AGENDA
This hybrid special board meeting is being held consistent with the amendments to the Open Meeting Act, 25 O.S. 2011, § 301 et seq, signed into law by Governor Stitt on Wednesday, February 10, 2021. SB1031, 2021 O.S.L. 1, § 1

Link to access meeting: https://omes.webex.com/omes/onstage/g.php?MTID=e768b96ec50689c2244bc6953340a35c8
Event Password: CMIZC
Call-in information: +1-415-655-0001
Access code: 187 154 5372

The Notice of this virtual Special Meeting was filed with the Secretary of State’s Office on April 31, 2021. Notice/final agenda was posted on May 21, 2021, at 4:00 p.m., at the West entrance of the Will Rogers Building at 2401 N. Lincoln Blvd., Oklahoma City, and on the OMES/Capitol-Medical Center Improvement and Zoning web site. https://www.sos.ok.gov/meetings/notices/000050/0526052104291214.htm

The Commission may discuss, vote to approve, vote to disapprove, vote to table, change the sequence of any agenda item, or vote to strike or not discuss any agenda item.

The following Commission Members have the option to participate in person or remotely using the WebEx videoconference platform:

- Tiana Douglas, President Pro Tempore Appointee [appearing remotely]
- Hillary Farrell, President Pro Tempore Appointee [appearing remotely]
- Jeremiah Jordan, Governor Appointee [appearing remotely]
- Anderson Dark, Governor Appointee [appearing in person]
- Paul Manzelli, President of The University of Oklahoma Designee [appearing in person]
- Ken Phillips, Director of Transportation Designee [appearing remotely]
- Janis Powers, Chairman of the Planning Commission of Oklahoma City Designee [appearing remotely]
- Dan Ross, Chairman [appearing in person]
- Brian Downs [appearing remotely]

If any of the above-listed Commission members loses videoconference communication during the meeting, he or she will attempt to rejoin and participate by teleconference.
In the event electronic communications are lost or compromised during the meeting, the Capitol-
Medical Center Improvement and Zoning Commission staff will attempt to restore
communications for a maximum of (15) fifteen minutes. If unable to restore communications the
meeting will be adjourned.

AGENDA ITEMS

A. Roll Call
B. Minutes
   1. Approval, disapproval and/or amendment of the minutes of the April 23, 2021 meeting.
C. Land Use and Development Applications:
   1. Discussion and possible action regarding BP-20-21-43, request by Garry Adams,
      Extreme Builders, for a building permit for construction of a single family dwelling at
      944 NE 30th Street on property described as Lots 1 and 2, Block 1, Powell Subdivision
      of Block 1, Alta Vista Addition to Oklahoma City.
   2. Discussion and possible action regarding D-20-21-5, V-20-21-5 and BP-20-21-44,
      request by Kerstin and Michael Reinschmidt for a permit for demolition of the existing
      detached garage; and a side yard setback variance and building permit for construction
      of a new detached garage at 725-727 NE 14th Street in Oklahoma City.
   3. Discussion and possible action regarding CU-20-21-2 and BP-20-21-54, request by
      Kim Wigley, Aqua Haven Pools and Spas, on behalf of the property owners, Amanda
      Alewine and Daniel Mercer, for a conditional use permit and building permit for
      installation of an in-ground swimming pool and driveway gate at 901 NE 18th Street
      in Oklahoma City.
D. Miscellaneous
   1. Discussion and possible action to reappoint Mike Mays to serve a three year term as a
      registered architect on the Historical Preservation and Landmark Board of Review.
   2. Discussion of the current status of the law and executive orders as they relate to virtual
      meetings. [Karl Kramer, AAG]
E. Reports and possible discussion from Commissioners or Director
F. Adjournment

Public Comment:
The Chairman will recognize comments from the public limited to only those subject matters
covered in the current meeting agenda and further limited to two minutes per person. The
Commission Chairperson reserves and retains the right to interrupt, terminate, or postpone
public comment as necessary to effectuate the management of the public meeting.

To sign up to give oral comments, call 405-522-0440 or email beverly.hicks@omes.ok.gov no
later than 8:15 a.m., May 26, 2021. Materials provided to members of the Commission or
shared electronically between members of the Commission may be accessed here:
https://oklahoma.gov/omes/boards-commissions/capitol-medical-center-improvement-and-zoning-
commission.html

Next Meeting: Friday, June 25, 2021, at 8:15 a.m.
Minutes
Capitol-Medical Center Improvement and Zoning Commission
Hybrid Special Meeting
Will Rogers Building
CR – 214 (Innovation) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Apr. 23, 2021, 8:15 a.m.
WebEx Platform
UNOFFICIAL

MEMBERS PRESENT: Anderson Dark
                    Tiana Douglas
                    Brian Downs
                    Hillary Farrell
                    Jeremiah Jordan
                    Paul Manzelli
                    Ken Phillips
                    Janis Powers
                    Dan Ross

MEMBERS ABSENT: Kirkland Hall

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
               Beverly Hicks, OMES, Planning/Administrative Coordinator
               Karl Kramer, OAG
               Doug Waggoner, Extreme Builders
               Mark Grubbs, Grubbs Consulting, Applicant
               Braxton Bates, Applicant representative
               Lisa Bouska, Applicant representative

A. Roll Call:
   Chairman Dan Ross called the meeting to order at 8:16 a.m. A roll call was taken and a quorum
   established. Mr. Ross was advised a meeting notice was filed with the Secretary of State and
   agenda posted in accordance with the amendments to the Open Meeting Act made by enrolled
   Senate Bill 1031 (2021).

B. Minutes:
   1. Approval, disapproval and/or amendment of the minutes of the March 26, 2021 hybrid
      special meeting:

      Hillary Farrell moved to approve the meeting minutes of March. Tiana Douglas seconded the
      motion. The following votes were recorded and the motion passed:

      Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes;
      Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

C. Land Use and Development Applications:
1. Discussion and possible action regarding BP-20-21-42, request by Gary Adams, Extreme Builders, for a building permit for construction of a single family dwelling at 940 NE 30th Street on property described as Lots 3 and 4, Block 1, Powell Subdivision of Block 1, Alta Vista Addition to Oklahoma City:

The Citizens’ Advisory Committee reviewed the applicant’s plans on April 8, 2021, and recommended approval of the building permit. Staff recommended approval.

Ken Phillips moved to approve BP-20-21-42. Anderson Dark seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

Note: Items C.2 through C.5 all pertain to the same property and development.

2. Discussion and possible action regarding D-20-21-4, request by Mark Grubbs, Grubbs Consulting, LLC, for a building permit for demolition of all existing structures at 950 NE 23rd Street in Oklahoma City:

The Citizens’ Advisory Committee reviewed the applicant’s proposed development plans (C.2 through C.5) on April 8, 2021, and recommended approval of all the permits and variances requested.

Staff recommended to approve these requests (C.2 through C.5) as submitted, with the condition that work shall be completed according to the submitted plans and that all required permits be obtained from the City of Oklahoma City prior to the commencement of work.

Tiana Douglas moved to approve D-20-21-4. Anderson Dark seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

3. Discussion and possible action regarding V-20-21-4, request by Mark Grubbs, Grubbs Consulting, LLC, for variances from strict application of specified zoning rules as they pertain to the proposed development of a filling station with convenience store and restaurant in the CN Neighborhood Commercial District at 950 NE 23rd Street in Oklahoma City:

a. Variance from OAC 120: 10-3-24(b)(4) to permit propane fuel and packaged ice to be stored and displayed for sale outside of the building.

b. Variance from OAC 120: 10-7-11(a)(32) to permit the minimum parking requirement for a “retail/commercial establishment” to be calculated at the rate of one parking space per 200 square feet of net floor area.

c. Variance from OAC 120: 10-7-12(1) to permit driveway widths of 35 feet for the driveway on NE 23rd Street and for one of the two driveways on North Kelley Avenue.
d. Variance from OAC 120: 10-7-10(2) to permit parking spaces in the rear yard setback area.
e. Variance from OAC 120: 10-5-4.1 (8) to permit a trash enclosure in the side yard setback area.

Jeremiah Jordan moved to approve V-20-21-4. Hillary Farrell seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

4. Discussion and possible action regarding BP-20-21-45, request by Mark Grubbs, Grubbs Consulting, LLC, for a building permit for construction of a filling station with convenience store and restaurant in the CN Neighborhood Commercial District at 950 NE 23rd Street in Oklahoma City.

Ken Phillips moved to approve BP-20-21-45. Hillary Farrell seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

5. Discussion and possible action regarding BP-20-21-46, request by Mark Grubbs, Grubbs Consulting, LLC, for a building permit for alterations to an existing pylon sign and for installation of wall signs and fuel island canopy signs at 950 NE 23rd Street in Oklahoma City.

Tiana Douglas moved to approve BP-20-21-46. Brian Downs seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

D. Miscellaneous:
1. Discussion and possible action to appoint Guy Parkhurst, a resident of the Capitol Lincoln Terrace Historic District, to fill a vacancy on the Citizens’ Advisory Committee.

Anderson Dark moved to approve appointment. Brian Downs seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, no; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

2. Discussion and possible action to appoint Camal Pennington, a resident of the Lincoln Terrace East Historic District, to fill the unexpired term of Sharon Astrin on the Historical Preservation and Landmark Board of Review.
Janis Powers moved to approve appointment. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

3. Discussion and possible action to reappoint Carla Splaingard to serve a three year term as a real estate agent on the Historical Preservation and Landmark Board of Review.

Jeremiah Jordan moved to approve reappointment. Anderson Dark seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

4. Discussion and possible action to enter into an agreement with the City of Oklahoma City to provide zoning code enforcement on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year (FY 22), July 1, 2021 through June 30, 2022, cost $12,000.

Brian Downs moved to approve. Ken Phillips seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

E. Reports and possible discussion from Commissioners or Director: None.

F. Adjournment:

There being no further business, Tiana Douglas made a motion to adjourn. Ken Phillips seconded the motion. Seeing no opposition, the meeting adjourned at 9:02 a.m.
Case Number: BP-20-21-43

Property Address: 944 NE 30th Street

Description: Lots 1 and 2, Block 1, Powell Subdivision of Block 1, Alta Vista Addition to Oklahoma City

Owner: Extreme Homes LLC
Applicant: Garry Adams, Extreme Builders

Items for Consideration:
1. Building permit for construction of a single family dwelling on the property at 944 NE 30th Street.

