

**AGENDA  
CITY OF SHAWNEE  
ZONING BOARD OF ADJUSTMENT  
JULY 16<sup>TH</sup>, 2019 AT 2:30 P.M.  
COMMISSION CHAMBERS  
CITY HALL, 16 W 9<sup>TH</sup> ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the regular meeting of the Zoning Board of Adjustment on December 19<sup>th</sup>, 2019.
- 3)** Case #Z01-20 – Public hearing and consideration of approval of a variance request for a 5’ east side yard setback for an accessory structure for a property located at 639 W. Wood Street (legal description: Lots 19 through 21, Block 5, in Hillcrest 1 Addition).  
Applicant: Justin McKasson
- 4)** Case #Z02-10 – Public hearing and consideration of approval of a variance request for a 3’ south side yard setback for an accessory structure for a property located at 1120 N. Louisa Avenue (legal description: Lots 1 through 14, Block 1, in Plainview Addition)  
Applicant: Brent and Amanda Newsom
- 5)** Planning Director’s Report
- 6)** Commissioners Comments and/or New Business
- 7)** Adjournment

# **ZONING BOARD OF ADJUSTMENTS**

**DATE: December 19<sup>th</sup>, 2019**

The Zoning Board of Adjustment met at a scheduled meeting on Thursday, December 19<sup>th</sup>, 2019 at 2:30 p.m. in the Commission Chambers at City Hall, Shawnee, Oklahoma, Pottawatomie County, pursuant to notice duly posted as prescribed by law. Rebecca Blaine, Planning Director for the City of Shawnee, presented the staff reports. Staff reports are available upon request.

## **AGENDA ITEM NO. 1:**

### **Roll Call**

Upon roll call the following members were present: Crystal Richardson, Holly Gordon, and Tim Burg.

A quorum was declared present.

**NOTE:** Mat Thomas and Mark Cannon were absent.

## **AGENDA ITEM NO. 2:**

### **Approval of the November 21<sup>st</sup>, 2019 Zoning Board of Adjustment Meeting Minutes**

Commissioner Burg made a motion to approve the minutes; seconded by Commissioner Richardson.

Motion carried:

**AYE:** Richardson, Gordon, Burg

**NAY:** None

**ABSTAIN:** None

## **AGENDA ITEM NO. 3:**

### **Case #Z03-19 – Public hearing and consideration of approval of a variance request for the setbacks and height of a cell tower for a property located at 1310 North Kickapoo Avenue**

#### **Applicant: Troy Williams**

Planning Director Rebecca Blaine presented staff report. She stated AT&T has applied for this variance to enhance cellular data, broadband, Wi-Fi, and FirstNet coverage in this area. She briefly described the characteristics of the property. She stated the Zoning Code requires the setbacks for cell towers to be 80% of the height of the cell tower in question. She stated the cell tower would not interfere with any permanent structures within its radius. She stated Oklahoma Natural Gas and Locke Supply Co. have submitted letter of support for this application. She noted the Zoning Code is old and does not reference self-collapsing cell towers in its regulations. She briefly summarized the rest of the application.

Chairwoman Gordon praised the design of the packet submitted by staff.

Director Blaine opened the public portion of the meeting and asked anyone who wished to speak to state their name and sign in. Troy Williams, the applicant, came forward. He stated they will be leasing the entire tract of land, and they can therefore clean up the entire tract of land. Commissioner Richardson asked about the self-collapsing aspect of the tower. Mr. Williams stated it is a sectional tower with three sections. He stated that it designed not to fall over onto other buildings.

Commissioner Burg asked if this cell tower would correct some of the issues regarding gaps in cell service. Mr. Williams stated it would. He discussed future plans for additional cell towers in Shawnee.

Chris Boyd came forward to speak as a representative of the Sac & Fox Nation. He stated they are not necessarily against the cell tower. He requested more time to respond to the public noticing in the future. He stated the Sac & Fox Nation has requested if any inadvertent discovery of human remains or any kind of cultural resources that may have belonged to the Sac & Fox Nation that activates be halted until they have had an opportunity to evaluate the cultural significance of what is discovered.

Jeremy Fincher of the Sac & Fox Nation came forward. He requested a minimum of 30 days-notice for noticing.

Mr. Williams stated they would do an environmental analysis on the property. If something is found, they will stop and notify everyone. Mr. Fincher asked if the packet was publicly available. Director Blaine stated it is. City Attorney Joseph Vorndran stated legally they have a prescribed time period for noticing. He stated that in a government-to-government relationship, the City can give them notice, but the formal notice will follow the protocol prescribed by law. Chairwoman Gordon thanked Mr. Fincher and Mr. Boyd for coming forward.

No one else came forward and Chairwoman Gordon asked for a motion. Commissioner Burg made a motion to grant the variance as requested; seconded by Commissioner Richardson.

Motion passed:

**AYE:** Richardson, Gordon, Burg

**NAY:** None

**ABSTAIN:** None

**AGENDA ITEM NO. 4:**

**Case #Z04-19 – Public hearing and consideration of approval of a variance request for the lot width of 6 proposed tracts of land for residential use for a property located 264 feet south of the southwest corner of Patterson Road and Lake Road**

**Applicant: Mason Schwartz**

City Attorney Joseph Vorndran presented staff report. He noted the drawing that has been provided to the Board. He stated that the Interim Planning Director prior to Director Blaine made some representations that were relied upon by the developer and subsequently by individuals who purchased some of these tracts of land. He stated there are violations of current zoning, but that these individuals were reasonable to rely on the representations made by the Interim Planning Director at the time. He clarified this variance would not set a precedent for future developments in the City.

Chairwoman Gordon open the public portion of the meeting. Mason Schwartz, the applicant, came forward. He summarized the characteristics of the tracts of land being created and provided some additional background on the history of the proposed development. He stated the tracts cannot be redone since some have already been sold.

Jesus Garcia came forward with concerns. He asked why some of the tracts were designed the way they were, expressing concern for specifically Tract 6. He expressed concern about how close the frontages of the tracts are to each other. He stated the City has not seemed to take into consideration the community in this area. He stated there is little to no law enforcement presence out there, and that the roads are in poor condition.

Aaron Wade came forward with concerns about law enforcement presence and the conditions of the roads. He stated the City needs to do a better job on those aspects.

Mr. Schwartz came forward again to address the concerns of Mr. Garcia and Mr. Wade. He stated the area of the tracts meet the standards of the Zoning Code. He stated they can grant a cross-access agreement to make some of the rear tracts use one access point. Commissioner Burg asked Mr. Schwartz who designed the tracts. Mr. Schwartz stated his client sat down with the previous City employee who was involved in this project and that they did it together. He stated the reason the tracts came out the way they did was because they wanted all the tracts have at least 330' of the width in the rear portions of the tracts.

