

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 **Friday, April 18, 2025, at 10:30 AM.**

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 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__.

Mary Nelson Rogers
PO BOX 245327
Sacramento, CA 95824

Gerdes Family Irrevocable Trust
PO Box 368
Chickasha, OK 73023

LJL Properties LLC
3602 S 4th St
Chickasha, OK 73018

First Baptist Church of Chickasha
PO BOX 725
Chickasha, OK 73023

Glenna Laird
PO BOX 1403
Chickasha, OK 73023

Richard & Amy Trotter
215 Kansas Ave
Chickasha, OK 73018

Peggy Euwins
1427 Sheppard St
Chickasha, OK 73018

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

First Baptist Church
324 W Colorado Ave
Chickasha, OK 73018

Mary Rogers & Kim Edward
PO Box 245327
Sacramento, CA 95824

Julian Rodarte
3713 S Olie
Oklahoma City, OK 73109

Joseph Gonzalez
2808 Turtle Creek Cir
Tuttle, OK 73089

DCOP LLC
727 Graham Rd
College Station, TX 77845

Mary Guilett & Linda Sands (guardian
of David Terry)
PO BOX 3000297
Midwest City, OK 73140

Loretta Jackson
322 W Dakota Ave
Chickasha, OK 73018

First Baptist Church
324 Colorado Ave
Chickasha, OK 73018

Richard Trotter
215 Kansas Ave
Chickasha, OK 73018

First Baptist Church
324 Colorado Ave
Chickasha, OK 73018

First Baptist Church
324 Colorado Ave
Chickasha, OK 73018

David Alan Terry C/O Linda Sands
PO BOX 300297
Midwest City, OK 73140

First Baptist Church
324 Colorado Ave
Chickasha, OK 73018

First Baptist Church
324 Colorado Ave
Chickasha, OK 73018



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 10:30 a.m. on Friday April 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 5854-74 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@chickahsa.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



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.

Façade

FBC is also requesting a variance from the City's façade 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 façade 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: 324 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: Southeast corner of W. Colorado Ave and S 2nd Street

Phone #: 405-224-5196

Present zoning classification of subject property: General Commercial

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

Reason for requesting variance/special exception: See attached letter

Owner of Record: First Baptist Church, Chickasha

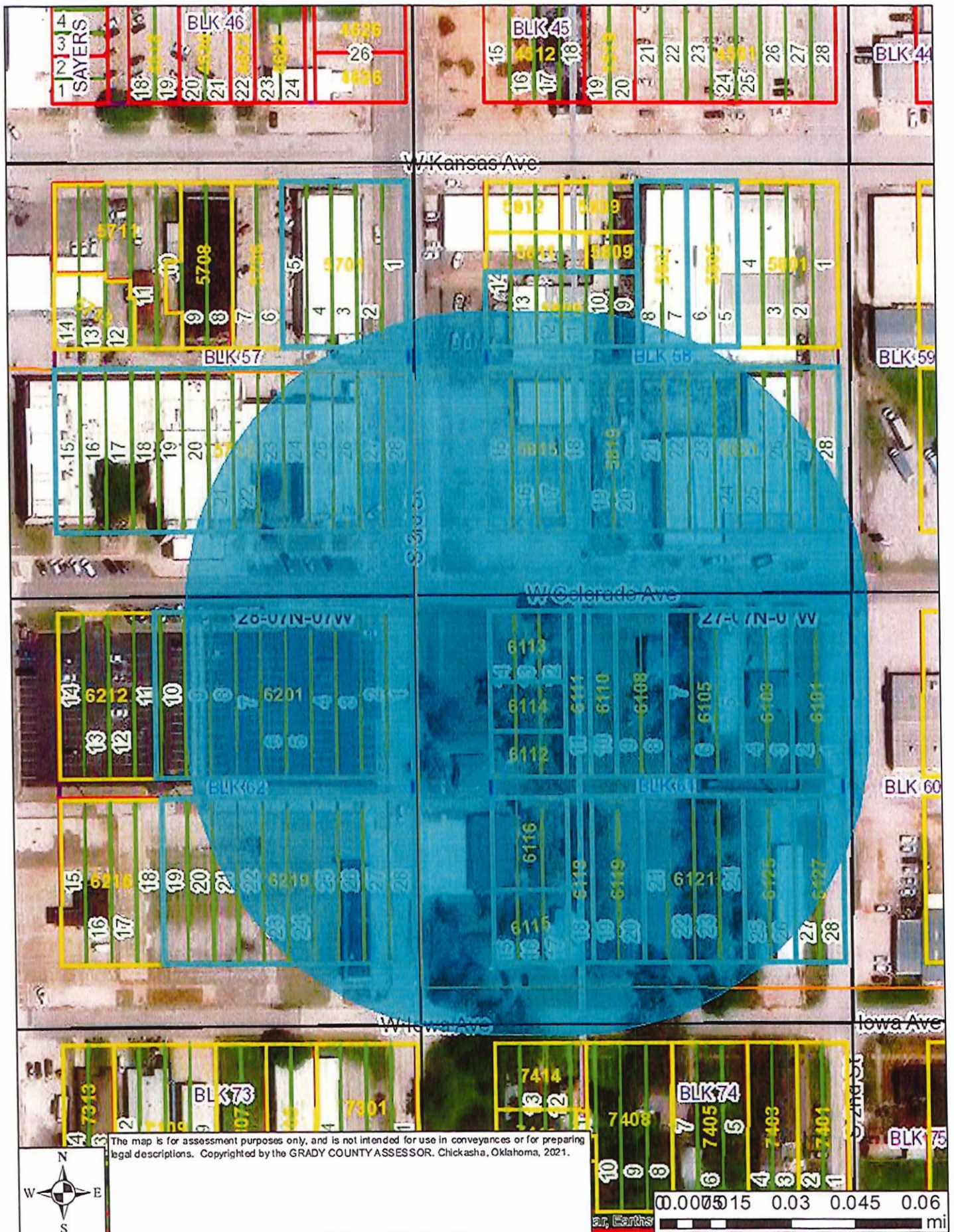
The following is a checklist of all other requirements of the application:

