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## MEETING INFORMATION

**Time, Day, Date:** 5:45 PM, Wednesday, May 27, 2009

**Location:** 1<sup>st</sup> Floor Conference Room, City Hall, 1201 Oak Street,  
Conway, AR

**Agenda:**

- Faulkner County Day School variance request
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# BOARD of ZONING ADJUSTMENT

May 27

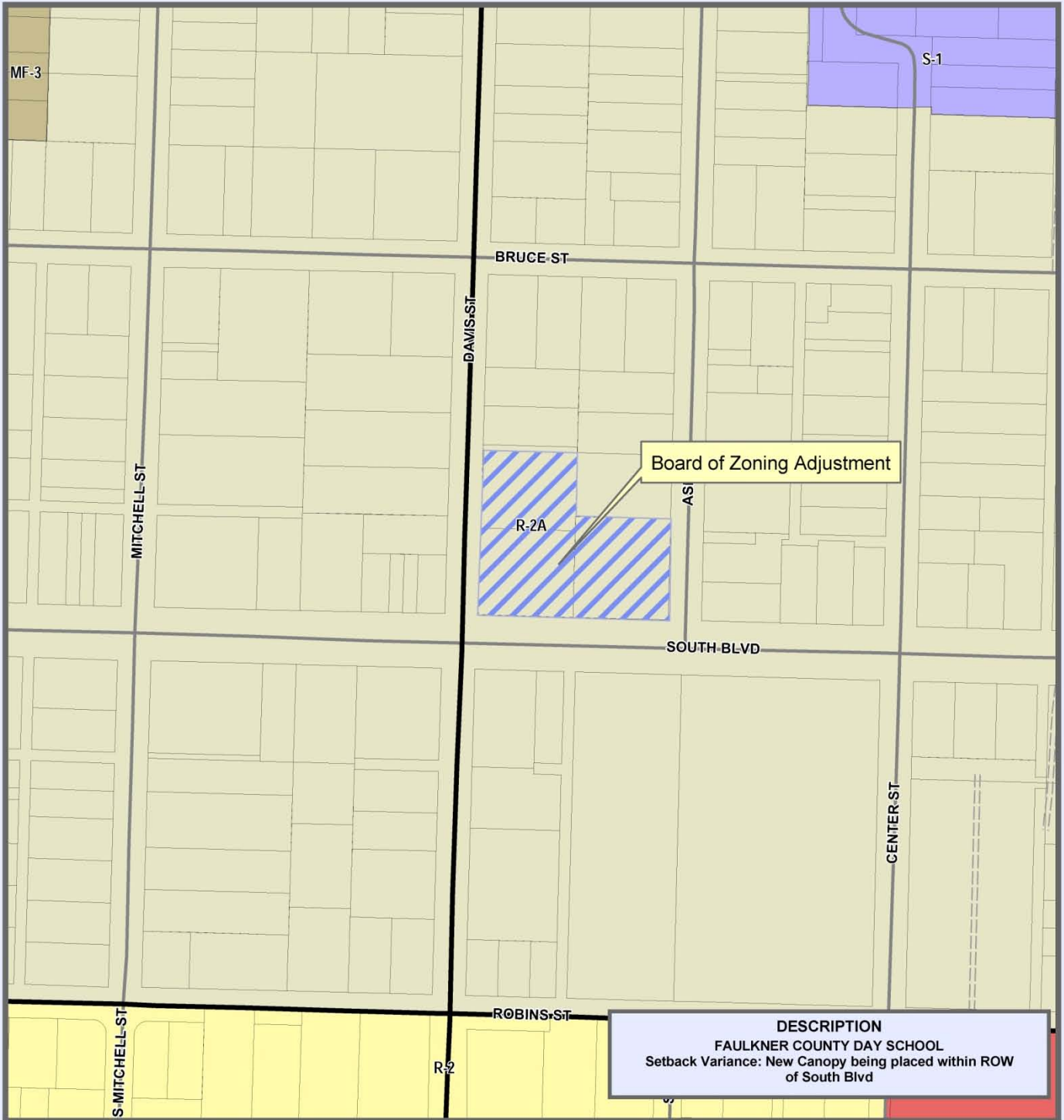
# 2009

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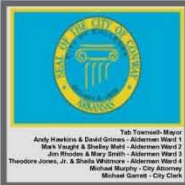
City of Conway,  
Arkansas



