

# 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 **Wednesday, April 29, 2026, at 4:00 PM.**

Said meeting will be held at City Hall, 2<sup>nd</sup> Floor City Council Chambers, 117 N. 4<sup>th</sup> 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 March 26, 2026 meeting.
- b. Public Hearing to discuss and consider the application by Brannan Bordwine on behalf of property owner Josh Pike requesting a variance from the Chickasha Code of Ordinances 54-77 Accessory Building Location at 817 Hickory Stick.
- c. Discussion, Consideration and Possible action to approve the application by Brannan Borwine on behalf of property owner Josh Pike requesting a variance from the Chickasha Code of Ordinances Sec 54-77 Accessory Building Location at 817 Hickory stick.
- d. Public Hearing to discuss and consider the application from Builders Investment Group, LLC for a variance from the Chickasha Code of Ordinances Sec 54-34 (e) (5) R-2 Two Family Residential District at 3306 S 23rd Street.
- e. Discussion, Consideration and possible action to approve the application from Builders Investment Group, LLC for a variance from the Chickasha Code of Ordinances Sec 54-34(e)(5) Two Family Residential District at 3306 S 23rd Street.

**3 Motion to Adjourn.**

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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

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**Meeting Type: Special Board of Adjustment**

**Meeting Date: 4/29/2026**

**Department: Community Development**

**Agenda Item No. 2.a.**

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**AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the March 26, 2026 meeting.**

**I. BACKGROUND/DESCRIPTION:**

**II. RECOMMENDED ACTION:**

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

<b>Dept. Director:</b>	Fund	Account	Amount
Jessica Green, Community Development Director	(To)		
	FUND	ACCOUNT	AMOUNT
<b>Meeting Date: April, 29, 2026</b>	(From)		

**V. ATTACHMENTS:**

1. BOA Minutes 3.26.26

# BOARD OF ADJUSTMENTS MEETING

March 26<sup>th</sup>, 2026

## 1. Call meeting to order:

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

Present: Shevon Blair, Mike Mosley, Nita Ladd

Absent: Brandie Whitehead, Eric Anderson

Staff Present: Danielle Charles, Nick Alexander, Susan McDaniel

Citizens: Zack Brake

## 2. Meeting Items:

A. Discussion, Consideration and Possible action to approve the minutes from the March 12<sup>th</sup>, 2026 meeting.

\*Motion by LADD and second by BLAIR to approve minutes from the March 12th, 2026, meeting.

Roll Call: Shevon Blaire, Mike Mosley, Nita Ladd

Ayes: Shevon Blair, Mike Mosley, Nita Ladd

Nays:

Abstain:

B. Public Hearing to discuss and consider the application by Zackary & Nikki Brake to install a carport  
Hearing Opened: 4:03 PM

Hearing Closed: 4:04 PM

C. Discussion, consideration, and possible action to approve the application by Zackary & Nikki Brake to install a carport at 1213 S. 6th

\*Motion by LADD and second by BLAIR to approve the application by Zackary & Nikki Brake to install a carport at 1213 S. 6th

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

Ayes: Shevon Blair, Mike Mosley, Nita Ladd

Nays:

Abstain:

### **3. Motion to Adjourn:**

\*Motion by: LADD and second by BLAIR to adjourn the meeting.

Roll Call: Shevon Blair, Mike Mosley, Nita Ladd

Ayes: Blaire, Mosley, Ladd, Whitehead, Anderson

Nays:

Abstain:

The meeting adjourned at: 4:05pm

# CHICKASHA

**Meeting Type: Special Board of Adjustment**

**Meeting Date: 4/29/2026**

**Department: Community Development**

**Agenda Item No. 2.b.**

**AGENDA ITEM: Public Hearing to discuss and consider the application by Brannan Bordwine on behalf of property owner Josh Pike requesting a variance from the Chickasha Code of Ordinances 54-77 Accessory Building Location at 817 Hickory Stick.**

**I. BACKGROUND/DESCRIPTION:**

The applicant wishes to be granted a variance on the property to build a garage.

**II. RECOMMENDED ACTION:**

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

<b>Dept. Director:</b> Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
<b>Meeting Date:</b> April 29, 2026	(From)		

**V. ATTACHMENTS:**

# CHICKASHA

**Meeting Type: Special Board of Adjustment**

**Meeting Date: 4/29/2026**

**Department: Community Development**

**Agenda Item No. 2.c.**

**AGENDA ITEM: Discussion, Consideration and Possible action to approve the application by Brannan Borwine on behalf of property owner Josh Pike requesting a variance from the Chickasha Code of Ordinances Sec 54-77 Accessory Building Location at 817 Hickory stick.**

**I. BACKGROUND/DESCRIPTION:**

The applicant wishes to be granted a variance on the property to build a garage.

**II. RECOMMENDED ACTION:**

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

<b>Dept. Director:</b>	Fund	Account	Amount
<b>Jessica Green, Community Development Director</b>	(To)		
	FUND	ACCOUNT	AMOUNT
<b>Meeting Date: April 29, 2026</b>	(From)		

**V. ATTACHMENTS:**

1. 20260415083504764
2. Bordwine-proof of publication

Due On: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

**APPLICATION FOR BOARD OF ADJUSTMENT**

Request:  Variance  Special Exception  Appeal

Applicant(s) Name: BORDWINE, LLC

Address: 1102 Pikes Peak Rd., Chickasha, OK 73018

Legal Description: 09-06-07-06150 All 1st 3 Bk 4 Sleepy Hollow 2<sup>ND</sup> Add.

Address of subject property: 817 Hickorystick, Chickasha, OK 73018

Phone #: 405 224 6311

Present zoning classification of subject property: R1-Single Family

Type of Variance/Special Exception being sought: Adjust distance in Footage

Reason for requesting variance/special exception: Stand Alone Garage

Owner of Record: JOSH PILE

**\* 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: [Signature] Date: 12-11-26

March 24, 2026

City of Chickasha  
Community Development  
and Board of Adjustments  
117 North 4<sup>th</sup> Street  
Chickasha, Oklahoma 73018

RE: 817 Hickory Stick Drive – Joshua Pike Residence

To Whom It May Concern,

We are requesting the variance/special exception on this property in order to build a stand-alone garage in which Mr. Pike desires the building to be ten feet from the house and five feet from the property line, rather than the ordinance requirement of fifteen feet.

The garage will be 16 feet tall, to match the house exterior.

The restroom is for the garage only.

The garage will be used for storage and a gaming room.

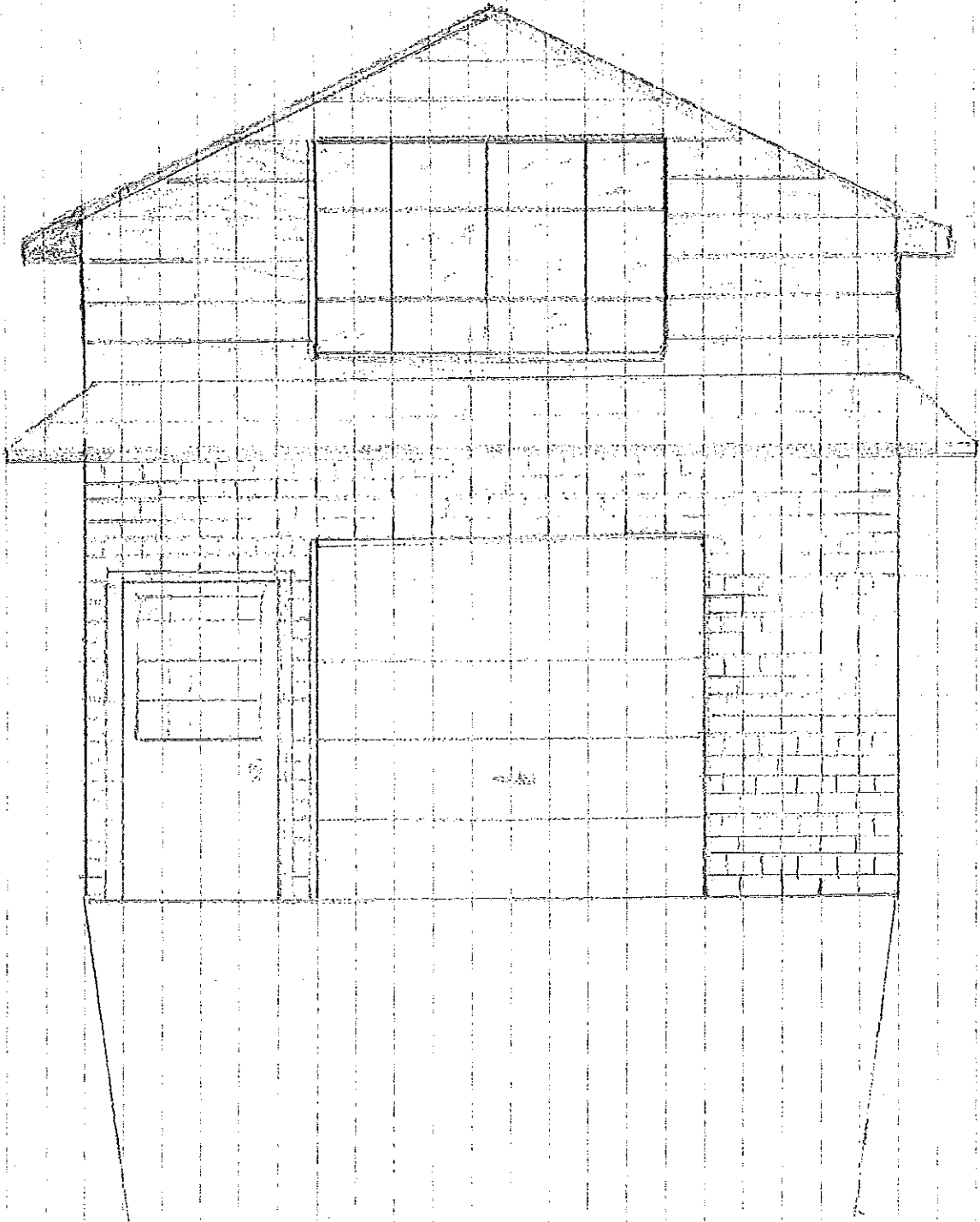
Drawings are attached for review, along with the abstractor's certified property owners list.