- ☐ 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: Dan Ambler, AGENT FBC Date: 2-10-25

Title



C001-00-058-005-0-000-00 27-07-07-07350 ALL LOTS 5-6 BLK 58
GERDES FAMILY REVOC.IRREVOCAB
TRUST-STEVEN S. GERDES TRUST
P.O. BOX 368
CHICKASHA-OT

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73023-0000 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

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73018-0000 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
SHA
P.O. BOX 725
CHICKASHA-OT

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73023-0000 0 3034 3RD

C001-00-061-001-0-000-00 27-07-07-08450 ALL LOTS 1-2 BLK 61
LAIRD, GLENNA CHICKASHA-OT

P.O. BOX 1403

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73023-0000 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.

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

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73018 0 6123 IOWA

C001-00-061-005-0-000-00 CARPENTER, KEN	27-07-07-08550 CHICKASHA-OT	ALL LOTS 5-6-7	BLK 61
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1196 COUNTY ROAD 1355

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

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

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

C001-00-061-019-0-000-00 ROGERS, MARY NELSON & KIM EDW RD PO BOX 245327	27-07-07-08700 61	ALL LOTS 19-20 CHICKASHA-OT	BLK
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		School: 9001 CHICK CITY - 1 CHICKASHA	
SACRAMENTO	CA 95824-0	Acres 0	Book-Page 3847
		Situs IOWA	

C001-00-061-012-0-000-00 RODARTE, JULIAN	28-07-07-36950 61	S 45' LOTS 12-13-14 CHICKASHA-OT	BLK
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3713 S OLIE

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

C001-00-061-016-0-000-00 MCGILL RENTALS, LLC	28-07-07-37150 61	N 92' LOTS 15-16-17 CHICKASHA-OT	BLK
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1315 ARIZONA AVE

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

C001-00-061-027-0-000-00 GONZALEZ, JOSEPH D.	27-07-07-08850 61	ALL LOTS 27-28 CHICKASHA-OT	BLK
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2808 TURTLE CREEK CIRCLE

		School: 9001 CHICK CITY - 1 CHICKASHA	
TUTTLE	OK 73089-	Acres 0	Book-Page 3556
		Situs 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
COLLEGE STATION TX 77845-0000	Acres Book-Page Situs
	0 4709 KANSAS

C001-00-061-003-0-000-00	27-07-07-08500	ALL LOTS 3-4	BLK 61
PARHAM, KRISTAL		CHICKASHA-OT	

203 E. COLORADO AVENUE

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0	Acres Book-Page Situs
	0 4886 COLORADO

C001-00-061-011-0-000-00	28-07-07-36900	ALL LOT 11	BLK 61
GUILLET, MARY KATHRYN & LINDA SANDS GUARDIAN OF DAVID TERRY PO BOX 300297		CHICKASHA-OT	

	School: 9001 CHICK CITY - 1 CHICKASHA
MIDWEST CITY OK 73140	Acres Book-Page Situs
	0 4930 COLORADO