# CITY OF CONWAY FAULKNER COUNTY DAY SCHOOL BZA



**DESCRIPTION**  
**FAULKNER COUNTY DAY SCHOOL**  
 Setback Variance: New Canopy being placed within ROW  
 of South Blvd



	LOT LINE		
	STREAMS		
	LAKES & PONDS		
	CITY LIMITS		




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**CONTACT INFORMATION**  
 LANDMARK GIS WEBSITE:  
 gis.cityofconway.org (UNDER DEVELOPMENT)  
 E-MAIL: Jason.Lynn@CityofConway.org

Planning Commission Meeting  
 Planning and Development Department  
 1000 South Blvd, Conway, AR 72034  
 Phone: 501-325-2100

**Variance**

DN: VAR2009MAY01  
ID: VAR2009MAY01  
GL: 51412SW

**Faulkner County Day School Variance Request**

**APPLICANT'S  
NAME(S)**

Faulkner County Day School

**PRESENT  
ZONING**

R-2A

**ABUTTING  
ZONING**

R-2A

**LOCATION**

This property is located along the north side of South Boulevard between Davis Street and Ash Street, addressed as 1700 South Boulevard.

**DIMENSIONS**

Maximum east-west dimension about 342 feet  
Maximum north-south dimension 295 feet

**AREA**

1.86 acres

**EXISTING STRUCTURES**

The Faulkner County Day School facilities (formerly a church).

**VARIANCE REQUESTED**

A variance from the required 25-foot front building setback along South Boulevard for a proposed canopy. It appears that the variance needed is 22 or 23 feet.

**SPECIAL CONDITIONS AND CIRCUMSTANCES**

The right-of-way for South Boulevard is 100 feet. The existing building that will have the canopy added was built close to the 25-foot setback while seeming not so because of the extra-wide right-of-way. Now the needed canopy will extend nearly to the right-of-way/property line.

**ARE THESE SPECIAL CONDITIONS COMMON TO OTHER PROPERTY IN THE SAME DISTRICT?**

No. Most of the other properties are single-family-residence lots.

**DEPRIVATION OF RIGHTS ENJOYED BY OTHERS**

No. The residences in the area have no need for a covered arrival/departure area.

**DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES RESULT FROM THE ACTIONS OF THE APPLICANT?**

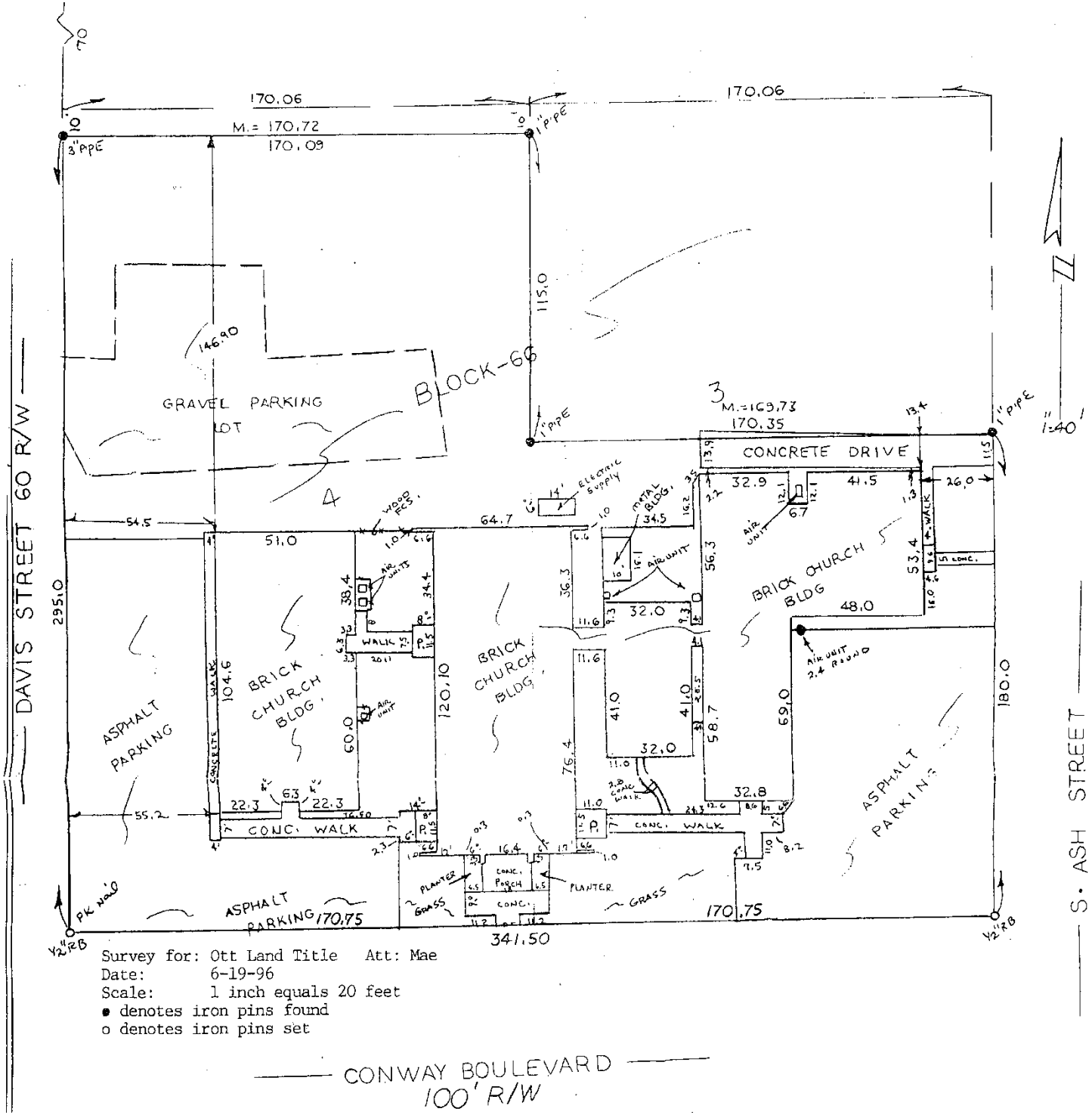
No. The building was not constructed by the applicant.

**WOULD GRANTING THIS VARIANCE GRANT THE APPLICANT SPECIAL PRIVILEGES DENIED OTHERS?**

No. The variance will simply allow the applicant to provide weather protection for an existing driveway.

**DO THE REASONS SET FORTH IN THE APPLICATION JUSTIFY THE GRANTING OF THE VARIANCE?**

The proposed construction is very much desired, if not totally justified.



Survey for: Ott Land Title Att: Mae  
 Date: 6-19-96  
 Scale: 1 inch equals 20 feet  
 ● denotes iron pins found  
 ○ denotes iron pins set

CONWAY BOULEVARD  
 100' R/W

**IS THE VARIANCE THE MINIMUM THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND, BUILDING OR STRUCTURE?**

Yes. This canopy addition cannot be constructed without the variance.

