

## **INSTRUCTIONS FOR MAKING APPLICATION FOR A RESIDENTIAL ZONING VARIANCE**

1. The owner or his authorized agent is required to file the application in the Department of Planning and Development, 723 West Markham, Little Rock, Arkansas; 371-4790. The following documents are to be submitted at the time of filing.
  - a) Six (6) copies of a recent survey, prepared by a professional surveyor or professional engineer, which shows all existing and proposed improvements properly dimensioned and labeled.
  - b) A cover letter detailing the applicant's proposal and providing his justification and reasons for requesting a variance from the requirements of the Zoning Ordinance. Said letter shall be in sufficient detail so that the Board of Adjustment can determine whether a variance is necessary or warranted.

Possible justifications for seeking a variance might include excessive slopes, internal structural configurations, major natural features to be preserved or unusual lot configurations. Usually economic reasons are not sufficient justification for waiving zoning requirements.
2. Payment of a filing fee is required no later than the published docket closing date. Said fees are established by the City's adopted Fee Ordinance.
3. Upon application to the City, the applicant is given a notice form which is to be circulated by the applicant among neighboring property owners. Two forms of notice are used: (1) single family and duplex owners are permitted to hand carry the notice to neighbors and provide proof of notice by obtaining the signatures of those notified; (2) other owners must obtain a list of neighboring property owners from an abstract company and to send the required notice by certified mail. Said notice must be given to owners properties within 200 feet of the subject property and be accomplished at least ten (10) days prior to the meeting date.
4. The required affidavit and supporting exhibits (signed notices, mailing receipts, certified abstract list of property owners of record and copy of notice) shall be filed with the Department of Planning and Development no later six (6) calendar days prior to the meeting date.
5. The applicant is given a sign indicating that the posted property is being considered for a zoning variance which must be posted in a location on the property which is visible from the street in front of property for which the request is made. This, too, is posted at least ten (10) days in advance of the meeting.
6. The applicant or his representative must be present at the meeting at which the request is to be considered and be prepared to respond to questions from the Board of Adjustment concerning the request for variance. Failure to do so will result in automatic deferral of the request or possible withdrawal of the item from the agenda.

### APPLICATION FOR ZONING VARIANCE

ZONING CASE FILE NO. Z-\_\_\_\_\_

BOARD OF ADJUSTMENT MEETING DATE DOCKET FOR: \_\_\_\_\_, 20\_\_ AT \_\_\_ PM.

Application is hereby made to the Little Rock Board of Adjustment pursuant to Act 186 of 1957, Acts of Arkansas, as amended, and Chapter 36 of the Little Rock, Ark. Rev. Code (1988), as amended, requesting a zoning variance(s) on the following described property:

ADDRESS: \_\_\_\_\_

(General Location): \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

Title to this property is vested in: \_\_\_\_\_

Subject property is currently zoned: \_\_\_\_\_ District and variances as follows are requested:

- (1) The \_\_\_\_\_ provisions of Section \_\_\_\_\_ of the Little Rock Code of Ordinances to permit:  
\_\_\_\_\_
- (2) The \_\_\_\_\_ provisions of Section \_\_\_\_\_ of the Little Rock Code of Ordinances to permit:  
\_\_\_\_\_
- (3) The \_\_\_\_\_ provisions of Section \_\_\_\_\_ of the Little Rock Code of Ordinances to permit:  
\_\_\_\_\_

Present Use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

(There are) (there are no) private restrictions pertaining to the proposed use/development of this property.

The applicant feels that strict enforcement of these provisions would be a hardship and is requesting variance(s) in this case for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_

It is hereby agreed that the required filing fee will be paid immediately after filing and acceptance of this application, and that the notice to property owners as well as the posting of the sign furnished, will be accomplished as required.

Applicant (owner or authorized agent): \_\_\_\_\_

\_\_\_\_\_  
(Address) (Telephone-Bus. and Home)

BOARD OF ADJUSTMENT Approved: \_\_\_\_\_, 20\_\_ Denied: \_\_\_\_\_, 20\_\_

Conditions of approval: \_\_\_\_\_

Signature of Board Secretary or Authorized Agent \_\_\_\_\_

FILING FEE: \$ \_\_\_\_\_ (Collectors Stamp Here)

**NOTICE OF PUBLIC HEARING BEFORE  
THE LITTLE ROCK BOARD OF ADJUSTMENT  
ON AN APPLICATION FOR A ZONING VARIANCE**

To all owners of lands lying within 200 feet of the boundary of property at:

Address: \_\_\_\_\_

General Location: \_\_\_\_\_

Owned By : \_\_\_\_\_

NOTICE IS HEREBY GIVEN THAT an application for zoning variance(s) on the above property has been filed with the Department of Planning and Development, 723 West Markham, requesting variance(s) from:

(1) The \_\_\_\_\_ provisions of Section \_\_\_\_\_ of the Little Rock Code of Ordinances to permit:  
\_\_\_\_\_

(2) The \_\_\_\_\_ provisions of Section \_\_\_\_\_ of the Little Rock Code of Ordinances to permit:  
\_\_\_\_\_

A public hearing on said application will be held by the Little Rock Board of Adjustment in the Little Rock Board of Directors Chamber, 2nd Floor, City Hall, 500 W. Markham, Little Rock, Arkansas, on: \_\_\_\_\_, 20\_\_\_\_\_ at \_\_\_\_\_ P. M.

All parties in interest may appear and be heard at said time and place or may notify the Board of Adjustment of their views on this matter by letter. All persons interested in this request are invited to call or visit the Department of Planning and Development, 723 West Markham, 1st Floor to review the application and discuss same with the Zoning Administrator at 371-4790.

The signing of this form shall not be considered as approval or disapproval of the request set out above. A signature indicates for the record that you have been advised of the requested action and have read the notice.

<u>Owners Name</u>	<u>Address</u>	<u>Date/Time</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Additional signatures may be placed on reverse side.**

The City of Little Rock complies with all civil rights provisions of federal laws and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. The City of Little Rock does not discriminate on the basis of race, color, creed, religion, sex, national origin, age, disability, income status, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation, in admission or access to and treatment in the City's programs and activities, as well as the city's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the City's nondiscrimination policies may be directed to the Title VI Coordinator, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

This notice is available from the Title VI Coordinator in large print or recording. Free language assistance for those with Limited English Proficiency is available upon request.

La ciudad de Little Rock cumple con todas las disposiciones de derechos civiles de los estatutos federales y autoridades relacionadas que prohíben la discriminación en programas y actividades que reciben asistencia financiera federal. La ciudad de Little Rock no discrimina por motivos de raza, color, credo, religión, sexo, origen nacional, edad, discapacidad, estado de ingresos, estado civil, orientación sexual, identidad de género, información genética, las opiniones políticas o afiliación, en la admisión o acceso y tratamiento en los programas y actividades de la ciudad, así como de contratación de empleados de la ciudad. Las quejas de supuesta discriminación y consultas sobre la política antidiscriminatoria de la ciudad pueden ser dirigidas a Coordinador del Título VI, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

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**AFFIDAVIT**

I hereby certify that I have notified all of the property owners of record within 200 feet of the above property, that subject property is being considered for zoning variance(s), and that a public hearing will be held by the Little Rock Board of Adjustment at the time and place described above.

Applicant (Owner or Authorized Agent): \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

**SITE PLAN REVIEW CRITERIA  
ZONING, SUBDIVISION, CONDITIONAL USE,  
VARIANCE OR P.U.D.**

The following list is the minimum criteria for submittal of a Site Plan Review issue, whether for Planning Commission or Board of Adjustment approval. This information shall be included in all submittals on or before the docket closing date for the issue involved. It may be necessary for individual development applicants to contact either the City Engineer or the utility companies for purposes of determining this information.

- a. All permanent buildings and structures proposed or existing with dimensions on the buildings and setbacks from property lines.
- b. All parking areas, whether existing or proposed, and the radius on all drive lanes, curves or turns.
- c. All points of ingress or egress to the site from adjacent streets or properties and dimensions of drives.
- d. All drives and streets intersecting all boundary streets across from the site are to be indicated and properly dimensioned.
- e. Availability of public utilities, indicating the line size and location.
- f. All on-site fire hydrants, both existing and proposed.
- g. All on-site water systems, both existing and proposed.
- h. All property lines with dimensions.
- i. Existing right-of-way dimensions on abutting streets and all street names clearly delineated.
- j. Areas within the development site to be devoted to landscaping.
- k. Provide the required number of handicap parking spaces.

The above material being a minimum criteria for submittal will be viewed as necessary in order to review an application. Failure to disclose any of this material or provide same on the site plan may be cause for withdrawal or deferral of your request.

AFFIDAVIT

I, \_\_\_\_\_ certify by my signature below that I hereby authorize \_\_\_\_\_ to act as my agent regarding the \_\_\_\_\_ of the below described property.

Property described

as: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Title Holder

\_\_\_\_\_  
Date

Subscribed and sworn to me a Notary Public on this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_