



COMMUNITY DEVELOPMENT PLANNING DIVISION

301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS BOARD OF ADJUSTMENT MEETING AGENDA

Date:	December 9, 2021
Location:	Rogers City Hall
	Community Room
Meeting Time:	4:00 PM

CALL TO ORDER

OLD BUSINESS

NEW BUSINESS

1. (VAR 21-35) A request by Kurt Christianson to allow a reduction of setbacks and a height increase for accessory structures at 920 S. 14th Street, in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Kurt Christianson*
2. (VAR 21-37) A request by Ken Sign's Inc for Natural State Beer Company to allow an additional wall sign at 5214 W. Village Parkway, in the C2-CU (Highway Commercial, Condominium Unit District) zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Jason Cartee*
3. (VAR 21-38) A request an application by the Lois M. Roller Revocable Trust for the Cottage at Pinnacle Hills to allow a lot split with access only by easement at a 7.93-acre tract south of Perry Road, in the A-1 (Agricultural) zoning district.
 - *STAFF: Lori Ericson*
 - *REPRESENTED BY: Crafton Tull & Associates*

ACTION ON MINUTES

1. Draft of November 19, 2021 meeting minutes

ADJOURN



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
December 9, 2021

TO: BOARD OF ADJUSTMENT
RE: **STAFF SUMMARY REPORT**
VARIANCE – #21-36 Christianson
PL202101306

STAFF: Lori Ericson, Planning Administrator

REQUEST DETAILS

ADDRESS/LOCATION:	920 S. 14 th Place
SUBDIVISION:	Dogwood Addition
CURRENT ZONING:	R-SF(Residential Single Family)
REPRESENTATIVE/APPLICANT:	Kurt Christianson
PROPERTY OWNER:	Kurt Christianson
NATURE OF REQUEST:	Reduction of both rear & interior side setback along with height increase for accessory structures.
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow a 5-foot reduction in the rear setback and height increase of 17' for a storage building. A second request to allow an 8-foot reduction in the interior side setback for a carport.

Community Development recommends consideration of the first request and denial of the second.

STAFF REVIEW

1. BOARD OF ADJUSTMENT DUTIES PER SEC. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance, Chapter 14, and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

2. SUBJECT REQUEST:

- a) Reduction of both rear and interior side setback along with a height increase for accessory structures.

3. GENERAL FINDINGS:

- a) Rear yard setbacks are set out in Rogers Sec. 14-699(f)(2)(d), at 20 feet for the RSF zoning district.
- b) Side yard setbacks are set out in Rogers Sec. 14-699(f)(2)(b), at 10 feet for the RSF zoning district.
- c) Accessory building height is limited at 16 feet in the R-SF zoning district per Rogers Sec. 14-699(f)(1)c.
- d) The Dogwood Addition final plat was recorded January 31, 1958, and is subject to all zoning requirements for the R-SF.
- e) The applicant doesn't cite a hardship basis for varying from city code.
- f) If approved, a recorded setback/easement reduction survey will be required prior to filing for a building permit.
- g) Staff has not identified any circumstances unique to the individual property where strict enforcement of the zoning ordinance would cause undue hardship.

4. ZONING:

a) R-SF (Residential Single Family):

The R-SF district, per Rogers Code Section 14-699, is suitable in areas within the city for attached and detached residential development.

5. PUBLIC INPUT RECEIVED:

To date, staff has not received any comments from the public regarding this request.

6. RECOMMENDATIONS:

- a) Consider the request, subject to the applicant showing a valid hardship.
- b) Denial.

DIRECTOR'S COMMENTS

- 1. Agree with recommendation.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:

Move to approve the request as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to approve the request subject to (conditions or contingencies).

3. IF DENYING:

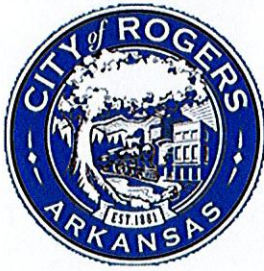
Move to deny the request as presented.

4. IF TABLING:

Move to table the request (indefinite or date certain).

TABS

1. Variance application with supplements
2. Public Notice
3. Vicinity maps



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **December 9, 2021 at 4:00 p.m.** at Rogers City Hall regarding an application by **Kurt Christianson** under the provisions of the City of Rogers Code of Ordinances, for a variance to allow a **reduction of setbacks and height increase for accessory structures** at **920 S. 14th St.** in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-03919-000

LOCATION:

920 S. 14th PL, Dogwood Addition

Josh Allen, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **November 29, 2021**
BILL THE CITY OF ROGERS



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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Paid in person / w card

OFFICE USE ONLY

Permit Fee: \$100⁰⁰ (\$100)
Zoning: R-SF
App Number: 21-36
CityView Application: PL202101306
Date: 11-10-2021

VARIANCE APPLICATION

APPLICANT: Kurt Christenson

ADDRESS: 920 S. 14th Place SUITE #:

GENERAL LOCATION OF PROPERTY:

PHONE #: 479 531-2552 EMAIL: kankchrist2018@gmail.com

PROPERTY OWNER: Kurt Christenson PHONE #: 479 531-2552

REQUEST to ALLOW: West Property line offset to be 15'
instead of 20'

