

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, MAY 8, 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 9:30 a.m. and posted at City Hall at 9:35 a.m. on April 24, 2019.)

Chairman Burk Rowley called the meeting to order, declaring a quorum present.

PRESENT:	Burk Rowley	Chairman
	David Shore	Member
	Johnny Ketcherside	Member
	Darrin Kline	Member
	Shane Smithton	Member
	Catherine Coleman	Secretary
	David Smith	Director of Community Development
	Aaron Sims	City Attorney
	Tom Taylor	Guest
	Jordan Hudson	Guest

ABSENT:	Alan Riffel	City Manager
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The minutes of the April 10, 2019 Regular Meeting were considered by the Board. A motion was made by Shane Smithton, seconded by Darin Kline, to approve the minutes as presented.

ROLL CALL

AYES:	Smithton, Kline, Shore, Ketcherside, Rowley
NAYS:	None

The motion carried.

The first item on the agenda was to consider and take action with respect to an application submitted by Jordan Hudson for variance to build a metal accessory building on the below described property. The proposed metal building would be located at 614 34<sup>th</sup> Street, more particularly described as, Tracts in Section Twenty-Six (26), Township Twenty-Three (23), Range Twenty-One (21) West of the Indian Meridian; a 17.3157 Acre Tract commencing at the Northwest Corner of the Southwest Quarter, South along the West Boundary, Southwest 200 Feet to Point Of Beginning; Continuing South 124.56 Feet; thence East 266.57 Feet; thence South 83.55 Feet; Southwesterly 292.45 Feet to a Point on the West Boundary of said Southwest Quarter; thence South along West Boundary of said Southwest Quarter 133.05 Feet to the Northwest Corner of Western Hills Third Addition; thence East along the North Boundary of Western Hills Third and Fourth Additions and Cheyenne Hills Addition 1334.36 Feet to the Southwest Corner of Block Five (5) of said Cheyenne Hills Addition; thence North along West Boundary of said Cheyenne Hills Addition 655.53 Feet to the Northwest Corner of said addition on the Northwest Boundary of the Southwest Quarter; thence West Along the North Boundary of said Southwest Quarter 904.77 Feet; thence South parallel with West Boundary Southwest 200 Feet; thence West parallel with the North Boundary of the Southwest Quarter 435.6 Feet to Point Of Beginning in the City of Woodward, Woodward County, Oklahoma. The property is zoned R-1 (Single-Family Dwelling District), which does not allow construction of accessory buildings without the existence of a main building, or a single-family dwelling. Jordan Hudson, owner of the property, related to the Board that he is wanting to build a shop building for storage or recreational use. Director David Smith explained that although the R-1 (Single Family

Dwelling District) does not allow for construction of accessory building without the existence of a main building, or single-family dwelling, the property in question is approximately seventeen acres. Therefore, he did not see any issues with granting the variance. City Attorney Sims agreed that he saw no issues with granting the variance and City Clerk Coleman stated that no protests had been received. Following discussion, Shane Smithton made a motion to grant the variance as requested. Darin Kline seconded the motion.

ROLL CALL

AYES: Smithton, Kline, Shore, Rowley, Ketcherside  
NAYS: None

The motion carried.

The second item on the agenda was to consider and take action with respect to an application submitted by Tom Taylor for variance to place a metal carport at the below described property. The proposed carport would be built at the front of the existing home and would extend Fifteen Feet (15') into the required Twenty-One Point Four Feet (21.4') back set building line required by City of Woodward Code 154.018. The property located at 1403 20th Street, more particularly described as Lot One (1), Block Eight (8), Fairview Addition, and the vacated portion of Maple Avenue lying adjacent to said property in the City of Woodward, Woodward County, Oklahoma, is zoned R-1 (Single-Family Dwelling District). Tom Taylor, owner of the property, explained to the Board that he would like to build a pre-fab, metal carport on his property, fifteen feet from the front of his house. Director David Smith indicated there would be no line of sight issues with the proposed carport. City Attorney Sims indicated he did not foresee any issues with the request, and City Clerk Coleman stated that no protests had been received. Darrin Kline made a motion, seconded by David Shore, to grant the requested variance.

ROLL CALL

AYES: Kline, Shore, Rowley, Ketcherside, Smithton  
NAYS: None

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 14 day of August, 2019.

s/ Catherine Coleman  
Catherine Coleman, City Clerk