Background:
- Zoning: RD-1, Single Family Residential District
- Adjacent Zoning: North and East: R-1; City of Oklahoma City zoning jurisdiction
  South and West: RD-1, Single Family Residential District
- Current Use: Vacant lot (undeveloped)
- Proposed Use: Single family dwelling (Permitted Use)
- Surrounding Uses: North and East: Church parking lots
  South and West: Single family dwellings

- Master Land Use Plan Designation: Single family residential
- Lot Size: 6,500 square feet (50’ x 130’)

Issues and Considerations:
The applicant proposes to construct a single family dwelling on the vacant corner lot at 944 NE 30th Street. The proposed dwelling complies with applicable zoning rules. The dwelling will be a one-story structure with a footprint of 1,500 square feet. The dwelling will have approximately 1,100 square feet of living area containing 3 bedrooms and 2 bathrooms. The dwelling will have an attached, two-car garage approximately 400 square feet in size. A covered front porch and an uncovered rear concrete patio are proposed. All exterior walls will have brick cladding, and the front elevation will have a combination of brick and composite or wood siding. The roof will have composite architectural shingles. A concrete driveway is proposed onto North Kelley Avenue as shown on the site plan.

Applicable Zoning Rules:

Construction of a new principal structure is subject to the Commission’s review and requires a building permit. According to applicable zoning rules, the Commission shall review all plans submitted including
orientation and design of the proposed building and its use, and the texture and type of exterior materials to determine whether the character of the improvement is in harmony with and would not detract from the character of the area in which the improvement is proposed to be located. If the Commission recommends changes in building or site plans, the changes and the reason for them will be submitted in writing to the applicant. No building permit shall be issued until the plans have been approved by the Commission.

OAC 120: 10-3-20(b). Uses Permitted in the RD-1 District. Property and buildings in an RD-1, Single Family Residential District, shall be used only for the following purposes:

2. Church.
3. Park or playground, public school or an educational institution having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing and sleeping.
4. Accessory buildings which are not a part of the main building, including a private garage or servant's quarters, when located not less than five (5) feet away from any side lot line, or accessory buildings which are part of the main buildings, including a private garage or servant's quarters.
5. Home occupation in accordance with OAC 120:10-5-22.
6. Temporary buildings for uses incident to construction work, which building shall be removed upon completion or abandonment of the construction work.
7. Bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.

OAC 120: 10-3-20(d). Height Regulations. Except as hereinafter provided in 120:10-5-2.1, no building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. The home will have one story and will be approximately 17 feet in height at the highest point.

OAC 120:10-5-3.1. Height regulations. (c) Plane of maximum height. This section establishes a plane of maximum height. Based on this rule, buildings on the subject property, 944 NE 30th Street, cannot exceed an elevation of 1,248 feet above sea level. The elevation of this property is approximately 1,206 feet above sea level, so the maximum building height at this property is 42 feet. However, the more restrictive height limit of 35 feet, as listed above, shall apply.

OAC 120: 10-3-20(e). Area Regulations for the RD-1 District

1. Front yard setback: 25 feet required. 25 feet provided.
2. Side yard setback from interior lot line: 5 feet required. 5 feet provided.
3. Side yard setback from side street on corner lot: 15 feet required; 15 feet provided.
4. Rear yard setback: 30 feet or 20 percent of the depth of the lot, whichever is smaller. 26 feet required; 44 feet, 10 inches provided.
5. Main and accessory buildings cannot cover more than 30 percent of the lot area of corner lots. The footprint of the home will be 1,500 square feet, and it will occupy 23 percent of the lot. No accessory structures are currently proposed.
Platted Setbacks and Easements: The subdivision plat of record has a building setback line of 25 feet along the north property line and no easements shown. The proposed dwelling is set back 25 feet from the north property line.

OAC 120: 10-5-4.1. Area and open space

(2) Minimum requirement. In residential districts, a minimum of 25 percent of the lot shall be maintained as open space with no buildings, parking or impervious surfaces. Approximately 65.8 percent of the lot is maintained as open space.

(5) Location of detached private garage. An attached or detached private garage which faces on a street shall not be located closer than 25 feet to the street easement line. The dwelling will have an attached garage at the rear of the building. The garage door will face south and will not be oriented toward the street.

(7) Accessory building location. Accessory buildings which are not a part of the main building may be built in the rear yard within 10 feet of the rear lot line. No accessory buildings are proposed.

OAC 120:10-7-10. General Requirements (Parking and Driveways). The following requirements apply to all land used for driveways and off-street parking purposes in all zoning districts:

(6) Parking is prohibited on all unpaved areas. The use of gravel for driveways and off-street lots is prohibited in all zoning districts. A concrete driveway is proposed.

(7) All portions of land used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use. A concrete driveway is proposed.

(8) No parking shall be permitted in any yard areas except on driveways. Driveways shall be considered to serve garages, carports, and vehicle storage pads. This requirement is met.

(9) The maximum driveway width in the front yard area for the RD-1 and RD-2 districts is 12 feet. The maximum driveway width in the front yard area for the HP district is 10 feet. The maximum driveway width in the front yard area for all other zoning districts is 24 feet. The proposed driveway onto North Kelley Avenue will be 10 feet width.

(10) Off-street parking areas shall not be permitted in the yards of property used for residential purposes. This requirement is met.

(11) Carports or detached garages shall be permitted if located to the rear of the main residential structure. On corner lots, the front yard setback for the side street shall apply to the construction of a garage or carport. This requirement is met.

OAC 120:10-7-11. Amount of off-street parking required

(17) Dwelling: 2 parking spaces per each unit in the main structure, 1 parking space per garage apartment, and 1.5 parking space for efficiency or studio apartment. A minimum of two parking spaces are required. Two parking spaces are provided in the garage, and additional parking is provided on the driveway. This requirement is met.
Prior Actions:
The Citizens’ Advisory Committee is scheduled to review the applicant’s plans on May 13, 2021. Staff will provide a report on the Committee’s recommendations at the May 28, 2021 Commission meeting.

Staff Recommendation:
Approve BP-20-21-43 with the finding that the proposed work complies with applicable zoning rules.

Attachments:
Application and Supporting Documents

944 NE 30th Street, Aerial Photo, December 2020, Oklahoma County Assessor:
SLOPE 1/8" PER 1'-0" FOR DRAINAGE

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

CONCRETE PATIO

16" X 18" DUG FOOTING W/ 4 #5 REBAR

4" CONCRETE SLAB ON COMPACTED SAND FILL

SPECIAL PLAN

PLAN NAME: SPECIAL PLAN

DATE: 4/6/2021

BUILDERS INVESTMENT GROUP, LLC
EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

SHANAHAN HOME DESIGN

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

1106 SQFT
1055 SQFT
398 SQFT
21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.

BUILDERS INVESTMENT GROUP, LLC

DATE: 4/6/2021

SCALE: 1/4" = 1'-0"

VENEER: 1106 SQFT
FRAME: 1055 SQFT
GARAGE: 398 SQFT
COV. PORCH: 21 SQFT

HOME DESIGN

SHANAHAN

EXTREME HOMES
944 NE 30TH STREET
LOTS 1 & 2 POWELLS SUB ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OK.
WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

That Builders Investment Group, LLC, an Oklahoma limited liability company, (the "Grantor"), in consideration of the sum of TEN & NO/100------Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Extreme Homes LLC, an Oklahoma limited liability company, (the "Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

Lots One (1), Two (2), of Block One (1) in POWELL SUBDIVISION of Block One (1), ALTA VISTA ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: 946 NE 30th St., Oklahoma City, OK 73105

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this February 04, 2021.
Builders Investment Group, LLC, an Oklahoma limited liability company

By: [Signature]
Name: Willard Barnett
Title: Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on February 04, 2021, by Willard Barnett as Manager of Builders Investment Group, LLC, an Oklahoma limited liability company.

[Signature]
NOTARY PUBLIC
My Commission Expires: 01/31/23

Mail Tax Statements To:
E&M Bank
13900 North Portland Avenue
Oklahoma City, OK 73134

S Same As above
Larry Stein-Oklahoma County Assessor Public Access System

Real Property Display - Screen Produced  4/30/2021 2:39:25 PM

Account: R036530550  Location: 0 UNKNOWN
Type: Residential

Building Name/Occupant:
Owner Name 1: GARRETT & COMPANY LLC
Owner Name 2: 
Billing Address 1: 9701 BROADWAY EXT
Billing Address 2: 
City, State, Zip: OKLAHOMA CITY, OK 73114-6316
Country: (If noted) 
Land Size: 0.15 Acres
Lot Dimensions: Width 50 Depth 130
Land Value: 3,900

Treasurer: Click to View Taxes

Full Legal Description: POWELLS SUB ADDITION 001 000 LOTS 1 & 2

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)

<table>
<thead>
<tr>
<th>Year</th>
<th>Market Value</th>
<th>Taxable Mkt Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
<th>Net Assessed</th>
<th>Millage</th>
<th>Tax</th>
<th>Tax Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>3,900</td>
<td>3,900</td>
<td>429</td>
<td>0</td>
<td>429</td>
<td>119.08</td>
<td>51.09</td>
<td>0.00</td>
</tr>
<tr>
<td>2020</td>
<td>3,900</td>
<td>3,900</td>
<td>429</td>
<td>0</td>
<td>429</td>
<td>119.08</td>
<td>51.09</td>
<td>0.00</td>
</tr>
<tr>
<td>2019</td>
<td>3,900</td>
<td>3,900</td>
<td>429</td>
<td>0</td>
<td>429</td>
<td>119.00</td>
<td>51.05</td>
<td>0.00</td>
</tr>
<tr>
<td>2018</td>
<td>3,900</td>
<td>3,900</td>
<td>429</td>
<td>0</td>
<td>429</td>
<td>113.44</td>
<td>48.67</td>
<td>0.00</td>
</tr>
<tr>
<td>2017</td>
<td>3,900</td>
<td>3,900</td>
<td>429</td>
<td>0</td>
<td>429</td>
<td>113.35</td>
<td>48.63</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Property Account Status/Adjustments/Exemptions

Account #: R036530550  Grant Year: 1999  Exemption Description: 5% Capped Account  Amount: 0

Property Deed Transaction History (Recorded in the County Clerk's Office)

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Book</th>
<th>Page</th>
<th>Price</th>
<th>Grantor</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/20/1996</td>
<td>Deeds</td>
<td>7839</td>
<td>54</td>
<td>0</td>
<td>GARRETT &amp; CO</td>
<td>GARRETT AND COMPANY LLC</td>
</tr>
<tr>
<td>2/1/1978</td>
<td>Historical</td>
<td>4439</td>
<td>1331</td>
<td>0</td>
<td></td>
<td>GARRETT AND COMPANY</td>
</tr>
</tbody>
</table>

Last Mailed Notice of Value (N.O.V.) Information/History

<table>
<thead>
<tr>
<th>Year</th>
<th>Date</th>
<th>Market Value</th>
<th>Taxable Market Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
<th>Net Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>04/02/2014</td>
<td>3,900</td>
<td>3,900</td>
<td>429</td>
<td>0</td>
<td>429</td>
</tr>
<tr>
<td>2013</td>
<td>03/27/2013</td>
<td>3,900</td>
<td>3,763</td>
<td>413</td>
<td>0</td>
<td>413</td>
</tr>
<tr>
<td>2012</td>
<td>04/06/2012</td>
<td>4,000</td>
<td>3,584</td>
<td>394</td>
<td>0</td>
<td>394</td>
</tr>
<tr>
<td>2011</td>
<td>04/01/2011</td>
<td>4,000</td>
<td>3,414</td>
<td>375</td>
<td>0</td>
<td>375</td>
</tr>
</tbody>
</table>

Property Building Permit History

Issued  Permit #  Provided by  Bldg #  Description  Est Construction Cost  Status

No Building Permit records returned.

