



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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**BOARD OF ADJUSTMENT
MINUTES
January 14, 2021**

MEMBERS PRESENT:

Roger Clark
Andrew Curry
Hannah Cicioni
Hunter Fry

OTHERS ATTENDING:

Lori Ericson, Zoning Administrator
Gloria Garcia, Zoning Technician

Roger Clark called the meeting to order at 4:04 pm.

NEW BUSINESS

Election of 2021 Officers:

Motion by Cicioni to nominate Hunter Fry as Chairman and Roger Clark as Secretary. Second by Curry.
Voice vote: Unanimous **Motion carried**

APPROVED

21-01: Variance request by Alexi Kahn-Barnes and Matthew Barnes to reduce the side and rear setbacks at 1506 W. Pine Street in the City's R-SF (Residential Single Family) zoning district.

Alexi Kahn-Barnes and Matthew Barnes represented the request. Staff stated the request is to allow a reduction in both the side and rear setbacks to replace an existing structure in the same location with a two-car garage. The applicant cites the preservation of a large Oak tree as a hardship for the needing to place the structure as shown. Staff stated that the City tries to do their best with variances regarding large trees and, therefore, recommends approval of the variance as requested.

Alexi stated that the house was built in the 1950s, and they would like to turn the one-car garage into living space to bring the house up to a more modern standard of housing. The applicant stated that they would like to have the garage as far away from the Oak tree as possible to keep it protected.

Clark opened the public hearing. There were no public comments and the hearing was closed.

Curry and Cicioni agreed with Staff's reminder that they have often considered the protection of mature trees as a hardship in similar situations.

Motion by Cicioni to approve the variance as requested. Second by Fry.

Voice vote: Unanimous *Motion carried*

APPROVED

21-02: Variance request by Robert Brandon Pinkerton for a variance allowing a reduction in the rear setback at 5812 S. 47th Street in the City's R-SF (Residential Single Family) zoning district.

Robert Brandon Pinkerton represented the request. Staff stated the request is to allow a 10-foot reduction in the 20-foot rear setback to allow a house addition. The applicant does not list a hardship but states the variance is needed to accommodate the design of the addition that will include a media room and room for homeschooling. Staff recommends consideration of the request. However, if to be approved, limit the request to the area of the proposed addition only, as determined by the survey.

Pinkerton stated that the addition would actually encroach 6 feet into the rear setback, not 10 feet. The proposed addition for the homeschooling room would go a little bit past the fence around the existing pool.

Clark opened the public hearing. There were no public comments and the hearing was closed.

Cicioni asked the applicant if he had an exact measurement of what the encroachment really is. Pinkerton stated that it would be right at 6 feet.

Curry stated if the request was amended to be a 6-foot reduction and only for the width of the proposed structure, he would be in support of it but is not sure if they have a survey sufficient to allow that amendment. Staff stated that if the request is approved, they would be sure to confirm that what was approved by the Board and is in the minutes, is reflected on the survey.

Pinkerton stated that he is amending his request to instead allow a 6-foot encroachment into the rear setback and only for the width of the proposed structure. Curry stated he supports the amended request.

Motion by Curry to approve the amended request to allow a 6-foot rear setback reduction and only for the width of the proposed structure. Second by Cicioni.

Voice vote: Unanimous *Motion carried*

APPROVED

Previous minutes: December 10, 2020

Cicioni motioned to approve the minutes from December 10, 2020. Second by Fry.

Voice vote: Unanimous *Motion carried*

APPROVED

Meeting adjourned at 4:21 pm.

As recorded by:

Gloria Garcia
Zoning Tech
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on: January 28, 2021