



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
June 9, 2022**

MEMBERS PRESENT:

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

STAFF ATTENDING:

Lori Ericson, City Planner
Kyle Belt, Planner I
Christina Moore, Planner I
Zachery Birdsong, Planner I
Karen Perez, Planning Technician

Board member Hunter Fry 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.

OLD BUSINESS

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

Planner, Justin Couch, stated the request was to allow a 24' 6" tall accessory dwelling unit that was already built and is exceeding the maximum 20' height for an ADU.

City Planner, Lori Ericson, explained the item was tabled because no hardship was provided. Will Kellstrom was present to speak.

Will Kellstrom described Miss Campbell's lot is out by the lake and to the back of her house there is pretty steep topography. This makes the shed be at a lower elevation than the houses in the area. Because the lot slopes downwards the height increase is needed in order for the door to be tall

enough to park a RV. The main reason for the building was to have a garage apartment in the upstairs for Miss Campbell's son who has cancer. In order to have parking space for an RV and a decently sized apartment one can actually stand up in. The roof pitch was necessary as well as needed for a stable structure. Kellstrom went on to explain that the ADU is 59 feet away from the abutting neighbor.

Cicioni questioned if the sidewalls will be 16 feet tall.

Kellstrom confirmed and stated the walls need to be tall enough to fit a general RV.

Fry opened the public hearing.

James Holtby, abutting neighbor, provided a photo of the ADU that can be seen from the living room and spoke with concerns. He mentions that while Miss Campbell's house is further up the hill, his is still level. He also notes how unfortunate it was that they cleared a lot of trees that could have provided privacy.

The public hearing was closed.

Board members discussed.

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

Voice vote: YES – Unanimous *Motion carried*

APPROVED

NEW BUSINESS

- 1. (VAR 22-21) A request by Advanced Lighting & Sign Service to allow an additional wall sign and an increase in height and sign area for a directional sign at 4007 W. Walnut Street, in the C-2 (Highway Commercial) zoning district.**

Planning Technician Karen Perez provided a staff report, explaining that a variance was granted for two additional wall signs and the increase in height and sign area for the directional sign back in 2017 for the previous tenant.

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

Cicioni stated she found this request to be reasonable.

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

Voice vote: YES– Unanimous *Motion carried*

APPROVED

2. (VAR 22-22) A request by R&R Custom Contractors, LLC allow the extension of an existing covered patio to add an outdoor kitchen at 2415 W. McKinley Blvd. in the RSF-5 (Residential Single Family, 5 unit per acre) zoning district.

Planner, Christina Moore, stated the applicant is trying to reduce the 20 foot rear yard setback by 13 feet to extend an existing patio to add an outdoor kitchen leaving 7 feet.

Michael Johnson, representative, stated he had nothing to add.

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

Allen commented how the front of the lot was huge with not much room in the rear.

Cicioni also commented on the position of the house and how the patio will be abutting the street and not a neighbor's backyard or a fence. She found this to be reasonable.

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

Voice vote: YES– Unanimous *Motion carried*

APPROVED

ACTION ON MINUTES

Previous minutes: May 19, 2022

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

Voice vote: YES - Unanimous *Motion carried*

APPROVED

ADJOURNMENT

Meeting adjourned at 5:21 pm. by Board Member Hunter Fry.

As recorded by:

Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:



Matthew Loos, BOA Secretary