Click button on building number to access detailed information:

<table>
<thead>
<tr>
<th>Bldg #</th>
<th>Vacant/Improved Land</th>
<th>Bldg Description</th>
<th>Year Built</th>
<th>SqFt</th>
<th># Stories</th>
</tr>
</thead>
</table>

No building records returned.
Items for Consideration:

1. **D-20-21-5**, building permit for demolition of a 485-square-foot detached garage/storage building.

Background:

Zoning: RD-2, Low Density General Residential District and HP, Historic Preservation District

Adjacent Zoning:
- North: RD-2, Low Density General Residential District; HP, Historic Preservation District
- South: CHC, Health Center Commercial District
- East: RD-4 High Rise General Residential District; HP, Historic Preservation District
- West: RD-2, Low Density General Residential District; HP, Historic Preservation District

Current Use: Two family dwelling

Proposed Use: Same as existing

Surrounding Uses:
- North: Single family dwelling
- South: Easter Seals building and parking lot
- East: Multiple family dwelling (University Medical Center Apartments)
- West: Single family dwelling

Master Land Use Plan Designation: Residential – Mixed Density

The applicant acquired the property at 725-727 NE 14th Street in 2017 and has previously obtained approval from the Commission’s office to replace the shingles on the roof of the home. The applicant now requests approval to demolish the detached garage at the back of the property and construct a new garage in its place. The applicant desires to construct the new garage 20 inches from the east property line. This is the historic setback of the existing garage, and the applicant requests a variance from the 5-foot side yard requirement.
as evidenced by the provided photographs and description. The existing structure is not in good enough condition for it to feasibly be repaired and rehabilitated.

The existing garage is a one-story, slab-on-grade, wood frame structure with wood lap siding on the exterior walls, composite 3-tab shingles on the roof, and plywood doors. The windows are missing and boarded up. The applicant has provided the attached annotated photographs of the exterior and interior of the structure showing its existing condition.

Considerations: In regard to demolition, the commission’s Administrative Rules, OAC Title 120, Chapter 10-11-9.1(d), state:

Demolitions. No structure or site within any HL, Historical Landmark or HP, Historic Preservation District shall be demolished or removed unless such demolition shall be approved by the Board and a Certificate of Appropriateness for such demolitions shall be granted. Applications for demolition permits shall be filed with the Commission.

The Board shall be guided by the following criteria in considering Certificates of Appropriateness and authorization for demolition of structures or sites within the HL, Historical Landmark or the HP, Historic Preservation District, to-wit:

(1) The purpose and intent of this Subchapter.
(2) The degree to which the proposed removal of the historical resource would serve to destroy the integrity and continuity of the Historical Landmark or Historic Preservation District of which it is a part.
(3) The nature of the resource as a representative type of style of architecture, socio-economic development, historical association or other elements of the original designation criteria applicable to such structure or site.
(4) The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
(5) The alternative available to the demolition applicant, including:
   (A) Donation of the subject structure or site to a public or benevolent agency.
   (B) Donation of a part of the value of the subject structure or site to a public or benevolent agency including the conveyance of development rights and facade easement.
   (C) The possibility of sale of the structure or site, or any parts thereof, to a prospective purchaser capable of preserving such structure or site.
   (D) The potential of such structure or site for renovation and its potential for continuing use.
   (E) The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure.
(6) The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided however, that it is specifically intended that this factor shall be considered along with all other criteria contained in this Section.

725-727 NE 14th Street, Aerial Photo – December 2020 (County Assessor)

2. **Side yard setback variance and building permit for construction of a 625-square-foot detached garage.** Proposal: The applicant proposes to construct a one-story detached garage with a footprint of 625 square feet (proposed dimensions are 25’ x 25’). Plans for the garage are provided in the attached application and scope of work. The garage is intended to provide adequate parking and storage for the two dwelling units on the property.

The proposed garage would be constructed on a new concrete slab foundation with a finished floor height five inches higher than the existing garage floor to prevent storm water from entering the structure. The south and east walls of the garage would be built with the same setbacks as those of the existing garage. The east wall is only about 20 inches from the side property line, and it encroaches into the 5-foot side yard setback area, so the applicant has applied for a setback variance to allow the new garage to match the historical setback. The Commission will hold a public hearing to consider the demolition permit and setback variance request at its May 28, 2021 meeting. The owners of all parcels within 300 feet have been notified of the public hearing and given the opportunity to provide comment. One comment in support of the applicant’s project has been received by the Commission’s office, and no other comments have been received.

Roof: The garage would have a hipped roof with a one-foot overhang on all sides. The roof covering would be composite architectural shingles in a dark grey color to match the shingles that were recently installed on the home. The roof would have a 6” over 12” pitch. The ridgeline of the roof would be between 13 feet and 14 feet in height. Rain gutters matching the gutters on the home would be installed on all four elevations, and water would drain to a single downspout located at the northwest corner of the garage.
Walls: The exterior walls would be finished with horizontal 8-inch smooth lap fiber cement board siding with 6-inch reveal.

Windows: No windows are proposed other than the windows incorporated into the overhead door.

Doors: For vehicle access at the front of the garage, the applicant proposes to install a 16-feet-wide by 8-feet-high, wood paneled door with one row of windows along the top.

Setbacks and Open Space: The recorded plat of Howe’s Capitol Addition establishes a 5-foot utility easement along the rear (north) lot line. The zoning rules require detached garages to be located behind the rear wall of the home and 5 feet from side lot lines. The garage is proposed to be set back 6 feet from the north (rear) property line, 20 inches from the east property line, and 26 feet from the west property line. The proposed placement of the garage is similar to other garages in the district, but the proposed side yard setback of 20 inches does not comply with the 5-foot minimum side yard rule. To locate the new garage on the same line as the original garage, the applicant has applied for a setback variance. The proposed garage placement will keep the owner from having to alter the driveway alignment and will help to maintain the historic character of the district. The garage will comply with all other applicable setbacks and open space requirements.

Applicable Zoning Rules:

**OAC 120: 10-3-20(d). Height Regulations.** Except as hereinafter provided in 120:10-5-2.1, no building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. The proposed garage is less than 14 feet in height.

**OAC 120:10-5-3.1. Height regulations. (c) Plane of maximum height.**
This section establishes a plane of maximum height. Based on this rule, buildings on the subject property, 725-727 NE 14th Street, cannot exceed an elevation of 1,305 feet above sea level. The elevation of this property is approximately 1,250 feet above sea level, so the maximum building height at this property is 55 feet. However, the more restrictive height limit of 35 feet, as listed above, shall apply.

**OAC 120: 10-3-21(e). Yard Requirements for the RD-2 District**
- **Front Yard (South):** 25 feet required. 70 feet provided; Garage will be behind the main dwelling.
- **Side Yard (East):** 5 feet required. 20 inches proposed; variance requested.
- **Side Yard (West):** 5 feet required. 26 feet provided.
- **Rear Yard (North):** 5 feet required. 6 feet provided.

**Platted Setbacks and Easements:** The subdivision plat of record establishes a front yard building setback line of 37 feet and a utility easement of 5 feet along the rear of the property. The proposed garage complies with these restrictions.

**OAC 120: 10-5-4.1. Area and open space**
- **(2) Minimum requirement.** In residential districts, a minimum of 25 percent of the lot shall be maintained as open space with no buildings, parking or impervious surfaces. Approximately 50 percent of the lot will be maintained as pervious open space.
- **(7) Accessory building location.** Accessory buildings which are not a part of the main building may be built in the rear yard within 10 feet of the rear lot line. The detached garage will be set back 6 feet from the rear (north) property line.
OAC 120:10-7-10. General Requirements (Parking and Driveways). The following requirements apply to all land used for driveways and off-street parking purposes in all zoning districts:

(6) Parking is prohibited on all unpaved areas. The use of gravel for driveways and off-street lots is prohibited in all zoning districts. The existing concrete driveway will remain.

(7) All portions of land used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use. The existing concrete driveway will remain.

(8) No parking shall be permitted in any yard areas except on driveways. Driveways shall be considered to serve garages, carports, and vehicle storage pads. This requirement is met.

(9) The maximum driveway width in the front yard area for the RD-1 and RD-2 districts is 12 feet. The maximum driveway width in the front yard area for the HP district is 10 feet. The maximum driveway width in the front yard area for all other zoning districts is 24 feet. This requirement is met. No new driveways are proposed.

(10) Off-street parking areas shall not be permitted in the yards of property used for residential purposes. This requirement is met.

(11) Carports or detached garages shall be permitted if located to the rear of the main residential structure. On corner lots, the front yard setback for the side street shall apply to the construction of a garage or carport. The garage will be located to the rear of the dwelling.

OAC 120:10-7-11. Amount of off-street parking required

(17) Dwelling: 2 parking spaces per each unit in the main structure, 1 parking space per garage apartment, and 1.5 parking space for efficiency or studio apartment. A minimum of two parking spaces are required, and this requirement is met.

OAC 120:10-13-18. Powers of the Commission relative to variation

(a) The Commission is empowered to authorize, as requested a variation from the strict application of this Chapter to relieve difficulties or hardship but may establish requirements relative to the property to achieve the purpose and intent of this Chapter. The Commission shall have the power to grant variances in the following instances:

   (1) Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Chapter.

   (2) Exceptional topographical conditions or other extraordinary or exceptional situations or conditions of a specific piece of property, which is a condition generally not prevalent in the area.

   (3) When the strict application of the requirements of this Chapter would result in peculiar and exceptional undue hardship on the property owner.