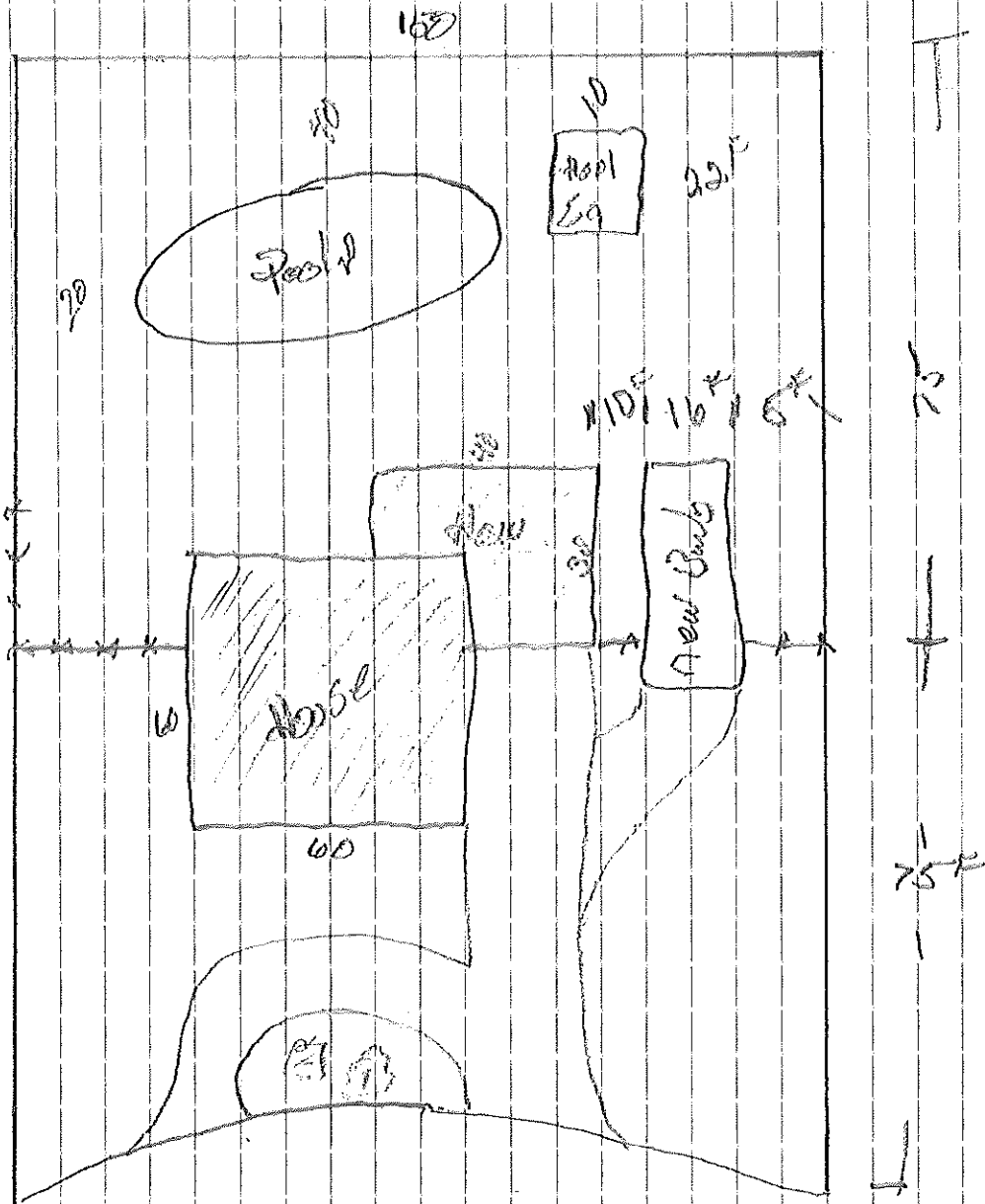
If you have any questions, or require additional information, please let us know.

Respectfully,



Brannan Bordwine  
Bordwine, LLC





817 Hickory

# PAYMENT RECEIPT



Receipt ID 26-000313

**RECEIVED FROM**

Brannan Bordwine  
*Bordwine Development, Inc.*  
PO Box 327  
Chickasha, OK 73023

**RECEIVED BY**

City of Chickasha, OK  
Nick Alexander  
  
Chickasha, OK

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT	Paid Date
Use on Review Permit	26-000332	11,4001-006	\$ 500.00	March 24, 2026
<b>Project Name:</b> Board of Adjustment For Variance Or Appeal <b>Project ID:</b> 26-000295 <b>Department:</b> Building Department <b>Project Address:</b> 817 Hickorystick , Chickasha, OK 73018			\$ 500.00	<b>Payment Method</b> Cash  <b>Description</b> paid at water dept.
<b>TOTAL PAID</b>			<b>\$ 500.00</b>	

**SPECIAL CERTIFICATE  
159618**

**RE:** Lot 3 in Block 4 in Sleepy Hollow Second Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

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

**OWNER:**  
Paige Lynne Dungan  
42 Shady Meadow Way  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 42 Block 2 Sleepy Hollow Addition to the City of Chickasha

**OWNER:**  
David W. & Donna S. Blaflock, Jr.  
43 Shady Meadow Way  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 43 Block 2 Sleepy Hollow Addition to the City of Chickasha

**OWNER:**  
Iris Dale Smith  
44 Shady Meadow Way  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 44 Block 2 Sleepy Hollow Addition to the City of Chickasha

**OWNER:**  
Lezlie S. Morris  
45 Shady Meadow Way  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 45 Block 2 Sleepy Hollow Addition to the City of Chickasha

**OWNER:**  
Susana & Derek Wayne Sheppard  
814 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 1 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Bryan & Kelly Merritt  
810 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 2 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Ben E. & Sylvia J. Grove  
806 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 3 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Vickie L. Smith  
3701 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 4 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Betty Jo Carpenter & Lisa Lynn Overstreet  
3705 Hickory Stick  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 5 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Robert & Kimberly Blakley  
3709 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**

Lot 6 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Tommy W. & Terry G. Holt  
2900 S. 29<sup>th</sup>  
Chickasha, OK 73018

**DESCRIPTION:**

Lot 7 Block 3 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Stuart Meltzer & Brenda G. Brown  
2103 W. Georgia Ave  
Chickasha, OK 73018

**DESCRIPTION:**

Lot 1 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Cheryl Turner  
813 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**

Lot 2 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Joshua & Dena Pike  
817 Hickory Stick  
Chickasha, OK 73018

**DESCRIPTION:**

Lot 3 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Jennifer A. & Kenneth A. Sheffield  
821 Sleepy Hollow Blvd  
Chickasha, OK 73018

**DESCRIPTION:**

Lot 4 & East 20' Lot 5 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Jordan Vinyard & Keith Pearson  
825 Sleepy Hollow Blvd  
Chickasha, OK 73018

**DESCRIPTION:**

West 103' of Lot 5 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Sharon K. Jones  
820 Brookhollow Drive  
Chickasha, OK 73018

**DESCRIPTION:**

East 20' Lot 6 & West 90' Lot 7 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

Leon F. & Marcia F. Shumway  
818 Brookhollow  
Chickasha, OK 73018

**DESCRIPTION:**

East 10' Lot 7 & all Lot 8 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**

