



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

BOARD OF ADJUSTMENT MEETING AGENDA

OCTOBER 18, 2022

4:00 PM

DATE: OCTOBER 18TH, 2022.

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

REGULAR SESSION: 4:00 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/85372879471](https://us02web.zoom.us/j/85372879471)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 22-38) A request by Dan Cole for Superior Storage to allow a setback reduction of the exterior side setback at 2836 S. 8th Street in the I-1 (Light Industrial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Dan Cole, Sand Creek Eng.*
2. (VAR 22-39) A request by Hollywood Signs for Pho Kitchen to allow an increase in sign area and an additional wall sign in the rear elevation at 4501 W. Walnut Street, Unit 4 in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Hollywood Signs*
3. (VAR 22-40) A request by Chase Allison for Rogers Elementary #17 to allow a variance from the requires 25 foot buffer adjacent to wetland areas to allow a double run of the silt fence in areas adjacent to wetlands area onsite at the intersection of Stratton Road and 2nd Street in the A-1 (Agricultural) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Chase Allison, Halff Associates, Inc*
4. (VAR 22-41) A request by James Lefevre to allow an increase in height for an accessory structure at 2801 S. 24th Street in the R-SF (Residential Single Family) zoning district.



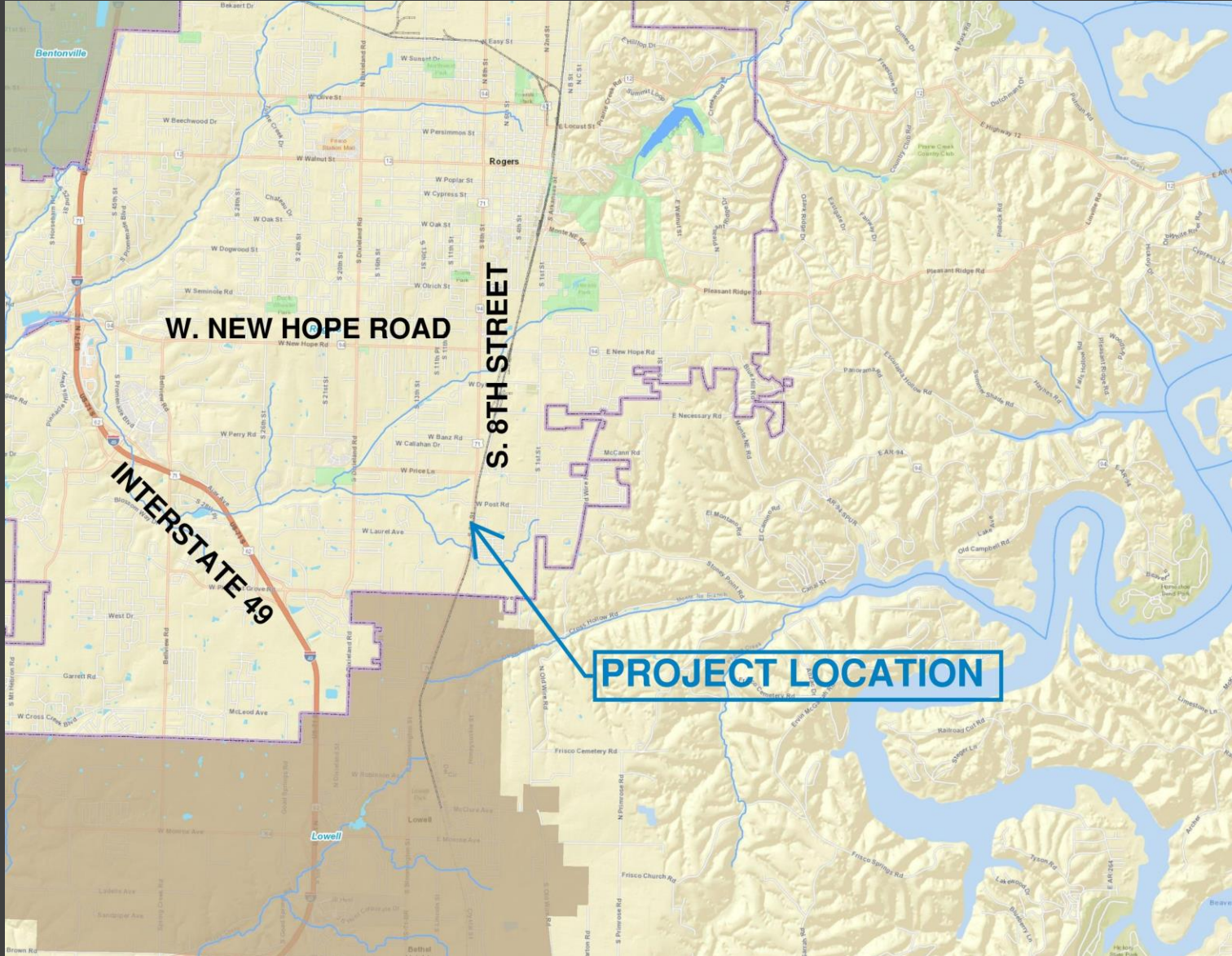
DEPT. OF COMMUNITY
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- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: James Lefevre*

ACTION ON MINUTES:

ADJOURN:

Variance: Superior Storage



Summary

Location

2836 S. 8th Street
Parcel 02-22937-000

Nature of Request

Building Setback Reduction

Zoning

I-1 (Light Industrial)

Current Use

Warehousing and Storage

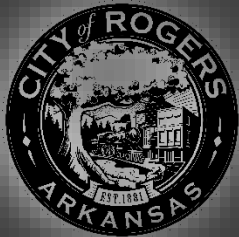
Representative

Dan Cole, Sand Creek Eng.

Vicinity Map

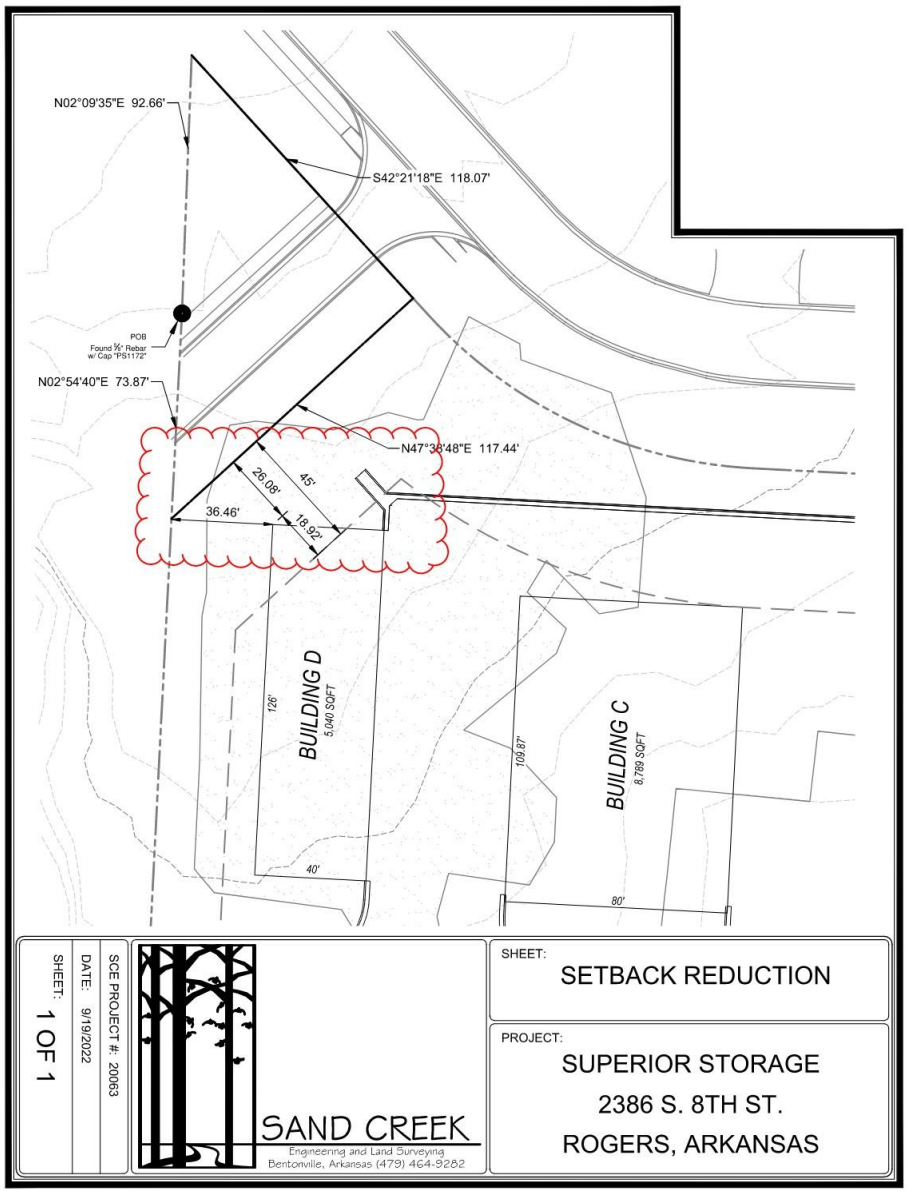
Staff: Kyle Belt, Planner (kbelt@rogersar.gov)

Variance: Superior Storage



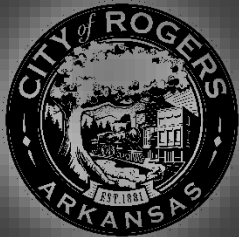
Request

A variance reducing the exterior side setback from 50 to 26 feet for a proposed addition to a storage facility.

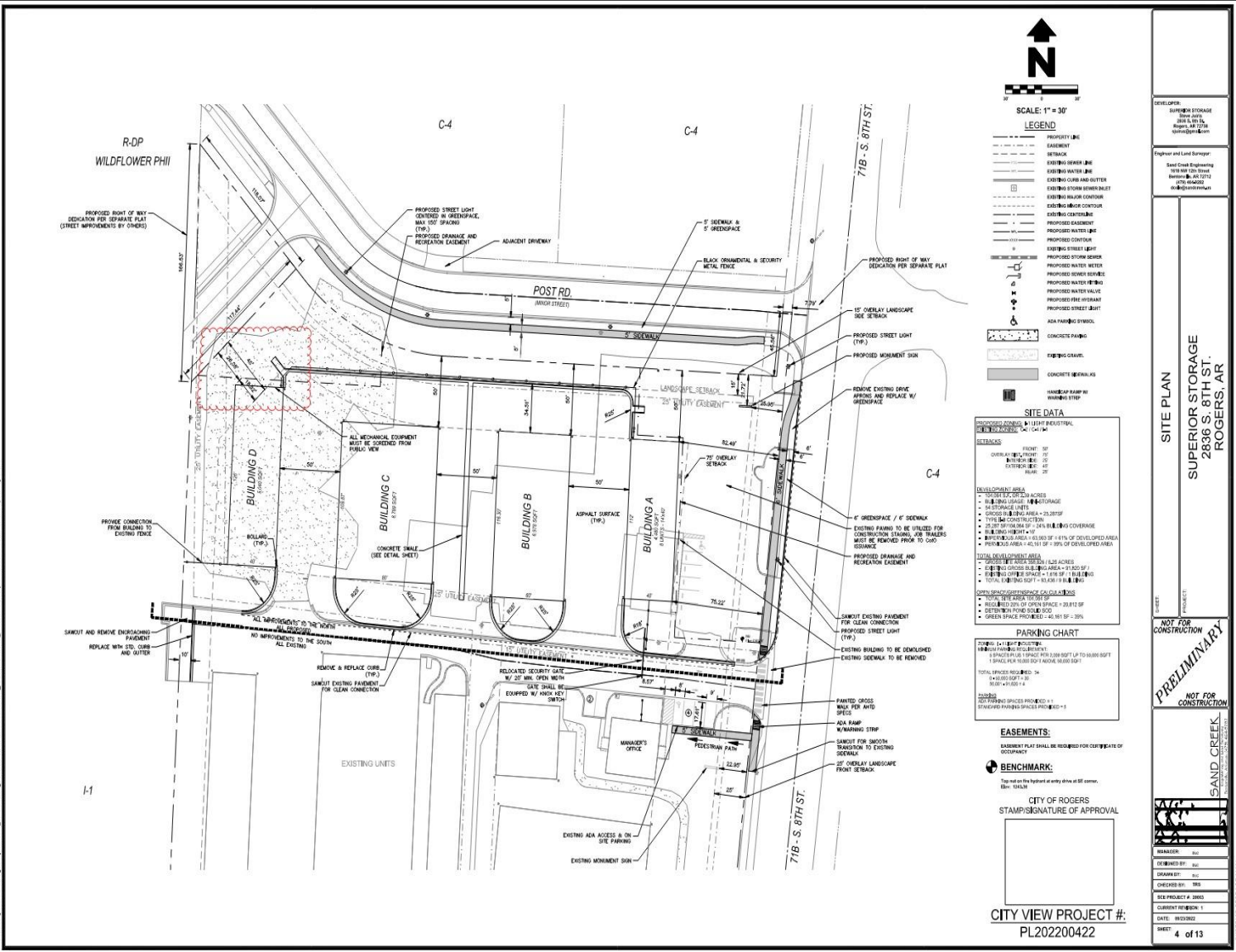


Site Plan

Variance: Superior Storage

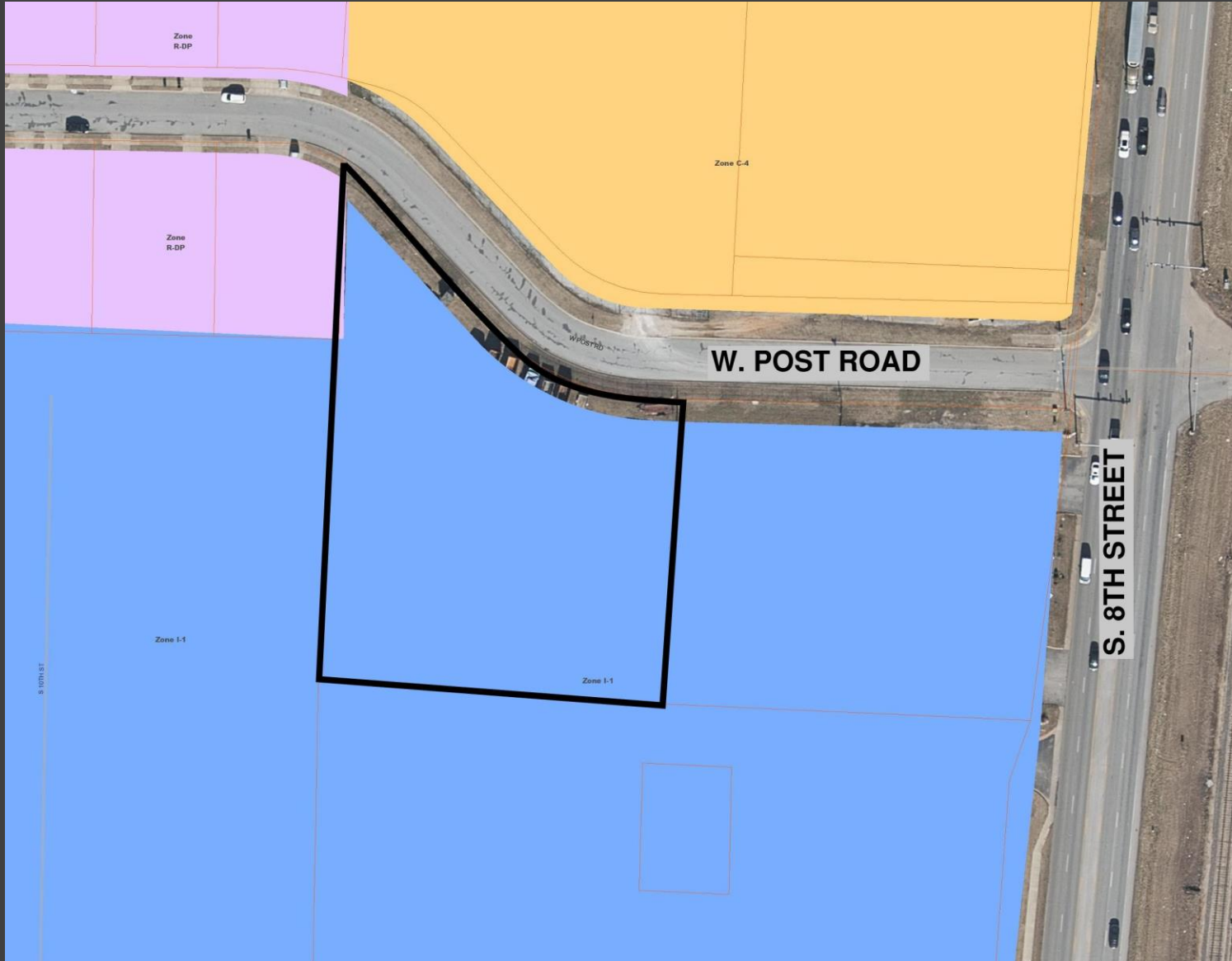


Stated Hardship
Applicant is required to dedicate right-of-way for development of the property.



Site Plan Cont.

Variance: Superior Storage



Zoning Map

Findings

I-1 side exterior setbacks are 50 feet.

A reduction of the setback would not adversely impact the character of the property or its surroundings.

If approved, a recorded setback reduction will be required on the Easement Plat for this project.

Variance: Superior Storage



Staff Recommended Motion:
Approve

Aerial Image

Variance: Superior Storage



Board of Adjustment Duties Per Sec. 14-724(e)(1):

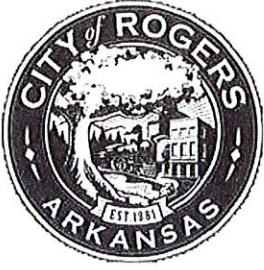
- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community 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.

Zoning:

- a) *I-1 (Light Industrial)*: The purpose and intent of this district is “to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan.” Sec. 14-713(a)

Public Input Received:

- a) No input has been received from the public.



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OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: I-1
App Number: 22-38
CityView Application: PL202200910
Date: 9/19/2022

VARIANCE APPLICATION

APPLICANT: DALE COLE w/ SAND CREEK ENGINEERING

ADDRESS: 1610 NW 12TH ST., BENTONVILLE, AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2836 S. 8TH ST., ROGERS

PHONE #: 479-464-9282 EMAIL: dcole@sandcreek.us

PROPERTY OWNER: NCHA STORAGE 5 LLC PHONE #: 847-254-6340

REQUEST to ALLOW: SETBACK ENCROACHMENT ON A SIDE EXTERIOR SETBACK

HARDSHIP JUSTIFICATION to VARY FROM CODE: COORDINATION w/ ADJACENT

PROPERTY OWNER AND DEVELOPMENT TO CREATE ROW FOR TRUCK FIRE ACCESS,
SEE VARIANCE REQUEST LETTER.

