



Office of Community of 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 Adjustments** of the City of Chickasha, Oklahoma, will conduct a meeting on

Tuesday, September 1, 2020.

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.

AGENDA

- ITEM 1.** Call Meeting to Order.
- ITEM 2.** Roll Call.
- ITEM 3.** Consider approving the minutes of the June 9, 2020 meeting and filing thereof.
- ITEM 4.** Public hearing to discuss a request for variance to the City of Chickasha's carport setback Ordinance Section 54-103(2) for applicant Helen Ratcliff located at 3304 Arizona Ave.
- ITEM 5.** Discuss, consideration and possible action for a variance to the City of Chickasha's carport setback Ordinance Section 54-103(2) for applicant Helen Ratcliff located at 3304 Arizona Ave.
- ITEM 6.** Other business.
- ITEM 7.** Adjournment.

Posted at City Hall at 9:30 a.m. on Wednesday, August 26, 2020

CHICKASHA BOARD OF ADJUSTMENT
REGULAR MEETING
June 9, 2020

A **Regular meeting of the Chickasha Board of Adjustment** was held in the Council Chambers, City Hall, City of Chickasha, on June 9, 2020 as specified by advance notice, with a properly prepared agenda stating the subject matters to be discussed at said meeting. Said notice and agenda are hereby attached and made part of the minutes on record at City Hall, Chickasha, Oklahoma.

ITEM 1. CALL MEETING TO ORDER

Chairman John Allen called the meeting to order at approximately 3:15 p.m.

ITEM 2. ROLL CALL

Board Members Present:

John Allen

Joe Hutmacher

Jeff McClure – (Arrived at 3:20 p.m.)

John Grote

Board Member Absent:

Tom Woodard

City Staff Present:

John Noblitt, City Manager

Darren Martin, Chief Building Official

Kay Perry, Administrative Assistant

Citizens Present:

Jimmy Boggess and Vera Boggess

ITEM 3. APPROVAL OF THE FEBRUARY 25, 2020 MINUTES.

Joe Hutmacher made a motion to approve the February 25, 2020 minutes, a second to this motion was made by John Allen.

Roll Call Vote:

“Ayes” J. Hutmacher, J. Allen, and J. Grote

“Nays” None

“Abstain” None

By a unanimous vote of 3-0, the February 25, 2020 meeting minutes were approved.

ITEM 4. Public hearing to discuss a request for variance set forth in the City of Chickasha’s Zoning Ordinances Section 54-33.e.1&3 & Section 54.34.e.1&3 from the front 25’ building line and the 15’ rear line of Valley View Addition

Phase 2 Lots 4B, 5A, 6A and 7B. This request pertains to Two-Family District of R-2.

Vice-Chairman John Grote opened the public hearing at 3:19 p.m.

Darren Martin, the Chief Building Official explained that he was there to answer any questions regarding the City of Chickasha's Zoning Ordinances regarding setbacks.

A short discussion followed.

Vice-Chairman John Grote closed the public hearing at 3:22 p.m.

- ITEM 5. Discuss and consider a request for variance set forth in the City of Chickasha's Zoning Ordinances Section 54-33.e.1&3 & Section 54.34.e.1&3 from the front 25' building line and the 15' rear line of Valley View Addition Phase 2 Lots 4B, 5A, 6A and 7B. This request pertains to Two-Family District of R-2.**

A motion was made by John Allen to approve this request to reduce the front & rear setbacks. A second was made by Jeff McClure.

Roll Call Vote:

"Ayes"	J. Hutmacher, J. Allen, J. Grote, and Jeff McClure
"Nays"	None
"Abstain"	None

By a unanimous vote of 4-0, this request for variance was approved to reduce the front & rear setbacks.

- ITEM 7. Public hearing to discuss a request for a variance set forth in City of Chickasha Zoning Ordinances Section 54-33.e.5 and Sections 54-34.e.1&2 & Sections 54-34.3.5 regarding intensity of use. This request pertains to Two Family District R-2 with a maximum lot coverage of 35%. This request is to increase lot coverage to 50% for Valley View Addition Phase 2 Lots 4 & 7.**

Co-Chairman John Grote opened the public hearing at 3:26 p.m.

John Noblitt stated that the City of Chickasha is looking into rewriting the codes to include larger lot coverages.

A short discussion followed.

Co-Chairman John Grote closed the public hearing at 3:29 p.m.

- ITEM 8. Discuss and consider a request for a variance set forth in City of Chickasha Zoning Ordinances Section 54-33.e.5 and Sections 54-34.e.1&2 & Sections 54-**

34.3.5 regarding intensity of use. This request pertains to Two Family District R-2 with a maximum lot coverage of 35%. This request is to increase lot coverage to 50% for Valley View Addition Phase 2 Lots 4 & 7.

A motion was made by John Allen to approve this request to increase lot coverage to 50% coverage. A second was made by John Hutmacher.

Roll Call Vote:

“Ayes”	J. Hutmacher, J. Allen, J. Grote, and Jeff McClure
“Nays”	None
“Abstain”	None

By a unanimous vote of 4-0, this request for variance was approved to increase lot coverage to 50% coverage.

ITEM 9. Public hearing to discuss a request for variance to allow a double metal carport in the front of Jimmy & Vera Boggess home located at 306 S. 15th Street.

Co-Chairman John Grote opened the public hearing at 3:30 p.m.

Mr. Boggess stated he purchased this house 16 years ago and it only had a single drive. He demoed a single carport completed a double driveway and intends to put a double car port.

Co-Chairman John Grote closed the public hearing at 3:37 p.m.

ITEM 10. Discuss and consider a request for variance to allow a double metal carport in the front of Jimmy & Vera Boggess home located at 306 S. 15th Street.

A motion was made by John Allen to approve this request for a double metal carport. A second was made by Joe Hutmacher.

Roll Call Vote:

“Ayes”	J. Hutmacher, J. Allen, J. Grote, and Jeff McClure
“Nays”	None
“Abstain”	None

By a unanimous vote of 4-0, this request for variance was approved.

ITEM 11. OTHER BUSINESS

No further business.

ITEM 12. ADJOURNMENT

Adjourned at 3:43 p.m.

John Allen, Chairman

Attest:

Community Development

Approved this _____ day of _____ 2020.



City of

Chickasha

Community Development

117 North 4th Street

Chickasha, Oklahoma 73018 405 222-6010 fax: 405 574-1015 rachel.bernish@chickasha.org

To: Property Owners within 300 feet of **3304 Arizona Ave.**

Applicant: Helen Ratcliff

Legal Description: Lot One (1) Block One (1) of SOUTHERN HILLS FOURTH ADDITION to the City of Chickasha, being part of the SE¼ NW¼ NE¼ and SW¼ NE¼ NE¼ of Section 6, Township 6 North, Range 7 West of the Indian Meridian, Grady County, Oklahoma, according to the recorded plat thereof.

From: Community Development

Date: August 13, 2020

Item: An application for a variance from the City of Chickasha's carport ordinance Section 54-103(2).

A public hearing has been scheduled regarding this request for a variance of the City of Chickasha's carport ordinance.

If you wish to voice your support or protest regarding the above application you should attend the Board of Adjustment meeting on **September 1, 2020 at 3:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma. Written comments, if received prior to the meeting, may be entered into the record.

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at rachel.bernish@chickasha.org