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, May 6, 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 April 18th, 2025 meeting.**

b. **Public Hearing to discuss and consider the request for a variance of the Chickasha Code of Ordinances for 228 W Choctaw Ave for applicant Bret Burns.**

c. **Discussion, Consideration, and possible action to approve the request for variance of the Chickasha Code of Ordinances for 228 W Choctaw Ave for applicant Bret Burns.**

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

April 18th, 2025

1. **Call meeting to order: 10:30am**

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

Present: Hutmacher, Whitehead, Ladd

Absent: Allen

Staff Present: Darren Martin Chief Building Inspector, Danielle Charles Permit Tech, Nick Alexander Permit Tech

Citizens:

2. **Meeting Items:**

a. **Discussion, Consideration and Possible action to approve the minutes from the August 12th, 2024, meeting.**

***Motion by Whitehead and second by Ladd to approve minutes from the August 12th, 2024, meeting.**

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

Ayes: Hutmacher, Whitehead, Ladd

Nays:

Abstain

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.**

Hearing Opened: 10:31am

Hearing Closed: 10:34am

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**

d. ***Motion by** Ladd **and second by Whitehead to approve the request for a variance 324 W Colorado Ave for applicant First Baptist Church.**

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

Nays:

Abstain:

3. **Motion to Adjourn: 10:35am**

***Motion by: Whitehead and second by Ladd to adjourn the meeting.**

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

Ayes: Hutmacher, Whitehead, Ladd

Nays:

Abstain:

The meeting adjourned at: 10:35am

CHICKASHA

COMMUNITY DEVELOPMENT

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 May 6th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Bret Burns requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

Located at 228 W Choctaw Ave, Chickasha, OK 73018 28-07-07-20200 ALL LOTS 15-16 BLK 29 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 46-33 Building Lines and wishes to build a new building on the property lines.

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

CHICKASHA

BOARD OF ADJUSTMENT HEARING APPLICATION

APPLICANT INFORMATION

Name	Date
Bret Burns	3/24/2025
Mailing Address	**Email:**
519 W. Chickasha Avenue	Bret.Burns@ymail.com
City, State, and Zip Code	**Phone Numbers**
Chickasha OK 73018	405-320-1550
Applicant's Signature	
Bret Burns	

☐ Deed attached (required if land purchased prior to 1993). If applicant is not the owner listed on the deed, then written owner consent must be included

☐ Property ownership list attached (required)

PROPERTY LOCATION

☑ Platted ☐ Unplatted	Subdivision	Lot	Block
Property Address: 228 W. Choctaw			Current Zoning
Legal Description (if unplatted). You may attach the legal description to this application. Lots Fifteen (15) and Sixteen (16) in Block Twenty-nine (29) in the City of Chickasha, Grady County, Oklahoma		For variances, what ordinance are you seeking a variance from? ~~Setback~~ Buildlines	

REQUEST INFORMATION

Nature of Request	Please describe your request and why it should be approved (please address the criteria the Board must find in order to approval your request). You can attached your response to this form. Include and attach any all exhibits (photos, written statements, etc) that should be included and submitted to the Board of Adjustment. A survey or plot plan of the property is very useful and should be included in most cases. All documents will become a permanent record of the City of Chickasha and will be available for public review.
☑ Variance ☐ Appeal ☐ Special Exception ☐ Other	build office building

OFFICE USE ONLY

Dated Filed	Date Payment Received	BOA Date	PC Action ☐ Approve ☐ Deny Date	Date Published	Date Mailed	Date Posted	Section/STR

Form CD-005

Outlook

Bret Burns Varience

From Bret Burns <bret.burns@ymail.com>
Date Tue 3/25/2025 11:02 AM
To Danielle Charles <danielle.charles@chickasha.org>

Danielle,

Hello,

I am asking for a variance to allow me to construct the new building on 228 W. Choctaw on the property lines just like the old property that I tore down. This is due to the narrow lot size and the intended use of the property. If I can't build on the property lines, it won't be feasible or practicable to build this office building at this location. I would appreciate the city granting this request for variance.

Bret Burns

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
} SS:
COUNTY OF GRADY }

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:

Lots Fifteen (15) and sixteen (16) in Block Twenty-nine (29) in 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 24th day of March, A.D. 2025 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By _____.
Asst. Mgr.

