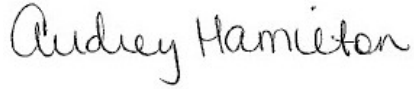


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 28th day of October, 2020 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the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



Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
September 23, 2021 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Board of Adjustment Chair Rhynes called the meeting to order at 5:37 p.m.

INVOCATION/FLAG SALUTE

Board Member Jones provided the invocation. Board Chair Rhynes led the flag salute.

ROLL CALL

Present:

Board of Adjustment Chairman David Rhynes

Board of Adjustment Vice Chairman Mike Davis

Board Member Mike Allen

Board Member Wayne Jones

Board Member Conner Alford (appeared at 5:42 p.m.)

Absent:

None

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

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

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

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

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to lot size requirements. 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 of 2,000 square feet. Notifications have been made to the surrounding property owners. At the time of this report no letters or comments have been received by staff.

Spencer Barnett, applicant, spoke in favor.

Motion was made by Board Member Davis and seconded by Board Member Alford to approve the request as presented.

Motion Failed with the following vote:

Ayes: Rhynes, Jones

Nays: Davis, Allen, Alford

Abstain: None

- 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.

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to side setback requirements. 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 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.

Zachary Everett, applicant, spoke in favor.

Irene Moore spoke in opposition.

Motion was made by Board Member Alford and seconded by Board Member Allen to approve the request as presented.

Motion Failed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

- 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

Danielle O'Neal asked the Board to take no action on this item.

Board Chairman Rhynes called for no action to be taken on the item at this time.

4. New Business

There was no new business.

ADJOURNMENT

Motion made by Board Member Davis and seconded by Board Member Alford to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None