

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT BOARD OF ADJUSTMENT

5:30 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma
AGENDA**

September 23, 2021

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Meeting Minutes of May 27, 2021

2. Consider Items Removed from Consent

3. Public Hearings

- a. Discussion, Consideration and Possible Action on BOA2021-02 a request for a variance to §157.032 (District Regulations) pertaining to lot size requirements for property located at 401 S. 9th
- b. Discussion, Consideration and Possible Action on BOA2021-03 a request for a variance to §157.032 (District Regulations) regarding side setbacks for property located at the 4700 Block of University Blvd.
- c. Discussion, Consideration and Possible Action on BOA2021-04 a request for a variance to §159.08 A Prohibited Sign pertaining to large video screens over 32 square feet for property located at 901 Main

4. New Business

ADJOURNMENT

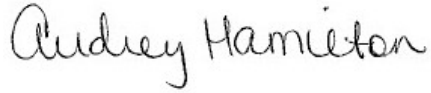
CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 28th day of October, 2020 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 21st day of September, 2021.

Audrey Hamilton

Audrey Hamilton, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 28th day of October, 2020 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 25th day of May, 2021.



Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
May 27, 2021 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

SWEARING IN CEREMONY

Board of Adjustment Vice Chair Rhynes stated that Board Member Mike Allen was sworn in earlier today at City Hall.

CALL TO ORDER

Board of Adjustment Vice Chair Rhynes called the meeting to order at 5:50 p.m.

INVOCATION/FLAG SALUTE

Board Member Goad provided the invocation. Vice Chair Rhynes led the flag salute.

ROLL CALL

Present:

Board of Adjustment Vice Chairman David Rhynes
Board Member Mike Davis
Board Member Dale Goad
Board Member Mike Allen

Absent:

Board Member Randy Downs

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of October 27, 2020

Motion was made by Board Member Davis and seconded by Board Member Goad to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Goad, Allen

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

a. Consider Appointment of Chair

Motion was made by Board Member Davis and seconded by Board Member Goad to nominate David Rhynes as Chair.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Goad, Allen

Nays: None

Abstain: None

b. Consider Appointment of Vice-Chair

Motion was made by Board Member Goad and seconded by Board Member Allen to nominate Mike Davis as Vice-Chair.

Motion Passed with the following vote:

Ayes: Rhynes, Goad, Allen

Nays: None

Abstain: Davis

5. Public Hearings

a. Discussion, Consideration and Possible Action on BOA2021-01 a request for a variance to Code §157.032 (District Regulation) regarding setbacks for property located near West Main and State Highway 70

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to front setbacks. The applicant is asking for a variance for 10 feet on the front setback in order to move the houses closer to the road and allow for more of a backyard. At the time of this report no letters or comments have been received by staff.

Steve Wingfield spoke in support.

Benjamin Jia spoke in support.

Motion was made by Board Member Allen and seconded by Board Member Goad to approve a variance of 10 feet allowing front setbacks to be 15 feet.

Motion Passed with the following vote:

Ayes: Rhynes, Goad, Allen

Nays: Davis

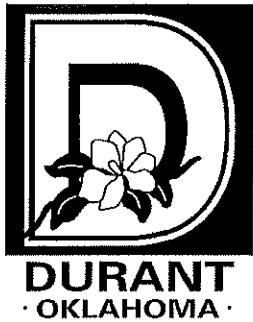
Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Motion made by Board Member Allen and seconded by Board Member Goad to adjourn the meeting.



THE CITY OF DURANT

Office of Community Development

Date: 09/23/2021
To: Board of Adjustment
Case: BOA 2021-02
From: Danielle O'Neal, Community Development Director
Re: Request by Spencer Barnett for a variance to § 157.032 (District Regulations) pertaining to lot size requirements for property located at 401 S. 9th.

Request: Discuss, consider, and take possible action on a request by Spencer Barnett for a variance to § 157.032 (District Regulations) pertaining to lot size requirements for property located at 401 S. 9th.

Current Zoning: C-3, General Commercial

Surrounding Properties:

Direction	Zoning	Use
North	C-3	Commercial
East	C-3	School
South	C-3	Commercial
West	R-2	Residential

Lot Characteristics

Width (Lot under consideration)	~75 ft.
Depth (Lot under consideration)	~80 ft.
Total Area (Lot under consideration)	~0.14 acres (6,000 sq. ft.)

Background: The applicant approached staff regarding the desire to place a duplex on a lot that he was planning to divide off of the parent lot. However, the lot size of the proposed new lot does not meet the lot size requirements for a duplex. The lot is 6,000 square feet and the required lot size for a duplex is 8,000 square feet. The applicant is asking for a variance to allow a duplex to be built on a 6,000 square foot lot, this would be a variance of 2,000 square feet. The property received

approval from City Council in September to divide the parent property into two pieces as requested by the applicant. It should be noted that the re-plat has not been filed with the County.

Notifications have been made to the surrounding property owners. At the time of this report, no letters or comment cards have been received by staff.

Analysis: §158.030 of the City of Durant Code of Ordinances states the following with regards to a variance, and should be taken into consideration when making a decision.

“A variance from the terms, standards and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance may be granted, in whole, in part or upon reasonable conditions as provided herein, only upon a finding by the Board of Adjustment that:

(A) The application of the ordinance to the particular piece of property would create an unnecessary hardship or result in exceptional practical difficulties;

(B) The conditions are peculiar to the particular piece of property involved;

(C) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the Comprehensive Plan; and

(D) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

These lots do meet the current standards for the C-3 zoning district; however, with the desire to place a duplex on the property, it would have to meet the requirements for the R-2 zoning district. Below are the current requirements for the R-2 zoning district:

Zoning Districts	Lot Area Min.	Lot Width at Front Building Line (A)	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exterior	Rear	Height Max.
						Adj. Res. District	Adj. Non-Res. District			
R-2 Two-Family Residential	6,000 sq. ft. (Single-family dwellings)	60'	35%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
	8,000 sq. ft. + (Duplex and two-family dwellings)	80'	35%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'

The Future Land Use map that was in affect at the time the application was submitted shows for this area to be Highway Commercial Use. Therefore, this request is not in line with that Future Land Use map. It should be noted that a new Comprehensive Plan and Future Land Use Map was adopted by City Council as of September 14, 2021.

Staff Recommendation: Staff does not recommend approval of this variance largely because staff believes the conditions of this lot are not peculiar to this piece of property.

Required Action: Hold a public hearing and approve or deny the variance to allow the lot size requirements to be reduced by 2,000 square feet. Any specific conditions imposed by the Board should be read into the any approval motion.

4 Questions must ask yourselves and each element must exist in order to grant a variance.

4 QUESTIONS FOR A VARIANCE

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;

2. Such conditions are peculiar to the particular piece of property involved;

3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and

4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

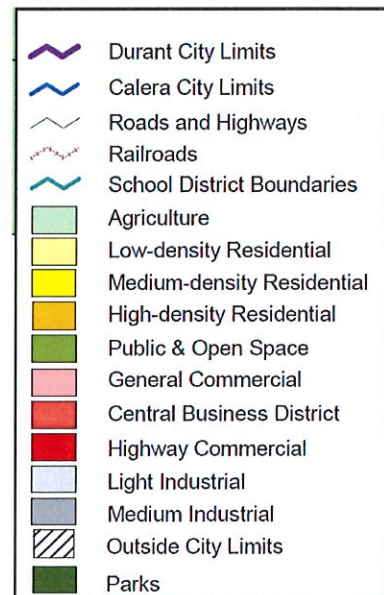
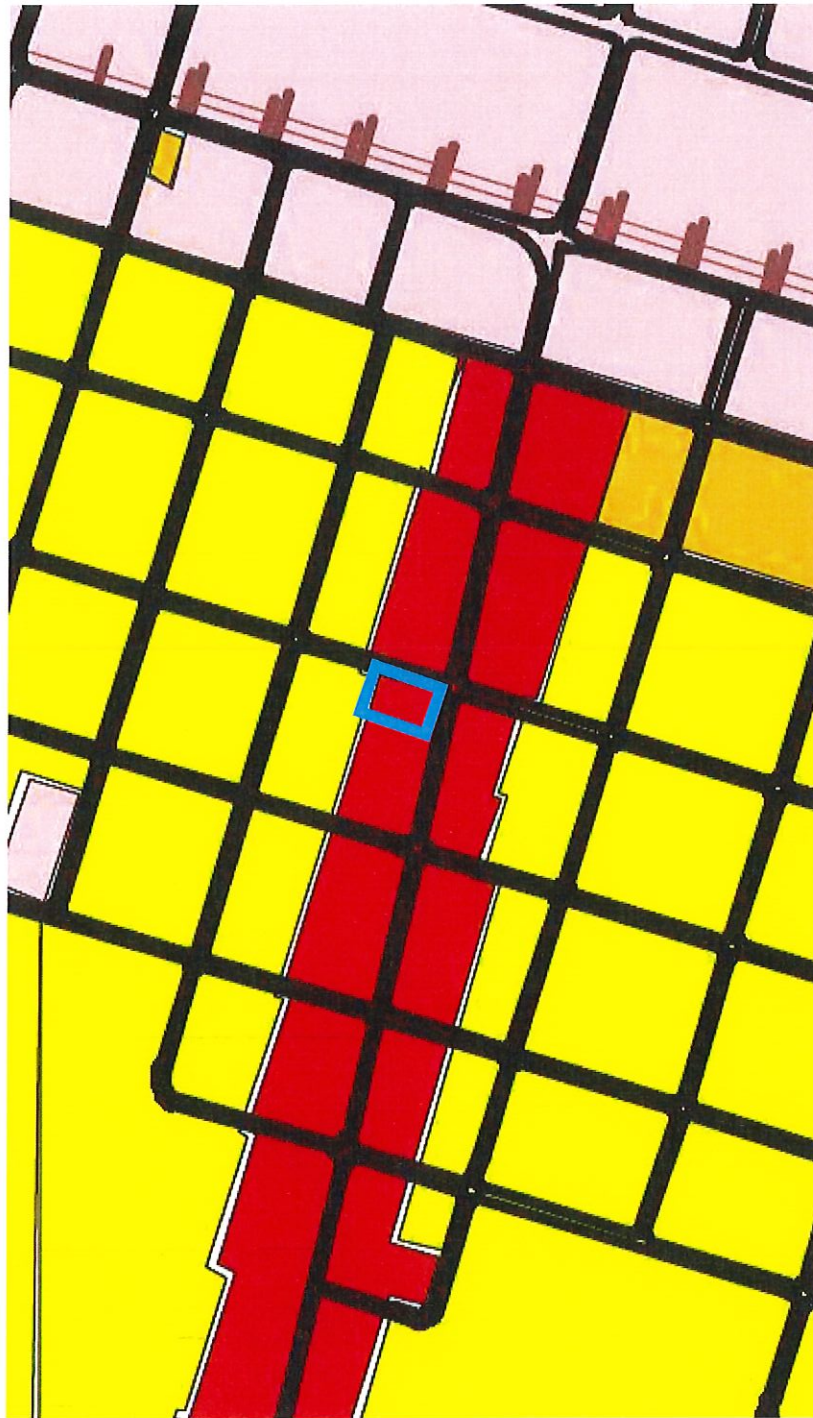
Aerial Map



