



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

BOARD OF ADJUSTMENT MEETING AGENDA
APRIL 14, 2022
4:00 PM
AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 22-04) A request by Jose Vasquez for El Campesino Market to allow two additional wall signs at 1902 S. 8th Street in the C-4 (Open Display Commercial) zoning district.
 - STAFF: Karen Perez
 - REPRESENTED BY: Jose Vasquez

2. (VAR 22-05) A request by Ryan & Keisha Stearle to allow a reduction of the rear and side setback, and a reduction in the minimum of 15 feet for a city easement at 2603 W. Amour Drive in the R-SF (Residential Single Family) zoning district.
 - STAFF: Justin Couch
 - REPRESENTED BY: Ryan & Keisha Stearle

ACTION ON MINUTES:

1. *Draft of March 10, 2022 meeting minutes*

ADJOURN:



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

MEETING DATE
April 14, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – #22-14 El Campesino Market
PL202200248

STAFF: Karen Perez, Planning Technician

REQUEST DETAILS

ADDRESS/LOCATION:	1902 S. 8 th St
SUBDIVISION:	N/A
CURRENT ZONING:	C-4 (Open Display Commercial)
CURRENT USE:	Food & Beverage Sales
APPLICANT/REPRESENTATIVE:	Jose Vasquez for Hollywood Signs
PROPERTY OWNER:	L&J Brother Realty, LLC
NATURE OF REQUEST:	Two additional wall signs
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow two additional wall signs.

Community Development recommends consideration of this 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 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 requests two additional wall signs varying from Section 44-9.

3. GENERAL FINDINGS:

- a) This request is to allow two additional wall signs on the front elevation at 17-sf & 27-sf.
- b) This site has one street frontage therefore are allowed one wall sign by right at 142-sf of total sign area. There one existing wall sign at 54-sf.
- c) The applicant does not cite a site specific hardship to justify the variance, but states due to the pandemic sales have decreased in the past year and half. They would like to add the additional signage in hopes to increase sales.
- d) If approved, the additional wall signs will be less than the total sign area allowed for the building.
- 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-4 (Open Display Commercial)

The purpose and intent of the C-4 zoning district, per Rogers Code Sec. 14-711, This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development.

5. PUBLIC INPUT RECEIVED:

Staff has not received any comments from the public regarding this request.

6. RECOMMENDATIONS:

- a) Approve request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

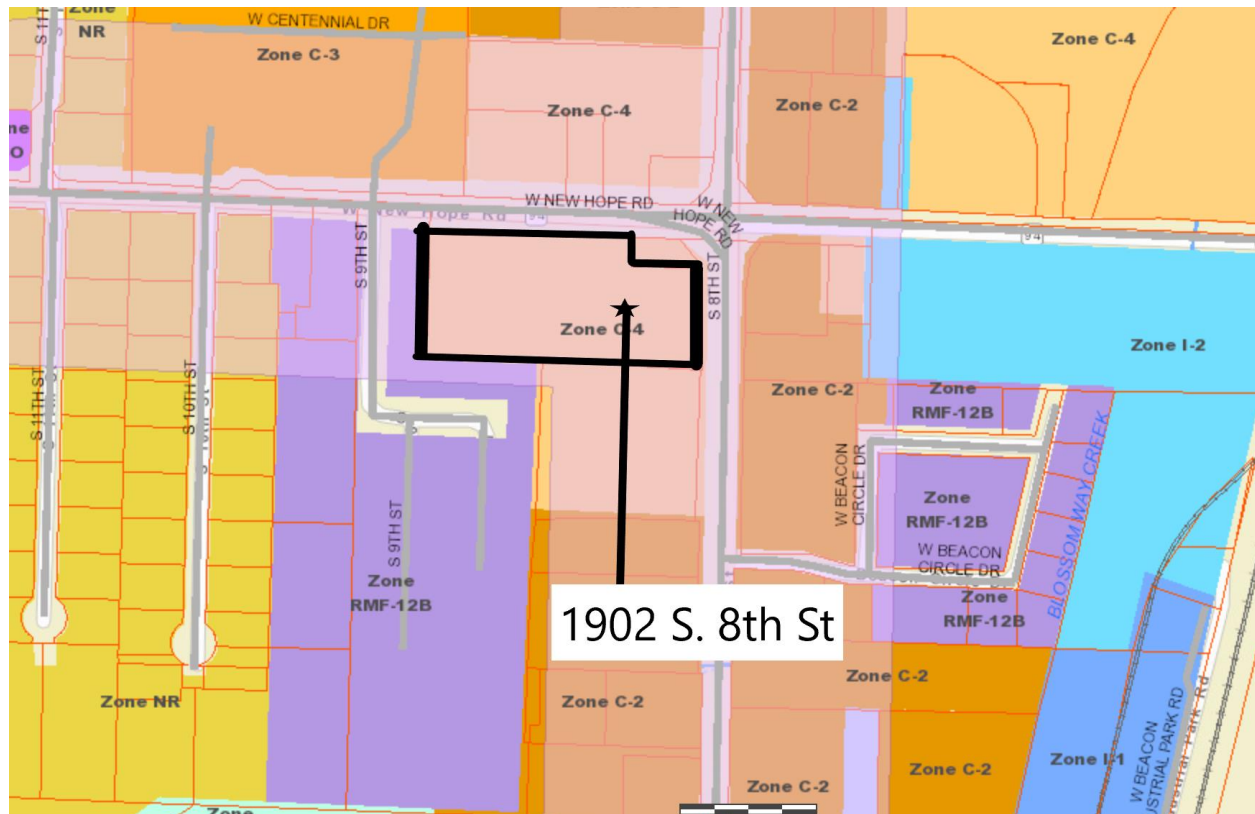
1. IF APPROVING AS PRESENTED:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions or contingencies].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request as presented [indefinite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

