



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

BOARD OF ADJUSTMENT MEETING AGENDA
AUGUST 11, 2022
5:00 PM
DATE: AUGUST 11, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
REGULAR SESSION: 5PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/83230559612](https://us02web.zoom.us/j/83230559612)

AGENDA

CALL TO ORDER:

ROLL CALL:

OLD BUSINESS:

1. (VAR 22-24) A request by Ryan Ward to allow an increase in height for an accessory structure at 22.5 feet at 2245 S. Dixieland Road in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Ryan Ward*

NEW BUSINESS:

1. (VAR 22-27) A request by Brittany Tole to allow a reduction of the rear setback/utility easement at 23 W. Fiddlesticks Trail in the RMF-6A (Residential Multifamily, 6 units per acre) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Brittany Tole*
2. (VAR 22-28) A request by Ty and Serenity Hampton to allow a reduction of the interior side setback at 9 W. Wembly Drive in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Ty and Serenity Hampton*
3. (VAR 22-29) A request by Jason Dye to allow an increase in height for an accessory structure at 21.6 feet in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Karen Perez*



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

- *REPRESENTED BY: Jason Dye*

ACTION ON MINUTES:

ADJOURN:



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

MEETING DATE
JULY 14, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – WARD
PL202200585

STAFF: KYLE BELT, PLANNER I

REQUEST DETAILS

ADDRESS/LOCATION:	2245 S. Dixieland Rd., Rogers, 72754
SUBDIVISION:	N/A
CURRENT ZONING:	R-SF (Residential Single-Family)
CURRENT USE:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Ryan Ward
PROPERTY OWNER:	Ryan Ward
NATURE OF REQUEST:	Increase in accessory structure maximum height
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an accessory building at a maximum height of 22 feet and 6 inches. See STAFF REVIEW for additional findings.

Community Development recommends **denial** 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 22'6", varying from Sec. 14-699(f)(1)(c).

3. GENERAL FINDINGS:

- a) Accessory structure building height in the R-SF zoning district is 16 feet, except storage buildings which shall not exceed ten feet.
- b) The applicant is requesting a variance only in height on a metal building that is 5000 sq. ft., which is also larger than the primary structure's square footage of 3,242sq. ft., therefore not meeting the definition of an "accessory building" as provided per sec. Sec. 14-1.(b)(1)(1)(3).
- c) The applicant does not cite a hardship basis for varying from city code, but states that the metal building will be used to store a personal recreational vehicle.
- d) Staff finds that approval of this request would result in a non-conformity and therefore recommends denial unless the applicant can present a structure to be evaluated that will meet the definition of an accessory building.

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) N/A.

6. RECOMMENDATIONS:

- a) **Deny** 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].

SUPPLEMENTS

1. Vicinity maps
2. Variance application with required supplements

1. Vicinity Map (Aerial)



Vicinity Map (Zoning)



2. Variance application with required supplements



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

CC payment
OFFICE USE ONLY
Permit Fee: \$ 100.00 (S100)
Zoning: R-SF
App Number: 22-24
CityView Application: PL202200585
Date: 6/21/22

VARIANCE APPLICATION

APPLICANT: Ryan Ward

ADDRESS: 2245 S Dixieland rd SUITE #: _____

GENERAL LOCATION OF PROPERTY: South Dixieland

PHONE #: 479-381-3131 EMAIL: Ryanheith@gmail.com

PROPERTY OWNER: Ryan Ward PHONE #: 479-381-3131

REQUEST to ALLOW: Shop/garage Building to Be 22.5 feet Tall

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

we need a 14' Door 16' side walls with 22.5 feet Tall
"we would like to put our RV in there"

