



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

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 22nd day of February, 2016, in the Council Chambers 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 -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. **CALL TO ORDER/ROLL CALL.**
2. **CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JANUARY 25, 2016.**
3. **ADMINISTRATION.**
 1. **NONE.**
4. **ZONING.**
 1. **CONSIDER A REZONING FOR PROPERTY SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN LOCATED AT 2023 WEST CHESTNUT FROM C-2 PLANNED BUSINESS CENTER DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**
 2. **CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 6 WEST, OF THE INDIAN MERIDIAN LOCATED AT 615 WEST MOORE FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-7" RESIDENTIAL MULTI-FAMILY DISTRICT.**
5. **USE BY REVIEW.**
 1. **NONE.**

6. PLATS.

- 1. NONE.**

7. LOT SPLITS.

- 1. CONSIDER A LOT SPLIT LOCATED AT 4810 SPRING RIDGE ROAD WHICH IS ALSO KNOWN AS LOT 1, BLOCK 1 BOBSFARMS 2ND ADDITION.**

8. TRAFFIC.

- 1. CONSIDER A REQUEST TO REDUCE THE SPEED LIMIT ON WILLOW ROAD FROM WILLOW RUN TO JUST WEST OF AUTRY TECHNOLOGY CENTER FROM 40 MPH TO 30 MPH.**
- 2. CONSIDER THE APPROVAL OF A SECOND RESIDENTIAL DRIVE ACCESS AT 3002 W. CHESTNUT AVENUE, LOT 1, BLOCK 1, CHESTNUT VISTA SUBDIVISION.**

9. EASEMENTS.

- 1. NONE.**

10. VARIANCES.

- 1. CONSIDER A SIDEWALK VARIANCE FOR IRON WORKS, JEREMY DERSHEM LOCATED AT 1602 NORTH VAN BUREN, DESCRIBED AS LOTS 1-7 BLOCK 1, TREMAIN ACRES.**

11. ADJOURN.

**Metropolitan Area Planning Commission
Meeting**

2.

Meeting Date: 02/22/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

**CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING
COMMISSION MEETING OF JANUARY 25, 2016.**

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

1 25 2016 MAPC Minutes

MINUTES OF A REGULAR MEETING
OF THE ENID-GARFIELD COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission of the City of Enid and County of Garfield, State of Oklahoma, met in regular meeting in the City Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road in the City of Enid, Oklahoma on the 25th day of January 2016 at 6:00 P.M., pursuant to public notice describing the time and place of the regular meeting of the Enid-Garfield County Metropolitan Area Planning Commission pursuant to public notice thereof displayed on the bulletin board at the Administration Building of the City of Enid, Oklahoma in prominent view and which notice was posted prior to 6:00 P.M. on the 22nd day of January 2016, a copy of which is attached hereto.

Present: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr., Ex-Officio Dr. David Vanhooser

Absent: Geoff Helm and Ex-Officio James Simunek

ITEM # 1: Consider the approval of the minutes from the December 21, 2015 regular.

ACTION TAKEN:

Cole Ream made a motion to approve the December 21, 2015 regular minutes which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 2. Consider a **Rezoning** for property situated in the SW/4 Section 18, Township 22 North, Range 6 West, of the Indian Meridian located at 615 West Moore.

ACTION TAKEN:

Don Rose made a motion to recommend approval of the rezoning to the Mayor and Board of Commissioners, which was seconded by Mark Arnold and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 3. Consider a **Rezoning** for property situated in the SE/4 Section 10, Township 22 North, Range 7 West, of the Indian Meridian located at 4406 West Owen K Garriott Road.

ACTION TAKEN:

Eddie Mack made a motion to recommend approval to the Mayor and Board of Commissioners for the rezoning which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 4. Consider a **Preliminary Plat** for Oakwood Commons, Lots 1, 2 and 3.

ACTION TAKEN:

Don Rose made a motion to approve the preliminary plat which was seconded by Cole Ream and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr

NAYS: None

ITEM # 5. Consider **closing a utility easement** located at 4406 West Owen K Garriott Road.

