



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
April 14, 2022**

MEMBERS PRESENT:

Hannah Cicioni
Matt Loos
Aaron Smith
Eriks Zvers

STAFF ATTENDING:

John McCurdy, Community Development Director
Lori Ericson, Planning Administrator
Justin Couch, Planner I
Christina Moore, Planner I
Zachery Birdsong, Planner I
Karen Perez, Planning Technician

Board member Aaron Smith called the meeting to order at 4:00 pm in the Community Room at Rogers City Hall.

Roll call was taken – members attending as noted above.

NEW BUSINESS

- 1. (VAR 22-14) A request by Jose Vasquez for El Campesino Market to allow two additional wall signs at 1902 S. 8th St in the C-4 (Open Display Commercial) zoning district.**

Perez stated the request is to allow two additional wall signs. If approved the applicant would still be under the allowed sign area. There is not a site specific hardship but the applicant stated the decrease in sales over the past year and half due to the pandemic as a reason for the request.

Rodriguez, representative, explained his request and stated his reasoning for needing the additional signs.

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

Cicioni stated that she found this request reasonable, given if approved the applicant would still be under the allowed sign area. She also noted that the business next door has multiple wall signs.

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

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

APPROVED

2. (VAR 22-15) A request by Ryan & Keisha Stearle to allow a reduction of the rear and side setback at 2603 W. Armour Drive in the R-SF (Residential Single Family) zoning district.

Couch explained the request and stated the applicant brought in a revision to the submitted site plan. Pending approval the applicant intends to install a pool house with an attached storage shed. Couch notes the hardship to be insufficient.

Ricky Hill with Satterfield Land Surveyors, representative, explained the changes made to the site plan were cause due to the future relocation of the utilities.

Smith opened the public hearing.

Ryan, applicant, further clarified the request was for a closed up pavilion plus storage shed. The main reason for the request was really to get separation from his home. He noted the way his house sits on the cul de sac with the front setback, the whole house is scooted further back on the lot, making his backyard narrow. Due to the utility relocation the proposed structure has been moved closer to his home and reduced in size. Ryan then brings up surrounding homes with standalone structures built in the same way.

Staff questioned how much into the setback the applicant will be, and stated that will be the only issue the board would consider today.

Ryan replied that with the new revisions he will only be encroaching in the 10 foot side setback by 3 feet.

The public hearing was closed.

Cicioni questioned if the reduction would even be needed due to the size of the structure being reduced. She stated there is no site specific hardship keeping the structure from impeding into the setback as it currently sits with the reduced size. She commented the structure could be moved to avoid the encroachment.

Applicant and board members discussed.

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

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

TABLED

ACTION ON MINUTES

Previous minutes: March 10, 2022

Motion by Zvers to accept the prepared minutes for the March 10, 2022 meeting of the Board of Adjustment as presented. Second by Loos.

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

APPROVED

ADJOURNMENT

Meeting adjourned at 4:20 pm. by Board Member Aaron Smith.

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