HARDSHIP JUSTIFICATION to VARY FROM CODE: To allow 20'x45' RV Carport
to and 24'x40' storage to be in side and Back yard.
Height: 16' to allow 17' See note on back

Applicant Signature

Date 11/10/21

Attachment Checklist:

- ☒ Legal description of property
- ☒ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

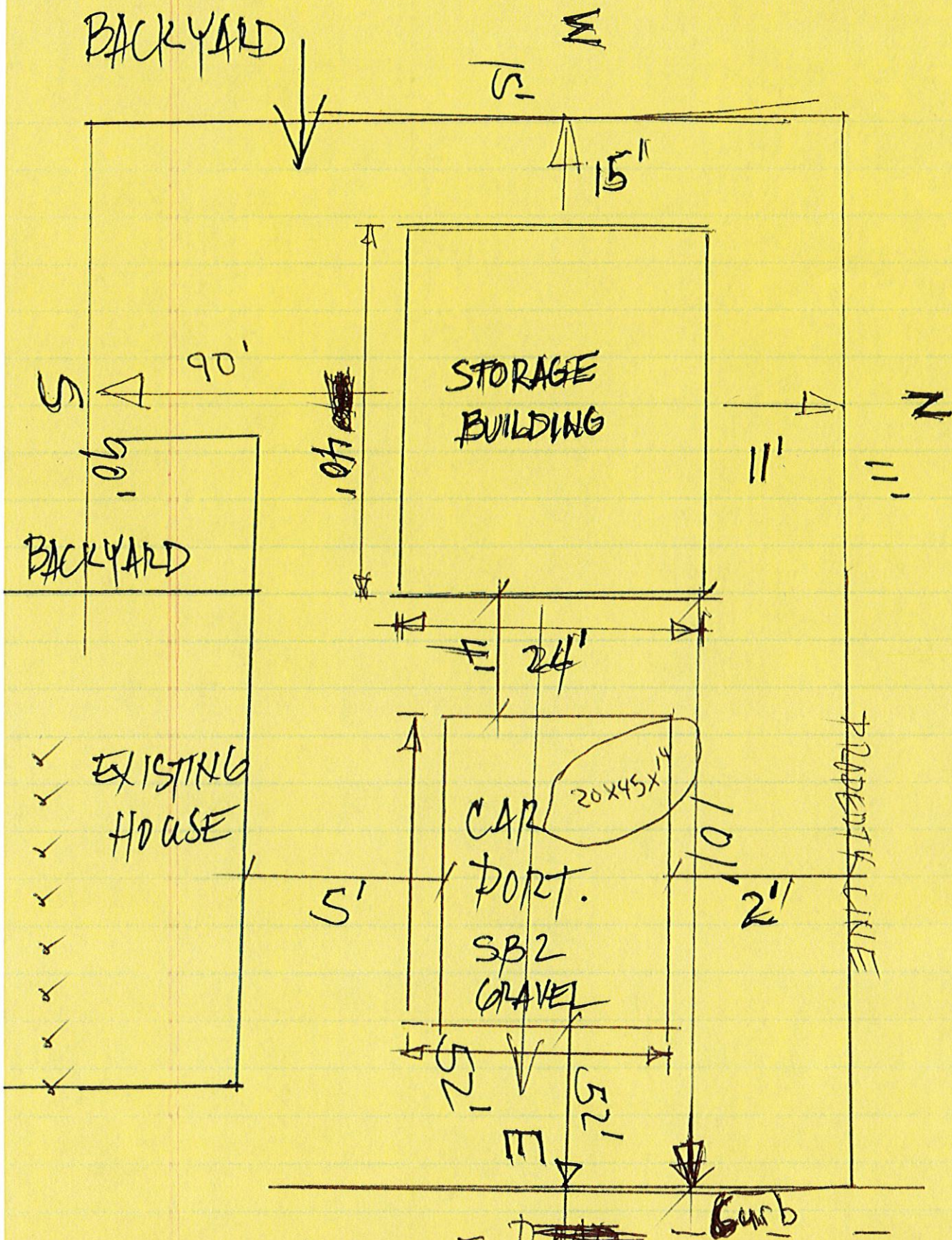
DATE FILED: 11-10-21

PUBLIC HEARING DATE: 12-9-21

BOARD OF ADJUSTMENT DECISION:

SECRETARY, BOARD OF ADJUSTMENT

DATE



ADDRESS: 920 S 14TH ~~ROAD~~ STREET
 Rogers PL metro Building Outlet
 CARPORT PORTABLE BUILDING PRE-MADE 20 x 45' x 14'

Metro Building Outlet

Phone: (918) 258-5050

24411 E Hwy 51

Broken Arrow, OK 74014

Email: metrobuildingoutlet@hotmail.com

Metro
Building Outlet

20x45x14 RV / Equipment Cover #RV050

Stock #: MBO-RV050

Year: 2022

Manufacturer: Other

Width: 240" or 20'

Length: 540" or 45'

Height: 168" or 14'

URL: <https://www.metrobuildingoutlet.com/all-inventory?stock=MBO-RV050>

Price \$ 7,020.00

Description

20X45X14 RV / EQUIPMENT COVER #RV050, VERTICAL STYLE ROOF, 2 GABLES, 2 EXTRA SIDE PANELS.
2 1/2" 14GA TUBULAR STEEL FRAME, UPRIGHTS AND TRUSSES ON 5' CENTER, 29GA SHEET.

