

City Of Little Rock Board Of Adjustment

AGENDA



LITTLE ROCK BOARD OF ADJUSTMENT

AGENDA PROCEDURE

October 15, 2025

4:00 PM

I. Roll Call and Finding of a Quorum

II. Approval of the Minutes of September 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

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.

LITTLE ROCK BOARD OF ADJUSTMENT

CONSENT AGENDA

OCTOBER 15, 2026

4:00 P.M.

I. CONSENT APPROVAL:

1. Z-10163-A 2323 North Garfield Street

Staff recommends approval of the requested reduced separation of the accessory structure and primary residence to no less than 4 feet 6 inches, and the reduced side yard setback to no less than 2-feet as per the submitted survey / site plan sketch, subject to the following condition:

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

2. Z-10313 2 Hall Circle

Staff recommends approval of the requested front and side yard setback variances and subject to the descriptions and any conditions in the “staff analysis”, and the following conditions:

1. The accessory carport structure and or the addition to the residence does not exceed one-foot, eight inches (1’-8”) from the east side property line.
2. Compliance with the Building Code requirements as noted in paragraph C. of the staff report.

3. Z-10340 1520 South Oak Street

Staff recommends approval of the requested rear and side setback reductions to allow an accessory dwelling structure to be constructed on the property.

4. Z-10343 1818 North McKinley Street

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.

II. CONSENT AGENDA: (CON'T)

5. Z-10344 5524 Stonewall Road

Staff recommends approval of the requested rear yard setback to be reduced from 25- feet to not less than 15.5 feet, and the reduction of the west side yard setback to no less than 4.5 feet, as outlined in the staff analysis, and per the submitted survey/site plan sketch, subject to the following conditions:

1. Provision of Landscape Site Plan prior to receipt of building permit adhering to Overlay District requirements.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.

6. Z-10345 8 Longlea Drive

Staff recommends approval of the requested rear yard setback reduction from 25 feet to a minimum of 10 feet, with the following conditions:

1. A building permit being obtained for all construction.

7. Z-10346 5123 Hawthorne Road

Staff recommends approval of the rear yard coverage to a maximum of 40% subject to the following conditions:

1. Provision of Landscape Site Plan prior to receipt of building permit adhering to Overlay District requirements.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.
3. The accessory garage structure must remain detached. A variance must be obtained to attach the structure to the primary residence at which time any construction activities must be ceased until variance is obtained.

8. Z-10347 5100 Country Club

Staff recommends approval of the rear yard coverage to a maximum of 40% subject to the following conditions:

1. Provision of Landscape Site Plan prior to receipt of building permit adhering to Overlay District requirements.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.
3. The accessory garage structure must remain detached. A variance must be obtained to attach the structure to the primary residence at which time any construction activities must be ceased until variance is obtained.

File No.: Z-10163-A

Owners: Fred and Carol Auger

Applicant: Stuart Pinson (Agent)

Address: 2323 N. Garfield

Legal Description: Lot 13, Block 8, Alzheimer'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 the area regulations of Sec. 36-156 to allow a reduced accessory structure separation from a primary residence in the R-2 district.

A variance is requested from the area regulations of Sec. 36-156 to allow a reduced accessory structure separation from a street side yard property line 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.

B. Building Codes Comments:

No Comments.

C. Staff Analysis:

The property at 2323 N. Garfield Street is in a predominantly R-2 zoned neighborhood, within the Heights Landscape Design Overlay District.

The subject property is located on the northeast side of North Garfield Street and the Hawthorne Street intersection. The parcel was originally developed to contain a single-family residence which is under construction.

As an addition to the ongoing construction to a new two-story, single-family residence the applicant is proposing to construct an inground pool accessory structure along the south perimeter of the property between the dwelling and the neighboring property.

The proposed accessory pool structure will be located 2-feet from the south (side) property line, between the garage structure and the main dwelling structure. The new pool structure will be located 4-feet 6-inches from the east (side) of the primary residence, 4-feet 6-inches from the west (side) of the garage structure adjacent to a covered connecting porch.

Section 36-156 (a)(2)(b) of the City's Zoning Ordinance requires a minimum separation of six (6) feet between an accessory structure and a principal residence in R-2 zoning. Therefore, the applicant is requesting a variance to allow an accessory structure to be located no less than 4 feet 6-inches from a primary residence.

Section 36-156 (a)(2)(f) of the City's Zoning Ordinance requires a minimum setback of three (3) feet between an accessory structure and a side yard property in R-2 zoning. Therefore, the applicant is requesting a variance to allow an accessory structure to be located no less than 2-feet from a side yard property line.

In Staff's opinion, the proposed setback reductions will pose no negative effect upon the health, safety, or welfare of the public, and will not detract from the value or aesthetics of the surrounding properties in the general area.

E. Staff Recommendation:

Staff recommends approval of the requested reduced separation of the accessory structure and primary residence to no less than 4 feet 6 inches, and the reduced side yard setback to no less than 2-feet as per the submitted survey / site plan sketch, subject to the following condition:

1. Obtain a building permit 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-10163-A

Zoning

2323 NORTH GARFIELD ST.

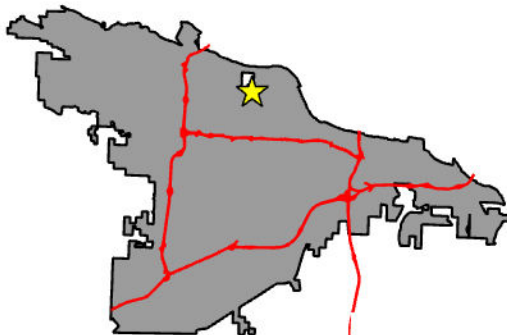
BOARD OF ADJUSTMENT
OCTOBER 15, 2026



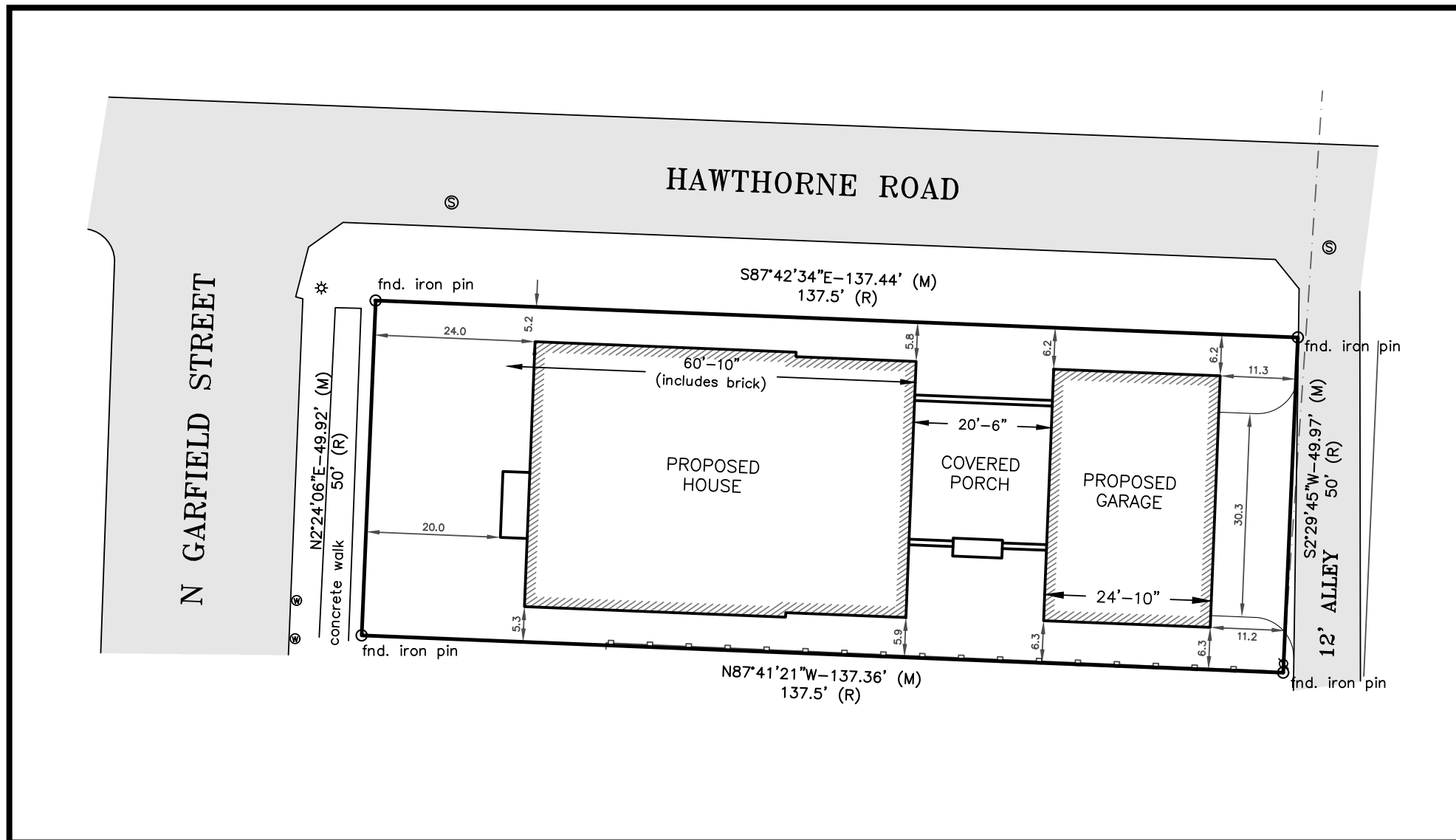
Legend

 SINGLE FAMILY

 Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10163-A

Name: Stuart Pinson

Location: 2323 North Garfield St.

Title: A variance is requested to allow a reduced accessory structure separation from a primary residence in the R-2 district and to allow a reduced accessory structure separation from a street side yard property line in the R-2 district.



File No.: Z-10313

Owner: Les and Charlotte Galusha

Applicant: Les and Charlotte Galusha

Address: 2 Hall Circle

Legal Description: Lot 35, Hall Plaza Addition, to the City of Little Rock, Pulaski County Arkansas.

Current Zoning: R-2

Present Use: Single-Family Residence

Proposed Use: Single-Family Residence

Variance(s) Requested: A variance is requested from the area provisions of Section 36-254 to allow a residence with a reduced front yard setback.
A variance is requested from the area provisions of Section 36-254 to allow a residence with a reduced side yard setback.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No 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 overhang

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 2 Hall Circle is occupied by a 2,308 square foot, two-story single-family residence. The survey indicates a lot width of 70 feet along Hall Circle, a width of 80 feet along the rear (south) property line, a depth of 113 feet along the west property line and 128 feet along the east property line. The residence is set at 25 feet from the front (north) and approximately 8 feet from the east and west side property lines. The existing residence occupies the north central portion of the lot and extends east to west.

As part of the improvement to the residence, the applicant proposes to construct a 578 square foot carport addition along the east and northeast sides of the residence to within 0.4 feet of the east property line and extend north approximately 22 feet into the front yard.

The applicant states the addition would follow the footprint of the existing drive and or maintain the existing roof line and overhang of the house. The additions would maintain the consistent and uniform roof line in the rear. The additions will enable them to enclose the existing carport and construct a bedroom with bath for their disabled relative .

Section 36-254(d)(2) of the City's Zoning Ordinance requires a minimum side yard setback of 10% of the lot width 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 0.4 feet along the east side property line.

Section 36-254(d)(1) of the City's Zoning Ordinance requires a minimum front yard setback of 25 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 front yard setback of 5 feet along the north side of the front property line.

Staff is supportive of the requested front and side yard setback variances. Staff believes that due to the limited access options for the disabled relative that a genuine hardship exists and that the addition will have no negative impact on the neighboring properties. However, staff believes that the proximity to the east neighboring property is close and requires that the addition be located not less than 1.8 feet from the east side property line.

E. Staff Recommendation:

Staff recommends approval of the requested front and side yard setback variances and subject to the descriptions and any conditions in the "staff analysis", and the following conditions:

1. The accessory carport structure and or the addition to the residence does not exceed one-foot, eight inches (1'-8") from the east side property line.
2. Compliance with the Building Code requirements as noted in paragraph C. of the staff report.

