



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 **Thursday, September 17, 2026, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

1 Call to Order / Roll Call.

2 Meeting Items

- a. Discussion, consideration, and possible action to approve the minutes from the August 20, 2026 meeting.
- b. Public Hearing to discuss the petition by Kartavya Patel requesting a variance from the Chickasha Code of Ordinances Sec 54-100(b)(9) off street parking at 1703 S 4th.
- c. Discussion, Consideration, and possible action to approve the petition by Kartavya Patel requesting a variance from the Chickasha Code of Ordinances Sec 54-100(b)(9) off street parking at 1703 S 4th.

3 Motion to Adjourn.

This Agenda was posted on the official City of Chickasha bulletin board in the Municipal Building, 117 North 4th Street Chickasha, OK, 73018, which is accessible to the public twenty-four hours each day at ____ a.m./p.m. on _____, 20____.

CHICKASHA

Meeting Type: Board Of Adjustments

Meeting Date: 9/17/2026

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration, and possible action to approve the minutes from the August 20, 2026 meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: September 17, 2026	(From)		

V. ATTACHMENTS:

1. BOA



BOARD OF ADJUSTMENT

MINUTES

**COUNCIL CHAMBERS at CITY HALL
117 North 4th 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
AUGUST 20, 2026

1 Call to Order / Roll Call.

Meeting Called to Order: 4:12 PM

Roll Call:

Present: Board of Adjustment Chair Eric Anderson , Board of Adjustment Member Shevon Blair, Board of Adjustment Member Chris Ferguson, Board of Adjustment Member Chris Mosley

Absent: Board of Adjustment Member Bandi Whitehead

Not Present:

Excused:

Staff Present; Jessica Green, Nick Alexander

2 Meeting Items

- a. Discussion, Consideration and possible action to approve the minutes from the July 16, 2026 meeting.

Motion by Chris Mosley, second by Chris Ferguson to approve .

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Board of Adjustment Chair Eric Anderson , Board of Adjustment Member Shevon Blair, Board Member Chris Ferguson, Board of Adjustment Member Chris Mosley
- No: None
- Abstain: None

- b. Public Hearing to discuss the variance application by William Bayless requesting a variance for the City of Chickasha's Sec 54-103(6).

Hearing Opened : 4:13

Hearing Closed: 4:14

- c. Discussion, Consideration, and possible action to approve the variance application by William Bayless requesting a variance for the City of Chickasha's Sec 54-103(6)

Motion by Chris Mosley, second by Shevon Blair to approve .

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Board of Adjustment Chair Eric Anderson , Board of Adjustment Member Shevon Blair, Board Member Chris Ferguson, Board of Adjustment Member Chris Mosley
- No: None
- Abstain: None

- d. Public Hearing to discuss the application by Dan Andrulonis on behalf of Grady County Requesting variance from the Chickasha Code of Ordinances Sec 54-33(e)(1) and 54-33(e)(2) location at 201 N 4th.

Hearing Opened: 4:15

Hearing Closed: 4:16

- e. Discussion, Consideration and possible action to approve the application by Dan Andrulonis on behalf of Grady County Requesting variance from the Chickasha Code of Ordinances Sec 54-33(e)(1) and 54-33(e)(2) location at 201 N 4th.

Motion by Chris Mosley, second by Chris Ferguson to Approve .

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Board of Adjustment Chair Eric Anderson , Board of Adjustment Member Shevon Blair, Board Member Chris Ferguson, Board of Adjustment Member

Chris Mosley

- No: None
- Abstain: None

3 Motion to Adjourn.

Motion by Chris Mosley, second by Shevon Blair to Approve .

Adjourned at: 4:17pm

CHICKASHA

Meeting Type: Board Of Adjustments

Meeting Date: 9/17/2026

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss the petition by Kartavya Patel requesting a variance from the Chickasha Code of Ordinances Sec 54-100(b)(9) off street parking at 1703 S 4th.

