

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**

September 26, 2024

AGENDA

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. Consideration and Approval for January 26, 2023, Meeting Minutes
- b. Consideration and Approval for September 18, 2024, Special Called Meeting Minutes

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and Possible Approval for a variance from the Durant Municipal Code §158.08 Monument sign larger than Maximum area and height. The sign shall have a maximum area of 32 square feet. The property is located at/or near 810 Waldron Road and is legally described as follows:

A PART OF THE S/2 S/2 OF LOT 2 AND A PART OF THE N/2 OF LOT 3 IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, BEGINNING AT THE NORTHWEST CORNER OF SW/4 OF SAID SECTION 18; THENCE SOUTH 660.00 FEET; THENCE SOUTH 89°58'15" EAST A DISTANCE OF 1300.65 FEET; THENCE NORTH 00°06'46" WEST A DISTANCE OF 990.00 FEET; THENCE NORTH 89°59'10" WEST A DISTANCE OF 1298.55 FEET; THENCE SOUTH 330.00 FEET TO THE POINT OF BEGINNING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, IN BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

- b. Consideration and Possible Approval for requesting a variance from the Durant Municipal Code §156.035 District Regulations R-2 Two Family Residential District lot area minimum of 80' for a duplex. The property is legally described as follows:

The West 70 feet of Lot 3 and all Lots 9, 10, and 11 in Block 286 in the City of Durant, Bryan County, Oklahoma, according to the official plat and survey thereof.

ADJOURNMENT

CERTIFICATE

The agenda was posted at 4:00 pm on September 24, 2024, at 300 West Evergreen Durant, OK .

Melody Meador

Melody Meador, City of Durant



The City of Durant

Memorandum

Date: 9/26/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for January 26, 2023, Meeting Minutes

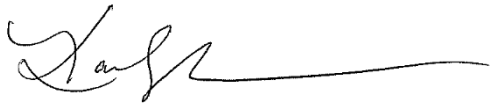
Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. BOA Minutes 01.26.23

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 15th day of December, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 24th day of January, 2023.



, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
January 26, 2023 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Chairman Rhynes called the meeting to order at 5:35 p.m.

INVOCATION/FLAG SALUTE

Board Member Jones provided the invocation. Chairman 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 5:55 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 July 28, 2022

- b. Discussion, Consideration and Possible Action on the 2023 Board of Adjustment Regular Meeting Calendar

Motion was made by Vice Chairman Davis and seconded by Board Member Jones to approve both consent items as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

- a. BOA2022-10 Request by Kevin Gordon for a variance to §156.137 Buildings pertaining to allowing more than one principal building on one lot for property located at 2300 Chuckwa Dr.

Danielle O'Neal reviewed with the Board of Adjustment an application for a variance from District Regulations as it pertains to allowing more than one principal building on one lot for property located at 2300 Chuckwa Dr. The applicant approached staff regarding the desire to build a garage style apartment to live in while the demolition and reconstruction of the primary residence occurs. After the reconstruction of the primary residence occurs, the applicant would like to keep the garage style apartment for his children to stay in while they visit. The applicant states in the application that they are planning to live in the garage style apartment for a year while the primary residence is being demolished and reconstructed. After that time, the garage will be used to store equipment in and the living quarters will be used for their children to stay in while they visit. Current ordinances do not allow more than one principal building per lot; therefore, they are asking for a variance to allow both principal buildings to be on this lot. Notifications have been made to the surrounding property owners. The Future Land Use Map has this area as Low to Medium Residential; therefore, the use is in line with the Future Land Use Map. At the time of this report, staff has received two letters of support for this request.

Kevin Gordon, applicant, spoke in favor of this item.

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

Motion Failed with the following vote:

Ayes: Jones

Nays: Davis, Allen, Alford

Abstain: Rhynes

- b. BOA2022-09 Request by Roma's for a variance to § 158.19 Tables (B) Table 2: Setback Requirements pertaining to the maximum sign area requirements for property located at 121 W. Main.

Danielle O'Neal reviewed with the Board of Adjustment an application for a variance from District Regulations pertaining to the maximum sign area requirements for property located at 121 W. Main St. The applicant and a sign company approached staff regarding the desire to place a 72 sq. ft. digital sign that they want to place in their parking lot. The applicant has already talked with the Oklahoma Department of Transportation (ODOT) since there is state highway right-of-way in the area. The sign also had to go before ODOT's Outdoor Advertising group because it was larger than what they allow as well. The Outdoor Advertising group did grant approval as long as there was no "off premise" business advertising that occurred. ODOT has stated the sign will need to stay out of the highway right-of-way. The applicant states in the application that they are requesting a 6 foot by 12-foot digital sign. The applicant stated that it would be placed on a pole in their parking lot in line with the front of their building. The Future Land Use Map has this area as Central Business District; therefore, the use is in line with the Future Land Use Map. Notifications have been made to the surrounding property owners. At the time of this report, staff has received one letter of support regarding this request.

Carl Meade, Street Manager, spoke in opposition of this item.

John Fissel spoke in opposition of this item.

Scott Crain spoke in favor of this item.

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

Nays: Davis, Allen, Alford, Jones

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion made by Vice Chairman Davis and seconded by Board Member Jones to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 9/26/2024
To: Mayor and City Council
From: Melody Mealor, Assistant to City Manager
Re: Consideration and Approval for September 18, 2024, Special Called Meeting Minutes

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Durant Board of Adjustment Meeting Minutes 09182024 MNM

The agenda was posted at 300 W. Evergreen St. at 4:00 p.m. on the 17th day of September 2024.

Melody Meador

Melody Meador, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
September 18, 2024 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Chairman Rhynes called the meeting to order at 5:30 pm.

INVOCATION/FLAG SALUTE

Board Member Jones provided the invocation. Board Member 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.

2. Consider Items Removed from Consent

3. Administration

4. Public Hearings

- a. Consider and Possible Action on BOA2024-01: MidContinental Real Estate has requested a variance from the Durant Municipal Code §155.068 Building lines shall be provided for all residential subdivisions as follows: A front building line shall be located 30 feet back of the street right-of-way line. The property is located at/or near Wilson and Larkspur Lane and is legally described as follows:

The W/2 W/2 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, LESS AND EXCEPT THE FOLLOWING 4 TRACTS:

Tract 1: All that part of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Beginning at the center of said Section 25; Thence North along the quarter section line of said section a distance of 396 feet; Thence East a distance of 110 feet; Thence South and parallel to said quarter section line a distance of 396 feet to a point on the South line of the NE/4 of said Section; Thence West along said section line a distance of 110 feet to the Point of Beginning.

Tract 2: The South 190 feet of the South 396 feet of the West 110 feet of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma.

Tract 3: All that part of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as: Beginning at a point on the South line of the NE/4 of said Section 25, 110 feet East of the center of said Section 25; Thence North parallel to the West line of said NE/4 a distance of 396 feet; Thence East parallel to the South line of said NE/4 a distance of 110 feet; Thence South parallel to the West line of said NE/4 a distance of 396 feet to the South line thereof; Thence West along the South line a distance of 110 feet to the Point of Beginning.

A motion was made by Board Member Alford and seconded by Board Member Jones to approve the variance from the Durant Municipal Code for MidContinental Real Estate authorizing the houses where they sit but no further not extending to any future properties.

ADJOURNMENT

The motion was made by Board Member Davis and seconded by Board Member Jones to adjourn.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 9/26/2024
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 9/26/2024
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



THE CITY OF DURANT

Office of Community Development

Date: 09/20/2024
 To: **Board of Adjustments**
 Case: PC 2024-02
 From:
 Re: Sign Variance

Request: Consider a variance to build a large monument sign located Kiamichi Tech 810 Waldron Rd in the City of Durant.

Surrounding Properties:

Direction	Zoning	Use
North	I-2	Industrial
East	I-2	Industrial
South	A-1/I-2	Single Family & Industrial
West	I-2	Industrial

Lot Characteristics:

Width	~ ___ ft.
Depth	~ ___ ft.
Total Area	~ _____ acres (~10000000,000 sq. ft.)

Applicant: Kiamichi Tech

Background: Applicant submitted plans for a monument sign that was much larger than what is allowed for monument signs per the sign ordinance. I am not aware if staff recommended they apply for a variance or if the applicant expressed the desire.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters or phone calls regarding this request.

Analysis:

Per City Code Sign Regulations Chapter 159, Section 159.14: Tables

Maximum Sign Area for Monument Sign: 100 sqft Total All Sides.

Maximum Sign Height for Monument Sign: 6 Feet Tall.

