

# 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, May 27, 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 May 13, 2026 meeting minutes.
- b. Public Hearing to discuss and consider the application by Builders Investment Group, LLC for a variance from the Chickasha Code of Ordinances Sec. 54-34 (5)(a) R-2, Two-Family Residential District.
- c. Discussion, Consideration, and possible action to approve the application by Builders Investment for a variance from the Chickasha Code of Ordinances Sec. 54-34(5)(a) R-2, Two-Family Residential District.
- d. Public Hearing to discuss and consider the application by Timothy Barnes requesting a variance from the City of Chickasha code of Ordinances Sec. 54-77(3)(c) Location.
- e. Discussion, Consideration, and possible action to approve the application by Timothy Barnes requesting a variance from the City of Chickasha code of Ordinance Sec. 54-77(3)(c) Location.

**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

**Meeting Type: Board Of Adjustments**

**Meeting Date: 5/27/2026**

**Department: Community Development**

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

**AGENDA ITEM: Discussion, consideration, and possible action to approve the minutes from the May 13, 2026 meeting minutes.**

**I. BACKGROUND/DESCRIPTION:**

**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: May 27, 2026</b>	(From)		

**V. ATTACHMENTS:**

1. Board of Adjustment Minutes 5.13.26 (2)



**BOARD OF ADJUSTMENT**

**MINUTES**

**COUNCIL CHAMBERS at CITY HALL  
117 North 4<sup>th</sup> Street  
Chickasha, OK 73018**

A meeting of the Chickasha Planning Commission was held in the Council Chambers of City Hall on the date and time shown below, as specified by advance public notice with a properly prepared agenda stating the subject matters to be discussed at said meeting.

**TIME OF MEETING**

**4:00 PM**

**DATE OF MEETING**

**MAY 13, 2026**

**1 Call to Order / Roll Call.**

Roll Call:

Present: Nita Ladd, Mike Mosley, Eric Anderson, Shevon Blair, Brandi Whitehead

Absent:

**2 Meeting Items**

- a. Discussion, Consideration and Possible Acton to approve the minutes of the April 29, 2026, meeting.

Motion by Council Member Nita Ladd , second by Council Member Bandi Whitehead to approve as presented

**Vote Results**

Motion Passed, Yes 5, No 0, Abstained 0

- Yes: Ladd, Mosley, Anderson, Blair, Whitehead
- No: None
- Abstain: None

- b. Public Hearing to discuss the application by Dan Andrulonis on behalf of

the Board of County Commissioners for a variance from the Chickasha Code of Ordinances Sec 54-33(e)(1)(2) pertaining to setbacks & Sec 54-33(e)(5)(b) pertaining to percentage of lot coverage at 907 W. Illinois.

Open Public Hearing at 4:01 p.m.

Close Public Hearing at 4:07 p.m.

- c. Discussion, consideration, and possible action to approve the variance application by Dan Andrulonis on behalf of the Board of County Commissioners for a variance from the Chickasha Code of Ordinances Sec 54-33(e)(1)(2) pertaining to setbacks & Sec 54-33(e)(5)(b) pertaining to percentage of lot coverage at 907 W. Illinois.

Motion by Council Member Mike Mosley, second by Council Member Nita Ladd to approve as presented.

### **Vote Results**

Motion Passed, Yes 4, No 0, Abstained 1

- Yes: Ladd, Mosley, Anderson, Blair
- No: None
- Abstain: Whitehead

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

Motion by Ladd, second by Mosley to adjourn.

# CHICKASHA

**Meeting Type: Board Of Adjustments**

**Meeting Date: 5/27/2026**

**Department: Community Development**

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

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

**I. BACKGROUND/DESCRIPTION:**

This is for a variance, for the lot size. The lot size is 6007 sq ft. to build a duplex

**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: May 27, 2026</b>	(From)		

**V. ATTACHMENTS:**

1. Builders Investment
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 #: 713-598-4736

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*

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

  
713-598-4736

# 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 May 27<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 54-34 (5)(a) R-2, Two-Family Residential District. 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

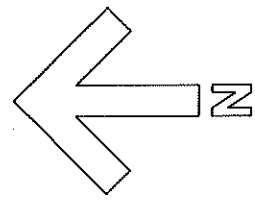
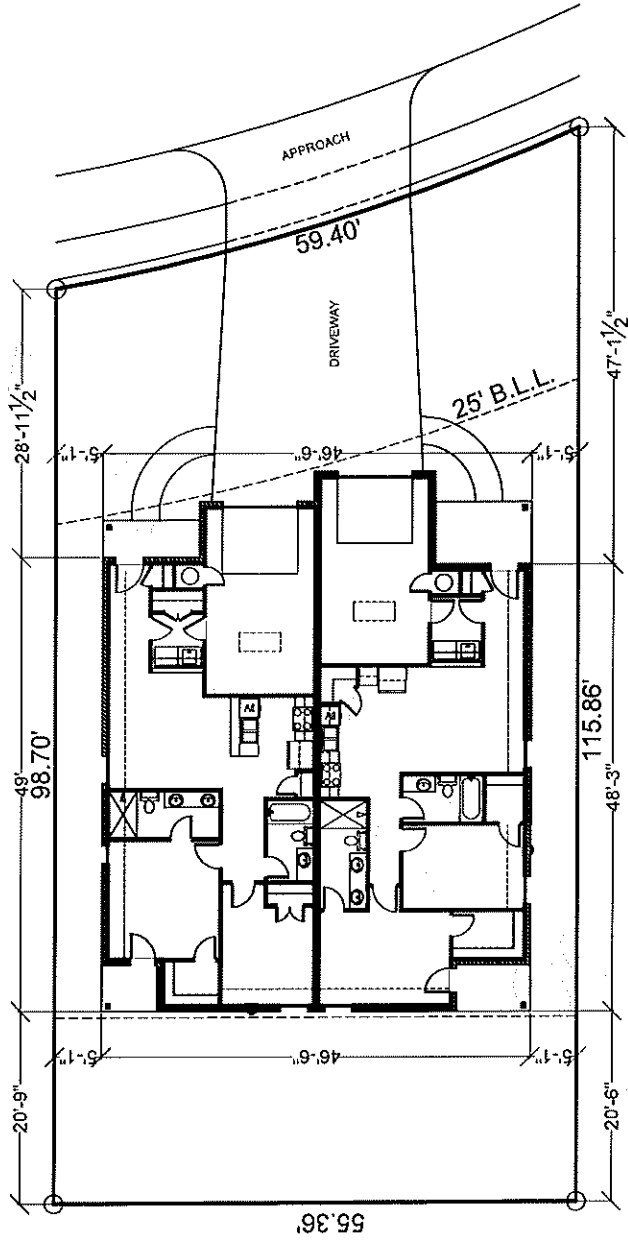
should be emailed to [Jessica.green@chickasha.gov](mailto:Jessica.green@chickasha.gov) or be mailed to City of Chickasha, Community Development Department, 117 North 4<sup>th</sup> Street Chickasha, Oklahoma 73018.

