

MINUTES
CITY OF HOT SPRINGS, ARKANSAS
Board of Zoning Adjustment

The regular meeting of the Board of Zoning Adjustment was held on Wednesday, January 25, 2017 at 4:00 p.m. in the Board Room of the Hot Springs Municipal Building, 133 Convention Boulevard, with Chairman Mike Dugan presiding.

Roll Call

Present Chairman Mike Dugan, Member Brian Gehrki, Member Carol Caldwell-Hollingshead, Member Scott Smith & Member Harold Hardwick

Absent

Staff Rick Stauder - Planning Manager, David Chunn - Planner

Chairman Mike Dugan called the meeting to order at 4:00 p.m. Chairman Dugan asked the board if there were any corrections or additions that needed to be made to the previous minutes from the Wednesday, July 27, 2016 meeting. Hearing none Chairman Dugan asked for a motion to approve the Wednesday, July 27, 2016 meeting minutes as presented. A motion was made by Caldwell-Hollingshead to approve the minutes as presented which was seconded by Gehrki. The motion carried with a unanimous vote.

(For-5, Against-0, Absent-0, Abstain-0)

NEW BUSINESS

1. Rear Yard Setback Variance from Required 25' to 15'
328 Quapaw Ave – (C-3 General Business District)
Board of Zoning Adjustment Variance Request
Rear yard setback variance from 25' to 15' to allow for the expansion of the
Garland County Historical Society (BZA-17-0003)

Chairman Dugan asked staff to introduce the item and to summarize the variance request. Stauder stated that the Garland County Historical Society, located at 328 Quapaw Ave, were in the process of expanding their existing building in order to accommodate their demand for storage and event space. The Applicants had applied for a variance to the 25' setback as their building, built circa 1960, had an existing 15' 8 rear and side building line and the Applicants wished to continue this setback to the front of the building in order to grant them additional space for an addition. Stauder stated that this was compliant with existing side yard setbacks (5') and that staff did not have an issue with the request.

Stauder further stated that, per the requirements of the ordinance, all neighbors had been notified and a public notice had been ran in the newspaper.

Chairman Dugan invited representatives for the Applicant to speak in favor of the variance. Representing the Garland County Historical Society, Ms. Elizabeth Robbins – 501 Sunrise St – introduced herself to the Board as the executive director of the Garland County Historical Society. Chairman Dugan informed the Ms. Robbins that he had stopped by the subject property for an inspection and asked about the level of traffic utilizing Bolton Street. Ms. Robbins replied that she was certain 99% that the destination for all traffic on Bolton Street was the Historical Society. There was no additional public discussion.

Chairman Dugan asked for Board members to voice their opinions on the matter, and hearing no opinion, then asked for discussion among the board. Hearing no discussion, Chairman Dugan then asked for a motion on the variance requests. A motion was made by Caldwell-Hollingshead and seconded by Gehrki to approve the variance request as presented. The motion carried with a unanimous vote.

(For-5, Against-0, Absent-0, Abstain-0)

Comments: Planning Manager Stauder introduced both Mr. David Chunn, the city's new planner, and Mr. Harold Hardwick, the newest member of the Board of Zoning Adjustments.

Adjourn: Being no further business before the commission, Chairman Dugan adjourned the meeting at 4:05 p.m.

Chairman – Mike Dugan