CERTIFIED 140MPH WINDLOAD / 30LBS PER SQ.FT.

12 GA FRAME, 26 GA SHEET AND INSULATION ALSO AVAILABLE

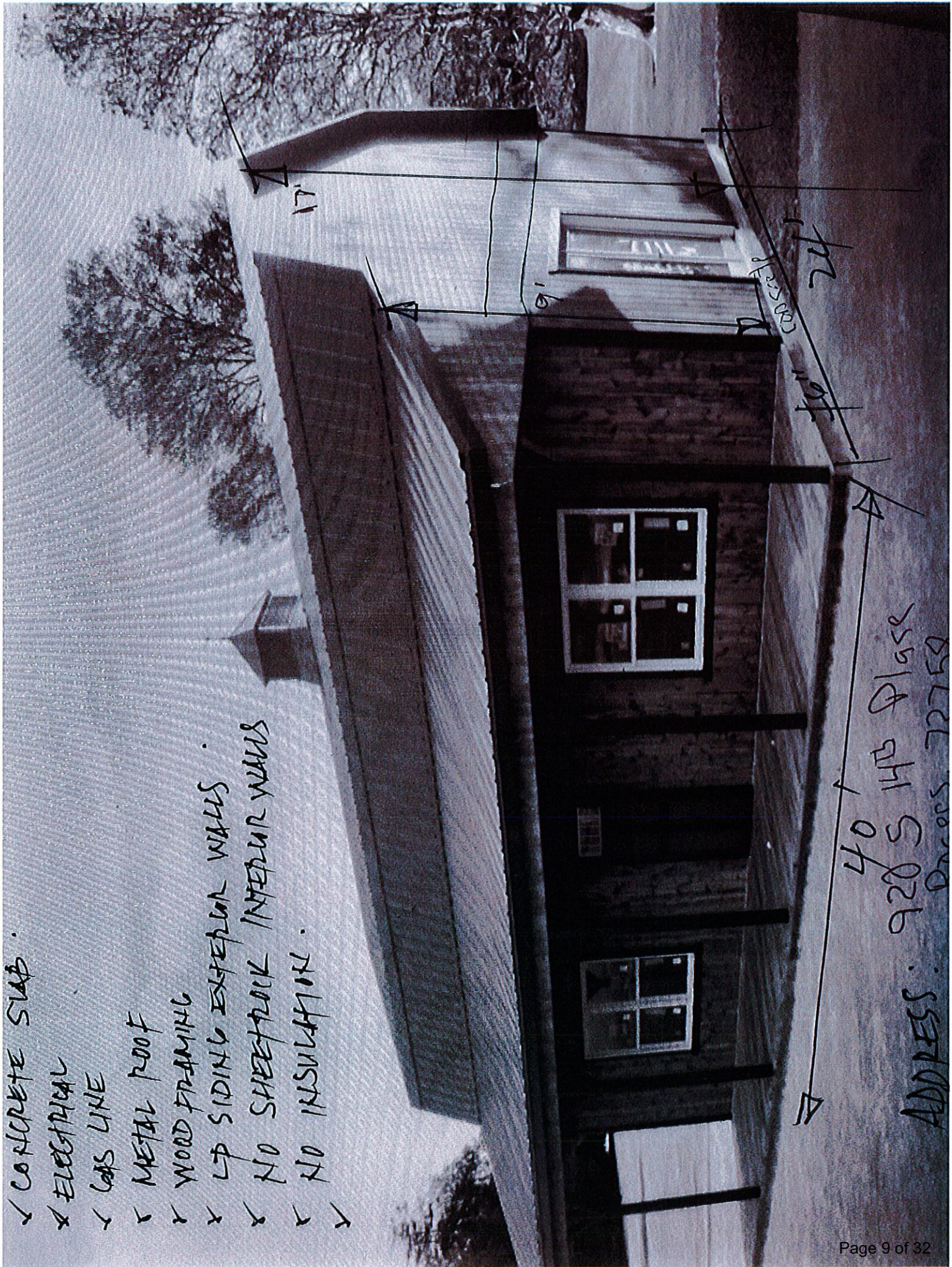
DELIVERED & INSTALLED ON YOUR LEVEL GROUND OR CONCRETE
YOUR CHOICE OF 17 COLORS

OTHER SIZES AVAILABLE

12' TO 60' WIDE, 6' TO 20' TALL, 20' TO 100'+ LONG
CALL FOR MORE INFORMATION OR QUESTIONS

STOCK #RV050

- ✓ CONCRETE SLAB.
- ✓ ELECTRICAL
- ✓ GAS LINE
- ✓ METAL ROOF
- ✓ WOOD FRAMING
- ✓ LP SIDING EXTERIOR WALLS
- ✓ NO SHEETROCK INTERIOR WALLS
- ✓ NO INSULATION.
- ✓



City Of Rogers
301 W. Chestnut
Rogers, AR 72756

Phone: 479-621-110
Fax: 479-621-1103

Paid Invoice

ACCOUNT
Kurt Christianson, Address: 920 S. 14th PL,
Phone: (479) 531-2552
920 S 14TH PL, ROGERS, AR 72758