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

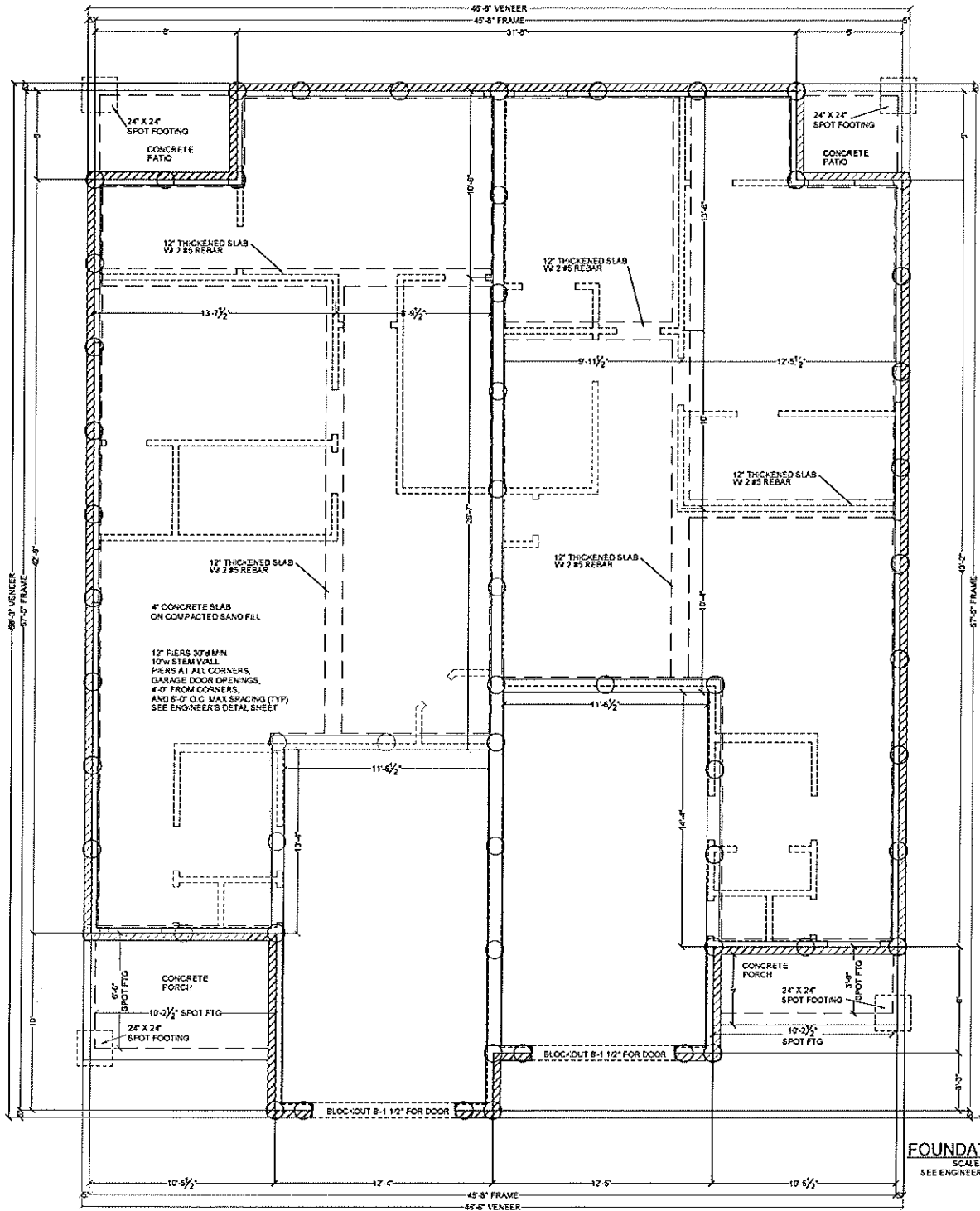


○ LOT PIN

**BUILDERS INVESTMENT GROUP, LLC**  
 CJT HOMES, LLC  
 3306 S 23RD STREET  
 LOT 2 BLOCK 3, REPLAT BLOCK 6 COUNTRY MANOR ESTATES 2ND ADDITION

**SHANAHAN HOME DESIGN, LLC**  
 www.shdckc.com

SCALE: 1" = 20'



