



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

**BOARD OF ADJUSTMENT MEETING AGENDA
SEPTEMBER 19, 2023
5:30 PM**

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/82630952933](https://us02web.zoom.us/j/82630952933)

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS' ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

OLD BUSINESS:

1. **(VAR 23-30) A request by Kurtis and Haley Hahn for a variance to allow a reduction in the rear building setback at 5402 S. 45th Ct. in the RSF-5 (Residential Single Family, 5 units per acre) zoning district.**

- *STAFF: Nick Little*
- *REPRESENTED BY: Kurtis and Haley Hahn*

NEW BUSINESS:

1. **(VAR 23-31) A request by Jiffy Trip for variance to allow an increase in height for an accessory structure at 1310 W. Walnut Street in the C-2 (Highway Commercial) zoning district.**
 - **STAFF: Christina Moore**
 - **REPRESENTED BY: Don Rose, Jiffy Trip**



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ACTION ON MINUTES:

ADJOURN:

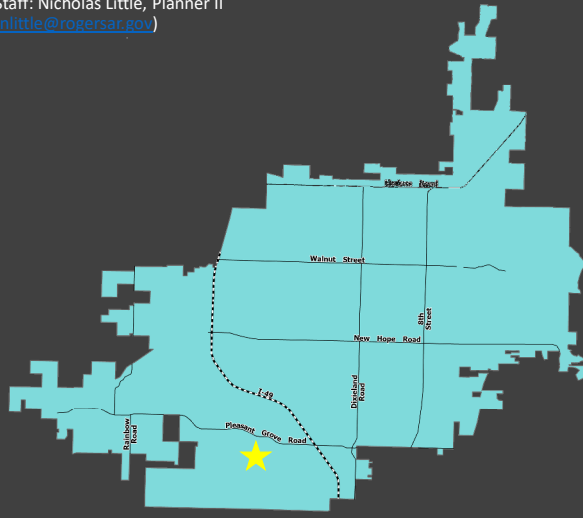


Variance

Hahn

PLANNING

Staff: Nicholas Little, Planner II
(nlittle@rogersar.gov)



Vicinity Map

Location

5402 S 45th Court

Nature of Request

To allow for a reduction in the rear yard setback for a deck addition

Zoning

RSF-5 (Residential Single Family, 5 units per acre)

Proposed Use

Residential

Representative

Randall Hurban, rh Architectural Designs

Summary:

This request is for a reduction in the rear yard setback for a deck addition.

Zoning:

R-SF (Residential Single Family): This district is intended primarily 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. This zoning district replaces the former R-1, R-1A and R-1B zoning districts. Sec. 14-699(a)

Growth Designation:

Neighborhood

Growth Designation Purpose:

To protect and maintain existing residential areas in between other Growth Designation nodes while encouraging low-density infill. (CGM PAGE 1)

Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.(CGM PAGE 1)

Allowed Zoning Districts:
R-SF, N-R, R-DP, R-MF



(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)

(1) The Board of Adjustment shall hear the following appeals as provided by state law:

- 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.

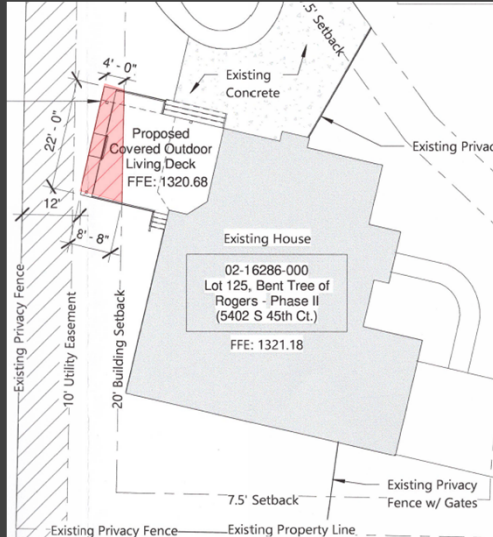
Board of Adjustment Duties Per Sec. 14-724(e)(1):

- 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.



Variance Hahn

PLANNING



Site Plan

Request

- To vary from the rear setback requirement.
- Bent Tree II Subdivision has a rear setback of 20'
- Plan shows 8'-8" of setback encroachment
- Closest point of the proposed deck addition is about 12' from the western property boundary.

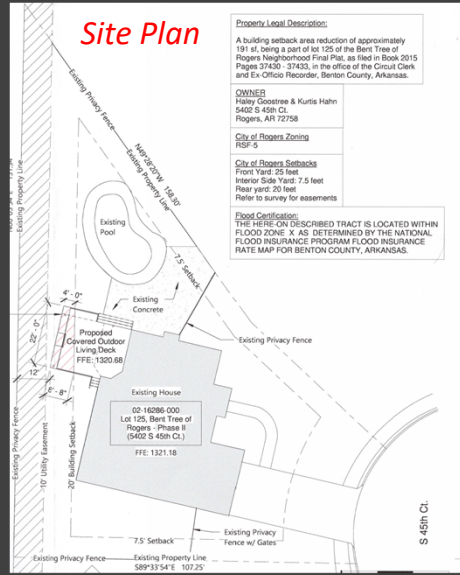
Request:

- The applicant is requesting to vary from the rear yard setback requirement.
- Rear yard setback in Bent Tree II is 20'
- Greatest point of encroachment is 8'-8"
- Closest the proposed deck is to the western property boundary is about 12'



Variance Hahn

PLANNING



Applicant Hardship

“Due to the abnormal geometry of the site and the existing setbacks/easements, any realistic addition to this house would encroach into the setbacks, hence the need to apply for this variance.”