TABS

1. Vicinity map (aerial)
2. Variance application with required supplements

TAB 1

ZONING VICINITY MAP



AERIAL VICINITY MAP





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: C-4, Overlay
App Number: 22-14
CityView Application: PL202200248
Date: 3/22/22

VARIANCE APPLICATION

APPLICANT: Jose Vasquez

ADDRESS: 1902 S 8th St, Rogers AR 72756 SUITE #:

GENERAL LOCATION OF PROPERTY:

PHONE #: 479-372-5700 EMAIL: hollywoodnwa@gmail.com

PROPERTY OWNER: L&J Brother Realty LLC PHONE #:

REQUEST to ALLOW: Add channel letters MEAT and PRODUCE to the front of the building

HARDSHIP JUSTIFICATION to VARY FROM CODE:

For pandemic sales decrease this past year and a half and we want to make more presence on our front building
to, to try to increase our sales, because we dont want to closed our store

Jose Vasquez

3/10/22

Applicant Signature

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: 3/22/22

PUBLIC HEARING DATE: 4/14/22

BOARD OF ADJUSTMENT DECISION:

SECRETARY, BOARD OF ADJUSTMENT

DATE



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: _____
Permit Number: _____
CityView Application: _____
Date: _____

SIGN PERMIT APPLICATION

Needs Variance

BUSINESS/TENANT NAME: _____ El Campecino Market _____

ADDRESS OF SIGN: _____ 1902 S 8th St Rogers AR 72758 _____ SUITE #: _____

PHONE #: _____ 479-877-1670 _____ EMAIL: _____

SIGN CONTRACTOR: _____ Hollywood Signs _____ CONT. LIC. #: _____

ADDRESS/ZIP CODE: 701 N Thompson st Suit F Springdale AR 72764 PHONE #: _____ 479-372-5700 _____

PROPERTY OWNER: _____

SIGN DETAILS:

Sign Type*	Dimensions	Sign Area (sq. ft.)	Height	Valuation (include sign cost/labor)
Channel Letters	30"H x 80.60"W	201.5'	13.5'	
Channel Letters	30"H x 130.98" W	327.45'	13.5'	

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

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 closet 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.