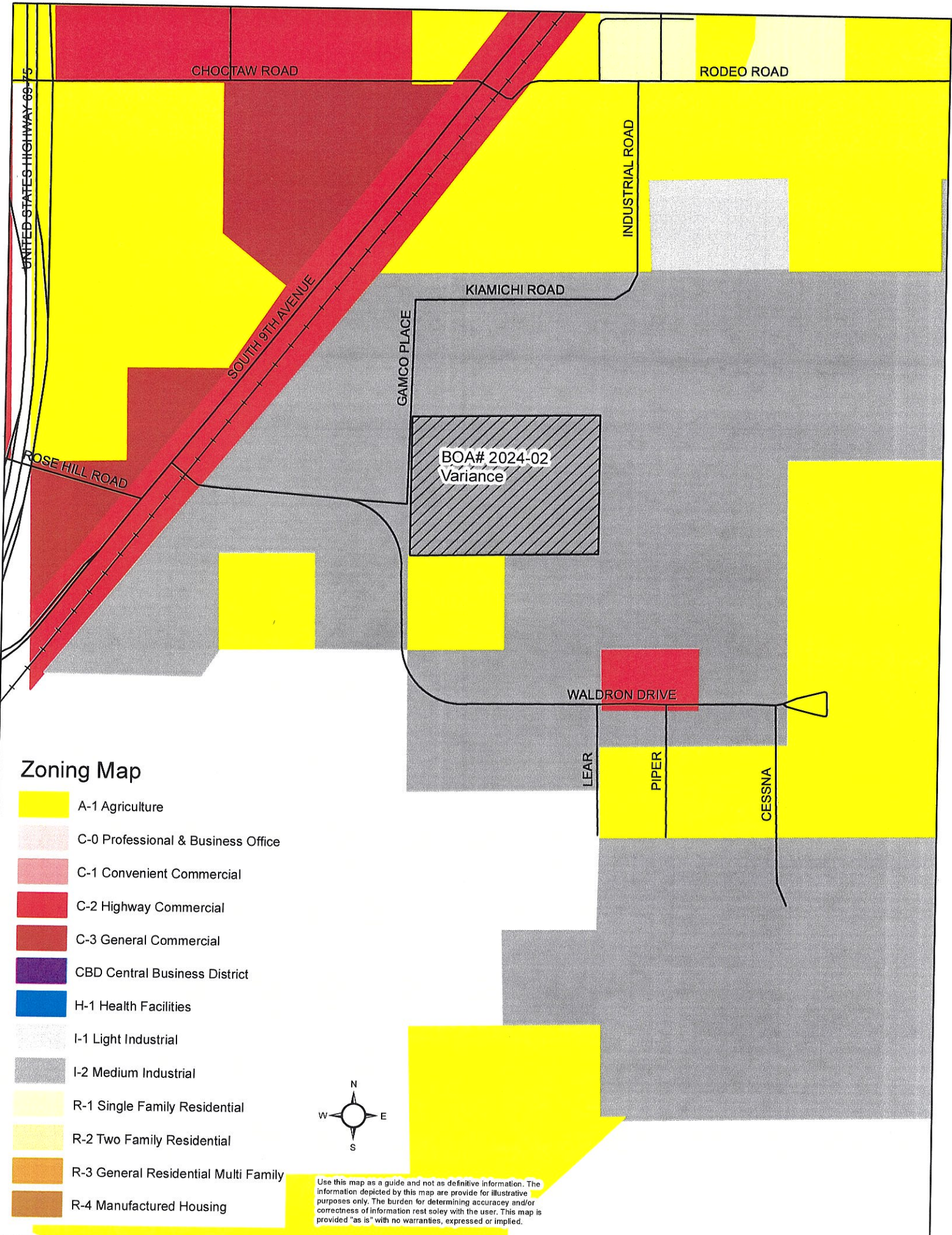
Proposed Sign Dimensions.

Sign Area: 228 sqft. Per Side

Sign Height: 19 Feet Tall.

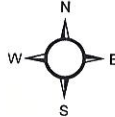
STAFF Recommendation: Staff is concerned about the size requested vs the size required.

Required Action: Hold a public hearing and recommend approval or denial of sign variance for monument sign located at 810 Waldron Rd. Any specific conditions imposed by the Commission should be read into any approval motion.



Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



UNITED STATES HIGHWAY 69-75

CHOCTAW ROAD

RODEO ROAD

INDUSTRIAL ROAD

KIAMICHI ROAD

GAMCO PLACE

SOUTH 9TH AVENUE

ROSE HILL ROAD

BOA# 2024-02
Variance

WALDRON DRIVE

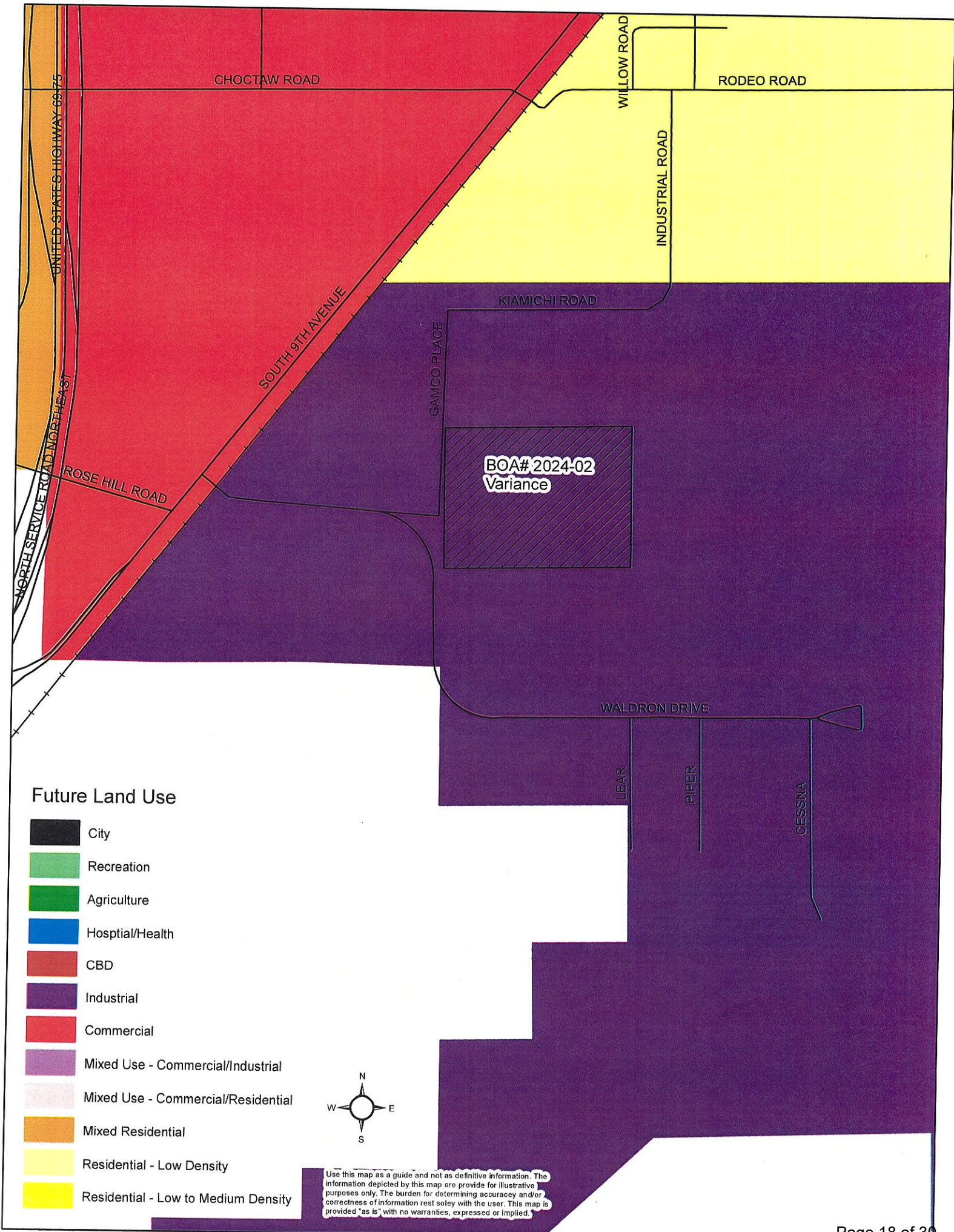
LEAR

PIPER

CESSNA

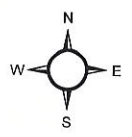


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



Future Land Use

- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



Interior Remodel & Finish Updates

810 Waldron Road Durant, OK 74701

SUMMARY OF WORK: THIS PROJECT CONSISTS OF REMODELING THE EXISTING LOBBY, SEMINAR, AND OFFICE AREA AT THE DURANT CAMPUS OF KIAMICHI TECH. TRADES INVOLVED INCLUDE DEMOLITION, FRAMING, FLOORING, GYPSUM BOARD, DOORS AND FRAMES, PAINTING, CEILINGS, ELECTRICAL, HVAC, PLUMBING, AND MISCELLANEOUS SPECIALTIES. THERE IS NO STRUCTURAL, ROOFING, NOR ANY SITE WORK AS A PART OF THIS PROJECT.