I. BACKGROUND/DESCRIPTION:

Applicant wishes to have a variance for parking.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green, Community
Development Director

Meeting Date:

September 17, 2026

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

V. ATTACHMENTS:

- 20260910090349504_Redacted



City Of Chickasha | Community Development
117 N 4th Chickasha OK 73018 | 405-222-6010
Board of Adjustments Application

APPLICATION INFORMATION

Name: Kartavya Patel Phone: 469.331.8566 Email: [REDACTED]
Mailing Address: 1782 West McDermott Drive, Allen, Texas Zip Code: 75013

PROPERTY LOCATION

☐ Platted
☐ Unplatted
Property Address: 1703 S 4th Street Lot: _____ Block: _____
Current Zoning: C-2

REQUEST TYPE

- ☒ Variance
☐ Appeal
☐ Special Exception
☐ Other.

PLEASE ATTACH THE FOLLOWING TO YOUR APPLICATION:

- ☐ Legal Description, You may attach the legal description to this application (I.E Deed)
- ☐ Site Plan
- ☐ Please provide a certified list of property owners within 300'. We need at least 10 owners listed. If there aren't 10 within 300', you can reduce the search to 100'
- ☐ Application fee payment of \$500
- ☐ Please include a brief letter explaining the purpose and need for your request.

What ordinance are you seeking a variance from? Per the ordinance, three (3) standard parking spaces and one (1) ADA-accessible required. Due to existing site constraints, we are only able to provide two (2) standard parking spaces and one (1) ADA-accessible parking space. We respectfully request that you review and consider approving a reduction of one (1) required standard parking space. Given the site constraints, we would greatly appreciate your consideration and approval of this request.

Applicant Signature: [Signature] Date: 08.14.2026

I AGREE THAT I HAVE ATTACHED ALL REQUIRED INFORMATION, AND I UNDERSTAND THAT NOT PROVIDING ALL ITEM IS AN INCOMPLETE APPLICATION AND WILL NOT BE PROCESSED UNTIL ALL DOCUMENTS HAVE BEEN PROVIDE FOR REVIEW.

Date Filed	Date Payment Received	Meeting Date	Action
			Approved Denied Date: _____



T: 469.331.8566 | Firm: 11525 |

O: 1782 W McDermott Drive Allen, TX 75013

Attn: Nick Alexander
Permit Technician
City of Chickasha
117 N 4th Street
Chickasha, OK 73018
Tel: (405) 222-6010
Email: nick.alexander@chickasha.gov

Date: August 20, 2026

RE: Parking Variance Request – Proposed 7-Brew at 1703 S 4th Street, Chickasha, OK

Dear Nick:

Due to the existing site constraints, including the limited lot size, we are only able to provide **two (2) standard parking spaces and one (1) ADA-accessible parking space**, compared to the **three (3) standard parking spaces and one (1) ADA-accessible parking space** required by the City Ordinance.

Please note that the proposed 7-Brew facility will have **no indoor or outdoor customer seating**. The proposed parking spaces will be used primarily by employees working during their respective shifts, as the business operates predominantly as a drive-through facility.

Given the operational nature of the proposed use and the physical constraints of the site, we respectfully request a variance to reduce the required standard parking from three (3) spaces to two (2) spaces, representing a reduction of **one (1) standard parking space**. The required ADA-accessible parking space will continue to be provided.

We respectfully request your review and favorable consideration of this parking variance. We believe the proposed parking arrangement will adequately serve the operational needs of the facility while allowing the site to be developed in a safe and functional manner.

We greatly appreciate your consideration and approval of this request. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kartavya Patel", is written over a horizontal line.

