

# North Little Rock Board of Adjustment

## Minutes

February 13, 2014

The special meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:30 P.M. in the Planning Office (Conference Room B).

### Members Present

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

### Members Absent

None

### Staff Present

Wade Dunlap, City Planner  
B.J. Jones, Secretary

### Others Present

Dennis Jones, 24 Sugar Creek Rd., NLR, AR 72116

### Old Business

None

### New Business

1. **BOA CASE #1509** – Mr. Dennis Jones, representing Rocket 21 at 215 W 2<sup>nd</sup> St, legally described as Lots 1-2, Hilton Addition – The request is to allow variances to the sign requirements of the Main Street Overlay District, allowing lettering up to 48" in height that comprises 100% of the sign, allowing the sign material to be glossy plastic, and allowing the sign to be internally lighted.

Chairman Jackson swore in the applicant and asked him to state a hardship.

Mr. Dunlap showed video of the property and noted that the property is in the Main Street Overlay District for signage, which does not allow signage like that

already existing on the building. The applicant wishes to install more contemporary signage than allowed in the overlay district, to coordinate with existing signage.

Chairman Jackson asked the applicant to clarify the hardship.

Mr. Dunlap repeated the explanation of the hardship and added that glossy signage and lighted signage is not normally allowed in the overlay district. He summarized that the Board is being asked to rule on three different variance requests.

Mr. Sparr summarized that the applicant is asking to be allowed to install signage similar to existing signage.

Mr. Hight suggested rewording the hardship to note the necessity of advertising and the desire to have new signage match existing signage.

Mr. Brown agreed.

Mr. Sparr asked for reassurance that none of the requested signage would create difficulties for any surrounding residential area.

Mr. Jones confirmed the signage did not face any residential area.

Mr. Dunlap added that the signage would be at the front of the existing building and face a bank across the street.

Chairman Jackson asked if approval had been recommended by the Mayor.

Mr. Dunlap noted that the request had been heard by the Planning Commission. He read comments submitted by Shawn Spencer from members of the Planning Commission voicing agreement to approve the request.

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

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

**Administrative:**

None

**PUBLIC COMMENT/ADJOURNMENT:**

Mr. Hight moved for the Board to adjourn at 1:40pm. Mr. Sparr seconded the motion. There was no dissent.

**PASSED: \_\_\_\_\_ RESPECTFULLY SUBMITTED:**

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**CARL JACKSON, CHAIRMAN**

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**ROBERT VOYLES, DIRECTOR**