[Signature]
Applicant Signature

6-21-22
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

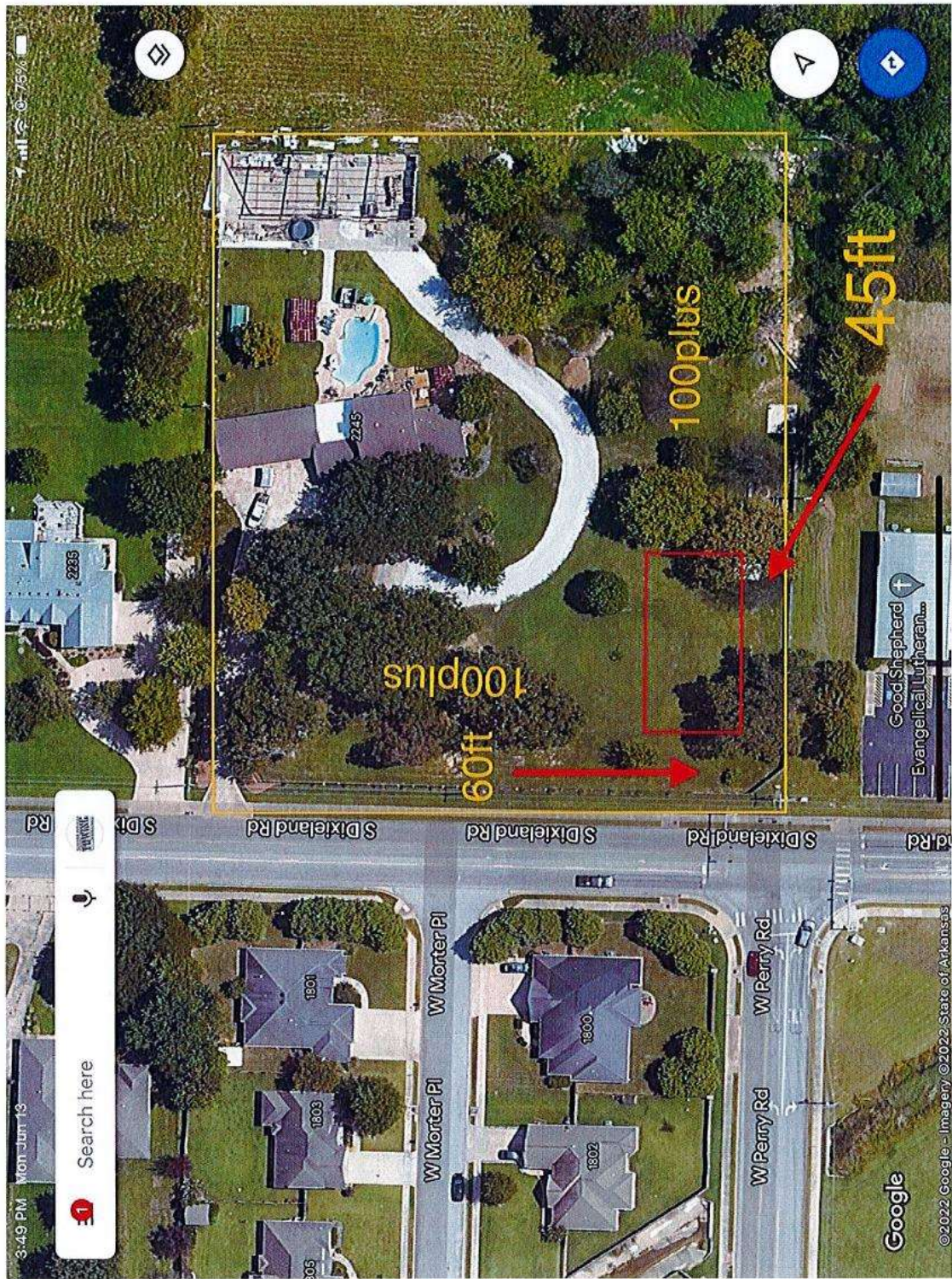
DATE FILED: 6/21/22

PUBLIC HEARING DATE: 6/27/22

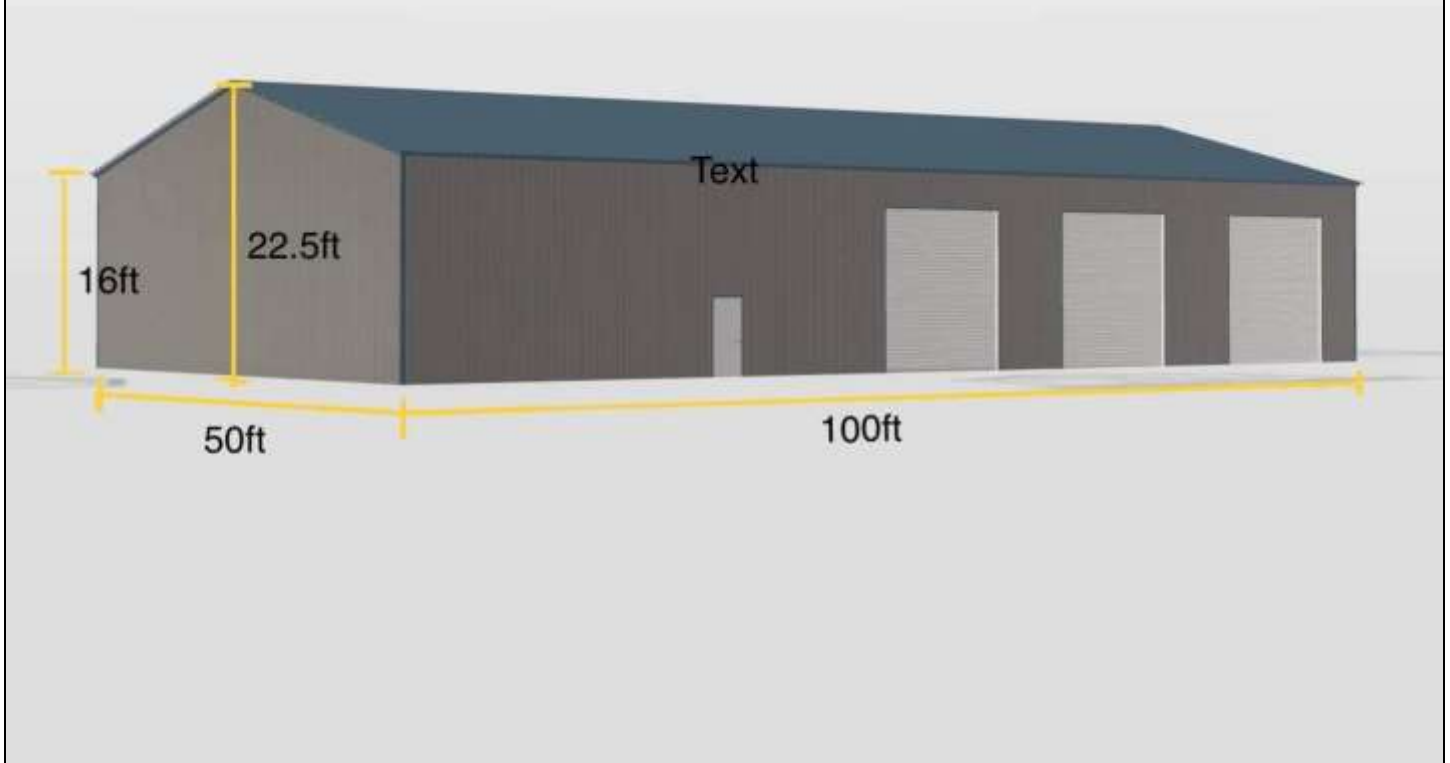
BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



We would like to store our RV in this building these are the smallest doors we can have to get it to fit. that takes the sidewalls to 16ft but the Peak is higher than what is allowed under the normal permit. But I did look on Dixieland Rd just a couple addresses down from mine to the north there are 3 other structures for the same purpose taller than 16 feet.





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 **July 14, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Ryan Ward** under the provisions of the City of Rogers Code of Ordinances, for a variance to **allow an increase in height for accessory structure at 22.5 feet at 2245 S. Dixieland Rd.**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-01881-000

LOCATION:

2245 S. Dixieland Rd.

Matt Loos, Secretary
Board of Adjustment

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



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

MEETING DATE
AUGUST 11, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – TOLE
PL202200624

STAFF: CHRISTINA MOORE, PLANNER I (cmoore@rogersar.gov)

REQUEST DETAILS

ADDRESS/LOCATION:	23 S. Fiddlesticks Trail / 02-10259-000
SUBDIVISION:	0.45 ± acres
CURRENT ZONING:	RMF-6A (Residential Multifamily District - 6 units per acre)
APPLICANT/REPRESENTATIVE:	Brittany Tole
PROPERTY OWNER:	Russell & Jodie Clinard
NATURE OF REQUEST:	Reduction of Rear Building Setback
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow a 10.77' reduction of the rear yard setback for the placement of a pool. 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 9.23', varying from Sec. 14-703(f)(2)(b);

3. GENERAL FINDINGS:

- a) Rear setbacks are set out in Rogers Sec. 14-703(f)(2)(d), at 30 feet for the R-MF zoning district.
- b) The Final Plat of Pinnacle Golf and Country Club, rear yard setback at 20 feet and the rear utility easement at 15 feet for lots within the subdivision.
- c) The dimensions of the proposed pool could be scaled differently to avoid a setback/easement reduction.
- d) If approved, a recorded setback reduction survey will be required prior to filing for a building permit. A reduction of the 15-foot utility easement would need approval from franchise utilities.
- 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) R-MF (Residential Multifamily):

The purpose and intent of the R-SF zoning district is for "attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF zoning districts." (Sec. 14-703(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].

SUPPLEMENTS

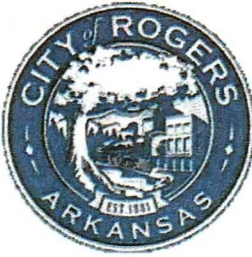
1. Vicinity map (aerial)
2. Variance application with required supplements

AERIAL VICINITY MAP



ZONING 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: RMF-6A
App Number: 22-27
CityView Application: PL202200624
Date: 7/25/22

VARIANCE APPLICATION

APPLICANT: Brittany Tole
ADDRESS: PO Box 8 Cave Springs AR SUITE #: —
GENERAL LOCATION OF PROPERTY: 23 S Fiddlesticks Trail
PHONE #: 972-822-1235 EMAIL: brittanytole@bellconsolutions.com
PROPERTY OWNER: Russell & Jodie Clinard PHONE #: —

REQUEST to ALLOW: pool installation - the south wall will be out 3' attached to the outdoor kitchen

HARDSHIP JUSTIFICATION to VARY FROM CODE: Homeowner has obtained approval from POA
reduce by 10.77' BSB/UE

[Signature]
Applicant Signature

7/10/22
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: 7/25/22

PUBLIC HEARING DATE: 8/11/22

BOARD OF ADJUSTMENT DECISION: —

SECRETARY, BOARD OF ADJUSTMENT

DATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF ROGERS, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT AND ACCESS. THE CITY OF ROGERS IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF ROGERS IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, ALLEYS AND THE IMPROVEMENTS CONTAINED HEREIN. ANY TIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF ROGERS. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF TRIGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF ROGERS AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM OR REMOVE TREES, SHRUBS AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS.

