



DEVELOPMENT
SERVICES

**Board of Adjustment Minutes
May 1, 2023**

The City of Yukon Board of Adjustment held a meeting May 1, 2023, at 6:00 p.m. in the Centennial Building at 12 South 5th Street.

ROLL CALL: (Present) Joe Horn, Chairman
Buddy Carpenter
Ken Smith
Rhonda Dennis
(Absent) Sherry Huston, Vice-Chairman

OTHERS PRESENT: Mitchell Hort, Assistant City Manager
Amanda Burton, Secretary
Attorney Rinehart

INVOCATION: Chairman Horn
FLAG SALUTE: Chairman Horn

1. ITEM: APPROVAL OF THE MINUTES OF FEBRUARY 6, 2023 MEETING

Ken Smith motioned to approve the minutes of the February 6, 2023, meeting.

Seconded by Buddy Carpenter.

The Vote:

Ayes: Horn, Carpenter, Smith, Dennis

Nays: 0

Vote: 4-0

Motion Carried

2. ITEM: VISITORS

None

3. ITEM: TO HEAR A REQUEST BY LINDA TRIPP FOR A VARIANCE ON CITY OF YUKON ORDINANCE APPENDIX A 602.31 (F) AND 602.4 (2) (a) (iv) (ALL CARPORTS MUST COMPLY WITH SIDE YARD AND REAR YARD SETBACK REQUIREMENTS OF THE DISTRICT WITHIN WHICH IT LIES. A CARPORT MAY EXTEND BEYOND THE REQUIRED FRONT YARD SETBACK PROVIDED THAT, OF THE FRONT YARD SETBACK, NO PART OF THE CARPORT MAY EXTEND INTO THE FIVE (5) FEET NEAREST THE STREET AND NO PART THEREOF EXTENDS INTO ANY SIGHT TRIANGLE; ENCROACHING APPROXIMATELY FOUR (4) FEET IN THE SIDE YARD SETBACK, LOCATED AT 217 E. BASS AVENUE.

LOT TWENTY-THREE (23), OF BLOCK ELEVEN (11), IN YUKON HILLS, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.,

Chairman Horn asked if there is someone here to speak on behalf of Ms. Tripp?

Resident, Linda Tripp, stated that she is there in attendance.

Chairman Horn then asked Ms. Tripp to please step forward and state her name and address and to state her case.

Resident, Linda Tripp, then stated that she is Linda Tripp. She said that she lives at 217 E. Bass Avenue. She said that she assumed that they got her letter of justification that marks the reasoning for this request and the pictures. She wanted to say first of all that she appreciated Amanda's help educating them on the variance procedures. She was told that in addition to what she stated in her justification letter that 40 percent of the homes in Yukon are older homes, and it is a burden to have a 4-foot setback. She has also just learned that El Reno has gone back to letting building carports on the boundary instead of using the setback, and in Oklahoma City also because they are older homes. She does not know if they are familiar with them, but she has had several pictures taken of homes in our area that are on the property line or just inside of it, and she would like to have that done too. She then asked if they had any questions for her?

Chairman Horn then asked Ms. Tripp if she had several pictures of the homes.

Secretary, Amanda Burton, then stated that the pictures have been provided to the City Attorney.

Linda Tripp then stepped forward and gave the board members copies of the photos of homes that she stated are in the area that are on the property line or just inside of it.

Ken Smith said that he actually went by there and spent a little bit of time there that day. He said that not only looking at the request that they have, but also they had said that there are others in the neighborhood that are on setbacks within 1-foot. He said that that information is absolutely not an exaggeration. Of the four homes that he saw right there (Points to pictures provided by resident, Linda Tripp), that he could not find one that was actually on the property line, but virtually all of them were within the 4-foot boundary.

Ken Smith then questioned if Ms. Tripp sent letters to her neighbors.

Mitchell Hort stated that we did. He stated that our office sent letters within the 300-foot notice.

Chairman Horn asked if there were any people contrary to the request.

Mitchell Hort verified that there were no people contrary to the request.

Chairman Horn asked if there was a neighbor there that would like to speak.

Linda Tripp stated that no neighbor came to the meeting. She said that the neighbor next door is disabled. She stated that this neighbor lives on the side that would be affected the most too. She said that that neighbor is all for adding the carport because it would keep people from parking on the lawn.

Ken Smith said that he does not know of the others that are just on her block, and he does not know if any of them have come for a special use permit. He respects the fact that Ms. Tripp has come for this permit, whether this gets approved or disapproved, he said that at least Ms. Tripp is trying to do it the right way.

Chairman Horn asked if anyone had any questions for Ms. Tripp.

Mitchell Hort said that he thought that they are covering the existing concrete slab, so that they do not have to pour additional concrete.

Ken Smith asked Chairman Horn, that based on the dimensions that they have been provided, of the 3-inch posts that would come with a kit like that, that Ms. Tripp would have room within the 18 by 20 feet to set her posts right next to her slab and not encroach any further than what is being requested? He then said it would not be like she was putting posts on her neighbor's property.

Buddy Carpenter asked that since it is 18-foot by 20-foot, how far forward to the street does it come?

Ken Smith verified that it would take it about halfway from the garage door to the street.

Buddy Carpenter asked if it would then not be sticking out any farther than 215.

Ken Smith stated no, not that he could tell.

Chairman Horn verified that the neighbors on either side of Ms. Tripp have carports and said that they are on the property line.

Chairman Horn asked Mitchell if he had anything else to say about this item.

Mitchell Horn said that he had no further comments on this application, and like he said before, they are covering the existing concrete slab for the drive.

Ken Smith said that he might feel differently if they were trying to extend the garage out, and then a solid wall would be in the setback, but what they are talking about in reality is 3 posts and an overhead area. He also said that he does not quite get the 8-foot-tall portion that was listed in the documents they received. He also verified that the carport would be attached to the fascia on the wall.

Chairman Horn asked if they could explain what kind of construction this is going to be on this project.

It was verified by Ms. Tripp that it is aluminum, metal, and white. It has a curvature system, and it also has white posts. It is going to be very similar to this one in the picture (shows board member, Ken Smith who then shows the other board members).

Chairman Horn stated that he personally does not have a problem with it. It is covering an existing concrete slab. He said that they have neighbors that have the exact same thing, and that there is nobody here to speak against it. He then said that unless the board has any other questions, that the floor is open for a motion.

Chairman Horn asked if the board had any other questions? He stated that the floor is open for a motion.

Ken Smith motioned to approve this item.

Seconded by Buddy Carpenter.

The Vote:

Ayes: Horn, Carpenter, Smith, Dennis

Nays: 0

Vote:4-0

Motion Carried

4. ITEM: NEW BUSINESS

None

5. ITEM: OPEN DISCUSSION

None

6 .ITEM: ADJOURNMENT – NEXT MEETING JUNE 5, 2023

6:12 p.m.