

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, March 18, 2025, 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 12th, 2024, meeting.**
- b. **Public Hearing to discuss and consider the request for a variance of the Chickasha Code of Ordinances for 324 W Colorado Ave for applicant First Baptist Church**
- c. **Discussion, Consideration, and possible action to approve the request for a variance of the Chickasha Code of Ordinances for 324 W Colorado Ave for applicant First Baptist Church**

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

August 12, 2024

1. Call meeting to order: 4:12 PM

Roll Call: Joe Hutmacher, John Allen, Brandi Whitehead, and Nita Ladd

Present: Joe Hutmacher, John Allen (late), Brandi Whitehead, and Nita Ladd

Absent:

Staff Present: Rachel Bernish Asst City Manager, Caleb Lester Building Inspector, Darren Martin Chief Building Inspector, Danielle Charles Permit Tech.

Citizens: Sharla Castillo, Joe Hernandez, Dale Thompson, Jeff McClure, Richard O Starks, Wendi Gillespie, Stephen Gillespie.

2. Meeting Items:

a. Discussion, Consideration and Possible action to approve the minutes from the February 14, 2024, meeting.

***Motion by Brandi and second by Ladd to approve minutes from the February 14, 2024, meeting.**

Roll Call: Joe Hutmacher, John Allen, Brandi Whitehead, and Nita Ladd

Ayes: Joe Hutmacher, John Allen, Brandi Whitehead, and Nita Ladd

Nays:

Abstain

b. Public Hearing to discuss and consider the request for a variance request for 112 Sooner Rd for applicant Sharla Castillo.

Hearing Opened: 4:13 PM

Hearing Closed: 4:18 PM

c. Discussion, Consideration, and possible action to approve the request for variance for 112 Sooner Rd for applicant Sharla Castillo.

***Motion by White to approve easement variance but meet façade code and second by Hutmacher to approve the request for a variance for 2107 S. 5th Street for Applicant Sign Remedy**

Roll Call: John Grote, Joe Hutmacher, Brandi Whitehead, Jeff McClure and John Allen

Ayes: Grote, Hutmacher, Whitehead, McClure, and Allen

Nays:

Abstain:

3. Motion to Adjourn: 4:12 PM

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

Roll Call: John Grote, Joe Hutmacher, Brandi Whitehead, Jeff McClure and John Allen

Ayes: Hutmacher, Allen, And Grote

Nays:

Abstain:

The meeting adjourned at: 4:12 PM



ENGINEERING | SURVEYING | PLANNING
SMITH ROBERTS BALDISCHWILER, LLC

February 10, 2025

Chickasha Board of Adjustment

Re: First Baptist Church New Bus Barn

First Baptist Church is requesting a variance from the following City requirements for a new bus barn to be constructed at the southeast corner of 3rd Street and Colorado Avenue.

Front Yard Setback

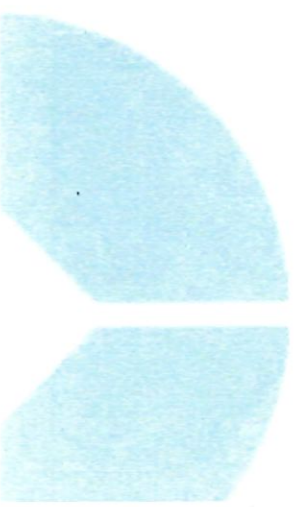
As shown on the attached plot plan it is proposed to construct the new bus barn 15 feet from the front property line. The current City code requires a 25 foot setback. The reason for the request is that adhering to the front yard setback, with the building dimensions of the barn and 75' lot depth would result in the rear of the building being within 10 of the rear lot line which adjoins a residential neighborhood. The current City code requires a 15 foot rear setback. It is the applicant's position that as much space between the adjoining residential neighborhood and new structure would be desirable. In addition, it is required that the building pad be elevated due to the flood zone of the subject property. The additional space at the rear of the proposed structure allows for a better transition for grading between the structure and rear property line.

Facade

FBC is also requesting a variance from the City's facade requirements such that a fully metal building can be constructed. The front face of the building includes several overhead doors to accommodate the church's vehicles. These doors make meeting the facade requirement difficult. Also, this variance would be consistent with similar structures recently constructed in the vicinity of the proposed project.



Daniel S. Andrulonis, P.E.