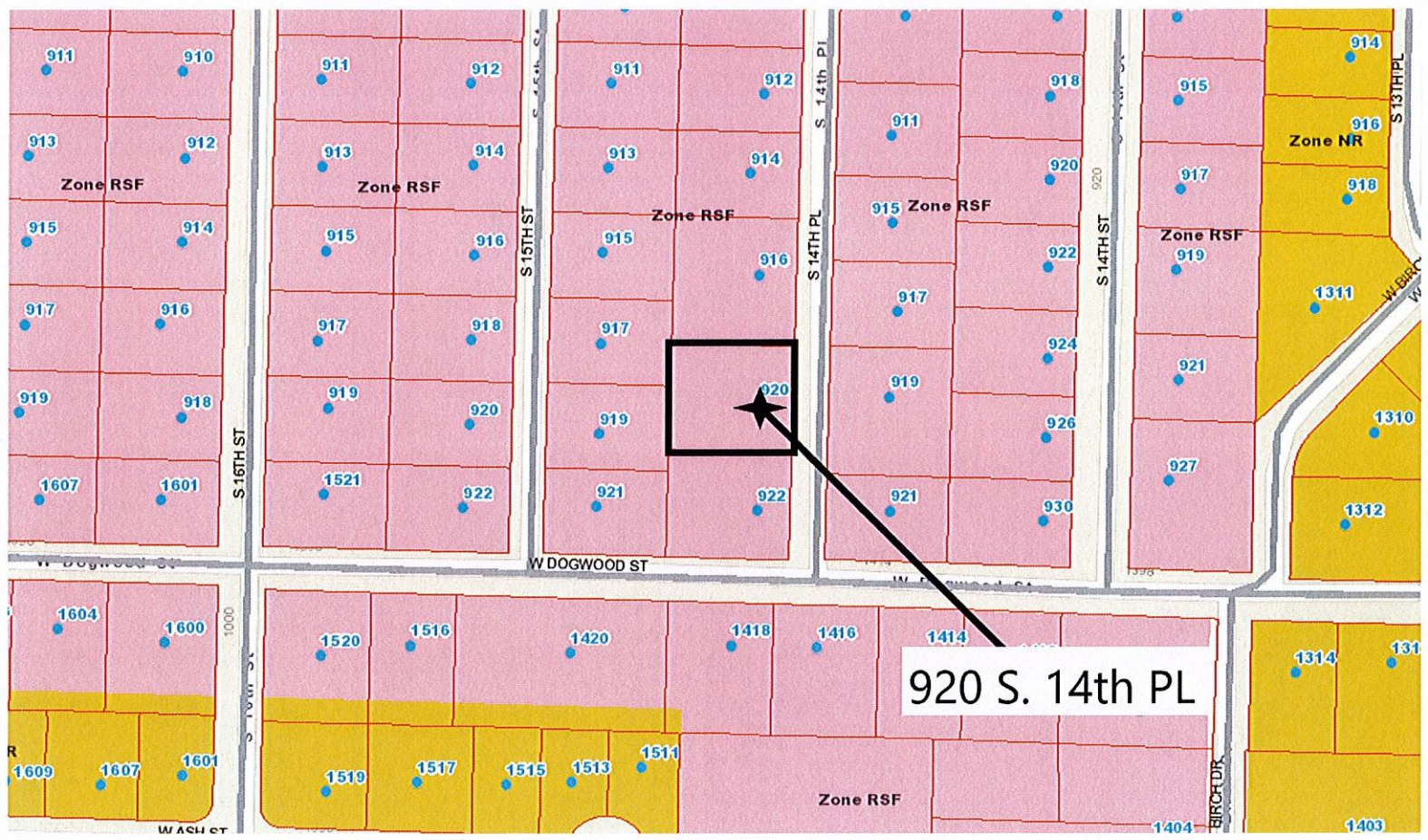
DATE
11/10/2021

INVOICE #
2021046512

PAID DATE 11/10/2021
CHECK
PERMIT NUMBER PL202101306

FEE DETAILS:

Date	Fee Cat	Description	Amount
November 10, 2021	100-18-43110	Variance Fee	\$100.00
		Total	\$100.00







COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
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MEETING DATE
December 9, 2021

TO: BOARD OF ADJUSTMENT
RE: **STAFF SUMMARY REPORT**
VARIANCE – #21-37 Ken’s Signs Inc. for Natural State Beer Company
PL202101339

STAFF: Lori Ericson, Planning Administrator

REQUEST DETAILS

ADDRESS/LOCATION:	5214 W. Village Parkway
SUBDIVISION:	Village on the Creeks
CURRENT ZONING:	C2-CU (Highway Commercial, Condominium Unit District)
REPRESENTATIVE/APPLICANT:	Ken Sign’s for Natural State Beer Company
PROPERTY OWNER:	Willow Crossing Development, LLC
NATURE OF REQUEST:	Allow one additional wall sign
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow one additional wall sign.

Community Development recommends approval of the request.

STAFF REVIEW

1. BOARD OF ADJUSTMENT DUTIES PER SEC. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance, Chapter 14, and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

2. SUBJECT REQUEST:

- a) The applicant request to allow one additional wall sign.