CODE REVIEW

BUILDING CODE
 APPLICABLE CODE(S): 2018 INTERNATIONAL EXISTING BUILDING CODE

OCCUPANCY TYPE(S) & SEPARATIONS
 OCCUPANCY CLASSIFICATION: BUSINESS (B)
 OCCUPANCY TYPE SEPARATIONS: NONE REQUIRED

CONSTRUCTION TYPE(S) & AREAS
 TYPE OF CONSTRUCTION: IIB (2B)

NOTE THAT WE ARE NOT ADDING ANY SQUARE FOOTAGE TO THE EXISTING BUILDING WITH THIS PROJECT

FIRE RESISTANCE RATINGS
 EXTERIOR BEARING WALLS: 0 HR
 EXTERIOR NON-BEARING WALLS: 0 HR
 FIRE/PARTY WALLS: 0 HR
 INTERIOR NON-BEARING WALLS: 0 HR
 FLOOR/CEILING ASSEMBLY: 0 HR
 ROOF/CEILING ASSEMBLY: 0 HR
 COLUMNS: 0 HR

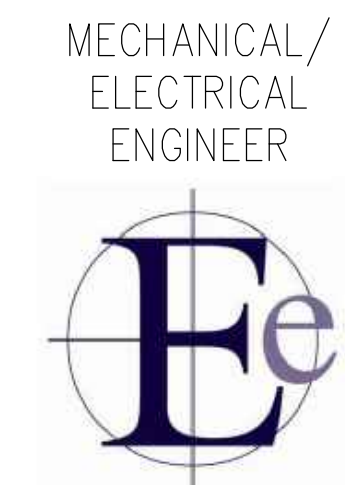
EXISTING BUILDING CODE NOTES
 THIS PROJECT CONSISTS OF MODIFYING THE EXISTING RECEPTION AREA AT THE EXISTING LOBBY, AS WELL AS REPLACING EXISTING FLOORING, LIGHT FIXTURES, AND PAINTING. THIS PROJECT SHALL BE CONSIDERED AN ALTERATION LEVEL 2 UNDER THE 2018 IEBC.
 SECTION 702 - ALL INTERIOR FINISHES WILL COMPLY WITH CHAPTER 8 OF THE 2015 IEBC.
 SECTION 703 - "ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED". NOTE THAT THE EXISTING FIRE ALARM SYSTEM IS TO BE MODIFIED AS NEEDED TO ACCOMMODATE THE CLASSROOM AREA(S) & TO ENSURE THAT THOSE AREA(S) MEET CURRENT CODE. THERE IS NO EXISTING FIRE SPRINKLER SYSTEM IN THE ROOMS THAT ARE TO RECEIVE WORK VIA THIS PROJECT, AND NO PLANS TO ADD SPRINKLERS VIA THIS PROJECT.
 CONTRACTORS NEED TO INCLUDE NEW FIRE ALARM PULLS, STROBES, ALL NECESSARY WIRING, ETC. AS NEEDED TO BRING THE REMODEL ROOMS OR AREAS UP TO CURRENT CODE AS A PART OF THIS PROJECT. CONTRACTOR SHALL PROVIDE FIRE ALARM SHOP DRAWINGS FOR APPROVAL DURING SUBMITTAL PHASE.
 SECTION 704 - "ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS." NOTE THAT THERE IS NO CHANGE IN THE MEANS OF EGRESS AS A PART OF THIS PROJECT.
 SECTION 705 - THIS SECTION OF THE IEBC DEALS WITH ACCESSIBILITY. WE ARE NOT CHANGING THE ACCESSIBILITY OF THIS FACILITY WITH THIS PROJECT. THE BUILDING IS ALREADY ACCESSIBLE.
 SECTION 706 - THIS SECTION DEALS WITH RE-ROOFING, AND DOES NOT APPLY TO THIS PROJECT.
 SECTION 707 - THIS SECTION DEALS WITH STRUCTURAL MODIFICATIONS. THIS PROJECT WILL COMPLY WITH THE IBC CODES.
 SECTION 708 - THIS SECTION DEALS WITH ENERGY CONSERVATION. THE PROJECT WILL COMPLY WITH ALL APPLICABLE ELECTRICAL & ENERGY EFFICIENCY CODES.
 SECTION 804 - THE AREAS OF THIS BUILDING THAT ARE RECEIVING NEW RECEPTION AREA, NEW CARPET, PAINT, ETC. TOTAL APPROXIMATELY 12,000 SF.. THE TOTAL BUILDING AREA IS APPROXIMATELY 40,000SF.

ARCHITECT:

MICHAEL ALLEN RILEY

Architecture, PLLC

918.839.6032 ph. 28899 Brookenhill Road
 mrileyarch@gmail.com Shady Point, OK 74956



Engineering Elements, PLLC
 2458 E JOYCE BLVD, SUITE #1
 Fayetteville, AR 72703
 479) 695-1333 Office . . . (479) 251-7982 Fax

SCHEDULING NOTE

NOTE THAT THE OWNER IS NOT SETTING A SPECIFIC DEADLINE BY WHICH THIS CONSTRUCTION MUST BE COMPLETED. ALL BIDDERS MUST MARK THE NUMBER OF CALENDAR DAYS NEEDED TO COMPLETE THE PROJECT, ON THE SUBMITTED BID FORM. THE OWNER UNDERSTANDS THAT THIS WORK WILL OCCUR DURING PART OF THE NORMAL ACADEMIC CALENDAR YEAR, AND WILL MAKE EVERY EFFORT POSSIBLE TO BE FLEXIBLE IN ALLOWING FOR CONSTRUCTION TO OCCUR DURING NORMAL ACADEMIC TIMES. THIS WILL BE FURTHER DISCUSSED AT BOTH THE PRE-BID MEETING AND PRE-CONSTRUCTION MEETING.



A ARCHITECTURAL SITE PLAN
 1"=70'-0"

SHEET INDEX

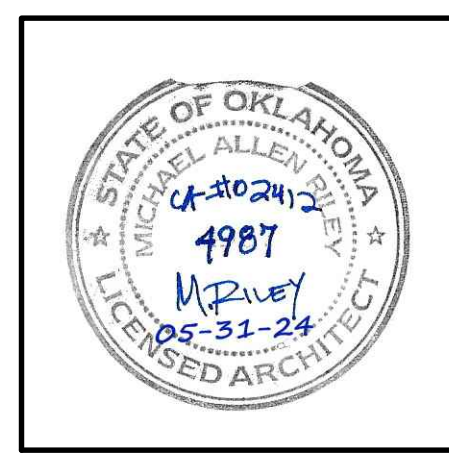
SHEET	DESCRIPTION
G000	COVER SHEET & CODE REVIEW INFORMATION
U100	UTILITY ELECTRICAL PLAN (FOR NEW SIGN ELECTRICAL INFORMATION)
D100	DEMOLITION PLAN
A000	DOOR & WINDOW FRAMES
A001	DOOR SCHEDULE
A002	ROOM FINISH SCHEDULE & PARTITION TYPES
A100	OVERALL REMODEL FLOOR PLAN
A101	ENLARGED REMODEL FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR WALL SECTIONS
A300	RECEPTION AREA INTERIOR DETAILS
A301	INTERIOR DETAILS
A302	INTERIOR DETAILS
A400	REFLECTED CEILING PLAN
ALT 1	ADD ALTERNATE # 1 DRAWINGS
ALT 2	ADD ALTERNATE # 2 DRAWINGS
MD100	MECHANICAL DEMO PLAN
M100	MECHANICAL PLAN & NOTES
M200	MECHANICAL SCHEDULES & DETAILS
ED100	ELECTRICAL DEMO PLAN
E100	ELECTRICAL POWER PLAN
E200	ELECTRICAL LIGHTING PLAN
E300	ELECTRICAL SCHEDULES & NOTES
PD100	PLUMBING DEMO PLAN
P100	PLUMBING PLAN, NOTES, & DETAILS

