



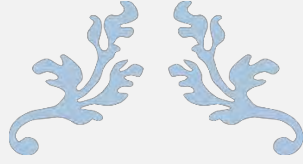
8/15/2023

AGENDA

PACKET



Board of Trustees
BLANCHARD BOARD OF ADJUSTMENT



BUSINESS AGENDA





AGENDA

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:
 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 front yard setbacks, lot coverage, landscaping, parking count, and lot 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 apply a rear yard setback of 9 feet to the property.

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

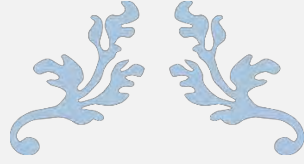
4. Approve or Deny by the Finding of Fact on the application as submitted.

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 July 18th, 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: August 15th, 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. On the application has listed several variance requests as follows:

50 ft setback at the front; lot coverage ratio of 50% will be exceeded; landscaping; Parking count if more than 7 required; 12,000 sq. ft minimum lot size.

The applicant has not specified on the application what the actual lot coverage or setback would be adjusted to but has provided a site plan with specific measurements.

According to the site plan the front yard setback would be 37' 1 1/2".

According to the site plan the building is a 35'3" X 38'3" building with a sq footage of 1351 SQ FT this would make the total coverage of the lot 28.49%

The City's parking regulations would be as follows

“Commercial establishments not otherwise classified: One (1) parking space for each one-hundred fifty (150) square feet of floor space used for retail trade in the building and including all areas used by the public.”

The zoning minimum lot Size on a C-4 lot would be 12,000 Sq. Ft whereas this lot is 4746 Sq. Ft.

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 Residential, 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. Site Plan
- C. Survey



BOARD OF ADJUSTMENT

Case Number: BOA- _____

Date Filed: _____

APPLICANT Name: Kyle Hogland

Phone: 405-509-1162

Address: 602 N. Jackson Ave.

City, ST, ZIP: Blanchard, OK 73010

Interest held by applicant: [X] Owner [] Owner's Agent [] Purchaser

Other (explain): _____

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

310 W Veterans Memorial Hwy Blanchard, OK 73010. 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. 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 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 64.5 feet to a point on the present south right-of-way line of U.S. Highway No. 80, thence northwesterly along said right-of-way on a curve to the right having a radius

of 64.111 feet and having a chord bearing of N 88°25'05" 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 .11 acres more or less.

Current zoning classification: C4 Current use: _____ Property Size: 4,746 Sq. ft

[] Zoning Variance: Chapter: 21 Section: _____

[] Special Exception: Chapter 21 Section: _____

[] Appeal From Administrative Official

Nature of request: 50 ft setback at the front; lot coverage ratio of 50% will be exceeded; landscaping; Parking count if more than 7 required; 12,000 sq. ft minimum lot size

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

This property is a non conforming lot and due to its smaller than required size it requires some adjustments to the setbacks, landscaping, and lot coverage ratio. These adjustments will allow this property to become a viable commercial lot. The original lot sizes were decreased due to the highway widening.

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

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

Interest held by applicant:

Owner

Owner's Agent

Purchaser

Other (explain): _____

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

310 W Veterans Memorial Hwy Blanchard, OK 73010. 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. 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 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 94.5 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 .11 acres more or less.

Current zoning classification: C4

Current use: _____

Property Size: 4,746 Sq. ft

Zoning Variance: Chapter: 21

Section: _____

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

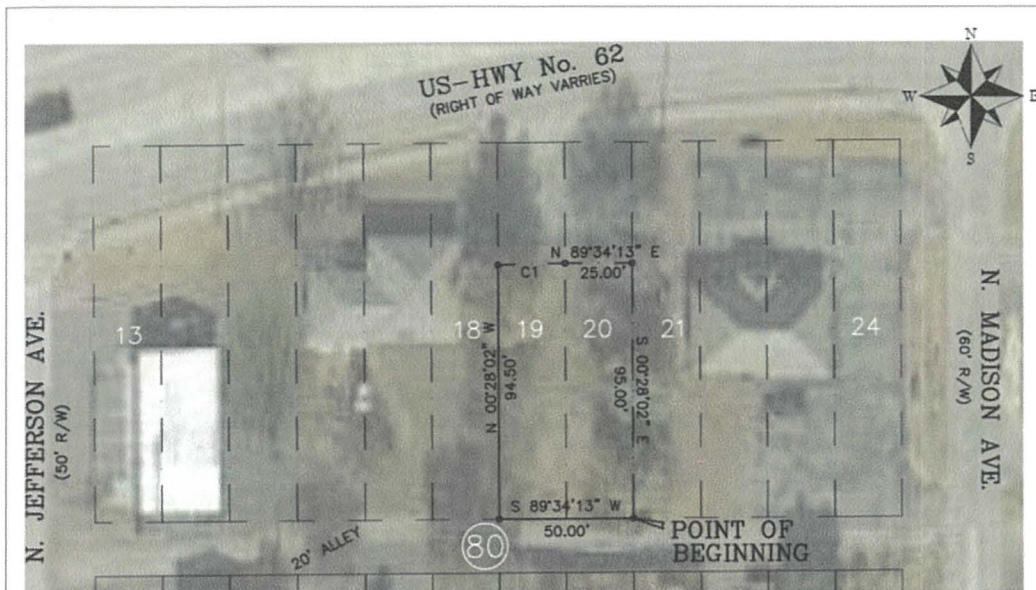
Phone: 405-509-1162

Email: 1kylehogland@gmail.com

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

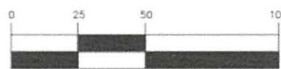
- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- The application of this ordinance to this particular piece of property would create an unnecessary hardship, not self-imposed by the owner or developer.
- 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.

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

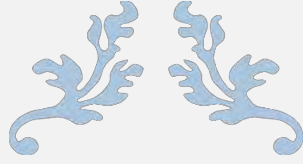
LOT SURVEY

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: August 10th, 2023
TO: Blanchard Board of Adjustment
FROM: Hayden Wilkes, City Planner
RE: Variance application filed by Doug Reese

Application

APPLICANT: Doug Reese
LOCATION: 838 Windmill Ave
ZONING: R-E Residential Estates District
LEGAL: Lot Twenty-Nine (29), in Block One (1), of the Final Plat of SILO ACRES, located in the N/2 NW/4 of Section 17, Township 8 North, Range 4 West, I.M., Blanchard, McClain County, Oklahoma, according to the recorded plat thereof.

Background

The subject property is located at 838 Windmill Ave. The applicant is requesting a variance for the property to adjust the rear yard setback from the R-E 40' to 9'. The tract is developed with a house that is requiring a variance to come into compliance. The applicant had a building permit signed off by the city with the site plan showing the building to be 30' from the rear yard setback. The property in question has a 50' ONEOK easement going from the SW corner of the property to the NE corner. The applicant has received a variance from the restrictive covenants from the developer. (See attached)

Site Location & Description

Lot Twenty-Nine (29), in Block One (1), of the Final Plat of SILO ACRES, located in the N/2 NW/4 of Section 17, Township 8 North, Range 4 West, I.M., Blanchard, McClain County, Oklahoma, according to the recorded plat thereof.

Public Notification

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

General Plan Conformance

The current land use of this property is Residential, zoned R-E, Residential Estates 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 served with public municipal water and the subject property is not served by public sanitary sewer.

Protest of Application

None received.

Attachments

- A. Application.
- B. Copy of Plat
- C. Letter from the applicant.
- D. Variance from Developer.

RICHARDSON HOMES

www.richardsonhomesok.com | ph: (405) 381-0160

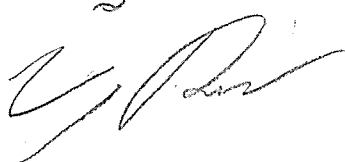
June 30, 2023

To Whom It May Concern,

We are requesting a variance for the rear setback to be reduced in size from 40' to 9' for the property located at 838 Windmill Avenue, Blanchard, OK 73065, Lot 29 Block 1 Silo Acres.

The peculiar condition of this lot is the placement of the OneOK pipeline, which runs at an angle through the middle of the property. This makes the placement of the new home a special situation, therefore the need to change the rear setback from 40' to 9'. This variance will not cause harm or infringe upon the other property owners or the public.

Thank you for your consideration.

RICHARDSON HOMES
SUPERINTENDENT
Doug REESE




BOARD OF ADJUSTMENT

Case Number: BOA - _____

Date Filed: _____

APPLICANT Name: DOUG REESE

Phone: 405-417-1603

Address: 18872 260th st

City, ST, ZIP: Washington OK 73093

Interest held by applicant: Owner Owner's Agent Purchaser

Other (explain): BUILDER

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

838 WINDMILL AVE, BLANCHARD OK 73065

Lot 29 Block 1 Silo ACRES

Current zoning classification: RESIDENTIAL Current use: HOME

Property Size: 1-ACRE
43,569 sq ft

Zoning Variance: Chapter: 21 Section: _____

Special Exception: Chapter 21 Section: _____

Appeal From Administrative Official

Nature of request: _____

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

SEE ATTACHMENT PLEASE

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.
- \$100.00 Filing Fee

I certify that the submitted information is true and correct:

Applicant: DOUG REESE
Address: 18872 260th St Washington OK 73093
Phone: 405-417-1603
Email: DOUG@RICHARDSONHOMESOK.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.

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF McClain)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record that are within 300 feet (or greater if required) of the property described in the attached document.

Executed at Blanchard, Oklahoma, on the 30th day of June, 2023.

[Signature]
Applicant

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma
County of McClain, on the 30th day of June, 2023.

My commission Expires:

8-28-2025

[Signature: Sheila B. Scott]
Notary Public

Commission # 13007959

SHEILA B SCOTT
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES AUG. 28, 2025
COMMISSION # 13007959

Pickard Brothers Homes

SILO ACRES

P.O. Box 58 Blanchard, OK 73010

405-659-0540

Silo Acres Building committee does hereby grant the current owner, John E. Morwood, a rear setback variance reducing the size from 30' to 9' for the property located at 838 Windmill Avenue, Blanchard, OK 73010, & legally described as: Lot Twenty-nine (29), Block One (1), of the Final Plat of Silo Acres, being a part of the North Half of the Northwest Quarter (N/2 NW/4) of Section Seventeen (17), Township Eight (8) North, Range Four (4) West, I.M., Blanchard, McClain County, Oklahoma, according to the recorded plat thereof.

There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. The property has a unique shape and size coupled with creating buffers outside the lot that make the rear setback reduction necessary. Such conditions are peculiar to the particular piece of property. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity. The development needs and setback demands are peculiar to this piece of property.

This setback variance granted, does not cause substantial detriment to the public good, or impair the purposes and intent of this requirement. Granting this variance is necessary for the preservation and enjoyment of the property owners right and not merely to serve as a convenience to the owner. The variance does not harm the public's health, safety or welfare. The condition from which this variance is sought does not result from willful action of the property owner. Property owner proactively requested the variance and is not seeking forgiveness.

Authorizing the variance does not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort,

morals or general welfare of the inhabitants of Silo Acres. The variance in no way is a danger to the public and it does not impact the public's health, safety or welfare.

Jerry L. Pickard
Jerry L. Pickard

State of Oklahoma

County of McClain

The foregoing instrument was acknowledged before me this 30th day of

June, 2023, by Jerry L. Pickard as

member/manager of Pickard Brothers Homes, LLC on behalf

of the LLC.

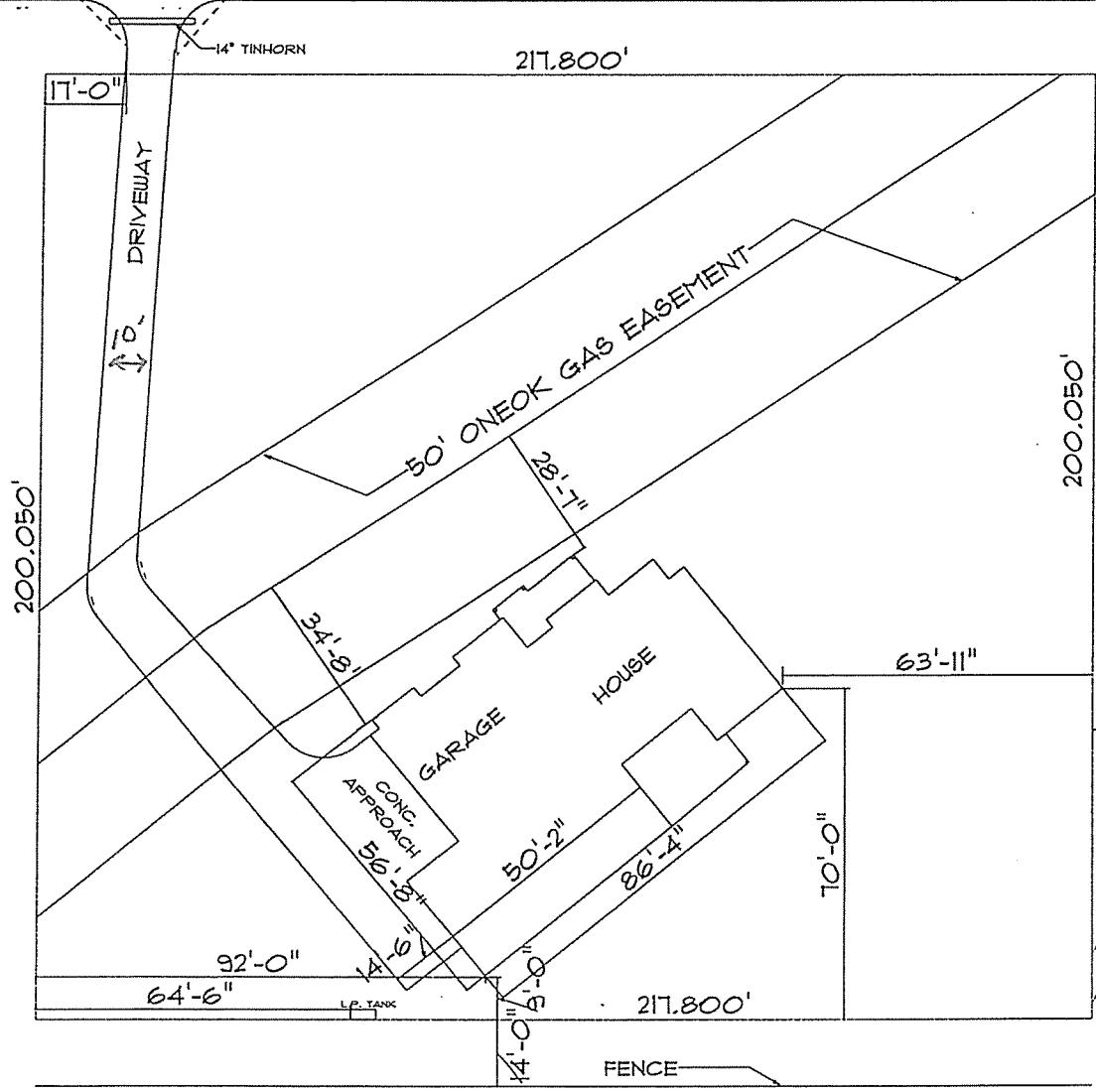
My commission expires: 8-7-24

Brenda Pickard, Notary Public

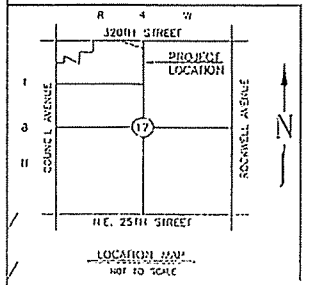
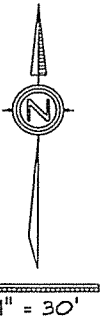
My commission number 08008203



WINDMILL AVENUE



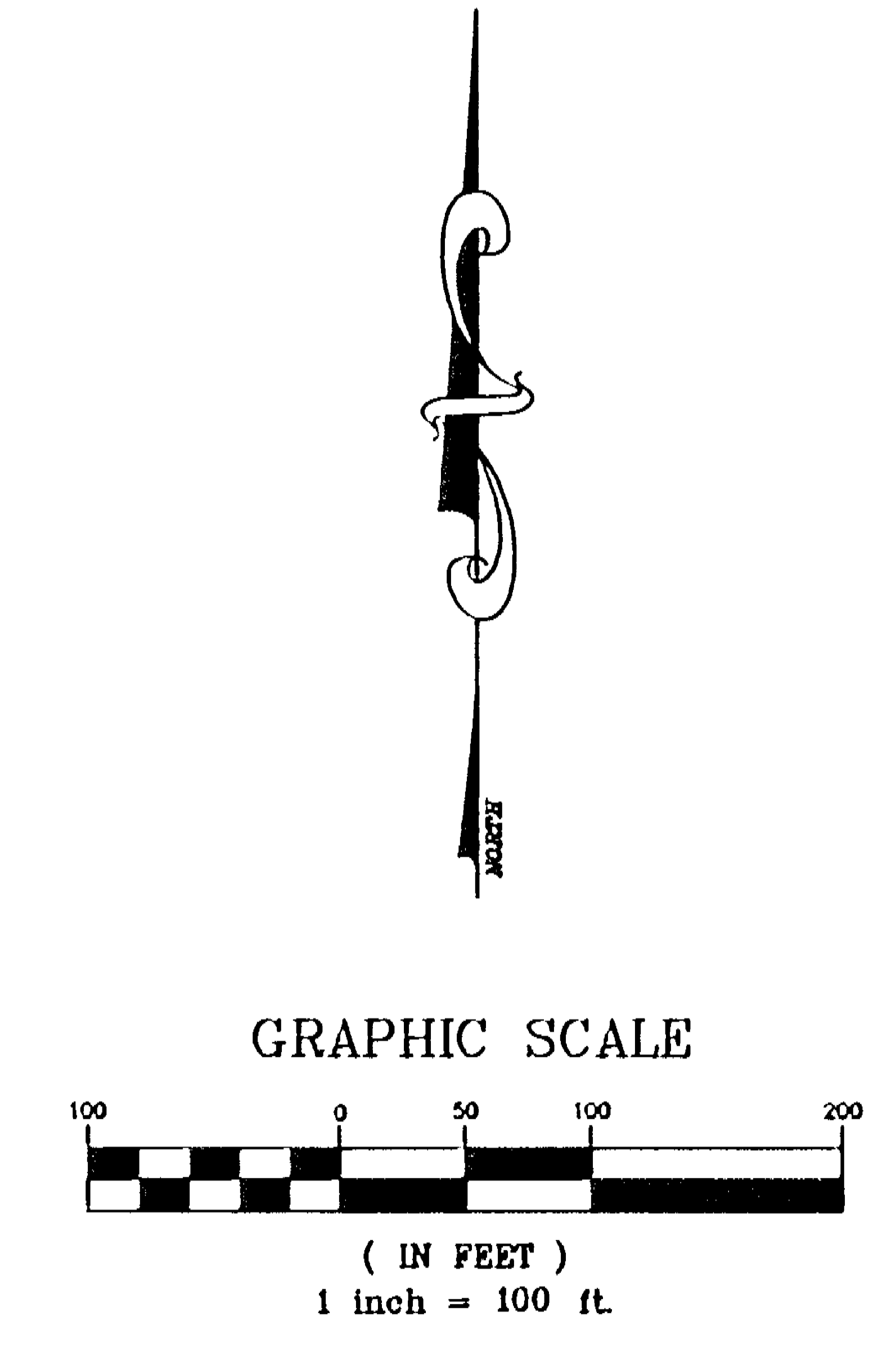
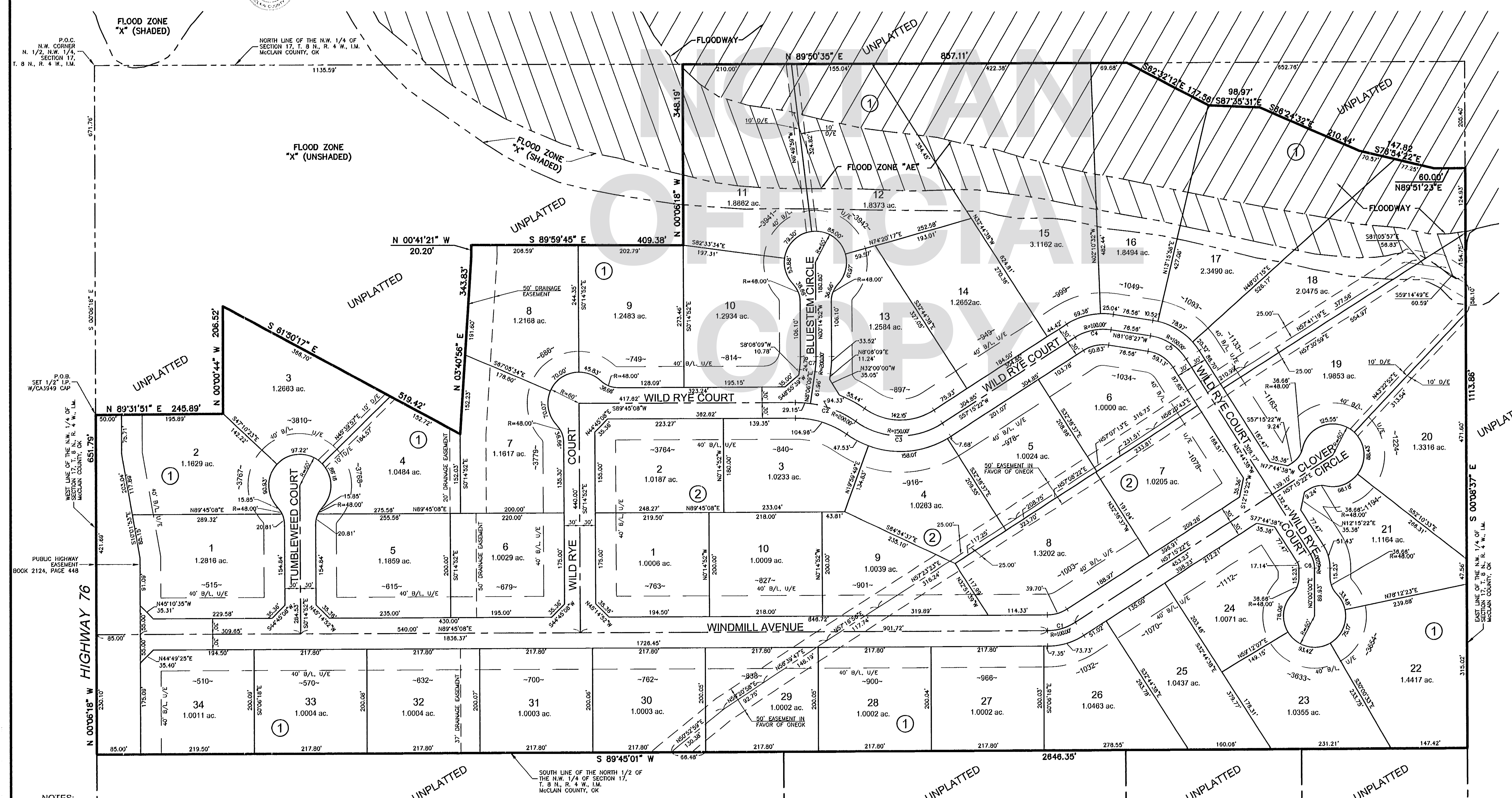
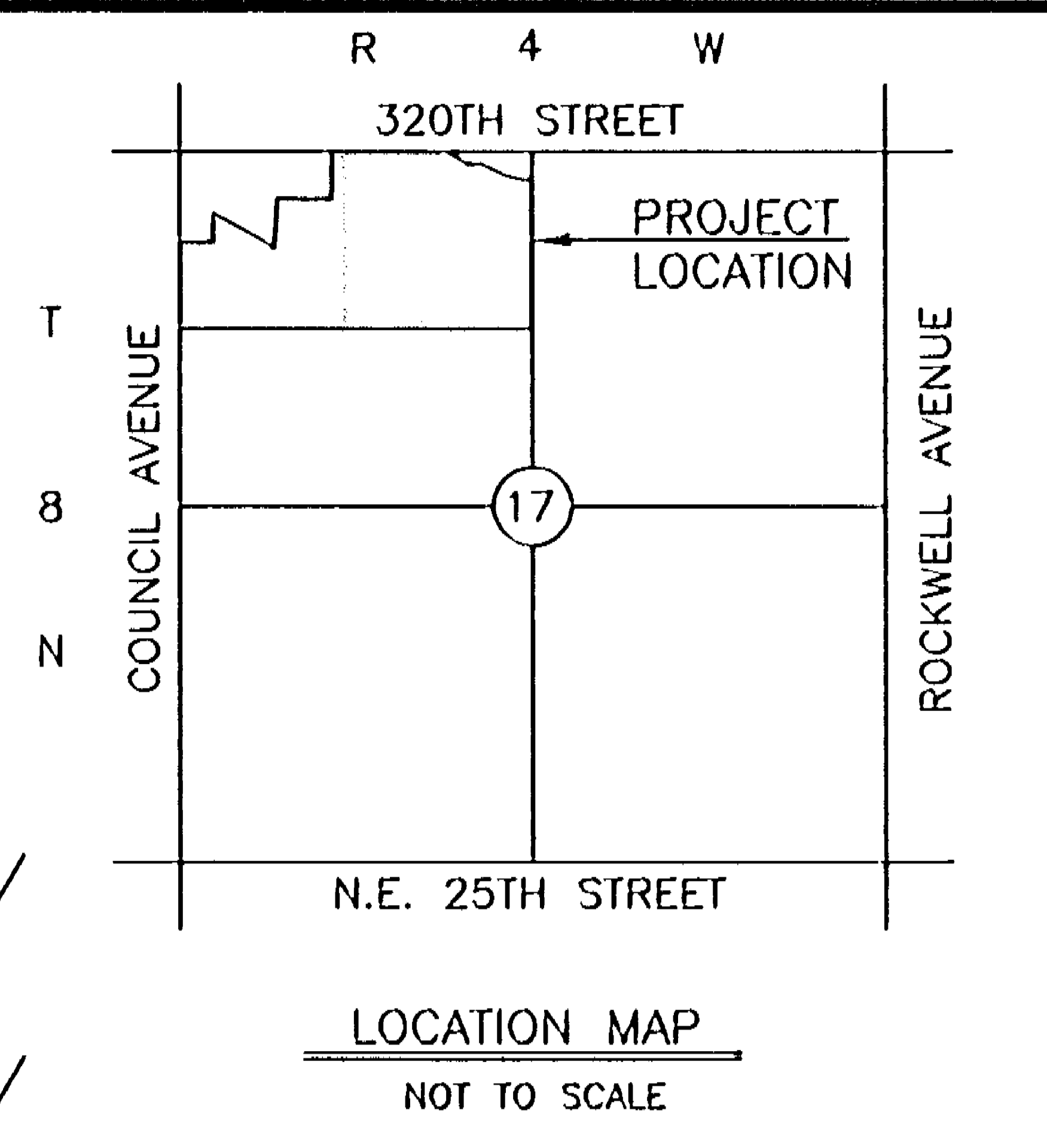
838 WINDMILL AVENUE
 PART OF SILO ACRES
 BLANCHARD, OK OF
 MCCLAIN COUNTY.



By *SS* D. S. Dossy
 Surveyor
 Keep on File



**FINAL PLAT
 OF
 SILO ACRES**
 LOCATED IN THE N 1/2 OF THE NW 1/4 QUARTER OF SECTION 17,
 TOWNSHIP 8 NORTH, RANGE 4 WEST, I.M.
 BLANCHARD, McCLAIN COUNTY, OKLAHOMA



THE BEARING OF SOUTH 00°06'18" EAST, AS SHOWN ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 4 WEST OF THE INDIAN MERIDIAN, WAS USED AS THE BASIS OF BEARING.

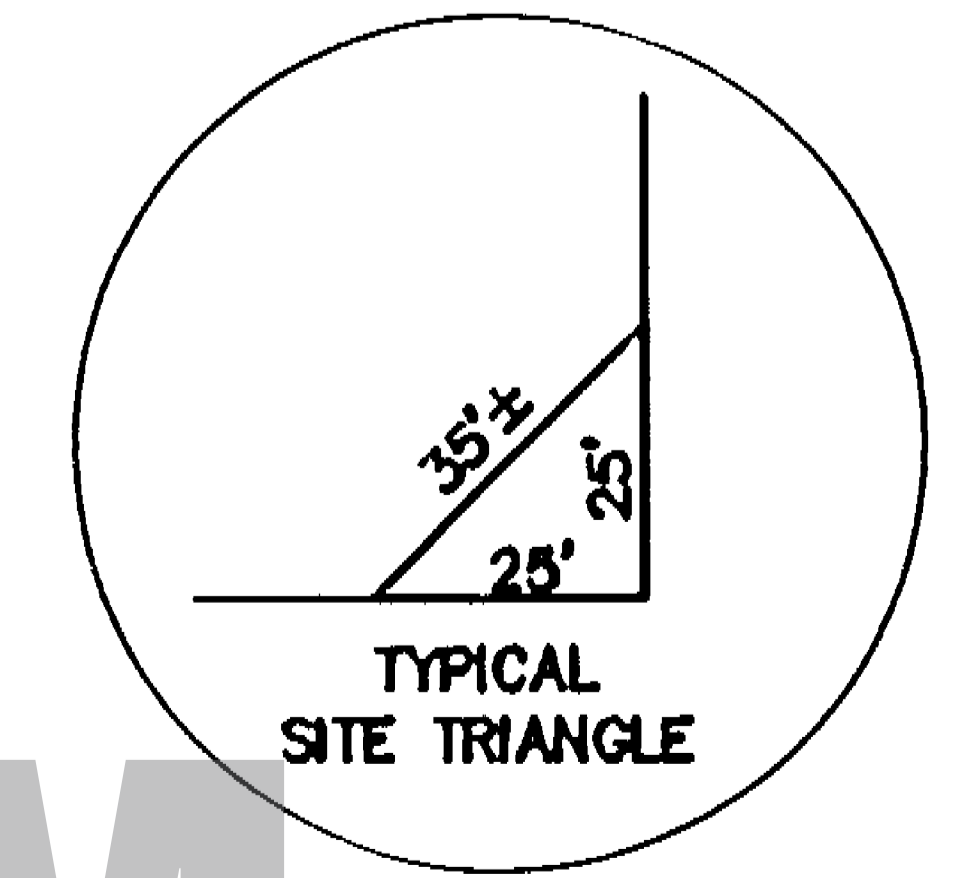
- NOTES:
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 - CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
 MAGNETIC NAIL WITH WASHER STAMPED "CA3949".
 - PROPERTY CORNER MONUMENTS SHALL BE AS FOLLOWS:
 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CA3949".

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
B/L	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT

CURVE DATA

DESC.	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD LENGTH
C1	32°29'46"	100.00'	56.72'	29.14'	N73°30'15"E	55.96'
C2	35°22'30"	200.00'	123.48'	63.78'	S72°33'37"E	121.53'
C3	67°52'16"	150.00'	177.69'	100.93'	S88°48'30"E	167.48'
C4	41°36'11"	100.00'	72.61'	37.99'	N78°03'28"E	71.03'
C5	48°23'49"	100.00'	84.47'	44.94'	S56°56'32"E	81.98'
C6	32°44'38"	60.00'	34.29'	17.63'	S16°22'19"E	33.82'
C7	08°21'01"	200.00'	29.15'	14.60'	N03°55'39"E	29.12'



SILO ACRES SHEET 2 OF 2

SRB ENGINEERING SURVEYING PLANNING

OKLAHOMA CITY
 100 N.E. 5th Street
 Oklahoma City, Oklahoma 73104
 T: 405.840.7094
 F: 405.840.9116
 www.srbok.com

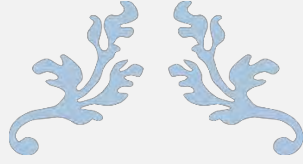
NORMAN
 2500 McGee Drive,
 Suite 100
 Norman, OK 73072
 F: 405.418.2288
 F: 405.418.2289
 srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019



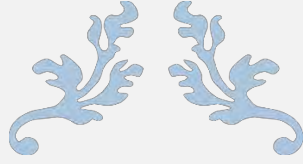
C~4





CONSENT AGENDA





C~1





MINUTES

BOARD OF ADJUSTMENT REGULAR MEETING

6:00 P.M. Tuesday, 18 July 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 @ 6:00 P.M.*
2. Invocation: *Yvonne Lackey*
3. Pledge of Allegiance: *Melissa Elden*
4. Roll Call: *Melissa Elden ~ Present*
Donna Stokes ~ Present
Brandon Allee ~ Present
Yvonne Lackey ~ Present
Vacant
5. Determination of Quorum: *4 ~ Present 0 ~ Absent*

This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the City Hall Bulletin Board on or before 5:00 p.m., Friday, the 14th, July 2023, with the Oklahoma Open Meeting Act.

Diana Daniels

City Clerk

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 to apply a side yard setback of 11 feet to their property.

Applicant: Summer & Cody Prickett
Address: 3853 Bluestem Circle
Legal: See Staff Report

Public Hearing Opened @ 6:03 P.M.

FOR: Applicant, Summer Prickett, 3853 Bluestem Circle Blanchard OK

James Biesel 897 Wildrye Court Blanchard OK

AGAINST: None.

Public Hearing closed @ 6:15 P.M.

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

MOTION by Board Member Elden and SECOND by Board Member Stokes... to grant the variance.

MOTION CARRIED:

*4 ~ YEA: Elden; Stokes; Alee; Lackey
0 ~ NAY: None.
0 ~ ABSENT: None.*

c. CONSENT AGENDA

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.

MOTION by Board Member Stokes and SECOND by Board Member Lackey... to approve Items 1 and 2 as presented.

MOTION CARRIED:

3 ~ YEA: Elden; Stokes; Alee; Lackey

0 ~ NAY: None.

0 ~ ABSENT: None.

3. Acceptance of Attendance Report.

MOTION by Chair Elden and SECOND by Board Member Allee... to approve Item 3 as presented.

MOTION CARRIED:

3 ~ YEA: Elden; Stokes; Alee; Lackey

0 ~ NAY: None.

0 ~ ABSENT: None.

D. BOARD/STAFF COMMENTS

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.

Chair Elden asked for an update of what is to come on the upcoming agenda. City Planner Hayden Wilkes informed the board of the two agenda items that were set to be published for the August 10th meeting.

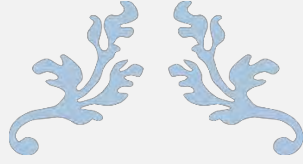
E. ADJOURNMENT

Called @ 6:30 P.M.

ATTEST: (Seal)

Chair

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						100%	100%
Stokes, D	o	P	o	P	P	o	P						100%	100%
Whitt, B	o	P	o	P									100%	100%
Miller, S						o	o						0%	0%
Allee, B	o	P	o	P	P	o	P						100%	100%
Lackey, Y	o	P	o	P	A	o	P						67%	75%

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



COMMENTS





ADJOURNMENT