Z-10313

Zoning

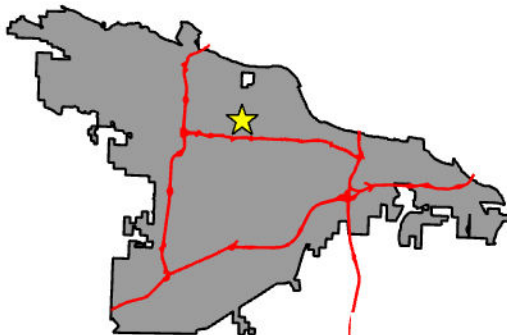
2 HALL CIRCLE

BOARD OF ADJUSTMENT
AUGUST 20, 2026

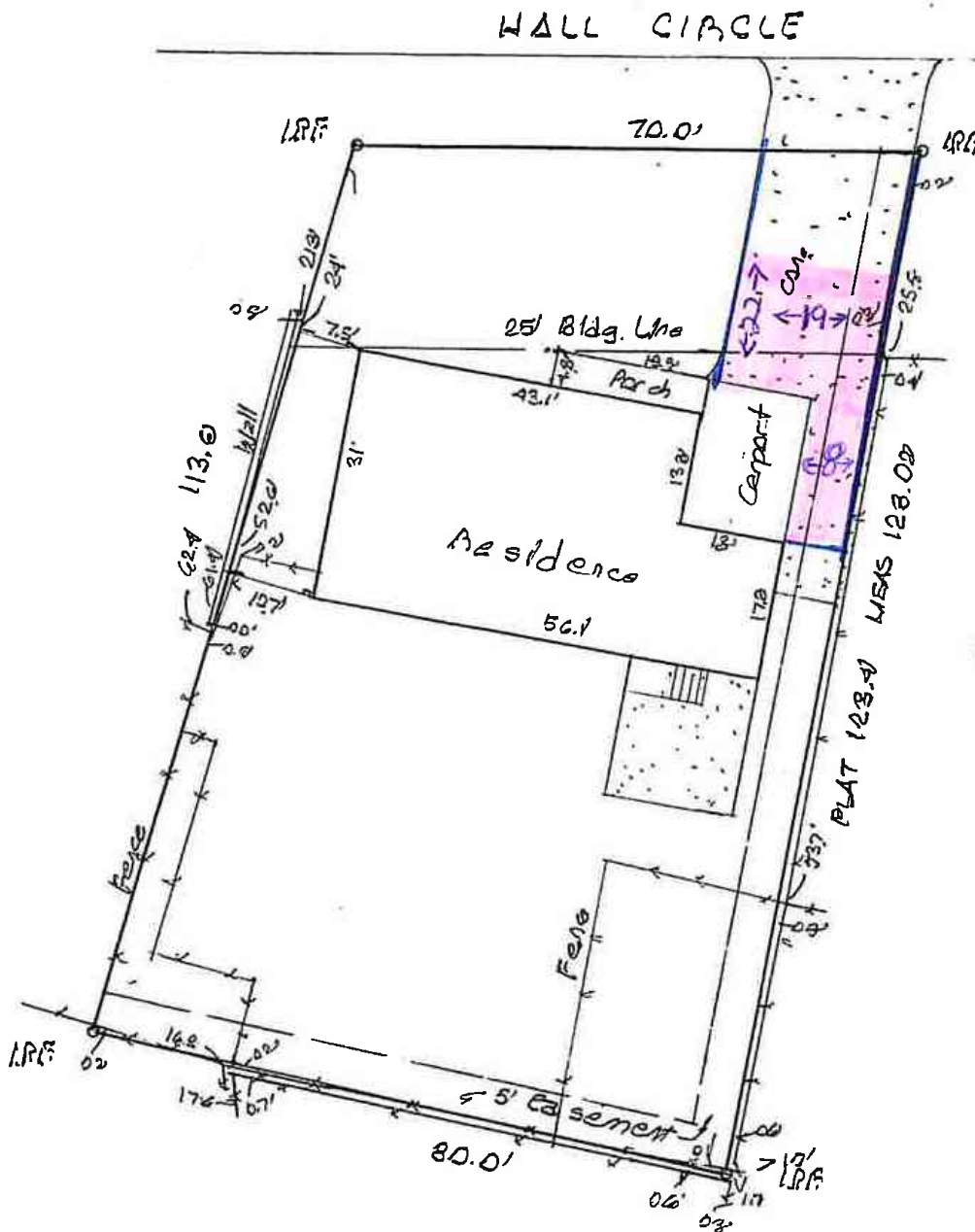


Legend

-  SINGLE FAMILY
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



New ^{open} Carport will tie into existing roof.
Roof will extend over to side of Carport

New carport
19 ft wide
22 ft long
(19 ft from end of Carport to road)

Sketch Map

City of Little Rock Planning & Development

Case No: Z-10313

Name: Charlotte Gatusha

Location: 2 Hall Circle

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



File No.: Z-10340

Owners: Charles & Gwendolyn Johnson

Applicant: Charles & Gwendolyn Johnson

Address: 1520 S. Oak Street

Legal Description: Lot 8, block 15, W. B. Worthens addition to the City of Little Rock, Pulaski County Arkansas

Zoned: R-3

Present Use: Single-family Residence

Proposed Use: Single-family Residence with A.D.U

Variance(s) Requested: A variance is requested to development standards of Section 36-204 to allow an accessory dwelling unit to have a reduced rear yard setback in an R-3 zoning.

A variance is requested to development standards of Section 36-204 to allow an accessory dwelling unit to have a reduced side yard setback in an R-3 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:

c.

No Comments.

C. Building Codes Comments:

Walls and overhangs closer than 5' to the property line requires 1 hour fire rating.

D. Staff Analysis:

The property at 1520 South Oak Street is located northwest of West 16th Street and South Oak Street intersection. A single-family residence currently occupies the site. The applicant is proposing to construct a new detached 768 square foot Accessory Dwelling Unit with garage at the northwest corner of the property.

The applicant indicates that the new structure will include a 384 square foot storage area on the ground level with a toilet area and a living area on the second level with a kitchenette. The submitted plans indicate that the new structure will have a roll up garage door to the storage area and a wood frame stairway leading from the second level down to a concrete ramp connecting to the primary residence.

On August 19, 2025, the City Board of Directors passed an ordinance regulating accessory dwelling units within the City of Little Rock. The new ordinance establishes “development standards” for accessory dwelling units. If approved, the applicant must comply with the newly established development standards, in addition to all other requirements of the new ordinance: █

Section 36-204(2)(a) states, Location. An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling on the lot or parcel. Whether detached, attached, or internal, the unit shall conform to the setback requirements applicable to single-family dwellings of the applicable zoning district. Therefore, the applicant is requesting variances to allow the proposed accessory structure to extend into the west rear setback approximately 3.0 feet and to be allowed to extend into the north side yard setback approximately 1.0 feet.

Staff is in support of the requested Accessory Dwelling Unit. Staff believes the request is reasonable and that the proposed ADU use is appropriate for this location. There are no approved or pending ADU's within 1 mile of the application site.

Staff is supportive of the requested Accessory Dwelling Unit construction on single-family property. The current residence has occupied the property since 2019. Staff feels the ADU will be of benefit to the area. The two (2) units will continue to create a diversity of housing options for this neighborhood and the ADU will not impact character with the new development pattern in the area. There are several properties in the general area that contain R-3 zoning and uses.

E. Staff Recommendation:

Staff recommends approval of the requested rear and side setback reductions to allow an accessory dwelling structure to be constructed on the property.

