CITY OF CONWAY
BOARD OF ZONING APPEALS MEETING
THURSDAY, APRIL 27, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Alex Hyman, Travis Dannelly, Matt Staub, Byron David, Georgia Johnson,
James Shelley, Blake Hewitt

Absent: N/A

Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary

Others: Barbara Streeter, Teresa Green, Kathy Ropp, Dr. Nicholas Twigg,
Dr. Dennis Stevens, Kevin Martu (?), Justin Jordan, Laura Hunnicutt,
Fran Rickenbaker, Matt Combs

I. CALL TO ORDER

Chairman Dannelly called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

Hyman made a motion, seconded by Johnson, to approve the March 23, 2017
meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. VARIANCES

A. Brantley Green, applicant, on behalf of Justin Jordan, requests a variance
from the City of Conway Unified Development Ordinance (UDO), Section
6.2 Residential Buildings Types and Design, Table 6.1 Dimension
Requirements for Residential Zoning Districts for a property located at 611
Lakeside Drive (TMS 1370214023 | PIN 33813020048) regarding setbacks.

Hewitt said he was making a motion to grant with the hardship being that the
structure, being in a historic district, was not compatible with modern use and that the
renovated structure would conform with the historical character of the neighborhood and
modern use. Shelley seconded the motion. The vote in favor was unanimous. The motion
carried.
B. Conway Cultural Development Corporation requests a variance from the City of Conway Unified Development Ordinance, Section 11.2.2 Prohibited Signs and Section 12.1.6.C.3 Nonconforming Signs for a property located at 1600 Tenth Avenue (TMS# 1370127005 | PIN 33814040073) for a proposed non-conforming rooftop sign.

Hyman said he had reviewed the packet and as such he was prepared to make a motion to grant, saying that the Planning Director had, in his opinion, properly denied the permit, but he also thought the variance was appropriate given this historical character of the building and that the rooftop sign was an important part of the historical character of the building. Hyman said this was particular to this building and not to others in the vicinity, that it was not a detriment to adjacent properties or the public good.

Hyman made a motion, seconded by Johnson, to approve the variance request to install the rooftop sign to Nye’s Pharmacy. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

There was none.

V. ADJOURN

There being no further business to come before the Board, they voted to adjourn the meeting at 5:34 p.m.

Approved and signed this 22nd day of June, 2017.

Travis Dannelly, Chairman