Zoning Map



Future Land Use Map at time of application

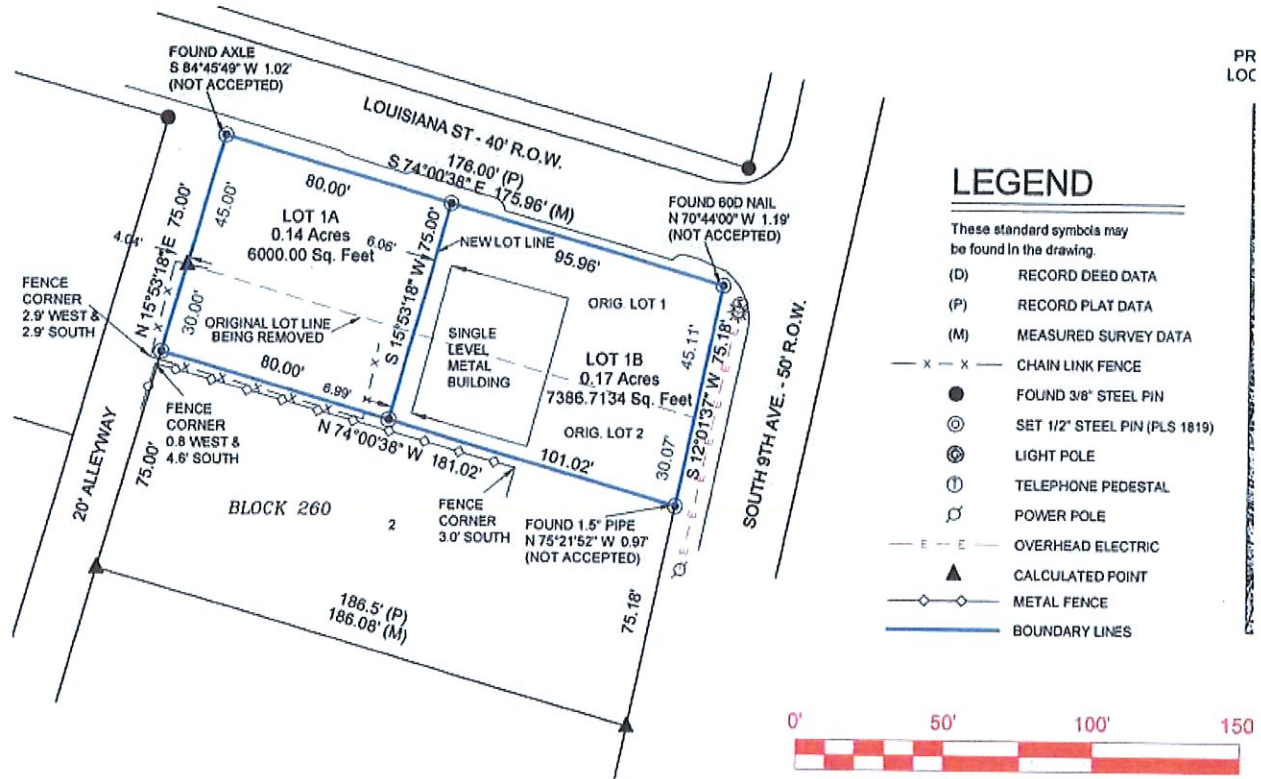


Approved Re-plat:

EXISTING CORNERS AND EASEMENT INSTRUMENTS FOUND IN
BLOCK 260 IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

260 IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

PR
LOC





THE CITY OF DURANT

Office of Community Development

Board of Adjustment Application

Petition # BOA 2021-02 Fee \$ 300

Name: <u>Spencer Barnett</u>		Email: <u>spencerbarnett@cox.net</u>	Phone #1: <u>918-501-8971</u>
Mailing Address: <u>1401 Lake Durant</u>		City: <u>Durant</u>	Phone #2:
State: <u>OK</u>	Zip: <u>74701</u>	Fax #:	
Applicant's Interest in Property: <u>401 S 9th</u>			

1. I, the undersigned, request a hearing before the Board of Adjustment, in regard to the following:
 - ☐ Appeal Of The Zoning Administrator's decision/Interpretation
 - ☐ Change From One Nonconforming Use To Another Nonconforming Use
 - ☒ Variance
2. Description of request being made (indicate appropriate section or subsections of the local zoning ordinance, where applicable): Duplex on 6000 sq ft lot
3. Reasons for request (may be attached): Our area needs housing. New construction in a run down area would make the area cleaner and nicer. Providing handicap accessible duplex
4. Legal description (if applicable, may be attached): Lot 1 and N 300' of Lot 2 in Block 260
5. Is site plan attached (if determined necessary by the administrative official) containing the applicable requirements of the local zoning ordinance?

Yes ☒ No ☐
6. Location of property: 401 S. 9th Present Zoning: C3
7. The foregoing information and attachments are true and accurate to the best of my knowledge:

Applicant (Signature) [Signature] Date 8-12-2021

Date Filed		Date Payment Received		Notification Mailed		Comments
Initial		Initial		Date Initial		
Proof of Publication Received			Property Posting Verified			Comprehensive Plan Recommendations
Date Initial			Date Initial			
Staff Recommendation ___ Approve ___ Deny		PC Recommendation ___ Approve ___ Deny		City Council Action ___ Approve ___ Deny		Ordinance #

MODERN

abstract and title

WARRANTY DEED

1-2020-722086 Book 1522 Pg: 543
03/18/2020 2:17 pm Pg 0543-0544
Fee: \$ 20.00 Doc: \$ 61.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Juan Cruz Marquez and Rosa Maria Esquivel Garcia, husband and wife, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto Impact Realty LLC, a Limited Liability Company, 1401 Lake Durant Rd, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

Tract 1: The East 100 feet of Lot 1 and the East 100 feet of the North 30 feet of Lot 2 in Block 260 in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

Tract 2: Lot 1 and the North 30 feet of Lot 2 LESS the East 100 feet of Lot 1 and the East 100 feet of the North 30 feet of Lot 2 in Block 260 in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

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 said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

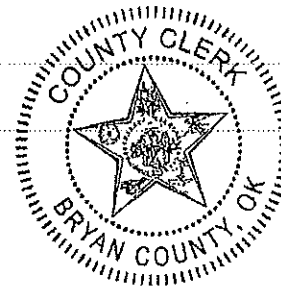
Revenue Stamps: \$61.50

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 61.50

SIGNED AND SEALED this the 18th day of March, 2020.

Juan Cruz Marquez

X Rosa Maria Esquivel Garcia



Fidelity National Title,
12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

OKCOUNTYRECORDS.COM

WARRANTY DEED
(Continued)

NOTARY AND ACKNOWLEDGMENT

STATE OF United Mexican States
Mexico City
COUNTY OF Embassy of the United States of America

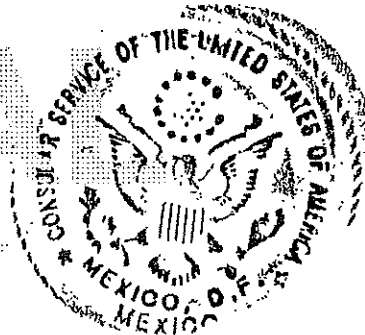
I, Catherine Ostick, a Notary Public for the County of MEXICO and State of MEXICO CITY, do hereby certify that Rosa Maria Esquivel Garcia, wife of Juan Cruz Marquez, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of March, 2020.

Catherine Ostick
Notary Public
Catherine Ostick
Notarizing Officer
Mexico City
Mexico

My Commission Expires: PRESIDENTIAL COMMISSIONS ARE PERMANENT

(SEAL)



NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

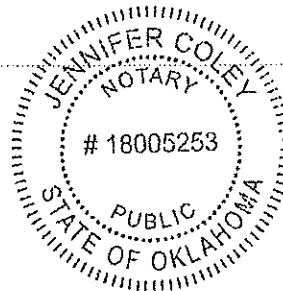
I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Juan Cruz Marquez, husband of Rosa Maria Esquivel Garcia, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of March, 2020.