Kartavya Patel, P.E.
President
Triangle Engineering, LLC

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 Thursday September 17, 2026, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Kartavya Patel requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:



Located at 1703 S 4th Street - 34-07-07-13720 TRACT BEG AT PT 50' E OF NW/C OF W/2 SW/4 SW/4 TH S 116.5' E 120' TH N 116.5' TH W 120' TO POB

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a variance from the Chickasha Code of Ordinance's Sec 54-100(b)(9) Off Street Parking regulations. Property owner is requesting a variance for the amount of parking spaces.

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 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 should you have any questions regarding this petition.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

Decker Center, LLC
C/O Brady's Properties
10601 S Western Ave
Oklahoma City, Oklahoma 73170

Eaton Dental Office Park LLC
1627 S 2nd Street
Chickasha, Oklahoma 73018

Oklahoma City Associates Leased To
Taco Bell #5243
688 E. Millsap Rd Ste 200
Fayetteville, Arkansas 72703

Southland Realty, LLC
3119 Quentin Road
Brooklyn, Ny 11234

Charles Allen Ford, INC
PO Box 548
Chickasha, Oklahoma 73023

Terry & Amy Chick
1459 County Road 1423
Ninnekah, Oklahoma 73067

Wilkerson RE Investments, LLC
2600 Lakewood Drive
Chickasha, Oklahoma 73018

Chickasha Crossing LLC
1625 S 4th Street
Chickasha, Oklahoma 73018

Brand Fleet Distributors INC
PO Box 1250
Chickasha, Oklahoma 73018

NB Bloom Property LLC
21339 Parham Cir
Spring, Texas 77388

Steven & Sandra Grodecki
1883 County Road 1343
Chickasha, Oklahoma 73018

Chickasha Lumber Company, LLC
1620 S 4th Street
Chickasha, Oklahoma 73018

JLYNN Harned II, LLC
814 N Berry Road
Norman, Oklahoma 73069

Steve & Lori Brandt
3600 Pondridge Rd
Chickasha, Oklahoma 73018

Tony & Pam Brandt
866 County Road 1400
Chickasha, Oklahoma 73018

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

A tract of land in the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-four (34) in Township Seven (7) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows:

Beginning at a point 50 feet East of the Northwest Corner of the West Half (W/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 34-7N-7W, I.M.; thence South 116.5 feet; thence East 120 feet; thence North 116.5 feet; thence West 120 feet, to the point of beginning, in the CITY OF CHICKASHA, Grady County, Oklahoma.

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 17th day of August, A.D. 2026
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By Denise Null