NAME	
PRINT NAME	ADDRESS

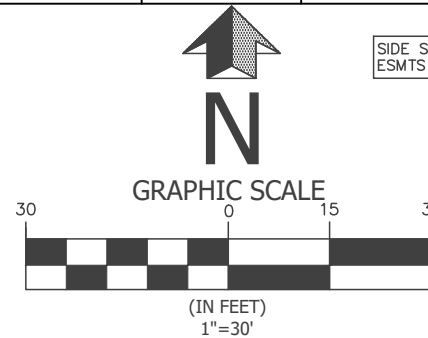
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20____.
NOTARY PUBLIC MY COMMISSION EXPIRES _____

PHONE / INTERNET PROVIDER _____ DATE _____

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: CHAMPIONS GOLF AND COUNTRY CLUB PLAT FILED AT BK-14, PG 290.
3. SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCEL # 02-10259-000.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
8. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
10. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
11. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

VACATED AREA DESCRIPTION:
A PART OF LOT 174 IN THE CHAMPIONS GOLF SUBDIVISION, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, PLAT 14-290 BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN LOCATED AT THE NORTH WEST CORNER OF SAID LOT 174, THENCE S86°03'47"E 13.87 FEET; THENCE N01°33'08"W 9.23 FEET TO THE POINT OF BEGINNING; THENCE N88°02'29"E 51.65 FEET; THENCE S03°56'13"E 9.03 FEET; THENCE S86°05'36"W 52.07 FEET; THENCE S01°33'08"E 10.80 FEET TO THE POINT OF BEGINNING, CONTAINING .011 ACRES OR 513.92 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

UTILITY CONTACT INFORMATION			
PROVIDER	CONTACT	PHONE#	EMAIL
<u>ROGERS WATER UTILITIES</u>	MR. STEPHEN PONDER, PE	(479) 621-1156	stephenponder@rwu.org
<u>CARROLL ELECTRIC</u>	MR. DEREK THURMAN	(479) 273-2421 *2690	dthurman@carrollecc.com
<u>AEP SWPCO</u>	MR. MARK BEASLEY	(479) 986-1004 (479) 721-8573	mbeasley@aep.com
<u>BLACK HILLS ENERGY</u>	MR. BRANDON STUBBS	(479) 333-7020 (479) 225-3726	brandon.stubbs@blackhillscorp.com
<u>CATV (COX)</u>	MR. MICHAEL SMOTHERS	(479) 871-8807	Michael.Smother@coc.com
<u>PHONE (AT&T)</u>	MR. ANTHONY WILLIAMS	(479) 442-3173	aw9156@att.com



SIDE SETBACKS AND UTILITY
ESMTS PER PLAT 14-290

02-10260-000
KING, JOSHUA & FASANO, NICOLA
25 S FIDDLESTICKS TR
CHAMPIONS GOLF & CC-ROGERS
ZONE RMF-6A
.57 AC +/-

PROPERTY DESCRIPTION
RUSSELL CLINARD
23 S FIDDLESTICK TRAIL
ROGERS, ARKANSAS.
.45 AC +/-
ZONE: RMF-6A
THE BASIS OF BEARINGS FOR THIS
SURVEY IS THE AHTD SURVEY CONTROL
NETWORK.
PN:02-10259-000

VACATED AREA BEARING & DISTANCE		
①	S86°03'47"E	13.87
②	N01°33'08"W	9.23
③	N88°02'29"E	51.65
④	S03°56'13"E	9.03
⑤	S86°05'36"W	52.07
⑥	S01°33'08"E	10.80

SETBACK TABLE			
ZONE	FRONT	SIDE	REAR
RMF-6A	25	10	20

I HEREBY CERTIFY THAT ON THE ____ DAY OF ____, ____ THE HEREON
PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION
AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL
EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON
THIS PLAT.

MICHAEL D. MILLION, P.L.S. #1519

A map showing the location of the site. The site is marked with a black arrow pointing to a hatched rectangular area. The site is located at the intersection of S FIDDLESTICKS TR and W CHAMPIONS BLVD. S MISSION HILLS CIR is to the north, and W TIMBERLINE CT is to the west.

#	REVISION	DATE

RUSSELL CLINARD
23 S FIDDLESTICKS TRL
ROGERS, AR.

LEGEND

—OHE— OVER HEAD POWER

CITYVIEW #: XXXXXXXXXXXXXXXX

MICHAEL D. MILLION
LAND SURVEYOR
 12 NEFFWOOD LANE
 BELLA VISTA, AR 72715
 PHONE: (479) 571-0654

CHUCK BELL: (479) 366-0640

DRAWN BY: WAB	SCALE: 30
FIELD CREW: SDM	DATE: 7/1/2022
CHECKED BY: CEB	DWG: 2266.05

1 OF 1



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 **August 11, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Brittany Tole** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow a reduction of the rear building setback/utility easement** at **23 S. Fiddlesticks Trail** in the RMF-6A (Residential Multifamily, six units per acre) zoning district more particularly described as follows:

PARCEL NUMBER:

02-10259-000

LOCATION:

23 S. Fiddlesticks Trail.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday July 31, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
VARIANCE

DESCRIPTION:	To allow a reduction of the rear building setback/visibility easement, 20 S. Fiddlersicks Trail, Britany Toles
APPLICANT:	Board of Adjustment
BOARD COMMISSION:	August 11, 2022 at 5:00 PM
MEETING DATE/TIME:	Rogers City Hall
MEETING LOCATION:	301 W. Chestnut Street
PUBLIC COMMENTS:	boardofadjustments@rogersar.gov www.rogersar.gov/1181PublicHearings.aspx

 **COMMUNITY DEVELOPMENT**
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov



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

MEETING DATE
August 11, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – TY AND SERENITY HAMPTON
PL202200660

STAFF: ZACHERY BIRDSOING, PLANNER I (zbirdsong@rogersar.gov)

REQUEST DETAILS

ADDRESS/LOCATION:	9 West Wembly Drive / 02-12771-000
SUBDIVISION:	Pinnacle Subdivision Phase I
CURRENT ZONING:	R-SF (Residential Single Family)
APPLICANT/REPRESENTATIVE:	Ty Hampton
PROPERTY OWNER:	Ty and Serenity Hampton
NATURE OF REQUEST:	Approval of Variance
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an 80.76 square feet reduction of the interior yard setback to construct a two-story garage. The garage at most will encroach the setback by 4.7'.

Staff 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 10' interior side yard setback by 80.76 square feet where the garage encroaches the setback, varying from Sec. 14-699(f)(2)(b);

3. GENERAL FINDINGS:

- a) Interior yard setbacks are set out in Rogers Sec. 14-699(f)(2)(d), at 10' for the R-SF zoning district when the density is less than 5 units/acre.
- b) The Final Plat of The Pinnacle Subdivision Phase I does not provide a side yard setback.
- c) The applicant states their hardship is that they plan to develop their backyard in the future and this is the only place their garage can be placed.
- d) Staff does not recognize this as a hardship justification. The size of the garage could be reduced to fit within the setback.
- 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].