MATERIALS LEGEND	SYMBOLS LEGEND
EXISTING WALLS, ETC., TO BE DEMOLISHED	◇ DOOR TYPE INDICATOR
METAL STUD WALLS	X-XX REFERENCE AT KEYNOTE INDICATOR
CONCRETE BLOCK WALLS	HM-3 FRAME TYPE INDICATOR
BATT INSULATION	① PARTITION TYPE INDICATOR
WOOD STUD WALLS	Ⓐ GLAZING INDICATOR
GYPSUM BOARD	▲ NORTH ARROW
E.I.F.S. (EXTERIOR INSULATION FINISHING SYSTEM)	A/A100 FULL/PARTIAL SECTION INDICATOR
WOOD (ROUGH)	A/A100 EXTERIOR/INTERIOR ELEVATION INDICATOR
WOOD (FINISHED)	100'-0" A.F.F. HEIGHT ELEVATION INDICATOR
BRICK VENEER	Ⓐ COLUMN LINE INDICATOR
RIGID INSULATION	Ⓐ BUILDING SECTION INDICATOR
ACOUSTIC CEILING TILE	Ⓐ ENLARGED DETAIL INDICATOR
EARTH	CLASSROOM 101 ROOM NAME/NUMBER
CONCRETE	A DETAIL NAME
GRAVEL	1/4"=1'-0"
STEEL SHAPES	
MT METAL THRESHOLD	
FE FIRE EXTINGUISHER	
FEC FIRE EXTINGUISHER IN A CABINET	

810 Waldron Road
Durant, OK 74701

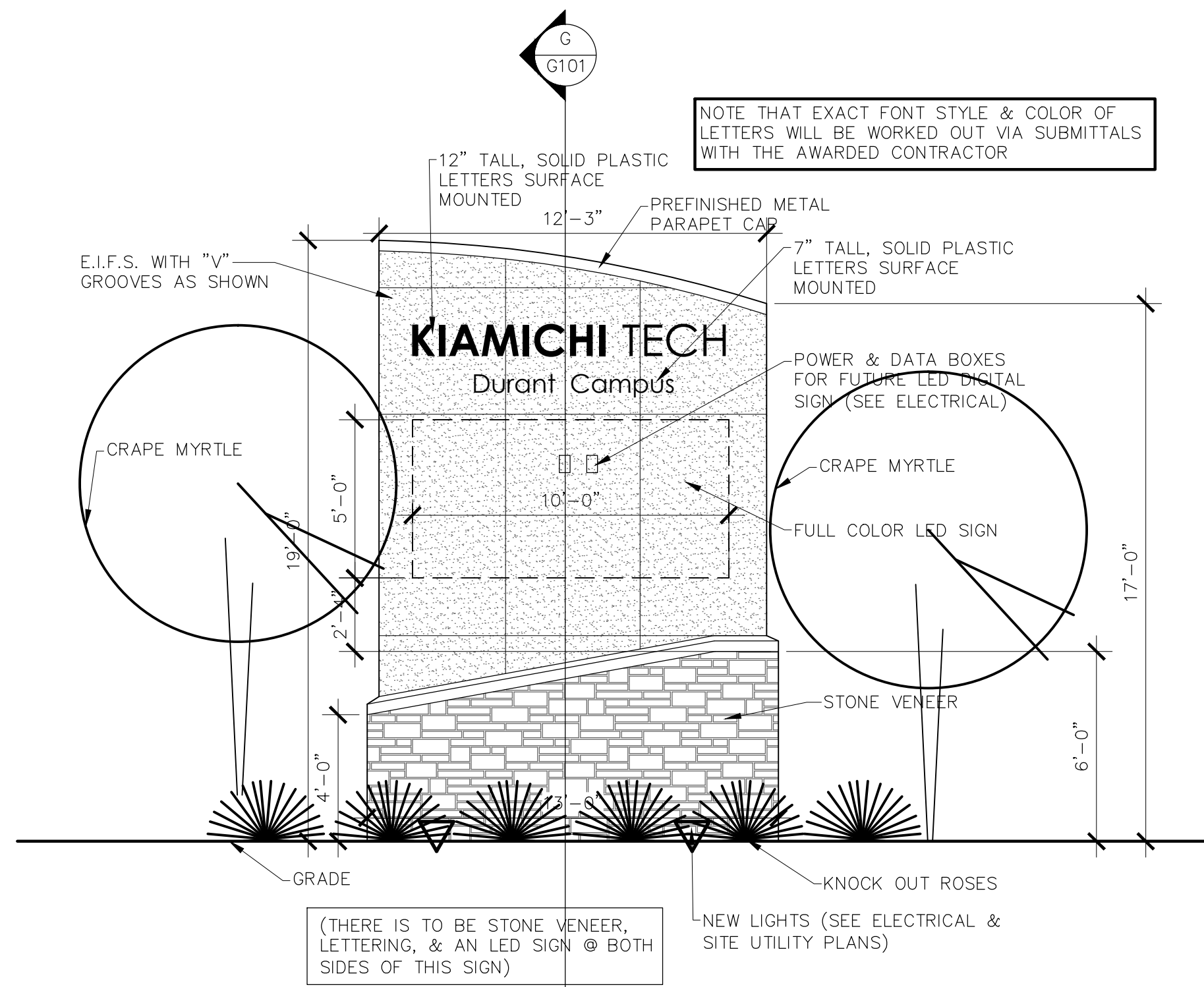
Remodel and Interior
Finish Updates

MICHAEL ALLEN RILEY
 Architecture, PLLC
 28899 Brookenhill Road
 Shady Point, OK 74956
 918.839.6032 ph.
 mrileyarch@gmail.com

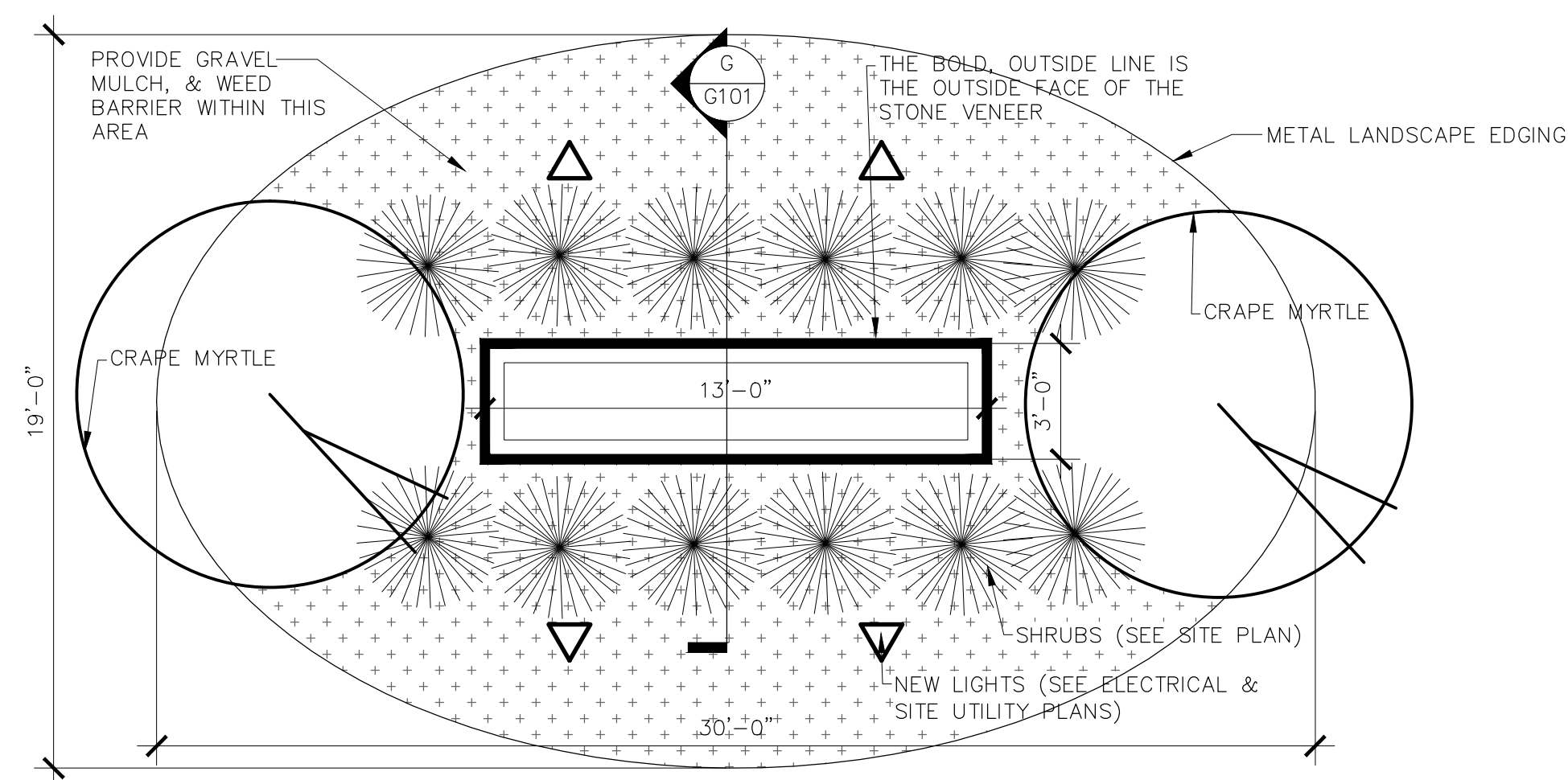


Project Number: 23-74
 Date: 05-31-24
 Revisions:

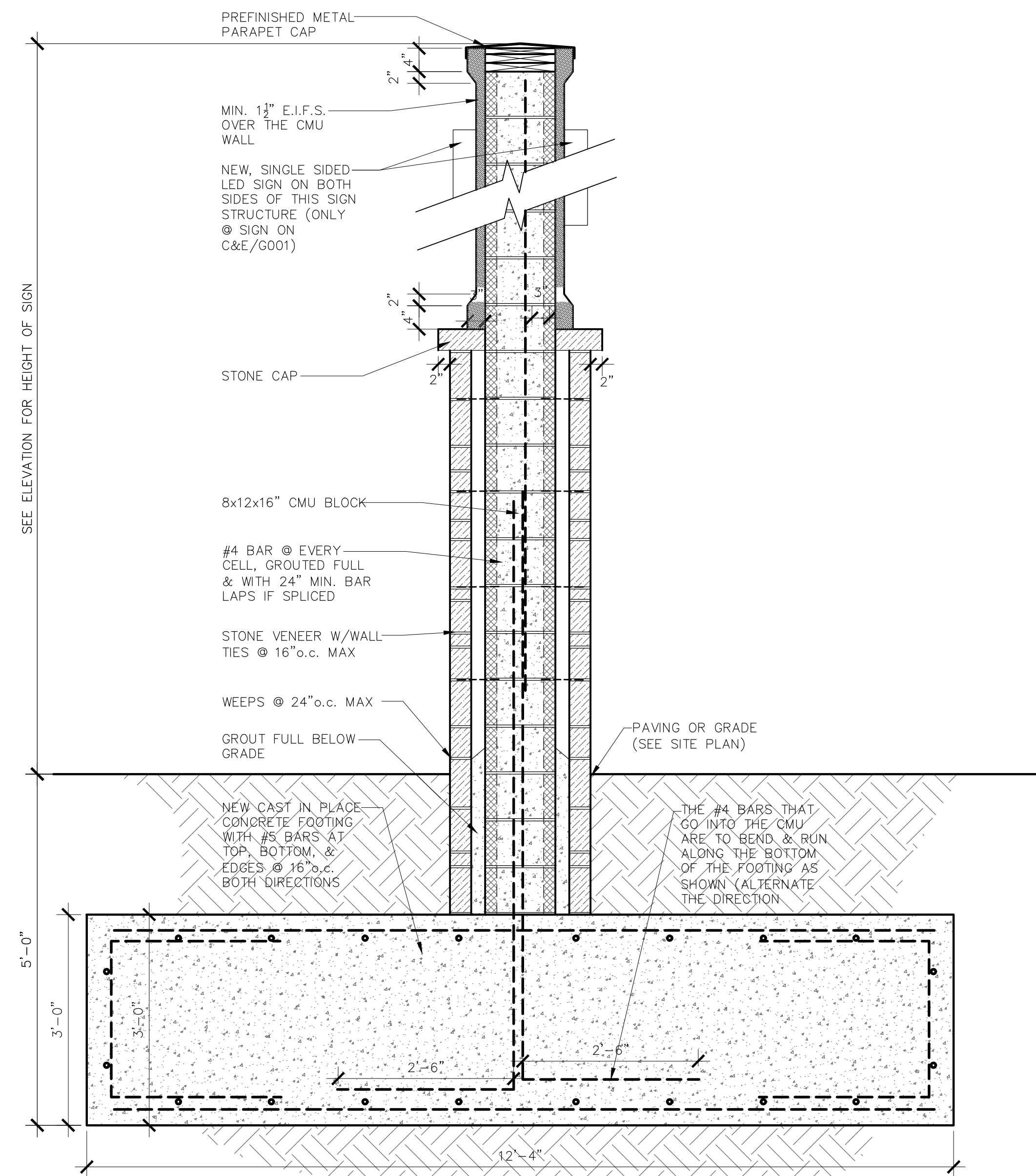
Sheet Number:
G000



A NEW SIGN ELEVATION (BOTH SIDES)
1/4"=1'-0"



B NEW SIGN PLAN
1/4"=1'-0"



C NEW SIGN SECTION DETAIL
NOT TO SCALE

ADDITIONAL SITE NOTES

1. CONTRACTOR SHALL PROVIDE & INSTALL A 5'X10' LED SIGN ON BOTH SIDES OF THE SIGN SHOWN ON THE DRAWINGS ON SHEET ALT2. THE SIGN SHALL BE A MIN. 6mm RESOLUTION (240X480); 2.0 ASPECT RATIO; FULL COLOR; SINGLE SIDED; WITH WIRELESS PROGRAMMING (BUT CAPABLE OF BEING HARDWIRED FOR PROGRAMMING). PROVIDE POWER & AN EMPTY DATA CONDUIT TO THE SIGNS. THIS SHALL BE TWO COMPLETE SETUPS - ONE @ EACH SIDE OF THIS SIGN STRUCTURE. INCLUDE NITS FOR ADJUSTABLE BRIGHTNESS.
2. THE PLANTING AREA SHALL HAVE EXISTING PAVEMENT, SOILS, ETC. REMOVED TO A DEPTH OF ATLEAST 36", & SUITABLE PLANTING SOIL PLACED IN IT'S PLACE.
3. PROVIDE METAL LANDSCAPE EDGING AROUND ALL PLANTING AREAS.
4. PROVIDE MIN. 4" THICK CONCRETE PAVEMENT AROUND THE SIGNS THAT ARE TO BE LOCATED IN PARKING LOT AREAS.
5. PROVIDE MIN. 4" THICK CONCRETE WHERE EXISTING PAVEMENT IS CUT/REMOVED TO RUN NEW POWER & DATA CONDUITS.
6. PROVIDE COLORED GRAVEL MULCH OVER WEED BARRIER @ ALL PLANTING AREAS.
7. THE KNOCK OUT ROSES SHALL BE A MINIMUM 5 GALLON SIZE.
8. THE CRAPE MYRTLES SHALL BE A MINIMUM 20 GALLON SIZE, MINIMUM 8' TALL @ TIME OF PLANTING.
9. ALL STONE, EIFS, & METAL COLORS WILL BE SELECTED VIA THE SUBMITTAL PROCESS DURING CONSTRUCTION.
10. EXACT FONT STYLE & COLOR OF LETTERS ON ALL SIGANCE WILL BE WORKED OUT VIA SUBMITTALS WITH THE AWARDED CONTRACTOR.
11. CONTRACTOR SHALL CALL OK ONE CALL, LOCAL UTILITY COMPANIES, ETC. FOR LOCATES PRIOR TO ANY EARTH OR PAVEMENT EXCAVATION.

CONTRACTOR SHALL INCLUDE A SINGLE, LUMP SUM PRICE TO INCLUDE ALL OF THE WORK SHOWN ON THIS SHEET, AS WELL AS ANY ASSOCIATED ELECTRICAL, DEMOLITION, ETC. AS NEEDED.

KIAMICHI TECH
Remodel and Interior Finish Updates
810 Waldron Road
Durant, OK 74701

MICHAEL ALLEN RILEY
Architecture, PLLC
28896 Brookerhill Road
Shady Point, OK 74956
918.639.6032 ph.
mileyarch@gmail.com



Project Number:	23-74
Date:	05-31-24
Revisions:	
Sheet Number:	ALT 2



THE CITY OF DURANT

Office of Community Development

Date: 09/20/2024
 To: Board of Adjustments
 Case: PC 2024-03
 From:
 Re: Variance for Lot Width at Front Building Line

Request: Consider a variance to build on a lot that is 10 feet from the required width for the current zoning at W 70' Lot 3, BLK 286 in the City of Durant.