ORDER #74280

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Hal M. Lee, Manager

Title



C735-00-000-008-0-000-00 DECKER CENTER, L.L.C. C/O BRADY'S PROPERTIES 10601 S. WESTERN AVEUNE OKLAHOMA CITY OK 73170-0000	34-07N-07W TRACT B-BEG. AT A 3/8" STEEL ROD FOUND IN THE S LINE OF ALABAMA AVE. AT THE NE/C OF THAT TRACT OF LAND CONVEYED TO CHARLES ALLEN FORD LINCOLN	Acres 0	Book-Page 5298/76	Situs 1704 1ST
C440-00-003-017-0-000-00 EATON DENTAL OFFICE PARK LLC 1627 S. 2ND STREET CHICKASHA OK 73018	34-07-07 LOTS 17-18-19 IRETON ADDITION	Acres 0.28	Book-Page 3938/538	Situs 1627 S 2ND
0000-33-07N-07W-4-035-00 OKLAHOMA CITY ASSOCIATES LEAS D TO TACO BELL #5243 688 E MILLSAP RD STE 200 FAYETTEVILLE AR 72703-0	33-07-07-20210 BEG SE/C SE/4 TH N 00 DEG 02 MIN 00 SEC E 1011.14' TH S 89 DEG 56 MIN 51 SEC W 50' TO PT OF BG TH S 89 DEG 56 MIN 51 SEC W 157.04' TO E EDGE OF THE.....	Acres 0.43	Book-Page	Situs 1782 S 4TH
0000-33-07N-07W-4-034-00 SOUTHLAND REALTY LLC 3119 QUENTIN ROAD BROOKLYN NY 11234-0000	33-07-07-20200 BG 40' N & 344' W OF SE/C E/2 SE/4 SE/4 TH N 490' E 294' N 560' W 240' N 230' W 370' S 1130' E 125' S 150' E 191' TO BEG - LESS TR BG SE/C SE/4.....	Acres 0	Book-Page 4986/367	Situs 1724 S 4TH
0000-34-07N-07W-4-005-00 CHARLES ALLEN FORD, INC PO BOX 548 CHICKASHA OK 73018-0000	34-07-07-13710 TR BEG 116.5' S & 50' E OF NW/C W/2 SW/4 SW/4 TH S 415' E 320' N 531.5' W 200' S 116.5' W 120' TO BEG.	Acres 0	Book-Page 3494/2	Situs 1717 S 4TH
C112-00-001-002-0-000-00 CHICK, TERRY & AMY 1459 COUNTY ROAD 1423 NINNEKAH OK 73067	33-07N-07W LOT 2 BLOCK 1 CHICKASHA CHICKEN EXPRESS	Acres 0.09	Book-Page 6121/468	Situs 1708 S 4TH
C112-00-001-001-0-000-00 WILKERSON R E INVESTMENTS, LL 2600 LAKEWOOD DRIVE CHICKASHA OK 73018	33-07N-07W LOT 1 BLOCK 1 CHICKASHA CHICKEN EXPRESS	Acres 0	Book-Page 5596/481	Situs 1700 S 4TH

C440-00-004-009-0-000-00 CHICKASHA CROSSING LLC			34-07-07-10400 BLK. 4	ALL LOTS 9 THRU 24 IRETON ADDN	
1625 S. 4TH ST					
CHICKASHA	OK	73018-0000	Acres 0	Book-Page 6123/224	Situs 1619 S 4TH
C440-00-004-025-0-000-00 BRANDT FLEET DISTRIBUTORS, IN			34-07-07-10450 BLK 4	ALL LOTS 25 THRU 32 IRETON ADDN	
P.O. BOX 1250					
CHICKASHA	OK	73023-0000	Acres 0.76	Book-Page 3665/451	Situs 1617 S 4TH
0000-33-07N-07W-4-028-00 NB BLOOM PROPERTY LLC			33-07-07-19800 SE/4 TH S 82' W 213' N 82' E 213'	BG 148' S OF NE/4 E/2 SE/4	
21339 PARHAM CIR					
SPRING	TX	77388-0000	Acres 0	Book-Page 4460/174	Situs 1706 S 4TH
0000-34-07N-07W-4-006-00 GRODECKI, STEVEN R. & SANDRA			34-07-07-13720 NW/4 OF W/2 SW/4 SW/4 TH S 116.5' E 120' TH N 116.5' TH W 120' TO POB	TRACT BEG AT PT 50' E OF	
1883 COUNTY ROAD 1343					
CHICKASHA	OK	73018-8214	Acres 0.32	Book-Page 0	Situs
0000-33-07N-07W-4-037-00 CHICKASHA LUMBER COMPANY, INC			33-07-07-20300	S/2 SE/4 NE/4 SE/4	
1620 S. 4TH STREET					
CHICKASHA	OK	73018-0000	Acres 5	Book-Page 3028/149	Situs 1620 S. 4TH ST
0000-33-07N-07W-4-001-00 JLYNN HARNED II, LLC			33-07-07-18500 SE/4 SE/4 TH W 27' S 82' E 27' N 82' TO BG.	BG 148' S & 213' W OF NE/4 E/2	
814 N. BERRY ROAD					
NORMAN	OK	73069-	Acres 0.05	Book-Page 6468/371	Situs 1706 S 4TH ST
C440-00-004-001-0-000-00 BRANDT FLEET DISTRIBUTORS, IN			34-07-07-10350 4	ALL LOTS 1 THRU 8 IRETON ADDN	BLK
P.O. BOX 1250					
CHICKASHA	OK	73023-0000	Acres 0.48	Book-Page 3665/451	Situs 0

