



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

**BOARD OF ADJUSTMENT MEETING AGENDA
JUNE 9, 2022
4:00 PM**

DATE: JUNE 9, 2022

**LOCATION: CITY HALL, 301 W. CHESTNUT
STREET**
REGULAR SESSION: 5:00 PM
ONLINE
VIEWING: [HTTPS://US02WEB.ZOOM.US/J/82464530](https://us02web.zoom.us/j/82464530281)
281

AGENDA

CALL TO ORDER:

ROLL CALL:

OLD BUSINESS:

1. (VAR 22-20) A request by Carolyn Campbell to allow an increase in height for an ADU at 104 Betsy Ln. in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Justin Couch*
 - *REPRESENTED BY: Carolyn Campbell*

NEW BUSINESS:

1. (VAR 22-21) A request by Advanced Lighting & Sign Service to allow an additional wall sign and an increase in height and sign area for a directional sign at 4007 W. Walnut Street, in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Chase Sorrels*
2. (VAR 22-22) A request by R&R Custom Contractors, LLC to allow the extension of an existing covered patio to add an outdoor kitchen at 2415 W. McKinley Blvd. in the RSF-5 (Residential Single Family, 5 units per acre) zoning district.



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- *STAFF: Christina Moore*
- *REPRESENTED BY: R&R Custom Contractors, LLC*

ACTION ON MINUTES:

1. Draft of May 19, 2022 meeting minutes

ADJOURN:



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

MEETING DATE
MAY 12TH, 2022

TO: BOARD OF ADJUSTMENT

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

STAFF: JUSTIN COUCH, PLANNER I

REQUEST DETAILS

ADDRESS/LOCATION:	104 Betsy Lane, Rogers, 72752
SUBDIVISION:	Hyland Park
CURRENT ZONING:	R-SF (Residential Single-Family)
CURRENT USE:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Carolyn G. Campbell
PROPERTY OWNER:	Carolyn G. Campbell
NATURE OF REQUEST:	Increase to accessory structure maximum height
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an accessory dwelling unit at a maximum height of 24 feet and 6 ¼ inches. See STAFF REVIEW for additional findings.

Community Development recommends **approval** 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) To allow for an increase of the maximum structure height for accessory structures to 24'6 ¼", varying from Sec. 14-699(f)(1)(c).

3. GENERAL FINDINGS:

- a) Accessory structure building height in a R-SF zoning district is 16 feet, except storage buildings which shall not exceed ten feet. However, Sec. 14-738, regarding accessory dwelling units, allows a height of 20'.
- b) The applicant is requesting a variance on a metal building that has already nearly finished construction. The applicant acknowledges the error and that compliance with zoning construction standards is her responsibility.
- c) The applicant does not cite a hardship basis for varying from city code, but states that the metal building will be for the property owner's personal use and believes it will not negatively impact any neighbors.
- d) Pending approval, the applicant intends to install a 24'6 ¼" barn/apartment building that will serve multiple functions, including a shop area for personal projects and hobbies, space for storage, an area to bathe dogs, and an apartment on the second floor.
- e) Applicant has stated that her son has cancer, and that she plans to move him into the apartment.
- f) Staff finds the 59' setback from the property line for this structure makes the added nearly 5' of structure height acceptable, and an expected non-issue for neighbors.

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:

- a) Staff has received a complaint concerning the structures height from a neighbor.