No one else came forward and Chairwoman Gordon closed the public portion of the meeting. Mr. Vorndran reiterated that there is an unnecessary hardship. He also stated the population density is permissible in the Rural Agricultural District. He noted that the comments on roads and law enforcement is outside the scope of this public hearing, and that those elements could not be part of the analysis leading to the staff recommendation of approval. He stated the conditions are peculiar to the property and that the variance would cause substantial detriment to the public good or impair the purposes and intent of the Zoning Code and Comprehensive Plan. He

stated the concerns of Mr. Garcia and Mr. Wade are more appropriate to be expressed to the City Commission. He stated the variance would be the minimum necessary to alleviate the hardship. Chairwoman Gordon asked for a motion. Commissioner Burg motioned to grant the variance as requested; seconded by Commissioner Richardson.

Motion passed:

**AYE:** Richardson, Gordon, Burg

**NAY:** None

**ABSTAIN:** None

**AGENDA ITEM NO. 5:**

**Planning Director's Report**

Planning Director Rebecca Blaine did not have a report.

**AGENDA ITEM NO. 6:**

**Commissioners Comments and/or New Business**

Commissioner Burg asked Director Blaine to pass along to the proper authorities the concerns Jesus Garcia and Aaron Wade expressed regarding the lack of law enforcement presence and the conditions of the roads in the Shawnee Twin Lakes area.

Chairwoman Gordon expressed agreement with Commission Burg's comment.

**AGENDA ITEM NO. 7:**

**Adjournment**

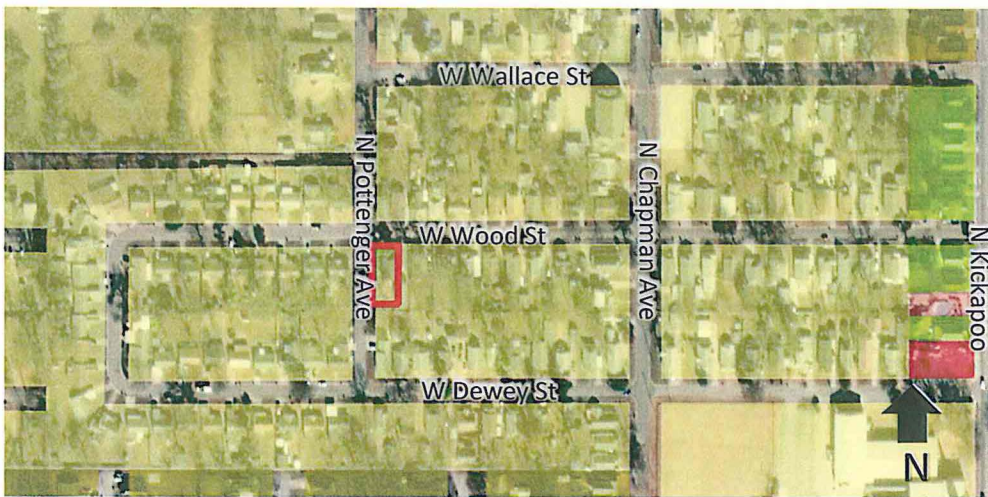
Meeting was adjourned.

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Chairwoman/Vice-Chairman

**Joseph Barker**

Zoning Board of Adjustment Secretary

|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                               |                                                                       |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------|
| City of Shawnee<br>Planning Department<br>222. N. Broadway<br>Shawnee, OK 74801<br>(405) 878-1616<br>Fax: (405) 878-1587<br>www.ShawneeOK.org                                          |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                               | CASE # Z01-20<br>PUBLIC HEARING DATE:<br>July 16 <sup>th</sup> , 2020 |                                     |
| APPLICANT:<br><b>Justin McKasson</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>513 W. Wood Street<br/>         Shawnee, OK 74801</b>                                                                                                                      |                                                                       |                                     |
| PROPERTY ADDRESS/LOCATION:<br><b>639 W. Wood Street, Shawnee, OK 74801</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                               |                                                                       |                                     |
| <p>The applicant, Justin McKasson, is requesting a variance of 5' off the east side yard setback for an accessory building. The subject property is located at 639 W. Wood Street.</p> |  <p><b>Zoning District Legend</b></p> <ul style="list-style-type: none"> <li>R-3 </li> <li>R-2 </li> <li>R-1 </li> </ul> |                                                                                                                                                                               |                                                                       |                                     |
| <b>EXISTING ZONING:</b><br><b>R-1</b><br>(Single-family Residential)                                                                                                                   | <b>EXISTING LAND USE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>SURROUNDING ZONING &amp; LAND USE:</b><br>R-1 (Single-Family Residential District)<br>R-2 (Medium Density Residential District)<br>R-3 (Multi-Family Residential District) | <b>SUBDIVISION:</b><br>Hillcrest Addition                             | <b>PROPERTY SIZE:</b><br>0.24 acres |

### STAFF RECOMMENDATION

Chapter 22 of the Code of Ordinances, Zoning Code, Section 200, Board of Adjustment, Subsection 7, Variances, states that a variance may be granted only upon finding by the Board of Adjustment that:

- The application of the Code to the particular piece of property would create an unnecessary hardship;
- Such conditions are peculiar to the particular piece of property involved;
- Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Code or the Comprehensive Plan; and
- The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

This particular property is in the R-1 (Single-Family Residential District) which requires by Zoning Code a 10' side yard and rear yard setback for any accessory structures that are detached from the primary structure. This property has an existing accessory structure that was constructed *prior* to proper permitting. Although we strongly encourage consultation and approved building plans prior to permitting and construction, staff has determined the 5' variance will not cause substantial detriment to the public good. The footprint of the accessory structure will not surpass the 35% lot coverage figure required in the R-1 Zoning District. Failure to approve this variance would result in demolition and relocating of this permanent structure to adhere to the 10' side yard setback requirement.

Notices to the 55 surrounding property owners on the bonded abstractor's list within a 300' radius were mailed out on Monday, July 6<sup>th</sup>, 2020. Public Notice was published in the *Shawnee News Star* on Tuesday July 7<sup>th</sup>, 2020. No written responses in support or objection to this application have been received at this time.

**Staff hereby recommends the Zoning Board of Adjustment grant the requested 5' east side yard variance for a detached accessory building.**

|                                  |  |                                |  |                                                          |  |
|----------------------------------|--|--------------------------------|--|----------------------------------------------------------|--|
| <b>APPROVE</b>                   |  | <b>APPROVE WITH CONDITIONS</b> |  | <b>DENY</b>                                              |  |
| <hr/>                            |  |                                |  |                                                          |  |
| <b>ATTACHMENTS:<br/>(CIRCLE)</b> |  | <b>SUBMITTED PLANS</b>         |  | <b>PUBLIC HEARING<br/>PETITION/<br/>APPLICATION FORM</b> |  |
|                                  |  |                                |  | <b>LEGAL NOTICE</b>                                      |  |
|                                  |  |                                |  | <b>LEGAL DESCRIPTION</b>                                 |  |
| <b>PUBLIC COMMENTS</b>           |  | <b>AGENCY COMMENTS</b>         |  | <b>RESPONSE TO STANDARDS</b>                             |  |
| <hr/>                            |  |                                |  |                                                          |  |

PLANNING DEPARTMENT  
222 N. BROADWAY  
SHAWNEE, OK 74801

PHONE: (405) 878-1616  
FAX: (405) 878-1587

PROJECT NO. 200574 CASE NO. \_\_\_\_\_

NAME OF PROPERTY OWNER: Justin & Amanda McKarron

ADDRESS: 513 W. Wood St.

