



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

BOARD OF ADJUSTMENT

NOTICE OF MEETING

Notice is hereby given that the Enid Board of Adjustment will meet in regular session at 4:00 p.m. on the 9th day of October, 2018, in the Lower Level Conference Room in the basement of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

BOARD OF ADJUSTMENT

1. CALL TO ORDER/ROLL CALL.
2. ADMINISTRATION.
 1. CONSIDER APPROVAL OF MINUTES OF THE REGULAR BOARD OF ADJUSTMENT MEETING OF AUGUST 14, 2018.
 2. NONE.
3. VARIANCES.
 1. HEAR THE APPEAL OF RONNIE JONES REQUESTING A VARIANCE TO ALLOWABLE ACCESSORY SQUARE FOOTAGE LOCATED AT 5013 EVANDALE DRIVE.
 2. NONE.
4. SPECIAL EXCEPTIONS.
 1. NONE.
5. ADJOURN.

Board of Adjustment

2.1.

Meeting Date: 10/09/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER APPROVAL OF MINUTES OF THE REGULAR BOARD OF ADJUSTMENT MEETING OF AUGUST 14, 2018.

BACKGROUND:

RECOMMENDATION:

PRESENTER:

DRAFT

MINUTES OF REGULAR MEETING OF
THE BOARD OF ADJUSTMENT OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 14TH DAY OF AUGUST 2018

The Board of Adjustment of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Lower Level Conference Room of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 4:00 P.M. on the 14th day of August, 2018, pursuant to notice given by August 13, 2018 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 4:00 P.M. on the 13th day of August 2018.

Present: John Arend; Jessica Edwards; Michael Shuck; Mike Stuber; Taylor Venus

Also Present: Chris Bauer, Planning Administrator
Karla Ruther, Assistant City Planner
Will Gill, Assistant City Attorney

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR BOARD OF ADJUSTMENT MEETING OF MAY 8, 2018.

Motion was made by Jessica Edwards, seconded by John Arend to approve the minutes.

AYE: John Arend, Jessica Edwards, Michael Shuck, Mike Stuber, Taylor Venus
Passed

ADMINISTRATION.

NONE.

VARIANCES.

HEAR THE APPEAL OF VICTOR MCALISTER FOR APC TOWERS REQUESTING A HEIGHT VARIANCE FOR A 100' COMMUNICATION TOWER LOCATED AT 1318 NORTH 10TH STREET.

Motion was made by Jessica Edwards, seconded by Michael Shuck to deny the motion based on excessive existing cell towers within one mile to serve this area.

AYE: Jessica Edwards, Michael Shuck
NAY: John Arend, Mike Stuber, Taylor Venus
Failed

Motion was made by John Arend, seconded by Taylor Venus to approve the variance on the basis the applicant's hardship to provide adequate coverage capacity in this area after upgrading two of their existing towers, this tower was still needed. The peculiar piece of property is south of existing grain elevators blocking the signal. The 100 foot tower will not impair the purpose and intent of the ordinance. The applicant received FAA approval for a 160 foot tower, however the applicant determined a 100 foot tall tower was the minimum necessary to provide the required coverage capacity for this neighborhood.

AYE: John Arend, Mike Stuber, Taylor Venus

NAY: Jessica Edwards, Michael Shuck

Passed

NONE.

SPECIAL EXCEPTIONS.

NONE.

ADJOURN.

Motion was made by Jessica Edwards, seconded by Michael Shuck to adjourn.

The meeting adjourned at 4:38 PM.

AYE: John Arend, Jessica Edwards, Michael Shuck, Mike Stuber, Taylor Venus

Passed

Board of Adjustment

3.1.

Meeting Date: 10/09/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

HEAR THE APPEAL OF RONNIE JONES REQUESTING A VARIANCE TO ALLOWABLE ACCESSORY SQUARE FOOTAGE LOCATED AT 5013 EVANDALE DRIVE.

BACKGROUND:

This appeal concerns 5013 Evandale Drive. The property is zoned R-1 Residential Estate District. The applicant is seeking a variance that would allow an additional 720 square feet added to an existing accessory building.

Section 11-16-3 C: of the zoning ordinance states "**Lots one-half (1/2) acre and greater, but less than one acre: 1. The total square footage for all accessory buildings shall not exceed eight hundred (800) square feet.**" Currently there are two existing accessory buildings totaling 960 square feet. The applicant wishes to add 720 square feet to one of the existing accessory buildings bringing the total of existing and proposed to 1,680 square feet. Refer to the attached site plan.