Robert Hitt made presentation to the MAPC indicating the easement was no longer utilized and had no utilities located in the easement.

ACTION TAKEN:

Mark Arnold made a motion to recommend approval to the Mayor and Board of Commissioners for the easement closing which was seconded by Eddie Mack and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 6. Consider a **Preliminary Plat** for Forestridge Heights, Blocks 1, 2, 3 and 4.

ACTION TAKEN:

Don Rose made a motion to approve the preliminary plat which was seconded by Cole Ream and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 7. Consider a **Final Plat** for Forestridge Heights, Blocks 1, 2, 3 and 4.

ACTION TAKEN:

Cody Haney made a motion to recommend approval to the Mayor and Board of Commissioners for the final plat which was seconded by Don Roberts and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr

NAYS: None

ITEM # 8. Consider a **Lot Split** for property situated in Part of the SE/4 Section 24, Township 22 North, Range 6 West, I.M. located at 6226 East Southgate for Tucker Dotson.

ACTION TAKEN:

Don Roberts made a motion to approve the lot split which was seconded by Jim Strate, Jr. and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr

NAYS: None

ITEM # 9. Consider a **Lot Split** for property situated in Par of the NE/4 Section 2, Township 22 North, Range 6 West, I.M. located at 1820 North 54th for North Star Well Services, Inc.

Cole Ream left the meeting at this time.

ACTION TAKEN:

Jim Strate, Jr. made a motion to approve the lot split which was seconded by Eddie Mack and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

Cole Ream returned to the meeting at this time.

ITEM # 10. Consider a **Sidewalk Variance** for 2927 Chelsea Court, which is also known as Lot 2, Block 13, Willow West 4th.

ACTION TAKEN:

Don Rose made a motion to be consistent with sidewalk variances in residential and recommended approval of the variance to the Mayor and Board of Commissioners which was seconded by Don Roberts and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 11. Consider a **Sidewalk Variance** for 2921 Chelsea Court, which is also known as Lot 3, Block 13, Willow West 4th.

ACTION TAKEN:

Don Rose made a motion to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners which was seconded by Cole Ream and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 12. Consider a **Sidewalk Variance** for 2925 North Adams, which is also known as Lots 25-26, Block 1, Midway Addition.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners which was seconded by Jim Strate, Jr. and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr

NAYS: None

ITEM # 13. Consider a **Sidewalk Variance** for 1709 West Chestnut, which is also known as a tract in the NW/4 Section 12, Township 22 North, Range 7 West, I.M.

Cole Ream had questions about drainage in the area. Robert Hitt answered it would be more involved to install a sidewalk. Installing a sidewalk along Chestnut would require enclosing the drainage or providing an easement on private property. Mr. Ream then added it would be better for the business to add to the sales tax base, ad valorem and additional employees than to install a sidewalk.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners which was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 14. Consider a **Sidewalk Variance** for 4618 West Owen K Garriott, which is also known as part of Lot 32, Block 1, Sub-Div of SW/4 10-22-7.

Kevin Curttright, owner of the business, spoke to MAPC about drainage and additional cost of installing the sidewalk. Mr. Curttright stated it would be burdensome, a sidewalk to nowhere and not business friendly.

Roy Easley also spoke to MAPC and distributed a document answering the criteria for granting a sidewalk variance which was made part of the record.

Mark Arnold asked if the building permit applicant is notified at the time of a permit, which Chris Bauer answered yes.

Don Rose stated that a sidewalk does not work at this site.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners which was seconded by Eddie Mack and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 15. Consider a request for **inset parking** located on the south side of Broadway from 21st Street east to the alley.

Robert Hitt made presentation to MAPC stating the policy manual did not support inset parking on Broadway which is an arterial street.

Mark Arnold asked if there was parking allowed along the street which Mr. Hitt answered yes.