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: (405) 628-8565

APPLICANT'S NAME: Justin McKarron

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] SAME ☒ AGENT ☐

APPLICANT'S ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TELEPHONE: ( ) \_\_\_\_\_

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 639 W. Wood St Shawnee OK, 74801

LEGAL DESCRIPTION: HILLCREST 1st BLK 5 LOTS 19 THRU 21 3.00 Lots

(DIMENSIONS OF PROPERTY) AREA: 10,500 sq ft WIDTH: 70'

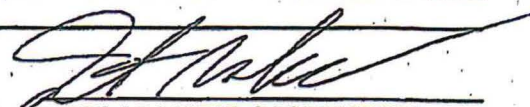
LENGTH: 150' FRONTAGE: 220'

CURRENT ZONING: R-1 CURRENT USE: Residence

VARIANCE REQUESTED: 5' set back off of east Property line  
for Accessory Building

received  
5-18-20

LG

  
APPLICANT'S SIGNATURE

Filed in the office of the Planning Department, 222 N. Broadway, this \_\_\_\_ day of, \_\_\_\_ 20\_\_

FILING FEE: \$90.00

RECEIPT NO: pd 6-11-20

ZBOA DECISION: \_\_\_\_\_

ZONING BOARD OF ADJUSTMENT SECRETARY

201900005474  
Filed for Record in  
POTTAWATOMIE OKLAHOMA  
RAESHEL FLEMING, COUNTY CLERK  
05-28-2019 At 01:55 pm.  
JTND 50.50

JOINT TENANCY  
WARRANTY DEED  
(INDIVIDUAL FORM)

Instrument PG 1 OF 1  
201900005474

Know All Men by These Presents:

That TIFFANY LYNN MARSHALL s/p/a TIFFANY PHILLIPS and BILLY PHILLIPS, wife and husband, parties of the first part, in consideration of the sum Twenty Five Thousand and No/Dollars (\$25,000.00), and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto JUSTIN MCKASSON and AMANDA MCKASSON, husband and wife, as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, State of Oklahoma, parties of the second part, the following described real property and premises situate in Pottawatomie County, State of Oklahoma to-wit:

SURFACE ONLY

Lots Nineteen (19), Twenty (20) and Twenty-One (21) in Block Five (5), Hillcrest First Addition to the City of Shawnee, Oklahoma, Pottawatomie County, Oklahoma.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 24th day of May, 2019.



*TIFFANY PHILLIPS*  
TIFFANY LYNN MARSHALL s/p/a  
TIFFANY PHILLIPS  
*Billy Phillips*  
BILLY PHILLIPS

STATE OF OKLAHOMA )  
COUNTY OF SEMINOLE ) SS: INDIVIDUAL ACKNOWLEDGMENT  
Oklahoma Form

Before me, Stephanie M. Craig, the undersigned, a Notary Public in and for said County and State on this 24th day of May, 2019, personally appeared, TIFFANY LYNN MARSHALL s/p/a TIFFANY PHILLIPS and BILLY PHILLIPS, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

RECEIVED

JUN 04 2020

PLANNING / CODE

Spicer



*Stephanie M. Craig*  
Notary Public  
Commission Expires: 7/13/21  
Commission #: 01011635

STATE OF OKLAHOMA  
Pottawatomie County  
Documentary Stamps: \$ 37.50

Returned to: Phelps Title Insurance Agent  
P.O. Box 152  
Seminole, OK 74152-0152

STATE OF OKLAHOMA )  
 ) §:  
COUNTY OF POTTAWATOMIE )

received  
6-15-20  
KG

## OWNERSHIP LIST

ORDER NO. 2517463-SH99

DATE PREPARED: June 15, 2020

EFFECTIVE DATE: June 9, 2020 at 7:30 am

| OWNER                                                                                                          | LOT                           | BLK | ADDITION      |
|----------------------------------------------------------------------------------------------------------------|-------------------------------|-----|---------------|
| MCKASSON JUSTIN & AMANDA<br>639 W WOOD<br>SHAWNEE, OK 74801                                                    | LOTS 19 THRU 21               | 5   | HILLCREST 1ST |
| MITCHELL JAMIE<br>637 W WOOD<br>SHAWNEE, OK 74801                                                              | LOTS 17 & 18                  | 5   | HILLCREST 1ST |
| KEEN PROPERTIES LLC<br>10199 BRANGUS RD<br>MEEKER, OK 74855                                                    | LOTS 15 & 16                  | 5   | HILLCREST 1ST |
| BENTON ELBERT J JR<br>37002 45TH ST<br>SHAWNEE, OK 74804                                                       | LOTS 13 & 14                  | 5   | HILLCREST 1ST |
| APPICELLO JENNIFER LYNN<br>611 W WOOD<br>SHAWNEE, OK 74801                                                     | LOTS 11 & 12                  | 5   | HILLCREST 1ST |
| TREVINO KAREN<br>609 W WOOD<br>SHAWNEE, OK 74801                                                               | LOTS 9 & 10                   | 5   | HILLCREST 1ST |
| BIRNEY MARK K & CHRISITINA D<br>530 W DEWEY<br>SHAWNEE, OK 74801                                               | LOTS 7 & 8                    | 5   | HILLCREST 1ST |
| KALMAR MICHAEL<br>P O BOX 1262<br>SHAWNEE, OK 74802                                                            | LOTS 35 & 36                  | 5   | HILLCREST 1ST |
| TAYLOR DAVID G & DANA L TRUSTEES<br>OF THE DG & DL REVOCABLE TRUST<br>15706 ROCK CREEK RD<br>SHAWNEE, OK 74801 | LOTS 33 & 34                  | 5   | HILLCREST 1ST |
| TW9 RENTALS LLC<br>4007 N AYDELOTTE<br>SHAWNEE, OK 74804                                                       | E 20' LOT 31 & ALL<br>LOT 32  | 5   | HILLCREST 1ST |
| JOHNSON LOUIE GENE<br>630 W DEWY<br>SHAWNEE OK 74801                                                           | LOTS 29 & 30 W5' OF<br>LOT 31 | 5   | HILLCREST 1ST |
| CLUCK ALAN B<br>632 W DEWEY<br>SHAWNEE, OK 74801                                                               | LOTS 27 & 28                  | 5   | HILLCREST 1ST |
| GADDY ARNOLD<br>P O BOX 1625<br>SHAWNEE, OK 74802                                                              | E1/2 LOT 23 & ALL<br>24       | 5   | HILLCREST 1ST |