Applicant Spirit and Intent

“The rear setback will only slightly be reduced for a portion of the existing house footprint as shown on the included plan. The proposed covered outdoor deck will tie into the existing house with style and scale and will increase the outdoor living appeal/value to the home. The proposed deck has been reviewed with adjacent homeowners in each direction and with the neighborhood POA without any opposition.”

Stated Hardship:

- The applicant states that the angular geometry of the lot wouldn't allow an addition that doesn't encroach setbacks.

Spirit and Intent:

- The applicant also states that the deck addition only creates a slight encroachment (8'-8" of 20' setback). They also state that the deck would fit with the style and scale of the home, and that surrounding neighbors and POA have reviewed the addition without opposition.
 - Staff did receive 2 email chains, showing correspondence between the homeowner and their neighbor to the south, as well as a Steven Zapata, who is assumedly the POA President for Bent Tree Phase II. In the email to Zapata, the homeowner claims that the neighbor to the west in Warren Glen Subdivision was in favor of the proposal, being that it would give the Warren Glen neighbor more privacy, because the subject lot sits higher in elevation.



Site Aerial



Analysis

- Very angular subdivision lot that abuts a different subdivision to the west.
- Purpose and intent of residential building setbacks is to protect neighbors from unsightly or unpleasant developments on adjacent properties.
- Addition of a roof over the raised deck that encroaches the western setback creates an unnecessary nuisance for the western neighbor.
- More thoughtful design or not covering the whole deck could result in a more reasonable request.

Analysis:

- Lot is a strange shape because of the bounds of the parent parcel and the shape of the cul-de-sac.
- Purpose and intent of setbacks in a residential area is to protect adjacent properties from their neighbors.
- The provision of a roof is what's making this request unreasonable. Unless the roof utilizes a low angle that slopes toward the west, the pitched roof will create an unnecessary visual impediment that building setbacks are designed to alleviate.
- The design of the deck could be more linear and jut towards the pool, instead of deploying a square shape that encroaches the setback. The applicant could refrain from roofing the entire deck, as well, only covering the portion that is not encroaching the building setback.



Variance Hahn

PLANNING

Site Aerial



Recommendation

- **DENY** variance allowing for a reduction of the rear yard setback.

Recommendation:

- Staff recommends denial of the request.

July 24, 2023

Board of Adjustment,

On behalf of the owners, please accept this variance application for the property located at 5402 S 45th Ct., Bent Tree Subdivision Phase II in Rogers, AR. We would like to request a rear lot setback reduction for the construction of a covered deck addition. The request is located near the center of the property adjacent to the existing pool and connected to the existing covered deck, approximately 22'-6" long with a depth ranging from 4'-0" to 8'-8" area. Due to the abnormal geometry of the site and the existing setbacks/easements, any realistic addition to this house would encroach into the setbacks, hence the need to apply for this variance. The proposed covered outdoor deck will tie into the existing house with style and scale and will increase the outdoor living appeal/value of the home. This request has been presented and preliminarily approved by the neighborhood POA and all adjacent neighbors.

If you have any questions, please feel free to contact me at the number or email below.

Thank you,



Randall Hurban

rh Architectural Designs, LLC

479-841-5541

randallhurban@outlook.com

Owners Certification and Dedication

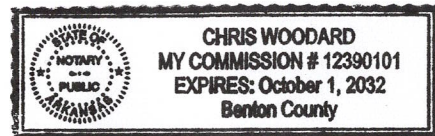
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Rogers, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Rogers is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Rogers is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Rogers. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Rogers and all of its franchised utility providers. The City of Rogers and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Rogers and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner: Kurtis Hahn Date: 7/25/2023

State of Arkansas
 County of Benton

Subscribed and sworn before me this the 25th day of July, 2023.

Notary Public: [Signature]



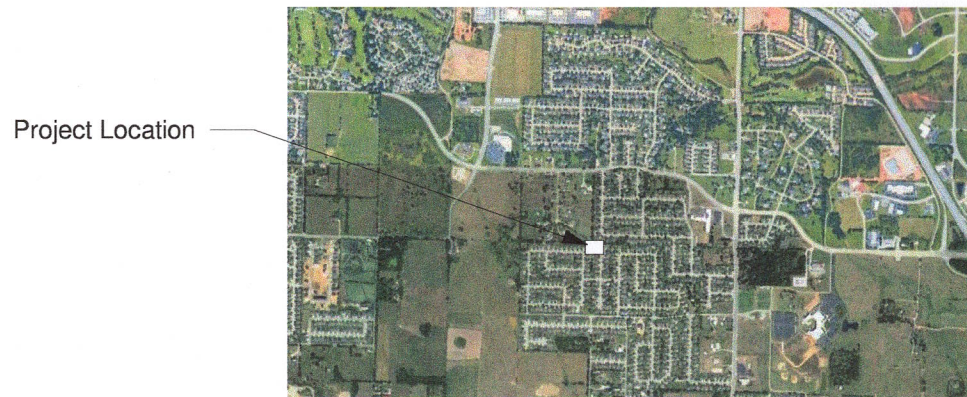
My commission expires: 10.1.2032

Approved And Recommended For Acceptance By The
 Rogers Department Of Community Development