(b) The Commission shall not grant a variance for a principal use that is not permitted in the applicable district. It is the expressed spirit and intent of this Chapter that a change of the permitted principal use shall be made by amendment of the regulations or the zoning map.

(c) A variance from the requirements of this Chapter shall be granted by the Commission under the following provisions:

   (1) The granting of the variance will not confer on the applicant any special privilege that is denied by this Section to the lands, structures, or building in the same district.

   (2) No nonconforming use of the neighborhood lands, structures, or buildings in the same zone and no permitted use of land, structures, or building in other district shall be considered grounds for issuance of a variance.
Prior Actions:
On May 6, 2021, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness (CA-20-21-31) for the proposed work.

In regard to **demolition of the existing garage**, the Board approved the certificate of appropriateness with the following findings and conditions:

**Findings:**
- a. The structure is in a state of disrepair, much of its historic materials appear to be damaged beyond repair, and extensive work would be necessary to stabilize and rehabilitate the structure.
- b. While demolition would damage the integrity and continuity of the district, repairing the structure would result in the loss of its remaining historic fabric.

**Conditions:**
- a. Building permits shall be obtained from the Commission’s Office and from the City of Oklahoma City Development Services Department prior to the commencement of work.

In regard to **construction of a new garage**, the Board approved the certificate of appropriateness with the following findings and conditions:

**Findings:**
- a. The proposed garage is compatible with the existing home and will not adversely affect the integrity and historic character of the district or the property.
- b. The location, building footprint, scale, orientation, design and exterior materials of the proposed garage are compatible with the property’s setting and with buildings on surrounding properties.

**Conditions:**
- a. A side yard setback variance shall be obtained from the Commission.
- b. All exterior work shall conform to the approved plans. Any proposed changes must be submitted to commission staff for review and approval prior to making changes on site.
- c. A building permit shall be obtained from the Commission’s Office and from the City of Oklahoma City Development Services Department prior to the commencement of work.

The Citizens’ Advisory Committee will review this proposal on May 13, 2021, and Staff will provide a report on the Committee’s recommendations at the May 28, 2021 Commission meeting.

**Staff Recommendation:**
1. **Approve D-20-21-5**, building permit for demolition of the existing garage, with the finding that the proposed work complies with applicable zoning rules.

2. **Approve V-20-21-5**, side yard variance, and **BP-20-21-44**, building permit for construction of a new garage, with the following findings:
   - a. The proposed garage size, height, placement, and setbacks are consistent with the character of the neighborhood and are compatible with surrounding structures.
   - b. The proposed garage is in keeping with the spirit and intent of the Historic Preservation Standards and Guidelines.
   - c. The proposed garage will have no detrimental impact on adjacent properties.

**Attachments:**
- Site Plan
- Scope of Work and Project Documents
- County Assessor Property Record Card
- Public Hearing Notices
- Comments Received
Dear Commission Board Members,

or To Whom It May Concern,

The historic house property in Lincoln Terrace East Historic District with the address indicated above needs a new garage. After considering all options for historic preservation, we have come to the difficult decision to tear down the old and build a new garage. As work is schedule to start in April 2021, we would like to seek your approval as soon as possible. In the following I provide the required documents that you request according to your form “Certificate of Appropriateness” (Zoning – Form 002, 05/2018).

The documents your Commission requires include segments A, B, C, D, E, and F.

**A. Scope of work – basic description:** Old garage building depicted below to be tore down and new one erected in the same old spot on new concrete slab, just one foot wider and three foot longer (total of 25x25 ft.). Materials used – commonly available concrete, rebar, wood, steel anchors, fasteners, electrical installation materials, composite wood trim siding, composite shingles, aluminum gutters – all appropriately colored according to neighborhood tones; one downspout to be installed in hidden northwest corner of new structure.

**B. Documentation of Existing Conditions** – appearance, condition, and dimensions: please see photos on the following pages. Photo captions are always to be found underneath the images.
1) Front view (above) of garage shed in backyard of 727/725 NE 14th Street, Lincoln Terrace East Historical District, 73104. The curb on the right indicates the property line showing that this garage has been sitting there for the past 9 decades. Regarding variance: The 733 NE 14th building is exactly 6.5 feet away from our garage, whereas the garage is exactly 1 foot and 8 inches away from the property line adjacent to 733, here indicated by the curb line.

2) Back view of shed above at 727/725 NE 14th Street; the piles of bricks and blocks indicate some of the holes through which critters crawl in and out. Note the deteriorating roof.
3) Side view of shed (above), at 727/725 NE 14th Street. Note immediate proximity of the large building in the background (733 NE 14th st.). Regarding variance: As 733 is exactly 5 ft. away from its nearest property line adjacent to the north our new building would come out to the north by 3 feet, but still remain 5 feet away from our northerly neighbor’s property line.

4) View onto fragmented roof frame of lean-to; note singed-off roof shingles, backyard of 727/725 NE 14th Street. We desperately need the storage space of this part of the garage.
5) Side/front view of structure, 727/725 NE 14th Street. Roof and siding deterioration in plain sight.

6) Left: Post supporting roof beam; this post prevents entire rear half of roof from collapsing. On the right one can see the frame in which the original motor for the automatic door was placed.
7) Five images above: Assortment of photos sampling the broken concrete slab. The level inconsistencies vary erratically from $\frac{1}{2}$ an inch to 1.5 inches; holes of various sizes reveal that the slab was just a shallow concrete pour with no rebars in it.
8) and 9) Impact by old trees from above and below (images taken summer 2017), causing long-term harm to roof and slab; concrete platform has been entirely undermined by powerful root activity over past decades resulting in myriad broken slab pieces.

**In sum:** The two essential questions that we were asking ourselves are as follows. What is contributing more to our neighborhood's historic preservation: a) the existing eyesore prone to further deterioration and ultimate collapse or b) a new modest garage that's nicely integrating into its surroundings? In these application segments we hope to demonstrate this "nice integration" process with hopes strongly expressed for approval. Thank you.

**Drawing – basic approximations of proposed project:**

Basic drawing for gaining basic understanding of what will be built and how it will look.
C. Site Plans: all downloaded from Capitol-Medical Center Improvement and Zoning Commission website.

Above: Street view of 727/725 NE 14th in center and 733 NE 14th Street to the right:

Capitol-Medical Zoning

Click parcel or search by address.

727/725 NE 14th Street lot in lower right-hand corner, second from right (above black arrow); the garage under review is the little (almost) square in upper right corner of lot. The main building on this lot is the 727/725 NE 14th St. Spanish Colonial style duplex.

The above and below site and parcel plans were downloaded from the Capitol-Medical Center Improvement and Zoning Commission website to show the exact dimensions for the existing garage, the existing home, the driveway, property lines, and the distances between buildings and adjacent property lines. Regarding variance, we have no plans to change the basic dimensions to deviate from the historic site plan.
727/725 NE 14th Street lot revealing bird's eye view of lot; red circle identifies the current, historic, garage site on which the new building is meant to be erected. Note that the west wall line of the 733 NE 14th building is extremely close to our property line, while our building is 1 foot and 8 inches away from that line.
D. Elevations, Floor, and Roof Plans:

**Drawings with Site Focus:** The red line specifies our plan to add three (3) feet to the back (or north) of the future building and one (1) foot to the left (or west). Thereby the vacant corner on the upper left side of the current structure would be subsumed into useable interior space. Due to frequent stormwater flooding into the garage in the past, the new concrete slab will be elevated by about five (5) inches. The one (1) foot addition to the west is necessary because of modern standard sizes for automatic double garage gates. The current gate width of 15 ft. at the old building would not be enough space to accommodate a new 16 ft.-wide double gate.

Moreover, the small storage room left of the currently very tight two-car shelter should not suffer loss of space because it is so small already. The current 15 ft. width for the old garage opening is therefore not according to modern gate standards offered at retail companies such as Home Depot.

The new standard double garage door planned to be installed measures 16 x 7 ft. (see below under F. Products, “doors”). So, this is the main reason why the new building should be one (1) foot wider than the old one. Moreover, the height of the current gate is only 6 ft 8 inches which is not enough to fit the new gate, which is why we would like to raise the height of the new building by one (1) foot. The extra height would not obstruct any views in this part of the neighborhood.

In order not to change size and location of the new building, it will be sitting approximately in the same spot as the existing decaying structure. Only a slight change has been envisioned as explained in the next paragraph.

If approved, the floor plan for the concrete foundation slab would thus measure 25 ft x 25 ft. (the old building is 24 ft wide to the west and 22 ft long to the north). It would be about 5 inches higher than the old slab. This perfect new quadrant would alleviate costs for lumber and complications of roof construction because the size acquires the roof from needing a ridge (see drawing “View from the Top” below). The overhang of the roof on all sides will be one (1) foot, which is the same for the current structure. The roof has no vents or chimneys. The new building will also not feature any windows, except for the ones built into the garage gate. As stated, it is planned to have the four walls of the new building raised by one (1) foot to better accommodate garage door installation, garage door operation via automatic lift, and to expand on needed space for more storage. Given
the stated compelling reasons, the approval of the new building size – specifically to accommodate the automatic double door – would be appreciated very much.

**Front View Details** (according to scale – one box equals one foot or 30.5 cm): side door, double garage door, roof area, and gutters. A dividing wall inside the building will extend from front to back right in between the side door on the left and the main gate to the right. An inside passage-way will connect the two spaces to be potentially lockable either by sliding door or a regular door (TBD). This room to the left of the parking space will provide additional storage for the duplex’s two resident parties. Note: the measure of 5 inches for slab height indicates the added elevation for the new slab. The regular depth of a decent slab of about a foot depth should be added as overall slab thickness to better accommodate rebar insertion and stormwater runoff. Note the historic distance between adjacent buildings 727 and 733 NE 14th street is only 6.5 feet, with our building 1 foot and 8 inches away from the eastern property line.

**Miscellaneous:** this project will NOT involve any changes or additions to driveways, sidewalks, fencing, fence walls, retaining walls, landscaping elements, decks, or sheds.
**Side View – Basics** (not acc. to scale): intended to provide rough depiction of horizontal siding pattern and roof shingles; boards will run undivided along side and rear walls.

**View from the Top** (not acc. to scale): allows basic understanding of rafter orientation plus how the four equal triangles ascend to the singular roof tip at a center elevation of about 4 feet.
E. **Construction Methods and Materials:** Regular methods of replacing old building with new include: 1) demolition of old slab and structure; 2) transporting debris to city landfill; 3) encasing and pouring slab with embedded rebar system ca. 5 inches higher than old slab (for better run off during stormwater onslattles); 4) setting up wooden frame structure; and 5) topping it off with new rafters for shingled roof. The project will be completed with 6) horizontal wood planks fastened to exterior walls with plywood inwardly and straight boards on the outside measuring ca. 8 inches in width leaving them with approximately 6 inches of exposure; and 7) putting plywood coverage and composite roof shingles onto the rafter frame.