Jennifer Coley
Notary Public

My Commission Expires: May 24, 2022

(SEAL)

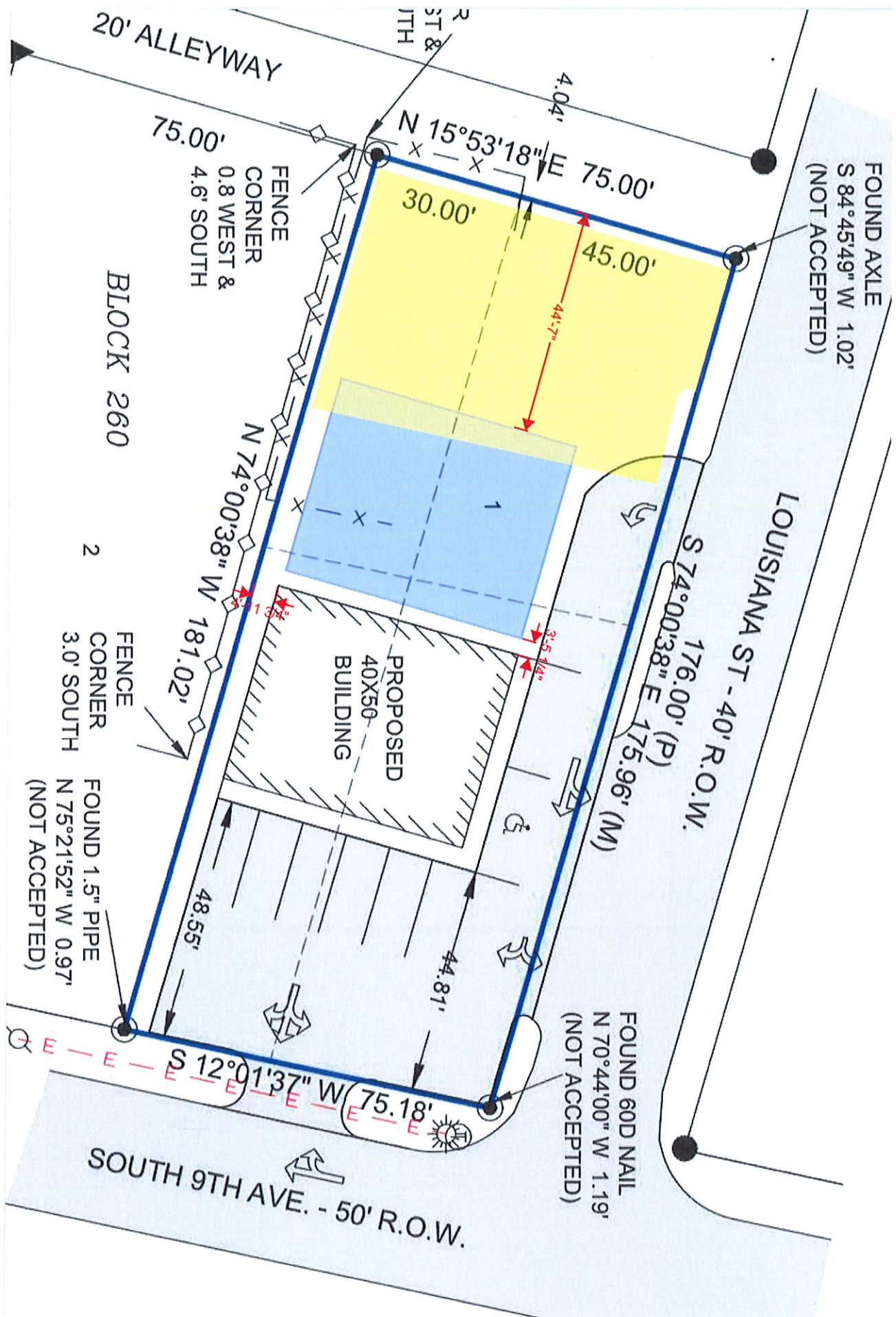


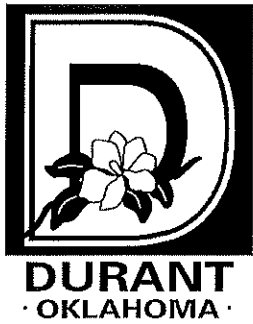
File No.: 200207575

VIEW ADDITIONAL RECORDS AT
Fidelity National Title
12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580) 745-5363 | www.ModAbstractTitle.com
OKCOUNTYRECORDS.COM

I-2020-722086 Book 1522 Pg: 544
03/18/2020 2:17 pm Pg 0543-0544
Fee: \$ 20.00 Doc: \$ 61.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma





THE CITY OF DURANT

Office of Community Development

Date: 09/23/2021
To: Board of Adjustment
Case: BOA 2021-03
From: Danielle O'Neal, Community Development Director
Re: Request by Zachary Everett for a variance to § 157.032 (District Regulations) pertaining to side setback requirements for property located at the 4700 Block of University Blvd.

Request: Discuss, consider, and take possible action on a request by Zachary Everett for a variance to § 157.032 (District Regulations) pertaining to side setback requirements for property located at the 4700 Block of University Blvd.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Residential
East	R-3	Residential
South	R-3	Residential
West	R-3	Residential

Lot Characteristics

Width	~240 ft.
Depth	~590 ft.
Total Area	~3.25 acres (141,000 sq. ft.)

See Attached Plat for individual lots

Background: The applicant approached staff regarding the desire to place triplexes within an existing subdivision. However, the layout the applicant is wanting does not meet current setback requirements. The applicant is asking for a variance to allow the side setback to be reduced from fifteen (15) feet to five (5) feet.

Notifications have been made to the surrounding property owners. At the time of this report, one citizen has submitted a letter of objection to this request.

Analysis: §158.030 of the City of Durant Code of Ordinances states the following with regards to a variance, and should be taken into consideration when making a decision.

“A variance from the terms, standards and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance may be granted, in whole, in part or upon reasonable conditions as provided herein, only upon a finding by the Board of Adjustment that:

(A) The application of the ordinance to the particular piece of property would create an unnecessary hardship or result in exceptional practical difficulties;

(B) The conditions are peculiar to the particular piece of property involved;

(C) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the Comprehensive Plan; and

(D) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

All lots within the existing subdivision do meet the lot size requirements for the R-3 zoning district. Below are the current requirements for the R-3 zoning district:

Zoning Districts	Lot Area Min.	Lot Width at Front Building Line (A)	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exterior	Rear	Height Max.
						Adj. Res. District	Adj. Non-Res. District			
R-3 General Residential (F)	6,000 sq. ft. (Single-family dwellings)	50'	50%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
	8,000 sq. ft. + (Duplex and two-family dwellings)	70'	50%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
	8,000 sq. ft. + 1,200 sq. ft./unit over 2 (All other developments)	80'	50%	75%	25' incl. dbl. front.	15'C or 1'1" ht.	15'C or 1'1" ht.	15'	20'	35'

The Future Land Use map that was in affect at the time the application was submitted appears to show this area to be a mix of High-Density Residential and General Commercial. Therefore, this request may partially be in line with that Future Land Use map. It should be noted that a new Comprehensive Plan and Future Land Use Map was adopted by City Council as of September 14, 2021.

Staff Recommendation: Staff does not recommend approval of this variance largely because staff does not believe that the application of the ordinance creates an unnecessary hardship.

Required Action: Hold a public hearing and approve or deny the variance to allow the side setbacks to be reduced by 10 feet. Any specific conditions imposed by the Board should be read into the any approval motion.

4 Questions must ask yourselves and each element must exist in order to grant a variance.

4 QUESTIONS FOR A VARIANCE

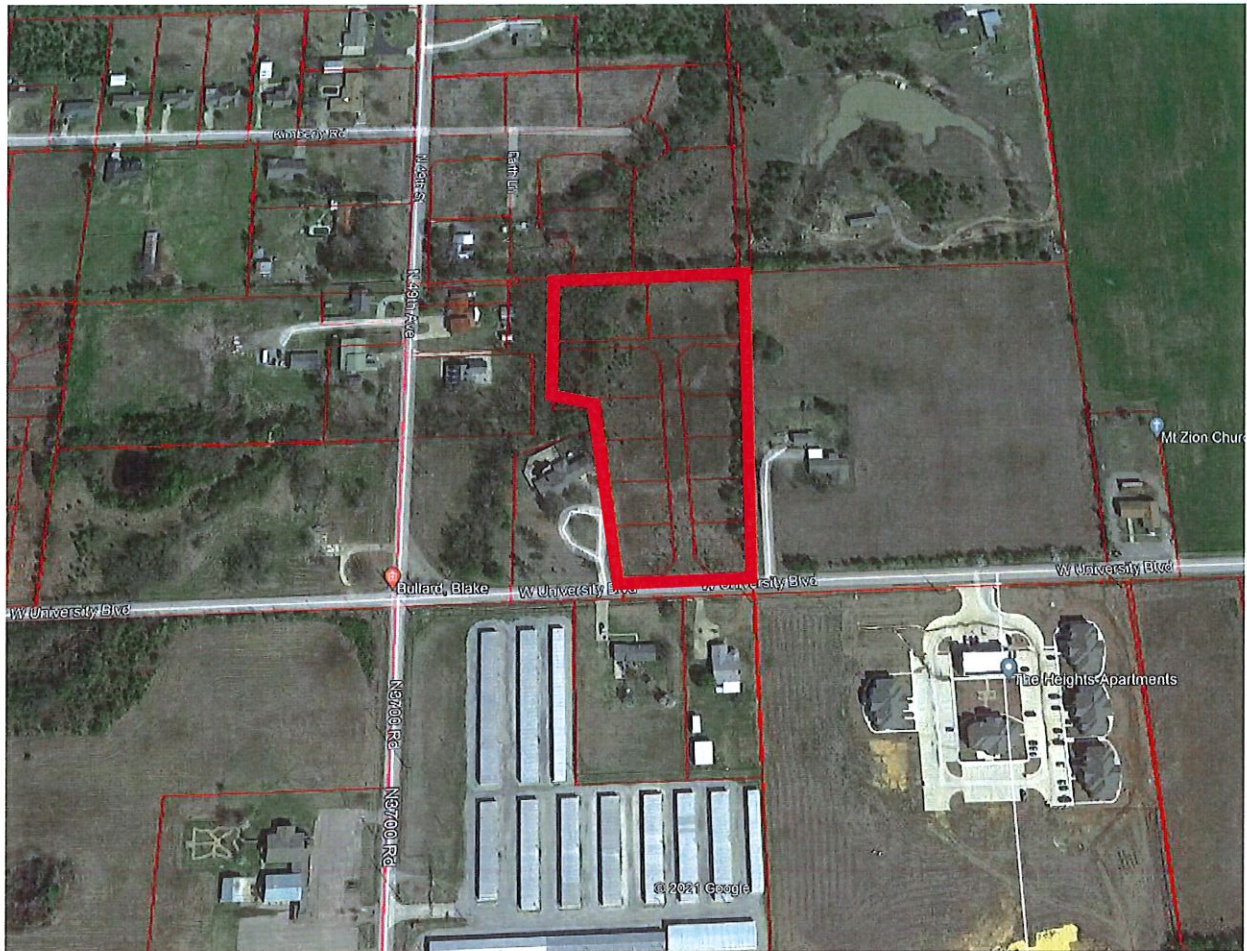
1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;