|                                                                      |                                      |   |               |
|----------------------------------------------------------------------|--------------------------------------|---|---------------|
| LIPPOIDT ZACHARY E<br>638 W DEWEY<br>SHAWNEE, OK 74801               | LOT 22 & W1/2 23                     | 5 | HILLCREST 1ST |
| PLANK RANDY LEE & VICKI B<br>625 W DEWEY<br>SHAWNEE, OK 74801        | LOTS 11 & 12                         | 6 | HILLCREST 1ST |
| CAIN PAUL A<br>232 S 289TH E AVE<br>CATOOSA, OK 74015                | LOT 13 & 14 & E20'<br>OF S70' LOT 15 | 6 | HILLCREST 1ST |
| BOHLKEN DANA % ERNEST DUDGEON<br>3404 S ARENA RD<br>MCLOUD, OK 74851 | N70' OF LOTS 13<br>THRU 15           | 6 | HILLCREST 1ST |
| COOPER TREVOR A<br>633 W DEWEY<br>SHAWNEE, OK 74801                  | LOTS 16 & 17                         | 6 | HILLCREST 1ST |
| COURSEY TERRY & TERESA<br>106 GAYLA<br>SHAWNEE, OK 74804             | LOTS 18 & 19                         | 6 | HILLCREST 1ST |
| FARRIS ALTON D & SHERRY A<br>637 W DEWEY<br>SHAWNEE, OK 74801        | LOTS 20 & 21                         | 6 | HILLCREST 1ST |
| WATTS GAYLA & CLARK D<br>701 W DEWEY<br>SHAWNEE, OK 74801            | 28                                   | 2 | DORR'S        |
| COOPER JOHN W & CARROL N<br>703 W DEWEY<br>SHAWNEE, OK 74801         | 27                                   | 2 | DORR'S        |
| BECK ALVIE & YOLANDA L<br>705 W DEWEY<br>SHAWNEE, OK 74801           | 26                                   | 2 | DORR'S        |
| VARGAS CLAUDIA<br>700 W DEWEY<br>SHAWNEE, OK 74801                   | 18                                   | 1 | DORR'S        |
| OTKUR HACIM<br>1705 BRIAR CREEK<br>NORMAN, OK 73071                  | 17                                   | 1 | DORR'S        |
| PENSON BRENDA L & RANDALL D<br>2109 N BELL<br>SHAWNEE, OK 74804      | 16                                   | 1 | DORR'S        |
| GAO FENG<br>1307 CAMELOT CT<br>SHAWNEE, OK 74804                     | 15                                   | 1 | DORR'S        |
| WEST PLACE PROPERTIES LLC<br>P O BOX 374<br>CHANDLER, OK 74834       | 14                                   | 1 | DORR'S        |
| PENSON RANDALL D & OR BRENDA L<br>2109 N BELL<br>SHAWNEE, OK 74804   | 5                                    | 1 | DORR'S        |
| MURPHREE PAULINE<br>707 W WOOD ST<br>SHAWNEE, OK 74801               | 4                                    | 1 | DORR'S        |

|                                                                          |                            |    |               |
|--------------------------------------------------------------------------|----------------------------|----|---------------|
| BURTON CHARLES L II & NORMA W<br>11001 OAKLEAF LN<br>OKLA CITY, OK 73131 | 3                          | 1  | DORR'S        |
| JONES JOELLA LIVING TRUST<br>38007 W 45TH<br>SHAWNEE, OK 74804           | 2                          | 1  | DORR'S        |
| BAM ACQUISITIONS LLC<br>P O BOX 3698<br>SHAWNEE, OK 74802                | 1                          | 1  | DORR'S        |
| DOUGLAS LAVERNE<br>700 W WOOD ST<br>SHAWNEE, OK 74801                    | 1                          | 2  | DORR'S        |
| HALL VAUGHN L & SHANA K<br>702 W WOOD<br>SHAWNEE, OK 74801               | 2                          | 2  | DORR'S        |
| HURST RONNIE T<br>P O BOX 3189<br>SHAWNEE, OK 74802                      | 3                          | 2  | DORR'S        |
| BIERD PROPERTIES, LLC<br>1835 N. PHILADELPHIA<br>SHAWNEE OK 74804        | 4                          | 2  | DORR'S        |
| BAYS FLOYD E<br>718 N POTTENGER<br>SHAWNEE, OK 74801                     | 1                          | 11 | HILLCREST 3RD |
| BREM MICHAEL & CRYSTAL<br>802 N POTTENGER<br>SHAWNEE, OK 74801           | LOTS 2-3                   | 11 | HILLCREST 3RD |
| CANNON MARK & MARY REVOC<br>TRUST<br>5 CREEK DR<br>SHAWNEE, OK 74801     | N 1/2 LOTS 20 & 21         | 10 | HILLCREST 2ND |
| BENTON ELBERT J JR<br>37002 45TH ST<br>SHAWNEE, OK 74804                 | S 1/2 LOTS 20 & 21         | 10 | HILLCREST 2ND |
| AUTREY S A<br>2901 FRANKLIN DR<br>SHAWNEE, OK 74804                      | LOTS 18 & 19               | 10 | HILLCREST 2ND |
| MAGEE GLENDA G<br>230 N KIMBERLY<br>SHAWNEE, OK 74801                    | LOTS 16 & 17               | 10 | HILLCREST 2ND |
| PITTS ANN E<br>623 W WALLACE<br>SHAWNEE, OK 74801                        | LOTS 14 & 15               | 10 | HILLCREST 2ND |
| HERLACHER MARK A<br>PO BOX 144<br>MEEKER, OK 74855                       | LOTS 12 & 13 &<br>W5'OF 11 | 10 | HILLCREST 2ND |
| LOCKNER MARK T & WILMA<br>609 W WALLACE<br>SHAWNEE, OK 74801             | LOT 10 & E20' LOT<br>11    | 10 | HILLCREST 2ND |
| MADDEN KARA D<br>620 W WOOD                                              | W1/2 LOT 9 ALL LOT<br>10   | 4  | HILLCREST 1ST |

|                                                                            |                             |   |               |
|----------------------------------------------------------------------------|-----------------------------|---|---------------|
| SHAWNEE, OK 74801                                                          |                             |   |               |
| CODIAK INVESTMENTS INC<br>34208 CLEAR POND RD<br>SHAWNEE, OK 74801         | LOT 11 & E1/2 LOT<br>12     | 4 | HILLCREST 1ST |
| MATTHEWS JOANI C<br>624 W WOOD<br>SHAWNEE, OK 74801                        | W1/2 LOT 12 & LOT<br>13     | 4 | HILLCREST 1ST |
| BOLLING JAMES M & JANIE M<br>626 W WOOD<br>SHAWNEE, OK 74801               | LOTS 14 & 15                | 4 | HILLCREST 1ST |
| CELLARS GARY W & CONNIE MARIE<br>HUTTON<br>628 W WOOD<br>SHAWNEE, OK 74801 | LOT 16 & E1/2 LOT<br>17     | 4 | HILLCREST 1ST |
| GIBSON EDWARD A & THELMA J<br>630 W WOOD<br>SHAWNEE, OK 74801              | W1/2 LOT 17 & ALL<br>18     | 4 | HILLCREST 1ST |
| WOOD LEONA<br>P O BOX 420<br>WELLSTON, OK 74881                            | LOTS 19 & E1/2 LOT<br>20    | 4 | HILLCREST 1ST |
| BELYEU DEBRA K<br>634 W WOOD<br>SHAWNEE, OK 74801                          | W1/2 LOT 20 & ALL<br>LOT 21 | 4 | HILLCREST 1ST |
| SHEARER MICHAEL R & CAROL S<br>618 W WOOD ST<br>SHAWNEE, OK 74801          | LOT 8 & E1/2 LOT 9          | 4 | HILLCREST 1ST |

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #Z01-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed variance of property located within the City of Shawnee.