8) The new structure will be equipped with regular electrical fixtures for lamps, switches, a few interior outlets (TBD), plus one exterior yard lamp similar to the one you see in attached photos; this building will not have any water or sewer connections. 9) Four straight gutter lines around the roof will collect rainwater and direct it to one (1) downspout on the northwest corner of the building. Gutter materials will be the same as used on the roof of the 727-725 duplex (approved by your Commission in Nov. 2018). Ultimately, rainwater will be collected in a 55-gallon barrel (obtained through City’s recycling facility) to be used for growing fruit trees and raised-bed vegetables adjacent to the new garage. No brick laying or masonry will be required for this project unless the City’s building permit requires a firewall on the east side.

**F. Products:** Please see pricing and appearance of commercially available devices and materials in screenshots below.

**Doors:**

![Door Image]

**36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, Deadlock and Hardware by Amarr Door**

**$476.44**

OR

**$80.00 per month** suggested payment rate.

Apply for a Home Depot Consumer Card

**Common Door Size (Mahogany): 36 x 80**

- 36 x 80
- 36 x 84

Door Handling: Right-Handed

Left-Handed

**Wooden Exterior Door:** Please note – this will be a wooden door (not steel as indicated in the screenshot)! This sample sized door for side entrance to storage room next to garage space will be bluish-gray matching main building colors. The image visible here is only for impressions.
Good Morning Ms. Jones,

Based on your regulation requirements pasted below I have now selected doors that I hope will comply with your specifications. I sent you one email with product specifics for the double garage door yesterday.

Product Info from Home Depot for the “pedestrian door” as entrance to the side of the garage is attached below. Please keep in mind that door colors can be changed easily if the Commission sees fit. I’m glad I finally found some products that match your descriptions.

I hope my searches can be shared timely with your board members. Thank you.

Sincerely,
M. Reinschmidt

F. Products
1. Cut sheet or brochure of any commercial product to be used, with dimensions, materials and color
2. Photographs or drawings of custom products to be used, with dimensions, materials and color

Garage overhead doors must be made of wood, composite wood, metal frame with wood veneer, or fiberglass. The finished texture must be smooth. Doors with rectangular panels or flush panels are usually approved by the board.

Garage pedestrian doors are recommended to made of wood, aluminum-clad wood, or composite wood. A plain or paneled door with a smooth finish would likely be approved by the board. Steel doors are not recommended and not likely to be approved by the board.
Garage Double Gate (composite or fiberglass with smooth finish); final color will be a dark blush-gray in synch with window paints on main house (see right image); note that window patterns of this garage gate match historic windows of main house and the gray bricks (right image).

Reasons for keeping a double door:
1. The costs for two narrow automatic doors are much higher than for one double door.
2. The original garage gate at some point had an automatic double door; we would like to encourage user/historic consistency here to keep optimizing an extremely tight space management (a two-door solution will take at least two feet away from maneuverability in an original 15 feet door opening width).
3. Two “narrow” doors would thus defy a hassle-free process of taking cars in and out.
4. The gate will be visible from the street by only about one third; that implies that from among two narrow doors, even the right one will not be fully visible; in other words, street appearance would be affected neither by a single door nor a double door, which can’t be determined by a casual passer-by.
5. The new double door will have an appealing new “oldish” look in historic tradition (note the little windows in the door’s upper field) thus proving support of historic preservation goals.
6. As we are all ageing, a double gate provides more safety than two “narrow” doors when parking in and out; we hope this argument will find serious consideration.
7. Along with safety, the backyard space between the main building and the garage is too small for adequately maneuvering a car in or out of narrow doors, especially regarding the left-space door.
8. We believe in the active retention of car values by keeping them unscratched (regarding the middle post) and hangered daily/nightly to protect them from the harsh Oklahoma elements (a salient issue during the recent cold spell); this is difficult to maintain via delicate in-and-out maneuvering with two doors on a daily basis.
9. In the sense of American practicality, older single door garages were exchanged by the late 1940s with the more practical automatic double garage and its one wide door for the good reasons of safety and efficiency (see quote below).
10. In the sense of historic preservation, we will retain in the double gate the styles of the older single door tradition as much as we can, but we would kindly like to be respected in our wishes to aid our increasing health and safety needs to have a thoroughly practical solution in the form of a double gate.
Wooden Options for Double Garage Doors by DH Pace of OK City
DH Pace website accessed Wed. May 5, 2021, 7:05 pm, CST.

Wood Garage Door Series 100

Wayne Dalton’s wood garage doors provide a first impression that lasts, and a Colonial wood panel door gives your home a quality appearance that endures year after year. Designed for easy operation and strongly built, colonial doors make beauty and convenience surprisingly affordable. These wood garage doors provide the authentic styling and rich appearance that have made quality wood doors so popular for years. Beautifully designed for strength and durability, these models will give your home a quality appearance that lasts year after year.

Get more info and a free estimate today

105 & 106: Standard-duty Hemlock rails and stiles
110 & 116: Heavy-duty Hemlock rails and stiles
“Early American garages were basically sheds with a barn door that could be swung open and closed. The structures worked to store vehicles, though they did very little to keep the cars warm, and were difficult to maintain. Opening and closing such a big door each day led to wear and tear, and if snow was on the ground, swinging the door open was nearly impossible. Sliding doors were invented in the early 1920’s, and while those definitely were an upgrade, having a sliding door in place meant the garage needed to be twice the size of the door so it could slide open and closed. In 1921 the overhead garage door was invented by C.G. Johnson. Five years after that, in 1926, Johnson invented the first electric garage door opener meant to help those who had trouble lifting their heavy doors. The invention took off, and soon every car owner in America wanted a garage with an overhead electric garage door opener.” [https://www.blueskybuilders.com/blog/history-american-garages/](https://www.blueskybuilders.com/blog/history-american-garages/)

Composite Roof Shingles: matching type and color with those on main house exactly.

Gutter System (consisting of light aluminum): Above gutter materials were newly installed at 727/725 NE 14th Street’s main house (Nov. 2018); same type and color of gutter and downspouts will be used for the new garage.
Horizontal Board Siding (horizontal orientation matching other neighborhood backyard buildings; final color will be egg-shell white in synch with neighbors’ rear buildings – see photo below); the finish will be smooth and not “wood-like” – the installed width of the siding boards will be ca. 8 inches leaving them with approximately 6 inches of exposure.

Above: Rear buildings of immediate neighbors: on the left the one to the west, and in the center the one in the north; the siding boards of our proposed new garage will be almost exactly as what the neighbors have on theirs.

G. Additional Documentation for New Construction or Additions
Floor height with comparison to neighboring properties and primary structure (additions): Even though the new concrete foundation will be c. 5 inches higher than the previous one, this slab will still remain about one (1) foot lower than the main floor of our duplex. The current slab is about 3 inches lower than the foundational level of the big apartment complex immediately adjacent to the east (“University Medical Center Apartments,” 733 NE 14th Street). According to observable facts during rain storms, these 3 inches contribute a lot to the stormwater barrages that have been entering our garage predictably in the past.
Total building height with comparison to neighboring properties and primary structure (additions): The total (new) height of the new garage will be 13 feet and 5 inches (this is an estimate because the tip of the roof cannot be discerned accurately as of now). The garage will therefore be the lowest of, or matching all other backyard buildings in its immediate neighborhood.

Site plan with setbacks and siting of neighboring properties: please review C. Site Plans to view exact garage location. As indicated, the nearest building is the large 2-story apartment complex to the east (733 NE 14th Street). It is only 6.5 feet set apart from our current garage. The two properties are separated by a curb line (see main Site Drawing “Front View” and photo 1)). Topographical information for existing and any proposed changes: no topographical variance/implications can be anticipated from this project.

-- THE END --

Thank you for considering this application seriously. We love our historic neighborhood and are looking forward to adding to its value through the new and good-looking garage in our backyard.

Sincerely,

M&K Reinschmidt
520-237-2943
bak7si@live.com
Building Inspection

Oklahoma City, March 25, 2021

To Whom It May Concern:

In close consultation with three local contractors, I, Michael Reinschmidt, have inspected the garage building at 725 NE 14th Street in Oklahoma City’s Historic Lincoln Terrace East area. This building, in the backyard of Kerstin and Michael Reinschmidt’s residence, is leaning to the west indicating impending structural impair. In general, this structure is beyond any value of repair and needs to be torn down to avoid increasing safety and hazard consequences.

The 15 feet wide opening for cars to enter used to feature an automatic double door that at one point was replaced with two-winged swing doors that are no longer holding up to their hinges. The entrance door to what once was a small storage room to the west of the car area, is falling apart rapidly. The roof to that room has been absent since we purchased the property in 2017.

The roof rafters are visibly starting to sag due to ageing, dry-rot, and several heavy layers of old composite and wooden shingles. The sagging roof is increasingly putting pressure on the main frame to be pushed out. At this point I would hesitate to invest in straightening and stabilizing the failing frame. To alleviate roof pressure, the old electric motor, chain train, and its steel rails for an automatic gate opener was recently removed from the rafters (see photo 6, right image). One main support beam (photo 6, left) in the rear (or north) part of the roof area is already cracked severely and currently prevented from breakage only by one healthy post provisionally installed (see image).

The concrete slab is overwhelmingly broken into dozens of large and hundreds of small pieces. Disjointed pieces have been elevated or dropped from the original level by subterranean root activity during the past 90+ years. They are causing a safety hazard for persons not anticipating significant level confusion when walking. Several holes in the lower siding have caused feral cats of the neighborhood in the past to enter the structure and cause unsanitary conditions on work benches, shelves, and vehicles (see photo series under 7).

A significant drop of the original concrete slab level toward the front of the former double gate is causing stormwater to flood at least the first third of the parking area during thunderstorms. The water then sinks into the holes and cracks of the broken slab enabling mold and bad odors. All of these floor problems could be solved by a new, elevated slab, infused with a rebar addition.

The former double garage gate was taken out at an unknown time to be replaced by a heavy two-winged contraption. This arrangement is now largely inoperable as the left side must be held in place by a set of heavy bar clamps. The right wing is still useable, though by application of substantial physical strength only. The frames of both wings have been rotting and the gate is no longer lockable.
The entire roof of the added lean-to has been destroyed over the years by the force of the elements. Finally, an obviously retarded interior electric system plus outdoor lighting is in urgent need of overhaul as it regularly trips the automatic safety fuse during thunderstorms.

