

BIXBY BOARD OF ADJUSTMENT MINUTES

Tuesday | February 21, 2023 | 6:00 PM

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

CALL TO ORDER: 6:04 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 January 17, 2023, regular meeting

Chairman King asked for a motion to approve the January 17, 2023 meeting minutes. Board Member Altmann made a motion to approve minutes, seconded by Mr. Sloan

Yes: Altmann, Sloan, King

No: None

Abstain: None

Motion carried.

Chairman King said Item #2 on the Agenda is:

Discussion and Consideration and possible vote to approve a Gray Variance BXBA 23.02 to allow an accessory building to exceed 800 sq. ft.

Director O.C. Walker stated that Mr. Gray applied for the variance asking to build an accessory building exceeding 800 sq. ft. The applicant did not provide a required hardship. Mr. Walker said that Southwood HOA had contacted him via email and that the Southwood Neighborhood Association objects to this request, as the applicant did not provide a required hardship and the request is for personal convenience and personal desire to have an oversized outbuilding.

Mr. Gray spoke regarding his application explaining that the entire house is under a remodel, adding a second story and that the existing garage has been enclosed for a larger living room. He is requesting a detached garage and sidewalk for his vehicles, pool equipment, and hunting and sports equipment. Mr. Gray went on to say that the added garage would increase the property value. The garage would not be a tin building it will have the same look as the main house.

Chairman King asked for a motion, and Board Member Altman made the motion to deny the variance for BXBA 23.02 to not allow an accessory building larger than 800 sq. ft. Chairman King seconded the motion.

Yes: Altmann, King

No: Sloan

Abstain: None

Motion is denied.

Chairman King said Item #3 on the Agenda is:

Discussion and Consideration and possible vote to approve a variance BXBA 23.03 to allow an existing house to be over the side yard setback.

Director O.C. Walker stated the house is encroaching on the side yard setback from 5' to 3.45' by approximately 1.55 feet the house is existing and is currently occupied by the owners.

Chairman King asked for a motion, Chairman King made a motion to approve BXBA 23.03, and Board Member Altmann seconded.

Yes: Sloan, Altmann, King

Abstain: None

No: None

Motion is approved.

Chairman King said Item #4 on the Agenda is:

Discussion and Consideration and possible vote to approve a variance BXBA 23.04 to allow the building to extend over the building line 2.6' North and 3.1' South.

Director O.C. Walker stated that the building has been in existence for the past 36 years. The property owner has acquired both lots and the encroachment is not an issue for the neighboring property.

Chairman King asked for a motion, Board Member Altmann made a motion to approve BXBA 23.04 approval of the variance, and Chairman King seconded.

Yes: Sloan, Altmann, King

Abstain: None

No: None

Motion is approved.

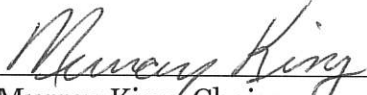
Old Business:

None

New Business:

Mr. Walker updated the Board on the selection of Matrix company to update our Zoning Code and Subdivision Regulations. More information will be coming.

Meeting adjourned at 6:21 pm


Murray King, Chairman


O.C. Walker, Secretary