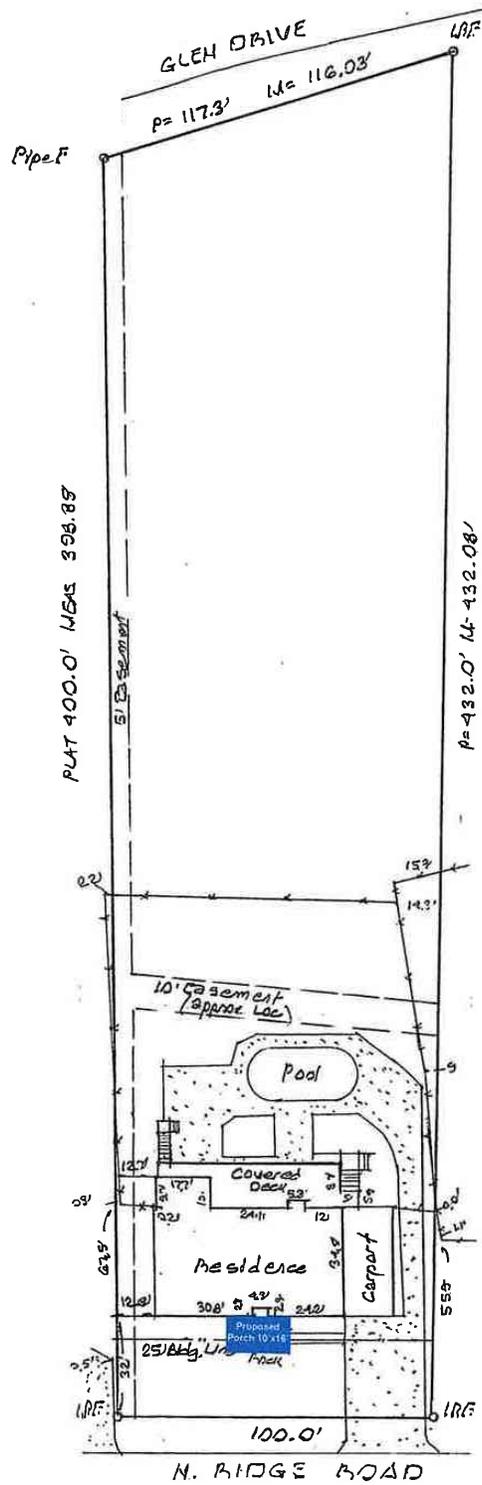


Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10250

Name: Jason Duncan

Location: 353 N. Ridge Rd.

Title: A reduced front set back to permit the addition of a front porch



File No.: Z-10251

Owners: Ross and Sarah Davis

Applicant: Ross and Sarah Davis

Address: 5423 Country Club Blvd

Legal Description: Lot 7, Block 20, Newton's 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:

1. Private Driveway shall meet all City of Little Rock Standard Details and City Code Sec. 30-43
2. 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:

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 5423 County Club Blvd. is in a predominately R-2 zoned neighborhood, within the Heights Landscape Design Overlay District. The lot is occupied by a 4,051 square foot two-story residence along with an accessory structure at the south end of the property. The survey shows a lot width of 50 feet, and depth of 140 feet.

The property is located on the southeast corner of Country Club Blvd and Polk Street. The residence faces north and has a paved access drive connected to Polk Street to the west. The paved access drive extends into the property to a parking area at the southeast corner of the dwelling alongside the existing accessory structure at the south perimeter of the property.

The applicant is proposing to remove the accessory structure and construct a new two-level addition to the residence. This new addition will include a garage and a second level living space, which will extend into the rear yard setback.

The survey and applicant provided sketches indicate that the addition will extend into the rear setback to within eight (8) feet of the south property line and fourteen (14) feet toward the west property line. Rear yard setbacks are required to be 25 feet in width while side yard setbacks are required to be 10% of the width of the lot not to exceed 8-feet. The existing and new construction thus reduces the rear yard setback area.

Section 36-255(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 eight (8) feet subject to the following conditions:

1. Obtain a demolition permit removing existing guest house structure.
2. Install trees at the time of building permit, in accordance with the Heights Design Overlay District requirements.
3. Obtain a building permit prior to construction.

Z-10251

5423 COUNTRY CLUB BLVD.

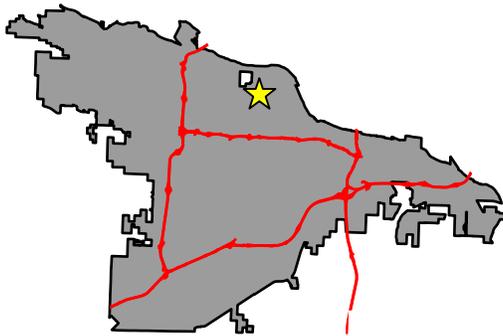
Board of Adjustment
MARCH 19, 2026

Zoning



Legend

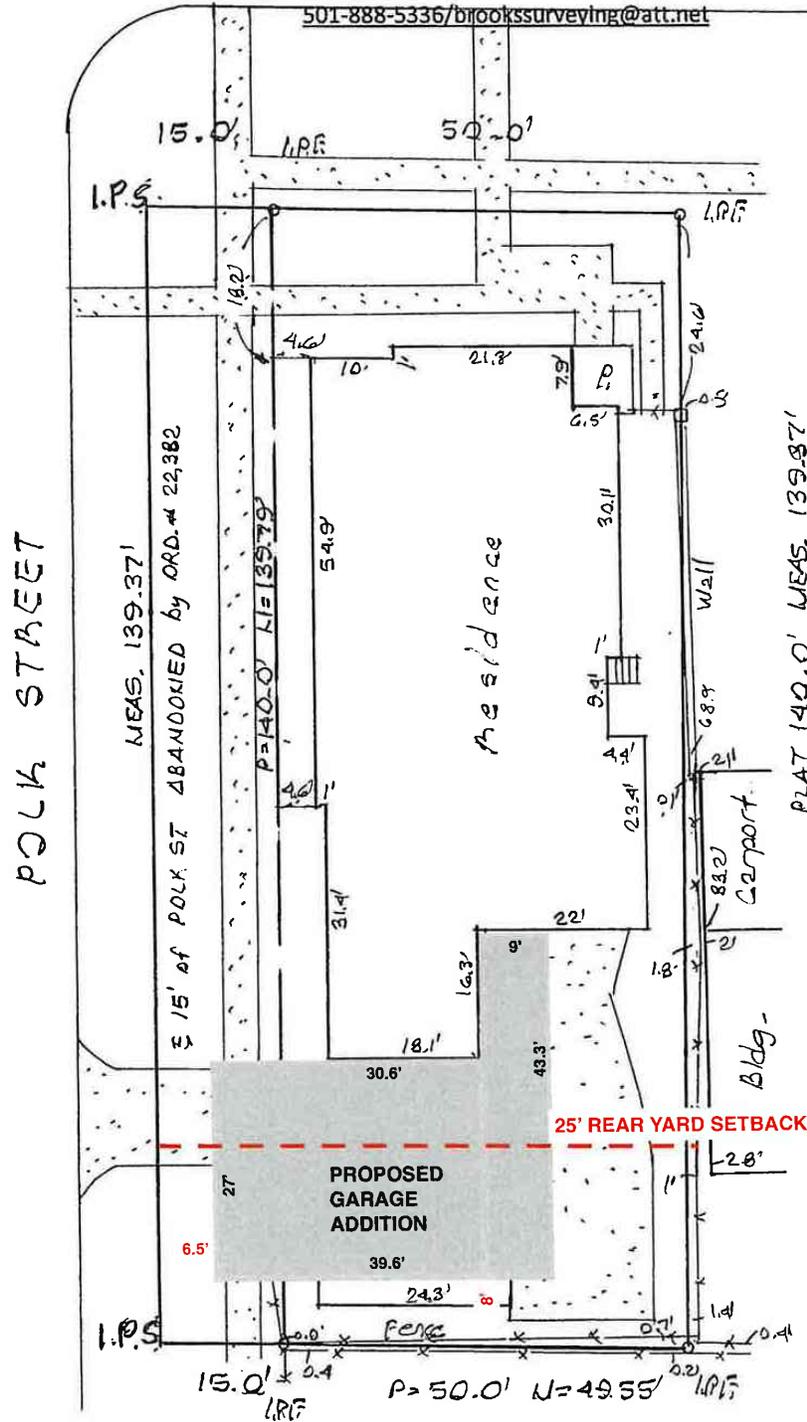
-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

COUNTRY CLUB ROAD

501-888-5336/brookssurveying@att.net



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10251

Name: Sarah Nutt Davis & Ross Clinton Davis

Location: 5423 Country Club Blvd.

Title: A reduced rear 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.