The severe disrepair of this structure is apparent; it is diminishing the value not only of the property itself but also of the overall neatness of the street and this historic district. Given these reasons, I strongly recommend a new building which is what I am applying for with your Commission. Thank you very much for your considerations.

Sincerely,

Michael Reinschmidt
Former Construction Laborer in Half-Timbered House Restorations,
Siegerland County, Germany

Email: bak7si@live.com
iPhone: 520-237-2943
Expert Statement:

Given my personal expertise from 15 years of hands-on work in historic house restoration I declare the garage structure in our backyard at 725/727 NE 14th Street, OKC 73104, to be in a state of disrepair beyond any reasonable consideration or affordable solution toward original restoration. Although not a formally trained architect or engineer, I have sufficient skill and familiarity with and restoration knowledge of historic house restoration to recommend that this structure be floored and rebuilt completely.

Resulting from my stated work experience in rural Germany from 1980 to 1995 (see images enclosed), I am a strong proponent of historic preservation and applaud the work of your Commission(s). However, I also learned to discern distinctly from experience and the historic preservation literature when the courage for demolition and rebuilding is better than the decision to preserve an old building at all costs.

Types and samples of restoration projects I’ve participated in as full-time laborer, hands-on volunteer, or otherwise contributed to in Siegerland County, Germany.

The overwhelming photographic evidence of decay in the case at hand (727/725 NE 14th Street, Historic Lincoln Terrace-East) should help convince you to support our application for building
a new garage that we would like to integrate as much as possible into the older contexts of existing architectural surroundings. As a fact, the integrated looks of the new garage will optically excel, for example, vis-à-vis the massive two-story University Medical Center Apartment complex to the immediate east of our property (733 NE 14th Street, please see photos in the application document).

Our careful plans for rebuilding also emanate from a deep commitment to a non-gentrified neighborhood and its continued affordable living spaces. Our plan will thus fully honor the interests of the area’s overall historic integrity. There are many folks in our neighborhood who pursue various dreams about rebuilding or restoring existing buildings. Since our district has been turned "historic," however, folks have become frustrated with the amount of paperwork to be provided to authorities heeding countless rules and regulations and with the administrative hurdles and permit costs involved.

This frustration is serving neither the goals of historic preservation nor preventing the increasing gentrification of this particular area. By means of your approval we will be able to share our application documents with our eager neighbors who also have preservation plans but who depend on know-how, time management, and lots of encouragement to tackle the overwhelming barriers that currently seem to be in place. Please support us in these efforts as a community.

Thank you for your continued service to the Historic Lincoln Terrace preservation effort and to serving this community with its specific needs and sociocultural circumstances.

Sincerely,
Michael Reinschmidt
Larry Stein-Oklahoma County Assessor Public Access System

Real Property Display - Screen Produced  3/22/2021 4:08:38 PM

Account: R034511250  Type: Residential
Location: 727 NE 14TH ST

Owner Name 1:  REINSCHMIDT KERSTIN M & MICHAEL C
Owner Name 2: Parent Acct: 
Billing Address 1: 727 NE 14TH ST
Billing Address 2: 
City, State, Zip: OKLAHOMA CITY, OK  73104-4622
Country: (If noted) 
Lot Dimensions: Width 50  Depth 147
Land Size: 0.17  Acres

Treasurer: Click to View Taxes

Full Legal Description: HOWES CAPITOL 005 018

Comp Sales Address/Date/Price (ordered by relevancy)
909 EAST DR OKLAHOMA CITY, OK  09/27/2019  $220,000
939 EAST DR OKLAHOMA CITY, OK  10/24/2019  $125,000
913 EAST DR OKLAHOMA CITY, OK  09/25/2019  $116,500
945 NE 16TH ST OKLAHOMA CITY, OK  10/31/2019  $172,000
719 NE 17TH ST OKLAHOMA CITY, OK  06/18/2020  $267,000
735 NE 14TH ST OKLAHOMA CITY, OK  03/20/2020  $275,000

Value History  (*The County Treasurer 405-713-1300 posts & collects actual tax amounts.  Contact information HERE)

<table>
<thead>
<tr>
<th>Year</th>
<th>Market Value</th>
<th>Taxable Mkt Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
<th>Net Assessed</th>
<th>Millage</th>
<th>Tax</th>
<th>Tax Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>136,500</td>
<td>136,500</td>
<td>15,015</td>
<td>1,000</td>
<td>14,015</td>
<td>119.08</td>
<td>1,668.91</td>
<td>119.08</td>
</tr>
<tr>
<td>2019</td>
<td>138,000</td>
<td>138,000</td>
<td>15,180</td>
<td>1,000</td>
<td>14,180</td>
<td>119.00</td>
<td>1,687.42</td>
<td>119.00</td>
</tr>
<tr>
<td>2018</td>
<td>153,000</td>
<td>153,000</td>
<td>16,830</td>
<td>1,000</td>
<td>15,830</td>
<td>113.44</td>
<td>1,795.76</td>
<td>113.44</td>
</tr>
<tr>
<td>2017</td>
<td>191,000</td>
<td>99,021</td>
<td>10,891</td>
<td>0</td>
<td>10,891</td>
<td>113.35</td>
<td>1,234.64</td>
<td>1,146.84</td>
</tr>
<tr>
<td>2016</td>
<td>183,000</td>
<td>94,307</td>
<td>10,373</td>
<td>0</td>
<td>10,373</td>
<td>113.43</td>
<td>1,176.70</td>
<td>1,106.65</td>
</tr>
</tbody>
</table>

Property Account Status/Adjustments/Exemptions

<table>
<thead>
<tr>
<th>Account #</th>
<th>Grant Year</th>
<th>Exemption Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>R034511250</td>
<td>2019</td>
<td>3% Cap Homestead</td>
<td>0</td>
</tr>
<tr>
<td>R034511250</td>
<td>2018</td>
<td>Homestead</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Property Deed Transaction History  (Recorded in the County Clerk's Office)

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Book</th>
<th>Page</th>
<th>Price</th>
<th>Grantee</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/26/2017</td>
<td>Deeds</td>
<td>13476</td>
<td>1484</td>
<td>169,000</td>
<td>MTM HOLDINGS LLC</td>
<td>REINSCHMIDT KERSTIN M &amp; MICHAEL C</td>
</tr>
<tr>
<td>11/15/2006</td>
<td>Other</td>
<td>10322</td>
<td>36</td>
<td>0</td>
<td>OSWALD TRACE</td>
<td>MTM HOLDINGS LLC</td>
</tr>
<tr>
<td>8/10/2006</td>
<td>Deeds</td>
<td>10213</td>
<td>1474</td>
<td>82,500</td>
<td>MAGUR GARY &amp; COLLEEN</td>
<td>OSWALD TRACE</td>
</tr>
<tr>
<td>11/2/2004</td>
<td>Deeds</td>
<td>9518</td>
<td>1394</td>
<td>90,000</td>
<td>HAYES ROSE MARIE</td>
<td>MAGUR GARY &amp; COLLEEN</td>
</tr>
<tr>
<td>10/25/2004</td>
<td>Deeds</td>
<td>9518</td>
<td>1392</td>
<td>0</td>
<td>HAYES RAYMOND JR &amp; CLARA L HAYES ROSE MARIE</td>
<td>HAYES ROSE MARIE</td>
</tr>
</tbody>
</table>

All records are current as of close of previous working day
## Last Mailed Notice of Value (N.O.V.) Information/History

<table>
<thead>
<tr>
<th>Year</th>
<th>Date</th>
<th>Market Value</th>
<th>Taxable Market Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
<th>Net Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>03/19/2021</td>
<td>151,500</td>
<td>140,595</td>
<td>15,465</td>
<td>1,000</td>
<td>14,465</td>
</tr>
<tr>
<td>2018</td>
<td>04/16/2018</td>
<td>153,000</td>
<td>153,000</td>
<td>16,830</td>
<td>1,000</td>
<td>15,830</td>
</tr>
<tr>
<td>2017</td>
<td>03/17/2017</td>
<td>191,000</td>
<td>99,021</td>
<td>10,891</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>03/28/2016</td>
<td>183,000</td>
<td>94,307</td>
<td>10,373</td>
<td>0</td>
<td>10,373</td>
</tr>
<tr>
<td>2015</td>
<td>03/16/2015</td>
<td>144,571</td>
<td>89,817</td>
<td>9,879</td>
<td>0</td>
<td>9,879</td>
</tr>
</tbody>
</table>

## Property Building Permit History

No Building Permit records returned.

Click button on building number to access detailed information:

<table>
<thead>
<tr>
<th>Bldg #</th>
<th>Vacant/Improved Land</th>
<th>Bldg Description</th>
<th>Year Built</th>
<th>SqFt</th>
<th># Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improved</td>
<td>Duplex One half Story</td>
<td>1928</td>
<td>1,927</td>
<td>1.5 Stories</td>
</tr>
</tbody>
</table>
May 4, 2021

Journal Record Publishing Company  
Legal Notices  
PO Box 26370  
Oklahoma City, Oklahoma 73126-0370

Dear Sir/Madam:

Please publish the following legal notice in the Journal Record on:

May 18, 2021

********************************************************************************

In accordance with Oklahoma Administrative Code, Title 120, Section 120:10-13-18, the Capitol-Medical Center Improvement and Zoning Commission will hold a public hearing during a hybrid special meeting at 8:15 A.M., Friday, May 28, 2021, to consider a request by Kerstin and Michael Reinschmidt for a variance from the Oklahoma Administrative Rules, Title 120: 10-3-21(e) (2), 5-foot side yard requirement. The variance, if granted, would permit a new garage to be constructed with its sidewall set back 20 inches from the east property line on the property at 727 NE 14th Street, which is described as:

Lot 18, Block 5, Howe’s Capitol Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

OAC Title 120:10-13-18  
Variance No. V-20-21-5

To sign up to give oral comments during the public hearing, call 405-522-0440 or email beverly.hicks@omes.ok.gov no later than 8:15 a.m., May 26, 2021.

Meeting Location:  
Will Rogers Building  
2401 N. Lincoln Blvd.  
Conference Rooms 214/216  
Oklahoma City, OK 73105

WebEx Platform Attendee Link:  
https://omes.webex.com/omes/onstage/g.php?MTID=e768b96ec50689e2244bc6953340a35c8  
Event Password: CMIZC  
US TOLL: +1-415-655-0001  
Access Code: 187 154 5372

State of Oklahoma  
Office of Management and Enterprise Services  
Capitol-Medical Center Improvement and Zoning Commission  
By: Casey Jones, AICP, Administrative Officer

********************************************************************************

Please send proof of publication and the invoice in triplicate to me at PO Box 53448, Oklahoma City, Oklahoma 73152-3448.

