

North Little Rock Building and Housing Board of Adjustment

Minutes

July 11, 2017

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Jeremy White, Chairman at 9:29 a.m. in the Community Planning Conference Room B.

Members Present

Tommy Cupples
Basil Shoptaw
Jeremy White, Chairman

Member Absent

Brad Hughes (listening on telephone)
Gladys Webb

Staff Present

David Forstrom, City Planner
B.J. Jones, Secretary

Others Present

Michael Johnson, 283 Lake Valley Dr., Maumelle, AR 72113
Amanda Johnson, 283 Lake Valley Dr., Maumelle, AR 72113

Approval of Minutes:

Mr. Cupples formed a motion to approve the minutes from the previous meeting.

Mr. Shoptaw seconded the motion. There was no dissent.

Administrative:

Mr. Shoptaw formed a motion to excuse Gladys Webb's absence from today's meeting.

Mr. Cupples seconded the motion and there was no dissent.

Public Hearings

1. **Sign Board 2017-5:** To allow 8' tall monument sign at 10910 Maumelle Blvd.

Chairman White asked the applicant to come before the Board and explain the request.

Mr. Johnson explained that the height allowed for a sign at the entrance of his business is not tall enough to be visible from Maumelle Blvd. due to the height of a tree in the line of sight.

Mr. Cupples asked if the sign is to be located on the parking lot or in a grassy area.

Mr. Johnson responded that the location would be in the grass.

Mr. Shoptaw asked how tall the tree stands.

Mr. Johnson replied that the tree is approximately twenty feet tall.

Mr. Cupples agreed that the property is not visible from Maumelle and that he had noticed trucks blocking the drive. He questioned why the applicant did not use a Counts Massie address.

Mr. Johnson agreed that he might should consider that suggestion. He knew that the previous occupant desired the Maumelle address but was not sure that made a big difference for him.

Mr. Shoptaw noted that there is no access from the Maumelle drive.

Mr. Johnson replied that they had placed a chain across the drive to block speeding cars cutting through the parking lot, as it had become a safety issue for the children.

Mr. Cupples suggested the chain created even more confusion about access to the location.

Mr. Johnson agreed that could be true.

Mr. Cupples asked for verification that the applicant is requesting an eight-foot sign.

Ms. Johnson confirmed.

Mr. Shoptaw asked for verification that the requested signage would fit in the location noted on the applicant's drawing. He expressed concern that the sign would not meet setback requirements.

Mr. Forstrom agreed the setbacks must be verified due to the possibility of discrepancies in GIS drawings.

Mr. Cupples asked if there is a sidewalk.

Mr. Forstrom confirmed there is a sidewalk.

Mr. Johnson agreed he might have to back the sign up a bit on the property, but the lot narrows.

Mr. Shoptaw asked how wide the sign is at the base.

Mr. White replied that the sign is six feet wide at the base.

There was additional discussion about how much space is available for the sign and the setback.

Mr. Forstrom noted that there must be a five-foot setback.

Mr. Shoptaw suggested there is more room on the other side of the drive.

Mr. Cupples stated that he did not see a problem with the applicant's request as long as setback requirements are met.

Mr. Forstrom added that staff supports the applicant's request due to the safety benefit. He noted that the location is in the Maumelle overlay district.

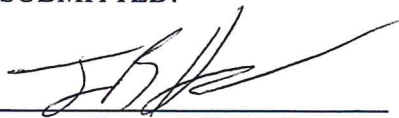
Mr. Cupples formed a motion to approve the applicant's request with the condition that he meet all City Code requirements for the setbacks.

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

Public Comment/Adjournment

A motion was made to adjourn by Mr. Shoptaw at 9:40am and seconded by Mr. Cupples. There was no dissent.

Passed: August 8, 2017 RESPECTFULLY SUBMITTED:



Jeremy White, Chairman

Brad Hughes, Acting Chairman