

NOTICE OF A MEETING FOR CITY OF CHICKASHA BOARD OF ADJUSTMENT

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Board of Adjustment** of the City of Chickasha, Oklahoma, meeting on **Tuesday, October 17, 2023, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

1 Call to Order / Roll Call.

2 Meeting Items

- a. discussion, consideration and possible action to approve the minutes from the August 28, 2023 meeting
- b. Public hearing to discuss and consider the Variance request for 820 Choctaw for applicant Denise and Jim Gerlach
- c. **Discussion, Consideration and Possible action to approve the Variance for 820 Choctaw for Application Denise and Jim Gerlach.**

3 Motion to Adjourn.

Rachel Bernish, Director of Community Development

This Agenda was posted on the official City of Chickasha bulletin board in the Municipal Building, 117 North 4th Street Chickasha, OK, 73018, which is accessible to the public twenty-four hours each day at ___ a.m./p.m. on _____, 20__.

BOARD OF ADJUSTMENTS MEETING

BOARD OF ADJUSTMENTS MEETING

August 28, 2023

1. Call meeting to order: 4:11Pm.

Roll Call: John Grote, Joe Hutmacher, John Allen, Tom Woodard, and Jeff McClure

Present: John Grote, Joe Hutmacher, and John Allen

Absent: Tom Woodard and Jeff McClure

Staff Present: Kelly Deatherage, Darren Martin and Rachel Bernish

Citizens: Mary Rhodes, Barry Rhodes, Kendall Dillion, and Aaron Goldberg

2. Meeting Items:

a. Discussion, Consideration and Possible action to approve the minutes from the November 9, 2021, meeting.

***Motion by: Grote and second by Hutmacher to approve minutes from the July 13, 2021, meeting.**

Roll Call: John Grote, Joe Hutmacher, and John Allen

Ayes: Grote, Hutmacher, and Allen

Nays:

Abstain:

b. Public Hearing to discuss and consider the request for a variance for Haven Point septic/sewer system for Remington properties.

Hearing Opened: 4:17pm

Hearing Closed: 4:31 P.M.

- c. Discussion, Consideration, and possible action to approve the request for a variance for Haven Point septic/sewer system for Remington properties.**

***Motion by: Hutmacher and second by Grote to approve the request for a variance for Haven Point septic/sewer system for Remington properties**

Roll Call: John Grote, Joe Hutmacher, and John Allen

Ayes: Grote, Hutmacher, and Allen

Nays:

Abstain:

- 3. Motion to Adjourn: 4:34 P.M.**

***Motion by: Grote and second by Hutmacher to adjourn meeting.**

Roll Call: John Grote, Joe Hutmacher, and John Allen.

Ayes: Grote, Hutmacher and Allen

Nays:

Abstain:

The meeting adjourned at 4:34 P.M.



City of

Chickasha

117 North 4th Street
Chickasha, OK 73018

Community Development

Due On: _____

Planning Commission Meeting Date: _____

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: Aug 9, 23

1. Applicant(s) Name: Denise + Jim Gerlach
Address: 820 E Choctaw / 27 Village DR
Phone: 970-901-5844
2. Legal Description of subject property: _____
3. Address of subject property: 820 E Choctaw
4. Present zoning of subject property: Commercial / Ag?
5. Physical Characteristics of Subject Property:
Frontage on Street: _____
Lot Depth: _____
Drawing Attached: _____ YES _____ NO
6. Proposed Use for the Property: _____
7. Public Utilities Which Serve the Property:
Street, Surface Material: _____
City Water: _____ YES _____ NO, then list source of water _____
City Sanitary Sewer: _____ YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: _____
Surface Material of Parking Spaces: _____
9. Abstractors Certified Property Owners List Provided: ☒ YES _____ NO
10. Owner of Record: _____
Address: _____ Phone Number: _____
11. \$330.00 Application Fee Paid: _____ YES _____ NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Denise Gerlach Date: Aug 9, 23

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015

E-mail: rachel.bernish@chickasha.org

9/60

Rachel Bernish

From: Denise Gerlach <dgerlachphoto@gmail.com>
Sent: Wednesday, August 9, 2023 2:32 PM
To: Rachel Bernish
Subject: [EXTERNAL] Denise Gerlach building

Hi Rachel,

I am writing a letter to request, special, exception, or a variance on a building I had built. I did not realize that I was building something that did not meet code, and that I should have got a permit before building it. However, I would like to get in compliance, so I am writing a letter explaining the use of my building and why I desired it to be how it is. I am using it as a garage with a small workshop on the side. Which is one of the reasons why I placed it where it is so that it would be close to the house. Also, I wanted it to work as a fence on that side of the yard for my grandchildren that I watch quite a bit.

The building is a little taller than my house, but it only has 10 feet sidewalls. My house, however has a very flat roof, and it would be hard to get anything shorter than my house that would be able to use and get the most storage and space out of it. As for the size of the building, it is basically a three car garage building which I did not think was that excessive for a 2800 sf house. Like I said, we're going to use it as a two car garage and the other doors will be a little workshop/craft area.

I apologize for not getting a permit first, I grew up in an area where we always just worked on our houses and never had permit issues and I realize that is not the case. I would like to get in compliance with these rules, and I ask that you please except my request for a variance, so that I can be in compliance with the city. I would greatly appreciate it.