HJJ Properties LLC  
719 NW 24<sup>th</sup> Street  
Oklahoma City, OK 73103

**DESCRIPTION:**

Lot 9 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Marilyn Clift Revocable Trust  
804 Brookhollow Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 10 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Shane & Crystal D. Wyatt  
801 Brookhollow Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 1 Block 5 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Kylie Carroll  
3806 Hickory Stick Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 2 Block 5 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Sean D. & Kimberly D. Gushing  
3803 Stoney Brook Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 11 Block 5 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
David & Ladonna Grant  
Box 86  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 12 Block 5 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Howard F. & Kimberly M. Jackson  
3804 Stoney Brook Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 1 Block 6 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Robert C. & Donna S. Caey  
3808 Stoney Brook  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 2 Block 6 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
James P. & Kimberly S. Wagner  
828 Brookhollow Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
West 105' Lot 6 Block 4 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Steven C. Watt  
3803 Dunhill  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 11 Block 6 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Charles & Josephine Castillo, Sr.  
903 Sleepy Hollow Blvd  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 1 Block 9 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Marjory Nierman Living Trust  
902 Brookhollow Drive  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 10 Block 9 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Earl L. Johnson, Jr.  
820 Sleep Hollow Blvd  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 1 Block 10 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
James H. & Dolores E. Dean  
824 Sleepy Hollow  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 2 Block 10 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
Joleta M. Nash Family Revocable Trust  
828 Sleepy Hollow Blvd  
Chickasha, OK 73018

**DESCRIPTION:**  
Lot 3 Block 10 Sleepy Hollow 2<sup>nd</sup> Addition to the City of Chickasha

**OWNER:**  
JYM Investments  
2252 N. Broadway  
Moore, OK 73160

**DESCRIPTION:**  
Lots 12, 13, 14, 15 & 16 Block 20 Sleepy Hollow 3<sup>rd</sup> Addition Phase 3

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 2025.

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 18th day of March, 2026 @ 7:30 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC  
By Pam Gordon  
Pam Gordon

# 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 Wednesday April 29<sup>th</sup>, 2026, at Chickasha City Hall, 117 North 4<sup>th</sup> St., Chickasha, Oklahoma. This public hearing concerns the petition by Brandon Bordwine on behalf of property owner Joshua & Dena Pike requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

**Located at 817 Hickorystick - 09-06-07-06150 ALL LOT 3 BLOCK 4 SLEEPY HOLLOW 2ND ADDN**



**BRIEF DESCRIPTION OF REQUEST:** The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-77 (3) Location. Applicants wishes to have accessory building located closer than 15 feet from the home and placed at the side of the property due to limited yard space.

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 showing why the petition should or should not be approved. Written comments regarding this petition should be emailed to [Jessica.green@chickasha.gov](mailto:Jessica.green@chickasha.gov) or be mailed to City of Chickasha, Community Development Department, 117 North 4<sup>th</sup> Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email [Jessica.green@chickahsa.gov](mailto:Jessica.green@chickahsa.gov) should you have any questions regarding this petition.

Sincerely,

*Jessica Green*

Jessica Green,  
Community Development Director

Paige Lynn Dungan  
42 Shady Meadow Way  
Chickasha, Oklahoma 73018

David W. & Donna S. Blalock, Jr  
43 Shady Meadow Way  
Chickasha, Oklahoma 73018

Iris Sale Smith  
44 Shady Meadow Way  
Chickasha, Oklahoma 73018

Leslie S. Morris  
45 Shady Meadow Way  
Chickasha, Oklahoma 73018

Susana & Derek Wayne Sheppard  
814 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Bryan & Kelly Merritt  
810 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Ben E. & Sylvia J. Grove  
806 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Vickie L. Smith  
806 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Betty Jo Carpenter & Lisa Lynn  
Overstreet  
3705 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Robert & Kimberly Blakely  
3709 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Tommy W. & Terry G. Holt  
2900 S 29<sup>th</sup>  
Chickasha, Oklahoma 73018

Stuart Meltzer & Brenda G. Brown  
2103 W. Georgia Ave  
Chickasha, Oklahoma 73018

Cheryl Turner  
813 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Joshua & Dena Pike  
817 Hickory Stick  
Chickasha, Oklahoma 73018

Jennifer A. & Kenneth A. Sheffield  
821 Sleppy Hollow Blvd  
Chickasha, Oklahoma 73018

Jordan Vinyard & Keith Pearson  
825 Sleepy Hollow Blvd  
Chickasha, Oklahoma 73018

Sharon K. Jones  
820 Brookhollow Drive  
Chickasha, Oklahoma 73018

Leon F. & Marcia F. Shumway  
818 Brookhollow  
Chickasha, Oklahoma 73018

HJJ Properties LLC  
719 NW 24th Street  
Oklahoma City, Oklahoma 73103

Mairlyn Clift Revocable Trust  
804 Brook hollow Drive  
Chickasha, Oklahoma 73018

Shane & Crstal D. Wyatt  
801 Brookhollow Drive  
Chickasha, Oklahoma 73018

Kylie Carroll  
3806 Hickory Stick Drive  
Chickasha, Oklahoma 73018

Sean D. & Kimberly D. Gushing  
3803 Stoney Brook Drive  
Chickasha, Oklahoma 73018

David & Ladonna Grant  
Po Box 86  
Chickasha, Oklahoma 73018

Howard F. & Kimberly M. Jackson  
3804 Stoney Brook Drive  
Chickasha, Oklahoma 73018

Robert C. & Donna S. Cacy  
3808 Stoney Brook  
Chickasha, Oklahoma 73018

James P. & Kimberly S. Wagner  
828 Brookhollow Drive  
Chickasha, Oklahoma 73018

Steven C. Watt  
3803 Dunhill  
Chickasha, Oklahoma 73018

Charles & Josphine Castillo, Sr.  
903 Sleepy Hollow Blvd  
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Marjory Nierman Living Trust  
902 Brook hollow Drive  
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Earl L. Johnson, Jr.  
820 Sleepy Hollow Blvd  
Chickasha, Oklahoma 73018

James H. 7 Delores E. Dean  
824 Sleepy Hollow  
Chickasha, Oklahoma 73018

Joleta M. Nash Family Revocable  
Trust  
828 Sleepy Hollow Blvd  
Chickasha, Oklahoma 73018

JYM Investments  
2252 N Broadway  
Moore, Oklahoma 73160

**PROOF OF PUBLICATION**

In the District Court of Grady County, State of Oklahoma

BRANDON BORDWINE MAILER

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:

04/09/2026

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.

  
Signature

Subscribed and sworn before me on this 9th day of April, 2026

  
Katherine Miller, Notary Public  
My commission expires 07/26/2028  
Commission # 24009395



Cost of Publication \$ 60.00

Ad # 181042      Acct # 44095      Copies: 1

PAY TO:  
The Express Star  
PO Drawer E  
Chickasha, OK 73023

Published In  
The Express-Star  
April 9, 2026  
1 time  
LPXLP  
NOTICE OF PUBLIC HEARING  
BOA PETITION  
REQUEST FOR A VARIANCE OF  
THE CHICKASHA CODE OF OR-  
DINANCES  
NOTICE IS HEREBY GIVEN, that  
the City of Chickasha Board of Ad-  
justment will hold a public hearing  
beginning at 4:00 p.m. on  
Wednesday April 29th, 2026, at  
Chickasha City Hall, 117 North 4th  
St., Chickasha, Oklahoma. This  
public hearing concerns the peti-  
tion by Brandon Bordwine on be-  
half of property owner Joshua &  
Dena Pike requesting a variance  
from the Chickasha Code of Ordi-  
nances. The limit of the proposed  
variance includes the following de-  
scribed property:  
Located at 817 Hickorystick - 09-  
06-07-06150 ALL LOT 3 BLOCK 4  
SLEEPY HOLLOW 2ND ADDN  
BRIEF DESCRIPTION OF RE-  
QUEST: The applicant wishes to  
be granted a variance from the  
Chickasha Code of Ordinance's  
Sec 54-77 (3) Location. Applicants  
wishes to have accessory building  
located closer than 15 feet from  
the home and placed at the side of  
the property due to limited yard  
space.  
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 showing why the peti-  
tion should or should not be ap-  
proved. Written comments regard-  
ing this petition should be emailed  
to [Jessica.green@chickasha.gov](mailto:Jessica.green@chickasha.gov)  
or be mailed to City of Chickasha,  
Community Development Depart-  
ment, 117 North 4th Street Chick-  
asha, Oklahoma 73018.  
Please call the Community Devel-  
opment Department at 405-222-  
6010 or email [Jessica.  
green@chickasha.gov](mailto:Jessica.green@chickasha.gov) should you  
have any questions regarding this  
petition.  
Sincerely,  
Jessica Green,  
Community Development Director

# CHICKASHA

**Meeting Type: Special Board of Adjustment**

**Meeting Date: 4/29/2026**

**Department: Community Development**

**Agenda Item No. 2.d.**

**AGENDA ITEM: Public Hearing to discuss and consider the application from Builders Investment Group, LLC for a variance from the Chickasha Code of Ordinances Sec 54-34 (e) (5) R-2 Two Family Residential District at 3306 S 23rd Street.**

**I. BACKGROUND/DESCRIPTION:**

Builders Investment is requesting a variance to build a duplex on a lot smaller than 7000sq ft.