3. GENERAL FINDINGS:

- a) This request is to allow one additional wall sign at 69.17 sf.
- b) This site has one street frontage and is permitted one wall sign by right with a maximum of 196 sf of total wall sign area for the building, per Rogers Code Section 44-9.
- c) A sign permit was issued for one wall sign at 63.5 sf. If approved, the additional wall sign will be under the total allowed square footage.
- d) The applicant states incomplete brand identity as the hardship, and by adding the words "Beer Company" in addition to the existing "Natural State" letters, will complete the brand identity.
- e) Staff has not identified any circumstances unique to the individual property where strict enforcement of the zoning ordinance would cause undue hardship.

4. ZONING:

a) C-2 (Highway Commercial)

The purpose and intent of the C-2 zoning district, per Rogers Code Sec. 14-709, is to allow for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public.

b) CU (Condominium Unit District)

This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment.

5. PUBLIC INPUT RECEIVED:

To date, staff has not received any comments from the public regarding this request.

6. RECOMMENDATIONS:

- a) Approve the request.

DIRECTOR'S COMMENTS

- 1. Agree with recommendation.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING AS PRESENTED:*
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to approve the request subject to (conditions or contingencies).
3. *IF DENYING:*
Move to deny the request as presented.
4. *IF TABLING:*
Move to table the request (indefinite or date certain).

TABS

1. Variance application with supplements
2. Public Notice
3. Vicinity maps



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **December 9th, 2021 at 4:00 p.m.** at Rogers City Hall regarding an application by **Ken Sign's Inc for Natural State Beer Company** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow an additional wall sign at 5214 W. Village Parkway**, in the C2-CU (Highway Commercial, Condominium Unit District) zoning district more particularly described as follows:

PARCEL NUMBER:

02-13647-000

LOCATION:

5214 W. Village Parkway

Josh Allen, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **November 29, 2021**
BILL THE CITY OF ROGERS



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$100.00 (\$100)

Zoning: C2-CU

App Number: 21-37

CityView Application: PL202101339

Date: 11/17/21

VARIANCE APPLICATION

APPLICANT: Ken's Signs Incorporated - Natural State Beer Company

ADDRESS: 2100 S. Powell St. Springdale, AR 72764 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 5214 W. Village Parkway

PHONE #: 479.756.1810 EMAIL: graphicdesign1@kenssigns.com

PROPERTY OWNER: Willow Crossing Development, LLC - Dusty Graham PHONE #: 479.530.5529

REQUEST to ALLOW: (1) additional wall sign to the east building elevation.

HARDSHIP JUSTIFICATION to VARY FROM CODE: Natural State Beer Company is currently trying to complete their branding by adding the words "BEER COMPANY" in addition to the existing "Natural State" letters. This will complete the brand identity.

[Signature]
Applicant Signature

11/10/21
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

DATE FILED: 11/17/21

PUBLIC HEARING DATE: 12/9/21

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE

Natural State Beer Company
5214 W. Village Pkwy
Rogers, AR 72758
Legal Description: Parcel Number 02-13647-000

Natural State Beer Company is currently seeking a variance to finish their building signage by adding the words "BEER COMPANY" to the existing "NATURAL STATE" letters on building fascia.



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: _____ (\$10 per sign)
Zoning: C2-CU
Permit Number: _____
CityView Application: _____
Date: _____

SIGN PERMIT APPLICATION

BUSINESS/TENANT NAME: Natural State Beer Company
ADDRESS OF SIGN: 5214 W Village Pkwy Suite SUITE #: 140
PHONE #: 479 756 1810 EMAIL: Graphicdesign1@kenssigns.com
SIGN CONTRACTOR: Ken's Signs CONT. LIC. #: _____
ADDRESS/ZIP CODE: 2100 S. Powell St. Springfield, AR 72764 PHONE #: 479 756 1810
PROPERTY OWNER: Dusty Graham - Willow Crossing Development, LLC

SIGN DETAILS:

Sign Type*	Dimensions	Sign Area (sq. ft.)	Height	Valuation (include sign cost/labor)
Wall	24" x 415"	69.17	177"	\$2,997 ⁰⁰

*wall, monument, pole/freestanding, awning, canopy, projecting, suspended, LED

TYPE OF WORK: New Sign ☒ Alteration _____ Repair _____

FEATURES: Illuminated _____ Non-Illuminated ☒ Animated _____

DOES ANY PART PROJECT OVER OR LOCATE IN RIGHT-OF-WAY? _____

(Signs must be 5 feet from right-of-way. Projecting signs and A-frame signs are allowed in certain zones.)

MULTITENANT BUILDINGS: Letter from property owner is required to authorize sign placement and dimensions. Must ensure that the building's total allowable sign area is not exceeded and that each tenant receives equitable signage.

Number of businesses in building: 1 Number of street frontages: 0

Street names: _____

Width of building/business frontage: 98 FT

Width of building/business frontage: _____

ARE THERE EXISTING SIGNS ON PREMISE? YES ☒ NO _____

If yes, please describe: Type Wall Dimensions 74" x 361" Area 63.5 FT²

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Is new sign being attached to existing sign frame? No

If this is an alteration or repair, please describe: _____

ELECTRICAL CONTRACTOR: _____

(Electrical permits required by a *licensed contractor* if sign involves illumination or wiring.)

