



MINUTES

Board of Zoning and Adjustments Meeting

4:00 PM - Wednesday, June 26, 2019

Board Chambers, 133 Convention Boulevard

Call to Order

Chairman Dugan called the meeting to order at 4:00 p.m.

Roll Call

Roll Call of the Board of Adjustments and Appeals Members:

Present: Member Brian Gherki, Chairman Michael Dugan, Member Carol Caldwell-Hollingshead, Member Scott Smith, and Member Harold Hardwick

Not Present: None

Consider Previous Minutes

Adoption of Minutes

Moved by Carol Caldwell-Hollingshead, seconded by Brian Gherki, to approve the January 23, 2019 minutes as presented.

Carried unanimously

New Business

Chairman Dugan asked Ms. Sweet-Dobbs to present the item.

1. ***BZA-19-0137 -Approx. 180 Lake Hamilton Dr. – Requesting a front yard setback variance from H.S.C. § 16-2-46(e)(1) to reduce from 35' to 15' for the construction of a new residence.***

Ms. Sweet-Dobbs stated that the applicant Mr. Mike Trowbridge, representing property owner Hayes Family Trust, seeks approval to construct a single family home closer to the front property line than may be approved at the staff level of review, according to Hot Springs Zoning Code.

The subject property is located at approximately 180 Lake Hamilton Drive (Garland County Tax Assessor Property ID: 4830), was recently annexed into the City of Hot Springs and is un-platted land. The applicants are requesting a front yard setback variance from the required 35' to 15' for the construction of a new residential single-family structure due to lot irregularity, dimensional challenges, and flood plain constraints. The subject property has a zoning classification of R-L (Lake Area Residential) and is located within

Board of Directors District #5.

Chairman Dugan then called the applicant to come forward and add to the record. The applicant, Mr. Mike Trowbridge, engineer Milton Raabe, and James Womack came forward to speak on the item and answer any questions the members may have. Several members asked different questions, to which the applicant answered.

Chairman Dugan then asked if there were any other questions or anyone present to speak on the item. Bryan Wann came forward to speak his concerns on the item. Chairman Dugan then closed the public portion of the hearing and asked for any discussion from the members, there was none, so Chairman Dugan asked for a motion to approve.

Moved by Scott Smith, seconded by Harold Hardwick, to approve the item as presented.
Carried unanimously

2. *BZA-19-0145 -176 Lake Hamilton Dr - Variance request from 12' to 2' to construct a new detached garage.*

Chairman Dugan asked Ms. Sweet-Dobbs to present the next item.

Ms. Sweet-Dobbs stated that the applicant Mr. Bryan Wann seeks approval to construct a detached accessory building closer to the side property line than may be approved at the staff level of review, according to Hot Springs Zoning Code. This variance request is from the requirements of H.S.C. § 16-2-46(e)(2). The subject property has a zoning classification of R-L (Lake Area Residential), a future land use designation of Residential Low and is located within Board of Directors District #5.

Chairman Dugan then called the applicant to come forward and add to the record. The applicant, Mr. Bryan Wann came forward to speak on the item and answer any questions the members may have. Several members asked different questions, to which the applicant answered.

Chairman Dugan then asked if there were any other questions or anyone present to speak on the item. Mike Trowbridge came forward to speak his concerns on the item. Chairman Dugan then closed the public portion of the hearing and asked for any discussion from the members, there was none, so Chairman Dugan asked for a motion to approve.

Moved by Carol Caldwell-Hollingshead, seconded by Brian Gherki, to approve the item as presented.

Carried unanimously

Directors Report

Ms. Dawn Sweet-Dobbs stated that there was nothing to report at this time.

Adjournment

Chairman Dugan stated that with no further business to discuss, we are ready to adjourn the June 26, 2019 meeting.

Moved by Scott Smith, seconded by Michael Dugan, to adjourn the meeting.
Carried unanimously



Michael Dugan, Chairman