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: First Baptist Church, Chickasha

Address: 334 West Colorado, Chickasha, OK 73018

Legal Description: The North 70' of lots 12, 13 and 14; and the South 50' of the North 120' of lots 12, 13 and 14 in Block 61 of the City of Chickasha

Address of subject property: South east corner of W. Colorado Ave and S 3rd Street

Phone #: 405-224-5146

Present zoning classification of subject property: General Commercial

Type of Variance/Special Exception being sought: setback, fence

Reason for requesting variance/special exception: See attached letter

Owner of Record: First Baptists + Church, Chickasha

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: Dea Cuckling, Mayor MS Date: 2-10-25

NOTICE OF PUBLIC HEARING
BOA PETITION

REQUEST FOR A VARIANCE OF THE CHICKASHA CODE OF ORDINANCES

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 March 18th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by First Baptist Church requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

***Located at 324 W Colorado Ave, Chickasha, OK
73018 28-07-07-36650 ALL LOTS 15-28 BLK 57
CHICKASHA-OT***

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-33 (e) (1a) front yard setback and Sec 54-74 Veneer ordinance



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@chickasha.org should you have any questions regarding this petition.

Sincerely,

Rachel Bernish,

Assistant City Manager

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

The North 120 feet of Lots Twelve (12), Thirteen (13) and Fourteen (14) in Block Sixty-one (61) to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof;

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 3rd day of February, A.D. 2025 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

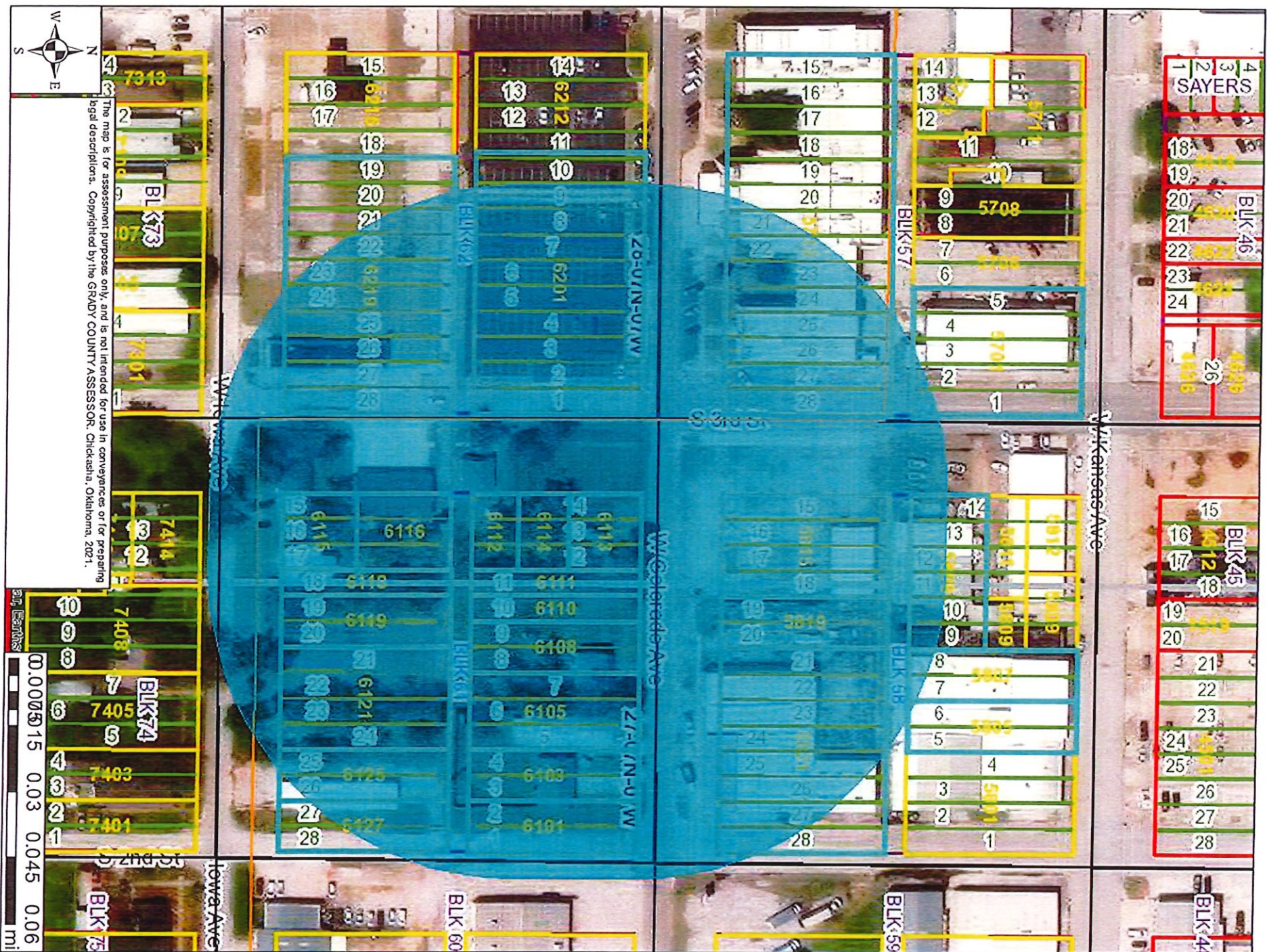
By  Asst. Mgr.
ORDER #71702

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Doke, Manager



C001-00-058-005-0-000-00	27-07-07-07350	ALL LOTS 5-6	BLK 58
GERDES FAMILY REVOC.IRREVOCAB	CHICKASHA-OT		
TRUST-STEVEN S. GERDES TRUST			
P.O. BOX 368			
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 3595		
C001-00-058-021-0-000-00	27-07-07-07650	ALL LOTS 21 THRU 28	
LJL PROPERTIES, LLC	BLK 58 CHICKASHA-OT		
3602 S. 4TH STREET			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4302	COLORADO AVE	
C001-00-062-019-0-000-00	28-07-07-37450	ALL LOTS 19-28	BLK 62
FIRST BAPTIST CHURCH OF CHICK	CHICKASHA-OT		
SHA			
P.O. BOX 725			
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 3034	3RD	
C001-00-061-001-0-000-00	27-07-07-08450	ALL LOTS 1-2	BLK 61
LAIRD, GLENN A	CHICKASHA-OT		
P.O. BOX 1403			
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 5939	COLORADO	
C001-00-058-009-0-002-00	27-07-07-07550	S 75' OF LOTS 9 THRU 14	
TROTTER, RICHARD M. & AMY R.	BLK 58 CHICKASHA-OT		
215 KANSAS AVE.			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 3263		
C001-00-061-025-0-000-00	27-07-07-08800	ALL LOTS 25-26	BLK 61
EUWINS, PEGGY E.	CHICKASHA-OT		
1427 SHEPPARD ST.			
CHICKASHA OK 73018	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 6123	IOWA	

C001-00-061-005-0-000-00 27-07-07-08550 ALL LOTS 5-6-7 BLK 61
 CARPENTER, KEN CHICKASHA-OT

1196 COUNTY ROAD 1355

CHICKASHA OK 73018-0 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4995 COLORADO

C001-00-061-013-0-000-00 28-07-07-37000 N 70' LOTS 12-13-14 BLK
 FIRST BAPTIST CHURCH 61 CHICKASHA-OT

324 W COLORADO AVE

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5623 COLORADO

C001-00-061-019-0-000-00 27-07-07-08700 ALL LOTS 19-20 BLK
 ROGERS, MARY NELSON & KIM EDW 61 CHICKASHA-OT
 RD
 PO BOX 245327

SACRAMENTO CA 95824-0 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 3847 IOWA

C001-00-061-012-0-000-00 28-07-07-36950 S 45' LOTS 12-13-14 BLK
 RODARTE, JULIAN 61 CHICKASHA-OT

3713 S OLIE

OKLAHOMA CITY OK 73109-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4222 3RD

C001-00-061-016-0-000-00 28-07-07-37150 N 92' LOTS 15-16-17 BLK
 MCGILL RENTALS, LLC 61 CHICKASHA-OT

1315 ARIZONA AVE

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6026

C001-00-061-027-0-000-00 27-07-07-08850 ALL LOTS 27-28 BLK
 GONZALEZ, JOSEPH D. 61 CHICKASHA-OT

2808 TURTLE CREEK CIRCLE

TUTTLE OK 73089- School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 3556 IOWA

C001-00-057-001-0-000-00	28-07-07-36400	ALL LOTS 1-2-3-4-5	BLK
DCOP LLC	57	CHICKASHA-OT	

727 GRAHAM RD

School: 9001 CHICK CITY - 1 CHICKASHA	
Acres	Book-Page
0	4709
	KANSAS

COLLEGE STATIONX	77845-0000
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C001-00-061-003-0-000-00
PARHAM, KRISTAL

27-07-07-08500	ALL LOTS 3-4	BLK 61
CHICKASHA-OT		

203 E. COLORADO AVENUE

School: 9001 CHICK CITY - 1 CHICKASHA	
Acres	Book-Page
0	4886
	COLORADO

CHICKASHA	OK	73018-0
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C001-00-061-011-0-000-00
GUILLET, MARY KATHRYN & LINDA
SANDS GUARDIAN OF DAVID TERRY
PO BOX 300297

28-07-07-36900	ALL LOT 11	BLK 61
CHICKASHA-OT		

School: 9001 CHICK CITY - 1 CHICKASHA	
Acres	Book-Page
0	4930
	COLORADO

MIDWEST CITY	OK	73140
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C001-00-061-015-0-000-00
JACKSON, LORETTA Y.