DRAWING AND SITE PLAN REQUIREMENTS:

1. PLOT/SITE PLAN REQUIRED, DRAWN TO SCALE, FOR DETACHED FREESTANDING AND MONUMENT SIGNS

- a. Legal description of property.
- b. Dimensions of property.
- c. Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- d. Sign location and dimensions in relation to all buildings, property lines, driveways, parking spaces, and internal circulation drive aisles, streets and electric lines.
- e. Any easements, storm detention, or drainage areas.
- f. Width of driveways and width of right-of-way.
- g. Sight vision triangle measurements for driveways and intersection corners.
- h. Streets adjacent to sign.
- i. Locations of and distance from other detached signs on same parcel and/or premise.
- j. Distance to closest residential zoning district.
- k. New freestanding signs require a 50 square foot landscape plan.

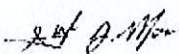
2. ELEVATION DRAWINGS REQUIRED, DRAWN TO SCALE, FOR WALL, PROJECTING, MARQUEE, AND DETACHED SIGNS:

- a. All dimensions of sign to include structure, lighting, and all extremities.
- b. Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- c. Dimension and height from grade to bottom surface of sign area.
- d. Dimension and height from grade to uppermost portion of sign.
- e. Dimension from building wall to outer most extremity of wall sign.
- f. Linear footage of each building wall having frontage on a street.

NOTES:

- All detached signs require a footing inspection prior to concrete being poured. Inspection must be requested by 8:30am to receive a same-day inspection.
- Overlay District prohibits pole signs and limits monument signs to 6' height (10' if multitenant).
- Details related to zoning and permitted signage can be found in Chapter 44 of the Municipal Code.
- Contact (479) 621-1186 if you have any questions.

I hereby certify the owner of record authorizes the proposed sign, and I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