**II. RECOMMENDED ACTION:**

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

**Dept. Director:**

Jessica Green, Community Development Director

**Meeting Date:**

April 29, 2026

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

**V. ATTACHMENTS:**

# CHICKASHA

**Meeting Type: Special Board of Adjustment**

**Meeting Date: 4/29/2026**

**Department: Community Development**

**Agenda Item No. 2.e.**

**AGENDA ITEM: Discussion, Consideration and possible action to approve the application from Builders Investment Group, LLC for a variance from the Chickasha Code of Ordinances Sec 54-34(e)(5) Two Family Residential District at 3306 S 23rd Street.**

**I. BACKGROUND/DESCRIPTION:**

Builders Investment is requesting a variance to build a duplex on a lot smaller than 7000sq ft.

**II. RECOMMENDED ACTION:**

city staff recommends approval

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

<b>Dept. Director:</b>	Fund	Account	Amount
<b>Jessica Green, Communtiy Development Director</b>	(To)		
	FUND	ACCOUNT	AMOUNT
<b>Meeting Date: April 29, 2026</b>	(From)		

**V. ATTACHMENTS:**

1. 20260415103928364\_Redacted
2. Builders Investment -proof of publication



Due On: \_\_\_\_\_

Meeting Date:

**APPLICATION FOR BOARD OF ADJUSTMENT**

Request:  Variance  Special Exception  Appeal

Applicant(s) Name: Builders Investment Group LLC

Address: 1723 W Britton Rd., Oklahoma City, OK 73120

Legal Description: Lot 2, Block 3, Replat Block 6, Country Manor Estate 2nd Addition

Address of subject property: 3306 S 23rd St.

Phone #: [REDACTED]

Present zoning classification of subject property: R-2 Two Family Residential

Type of Variance/Special Exception being sought: Variance to minimum duplex lot size

Reason for requesting variance/special exception: Allowance of duplex construction on <7000 sq ft lot

Owner of Record: Builders Investment Group LLC

**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: *[Handwritten Signature]*

Date: 4/6/26

117 North 4th Street, Chickasha, Oklahoma 73018 (405) 222-6010 Fax No. (405) 574-1015 email: [REDACTED]

Variance/Special Exception Request Letter

To whom it may concern,

Builders Investment Group LLC is requesting a variance to the minimum lot size in which a residential duplex can be constructed. Builders Investment Group LLC owns three lots in the Country Manor Estates, 2<sup>nd</sup> Addition with intention to build 3 like and kind duplexes. The area currently has duplex properties adjacent, and the intention is to match the current property landscape. The lot in question (see below) has a total square footage of 6007 sq ft. The attached duplex plans are designed to fit within the lot conforming to setbacks and easements per municipal code.

3306 S 23<sup>rd</sup> St., Lot 2, Block 3, Replat of Block 6, Country Manor Estates 2<sup>nd</sup> Addition.

Thank you for your consideration.

Sincerely,

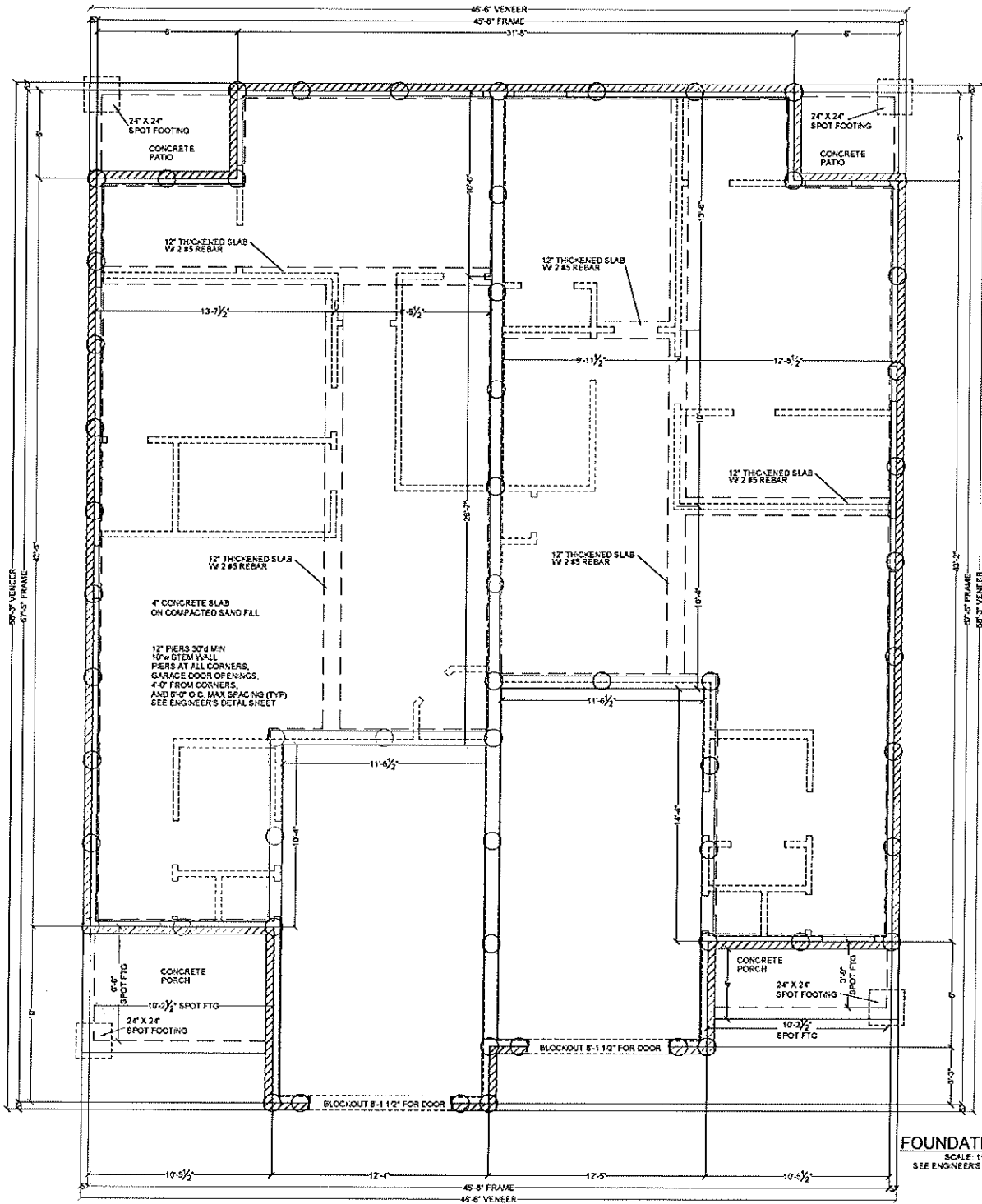
Trey Smith

Builders Investment Group LLC

[REDACTED]

[REDACTED]