6. RECOMMENDATIONS:

- a) **Approve** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

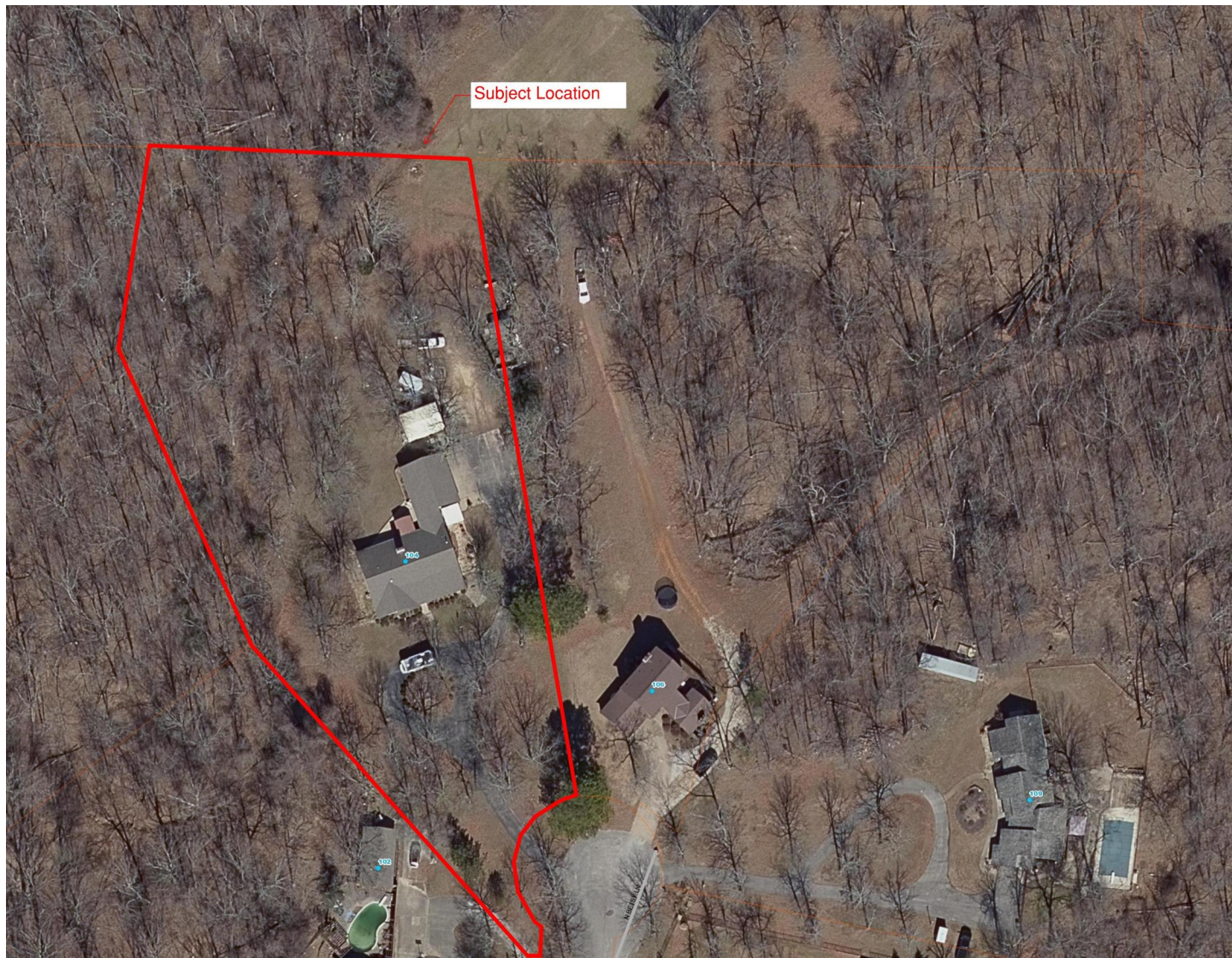
1. *IF APPROVING AS PRESENTED:*
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to approve the request subject to [conditions or contingencies].
3. *IF DENYING:*
Move to deny the request as presented.
4. *IF TABLING:*
Move to table the request as presented [indefinite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

TABS

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

An aerial photograph of the Lake Atlanta area. The lake is a large blue body of water on the left side of the image, surrounded by green grassy areas. To the right of the lake, there is a residential neighborhood with many houses and trees. A red outline is drawn on the map, indicating a specific location. The outline is located in the center-right of the image, near a road. The text "Subject Location" is written in red next to the outline. The map also shows various roads and landmarks, including "Lake Atlanta Park" and "Lake Atlanta".

2. Property Location (Aerial)



3. Variance Application with required supplements:



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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OFFICE USE ONLY	
Permit Fee:	\$ 100 ⁰⁰ (S100)
Zoning:	RSF
App Number:	22-20
CityView Application:	PL202200402
Date:	4/25/22

VARIANCE APPLICATION

APPLICANT: CAROLYN G CAMPBELL

ADDRESS: 104 BETSY Lane, ROGERS, AR 72756 SUITE #:

GENERAL LOCATION OF PROPERTY:

PHONE #: 479-621-3819 EMAIL: classys@cox.net

PROPERTY OWNER: CAROLYN G CAMPBELL PHONE #: 479-621-3819

REQUEST to ALLOW: Height of ~~Garage~~ ADU

HARDSHIP JUSTIFICATION to VARY FROM CODE: Metal building almost completed -

Applicant Signature Carolyn G Campbell Date 4-22-22

Attachment Checklist:

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

DATE FILED: 4/25/22 PLANNING STAFF PROVIDES: PUBLIC HEARING DATE: 5/12/22

BOARD OF ADJUSTMENT DECISION:

SECRETARY, BOARD OF ADJUSTMENT DATE



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

MEETING DATE
June 9, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – #22-21 CAVA
PL202200444

STAFF: Karen Perez, Planning Technician

REQUEST DETAILS

ADDRESS/LOCATION:	4007 W. Walnut St
SUBDIVISION:	Scottsdale Center
CURRENT ZONING:	C-2 (Highway Commercial)
CURRENT USE:	Restaurant Full Service
APPLICANT/REPRESENTATIVE:	Advanced Lighting & Sign Service
PROPERTY OWNER:	Barger Living Trust, Faith & Edward
NATURE OF REQUEST:	An additional wall sign and an increase in height and sign area for directional sign
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an additional wall sign and an increase in height and sign area for directional sign.