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Industrial
East	R-2	Single Family
South	R-2	Empty Lot
West	R-2	Single Family

Lot Characteristics:

Width	~ 70.33 ft.
Depth	~ 149.60 ft.
Total Area	~ 10,521.36 Sqft

Applicant: Xavier De Le Soujeole

Background: Applicant originally submitted for a rezone from R-2 to R-3 so that they would comply with the frontage required. PC denied the rezone stating it would be spot zoning. After the denial of the rezone applicant applied to seek a variance to building on the lot without meeting the required 80 feet of frontage.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters or phone calls regarding this request.

Analysis:

Per City Code 156.035 District Regulations (Table 1).

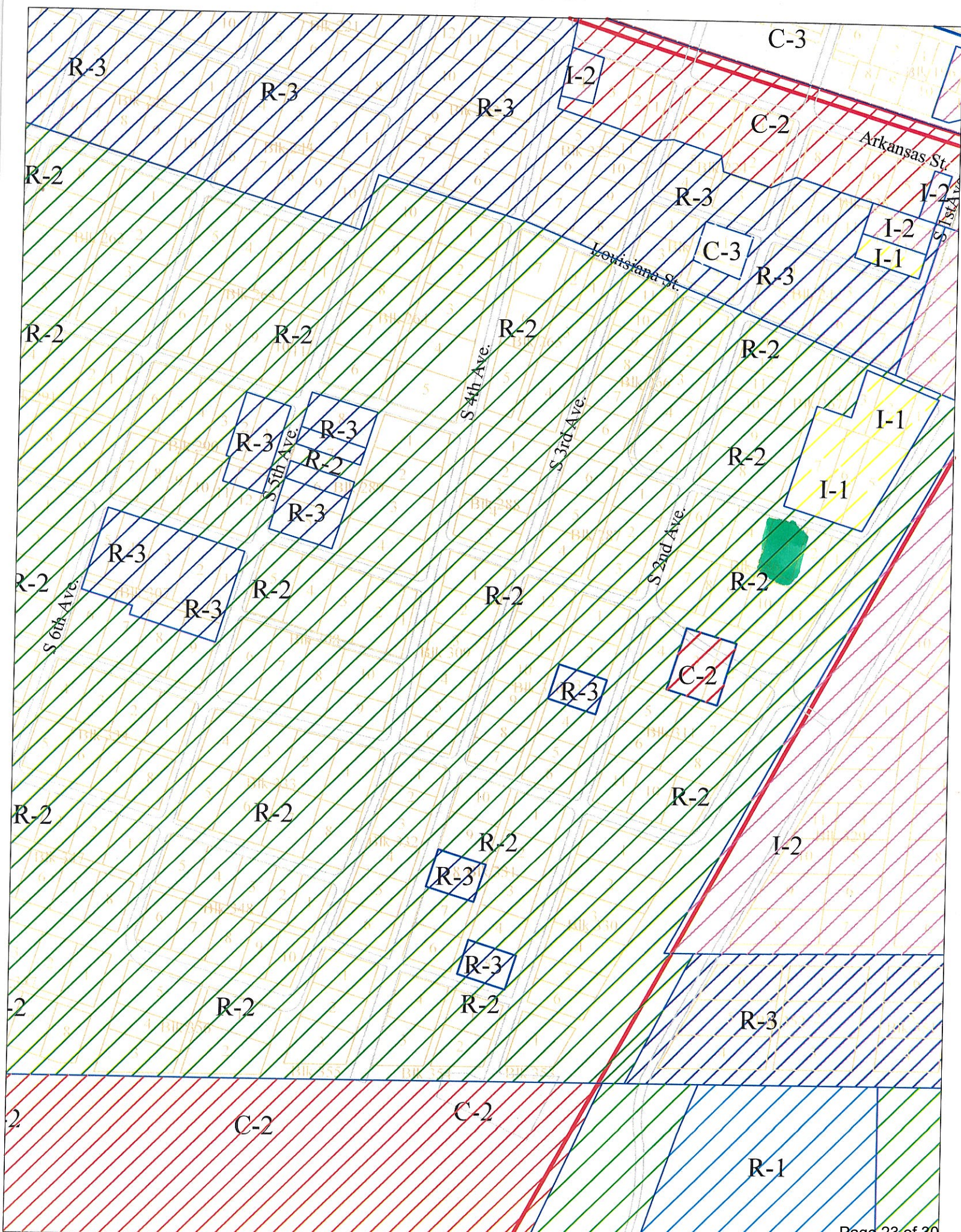
Minimum Lot Width at Frontage R-2 Zoned: 80 Feet.

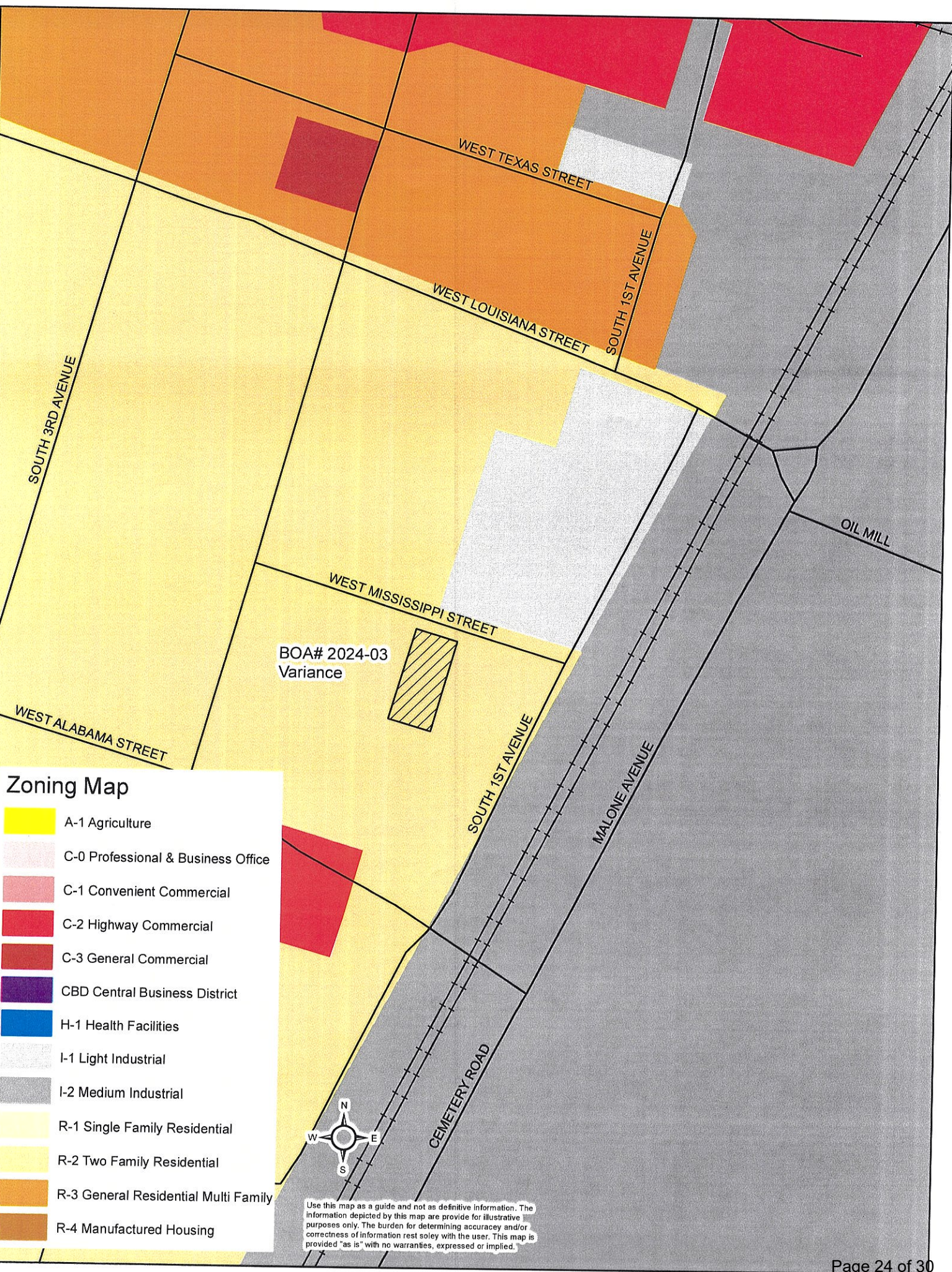
Proposed Variance.

Minimum Lot Width at Frontage: 70 Feet.

STAFF Recommendation: With the current lot meeting all R-2 requirements other than the frontage staff recommends the approval of the variance.

Required Action: Hold a public hearing and recommend approval or denial lot width at frontage variance for W 70' Lot 3, BLK 286. Any specific conditions imposed by the Commission should be read into any approval motion.

