

BOARD OF ADJUSTMENT
MINUTES
June 28, 2010

The Russellville Board of Adjustment met in a Regular Meeting, Tuesday, June 28, 2010, at 5:00 p.m. in the Council Chambers at City Hall.

Members Present included Vice-Chair Sims, Mr. Davenport and Ms. Standridge.

Visitors and Officials present included David Harris.

WELCOME VISITORS

First Order of Business was to review minutes of the June 1, 2010 Special Call Meeting. Mr. Davenport made the motion to approve the minutes as written. The motion was seconded by Ms. Standridge and passed 3-0.

Second Order of Business was election of officers. Mr. Davenport moved to retain the current slate (Chairman Tarpley, Vice-chair Sims and Secretary Standridge). The motion was seconded by Ms. Standridge and passed 3-0.

Third Order of Business was a Public Hearing on the proposed addition of a building adjacent to an existing building at 408 South Glenwood. Construction as proposed by the applicant would require variances to required setbacks along the east, south and west sides of the property. Applicant is also requesting relief from the requirement for a screening fence along the south and west property lines.

Ms. Myra Morris was present to speak. She stated the current music business needed to expand, and that they wanted to remain at this address if possible. The business is primarily via mail and internet with very little walk-in business. Typically, there are only 1-2 employees present onsite. No neighbors have expressed any opposition to the requested variances to setbacks or relief from the fence requirement. The building walls along those property lines will have neither windows nor doors, and installation of a privacy fence will create a narrow alley that would not be visible from the street, which might encourage unwanted activity or security problems. The setbacks on the east and west sides of the new building will be equal to or greater than the setbacks on the existing building.

Consensus among Board members seemed to be that retention of the business at this location would be beneficial to the neighborhood, and that granting the requested relief would not violate the spirit or intent of the Zoning Code. Staff reported no comments had been received from neighboring property owners.

Approval motion by Ms. Standridge; seconded by Mr. Davenport; passed 3-0.

Blake Tarpley, Chairman