Community Development recommends approval 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 an additional wall sign and an increase in height and sign area for directional sign varying from Section 44-9.
3. GENERAL FINDINGS:
 - a) The business is in the C-2 zoning and is only allowed signage along the Walnut street frontage (south elevation). A sign permit was already approved on May 12 that included the wall sign at 12.8-sf and a monument at 5 feet in height and 27.2-sf of sign area.
 - b) The purposed request would allow an additional wall sign on west elevation at 12.8-sf and a 5' tall directional sign instead of the 4' allowed by code.
The proposed directional signage exceeds the height limit but does not pose an adverse effect in regard to the subject site or adjacent property.
 - c) The applicant does not cite a hardship reason to justify the variance, but states they would like to install wall sign in the same location as the previous business.
 - d) A variance was granted for the previous tenant to allow two additional wall signs on the east & west elevations and the increase in height and sign area for directional sign back in 2017.
 - e) If approved, the additional wall signs will be less than the total sign area allowed for the building.
 - f) 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.
5. PUBLIC INPUT RECEIVED:

Staff has not received any comments from the public regarding this request.
6. RECOMMENDATIONS:
 - a) Staff recommends approval.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director

Community Development

SUGGESTED MOTIONS

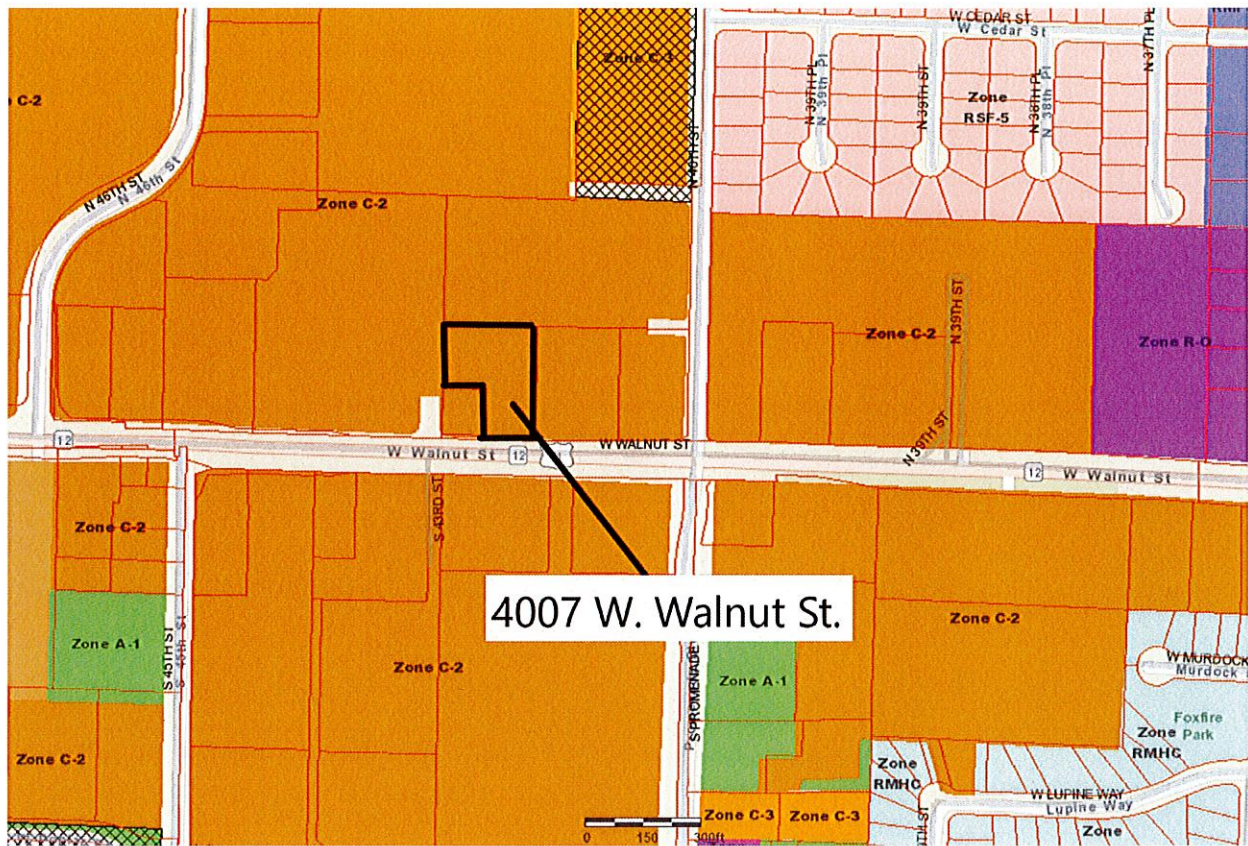
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TABS

