

CHICKASHA

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 **Tuesday, December 16, 2025, at 9:00 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 October 29th, 2025, meeting
- b. Public Hearing to discuss and consider the request for variance from the Chickasha Code of Ordinances Sec 52-50 "Supplying Others" for Shelby Boyd at 805 S 29th St.
- c. Discussion, consideration, and possible action to approve the variance from the Chickasha Code of Ordinances Sec 52-50 "Supplying Others" for Shelby Boyd at 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 12/16/25

Meeting Date: 12/16/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the October 29th, 2025, meeting

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 16th, 2025	(From)		

V. ATTACHMENTS:

1. 10.29.25 minutes

BOARD OF ADJUSTMENTS MEETING

October 29th, 2025

1. Call meeting to order:

Roll Call: Shevon Blair, Mike Mosley, Nita Ladd, Brandie Whitehead, Eric Anderson

Present: Blair, Mosley, Ladd, Whitehead, Anderson

Absent:

Staff Present: Danielle Charles, Jessica Green, Jim Crosby, Shae Mortimer, Ashlin Tryczak

Citizens: Shelby Boyd, Kelly Boyd

2. Meeting Items:

A. Discussion, Consideration and Possible action to approve the minutes from the August 12th, 2025, meeting.

*Motion by Ladd and second by Whitehead to approve minutes from the August 12th, 2025, meeting.

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

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

Nays:

Abstain: Shevon Blair

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

Code of Ordinances Sec 52-50 "Supplying Others" for Shelby Boyd at 805 S 29th St.

Hearing Opened: 4:04 PM

Hearing Closed: 4:14 PM

C. Discussion, consideration, and possible action to approve the variance from the Chickasha Code of Ordinances Sec 52-50 "Supplying Others" for Shelby Boyd at 805 S 29th St.

*Motion by Whitehead and second by Blair to **table** the variance from the Chickasha Code of Ordinances Sec 52-50 “Supplying Others” for Shelby Boyd at 805 S 29th St for further information about other properties on existing water line.

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

3. Motion to Adjourn:

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

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

Ayes: Blaire, Mosley, Ladd, Whitehead, Anderson Nays:

Abstain:

The meeting adjourned at: 4:10

CHICKASHA

Meeting Type: Board of Adjustment 12/16/25

Meeting Date: 12/16/2025

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 Sec 52-50 "Supplying Others" for Shelby Boyd at 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. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 16th, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Board of Adjustment 12/16/25

Meeting Date: 12/16/2025

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 Sec 52-50 "Supplying Others" for Shelby Boyd at 805 S 29th St.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

City staff has no recommendation

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
Jessica Green

Meeting Date:
12/16/25

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

V. ATTACHMENTS:

1. Boyd Application Scanned
2. Boyd Variance Board Letter
3. Boyd
4. Boyd lot split survey
5. Proof of publication
6. Mailer
7. Boyd address labels
8. Boyd Abstractors list



