

ZONING BOARD OF ADJUSTMENT

DATE: January 21st, 2021

Minutes

The Zoning Board of Adjustment met at a regularly scheduled meeting on Thursday, January 21st, 2021 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.

AGENDA ITEM NO. 1: Roll Call

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

Board member Mark Cannon was noted as absent.

A quorum was declared present.

AGENDA ITEM NO. 2: Case #ZBOA12-20- Public hearing and consideration of approval of variance request to grant relief from the façade requirement in the C-4 (Central Business District) for a 1.79-acre tract located on the southeast corner of 10th & N. Kickapoo. *(Deferred from December 17th, 2020 ZBOA per staff's request)* Applicant: Tina Hanna, South Central Industries, Inc.

Planning Director Rebecca Blaine presented the staff report. She stated the applicant was requesting a variance for full relief of the 80% façade requirement for C-4 (Central Business District) properties set forth in Section 22-143 for a 1.79-acre tract located on the southeast corner of 10th & Kickapoo. In other commercial zoning districts, the façade coverage minimum was 60% apart from properties zoned C-4 (Central Business District), which require a minimum of 80% façade coverage. The applicant recently rezoned the subject property to C-4. Director Blaine stated there was no physical hardship associated with the property.

Blaine discussed the Kickapoo Widening Project, which will substantially improve and widen N. Kickapoo Avenue from Kickapoo Spur to Farrall Street, for a \$19M investment. The proposed structure will tower the surrounding single-story residential homes and commercial buildings. Without any façade to soften its aesthetics and improve its resiliency for the long-term, asking for complete relief of the façade requirement is a momentous request. Staff spoke with the applicant about rezoning to C-3 (Commercial Highway District); however, the reduced setbacks of the C-4 district requirements were more attractive to the applicant and their project. The applicant has submitted an example of wainscot, but it is simply a different paint color, not a façade proposal.

Staff recommends denial of variance application (**#ZBOA12-20**) as submitted for complete relief of the 80% façade requirement.

Chairwoman Gordon opened the public hearing.

Board member Dyer made a motion to defer the application to a future meeting, which was seconded by Chairwoman Gordon.

The motion passed 3-0-0.

AYE: Dyer, Gordon, Richardson

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 3: **Case #ZBOA01-21 – Public hearing and consideration of approval of a variance request for the use of six shipping containers and sight-proof fencing for a 1.71-acre tract located at 1610 N. Harrison Avenue.**

Applicant: Hub and Car, L.P., Vic Grissom for Pharm House

Planning Director Rebecca Blaine presented the staff report. She stated the applicant was requesting a variance to

Chairwoman Gordon opened the public hearing.

Applicant Justin Ramer addressed the Board and explained the goal was to build five (5) new homes, which he believed would add value to the neighborhood. He stated the variance request became necessary when after the land purchase it was determined there was a five-feet (5') utility easement (U/E) on the east side. The hardship was created when the five-feet (5') is removed from the full length of the parcel, the lots are too narrow by one-foot (1') each. Instead of building on four (4) lots, the variance application was submitted.

At the request of Director Blaine, Ramer described the type of homes that would be built as new construction in a Craftsman style. The siding would be white with each home around 1,600 – 1,700 square feet. The estimated price was \$200,000 - \$210,000. He explained that each lot would exceed the minimum 6,000 square feet, but the street frontages each would be 59'.

Ms. Moore addressed the Board and explained she lives across the street and had concerns about negative effect on property values. Additionally, there was only one road in and out, and the low concrete bridges that currently floods during a rain.

Director Blaine stated that in R-1 zoning there is a maximum of 35% of the lot may be covered with hard surface. That maximum was calculated to aid in the prevention of additional stormwater flooding to neighboring lots.

Applicant Ramer stated that there was no additional land for another street. The proposed new homes would mirror the homes in the area. Director Blaine stated those subdivisions were Irish Ridge Addition and Smoking Oaks 4 and 4.

Board member Dyer stated property values should increase with the construction and sale of the new homes.

With no other comments, the public hearing was closed.

Board member Gordon made a motion to approve the variance as requested, which was seconded by Board member Dyer.

The motion passed 3-0-0.

AYE: Gordon, Dyer, Richardson

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 5:

New Business

Director Blaine thank the Board members for their service to the Community and wished everyone a healthy and happy New Year.

AGENDA ITEM NO. 6:

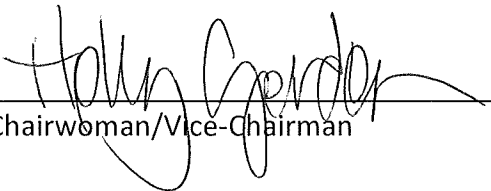
Board Members' Comments

Chairwoman Gordon commented that more meetings mean we (Shawnee) were moving forward.

AGENDA ITEM NO. 7:

Adjournment

The meeting was adjourned at 3:17 p.m.


Chairwoman/Vice-Chairman

Rebecca Blaine

Planning Director

