



COMMUNITY DEVELOPMENT

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 **Wednesday, October 29, 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 12, 2025, meeting.
- b. Public Hearing to discuss and consider the request for variance from the Chickasha Code of Ordinances for Shelby Boyd for 805 S 29th St.
- c. Discussion, consideration, and possible action to approve the variance from the Chickasha Code of Ordinances for Shelby Boyd for 805 S 29th St.

3 Motion to Adjourn.

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____.

CHICKASHA



Meeting Type: Board of Adjustment 10-29-25

Meeting Date: 10/29/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration, and Possible action to approve the minutes from the August 12, 2025, meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

Meeting Date:

October 29th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

1. 8.13.2025 minutes

BOARD OF ADJUSTMENTS MEETING

August 13th, 2025

1. Call meeting to order:

Roll Call: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd,
Present: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd,
Absent: John Allen

Staff Present: Danielle Charles, Nick Alexander, Rachel Bernish and Nate May

Citizens: Rick Coslin, Dan Andrulonis, Jon Silver,

2. Meeting Items:

- A. Discussion, Consideration and Possible action to approve the minutes from the July 7th, 2025, meeting.

*Motion by Anderson and second by Whitehead to approve minutes from the July 7th, 2025, meeting.

Roll Call: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd,
Ayes: Eric Anderson, Brandi Whitehead, Nita Ladd,
Nays:
Abstain: Mike Mosley

- B. Public Hearing to discuss and consider the request for variance from the Chickasha

Code of Ordinances by Chickasha Public Schools for 102 W Dakota Ave.

Hearing Opened: 4:05

Hearing Closed: 4:06

- C. Discussion, consideration, and possible action to approve the variance from the Chickasha Code of Ordinances for Chickasha Public Schools for 102 W Dakota Ave

Roll Call: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd,
Ayes: Mike Mosley, Eric Anderson, Nita Ladd,
Nays:

Abstain: Brandi Whitehead,

*Motion by Anderson and second by Ladd to approve the variance from the Chickasha Code of Ordinances for Chickasha Public Schools for 102 W Dakota Ave

- D. Public Hearing to discuss and consider the request for variance from the Chickasha Code of Ordinances by 4D construction for Dollar General at 2828 W Grand Ave.

Hearing Opened: 4:08

Hearing Closed:4:09

- E. Discussion, consideration, and possible action to approve the variance from the Chickasha Code of Ordinances by 4D construction for Dollar General at 2828 W Grand Ave.

*Motion by Whitehead and second by Ladd to approve the variance from the Chickasha Code of Ordinances by 4D construction for Dollar General at 2828 W Grand Ave.

Roll Call: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd
Ayes: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd
Nays:
Abstain:

3. Motion to Adjourn:

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

Roll Call: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd,

Ayes: Mike Mosley, Eric Anderson, Brandi Whitehead, Nita Ladd,

Nays:

Abstain:

The meeting adjourned at: 4:10

CHICKASHA

Meeting Type: Board of Adjustment 10-29-25

Meeting Date: 10/29/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the request for variance from the Chickasha Code of Ordinances for Shelby Boyd for 805 S 29th St.

I. BACKGROUND/DESCRIPTION:

The original application and letter show 801 S 29th St Unit D due to the application being turned in before Community Development assigned the parcel a physical address of 805 S 29th St. The building permit for this address was also originally issued under the 801 S 29th St address, and has since been re-issued under the correct address of 805 S 29th St. The applicant, Shelby Boyd, wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 52-50 "Supplying Others". The applicant wishes to build a new home on a separate parcel and attach the new home's water supply to an existing home's supply. This parcel is a 1 acre lot that the applicant's father split off and deeded to Shelby with the first right of refusal in the deed.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

Meeting Date:

October 29th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Board of Adjustment 10-29-25

Meeting Date: 10/29/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration, and possible action to approve the variance from the Chickasha Code of Ordinances for Shelby Boyd for 805 S 29th St.

I. BACKGROUND/DESCRIPTION:

The original application and letter show 801 S 29th St Unit D due to the application being turned in before Community Development assigned the parcel a physical address of 805 S 29th St. The building permit for this address was also originally issued under the 801 S 29th St address, and has since been re-issued under the correct address of 805 S 29th St. The applicant, Shelby Boyd, wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 52-50 "Supplying Others". The applicant wishes to build a new home on a separate parcel and attach the new home's water supply to an existing home's supply. This parcel is a 1 acre lot that the applicant's father split off and deeded to Shelby with the first right of refusal in the deed.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

Meeting Date:

October 29th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

1. BOA Application
2. Boyd Variance Board Letter

3. Boyd
4. Boyd lot split survey
5. Boyd Abstractors list
6. Boyd address labels
7. Boyd mailer



Due On: _____

Meeting Date: _____

APPLICATION FOR BOARD OF ADJUSTMENT

Request: ☐ Variance ☐ Special Exception ☐ Appeal

Applicant(s) Name: Shelby Boyd

Address: 801 S. 29th Unit C Chickasha, OK 73018

Legal Description: A tract of land in Lot 6, Section 32, Township 7 North, Range 7 West, I.M., Grady County, Oklahoma, described as follows: Beginning at a point 1060.92 feet S.00°08'31"E. of the NE corner of said Lot 6, said point being on the East line of Lot 6, thence S.00°08'31"E. 249.74 feet, thence S.89°16'09"W. 186.02 feet to an iron corner post, thence N.05°26'13"E. 253.25 feet, thence S.90°00'00"E. 161.39 feet to the point of beginning; SURFACE RIGHTS ONLY;

Address of subject property: 801 S. 29th Unit D Chickasha, OK 73018

Phone #: 405-320-0446

Present zoning classification of subject property: Agriculture

Type of Variance/Special Exception being sought: Water line continuance

Reason for requesting variance/special exception: New Home Construction

Owner of Record: Shelby Boyd

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: Shelby Boyd Date: 8/21/25

Dear Members of the Board,

I am writing to respectfully request a special exception to connect my residence at 801 S 29th Unit D, Chickasha OK 73018 to the existing water line located on my father's adjoining property at 801 S 29th Unit B, Chickasha OK 73018.

While the line is technically situated on his property, there are several unique circumstances that I believe support this request:

1. **Deed Restrictions and Family Relationship** – When my property was deeded to me, my father retained the first right of refusal should I decide to sell the home in the future. This condition ensures that the property remains closely tied to my family's ownership and management.
2. **Trust and Inheritance Rights** – I am named in the family trust as a beneficiary, which provides me legal rights to the property in the event of my parents' passing. This further demonstrates that my interest in both properties is longstanding and family-based, not a temporary or unrelated arrangement.
3. **Practical Considerations** – Tying into the existing water line is the most logical and least disruptive option. It avoids unnecessary construction, reduces building costs, and ensures efficient access to safe water.
4. **No Negative Impact** – Granting this exception will not adversely affect neighbors, the community, or the public water system. On the contrary, it will ensure a secure and practical water connection for my home while keeping all use within my family's ownership and control.

Given these factors, I respectfully ask the Board to grant this special exception. My situation is unique in that the water line is not unrelated third-party property, but rather within my immediate family's land, to which I already have a legal and beneficial interest.

Thank you very much for your time and consideration. I am happy to provide supporting documentation from the deed, the family trust, or other records if the Board requires.

Respectfully,

Shelby Boyd

estate in fee simple of all the above granted and described property; that the property is free, clear and discharged from all former and other grants, titles, charges, estates, judgments, taxes, mortgages and liens of any kind.

Grantor warrants to Grantee, her heirs, successors and assigns, the title to the property and the quiet and peaceable possession of the property, and will warrant and defend the property against Grantor, and Grantor's successors and assigns, and every person or entity who may lawfully claim the property or any interest granted under this Warranty Deed.

RIGHT OF FIRST REFUSAL. The parties further agree that in the event Grantee, SHELBY BOYD, decides to sell the above-described property or any part thereof, Grantor, KELLY MICHAEL BOYD and CARRIE MARIE BOYD, Trustees of the KELLY MICHAEL BOYD and CARRIE MARIE BOYD REVOCABLE TRUST, will have the right of first refusal to purchase same, for fair market value as determined by a certified appraisal done by an appraiser chosen by both parties.

Signed and delivered this 23 day of May, 2024.

KELLY MICHAEL BOYD and CARRIE MARIE BOYD REVOCABLE TRUST, Grantor

Kelly Michael Boyd
KELLY MICHAEL BOYD, Trustee

Carrie Marie Boyd
CARRIE MARIE BOYD, Trustee

Shelby Boyd
SHELBY BOYD, Grantee



Notary
Jimmie Sue Purselley
Jimmie Sue Purselley
Commission Expires:
September 21, 2028

**SPECIAL CERTIFICATE
158379**

RE:

SURFACE RIGHTS ONLY

A tract of land in Lot 6 of Section 32, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, described as follows: Beginning at a point 1060.92 feet South 00°08'31" East of the NE/corner of Lot 6, said point being on the East line of Lot 6; thence South 00°08'31" East 249.74 feet; thence South 89°16'09" West 186.02 feet to an iron corner post, thence North 05°26'13" East 253.25 feet; thence South 90°00'00" East 161.39 feet to the point of beginning.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

OWNER:

Kelly M. & Carrie M. Boyd Revocable Trust
801 S. 29th Street
Chickasha, OK 73018

DESCRIPTION:

Lots 6 & 10 in Section 32, Township 7 North, Range 7 West, Grady Co.