The property requesting a variance is described as follows:

LOTS NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21) IN BLOCK FIVE (5), HILLCREST FIRST ADDITION TO THE CITY OF SHAWNEE, OKLAHOMA, POTTAWATOMIE COUNTY, OKLAHOMA.

|                                |                                                                      |
|--------------------------------|----------------------------------------------------------------------|
| General Location Known As:     | <u>639 W. Wood Street</u>                                            |
| Current Zoning Classification: | <u>R-1 (Single-Family Residential)</u>                               |
| Requested Variance:            | <u>5' variance on east side yard setback for accessory structure</u> |
| Applicant:                     | <u>Justin McKasson</u>                                               |

The public hearing will be held by the Zoning Board of Adjustments in the City Commission Chambers located inside City Hall at 16 W. 9<sup>th</sup> Street, Shawnee, OK 74802, as follows:

July 16<sup>th</sup>, 2020    AT 2:30 P.M.:    CITY OF SHAWNEE ZONING BOARD OF ADJUSTMENTS

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard with regard to the variance. The Board reserves the right to limit discussion and debate on the proposed variance in the public hearing, in which event those persons appearing in support or opposition of the proposed variance will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 2nd day of July, 2020.

\_\_\_\_\_  
Rebecca Blaine, AICP, CNU-A, CFM  
Planning Director, City of Shawnee



**DATE:** July 6, 2020

**FROM:** Rebecca Blaine, Planning Director

**RE:** **July 16<sup>th</sup>, 2020 Zoning Board of Adjustment Meeting**

---

The applicants, Justin and Amanda McKasson, are requesting a variance for a property located at 639 W. Wood Street, legally described as:

LOTS NINETEEN (19) THROUGH TWENTY-ONE (21), IN BLOCK FIVE (5), IN HILLCREST 1, TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

The requested variance is for a 5' east side yard variance for an accessory structure. You are receiving this letter because you own property that is within three hundred (300) feet of this property where the variance is being requested. The Zoning Board of Adjusters will consider this request on **Thursday, July 16<sup>th</sup>, 2020** at their regularly scheduled meeting at 2:30 p.m. in the Commission Chambers located inside City Hall at 16 W. 9<sup>th</sup> Street. If you have any comments or questions, please contact the City of Shawnee Planning Department. Written comments may be submitted to the address above and should be submitted no later than three (3) days before the public hearing.

You will find the attachments as listed below with this letter. If you have any questions or concerns that are not answered by these attachments, you may contact the City of Shawnee Planning Department at 405-878-1616.

See location map attached.

Regards,

**Rebecca Blaine, AICP, CNU-A, CFM**

Planning Director

222 N. Broadway Ave.

Shawnee, OK 74801

D: 405.878.1665

[rebecca.blaine@shawneecok.org](mailto:rebecca.blaine@shawneecok.org)





City of Shawnee  
Planning Department  
222. N. Broadway  
Shawnee, OK 74801  
(405) 878-1616  
Fax: (405) 878-1587  
www.ShawneeOK.org



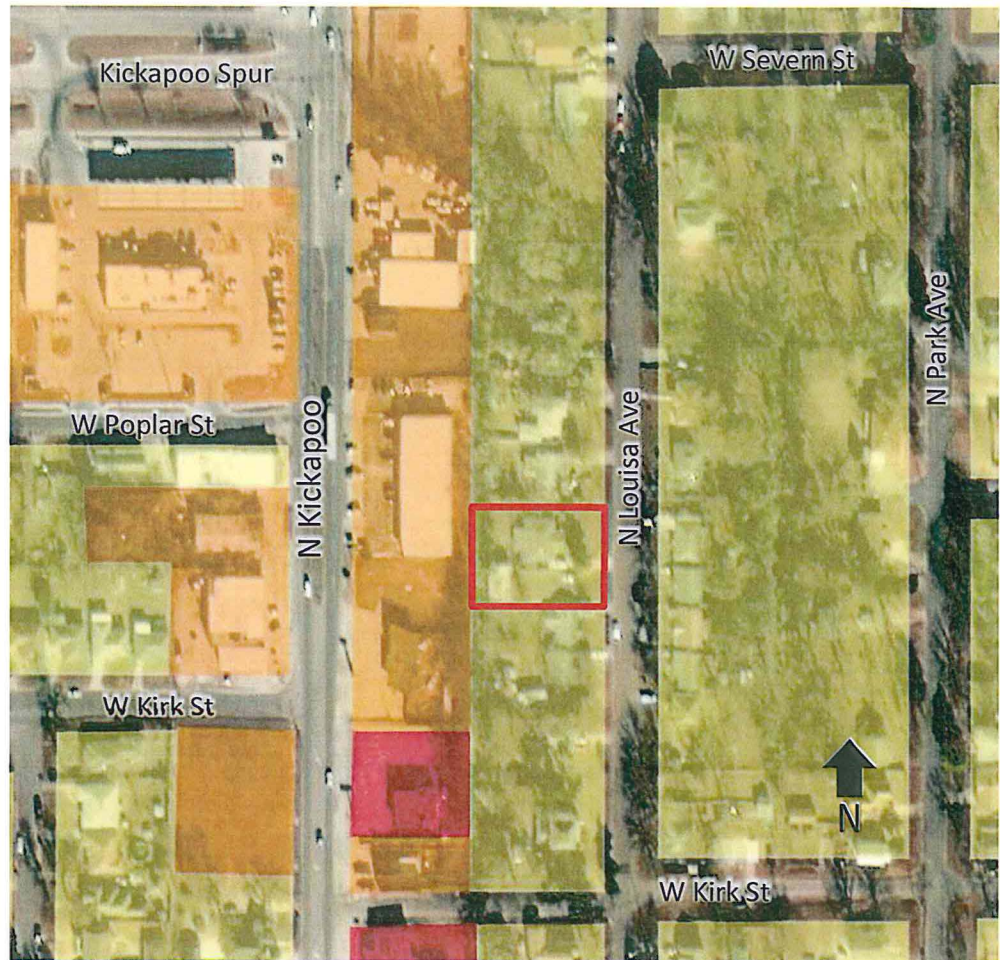
CASE # Z02-20  
PUBLIC HEARING DATE:  
July 16<sup>th</sup>, 2020

