

**BOARD OF ADJUSTMENT**  
**MINUTES**  
May 23, 2016

The Russellville Board of Adjustment met in its Regular Meeting, Monday, May 23, 2016, at 5:00 p.m. in the Russellville, Arkansas City Hall Council Chambers.

Members Present: Acting-Chair Peggy Stratton, Wendell Miller, and Lannis Nicholson

Members Absent: Chairman Blake Tarpley  
Mike Wilkins

Visitors Present: Mayor Randy Horton, City Engineer Kurt Jones, City Attorney Trey Smith, Planning Assistant Lequitta Jones, and Richard Setian, Jim Lynch/City Corp and Dennis P. Florence.

**Welcome Visitors**

**The First Order of Business** was a request to review and approve the minutes of the March 28, 2016 meeting.

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

**The Second Order of Business** was a public hearing requesting approval of a 508sf variance from *Article 3.1.2H Dimensional Requirement, The combined floor area of all accessory buildings shall not exceed 50% of the heated/cooled area of the primary structure.* (Total of 2976sf 50%=1488sf, total sf of buildings 1996sf minus 1488sf overage of 508sf), allowing construction of an 800-square foot accessory building for property located at 240 Diamond Point Cove. Submitted by Dennis P. Florence. (BOA.16.05.3618)

Planner Walden said this application involves a request to construct an accessory building. This structure would be the third accessory structure on the site and would exceed the maximum square footage allowed for accessory structures on the site by 508 square feet.

The lots 6-8 need to be replatted onto 1 lot. The lot is adequately sized such that the structure would not dominate the property or overshadow the primary structure. It is consistent with the Comprehensive Plan. The plan indicates single-family residential for future use in the area. This designation is consistent with current zoning which would allow this use. The recommendation is approval with the condition:

- (1) Submit an application for replat of the property into 1 lot. This application meets the spirit and intent of the zoning code to ensure that properties are not dominated by accessory structures. The size and configuration of the lot makes it compatible for multiple accessory structures.

City Engineer Jones said he didn't have any problems with this request.

Dennis Florence the petitioner said he would replat the property into one lot. Also he would use light metal. It will look nice and fit in with the other buildings.

Member Miller made the motion to approve the request as submitted subject to replatting the property into one lot. The motion was seconded by Member Nicholson and passed unanimously.

Adjourned.

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Acting-Chairman Peggy Stratton