[Signature]
Applicant Signature

9/29/2022
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: 9/19/2022

PUBLIC HEARING DATE: 10/18/2022

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



Oct. 10th, 2022

City of Rogers Planning Commission
Variance Request

Re: Variance Request

Sec. 14-713 (d) Minimum Setback - Variance

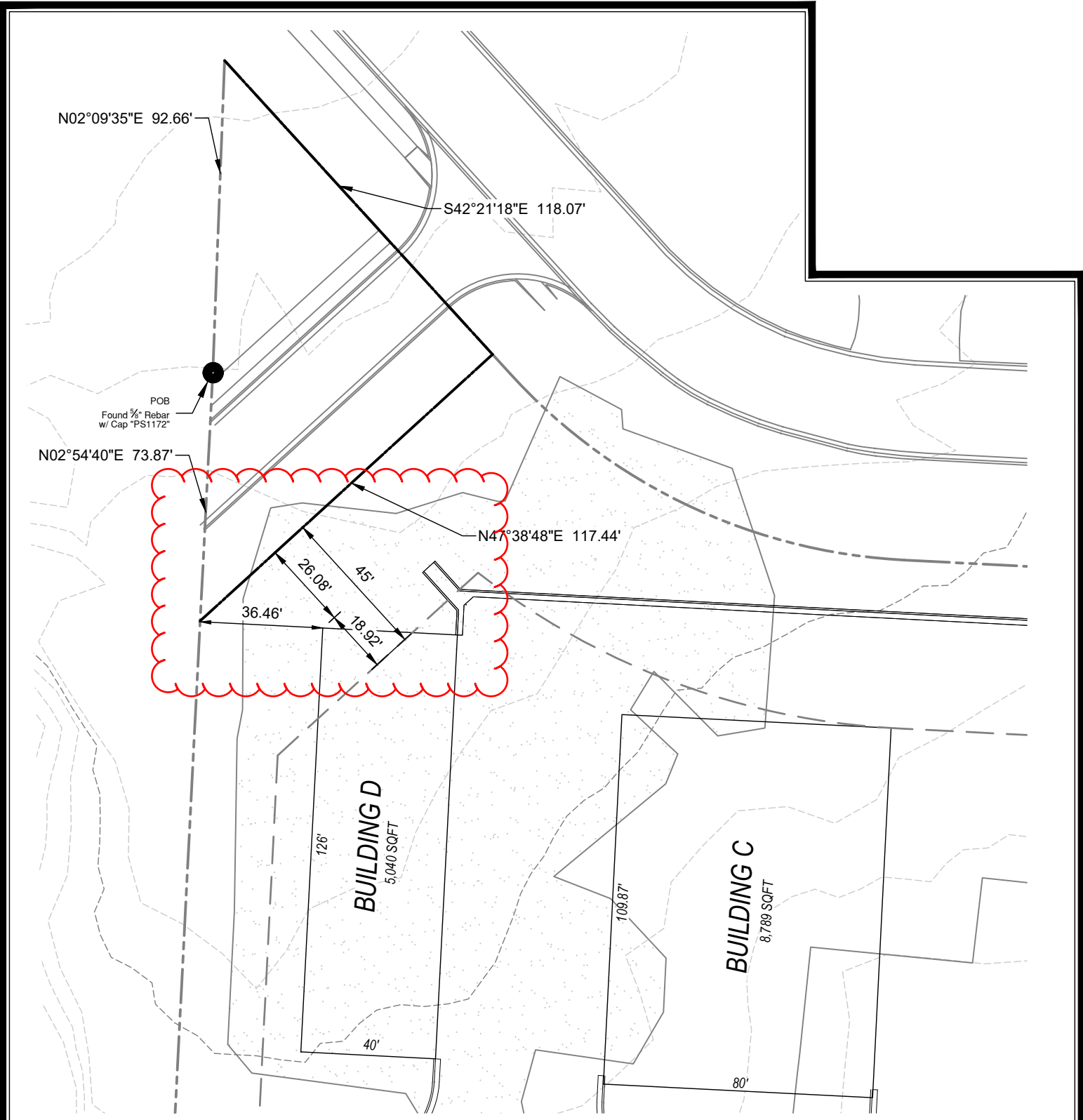
Superior Storage LSD, 2836 S. 8th St., Rogers, AR
Sand Creek Project # 20063

Please accept this letter as a Variance Request for the Exterior Side Yard setback due to the hardship as described below.

- Exterior Side Yard Setback: The development is requesting a variance of 23.92', reducing the side exterior setback from 50.00' to 26.08', to be granted due to coordination efforts for future granted ROW. The Metro Business and Space Center needs a second point of access for fire code compliance but did not have legal access to Post Rd. ROW. By granting the needed ROW, it creates a setback burden that would not be an issue for this development. Please consider this site condition for granting a variance to the Exterior Side Yard Setback.

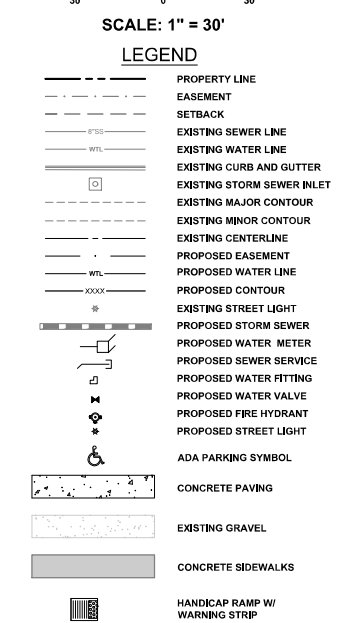
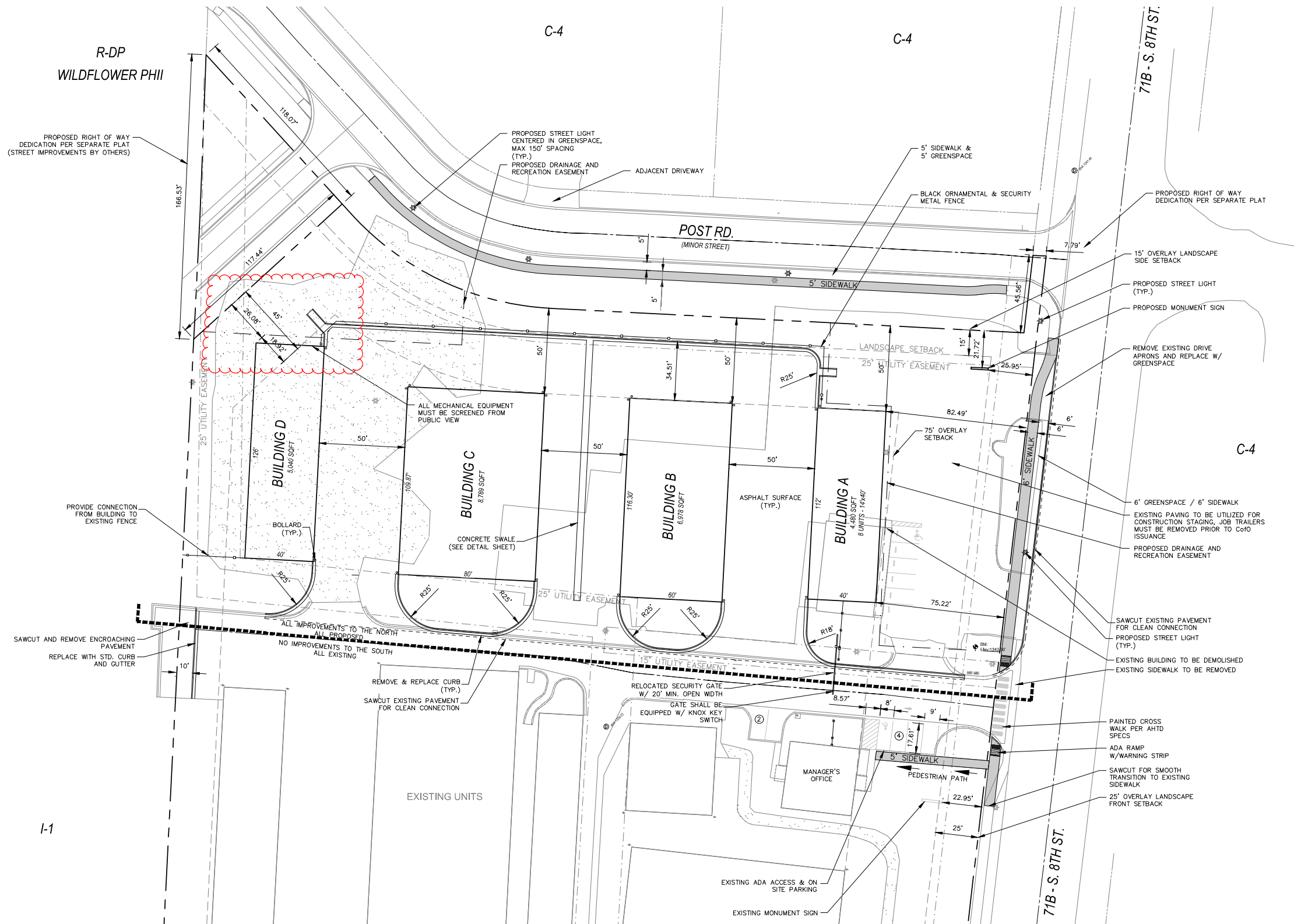
Respectfully submitted,

Dan Cole
Project Manager



SCE PROJECT #: 20063 DATE: 9/19/2022 SHEET: 1 OF 1	 SAND CREEK Engineering and Land Surveying Bentonville, Arkansas (479) 464-9282	SHEET: SETBACK REDUCTION	PROJECT: SUPERIOR STORAGE 2386 S. 8TH ST. ROGERS, ARKANSAS
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X:\20 Proj\20063\Drawings\Project\20063_MASTER.dwg - Plotted on 9/23/2022 11:39 AM @ a scale of 1:1 to AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 by DANC



SITE DATA	
PROPOSED ZONING:	I-1 LIGHT INDUSTRIAL
EXISTING ZONING:	C-2 / C-4 / I-1
SETBACKS:	
FRONT:	50'
OVERLAY DIST. FRONT:	75'
INTERIOR SIDE:	25'
EXTERIOR SIDE:	45'
REAR:	25'
DEVELOPMENT AREA	
-	104,064 S.F. OR 2.39 ACRES
-	BUILDING USAGE: MINI-STORAGE
-	54 STORAGE UNITS
-	GROSS BUILDING AREA = 25,287 SF
-	TYPE II-B CONSTRUCTION
-	25,287 SF / 104,064 SF = 24% BUILDING COVERAGE
-	BUILDING HEIGHT - 16'
-	IMPERVIOUS AREA = 63,903 SF = 61% OF DEVELOPED AREA
-	PERVIOUS AREA = 40,161 SF = 39% OF DEVELOPED AREA
TOTAL DEVELOPMENT AREA	
-	GROSS SITE AREA 358,826 / 8.25 ACRES
-	EXISTING GROSS BUILDING AREA = 91,820 SF /
-	EXISTING OFFICE SPACE = 1,616 SF / 1 BUILDING
-	TOTAL EXISTING SQFT = 93,436 / 9 BUILDING
OPEN SPACE/GREENSPACE CALCULATIONS	
-	TOTAL SITE AREA 104,064 SF
-	REQUIRED 20% OF OPEN SPACE = 20,812 SF
-	DETENTION POND SOLID SOD
-	GREEN SPACE PROVIDED = 40,161 SF = 39%

PARKING CHART	
ZONING:	I-1 LIGHT INDUSTRIAL
MINIMUM PARKING REQUIREMENT:	5 SPACES PLUS 1 SPACE PER 2,000 SQFT UP TO 50,000 SQFT
	1 SPACE PER 10,000 SQFT ABOVE 50,000 SQFT
TOTAL SPACES REQUIRED:	
0 - 50,000 SQFT = 30	
50,001 - 91,820 = 4	
PARKING	
ADA PARKING SPACES PROVIDED = 1	
STANDARD PARKING SPACES PROVIDED = 5	

EASEMENTS:
EASEMENT PLAT SHALL BE REQUIRED FOR CERTIFICATE OF OCCUPANCY

BENCHMARK:
Top nail on fire hydrant at entry drive at SE corner.
Elev: 1243.36

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL202200422

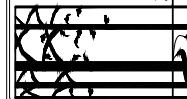
DEVELOPER:
SUPERIOR STORAGE
Steve Juris
2836 S. 8th St.
Rogers, AR 72758
sjuris@gmail.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-0282
dc@sandcreek.us

SITE PLAN
SUPERIOR STORAGE
2836 S. 8TH ST.
ROGERS, AR

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Bentonville, Arkansas 479 464-0282



MANAGER: DMC
DESIGNED BY: DMC
DRAWN BY: DMC
CHECKED BY: TRS
SCE PROJECT #: 20063
CURRENT REVISION: 1
DATE: 09/23/2022
SHEET: 4 of 13

SUPERIOR STORAGE 20063



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 **October 18, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **Dan Cole for Superior Storage** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow a setback encroachment on the exterior side setback at 2836 S. 8th Street** in the I-1 (Light Industrial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-22937-000

LOCATION:

2836 S. 8th Street

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday October 2, 2022**
BILL THE CITY OF ROGERS



Variance: Pho Kitchen



Summary

Location

4505 W. Walnut Street, Suite 4

Nature of Request

Increase sign area and an additional wall sign for the rear elevation.

Zoning

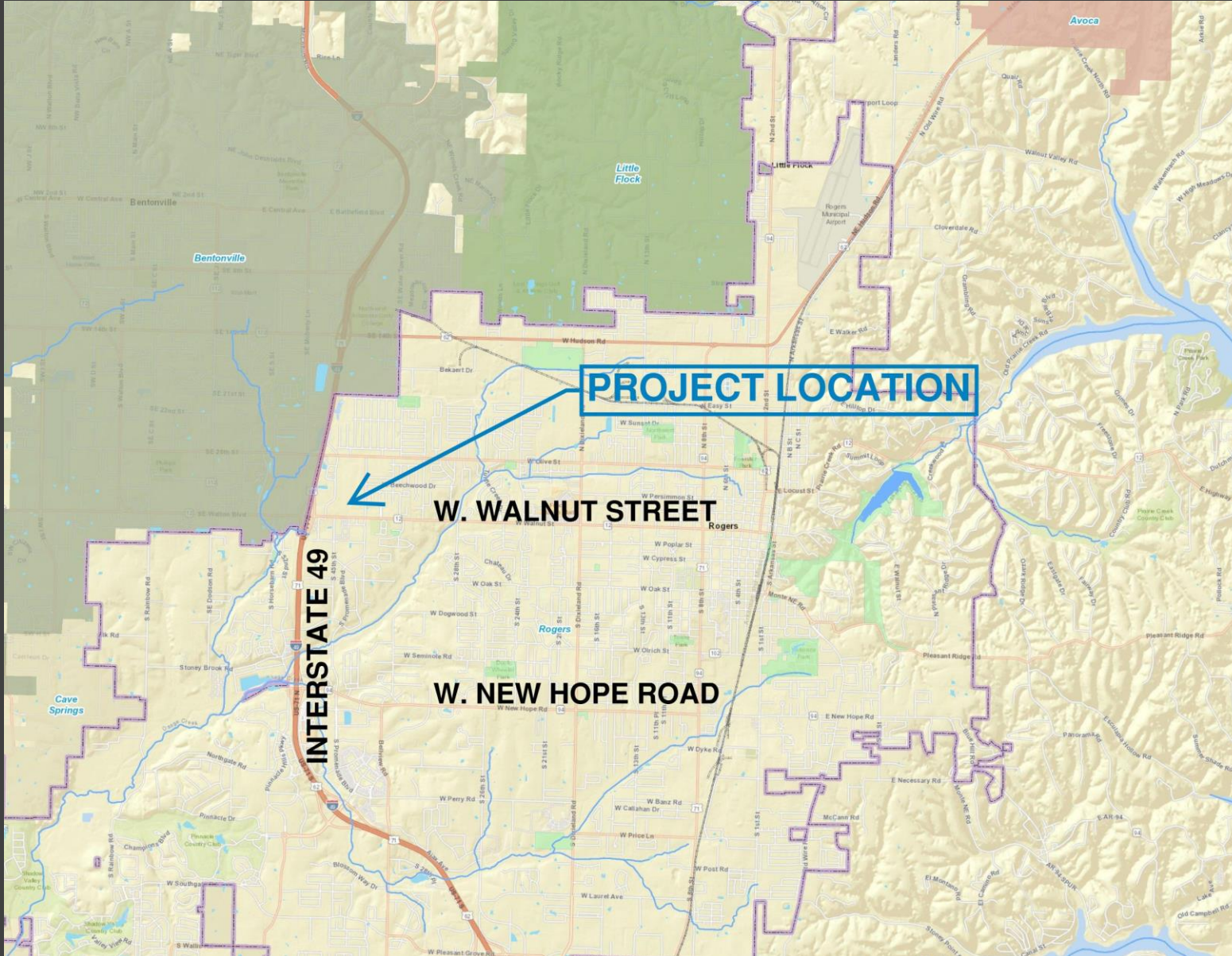
C-2 (Highway Commercial)

Current Use

Restaurant

Representative

Hollywood Signs



Vicinity Map

Variance: Pho Kitchen



HOLLYWOOD

SIGNS & PRINTING

372-5700

- SIGNS - BANNERS - BUSINESS CARDS

- MAGNETS - BROCHURES - DOOR HANGERS

- CHANNEL LETTERS - FLYERS - POSTCARDS

- CAR WRAPS - EDDM - TSHIRTS

- WEBSITES - DIGITAL MENU AND MORE

479-372-5700

701 N Thompson St suir F Springdale AR 72764

WWW.HOLLYWOODSIGNSNWA.COM

BUSINESS:	Pho Kitchen	CONTACT:	Reina Sanchez
ADDRESS:	4501 W Walnut St Unit 4 Rogers AR	OFFICE#:	479-372-5700
EMAIL:		CEL#:	
DATE:	9/12/22	DUE:	

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.

