



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
March 21, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on March 21, 2023 at 5:38 P.M. The meeting was called to order by Vice Chair Hannah Cicioni.

ROLL CALL

Board members attending: Ed McClure, Hannah Cicioni, and John Schmelzle.

ACTION ON MINUTES

Previous minutes: March 7, 2023

Motion by Schmelzle to accept the prepared minutes for the March 7, 2023 meeting of the Board of Adjustment as presented. Second by McClure.

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

APPROVED

NEW BUSINESS

- 1. (VAR 23-17) A request by Crescent View Ph. 3 for a variance to reduce the side yard setback at ±38.4 acres off of W. Shores Ave., in the R-SF (Residential Single Family) zoning district.**

Planner Christina Moore reported the site is boarded by Cave Springs and Lowell. The developer is proposing a low-density residential subdivision with a density of three units per acre. They are requesting to reduce the side yard setback from ten feet to seven and a half feet for all lots in the subdivision. The CGM allows base density of 6 units/acre in the Neighborhood Growth Designation. After considering the purpose and intent of a setback, the city's declared adequacy of seven and a half feet for a single-family residential development. Requiring a rezone does not make sense for a low-density residential. And along with the developer's cooperation with city engineering to preserve the floodplain. Staff supports this request and recommends approval.

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

Engineer Patrick Foy had nothing to add.

Board members discussed.

Motion by Schmelzle to APPROVE the variance. Second by McClure.

Voice vote: YES-UNANIMOUS Motion carried

APPROVE

2. (VAR 23-19) A request by The Deraillleur for a variance for a reduction in parking spaces from the zoning parking requirement at 114 W. Pine Street in the NBT (Neighborhood Transition).

Planner Christina Moore stated this request was administratively approved by the Community Development Director John McCurdy per section 14-715 (2.2) (c). “Allowable Adjustments: The Director of the Department of Community Development or his or her designee may approve allowable adjustments within the limits and per the criteria listed in Table 2-2 (Allowable Adjustments Table). All allowable adjustments shall be considered “meeting the requirements of the DRDC” in accordance with City and State legislative requirements.”

Cicioni question if the item was no longer on the agenda.

Moore confirmed.

ADJOURNMENT

Meeting adjourned at 5:44 PM by Vice Chair Hannah Cicioni.

As recorded by:

Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:

Ed McClure, BOA Secretary