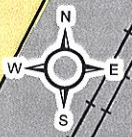




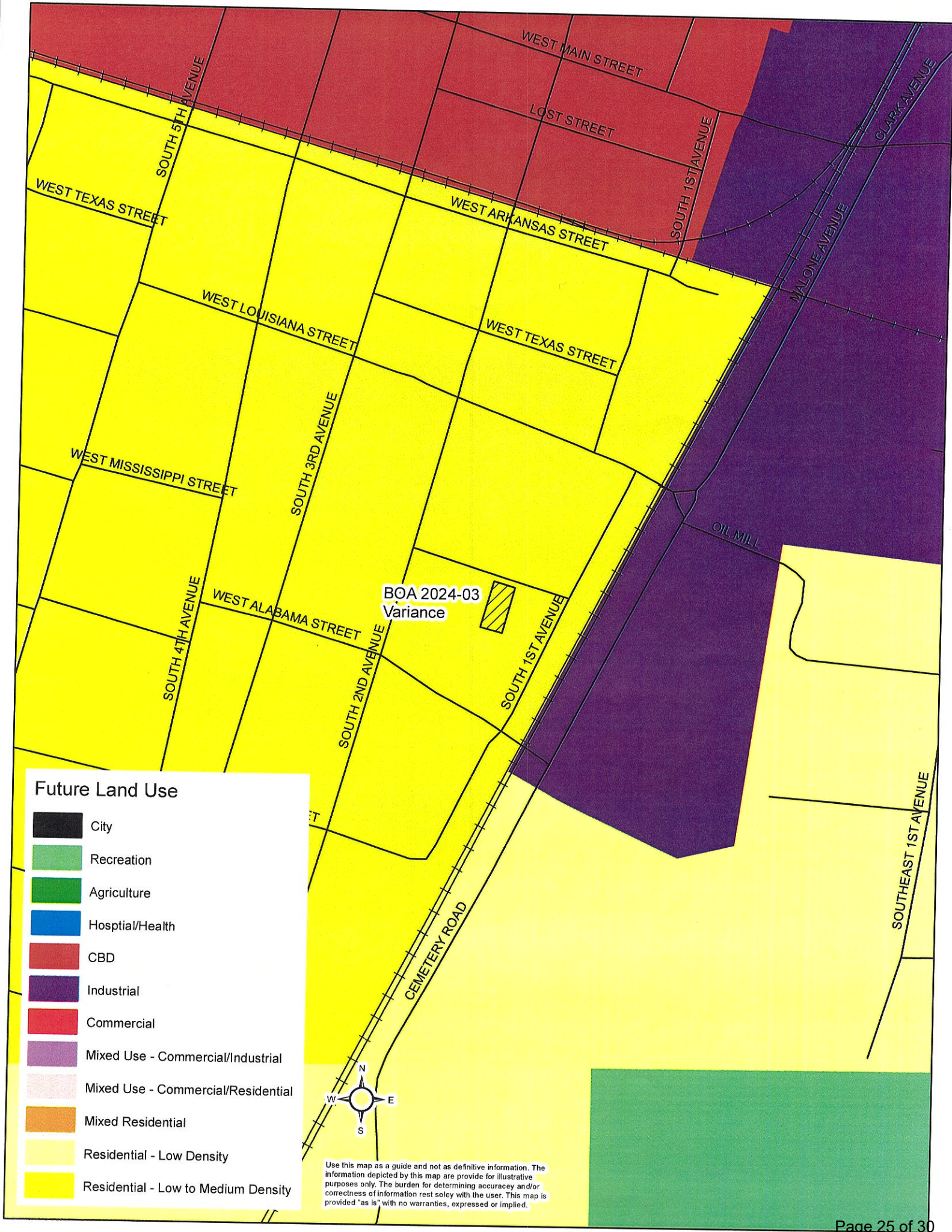
Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

BOA# 2024-03
Variance



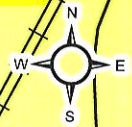
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



BOA 2024-03
Variance

Future Land Use

- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



BOA# 2024-03
Variance

WEST GEORGIA STREET

SOUTH 2ND AVENUE

WEST ALABAMA STREET

SOUTH 3RD AVENUE

CEMETERY ROAD

SOUTH 1ST AVENUE

WEST MISSISSIPPI STREET

WEST LOUISIANA STREET

SOUTH 1ST AVENUE

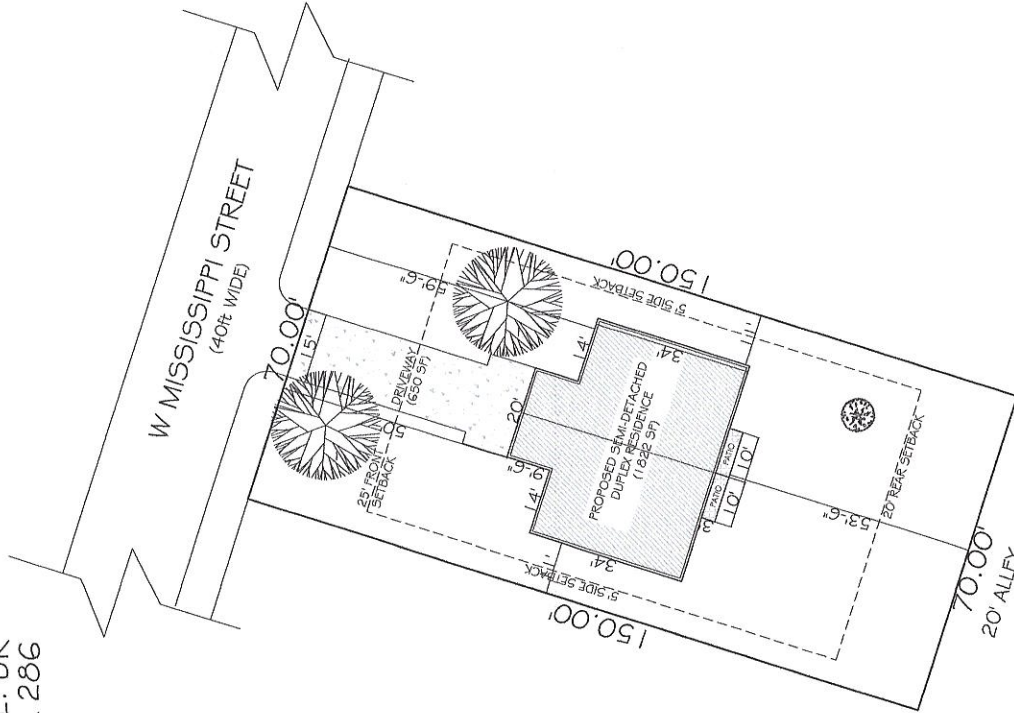
WEST TEXAS STREET

MALONE AVENUE

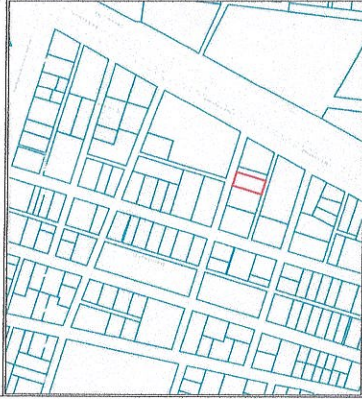
OIL MILL

SITE PLAN

LOCATION: 117 W Mississippi St, Durant, OK 74701, USA
 PARCEL ID: 070019374/ ZONING CODE: UR
 LEGAL DESCR.: DURANT W70' LT 3 BLK 286



VICINITY MAP



SCOPE OF WORK

-SITE PLAN OF THE PROPERTY UNDER REVIEW
 SHOWING THE PROPOSED SEMI-DETACHED
 DUPLEX RESIDENTIAL DEVELOPMENT.
 BUILDING COVERAGE
 -PROPOSED RESIDENCE + PATIO = 1882 SF
 BUILDING COVERAGE = 17.92%

LOT SIZE

0.24 Acres
 =
 10,500 SF

SHEET TITLE

SITE PLAN

LOT OWNER:

DE LA SOUJEOLE,
 XAVIER

DEEN'S CONSULTS

Architects, Planners & Project Managers
 EMAIL:DTJ@SMAL.COM

ARCHITECT	Deen's consult
DRAWN	Deen's consult
CHECKED BY	Deen's consult
SCALE: 1"=10'	DATE 05-23-2024