Sincerely,

Beverly Hicks,  
Planning/Administrative Coordinator
NOTICE OF HEARING

Notice is hereby given that the Capitol-Medical Center Improvement and Zoning Commission will hold a public hearing during a hybrid special meeting at 8:15 a.m., Friday, May 28, 2021, to consider the following request:

<table>
<thead>
<tr>
<th>Application No.:</th>
<th>V-20-21-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Property Owner:</td>
<td>Kerstin and Michael Reinschmidt</td>
</tr>
<tr>
<td>Nature of the Request:</td>
<td>The applicant seeks the Commission’s approval of permits to demolish the existing detached garage at 727 NE 14th Street and construct a new, 625-square-foot detached garage in its place. The applicant requests a variance from the Oklahoma Administrative Rules, Title 120: 10-3-21(e)(2), which requires new buildings to be set back 5 feet from side property lines. The proposed garage sidewall would be set back 20 inches from the side property line on the east side of the property.</td>
</tr>
<tr>
<td>Address of Proposed Development:</td>
<td>727 NE 14th Street, Oklahoma City, OK 73104</td>
</tr>
<tr>
<td>General Location:</td>
<td>North side of NE 14th Street between Lindsay Avenue and Phillips Avenue in Oklahoma City</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Lots 18, Block 5, Howe’s Capitol Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the duly recorded plat thereof.</td>
</tr>
<tr>
<td>Existing Zoning Designation of the Property:</td>
<td>RD-2, Low Density General Residential District and HP, Historic Preservation District</td>
</tr>
<tr>
<td>Public hearing location:</td>
<td>Will Rogers Memorial Building – Conference Rooms 214/216 on the 2nd Floor 2401 N. Lincoln Blvd. Oklahoma City, OK 73105</td>
</tr>
</tbody>
</table>

This notice is sent to the owners of record of all properties within a radius of 300 feet of the proposed development site.

Any person may submit written comments regarding this request to the Commission’s office any time prior to the hearing. Comments can be sent to the address listed at the top of this letter or by email to beverly.hicks@omes.ok.gov.

Any person who wishes to present oral comments during the public hearing must sign up by calling the Commission’s office at 405-522-0440 or by sending an email containing your name and phone number to beverly.hicks@omes.ok.gov no later than 8:15 a.m., May 26, 2021.

The complete application is available for public viewing at the Commission’s office during business hours.

Mailed on 4/23/2021
The meeting agenda and all documents shared with the Commission members prior to the public hearing will be posted on the following website in advance of the meeting:

FW: V-20-21-5

Beverly Hicks <Beverly.Hicks@omes.ok.gov>
Tue 5/4/2021 11:47 AM
To: Casey Jones <Casey.Jones@omes.ok.gov>
Casey,

Please see email below from Mr. Neylon in support of the Reinschmidt’s variance.

Thank you,

Beverly Hicks | Planning Administrative Coordinator
Administration | Office of Management and Enterprise Services
p. 405-522-0440 | f. 405-521-6403
Oklahoma.gov | omes.ok.gov

From: TIMOTHY NEYLON <DRTIMN@msn.com>
Sent: Monday, May 3, 2021 8:47 PM
To: Beverly Hicks <Beverly.Hicks@omes.ok.gov>
Subject: [EXTERNAL] V-20-21-5

Members of the Zoning Commission:

I am writing in support of the Reinschmidts’ petition for variance under application. As a homeowner at 725 NE 15th Street, I appreciate the historic nature of the area, but I also am a strong proponent for modernization.

As placing the new garage closer to the side lot line will meet their needs while not negatively impacting the neighbors, I have no objection to the request. I encourage the Zoning Commission to grant the requested variance.

Timothy A. Neylon, DPM
Case Number: CU-20-21-2; BP-20-21-54

Property Address: 901 NE 18th Street

Description: Lot 24, Block 7, Lincoln Terrace Addition

Owner: Daniel Mercer and Amanda Alewine
Applicant: Kim Wigley, Aqua Haven Pools and Spas

Items for Consideration:
1. Conditional use permit and building permit for construction of an in-ground swimming pool and driveway gate.

Background:
Zoning: RD-1, Single Family Residential District and HP, Historic Preservation District
Adjacent Zoning (all sides): RD-1, Single Family Residential District and HP, Historic Preservation District
Current Use: Single family dwelling
Proposed Use: Same as existing
Surrounding Uses (all sides): Single family dwellings
Master Land Use Plan Designation: Single family residential
Lot Size: 7,800 square feet (60’ x 130’)

- The applicant has owned the property since 2014.
- The applicant has submitted the attached plans for construction of a fiberglass in-ground swimming pool in the back yard to the north of the home. The pool will be approximately 242 square feet in size (21.2’ x 11.4’).
- The pool will not be visible from the street. The back yard has existing fencing on three sides, and the applicant proposes to install a wrought iron driveway gate at the back of the home to fully enclose the back yard.
- Since the applicant’s property is located in the Historic Preservation District, a certificate of appropriateness is required for the pool and gate. Staff has reviewed the proposed work and has determined that it complies with the Commission’s Historic Preservation Standards and Guidelines. A certificate of appropriateness will be granted administratively upon approval of the conditional use permit and building permit by the Commission.
- According to applicable zoning rules, swimming pools in residential zoning districts require a conditional use permit and building permit from the Commission.
- The Commission’s office mailed notices of the May 28, 2021 public hearing to the owners of the surrounding properties within a radius of 300 feet, and a notice of the hearing has been published in the Journal Record.

Analysis and Considerations:
Applicable Zoning Rules:
OAC 120: 10-3-20(b). Uses Permitted in the RD-1 District. Property and buildings in an RD-1, Single Family Residential District, shall be used only for the following purposes:
(1) Single-family detached dwelling.
(2) Church.
(3) Park or playground, public school or an educational institution having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing and sleeping.
(4) Accessory buildings which are not a part of the main building, including a private garage or servant's quarters, when located not less than five feet away from any side lot line, or accessory buildings which are part of the main buildings, including a private garage or servant's quarters.
(5) Home occupation in accordance with OAC 120:10-5-22.
(6) Temporary buildings for uses incident to construction work, which building shall be removed upon completion or abandonment of the construction work.
(7) Bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.

OAC 120: 10-3-20(c). Conditional Uses Permitted on Review. The following uses may be permitted on review in accordance with the provisions contained in OAC 120:10-13-19:

1. Accessory dwelling unit.
2. Swimming pool.
3. Public utilities.
4. Child care home in accordance with the provision in OAC 120:10-5-21.
5. Convalescent home or rest home.
6. Drilling rigs, tanks and other necessary appurtenances to a producing oil well.
7. Off-street parking lots associated with public or commercial uses as regulated under the provisions contained in Subchapter 7 of this Chapter.

OAC 120: 10-3-20(e). Yard Requirements for the RD-1 District

Front Yard (South): 25 feet required. The pool will not impact the front yard.
Side Yard (East): 5 feet required; 34 feet provided.
Side Yard (West): 5 feet required; 15 feet provided.
Rear Yard (North): 5 feet required; 17 feet provided.
Platted Setbacks and Easements: The property has a platted front yard building setback line of 35 feet and a utility easement of 5 feet along the rear of the property. *The proposed work complies with these recorded plat restrictions.*

OAC 120: 10-5-4.1. Area and open space

(2) Minimum requirement. In residential districts, a minimum of 25 percent of the lot shall be maintained as open space with no buildings, parking or impervious surfaces. *Approximately 48 percent of the lot will be maintained as pervious open space.*

(3) Fences and walls. Fences, walls and hedges in residential districts may be permitted in any required yard or along the edge of any yard. For residentially-zoned or used property, no fence, wall, or hedge located in front of the front building line shall exceed 3 feet in height, and no other wall or fence shall exceed 6 feet in height. *The back yard has existing wood privacy fences on three sides ranging from 6 to 8 feet in height. The applicant proposes to install a wrought iron driveway gate that would be 6 feet in height at the rear of the home. New fences require building permits from the Commission’s office and from the City of Oklahoma City. The driveway gate can be approved together with the pool.*

(7) Accessory building location. Accessory buildings which are not a part of the main building may be built in the rear yard within 10 feet of the rear lot line. *The pool will be 17 feet from the rear (north) property line.*

OAC 120: 10. Appendix E.1. Historic Preservation Standards and Guidelines

2.5.33: Swimming pools, hot tubs, and similar structures shall be located in back yards and shall not encroach into side setbacks or utility easements. *The proposed pool complies with this standard.*

2.5.34: Swimming pools are structures and contribute to the overall built space of the lot, affecting drainage conditions of the lot and adjacent properties; therefore, impermeable pool decks shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers. *This standard is recommended as a condition of approval.*

OAC 120:10-13-15. Oklahoma City permits required

Unless exempted by law, as a condition of this Chapter a building permit, certificate of occupancy and any other permits required for compliance with the International Building Code must be obtained from the City of Oklahoma City. *Following approval by the Commission, the applicant must also obtain a building permit from the City. Work must comply with the adopted building codes of the City, including requirements such as maintaining child-proof fencing and keeping underground and overhead electrical lines away from the pool.*

OAC 120:10-13-19. Powers relative to conditional uses permissible on review

The Commission shall have the following powers to grant conditional uses:

…(2) In considering all requests and rulings made under this Subchapter, the Commission in making its findings on any specific case shall determine the following:

(A) The effect of the proposed use on the supply of light and air to adjacent property;
(B) The congestion of public streets;
(C) The health and safety of the public from fire and other hazards;
(D) Impact on established property values in the surrounding area; and
(E) Other factors the Commission determines to be relative to the comfort, morals and general welfare of the State and the people of the Capitol-Medical Center Improvement and Zoning District.

(3) Every ruling made on any request to the Commission shall be accompanied by a written finding-of-fact based on the testimony received at the hearing held by the Commission, and shall specify the reason for granting or denying the permit.

(4) Conditional use permits are non-transferable and are approved for use by the applicant only. Any change in ownership or tenancy will be subject to review for compliance with the procedures established in this subchapter and the applicable zoning district.

(5) If at any time the terms and conditions of the original permit as approved by the Commission are not met it is considered a violation and the Commission may, after hearing, revoke the permit and require the use to cease.