X_____

Date ____/____/____

☐ 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

PRODUCT
Channel Letters
DESCRIPTION
Block Letters Aluminum 5.3 Trim Cap Remote LED Aliminum Bracket
INSTALLATION

Request:

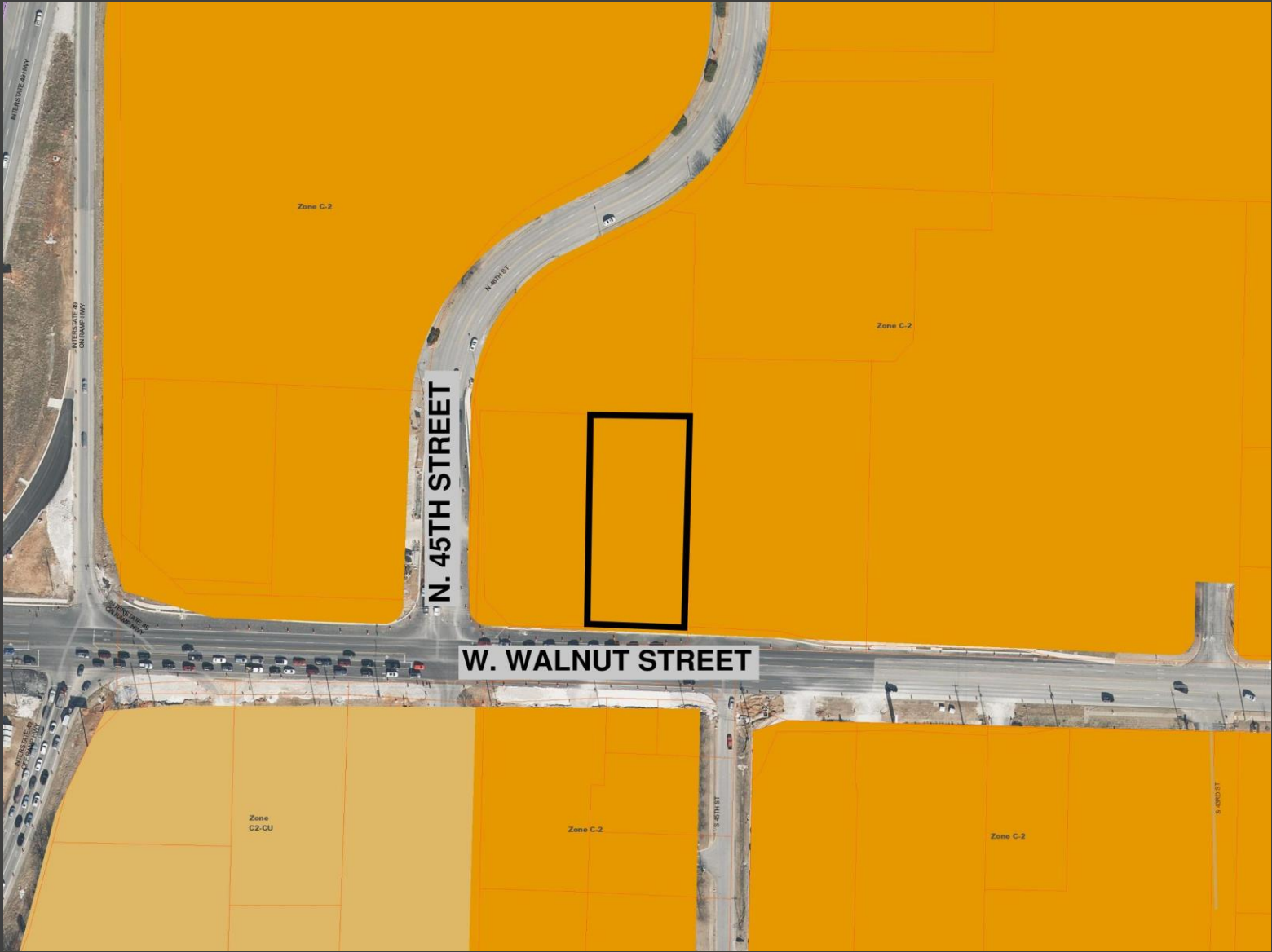
- Applicant is requesting a sign area increase of 90 sf for the front elevation, for a total sign area of 140 sf. Along with an additional sign for the rear elevation at 64-sf.

Front Elevation

Findings:

- ## Rear Elevation

Variance: Pho Kitchen



Zoning Map

Variance: Pho Kitchen



Staff Recommended Motion:
Consider

Aerial Image

Variance: Pho Kitchen



Board of Adjustment Duties Per Sec. 14-724(e)(1):

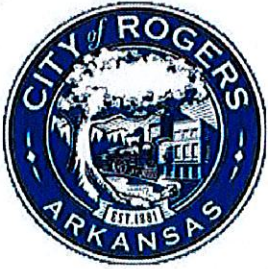
- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community 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.

Zoning:

- a) *C-2 (Highway Commercial)*: The purpose and intent of this district is “for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.” Sec. 14-709(a)

Public Input Received:

- a) No input has been received from the public.



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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pd w/ card

OFFICE USE ONLY

Permit Fee: \$100⁰⁰ (\$100)
Zoning: C-2
App Number: 22-39
CityView Application: PL2022009169
Date: 9/26/22

VARIANCE APPLICATION

APPLICANT: Hollywood Signs for Pho Kitchen

ADDRESS: 4501 W Walnut St. Unit SUITE #: 4

GENERAL LOCATION OF PROPERTY: W. Walnut St & 46th St

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

PROPERTY OWNER: Mathias Properties PHONE #: 479 750 9100

REQUEST to ALLOW: Increase in sign area (154 sf)
and an additional wall sign in rear elevation

HARDSHIP JUSTIFICATION to VARY FROM CODE: New Restaurant and they
want to match the existing Plaza Signs

Applicant Signature: Carlo Ramsey Date: 9/26/22

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 9/26/22 PUBLIC HEARING DATE: 10/18/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



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

479-372-5700

701 N Thompson St suir F Springdale AR 72764
 WWW.HOLLYWOODSIGNSNWA.COM

BUSINESS: Pho Kitchen
 ADDRESS: 4501 W Walnut St Unit 4 Rogers AR
 EMAIL:
 DATE: 9/12/22

CONTACT: Reina Sanchez
 OFFICE#: 479-372-5700
 CEL#
 DUE:

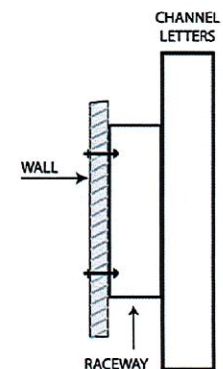
PRODUCT

Channel Letters

DESCRIPTION

Block Letters
 Aluminum 5.3
 Trim Cap Remote
 LED
 Aliminum Bracket

INSTALLATION



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X _____ Date ____/____/____



- SIGNS - BANNERS - BUSINESS CARDS
 - MAGNETS - BROCHURES - DOOR HANGERS
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479-372-5700

701 N Thompson St suir F Springdale AR 72764
 WWW.HOLLYWOODSIGNSNWA.COM

BUSINESS: Pho Kitchen
 ADDRESS: 4501 W Walnut St Unit 4 Rogers AR
 EMAIL:
 DATE: 9/12/22

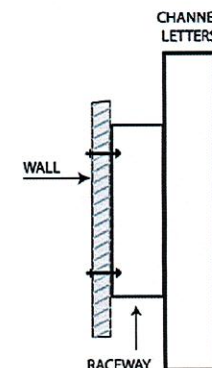
CONTACT: Reina Sanchez
 OFFICE#: 479-372-5700
 CEL#
 DUE:

PRODUCT

Wall aluminum Sign

DESCRIPTION

INSTALLATION



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☐ The proof is correct, please proceed with printing

X _____ Date ____/____/____

----- Forwarded Message -----

Subject:Re: Spirit Halloween Scottsdale Center

Date:Fri, 9 Sep 2022 18:57:57 +0000

From:Halsey Richardson <hrichardson@kelleycp.com>

To:Dave M <dave@steepdeepventures.com>, Mac Tatman <mtatman@kelleycp.com>, Jay Pearcy <jpearcy@kelleycp.com>, Amy Mendelsohn <amy@steepdeepventures.com>, Matt Strom <mstrom@kelleycp.com>

Dave, I just heard back from ownership that this is approved. Do we need to sign off on anything?

Halsey Richardson

Property Manager

O 479.443.8002 | D 479.695.8266

4100 Corporate Center Drive, Suite 101

Springdale, AR 72762

 hrichardson@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**



CHAINLINKS
RETAIL ADVISORS



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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PARCEL NUMBER:

02-00861-046

LOCATION:

4501 W. Walnut Street, Unit 4

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday October 2, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION:	To allow a an increase in sign area at 1544-af and an additional wall sign on the rear elevation at 4501 W. Walnut Street, Unit 4 in the C-2 zoning district.
APPLICANT:	Hollywood Signs for Pho Kitchen
BOARD/COMMISSION:	Board of Adjustment
MEETING DATE/TIME:	October 18, 2022 at 4:00 PM
MEETING LOCATION:	Rogers City Hall 301 W. Chestnut Street
PUBLIC COMMENTS:	boardofadjustments@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621-1486
planning@rogersar.gov

Variance: Rogers Elementary #17



Summary

Location

3004 N. 2nd Street
Parcel 02-02125-010

Nature of Request

Reduction of buffer adjacent to wetland area for the duration of construction only.

Zoning

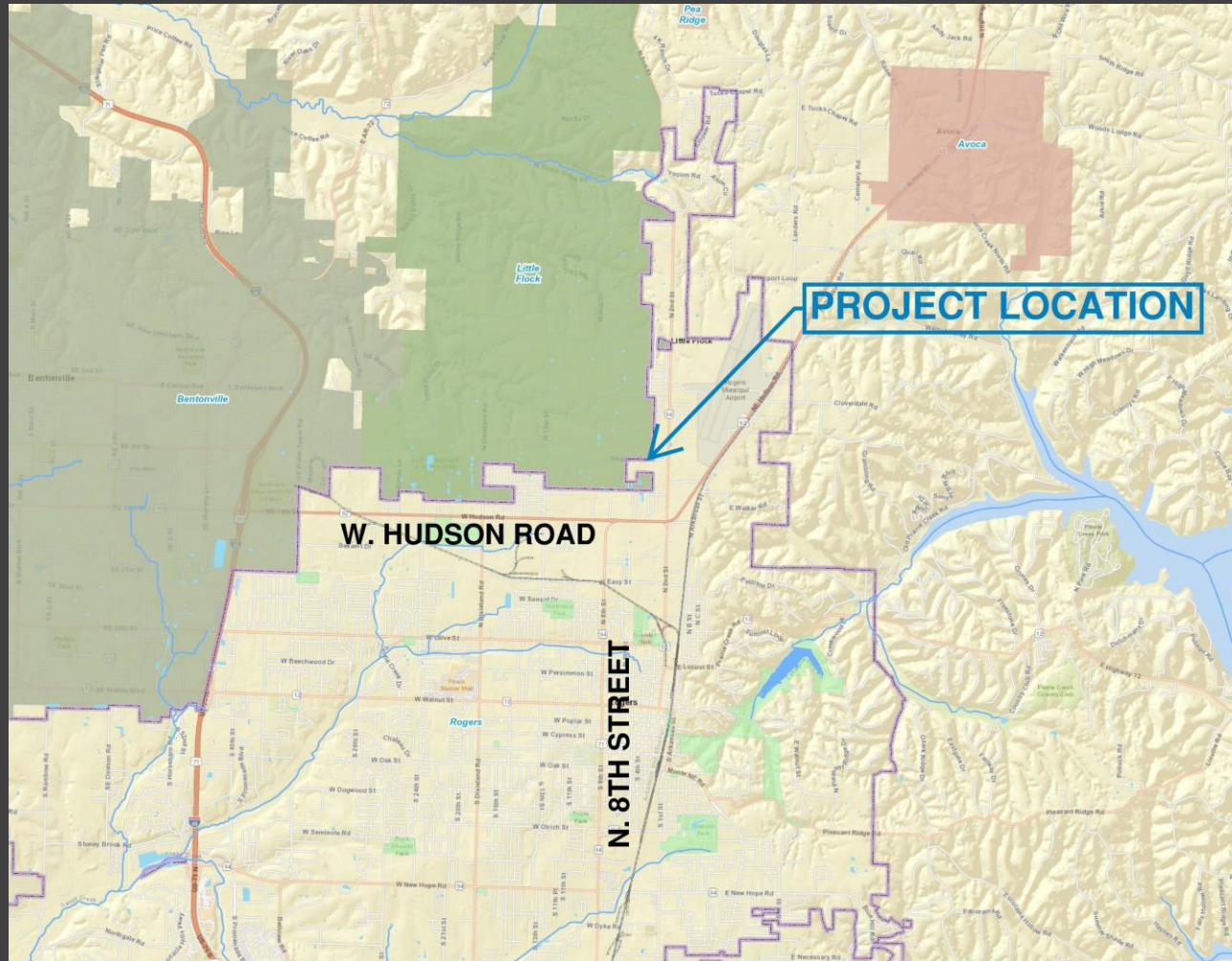
A-1 (Agriculture)

Current Use

School

Representative

Chase Allison, Halff Associates, Inc



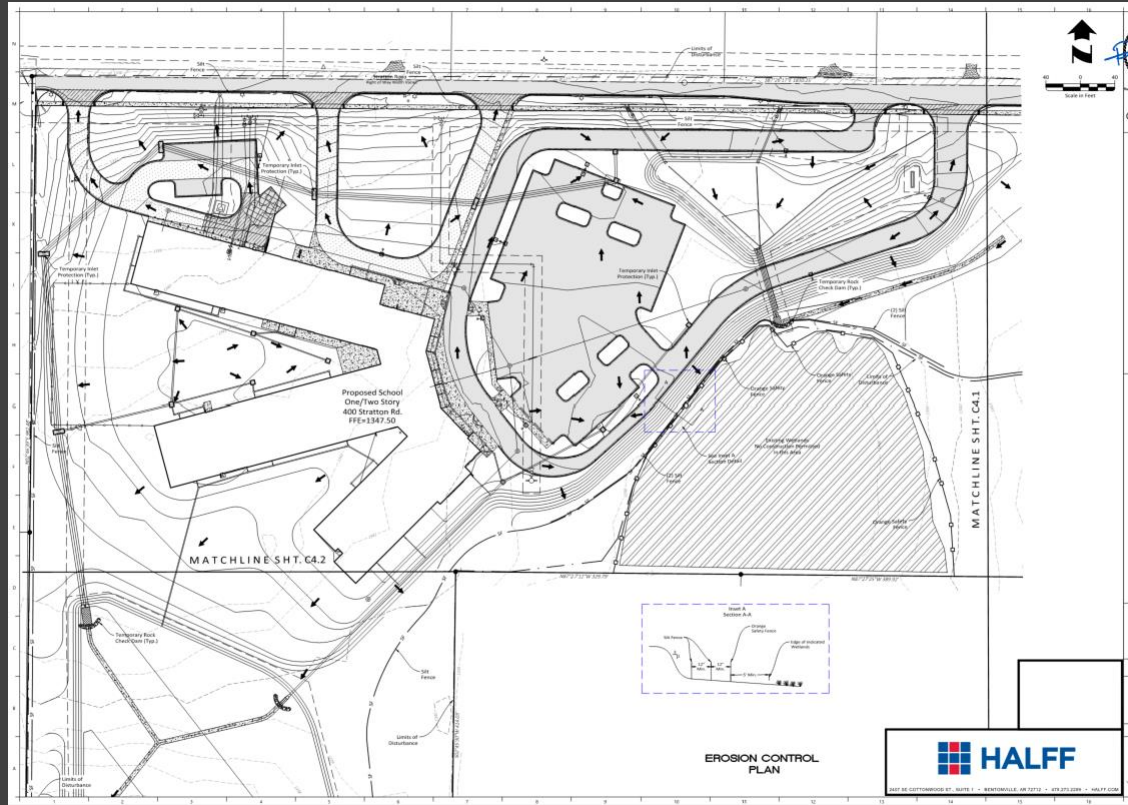
Vicinity Map

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Kris Paxton, Development Compliance Manager (kpaxton@rogersar.gov)

Variance: Rogers Elementary #17



Request

- The applicant is requesting a variance from the required 25-foot buffer adjacent to wetland areas to allow a double run of silt fence in areas adjacent to wetland area onsite for the duration of construction only.

Stated Hardship:

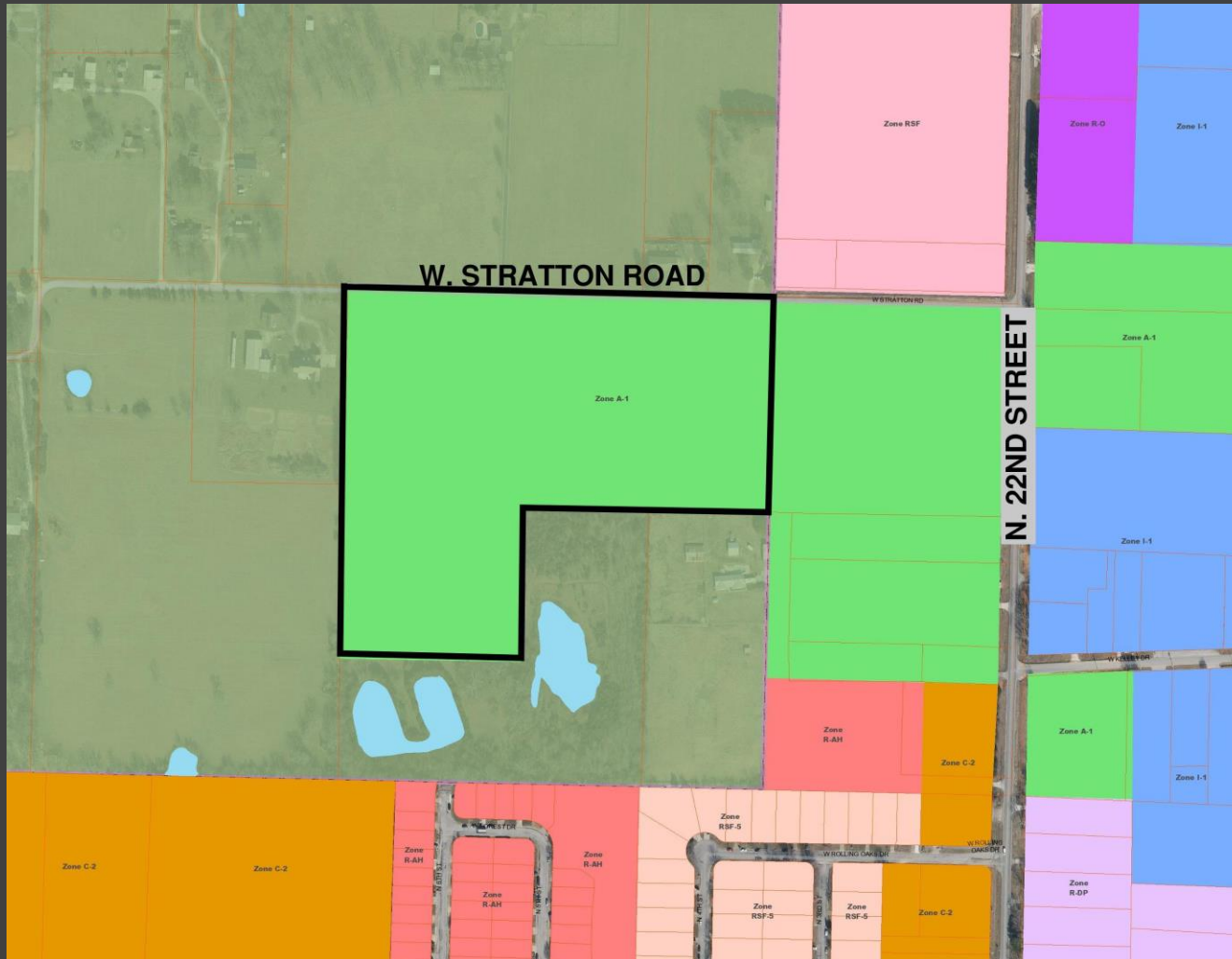
- Due to location of entrance drives, it requires the entrance drives to be closer than the 25ft buffer. The double run of silt fence should meet the intent of the buffer but allow development closer than 25ft of the wetland areas.