28-07-07-37100	S 731LOTS 15-16-17	BLK
61	CHICKASHA-OT	

322 E. DAKOTA AVE

School: 9001 CHICK CITY - 1 CHICKASHA	
Acres	Book-Page
0	4502
	Situs

CHICKASHA	OK	73018-0
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C001-00-062-001-0-000-00
FIRST BAPTIST CHURCH

28-07-07-37250	ALL LOTS 1-10 & E 5' LOT 11
BLK 62	CHICKASHA-OT

324 COLORADO

School: 9001 CHICK CITY - 1 CHICKASHA	
Acres	Book-Page
0	4502
	Situs

CHICKASHA	OK	73018-0000
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C001-00-058-007-0-000-00
TROITTER, RICHARD MICHAEL

27-07-07-07400	ALL LOTS 7-8	BLK 58
CHICKASHA-OT		

215 KANSAS AVE.

School: 9001 CHICK CITY - 1 CHICKASHA	
Acres	Book-Page
0	4502
	Situs

CHICKASHA	OK	73018-0000
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C001-00-058-015-0-000-00 28-07-07-36850 ALL LOTS 15-16-17-18 BLK
 FIRST BAPTIST CHURCH 58 CHICKASHA-OT

324 COLORADO

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4502

C001-00-061-014-0-000-00 28-07-07-37050 S 50' OF N 120' LOTS 12-13-14
 FIRST BAPTIST CHURCH BLK 61 CHICKASHA-OT

324 W. COLORADO AVE

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5338 3RD

C001-00-061-010-0-000-00 27-07-07-08650 ALL LOT 10 BLK 61
 TERRY, DAVID ALAN CHICKASHA-OT

C/O LINDA SANDS
 P.O. BOX 300297

MIDWEST CITY OK 73140 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5736

C001-00-061-008-0-000-00 27-07-07-08600 ALL LOTS 8 & 9 BLK 61
 CHICKASHA MUNICIPAL AUTHORITY CHICKASHA-OT

117 N 4TH STREET

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4060 COLORADO

C001-00-061-021-0-000-00 27-07-07-08750 ALL LOTS 21 THRU 24
 MCADAMS, BEVERLY A. & YVONNE BLK 61 CHICKASHA-OT
 ARIE DREWRY & DEANNA SUE COPE
 815 S. 19TH ST

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5228 IOWA

C001-00-058-019-0-000-00 27-07-07-07600 ALL LOTS 19-20 BLK 58
 FIRST BAPTIST CHURCH CHICKASHA-OT

324 COLORADO

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5228

2/4/2025

Grady County Assessor

Page 5 of 5

C001-00-057-015-0-000-00	28-07-07-36650	ALL LOTS 15-28	BLK 57
FIRST BAPTIST CHURCH	CHICKASHA-OT		

324 COLORADO

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
		0	Acres Book-Page
		5228	Situs
			COLORADO

C001-00-061-018-0-000-00
ROGERS, MARY NELSON

28-07-07-37200	ALL LOT 18	BLK 61
CHICKASHA-OT		

PO BOX 245327

SACRAMENTO	CA	95824-0	School: 9001 CHICK CITY - 1 CHICKASHA
		0	Acres Book-Page
		5228	Situs