OWNER:

2700 Farms, LLC
1308 W. Colorado Ave
Chickasha, OK 73018

DESCRIPTION:

Lot 7 & South 40 acres of the E/2 NW/4 & SW/4 NW/4 NE/4 in Section 32, Township 7 North, Range 7 West, Grady Co.

E/2 NW/4 & SW/4 NW/4 NE/4 & NW/4 SW/4 NE/4 lying West of the railroad r/w beginning 160 feet West of the center of Section 32; thence West 1323.5 feet to the SW/corner of E/2 NW/4; thence North 1342.3 feet; thence East 1399.5 feet to the West line of the r/w; thence SWly along the West line of railroad r/w to the point of beginning.

LESS part of E/2 NW/4 & SW/4 NW/4 NE/4 & NW/4 SW/4 NE/4 West of the Railroad beginning 721 feet East of the SW/corner of E/2 NW/4; thence North 11°12' West 102.28 feet; thence North 1°49' East 82.96 feet; thence North 19°27' East 145.55 feet; thence North 9°31' West 128.3 feet; thence North 76°09' East 91.7 feet; thence South 71°01' East 134.7 feet; thence North 12°42' East 120.35 feet; thence North 10°18' West 199.65 feet; thence North 61°36' West 89.8 feet; thence North 39°42' West 121.9 feet; thence North 6°18' East 145.4 feet; thence North 31°25' East 161.8 feet; thence North 57°25' East 224.4 feet; thence North 11°55' East 64.76 feet; thence East 307 feet to the West r/w line of Railroad; thence SWly along r/w to the south line of the E/2 NW/4 of Section 32; thence West 441 feet to the point of beginning in Section 32-7N-7W.

LESS beginning at the SE/corner Lot 7; thence East 10 feet; thence North 657.9 feet; thence West 331 feet; thence South 657.9 feet; thence East 321 feet to the point of beginning in Section 32-7N-7W.

OWNER:

Charlie Brown Auction Co.
Box 595
Chickasha, OK 73023

DESCRIPTION:

Beginning 1342.3 feet North of center ¼ corner; thence North 1311.7 feet; thence West 1322 feet; thence South 1311.7 feet; thence East 1323.5 feet to the point of beginning in Section 32, Township 7 North, Range 7 West, Grady Co.

Beginning 1342.3 feet North of center ¼ corner; thence North 648.7 feet; thence East 373 feet; thence S & W along railroad r/w 716.5 feet; thence West 76 feet to the point of beginning in Section 32, Township 7 North, Range 7 West, Grady Co.

LESS beginning at the SE/corner of NW/4; thence running North 89°52'39" West 193.86 feet; and North 00°00'00" East 1342.31 feet to the true point of beginning; thence continuing North 00°00'00" East 333.32 feet; thence North 90°00'00" East 396.68 feet to the West r/w line of the railroad; thence SWly on a curve to the left having a radius of 3869.72 feet a distance of 360.1 feet (chord=359.97' chord bearing=S 21°57'04" W); thence North 89°52'39" West 262.12 feet to the point of beginning in Section 32, Township 7 North, Range 7 West.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

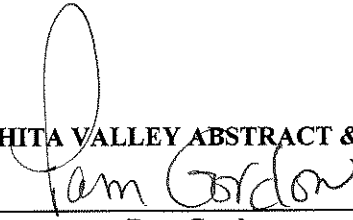
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 13th day of August, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By

A handwritten signature in cursive script, appearing to read "Pam Gordon", is written over a horizontal line.

Pam Gordon

Kelly M & Carrie M Boyd Revocable
Trust
801 S 29th St
Chickasha, OK 730108

2700 Farms, LLC
1308 W Colorado Ave
Chickasha, OK 73018

Charlie Brown Auction Co.
Box 595
Chickasha, OK 73023

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 4pm on Wednesday October 29th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Shelby Boyd requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

Located at 805 S 29th St Chickasha, OK 73018 A tract of land lot 6, Section 32, Township 7 North, Range 7 West, I.M., Grady County, Oklahoma, described as follows: Beginning at the NE corner of said Lot 6, thence S.00°08'31"E. on the East line of Lot 6 a distance of 1060.92 feet, thence N.90°00'00"W. 20.00 feet, thence N.00°08'31"W. 1060.90 feet to the North line of Lot 6, thence S.89°59'20"E. 20 feet to the point of beginning.



BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 52-50 "Supplying Others". The applicant wishes to build a new home on a separate parcel and attach the new home's water supply to an existing home's supply.

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

Sincerely,

Danielle Charles

Permit Technician