Variance: Rogers Elementary #17



Findings:

- The Drainage Criteria Manual states in Chapter 8. Construction Site Stormwater Management that “Vegetated buffers can be used in any area able to support vegetation. They are most effective and beneficial on floodplains, near wetlands, along stream banks, and on unstable slopes.” Additionally, in Chapter 8 of the Drainage Criteria Manual states “Vegetative buffers shall be used along streams, creeks, rivers, lakes, and other water bodies.”



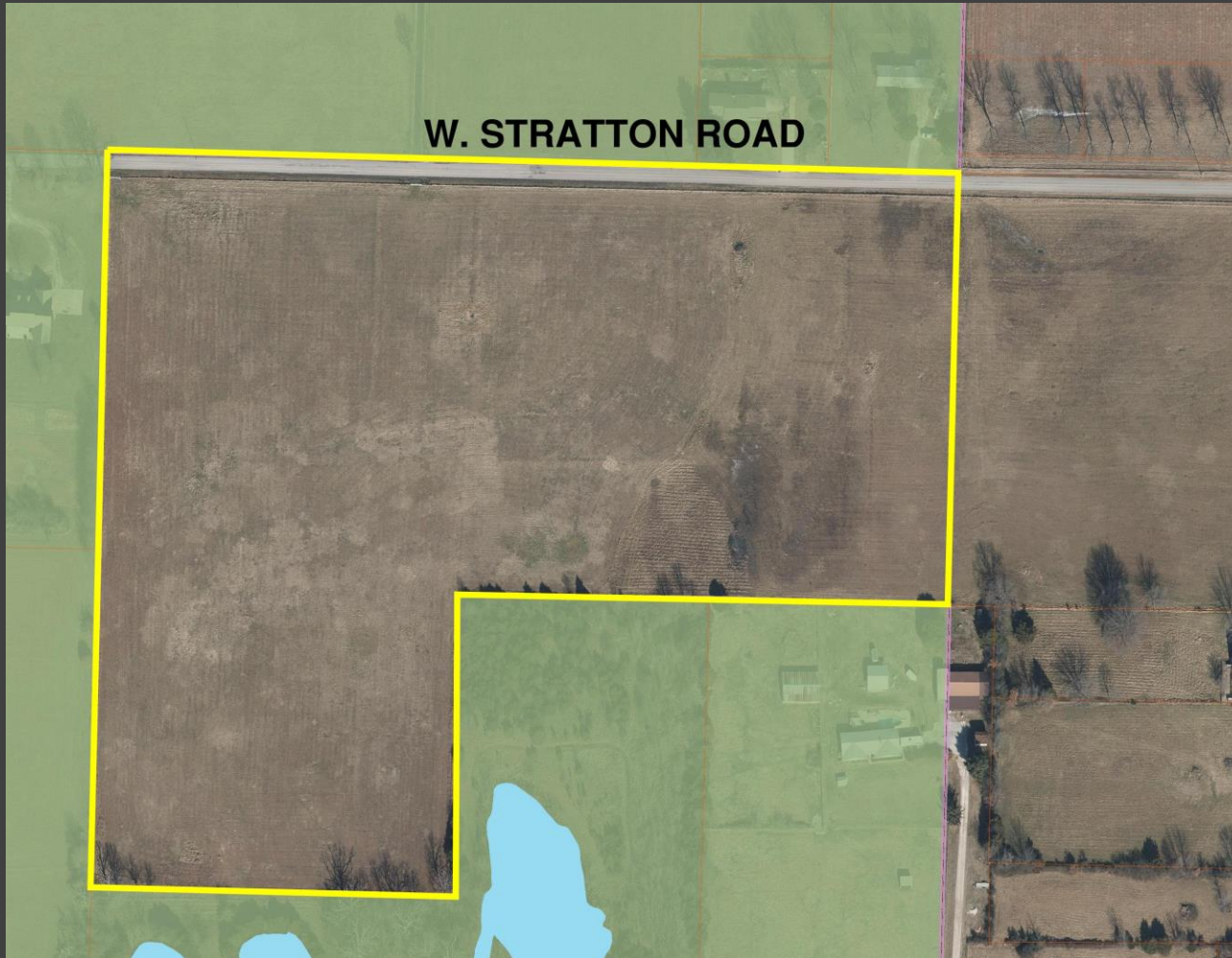
Zoning Map

Variance: Rogers Elementary #17



STAFF RECOMMENDATION:

Approve VARIANCE from the requirement to provide a 25-ft vegetative buffer between the wetland to the limits of disturbance and require two rows of silt fence during construction to ensure protections of wetland areas during development.



Aerial Image

Variance: Rogers Elementary #17



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.

Zoning:

- a) *A-1 (Agricultural): The purpose and intent of this district is "This district shall consist of areas for agricultural uses, related uses, and low-density residential uses." (Sec. 14-697(a)).*

Public Input Received:



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

pd online
OFFICE USE ONLY
Permit Fee: \$10000 (\$100)
Zoning: A-1
App Number: 22-40
CityView Application: PL202200970
Date: 9/27/22

VARIANCE APPLICATION

APPLICANT: Chase Allison - Halff Associates, Inc

ADDRESS: 2407 SE Cottonwood Street SUITE #:

GENERAL LOCATION OF PROPERTY: Intersection of Stratton Road and 2nd Street

PHONE #: (479) 273-2209 EMAIL: callison@halff.com

PROPERTY OWNER: Rogers Public School District PHONE #:

REQUEST to ALLOW: A variance from the required 25ft buffer adjacent to wetland areas to allow a double run of silt fence in areas adjacent to wetland area onsite.

HARDSHIP JUSTIFICATION to VARY FROM CODE: Due to location of entrance drives, it requires the entrance drives to be closer than the 25ft buffer. The double run of silt fence should meet the intent of the buffer but allow development closer than 25ft of the wetland areas.

Chase Allison 9/26/2022
Applicant Signature Date

Attachment Checklist:

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

DATE FILED: 9/26/22 PLANNING STAFF PROVIDES: PUBLIC HEARING DATE: 10/18/22

BOARD OF ADJUSTMENT DECISION:

SECRETARY, BOARD OF ADJUSTMENT DATE



September 26, 2022

AVO: 051900.001

Department of Community Development
City of Rogers
301 W Chestnut Street
Rogers, AR 72756

RE: Rogers Elementary School #17
3004 N 2nd Street
Rogers, AR 72756

Dear Board of Adjustments,

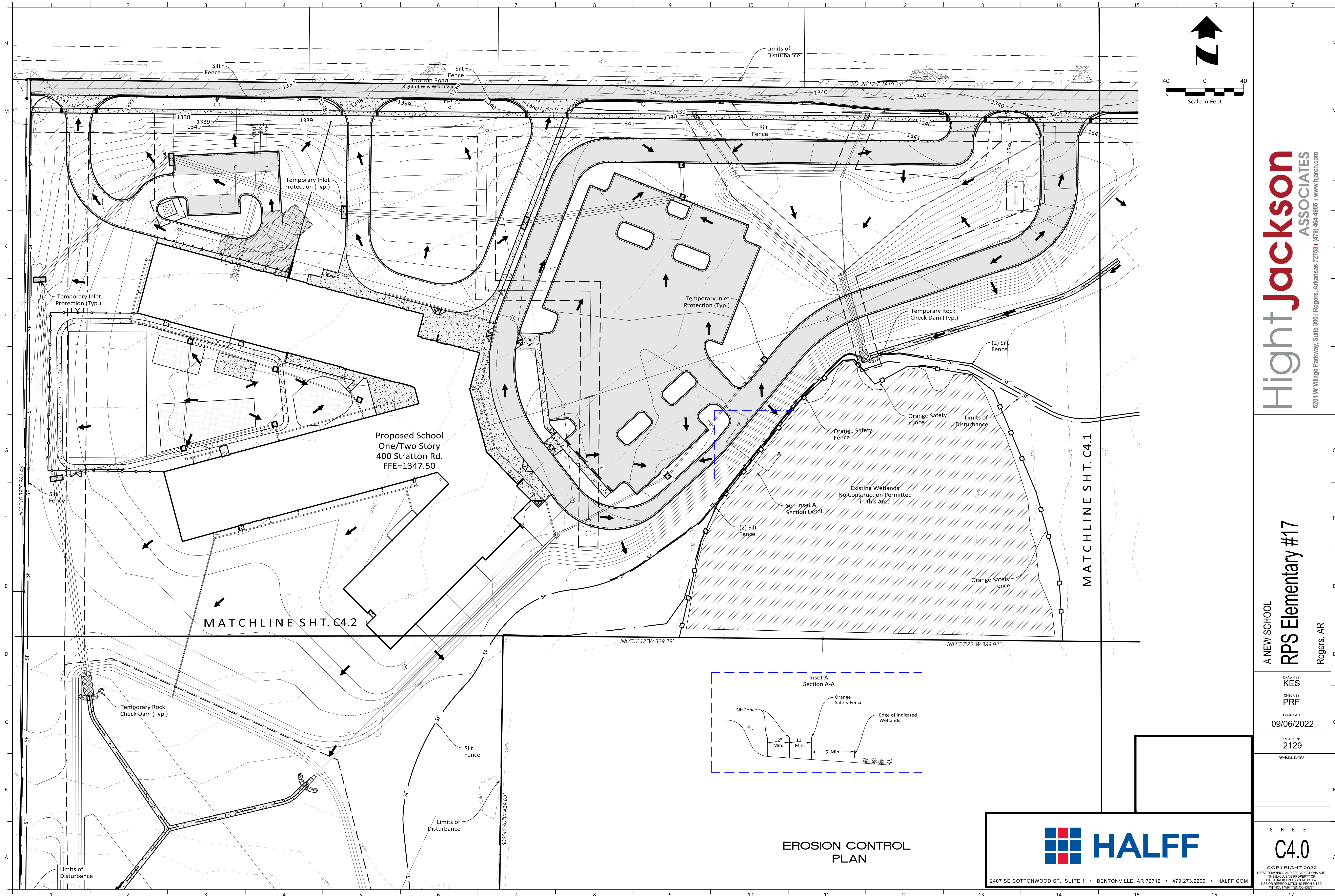
Halff Associates, Inc., on behalf of Rogers School District, is requesting a variance from the Drainage Criteria Manual where it states that a minimum buffer width of 25ft is required in areas adjacent to water quality features. There is an onsite wetland area that would be considered a water quality feature, and due to the location of the school building and the required length of roadway for stacking in the pickup line, the exit drive that loops around back to Stratton Road is closer to the wetland than the 25ft minimum. Therefore, we are proposing a double run of silt fence along areas adjacent to the wetland area in order to further filter stormwater runoff before entering the wetland area. This double run of silt fence should provide similar water quality features as the 25ft vegetated buffer.

Due to the above listed hardship, we are requesting that a variance from the required buffer width be granted. If there are any additional questions or concerns, I can be reached via phone at (479) 273-2209 or via email at callison@halff.com.

Respectfully,
Halff Associates, Inc.

A handwritten signature in black ink that reads "Chase Allison". The signature is written in a cursive, flowing style.

Chase Allison, EI
Graduate Engineer



Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72780 | (479) 464-4965 | www.hjarch.com

A NEW SCHOOL
RPS Elementary #17
Rogers, AR

DRAWN BY:
KES
CHECKED BY:
PRF
ISSUE DATE:
09/06/2022

PROJECT NO.
2129

REVISION DATES

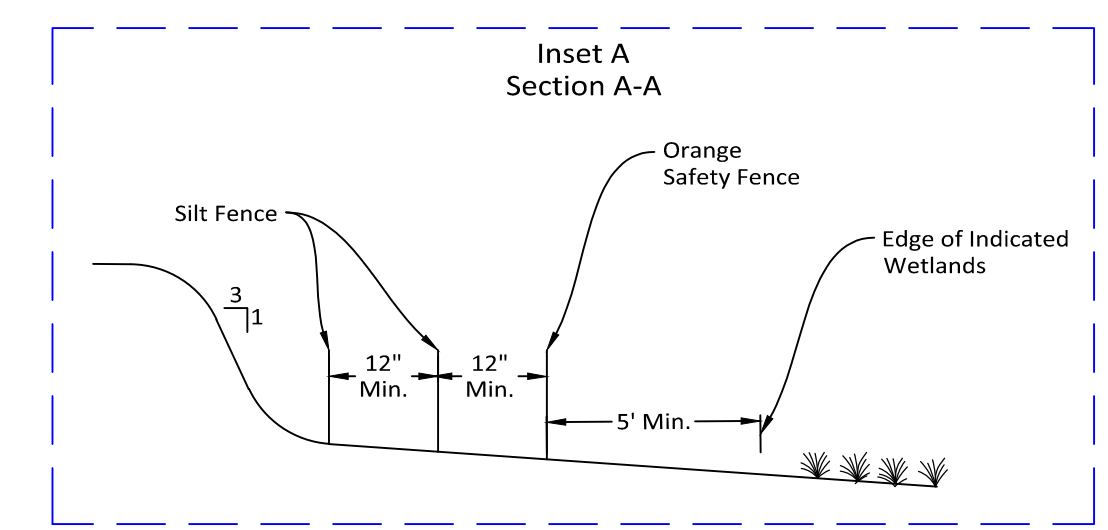
SHEET
C4.0

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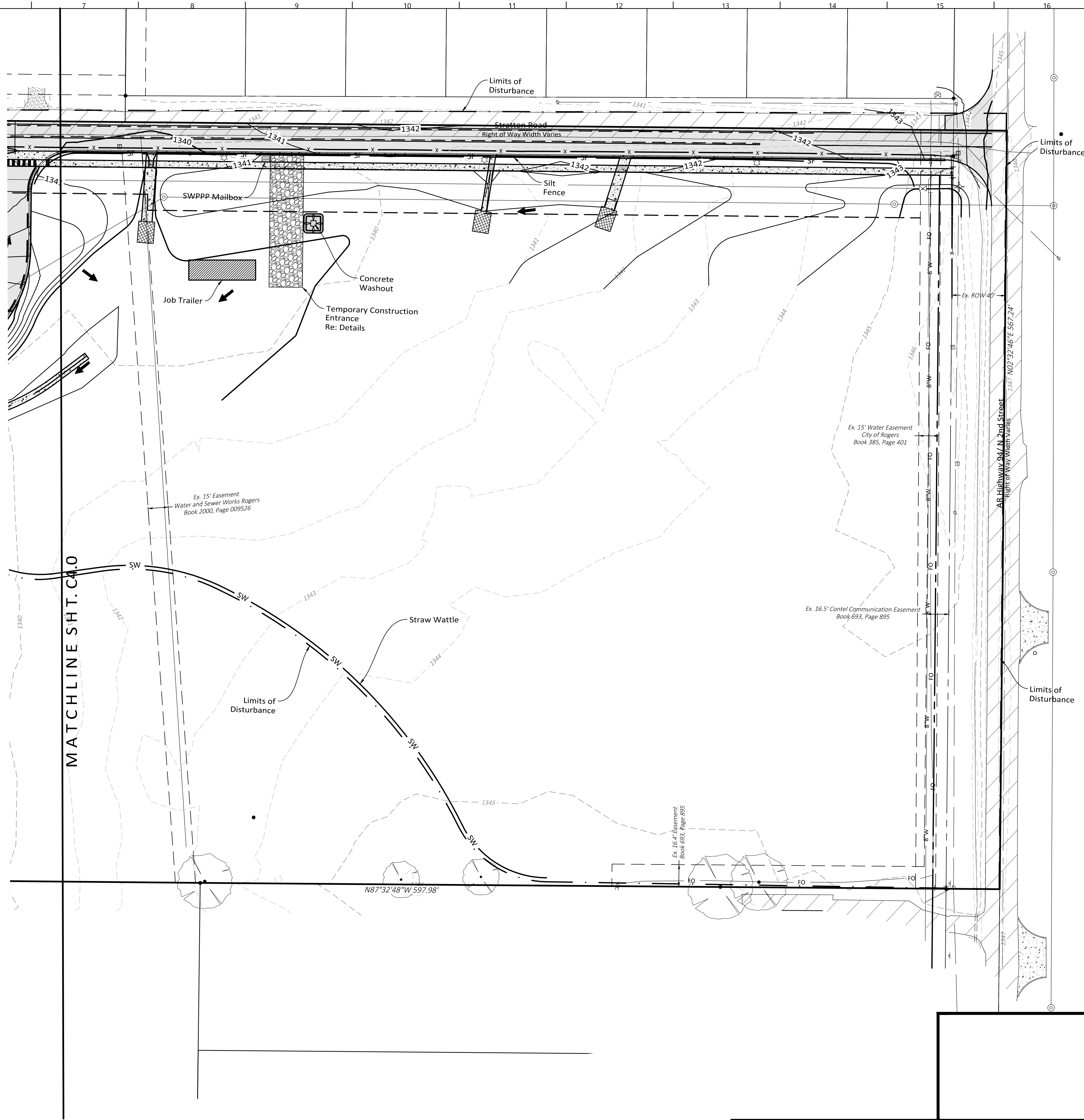
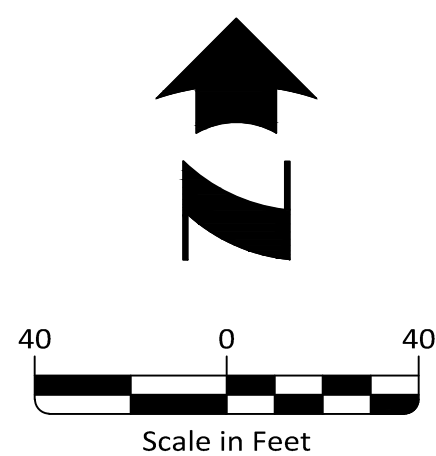
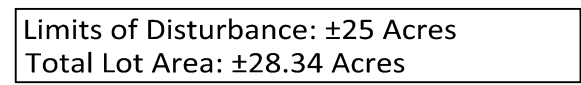
2407 SE COTTONWOOD ST., SUITE 1 • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

**EROSION CONTROL
PLAN**



1. Install Silt Fence And Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.
2. Install Inlet Protection And Other Erosion Control Measures.
3. All Erosion Control Measures Shall Be Inspected And Approved By The City Prior To Contractor Proceeding With Construction.
4. Begin Demolition. Rough-Grade The Detention Basin Allow it to Act as a Sedimentation Basin.
5. Perform Mass Grading of the Site And Rough Grade the Driveways and Parking Lots.
6. Have the Engineer of Record Confirm Finish Grade has Been Met Prior to Installing Public Utilities.
7. Install Storm Sewer And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-Grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.
6. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.
7. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Sod/Seeding Notes, This Sheet.
8. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased, But In No Case More Than Fourteen (14) Days After Work Has Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes
2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days And After Each Rainfall Occurrence That Exceeds One-Quarter (0.25) Inch. Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And/Or Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.
5. All Disturbed Areas Not To Be Paved Or Landscape Beds Shall Be Sodded. Re: Landscape Plan
6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
7. All Topsoil Stockpiles Shall Be Graded To Drain And Seeded With A Temporary Seed Mix, See Landscape Plan For Notes.
8. Dust Control On-Site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.
9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits. Any Dirt Or Mud Tracked Onto Adjacent Roadway Shall Be Picked/Swept Up Immediately.
10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-Site.
11. All Erosion Control Shown Functions as a Guide. It is the Contractor's Responsibility to Ensure that the Requirements of the Arkansas Department of Environmental Quality's General Permit are Maintained. Actual Erosion Control Devices May Vary Due to the Contractor's Sequence of Demolition and Construction. Additional Measures May Become Necessary During Construction.