Arturo Rodriguez

3/1/22

Signature

Date

Title: Contractor _____ Owner _____ Agent for Owner _____

Planning Staff Approval: _____



- SIGNS - BANNERS - BUSINESS CARDS
- MAGNETS - BROCHURES - DOOR HANGERS
- CHANNEL LETTERS - FLYERS - POSTCARDS
- CAR WRAPS - EDDM - TSHIRTS
- WEBSITES - DIGITAL MENU AND MORE

479-372-5700

1726 S. 8th St. Rogers, AR 72756
WWW.HOLLYWOODSIGNSNW.COM

BUSINESS: El Campesino Market

ADDRESS: 1902 S 8th St, Rogers AR 72756

EMAIL:

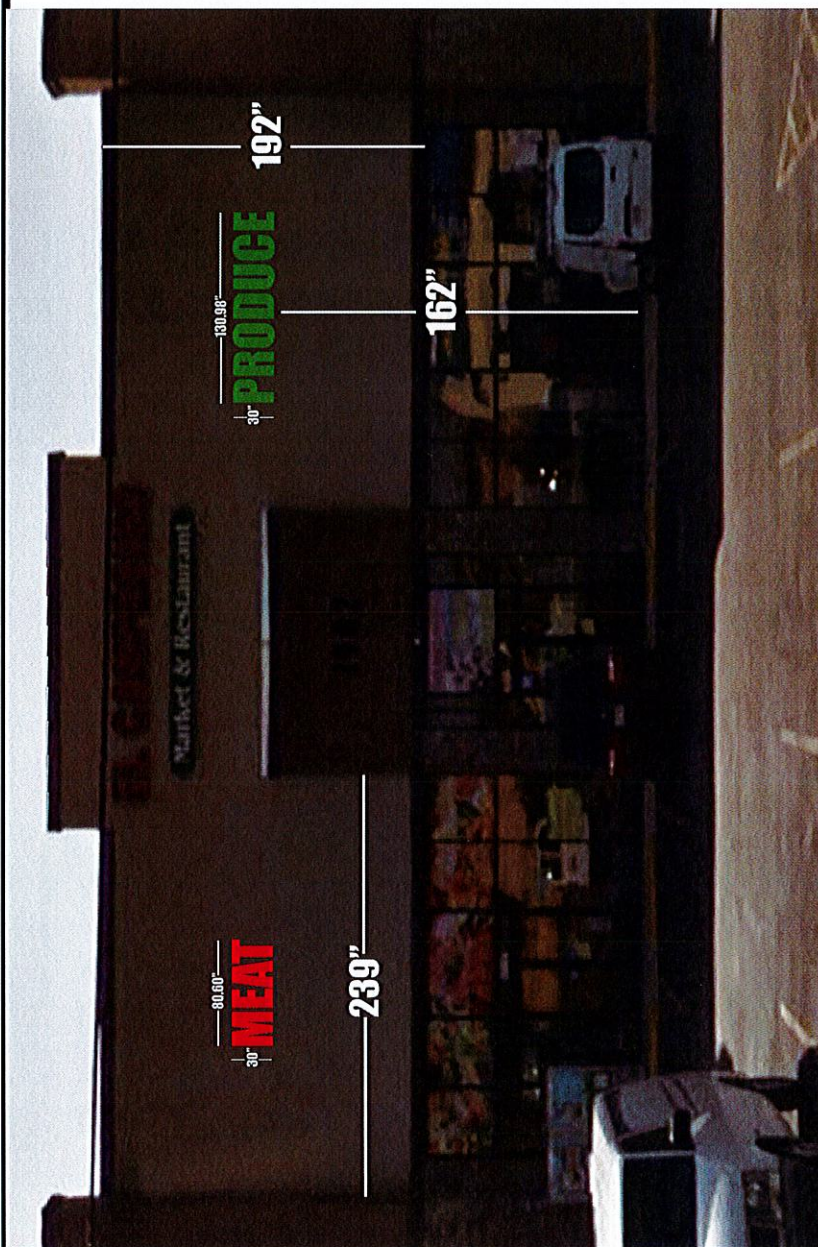
DATE: 3-1-22

CONTACT: Arturo Rodriguez

OFFICE#: 479-372-5700

CEL#

DUE:



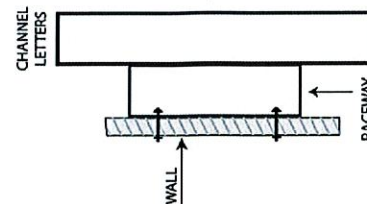
PRODUCT

Channel Letters

DESCRIPTION

Block letters
Aluminium 5.3
Trim cap remote
LED
Aluminum Bracket

INSTALLATION



We have done our best to present this document in the most accurate way possible. Due to the fact that there is always the possibility of incorrect interpretation or typos, it is your responsibility to check for any errors. If files are provided, we are not responsible for any spelling, grammatical or syntactical errors.