Prior Actions:
The Citizens’ Advisory Committee is scheduled to review the applicant’s project on May 13, 2021. Staff will provide a report on the Committee’s recommendations at the May 28, 2021 Commission meeting.

Staff Recommendation:

1. Approve CU-20-21-2 and BP-20-21-54 with the following findings and conditions:

   Findings:
   a. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
   b. The proposed development complies with applicable zoning rules.
   c. The proposed development will have no adverse impact on:
      i. the health, safety, and welfare of the neighborhood;
      ii. the established property values in the area;
      iii. the supply of light and air to adjacent properties;
      iv. the flow of traffic on streets in the area.

   Conditions:
   a. All work shall conform to the approved plans. Any proposed changes shall be submitted to the Commission staff for review and approval prior to making changes on site.
   b. All new impermeable surfaces shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers. Water runoff shall not be directed onto an adjacent property.
   c. The pool shall be fenced on all sides as shown on the approved plans.
   d. All applicable permits required by the City of Oklahoma City shall be obtained prior to commencing work. All work shall comply with applicable building codes of the City.

Attachments:
Supporting Documents
Proposed Site Plan for 901 NE 18th Street:
Photograph of Existing Back Yard, 901 NE 18th Street, Looking West:

Proposed Pool Design:
Existing Stockade Fence
6-8' Height

New Wrought Iron Gates
5-6' Height

House
Fence
Height 5' (60")
Account: R034673450  Type: Residential  Location: 901 NE 18TH ST

Owner Name 1: MERCER DANIEL
Owner Name 2: ALEWINE AMANDA
Billing Address 1: 901 NE 18TH ST

City, State, Zip: OKLAHOMA CITY, OK 73105-8203
Land Size: 0.18 Acres
Lot Dimensions: Width 60 Depth 130

Land Value: 49,530
Treasurer: Click to View Taxes

Full Legal Description: LINCOLN TERRACE ADD 007 024

<table>
<thead>
<tr>
<th>Year</th>
<th>Market Value</th>
<th>Taxable Mkt Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
<th>Net Assessed</th>
<th>Millage</th>
<th>Tax</th>
<th>Tax Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>433,500</td>
<td>370,440</td>
<td>40,748</td>
<td>0</td>
<td>40,748</td>
<td>119.08</td>
<td>4,852.32</td>
<td>826.01</td>
</tr>
<tr>
<td>2020</td>
<td>382,000</td>
<td>352,800</td>
<td>38,808</td>
<td>0</td>
<td>38,808</td>
<td>119.08</td>
<td>4,621.26</td>
<td>382.48</td>
</tr>
<tr>
<td>2019</td>
<td>367,500</td>
<td>336,000</td>
<td>36,960</td>
<td>0</td>
<td>36,960</td>
<td>119.00</td>
<td>4,398.24</td>
<td>412.34</td>
</tr>
<tr>
<td>2018</td>
<td>320,000</td>
<td>320,000</td>
<td>35,200</td>
<td>0</td>
<td>35,200</td>
<td>113.44</td>
<td>3,993.09</td>
<td>0.00</td>
</tr>
<tr>
<td>2017</td>
<td>339,000</td>
<td>339,000</td>
<td>37,289</td>
<td>0</td>
<td>37,289</td>
<td>113.35</td>
<td>4,226.82</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Property Account Status/Adjustments/Exemptions

<table>
<thead>
<tr>
<th>Account #</th>
<th>Grant Year</th>
<th>Exemption Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>R034673450</td>
<td>2016</td>
<td>5% Capped Account</td>
<td>0</td>
</tr>
</tbody>
</table>

Property Deed Transaction History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Book</th>
<th>Page</th>
<th>Price</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/13/2014</td>
<td>Deeds</td>
<td>12562</td>
<td>1946</td>
<td>350,000</td>
<td>VISEUR CHARLES B &amp; JANET K</td>
</tr>
<tr>
<td>5/1/2007</td>
<td>Deeds</td>
<td>10467</td>
<td>128</td>
<td>139,500</td>
<td>JONES AMAND K &amp; WILLIAM</td>
</tr>
<tr>
<td>8/18/2004</td>
<td>Deeds</td>
<td>9435</td>
<td>847</td>
<td>110,000</td>
<td>COMBS MELVIN SR</td>
</tr>
<tr>
<td>8/6/1999</td>
<td>Deeds</td>
<td>7657</td>
<td>1208</td>
<td>0</td>
<td>COMBS MELVIN &amp; M R</td>
</tr>
<tr>
<td>11/11/1911</td>
<td>Historical</td>
<td>0004</td>
<td>0000</td>
<td>0</td>
<td>COMBS MELVIN &amp; M R</td>
</tr>
</tbody>
</table>

Last Mailed Notice of Value (N.O.V.) Information/History

<table>
<thead>
<tr>
<th>Year</th>
<th>Date</th>
<th>Market Value</th>
<th>Taxable Market Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
<th>Net Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>03/19/2021</td>
<td>433,500</td>
<td>370,440</td>
<td>40,748</td>
<td>0</td>
<td>40,748</td>
</tr>
<tr>
<td>2020</td>
<td>03/10/2020</td>
<td>382,000</td>
<td>352,800</td>
<td>38,808</td>
<td>0</td>
<td>38,808</td>
</tr>
<tr>
<td>2019</td>
<td>04/02/2019</td>
<td>367,500</td>
<td>336,000</td>
<td>36,960</td>
<td>0</td>
<td>36,960</td>
</tr>
<tr>
<td>2015</td>
<td>03/16/2015</td>
<td>346,668</td>
<td>346,668</td>
<td>38,132</td>
<td>0</td>
<td>38,132</td>
</tr>
<tr>
<td>2014</td>
<td>04/02/2014</td>
<td>147,618</td>
<td>124,834</td>
<td>13,730</td>
<td>0</td>
<td>13,730</td>
</tr>
</tbody>
</table>

No Building Permit records returned.

Property Building Permit History

<table>
<thead>
<tr>
<th>Bldg #</th>
<th>Vacant/Improved Land</th>
<th>Bldg Description</th>
<th>Year Built</th>
<th>SqFt</th>
<th># Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improved</td>
<td>1 ½ Story Fin</td>
<td>1928</td>
<td>2,290</td>
<td>1.5 Stories</td>
</tr>
</tbody>
</table>
Dear Sir/Madam:

Please publish the following legal notice in the Journal Record on:

May 18, 2021

In accordance with Oklahoma Administrative Code, Title 120, Section 120:10-13-18, the Capitol-Medical Center Improvement and Zoning Commission will hold a public hearing during a hybrid special meeting at 8:15 a.m., Friday, May 28, 2021, to consider a request by Kim Wigley, Aqua Haven Pools and Spas, for a conditional use permit for construction of an in-ground swimming pool on the property at 901 NE 18th Street, which is described as:

Lot 24, Block 7, Lincoln Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the duly recorded plat thereof.

OAC Title 120:10-13-19
Conditional Use Permit No. CU-20-21-2

To sign up to give oral comments during the public hearing, call 405-522-0440 or email beverly.hicks@omes.ok.gov no later than 8:15 a.m., May 26, 2021.

Meeting Location:
Will Rogers Building
2401 N. Lincoln Blvd.
Conference Rooms 214/216
Oklahoma City, OK 73105

WebEx Platform Attendee Link:
https://omes.webex.com/omes/onstage/g.php?MTID=e768b96ec50689c2244bc6953340a35c8
Event Password: CMIZC
US TOLL: +1-415-655-0001
Access Code: 187 154 5372

State of Oklahoma
Office of Management and Enterprise Services
Capitol-Medical Center Improvement and Zoning Commission
By: Casey Jones, AICP, Administrative Officer

Please send proof of publication and the invoice in triplicate to me at PO Box 53448, Oklahoma City, Oklahoma 73152-3448.

Sincerely,

Beverly Hicks,
Planning/Administrative Coordinator
NOTICE OF HEARING

Notice is hereby given that the Capitol-Medical Center Improvement and Zoning Commission will hold a public hearing during a hybrid special meeting at 8:15 a.m., Friday, May 28, 2021, to consider the following request:

<table>
<thead>
<tr>
<th>Application No.:</th>
<th>CU-20-21-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Kim Wigley, Aqua Haven Pools &amp; Spas</td>
</tr>
<tr>
<td>Property Owners:</td>
<td>Daniel Mercer and Amanda Alewine</td>
</tr>
<tr>
<td>Nature of the Request:</td>
<td>The applicant requests the Commission’s approval of a conditional use permit to construct an in-ground swimming pool behind the home at 901 NE 18th Street in Oklahoma City. According to the Oklahoma Administrative Rules, Title 120: 10-3-20(c), a swimming pool may be permitted as a conditional use on properties in the RD-1 zoning district upon review by the Commission.</td>
</tr>
<tr>
<td>Address of Proposed Development:</td>
<td>901 NE 18th Street, Oklahoma City, OK 73105</td>
</tr>
<tr>
<td>General Location:</td>
<td>North side of NE 18th Street between Culbertson Drive and Kelley Avenue in Oklahoma City</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Lot 24, Block 7, Lincoln Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the duly recorded plat thereof.</td>
</tr>
<tr>
<td>Existing Zoning Designation of the Property:</td>
<td>RD-1, Single Family Residential District and HP, Historic Preservation District</td>
</tr>
</tbody>
</table>

Public hearing location:
Will Rogers Memorial Building – Conference Rooms 214/216 on the 2nd Floor
2401 N. Lincoln Blvd.
Oklahoma City, OK 73105

Webex link for virtual access to the public hearing:
https://omes.webex.com/omes/onstage/g.php?MTID=e768b96ec50689c2244bc6953340a35c8
Event Password: CMIZC
US TOLL: +1-415-655-0001
Access Code: 187 154 5372

This notice is sent to the owners of record of all properties within a radius of 300 feet of the proposed development site.

Any person may submit written comments regarding this request to the Commission’s office any time prior to the hearing. Comments can be sent to the address listed at the top of this letter or by email to beverly.hicks@omes.ok.gov.

Any person who wishes to present oral comments during the public hearing must sign up by calling the Commission’s office at 405-522-0440 or by sending an email containing your name and phone number to beverly.hicks@omes.ok.gov no later than 8:15 a.m., May 26, 2021.

The complete application is available for public viewing at the Commission’s office during business hours.
The meeting agenda and all documents shared with the Commission members prior to the public hearing will be posted on the following website in advance of the meeting:


AERIAL VIEW OF 901 NE 18TH STREET AND THE PROPOSED POOL LOCATION

PROPOSED POOL
Approximate Size: 12’ x 22’