**NOTIFICATION REQUIREMENTS**

In compliance

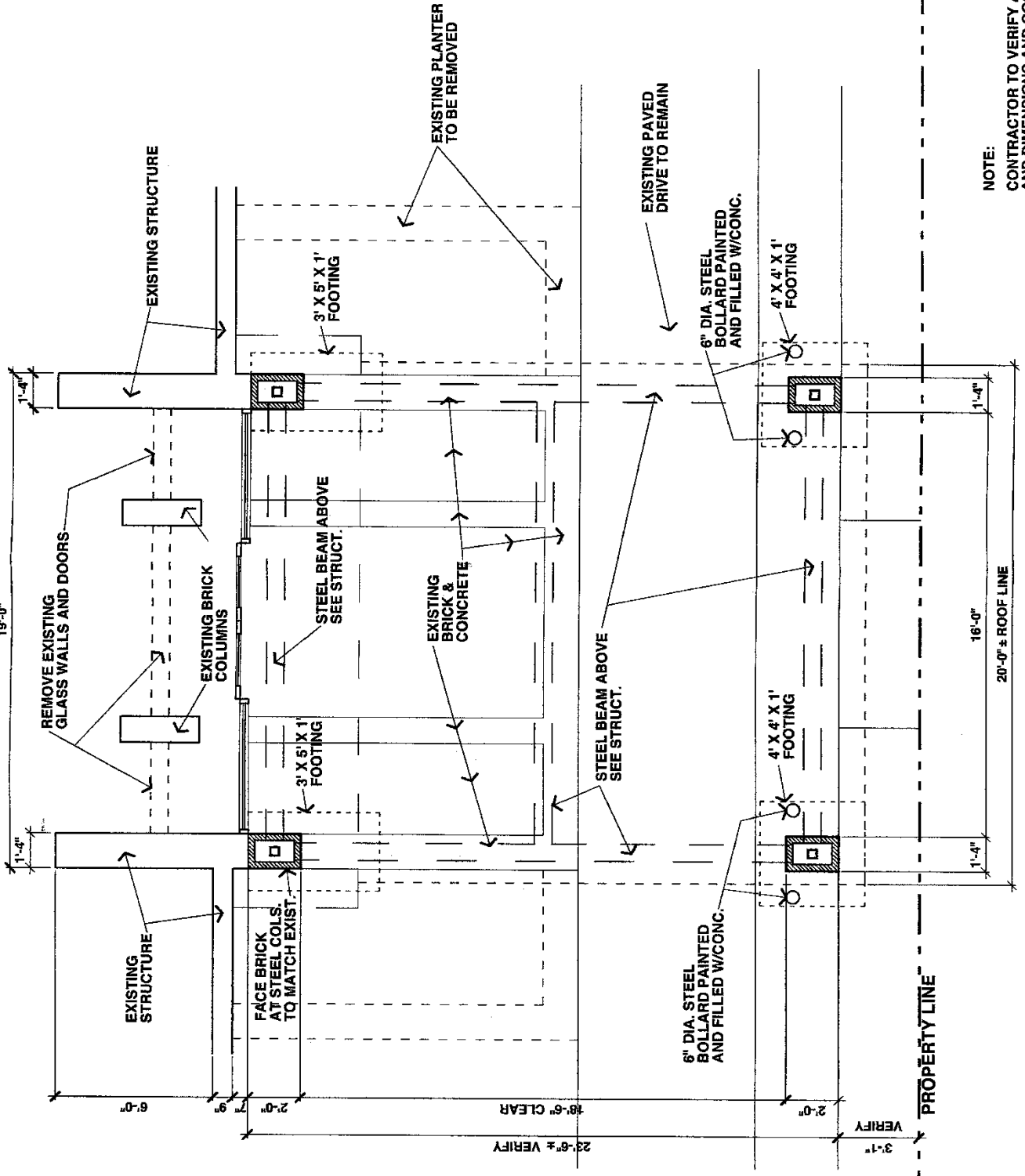
**COMMENTS**

The applicant proposes to construct a canopy addition on the South Boulevard frontage of the existing facility. This is for the primary entrance to the facility. The canopy will allow children to arrive and depart with weather protection.

The applicant is under the impression that the proposed canopy addition will extend into the street right-of-way. This appears not to be the case. The plan shows the canopy extending about 22 to 23 feet into the front setback, or within about three feet of the right-of-way for South Boulevard. Since the right-of-way is so wide, a canopy constructed with the requested variance likely will not have the appearance of being too close to the street.

**ENCLOSURES**

A map of the area, a copy of a 1996 site survey, a floor plan for the proposed canopy



NOTE:  
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS  
 AND DIMENSIONS AND COORDINATE WITH  
 NEW WORK.



**PLAN @ NEW CANOPY**  
 1/4" = 1'-0"

PROPERTY LINE

3'-1" VERIFY

2'-0"

2'-0"

18'-6" CLEAR

23'-6" ± VERIFY

2'-0"

7'-9"

6'-9"

1'-4"

19'-0"

1'-4"

16'-0"

20'-0" ± ROOF LINE

1'-4"

1'-4"