APPLICANT:  
**Brent & Amanda Newsom**

**1120 N. Louisa Ave.  
Shawnee, OK 74801**

PROPERTY ADDRESS/LOCATION:  
**1120 N. Louisa Ave., Shawnee, OK 74801**

The applicants, Brent and Amanda Newsom, are requesting a variance of 3' off the south side yard setback for an accessory building. The subject property is a .40-acres located at 1120 N. Louisa Ave.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |                                                                                                                                                                                                        |                           |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|
| EXISTING ZONING:<br>R-1<br>(Single-family Residential)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EXISTING LAND USE:<br><br>Single-family dwelling | SURROUNDING ZONING & LAND USE:<br>R-1 (Single-Family Residential District) to north, south and east<br>C-1 (Neighborhood Commercial District) & C-3 (Highway Commercial District) abutting to the west | SUBDIVISION:<br>Plainview | PROPERTY SIZE:<br>0.40 acres |
| <b>STAFF RECOMMENDATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                                                                                                                                                                                        |                           |                              |
| <p>Chapter 22 of the Code of Ordinances, Zoning Code, Section 200, Board of Adjustment, Subsection 7, Variances, states that a variance may be granted only upon finding by the Board of Adjustment that:</p> <ul style="list-style-type: none"> <li>• The application of the Code to the particular piece of property would create an unnecessary hardship;</li> <li>• Such conditions are peculiar to the particular piece of property involved;</li> <li>• Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Code or the Comprehensive Plan; and</li> <li>• The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.</li> </ul> <p>This particular property is in the R-1 (Single-Family Residential District) which requires by Zoning Code a 10' side yard and rear yard setback for any accessory structures that are detached from the primary structure. This property has an existing accessory structure (40' x 24' = 960 square feet) that was constructed quite some time ago. No permitting records were located for this structure due to the age of the structure. No letters in support or opposition have been received at this time. Staff has determined the 3' variance will not cause substantial detriment to the public good. The footprint of the accessory structure does not surpass the 35% lot coverage figure required in the R-1 Zoning District.</p> <p>Notices to the 41 surrounding property owners on the bonded abstractor's list within a 300' radius were mailed out on Monday, July 6<sup>th</sup>, 2020. Public Notice was published in the <i>Shawnee News Star</i> on Tuesday July 7<sup>th</sup>, 2020. No written responses in support or objection to this application have been received at this time.</p> <p><b>Staff hereby recommends the Zoning Board of Adjustment grant the requested 5' east side yard variance for a detached accessory building.</b></p> |                                                  |                                                                                                                                                                                                        |                           |                              |
| <b>APPROVE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  | <b>APPROVE WITH CONDITIONS</b>                                                                                                                                                                         |                           | <b>DENY</b>                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |                                                                                                                                                                                                        |                           |                              |
| <b>ATTACHMENTS:<br/>(CIRCLE)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SUBMITTED PLANS                                  | <b>PUBLIC HEARING<br/>PETITION/<br/>APPLICATION FORM</b>                                                                                                                                               | <b>LEGAL NOTICE</b>       | <b>LEGAL DESCRIPTION</b>     |
| PUBLIC COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  | AGENCY COMMENTS                                                                                                                                                                                        |                           | RESPONSE TO STANDARDS        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |                                                                                                                                                                                                        |                           |                              |

PLANNING DEPARTMENT  
222 N. BROADWAY  
SHAWNEE, OK 74801



PHONE: (405) 878-1616  
FAX: (405) 878-1587

**ZONING BOARD OF ADJUSTMENT**  
**PROJECT NO. 200610 CASE NO. \_\_\_\_\_**

NAME OF PROPERTY OWNER: Brent and Amanda Newsom

ADDRESS: 1120 N. Louisa Ave.

CITY: Shawnee STATE: Ok ZIP CODE: 74801

TELEPHONE: (806) 445-3672

-----  
APPLICANT'S NAME: Brent and Amanda Newsom

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] SAME ☒ AGENT ☐

APPLICANT'S ADDRESS: 1120 N. Louisa Ave.

CITY: Shawnee STATE: Ok ZIP CODE: 74801

TELEPHONE: (806) 445-3672

-----  
(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 1120 N. Louisa Ave.

LEGAL DESCRIPTION: Lots 14-18, Block 1, Plain View Addition

(DIMENSIONS OF PROPERTY) AREA: 17,500 ft<sup>2</sup> WIDTH: 125 ft.

LENGTH: 140 ft. FRONTAGE: 125 ft

CURRENT ZONING: R1 CURRENT USE: Private Residence

VARIANCE REQUESTED: Remodel of existing metal building located within 10 foot setback on south property line (see attached)

APPLICATION, OWNERSHIP LISTING AND PAYMENT  
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Amanda A. Newsom  
**APPLICANT'S SIGNATURE**

\*\*\*\*\*

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this \_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_.

FILING FEE: **\$90.00**

RECEIPT NO: \_\_\_\_\_

ZBOA DECISION: \_\_\_\_\_

\_\_\_\_\_  
ZONING BOARD OF ADJUSTMENT SECRETARY

## Zoning Variance Application

Brent & Amanda Newsom  
1120 N. Louisa Ave.  
(806) 445-3672  
banewsom@gmail.com

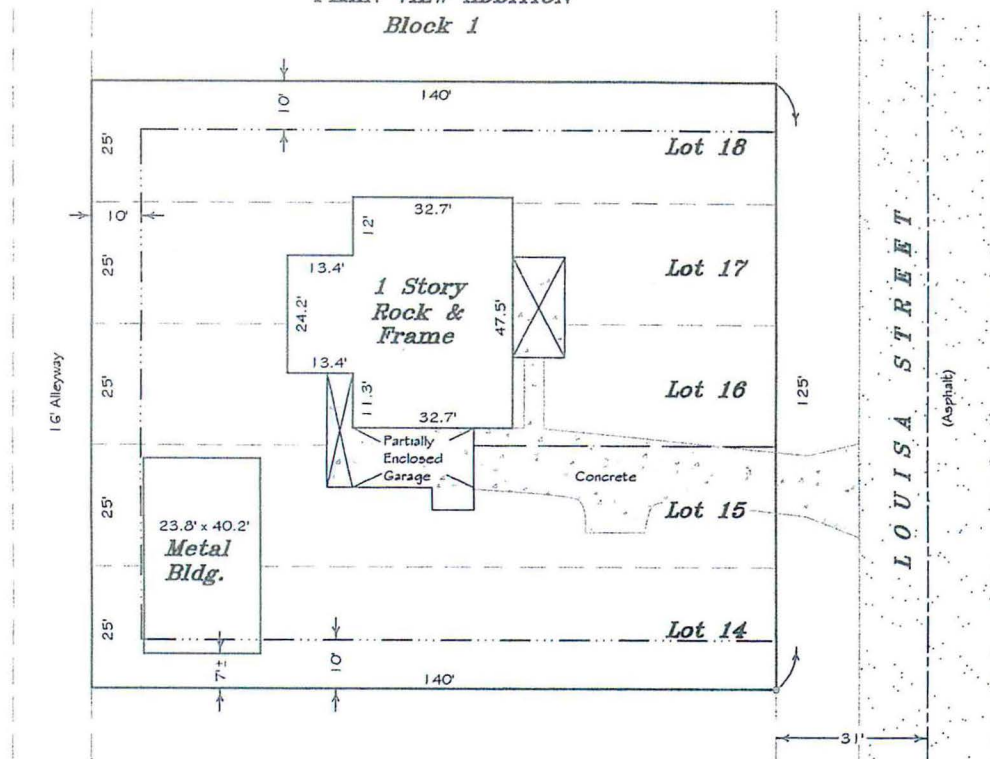
We are submitting this zoning variance application to accompany our previously submitted application for rezoning with conditional use permit. The variance is necessary because the metal building we are seeking to remodel is located slightly within the 10-foot setback required by city ordinance on one side. The structure existed on the property, in its current location near the southwest corner of the property, when we purchased the property in 2012. The structure is seven feet from the south property line, but it is more than ten feet from the property line on the west side. The attached survey documents these measurements.