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Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

5201 W Village Parkway, Suite 300 ■ Rogers, Arkansas 72758 ■ (479) 464-4965 ■ www.hiarch.com

A NEW SCHOOL
RPS Elementary #17

Rogers, AR

DRAWN BY:
KES

CHECK BY:
PRF

ISSUE DATE
09/06/20

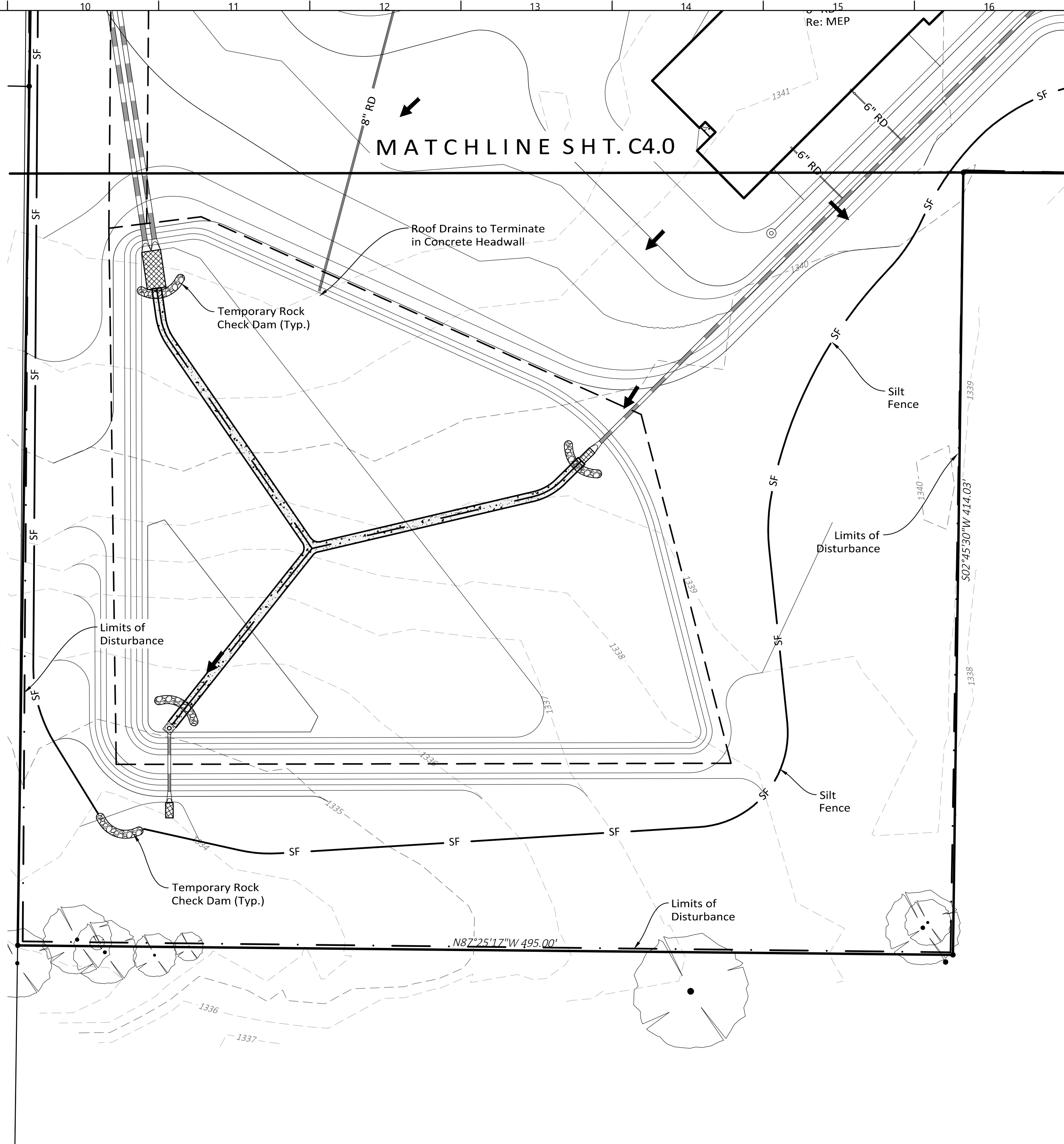
PROJECT NO.
2129

REVISION DATES

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A NEW SCHOOL
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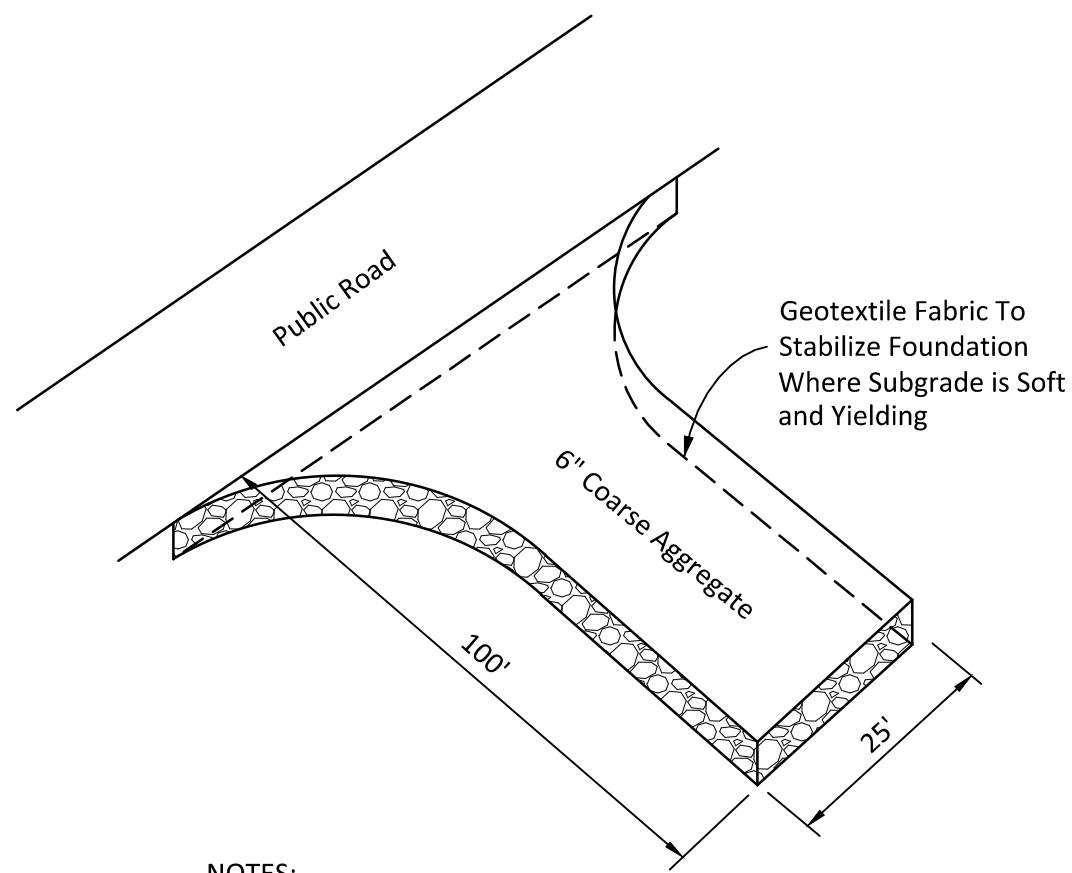
PROJECT NO.	2129
REVISION DATES	

REVISION DATES

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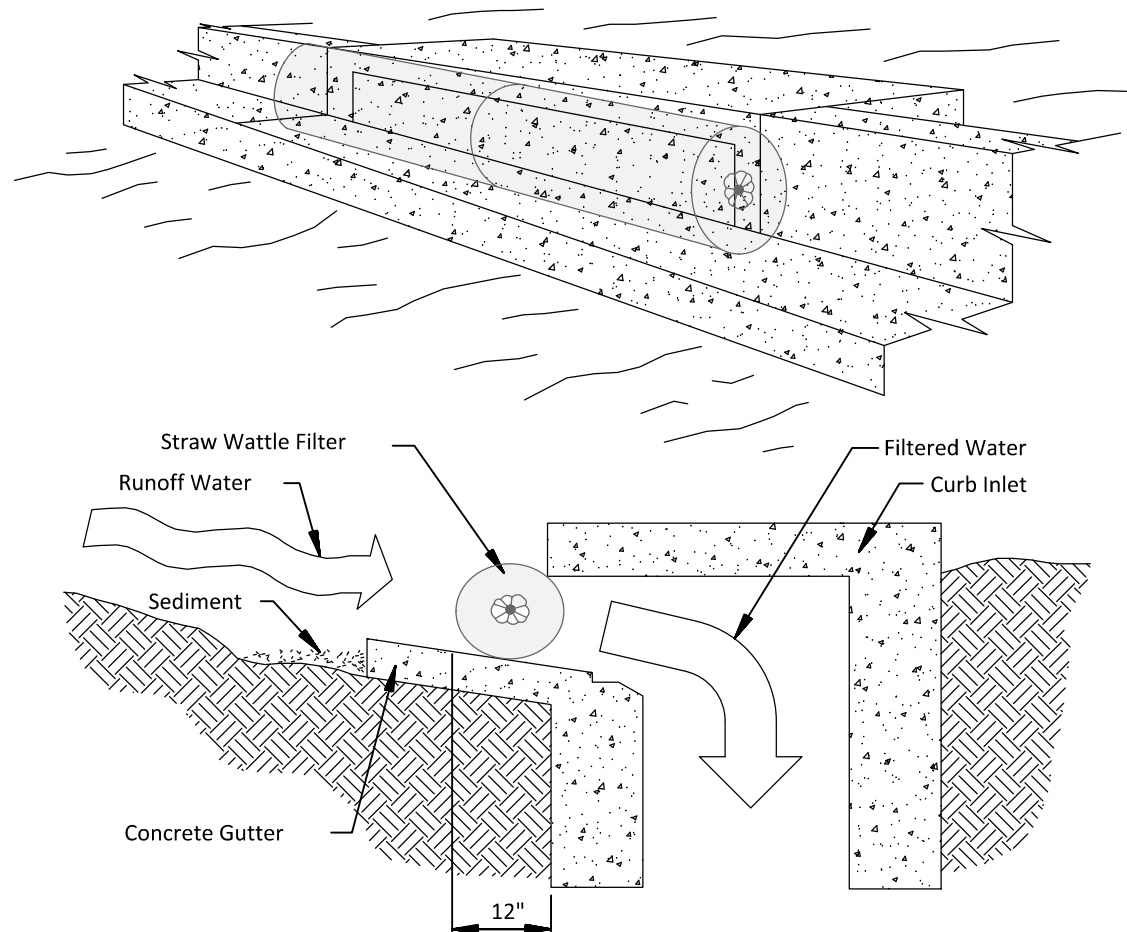
NOTES:

1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate To Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

Not to Scale

12-3-10

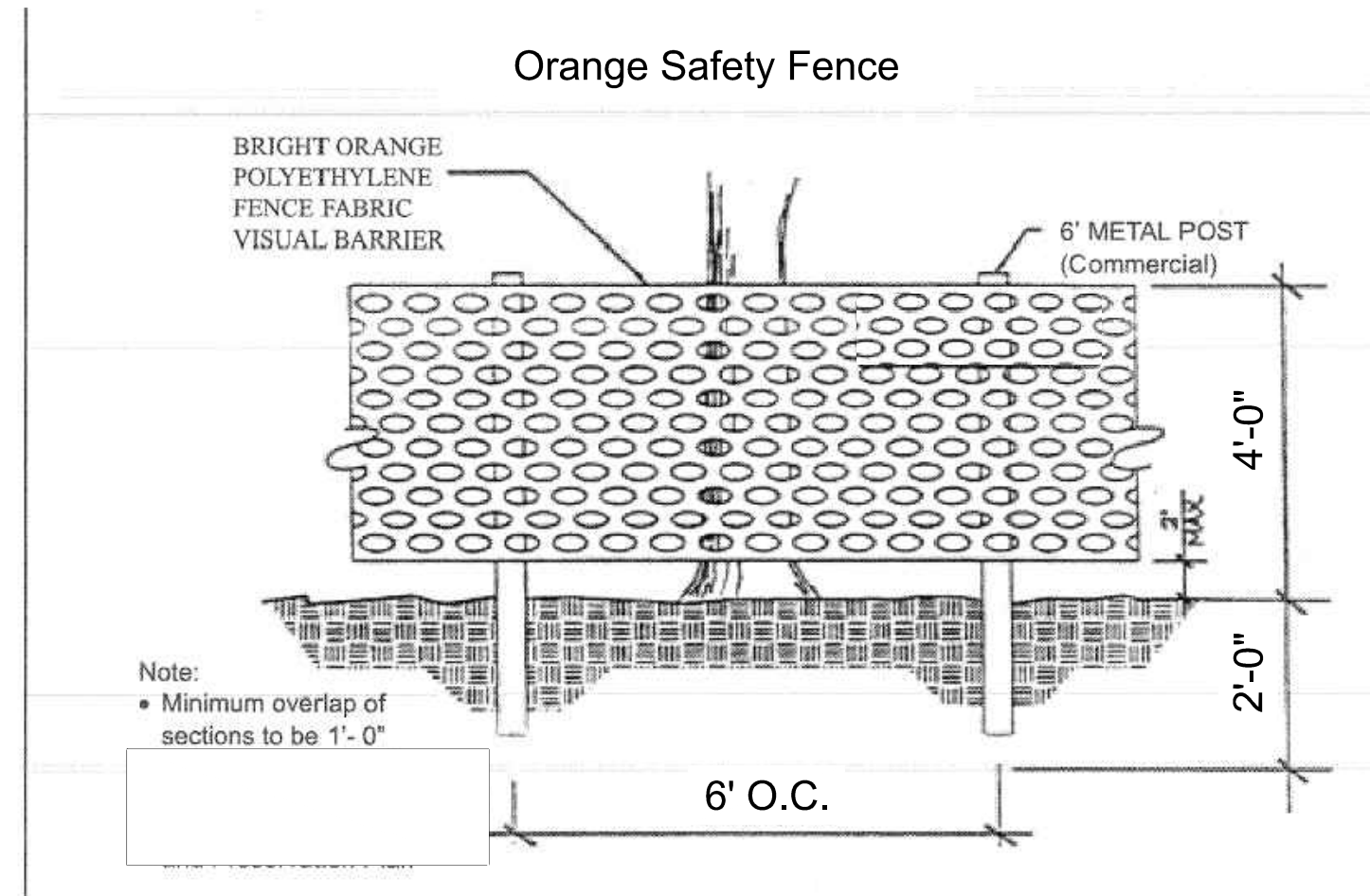


SPECIFIC APPLICATION

This Method of Protection is Applicable at Curb Inlets Where Ponding in Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.

TEMPORARY STRAW WATTLE CURB INLET
SEDIMENT FILTER

N.T.S.