EATON DENTAL OFFICE PARK LLC			34-07-07	LOT 20	BLOCK 3
1627 S. 2ND ST.			IRETON ADDN		
CHICKASHA	OK	73018	Acres	Book-Page	Situs
			0.09	3948/399	0
BRANDT, STEVE & LORI			34-07-07-10300	ALL LOTS 21 THRU 24	
3500 PONDRIDGE RD			BLK 3 IRETON ADDN		
CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0.39	6342/166	0
BRANDT, TONY & PAM			34-07-07-10300	ALL LOTS 25 THRU 28	
866 COUNTY ROAD 1400			BLK 3 IRETON ADDN		
CHICKASHA	OK	73018-	Acres	Book-Page	Situs
			0.38	6337/543	0

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

PATEL PARKING VARAINCE

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Express-Star, do solemnly swear that the attached advertisement was published in said paper as follows:

08/27/2026

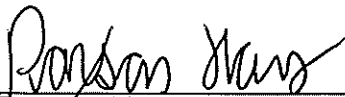
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma 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

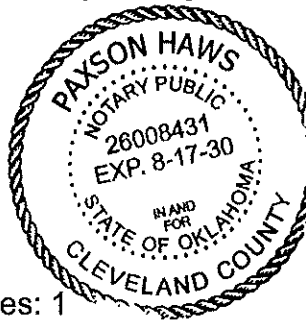
Subscribed and sworn before me on this 27th day of August, 2026



Paxson Haws, Notary Public

My commission expires 08/17/2030

Commission # 2608431



Cost of Publication \$ 57.80

Ad # 214188

Acct # 44095

Copies: 1

PAY TO:

The Express-Star

PO Drawer E

Chickasha, OK 73023

Ad Number: 214188

(Published in The Express-Star on
August 27, 2026 LPXLP)

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

NOTICE IS HEREBY GIVEN, that the City of Chickasha Board of Adjustment will hold a public hearing beginning at 4:00 p.m. on Thursday September 17, 2026, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Kartavya Patel requesting a variance from the Chickasha Code of Ordinances. The limit of the proposed variance includes the following described property:

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Sincerely,
Jessica Green,
Community Development Director

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

PATEL PARKING VARAINCE

Affidavit of Publication

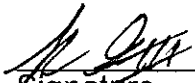
State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Express-Star, do solemnly swear that the attached advertisement was published in said paper as follows:

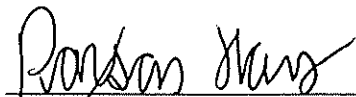
08/27/2026

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.

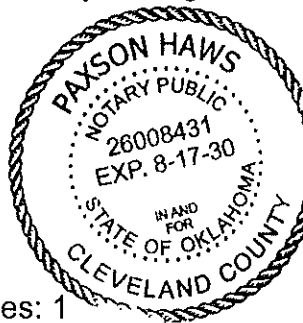
That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 27th day of August, 2026



Paxson Haws, Notary Public
My commission expires 08/17/2030
Commission # 2608431



Cost of Publication \$ 57.80

Ad # 214188

Acct # 44095

Copies: 1

PAY TO:

The Express-Star

PO Drawer E

Chickasha, OK 73023

Ad Number: 214188

(Published in The Express-Star on
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Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.gov should you have any questions regarding this petition.

Sincerely,
Jessica Green,
Community Development Director

CHICKASHA

Meeting Type: Board Of Adjustments

Meeting Date: 9/17/2026

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the petition by Kartavya Patel requesting a variance from the Chickasha Code of Ordinances Sec 54-100(b)(9) off street parking at 1703 S 4th.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green, Community
Development Director

Meeting Date:

September 17, 2026

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

V. ATTACHMENTS: