



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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**BOARD OF ADJUSTMENT
MINUTES
July 14, 2022**

MEMBERS PRESENT:

Hannah Cicioni
Matthew Loos
Aaron Smith
Eriks Zvers

STAFF ATTENDING:

Lori Ericson, City Planner
Kyle Belt, Planner I
Karen Perez, Planning Technician

Board member Matt Loos called the meeting to order at 5:00 pm in the Community Room at Rogers City Hall.

Roll call was taken – members attending as noted above.

NEW BUSINESS

- 1. (VAR 22-24) A request by Ryan Ward to allow an increase in height for an accessory structure at 2245 S. Dixieland Rd., in the R-SF (Residential Single Family) zoning district.**

Planner, Kyle Belt, stated the applicant is requesting a variance to allow an accessory building at a maximum height of 22'6". He also notes the purposed 5000 sf accessory structure is also larger than the primary residence and does not meet the definition of an "accessory building".

Ryan Ward, applicant, stated that the height increase is needed for a recreational vehicle. In order to pull the RV into the building he would need 14 foot walls. He mentioned decreasing the size of the garage and bring that to the board.

Loos opened the public hearing

Teresa Merwin, concerned neighbor, objected to the height and length of building. She also wanted assurance that the building would not be used for commercial business. In the past she

has seen tow trucks and towed cars out on the property, and with the size of the purposed shop that would continue.

Richard Fisher, whose mother lives next door, spoke on the size of the purposed 5000 sf accessory building is a bit much for one recreational vehicle.

The public hearing was closed.

Zvers explained that due to the purposed structure not meeting the definition of an accessory building in the R-SF zoning the item be table until applicant can come back and purpose a smaller structure that will fit the definition of “accessory building”. He did not want to take any action on the height until that was resolved.

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

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

TABLED

2. (VAR 22-25) A request by Terry Howard for Kum & Go to allow an additional wall sign with sign area increase at 101 W. New Hope Rd., in the C-3 (Neighborhood Commercial) zoning district.

Planning Technician, Karen Perez, stated the applicant is requesting an additional wall sign and sign area increase. She notes while there is no site specific hardship the request is similar to what has already been approved at other Kum & Go locations.

Terry Howard, representative, confirmed that this is the exact same layout as what was recently approved at the Pinnacle/Pleasant grove location.

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

Zvers stated this was a reasonable request.

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

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

APPROVED

ACTION ON MINUTES

Previous minutes: June 9, 2022

Motion by Zvers to accept the prepared minutes for the April 14, 2022 meeting of the Board of Adjustment as presented. Second Smith.

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

APPROVED

ADJOURNMENT

Meeting adjourned at 5:21 pm. by Board Member Matthew Loos.

As recorded by:

Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:

Matthew Loos, BOA Secretary