Z-10340

Zoning

1520 SOUTH OAK ST.

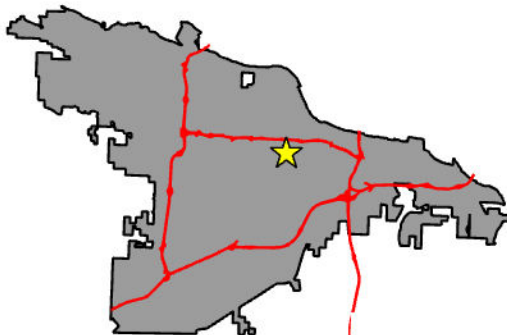
BOARD OF ADJUSTMENT
OCTOBER 17, 2026



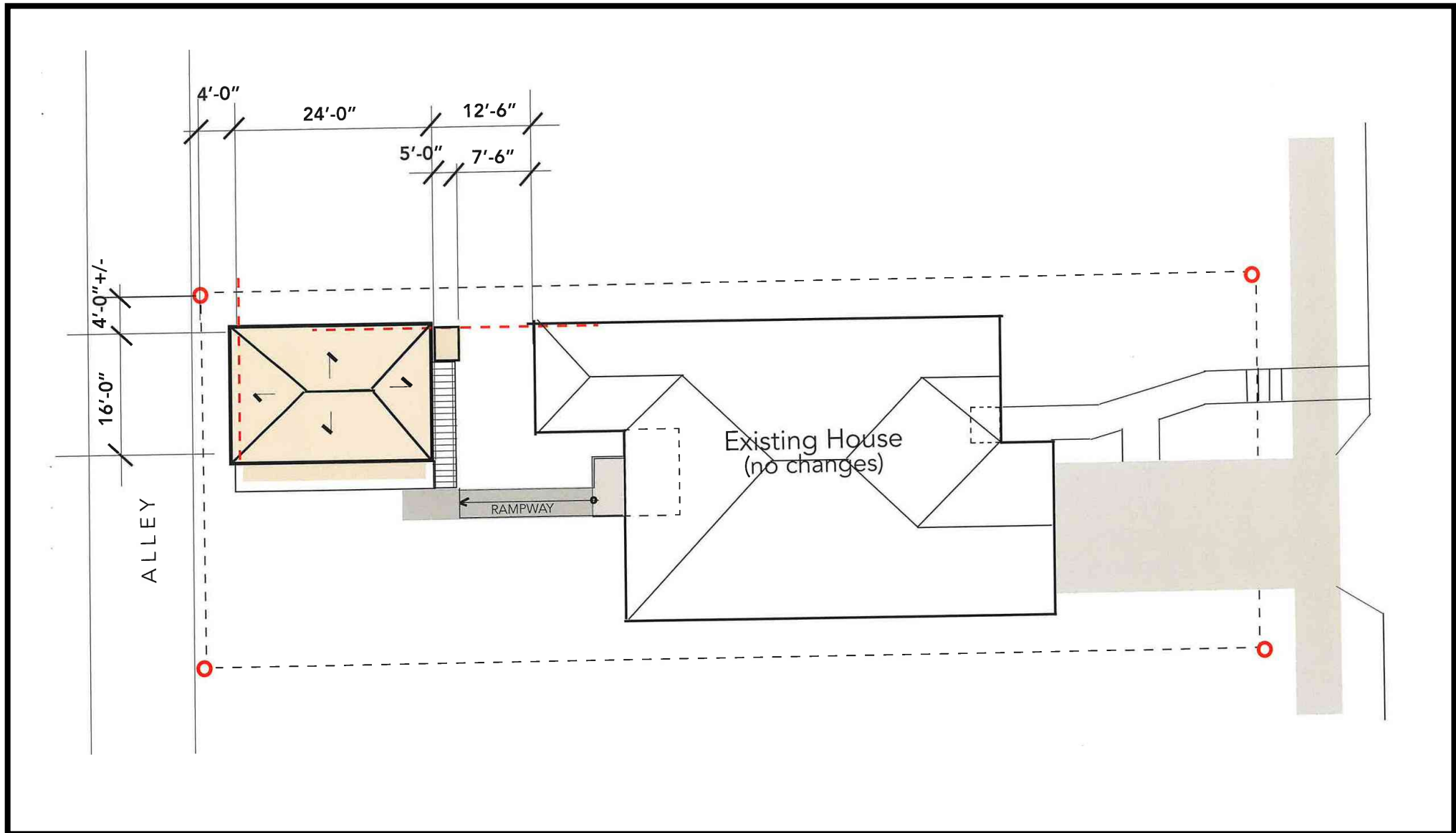
Legend

 SINGLE FAMILY

 Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10340

Name: Charles A. Johnson Jr.

Location: 1520 S. Oak St.

Title: Allow an accessory structure to exceed the allowed rear yard coverage area in an R-2 zoning.



File No.: Z-10343

Owners: Grant McElmurry

Applicant: Grant McElmurry

Address: 1818 North McKinley Street

Legal Description: Lot 2, Block 6, Forest Park 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.

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:

Walls and overhangs closer than 5' to the property line requires 1 hour fire rating.

D. Staff Analysis:

The R-2 zoned property located at 1818 North McKinley Street is 0.13-acre lot, which has a 1,021 square foot residential unit that was constructed in 1945. It

is located close to North McKinley Street and R Street in the Heights Overlay District.

In the rear yard there is a structure that is legally existing nonconforming. The applicant proposes to connect the existing residential unit to the nonconforming structure to better utilize the existing space and improve the overall functionality of the property.

The existing nonconforming structure is located approximately two (2) feet from the side property line. The applicant is proposing to construct the connecting structure along that same line. It will be 130 square feet with a dimension of 16 x 8 and will be constructed with the same vinyl siding and shingles as the existing residential structure.

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 2-feet for the proposed connecting structure.

Staff is supportive of the requested variance. Staff views the request as reasonable. 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-10343

Zoning

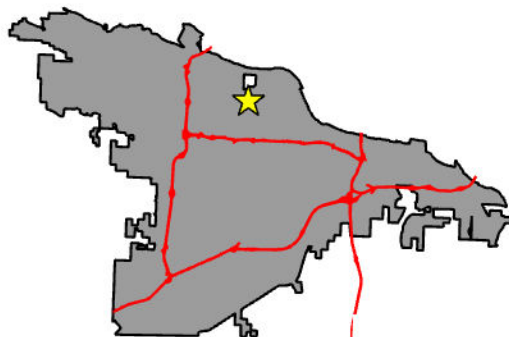
1818 NORTH MCKINLEY ST.

BOARD OF ADJUSTMENT
OCTOBER 17, 2026

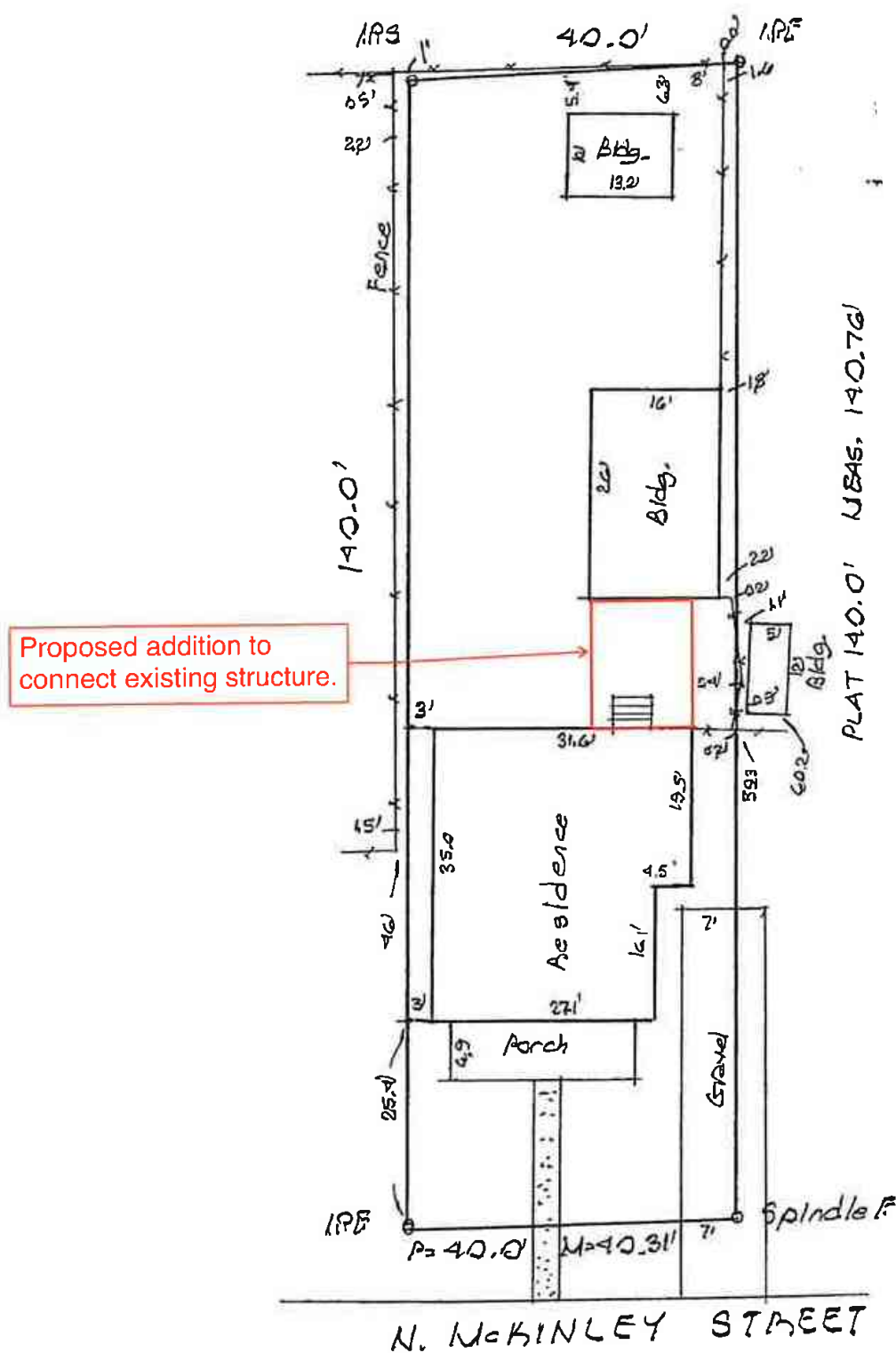


Legend

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



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10343

Name: Grant McElmurry

Location: 1818 McKinley St.

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



File No.: Z-10344

Owners: Graves and Cheryl Hearnberger

Applicant: Jason Duncan (Agent)

Address: 5524 Stonewall Road

Legal Description: All of Lot 8 and part of Lot 9, Block 21, Newton's Addition to the City of Little Rock, Pulaski County

Zoned: R-2

Present Use: Single-Family Residence

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested from the area regulations of Section 36-254 to allow a reduced rear yard and in the R-2 zoning district.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No comments received.

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:

Walls and overhangs closer than 5' to the property line requires 1 hour fire rating.

D. Staff Analysis:

The property at 5524 Stonewall Road is in a predominantly R-2 zoned neighborhood, within the Heights Landscape Overlay District which generally has no bearing regarding the variance request.

The subject property is located on the northeast corner of Stonewall Road and North Taylor Street. The lot currently has a residence with a circular drive-in front of the

property and an additional access drive at the northwest corner of the lot connecting the garage to North Taylor Street.

The applicant proposes to demolish the existing structure and construct a new 2-story, single-family residence on the lot. The proposed architecture of the residence and façade will be similar in nature to the surrounding properties. The property is somewhat above the average size for the area but poses boundary issues with regards to Stonewall Road and North Taylor Street, bordering the south and west.

The site plan indicates a front setback 25 feet from the front (south) property line, 5.5 feet from the (east) property line, over 4.5 feet from side (west) property line and over 15.2 feet from the rear (north) property line.

Section 36-254(d)(2) states, "There shall be a side yard setback on each side of the building having a width of not less than ten (10) 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 to no less than 4.5 feet.

Section 36-254(d)(3) states, "There shall be a rear yard setback having a depth of not less than twenty-five (25). In the case of a corner lot, however, when providing a twenty-five-foot exterior side yard, the rear yard may be reduced to not less than eight (8) feet. Therefore, the applicant is requesting a variance to allow a reduced rear yard setback from twenty-five (25) feet to 15.5 feet.

Staff finds the request to generally be in conformance with the development pattern in the Heights 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 requested rear yard setback to be reduced from 25- feet to not less than 15.5 feet, and the reduction of the west side yard setback to no less than 4.5 feet, as outlined in the staff analysis, and per the submitted survey/site plan sketch, subject to the following conditions:

1. Provision of Landscape Site Plan prior to receipt of building permit adhering to Overlay District requirements.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.

Z-10344

Zoning

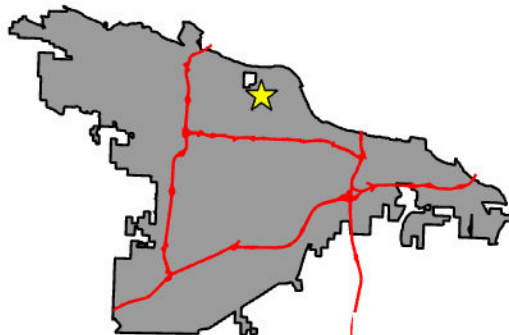
5524 STONEWALL RD.

BOARD OF ADJUSTMENT
OCTOBER 17, 2026



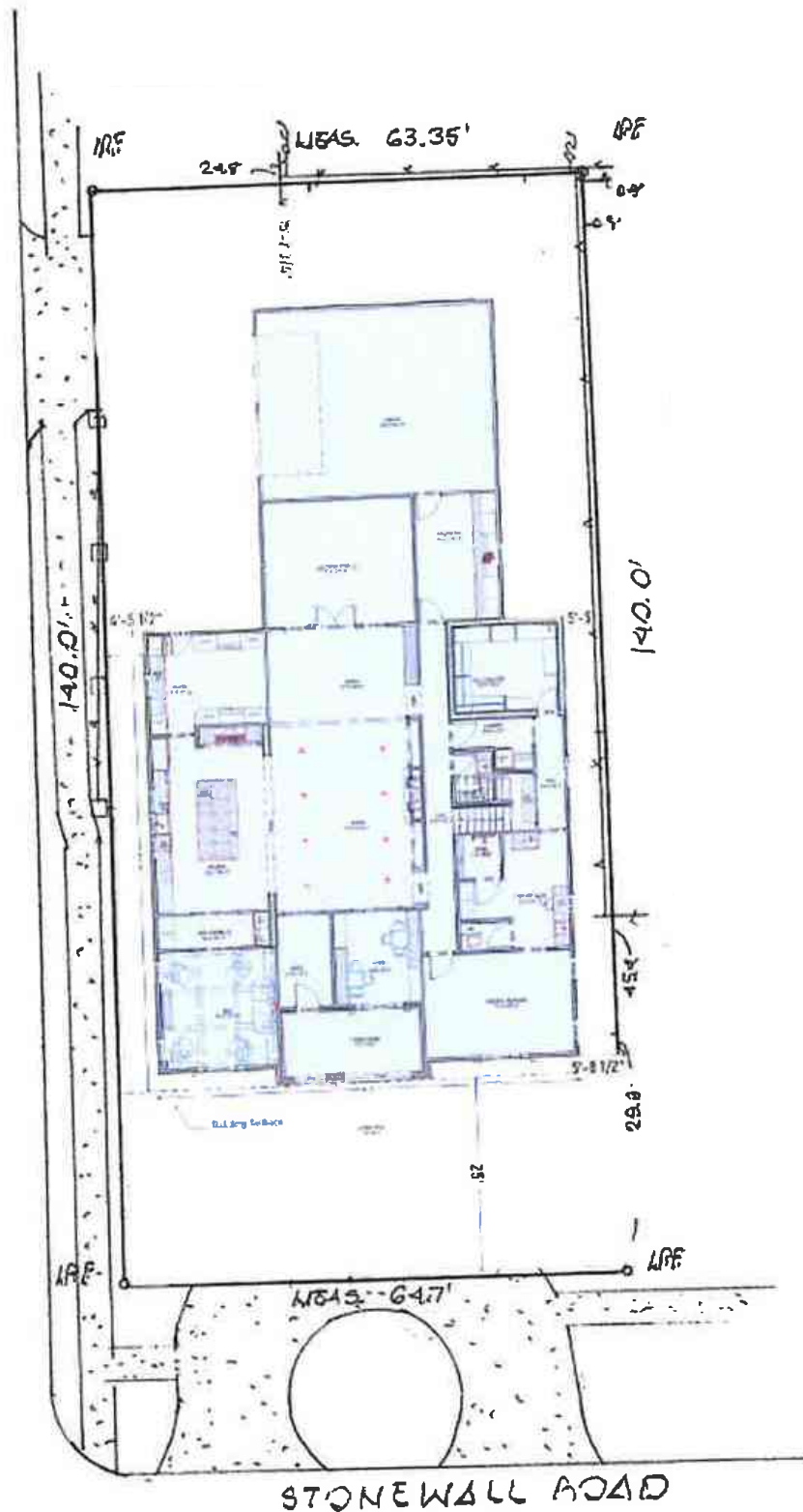
Legend

-  SINGLE FAMILY
-  COMMERCIAL
-  OFFICE
-  Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

TAYLOR STREET



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10344

Name: Jason Duncan, Renovatio Design

Location: 5524 Stonewall Rd.

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



File No.: Z-10345

Owners: Clayton & Mary Lee Smith

Applicant: Clayton & Mary Lee Smith

Address: 8 Longlea Drive

Legal Description: Lot 188, Longlea Addition to the City of Little Rock, Pulaski County, Arkansas

Zoned: R-2

Present Use: Single-family Residence

Proposed Use: Single-family Residence

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

Justification: The applicant's justification is presented on the attached 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 R-2 zoned property at 8 Longlea Drive is occupied by a 3,324 square foot one-story single-family residence. The residence is located west of Hinson Road off North Rodney Parham and is surrounded by R-2 zoning.

The applicant is proposing to construct a new two-car covered carport. The proposed carport features a continuation of the existing roofline and roof pitch. The proposed additional length is 27 feet, and the width is 20 feet. The west end fascia of the new structure would be positioned 10 feet from 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 requests a variance to allow the extension of the proposed carport into the rear yard setback reducing the setback to no less than 10 feet.

Staff finds the request to generally be in conformance with the development pattern in the Heights 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 requested rear yard setback reduction from 25 feet to a minimum of 10 feet, with the following conditions:

1. A building permit being obtained for all construction.

Z-10345

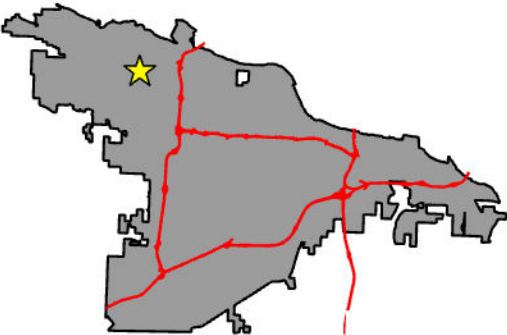
Zoning

8 LONGLEA DR.

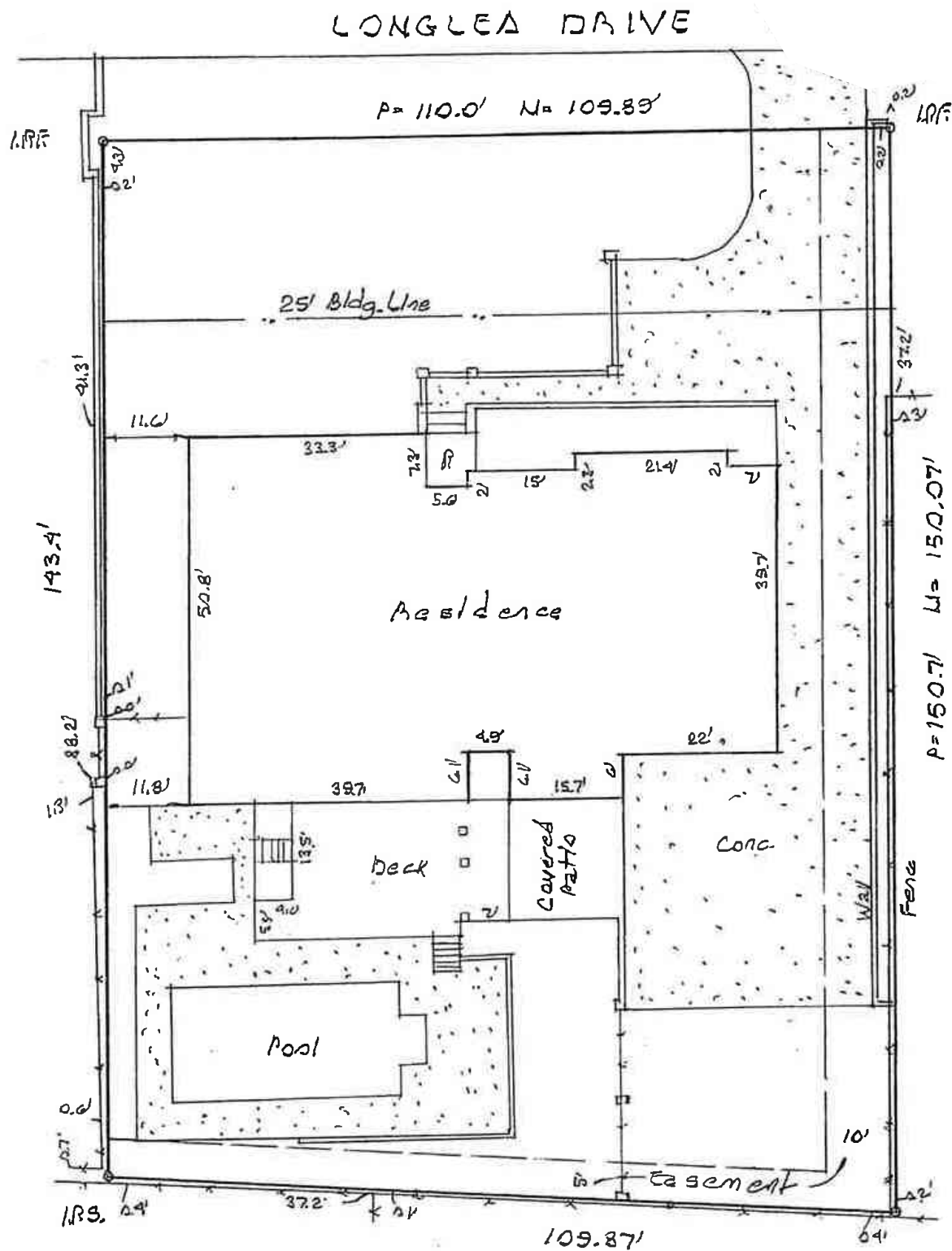
BOARD OF ADJUSTMENT
OCTOBER 17, 2026



- Legend
- SINGLE FAMILY
 - MULTI FAMILY
 - Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10345

Name: Clayton Smith

Location: 8 Longlea Dr.

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



File No.: Z-10346

Owners: Revest Properties, LLC

Applicant: Benjamin Walker (Agent)

Address: 5123 Hawthorne Road

Legal Description: Lot 7, Block 12, 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 the area regulations of Section 36-156 to allow an accessory structure to occupy more than thirty percent (30%) coverage of the rear yard.

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

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

1. 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:

No Comments.

D. Staff Analysis:

The property located at 5123 Hawthorne Road is in a predominately R-2 zoned neighborhood, within the Heights Landscape Design Overlay District. The property is located on the southeast corner of Hawthorne Road and Newton Street and is

currently occupied by a single-story masonry residence. The survey indicates a lot width of 49.87 feet, and depth of 139.59 feet with an 8.0 foot utility easement along the south perimeter of the lot..

The applicant proposes to demolish the existing structure and construct a new 5,665 square-foot two-level single-family residence with a proposed future detached accessory garage structure to be located to the south in the rear yard area. The new residence will face Hawthorne Road to the north with the proposed accessory garage structure to be located to the south in the rear yard area with a paved access drive connecting to Newton Street to the west.

The survey and applicant provided sketches indicate that the new accessory garage structure will occupy approximately 506 square feet of the rear yard area. 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.

Section 36-156(2)(c) requires the accessory building not to occupy more than thirty percent (30%) of the required rear yard area. The proposed garage will occupy approximately forty percent (40%) of the area. Therefore, the applicant is requesting a variance to allow an accessory structure to occupy more than thirty percent (30%) of the rear yard area.

Staff is supportive of the requested variance to allow an accessory structure to occupy more than 30% of the rear yard area. Staff views the request as reasonable.

Staff believes that the proposed garage will not be out of character with other accessory structures within the neighborhood and believes as long as the garage remains detached the increased area coverage will have no adverse impact on the general area.

E. Staff Recommendation:

Staff recommends approval of the rear yard coverage to a maximum of 40% subject to the following conditions:

1. Provision of Landscape Site Plan prior to receipt of building permit adhering to Overlay District requirements.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.
3. The accessory garage structure must remain detached. A variance must be obtained to attach the structure to the primary residence at which time any construction activities must be ceased until variance is obtained.

Z-10346

Zoning

5123 HAWTHORNE RD.

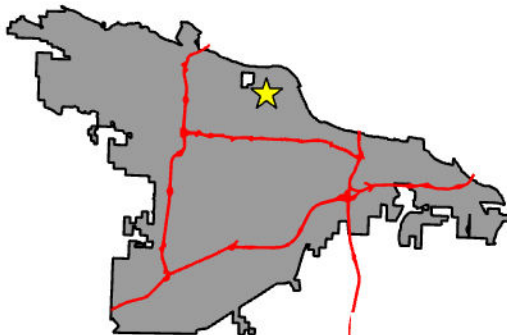
BOARD OF ADJUSTMENT
OCTOBER 17, 2026



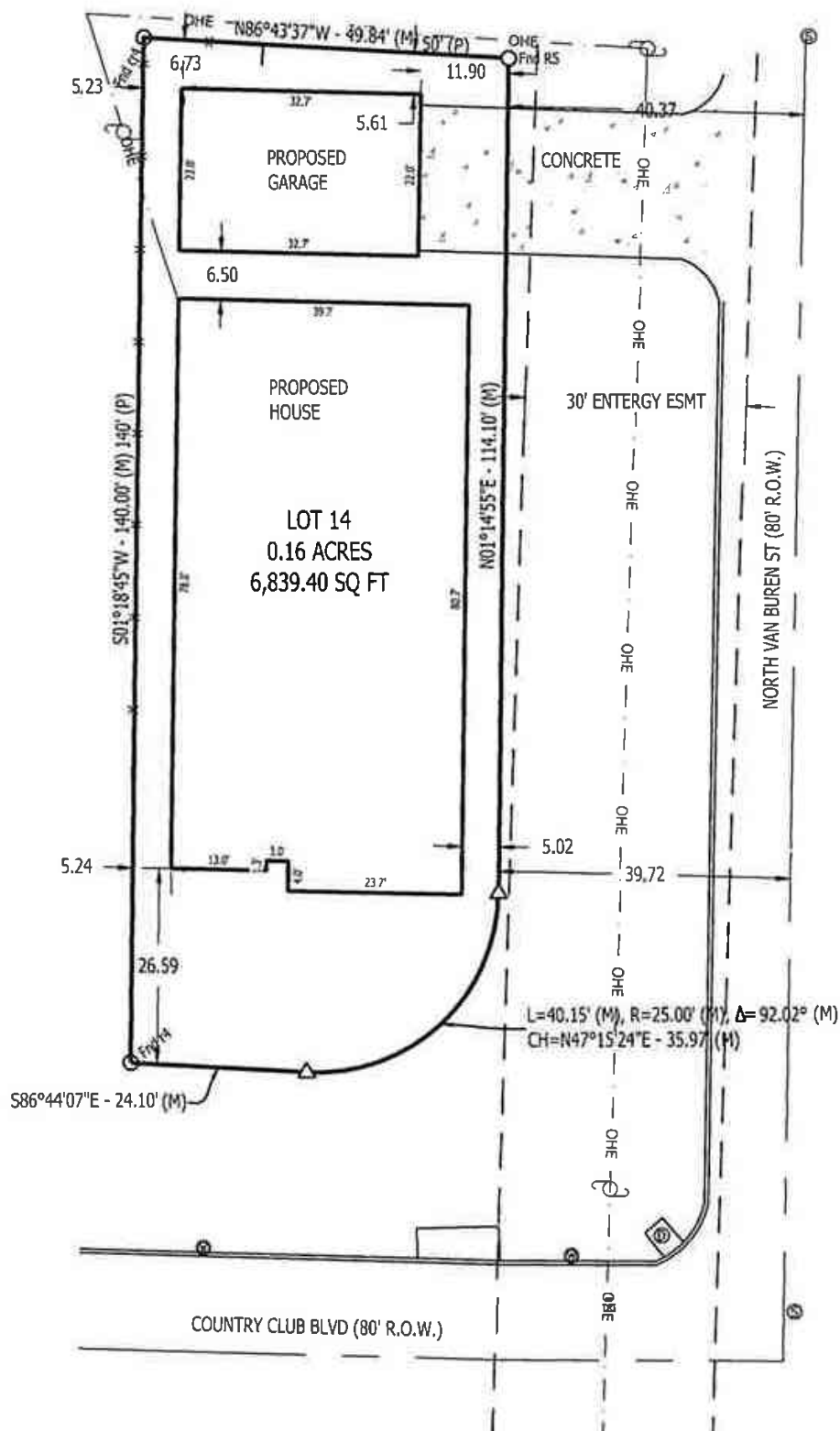
Legend

 SINGLE FAMILY

 Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10346

Name: Benjamin Walker

Location: 5123 Hawthorne Rd.

Title: Allow an accessory structure to exceed the allowed rear yard coverage area in an R-2 zoning and to allow an accessory structure with a reduced separation from a street side property line in a R-2 zoning.



