

BOARD OF ADJUSTMENT

MINUTES

March 2, 2023 @ 5:00 p.m.

The Board of Adjustment held a meeting on Thursday November 29, 2022 at 5:00 p.m.

Members Present

Chairman Wendell Miller
Vice-Chairman Don Jacimore
Josh Stroud
Wayne Cummings

Members Absent

Secretary Justin Cothren

Visitors Present: City Planner Sara Jondahl, Planner I Victoria Marchant, Planning Assistant Caden Lemley, and Bob Hiegel.

Welcome Visitors

The First Order of Business is a request to review and approve the minutes of the Board of Adjustment February 2, 2023.

The Second Order of Business is a Variance from Article 14 to allow an 8' setback despite the 20' requirement located at 505 S Houston Ave. Submitted by Friends of the Latimore Tourist Home on behalf of the City of Russellville. (VARI-0223-000332)

Planning Assistant Lemley stated that this is a variance from the setback requirements at 505 S Houston Ave. He stated that the existing conditions are that it is located within the Glenwood Neighborhood, and this is an existing vacant lot that is the proposed relocation site of the Latimore Tourist Home. Planning Assistant Lemley stated that the property is zoned R-3, surrounded by other R-3 zoned properties, and surrounding properties are single family homes and James School Park. Planning Assistant Lemley stated that this application is to allow the placement of a structure 8 feet from the front property line instead of the required 20 feet. He stated that staff has found that the application has demonstrated that special conditions exist due to the historic significance of the Latimore Tourist Home. He stated that at its original location the house sat 8 feet from the sidewalk, so the granting of this variance would help preserve the historical context of the home per the guidance of the Arkansas Historic Preservation Program. Planning Assistant Lemley stated that the proposed use is in conformance with the Table of Permitted Uses. He stated that the granting of this variance is in harmony with the purpose and intent of the code. Planning Assistant Lemley showed a picture of the site plan for the proposed location on top of an aerial photo of the original location. He stated that the two pictures line up, so by putting the home in that location it lines up with the original spot, looking at the front yard.

Staff recommends approval of this application as a result of the findings below:

1. The applicant has demonstrated that special conditions exist; and
2. The applicant has met all of the other variance requirements

Member Cummings made a motion to approve the variance. The motion was seconded by Member Stroud and passed unanimously.

Meeting Adjourned
