INSTRUCTIONS FOR MAKING APPLICATION
FOR A
ZONING VARIANCE (SIGNS)

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, certified by a registered land surveyor or professional
engineer, which shows all existing and proposed improvements properly dimensioned
and labeled (if available).

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
sign requirements.

c) Graphic information depicting the size, height, area and location of the proposed signage
(with dimensions).

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 abutting property owners. Notice shall consist of hand carried notice to
abutting properties providing proof of notice by obtaining the signatures of those notified. Said
notice must be given to owners of properties abutting and across any public right-of-way from
the subject property and be accomplished at least ten (10) days prior to the meeting date. Said
notice information should be delivered to the Department of Planning and Development not later
than six (6) days prior to the meeting date.

4. The applicant is given a sign indicating that the posted property is being considered for a zoning
(sign) variance, which must be posted in a location on the property which is visible from the
street. This, too, should be posted at least ten (10) days in advance of the meeting.

5. 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 (SIGNS)

SIGN CASE FILE NO. Z-____________
BOARD OF ADJUSTMENT MEETING DATE DOCKET FOR: _________________ 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 sign 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:_________________________ Denied:_________________________

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 (SIGNS)

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 sign 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: __________________________ 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 Staff 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.

Owners Name Address Date/Time
_________________________________ __________________________ ______________
_________________________________ __________________________ ______________
_________________________________ __________________________ ______________
_________________________________ __________________________ ______________

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, 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.

AFFIDAVIT

I hereby certify that I have notified all of the property owners abutting my property (including those across any public right-of-way) 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:

______________________