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

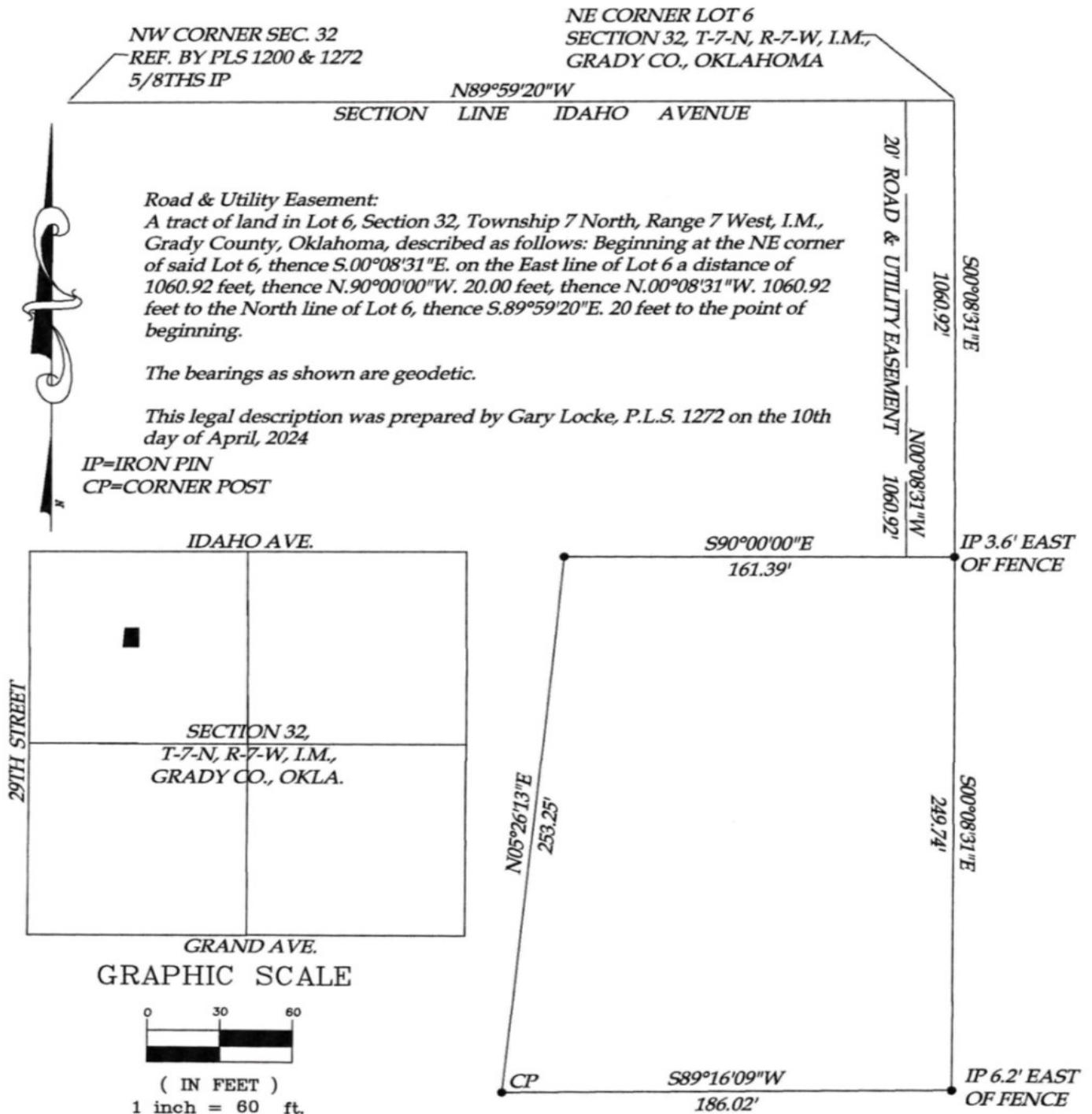


Notary
Jimmie Sue Purselley
Jimmie Sue Purselley
Commission Expires:
September 21, 2028

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.

The bearings as shown are geodetic.

This legal description was prepared by Gary Locke, P.L.S. 1272 on the 10th day of April, 2024



This Plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Signed Gary Locke 4-10-24
P.L.S. 1272 C.A. 2245
P.O. Box 1208 Chickasha, Okla. 73023
(405)224-6161 lockesurveying@gmail.com
Date of Survey; 4-4-24

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

805 S. 29TH ST.

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:

11/20/2025

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.

Stephanie Baker

Signature

Subscribed and sworn before me on this 20th day of November, 2025

[Signature]

Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 70.78

Ad # 147484

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
November 20, 2025
1 time
LPXLP
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 begin-
ning at 4pm on Tuesday Decem-
ber 16th, 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 Ordina-
nces. The limit of the proposed
variance includes the following de-
scribed property:
Located at 805 S 29th St Chick-
asha, OK 73018 A tract of land lot
6, Section 32, Township 7 North,
Range 7 West, I.M., Grady Coun-
ty, Oklahoma, described as fol-
lows: 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, thenceS.89°59'20"E.
20 feet to the point of beginning.
BRIEF DESCRIPTION OF RE-
QUEST: 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 at-
tach 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 Adjust-
ment on the above date set for
hearing and show cause why the
petition should or should not be
approved. Written comments re-
garding this petition should be
emailed to jessica.green@chickasha.org
or be mailed to City of
Chickasha, Community Develop-
ment Department, 117 North 4th
Street Chickasha, Oklahoma
73018.
Please call the Community Devel-
opment Department at 405-222-
6010 or email [Jessica.
green@chickahsa.org](mailto:Jessica.green@chickahsa.org) should you
have any questions regarding this
petition.
Sincerely,
Jessica Green,
Community Development Director

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 Tuesday December 16th, 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 jessica.green@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 Jessica.green@chickahsa.org should you have any questions regarding this petition.

Sincerely,

Jessica Green

Jessica Green,

Community Development Director

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

**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.

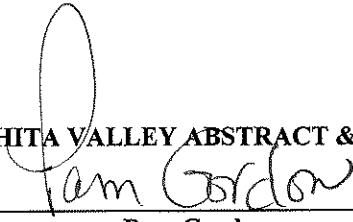
LESS beginning at the SE/corner Lot 7; thence East 10 feet; thence North 657.9 feet; thence West 331 feet; thence South 657.9 feet; thence East 321 feet to the point of beginning in Section 32-7N-7W.

OWNER:

Charlie Brown Auction Co.
Box 595
Chickasha, OK 73023

WASHITA VALLEY ABSTRACT & TITLE, LLC

By

Handwritten signature of Pam Gordon in cursive script, written over a horizontal line.

Pam Gordon