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



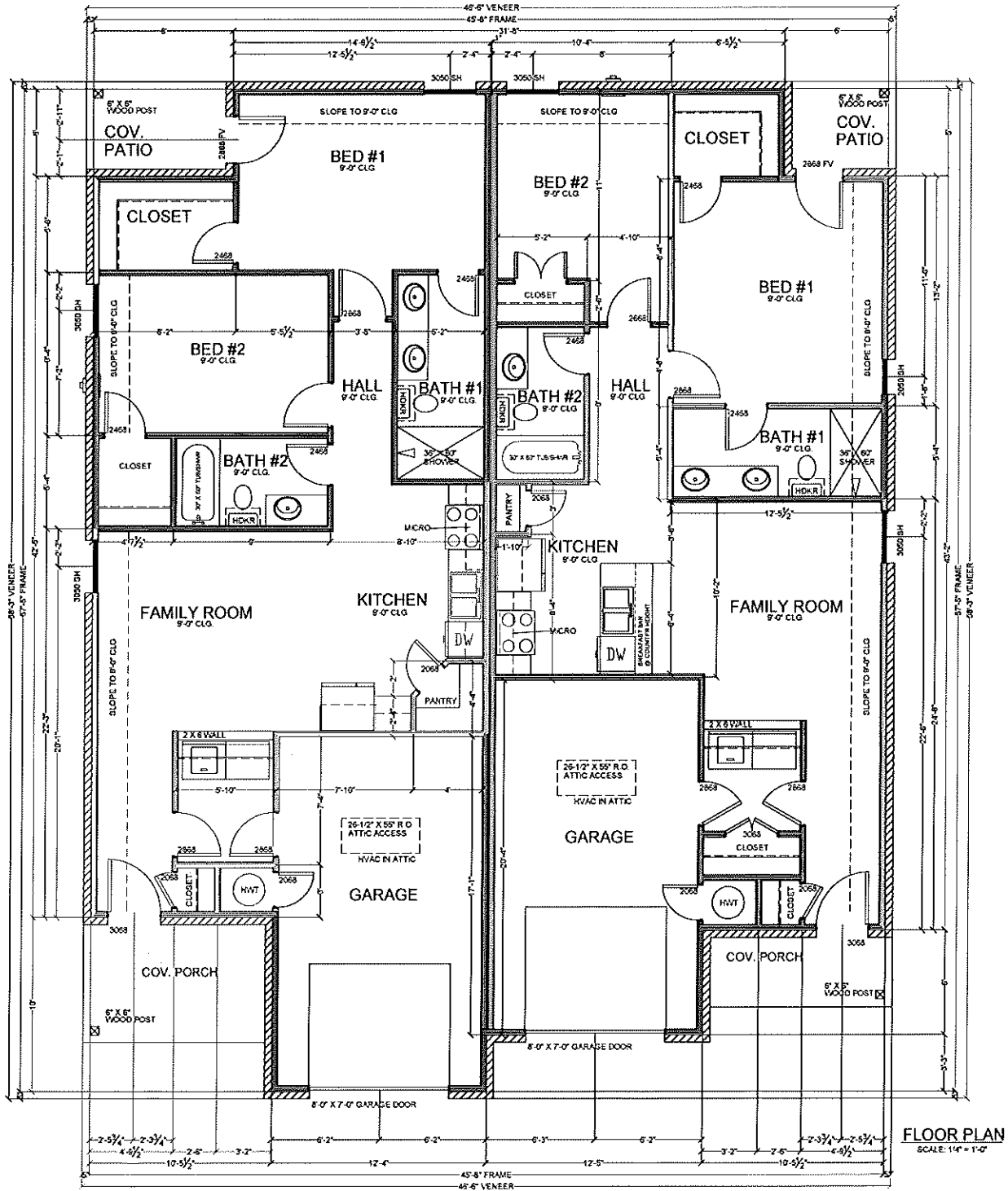
**BUILDERS INVESTMENT GROUP, LLC**  
C3S, LLC  
3306 S 23RD STREET  
LOT 2 OF BLOCK 6  
REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION  
CHICKASHA, GRADY COUNTY, OK

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:	267 SQFT
COV. PORCH:	42 SQFT
COV. PATIO:	30 SQFT