ORDER #71947

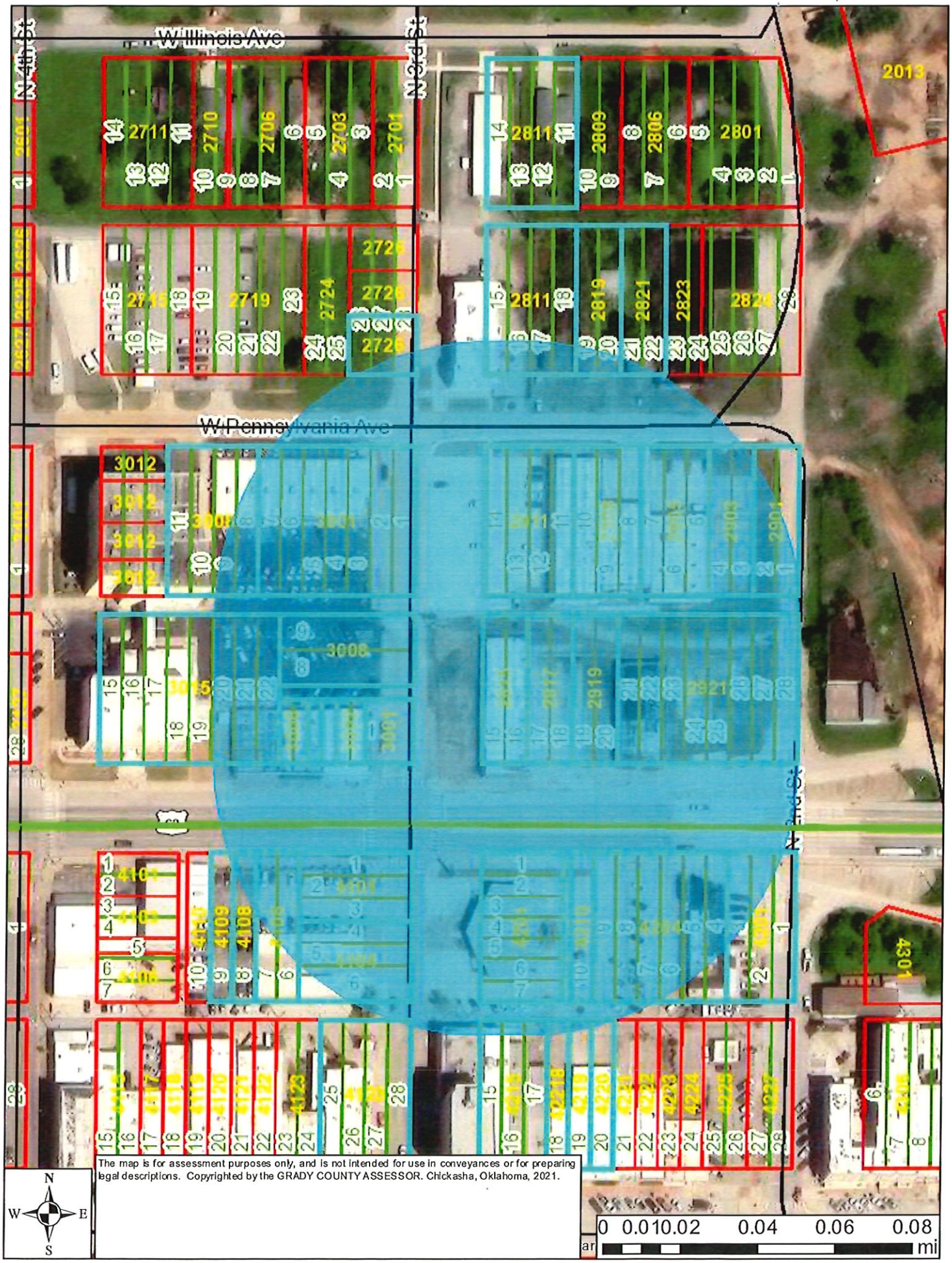
Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Doke, Manager

Title


W Illinois Ave
W Pennsylvania Ave
N 4th St
N 3rd St
2013
2711
2710
2706
2703
2701
2811
2809
2806
2801
2726
2715
2719
2724
2811
2819
2821
2823
2824
3012
3008
3001
2901
2917
2919
2921
4101
4109
4108
4301
The map is for assessment purposes only, and is not intended for use in conveyances or for preparing legal descriptions. Copyrighted by the GRADY COUNTY ASSESSOR. Chickasha, Oklahoma, 2021.
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mi