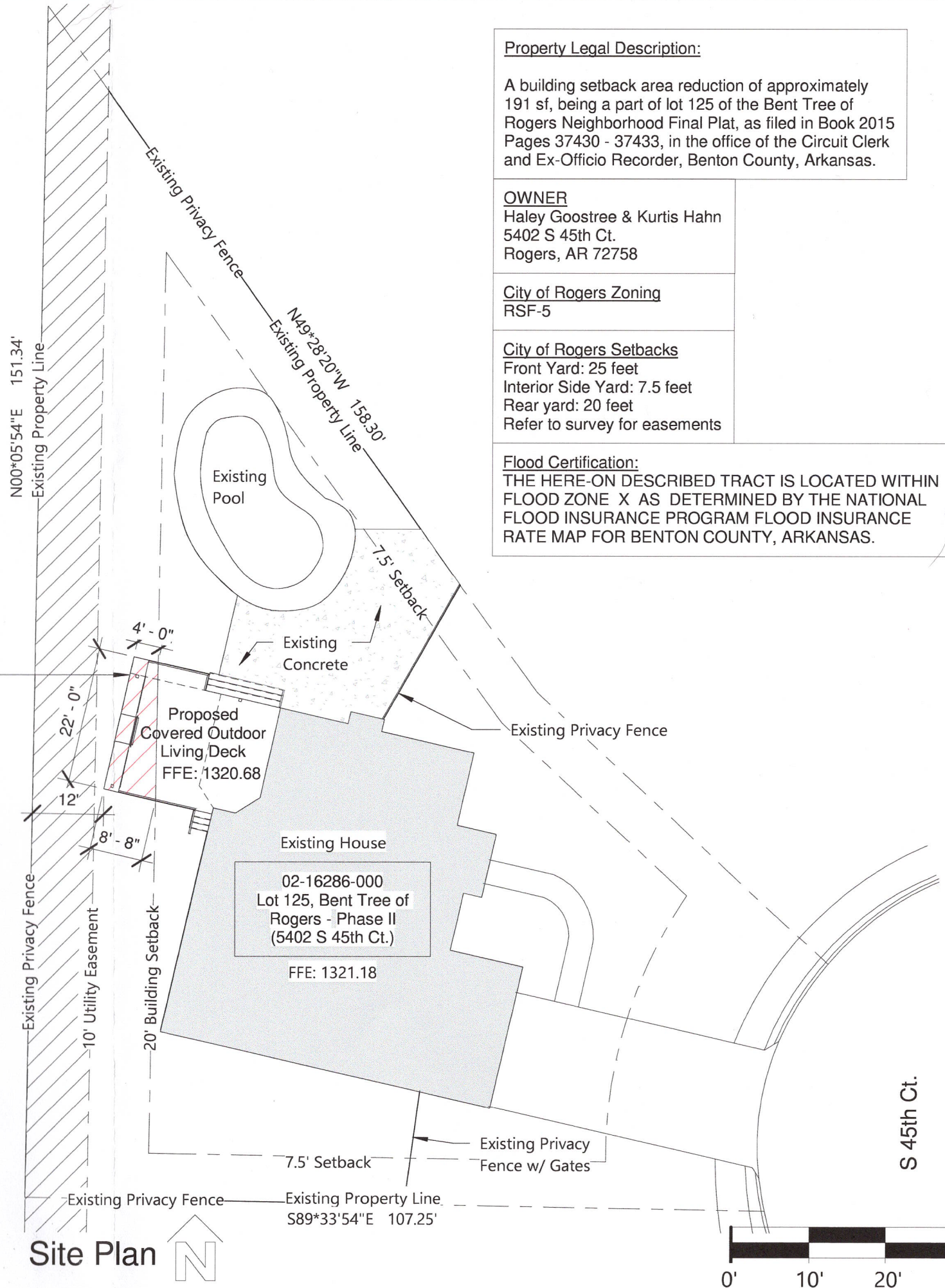
This ____ Day of _____, 2023

City of Rogers _____ Date _____
 Director of Community Development

Secretary _____ Date _____
 Board of Adjustment



Vicinity Map



Site Plan

Property Legal Description:

A building setback area reduction of approximately 191 sf, being a part of lot 125 of the Bent Tree of Rogers Neighborhood Final Plat, as filed in Book 2015 Pages 37430 - 37433, in the office of the Circuit Clerk and Ex-Officio Recorder, Benton County, Arkansas.

OWNER
 Haley Goostree & Kurtis Hahn
 5402 S 45th Ct.
 Rogers, AR 72758

City of Rogers Zoning
 RSF-5

City of Rogers Setbacks
 Front Yard: 25 feet
 Interior Side Yard: 7.5 feet
 Rear yard: 20 feet
 Refer to survey for easements

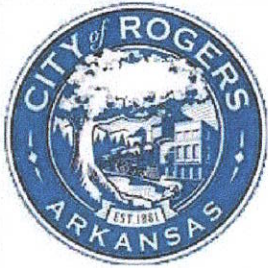
Flood Certification:

THE HERE-ON DESCRIBED TRACT IS LOCATED WITHIN FLOOD ZONE X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

Hahn Outdoor Living Addition

5402 S 45th Ct., Rogers, AR

07.24.2023



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

OFFICE USE ONLY

Permit Fee: _____ (\$100) Zoning: _____
 App Number: _____
 CityView Application: _____
 Date: _____

VARIANCE APPLICATION

APPLICANT: Kurtis Hahn

ADDRESS: 5402 S 45th Ct., Rogers, AR, 72758 SUITE #: _____

GENERAL LOCATION OF PROPERTY: Bent Tree Subdivision, Phase II

PHONE #: 479-619-5275 EMAIL: kurtis.hahn@gmail.com

PROPERTY OWNER: Kurtis and Haley Hahn PHONE #: 479-619-5275

REQUEST to ALLOW: _____

Sec. 14-729(b) requires variance applicants to respond to these two questions for variance consideration:

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?

