

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

March 9, 2026

The Board of Adjustment of the City of Del City met in regular session at City Hall on March 9, 2026. Public notice of said meeting, setting doeth 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

Joe Satterwhite called the meeting to order at 6:00 p.m.

2. Roll Call

Present:

Jason Coleman
Joe Satterwhite
Jim Studebaker
Rex Warlick

Absent:

Christy Duane

City Staff Present:

Andrew Meyers, City Planner
J.D. Hock, City Manager

3. Pledge of Allegiance

Joe Satterwhite led the meeting in the Pledge of Allegiance.

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.)

There was no input from the public, nor the board.

5. Consent Docket

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

A. Approve Minutes of the February 9, 2026, regular meeting.

Jim Studebaker made a motion to approve the minutes from the February 9, 2026, meeting with the addition of the result of the vote on 6C, Jason Coleman seconded the motion.

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

6. Building Code Appeal – BA-BCA 212-26
3917 Pearl Way

A. Staff Report

Andrew Meyers gave the staff report.

B. Public Hearing

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which is an appeal of a condemnation order. Requested by Andrew Meyers. City Planner.

Jason Coleman made a motion to open the public hearing, Jim Studebaker seconded the motion.

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

Harrison Blake Bush, 3750 W Main, attorney for the property owner, spoke about several areas of the property including a brief history and the qualities that make a property dilapidated. The first of these went over the work that went into the property and how Mr. Lam has fixed numerous issues related to the property and wants to rent it out. The latter of the discussion points was a roadmap of how the property does not fit into any of the four (4) qualifications for a property to be dilapidated. This was followed by that Mr. Lam wants to save the property and that he has shown substantial improvement.

Floyd Eason, 3929 Pearl Way, got up to speak about the permits that were pulled on the property. This was just one residential remodel and an electrical permit for a meter reset. The remodel permit expired on October 7, 2025, and there was not one issued afterwards. Mr. Eason also explained that there was no way that the homeowner had spent \$80,000. There was not a permit applied for, or issued, for the shed; and the BOA had voted for the shed to be torn down. Mr. Eason also went into that the neighborhood has objections and that the shed is truly a tiny house that the homeowner can rent out; and that this is not an accepted use in the R-1-D zoning district.

Marcus Vazquez, City of Del City Building Inspector, spoke about how there was the one permit issued, that expired on 10/7/25, and that there had been no inspections to assess the amount of work that has been done. There have been no electrical, plumbing footing, or framing inspections completed. There would not be an inspection without a permit issued; the only inspection was on 4/6/25 to restore power to the property with the meter reset permit. The applicant has not approached the city with an inspection request.

C. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which is an appeal of a condemnation order. Requested by Andrew Meyers, City Planner.

Jim Studebaker made a motion to discuss, Joe Satterwhite seconded the motion.

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

The board discussed whether or not the applicant would be willing to do the work to bring the property into compliance. The homeowner said that they were open to that.

Jason Coleman made a motion to deny the building code appeal known as BA-BCA 212-26, Jim Studebaker seconded the motion.

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

7. Building Code Variance – BA-BCV 213-26
3036 Del Rancho

A. Staff Report

Andrew Meyers gave the staff report.

B. Public Hearing

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to allow for a portion of garage space to be remodeled into an interior bedroom. Requested by Andrew Meyers. City Planner.

Jason Coleman made a motion to open the public hearing, Jim Studebaker seconded the motion.

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

There was no input from the public.

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.

C. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to allow for a portion of garage space to be remodeled into an interior bedroom. Requested by Andrew Meyers. City Planner.

Jason Coleman made a motion to discuss, Joe Satterwhite seconded the motion.

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

Marcus Vasquez discussed some about the requirements for a shed as well as that the homeowner is open to putting a shed on the property to be able to convert the garage.

Jim Studebaker made a motion to close the discussion, Rex Warlick seconded the motion.

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

Joe Satterwhite made a motion to approve the Building Code Variance known as BA-BCV 213-26 with the condition that at least a 10x10 storage shed is added, Jason Coleman seconded the motion.

A vote was conducted, and the motion was passed 3-1.

8. Board Member Input

Jim Studebaker talked about how he thought that City Hall had streamlined services and that garage conversions did not need to come to the BOA anymore. He also talked about how the board was getting inadequate packages and mentioned that he wanted all of the information pertaining to the property including but not limited to: overhead map, permit requests, and more time to review the materials. He should not have to call the City to check on the agenda a week before the meeting. Mr. Studebaker mentioned that he wants the packet at least ten (10) business days before the meeting so that he doesn't have to call City Hall and wonder where it is. Mr. Studebaker did say that an electronic copy is fine to meet these asks.

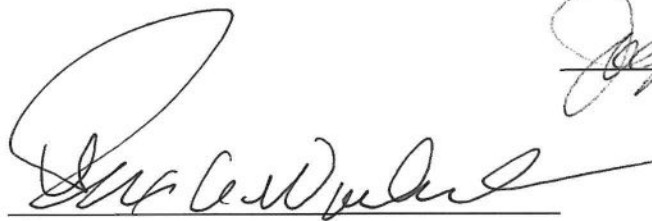
9. Adjournment

Jason Coleman made a motion to adjourn the meeting, Joe Satterwhite seconded the motion.

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

The March 9, 2026, Board of Adjustment meeting was adjourned at 6:44 p.m.

APPROVED THIS 13 DAY OF July, 2026.


Secretary


Chairman