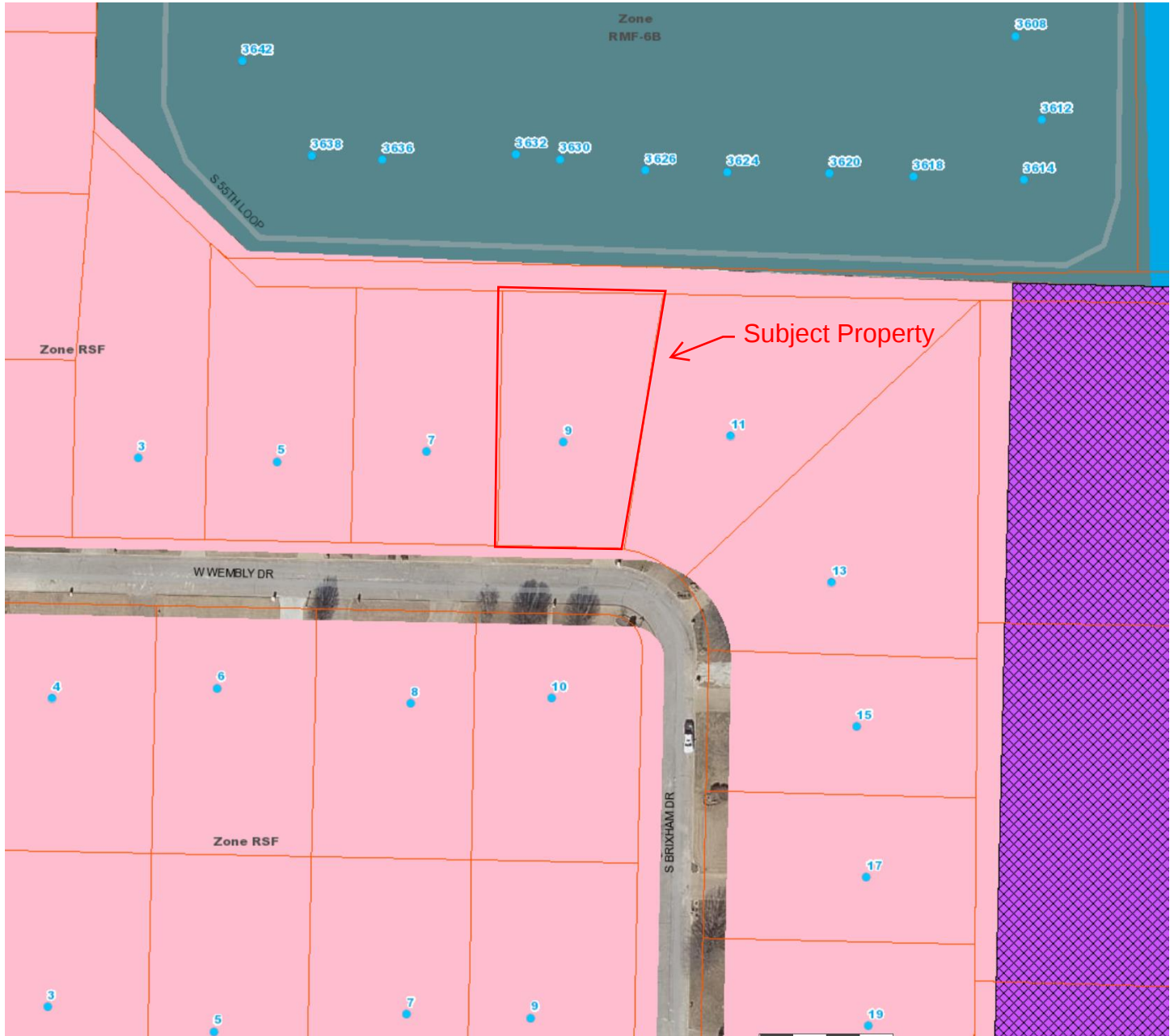
TABS

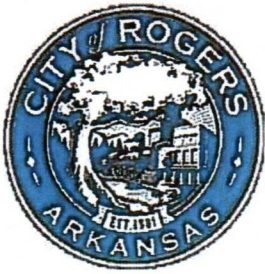
1. Vicinity map (aerial)
2. Variance application with required supplements

AERIAL VICINITY MAP



ZONING VICINITY MAP





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

OFFICE USE ONLY

Permit Fee: \$10000 (\$100)
Zoning: RSF
App Number: 22-28
CityView Application: PL202200160
Date: 7/26/22

VARIANCE APPLICATION

APPLICANT: Ty & SERENITY HAMPTON
ADDRESS: 9W. WENDLY DRIVE ROGERS, AR SUITE #: _____
GENERAL LOCATION OF PROPERTY: LOT 522 PINNACLE SUBDIVISION, PH. 1
PHONE #: 479.381.2727 EMAIL: THAMPTON@FWBANK.COM
PROPERTY OWNER: Ty & SERENITY HAMPTON PHONE #: 479.381.2727
REQUEST to ALLOW: APPROX. ^{80.76}~~33.25~~ SF OF BUILDING & ROOF
OVERHANG IN THE ¹⁰~~7.5~~ FOOT BUILDING SETBACK.
HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

Ty Hampton
Applicant Signature Date

Attachment Checklist:

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

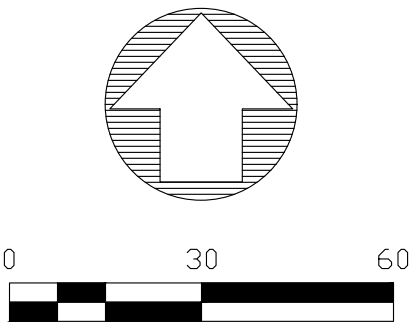
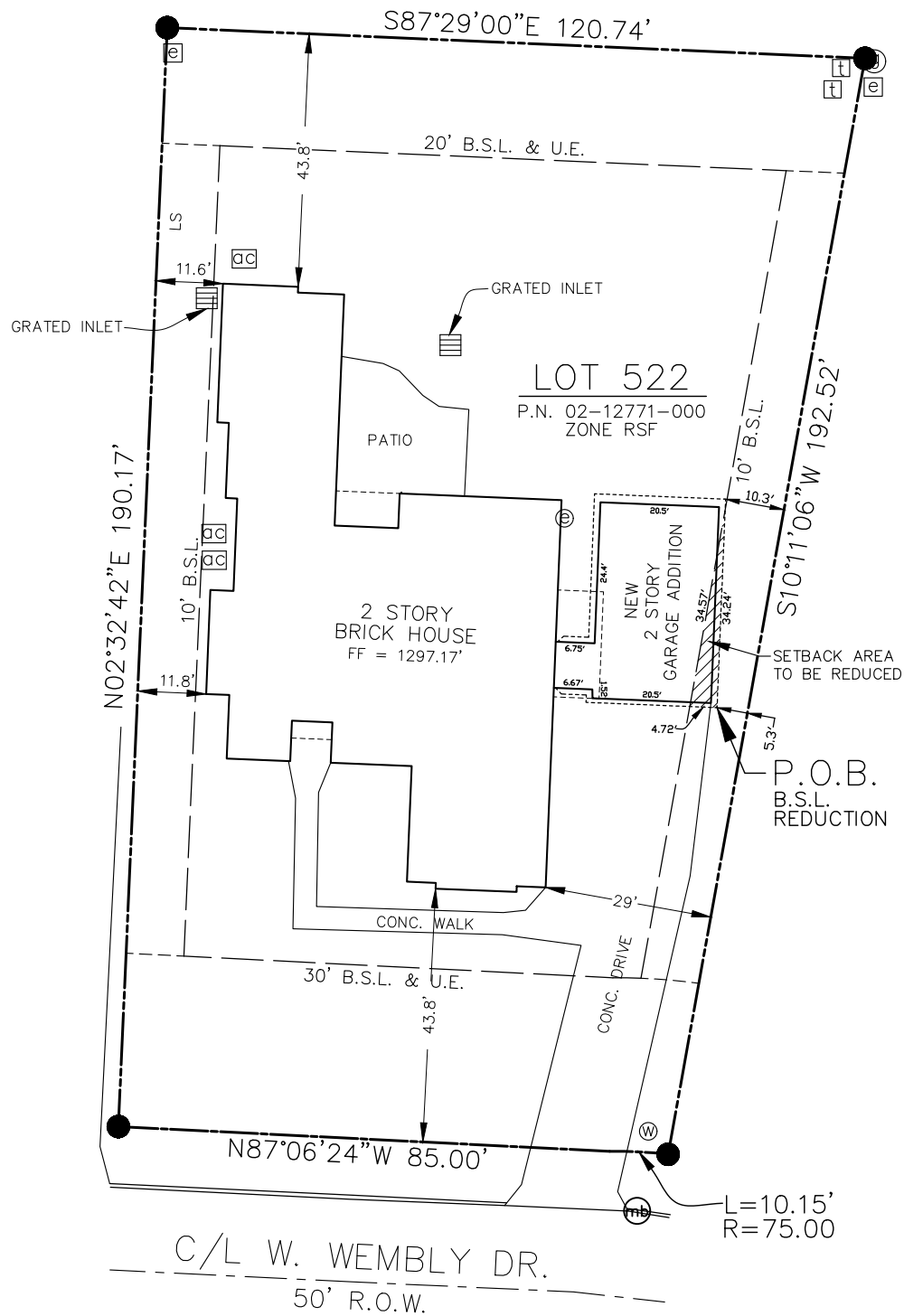
PLANNING STAFF PROVIDES:

DATE FILED: 7/25/22 PUBLIC HEARING DATE: 8/11/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



LEGEND

- FOUND REBAR
- Ⓢ WATER METER
- Ⓢ GAS METER
- Ⓢ ELECTRIC RISER
- Ⓢ TELEPHONE RISER
- Ⓢ AIR CONDITIONER
- PROPERTY LINE
- - - - - SETBACK
- - - - - EASEMENT

LEGAL DESCRIPTION:

LOT 522 OF PINNACLE SUBDIVISION, PHASE 1, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2004, PAGES 675 OF THE BENTON COUNTY RECORDS.

SETBACK REDUCTION AREA DESCRIPTION:

PART OF LOT 522 OF PINNACLE SUBDIVISION, PHASE 1, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2004, PAGES 675 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID LOT 522; THENCE N 10°11'06" E 77.50 FEET; THENCE N 79°48'54" W 5.33 FEET TO THE POINT OF BEGINNING; THENCE N 87°39'26" W 4.72 FEET; THENCE N 10°11'06" E 34.57 FEET; THENCE S 02°20'34" W 34.24 FEET TO THE POINT OF BEGINNING, CONTAINING 80.76 SQUARE FEET.

ROGERS PLANNING DIVISION:

THIS _____ DAY OF _____, 20__.

COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF ADJUSTMENT SECRETARY

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0265K(EFFECTIVE DATE JUNE 5, 2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO. 1370, ARKANSAS
DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER 3049

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF ROGERS, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF ROGERS IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF ROGERS IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE, AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AND THE IMPROVEMENTS CONTAINED THEREIN. ANY RIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE, OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF ROGERS. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF ROGERS AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.

DATE _____ OWNER _____

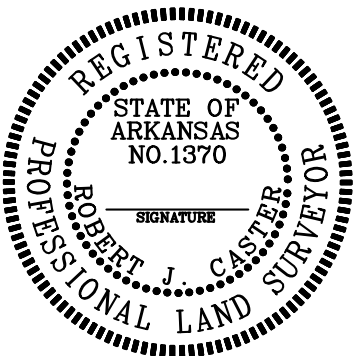
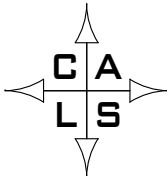
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS __ DAY OF _____ 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 30'		DATE: 8-3-22	
SETBACK REDUCTION PLAT LOT 522 PINNACLE SUBDIVISION PHASE 1			
9 W. WEMBLY DRIVE ROGERS, BENTON COUNTY, ARKANSAS			
JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-127SBR	ASD	RJC	1 OF 1



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 **August 11, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Ty and Serenity Hampton** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow reduction of the interior side setback** at **9 W. Wembly Drive**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-12771-000

LOCATION:

9 W. Wembly Drive

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday July 31, 2022**
BILL THE CITY OF ROGERS

PUBLIC HEARING SIGN





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

MEETING DATE
August 11, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – #22-29 Jason Dye
PL202200716

STAFF: Karen Perez-Planning Technician (kperez@rogersar.gov)

REQUEST DETAILS

ADDRESS/LOCATION:	7 E. Clover Circle
SUBDIVISION:	N/A
CURRENT ZONING:	R-SF (Residential Single-Family)
CURRENT USE:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Jason Dye
PROPERTY OWNER:	Jason Dye
NATURE OF REQUEST:	Allow an increase in height for accessory structure
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an increase in height for accessory structure at 21.6 feet.

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) To allow for an increase of the maximum structure height for accessory structures to 21'6", varying from Sec. 14-699(f)(1)(c).

3. GENERAL FINDINGS:

- a) The applicant is requesting a variance to allow the construction of residential shop with 14' tall sidewalls and a 4/12 pitch that would bring the roof peak elevation to 21'6".
- b) Accessory structures are allowed to be a maximum height of 16-feet in the R-SF zoning district, except for storage buildings which shall not exceed ten feet.
- c) The applicant does not cite a site specific hardship basis for varying from city code, but states the increase is needed in order to store a recreational vehicle. A minimum height of 14-foot sidewalls is needed in order to allow enough opening room for (2)-12'x12' high-roll overhead doors.
- d) The parcel is 1.87 acres and staff finds the 52.7' interior setback from the property line and adjacent neighboring lot for this structure makes the added nearly 6' of structure height acceptable, resulting in little to no impact for neighboring property owners.

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

6. RECOMMENDATIONS:

- a) **Consideration** of 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.

