



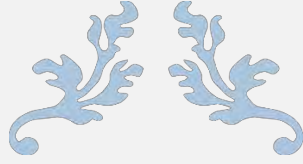
9/19/2023

AGENDA

PACKET



Board of Trustees
BLANCHARD BOARD OF ADJUSTMENT



BUSINESS AGENDA





AGENDA

BOARD OF ADJUSTMENT REGULAR MEETING

6:00 P.M. Tuesday, 19 September 2023
Blanchard Municipal Court House 300 N. Main Street
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE BOARD OF ADJUSTMENT OF THE CITY OF BLANCHARD, OKLAHOMA, WILL HOLD A REGULAR MEETING ON THE ABOVE DATE, TIME, AND LOCATION. THE AGENDA WILL CONSIST OF DISCUSSION AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

A. MEETING CONVENED:

-
1. Call to Order:
 2. Invocation:
 3. Pledge of Allegiance:
 4. Roll Call:
 5. Determination of Quorum:

B. BUSINESS AGENDA: the following item(s) are hereby designated for discussion, consideration, and take INDIVIDUAL action:

-
1. **Open, conduct, and close** Public Hearing to solicit public input regarding the approval or denial of a variance to allow the applicant Variances on the front yard setback, Rear yard setback, Screening wall, and parking size.

Applicant: Kyle Hogland
Address: 310 W Veterans Memorial HWY
Legal: See Staff Report

2. Approve or Deny by the Finding of Fact on the application as submitted.
-

3. **Open, conduct, and close** Public Hearing to solicit public input regarding the approval or denial of a variance to allow the applicant to build in front of the established build line.

Applicant: Kacy Cogburn
Address: 1614 W Veterans Memorial HWY
Legal: See Staff Report

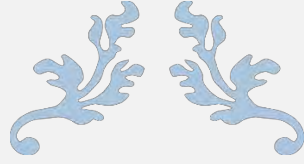
4. Approve or Deny by the Finding of Fact on the application as submitted.
5. Presentation to receive training concerning the roles and responsibilities of the planning commission and the board of adjustment, and discussion concerning the training.

C. CONSENT AGENDA: the following item(s) are hereby designated for approval, acceptance, or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

-
1. Approval of Minutes for the regular meeting of August 15th, 2023.
 2. Acceptance of Attendance Report.

D. BOARD/STAFF COMMENTS: This item is listed to provide an opportunity for the board and/or city staff to make comments and/or request specific agenda items. **NO ACTION** will be taken.

E. ADJOURNMENT.



B~1



VARIANCE REPORT

DATE: September 19th, 2023
TO: Blanchard Board of Adjustment
FROM: Hayden Wilkes, City Planner
RE: Variance application filed by Kyle Hogland

Application

OWNERS: Kyle Hogland
APPLICANT: Kyle Hogland
LOCATION: 310W Veterans Memorial HWY
ZONING: C-4 Restricted Commercial District

Background

The subject property is located at 310 W Veterans Memorial HWY. The owner of the property is requesting several variances to his property. The application has listed several variance requests as follows:

Front yard setback. The applicant is asking for the front yard setback to be adjusted from the 50' setback to a 30' setback.

Rear yard setback. The applicant is asking to use a 15' setback. With the zoning requirement being 2' for every 1' of building height the setback would be approximately 50'.

Screening wall. The applicant is asking for an exemption to the screening wall requirement as it would eliminate some of the planned locations for parking.

Parking space size. The City requires a 10X20 parking space in commercial zones the applicant is asking to use 9'X18 parking spaces to be able to have the required amount of parking spaces.

Site Location & Description

310 West Veterans Memorial Highway, Blanchard, Oklahoma

A strip, piece, or parcel of land lying in part of Lots Nineteen (19) and Twenty (20), in Block Eighty (80), in the Town of Blanchard, McClain County, Oklahoma. Said parcel of land being described by meets and bounds as follows: Beginning at the SE corner of said Lot 20, Block 80, thence S 89°34'13" W along the South line of said Lots 20 and 19 a distance of 50.00 feet to the Southwest corner of Lot 19; thence N 00°28'02" W along the west line of said Lot 19 a distance of 94.50 feet to a point on the present South Right-of-Way line of US-Highway No. 62; thence Northeasterly along said right-of-way on a curve to the right having a radius of 641.11 feet and having a chord bearing of N 88°25'06" E and an arc distance of 25.01 feet to a point on the East line of said lot 19; thence N 89°34'13" E a distance of 25.00 feet to a point on the East line of said Lot 20; thence S 00°28'02" E along said East line a distance of 95.00 feet to the Point of Beginning.

Public Notification

Sign posted August 2nd, 2023. Public notice was posted in the paper on August 3rd, 2023.

General Plan Conformance

The current land use of this property is Vacant, zoned C-4, Restricted Commercial District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as Central Business District.

Utilities

The subject property is within 300' of public municipal water and public sanitary sewer and will be required to tie on.

Protest of Application

None received.

Attachments

- A. Application.
- B. Attachments to application.
- C. Letters of support
- D. Site plan
- E. Survey



BOARD OF ADJUSTMENT

Case Number: BOA - _____

Date Filed: _____

APPLICANT Name: Kyle Highland

Phone: 405-509-1162

Address: 602 N. Jackson Ave

City, ST, ZIP: Blanchard, OK 73010

Interest held by applicant:

Owner

Owner's Agent

Purchaser

Other (explain): _____

Full address and legal description of property to which this application applies:

See attached

Current zoning classification: C4

Current use: _____

Property Size: 4746 sq ft

Zoning Variance: Chapter: 21

Section: _____

Special Exception: Chapter 21

Section: _____

Appeal From Administrative Official

Nature of request: This property is a non conforming lot - SEE ATTACHED

VARIANCE APPLICANTS: With regard to the property described above, what conditions are peculiar to this location which would warrant the granting of a variance?

Rear Yard's Front Yard setback; Screening wall 3 total Variances
's Parking space size SEE ATTACHED

SPECIAL EXCEPTION APPLICANTS: Please provide a detailed description of your proposal.

APPEAL APPLICANTS: Please provide a detailed description of the nature of your appeal.



BOARD OF ADJUSTMENT

Required Materials:

- A list of property owners with mailing addresses within three-hundred (300) feet of the property boundary. This list must be provided by McClain or Grady County, as is appropriate, or by a certified abstract company.
- A copy of the deed to the property with a full legal description.
- A site plan drawn to scale showing size and location of lots, land uses, buildings, and proposed buildings.
- A survey when pertinent to variance request.
- \$100.00 Filing Fee

I certify that the submitted information is true and correct:

Applicant: Kyle Hogland
Address: 602 N. Jackson Ave Blanchard, OK 73010
Phone: 405-509-1162
Email: kylehogland@gmail.com

In order for a variance to be granted in accordance with State Statute requirements, the applicant must prove:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- The application of this ordinance to this particular piece of property would create an unnecessary hardship, not self-imposed by the owner or developer.
- Such conditions are peculiar only to the particular piece of property involved.
- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this zoning ordinance or the comprehensive plan; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

Nature of Request

This property is a non conforming lot and due to its smaller size, it requires some adjustments to the setbacks, screening wall, and parking space size. These adjustments will allow this property to become a viable commercial lot. The original lot sizes were decreased due to the highway widening. We have spoken with all of the neighbors that “bud” up to the lot whether budding up to the yard or directly behind the alley. I was able to have peaceful conversations with them. I have attached letters from a couple of them. The neighbor directly south of our lot is very cordial, and after discussing with them all of our plans, they were concerned about the upstairs south window that would face their backyard. We removed the window from the plans so there will be no window directly facing their yard, giving them privacy that is very understandably important.

Front Yard Setback Variance

We are applying to have a 30 ft front yard setback on this property. (North side facing the Highway). The code calls for a standard 50 ft setback. Because the front part of our lot is currently owned by ODOT, our front line has moved back even further than a normal situation facing the street. Therefore, our building needs more room in the front. Because of the ODOT front property, highway driving visibility will not be compromised.

Rear Yard Setback Variance

We are applying for a 15 ft setback for our building for the rear yard on this property. The standard code calls for 2ft of setback for every 1 ft of height when the property is backed up to a residential area. That would put the set back at approximately 50 ft which would practically eliminate the entire buildable area.

Screening Wall Variance

We are applying to have no screening wall behind the property. Since this property (C4 zoned) backs up to an alley that has a residential zoned property on the other side, it has been stated that we need a screening wall that is put up behind the property. This would eliminate the necessary parking that is behind the building that is primarily for employees.

Parking Space Size Variance

We are applying to have the parking spaces 9 ft wide x 18 ft long. Currently the city code calls for 10 ft wide x 20 ft long. It is standard in many cities to have 9x18, furthermore most of the parking in Blanchard is 9 ft wide. This would allow us to accommodate the

appropriate amount of parking spaces for the building retail space requirement.

8/28/2023

To Whom it may concern:

The property owner of 314 N.W. 2nd is in agreement w/ the variances that Kyle Hogland is applying for. Specifically rear set back variance, front set back Variance & screening wall variance. Any other variances that will apply to his property.

Jammy R. Dixon

(This property is directly west of Kyle Hogland's property - (The house next to it))

05-412-3604

To the Blanchard City council,

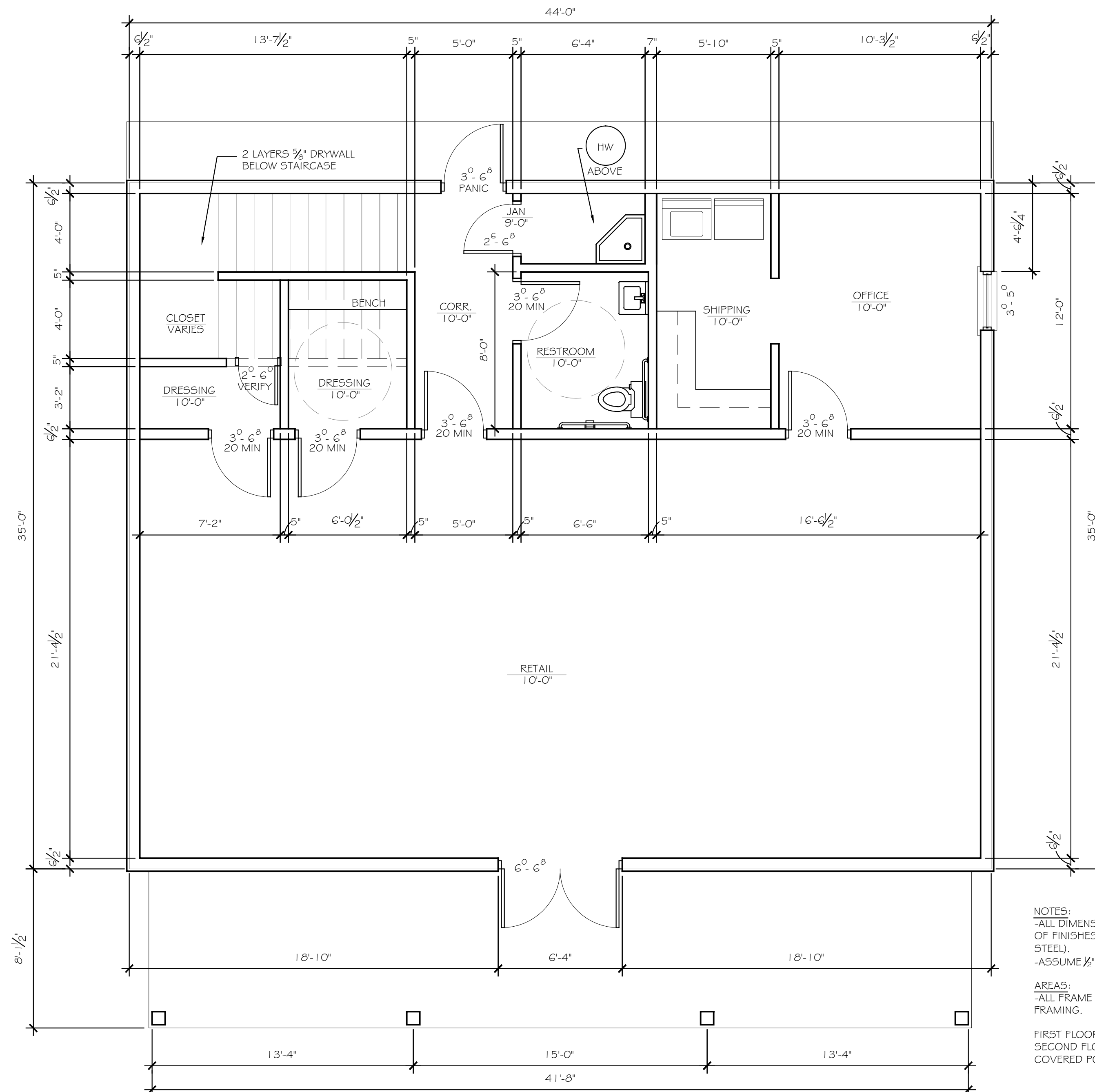
I talked to Kyle Hogland and he answered all of my concerns about the retail store that he wants to build.

A handwritten signature in cursive script that reads "Bill Lyons".

Bill Lyons

315 . Broadway

Blanchard, OK 73010



NOTES:
 -ALL DIMENSIONS ARE SHOWN FROM FACE OF FINISHES (GYP. BOARD AND EXTERIOR STEEL).
 -ASSUME 1/2" SHEATHING AND GYP. BOARD

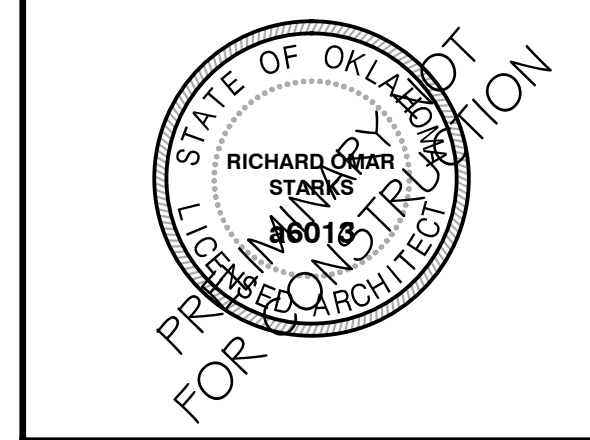
AREAS:
 -ALL FRAME AREAS ARE TO OUTSIDE OF FRAMING.

FIRST FLOOR FRAME: 1,540 SQFT
 SECOND FLOOR FRAME: 1,439 SQFT
 COVERED PORCHES: 336 SQFT

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

PRA

P.O. BOX 2618
 BLANCHARD, OK 73010
 (405)-255-8202 RICHARD@PRA-FRC.COM



PROJECT:
SILVER CITY INVESTMENTS

310 VETERANS MEMORIAL HWY
 BLANCHARD, OK 73010

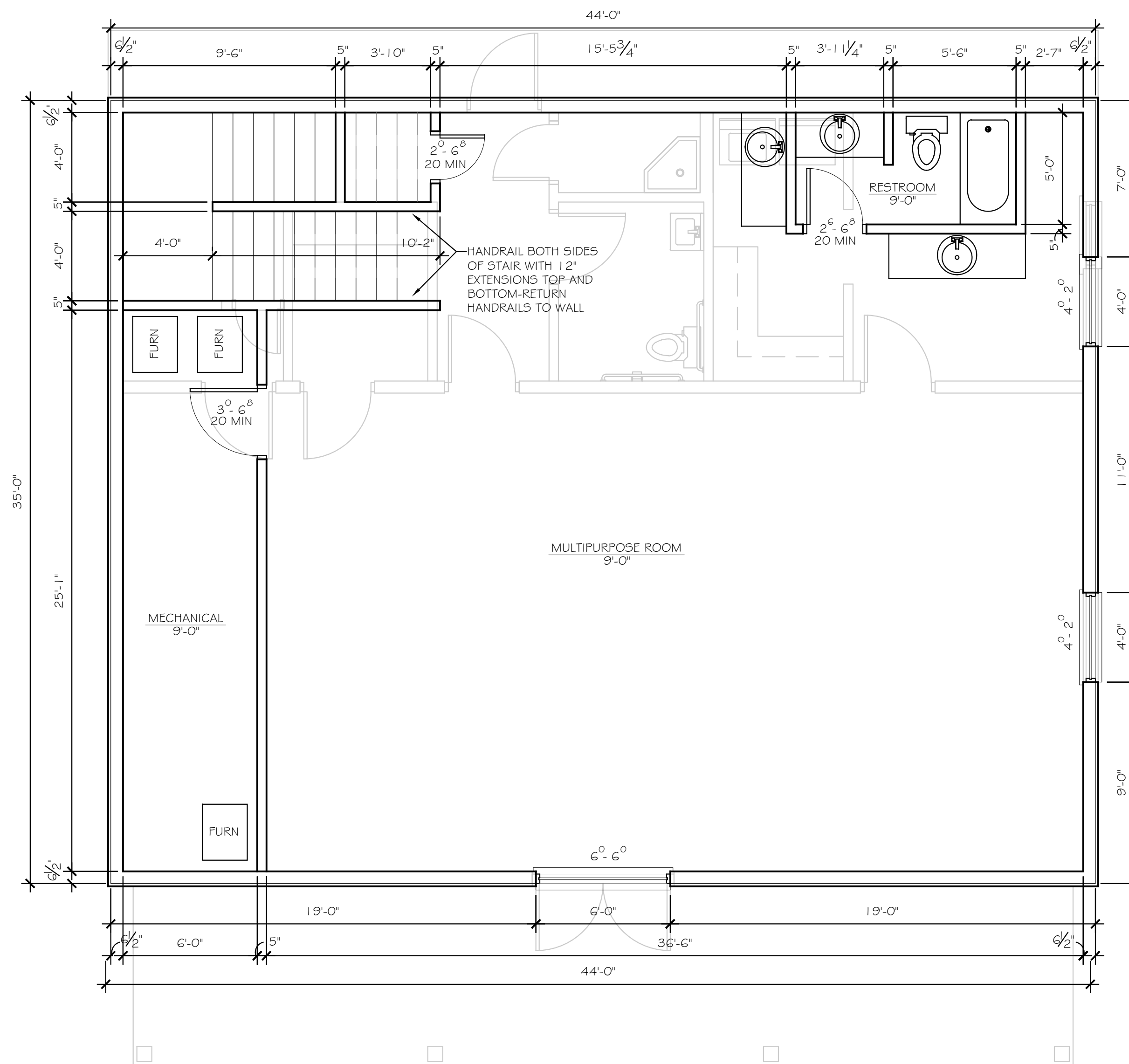
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 REVIEWED BY: ROS

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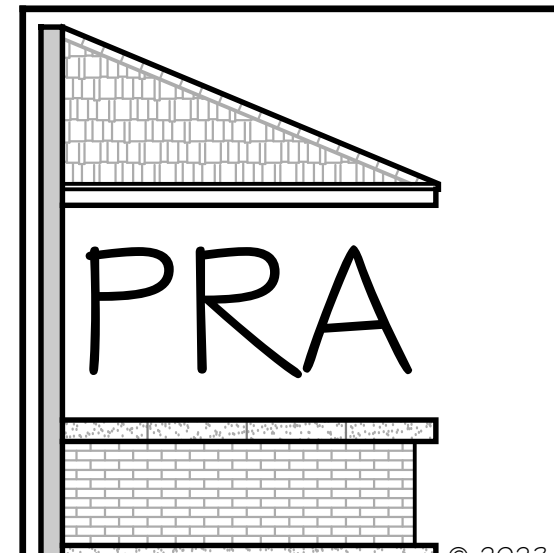
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TITLE:
FLOOR PLAN

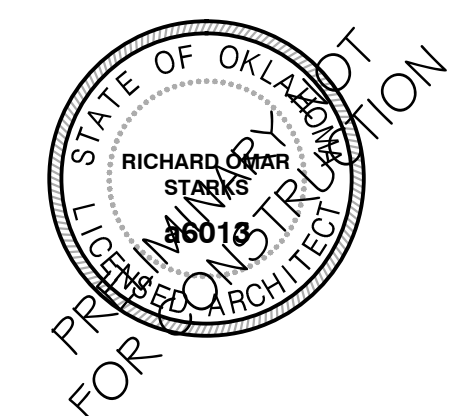
SHEET:
A-1



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



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SILVER CITY INVESTMENTS

310 VETERANS MEMORIAL HWY
 BLANCHARD, OK 73010

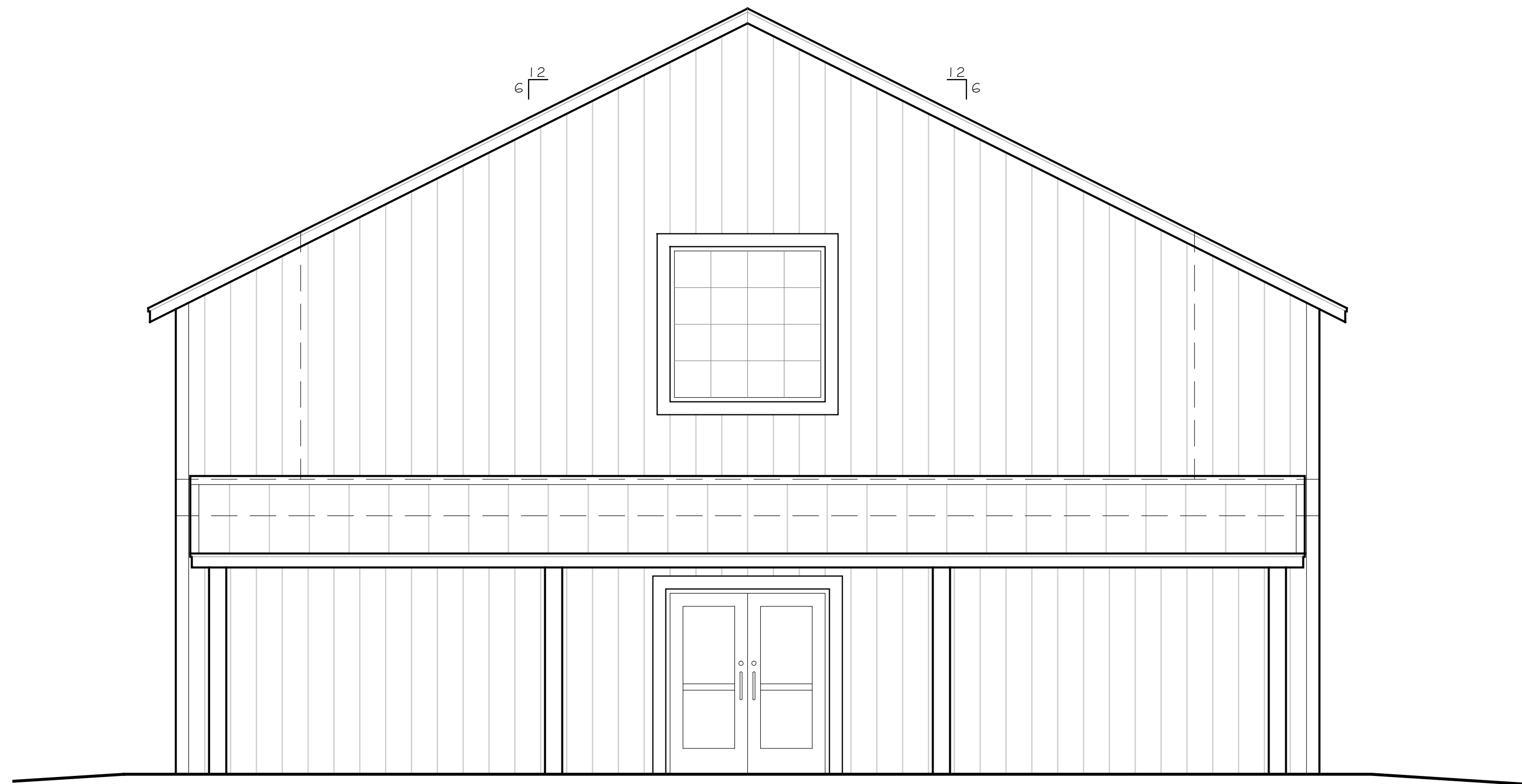
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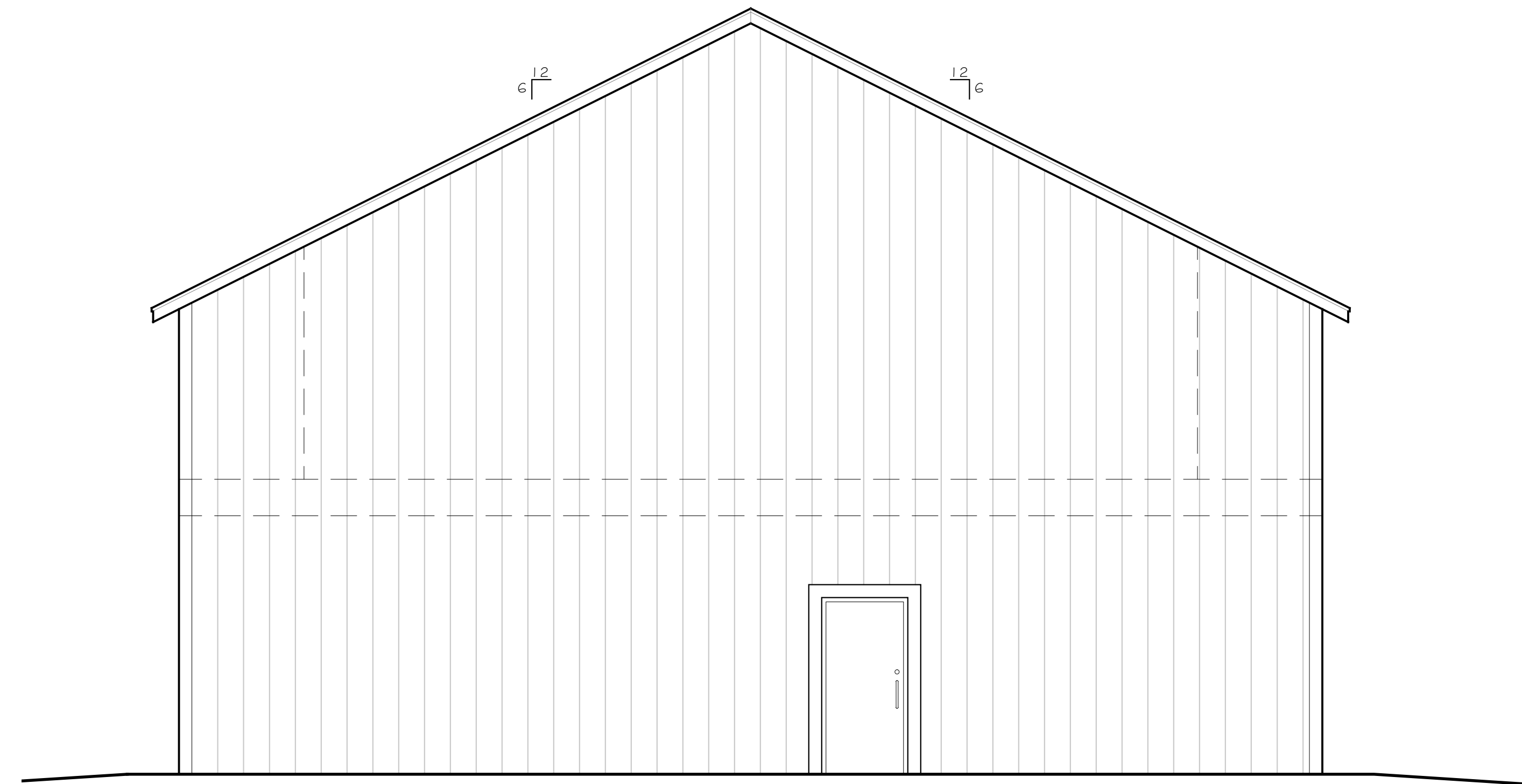
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TITLE:
SECOND FLOOR PLAN

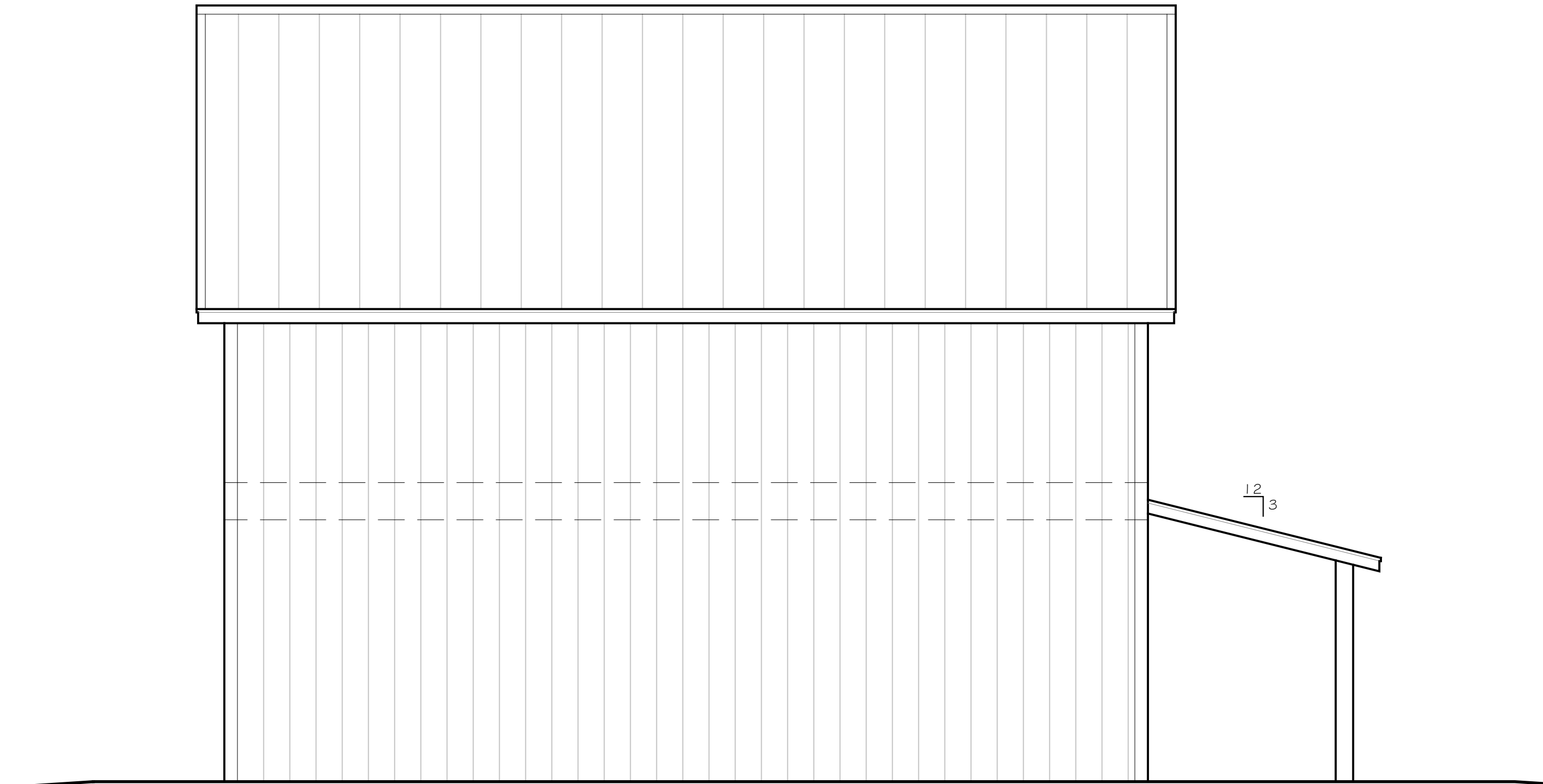
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A-2



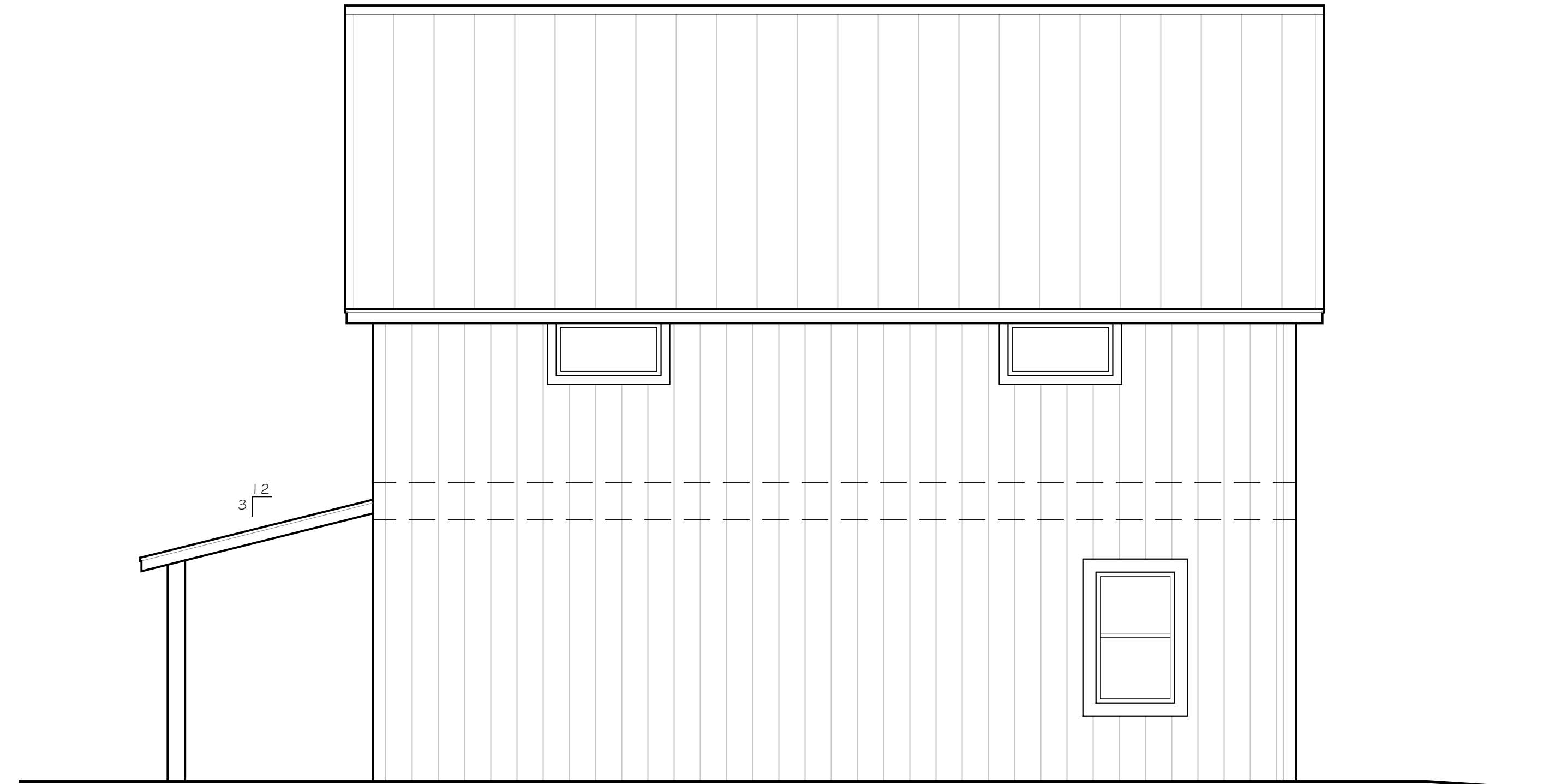
A NORTH
ELEVATION
SCALE: 1/4" = 1'-0"



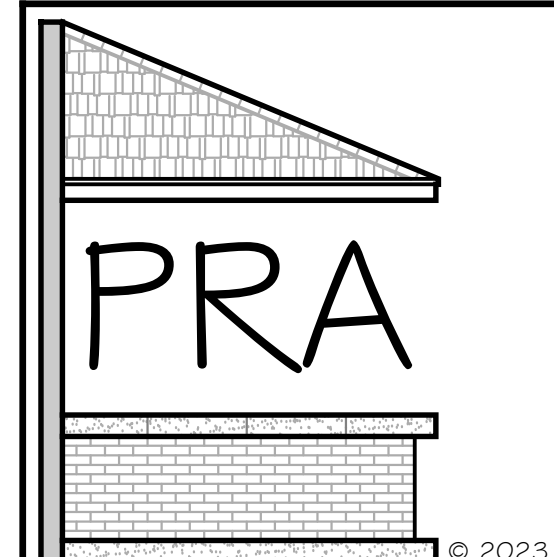
B SOUTH
ELEVATION
SCALE: 1/4" = 1'-0"



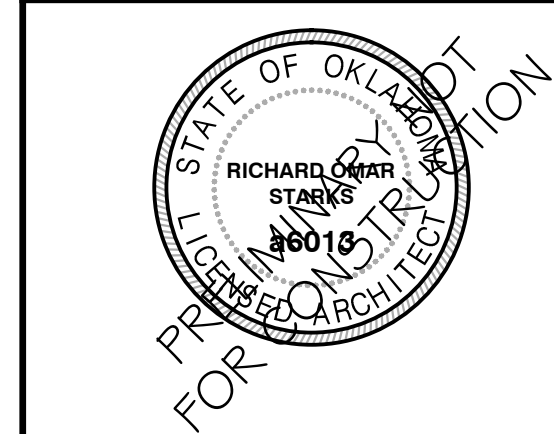
C EAST
ELEVATION
SCALE: 1/4" = 1'-0"



D WEST
ELEVATION
SCALE: 1/4" = 1'-0"



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INVESTMENTS

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BLANCHARD, OK 73010

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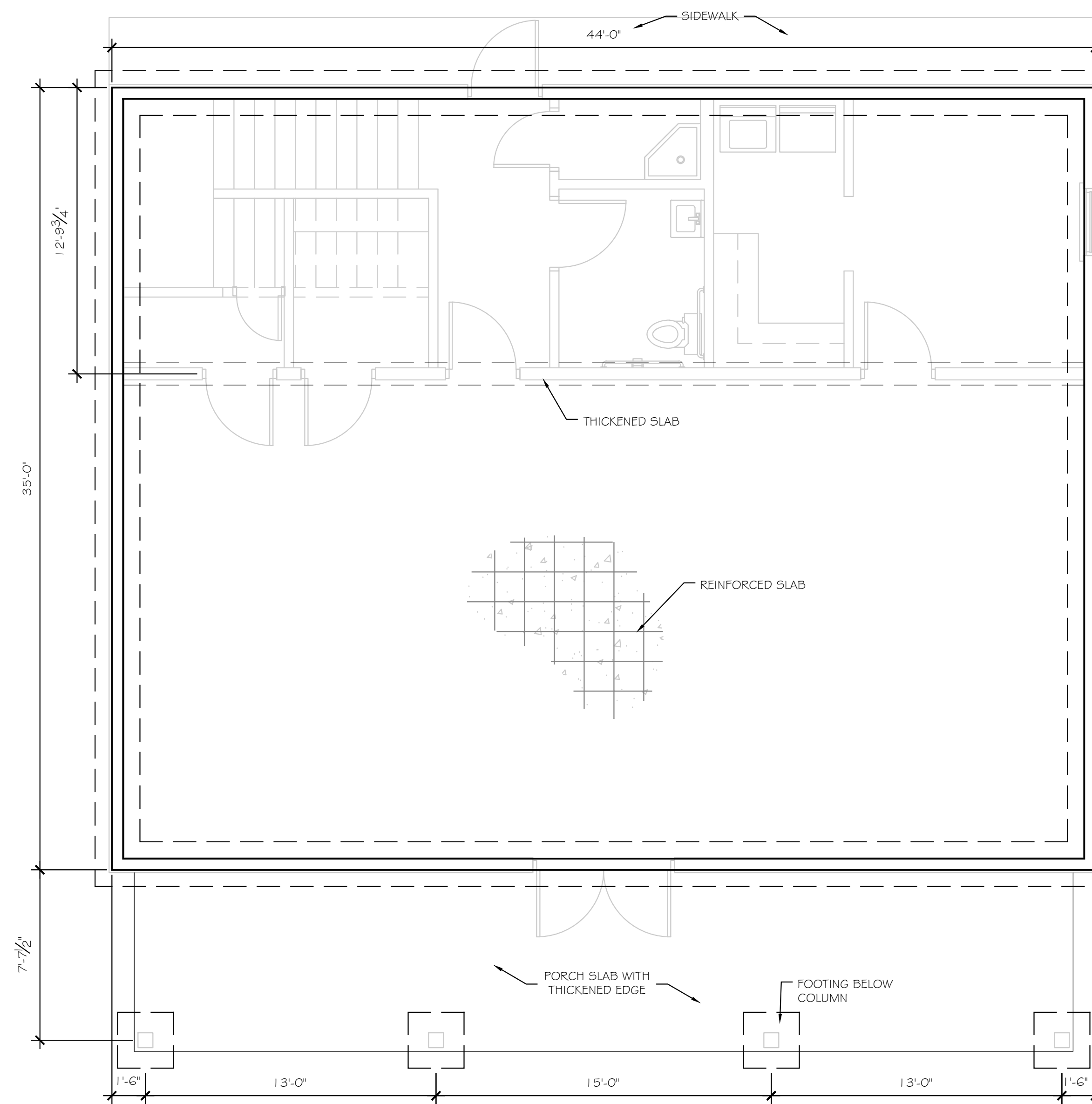
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TITLE:
ELEVATION

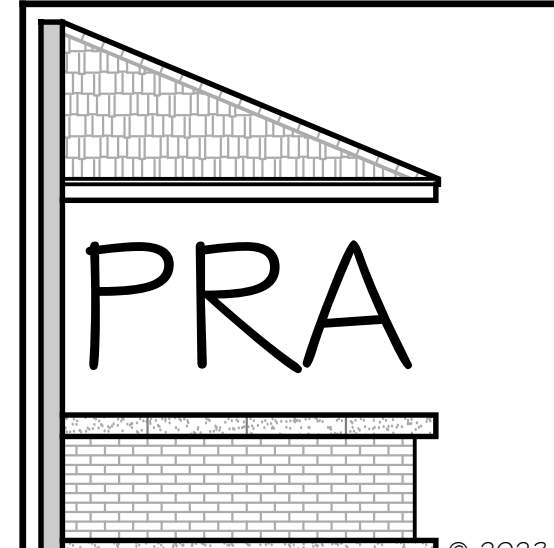
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A-3

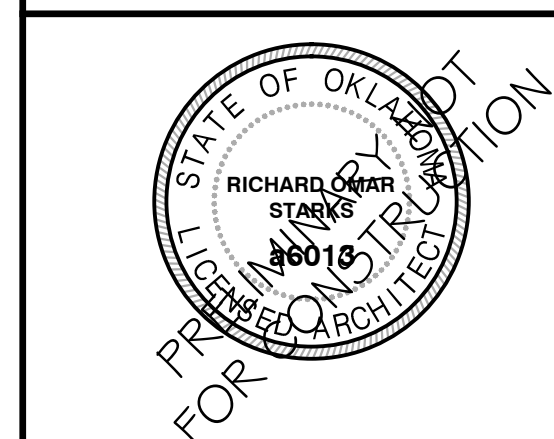


- NOTES:
- FOOTINGS TO CONTAIN 4 - #5 HORIZONTAL BARS MINIMUM, VERTICAL AS REQ.
 - STEM WALL TO CONTAIN 2 - #4 HORIZONTAL BARS.
 - THICKENED SLAB TO HAVE 2 #4 BARS BELOW SLAB REINFORCING AT LEAST 2" ABOVE SAND BASE
 - SLAB TO CONTAIN WELDED WIRE FABRIC REINFORCING ON CHAIRS OR #3'S AT 16" O.C EACH WAY ON CHAIRS
 - PROVIDE MINIMUM OF 15 MIL VAPOR BARRIER TAPED AT SEAMS WITH AT LEAST 6" OVERLAP. PLACE BARRIER BELOW SLAB AND ABOVE SAND FILL.
 - FILL ABOVE FOOTING LEVEL TO BE CLEAN COMPACTED SAND, MOIST SAND TO BE COMPACTED WITH PLATE COMPACTOR IN A MINIMUM OF 2 LIFTS.
 - TERMITES TREAT PER LOCAL CODE
 - ENSURE NO WOOD DEBRIS OR TRASH IS LOCATED IN SAND FILL
 - PROVIDE FIBER MESH FROM BATCH PLANT IN ALL FOOTINGS, PIERS AND STEM WALLS. VERIFY FLOOR FINISHES WITH OWNER IF FIBER MESH IS INCLUDED IN SLABS
 - PIER FOUNDATION AS NECESSARY TO REACH BEARING LEVEL OF UNDISTURBED SOIL PLUS 1'-0" MIN.
 - CONTRACTOR TO VERIFY SOIL CONDITIONS. REPORT ANY UNSATISFACTORY SOIL CONDITIONS TO ARCHITECT.

A FOUNDATION LAYOUT PLAN
 SCALE: 1/8"=1'-0"
 North



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PROJECT:
SILVER CITY INVESTMENTS

310 VETERANS MEMORIAL HWY
 BLANCHARD, OK 73010

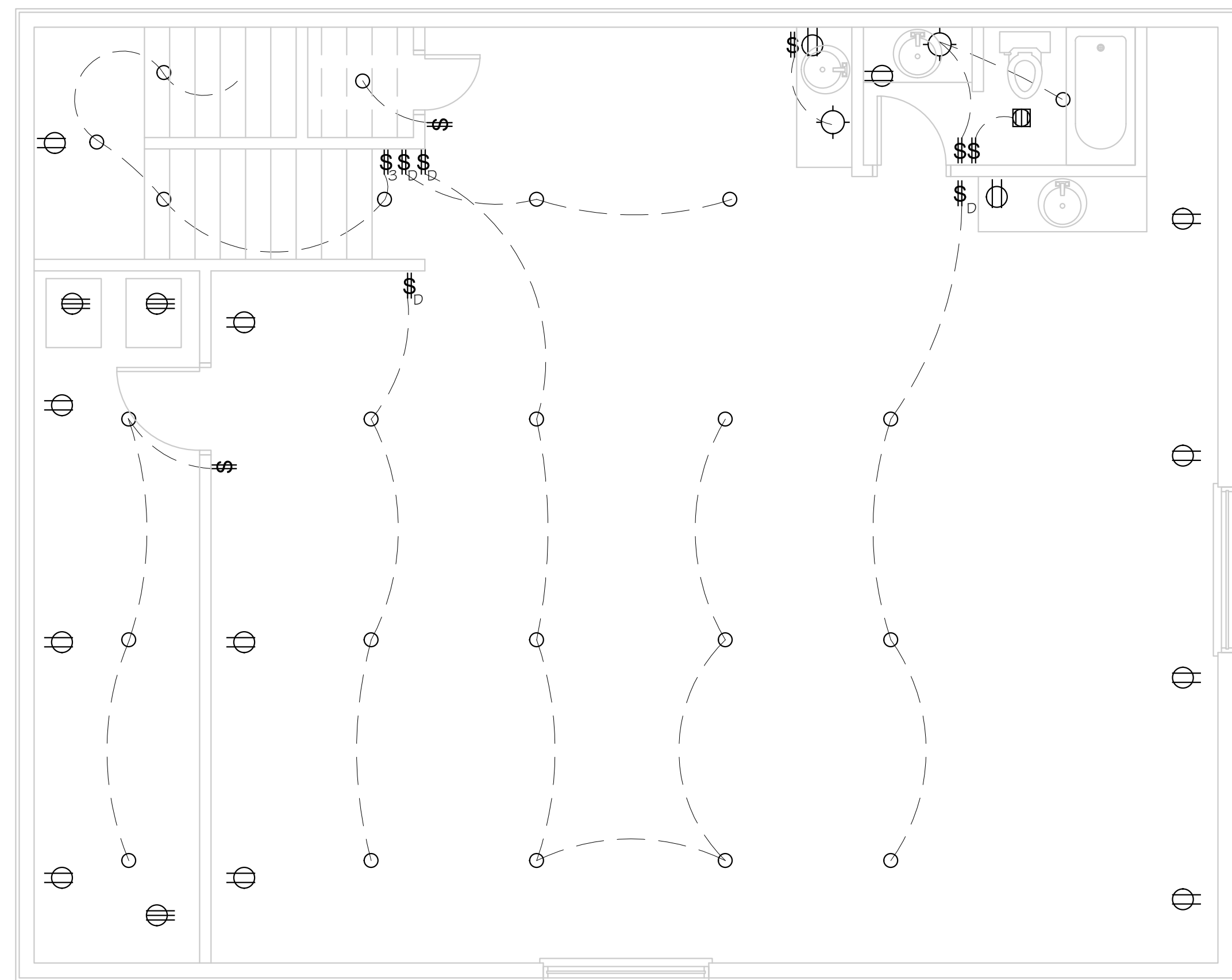
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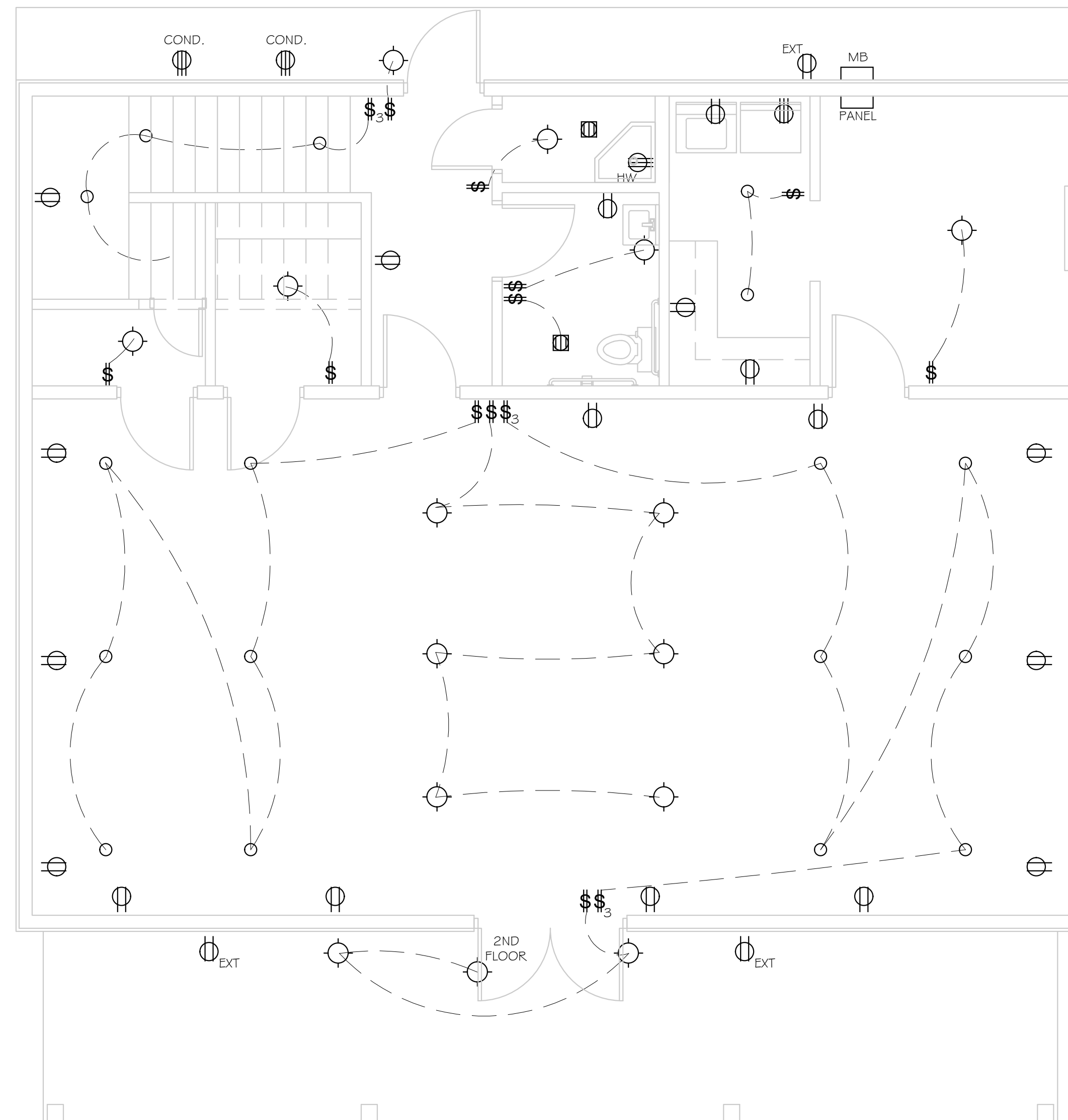
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TITLE:
FOUND. LAYOUT PLAN

SHEET:
A-4



A SECOND FLOOR ELECTRICAL LAYOUT PLAN
 SCALE: 1/4" = 1'-0"
 North



B FIRST FLOOR ELECTRICAL LAYOUT PLAN
 SCALE: 1/4" = 1'-0"
 North

COORDINATE LOCATION WITH OWNER

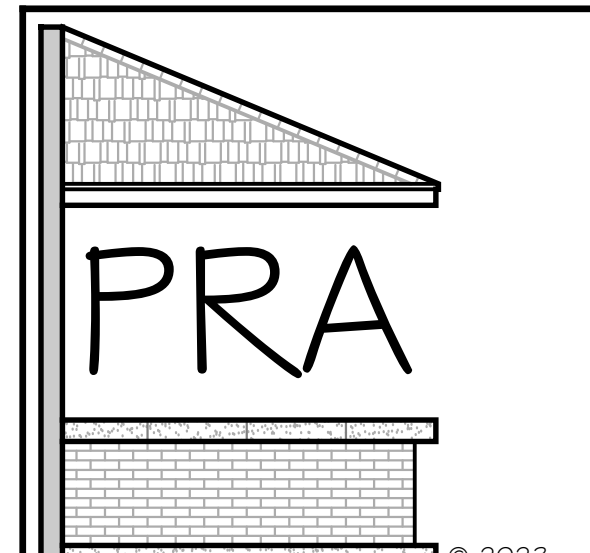
- ⊕ RECEIVER
- ⊕ EVE
- ⊕ SWITCH EVE OUTLETS IN ONE LOCATION
- ⊕ UNDER COUNTER
- ⊕ SWITCH U.C. OUTLETS IN ONE LOCATION

LEGEND

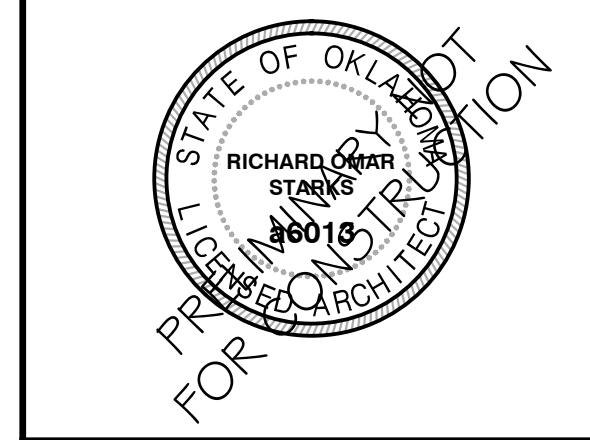
L.F.H. LIGHT, FAN AND HEAT

- ⊕ BOX MOUNTED FIXTURE
- ⊕ EXHAUST FAN
- DISK LIGHT
- ⊕ CEILING FAN
- ⊕ QUAD OUTLET
- ⊕ DUPLEX OUTLET
- ⊕ DUPLEX GFCI
- ⊕ 220 OUTLET
- △ PRE-WIRE FOR GARAGE DOOR
- ⊕ SMOKE DETECTOR
- ⊕ DUPLEX OUTLET W/ UNIVERSAL SERIAL BUS
- ⊕ FLOOD LIGHT

NOTE:
 GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ACTUAL LOCATION OF ALL SWITCHES AND OUTLETS. FIXTURE LOCATIONS ARE APPROXIMATE. ELECTRICAL CONTRACTOR TO CENTER AND ALIGN ALL FIXTURES NEATLY. COORDINATE POWER FOR ALARM PANEL AND DATA CONNECTIONS FOR PHONE, CABLE AND INTERNET.



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PROJECT:
SILVER CITY INVESTMENTS
 310 VETERANS MEMORIAL HWY
 BLANCHARD, OK 73010

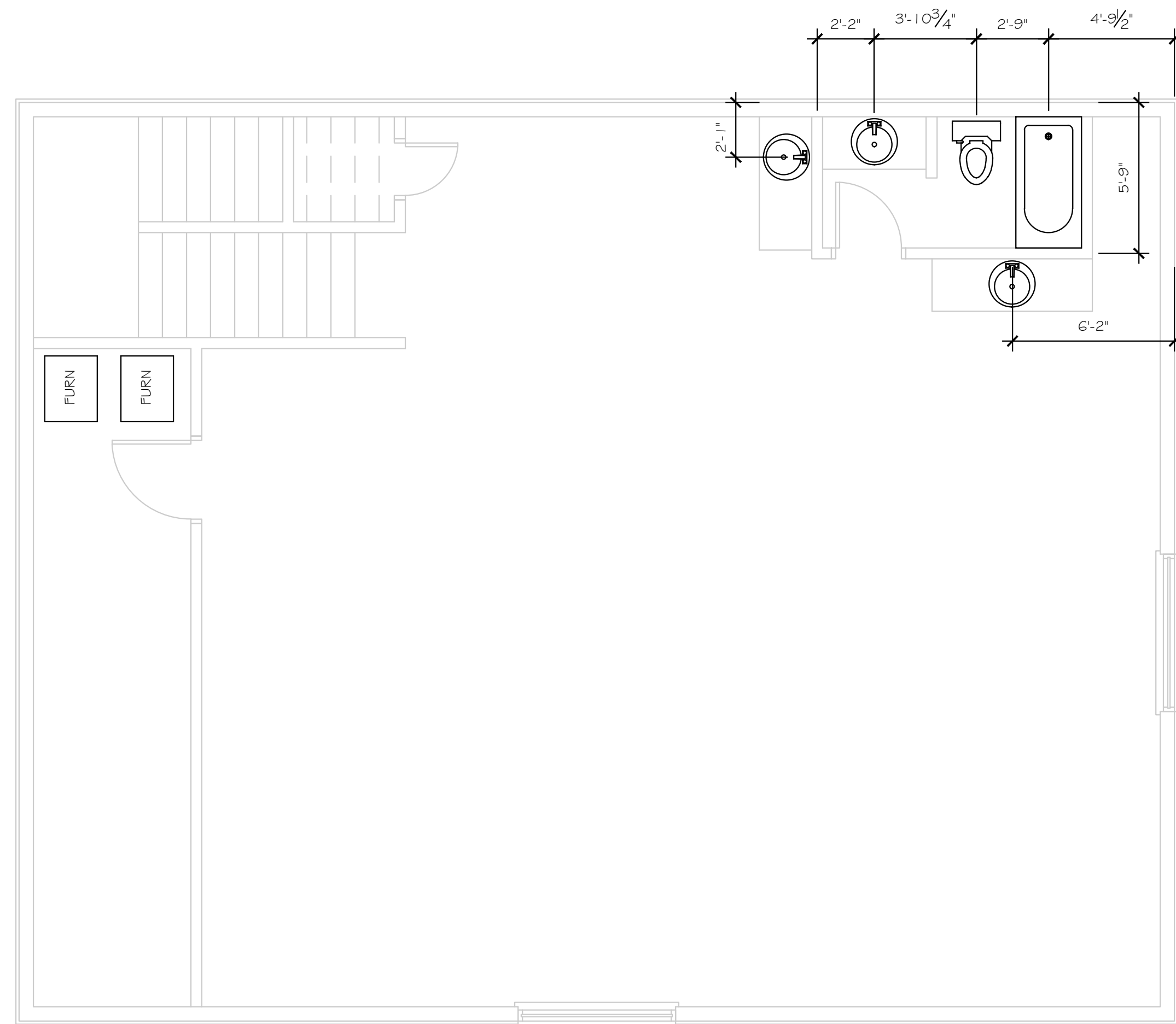
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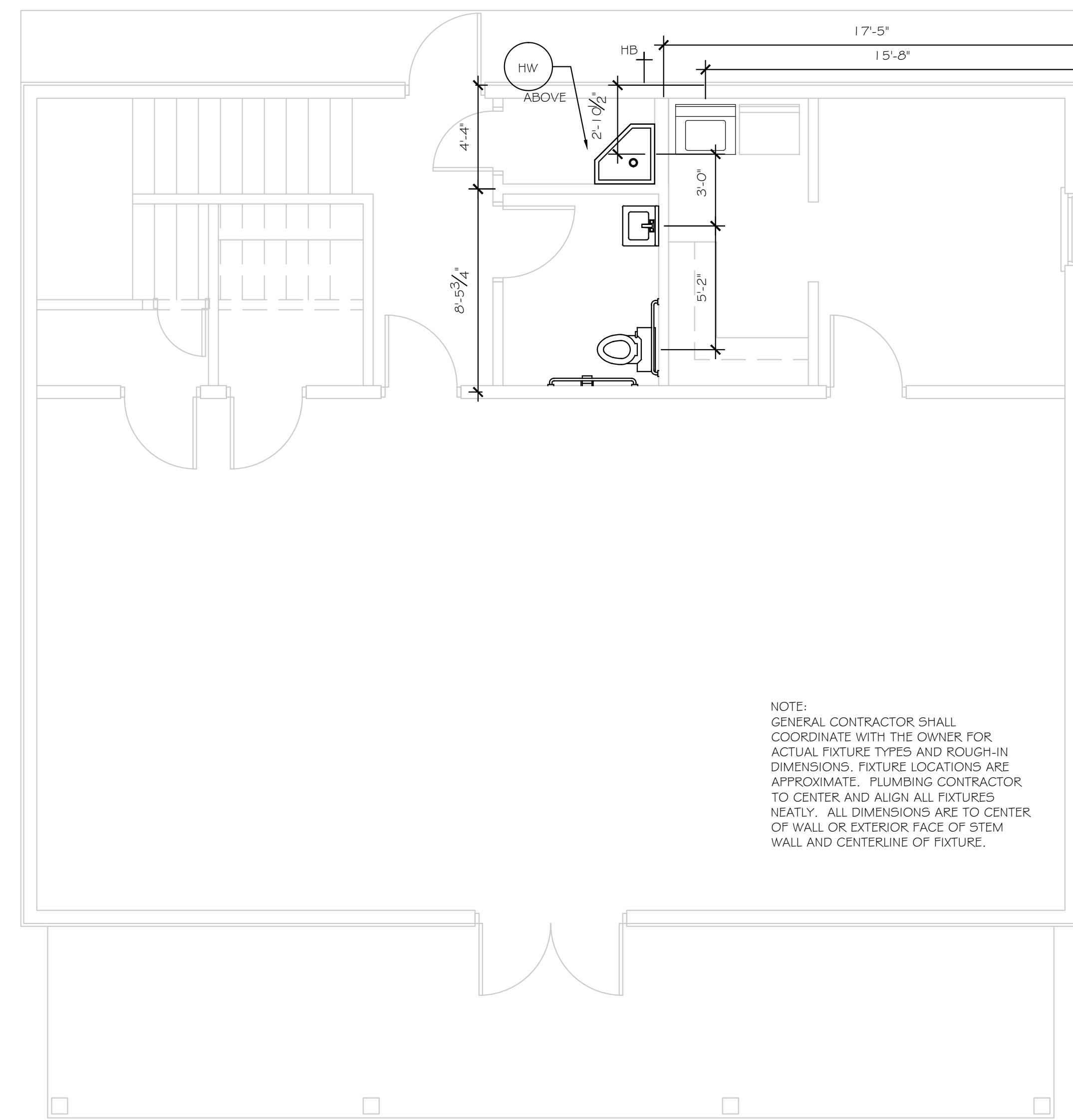
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TITLE:
ELECTRIC PLAN

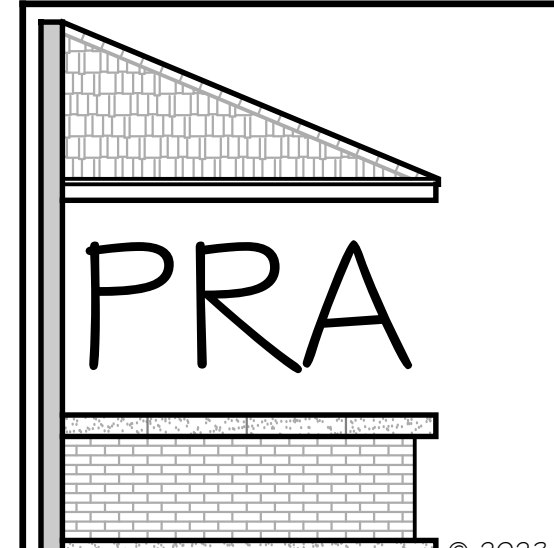
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E-1



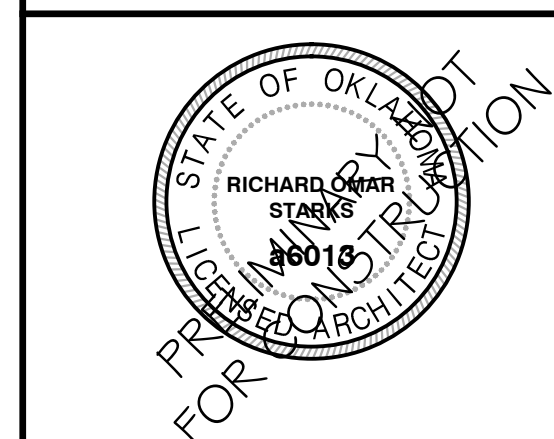
A FIRST FLOOR PLUMBING LAYOUT
 SCALE: 1/4" = 1'-0"
 North



B FIRST FLOOR PLUMBING LAYOUT
 SCALE: 1/4" = 1'-0"
 North



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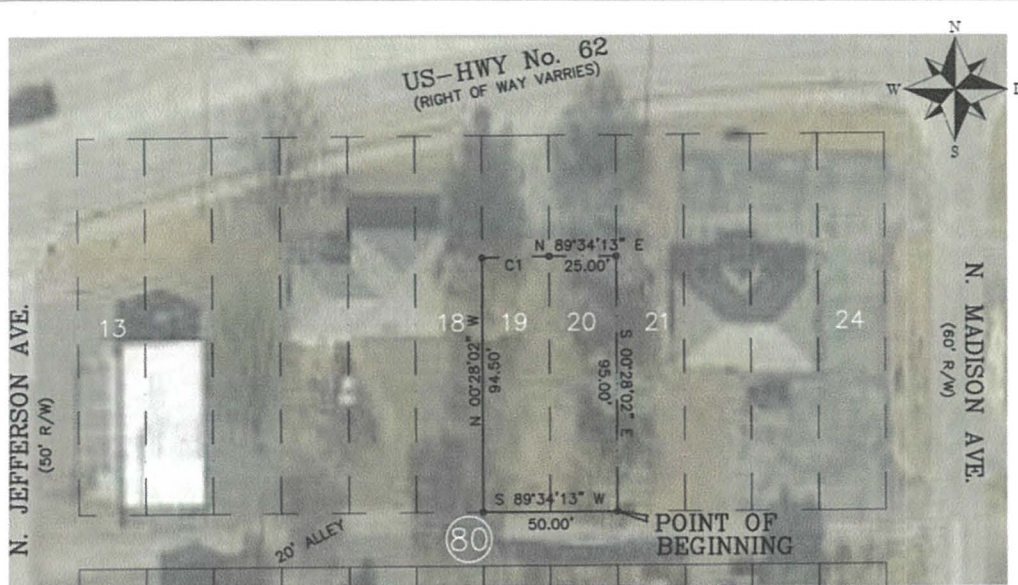
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TITLE:
PLUMBING LAYOUT PLAN

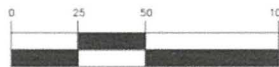
SHEET:
P-1

Authentisign ID: 2C93DA74-DF36-419C-A852-C012C3FCC959



NOTE: ALL CORNERS ARE A SET 3/8" REBAR WITH PLASTIC CAP STAMPED "CA 6117".

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	641.11'	25.01'	25.01'	N 88°25'06" E	2°14'06"

LEGAL DESCRIPTION

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF LOTS 19 AND 20, BLOCK 80, OF THE ORIGINAL TOWNSITE OF BLANCHARD, McCLAIN COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 20, BLOCK 80, THENCE S 89°34'13" W ALONG THE SOUTH LINE OF SAID LOTS 20 AND 19 A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 19, THENCE N 00°28'02" W ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 94.50 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 62, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 641.11 FEET AND HAVING A CHORD BEARING OF N 88°25'06" E AND AN ARC DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19, THENCE N 89°34'13" E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20, THENCE S 00°28'02" E ALONG SAID EAST LINE A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,746 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED, AND MAY BE SUBJECT TO MATTERS OF RECORD NOT SHOWN HEREON
2. PROPERTY SHOWN AND DESCRIBED HEREON IS WHOLLY CONTAINED WITHIN AND IS THE SAME PROPERTY AS DESCRIBED AND CONVEYED TO BOYD'S LAWN CARE, LLC, AS RECORDED IN BOOK 2599, PAGE 420, IN McCLAIN COUNTY.
3. FIELD SURVEYED APRIL, 2020
4. BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTH LINE OF SAID LOTS 19 AND 20, BLOCK 80, OF THE ORIGINAL TOWN SITE OF BLANCHARD, McCLAIN COUNTY, OKLAHOMA, ASSUMED TO BEAR S 89°34'13" W, AS RECORDED IN BOOK 2599, PAGE 420.
5. THIS IS A SIMPLE BOUNDARY SURVEY, SURVEYOR DID NOT LOCATE ANY IMPROVEMENTS.
6. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

CERTIFICATION

I, Anthony B. Cole, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that this plat of survey represents a survey made on the ground under my direction and supervision in May, 2020 and that the monuments shown hereon actually exist and their positions are correctly shown.

Anthony B. Cole 06/29/2020
Anthony B. Cole PLS 1445 Date



PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0600 Fax (405) 604-4627
CA 6117 Expires 6-30-21

PART OF BLOCK 80
ORIGINAL TOWNSITE
BLANCHARD, McCLAIN CO.,
OKLAHOMA

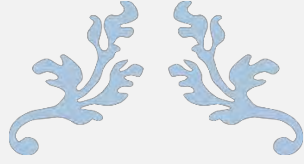
LOT SURVEY

Drawn By: JDR	Scale: 1" = 50'
Checked By: JDR	Date: 06-29-20
Project No.: 4-9-391	Sheet of



B~2





B~3



VARIANCE REPORT

DATE: September 19th, 2023
TO: Blanchard Board of Adjustment
FROM: Hayden Wilkes, City Planner
RE: Variance application filed by Kacy Cogburn

Application

OWNERS: Kacy Cogburn
APPLICANT: Kacy Cogburn
LOCATION: 1614 W Veterans Memorial HWY
ZONING: S-1 Suburban District

Background

The subject property is located at 1614 W Veterans Memorial HWY. The owner of the property is requesting a variance to allow her to build in front of the established build line. The property owner would like to place the building 58' to the north of the house and 39 feet to the east. The building would still be 112' from the north property line and 71 feet from the east. The building would meet all the setbacks required in the S-1 zoning.

Site Location & Description

1614 West Veterans Memorial Highway, Blanchard, Oklahoma
The West Half of the Northeast Quarter of Northeast Quarter of Southeast Quarter of Section 36, Township 8 North, of Range 5 West of the Indian Meridian, Grady County, Oklahoma; Less .05 acres to Highway; Less and except a tract of land Commencing at the NE corner of the W¹/₂ NE¹/₄ NW¹/₄ SE¹/₄, thence S.00°11 '9" E. 88.45 feet to a point on the South R-O-W line of U.S. Highway 62, said point being the point of beginning, thence N.85°33'50"W. and along said R-O-W line 120.08 feet, thence S.01°50'35"W. 351.33 feet, thence N.89°46'04"E. 131.85 feet to the East line of said W¹/₂, thence N.00°08'25"W. and along said E line 341.33 feet to the point of beginning;

Public Notification

Sign posted August 2nd, 2023. Public notice was posted in the paper on August 3rd, 2023.

General Plan Conformance

The current land use of this property is Residential, zoned S-1, suburban district (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as residential.

Utilities

The subject property is not served with city water or sanitary sewer.

Protest of Application

None received.

Attachments

- A. Application.
- B. Site Plan
- C. Survey



BOARD OF ADJUSTMENT

Case Number: BOA - _____

Date Filed: _____

APPLICANT Name: Jared & Kacy Gogburn
Address: 1614 W. Veterans Memorial Hwy

Phone: 405-274-5393
City, ST, ZIP: Blanchard, OK 73010

Interest held by applicant: Owner Owner's Agent Purchaser
Other (explain): _____

Full address and legal description of property to which this application applies:

1614 West Veterans Memorial Highway Blanchard, OK 73010
36-08-05-01710 W/2 NE/4 NW/4 SE/4 - Less 0.05 Acs to Hwy

Current zoning classification: S1 Current use: A-1 Property Size: 4.95 Acres

Zoning Variance: Chapter: 21 Section: _____

Special Exception: Chapter 21 Section: _____

Appeal From Administrative Official

Nature of request: To build a private garage in front of property building line. Garage would be 112ft from front and 7ft in front of yard building line in front.

VARIANCE APPLICANTS: With regard to the property described above, what conditions are peculiar to this location which would warrant the granting of a variance?

On East side of house is septic tank and lateral lines next to house. On West side there is a 70ft Retaining Wall not leaving enough room to be off property line by 50ft. There is also a well directly back from retaining wall. Map included to show detail.

SPECIAL EXCEPTION APPLICANTS: Please provide a detailed description of your proposal.

APPEAL APPLICANTS: Please provide a detailed description of the nature of your appeal.

Required Materials:

- A list of property owners with mailing addresses within three-hundred (300) feet of the property boundary. This list must be provided by McClain or Grady County, as is appropriate, or by a certified abstract company.
- A copy of the deed to the property with a full legal description.
- A site plan drawn to scale showing size and location of lots, land uses, buildings, and proposed buildings.
- A survey when pertinent to variance request.
- \$150.00 Filing Fee

I certify that the submitted information is true and correct:

Applicant: Jared and Kacy Cogburn
Address: 1614 W. Veterans Memorial Hwy Blanchard, OK 73010
Phone: 405-274-5393
Email: KacyCogburn@gmail.com

In order for a variance to be granted in accordance with State Statute requirements, the applicant must prove:

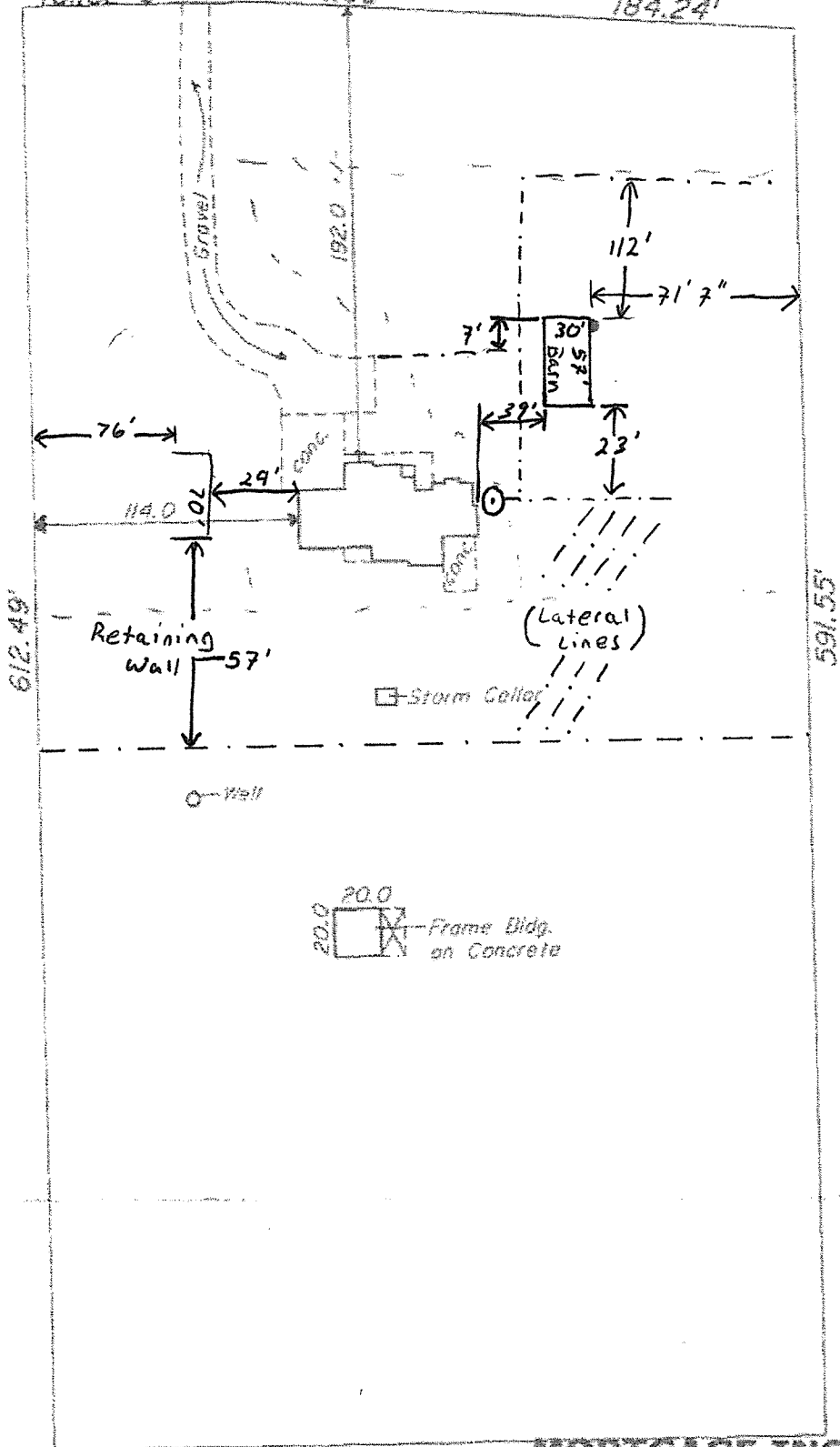
- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- The application of this ordinance to this particular piece of property would create an unnecessary hardship, not self-imposed by the owner or developer.
- Such conditions are peculiar only to the particular piece of property involved.
- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this zoning ordinance or the comprehensive plan; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

and BK. 3125 PG. II.

101.52'

44.99'

184.24'



330.00' MORTGAGE INS

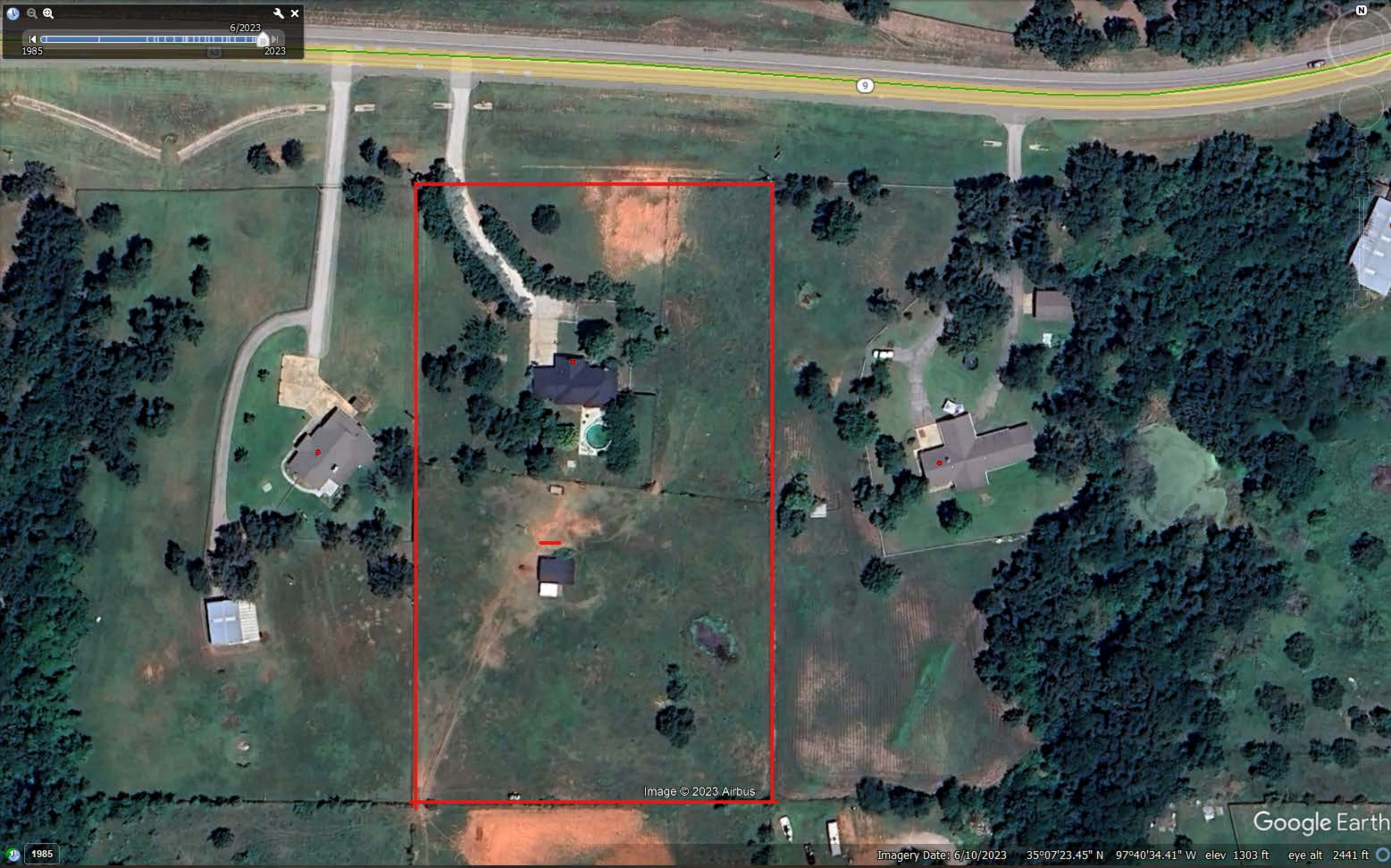
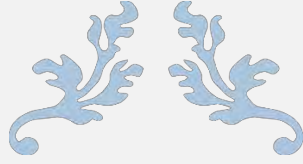


Image © 2023 Airbus



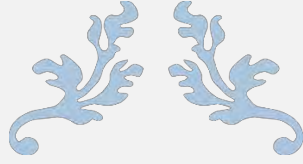
C~4





CONSENT AGENDA





C~1





MINUTES

BOARD OF ADJUSTMENT REGULAR MEETING

6:00 P.M. Tuesday, 15 August 2023

Blanchard Municipal Court House 300 N. Main Street
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE BOARD OF ADJUSTMENT OF THE CITY OF BLANCHARD, OKLAHOMA, WILL HOLD A REGULAR MEETING ON THE ABOVE DATE, TIME, AND LOCATION. THE AGENDA WILL CONSIST OF DISCUSSION AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

A. MEETING CONVENED:

1. Call to Order *by Chair Eldon @ 6:02 P.M.*
2. Invocation: *Board Member Yvonne Lackey*
3. Pledge of Allegiance: *Chair Melissa Elden*
4. Roll Call: *Melissa Elden ~ Present*
Donna Stokes ~ Present
Brandon Allee ~ Present
Yvonne Lackey ~ Present
Scott Miller ~ Present

Determination of Quorum: *5 ~ Present 0 ~ Absent*

B. BUSSINESS AGENDA:

the following item(s) are hereby designated for discussion, consideration, and take INDIVIDUAL action:

1. Open, conduct, and close Public Hearing to solicit public input regarding the approval or denial of a variance to allow the applicant Variances on front yard setbacks, lot coverage, landscaping, parking count, and lot size.

Applicant: Kyle Hogland
Address: 310 W Veterans Memorial HWY
Legal: See Staff Report

Public Hearing opened @ 6:03 P.M.

FOR: Applicant, Kyle Hogland and Richard Stark, Engineer for Project.

AGAINST: Tammy Dickson, 314 NW 2nd, Richard Steele, 102 N Jefferson, William Lions, 315 W Broadway, Bruce & Dana Orher, 111 Madison & 311 Broadway.

Public Hearing closed @ 6:33 P.M.

Recess called @ 6:37 P.M.

Brandon Alee left @ 6:40 P.M. (Family Emergency)

Reconvened Meeting @ 6:44 P.M.

2. Approve or Deny by the Finding of Fact on the application as submitted.

MOTION by Board Member Lackey ... to grant the variance with contingence of a screen being put up for neighbor's privacy.

MOTION FAILED DUE TO LACK OF A SECOND:

MOTION by Chair Elden and SECOND by Board Member Lackey ... to table the agenda item and bring back next month's meeting.

MOTION CARRIED:

*4 ~ AYES: Elden; Stokes; Lackey; Miller
0 ~ NAYS: None
1 ~ ABSENT: Allee*

3. Open, conduct, and close Public Hearing to solicit public input regarding the approval or denial of a variance to allow the applicant to apply a rear yard setback of 9 feet to the property.

Applicant: Doug Reese
Address: 838 Windmill Ave
Legal: See Staff Report

Public Hearing opened @ 6:56 P.M.

FOR: Doug Reese, Builder for Richardson Homes

AGAINST: William Saunders; 900 Windmill Ave., Blanchard

Public Hearing closed @ 7:12 P.M.

Recess @ 7:27 P.M.

Reconvened Meeting @ 7:35 P.M.

Brandon Allee Returned @ 7:40 P.M.

4. Approve or Deny by the Finding of Fact on the application as submitted.

MOTION by Chair Elden and SECOND by Board Member Lackey... to Deny Variance.

MOTION CARRIED:

4 ~ AYES: *Elden; Stokes; Lackey; Miller*
1 ~ NAY: *Allee (Abstained)*
0 ~ ABSENT: *None*

C. CONSENT AGENDA:

The following item(s) are hereby designated for approval, acceptance, or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. Approval of Minutes for the regular meeting of May 16th, 2023.
2. Approval of Minutes for the regular meeting of June 20th, 2023.
3. Acceptance of Attendance Report.

MOTION by Chair Elden and SECOND by Board Member Stokes ... to approve Consent Agenda, as presented.

MOTION CARRIED:

5 ~ AYES: *Elden; Stokes; Lackey; Miller; Allee*
0 ~ NAY: *None.*
0 ~ ABSENT: *None*

D. BOARD/STAFF COMMENTS:

This item is listed to provide an opportunity for the board and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

1. *Chair Elden welcomed Mr. Scott Miller to the Board.*

2. *Dustin Downey, the Capital Project Manager, introduced himself to the Board of Adjustments and told them about training he was doing. Chair Elden told him for him and the City Planner to book training at the next regular meeting time with no agenda.*

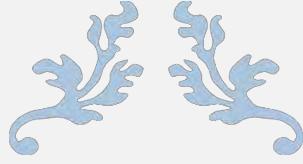
E. **ADJOURNED:**

Called @ 7:41 P.M.

Chairperson

ATTEST: *(Seal)*

City Clerk



C~2



BOA

2023

Members	1/17	2/21	3/7	4/18	5/16	6/20	7/18	8/15	9/19	10/17	11/7	12/5	4-mos	Overall
Elden, M	o	P	o	P	P	o	P	P					100%	100%
Stokes, D	o	P	o	P	P	o	P	P					100%	100%
Whitt, B	o	P	o	P									100%	100%
Miller, S						o	o	P					100%	100%
Allee, B	o	P	o	P	P	o	P	P					100%	100%
Lackey, Y	o	P	o	P	A	o	P	P					67%	80%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable



COMMENTS





ADJOURNMENT