A variance may be granted upon the Board of Adjustment finding that:

- 1. The application of the ordinance to the particular piece of property would create an unnecessary hardship.**
- 2. The conditions are peculiar to the particular piece of property involved.**
- 3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purpose and intent of the ordinance.**
- 4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.**

Any person or persons applying to the Board of Adjustment for a variance shall have the burden of showing that all of the criteria above have been met. Please see the attached application for the applicant's response to the criteria.

RECOMMENDATION:

Hear the appeal and take appropriate action.

PRESENTER:

Karla Ruther, Assistant City Planner.

Attachments

Application

Site Plan

Neighbors in Favor

Map of neighbors in favor



RECEIVED
SEP 18 2018

BY: CB
4:30 PM

BOA 10-9-18
DEAD LINE 9-24-18

Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Zoning Variance Petition

(Due to Community Development 15 days prior to Zoning Board of Adjustment meeting date)

For Board of Adjustment meeting dates visit <http://www.enid.org/index.aspx?page=383>.

1. I, or We, hereby petition the ZONING BOARD OF ADJUSTMENT for a variance to the following provision(s) of the City of Enid Ordinance, Section(s) To Add 30' to the North End of my existing building (24'x36') total Add would be 24'x30'

2. The Burden of Proof: Any persons applying for a variance shall have the burden of showing that all of the following factors described below have been met. The applicant must respond to each. Additional pages may be added.

A. The application of the ordinance to the particular piece of property would create an unnecessary hardship; with existing Equipment in current shop I have outgrown the space I have

B. Such conditions are peculiar to the particular piece of property involved; Existing Buildings Around the neighborhood that are larger than what I would have to have

C. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and The Addition would not affect any of the surrounding neighbors. I have talked to those that I think would be affected by the addition, each have signed a paper stating no objection to the project

D. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship. 30' x 24' Added to current building

3. I, or we have attached a site plan of the proposed construction.

4. Address and/or general location of property: 5013 EVANDALE DR.

5. Legal description of site: Lot 9, B1K 1, West Evandale, subdivision city of Enid, Garfield County Oklahoma

6. Zoning classification of property: R-1

7. Please provide zoning variance petition application and a list containing the names and mailing addresses of all owners of property lying within 300 feet of the exterior boundary of the subject property, as certified by a licensed and bonded abstracting company, or title insurance to kruther@enid.org.

8. Send \$100.00 fee to Karla Ruther at the address above or if you prefer to pay electronically, contact the City Clerk at (580) 616-1815.

9. Applicant's signature: Ronnie Jones

Printed Name: Ronnie Jones

Date: 9/18/18 Address: 5013 Evandale DR

Email: taradust@suddenlink.net Telephone: ~~580~~

Cell phone: 580-478-8535

Section 11-3-10

Appeal Process:

Appeal to the Garfield County District Court by filing a Notice of Appeal with the City Clerk and the Secretary of the Board of Adjustment within ten (10) days of the decision or order of the Board of Adjustment.

If you have any questions, please contact Community Development at (580) 616-7218

THANK YOU!

Appeal of Decision by Administrative Official

Section: 11-16-3C. Lots 1/2 acre + greater, but less than 1
Vanessa Buchardt 800 \neq Max of Accessory Buildings
Code Office Signature Date: 9-17-18

Code Official Initial: AR 9/17/18

Description: Proposing to Add Additional 30' to existing building
Applicant: Ronnie Jones (never submitted a permit - he just
inquired + size wasn't within allowable sq ft)
Phone: 580-478-8535
Email: _____

