

North Little Rock Building and Housing Board of Adjustment

Minutes

August 8, 2017

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Brad Hughes, at 9:31 a.m. in the Community Planning Conference Room B.

Members Present

Tommy Cupples
Basil Shoptaw
Brad Hughes

Member Absent

Gladys Webb (listening on telephone)
Jeremy White

Staff Present

David Forstrom, City Planner
B.J. Jones, Secretary
Alyson Jones, Office Assistant III

Others Present

Sinan Inderjit, 860 East Broadway, North Little Rock, AR 72114

Administrative:

Mr. Shoptaw formed a motion to excuse Jeremy White's absence from today's meeting.

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

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.

Public Hearings

1. **Sign Board 2017-6:** To allow wall sign not facing street frontage at 860 E. Broadway St.

Mr. Hughes asked the applicant to come before the Board. He asks Mr. Inderjit to state his name and address and explain the request.

Mr. Inderjit explained that he is requesting a sign on the front view of the building where it is more visible in traffic.

Mr. Cupples explained hardship is visibility and awning sign must be removed.

Mr. Inderjit agreed.

Mr. Hughes asked what staff recommends.

Mr. Forstrom said they currently have no wall or monument sign, facing the street, at this time. Staff recommends that the sign is approved with the condition that the sign on the awning is removed. As well as all unpermitted signs be permitted within 90 days.

Mr. Cupples asked if it conforms to the square footage allowed on the wall.

Mr. Forstrom agreed that it does meet the square footage requirements.

Mr. Shoptaw asked if this would be the only signage.

Mr. Forstrom said Mr. Inderjit would need to permit any other signage.

Mr. Shoptaw asked if there are there any prohibitions on the sign.

Mr. Forstrom replied that he is on a corner lot so he is allowed signs on both walls. All unpermitted signs and banners must be permitted within 90 days.

Mr. Cupples asked if the signage is considered a sign or a banner.

Mr. Forstrom noted that the signage is permanent so they are considered signs not banners.

Mr. Hughes commented that the store is an improvement.

Mr. Forstrom shows where the unpermitted wall signs are located. He says they must be permitted within 90 days. He may permit a sign size and change the face.

Mr. Shoptaw asked if the angled wall is the front of the store.

Mr. Cupples stated it looks like a 45 degree angle.

Mr. Hughes said to get the set back off the street and to help with the drive thru he had to

angle the wall.

Mr. Shoptaw stated any sign on the angled wall could be permitted as long as it is proper size.

Mr. Forstrom noted as long as it doesn't exceed 10% coverage of the wall.

Mr. Cupples asked if the banner type signs are 10% of that small wall or is that considered 10% of the east facing end.

Mr. Forstrom confirmed that it is 10% of the entire wall. The small wall could be part of either side of the building. There is not a limit on the number of wall signs. The aggregate must be 10% of the entire wall.

Mr. Cupples and Mr. Forstrom confer on which wall the small, angled wall is part of.

Mr. Hughes said that the decision needs to be made on if the small angled wall will be considered a part of the Cedar or Broadway wall. The angled wall is to be considered part of the side wall.

Mr. Shoptaw affirms that it is on the Cedar side.

Ms. Cupples agrees and will count it as a side wall.

Mr. Hughes thinks that will help in the long run. Also, it gets more view off the Broadway side.

Mr. Forstrom stated that one of the conditions is to permit all existing and future banners and signs within 90 days.

Mr. Hughes asks Ms. Webb if she has any questions.

Ms. Webb agrees she is for the sign because the front of the building is so close to the street. He will get the most visibility from that side. She commends the owner for building a nice building.

Mr. Shoptaw said if you look at the small wall the signs take up more than 10% of the wall and thinks the signage should be limited to 10% of the small wall. Also the street is not 90 degrees. It angles off. The angle makes it less valuable for viewing a sign on that wall.

Mr. Forstrom says it faces both streets. This is more of a view with the angle.

Mr. Cupples thinks if you didn't have that angular wall it would be squared off and be either front or side wall. He explains Mr. Hughes is stating the wall should count as one side or the other.

Mr. Forstrom explains by code it should be limited to 10% of the small wall.

Mr. Cupples says we need to count it as one side or the other.

Mr. Hughes explains that, going from Broadway towards Verizon, the side wall is your focal point, so it is considered as part of the side wall. He states to count the angled wall as part of the side wall and only allow signage on 10% of the entire wall.

Mr. Forstrom says Mr. Inderjit is asking for more than code allows.

Mr. Hughes explains to allow him the third sign, it will be allowed for 10% of the Broadway wall and 10% with the front wall.

Mr. Cupples says there we be one sign facing Broadway that is allowed, the one that Mr. Inderjit is requesting, and the two signs being allowed at 10%.

Mr. Hughes states they will only allow one of them.

Mr. Cupples asks if Mr. Inderjit can have 10% any way he wants it unless it is restricted.

Mr. Hughes is trying to restrict it and only use the angled wall.

Mr. Cupples stated it will be allowed as requested with the side wall, the front wall, which is already under code, and then the angular wall 10% restriction with one sign.

Mr. Forstrom reminds Mr. Inderjit that he will have to remove the signage from the awning.

Mr. Shoptaw asks Mr. Forstrom if it matters if the sign is advertising the store name or product.

Mr. Forstrom says it does not matter as long as it is advertising something to do with the business.

Mr. Cupples asks if the signs are considered banners.

Mr. Forstrom affirms that the signs are made of a flexible material but are not temporary so they are considered signage.

Mr. Shoptaw says that it would make better appearance if it had the name of the store.

Mr. Cupples asked if Mr. Inderjit changes the face of the sign or keep it the same.

Mr. Cupples makes a motion to allow the sign on the west side of the building, remove existing west side awning sign per Section 14.25 Part A, which prohibits both a wall and awning sign. Also applicant must obtain sign the permit within 90 days of hearing and

obtain permits for all existing and future signs and temporary banners. Allow sign on angular wall with the restriction of 10% and allowing only one sign.

Ms. Webb seconded the motion and it was passed with a unanimous vote.

Mr. Cupples explained to applicant the motion that was approved.

Mr. Hughes asks if there is any other business to be discussed.

Public Comment/Adjournment

A motion was made to adjourn by Mr. Shoptaw at 9:50am and seconded by Mr. Cupples. There was no dissent.

Passed: _____ RESPECTFULLY SUBMITTED:

Jeremy White, Chairman