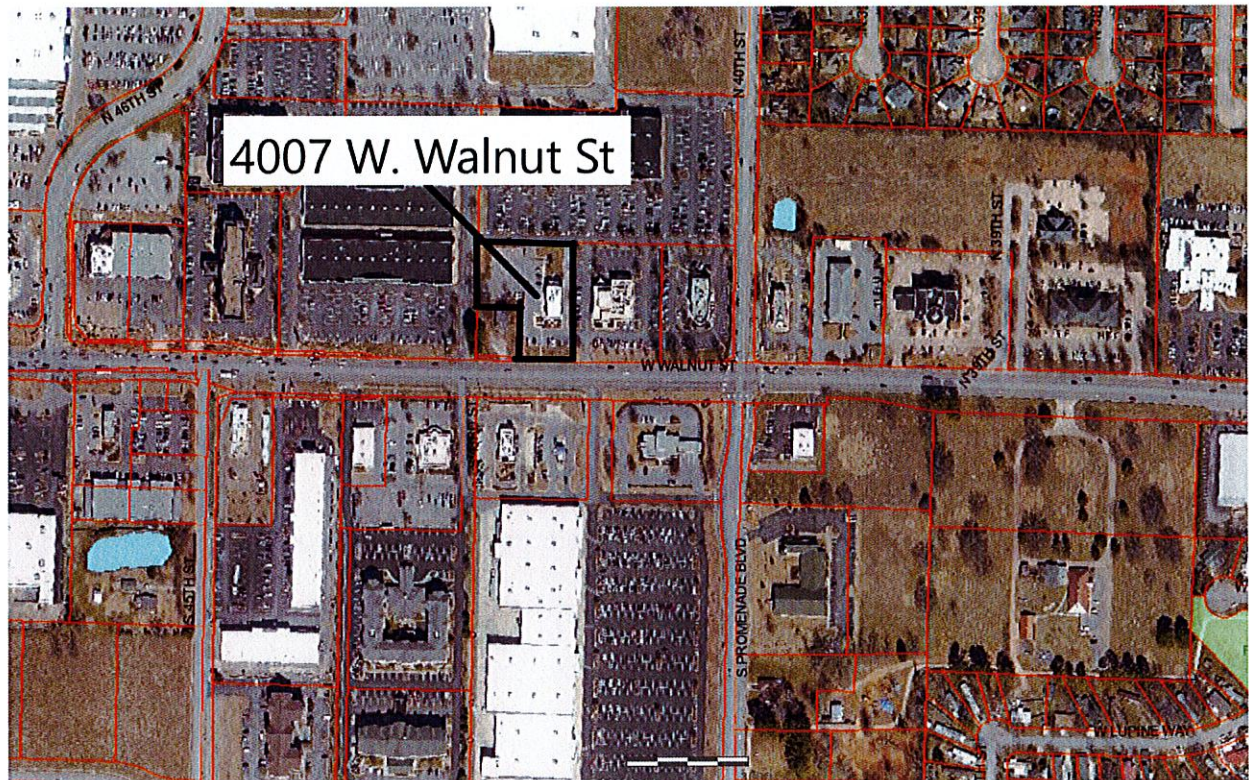
1. Vicinity maps
2. Variance application with required supplements

TAB 1

ZONING VICINITY MAP



AERIAL VICINITY MAP





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

CASH

OFFICE USE ONLY

Permit Fee: \$10000 (S100)
Zoning: C-2
App Number: 22-21
CityView Application: PL202200444
Date: 5/24/22

VARIANCE APPLICATION

APPLICANT: Advanced Lighting and Sign Service

ADDRESS: 4007 W. Walnut SUITE #: _____

GENERAL LOCATION OF PROPERTY: _____

PHONE #: 479-657-8261 EMAIL: Chase @ Advanced Sign Service . com

PROPERTY OWNER: _____ PHONE #: 920-241-6254

REQUEST to ALLOW: East and West Facing Channel letters
and one Directional sign.

HARDSHIP JUSTIFICATION to VARY FROM CODE: New customer ^{wants} ~~needs~~
the same amount of current Business (ZOG Kitchen) Signage.

[Signature]

Applicant Signature

5-11-2022

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: 5/23/22

PUBLIC HEARING DATE: 6/9/22

BOARD OF ADJUSTMENT DECISION: _____

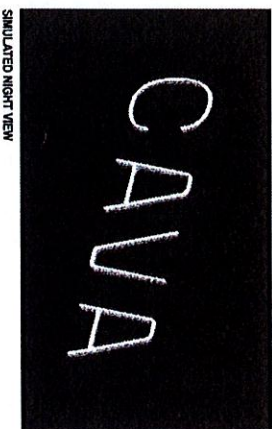
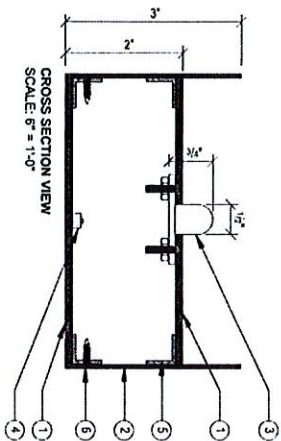
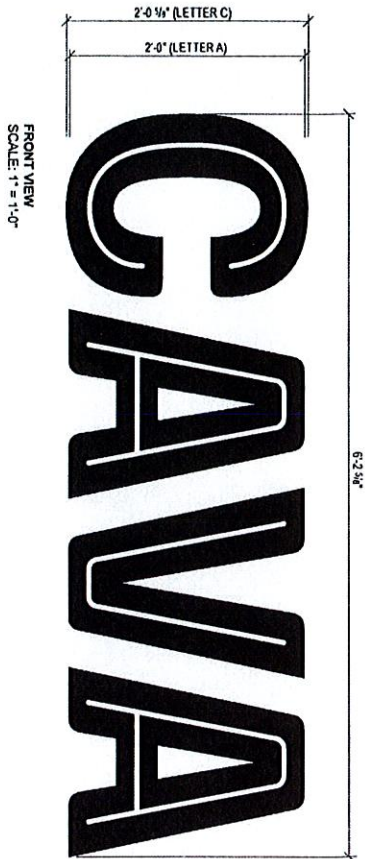
SECRETARY, BOARD OF ADJUSTMENT