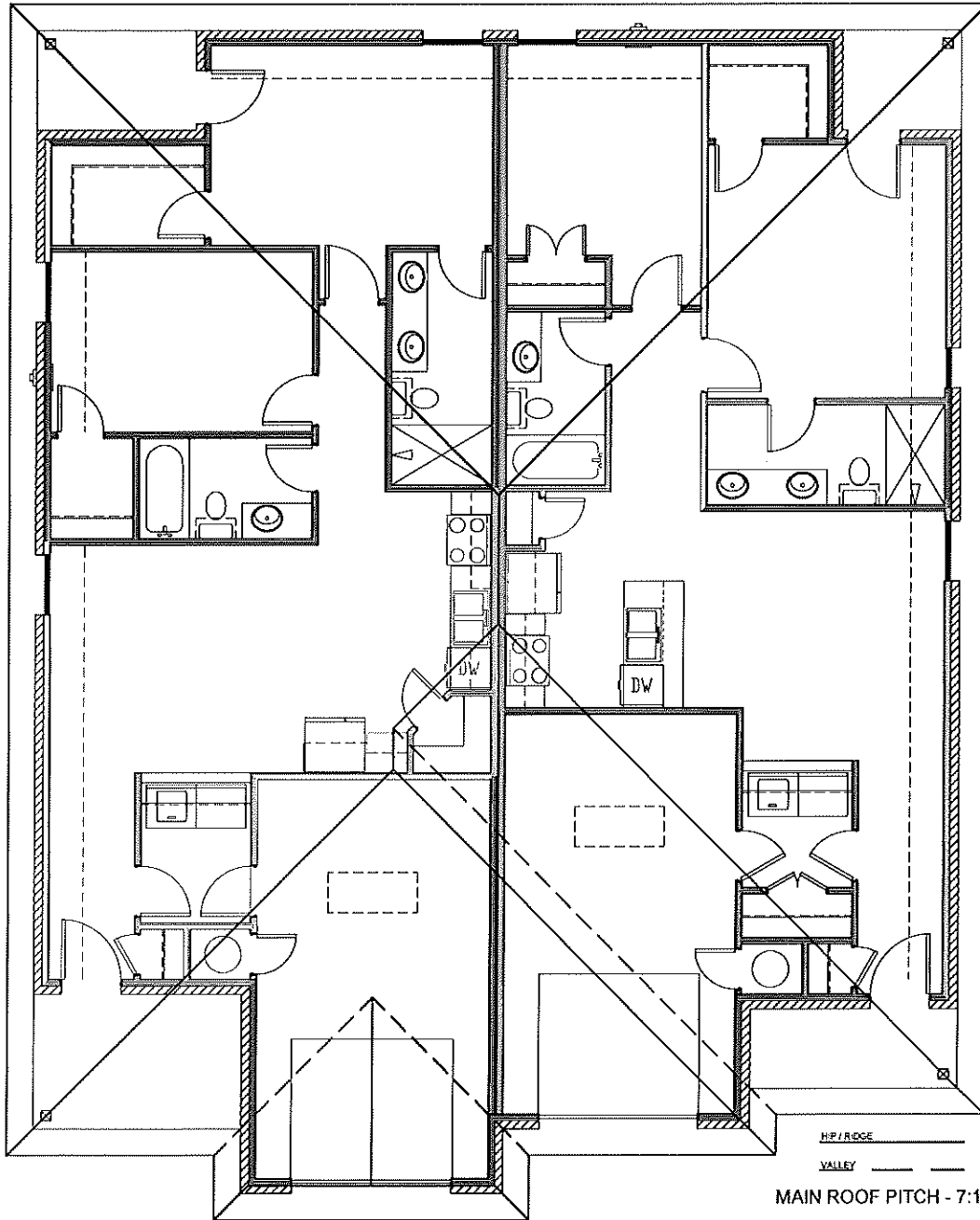


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**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		SCALE:	1/4" = 1'-0"
DATE:	3/3/2026	<b>UNIT 1</b>	<b>UNIT 2</b>	
		VENEER: 941 SQFT	VENEER: 921 SQFT	
		FRAME: 909 SQFT	FRAME: 888 SQFT	
		GARAGE: 258 SQFT	GARAGE: 257 SQFT	
		COV. PORCH: 71 SQFT	COV. PORCH: 42 SQFT	
		COV. PATIO: 40 SQFT	COV. PATIO: 30 SQFT	



ROOF 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

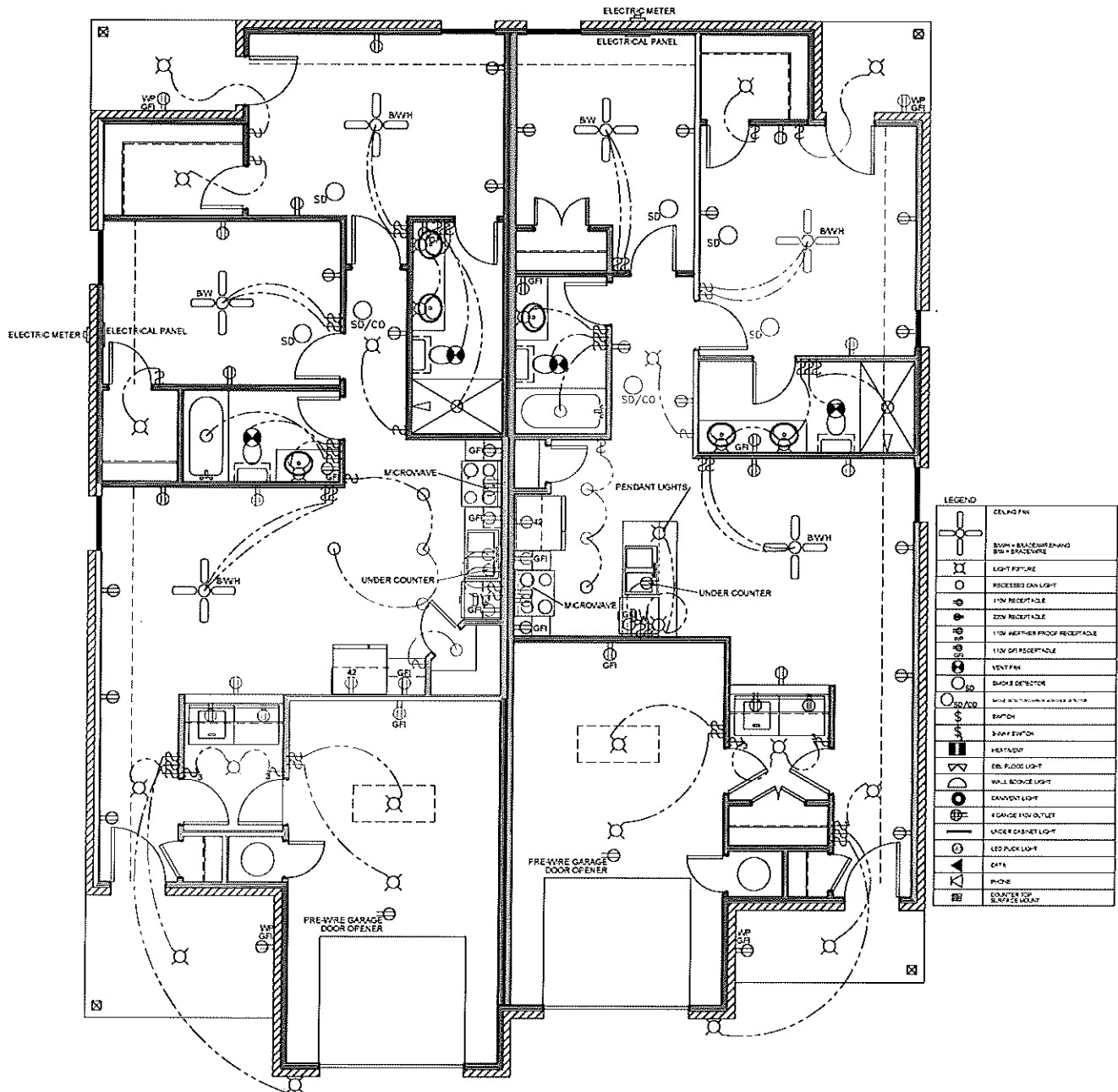
DATE:  
3/3/2026

UNIT 1

VENEER: 941 SQFT  
FRAME: 909 SQFT  
GARAGE: 268 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
	BWH = BALANCE WEIGH
	BWH = BALANCE WEIGH
	LIGHT FIXTURE
	RECESSED CAN LIGHT
	110V RECEPTACLE
	20V RECEPTACLE
	110V WEATHER PROOF RECEPTACLE
	110V GFI RECEPTACLE
	VENT FAN
	SMOKE DETECTOR
	BWH = BALANCE WEIGH
	BWH = BALANCE WEIGH
	3-WAY SWITCH
	HALF SWITCH
	EOL FLOOR LIGHT
	WALL SCONCE LIGHT
	CEILING LIGHT
	4-GANG 15A OUTLET
	UNDER CABINET LIGHT
	LED PUCK LIGHT
	DATA
	PHONE
	COUNTER TOP SUPPLY