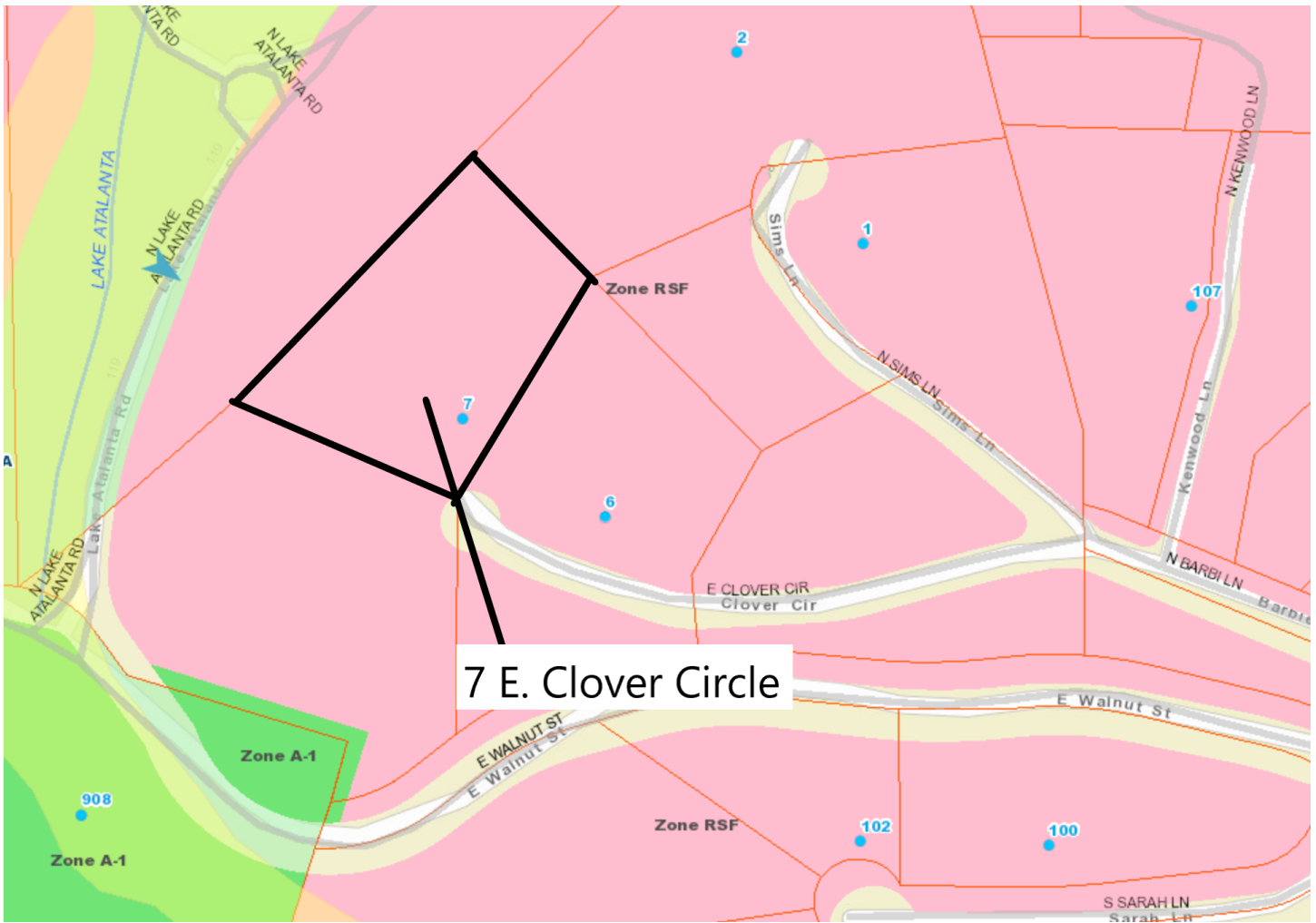
4. *IF TABLING:*

Move to table the request as presented [indefinite or date certain].

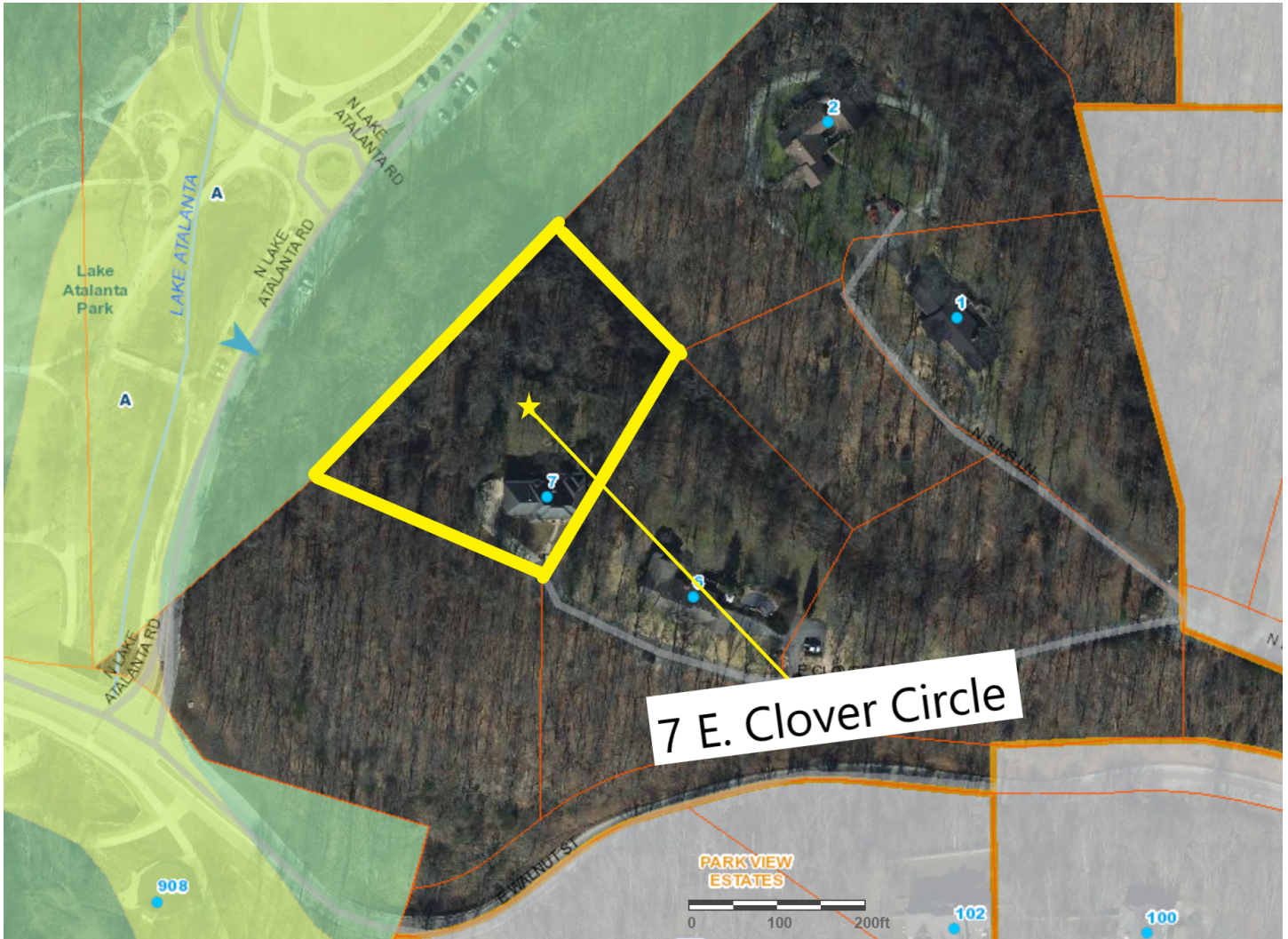
TABS

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

1. Vicinity Map (Aerial)



2. Property Location (Aerial)





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

OFFICE USE ONLY

Permit Fee: \$ 100⁰⁰ (\$100)
Zoning: RSF
App Number: 22-29
CityView Application: PL202200716
Date: 7/26/22

VARIANCE APPLICATION

APPLICANT: Jason Dye

ADDRESS: 7 E. Clover Circle SUITE #:

GENERAL LOCATION OF PROPERTY: Parcel #02-00167-000 1.87 acres +/-

PHONE #: 479-936-0590 EMAIL: Jasondye3@icloud.com

PROPERTY OWNER: Susan Walker PHONE #: 479-640-8027

REQUEST to ALLOW: Construction of a 40' x 60' residential use shop building, with 14' tall sidewalls and 4/12 pitch makes the roof peak 21'. Request to allow up to 21' 6" for roof peak elevation.