2. Such conditions are peculiar to the particular piece of property involved;

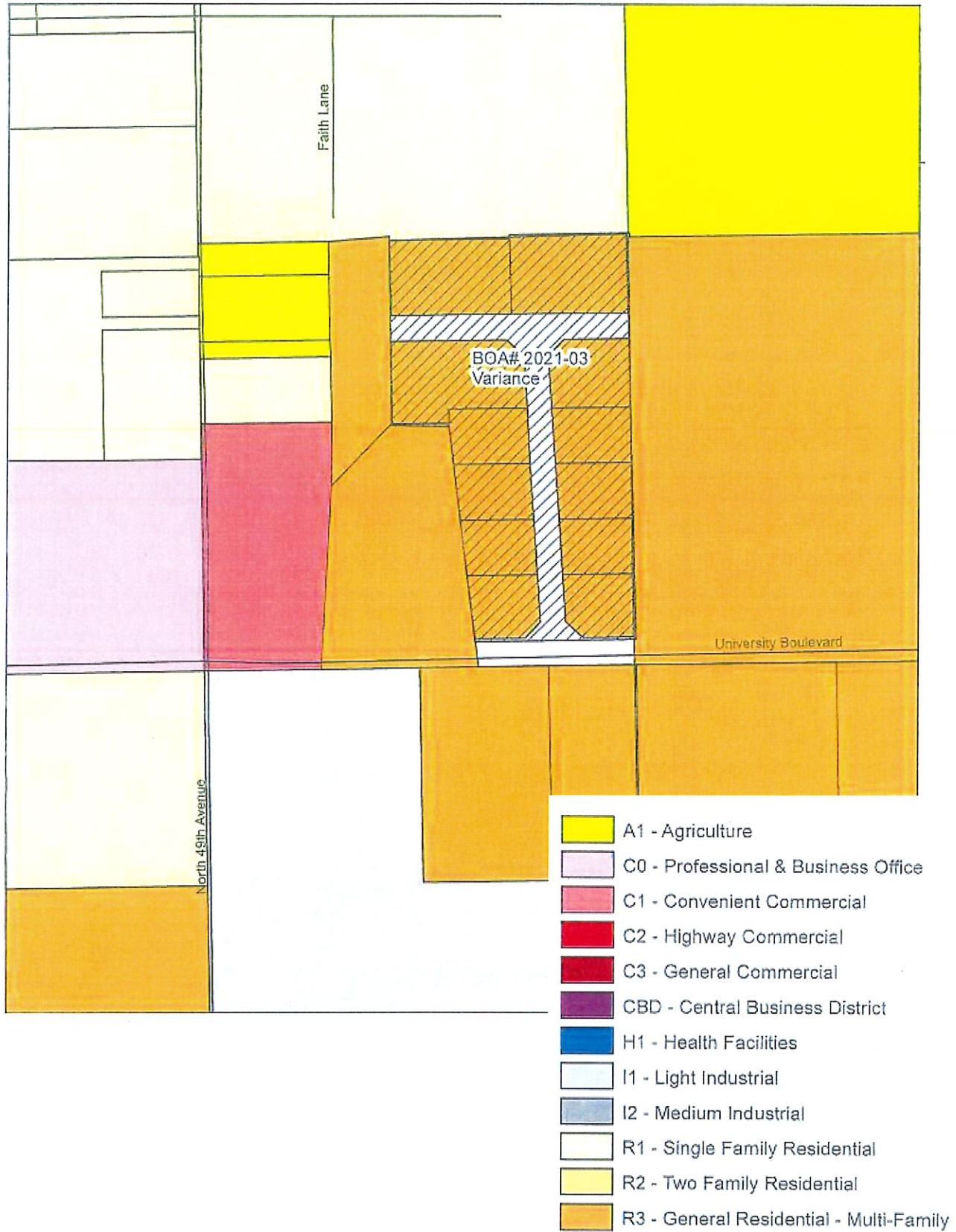
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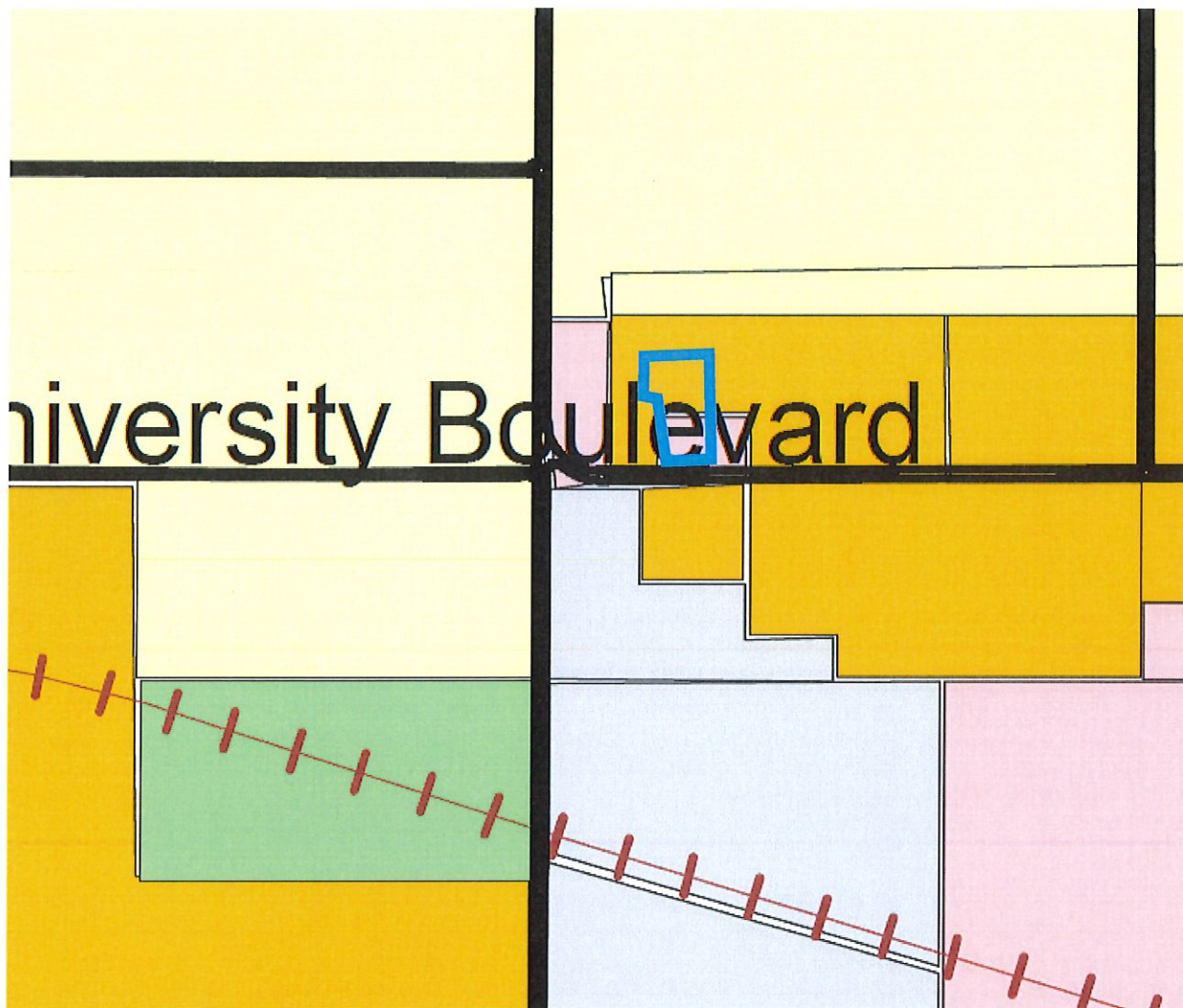
Aerial Map