Upon your signature of approval, your job will be completed as is, or adjusted with any noted alterations if brought up in a timely fashion. Any additions or corrections requested once approval has been signed, will be at the customer's expense.

☐ I have marked corrections on the proof or noted via email. I wish to see another proof

☐ The proof is correct, please proceed with printing

Date: ___/___/___

X



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 **April 14, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **Jose Vasquez for El Campesino Market** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow two additional wall signs** at **1902 S. 8th St.** in the C-4 (Open-Display Commercial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-01914-000

LOCATION:

1902 S. 8th St.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday April 3, 2022**
BILL THE CITY OF ROGERS

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING COUNCIL OF PUBLIC HEARINGS

On the 14th day of March, 2014, the Council of Public Hearings will hold a public hearing on the proposed amendments to the Code of Ordinances of the City of [City Name], Illinois, which are set forth in the attached document. The public hearing will be held at the [City Name] City Hall, [City Name], Illinois, at [Time]. The public hearing is open to all interested parties. Any person wishing to speak at the public hearing should contact the [City Name] City Clerk at [Phone Number] or [Email Address] to reserve a time to speak.



City of [City Name]
City Clerk
[City Name], Illinois
[Phone Number]
[Email Address]



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

MEETING DATE
APR. 14th, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – STEARLE

STAFF: JUSTIN COUCH, PLANNER I

REQUEST DETAILS

ADDRESS/LOCATION:	2603 Amour Drive, Rogers, 72758
SUBDIVISION:	Silo Falls Addition Phase II - 0.35± acres
CURRENT ZONING:	R-SF (Residential Single-Family)
CURRENT USE:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Satterfield Land Surveyors
PROPERTY OWNER:	Keisha and Ryan Stearle
NATURE OF REQUEST:	Rear Setback/Utility Easement Reduction
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow a rear utility easement reduction, and side and rear side setback reductions for a pool and a structure.

Community Development recommends:

- consideration of the request in regard to the proposed pool
- denial of the proposed reduction for the structure.

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 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 requests the following variances:
 - i) Reduction of the 10' side yard setback to 7', varying from Sec. 14-699(f)(2)(b);
 - ii) Reduction of the 20' rear yard setback to 11.5', varying from Sec. 14-699(f)(2)(d).
 - iii) Reduction of the 25' rear utility easement to less than 15', varying from Sec. 14-604(b).

3. GENERAL FINDINGS:

- a) Per Rogers Sec. 14-699(f)(2), standard minimum yard requirements for the R-SF zoning district are designated at 10' in the side yard, and 20' in the rear yard.
- b) The final plat of Silo Falls Addition, Phase II, filed for record on 01/30/2006, established and dedicated a 25' utility easement to the City of Rogers along the northern boundary of the subject property. Including the subject property, the specified 25' utility easement runs along the northern edge across a total of twelve lots within the subdivision. Bordering the lot to the North is an open field that has not had any development on it.
- c) The easement reduction survey included does not clarify whether or not the applicant proposes to relocate the utility lines, although the property owners have expressed awareness that the relocation of the utility lines and the required cost involved would be their responsibility pending approval of this variance request and approval by all franchise utilities.
- d) Neighboring lots within the subdivision have pools, although it is unclear if they are within the setback/utility easement.
- e) Pending approval, the applicant intends to install:
 - i) A rectangular in-ground pool and an elevated hot tub within the 13.52'x28.00' proposed pool area,
 - ii) A pool house with attached storage shed within the 30.8' by 20.0' proposed building area to the pool's western flank. The structure would combine a 20'x20' covered sitting area with an attached 10'x20' shed for storage.
- f) The applicant cites the utility easement and building setbacks as a hardship, with the applicant stating a desire to have a pool while maintaining as much backyard area as possible, and believes the easement and setbacks as currently enforced are too constricting to accomplish this goal.
- g) Staff has not identified any circumstances unique to the individual property where strict enforcement of the zoning ordinance would cause undue hardship.
- h) Staff finds the hardship to be insufficient justification for the structure. Pools, however, are considered less intrusive than structures close to property line. City policy is to allow in-ground pools within 6 feet of the rear setback. This proposal includes an elevated hot tub, requiring the variance for the setback reduction.
- i) If the BOA chooses to approve, all franchise utilities will also have to agree to the reduction.
- j) Staff recommends consideration of the variance to reduce a city easement to less than 15' per Rogers Sec. 14-604(b).