DATE

CL.4.2 EXPOSED FAUX NEON CHANNEL LETTERS

QTY: 2

SQUARE FOOTAGE: 12.8



SPECIFICATIONS

1. .080 ALUMINUM BACK AND RECESSED FACE WITH TACKED STUDS ON INSIDE OF FACE TO MECHANICALLY FASTEN ACRYLIC AND PAINTED P-1
2. .080 ALUMINUM RETURNS, EXTERIOR & INTERIOR OF RETURNS PAINTED P-1
3. .080 ALUMINUM RETURNS, EXTERIOR & INTERIOR OF RETURNS PAINTED P-1
4. .080 ALUMINUM RETURNS, EXTERIOR & INTERIOR OF RETURNS PAINTED P-1
5. 1/2" X 1/2" ALUMINUM LEADS TO BACK OF RETURNS
6. 5/32" X 1/2" LONG COUNTERSINK SCREW TO ATTACH RETURNS TO ANGLES

COLORS/FINISHES

P-1 MP-LET BLACK - MATTE

JONES SIGN Your Vision. Accomplished.		JOB # 273041-R1 DATE: 04/22/22 DESIGNER: S. Beard SALES REP: J. Davis PROJ. MGR: A. McGinn		DATE CLIENT APPROVAL DATE DRAFTSMAN APPROVAL DATE		CAVA 4007 W. Walnut Street Rogers, AR 72756		SHEET NUMBER 6.0	
REV	DATE	BY	DESCRIPTION						
1	04/22/22	SB	Initial Design						
2	04/22/22	SB	Revised Design						
3	04/22/22	SB	Revised Design						
4	04/22/22	SB	Revised Design						
5	04/22/22	SB	Revised Design						
6	04/22/22	SB	Revised Design						
7	04/22/22	SB	Revised Design						

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**FABRICATE AND INSTALL NEW
NON-ILLUMINATED DIRECTIONAL SIGN**



FRONT VIEW
Scale: 3/4" = 1'-0"

1-5"
4"
5"
1 3/4"
5'-0"

CAVA
DIGITAL
ORDER
PICKUP

SCOPE OF WORK

1. REMOVE EXISTING DIRECTIONAL AND DISCARD
2. FABRICATE AND INSTALL NEW DOUBLE SIDED ALUMINUM DIRECTIONAL SIGN WITH BLACK MATTE PAINTED FINISH - P-1
3. PAINTED ACCENT STRIPE ALL AROUND P-3
4. COPY AND GRAPHICS TO BE APPLIED VINYL - V-1, DP-2

COLORS/FINISHES

	P-1	MP LFT BLACK - MATTE
	P-2	MP WHT WHITE SATIN
	P-3	MP TO MATCH 7405C WITH SATIN FINISH

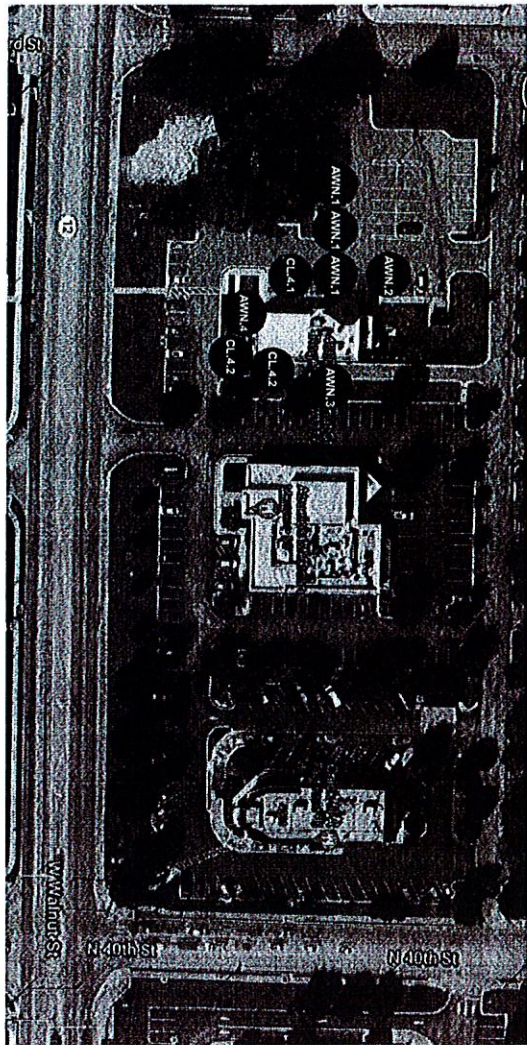
SIDE VIEW
Scale: 3/4" = 1'-0"

4"
9 3/4"

BACK SIDE
Scale: 3/4" = 1'-0"

NOTE:
ANY WORK WAS RECREATED
CLIENT APPROVAL REQUIRED OR VECTOR ARTWORK

SITEPLAN



WORK SCOPE	
CL4.1	ILLUMINATED CHANNEL LETTERS - BOTTOM RACEWAY (QTY 1)
CL4.2	ILLUMINATED CHANNEL LETTERS (QTY 2)
AWN.1	RECOVER EXISTING AWNING (QTY 3)
AWN.2	RECOVER EXISTING AWNING (QTY 1)
AWN.2	RECOVER EXISTING AWNING (QTY 1)
AWN.3	RECOVER EXISTING AWNING (QTY 1)
MAN.1	NEW D/F ILLUMINATED MONUMENT (QTY 1)
DL.1	NEW D/F ILLUMINATED DIRECTIONAL (QTY 1)
CODE ALLOWANCE	
CODE INFORMATION...	