NOTICE OF PUBLIC HEARING
BOA PETITION

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Sincerely,

Rachel Bernish,

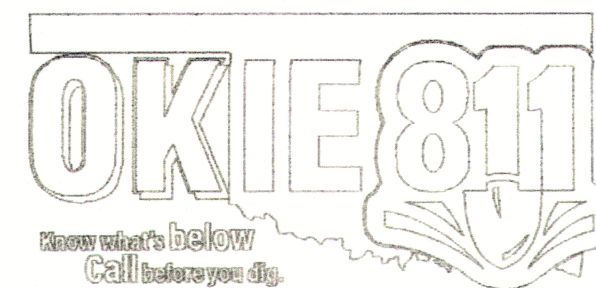
Assistant City Manager

SURVEY LEGEND

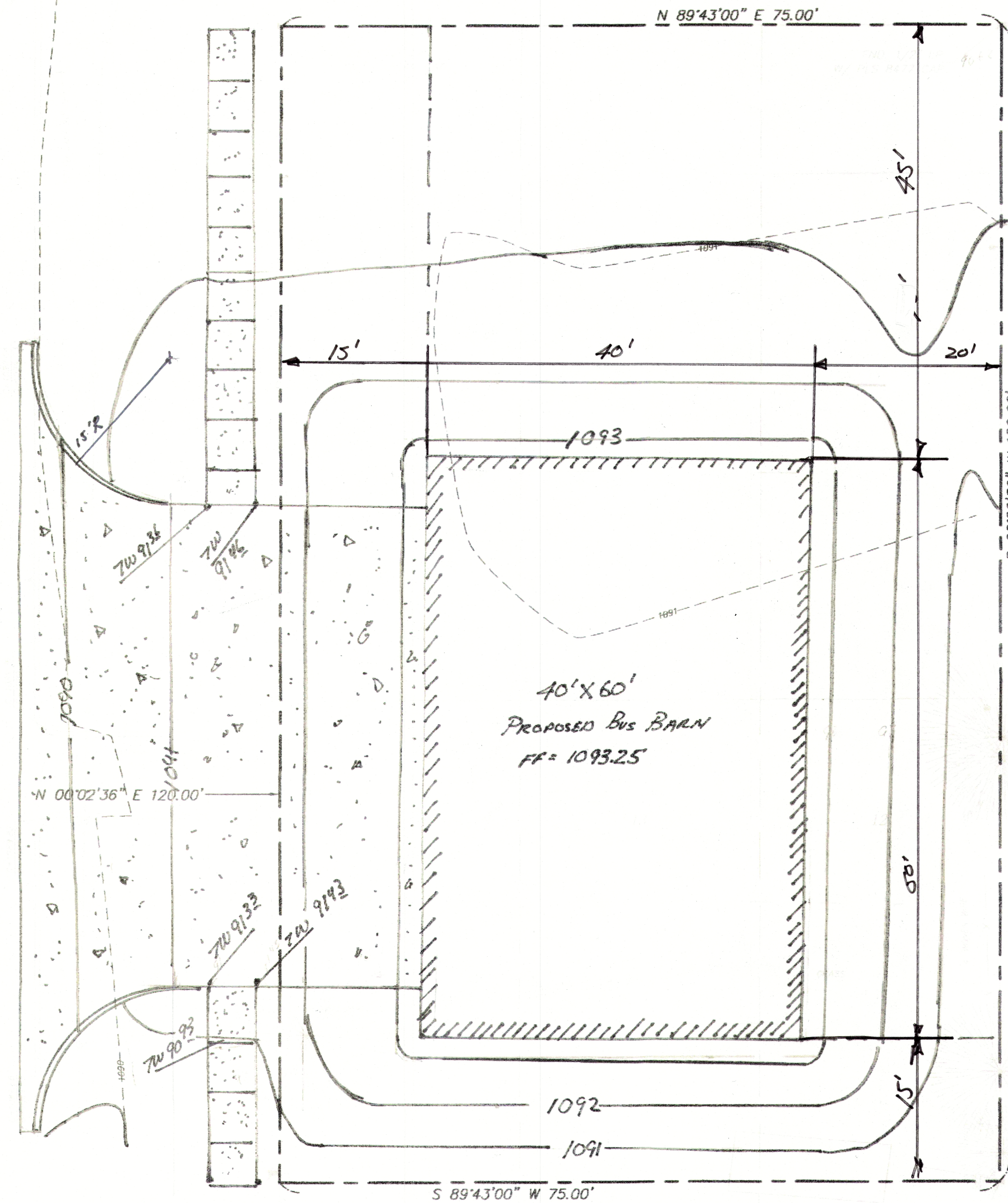
① - AIR CONDITIONER	② - ELECTRIC MANHOLE	③ - GAS MARKER	④ - MISC. MARKER	⑤ - SPRINKLER CONTROL VALVE	⑥ - Tree - TREE	⑦ - WATER MANHOLE
⑧ - AREA DRAIN OR CATCH BASIN	⑨ - ELECTRIC MARKER	⑩ - GUARD POST	⑪ - FIER	⑫ - SANITARY SEWER LIFT STATION	⑬ - Tree - TREE	⑭ - SQUARE WATER METER
⑮ - ALPHA BOX	⑯ - ELECTRIC UTILITY RISER	⑰ - GREASE TRAP	⑱ - PULLBOX	⑲ - SIGN	⑳ - TRAFFIC SIGNAL LIGHT (SPROUT)	㉑ - WATER SHUTOFF (SPROUT)
㉒ - AUTO SPRINKLER	㉓ - ELECTRIC UTILITY TRANSFORMER	㉔ - GAS VALVE	㉕ - PARKING METER	㉖ - SEPTIC TANK	㉗ - TV MANHOLE	㉘ - WATER VALVE
㉙ - AIR VENT	㉚ - FRENCH DRAIN	㉛ - HC SIGN	㉜ - POWER POLE	㉝ - STORM SEWER MANHOLE	㉞ - TV MARKER	㉟ - WATER WELL
㊱ - PROP. MON.	㊲ - FIRE HYDRANT	㊳ - HC PARKING	㊴ - POWER POLE WITH SERVICE	㊵ - TRAFFIC CONTROL BOX	㊶ - TV PEDESTAL	㊷ - YARD LIGHT
㊸ - BUSH	㊹ - FLAG POLE	㊺ - INLET	㊻ - QUARTER CORNER EAST-WEST	㊼ - TELEPHONE MANHOLE	㊽ - MENT	㊾ - BM #1 EL=XX.XX'
㊿ - CLEAN OUT	㋀ - FIRE VALVE	㋁ - LIGHT POLE	㋂ - QUARTER CORNER NORTH-SOUTH	㋃ - TELEPHONE MARKER	㋄ - ROUND WATER METER	㋅ - WATER MARKER
㋆ - DOWN SPOUT	㋇ - GUY ANCHOR	㋈ - MAIL BOX	㋉ - REFERENCE POINT	㋊ - TELEPHONE PEDESTAL	㋋ - WATER METER PIT	㋌ - HEDGE
㋍ - ELECTRIC METER	㋎ - GAS METER	㋏ - MONITORING WELL	㋐ - SECTION CORNER	㋑ - UNDERGROUND SANITARY SEWER	㋒ - UNDERGROUND CHILLED WATER	㋓ - UNDERGROUND TELEPHONE
㋔ - F/O UNDERGROUND FIBER OPTIC	㋕ - G UNDERGROUND GAS	㋖ - STS UNDERGROUND STORM SEWER	㋗ - W UNDERGROUND WATER	㋘ - C/W UNDERGROUND CHILLED WATER	㋙ - O/E OVERHEAD ELECTRIC	㋚ - TUC UNDERGROUND TELEPHONE
㋛ - U/TV UNDERGROUND TELEVISION	㋜ - U/E UNDERGROUND ELECTRIC	㋝ - CHAINLINK FENCE	㋞ - STOCKADE FENCE	㋟ - BARBED WIRE FENCE		
㋠ - TOE OF BANK	㋡ - TOP OF BANK	㋢ - O/PL OVERHEAD PIPE LINE	㋣ - O/TEL OVERHEAD TELEPHONE	㋤ - O/TV OVERHEAD TELEVISION		