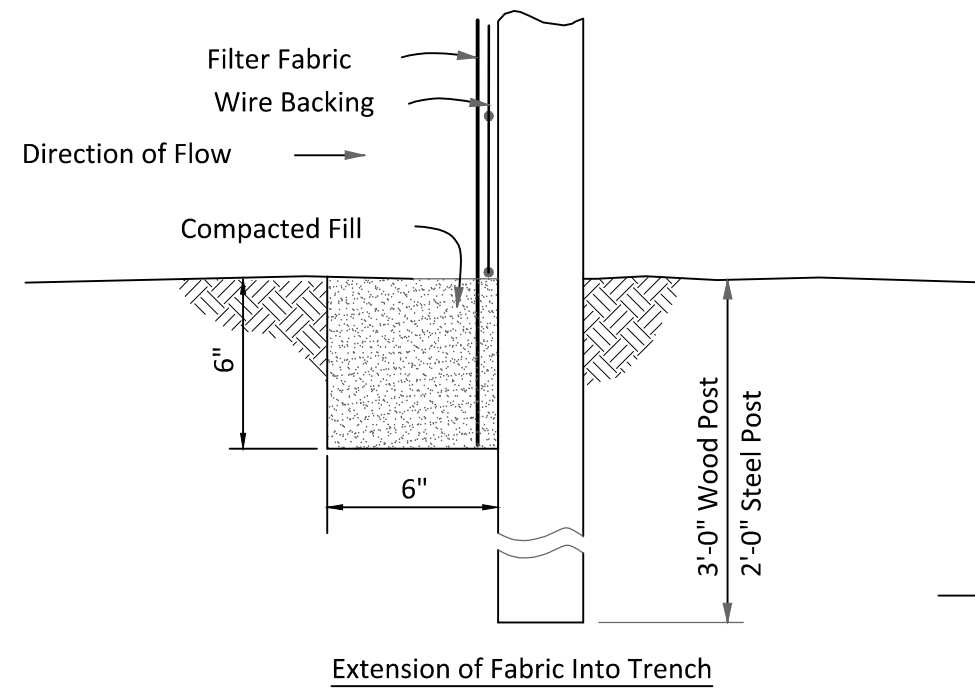


SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

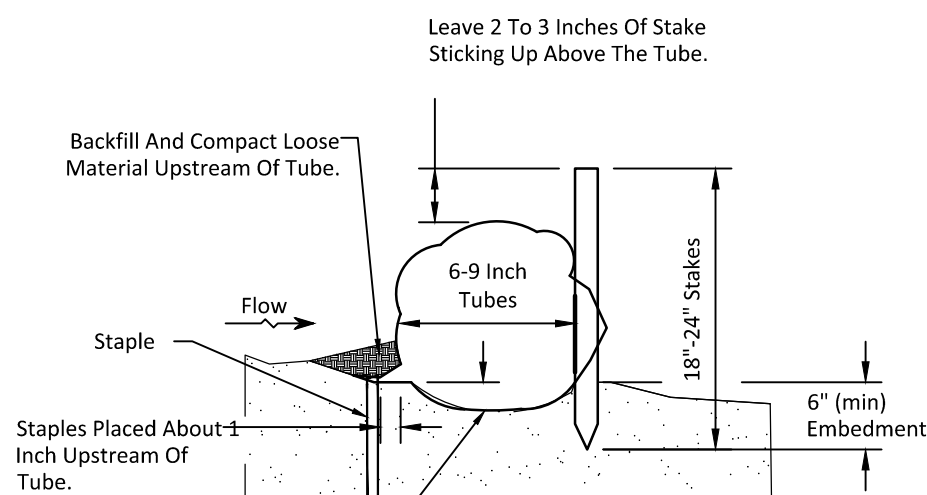
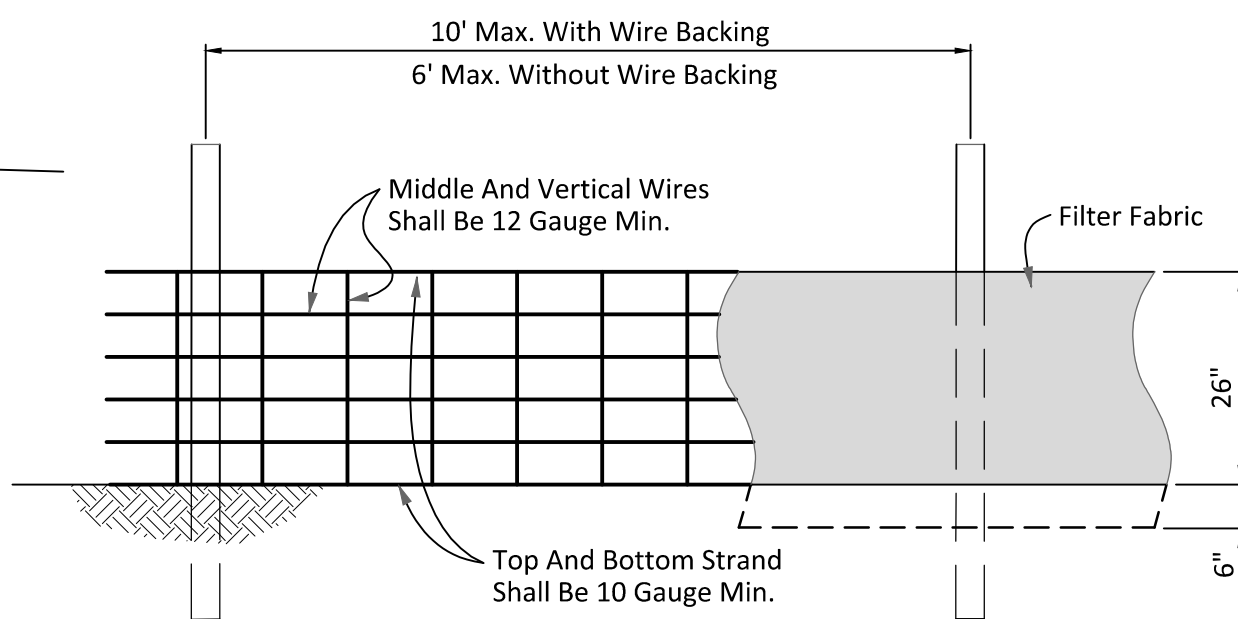
1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.



EC-12: SILT FENCE

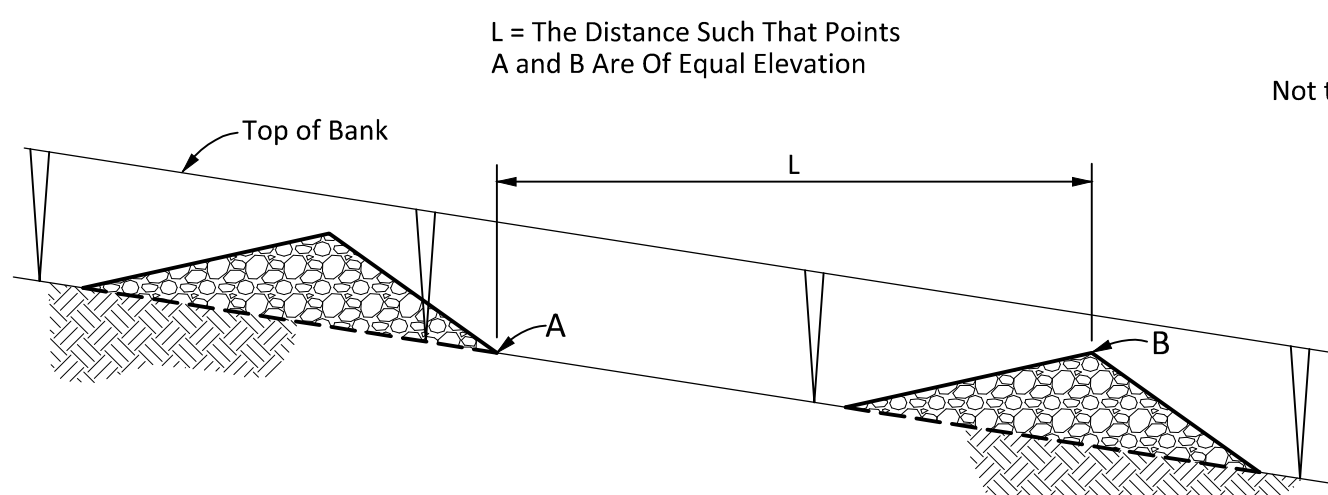
Not to Scale

4-23-10



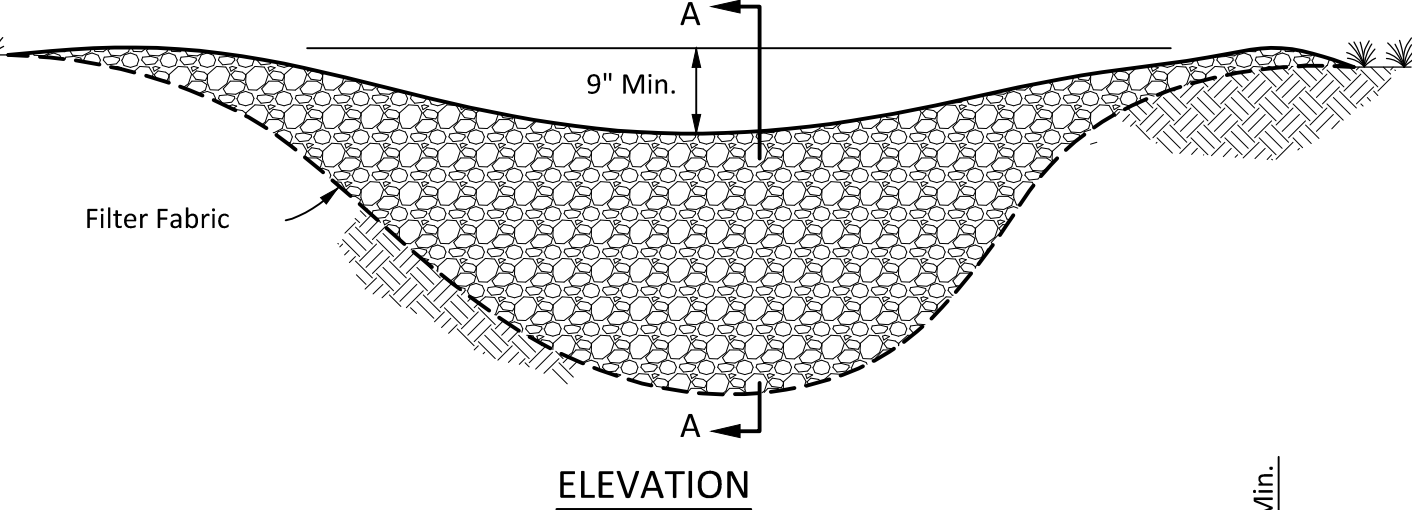
SIDE VIEW

L = The Distance Such That Points A and B Are Of Equal Elevation



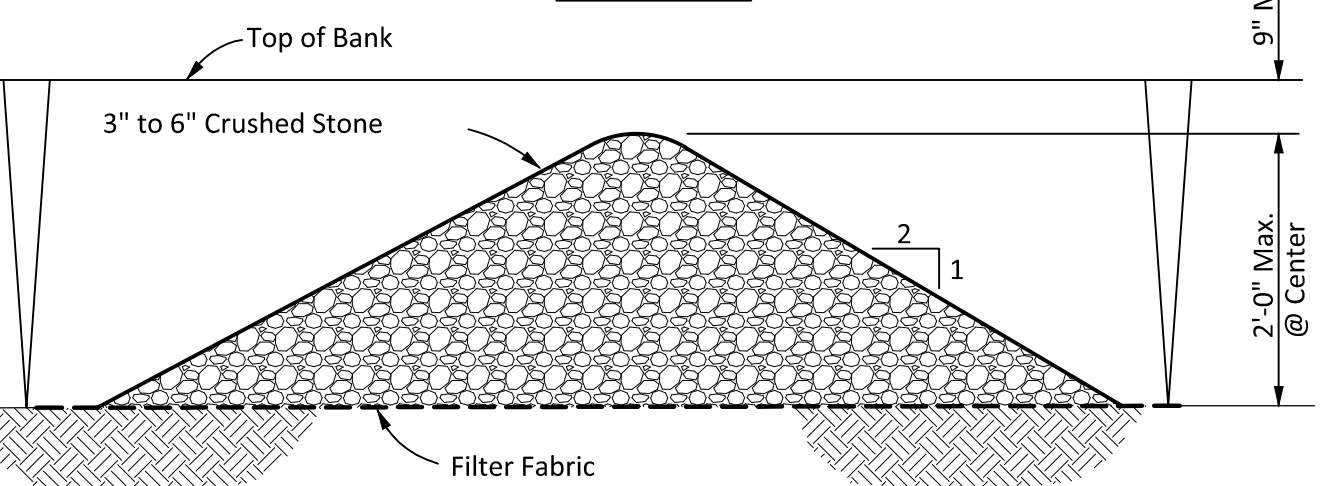
ELEVATION

9" Min.



SECTION A-A

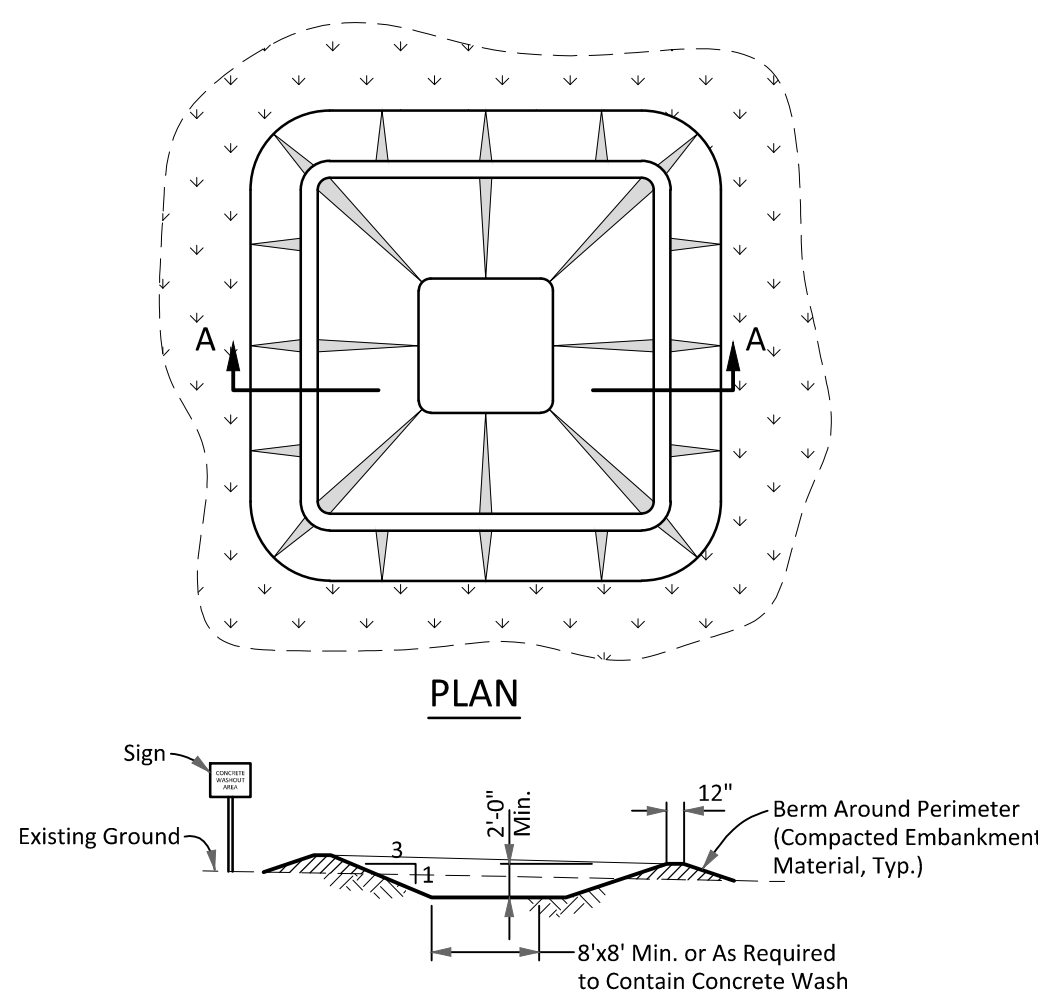
3" to 6" Crushed Stone



EC-60: TEMPORARY ROCK CHECK DAM

Not to Scale

9-20-10



EC-50: CONCRETE WASHOUT AREA

Not to Scale

4-21-10

NOTES:

1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.



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ASSOCIATES

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A NEW SCHOOL
RPS Elementary #17
Rogers, AR

DRAWN BY:

KES

CHECK BY:

PRF

ISSUE DATE

09/06/2022

PROJECT NO.

2129

REVISION DATES

S H E E T

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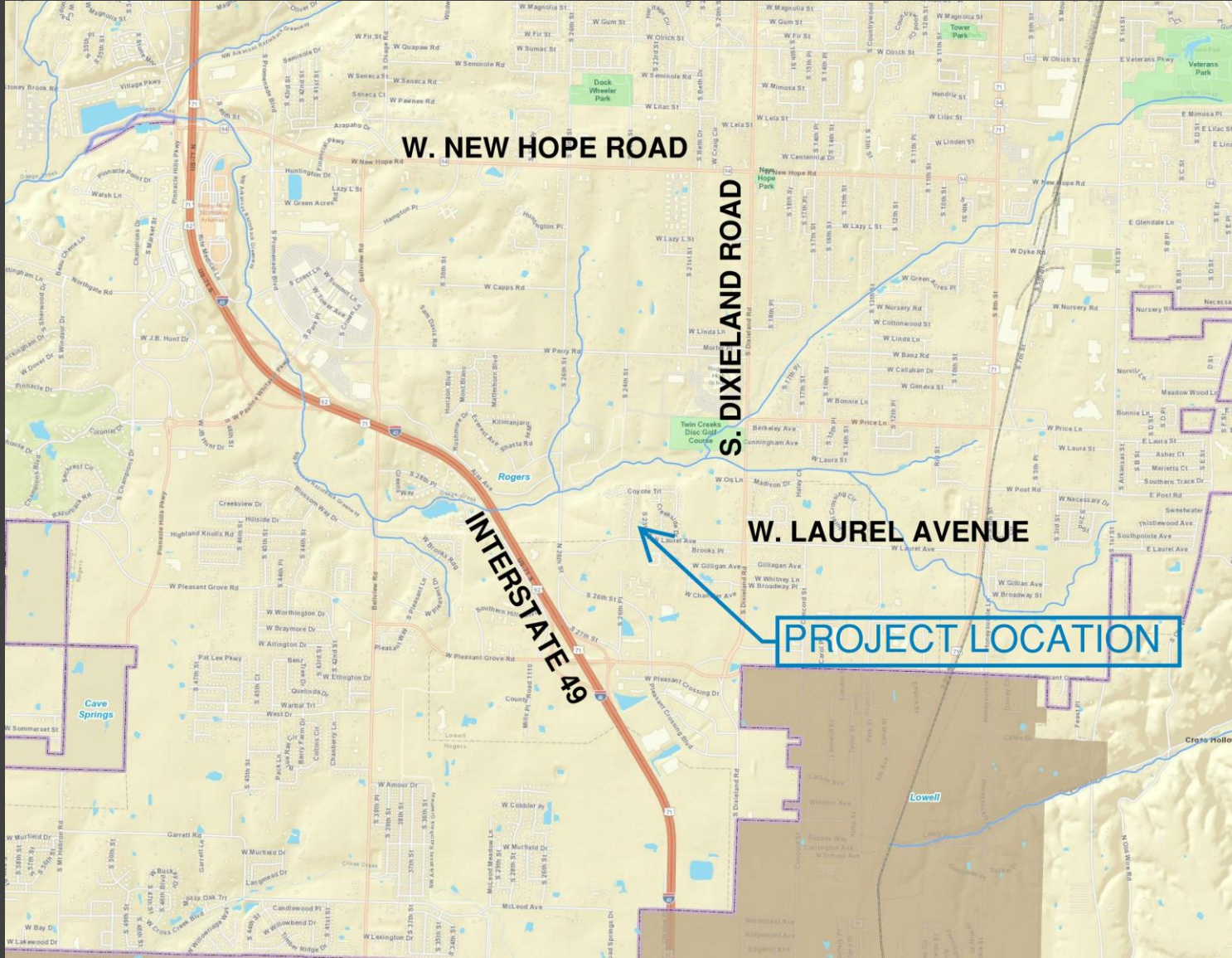
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Record Legal Description – Trustee's Warranty Deed L201907875

A part of the NE¼ of the SE¼ and a part of the NW¼ of the SE¼, with all being in Section 36, Township 20 North, Range 30 West, in the cities of Little Flock and Rogers, Benton County, Arkansas, described as beginning at a point located North 00° 04'46" East 751 feet from the Southeast corner of the NE¼ of the SE¼ of said Section 36; thence South 89° 59' 12" West 597.98 feet; thence North 89° 55'25" West 389.92 feet; thence North 89° 55' 12" West 329.79 feet; thence South 00° 17'25" West 414.34 feet; thence North 89° 51 '06" West 495 feet; thence North 00° 02'02" East 982.27 feet; thence South 89° 54'40" East 1815 feet, along the centerline of Stratton Road; thence South 00° 04 '46" West 567 .24 feet, along the centerline of Arkansas Highway No. 94 and North 2nd Street, to the point of beginning. The East 40 feet is subject to the right of way of said public road, the North 20 feet is subject to the right of way of said public road, and subject to the right of way of a twenty foot in width water line easement lying adjacent and parallel along the West side of the West right of way of public road, along the East side of subject property.