**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

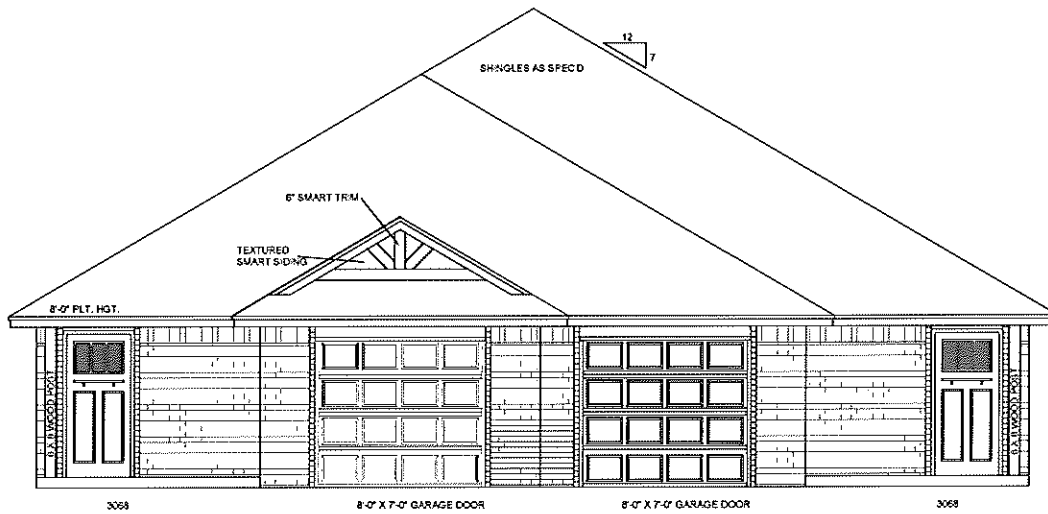
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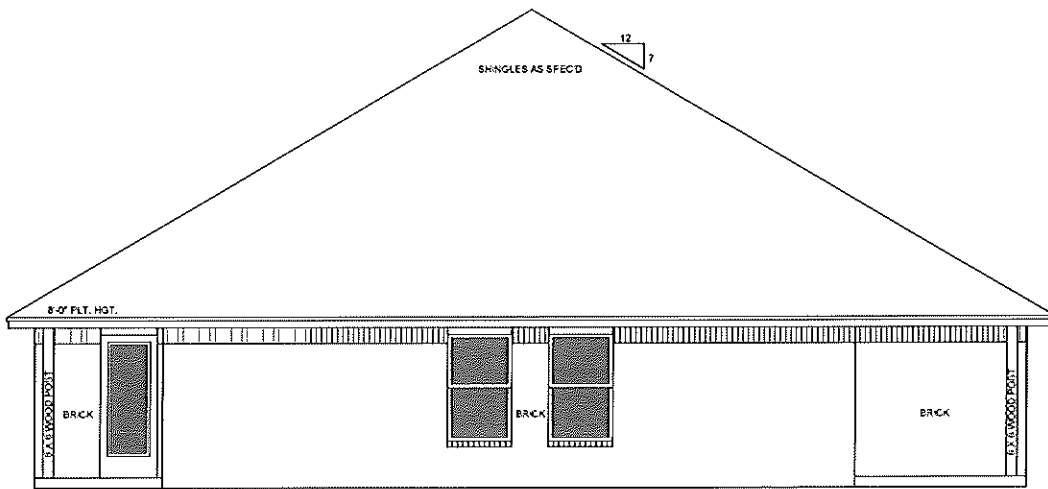
SCALE:  
 1/4" = 1'-0"