**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
SEE ENGINEER'S DETAIL SHEET



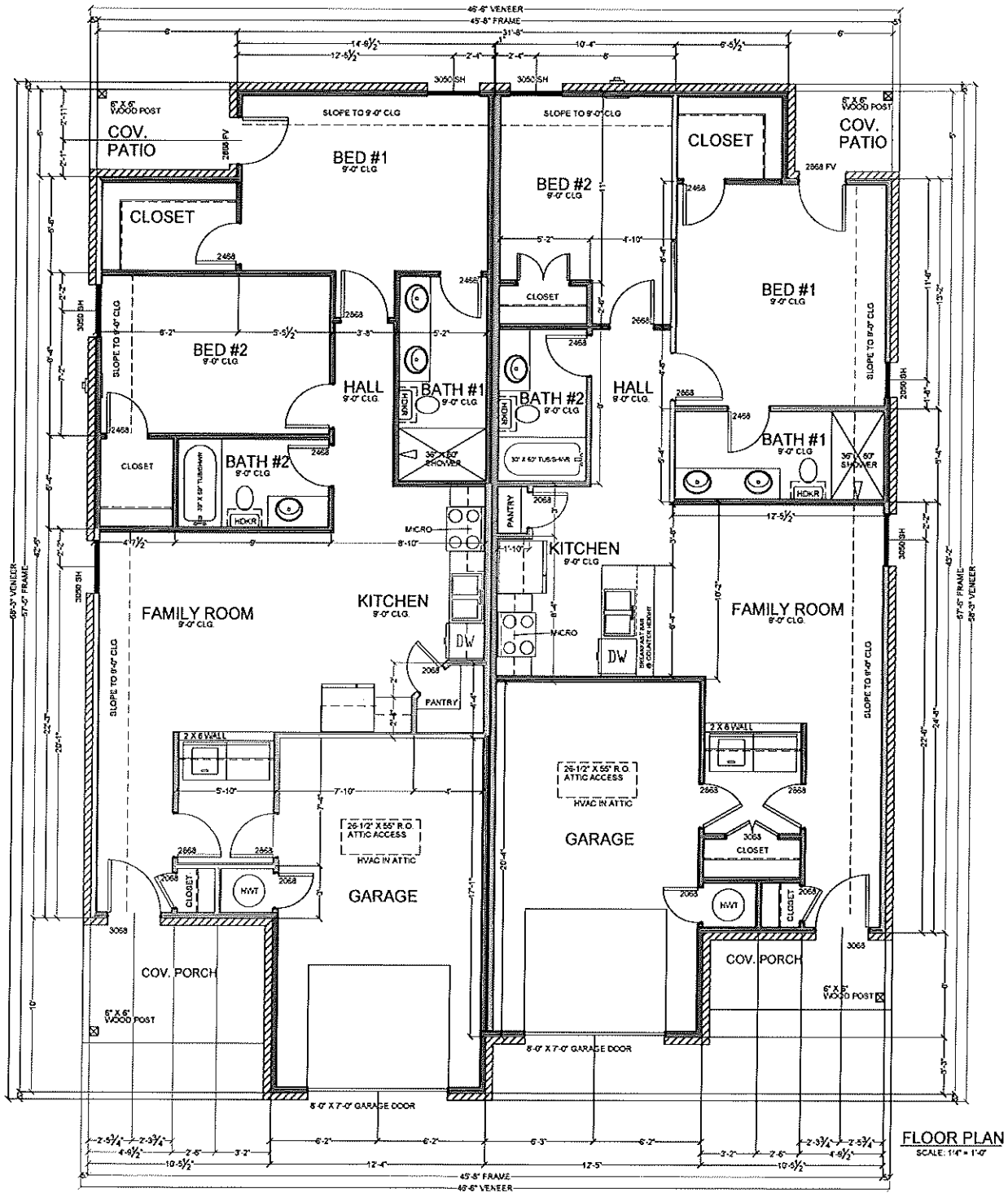
**BUILDERS INVESTMENT GROUP, LLC**  
**C3S, LLC**  
 3306 S 23RD STREET  
 LOT 2 OF BLOCK 6  
 REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION  
 CHICKASHA, GRADY COUNTY, OK

PLAN NAME:  
**CUSTOM DUPLEX**

DATE:  
 3/3/2026

UNIT 1	
VENEER:	941 SQFT
FRAME:	909 SQFT
GARAGE:	258 SQFT
COV. PORCH:	71 SQFT
COV. PATIO:	40 SQFT

UNIT 2	
VENEER:	921 SQFT
FRAME:	888 SQFT
GARAGE:	257 SQFT
COV. PORCH:	42 SQFT
COV. PATIO:	30 SQFT



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

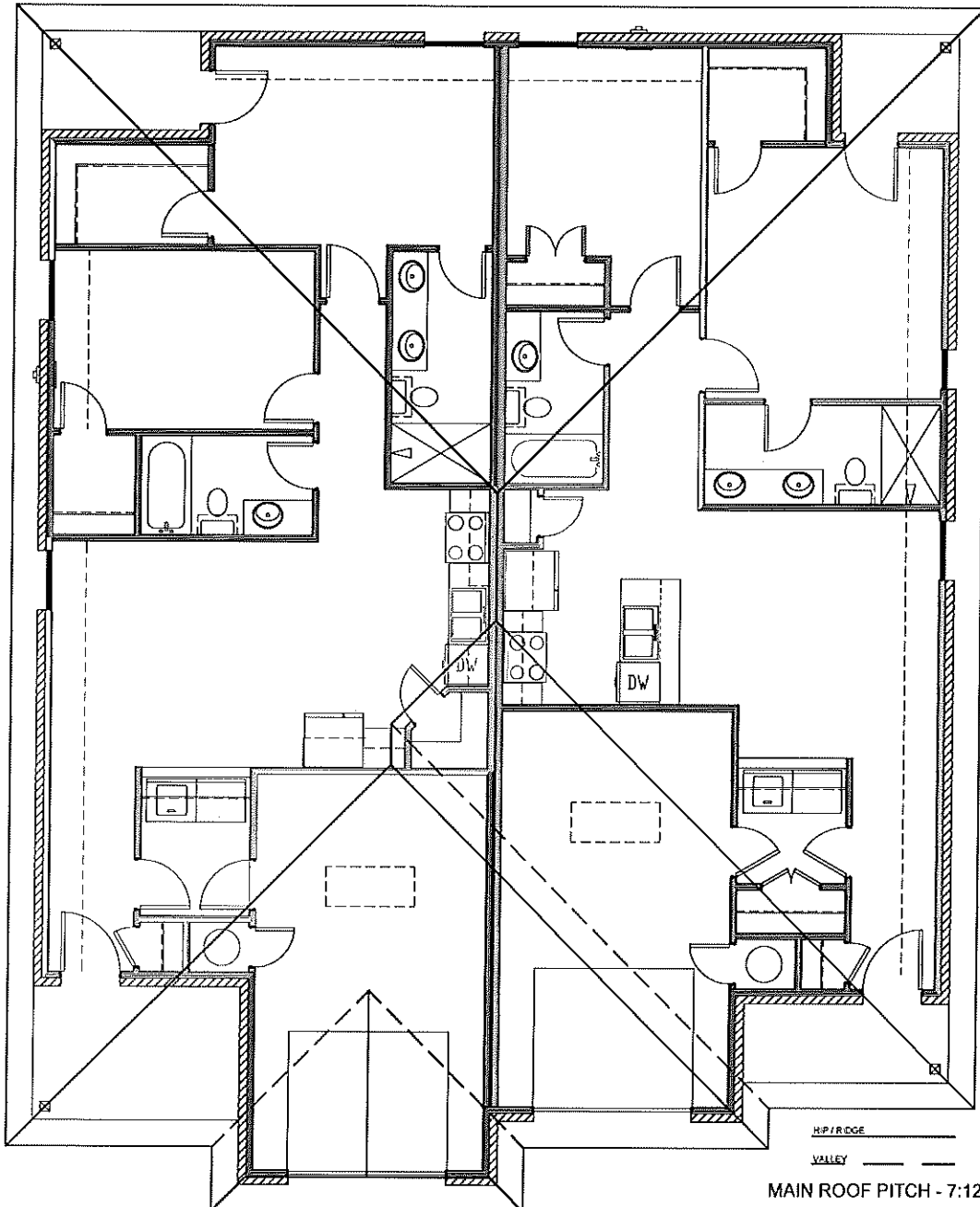


BUILDERS INVESTMENT GROUP, LLC  
 C3S, LLC  
 3306 S 23RD STREET  
 LOT 2 OF BLOCK 6  
 REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION  
 CHICKASHA, GRADY COUNTY, OK

PLAN NAME:  
 CUSTOM DUPLEX  
 DATE:  
 3/3/2026

UNIT 1  
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 FRAME: 909 SQFT  
 GARAGE: 258 SQFT  
 COV. PORCH: 71 SQFT  
 COV. PATIO: 40 SQFT

SCALE: 1/4" = 1'-0"  
 UNIT 2  
 VENEER: 921 SQFT  
 FRAME: 888 SQFT  
 GARAGE: 257 SQFT  
 COV. PORCH: 42 SQFT  
 COV. PATIO: 30 SQFT



ROOF PLAN  
SCALE 1/4" = 1'-0"

MAIN ROOF PITCH - 7:12



BUILDERS INVESTMENT GROUP, LLC  
C3S, LLC  
3306 S 23RD STREET  
LOT 2 OF BLOCK 6  
REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION  
CHICKASHA, GRADY COUNTY, OK