Due to the abnormal geometry of the site and the existing setbacks/easements, any realistic addition to this house would encroach into the setbacks, hence the need to apply for this variance.

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?

The rear setback will only slightly be reduced for a portion of the existing house footprint as shown on the included plan. The proposed covered outdoor deck will tie into the existing house with style and scale and will increase the outdoor living appeal/value of the home. The proposed deck has been reviewed with the adjacent homeowners in each direction and with the neighborhood POA without any opposition.

Kurtis Hahn
 Applicant Signature

7/25/2023
 Date

Attachment Checklist:

- Legal description of property
- If needed, additional sheet for above required responses
- Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING

From: Steven Zapata <steven.reed.zapata@gmail.com>
Sent: Wednesday, May 31, 2023 9:52 AM
To: Kurtis Hahn
Subject: Re: Hahn Patio Covered Patio - 5402 S. 45th CT.

Hey, Kurtis. Not a problem. We reviewed the request and don't have any concerns. You will likely need to get approval from the city of Rogers for the setback variance; so, please contact them. If they don't have any issues, you're all good! Do me a favor and let me know how it goes - I've been following your contractor for a while, contemplating my own patio remodel.

Thanks,
Steven
214.293.0041

Sent from my iPhone

> On May 30, 2023, at 4:24 PM, Kurtis Hahn <kurtis.hahn@gmail.com> wrote:
>
>
> Steven,
>
> Thank you for following up with my wife via FB.
>
> Attached are the plans for the covered patio we are wanting to put in. Due to our irregular lot shape it would go into the 20' setback.
>
> We back up to Warren Glen and our back neighbor is good with it. He actually wants it for more privacy as our lot sits higher.
>
> The patio would be a gable roof that would tie into our existing roof. J & E Home Remodeling is the contracting company we have been working with.
>
> Please reach out with any questions or if additional information is needed.
>
> -Kurtis Hahn
> 479-619-5275
>
> <Hahn Outdoor Living 20230512.pdf>

From: joshua glass <joshuaglass@att.net>
Sent: Monday, August 28, 2023 9:14 AM
To: Kurtis Hahn
Subject: Re: Hahn - Rear Setback Consent

Kurtis, thanks for sending over. Confirming approval from the Glass family (neighbors) who reside at 5404 S 45th Ct. If they have any questions or concerns feel free to have them contact me. Thanks.

- Josh Glass 479-799-2008

Sent from my iPhone

> On Aug 28, 2023, at 9:05 AM, Kurtis Hahn <kurtis.hahn@gmail.com> wrote:

>

>

>

>

> Josh,

>

> Attached is the drawing for the proposed patio extension. The drawing has the patio going 10ft into the rear setback. 10ft would be max, but current plans call for it to be 8'8" into the setback. We have verbally discussed the plans and you are aligned but please respond back to this email with your approval. I will share this email with the city planning commission. Thanks.

>

> -Kurtis

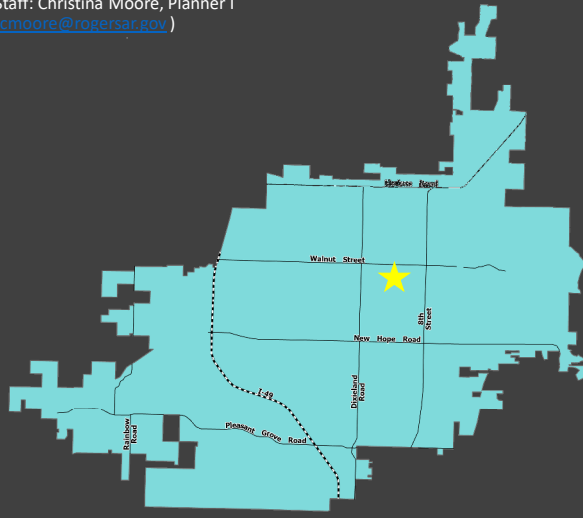
> <Hahn Outdoor Living 20230512 (1).pdf>



Variance Jiffy Trip

PLANNING

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



Vicinity Map

Location
1310 W Walnut Street

Nature of Request
To allow an increase of the maximum height of an accessory structure

Zoning
C-2 (Highway Commercial)

Proposed Use
Convenience Store with Gas (Approved CUP # PL202200094)

Representative
Don Rose, Jiffy Trip

Summary:

This request is for a reduction in the accessory structure height from 16ft to 24ft 8in

Zoning:

C-2 (Highway Commercial): The purpose of the Highway Commercial zone is “intended 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).

Growth Designation:

Access Corridor

Growth Designation Purpose:

To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses (CGM PAGE 1)

Growth Designation Character:

Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting use with high trip generation, and encouraging compact residential development.(CGM PAGE 1)

Allowed Zoning Districts:

R-MF, R-O, C-2



(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)

(1) The Board of Adjustment shall hear the following appeals as provided by state law:

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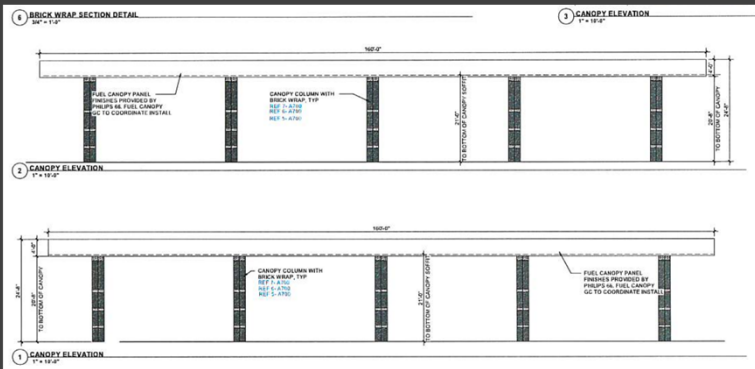
Board of Adjustment Duties Per Sec. 14-724(e)(1):

- 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.



Variance Jiffy Trip

PLANNING



Canopy Elevation

Request

- To vary from the maximum accessory structure height requirement.
- C-2 zoning requires a maximum height of 16' for accessory structures. The applicant proposes increasing the height limit to 24'-8".

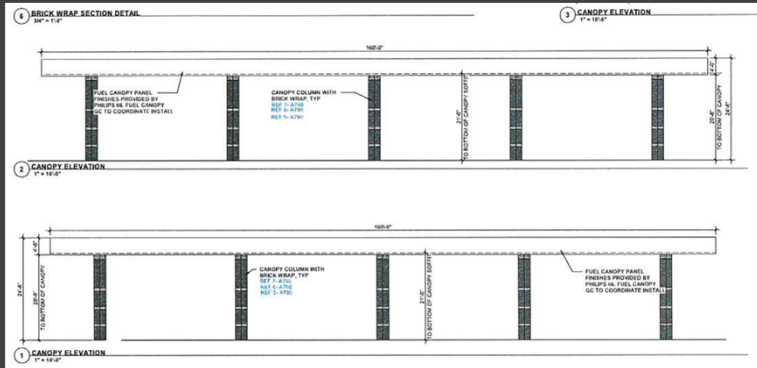
Request:

- The applicant is requesting to vary from the maximum accessory structure height requirement.
- The maximum accessory structure height is 16ft. The applicant is proposing to increase the accessory structure height to 24 feet 8 inches,



Variance Jiffy Trip

PLANNING



Canopy Elevation

Applicant Hardship

“The fuel canopy is an integral part of a convenience store with gas. The variance in height is due to safety concerns. The increased clearance height will prevent the canopy from being hit by vehicles.”

Applicant Spirit and Intent

“C-2 highway commercial district includes convenience stores with gas. The fuel canopy is a typical feature of one of these facilities. In keeping with the residential design the canopy columns will be constructed with brick masonry.”

Stated Hardship:

- The applicant states that requested height increase is for safety concerns and will prevent the canopy from being hit.

Spirit and Intent:

- The applicant also states that the canopy is a typical feature of a gas station.

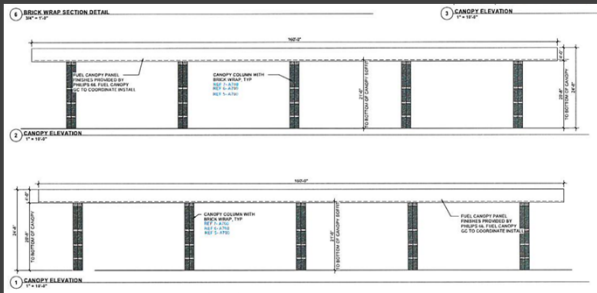


Variance Jiffy Trip

PLANNING

Analysis

- Jiffy Trip requested increase: 24ft 8in would provide 20ft 8 in clearance
- ArDOT’s minimum height for an Interstate bridge is 16ft 6 inches—staff sees no reason to approve a variance that would result in a ceiling height with greater clearance than an interstate bridge



Canopy Elevation

Analysis:

- Jiffy Trips request is to increase the structure height to 24ft 8in
- The clearance under the structure would be 20ft 8inches.
- ArDOT’s requirement for interstate bridge clearance is 16ft 6inches
- Staff does not see a reason to approve a variance that would result in a clearance that is greater than ArDOT requirements.



Variance Jiffy Trip

PLANNING



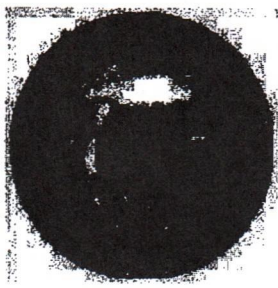
Aerial Map

Recommendation

- DENY

Recommendation:

- Staff recommends the BOA deny the variance request for the accessory structure height.



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

OFFICE USE ONLY

Permit Fee: _____ (\$100) Zoning: C-2
 App Number: 23-31
 CityView Application: PL202300821
 Date: 8/28/23

VARIANCE APPLICATION

APPLICANT: Rebecca Raymond, Permit Administrator/ HFA-AE, LTD Kyle Williams Owner, Don Rose Owner Agent

ADDRESS: 1310 W Walnut SUITE #: _____

GENERAL LOCATION OF PROPERTY: W Walnut Street & S 13th Street Rogers AR

PHONE #: 508-528-0770 x432 EMAIL: rebecca.raymond@hfa-ae.com

PROPERTY OWNER: Kyle Williams, Don Rose Owner Agent PHONE #: 580-210-5939, 580-278-9686

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
From section 14-710(d)(1)(b) the maximum accessory structure height to not exceed 16' The variance is to allow a fuel canopy with a clearance height of 20'-8" and an overall height of 24'-8"

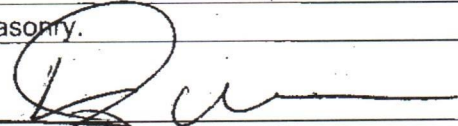
Sec. 14-724(e)(1)(b) requires variance applicants to respond to these two questions for variance consideration:

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?

The fuel canopy is an intgral part of a convenience store with gas. The variance in height is due to safety concerns. The increased clearance height will prevent the canopy from being hit by vehicles.

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?

C-3 Neighborhood commercial district includes convenience stores with gas. The fuel canopy is a typical feature of one of these facilities. In keeping with the residential design the canopy columns will be constructed with brick masonry.

* 
 Applicant Signature Kyle Williams

* 8-27-23
 Date

Attachment Checklist:

- Owner Signature on Letter or Application If needed, additional sheet for above required responses
- Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING

A SITE PLAN

Marketer/Dealer: HAWKIER WILLIAMS CO
Site Name: JIFFY TRIP 721

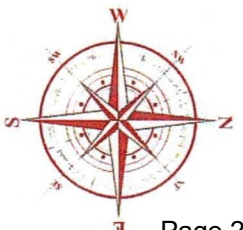
Created by: L. Abramov

Scale: N/A

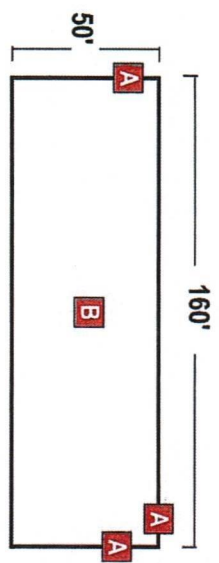
Page#: 2 OF 8

SITE PLAN

A
B
D



D
Exact MID Location TBD



REVISION # DATE

ORIGINAL 01.25.2023


R1 01.30.2023

TYPE OF CHANGE

Canopy revision

SHIP TO#: 913301

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2 Northfield Plaza, Ste 250, Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

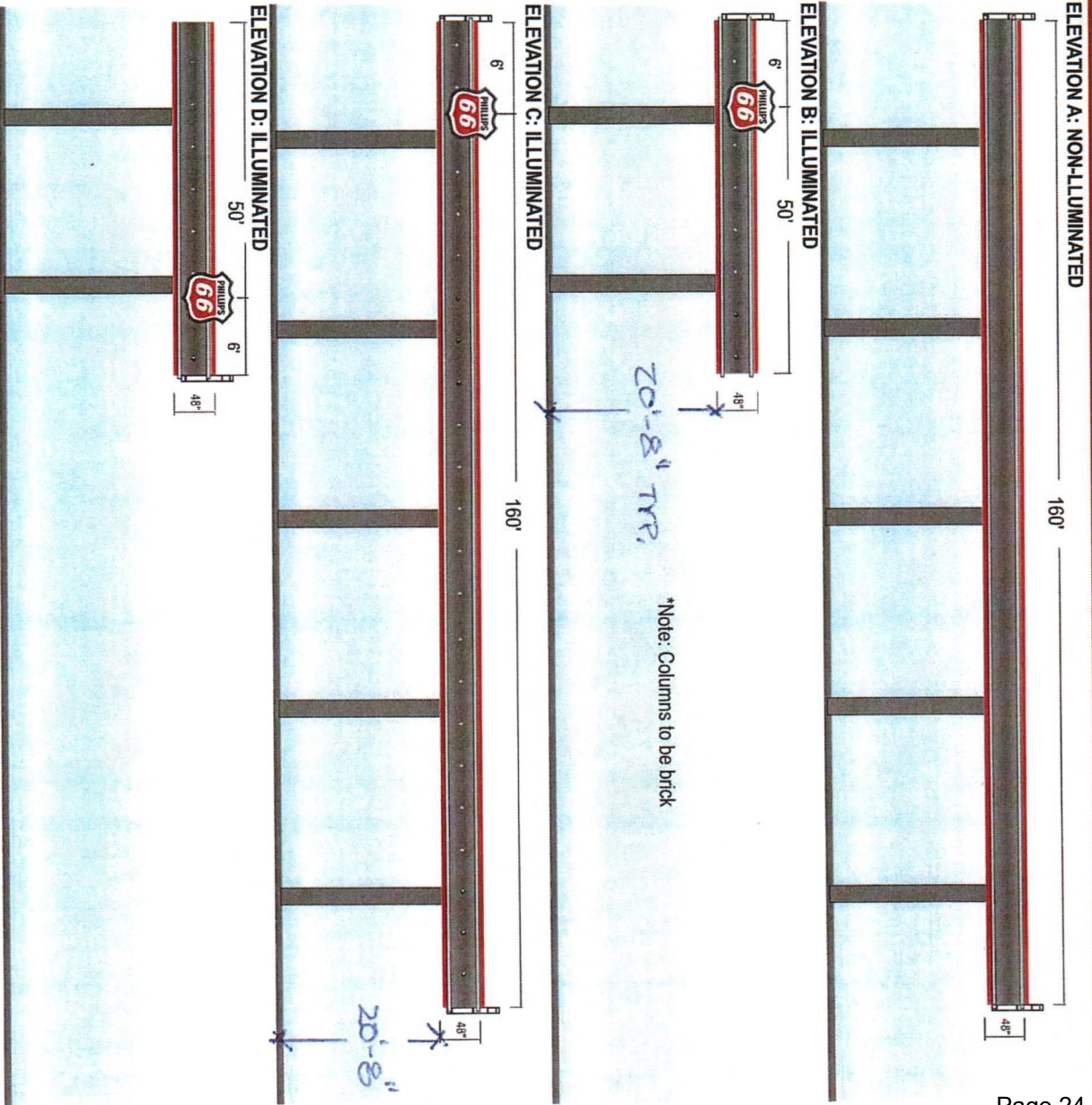
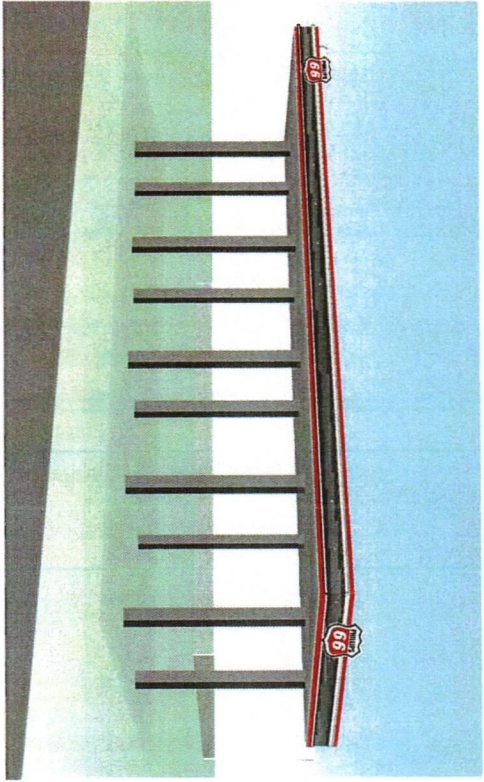
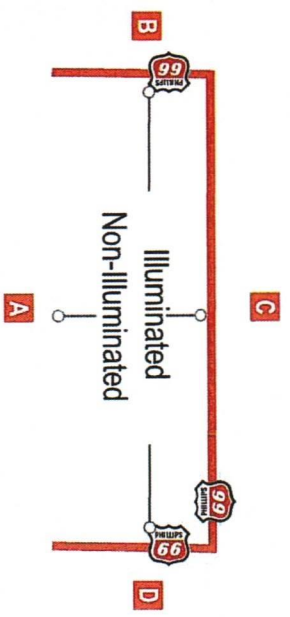
B CANOPY REFACE

Manufacturer/Dealer: HANWIKER WILLIAMS CO
 Site Name: JIFFY TRIP 721

Created by: L. Abramov

Scale: N/A

Page#: 5 OF 8



REVISION #	DATE	TYPE OF CHANGE
ORIGINAL	01.25.2023	
R1	01.30.2023	Canopy revision

SHIP TO#: 913301

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BIG RED ROOSTER FLOW
 2 Northfield Plaza, Ste 250, Northfield, IL 60093
 P: (847) 441-1818 F: (847) 592-9564

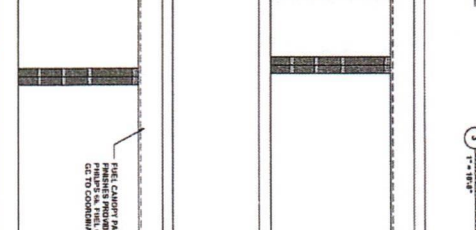
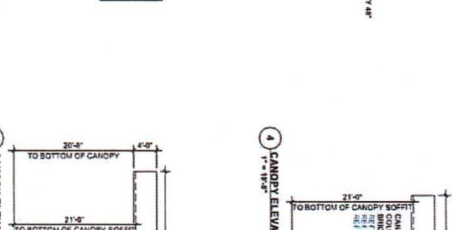
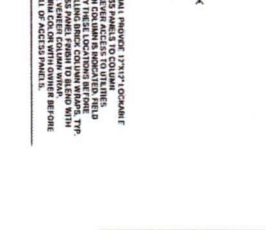
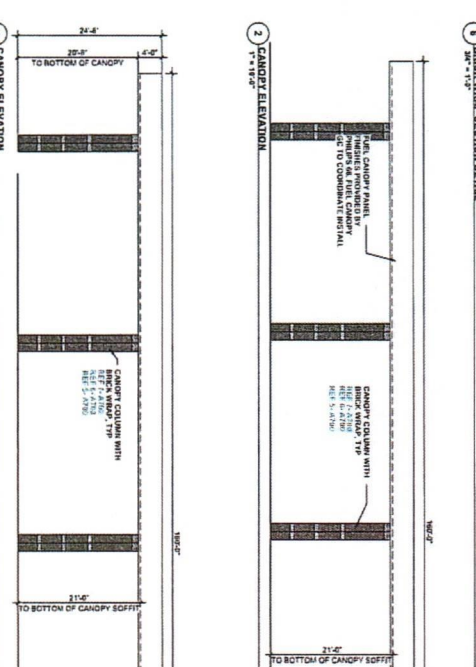
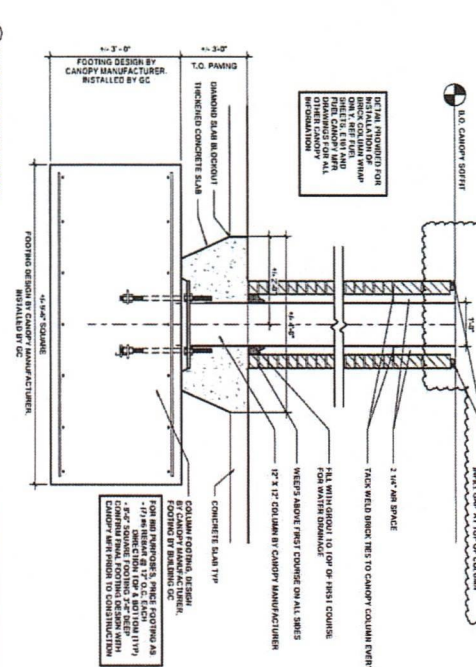
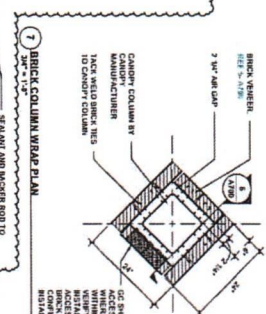
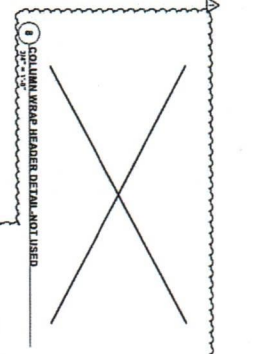
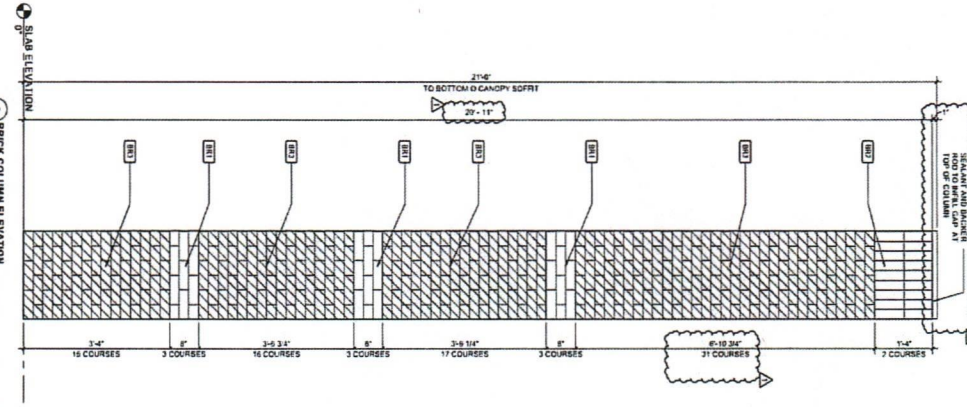
MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
BRICK	BRICK	UNION BRICK CO.	1 1/2" x 7 1/2" x 3 1/2"	SEE BRICK LEGEND FOR COMMENTS
BRICK	BRICK	UNION BRICK CO.	1 1/2" x 7 1/2" x 3 1/2"	SEE BRICK LEGEND FOR COMMENTS
BRICK	BRICK	UNION BRICK CO.	1 1/2" x 7 1/2" x 3 1/2"	SEE BRICK LEGEND FOR COMMENTS