ACTION TAKEN:

Don Rose made a motion to recommend denial of the inset parking to the Mayor and Board of Commissioners which was seconded by Mark Arnold and passed with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Eddie Mack, Don Rose, and Jim Strate, Jr.

NAYS: Marvin Kusik, Cole Ream and Don Roberts

ITEM # 16. Consider a request for **No Parking** along the east side of Quailwood Drive from Oakridge Road to Rolling Oaks Drive.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the no parking request to the Mayor and Board of Commissioners which was seconded by Don Roberts and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 17. Adjourn.

Cole Ream made a motion to adjourn, which was seconded by Jim Strate, Jr. and passed unanimously.

The meeting adjourned at 6:49 PM.

**Metropolitan Area Planning Commission
Meeting**

4. 1.

Meeting Date: 02/22/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN LOCATED AT 2023 WEST CHESTNUT FROM C-2 PLANNED BUSINESS CENTER DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

BACKGROUND:

The request concerns the property located at 2023 West Chestnut. The applicant is requesting to rezone the property from C-2 Planned Business Center District to C-3 General Commercial District to reduce the front yard setback to 25 feet. The applicant will expand the existing mini-storage facility.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioner for the rezoning.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

2023 W Chestnut location map



C-3

R-4

N Johnson St

W Chestnut Ave



Site

C-2

N Grant St

C-3

N Johnson St

**Metropolitan Area Planning Commission
Meeting**

4. 2.

Meeting Date: 02/22/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 6 WEST, OF THE INDIAN MERIDIAN LOCATED AT 615 WEST MOORE FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-7" RESIDENTIAL MULTI-FAMILY DISTRICT.

BACKGROUND:

This request concerns 3.626 acres of the property located at 615 West Moore. The applicant is requesting rezoning the property from "C-3" General Commercial District to "R-7" Residential Multi-Family District. The property will be utilized erect six buildings with 8 units and four buildings with 12 units in each building for a total of 96 apartment units.

Utilities and streets will be extended to the site during the development of the preliminary and final plats.

The zoning pattern surrounding the existing R-4 Residential Duplex or Two-Family Dwelling District across the street to the north, C-3 to the south and west and R-2 Residential Single Family District to the east.

The land use classification is Traditional Neighborhood. Traditional Neighborhood is residential in character and provides a diverse array of housing which includes multi family.

One telephone call from 509 West Moore has been received opposing the rezoning.

We received a protest on February 17. Staff is preparing a protest map which will be presented at the meeting.

RECOMMENDATION:

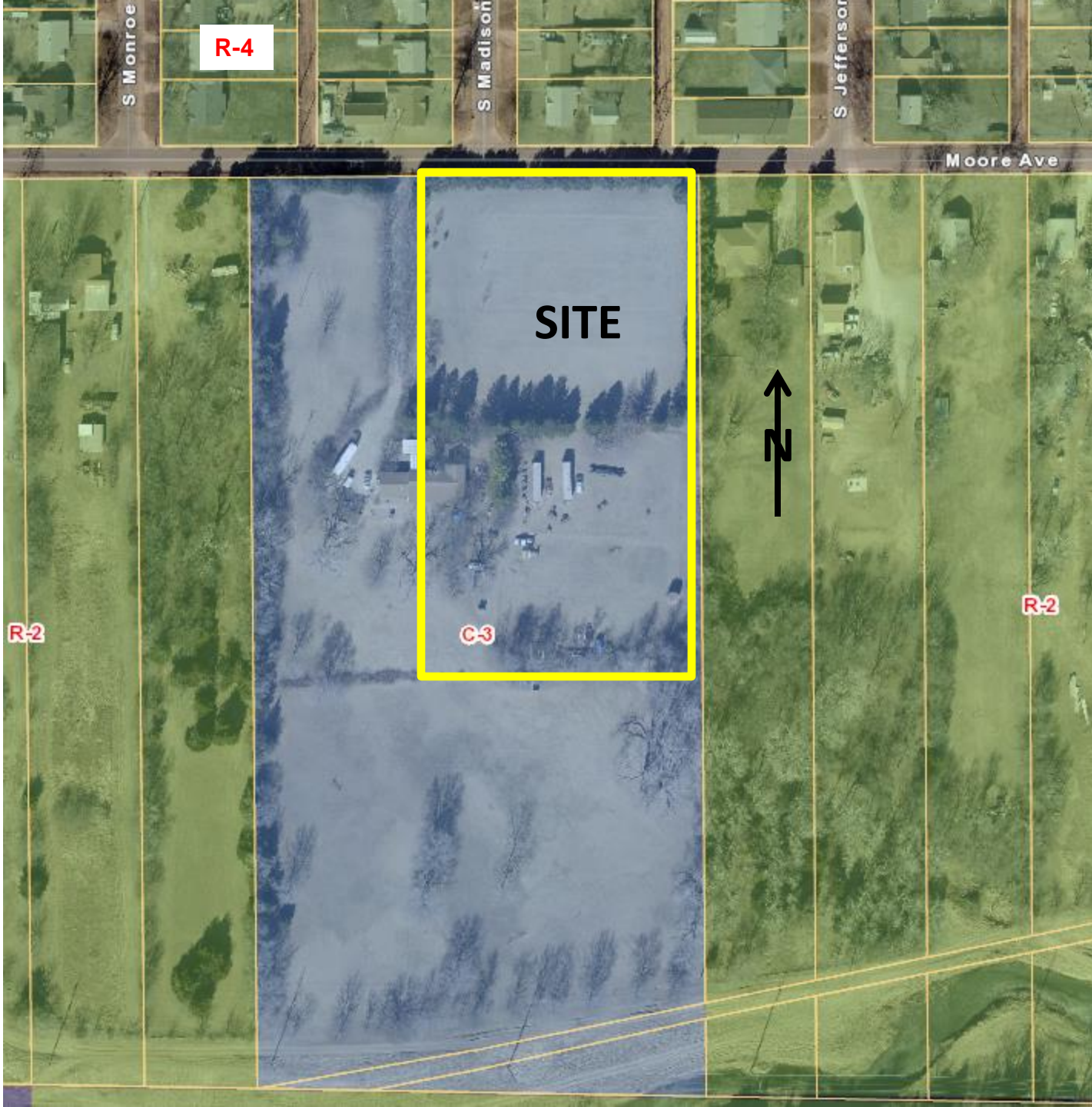
Consider a recommendation to the Mayor and Board of Commissioners for the rezoning.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

615 W Moore location map



R-4

SITE



R-2

C-3

R-2

S Monroe

S Madison

S Jefferson

Moore Ave

**Metropolitan Area Planning Commission
Meeting**

7. 1.

Meeting Date: 02/22/2016

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A LOT SPLIT LOCATED AT 4810 SPRING RIDGE ROAD WHICH IS ALSO KNOWN AS LOT 1, BLOCK 1 BOBSFARMS 2ND ADDITION.

BACKGROUND:

The property is located at 4810 Spring Ridge Road which is at the northeast corner of Spring Ridge Road and Mill Run. The property is zoned R-7 Residential (Multi-Family) District according to the Enid Zoning Regulations. The applicant wants to split 2.934 acres from the 9.033 acre tract.

The proposed lot has direct access to existing public water and sewer mains, and fronts on Spring Ridge Road.

State statutes requires the approval of the local Planning Commission prior to the subdivision of any tract of land which, when subdivided, contains an area of less than 10 acres.

RECOMMENDATION:

Approve.

PRESENTER:

Chris Bauer, Planning Administrator.

