

**BOARD OF ADJUSTMENT  
MINUTES  
April 2, 2018 Special Called Meeting**

The Board of Adjustment held a Special Called meeting on Monday, April 2, 2018 at 5:00 p.m. in the Council Chambers at City Hall.

Members Present

Chairman Lannis Nicholson  
Vice-Chair Wendell Miller  
Rob Caldwell

Members Absent

Secretary Karen Yarbrough  
Steve Hubbard

Visitors Present: City Attorney Trey Smith, Planning Assistant Lequitta Jones, and Dave Garza of Barrett & Associates.

Welcome Visitors

**The First Order of Business** was a request to review and approve the minutes of the February 26, 2018 meeting.

Member Miller made the motion to approve the minutes as written. The motion was seconded by Member Caldwell and passed unanimously.

**The Second Order of Business** was a public hearing requesting approval for a variance to expand a non-conforming use for an existing house located at 1222 North Boston Avenue. Submitted by Dave Garza of Barrett & Associates on behalf of Richard Sanchez. (BOA. 18.03.3637)

Dave Garza on behalf of Richard Sanchez said this request is to allow the expansion of a non-conforming structure, an 830 sf house to 1250 sf. The structure is non-conforming due to its encroachment on the front setback. The structure was built in 1935 prior to advent of zoning in Russellville.

*The Staff's Comments:*

- 1) The structure was built at a time when families often had smaller structures.
- 2) Allowing expansion would permit reinvestment in the neighborhood.
- 3) Approval would not likely result in harm on adjacent property or harm the public welfare.

*The Recommend for Action:* Approval

Member Miller made the motion to approve the variance as requested. The motion was seconded by Member Caldwell and passed unanimously.

Adjourned.

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Chairman Lannis Nicholson