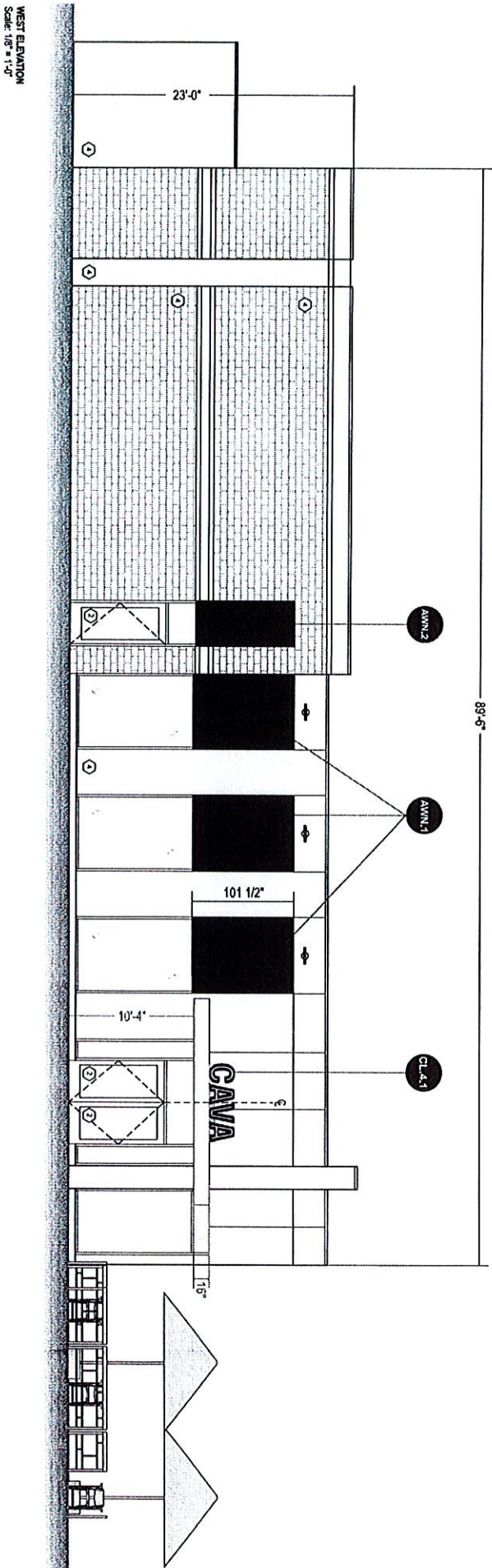
[illegible]

CL.4.1 EXPOSED FAUX NEON CHANNEL LETTERS / RACEWAY MOUNTED AT BOTTOM OF LETTERS

AWN.1 RECOVER EXISTING AWNINGS

AWN.2 RECOVER EXISTING AWNING

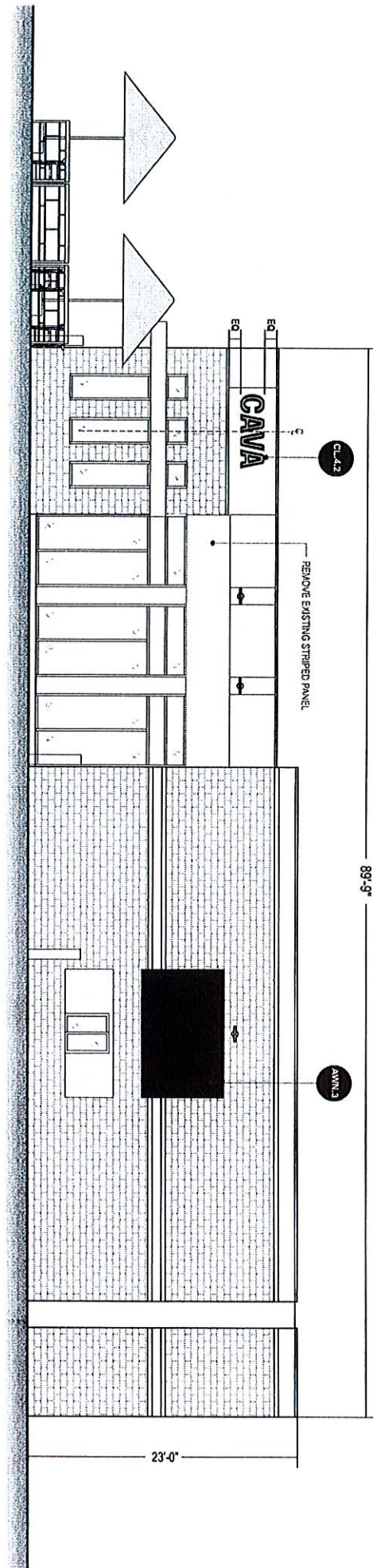
- WEST ELEVATION SCOPE OF WORK:**
1. REMOVE AND DISPOSE OF EXISTING ILLUMINATED CHANNEL LETTERS
 2. REMOVE AND DISPOSE OF EXISTING FABRIC ON (4) EXISTING AWNINGS
 3. FABRICATE AND INSTALL NEW CHANNEL LETTERS WITH BOTTOM MOUNT RACEWAY
 4. RECOVER EXISTING AWNING FRAMES WITH NEW BLACK SUNBRELLA AWNING MATERIAL