Thank you,

Denise Gerlach

Sent from my iPhone

Legal Publication
(Published in The Express-Star August 24,
2023)
NOTICE OF PUBLIC HEARING
PC PETITION REQUEST FOR An OVERSIZED
BUILDING

NOTICE IS HEREBY GIVEN, that the City Of
Chickasha Planning Commission will hold a
public hearing beginning at 4:00 p.m. on
Tuesday, September 12th, 2023, at Chickasha
City Hall, 117 North 4th St., Chickasha,
Oklahoma. This public hearing is regarding the
petition by Denise and Jim Gerlach requesting
an oversized building exception.
BRIEF DESCRIPTION OF REQUEST: The
applicant wishes to be granted an exception for
an oversized building to be built on a parcel of
land located at 820 E. Choctaw. The proposed
building is approximately 960 SQ FT and has
sidewalls with a height of 10ft.

Any person supporting or having any
objections to this petition may appear before
the Planning Commission on the above date set
for hearing and show cause why the petition
should or should not be approved. Written
comments regarding this petition should be
emailed to Rachel.bernish@chickasha.org or be
mailed to City of Chickasha, Community
Development Department, 117 North 4th Street
Chickasha, Oklahoma 73018.

Please call the Community Development
Department at 405-222-6010 or email
Rachel.Bernish@chickahsa.org should you
have any questions regarding this petition.

Sincerely,
Rachel Bernish,
Assistant City Manager

Proof of Publication

Gerlach Oversized Bld

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha
Daily Express, do solemnly swear that the attached advertisement was
published in said paper as follows:

1st Publication

August 24, 2023

That said newspaper is Weekly, in the city of Chickasha, Grady County,
Oklahoma, a Weekly newspaper qualified to publish legal notices,
advertisements and publications as provided in Section 106 of Title 25,
Oklahoma Statutes 1971, as amended, and complies with all other
requirements of the laws of Oklahoma with reference to legal
publications.

That said Notice, a true copy of which is attached hereto, was published
in the regular edition of said newspaper during the period and time of
publications and not in a supplement, on the above noted dates.

Greta Samuel

Signature

Subscribed and sworn before me on this 25th day of August 2023.

My commission expires September 30, 2026.

Notary Public
Commission # 22013298

Cost of Publication \$ 31.80

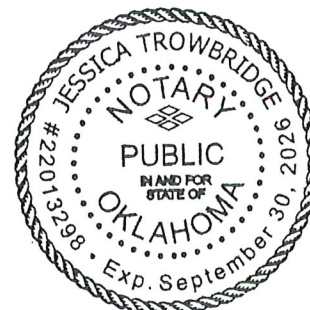
Ad # 00514229

Acct # 22100075

Copies: 1

PAY TO

The Express Star
PO Drawer E
Chickasha, OK 73023





City of

Chickasha

117 North 4th Street
Chickasha, Oklahoma 73018

Due On: _____

Meeting Date: _____

APPLICATION FOR BOARD OF ADJUSTMENT

Request:

☐

Variance

☐

Special Exception

☐

Appeal

Applicant(s) Name: Denise Gerlach

Address: 820 E Choctaw

Legal Description: _____

Address of subject property: 820 E Choctaw

Phone #: 970-901-5844

Present zoning classification of subject property: Commercial / agricultural

Type of Variance/Special Exception being sought: placement + building

Reason for requesting variance/special exception: to meet building codes

Owner of Record: Denise + Jim Gerlach

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Denise Gerlach Date: Aug 9, 23

Legal Publication
(Published in The Express-Star
September 21, 2023)

NOTICE IS HEREBY GIVEN, that the City Of Chickasha Board of Adjustment will hold a public hearing beginning at 4:00 p.m. on Tuesday October 17, 2023, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing is regarding the petition by Remington Properties requesting a variance from the Chickasha Code of Ordinances. The limits of the proposed variance includes the following described property:

Located at 820 E. Choctaw Chickasha, Ok 73018

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's regarding a setback variance. The applicant has an exterior accessory building that is too close to an existing housing structure. The current structure is 9ft away from existing housing structure, Setback for R1 zoning for accessory building is 15ft.

Any person supporting or having any objections to this petition may appear before the Board of Adjustment on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickahsa.org should you have any questions regarding this petition.

Proof of Publication

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820 E Choctaw

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

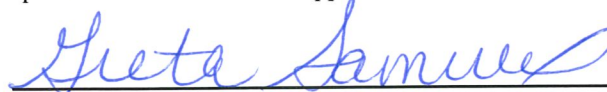
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication

September 21, 2023

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 25th day of September 2023.

My commission expires September 30, 2026.

Notary Public
Commission # 22013298

Cost of Publication \$ 31.95

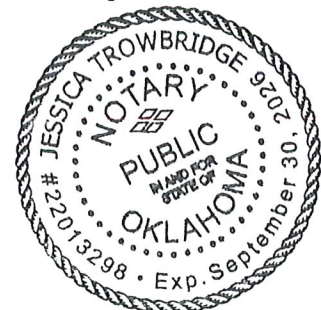
Ad # 00514670

Acct # 23151928

Copies: 1

PAY TO

The Express Star
PO Drawer E
Chickasha, OK 73023





NOTICE OF PUBLIC HEARING
BOA PETITION

REQUEST FOR A VARIANCE OF THE CHICKASHA CODE OF ORDINANCE FOR A SETBACK VARIANCE.

NOTICE IS HEREBY GIVEN, that the City Of Chickasha Board of Adjustment will hold a public hearing beginning at 4:00 p.m. on Tuesday October 17, 2023, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing is regarding the petition by Remington Properties requesting a variance from the Chickasha Code of Ordinances. The limits of the proposed variance includes the following described property:

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Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickahsa.org should you have any questions regarding this petition.

Sincerely,

Rachel Bernish , Community Development Director.