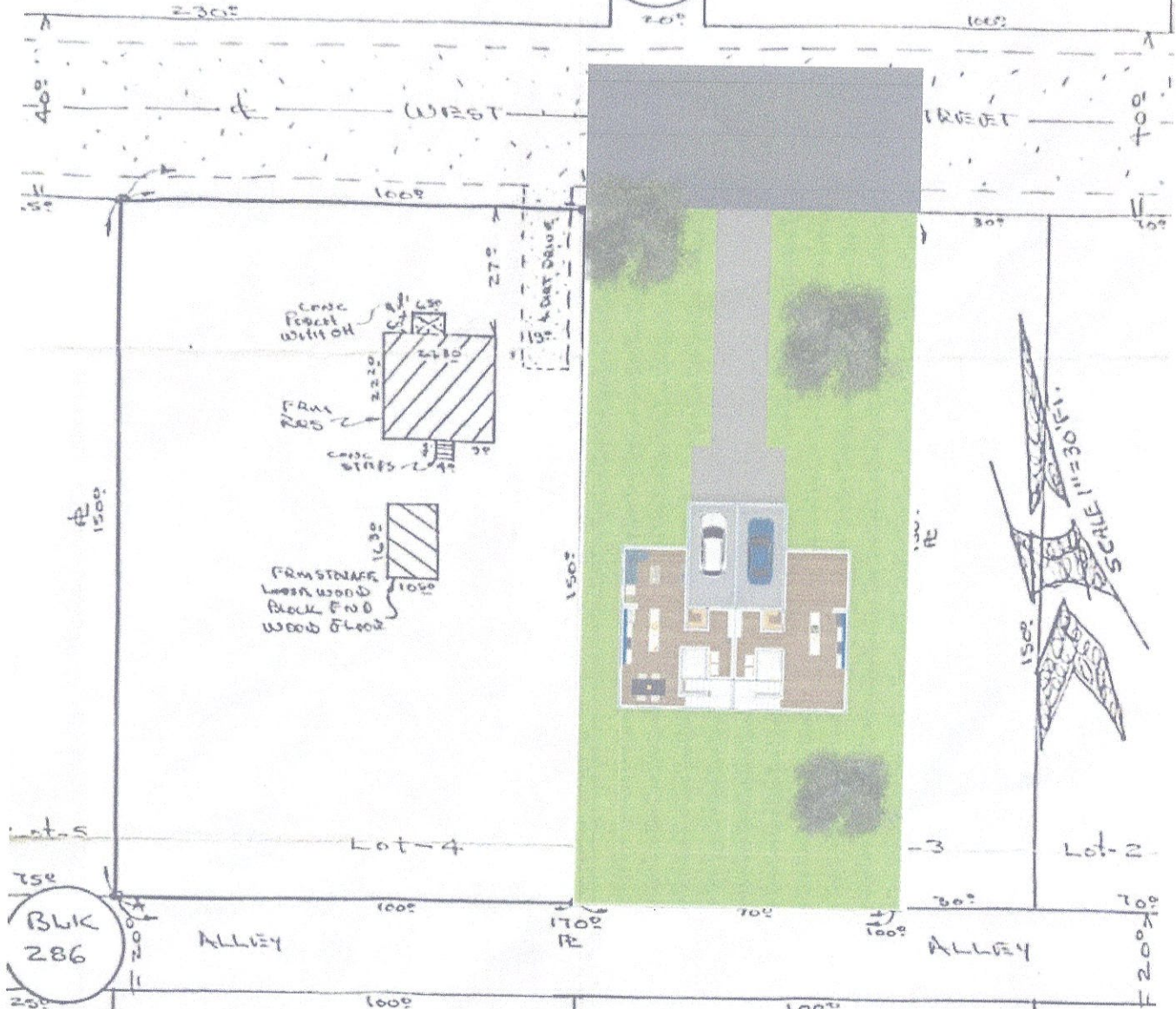
SHEET NO.

001

Lot-8

BLK 267

Lot-1



STATE OF OKLAHOMA
 COUNTY OF BRYAN SS

I, BILLY C. PETTETT, THE UNDERSIGNED, A SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE MADE A CAREFUL AND ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY IN BRYAN COUNTY, OKLAHOMA, TO-WIT:

Lot-4 AND THE WEST 70' FT. OF Lot-3, in Block-286, IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

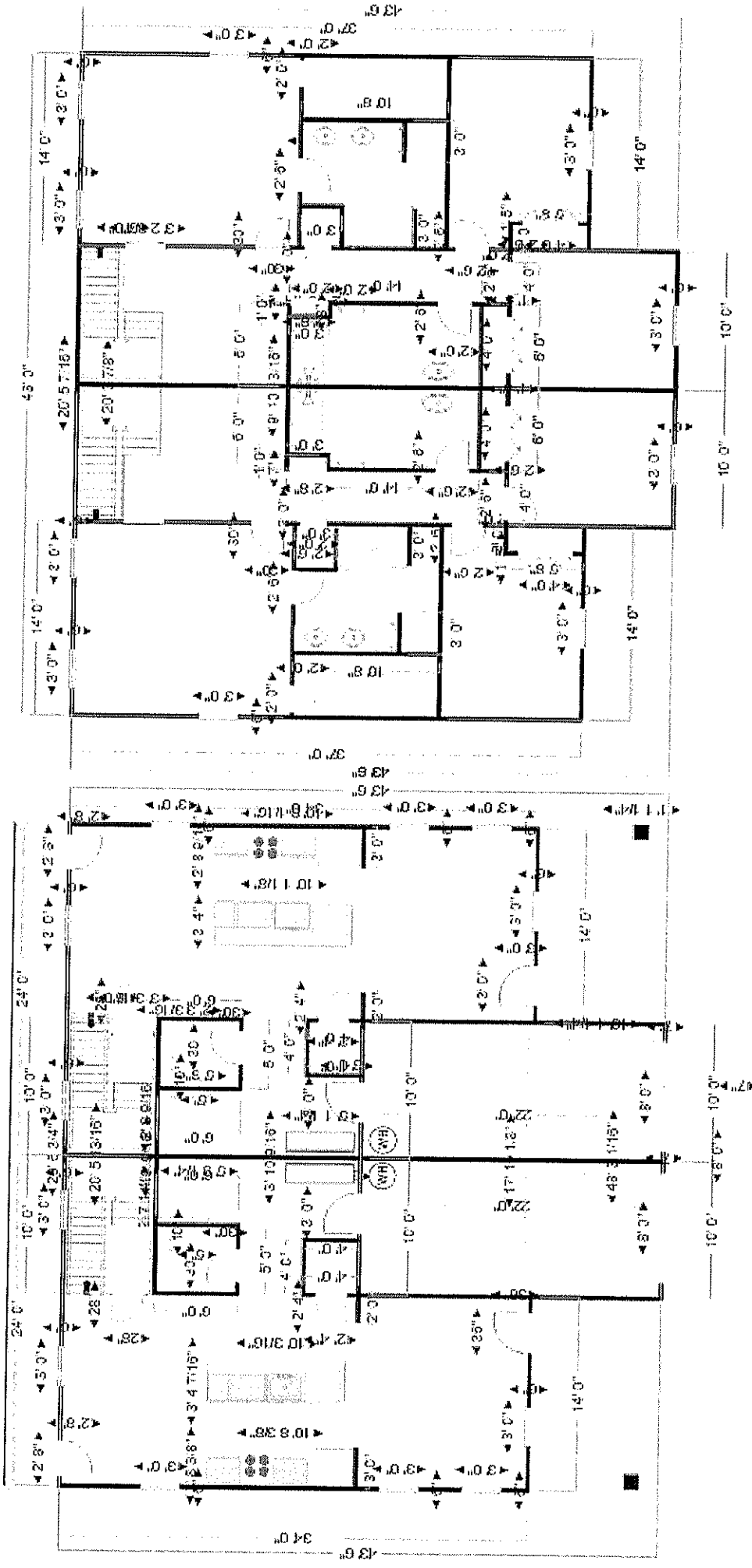
KNOWN AS 117 WEST MISSISSIPPE STREET DURANT, OKLAHOMA. 74701

I FURTHER CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT PLAT OF SAID PROPERTY AND THE SAME ACCURATELY SHOWS THE LOCATION OF THE BUILDINGS, THE DIMENSIONS OF THE PROPERTY AND THE DISTANCES TO THE STREET.

I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS ACROSS THE TITLE LINES OF SAID PROPERTY.

WITNESS MY HAND THIS _____ DAY OF _____, 19____.





Site: TBD 1st Ave	Drawing: 801506	Project: 0000416	Drawn: Xavier	Notes:	Stone by Stone Construction and Holdings LLC.
Title: Duplex 3/2.5/1	Scale: 1/4" = 1'0"	Date: 08/16/2024	Rev: 1		