WEST ELEVATION
Scale: 1/8" = 1'-0"

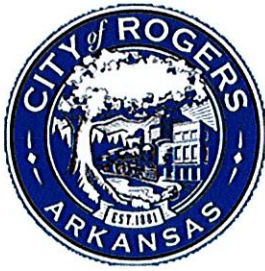
JONES SIGN Your Vision. Accomplished. A SIGNIFICATION COMPANY		JOB # 273041-R1		DATE: 04.22.22		DESIGNER: S. Beard		SALES REP: J. Davis		PROJECT: A. McCom	
		AW	DATE	BY	REVISION	DATE	BY	REVISION	DATE	BY	REVISION
		1	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		2	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		3	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		4	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		5	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		6	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		7	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		8	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		9	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		10	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		11	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		12	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		13	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		14	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
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		33	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		34	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		35	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		36	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		37	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		38	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		39	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		40	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		41	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		42	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		43	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		44	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		45	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		46	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		47	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		48	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		49	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		50	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		51	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		52	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		53	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		54	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		55	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		56	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		57	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		58	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		59	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		60	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		61	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		62	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		63	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		64	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		65	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		66	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		67	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		68	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		69	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		70	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		71	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		72	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		73	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		74	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		75	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		76	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		77	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		78	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		79	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		80	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		81	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		82	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		83	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		84	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		85	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		86	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		87	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		88	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		89	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		90	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		91	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		92	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		93	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		94	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		95	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		96	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		97	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		98	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
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		100	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		101	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		102	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		103	04.22.22	SB	1.0	04.22.22	SB	1.0	04.22.22	SB	1.0
		104	04.22.22								

1. REMOVE AND DISPOSE OF EXISTING CHANNEL LETTERS
2. REMOVE AND DISPOSE OF EXISTING FABRIC ON DRIVE THRU AWNING
3. REMOVE EXISTING STRIPED AWNING
4. FABRICATE AND INSTALL NEW CHANNEL LETTERS
5. RECOVER EXISTING AWNING FRAME WITH NEW BLACK SUNBRELLA AWNING MATERIAL



JONES SIGN
Your Vision. Accomplished.

[illegible][illegible]



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 **June 9th, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Advanced Lighting & Sign Service** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow additional wall signs and an increase in height and sign area for directional sign** at **4007 W. Walnut St.**, in the C-2 (Highway Commercial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-16085-000

LOCATION:

4007 W. Walnut St.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday May 29, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

VARIANCE

APPROVED BY THE BOARD OF PLANNING AND ZONING
ON JUNE 9, 2022 AT 5:00 PM
301 W. CHERRY WAY HALL
ROOM 101
BOILING & BURNING SERVICE
4007 W. VANDERBILT
MAYNARD, IOWA 52551
FOR MORE INFORMATION
CONTACT THE PLANNING DIVISION
AT 521.1186 OR planning@oberlin.gov



COMMUNITY DEVELOPMENT
PLANNING DIVISION
521.1186
planning@oberlin.gov



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

MEETING DATE
JUNE 09, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – R&R Custom
PL202200475

STAFF: CHRISTINA MOORE, PLANNER I

REQUEST DETAILS

ADDRESS/LOCATION:	2415 W McKinley Blvd / 02-16716-000
SUBDIVISION:	0.27 ± acres
CURRENT ZONING:	R-SF (Residential Single Family)
APPLICANT/REPRESENTATIVE:	R&R Custom Contractors, LLC
PROPERTY OWNER:	James Morrison
NATURE OF REQUEST:	Approval of Variance
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow a 13' reduction of the rear yard setback to extend a backyard covered patio. The proposed new patio will extend 20 feet by 21 feet from the original patio and will be covered by a 16 foot roof. See STAFF REVIEW for additional findings.

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 the following variances:
 - i) Reduction of the 20' rear yard setback to 7', varying from Sec. 14-699(f)(2)(b);

3. GENERAL FINDINGS:

- a) Rear yard setbacks are set out in Rogers Sec. 14-699(f)(2)(d), at 20 feet for the R-SF zoning district.
- b) The Final Plat of The Peaks Phase 3, recorded July 26, 2004 establishes the rear yard setback at 20 feet.
- c) The applicant states a hardship of additional living area is needed for extended family gatherings that often occur.
- d) The proposed structure could be smaller dimensions to meet the setback requirements, but this would result in smaller space for the applicant's family to gather.
- e) If approved, a recorded setback reduction survey will be required prior to filing for a building permit.
- f) 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 purpose and intent of the R-SF zoning district is 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. 14-706(a)).

