



City of Bixby Board of Adjustment Meeting Agenda

Monday, December 19, 2022

6:00 PM

**Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Consent Agenda

- 1) Discussion, consideration, and possible vote to approve the Board of Adjustment November 21, 2022, Regular Meeting.

Public Hearing

- 1) Discussion, consideration, and possible vote to approve a variance to build an accessory building larger than 800 square feet.

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board that day of December 16, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

O.C. Walker, City Planner

Persons who require special accommodation to participate in this meeting should contact City Planner OC Walker: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: ocwalker@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

BIXBY BOARD OF ADJUSTMENT MINUTES

Monday| November 21, 2022 | 6:00 PM

City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:09 PM

Roll Call was taken

MEMBERS PRESENT: Murray King, Chairman
Richard Altmann
Jeff Sloan

MEMBERS ABSENT: Kaylin Coody
Jason Mohler

STAFF PRESENT: O.C. Walker, Director of Development Services
Gwen Plante, Assistant City Planner

Public Hearing

Chairman King said Item #1 on the Agenda is:

Approval of Minutes of the October 17, 2022, regular meeting

Chairman King asked for a motion to approve October meeting minutes, Board Member Sloan made a motion to approve, seconded by Mr. Altman

Yes: Altmann, Sloan, King

Abstain: None

No: None

Motion carried to Approve minutes of October 17, 2022 meeting minutes

Chairman King said Item #2 on the Agenda is:

Discussion and Consideration of the 2023 Board of Adjustment Calendar.

Chairman King asked for a motion, and Board Member Altmann made the motion to approve the variance BXBA-22.07 for the applicants to build an oversized storage building not to exceed 2,000 sq feet, seconded by Board Member Sloan

Yes: Sloan, Altmann, King

Abstain: No

No: None

Motion carried to approve the 2023 Board of Adjustment Calendar

Chairman King said Item #3 on the Agenda is:

Administration of the Oath of Office to the newly appointed Board Member Jason Mohler, presented by Judge Childers via telephone. Mr. Mohler was sworn in by Judge Childers to the City of Bixby Board of Adjustment.

New Business:

None

Meeting adjourned at 7:07 pm

Murray King, Chairman

O.C. Walker, Secretary

Pending Signature



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: the City of Bixby, Board of Adjustment

From: City of Bixby, Planning Department

Date: Monday, December 19, 2022

RE: A variance is requested because the proposed accessory building is larger than 800 square feet.
A variance of the garage and storage.

Location: 18335 South 154th East Avenue, Bixby, OK 74008

STR: Section 3, Township 16N, Range 14E

Applicant: Arron Parker, Home Owner

REQUEST: VARIANCE (BXBA-22.09)
A variance is requested because the proposed accessory building is larger than 800 square feet.
A variance of the garage and storage.

EXISTING ZONING; USE: (RE) Residential Estates; Single-Family dwelling

SURROUNDING ZONING; USES:
North: (RE) Residential Estates; Single-Family dwelling
East: (RE) Residential Estates; Single-Family dwelling
South: (RE) Residential Estates; Single-Family dwelling
West: (RE) Residential Estates; Single-Family dwelling

Figure 1: City of Bixby Zoning Map

STAFF REVIEW

The applicant is requesting a variance to construct an accessory building over 800 square feet. The applicant would like to construct a garage with connecting storage. The proposed structure will be 1,600 square feet. According to the zoning code, no accessory building in a Residential District may not exceed 800 square street. Anything over the said amount shall require a Variance with the Board of Adjustments. This property is in *The Bixby Ranch Estates* that originally zoned (RE) Residential Estates and the lot is five (5) acres.

UTILITIES/SITE AREA: The property is served by Rural Water and the property is on the septic sewer system.



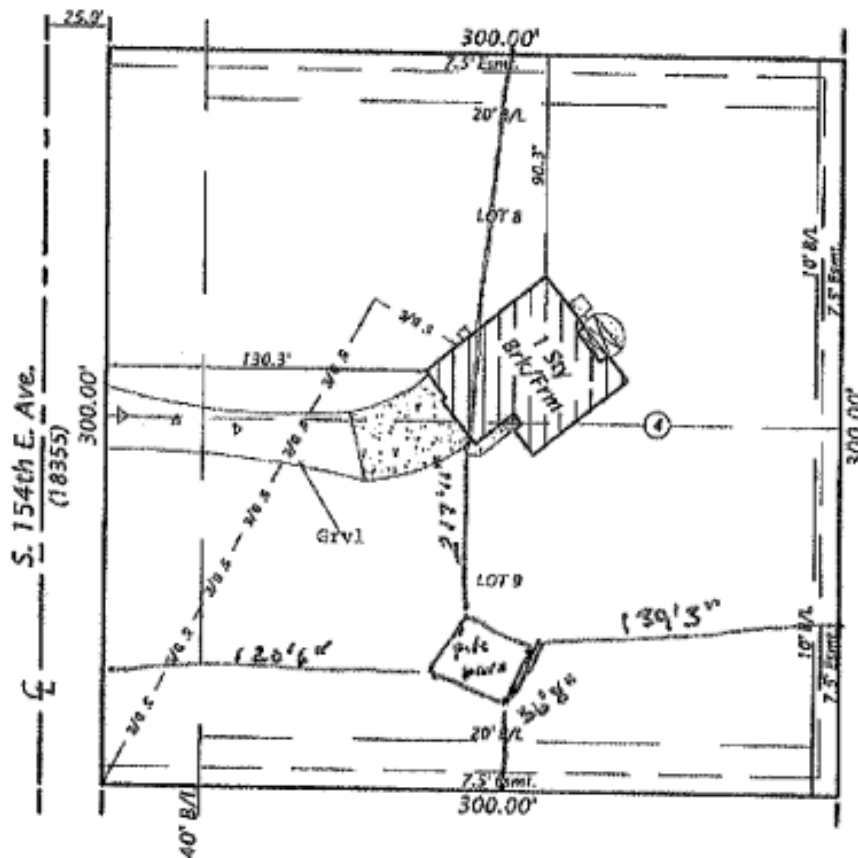
SITE PLAN:

Figure 2: Site Plan

STAFF COMMENTS:

1. The applicant provided a site plan for the subject property and it depicts the location of the proposed building.
2. The proposed building will be 1,600 square feet and located to the South of the property.

PUBLIC COMMENTS: No comments at the time of this report



VARIANCE ACTION OF BOARD:

The board shall hold the hearing and, upon the concurring vote of three (3) members, may grant a variance after finding that:

1. Because of extraordinary or exceptional conditions or circumstances that are peculiar to the land, structure, or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other properties in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the Comprehensive Plan.

Provided, that the Board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

SAMPLE MOTION: *In BOA Case Number BXBA-22.09 I move that we (approve/deny) a Variance is requested due to the proposed accessory building being larger than 400 square feet.*

- Finding Hardship to be _____.
- Per the Conceptual Plan(s) and/or Figures shown on page(s) _____ of the Agenda Packet.
- Subject to the following conditions _____, (if any).

FIGURES:

Figure 1: City of Bixby Zoning Map

Figure 2 Site Plan depicting the location of the proposed building

ATTACHMENTS:

Attachment 1: Staff Report

Attachment 2: Photographs of existing property