The structure we would like to remodel is a metal building that sits behind our house on our property, which consists of five city lots. The building is currently used for storage and workshop space. The building is approximately 900 sq. feet in area and has electricity but is not yet plumbed for water and sewer.

We are proposing to partition the structure, converting approximately 600 sq. feet into an accessory dwelling unit to be used as guest space for family use only. Both of our families live out of state, and our house has no spare bedroom for guests. Our proposed remodel will add a bedroom, bathroom, and kitchenette. The remaining 300 sq. feet will continue to be used for storage.

If our application is approved, we will hire local contractor Greg Cullison to complete the project. Mr. Cullison carefully adheres to local code and permitting regulations.

**PLAIN VIEW ADDITION  
Block 1**



**LEGENDS**

- ⊙ Existing Iron Pins
- Property Line
- - - Platted Lot Line
- ... Building Line
- Road Centerline

Scale 1"=30'

**LEGAL DESCRIPTION**

Lots Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block One (1), PLAIN VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

Address: 1120 N. Louisa  
Shawnee, Ok 74801

Billy Gene Knight, P.L.S. #1244



Date

*This Plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.*

**KLS**  
KNIGHT LAND SURVEY

C.A. 3252 EXP. 6-30-2021  
P.O. BOX 231  
SHAWNEE, OKLAHOMA 74802  
405-273-6223

CLIENT:

**BRENT NEWSOM**

*Shawnee, Oklahoma*

Drawn By: J.FOX

Checked By: BGK

DRAWING NUMBER:

Date: 06-02-20.

Revised:

Sheet 1 of 1

Ordered By: Owner

JN 722-12A

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA )  
 ) s:  
COUNTY OF POTTAWATOMIE )

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Lots Fourteen (14) to Eighteen(18), inclusive, in Block One (1), in PLAINVIEW ADDITION, to Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

**NOTICE TO CUSTOMERS:** This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 17, 2020 at 7:30 AM

**First American Title Insurance Company**

By: Julie Jordan  
Julie Jordan  
Abstractor License No. 4071  
OAS Certificate of Authority # 017  
File No. 2472528-OK99

# OWNERSHIP LIST

ORDER NO. 2472528

DATE PREPARED: January 28, 2020

EFFECTIVE DATE: January 17, 2020 at 7:30 am

| OWNER                                                                 | LOT                              | BLK | ADDITION  |
|-----------------------------------------------------------------------|----------------------------------|-----|-----------|
| NEWSON BRENT A & AMANDA<br>1120 N LOUISA<br>SHAWNEE, OK 74801         | 14-18                            | 1   | PLAINVIEW |
| BURDITT PATTI R<br>1116 N LOUISA<br>SHAWNEE, OK 74801                 | 12-13                            | 1   | PLAINVIEW |
| MARTIN PHILIP H<br>1112 N LOUISA<br>SHAWNEE, OK 74801                 | 9-11                             | 1   | PLAINVIEW |
| PATTERSON VALERIE F<br>1110 N LOUISA<br>SHAWNEE, OK 74801             | 7-8                              | 1   | PLAINVIEW |
| WEEKS CARL R & YUAVONDA M<br>1102 N LOUISA<br>SHAWNEE, OK 74801       | E 100' 1-5 & all of 6            | 1   | PLAINVIEW |
| EXECUTIVE HOMES RENTALS LLC<br>P O BOX 3861<br>SHAWNEE, OK 74802      | W 40' 1-5                        | 1   | PLAINVIEW |
| SMITH WILMA J REVOC TRUST<br>18 CEDAR CREEK DR<br>SHAWNEE, OK 74804   | 49-50, LESS TR 20 x 20           | 1   | PLAINVIEW |
| PETTIS JIM COLE<br>1111 N KICKAPOO<br>SHAWNEE, OK 74801               | S/2 of 43 & ALL 44-46            | 1   | PLAINVIEW |
| CITY OF SHAWNEE<br>16 W 9<br>SHAWNEE OK 74801                         | W 10' 44-46 & W 10' OF<br>S/2 43 | 1   | PLAINVIEW |
| VANDAVEER RICK S<br>12316- A N. MAY AVE. STE. 143<br>OKC, OK 73120    | S/2 OF 35 & ALL 42<br>& N/2 43   | 1   | PLAINVIEW |
| SILVERHAWK PROPERTIES LLC<br>21976 WHITE PINE CIR<br>EDMOND, OK 73012 | 24-39 & N/2 35                   | 1   | PLAINVIEW |
| SILVERHAWK PROPERTIES LLC<br>21976 WHITE PINE CIR<br>EDMOND, OK 73012 | S 20' 27 & ALL OF 28             | 1   | PLAINVIEW |
| MATTHEWS STEVEN L REVOC TRUST<br>P O BOX 3225<br>SHAWNEE, OK 74802    | 26 & N 5' 27                     | 1   | PLAINVIEW |

|                                                                                                         |                              |   |           |
|---------------------------------------------------------------------------------------------------------|------------------------------|---|-----------|
| MATTHEWS STEVEN L REVOC TRUST<br>P O BOX 3225<br>SHAWNEE, OK 74802                                      | S 31 1/2' of 5               | 7 | DEER PARK |
| CHT LLC<br>1215 N KICKAPOO<br>SHAWNEE, OK 74801                                                         | N 14 1/2' 5 & ALL 6-8        | 7 | DEER PARK |
| DOCKREY WHITNEY L & ANGELA J<br>39309 GARRETT'S LAKE RD<br>SHAWNEE, OK 74804                            | 1-2                          | 3 | CAMPBELL  |
| DOCKREY WHITNEY L & ANGELA J<br>39309 GARRETT'S LAKE RD<br>SHAWNEE, OK 74804                            | 1 & 2, 9                     | 7 | DEER PARK |
| NORTON EDWARD EUGENE (1/2 (NT) &<br>RILEY L & LISA M NORTON (1/2)<br>1224 N LOUISA<br>SHAWNEE, OK 74801 | 3-4                          | 7 | DEER PARK |
| MCGEE LEISA & OR RICHARD<br>1216 N LOUISA<br>SHAWNEE, OK 74801                                          | 24                           | 1 | PLAINVIEW |
| MCGEE RICHARD L & LEISA M<br>1216 N LOUISA<br>SHAWNEE, OK 74801                                         | 21                           | 1 | PLAINVIEW |
| MMA INVESTMENT PROPERTIES LLC<br>2026 N BEARD<br>SHAWNEE, OK 74804                                      | 19-20 & S/2 21               | 1 | PLAINVIEW |
| SHAWNEE INVESTMENT PROPERTIES<br>25 W MACARTHUR ST<br>SHAWNEE, OK 74804                                 | N/2 12 & ALL 13 & S 15<br>14 | 5 | DEER PARK |
| BOARD OF COUNTY COMMISSIONERS<br>325 N BDWY<br>SHAWNEE, OK 74801                                        | S/2 12                       | 5 | DEER PARK |
| STEVENSON PHILLIP M & JEANNINE<br>WESTERVELT<br>1205 N LOUISA AVE<br>SHAWNEE, OK 74801                  | N 40' 9 & ALL 10-11          | 5 | DEER PARK |
| BOARD OF COUNTY COMMISSIONERS<br>14101 ACME RD<br>SHAWNEE, OK 74804                                     | S 10' 9                      | 5 | DEER PARK |
| MASSINGEL PHYLLIS & BEVERLY A HUGHES<br>& LORI A WILSON<br>1203 N LOUISA<br>SHAWNEE, OK 74801           | 8                            | 5 | DEER PARK |
| DOS OKIES PIZZERIA LLC<br>2321 N BDWY<br>SHAWNEE, OK 74804                                              | 16                           | 6 | DEER PARK |
| WALKER BENJAMIN T & STEPHANIE<br>1117 N LOUISA<br>SHAWNEE, OK 74801                                     | 15                           | 6 | DEER PARK |