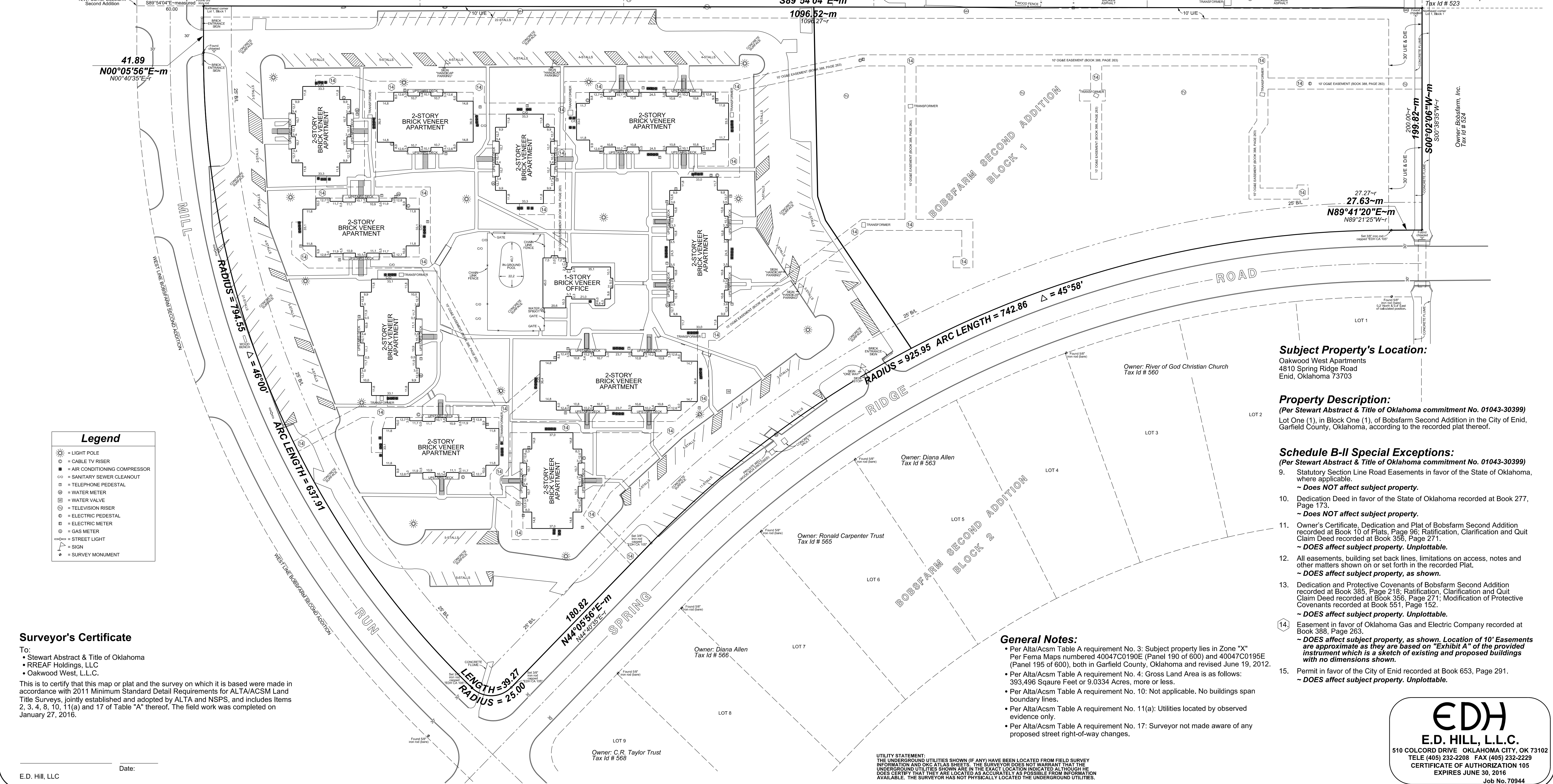
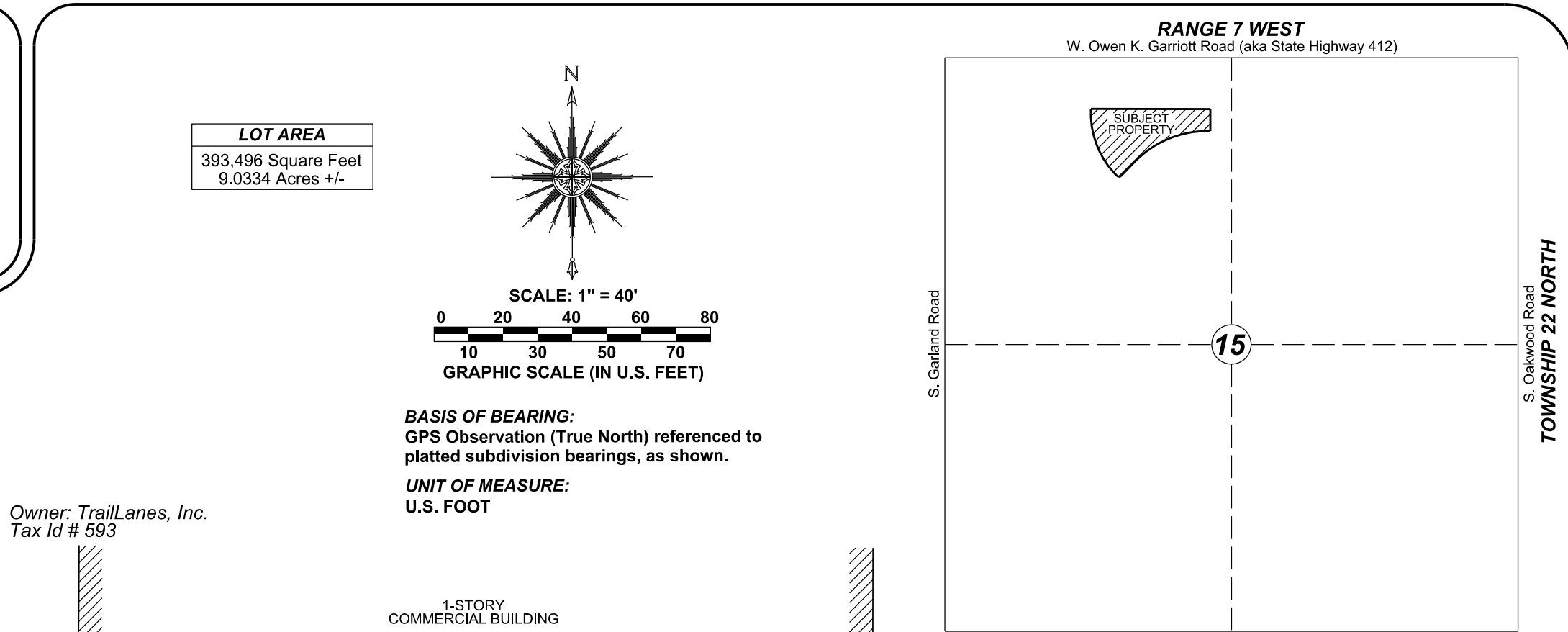