Variance: James LeFevre



Summary

Location

2801 South 24th Street

Parcel 02-17038-000

Nature of Request

Accessory structure height increase

Zoning

R-SF (Residential Single Family)

Current Use

Residential

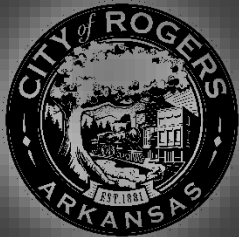
Representative

James LeFevre

Vicinity Map

Staff: Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

Variance: James LeFevre

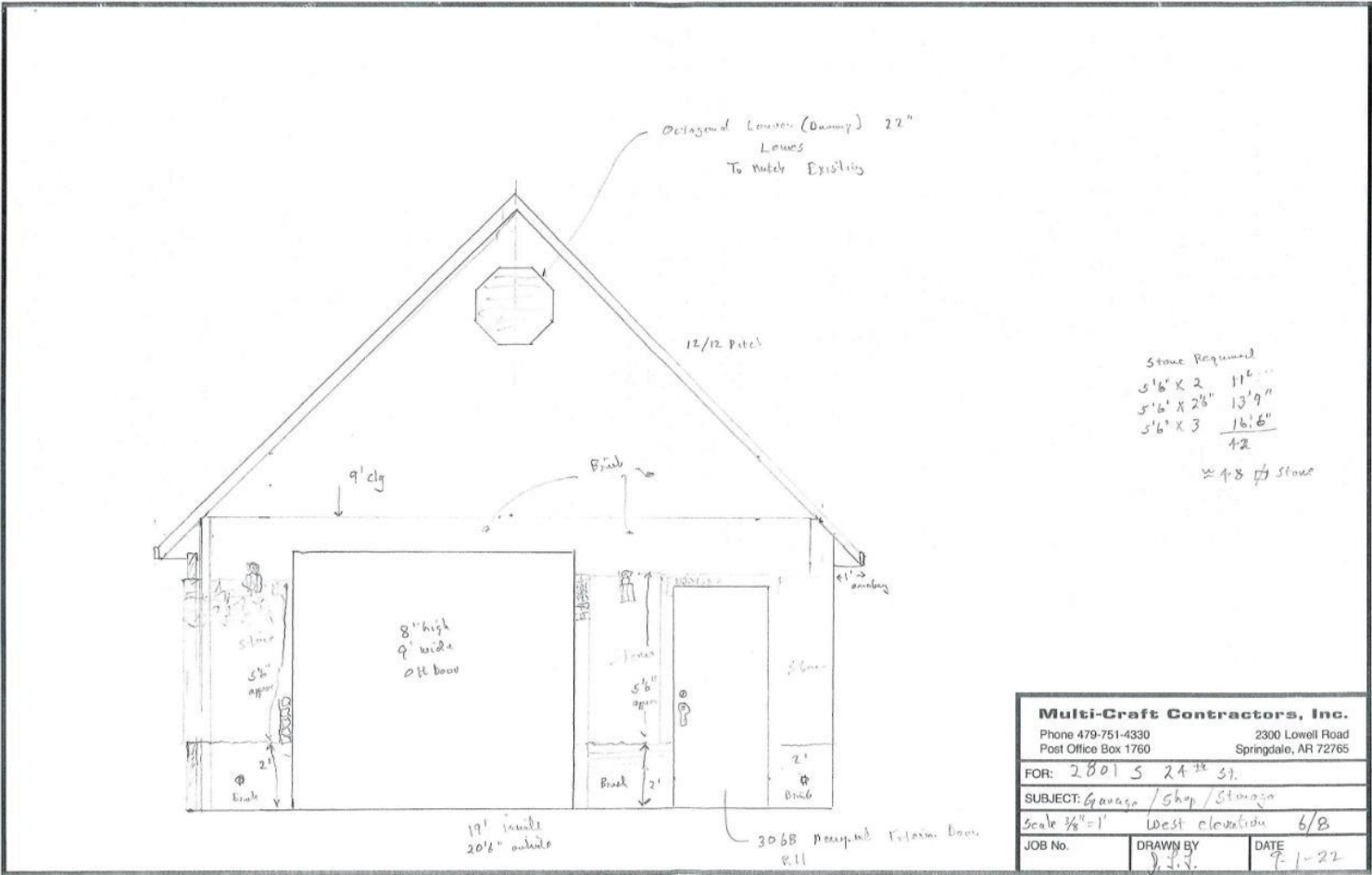


Request

A garage with a height of 19 feet 3 inches.

Stated Hardship

POA covenants require detached garages to match the architectural style and materials as the main residence.



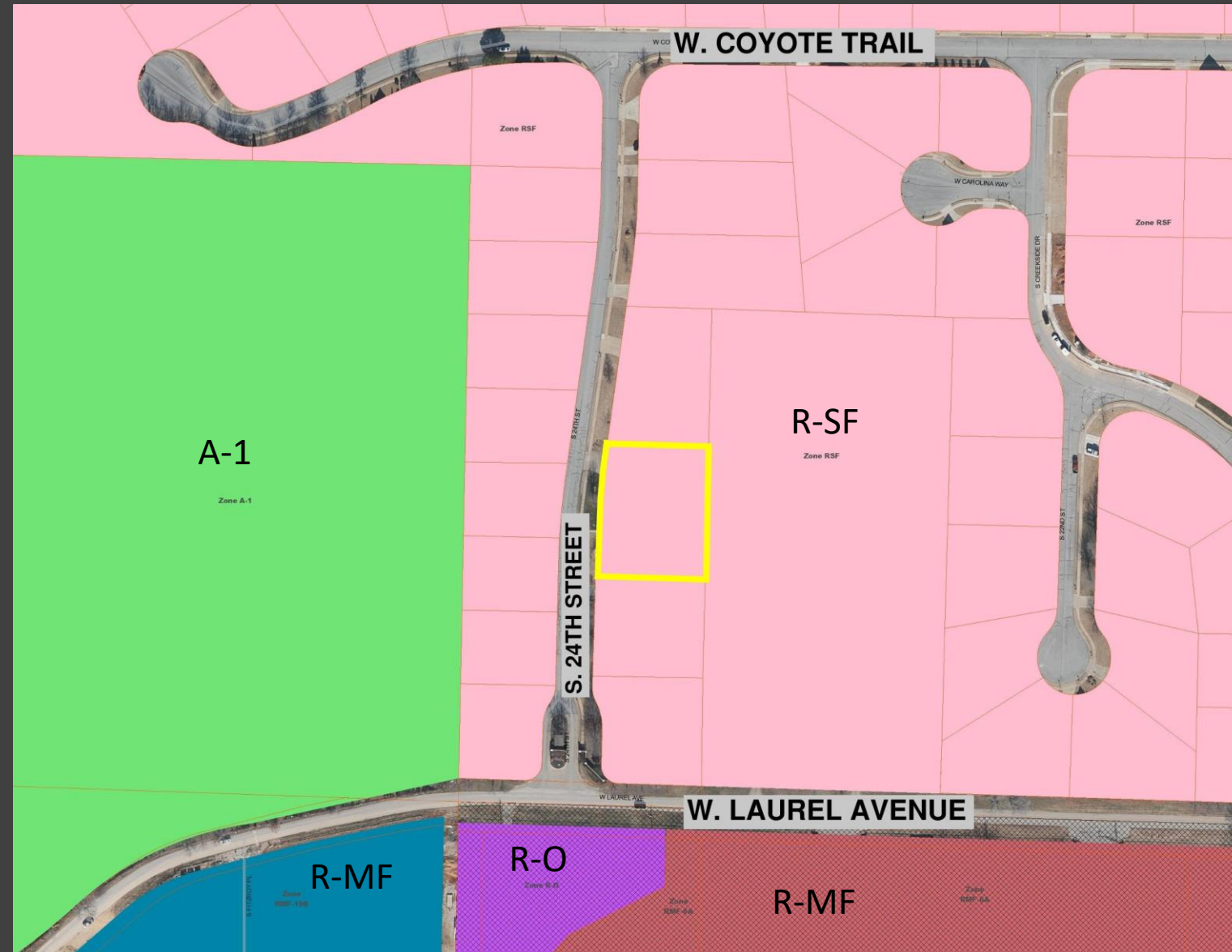
Site Plan

Variance: James LeFevre



Staff Findings

- The height maximum of accessory structures for R-SF zoning is 16 feet.
- Creekside's covenants do require garages to match the same architectural style as the main residence.
- However, they also require that no structure shall exceed the maximum height allowed by the City.
- The applicant states that other variances for height increases in this subdivision have been approved.
- Staff finds that there are coinciding requirements set by the covenants regarding this proposal. Due to past height increases that have been approved in this subdivision, staff recommends consideration.



Zoning Map

Variance: James LeFevre



Staff Recommendation:
CONSIDER

Aerial Image

Variance: James LeFevre



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.

Zoning:

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).

Public Input Received:

- a) POA members of the Creekside Subdivision have voiced their approval of the applicant's request



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

OFFICE USE ONLY

Permit Fee: 8100 (\$100)
Zoning: R-SF
App Number: 22-41
CityView Application: PL202200980
Date: 9/27/2022

VARIANCE APPLICATION

APPLICANT: James L. LeFevre

ADDRESS: 2801 S 24th St. SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2801 S 24th St.

PHONE #: 479-633-2483 EMAIL: james.lefevre.ppy@icloud.com

PROPERTY OWNER: James L. LeFevre PHONE #: 479-633-2483

REQUEST to ALLOW: Increase in height

POA Covenants Require Permitted Out Building To Match Roof Pitch
of house

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

POA Covenants Require Permitted Outbuilds To Match
Existing house structure in all ways

James L. LeFevre
Applicant Signature

9-6-22
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

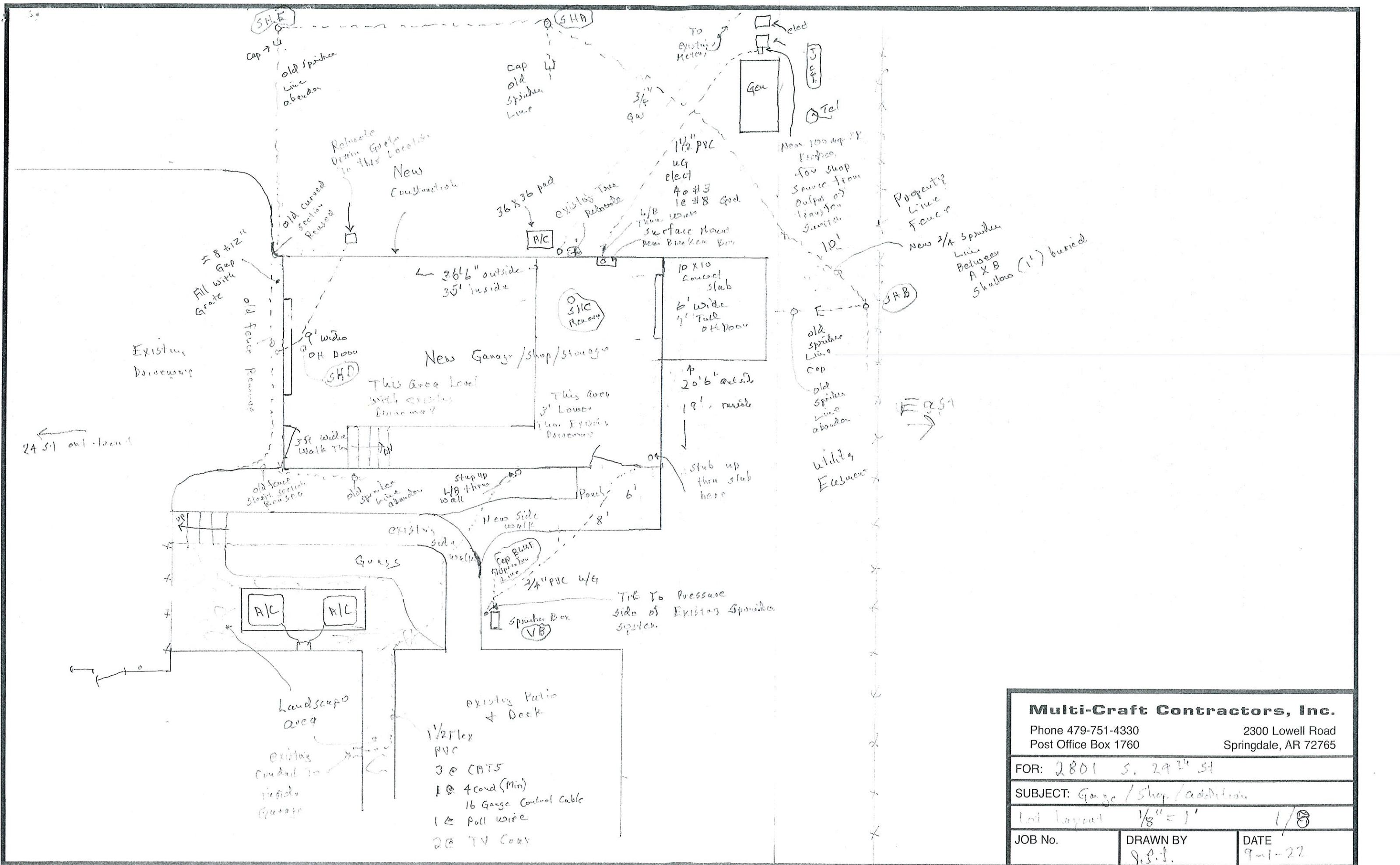
DATE FILED: 9/27/2022

PUBLIC HEARING DATE: 10/18/2022

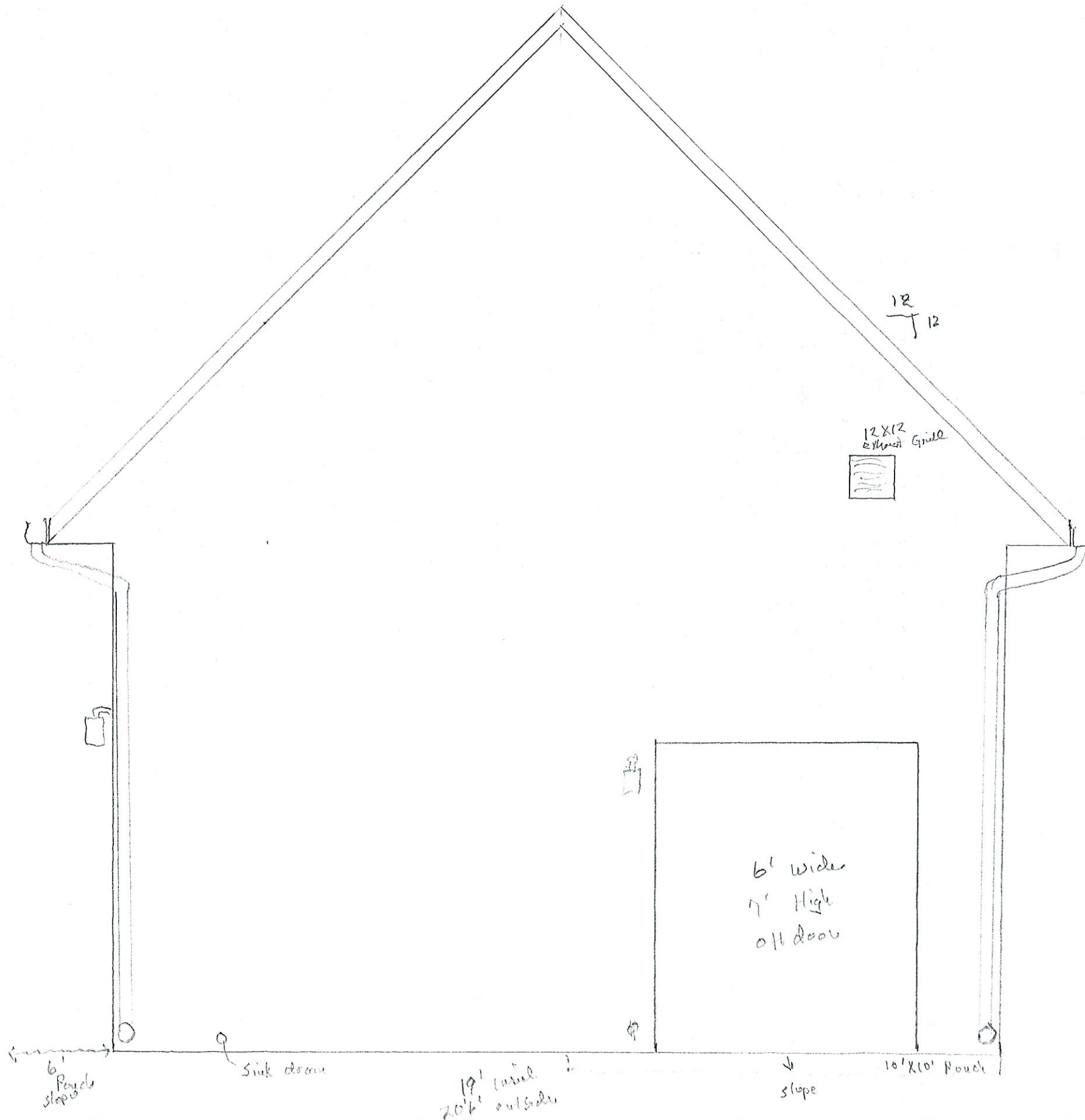
BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



Multi-Craft Contractors, Inc.		
Phone 479-751-4330		2300 Lowell Road
Post Office Box 1760		Springdale, AR 72765
FOR: 2801 S. 24th St		
SUBJECT: Garage / Shop / Addition		
Lot Layout 1/8" = 1'		1/8
JOB No.	DRAWN BY J.P.I.	DATE 9-1-22



Multi-Craft Contractors, Inc.