Existing Buildings

$$24' \times 36' = 864 \neq$$

$$12' \times 8' = 96 \neq$$

$$960 \neq$$

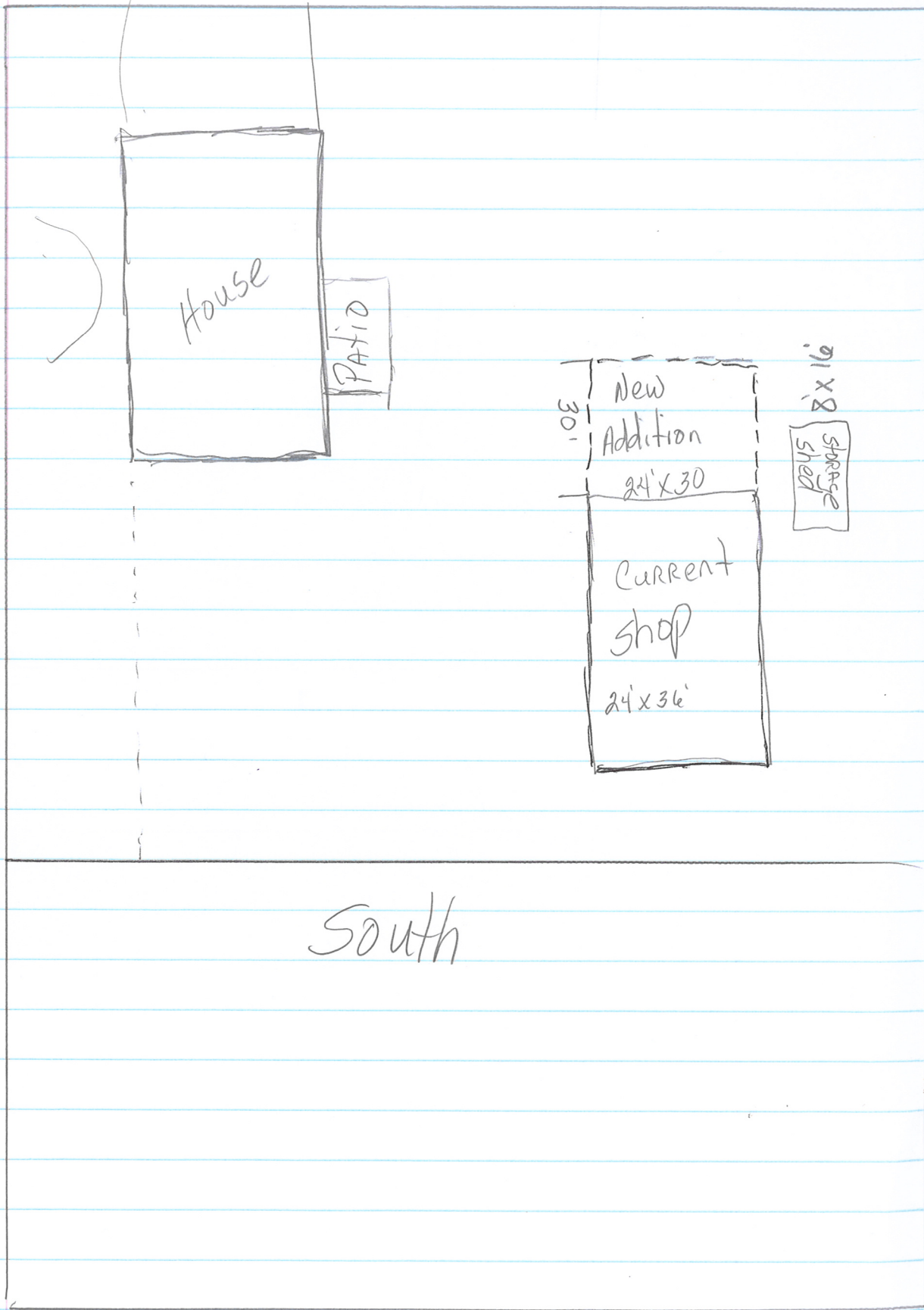
Proposing an Addition to existing shop

$$30' \times 24' = 720 \neq$$

Existing + Proposed \rightarrow 1,680 \neq

- Total Allowed 800 \neq -

North



House

Patio

New
Addition

24' x 30'

30'

Current
Shop

24' x 36'

Storage
Shed

8' x 16'

South

I have been made aware that Ronnie Jones at 5013 Evandale Dr, Enid, Ok, is requesting the city of Enid for permission to add an addition onto the north end of his current metal building. As a neighbor Ronnie has discussed his plans with me and I am okay with the building addition.



David Martin 548-7535

5102 W Ritchie

5001 EVAN DALE

HARG HADEN

4913 Evandale

Jacy Luhn

5101 Evandale

Doana Wilson

4138 W. Ritchie

Kelly Shaeff

4440 W. Ritchie

Larry Gusto

● Neighbors okay with building addition