FINISH LEGEND - BRICK

BRICK NUMBER: 1 1/2" x 7 1/2" x 3 1/2" (COMMON)

BRICK NUMBER: 1 1/2" x 7 1/2" x 3 1/2" (FACE)

BRICK NUMBER: 1 1/2" x 7 1/2" x 3 1/2" (CORNER)



- GENERAL NOTES**
1. SHEET AND FINISHES TO BE SHOWN ON CANOPY COLUMN BRICK WRAP ONLY REFER TO FUEL CANOPY MANUFACTURER SHEETS FOR FUEL CANOPY BRICK WRAP AND PERFORMANCE.
 2. FUEL CANOPY MANUFACTURER SHEETS FOR FUEL CANOPY BRICK WRAP AND PERFORMANCE CANOPY COLUMN FORMING, INCLUDING ALL COMMENTS, SHOULD BE REVIEWED WITH THE MANUFACTURER BEFORE CONSTRUCTION. CANOPY AND OVER PANEL SHALL BE FOR ALL WORK.
 3. FUEL LIGHT FIXTURES SHALL BE FINISHED AND INSTALLED BY FUEL GC. REFER TO ELECTRICAL FOR LIGHT TYPES.
 4. FUEL GC TO CONTACT WITH UNDERGROUND STORMWATER PIPES, STORMWATER PIPES FINISHED AND INSTALLED BY STORM GC.
 5. FUEL GC TO INCLUDE BENT PIPES FOR CANOPY.
 6. FUEL GC TO CONTACT WITH UNDERGROUND STORMWATER PIPES, STORMWATER PIPES FINISHED AND INSTALLED BY STORM GC.
 7. REFER TO RELATED SHEETS FOR CANOPY.

FUEL CANOPY DETAILS

DATE: 08/14/2023

PROJECT: JIFFY TRIP

SCALE: AS SHOWN

JIFFY TRIP

Store Number: 721

19 WEST WALNUT ST

PHILADELPHIA, PA 19102

STIPULATION FOR REUSE

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REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2023	ISSUE

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 08/14/2023

SCALE: AS SHOWN

PROJECT: JIFFY TRIP

NO.: 721

DATE: 08/14/2023

SCALE: AS SHOWN

ISSUE NO.: 001

DATE: 08/14/2023

SCALE: AS SHOWN

PROJECT: JIFFY TRIP

NO.: 721

DATE: 08/14/2023

SCALE: AS SHOWN

PROJECT: JIFFY TRIP

NO.: 721

DATE: 08/14/2023

SCALE: AS SHOWN

COMING SOON





PHILLIPS 66 IFA

RUNNING ON EMPTY? FILL UP & FILL UP

NOW HIRING - jiffytrip.com

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION:	To allow a fuel canopy with a clearance height of 20'8" & an overall height of 24'8" at 1310 W. Walnut St. in the C-2 zoning district.
APPLICANT:	Jiffy Trip
BOARD/COMMISSION:	Board of Adjustment
MEETING DATE/TIME:	September 19th, 2023 at 5:30 PM
MEETING LOCATION:	Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS:	boardofadjustments@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) #21-1186
planning@rbgersar.gov