Phone 479-751-4330
Post Office Box 1760

2300 Lowell Road
Springdale, AR 72765

FOR: 2801 S. 24th St.

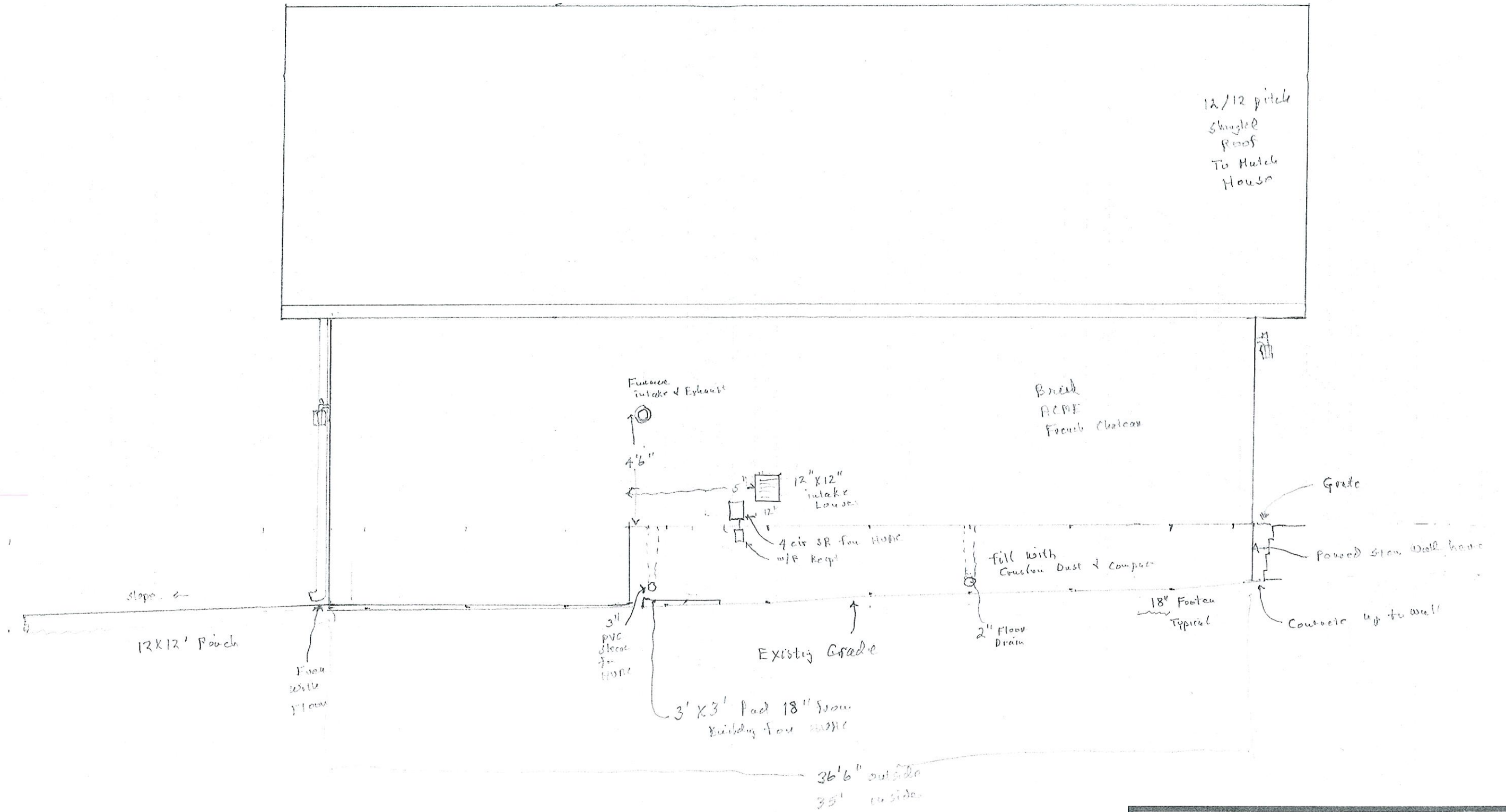
SUBJECT: Garage / shop / addition

East Elevation 3/8" = 1' 3/8

JOB No.

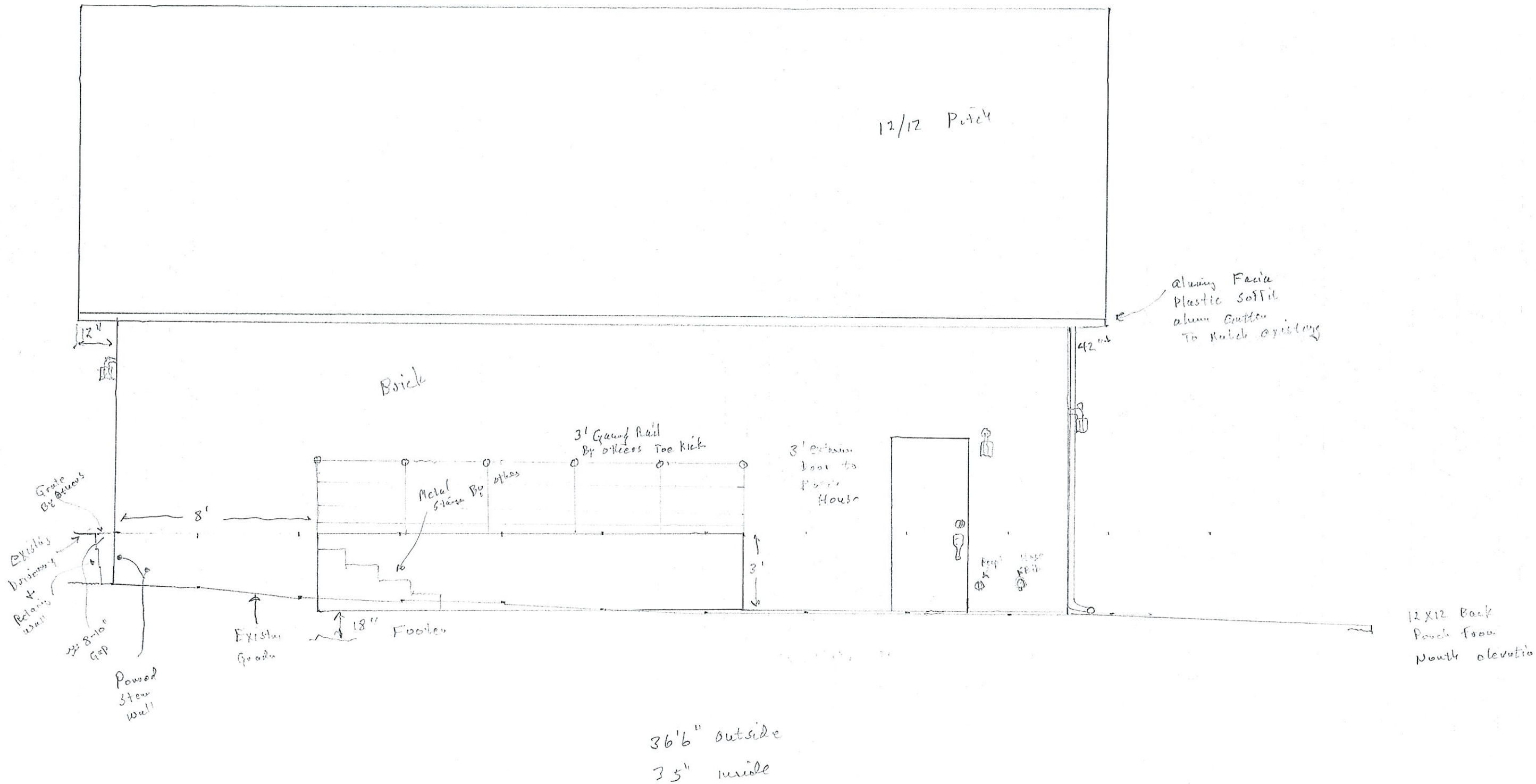
DRAWN BY
J. J. S.

DATE
9/1/21



North Elevation

Multi-Craft Contractors, Inc.		
Phone 479-751-4330		2300 Lowell Road
Post Office Box 1760		Springdale, AR 72765
FOR: 2801 S 24th St		
SUBJECT: Garage/Storage/Shop Addition		
Scale 1/4" = 1'-0"	North Elevation	4/8
JOB No.	DRAWN BY D. J. J.	DATE 9-1-22



Multi-Craft Contractors, Inc.

Phone 479-751-4330
Post Office Box 1760

2300 Lowell Road
Springdale, AR 72765

FOR: 2801 S 24th St.

SUBJECT: Garage/Storage/Shop addition

Scale 1/4\"/>

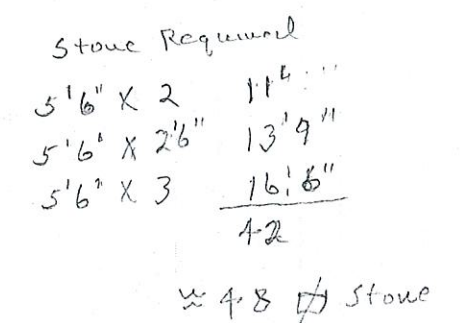
5/8

JOB No.

DRAWN BY
J. B. J.

DATE

9-1-22



9-1-22

Brick Calculations

East $(20'6" \times 12') + (12' \times 20'6" \div 2) = (246 \times 144) + (144 \times 246 \div 2) = 35,424 + 17,712 = 53,136$
 Remove $6' \times 7'$ for OH Door $72 \times 84 = 6,048$
 $53,136 - 6,048 = 47,088 \phi'' = 327 \phi ft$

West $(20'6" \times 12') + (12' \times 20'6" \div 2) = (246 \times 144) + (144 \times 246 \div 2) = 35,424 + 17,712 = 53,136$
 Remove $9' \times 8'$ OH Door + $6'10" \times 3'$ Door $10,368 + 2,952 = 13,320$
 $53,136 - 13,320 = 39,816 \phi'' = 276.5 \phi ft$

North $12' \times 38'6" = 144 \times 434 = 63,072 \phi'' = 438 \phi'$

South $12' \times 38'6" = 144 \times 434 = 63,072 \phi'' = 438 \phi'$
 Remove $6'10" \times 3'$ Door $63,072 - 2,952 = 60,120 \phi'' = 417.5 \phi'$

$1459^{00} \phi ft$ Brick
 $210,096 \phi''$

Builds Inside Dimensions $35' \times 19' = 665 \phi ft$

Union Builders Special $2\frac{5}{8} \times 9\frac{9}{8}$ with .375 Mortar Joint
 $2.625 + .375 = 3$
 $9.625 + .375 = 10.0$
 $= 30 \phi''$ per brick
 $= 7003.2$ Bricks

First Brick 6 wide X 6 Deep X 8 Tall

Builds Special 1" Shallow Trench King

$564 \text{ Bricks} \times 27 = 23,328 \phi'' = 162 \phi ft$

18 Br Rows X 6 Pans X 8 High

Multi-Craft Contractors, Inc.

Phone 479-751-4330 2300 Lowell Road
 Post Office Box 1760 Springdale, AR 72765

FOR: 2801 S 24th St.

SUBJECT: Brick & Mortar Calculations

JOB No. DRAWN BY DATE
 7/8 9-1-22

- ① spray foam all Walls & Underside of Roof Deck
- ② No ceiling / Trusses exposed
- ③ wall inside will be Oriented Strand Board 1/2" Thick
- ④ all Utilities Run exposed in emt conduit
- ⑤ Overhead doors with belt drive electric openers
- ⑥ Gap Between end of existing driveway and new building about 8"
- ⑦ Gap will be filled with open heavy duty grade by others (MCC personnel)
- ⑧ Gap on west elevation will be filled with aluminum deck plate by others (MCC personnel)
- ⑨ all electrical & HVAC & Plumbing by other (owner & MCC personnel)
- ⑩ Interior stairs by MCC personnel
- ⑪ Interior Guard rail by MCC personnel
- ⑫ Underground elect & Cable in conduit Run under New Building - Caution Tape above - be careful
- ⑬ 24' section at Driveway Height on N & 8' section on S & 24' section on west need Insulate down to ground level
- ⑭ Back Concrete porch on East side shall match slab height at small off door
- ⑮ Small Porch on S Door shall have a small step down (approx 3")
- ⑯ Sidewalk on S side shall connect to existing as shown
- ⑰ Services for Building

Elect from new 100 amp 3 R Box at Gen X-fer switch UG To MLO Panel in New Building

Gas from existing Gas Line at meter UG To outside on N elevation near indoor furnace location

Water Water for existing Lawn sprinkler Box UG To hose Bib & Sink (CW only/No Sewer) for Plant Potting

Low Voltage 1/2" PVC From SE corner of new building to outside of S window of house Theater Room

2 coax

3 cat 5

1 Pull Wire

1 3 Cond #18 MV DC

- ⑱ Building will have alarm system & smoke & motion sensor tied to existing house system by others

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2300 Lowell Road

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Springdale, AR 72765

FOR: 2801 S 24th St.

SUBJECT: Misc Notes

8/8

JOB No.

DRAWN BY

DATE

J. J. J.

9-1-22

lots, except on a "building site" as defined above.

No building, except a single family residential building, with approved guest accommodations, caretaker and household servant's quarters, together with detached garage and/or such other accessory buildings as may be permitted by local land use or ordinances, and as may be approved by ACC, shall be permitted. Such accessory buildings shall not be used or in connection with multi-family living, and each building site shall be used for no more than one family, together with attendants or domestic servants of that family. All such buildings shall conform to all Benton County ordinances and Rogers City Ordinances as may apply. Additionally, no easements for ingress, egress, utilities or for any other use may be placed on any lot for the purpose of gaining access or providing utilities to any property outside of the subdivision.

5.2 Building Type.

5.2.1 No residence shall be constructed that is less than two thousand seven hundred (2,700) square feet of heated area, exclusive of carports, garages, basements and storage rooms. Of the total heated area, at least two thousand seven hundred (2,700) square feet of heated area must be on the ground floor, unless the total heated area of the resident shall be three thousand five hundred (3,500) or more, in which event the ground floor may have a total area of no less than two thousand one hundred (2,100) square feet.

Requirement
to be
constructed
in same
architectural
style and
materials.

5.2.2 A minimum of one (1) two-car garage, measuring at least twenty-four feet by twenty-four feet (24' X 24') will be required for each dwelling and must be kept and maintained as part of the house. Three (3) car garages are encouraged. Detached garages shall require ACC approval and shall be constructed in the same architectural style and materials as the main residence. Detached garages may contain shops, guest quarters and home offices on the ground floor or second floor using inside stairs. The ground floor of a detached garage must be a garage, but, in addition, may contain shops, guest quarters, and home offices to exist in the back of the ground floor or second floor using inside stairs. Each Owner, Member and Resident shall use their respective best efforts to park and store their automobiles within the garage. All garage doors shall be equipped with an automatic and remote controlled door opener. Additionally, no garage shall ever be changed, altered, reconstructed, or otherwise converted for any purpose inconsistent with the garaging of automobiles unless approved in writing by the ACC.

Requirement
to not exceed
in height the
maximum
height allowed
by the City.

5.2.3 Setback Requirements shall be described within the Residential Design Guidelines and shall not be less stringent than those required by applicable Zoning Ordinance or any other statutes, rules, regulations and ordinances of the City or any other governmental authority having jurisdiction over the Addition. The ACC may establish additional setback lines (for fences, wall and for buildings) from the front property line of each Residential Lot at varying distances.

5.2.4 No Structure on any Residential Lot shall contain more than two (2) stories unless the third story is an underground or walk out basement or exceeds, in height, the maximum height allowed by the City, such height to be measured and determined in accordance with the methods approved by the City.

5.2.5 All driveways shall be constructed of concrete, stone or brick only. No gravel, asphalt or dirt driveways shall be permitted.

5.2.6 No above ground-level swimming pools shall be installed on any Lot.

From: gordon knetzer knetzer@sbcglobal.net
Subject: Re: Plan approval for oversized single car garage addition for my house.
Date: September 1, 2022 at 4:37 PM
To: Beverly Miller beverlyjmiller56@gmail.com
Cc: James LeFevre jlefevre1@me.com, JIM WOODRUFF jawoodruff1@cox.net, Mayer John John@mayerteamrealty.com

Jim,
I think your building a MAN CAVE!!! It looks good to me! Go for it!!!

Board Member #1
Gordon Knetzer

Sent from my iPhone

On Sep 1, 2022, at 4:30 PM, Beverly Miller <beverlyjmiller56@gmail.com> wrote:

Sorry I am late responding. We have been out of the country and Jose got home late last night. I approve the oversized garage addition assuming the color of paint, materials etc., will match the house and are in POA guidelines.
Beverly

Sent from my iPhone

On Sep 1, 2022, at 11:46 AM, James LeFevre <jlefevre1@me.com> wrote:

As soon as I can. There were a couple of small errors on my submittals. The roof pitch is 12 12. And the building is 2 foot too short.

Jim — Board Member #2 Jim Woodruff

Sent from my iPhone

On Sep 1, 2022, at 09:19, JIM WOODRUFF <jawoodruff1@cox.net> wrote:

jim i approve as long as you are following creekside rogers poa covenant guidelines . when are you hoping to start?
woodruff

On August 30, 2022 at 2:09 PM James LeFevre <jlefevre1@me.com> wrote:

I thought it would be best if I did not approve my own plans.

I have attached what I propose to do.

Thanks

Jim

Begin forwarded message:

From: <Copier@multi-craft.net>
Date: August 30, 2022 at 12:55:45 PM CDT
To: <jll@multi-craft.net>

Zachary Bial-sang

19' 3"
height

James LeFevre P.E.
Creekside ACC Chairman



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 **October 18, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **James Lefevre** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow an increase in height for an accessory structure** at **2801 S. 24th St.** in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-17038-000

LOCATION:

2801 S. 24th St.

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday October 2, 2022**
BILL THE CITY OF ROGERS