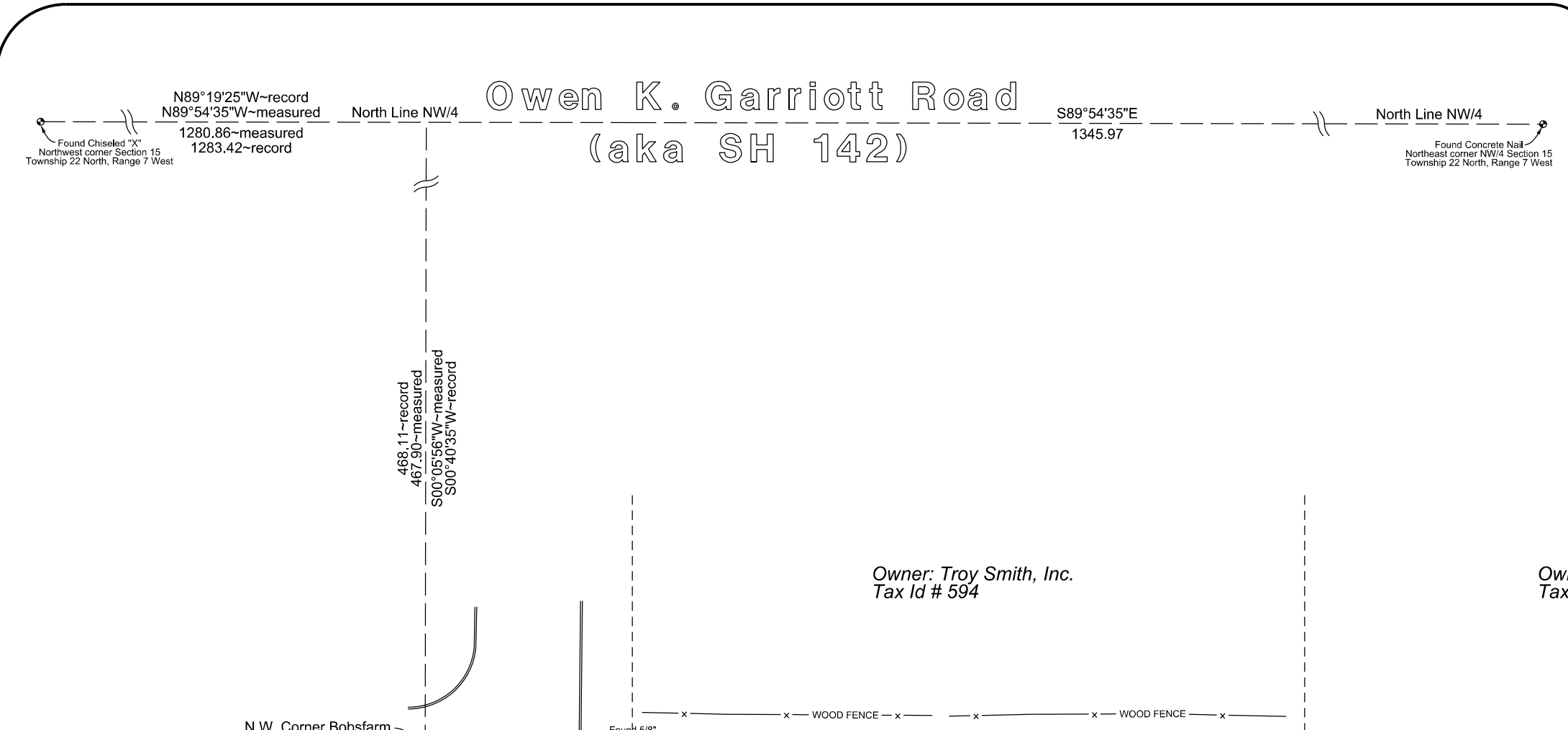
Attachments