C001-00-028-011-0-000-00 28-07-07-20100 ALL LOTS 11-18 BLK 28
GRADY COUNTY BOARD OF COMM CHICKASHA-OT

326 W. CHOCTAW

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0	0	4846	

C001-00-041-008-0-000-00 28-07-07-27350 ALL LOT 8 BLK 41
CCACJ RENTALS, LLC CHICKASHA-OT

2806 DESIRAE

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	5403	CHOCTAW

C106-00-030-004-0-000-00 28-07-07-20800 ALL LOT 4 BLK
IVY, RATCLIFF & CHASTEEN, P.C 30 BURTSCHI SUB-DIV

PO BOX 907

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0000	0	3299	

C106-00-030-001-0-000-00 28-07-07-20650 ALL LOT 1 BLK
NELSON, JOE BOB 30 BURTSCHI SUB-DIV

302 CHOCTAW AVE.

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3089	CHOCTAW

C106-00-030-002-0-000-00 28-07-07-20700 ALL LOT 2 & 3
IVY, RATCLIFF & CHASTEEN P.C. BLK 30 BURTSCHI SUB-DIV

P.O. BOX 907

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0000	0	3163	CHOCTAW

C001-00-042-020-0-000-00 27-07-07-05850 ALL LOT 20 BLK 42
CHICKASHA AVENUE PROP., LLC CHICKASHA-OT 12/21/05 3801-551 &
552 MEM. TRUST & RESIGNATION

118 N 4TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	6060	CHICKASHA

C001-00-042-001-0-000-00 27-07-07-05650 ALL LOTS 1-2-3 BLK 42
ANAUTICS, INC CHICKASHA-OT

17 NW 6TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
OKLAHOMA CITY	OK	73102-	0	4438	2ND

C001-00-028-019-0-000-00 27-07-07-05000 ALL LOTS 19-20 BLK
GARCIA, JESSICA 28 CHICKASHA-OT

2574 N. YUKON PKWY

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
YUKON	OK	73099-0	0	4951	PENN

C001-00-028-021-0-000-00 27-07-07-05050 ALL LOTS 21-22 BLK
BCP, LLC 28 CHICKASHA-OT

602 S 4TH

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-6143	0	4138	PENN

C001-00-041-009-0-000-00 28-07-07-27400 ALL LOT 9 BLK 41
BAILEY, JOHN CHICKASHA-OT

1010 E. BROADWAY

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
ALTUS	OK	73521	0	5774	CHOCTAW

C001-00-042-019-0-000-00 27-07-07-05800 ALL LOT 19 BLK 42
MORGAN, R. KEITH & PAMELA JO CHICKASHA-OT

34 WALNUT DR.

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
NINNEKAH	OK	73067-9625	0	3048	CHICKASHA

C106-00-030-006-0-000-00 28-07-07-20900 ALL LOT 6-7 BLK 30
DOKE, KEEGAN V. & LYDIA BURTSCHI SUB-DIV

1515 W. MAIN

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
AMBER	OK	73004-0000	0	5776	CHOCTAW

C106-00-030-005-0-000-00 28-07-07 LOT 5 BLOCK 30
DOKE, KEEGAN V. & LYDIA BUTSCHI'S SUB-DIVISION

1515 W. MAIN STREET

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
AMBER	OK	73004-0000	0	5776	

C001-00-030-001-0-000-00 28-07-07-20300 ALL LOTS 1 THRU 7
GRADY COUNTY BLK 30 CHICKASHA-OT

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	5776	

C001-00-029-019-0-000-00 27-07-07-05400 BLK 29 ALL LOTS
HART, LISA WILSON-NINA CLAY W 19-20 (A/D/A BG SW/C LT 19 TH N 165'TO NW /C LT 19 TH
LSON-AMELIA CLAY HART E 50'TO NE/C LT 20 TH S 158' TO PT ON THE PERMAN.....
3308 PONDRIDGE ROAD

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	5776	

C001-00-041-025-0-000-00 28-07-07-28250 ALL LOTS 25 THRU 28
FIRST NATIONAL BANK & TRUST C BLK 41 CHICKASHA-OT COMB PCL'S
CHICKASHA 28250, 28300, 28350 N OW 28-7-7-28250
P.O. BOX 1130

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0000	0	5776	CHICKASHA AVE

C001-00-042-004-0-000-00 27-07-07-05700 ALL LOTS 4 THRU 9
MIDFIRST BANK BLK 42 CHICKASHA-OT

% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
OKLAHOMA CITY	OK	73118	0	5776	

C001-00-029-001-0-000-00 27-07-07-05200 ALL LOTS 1-2 BLK 29
BOARD OF COUNTY COMMISSIONERS CHICKASHA-OT

326 W. CHOCTAW AVE.

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	5776	

C001-00-029-017-0-000-00 28-07-07-20250 ALL LOTS 17-18 BLK
HART, LISA WILSON-NINA CLAY W 29 CHICKASHA-OT
LSON-AMELIA CLAY HART
3308 PONDRIDGE ROAD

School: 9001 CHICK CITY - 1 CHICKASHA

	Acres	Book-Page	Situs
CHICKASHA OK 73018-0000	0	5776	

C001-00-029-021-0-000-00 27-07-07-05450 ALL LOTS 21 THRU 28
HART, LISA WILSON-NINA CLAY W BLK 29 CHICKASHA-OT
LSON-AMELIA CLAY HART
3308 PONDRIDGE ROAD