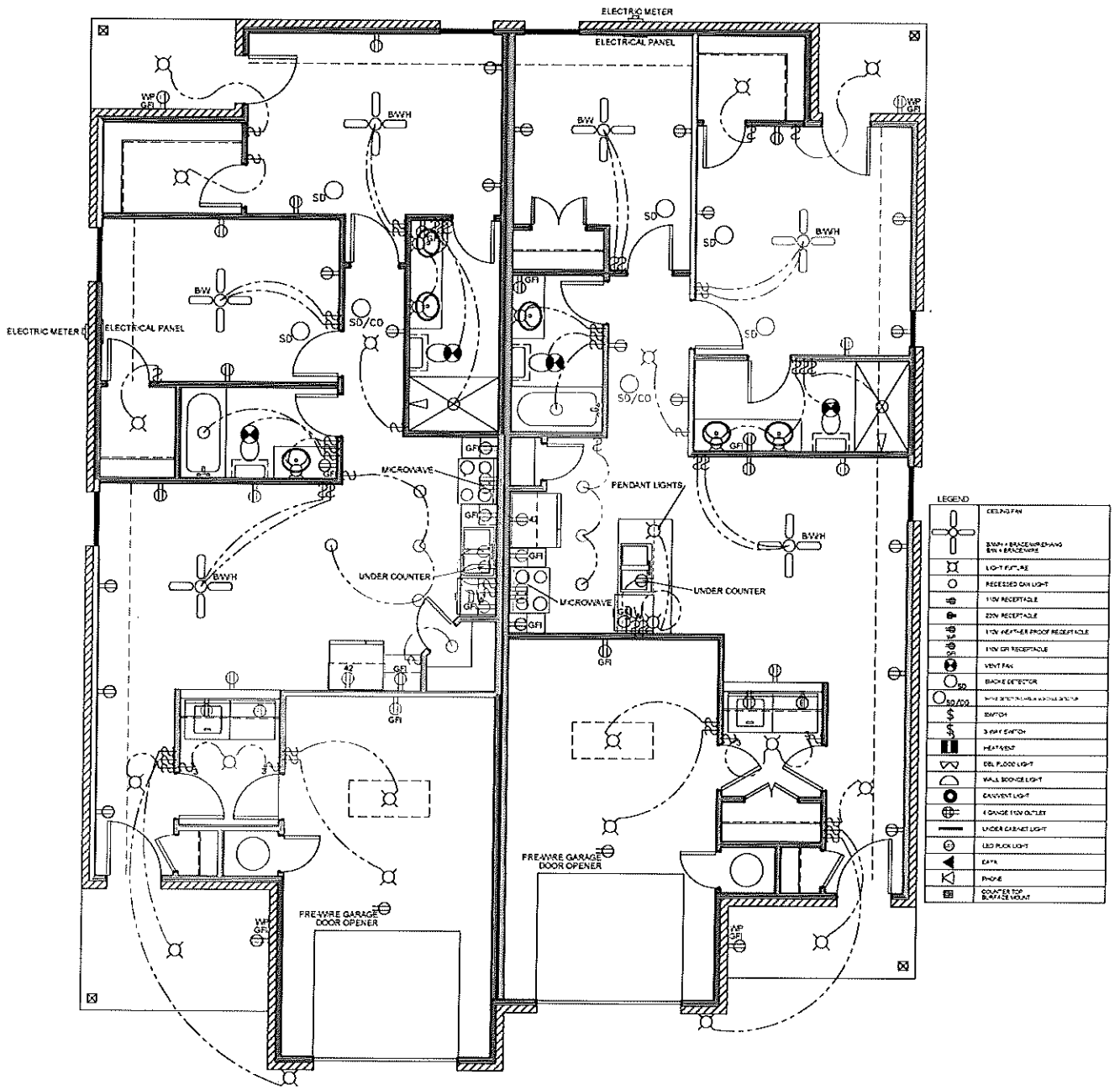
PLAN NAME:  
CUSTOM DUPLEX

DATE:  
3/3/2026

UNIT 1  
VENEER: 941 SQFT  
FRAME: 909 SQFT  
GARAGE: 258 SQFT  
COV. PORCH: 71 SQFT  
COV. PATIO: 40 SQFT

SCALE:  
1/4" = 1'-0"

UNIT 2  
VENEER: 921 SQFT  
FRAME: 888 SQFT  
GARAGE: 257 SQFT  
COV. PORCH: 42 SQFT  
COV. PATIO: 30 SQFT



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

LEGEND	
	CEILING FAN
	3000V BRACE/WIRE-PANG BOX W/ BRACE/COVER
	LIGHT FIXTURE
	RECESSED CAN LIGHT
	110V RECEPTACLE
	220V RECEPTACLE
	110V WEATHER-PROOF RECEPTACLE
	110V GFI RECEPTACLE
	VENT FAN
	SMOKE DETECTOR
	30/20/10A/15A/20A/30A BREAKER
	SWITCH
	3-WAY SWITCH
	HEATSTRIP
	DR. FLOOR LIGHT
	WALL SCONCE LIGHT
	CHANDLIER LIGHT
	4 GANG 150V OUTLET
	UNDER CABINET LIGHT
	LED TRACK LIGHT
	DATA
	PHONE
	COUNTER TOP SURFACE MOUNT

**SHANAHAN HOME DESIGN, LLC**  
est. 2005

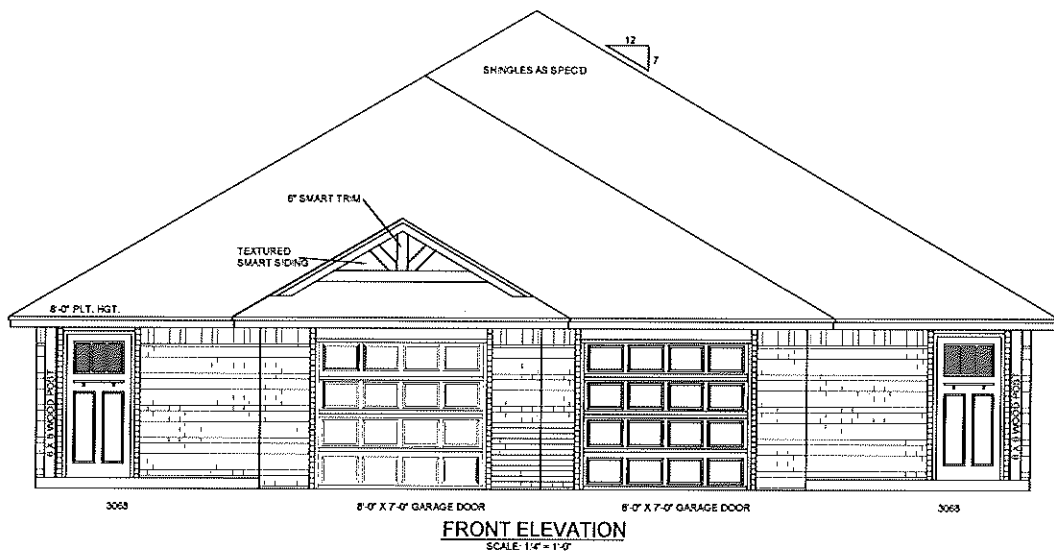
**BUILDERS INVESTMENT GROUP, LLC**  
C3S, LLC  
3306 S 23RD STREET  
LOT 2 OF BLOCK 6  
REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION  
CHICKASHA, GRADY COUNTY, OK

PLAN NAME:  
**CUSTOM DUPLEX**

DATE:  
**3/3/2026**

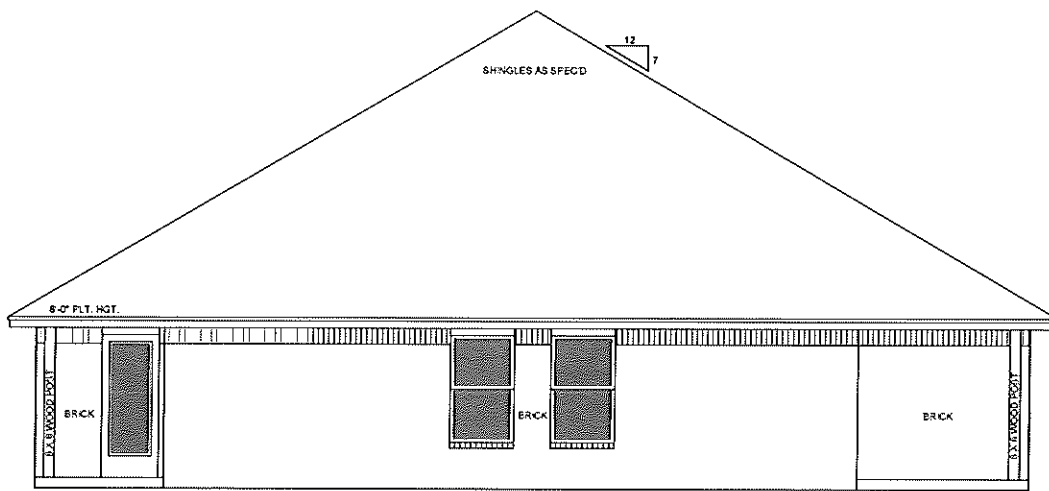
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GARAGE:	258 SQFT
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COV. PATIO:	40 SQFT