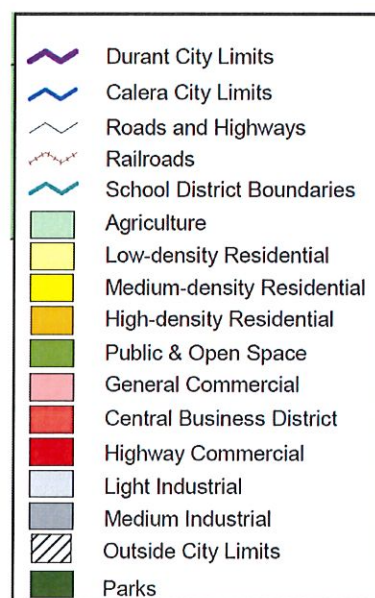
Zoning Map



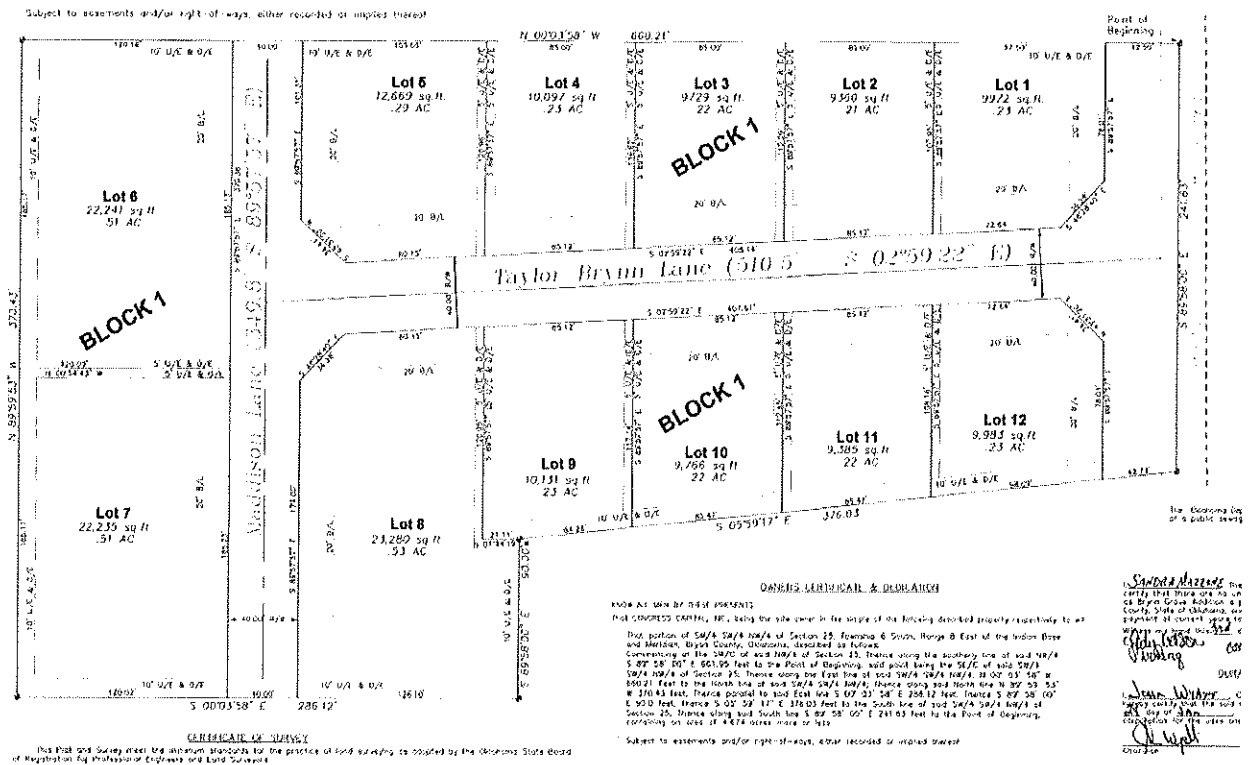
Future Land Use Map at time of application



Location is approximate



Approved Plat: (was approved in 2006)





THE CITY OF DURANT

Office of Community Development

Board of Adjustment Application

Petition # BOA 2021-03 Fee \$ 300

Name: <u>Zachary Everett</u>		Email: <u>Zachary_Everett@us.afmc</u>		Phone #1 <u>580 916 2999</u>	
Mailing Address: <u>1110 Faith Lane</u>				Phone #2	
City: <u>Durant</u>		State: <u>OK</u>		Zip: <u>74701</u>	
Applicant's Interest in Property:		Fax #			
<u>Owner</u>					

1. I, the undersigned, request a hearing before the Board of Adjustment, in regard to the following:

☐ Appeal Of The Zoning Administrator's decision/Interpretation
☐ Change From One Nonconforming Use To Another Nonconforming Use
☒ Variance

2. Description of request being made (indicate appropriate section or subsections of the local zoning ordinance, where applicable): I am requesting a variance be made for my side setbacks to be changed from 15' to 5'

3. Reasons for request (may be attached): If allows me to be able to do all Triplexes instead of a mixture of Tri's and Duplexes which will allow me to keep rent costs more affordable

4. Legal description (if applicable, may be attached): Bryon Grove Subdivision

5. Is site plan attached (if determined necessary by the administrative official) containing the applicable requirements of the local zoning ordinance?
 Yes ☒ No ☐

6. Location of property: Bryon Grove Subdivision Present Zoning: R3

7. The foregoing information and attachments are true and accurate to the best of my knowledge:

Applicant (Signature)  Date 8-16-21

Date Filed		Date Payment Received		Notification Mailed		Comments	
Initial		Initial		Date		Initial	
Proof of Publication Received				Property Posting Verified		Comprehensive Plan Recommendations	
Date		Initial		Date		Initial	
Staff Recommendation		PC Recommendation		City Council Action		Ordinance #	
☐ Approve ☐ Deny		☐ Approve ☐ Deny		☐ Approve ☐ Deny			

WARRANTY DEED

1-2018-703397 Book 1464 Pg: 1,071
04/13/2018 2:27 pm Pg 1071-1071
Fee: \$ 13.00 Doc: \$ 322.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT **Congress Capital, Inc.**, a Texas Corporation, party of the first part, in consideration of the sum of Ten (\$10.00) and more Dollars, the receipt of which is hereby acknowledged, do by these presents, grants, bargain, sell and convey unto **Shield of Faith Properties, LLC**, an Oklahoma Limited Liability Company, 223 N. 3rd Ave., Durant, OK 74701, the property herein described, party of the second part, and its grantees and assigns, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

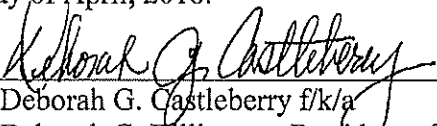
RS
\$322.50
Lots 1-12, inclusive, in Block 1, Brynn Grove Addition to the City
of Durant, Bryan County, Oklahoma.

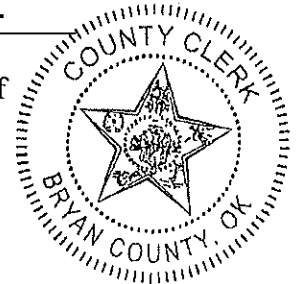
together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, its grantees and assigns, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this 13th day of April, 2018.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 322.50

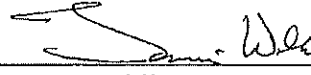

Deborah G. Castleberry f/k/a
Deborah G. Billington, President of
Congress Capital, Inc.



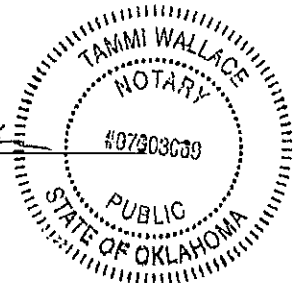
STATE OF OKLAHOMA)
) ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

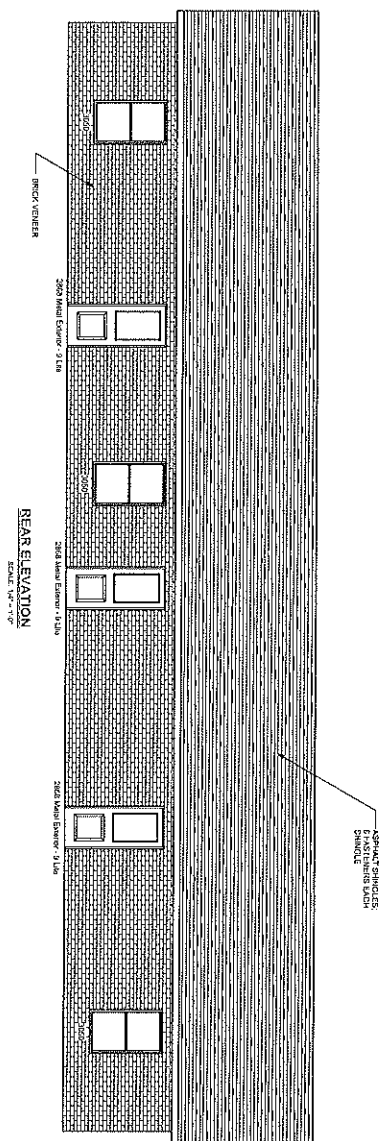
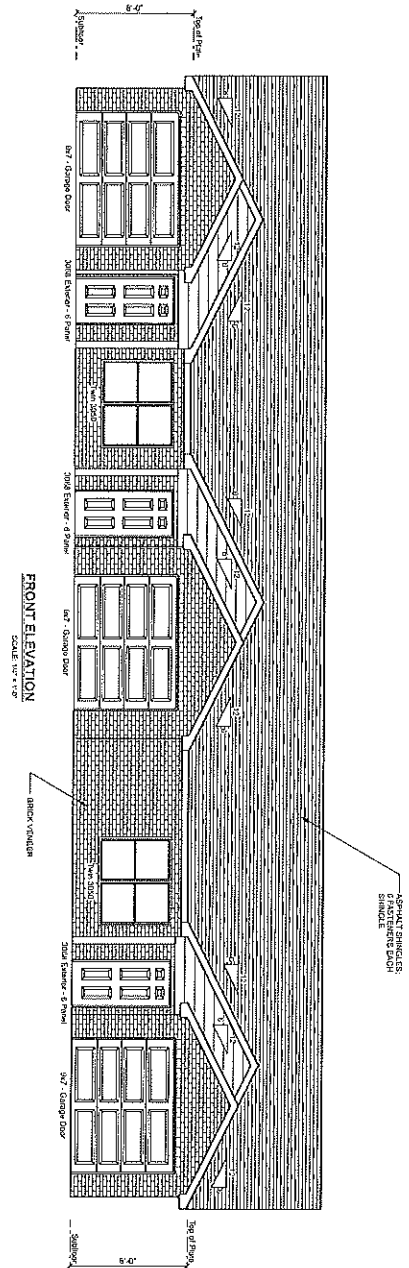
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 13th day of April, 2018, personally appeared **Deborah Castleberry f/k/a Deborah G. Billington**, President of **Congress Capital, Inc.**, a Texas Corporation, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal on this 13th day of April, 2018.


