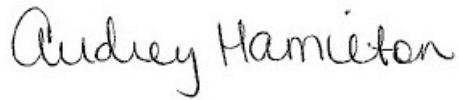


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 19th day of November, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 17th day of May, 2022.



Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
May 19, 2022 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 5:30 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

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 March 24, 2022

Motion was made by Board Member Davis and seconded by Board Member Alford 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. BOA2022-04 Request by BREI, LLC for a variance to §156.035 District Regulations pertaining to the lot size for property located near North 4th Avenue and Willow Street

Danielle O'Neal reviewed with the Board of Adjustment an application for a variance from District Regulations as it pertains to lot size requirements for property located near North 4th Avenue and Willow Street. The applicant approached staff regarding the desire to complete a re-plat in order to join two lots together and build a single family home. The original two lots were approximately 25 feet by 148 feet; therefore, did not meet current lot size requirements and were not buildable. As a note, this area was platted around 1913. Even by joining the lots together, they still do not meet the lot size requirements for this zoning district. Planning Commission and City Council heard the re-plat request at their April meetings and approved the request with the contingency that the applicant is able to receive a variance from the Board of Adjustment. The applicant will also need to follow the correct process to ensure water and sewer will be connected to the proposed house. The site plan for the house shows the house to be approximately 1,100 square feet and with the dimensions given, should have no trouble fitting on the lot and adhere to current setbacks. Notifications have been made to the surrounding property owners. At the time of this report, staff has not received any letters or comment cards regarding this request.

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

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

4. New Business

There was no new business.

ADJOURNMENT

Motion made by Board Member Davis and seconded by Board Member Allen to adjourn

the meeting.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None