UNIT 2	
VENEER:	921 SQFT
FRAME:	888 SQFT
GARAGE:	257 SQFT
COV. PORCH:	42 SQFT
COV. PATIO:	30 SQFT




**FRONT ELEVATION**

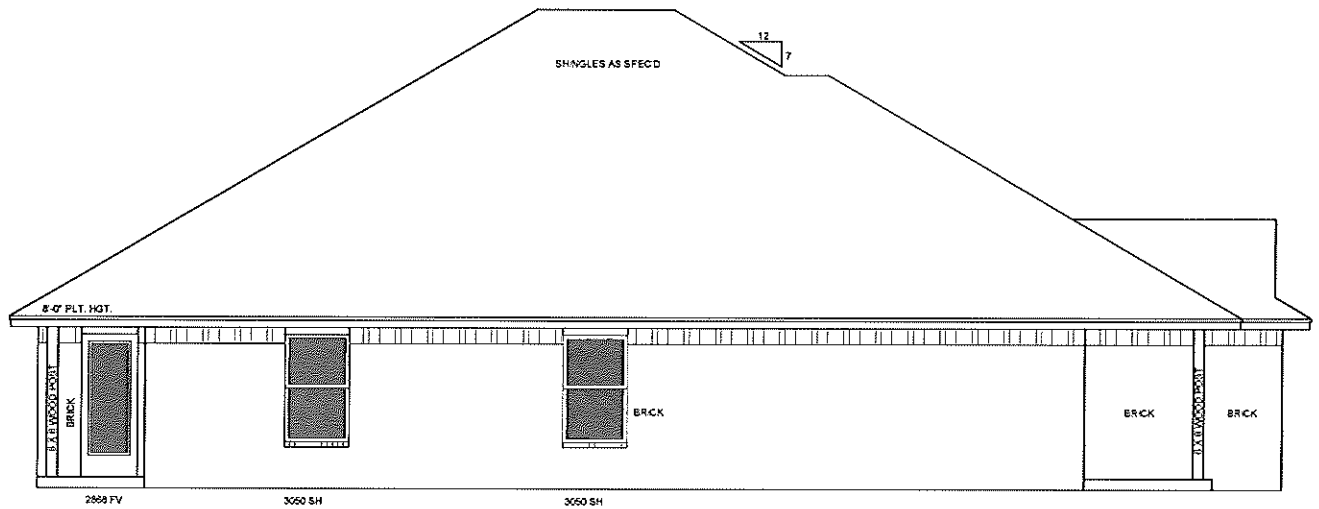
SCALE: 1/4" = 1'-0"



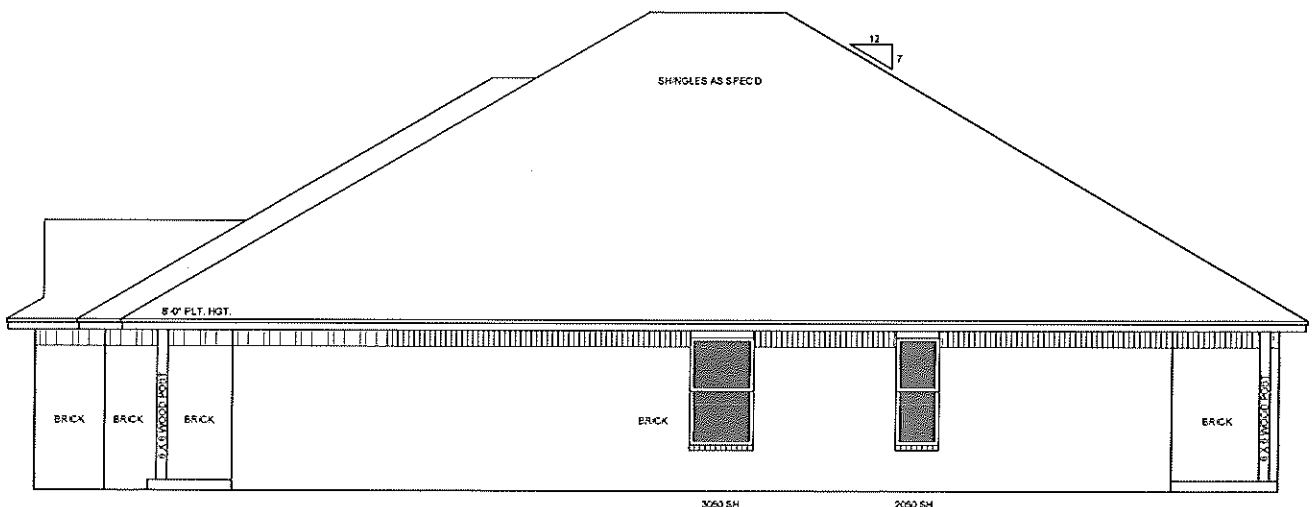
**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

	<b>BUILDERS INVESTMENT GROUP, LLC</b> <b>C3S, LLC</b> 3306 S 23RD STREET LOT 2 OF BLOCK 6 REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION CHICKASHA, GRADY COUNTY, OK	PLAN NAME: <b>CUSTOM DUPLEX</b>	SCALE: <b>1/4" = 1'-0"</b>	
		DATE: <b>3/3/2026</b>	<b>UNIT 1</b> VENEER: 941 SQFT FRAME: 909 SQFT GARAGE: 258 SQFT COV. PORCH: 71 SQFT COV. PATIO: 40 SQFT	<b>UNIT 2</b> VENEER: 921 SQFT FRAME: 888 SQFT GARAGE: 257 SQFT COV. PORCH: 42 SQFT COV. PATIO: 30 SQFT



**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"



**BUILDERS INVESTMENT GROUP, LLC**  
**C3S, LLC**  
 3306 S 23RD STREET  
 LOT 2 OF BLOCK 6  
 REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION  
 CHICKASHA, GRADY COUNTY, OK

PLAN NAME:  
**CUSTOM DUPLEX**

DATE:  
 3/3/2026

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 COV. PATIO: 40 SQFT

SCALE:  
 1/4" = 1'-0"

**UNIT 2**  
 VENEER: 921 SQFT  
 FRAME: 888 SQFT  
 GARAGE: 257 SQFT  
 COV. PORCH: 42 SQFT  
 COV. PATIO: 30 SQFT

Abstract Co.  
317 Choctaw  
Chickasha, OK 73018

Washita Valley  
P.O. Box 458  
Chickasha, Oklahoma 73023

Closing Co.  
319 Choctaw  
Chickasha, OK 73018

Members American Land Title Association and Oklahoma Land Title Association

**STATEMENT**

<b>BILL TO</b>
Builders Investment Group LLC 1723 W Britton Oklahoma City, OK 73120
ATTN:
Ref #:

<b>DATE</b>
4/06/2026

<b>ORDER INFORMATION</b>	
Buyer/Seller: Builders Investment Group, LLC	Title #: 159673
Escrow #:	
Closing Date: / /	
Property: OK	

DATE	Invoice	Type	Description	Charge
4/06/2026	40914	Charge	Abstract/Title Search	\$300.00
4/06/2026	40914	Payment	Payment	\$(300.00)
<b>Balance:</b>				<b>\$0.00</b>

Current	60 Days	90 Days	120 Days	120+ Days
0.00	0.00	0.00	0.00	0.00

Customer Copy

**SPECIAL CERTIFICATE  
159673**

RE:

**SURFACE RIGHTS ONLY**

Lot 2 of Country Manor Estates 2nd Addition, Replat Block 6 to the City of Chickasha,  
Grady County, Oklahoma, according to the recorded plat thereof.

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

**Owner:**

Jean C. Hart  
2301 Country Club Road  
Chickasha, OK 73018

**Description:**

The E/2 W/2 E/2 NE/4 NW/4 & W/2 E/2 E/2 NE/4 NW/4 of Section 8, Township 6  
North, Range 7 West of the I.M., Grady County, Oklahoma.

**Owner:**

Steven & Olyvia Pendarvis  
2409 W. Country Club Road  
Chickasha, OK 73018

**Description:**

The E/2 W/2 NE/4 NW/4 of Section 8, Township 6 North, Range 7 West of the I.M.,  
Grady County, Oklahoma, described as Beginning 150 feet East & 50 feet South of  
the NW/corner of the E/2 W/2 NE/4 NW/4; thence East 115 feet; thence South 150  
feet; thence West 115 feet; thence North 150 feet to the Point of Beginning.

**Owner:**

Ricky & Tammi Bailey Revocable Trust  
551 County Road 1410  
Chickasha, OK 73018

**Description:**

Lot 3 Block 1 Bailey Estates Addition to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

Lot 2 Block 1 Bailey Estates Addition to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

Lot 1 Block 1 Bailey Estates Addition to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

Lots 3 & 4 Block 6 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha,  
Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**

Cocheran Rentals, Inc  
2839 County Street 2791  
Chickasha, OK 73018

**Description:**

Lot 9 Block 1 Country Manor Estates to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

**Owner:**  
Royalty Management, Inc.  
PO Box 2100  
Chickasha, OK 73023

**Description:**  
S/2 of Lot 1 Block 7 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha,  
Grady County, Oklahoma, according to the recorded plat thereof.

N/2 of Lot 1 Block 7 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha,  
Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Floyd & Donna Cocheran  
2839 County Street 2791  
Chickasha, OK 73018

**Description:**  
Lot 5 Block 1 Country Manor Estates to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

**Owner:**  
Janet Copp  
3301 S 25<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
Lot 14 Block 2 Town and Country Addition to the City of Chickasha, Grady  
County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Danny & Tiffany Haile  
3305 S 25<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
Lot 3 Block 1 Country Manor Estates to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

**Owner:**  
Mark & JoAnn Gresham  
3213 S. 25<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
Lot 6 Block 1 Country Manor Estates to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

**Owner:**  
Howard Donley  
3205 S. 25<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
Lot 8 Block 1 Country Manor Estates to the City of Chickasha, Grady County,  
Oklahoma, according to the recorded plat thereof.