 10/17/20

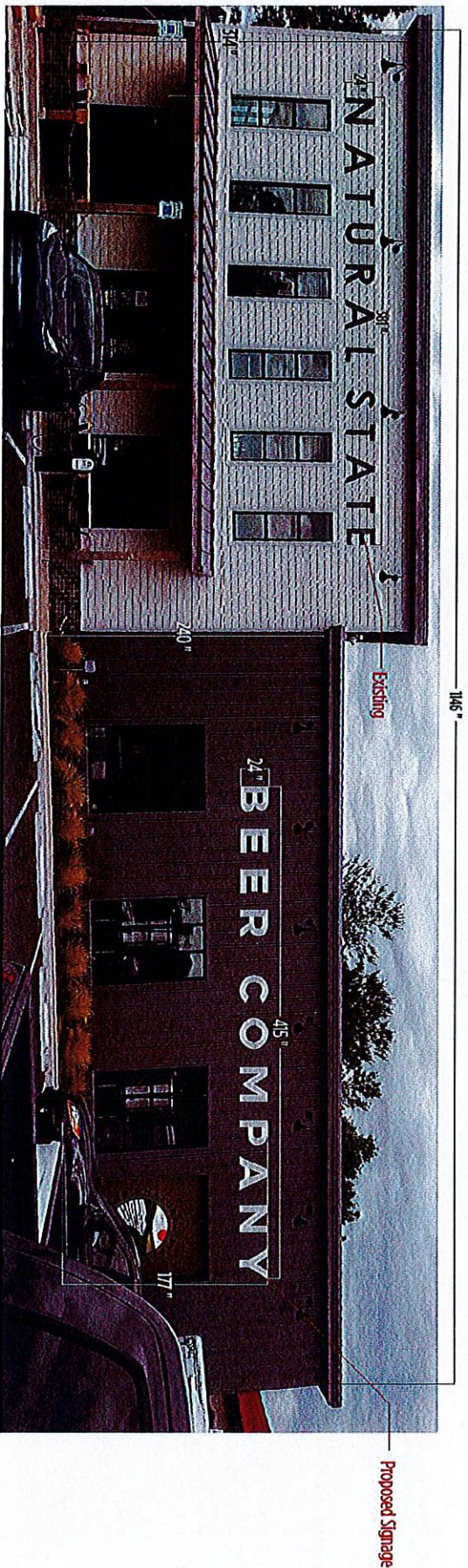
Signature Date

Title: Contractor ☒ Owner ☐ Agent for Owner ☐

Planning Staff Approval: _____

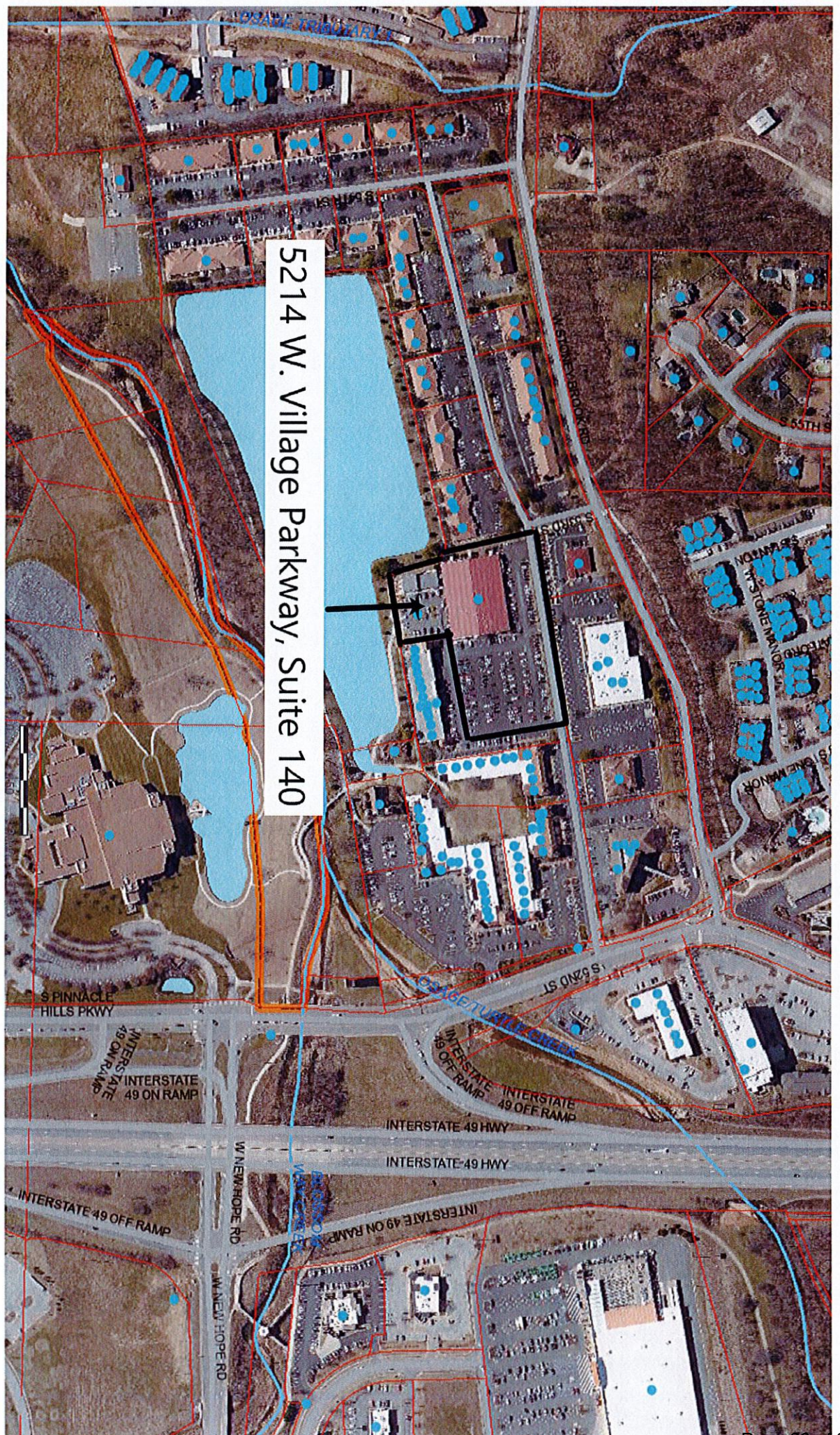
Natural State Beer Company

10/18/2021

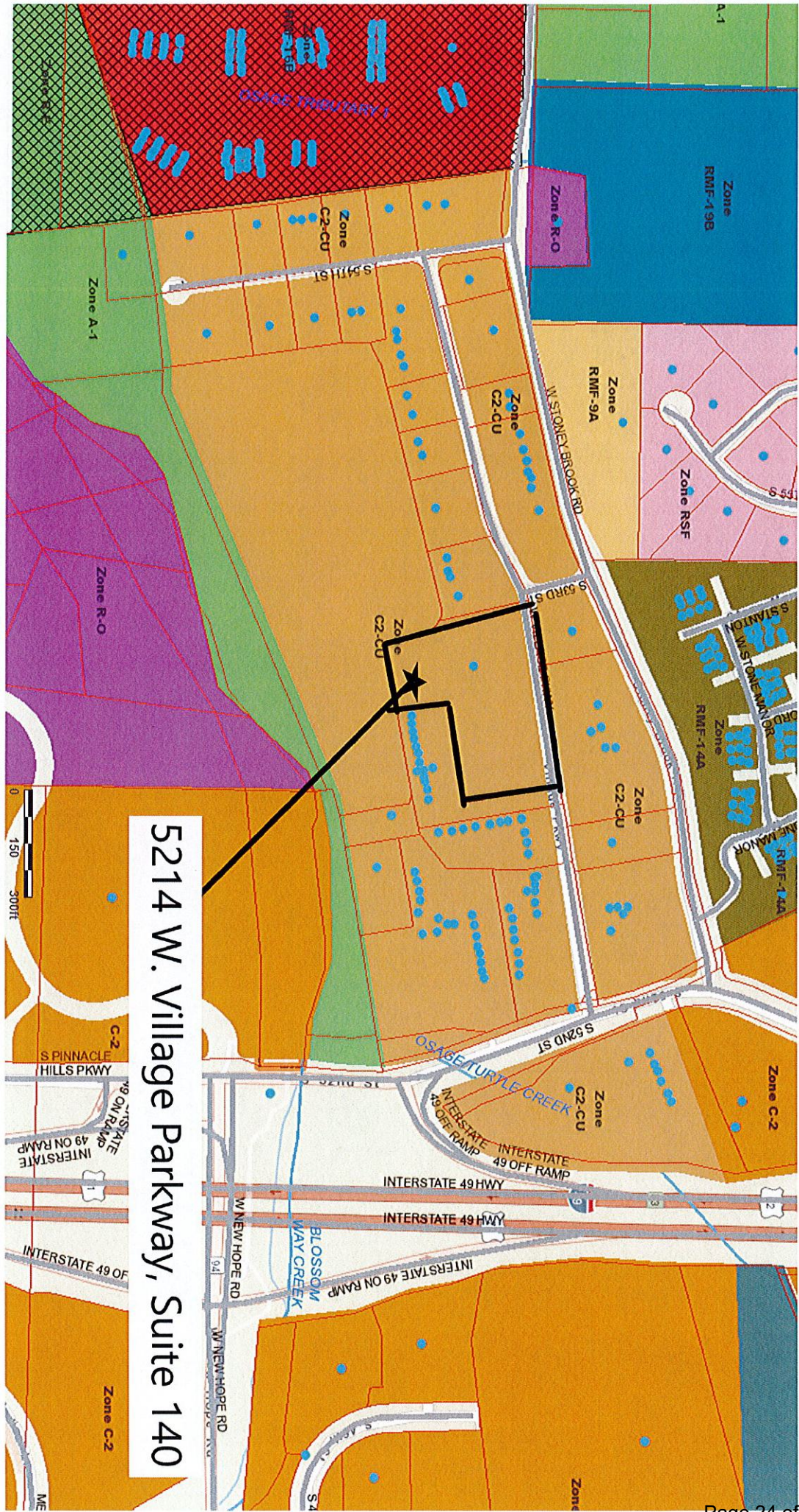


1.888.809.1810 | 479.756.1810 | www.kenssigns.com | 2100 S. Powell St. Springdale, AR 72764 | Designer: SM

©2020 KEN'S SIGNS. DESIGNS PRESENTED ARE THE SOLE PROPERTY OF KEN'S SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION.
JUSC000005FLEX1 JOB551NINatural State Beer Company
Springdale, AR



5214 W. Village Parkway, Suite 140



5214 W. Village Parkway, Suite 140



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
December 9, 2021

TO: BOARD OF ADJUSTMENT
RE: **STAFF SUMMARY REPORT**
VARIANCE – #21-38 Roller Trust/Cottage at Pinnacle Hills
PL202101322

STAFF: Lori Ericson, Planning Administrator

REQUEST DETAILS

ADDRESS/LOCATION:	2808 W. Cobbler Place
SUBDIVISION:	Silo Falls
CURRENT ZONING:	A-1 (Agriculture)
REPRESENTATIVE/APPLICANT:	Jason Cartee
PROPERTY OWNER:	Jason Cartee
NATURE OF REQUEST:	Reduction of easement
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow a lot split without the required street frontage.

Community Development recommends denial of the request.

STAFF REVIEW

1. BOARD OF ADJUSTMENT DUTIES PER SEC. 14-724(e)(1):
 - a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance, Chapter 14, and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
 - b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.
2. SUBJECT REQUEST:
 - a) Allow a lot split without the required street frontage.
3. GENERAL FINDINGS:
 - a) The A-1 (Agricultural) zoning district requires 200 feet of frontage per lot, according to Rogers Sec. 14-697(c)(2).
 - b) The request is to split a flagpole lot south of Perry Road.
 - c) City policy is to not allow any split of A-1 property that requires a variance, to encourage rezoning.
 - d) Staff has not identified any circumstances unique to the individual property where strict enforcement of the zoning ordinance would cause undue hardship.
4. ZONING:
 - a) A-1 (Agricultural):
The A-1 district, per Rogers Code Section 14-697, shall consist of areas for agricultural uses, related uses, and low-density residential uses.
5. PUBLIC INPUT RECEIVED:

To date, staff has not received any comments from the public regarding this request.