UTILITY STATEMENT:

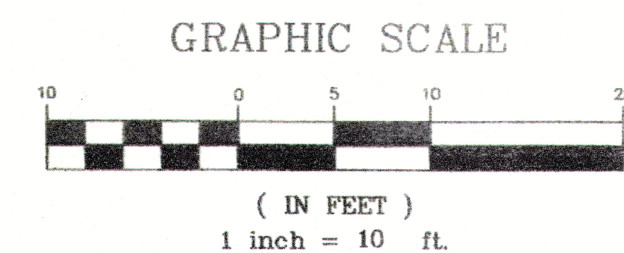
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR & ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR & ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR & ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE IN VERIFYING LOCATION OF UTILITIES.



S. 3RD ST.
(Public Road)
ASPHALT PAVING



NOTE: REFER TO SHEET C-5 SITE UTILITY PLAN FOR UNDERGROUND UTILITY INFORMATION



FIRST BAPTIST CHURCH BUS BARN
ADDRESS
CHICKASHA, OKLAHOMA
GRADING PLAN

SCALE:
HOR. 1"=10'

SHEET
C-4

PROJ. 01/09/25
DATE: 01/09/25
DRAWN BY:
DESIGNED BY:
CHECKED BY:

NO. DATE DESCRIPTION REVISIONS



ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION
NO. 3381 EXPIRES JAN 15, 2025