School: 9001 CHICK CITY - 1 CHICKASHA

	Acres	Book-Page	Situs
CHICKASHA OK 73018-0000	0	5776	CHOCTAW

C001-00-042-015-0-000-00 28-07-07-28450 ALL LOTS 15-16-17 BLK
MIDFIRST BANK 42 CHICKASHA-OT

% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

School: 9001 CHICK CITY - 1 CHICKASHA

	Acres	Book-Page	Situs
OKLAHOMA CITY OK 73118	0	5776	CHICKASHA

C001-00-042-018-0-000-00 28-07-07-28500 ALL LOT 18 BLK 42
MIDFIRST BANK CHICKASHA-OT

% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

School: 9001 CHICK CITY - 1 CHICKASHA

	Acres	Book-Page	Situs
OKLAHOMA CITY OK 73118	0	5776	CHICKASHA

C001-00-041-006-0-000-00 28-07-07-27300 ALL LOTS 6-7 BLK 41
FIRST NATIONAL BANK & TRUST C CHICKASHA-OT
ICKASHA
P.O. BOX 1130

School: 9001 CHICK CITY - 1 CHICKASHA

	Acres	Book-Page	Situs
CHICKASHA OK 73023-0000	0	5776	

C575-00-042-001-0-000-00 28-07-07-28400 ALL LOTS 1 THRU 7
MIDFIRST BANK BLK 42 SAYERS SUB-DIV

% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

School: 9001 CHICK CITY - 1 CHICKASHA

	Acres	Book-Page	Situs
OKLAHOMA CITY OK 73118	0	5776	

C001-00-042-010-0-000-00 27-07-07-05750 ALL LOT 10 BLK 42
MIDFIRST BANK CHICKASHA-OT

% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
OKLAHOMA CITY	OK	73118	0	5776	

C515-00-041-004-0-000-00 28-07-07-27250 ALL LOTS 4-5-6 POST
FIRST NATIONAL BANK CHICKASHA OFFICE SUB-DIV OF BLK 41

P.O. BOX 1130

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0000	0	5776	3RD

C001-00-029-015-0-000-00 28-07-07-20200 ALL LOTS 15-16
BRET BURNS REAL ESTATE, LLC BLK 29 CHICKASHA-OT

519 W CHICKASHA AVE

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	6173	CHOCTAW

C001-00-027-026-0-000-00 28-07-07-20000 S 65' LOTS 26-27-28 BLK
GRADY COUNTY CRIMINAL JUSTICE AUTHORITY 27 CHICKASHA-OT
P.O. BOX 1748

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0	0.11	4169	PENN

C106-00-030-008-0-000-00 28-07-07-20950 ALL LOTS 8-9 BLK 30
GRADY COUNTY BURTSCHI SUB-DIV

%GRADY CO INDUSTRIAL AUTHORITY
PO BOX 1717 ATTN: SANDY PRATT

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0000	0	3366	

C001-00-029-005-0-000-00 27-07-07-05300 ALL LOTS 5-6-7 BLK 29
BOARD OF COUNTY COMMISSIONERS CHICKASHA-OT

326 W. CHOCTAW AVE.

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3366	

C001-00-030-015-0-000-00 28-07-07-20600 ALL LOTS 15-22 BLK
GRADY COUNTY 30 CHICKASHA-OT

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3366	

C001-00-029-011-0-000-00 28-07-07-20150 ALL LOTS 11-12-13-14 BLK
BOARD OF COUNTY COMMISSIONERS 29 CHICKASHA-OT
GRADY COUNTY

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3366	3RD

C001-00-029-003-0-000-00 27-07-07-05250 ALL LOTS 3-4 BLK 29
BOARD OF COUNTY COMMISSIONERS CHICKASHA-OT

326 W. CHOCTAW AVE.

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3366	

C515-00-041-001-0-000-00 28-07-07-27200 ALL LOTS 1-2-3 POST
FIRST NATIONAL BANK CHICKASHA OFFICE SUB-DIV OF BLK 41

PO BOX 1130

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73023-0000	0	3366	

C001-00-030-008-0-000-00 28-07-07-20350 ALL LOTS 8-9-10-11 BLK
BOARD OF COUNTY COMMISSIONERS 30 CHICKASHA-OT

326 W. CHOCTAW AVE.

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3366	

C001-00-029-008-0-000-00 27-07-07-05350 ALL LOTS 8-9-10
BOARD OF COUNTY COMMISSONERS BLK 29 CHICKASHA-OT
RADY COUNTY

School: 9001 CHICK CITY - 1 CHICKASHA

			Acres	Book-Page	Situs
CHICKASHA	OK	73018-0000	0	3366	