**Owner:**  
Seth Alexander  
3209 S. 25<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
Lot 7 Block 1 Country Manor Estates to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Patrick & Amanda Phillips  
2144 N 29<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
The SW/4 SE/4 SW/4 of Section 5, Township 6 North, Range 7 West of the I.M., Grady County, Oklahoma, Less a tract.

**Owner:**  
Luis & Miranda Huerta  
3309 S. 25<sup>th</sup> Street  
Chickasha, OK 73018

**Description:**  
Lot 2 Block 1 Country Manor Estates to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Christi Boliver  
2302 Farris Place  
Chickasha, OK 73018

**Description:**  
Lot 5 Block 1 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Lillie Huckaby  
2304 Farris Place  
Chickasha, OK 73018

**Description:**  
Lot 4 Block 1 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Sherri Roberts  
2402 Farris Place  
Chickasha, OK 73018

**Description:**  
Lot 2 Block 1 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Keisha Craddock  
2306 Farris Place  
Chickasha, OK 73018

**Description:**  
Lot 3 Block 1 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Thomas & Rewa Blackstar  
2404 Farris Place  
Chickasha, OK 73018

**Description:**  
Lot 1 Block 1 Country Manor Estates 2<sup>nd</sup> Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Brannan Bordwine  
1102 Pikes Peak Road  
Chickasha, OK 73018

**Description:**  
Block 6 Country Manor Estates 2<sup>nd</sup> (Replat) Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Alan Morcos  
858 Church Street  
San Francisco, CA 73160

**Description:**  
Lot 4 Block 1 Bailey Estates Bailey Estates Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**Owner:**  
Bordwine Rural & Urban Development Corporation  
PO Box 327  
Chickasha, OK 73023

**Description:**  
The E/2 W/2 NE/4 NW/4 of Section 8, Township 6 North, Range 7 West of the I.M., Grady County, Oklahoma, described as: Beginning at the NW/corner of the E/2 W/2 NE/4 NW/4 of said Section 8; thence East 150 feet; thence South 580.8 feet; thence West 150 feet; thence North 580.8 feet to the Point of Beginning.

**Owner:**  
City of Chickasha  
PO Box 327  
Chickasha, OK 73018

**Description:**

The SW/4 SE/4 SW/4 of Section 5, Township 6 North, Range 7 West of the I.M., Grady County, Oklahoma, described as: Beginning at the SE/corner of the SW/4 SE/4 SW/4 of said Section 5; thence North 280 feet; thence West 200 feet; thence South 280 feet; thence East 200 feet to the Point of Beginning.

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
2. Centerpoint Energy
3. Public Service Company
4. Sudden Link
5. A T & T

STATE OF OKLAHOMA

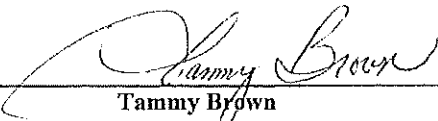
SS

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 2025.

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 2<sup>nd</sup> day of April, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By   
Tammy Brown

Jean C. Hart  
2301 Country Club Road  
Chickasha, Oklahoma 73018

Steven & Olyvia Pendarvis  
2409 W. Country Club Rd  
Chickasha, Oklahoma 73018

Ricky & Tammi Baily Revocable Trust  
551 County Road 1410  
Chickasha, Oklahoma 73018

Cocheran Rentals, LLC  
2839 County Street 2791  
Chickasha, Oklahoma 73018

Royalty Management, INC  
PO Box 2100  
Chickasha, Oklahoma 73023

Floyd & Donna Cocheran  
2839 County Street 2791  
Chickasha, Oklahoma 73018

Janet Copp  
3301 S 25<sup>th</sup>  
Chickasha, Oklahoma 73018

Danny & Tiffany Haile  
3305 S 25<sup>th</sup> Street  
Chickasha, Oklahoma 73018

Mark & JoAnn Gresham  
3213 S 25<sup>th</sup> Street  
Chickasha, Oklahoma 73018

Howard Donley  
3213 S 25<sup>th</sup> Street  
Chickasha, Oklahoma 73018

Seth Alexander  
3209 S 25<sup>th</sup> Street  
Chickasha, Oklahoma 73018

Patrick & Amanda Phillips  
2144 N 20<sup>th</sup> Street  
Chickasha, Oklahoma 73018

Luis & Miranda Huerta  
3309 S 25<sup>th</sup>  
Chickasha, Oklahoma 73018

Christi Boliver  
2302 Farris Place  
Chickasha, Oklahoma 73018

Lillie Huckaby  
2304 Farris Place  
Chickasha, Oklahoma 73018

Sherri Roberts  
2402 Farris Place  
Chickasha, Oklahoma 73018

Kiesha Craddock  
2306 Farris Place  
Chickasha, Oklahoma 73018

Thomas & Rewa Blackstar  
2404 Farris Place  
Chickasha, Oklahoma 73018

Brannan Bordwine  
1102 Pikes Peak Road  
Chickasha, Oklahoma 73018

Alan Morcos  
858 Church Street  
San Francisco, CA 73160

Bordwine Rual & Urban Development  
Corporation  
PO Box 327  
Chickasha, Oklahoma 73023

City of Chickasha  
PO Box 327  
Chickasha, Oklahoma 73018

# 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 Wednesday April 29<sup>th</sup>, 2026, at Chickasha City Hall, 117 North 4<sup>th</sup> St., Chickasha, Oklahoma. This public hearing concerns the petition by Builders Investment Group, LLC requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

***Located at 3306 S 23rd – Lot 2, Block 3, Replat Block 6, Country Manor Estate 2<sup>nd</sup> Addition***



BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-77 (3) Location. Applicant is requesting a variance to the minimum lot size in which a residential duplex can be constructed.

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 showing why the petition should or should not be approved. Written comments regarding this petition should be emailed to [Jessica.green@chickasha.gov](mailto:Jessica.green@chickasha.gov) or be mailed to City of Chickasha, Community Development Department, 117 North 4<sup>th</sup> Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email [Jessica.green@chickahsa.gov](mailto:Jessica.green@chickahsa.gov) should you have any questions regarding this petition.

Sincerely,

*Jessica Green*

Jessica Green,  
Community Development Director

**PROOF OF PUBLICATION**

In the District Court of Grady County, State of Oklahoma

**BUILDERS INVEST. GROUP**

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:

04/09/2026

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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature

Subscribed and sworn before me on this 9th day of April, 2026

*[Handwritten Signature: Katherine Miller]*  
\_\_\_\_\_  
Katherine Miller, Notary Public  
My commission expires 07/26/2028  
Commission # 24009395



Cost of Publication \$ 57.14

Ad # 181102      Acct # 44095      Copies: 1

PAY TO:  
The Express Star  
PO Drawer E  
Chickasha, OK 73023

Published In  
The Express-Star  
April 9, 2026  
1 time  
LPXLP  
NOTICE OF PUBLIC HEARING  
BOA PETITION  
REQUEST FOR A VARIANCE OF  
THE CHICKASHA CODE OF OR-  
DINANCES  
NOTICE IS HEREBY GIVEN, that  
the City of Chickasha Board of Ad-  
justment will hold a public hearing  
beginning at 4:00 p.m. on  
Wednesday April 29th, 2026, at  
Chickasha City Hall, 117 North 4th  
St., Chickasha, Oklahoma. This  
public hearing concerns the peti-  
tion by Builders Investment Group,  
LLC requesting a variance from  
the Chickasha Code of Ordi-  
nances. The limit of the proposed  
variance includes the following de-  
scribed property:  
Located at 3306 S 23rd - Lot 2,  
Block 3, Replat Block 6, Country  
Manor Estate 2nd Addition  
BRIEF DESCRIPTION OF RE-  
QUEST: The applicant wishes to  
be granted a variance from the  
Chickasha Code of Ordinance's  
Sec 54-77 (3) Location. Applicant  
is requesting a variance to the  
minimum lot size in which a resi-  
dential duplex can be constructed.  
Any person supporting or having  
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appear before the Board of Adjust-  
ment on the above date set for  
hearing and showing why the peti-  
tion should or should not be ap-  
proved. Written comments regard-  
ing this petition should be emailed  
to [Jessica.green@chickasha.gov](mailto:Jessica.green@chickasha.gov)  
or be mailed to City of Chickasha,  
Community Development Depart-  
ment, 117 North 4th Street Chick-  
asha, Oklahoma 73018.  
Please call the Community Devel-  
opment Department at 405-222-  
6010 or email [Jessica.-green@chickasha.gov](mailto:Jessica.-green@chickasha.gov) should you  
have any questions regarding this  
petition.  
Sincerely,  
Jessica Green,  
Community Development Director