|                                                                                                            |                     |    |                                                                                               |
|------------------------------------------------------------------------------------------------------------|---------------------|----|-----------------------------------------------------------------------------------------------|
| DEGMAN TOMMY & BARBARA<br>1115 N LOUISA<br>SHAWNEE, OK 74801                                               | 14                  | 6  | DEER PARK                                                                                     |
| QUINTANA MARIANO BALBUENA & SILVIA<br>ESTHER BACA GUERRA<br>1113 N LOUISA<br>SHAWNEE, OK 74801             | 13                  | 6  | DEER PARK                                                                                     |
| MORGAN PATRICIA A<br>1109 N LOUISA<br>SHAWNEE, OK 74801                                                    | 11-12               | 6  | DEER PARK                                                                                     |
| GEE JOSHUA W<br>1103 N LOUISA<br>SHAWNEE, OK 74801                                                         | W/2 9-10            | 6  | DEER PARK                                                                                     |
| FLICK LARRY B<br>318 W KIRK<br>SHAWNEE, OK 74801                                                           | E/2 9-10            | 6  | DEER PARK                                                                                     |
| MOUNTAIN RIDGE VENTURES LLC<br>1202 N PARK<br>SHAWNEE, OK 74801                                            | 5-7                 | 5  | DEER PARK                                                                                     |
| GRIFFIN LANDHOLDINGS LLC<br>9525 BERGAMO BLVD<br>EDMOND, OK 73034                                          | 1-2                 | 6  | DEER PARK                                                                                     |
| CORNETT CARL JAY & JOY MARIE<br>203 S CLARK<br>MEEKER, OK 74855                                            | 3                   | 6  | DEER PARK                                                                                     |
| MAULDIN TRAVIS E JR & MARSHA L TR OF<br>MAULDIN FAMILY REV TRUST<br>1804 S AVERY<br>MIDWEST CITY, OK 73130 | 4                   | 6  | DEER PARK                                                                                     |
| MAULDIN MARSHA & TRAVIS TR OF<br>MAULDIN FAMILY REV LIVING TRUS<br>10523 SE 15TH<br>MIDWEST CITY, OK 73130 | 5                   | 6  | DEER PARK                                                                                     |
| ELMER SMITH OIL CO<br>PO BOX 1719<br>CLINTON, OK 73601                                                     |                     |    | BEG 823 S & 33W NE/4 NE WLY 320'<br>SLY 313' ELY 320' NLY 313' POB LAND<br>325<br>(13-10N-3E) |
| PETTYJOHN ROBERT M & MARTHA F<br>541 W POPLAR<br>SHAWNEE, OK 74801                                         | N 50' 21-22         | 10 | REASOR PARK                                                                                   |
| MADDUX WILLIAM K<br>1114 N KICKAPOO<br>SHAWNEE, OK 74801                                                   | 23-24 & S 90' 21-22 | 10 | REASOR PARK                                                                                   |
| HERNANDEZ JESSE O & MARTHA J<br>8 ROBBY RD<br>SHAWNEE, OK 74804                                            | 170-171             | 11 | JEFFERSON TERRACE                                                                             |

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #Z02-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed variance of property located within the City of Shawnee.

The property requesting a variance is described as follows:

LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEN (17) AND EIGHTEEN (18),  
BLOCK ONE (1), PLAINVIEW ADDITION TO THE CITY OF SHANWEE, POTTAWATOMIE  
COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

|                                |                                                                                 |
|--------------------------------|---------------------------------------------------------------------------------|
| General Location Known As:     | <u>1120 N. Louisa Ave.</u>                                                      |
| Current Zoning Classification: | <u>R-1 (Single-Family Residential)</u>                                          |
| Requested Variance:            | <u>3' variance on south side yard setback for</u><br><u>accessory structure</u> |
| Applicant:                     | <u>Brent and Amanda Newsom</u>                                                  |

The public hearing will be held by the Zoning Board of Adjustments in the City Commission Chambers located inside City Hall at 16 W. 9<sup>th</sup> Street, Shawnee, OK 74802, as follows:

July 16<sup>th</sup>, 2020    AT 2:30 P.M.:    CITY OF SHAWNEE ZONING BOARD OF ADJUSTMENTS

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard with regard to the variance. The Board reserves the right to limit discussion and debate on the proposed variance in the public hearing, in which event those persons appearing in support or opposition of the proposed variance will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 2nd day of July, 2020.

\_\_\_\_\_  
Rebecca Blaine, AICP, CNU-A, CFM  
Planning Director, City of Shawnee



**DATE:** July 6, 2020

**FROM:** Rebecca Blaine, Planning Director

**RE:** **July 16<sup>th</sup>, 2020 Zoning Board of Adjustment Meeting**

---

The applicants, Brent and Amanda Newsom, are requesting a variance for a property located at 1120 N. Louisa, legally described as:

LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEN (17) AND EIGHTEEN (18), BLOCK ONE (1), PLAINVIEW ADDITION TO THE CITY OF SHANWEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

The requested variance is for a 3' south side yard variance for an accessory structure. You are receiving this letter because you own property that is within three hundred (300) feet of this property where the variance is being requested. The Zoning Board of Adjusters will consider this request on **Thursday, July 16<sup>th</sup>, 2020** at their regularly scheduled meeting at 2:30 p.m. in the Commission Chambers located inside City Hall at 16 W. 9<sup>th</sup> Street. If you have any comments or questions, please contact the City of Shawnee Planning Department. Written comments may be submitted to the address above and should be submitted no later than three (3) days before the public hearing.

You will find the attachments as listed below with this letter. If you have any questions or concerns that are not answered by these attachments, you may contact the City of Shawnee Planning Department at 405-878-1616.

See location map attached.

Regards,

**Rebecca Blaine, AICP, CNU-A, CFM**

Planning Director  
222 N. Broadway Ave.  
Shawnee, OK 74801  
D: 405.878.1665  
[rebecca.blaine@shawneekok.org](mailto:rebecca.blaine@shawneekok.org)