HARDSHIP JUSTIFICATION to VARY FROM CODE: In order to pull an RV inside the building I need a minimum sidewall height of 14', to allow enough opening room for (2) - 12' x 12' high roll overhead doors. Variance requested for roof peak elevation of 21' 6".

Applicant Signature

07/25/2022
Date

Attachment Checklist:

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

DATE FILED: 7/25/22

PLANNING STAFF PROVIDES:

PUBLIC HEARING DATE: 8/11/22

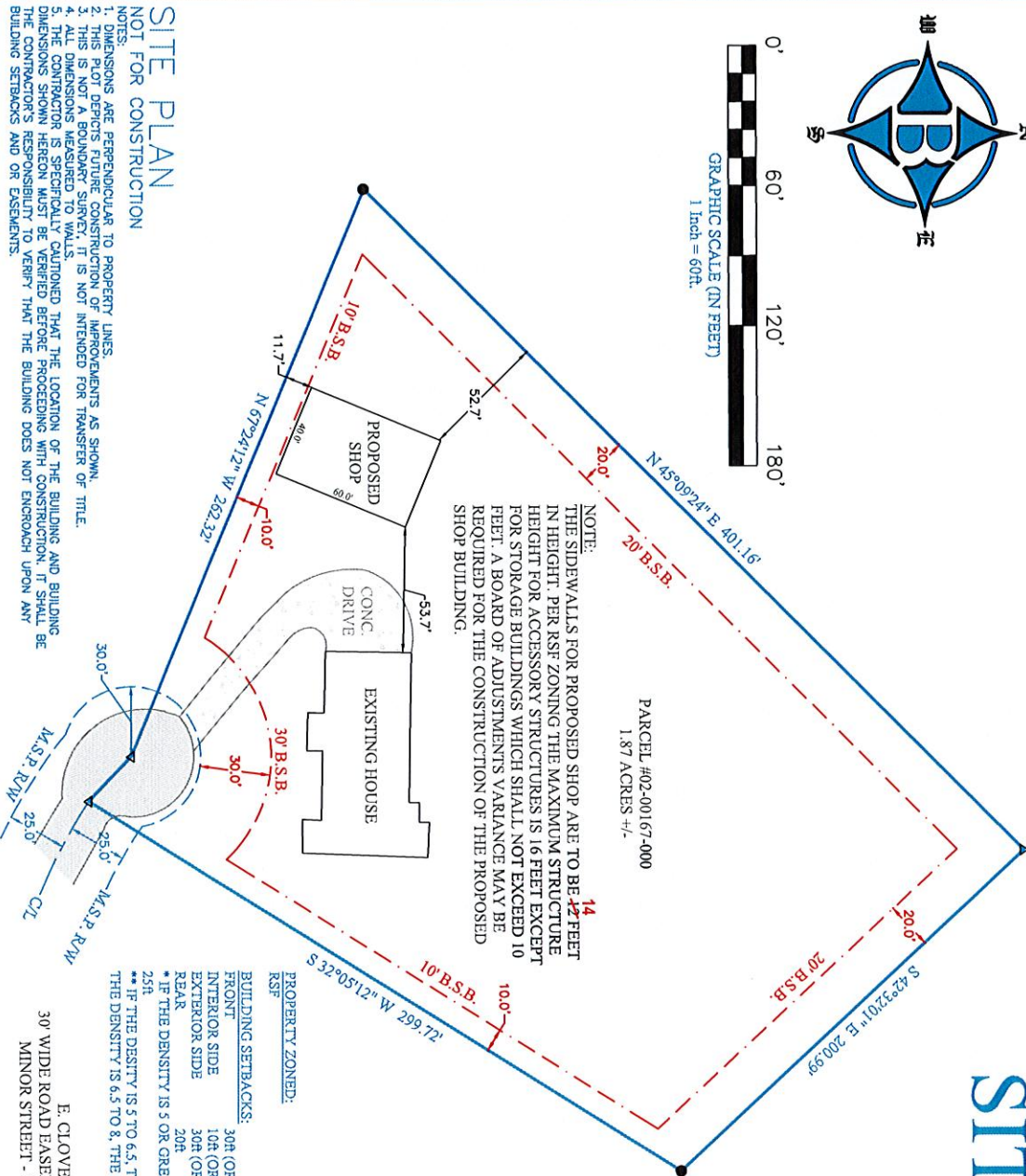
BOARD OF ADJUSTMENT DECISION:

SECRETARY, BOARD OF ADJUSTMENT

DATE



GRAPHIC SCALE (IN FEET)
1 Inch = 60ft.



SITE PLAN
NOT FOR CONSTRUCTION

- NOTES:
1. DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES, EXCEPT AS SHOWN.
 2. THIS PLAN DEPICTS FUTURE CONSTRUCTION OF PROPOSED SHOP BUILDING.
 3. THIS IS NOT A BOUNDARY SURVEY. IT IS NOT INTENDED FOR TRANSFER OF TITLE.
 4. ALL DIMENSIONS MEASURED TO WALLS.
 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF THE BUILDING AND BUILDING DIMENSIONS SHOWN HEREON MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DOES NOT ENROACH UPON ANY BUILDING SETBACKS AND OR EASEMENTS.

NOTE:
THE SIDEWALLS FOR PROPOSED SHOP ARE TO BE 42 FEET IN HEIGHT. PER RFP ZONING THE MAXIMUM STRUCTURE HEIGHT FOR ACCESSORY STRUCTURES IS 16 FEET EXCEPT FOR STORAGE BUILDINGS WHICH SHALL NOT EXCEED 10 FEET. A BOARD OF ADJUSTMENTS VARIANCE MAY BE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED SHOP BUILDING.

PARCEL #02-00167-000
1.87 ACRES +/-

SITE PLAN

PROPERTY ZONED: RSP

BUILDING SETBACKS:

- FRONT: 30' (OR AS REQUIRED BY AMENITY AGREEMENT)
- INTERIOR SIDE: 10' (OR AS REQUIRED BY AMENITY AGREEMENT)
- EXTERIOR SIDE: 30' (OR AS REQUIRED BY AMENITY AGREEMENT)
- REAR: 20'

IF THE DENSITY IS 5 OR GREATER, THE FRONT SETBACK WILL BE REDUCED TO 25'. IF THE DENSITY IS 5 TO 6.5, THE SIDE SETBACK WILL BE REDUCED TO 7.5 FT. IF THE DENSITY IS 6.5 TO 8, THE SIDE SETBACK WILL BE REDUCED TO 5 FT.