4. ZONING:

- a) R-SF (Residential Single-Family):

The purpose and intent of the R-SF zoning district is to "primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district.," (Sec. 14-699(a)).

5. PUBLIC INPUT RECEIVED:

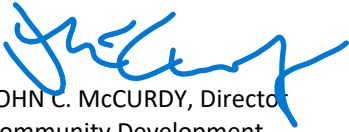
Staff has not received any comments from the public regarding this request.

6. RECOMMENDATIONS:

- a) Consider request for the proposed pool.
- b) Deny request for proposed building.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



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 as presented [indefinite or date certain].

TABS

1. Vicinity map (Aerial)
2. Property Map (Aerial)
3. Variance application with required supplements

1. Vicinity Map (Aerial)



2. Property Location (Aerial)



3. Variance Application with required supplements:



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

OFFICE USE ONLY	
Permit Fee:	#100 (\$100)
Zoning:	R-SF
App Number:	22-15
CityView Application:	PL202200288
Date:	3/28/2022

VARIANCE APPLICATION

APPLICANT: Satterfield Land Surveyors Ryan & Keisha Stearle

ADDRESS: 1928 Hwy 71 N. Alma AR 72921 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2603 Arrow DR, Rogers

PHONE #: 479-632-3565 EMAIL: jazzmen@slsurvey.com

PROPERTY OWNER: Ryan + Keisha Stearle PHONE #: 479-616-8047

REQUEST to ALLOW: reduction of side & rear yard setbacks for building a pool + pool house.

HARDSHIP JUSTIFICATION to VARY FROM CODE: Utility basements + setbacks are such that there is insufficient room to construct a pool.

Request to reduce the UE from 25' to 11.5, Rear setback from 20' to 11.5, Side yard setback from 10' to 7'

[Signature] 3-25-22
Applicant Signature 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: 3/28/2022

PUBLIC HEARING DATE: 4/14/2022

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT _____ DATE _____

To whom it may concern:

Our clients, Ryan and Keisha Stearle, would like to apply for a variance to allow the side yard setback, rear setback, and utility easement reduction.

The request is to reduce the side yard setback from 10 feet to 7 feet, rear yard setback from 20 feet to 11.5 feet, and rear utility easement from 25' to 11.5'.

The clients are aware that any utility line relocation or cost as a result of the reduction would be their responsibility.

The hardship that the clients face is: they desire to have a pool, but the current easements and setbacks do not allow sufficient room for this. They would like to maintain as much area in the backyard as possible for their small children.

Thank you,

Satterfield Land Surveyors

We have not yet notified the adjacent owners of this request, but through this variance process, will do so.



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PLANNING DIVISION
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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 **April 14, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **Ryan and Keisha Stearle** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow a reduction of the rear and side setbacks** at **2603 W. Amour Dr.**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-19366-000

LOCATION:

2603 W. Amour Dr.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday April 3, 2022**
BILL THE CITY OF ROGERS

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

TO: [illegible]
FROM: [illegible]
SUBJECT: [illegible]
DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]



[illegible]
[illegible]
[illegible]



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

**BOARD OF ADJUSTMENT
MINUTES
March 10, 2022**

MEMBERS PRESENT:

Josh Allen
Hannah Cicioni
Hunter Fry
Matt Loos
Aaron Smith
Eriks Zvers
Elizabeth Cisneros

STAFF ATTENDING:

John McCurdy, Community Development Director
Lori Ericson, Planning Administrator
Justin Couch, Planner I
Christina Moore, Planner I
Zachery Birdsong, Planner I
Karen Perez, Planning Technician

Chairman Hunter Fry called the meeting to order at 4:00 pm in the Community Room at Rogers City Hall.

Roll call was taken – members attending as noted above.

OLD BUSINESS

- 1. (VAR 22-04) A request by Seiz Sign Company to allow two additional wall signs at a business located at 1720 W. Walnut Street in the C-2 (Highway Commercial; Overlay) zoning district.**

Perez stated the request is to allow two additional wall signs at 32-sf. If the purposed signs are approved it will put the applicant 24-sf over the total allowed 130-sf.