Notary Public

My Commission expires: 03-28-19





LEGEND

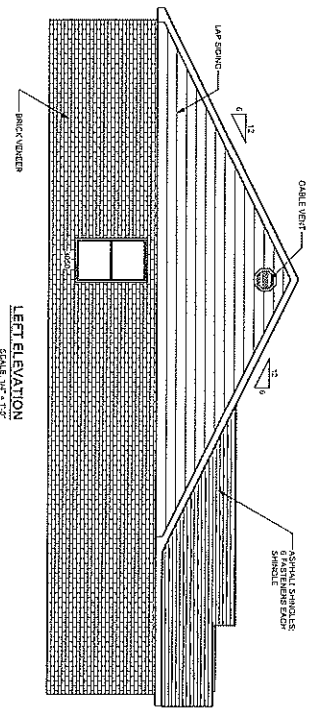
- Solid lines represent exterior walls.
- Dashed lines represent interior walls.
- Thin lines represent windows and doors.
- Thick lines represent roof lines.
- Stippled areas represent brick veneer.
- Cross-hatched areas represent brick chimney.

Designer: **ZACHARY EVERETT**

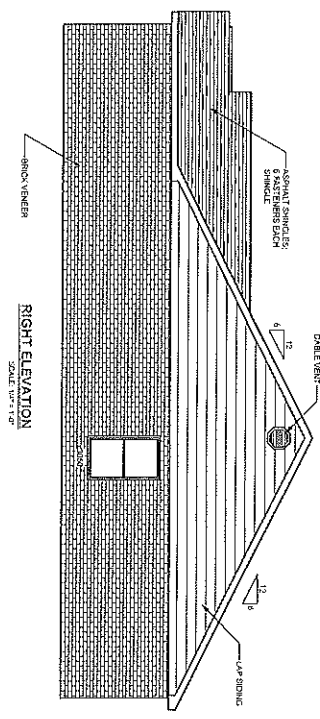
License number: **2115**

ELEVATIONS SHEET	SCALE: AS SHOWN	DATE:	KEY/DIMS:	DATE:	INITIAL:	NOTES:	DUE TO CONDITIONS IN A GIVEN SECTION, THE LOCATION OF THE CHIMNEY AND THE LOCATION OF THE CHIMNEY SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE CHIMNEY AND THE LOCATION OF THE CHIMNEY SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE CHIMNEY AND THE LOCATION OF THE CHIMNEY SHALL BE DETERMINED BY THE CONTRACTOR.

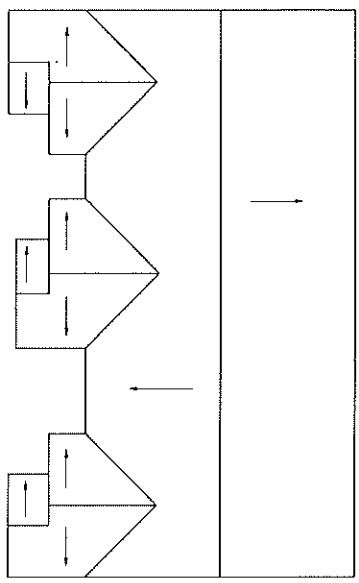
PlanSource, Inc.
Home plans • Duplex plans • Small apartments
www.plansourceinc.com



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



ROOF PLAN
NOTE: SHAPERS @ 12" O.C. 1/4"

LIBRARY DISCOUNTS

- 10% off for all plans for the first 100 copies of each plan.
- 15% off for all plans for the first 500 copies of each plan.
- 20% off for all plans for the first 1000 copies of each plan.
- 25% off for all plans for the first 2000 copies of each plan.
- 30% off for all plans for the first 5000 copies of each plan.
- 35% off for all plans for the first 10000 copies of each plan.
- 40% off for all plans for the first 20000 copies of each plan.
- 45% off for all plans for the first 50000 copies of each plan.
- 50% off for all plans for the first 100000 copies of each plan.

For more information, please contact us at 1-800-451-7243.

Author: JACQUES EVERETT

License number: 1116

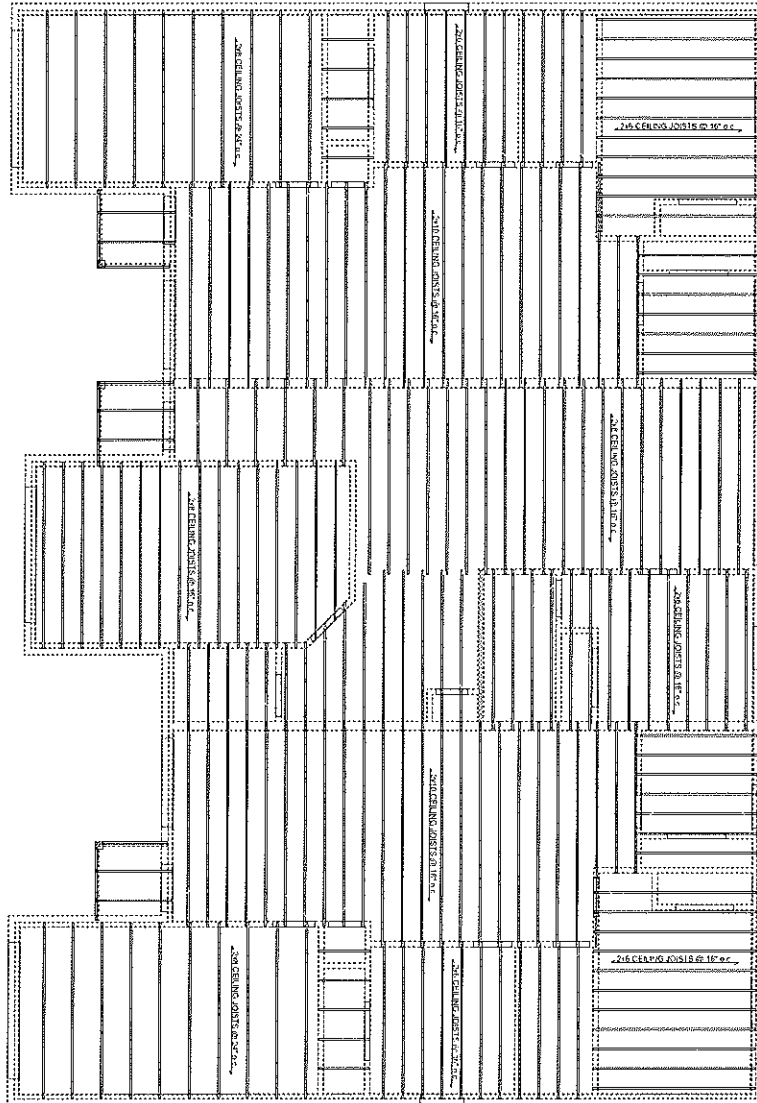
PROJECT NAME	J0924-1ST
PLAN LOCATION	
DATE	
DESIGNER	
SCALE	AS SHOWN
FILE	
SHEET	
ELEVATIONS	

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NOTES

THIS SET OF PLANS IS TO BE USED FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL BUILDING CODES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

REVISIONS	DATE	DRAWN



CEILING JOISTS

NOTES:
1. VERIFY ALL DIMS AND SPACS AND MAKE ANY CHANGES PRIOR TO CONSTRUCTION. SPACS MAY BE REQUIRED BY LOCAL CODES.
2. JOIST SPACING NOT NOTED IS 16\"/>

