

## **BOARD OF ADJUSTMENT**

### **MINUTES**

**June 2, 2022 @ 5:00 p.m.**

The Board of Adjustment held a meeting on Thursday June 2, 2022 at 5:00 p.m.

#### **Members Present**

Chairman Blake Tarpley  
Vice-Chairman Don Jacimore  
Secretary Justin Cothren  
Wayne Cummings  
Wendell Miller

#### **Members Absent**

NONE

**Visitors Present:** City Planner Sara Jondahl, Planner I Victoria Marchant, Planning Intern Michael Haile, Jim Lynch of City Corporation, Zayne Bryson of City Corporation, David Garza of Barrett & Associates, Nathan Harrison, Luke Miller, and Mike Miller.

#### **Welcome Visitors**

**The First Order of Business** is a request to review and approve the minutes of the Board of Adjustment April 7, 2022.

Member Cothren made a motion to approve the minutes as written. The motion was seconded by Member Jacimore and passed unanimously.

**The Second Order of Business** is a variance from Article 12 to allow a reduction in the 25' side yard setback located at 4254 S Arkansas Ave. Submitted by Crow Group on behalf of Phoenix Innovations. (VARI-0522-000222)

Planner I Marchant stated the request was for a variance from the side yard setback requirement. She stated that the existing conditions were that the site was located within the Arkansas River Industrial District. Planner I Marchant said the property was zoned M-1--Light Industrial and all adjacent properties were zoned M-1 or C-2. She said surrounding properties have a variety of uses such as industrial facilities and vacant land. In her review comments, Planner I Marchant stated that the application was to allow a 10' reduction in the side yard setback requirements. She said the Russellville Zoning Code currently requires a 25' side yard setback in the M-1 Zone. Planner I Marchant said the existing facility encroached on the setback and the applicant was requesting a new expansion be allowed to the existing building along the same property line which would encroach the setback in a similar way. She said the applicant had indicated the addition must be in line with the existing building as overhead bridge cranes would be installed along the existing building column line and needed to continue in a straight line into the new addition to be used to transport products for loading onto trucks.

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

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

Member Cothren made a motion to approve the application as presented. The motion was seconded by Member Cummings and passed unanimously.

Meeting Adjourned

---