C001-00-061-015-0-000-00	28-07-07-37100	S 73' LOTS 15-16-17	BLK
JACKSON, LORETTA Y.	61	CHICKASHA-OT	

322 E. DAKOTA AVE

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

C001-00-062-001-0-000-00	28-07-07-37250	ALL LOTS 1-10 & E 5' LOT 11	
FIRST BAPTIST CHURCH	BLK 62	CHICKASHA-OT	

324 COLORADO

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

C001-00-058-007-0-000-00	27-07-07-07400	ALL LOTS 7-8	BLK 58
TROTTER, RICHARD MICHAEL		CHICKASHA-OT	

215 KANSAS AVE.

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

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

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	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

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	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

	School: 9001 CHICK CITY - 1 CHICKASHA
MIDWEST CITY OK 73140	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

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	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			

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	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

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

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

324 COLORADO

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

C001-00-061-018-0-000-00	28-07-07-37200	ALL LOT 18	BLK 61
ROGERS, MARY NELSON	CHICKASHA-OT		

PO BOX 245327

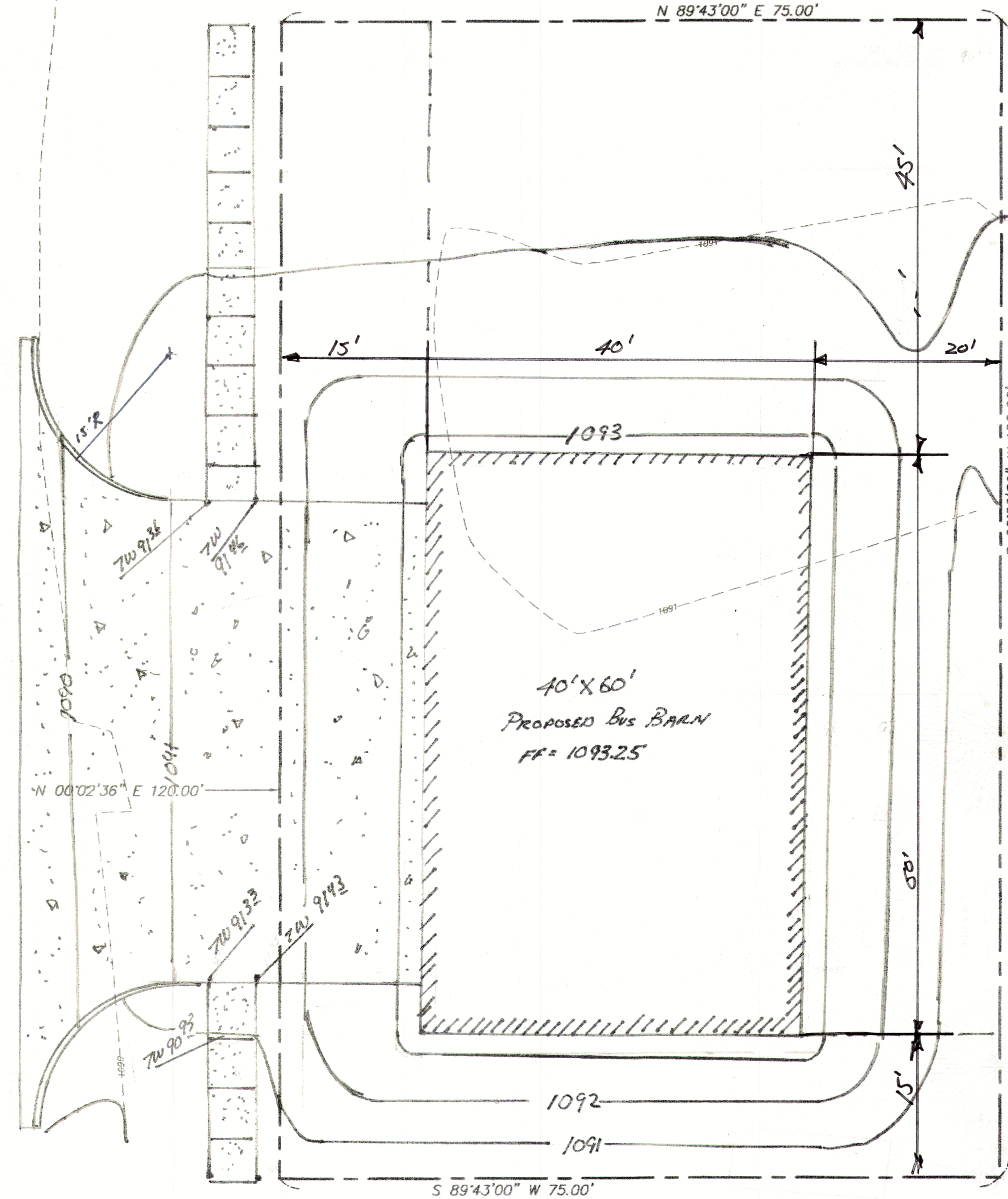
	School: 9001 CHICK CITY - 1 CHICKASHA	
SACRAMENTO	Acres	Book-Page
CA	0	5228
95824-0		Situs