Survey

Location Map

ALTA/ACSM LAND TITLE SURVEY

Lot 1, Block 1, Bobsfarm Second Addition to City of Enid, Garfield County, Oklahoma



EDH
 E.D. HILL, L.L.C.

510 COLCORD DRIVE OKLAHOMA CITY, OK 73102
 TELE (405) 232-2208 FAX (405) 232-2229
 CERTIFICATE OF AUTHORIZATION 105
 EXPIRES JUNE 30, 2016
 Job No. 70944

412

W Owen K Garriott Rd

Mill Run



West Brow

Site

Spring Ridge Rd

Wheatland Rd



**Metropolitan Area Planning Commission
Meeting**

8. 1.

Meeting Date: 02/22/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REQUEST TO REDUCE THE SPEED LIMIT ON WILLOW ROAD FROM WILLOW RUN TO JUST WEST OF AUTRY TECHNOLOGY CENTER FROM 40 MPH TO 30 MPH.

BACKGROUND:

Autry Technology Center has asked the city to consider reducing the speed limit on Willow Road 75' west of Autry's west property line to east of Willow Run Street from 40 MPH to 30 MPH. The 30 MPH speed zone would be in effect Monday through Friday 7:45 AM to 8:20 AM, 10:45 AM to 11:20 AM, 12:10 PM to 12:35 PM and 3:10 PM to 3:40 PM. Autry Tech believes the proposed 30 MPH speed limit will make it easier for students, faculty and visitors to exit Autry Technology Center.