E. CLOVER CIRCLE

30' WIDE ROAD EASEMENT PER PLAT 5-215
MINOR STREET - 50' R/W PER M.S.P.

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- - - BUILDING SETBACK

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- ▽ SET P/K NAIL
- △ COMPUTED POINT

FOR USE AND BENEFIT OF:

JASON DYE

ADDRESS:

**7 CLOVER CIRCLE
ROGERS, ARKANSAS**

DATE: 03/10/22

SCALE: 1" = 60'

LOCATION:

SEC. 07

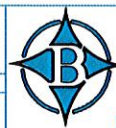
T-19-N, R-29-W

SURVEYED:

CALEB

DRAFTED:

AH

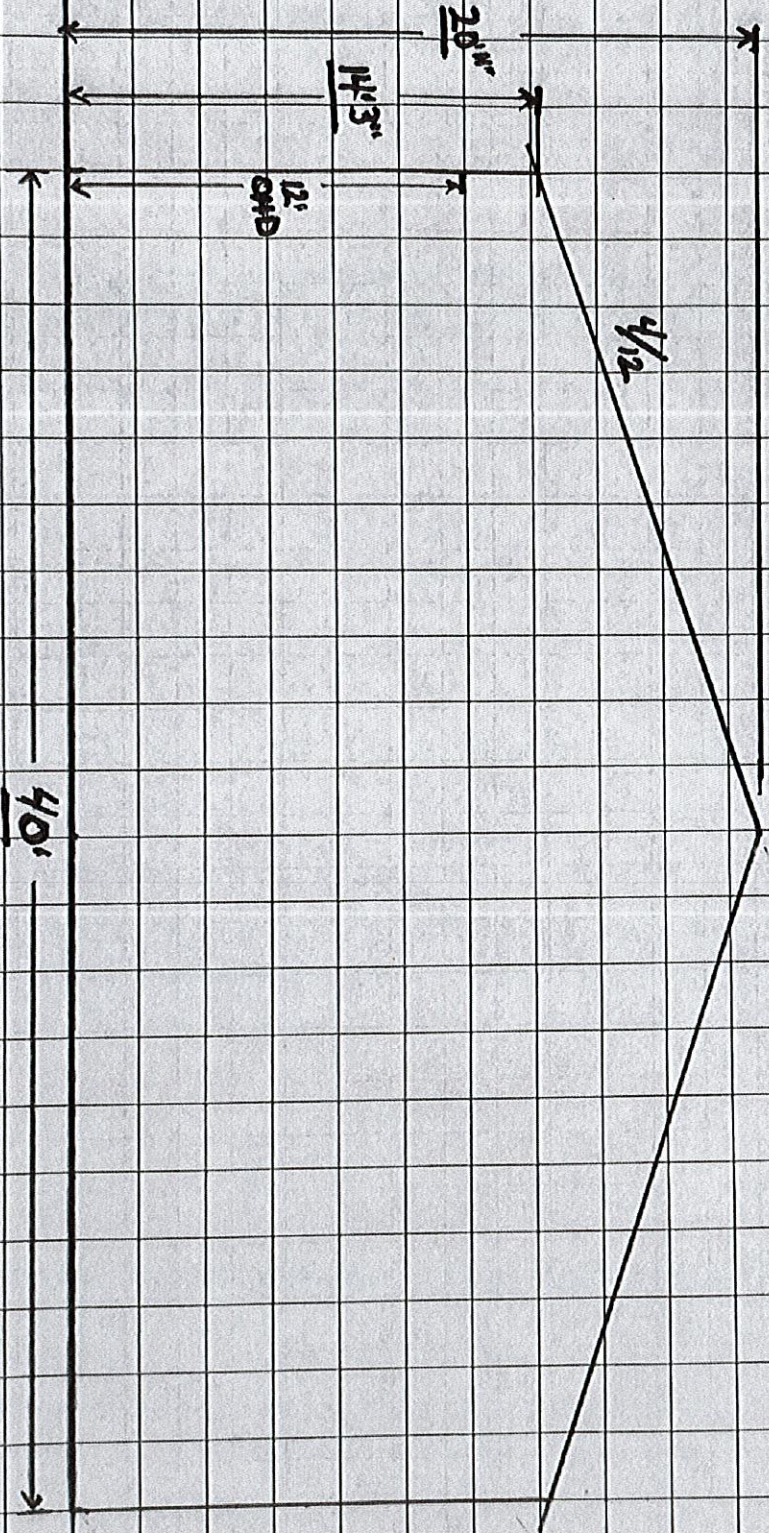


Bates & Associates, Inc.
Engineers • Surveyors • Landscape Architects

7230 S. Pleasant Ridga Dr. • Fayetteville, Arkansas 72704 • 479.442.0350 • Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2022
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

DRAWING #22-049 SITE PLAN



Jason Dye 7 E. Clover Cir. Rogers, AR. 72756
 40x60x14'3" shop building / 20' + ridge



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 **August 11, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Jason Dye** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow an increase in height for accessory structure at 21.6 feet** at **7 E. Clover Circle**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-00167-000

LOCATION:

7 E. Clover Circle

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday July 31, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

VARIANCE

To show an irregularity of 21' Corner

Applicant: T.E. Canning

Project Name: Building of Adjustment

Meeting Date: August 11, 2022 at 5:00 PM

Meeting Location: 301 W. Carnegie St.

Public Comments: 5:00 PM - 6:00 PM

Public Comments: 6:00 PM - 7:00 PM

Public Comments: 7:00 PM - 8:00 PM

Public Comments: 8:00 PM - 9:00 PM

Public Comments: 9:00 PM - 10:00 PM

Public Comments: 10:00 PM - 11:00 PM

Public Comments: 11:00 PM - 12:00 AM

Public Comments: 12:00 AM - 1:00 AM

Public Comments: 1:00 AM - 2:00 AM

Public Comments: 2:00 AM - 3:00 AM

Public Comments: 3:00 AM - 4:00 AM

Public Comments: 4:00 AM - 5:00 PM

Public Comments: 5:00 PM - 6:00 PM

Public Comments: 6:00 PM - 7:00 PM

Public Comments: 7:00 PM - 8:00 PM

Public Comments: 8:00 PM - 9:00 PM

Public Comments: 9:00 PM - 10:00 PM

Public Comments: 10:00 PM - 11:00 PM

Public Comments: 11:00 PM - 12:00 AM

Public Comments: 12:00 AM - 1:00 AM

Public Comments: 1:00 AM - 2:00 AM

Public Comments: 2:00 AM - 3:00 AM

Public Comments: 3:00 AM - 4:00 AM

Public Comments: 4:00 AM - 5:00 PM

Public Comments: 5:00 PM - 6:00 PM

Public Comments: 6:00 PM - 7:00 PM

Public Comments: 7:00 PM - 8:00 PM

Public Comments: 8:00 PM - 9:00 PM

Public Comments: 9:00 PM - 10:00 PM

Public Comments: 10:00 PM - 11:00 PM

Public Comments: 11:00 PM - 12:00 AM

Public Comments: 12:00 AM - 1:00 AM

Public Comments: 1:00 AM - 2:00 AM

Public Comments: 2:00 AM - 3:00 AM

Public Comments: 3:00 AM - 4:00 AM



COMMUNITY DEVELOPMENT
PLANNING DIVISION
4790 621 1166
planning@rogersar.gov