5. PUBLIC INPUT RECEIVED:

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

6. RECOMMENDATIONS:

- a) Consider the 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

AERIAL VICINITY MAP





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

C# 12347

OFFICE USE ONLY	
Permit Fee: \$ 100 ⁰⁰	(\$100)
Zoning: RSF-5	
App Number: 22-22	
CityView Application: PL202200475	
Date: 5/24/22	

VARIANCE APPLICATION

APPLICANT: R&R Custom Contractors, LLC

ADDRESS: 2410 S 8th St. Ste B, Rogers, AR 72758 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2415 W McKinley Blvd., Rogers

PHONE #: 479-659-9937 EMAIL: office@rrcustomcontractors.com

PROPERTY OWNER: James Morrison PHONE #: 469-260-7073

REQUEST to ALLOW: variance on setbacks in backyard to allow for extension of existing covered patio to add outdoor kitchen

HARDSHIP JUSTIFICATION to VARY FROM CODE: additional living area is needed for extended family gatherings that often occur

R. R. Ruff
Applicant Signature

5-23-22
Date

Attachment Checklist:

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

DATE FILED: 5/24/22

PLANNING STAFF PROVIDES:

PUBLIC HEARING DATE: 6/9/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

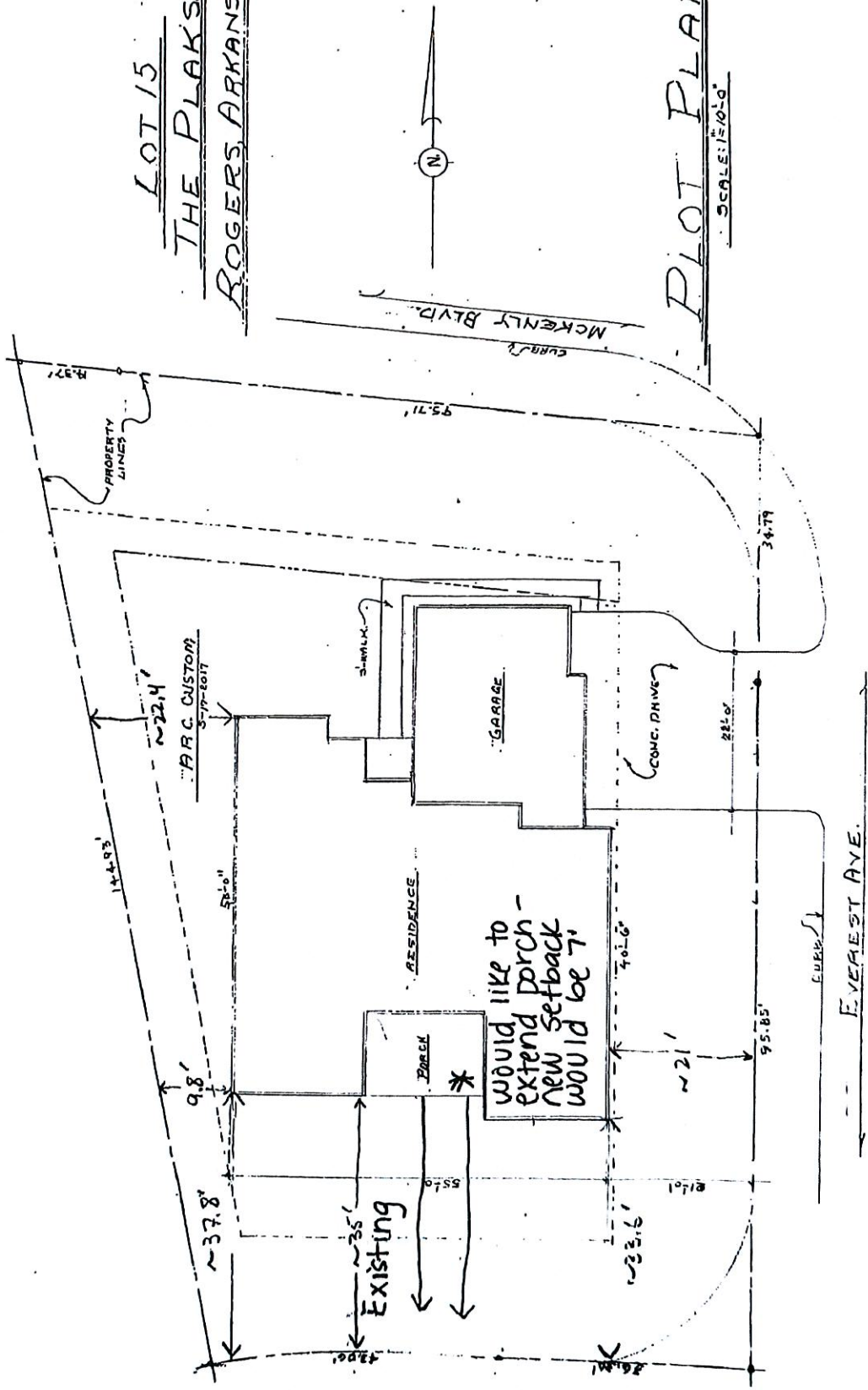
DATE

LOT 15
THE PLAKS
ROGERS, ARKANSAS.

PLOT PLAN

SCALE: 1"=10'-0"

A.R.C. CONSTRUCTION
NORTHWEST, ARKANSAS.



2415 McKinley Blvd

SIDEWALK

EXISTING FENCE

46"

47'

HOW CLOSE TO THIS
CORNER CAN WE
BUILD?

BRICK EXTERIOR

GRILL W/ HOOD
VENT

FRIDGE (ON R?)

SINK + WINE

STEPS HERE -
DOWN TO YARD.

FENCE

END OF HOUSE

46"

47'

46"

47'

46"

47'

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PARCEL NUMBER:

02-16716-000

LOCATION:

2415 W. McKinley Blvd.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday May 29, 2022**
BILL THE CITY OF ROGERS



2415