THE JOISTS & BEAMERS TO BE CONFORMED BY BUILDER

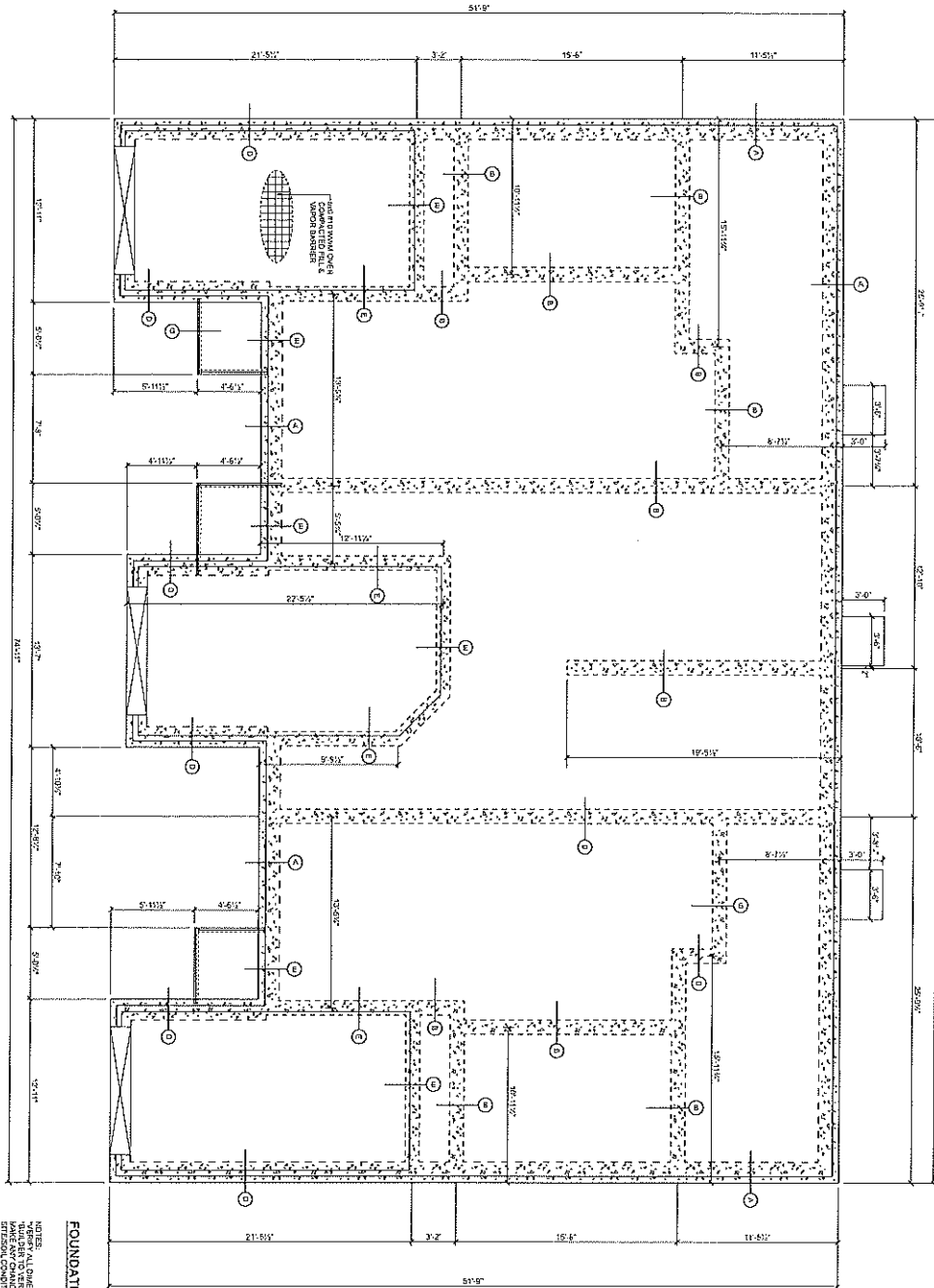
NOTES

THESE JOIST AND BEAM SPACING REQUIREMENTS ARE BASED ON THE ASSUMPTIONS THAT THE JOISTS AND BEAMS ARE SUPPORTED BY WALLS OR OTHER STRUCTURES AT THE SPACING INDICATED. IF THE JOISTS AND BEAMS ARE NOT SUPPORTED AT THE SPACING INDICATED, THE SPACING MAY BE REDUCED TO 12\"/>

REVISIONS	DATE	INITIAL

PlanSource, Inc
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Small apartments
www.plansourceinc.com

PROJECT NO. #	J0524-16T
DATE	
APPROVED BY:	
SCALE	AS SHOWN
TITLE	CEILING JOISTS
DRAWN BY	
CHECKED BY	
FRAMING	



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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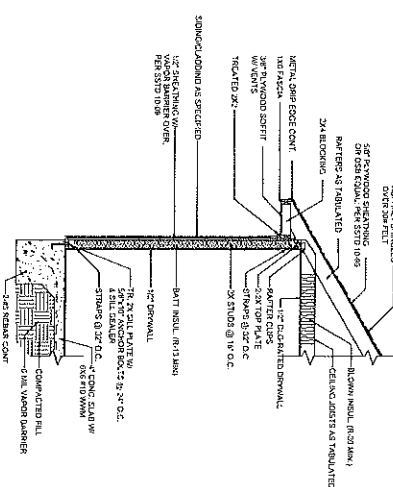
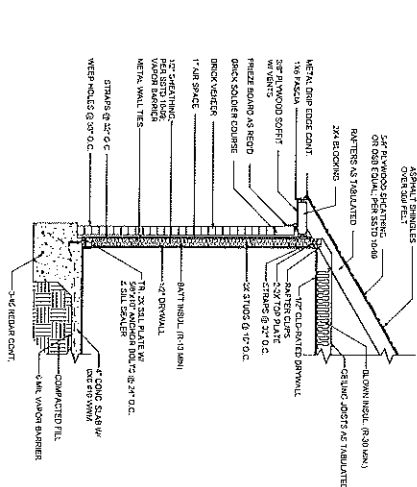
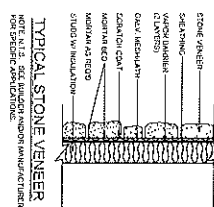
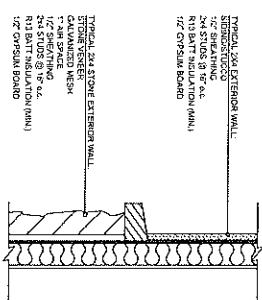
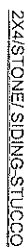
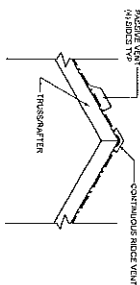
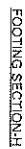
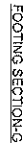
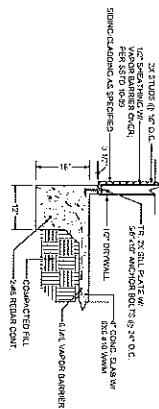
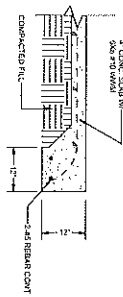
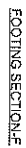
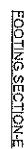
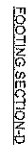
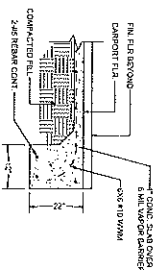
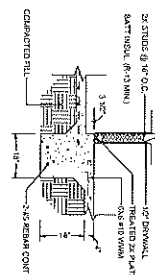
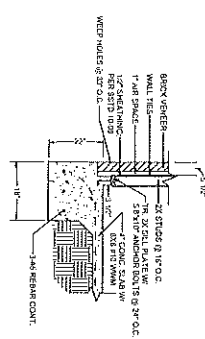
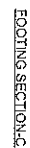
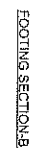
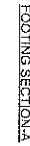
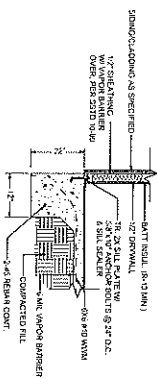
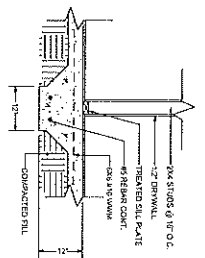
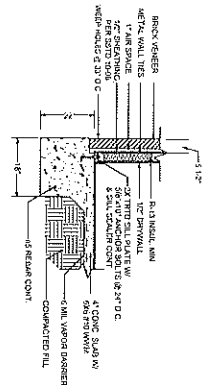
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REVISIONS

DATE

BY/REV



TYPICAL WALL SECTION: BRICK VENEER

TYPICAL WALL SECTION: SIDING/STUCCO

NOTES:
DEPENDENT ON THE REGION AND/OR SOIL CONDITIONS, AMONG OTHER FACTORS, FOR
DRAINAGE, MAY NEED MODIFICATIONS TO SUIT THE SITE, LOCAL CODES, LOCAL WEATHER,
IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY ALL CON-
DITONS AND ADJUST THESE DRAWINGS AS REQUIRED.

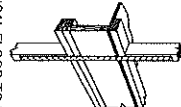
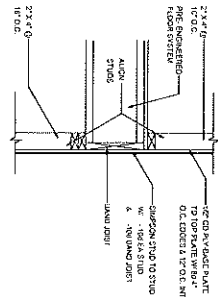
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[illegible][illegible]

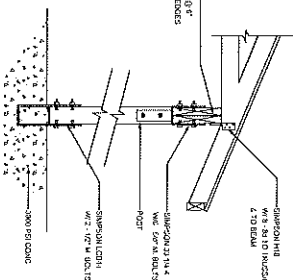
DATE	INITIAL

PROJECT NUMBER:	
JOB LOCATION:	
APPROVED BY:	
SCALE:	AS SHOWN
FILE:	SHEET

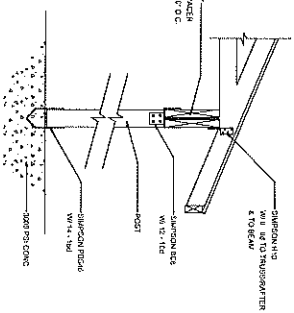
**SECTIONS
& DETAILS**



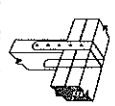
TYPICAL FLOOR-TO-FLOOR CONNECTION AT JOISTS



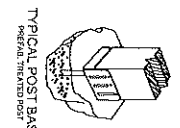
POST/BEAM DETAIL



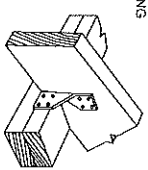
POST/BEAM DETAIL - 2



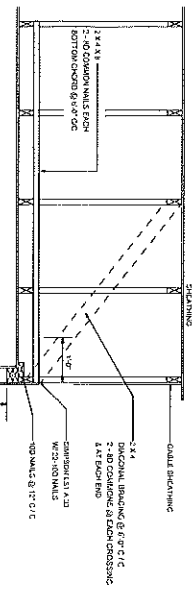
TYPICAL STUD STRAPPING



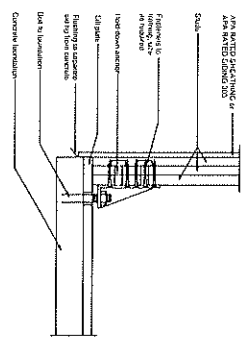
TYPICAL POST BASE



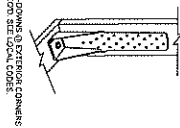
TYPICAL RAFTER CONNECTION TO PLATE



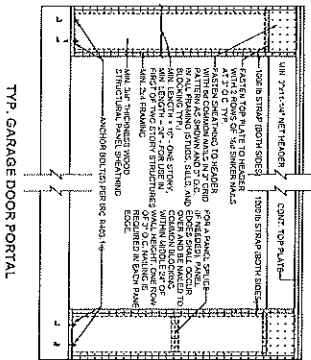
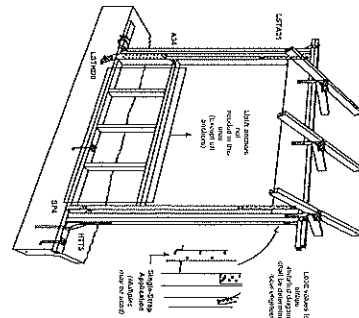
END WALL BRACING FOR CEILING DIAPHRAGM



