

THE BOARD OF ADJUSTMENT OF THE CITY OF WOODWARD, WOODWARD COUNTY, OKLAHOMA MET IN SPECIAL SESSION IN THE COMMISSION CHAMBERS OF CITY HALL ON WEDNESDAY, MAY 23, 2018, 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 9:05 a.m., and posted at City Hall at 9:10 a.m. on May 10, 2018.)

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

PRESENT:	Tom Fisher	Chairman
	Burk Rowley	Member
	David Shore	Member
	Darrin Kline	Member
	Catherine Coleman	Secretary
	David Smith	Director of Community Development
	Aaron Sims	City Attorney
	Bryan Billings	Guest
	Ashley Kughn	Guest
ABSENT:	Shane Smithton	Member
	Alan Riffel	City Manager

The minutes of the March 14, 2018, Regular Meeting, were considered by the Board. A motion was made by Burk Rowley, seconded by David Shore, to approve the minutes as presented.

ROLL CALL

AYES:	Rowley, Shore, Fisher, Kline
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 Bryan Billings on behalf of the Woodward Christian Academy and Lincoln Avenue Baptist Church for a variance to place a pre-engineered structural metal building on the below described property. All of the outside walls of the new structure will have exposed metal siding as an exterior finish. City Ordinance 154.023(E)(2)(C)(1), Zoning Regulations, states that all exterior walls shall exclusively be comprised of brick, glass, wood, stucco, or material other than metal or untreated block. The building is zoned C-O (Commercial Office District) located at 1901 Kansas Avenue, Block Forty (40), in the Original Townsite of Woodward, City of Woodward, Woodward County, Oklahoma. Director David Smith explained that the intent is to construct a metal building, and the current zoning does not allow for metal facades. His

suggestion was for a variance to be granted allowing for four feet of wainscot of either brick or stone around the sides of the building visible to the public. Bryan Billings presented pictures of the surrounding neighborhood structures to support the position that this building would be an enhancement to the area and stated that the building will not be on a major thoroughfare. He also quoted figures for the difference in the cost of bricking the entire building and doing the four feet of the two sides as Director Smith suggested. Discussion included the intent of the zoning ordinance to create a transition area from residential to commercial use, the intent to have the new structure compliment and match the existing structures on the property, and the unique considerations for this particular area to alleviate concerns of setting a precedent in granting a variance to the zoning regulation. Following discussion, Darrin Kline made a motion to grant a variance to allow metal on all but four feet of the west and north sides of the proposed building. Burk Rowley seconded the motion.

#### ROLL CALL

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

The motion carried.

There being no further business, Chairman Fisher adjourned the meeting.

s/ Tom Fisher  
Tom Fisher, Chairman

s/ Catherine Coleman  
Catherine Coleman, Secretary

Approved this 13<sup>th</sup> day of June, 2018.

s/ Catherine Coleman City Clerk