RECOMMENDATION:

Review and make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Autry Tech Speed Zone

PROPOSAL

30 MPH Speed Zone

Monday – Friday

Morning 7:45 – 8:20/Lunch 10:45 – 11:20 and 12:10 – 12:35/Afternoon 3:10-3:40



Cost Estimate:

2 Flashers = \$ 6,000

**Metropolitan Area Planning Commission
Meeting**

8. 2.

Meeting Date: 02/22/2016

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER THE APPROVAL OF A SECOND RESIDENTIAL DRIVE ACCESS AT 3002 W. CHESTNUT AVENUE, LOT 1, BLOCK 1, CHESTNUT VISTA SUBDIVISION.

BACKGROUND:

City Ordinance 11-14-6 (F) sets out that access to arterial streets shall be approved by the Traffic Committee and the Metropolitan Planning Commission acts as the Traffic Committee.

John and Sharon Veach, the property owners at 3002 W. Chestnut Avenue request a second drive to access Chestnut Avenue. The proposed additional driveway meets the City standard for construction. Mr. and Mrs. Veach recite the following reasons for this request:

- When we built the accessory building behind the house, we were told by Code that if we were going to use this path as a “driveway”, we would have to pave it.
- We first thought we would mainly use it as a way to access the building while it was being built and outfitted. As time has gone by, it has turned out it is being used as a driveway more than we first expected. The shop is a woodworking shop for small personal projects and the lumber and supplies are driven to the building in our pickup and occasionally a small trailer.
- Due to the fact that all the utilities to the house are located on the west side, it is not feasible to use the existing driveway to access on the west. Also, there is a brick well house structure that blocks access on the west.
- We are trying to comply with what Code originally told us. Therefore, we ask that this variance be granted to us.

The intent of the ordinance is to limit access to arterial streets, allowing for arterial streets to act as major traffic movers with reduced conflict points and therefore improved safety while providing reasonable access to the street. Based on the fact that the standard for residential circle drives has been established on this street for the large lot frontages, residential drive or low volume drives, and the design standards are met; Engineering has no objection to the request.

RECOMMENDATION:

Review request and make recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Robert Hitt, PE, City Engineer.

Attachments

3002 W Chestnut Location Map

3002 W. Chestnut Avenue
Lot 1, Block 1 Chestnut Vista Subdivision
Location Map



**Metropolitan Area Planning Commission
Meeting**

10. 1.

Meeting Date: 02/22/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A SIDEWALK VARIANCE FOR IRON WORKS, JEREMY DERSHEM LOCATED AT 1602 NORTH VAN BUREN, DESCRIBED AS LOTS 1-7 BLOCK 1, TREMAIN ACRES.

BACKGROUND:

Mr. Dershem is asking for a sidewalk variance prior to an application for a building permit to erect an addition to the business building. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit. The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Iron Works variance petition

Iron Works location map



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

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: 1602 N. Van Buren (street address):

Legal description: Iron Works L.L.C.

Current zoning of property: C-3

Variance Request: _____

Section: 10-6-1: A. Sidewalks Required

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) See additional
page

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

I, or We, hereby petition the **Metropolitan Area Planning Commission** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 20th day of January, 2016.

Applicant's signature: Jeremy L. Dershem

Telephone: (580) 231-8983

Printed Name: Jeremy Dershem

Email: jderstem12@gmail.com

Address: 1602 N. Van Buren

Date of Hearing set for the _____ day of _____, _____.

Reasons For Desiring Approval Of Variance (Sidewalks)

Iron Works Fitness and Tanning would like to be considered for a variance to section 10-6-1. The area we are located in already has a side access road off of the main highway allowing adequate space for walking, jogging, etc. There are no other businesses in the area with existing sidewalks and I feel it would be an unnecessary expense to add anything to the front of iron works.

Thanks, Jeremy



1602

N Tyler St

W Cherry Ave

81

N Van-Buren St

W Spruce Ave

W