

North Little Rock Board of Adjustment

Minutes

March 31, 2011

The regular meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:33 P.M. in the Planning Office (Conference Room B).

Members Present

Carl Jackson, Chairman
Mike Abele
Tom Brown
Andy Hight
Steve Sparr

Members Absent

None

Staff Present

Wade Dunlap, City Planner
Robert Voyles, Planning Director
B. J. Jones, Secretary

Others Present

John Pownall, Thomas Engineering, 3810 Lookout Rd, NLR, AR
David Starky, Rausch Coleman, 4340 E. 43rd St., NLR, AR

Approval of Minutes

Chairman Jackson called for approval of the minutes from the February meeting of the Board. Mr. Sparr made a motion for approval with Mr. Hight seconding. The motion passed unanimously.

Old Business

None

New Business

1. **BOA CASE #1465** – John Pownall, Thomas Engineering representing Rausch Coleman Homes – 404-708 Saunders Drive, legally described as, Lots 1-22, Block 2, Valle Subdivision – The request is to allow a rear yard setback variance of 5 ft from the required 25 ft, establishing a 20 ft. rear yard setback line on each lot.

Chairman Jackson swore in John Pownall of Thomas Engineering and David Starky of Rausch Coleman.

Mr. Dunlap noted an amendment to the applicant's request. He explained that the original request was for lots 1-22, but some of the lots had already been built on or had been sold. Those lots are excluded from the request, leaving only twelve lots in the request for variances. Those lots are 1-5, 7, 11, 12, 16, 17, 19, and 21.

Mr. Brown asked if all utilities are underground.

Mr. Pownall replied in the affirmative.

Mr. Dunlap showed video of the properties.

Mr. Pownall explained that the railroad has a fifty foot right of way at the rear of the property in the photograph.

Mr. Voyles interjected that it should be a hundred foot easement for the railroad.

Mr. Pownall responded that there is fifty feet between the Rausch Coleman properties and the railroad.

Mr. Brown asked who owned the space.

Mr. Pownall responded that the railroad did not own the space.

Mr. Voyles guessed that the city might own the green space.

Mr. Dunlap noted that the lots included in the applicant's request are one hundred twelve feet deep and fifty feet wide.

Chairman Jackson asked the applicant to state a hardship for the record.

Mr. Pownall replied that the lots are not very deep. He added that the builder would like to have some variation in the homes being built on the lots and the alternative house plans will require a variance to fit on the property.

Mr. Voyles added that the subdivision had been planned and set up for affordable housing by a different builder. Rausch Coleman had purchased the property and intended to build nicer homes that might sell better.

Chairman Jackson asked if there is one standard plan for the mentioned lots.

Mr. Starky explained that three different plans have been used in the subdivision that will fit on the under sized lots. He is concerned that there will be too many houses just alike and would like to use a different plan for some variation but the desired plan would require a four foot variance.

Mr. Brown asked why the applicant is asking for a variance on lots that he no longer owns.

Mr. Voyles reiterated that the request had been amended to include only the lots that are owned by the applicant and have not yet been built on.

Mr. Starky apologized for applying for all lots in the beginning, not realizing that some of the lots had been pre-sold.

Mr. Abele asked how the variance might affect a future owner's request for a deck permit.

Mr. Dunlap explained that only decks over three feet high or that have a roof must meet setback requirements. Any future owners could apply for their own variance if necessary.

Chairman Jackson asked for staff recommendations.

Mr. Dunlap replied that staff recommends approval, as there is no encroachment and it is better to allow rear variances than to have staggered frontage.

Mr. Sparr formed a motion to approve the applicant's amended request.

Mr. Abele seconded the motion and it was passed with a unanimous vote.

Mr. Brown asked the selling price of the homes.

Mr. Starky replied that the base price is approximately ninety-three thousand, five hundred dollars. He noted that the homes are a minimum eleven hundred square feet, with most averaging eleven hundred forty to eleven hundred fifty square feet.

Mr. Starky added that the staff had been great to work with on all Rausch Coleman projects and that they are appreciated.

Mr. Voyles commented that the homes are very nice.

Mr. Starky told the Board he would be glad to give them a field trip and show them the houses.

Administrative:

None

PUBLIC COMMENT/ADJOURNMENT:

Mr. Brown moved for the Board to adjourn at 1:50pm. There was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

ROBERT VOYLES, DIRECTOR