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 supportive of the requested variance. Staff views the request as reasonable. The proposed variance requested is generally in conformance with the development pattern in the area. Staff believes the proposed altered side yard setbacks will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance for the west side yard setback reduction to no less than 4-feet, with the following conditions:

1. Obtain a building permit prior to construction.

Z-10252

82 CALION COURT

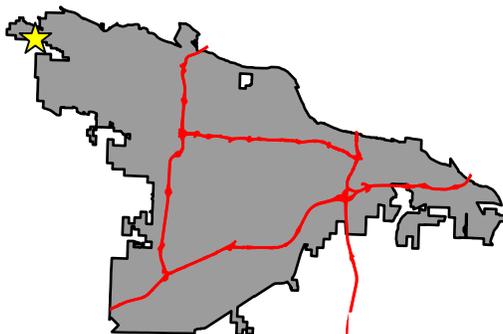
Board of Adjustment
MARCH 19, 2026

Zoning

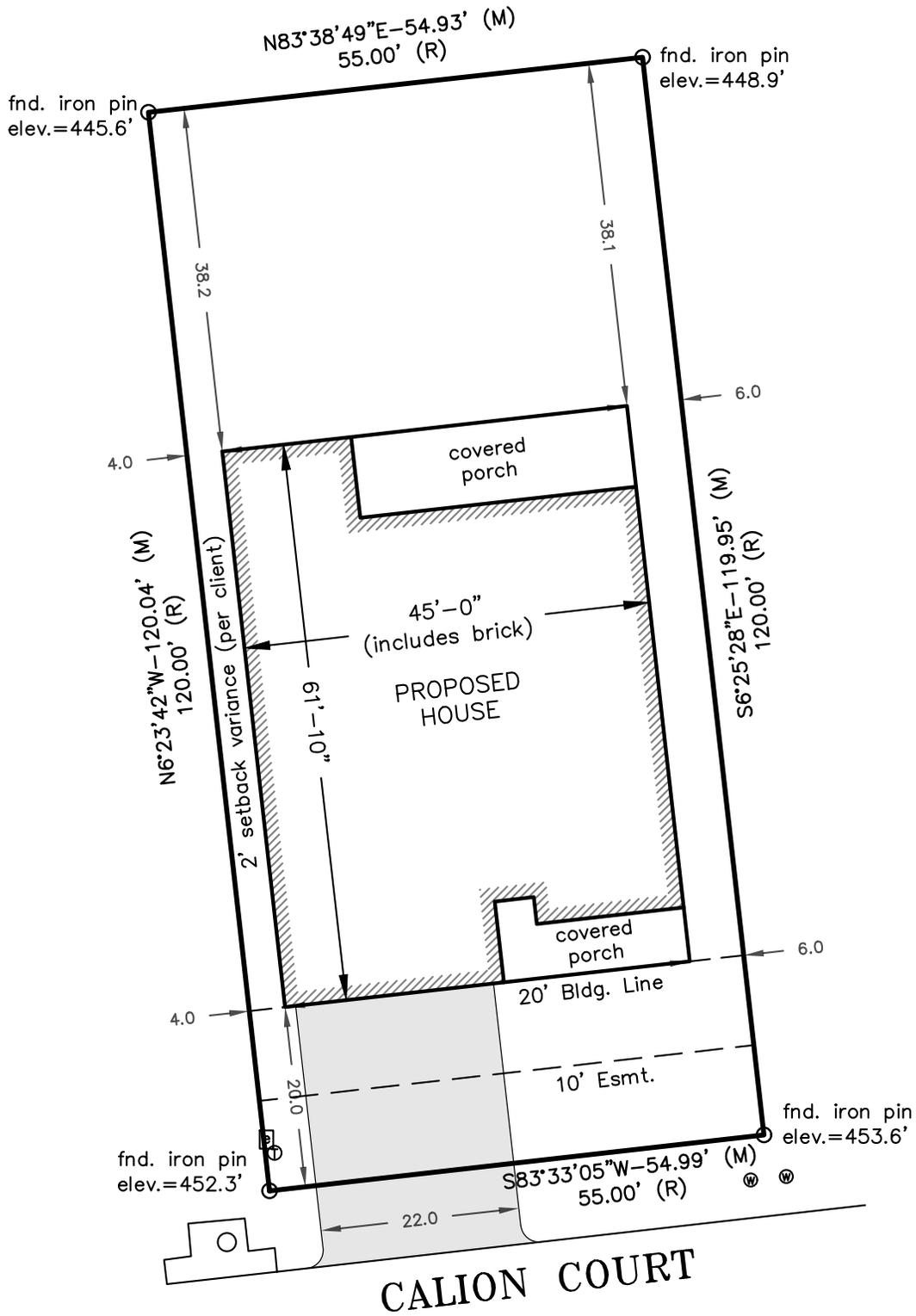


Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



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

