

**BOARD OF ADJUSTMENT MEETING**  
**George Fina Municipal Building – 314 Edmond Road NW**  
**Tuesday, September 22, 2015 at 6:30 p.m.**

**MEMBERS PRESENT:** Commissioner Lois Dickerson, Commissioner Don Woodard, Commissioner Brad Neff and Chairman Bill Long,

**ABSENT:** None

**STAFF PRESENT:** City Building Inspector John Moore, City Attorney Matt Wheatley

1. **CALL TO ORDER** – Chairman Bill Long called Board of Adjustment meeting to order at 6:30 pm.
2. **ROLL CALL** – Secretary Mary Ramsey called roll. A quorum was present.
3. **CONSENT AGENDA** – All items on the consent agenda are non-controversial and may be approved by one motion.

- a. **Approval of Minutes of the Piedmont Board of Adjustment meeting held July 8, 2015.**

Lois Dickerson made a motion to approve July 8, 2015 Board of Adjustment meeting minutes. Motion was **seconded** by Brad Neff.

**The Vote was:**

**AYE:** Lois Dickerson, Don Woodard, Brad Neff and Chairman Bill Long.

**NAYE:** None

4. **CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

None

5. **BUSINESS ITEM**

**MOTION TO OPEN PUBLIC HEARING**

Don Woodard made a motion to open the Public Hearing at 6:32 pm.

Motion was **seconded** by Chairman Bill Long.

**The Vote was:**

**AYE:** Lois Dickerson, Don Woodard, Brad Neff and Chairman Bill Long.

**NAYE:** None

- a. **PUBLIC HEARING TO DISCUSS AND CONSIDER A FORMAL REQUEST, SUBMITTED BY CASTLE CUSTOM HOMES LLC, REQUESTING A VARIANCE FROM THE ESTABLISHED RESIDENTIAL ZONING DISTRICT, CHANGING THE FRONT YARD SETBACK LINE FROM 35' TO 33' ON THE PROPERTY DESCRIBED AS FOLLOW:**

**Lot THIRTEEN (13), of Block ONE (1), in Eastwind Estates Phase II, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof, and more commonly known as 2869 Caleb Drive NE, Piedmont, Canadian County, Oklahoma.**

Citizen Buel Hoar one of the developers of Eastwind commented that he has no concerns with the home as it sits and feels it is an asset to the community.

**MOTION TO CLOSE PUBLIC HEARING**

Chairman Bill Long made a motion to close the Public Hearing. Motion was **seconded** by Lois Dickerson.

**The Vote was:**

**AYE:** Lois Dickerson, Don Woodard, Brad Neff and Chairman Bill Long.

**NAYE:** None

**MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION**

Chairman Bill Long made a motion to discuss the Business item. Motion was **seconded** by Don Woodard.

**The Vote was:**

**AYE:** Lois Dickerson, Don Woodard, Brad Neff and Chairman Bill Long.

**NAYE:** None

- b. **DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON A FORMAL REQUEST, SUBMITTED BY CASTLE CUSTOM HOMES LLC, REQUESTING A VARIANCE FROM THE ESTABLISHED RESIDENTIAL ZONING DISTRICT, CHANGING THE FRONT YARD SETBACK LINE FROM 35' TO 33' ON THE PROPERTY DESCRIBED AS FOLLOW:**

See above 6a for full property description.

Don Woodard asked the home builder Scott Loper how much it would cost to correct the home to proper zoning.

Scott Loper answered \$25,000

Don Woodard asked the home builder Scott Loper how much it would have cost to measure the property correctly the first time.

Scott Loper answered \$150.00

Chairman Bill Long asked Scott if the city issued a permit.

Scott Loper answered yes the City issued all proper permits.

Chairman Bill Long asked if there was a clearly marked survey marker.

Scott Loper answered there was not a clearly defined survey marker.

Chairman Bill Long asked Community Development Director John Moore if the City conducted a survey.

Community Development Director John Moore explained that he measured this lot off from the curb, the house set back from the other homes; he did miss the measurement by 2 feet. There are sight lines for this development; there usually is a pin in the center of the cul-de-sac. There was not pin in the center of this cul-de-sac, therefore the measurement was taken from the curb. House is not noticeable out of line.

Chairman Bill Long asked about the maintenance of the drainage ditch.

Community Development Director John Moore explained that the ditch is maintained by the HOA.

Chairman Bill Long asked Builder Scott Loper if he was the home owner?

Scott Loper explained that the home has already been sold to his customer, closed and is currently occupied. He is trying to do the right thing by his customer and clear up any issues on the title so the homeowner will be able to sell the home in the future.

Lois Dickerson commented, she drove by the home today and it is a beautiful home and she is honored to have Scott Loper building in Piedmont. The home looks correct on the lot; we have had the same thing happen in other neighborhood on curve measurements.

Don Woodard commented that with today technology, GPS there is no reason for something to be built incorrectly. It is easier to build the home correct the first time.

Lois Dickerson made a motion to approve the variance. Motion was **seconded** by Chairman Bill Long.

**The Vote was:**

**AYE:** Lois Dickerson, Don Woodard, Brad Neff and Chairman Bill Long.

**NAYE:** None

6. **ADJOURN** - Chairman

Chairman Bill Long made a motion to adjourn the Board of Adjustment meeting at 6:51 pm. Motion was **seconded** by Brad Neff.

**The Vote was:**

**AYE:** Lois Dickerson, Don Woodard, Brad Neff and Chairman Bill Long.

**NAYE:** None

  
Chairman, Bill Long

  
Secretary, Mary Ramsey