**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"



**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

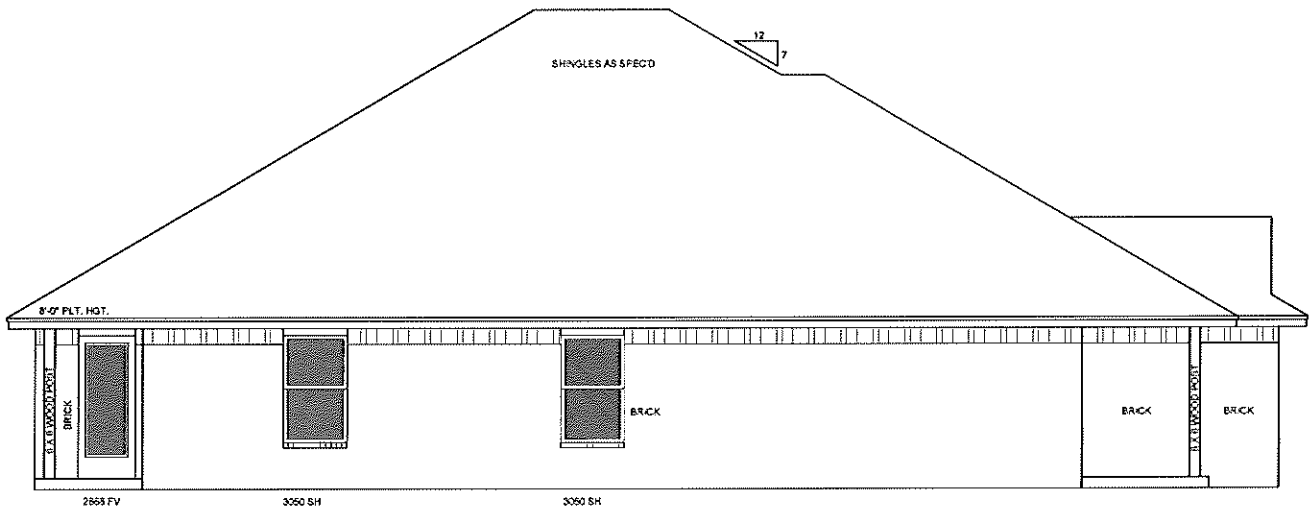
PLAN NAME:  
**CUSTOM DUPLEX**

DATE:  
 3/3/2026

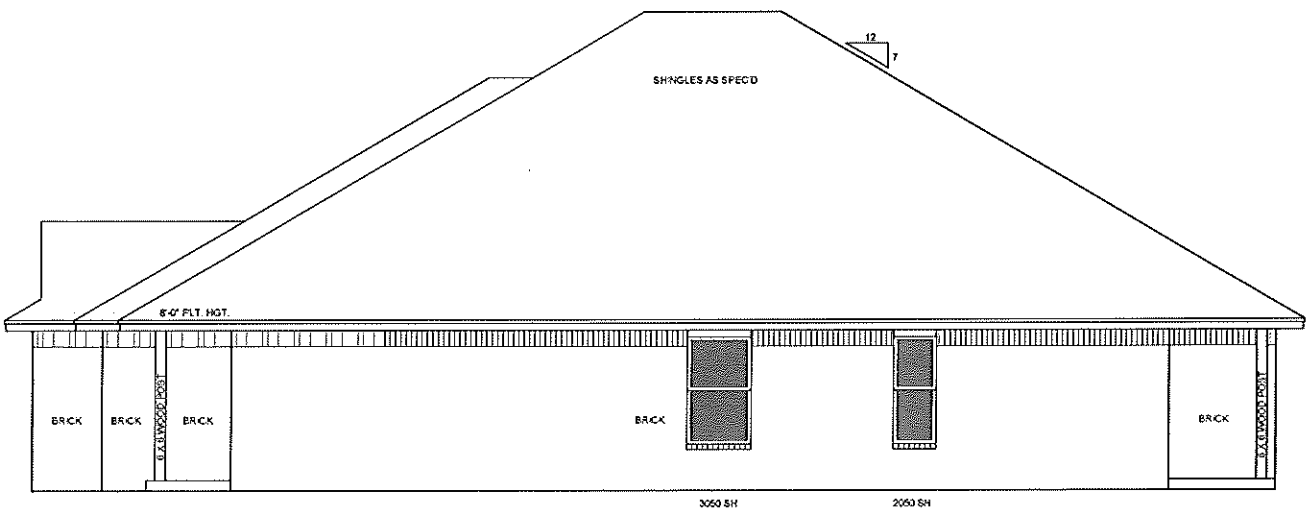
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COV. PORCH:	42 SQFT
COV. PATIO:	30 SQFT

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



**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:  
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DATE:  
 3/3/2026

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

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 VENEER: 921 SQFT  
 FRAME: 888 SQFT  
 GARAGE: 257 SQFT  
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 COV. PATIO: 30 SQFT

**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 Cochran  
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      | 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 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

**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 Adjustment 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 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 2nd 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 4th Street Chickasha, Oklahoma 73018. Please call the Community Development 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

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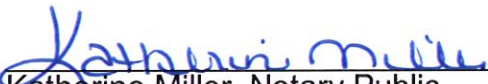
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Signature

Subscribed and sworn before me on this 11th day of May, 2026



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



Cost of Publication \$ 57.80

Ad # 187721      Acct # 44095      Copies: 1

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

**Ad Number: 187721**

Published In  
The Express-Star  
May 7, 2026  
1 time  
LPXLP

**NOTICE OF PUBLIC HEARING  
BOA PETITION  
REQUEST FOR A VARIANCE OF  
THE CHICKASHA CODE OF  
ORDINANCES**

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Located at 3306 S 23rd - Lot 2, Block 3, Replat Block 6, Country Manor Estate 2nd Addition

**BRIEF DESCRIPTION OF REQUEST:** The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-34 (5)(a) R-2, Two-Family Residential District. Applicant is requesting a variance to the minimum lot size in which a residential duplex can be constructed.

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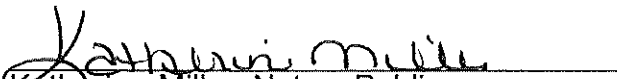
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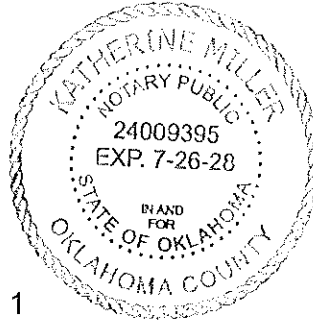
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Signature

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



Cost of Publication \$ 57.80

Ad # 187721      Acct # 44095      Copies: 1

PAY TO:  
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PO Drawer E  
Chickasha, OK 73023

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1 time  
LPXLP

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Sincerely,  
Jessica Green,  
Community Development Director

# CHICKASHA

**Meeting Type: Board Of Adjustments**

**Meeting Date: 5/27/2026**

**Department: Community Development**

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

**AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Builders Investment for a variance from the Chickasha Code of Ordinances Sec. 54-34(5)(a) R-2, Two-Family Residential District.**

**I. BACKGROUND/DESCRIPTION:**

This is for a variance, for the lot size. The lot size is 6007 sq ft. to build a duplex

**II. RECOMMENDED ACTION:**

Motion to approve

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

**Dept. Director:**

Jessica Green, Community Development Director

**Meeting Date: May 27, 2026**

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

**V. ATTACHMENTS:**

# CHICKASHA

**Meeting Type: Board Of Adjustments**

**Meeting Date: 5/27/2026**

**Department: Community Development**

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

**AGENDA ITEM: Public Hearing to discuss and consider the application by Timothy Barnes requesting a variance from the City of Chickasha code of Ordinances Sec. 54-77(3)(c) Location.**

**I. BACKGROUND/DESCRIPTION:**

This building will be 5 feet from house.

**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: May 27, 2026</b>	(From)		

**V. ATTACHMENTS:**

1. T. Barnes 5.27.26
2. T.Barnes Proof of publication

**APPLICATION FOR BOARD OF ADJUSTMENT**

Request:  Variance  Special Exception  Appeal

Applicant(s) Name: Timothy Barnes

Address: 105 Mockingbird Ln Chickasha, Ok 73018

Legal Description: all lots 7 thru 9 & 9 & N/2 of vacated Dove Lane

Address of subject property: 105 Mockingbird Ln. BK 2 2 Todd

Phone #: 805 354 9024 addn

Present zoning classification of subject property: R1

Type of Variance/Special Exception being sought: within 15' of home

Reason for requesting variance/special exception: building will be 5' from home

Owner of Record: Timothy Barnes

**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:  Date: 13 April 2026

# 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 May 27<sup>th</sup>, 2026, at Chickasha City Hall, 117 North 4<sup>th</sup> St., Chickasha, Oklahoma. This public hearing concerns the petition by Timothy Barnes requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

***Located at 105 MOCKINGBIRD- 32-07-07-32700 ALL LOTS 7 THRU 9 & N/2 OF VACATED DOVE LANE BLK 2 TODD EST ADDN***



**BRIEF DESCRIPTION OF REQUEST:** The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-77 (3)(c) Location. Applicant's 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.

