



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

**BOARD OF ADJUSTMENT
MINUTES
February 10, 2022**

MEMBERS PRESENT:

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

Elizabeth Cisneros was not in attendance.

STAFF ATTENDING:

John McCurdy, Community Development Director
Lori Ericson, Planning Administrator
Kyle Belt, Planning Services Manager
Karen Perez, Planning Technician
Gloria Garcia, Planning Technician

Chairman Hunter Fry 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. Board Member Elizabeth Cisneros was not present.

NEW BUSINESS

1. (VAR 22-04) A request by Seiz Sign Company to allow two additional wall signs at a business located at 1720 W. Walnut Street in the C-2 (Highway Commercial; Overlay) zoning district.

The item was tabled .

- 1. (VAR 22-05) A request by Stephen and Anna Erixon to allow a foot rear building setback reduction for a proposed patio expansion located at 7027 W. Brookview Road in the N-R (Neighborhood Residential) zoning district.**

Perez stated the reduction is to allow a patio expansion and has received approval from the POA.

Erixon, applicant, stated they have an uncovered patio that has received damage from golf balls due to being on a driving range. Staff, stated that sounds like a hardship that wasn't included in the report.

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

Cicioni, stated that was a reasonable request to prevent further damage to their property.
Smith agreed.

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

Voice vote: YES – Unanimous *Motion carried*

APPROVED

- 2. (VAR 22-06) A request by PDF Designs on behalf of Johnathan and Kattie Allen to allow a side setback reduction for a proposed pool located at 7401 W. Osage Valley Court in the RSF-5 (Residential Single Family, 5 units per acre) zoning district.**

Garcia stated the reduction is to allow the installation of a pool. Due to the irregular shaped lot, there is limited buildable with the existing setbacks.

There was not a representative at the meeting.

Board members decided to move forward with request.

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

Board members and staff discussed.

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

Voice vote: YES – Unanimous *Motion carried*

APPROVED

- 3. (VAR 22-07) A request by Sign Planet on behalf of Ozark Prime Chophouse to allow an additional wall sign located at 3300 Pinnacle Hills Parkway in the C-2 (Highway Commercial) zoning district.**

Garcia stated the request is to allow one additional wall sign. The applicant would like to install the sign in the same location as the previous tenant.

Meadors, represented the request, and stated her client is requesting the third wall sign to help direct traffic.

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

Allen asked if the sign was the same size as the previous tenant and if additional sign area is needed. Staff confirmed the size would remain the same and no additional sign area would be needed.

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

Voice vote: YES – Unanimous *Motion carried*

APPROVED

4. (VAR 22-08) A request by Stephen Hall to allow a reduction of the rear setback for a proposed pool located at 203 Camelot Drive in the RSF-5 (Residential Single Family, 5 units per acre)

Garcia stated the request to allow a hybrid pool in the rear setback and utility easement.

Hall, applicant, explained his request and confirmed approval from POA.

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

Board members, staff, and applicant discussed the request.

Motion by Eriks Zvers to APPROVE the variance. Second by Josh Allen.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

5. (VAR 22-09) A request by Derek Hillyer to allow a reduction of the rear and exterior side setbacks for a proposed garage located at 522 N. 3rd Street in the R-DP (Residential Duplex; Patio Home) zoning district.

Perez stated there would be a seven-foot exterior reduction and a twelve-foot reduction in the rear for the replacement of a garage.

Hillyer, applicant, stated that if he built the garage to meet the setback he would have no yard space.

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

Smith, recused himself from the request.

Board members discussed.

Motion by Hannah Cicioni to APPROVE the variance. Second by Josh Allen.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

ACTION ON MINUTES

Previous minutes: January 13, 2022

Motion by Allen to accept the prepared minutes for the January 13, 2022 meeting of the Board of Adjustment as presented. Second by Zvers.

Voice vote: YES - Unanimous *Motion carried*

APPROVED

ADJOURNMENT

Meeting adjourned at 4:26 pm. by Chairman 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