6. RECOMMENDATIONS:
 - a) Deny the request.

DIRECTOR'S COMMENTS

1. Agree with recommendation.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to (conditions or contingencies).
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request (indefinite or date certain).

TABS

1. Variance application with supplements
2. Public Notice
3. Vicinity maps



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: _____ (\$100)

Zoning: _____

App Number: _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: Lois M Roller Revocable Trust - Jackey Roller and Shella Sherry Co Trustees

ADDRESS: 2104 W 5th St, Russellville AR 72801-5684 9 Mill Creek Road, Russellville, AR 72802

GENERAL LOCATION OF PROPERTY: Parcel Number 02-01694-230 - West Perry Road

PHONE #: 479-747-1699 EMAIL: rsc@suddenlink.net

PROPERTY OWNER: same as above PHONE #: _____

REQUEST to ALLOW: The formation of a tract of land that does not have 200 feet of frontage along a public right of way.

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

The proposed tract in question does not adjoin a public right of way. We propose to supply an access easement for the benefit the proposed tract that would allow access to West Perry Road.

Jackey Roller
Applicant Signature

Shella Sherry

11/12/2021 8:18 PM CST
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

DATE FILED: _____

PUBLIC HEARING DATE: _____

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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NOTICE OF PUBLIC HEARING

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PARCEL NUMBER:

02-01694-230

LOCATION:

7.93-acre tract south of Perry Road

Josh Allen, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **November 29, 2021**
BILL THE CITY OF ROGERS



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **December 9, 2021 at 4:00 p.m.** at Rogers City Hall regarding an application by **Lois M. Roller Revocable Trust** under the provisions of the City of Rogers Code of Ordinances, for a variance to allow a **lot split with access only by easement** at a **7.93-acre tract south of Perry Road**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-01694-230

LOCATION:

7.93-acre tract south of Perry Road

Josh Allen, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **November 29, 2021**
BILL THE CITY OF ROGERS