File No.: Z-10347

Owners: Arvest Properties LLC

Applicant: Ben Walker Agent

Address: 5100 Country Club Blvd

Legal Description: Lot 14, block 12, Newton's addition to Pulaski Heights, the City of Little Rock, Pulaski County Arkansas

Zoned: R-2

Present Use: Single-family Residence under construction

Proposed Use: Single-family Residence

Variance(s) Requested: A variance is requested to area coverage regulations of Section 36-156 to allow an accessory structure to exceed the allowed rear yard coverage area in an R-2 zoning.

A variance is requested to area coverage regulations of Section 36-156 to allow an accessory structure with a reduced separation from a street side property line in an R-2 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:

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:

Walls and overhangs closer than 5' to the property line requires 1 hour fire rating.

D. Staff Analysis:

The property at 5100 Country Club Blvd is at the corner of north VanBuren and Country Club Blvd. A new single-family residence is currently being constructed on this site. The applicant is proposing to construct 37.7 foot by 22-foot two car detached garage at the northwest corner of the property.

Section 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 coverage*". The proposed garage structure will be approximately 11.9 feet from the west side yard setback. The structure will also cover approximately seventy-five (75) percent of the rear yard coverage area. Therefore, the applicant is requesting a variance to allow the proposed garage accessory structure to extend into the west side street setback approximately 3.1 feet and to be allowed to cover more than thirty (30) percent of the rear yard.

Staff is supportive of the requested variance to allow an accessory structure to occupy more than 30% of the rear yard area. Staff views the request as reasonable.

Staff believes that the proposed garage will not be out of character with other accessory structures within the neighborhood and believes as long as the garage remains detached the increased area coverage will have no adverse impact on the general area.

E. Staff Recommendation:

Staff recommends approval of the rear yard coverage to a maximum of 40% subject to the following conditions:

1. Provision of Landscape Site Plan prior to receipt of building permit adhering to Overlay District requirements.
2. Install trees, if deemed applicable at the time of building permitting, in accordance with Heights Landscape Design Overlay District requirements.
3. The accessory garage structure must remain detached. A variance must be obtained to attach the structure to the primary residence at which time any construction activities must be ceased until variance is obtained.

Z-10347

Zoning

5100 COUNTRY CLUB BLVD.

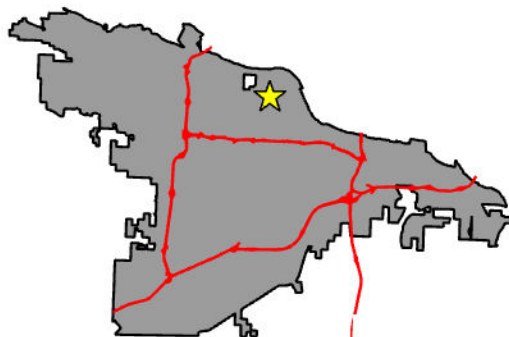
BOARD OF ADJUSTMENT
OCTOBER 17, 2026



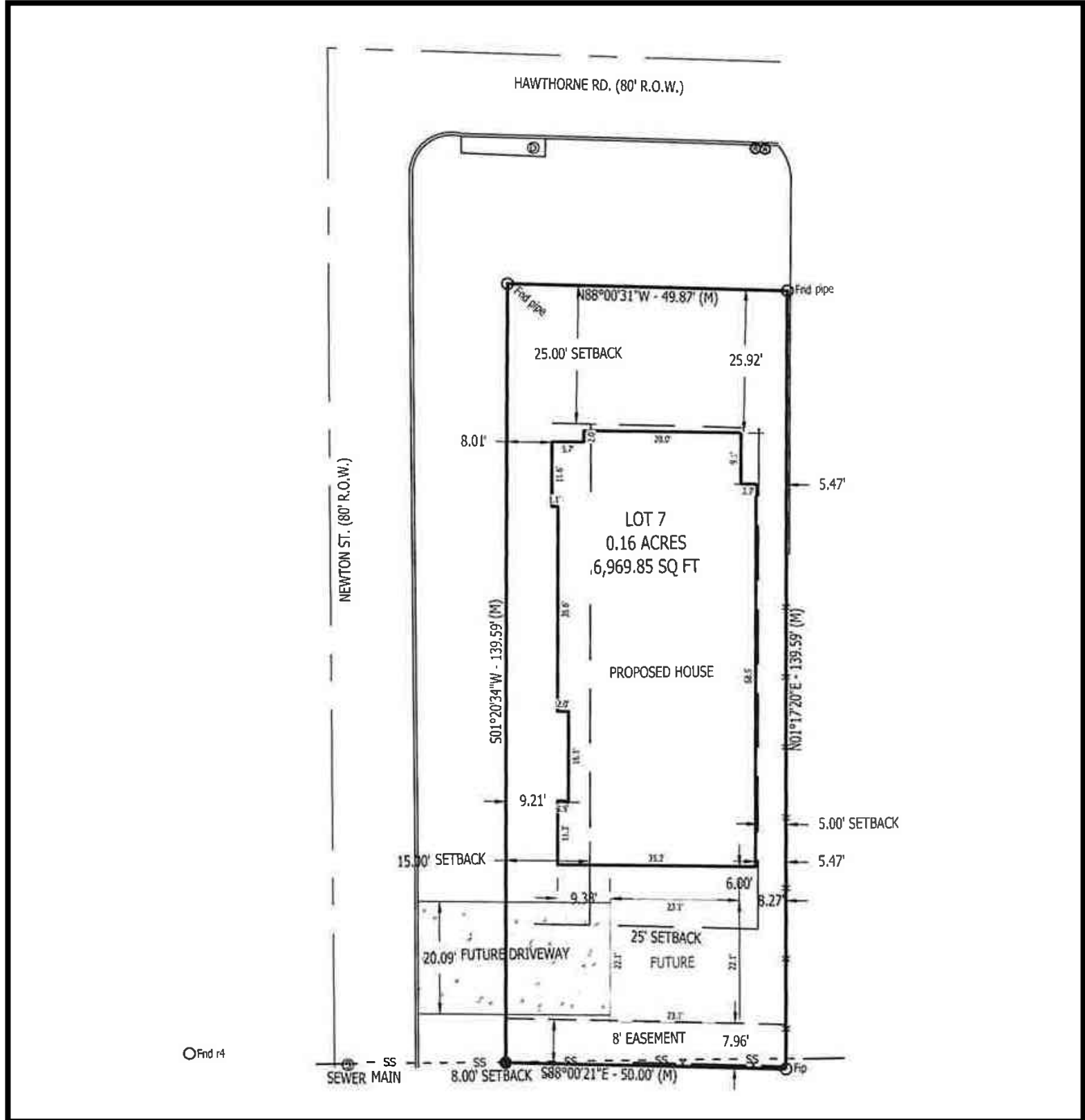
Legend

 SINGLE FAMILY

 Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



Sketch Map

City of Little Rock Planning & Development

Case No: Z-10347

Name: Benjamin Walker

Location: 5100 Country Club Blvd.

Title: Allow an accessory structure to exceed the allowed rear yard coverage area in an R-2 zoning and to allow an accessory structure with a reduced separation from a street side property line in an R-2 zoning.