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Sincerely,

*Jessica Green*

Jessica Green,  
Community Development Director

Michael Jones  
1509 S 29<sup>th</sup> Street  
Chickasha, Oklahoma 73018

Timothy & Misty Barnes  
105 Mockingbird Lane  
Chickasha, Oklahoma 73018

Annesha & Anthony Jackson  
2311 Georgia  
Chickasha, Oklahoma 73018

Allen Lee & Brenda Martin Revocable  
Trust  
2527 W. Georgia Ave  
Chickasha, Oklahoma 73018

Donnell & Joan Brown Revocable  
Trust  
2427 W. Georgia Ave  
Chickasha, Oklahoma 73018

Jennifer K. & Steven Layman  
2501 W. Georgia Avenue  
Chickasha, Oklahoma 73018

Scott Ervin  
104 Mockingbird  
Chickasha, Oklahoma 73018

Michael M. & Jane Susan MccAughty  
Revocable Trust  
114 Mockingbird  
Chickasha, Oklahoma 73018

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 within a 300 foot radius of the following described premises, to wit:

Lots Seven (7), Eight (8), Nine (9) & N/2 of Vacated DOVE LANE in Block 2, TODD ESTATES ADDITION, being a part of Blocks 2 and 6 of FIRST NATIONAL BANK SUBDIVISION in Section 32, Township 7 North, Range 7 West of the I.M., Grady County, State of 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 24<sup>th</sup> day of April, A.D. 2026 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By Denise Null

ORDER #73716

Compiled by

COCHRAN ABSTRACT COMPANY  
INCORPORATED

BONDED ABSTRACTERS

Hal M. Lee, Manager

C275-00-007-000-0-006-00 JONES, MICHAEL 1509 S. 29TH STREET	32-07-07-36500	TR IN BLK 7 1ST NAT'L BANK SUB-DIV PT OF SW/4 SEC 32-7-7, BEG NW/C BLK 7 TH S 252' E 365.5' N 252' W 365.5' TO BG & BEG 365.5' E OF NW/C BLK 7.....	
CHICKASHAOK 73018-	Acres 2.12	Book-Page 6567/55	Situs 1509 S 29TH
C700-00-002-007-0-000-00 BARNES, TIMOTHY & MISTY 105 MOCKINGBIRD LANE	32-07-07-32700	ALL LOTS 7 THRU 9 & N/2 OF VACATED DOVE LANE TODD EST ADDN	BLK 2
CHICKASHAOK 73018-0	Acres 0	Book-Page 5748/459	Situs 105 MOCKINGBIRD
C275-00-003-000-0-002-00 JACKSON, ANNESHA & ANTHONY 2311 GEORGIA	32-07-07-35200	BEG NW/C BLOCK 3 IN FIRST NAT'L BANK SUB TH E 375'; TH S 348.5 TH W 375 TH N 348.5 TO POB	
CHICKASHAOK 73018-0000	Acres 3	Book-Page 5697/496	Situs 2311 GEORGIA
C700-00-002-003-0-000-00 MARTIN, ALLEN LEE & BRENDA GA L REVOCABLE TRUST 2527 W. GEORGIA AVE.	32-07-07-32500	ALL LOTS 3 THRU 5 TODD EST ADDN	
CHICKASHAOK 73018-	Acres 0	Book-Page 6505/475	Situs 2527 W GEORGIA
C700-00-001-001-0-000-00 BROWN, DONNELL & JOAN REV TR 2427 W. GEORGIA AVE	32-07-07-31950	ALL LOTS 1 THRU 5 TODD EST ADDN	BLK SEE FILE
CHICKASHAOK 73018-0000	Acres 0	Book-Page 5451/472	Situs 2427 W GEORGIA
C700-00-002-001-0-000-00 LAYMAN, JENNIFER K. & STEVEN 2501 W. GEORGIA AVE.	32-07-07-32400	ALL LOTS 1, 2 & 6 TODD EST ADDN	BLK 2
CHICKASHAOK 73018-	Acres 1.19	Book-Page 6535/362	Situs 2501 W GEORGIA
C700-00-004-003-0-000-00 ERVIN, SCOTT 104 MOCKINGBIRD LANE	32-07-07-33250	ALL LOTS 1-4 TODD EST ADDN	BLK
CHICKASHAOK 73018-0000	Acres 0	Book-Page 4885/192	Situs 104 MOCKINGBIRD

---

C275-00-007-000-0-001-00	32-07-07-32850	ALL LOTS 1 THRU 6
MCCAUGHTRY, MICHAEL M. & JANE	BLK 3	TODD EST ADDN
SUSAN MCCAUGHTRY TR		
114 MOCKINGBIRD LANE		
<hr/>		
CHICKASHAOK 73018-0000	Acres 0	Book-Page 5029/464
		Situs N/A

---



**FIRST AMERICAN TITLE INSURANCE COMPANY**  
1 First American Way, Santa Ana, CA 92707

Form 1402.06.A ALTA Owners Policy (6-17-06)