Mr. Skipper listed adjacent businesses that have more than one wall sign on a single street frontage and requested equal consideration. He also mentioned due to the road widening the

pylon sign will need to be relocated and believed the additional wall signs will become more effective.

Fry opened the public hearing. There were no comments.
The public hearing was closed.

Board members and staff discussed.

Cicioni stated visibility to the existing wall sign has not been an issue. Taking the request into consideration is difficult especially going over the allowed sign area. Smith agreed.

Motion by Cicioni to DENY the variance. Second by Zvers.

Voice vote: YES – Unanimous **Motion carried**

DENIED

NEW BUSINESS

- 1. (VAR 22-10) A request by Audra Thompson to allow a rear setback reduction for a proposed pool, fire pit, pergola, and wall located at 4303 S. 86th Place in the R-SF (Residential Single Family) zoning district.**

Moore stated the reduction is to allow a fire pit with covering pergola and wall that will be eight feet from the rear property line. Small lot size is the stated site specific hardship.

Thompson, applicant, stated that based on the way the lot is configured, it was difficult to move the planned pool and pergola to make it fit. She also stated there were no utility lines in the rear U.E.

Fry opened the public hearing. There were no comments.
The public hearing was closed.

Board members and staff discussed.

Cicioni, questioned if the reduction was for aesthetics or if there was any way to redesign. Thompson noted there was not. Allen mentioned how changes could be made to avoid such encroachment.

Board members discussed that the applicant should table the request and come up with a new design to present.

Motion by Allen to TABLE the variance. Second by Cisneros.

Voice vote: YES – Unanimous **Motion carried**

TABLED

2. (VAR 22-11) A request by Will & Melisa Swearingen to allow a side setback reduction for a roof overhang located at 416 S. 6th Street in the N-R (Neighborhood Residential) zoning district.

Smith recused himself from this item.

Couch stated the request to allow a one foot roof overhang into the side yard setback. The applicant's hardship is to be able to match the aesthetic quality of the surrounding houses.

Matthew, representative, stated they are trying to take advantage of the depth of the yard and work with the narrowness of the site.

Fry opened the public hearing. There were no comments.
The public hearing was closed.

Board members and staff discussed.

Motion by Cicioni to APPROVE the variance. Second by Allen.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

3. (VAR 22-12) A request by Rob Caster on behalf of Jennifer Wolfe to allow a side setback reduction for a lot split located at 113 S. Dixieland Road in the R-O (Residential Office) zoning district.

Birdsong stated the request is to allow a reduction in the side yard setback for the south line of lot 2A from 10' to 2.1' for the R-O zoning district. Hardship justification cited by the applicant is that lot 2B must have 20' of road frontage in order to connect to water and sewer services.

Caster, represented the request, and stated he didn't have anything further to add.

Fry opened the public hearing. There were no comments.
The public hearing was closed.

Cicioni questioned if the request is being driven by the RWU requirements. Birdsong confirmed that to be correct. She stated that to be considerable hardship and the main reason for this request.

Motion by Allen to APPROVE the variance. Second by Zvers.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

4. (VAR 22-13) A request by Terry Howard on behalf of Kum & Go to allow an additional wall sign with sign increase located at 5120 W. Pleasant Grove Road in the C-3 (Neighborhood Commercial) zoning district.

Perez stated the request allow an increase in sign area along with an additional wall sign. The applicant is not requesting the standard sizes that have been approved at previous locations.

Howard, applicant, explained his request and how this location will have less signs than the other Kum & Go locations.

Fry opened the public hearing. There were no comments.
The public hearing was closed.

Board members, staff, and applicant discussed the request.

Motion by Cicioni to APPROVE the variance. Second by Allen.

Voice vote: YES – Unanimous *Motion carried*
APPROVED

ACTION ON MINUTES

Previous minutes: February 10, 2022

Motion by Allen to accept the prepared minutes for the February 10, 2022 meeting of the Board of Adjustment as presented. Second by Smith.

Voice vote: YES - Unanimous *Motion carried*
APPROVED

ADJOURNMENT

Meeting adjourned at 4:41 pm. by Chairman Fry.

As recorded by:

Karen Perez

Planning Technician

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on:

Matthew Loos, BOA Secretary