SURVEY LEGEND

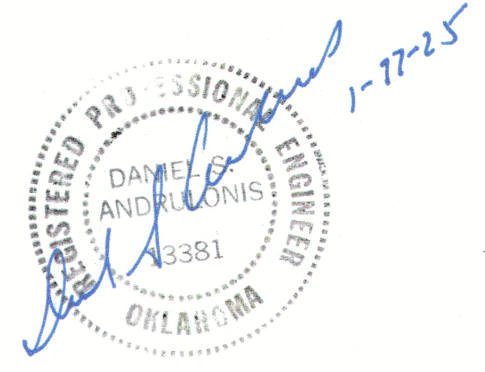
① - AIR CONDITIONER	② - ELECTRIC MANHOLE	③ - GAS MARKER	④ - MISC. MARKER	⑤ - SPRINKLER CONTROL VALVE	⑥ - Tree - TREE	⑦ - WATER MANHOLE
⑧ - AREA DRAIN OR CATCH BASIN	⑨ - ELECTRIC MARKER	⑩ - GUARD POST	⑪ - FIER	⑫ - SANITARY SEWER LIFT STATION	⑬ - Tree - TREE	⑭ - SQUARE WATER METER
⑮ - ALPHA BOX	⑯ - ELECTRIC 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 - UNDERGROUND FIBER OPTIC	㋕ - UNDERGROUND GAS	㋖ - UNDERGROUND STORM SEWER	㋗ - UNDERGROUND WATER	㋘ - UNDERGROUND CHILLED WATER	㋙ - OVERHEAD ELECTRIC	㋚ - OVERHEAD TELEPHONE
㋛ - U/TV - U/TV UNDERGROUND TELEVISION	㋜ - U/E - U/E UNDERGROUND ELECTRIC	㋝ - W - W UNDERGROUND WATER	㋞ - C/W - C/W UNDERGROUND CHILLED WATER	㋟ - O/E - O/E OVERHEAD ELECTRIC	㋠ - X - X BARBED WIRE FENCE	
㋡ - TOE OF BANK	㋢ - TOP OF BANK	㋣ - CHAINLINK FENCE	㋤ - STOCKADE FENCE	㋦ - O/TV - O/TV OVERHEAD TELEVISION		
㋧ - O/PL - O/PL OVERHEAD PIPE LINE	㋨ - O/TEL - O/TEL OVERHEAD TELEPHONE					

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

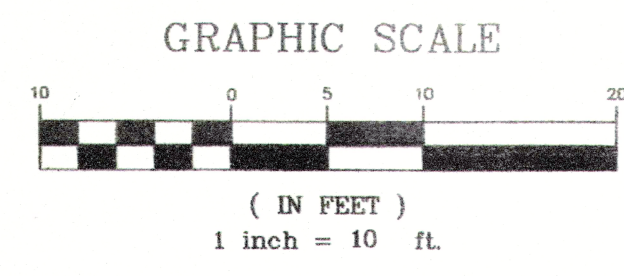
W. COLORADO AVE.
(Public Road)
ASPHALT PAVING



40' X 60'
PROPOSED BUS BARN
FF = 1093.25'

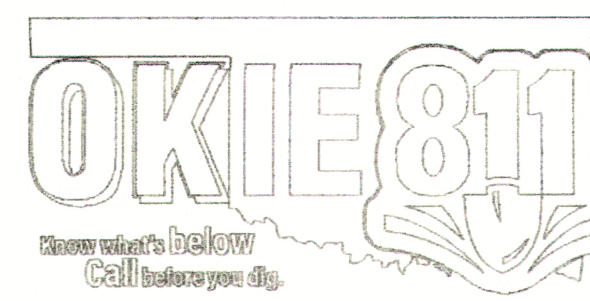


NOTE: REFER TO SHEET C-5 SITE UTILITY PLAN FOR UNDERGROUND UTILITY INFORMATION



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.



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
SRB
CERTIFICATE OF AUTHORIZATION
NO. 3569 EXPIRES JAN 30, 2025