SHEAR WALL HOLD DOWN ANCHOR

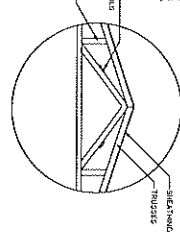


HOLD DOWNS @ EXTERIOR CORNERS

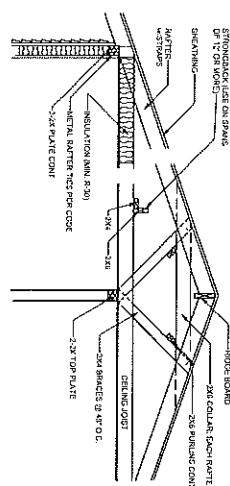


TYP. GARAGE DOOR PORTAL

TYPICAL PERMANENT TRUSS BRACING DIAGRAM



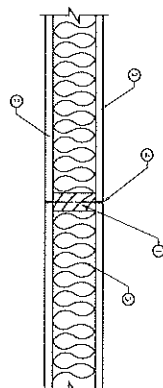
TYPICAL WALL & BRACING DETAIL



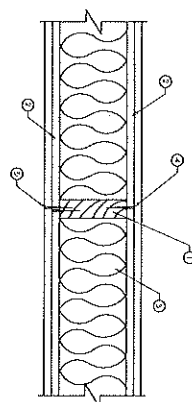
SHEATHING

NOTE:
THESE DETAILS REPRESENT VARIOUS TYPICAL APPLICATIONS.
CONSULT THE DESIGNER FOR THE SPECIFIC APPLICATIONS.
FOR THE SPECIFIC APPLICATIONS, THE DESIGNER SHALL
BE RESPONSIBLE FOR THE SPECIFIC METHODS REQUIRED
FOR THE APPLICATION.

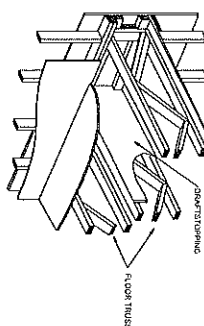
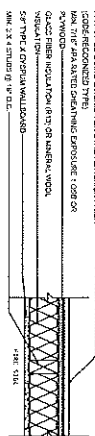
PROJECT NAME: _____ LOCATION: _____ DATE: _____ SCALE: AS SHOWN SHEET: _____		NOTES: THESE DETAILS REPRESENT VARIOUS TYPICAL APPLICATIONS. CONSULT THE DESIGNER FOR THE SPECIFIC APPLICATIONS. FOR THE SPECIFIC APPLICATIONS, THE DESIGNER SHALL BE RESPONSIBLE FOR THE SPECIFIC METHODS REQUIRED FOR THE APPLICATION.	REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION																
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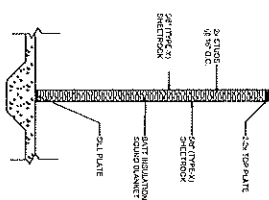
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- [illegible]

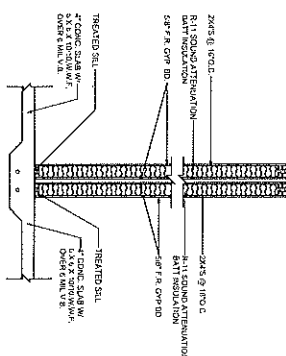


DRAFTSTOPPING OF TRUSSED FLOORS



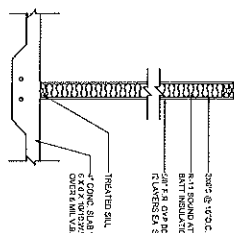
TYPICAL 1 HOUR SEPARATION

NOTE: PROVIDE FIRESTOPPING AND DRAFTSTOPPING IN ALL REQUIRED AREAS, WHETHER INDICATED ON THE DRAWINGS OR NOT.



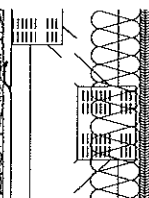
2HR PARTY WALL - SEPARATION (DOUBLE

NOTE: PROVIDE FIRESTOPPING AND GASKETING IN ALL REQUIRED AREAS, WHETHER INDICATED ON THE DRAWINGS OR NOT.

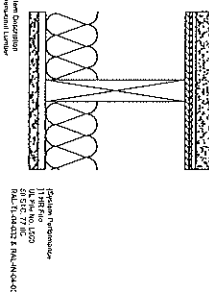


2HR PARTY WALL - SEPARATION (SINGLE

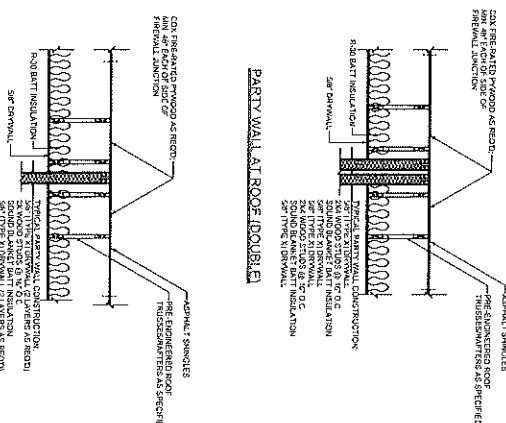
NOTE: PROVIDE FIRESTOPPING AND DRAFTSLOPPING IN ALL REQUIRED AREAS, WHETHER INDICATED ON THE DRAWINGS OR NOT.



**DIMENSIONAL LUMBER
FLOOR/CEILING ASSEMBLY**

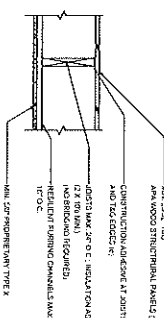


PAAL-1-CH-012 & PAAL-IN-CH-01



PARAVANAL ROOF DOUBLET

PARTY WALL AT ROOF (SINGLE



ONE-HOUR COMBUSTIBLE FLOOR-CEILING AND
ROOF-CEILING ASSEMBLIES
SINGLE-LAYER FLOOR SYSTEM

[illegible]

NOTES

[illegible]

REVISIONS	DATE	INITIALS

PROJECT PLAN #	
DATE LOCAL RUN:	
APPROVED BY	
SCALE:	
AS SHOWN	
FILE:	
SHEET	
SEPARATIONS	

PUBLIC COMMENT FORM

City of Durant
Community Development Department (please return by September 16, 2021)
300 W. Evergreen St.
P.O. Box 578
Durant, OK, 74701

___ I am **FOR** the requested variance as explained on the attached public notice for Petition # BOA2021-03

☒ I am **AGAINST** the requested variance as explained on the attached public notice for Petition #BOA2021-03

Date, Location & Time of Zoning Board of Adjustment meeting:

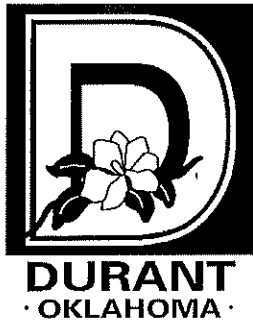
Thursday, September 23, 2021, 5:30 pm
Durant City Hall, Council Chambers, 300 W Evergreen Street, Durant OK 74701

Name: Odessa Irene Moore
(please print)
Address: 4812 W. University
Durant, OK. 74701
Signature: Odessa Irene Moore

Date: Sept. 14, 2021

COMMENTS:

I am totally against this variance.
It is totally going to degrade my property
and will cause an influx of people using my
property to be down graded.
I beg this request to be denied.
Thank you,
O. Irene Moore



THE CITY OF DURANT

Office of Community Development

Date: 09/23/2021
To: Board of Adjustment
Case: BOA 2021-04
From: Danielle O'Neal, Community Development Director
Re: Request by Palm Development Partners for a variance to § 159.08 A Prohibited Signs pertaining to large video screens over 32 square feet for property located at 901 Main.

Request: Discuss, consider, and take possible action on a request by Palm Development Partners for a variance to § 159.08 A Prohibited Signs pertaining to large video screens over 32 square feet for property located at 901 Main.

Applicant: Palm Development Partners

Information: The applicant has listed additional variances within the application; however, due to an error that was made during the publication phase, only one of them made it on the publication. After talking with the applicant, they would like to have all of the variance requests at the same meeting, so they would like this to be moved to the October meeting.

Staff Recommendation: Staff and the applicant requests that this item have no action taken to allow it to go through the process again and have the error fixed and placed on the October agenda.