

THE BOARD OF ADJUSTMENT OF THE CITY OF WOODWARD, WOODWARD COUNTY, OKLAHOMA MET IN REGULAR SESSION IN THE COMMISSION CHAMBERS OF CITY HALL ON WEDNESDAY, APRIL 10, 2019, AT 1:30 P.M.

(In compliance with the Oklahoma Open Meetings Act, Title 25 of the Oklahoma State Statutes, meeting notice and agenda were filed with the Office of the City Clerk at 11:00 a.m. and posted at City Hall at 11:05 a.m. on March 28, 2019.)

Chairman Tom Fisher called the meeting to order, declaring a quorum present.

PRESENT:	Tom Fisher	Chairman
	David Shore	Member
	Burk Rowley	Member
	Darrin Kline	Member
	Catherine Coleman	Secretary
	David Smith	Director of Community Development
	Aaron Sims	City Attorney
	Shane Smithton	Guest
	Ron Myers	Guest
	Kathy Myers	Guest
	Paul Lord	Guest
	Cynthia Foltz	Guest
	Wendy Zapata	Guest

ABSENT:	Alan Riffel	City Manager
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The minutes of the March 13, 2019 Regular Meeting were considered by the Board. A motion was made by Darrin Kline, seconded by David Shore, to approve the minutes as presented.

ROLL CALL

AYES:	Kline, Shore, Fisher, Rowley
NAYS:	None
ABSENT:	Smithton

The motion carried.

The first item on the agenda was to consider and take action with respect to an application submitted by Ronald and Kathy Myers for variance to place a mobile home on the below described property. The proposed new mobile home would replace the existing mobile home located at 506 East Hanks Trail, more particularly described as, a 1.797 acre tract of land situated in the Southeast Quarter (SE4) of Section Six (6), Township Twenty-Two (22) North, Range Twenty (20) West of the Indian Meridian, beginning at a Point on Section Line, 1,364.58' East (N88°34'E), of the Southwest Corner of the Southeast Quarter (SW/C SE); due North 319.36'; West (S88°34'W), 421.83'; North (N00°04'W), 319.53'; East (N88°49'30"E), 236.08'; South (S00°02'E), 293.70'; East (N88°34'E), 210.92', due South 344.36' to Point of Beginning on Section Line; West (S88°34'W), 25' to Point of Beginning; Less .2360 Acre Tract in the City of Woodward, Woodward County, Oklahoma, zoned R-1 (Single-Family Dwelling District) which does not allow mobile homes. Shane Smithton, representing the Myers family, addressed the Board explaining that there had been a mobile home on this property since before the zoning regulations were implemented. He explained that the Myers family was replacing the existing home with a newer model. Mr. Smithton presented to the Board, a packet which included letters of support for the petition from neighbors, pictures of the property, and pictures of the older home and

the new one that would be replacing it. He further explained that the request for the special exception would be for only the Myers' home, with no additional mobile homes allowed, and only for as long as Mr. and Mrs. Myers lived there. It was established that Director David Smith and City Attorney Sims had no issues with the request, and that no protests had been received. Darrin Kline made a motion to grant the special exception to allow the mobile home to remain for occupancy by Mr. and Mrs. Myers. Burk Rowley seconded the motion.

#### ROLL CALL

AYES: Kline, Rowley, Fisher, Shore  
NAYS: None  
ABSENT: Smithton

The motion carried.

The second item on the agenda was to consider and take action with respect to an application submitted by Cynthia Foltz for variance to place a carport at the below described property. The proposed carport would be built approximately Fourteen Point Five Feet (14.5') beyond the Twenty-Five Feet (25') front back-set building line as required by City of Woodward Code 154.018(C)(1)(a). The property located at 3212 Edgewater Drive, more particularly described as Lot Ten (10), Block One (1), Wheatridge Addition, City of Woodward, Woodward County, Oklahoma, is zoned R-1 (Single-Family Dwelling District). Ms. Foltz addressed the board explaining that the carport would be a pre-fab structure and be placed flush with the house. It was determined that there were no line of sight issues and that neither Director Smith, nor City Attorney Sims, had any issues with the application. David Shore made a motion, seconded by Darrin Kline, to approve the application as presented.

#### ROLL CALL

AYES: Shore, Kline, Rowley, Fisher  
NAYS: None  
ABSENT: Smithton

The motion carried.

The third item on the agenda was to consider and take action with respect to an application submitted by Wendy Zapata for variance to construct a carport at the below described property. The proposed carport would be built approximately Twenty-Five Feet (25') beyond the Twenty-Five Feet (25') front back-set building line as required by City of Woodward Code 154.018(C)(1)(a), and Four Feet (4') beyond the Five Feet (5') side yard back-set building line as required by City of Woodward Code 154.018(C)(2)(b). The property located at 3707 Apache Drive, more particularly described as Lot Four (4), Block Four (4), Western Park Second Addition, City of Woodward, Woodward County, Oklahoma, is zoned R-1 (Single-Family Dwelling District). Ms. Zapata addressed the Board explaining that the carport would be an add-on, not pre-fab, with shingles and siding matching the house. Darrin Kline made a motion, seconded by David Shore, to approve the application as presented.

#### ROLL CALL

AYES: Kline, Shore, Fisher, Rowley  
NAYS: None  
ABSENT: Smithton

The motion carried.

The fourth item on the agenda was to consider and take action with respect to election of Chairman. Tom Fisher distributed a letter of resignation to the other board members in which he stated that he was resigning his position due to being named as Ward Four Commissioner for the City of Woodward in May. Darrin Kline made a motion to nominate Burk Rowley as Chairman. David Shore seconded the motion.

ROLL CALL

AYES: Kline, Shore, Fisher, Rowley  
NAYS: None  
ABSENT: Smithton

The motion carried.

There being no further business, the meeting was adjourned by the Chairman.

s/ Burk Rowley  
Burk Rowley, Chairman

s/ Catherine Coleman  
Catherine Coleman, Secretary

Approved this 8th day of May, 2019.

s/ Catherine Coleman  
Catherine Coleman, City Clerk