

Meeting Minutes for the
Regular Meeting of the Del City Board of Adjustment

December 9, 2024

The Board of Adjustment of the City of Del City met in regular session at City Hall on September 9, 2024. Public notice of said meeting, setting forth thereon the date, time, place, and agenda for the meeting was posted in prominent public view at the principal office of said City, at least forty-eight hours prior to said meeting, excluding Saturdays, Sundays and Holidays declared by the State of Oklahoma. Notice of said meeting, setting forth thereon the date, time, place, and agenda for the meeting was given to the City Clerk at least forty-eight hours prior to said meeting, excluding Saturdays, Sundays and Holidays legally declared by the State of Oklahoma. The following actions were included as items on said agenda

AGENDA

1. Call to Order

The meeting was called to order at 6:02 p.m.

2. Roll Call

Roll Call was conducted, and board members present are:

Joe Satterwhite
Rex Warlick
Jim Studebaker
Jason Coleman
Christy Duane

Staff Present is Andrew Meyers, City Planner.

3. Pledge of Allegiance

The Pledge of Allegiance was recited, led by Chairman Joe Satterwhite.

4. Public and Board Member Input

(A maximum of fifteen (15) minutes has been set aside for those wishing to discuss non-agenda items. Citizens may speak for a maximum of five (5) minutes during this time. Additional time can be granted at the Chair's discretion.)

Christy Duane commented on the success of Shop with a Cop in Del City and extended her thanks for everything the Police Officers do for the event.

5. **Consent Docket**

Discussion, consideration, and possible action to approve, approve with modifications, or deny the following items.

A. Approve Minutes of the October 15, 2024, Regular Meeting.

**Rex Warlick made a motion to approve the consent docket.
Christy Duane seconded the motion.**

A vote was conducted, and the consent docket was passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

6. **Building Code Variance – BA/BCV 203-24**
4100 SE 24th Street

A. Staff Report

City Planner Andrew Meyers presented to the board the staff report of BA/BCV 203-24 Building Code Variance to allow for a Garage Conversion within the R-1-D Zoning District.

B. Public Hearing

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to the Del City Building Code by allowing a garage conversion to an extra bedroom.

**Christy Duane made a motion to open the public hearing.
Rex Warlick seconded the motion.**

A vote was conducted, and the motion passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

The public hearing was opened

The applicant, Cody Hardridge, addressed the board and mentioned that the holding company of the property is willing to accommodate the storage requirement for garage conversions.

**Christy Duane made a motion to close the public hearing.
Rex Warlick seconded the motion.**

A vote was conducted, and the public hearing was closed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

The public hearing was closed.

C. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to the Del City Building Code by allowing a garage conversion to an extra bedroom.

Christy Duane made a motion to approve BA/BCV 203-24 Building Code Variance with the condition that the storage building be permitted and both the garage conversion and the storage building meet all applicable code requirements.

Jim Studebaker seconded the motion.

A vote was conducted, and the motion passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite, Christy Duane

Nay: None

The variance was approved with conditions.

**7. Zoning Code Variance – BA/VAR 204-24
1624 Bryant**

D. Staff Report

City Planner Andrew Meyers presented to the board the staff report of BA/VAR 204-24 Zoning Code Variance to allow for residential use on a commercially zoned property.

E. Public Hearing

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to the Del City Zoning Code by allowing a residential use in a

commercially zoned district.

**Christy Duane made a motion to open the public hearing.
Rex Warlick seconded the motion.**

A vote was conducted, and the motion passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

The public hearing was opened.

The applicant, Maria Villegas, addressed the board with her translator. She spoke of the process in which she had to go through to purchase the property. She also mentioned that she went to the Oklahoma City Planning Department, and they gave her the Assessors website information and told her that it was residentially zoned.

**Jason Coleman made a motion to close the public hearing.
Rex Warlick seconded the motion.**

A vote was conducted, and the motion was passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

The public hearing was closed.

F. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to the Del City Zoning Code by allowing a residential use in a commercially zoned district.

**Rex Warlick made a motion to table BAVAR 204-24 Zoning Code Variance until the next regularly scheduled Board of Adjustment meeting.
Jim Studebaker seconded the motion.**

A vote was conducted and the motion passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

The motion was passed and the Variance is scheduled to be voted on during the January 2025 BOA meeting.

8. Board Member Input

There was no input from board members.

9. Adjournment

**Christy Duane made a motion to adjourn the meeting.
Rex Warlick seconded the motion.**

A vote was conducted, and the motion was passed unanimously.

Aye: Jim Studebaker, Rex Warlick, Jason Coleman, Joe Satterwhite,
Christy Duane

Nay: None

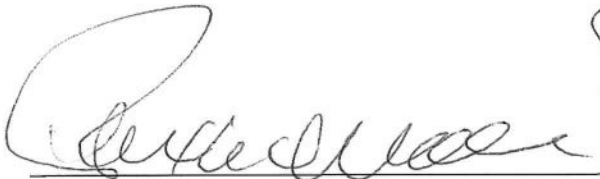
The meeting was adjourned at 6:38 p.m.

APPROVED THIS

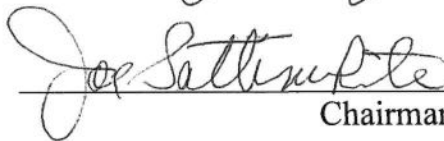
13

DAY OF

January, 202~~4~~⁵



Secretary



Chairman