File Number: 20-06-0024

Policy Number: 5011400-2725018e

Issued Simultaneously with Policy #: 5011300-3430060e

Endorsement(s): \$N/A

Address Reference: 105 Mockingbird Ln, , Chickasha, Oklahoma

**SCHEDULE A**

Amount of Insurance: \$337,500.00

Premium Amount: \$1,198.00

Date of Policy: June 26, 2020 at 2:07PM

Insured: Timothy Barnes and Misty Barnes

1. Title to the Fee Simple estate or interest in said land is at date hereof vested in:

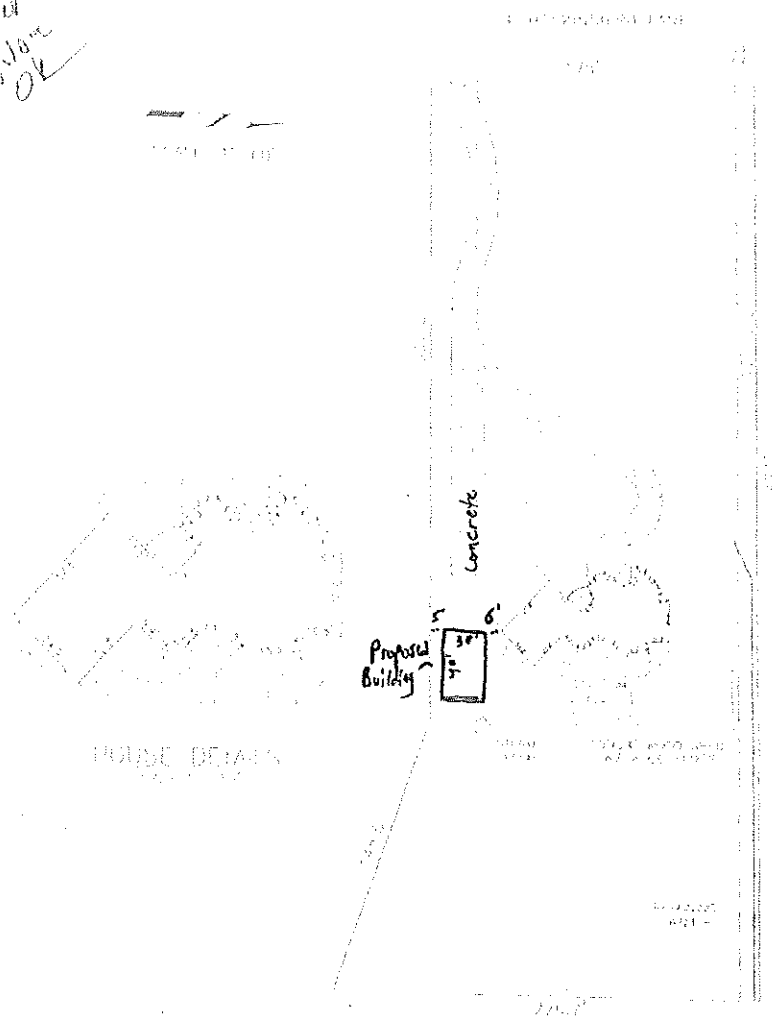
**Timothy Barnes and Misty Barnes**

The estate or interest in the land described or referred to in this Schedule covered by this policy is Fee Simple in **Timothy Barnes and Misty Barnes**, by Warranty Deed filed **June 26, 2020 at 2:07PM**, recorded in Book 5748, Page 459, records of the County Clerk of **Grady County, Oklahoma**.

2. The land referred to in this Policy is located in the County of **Grady**, State of **Oklahoma** and described as follows:

**Lots Seven (7), Eight (8), Nine (9) & N/2 of Vacated Dove Lane in Block 2, TODD ESTATES ADDITION, being a part of Blocks 2 and 6 of First National Bank Subdivision in Section 32, Township 7 North, Range 7 West of the 1.M., Grady County, State of Oklahoma, according to the recorded plat thereof.**

OK  
None



Dear Members of the Planning Commission,

I am writing to formally request approval for the construction of an accessory building on my property located at 105 Mockingbird Ln. Chickasha, Ok 73018. I am seeking a variance regarding both the maximum allowable square footage for this structure and the setback requirements from the primary residence.

I understand the commission's zoning regulations are designed to maintain the character and safety of our neighborhood. However, due to my specific needs and the physical constraints of my lot, I am requesting an exception based on the following justifications:

### **1. Justification for the Oversized Building**

The requested dimensions for the new building are 30x40 feet. While this exceeds the standard limit for accessory structures, this size is strictly necessary for my intended use, which includes:

- **Storage of Oversized Equipment:** I require secure, enclosed storage for my truck, a recreational vehicle, and antique vehicles to protect them from weather and prevent them from becoming an eyesore to neighbors.
- **Workspace Requirements:** I intend to use a portion of this building as a workshop / personal gym / hobby studio, which requires adequate clearance and floor space for a vehicle lift that cannot be safely accommodated in a standard-sized garage.

### **2. Justification for Proximity to Primary Residence**

I am requesting to place this structure 5 feet from my primary residence, which is closer than the standard setback requirement. This specific placement is necessary due to:

- **Property and Topographical Constraints:** Placing the building further back on the lot would force it into an area with poor drainage.
- **Security and Accessibility:** Due to the valuable nature of the equipment being stored and my personal mobility needs, it is crucial that the building is easily accessible from the main house, particularly during inclement weather.
- **Utility Connections:** Situating the building closer to the primary residence significantly reduces the environmental disruption and cost of trenching for electrical.
- **Aesthetic Continuity:** By keeping the structure closer to the primary home, it visually integrates better with the existing driveway and rooflines, rather than appearing as a disconnected, isolated industrial structure in the middle of the yard.

I have taken great care in selecting the design, colors, and materials for this building to ensure it matches the primary residence and enhances the overall aesthetic of the neighborhood. I have attached the proposed site plans and drawings for your review.

Thank you for your time and consideration of this request. I am happy to answer any questions the commission may have and look forward to discussing this at the upcoming meeting.

Respectfully,

A handwritten signature in black ink, appearing to read 'Timothy A. Barnes', with a long horizontal flourish extending to the right.

Timothy A. Barnes

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In the District Court of Grady County, State of Oklahoma

TIMOTHY BARNES MAILER


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



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Community Development Director

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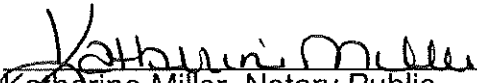
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NOTICE OF PUBLIC HEARING  
BOA PETITION  
REQUEST FOR A VARIANCE OF  
THE CHICKASHA CODE OF  
ORDINANCES

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 May 27th, 2026, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Timothy Barnes requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property: Located at 105 MOCKINGBIRD-32-07-07-32700 ALL LOTS 7 THRU 9 & N/2 OF VACATED DOVE LANE BLK 2 TODD EST ADDN

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-77 (3)(c) 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 4th 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,  
Community Development Director

# CHICKASHA

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**Meeting Type: Board Of Adjustments**

**Meeting Date: 5/27/2026**

**Department: Community Development**

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

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**AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Timothy Barnes requesting a variance from the City of Chickasha code of Ordinance Sec. 54-77(3)(c) Location.**

**I. BACKGROUND/DESCRIPTION:**

**II. RECOMMENDED ACTION:**

Motion to approve

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

**Dept. Director:**

Jessica Green, Community  
Development Director

**Meeting Date: May 27, 2026**

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

**V. ATTACHMENTS:**