



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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**BOARD OF ADJUSTMENT
MINUTES
April 22, 2021**

MEMBERS PRESENT:

Hunter Fry
Roger Clark
Andrew Curry
Hannah Cicioni
Rachel Crawford, Planning Commissioner, attended on behalf of John Schmelzle.

OTHERS ATTENDING:

Lori Ericson, Zoning Administrator
Gloria Garcia, Zoning Technician

Hunter Fry called the meeting to order at 4:05 pm. following a technical issue.

NEW BUSINESS

- 1. 21-15: A request by Signature Builders to reduce the exterior side setback at 308 E. Osage Trace in the RSF-5 (Residential Single-Family, 5 units per acre) zoning district.**

Staff presented the request noting the application states the applicant wants a 3-foot-4-inch reduction in the rear setback. The need is because of the odd shape of the lot due to its location abutting an existing home the subdivision was built around.

Developer Devon Ross said to build a house on the lot with the existing rear setback, he'd have to change the style, which wouldn't fit with the planned style of neighboring houses within the subdivision.

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

Board members discussed the request, the building plans for the lot, and "the look of the neighborhood" Ross said he'd like to protect. Clark noted the reduction is relatively small.

Motion by Clark to approve the variance as presented. Second by Curry.

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

APPROVED

- 2. 21-16: A request by Randall and Melissa Hurban to reduce the rear setback at 13 W.**

Razorback Road in the City’s RMF-6A (Residential Multifamily, 6 units per acre) zoning district.

Staff presented the request for the rear setback reduction and discussed an adjoining property owner’s objection received by email. Staff noted the exact measurement between the pool and the property line isn’t shown, but the request may be for more than what’s needed to be reduced.

Surveyor Eric Heller said the pool itself is only a foot or so into the utility easement. Staff explained that a pool can intrude the setback by up to 14 feet. A Utility Easement Reduction is all that’s needed, not a variance.

Heller said he would get with staff regarding a UE Reduction and asked the board to withdraw his variance request from the agenda.

Fry asked that the record reflect the item was withdrawn from the agenda.

3. 21-17: A request by Storage World to allow two additional wall signs in the City’s I-1 (Light Industrial) zoning district at 174 W. Stave Mill Road.

Staff presented the request for additional wall signage with a recommendation for consideration. The applicant has two wall signs, as allowed by code, but both were placed on one frontage.

Chris Sanchez, representing Storage World, spoke of the business need for advertising and visibility challenges from the busy intersection at Hudson Road and 2nd Street.

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

Clark said the visibility from the intersection isn’t something the Board can consider. Curry said he understands the business concerns, but none of it rises to the level of a hardship. Cicioni agreed.

Motion by Cicioni to deny the request. Second by Curry.

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

DENIED

Previous minutes: April 8, 2021

Clark noted an error regarding a motion for an exterior side setback reduction, and motioned to approve the amended minutes from the April 8, 2021 meeting of the Board of Adjustment.

Second by Smith.

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

APPROVED

Meeting adjourned at 4:30 pm.

As recorded by:

Gloria Garcia

Zoning Tech

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on: May 13, 2021