

**BOARD OF ADJUSTMENTS  
MINUTES**

**ITEM 1: CALL TO ORDER/ROLL CALL**

The June 2, 2011, meeting of the Newcastle Board of Adjustments was called to order at 6:05 p.m. by Vice-Chairman, Gordon Harness.

Those in attendance were:		Present	Absent
Chairman	Joe Covey		X
Vice-Chairman	Gordon Harness	X	
Member	Jan Talkington		X - arrived 6:30 p.m.
Member	Buddy Eischen	X	
Member	Mark Reed	X	

Others: Ian Crittenden, City Planner

**ITEM 2: CONSIDER APPROVAL OF AGENDA**

Buddy Eischen made the motion to approve the Agenda as presented. Mark Reed seconded the motion.

Board Polled:

Joe Covey	Absent
Gordon Harness	Yes
Jan Talkington	Absent
Buddy Eischen	Yes
Mark Reed	Yes

Motion carried.

**ITEM 3: CONSIDER APPROVAL OF MINUTES**

Buddy Eischen made the motion to approve the Minutes of March 17, 2011. Mark Reed seconded the motion.

Board Polled:

Joe Covey	Absent
Gordon Harness	Yes
Jan Talkington	Absent

Buddy Eischen	Yes
Mark Reed	Yes

Motion carried.

**ITEM 4: CITIZENS COMMENTS**

None.

**ITEM 5: DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM HARRY AND IVA LEMME FOR A SPECIAL EXCEPTION TO THE NEWCASTLE ZONING ORDINANCE SECTION 154.113.5 INDIVIDUAL SPECIAL EXCEPTIONS AUTHORIZED. THE PROPERTY ADDRESS IS: 2225 N. DORIS, NEWCASTLE, OKLAHOMA (BOA#2011-004)**

Harry Lemme, property owner, presented the Application. Mr. Lemme owns both Lot 2 and 3 in Chickasaw Acres. The lots are each 1/2 acres in size. The City considers the 2 lots as one parcel. The E-2 zoning in this area requires 1 acre minimum lot size.

The property was handed down by Mr. Lemme's mother-in-law. One daughter currently lives in the house that is on Lot 3. They are proposing to put another residence on Lot 2 because of medical reasons. (see attached letter) The second residence would be a pre-fab home on a permanent foundation.

There were no citizens present for opposition.

~~Gordon Harness made the motion to grant approval for a Medical Exception for Lot 2 and 3, Chickasaw Acres, for Harry and Iva Lemme allowing for the placement of a modular home on Lot 2, with a maximum authorization period of 3 years. Applicants will need to reapply for the Special Exception in 3 years. Mark Reed seconded the motion.~~

Board Polled:

Joe Covey	Absent
Gordon Harness	Yes
Jan Talkington	Absent
Buddy Eischen	Yes
Mark Reed	Yes

Motion carried.

**ITEM 6: DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM RICHEY ENTERPRISES, LLC FOR A VARIANCE TO THE NEWCASTLE ZONING ORDINANCE SECTION 154.113.3**

**POWERS AND DUTIES. B. WHERE BY REASON OF EXCEPTIONAL NARROWNESS, SHALLOWNESS OR SHAPE OF A SPECIFIC PIECE OF PROPERTY AT THE TIME OR THE ORIGINAL ADOPTION OF THE REGULATIONS, OR BY REASON OF EXCEPTIONAL TOPOGRAPHICAL CONDITIONS OR OTHER EXTRAORDINARY OR EXCEPTIONAL SITUATION OR CONDITION OF A SPECIFIC PIECE OF PROPERTY. THE PROPERTY ADDRESS IS: 2269 CORNERSTONE DRIVE, NEWCASTLE, OKLAHOMA (BOA#2011-005)**

Jan Talkington arrived at 6:30 p.m.

Gaylynn Wallace, Richey Enterprises, presented the Application. Because of the bend in the creek, and the location of the fence, the front setback needs to be amended to 25 ft. instead of the 35 ft. as indicated in the zoning. The building permit that was submitted for 2269 Cornerstone (Lot 17, Block 1) was denied.

With the 25 ft. front setback, the house will still have the feel of the larger setback with only 1/2 of the garage extending.

There were no citizens present for opposition.

Gordon Harness made the motion to grant approval of the Variance to the PUD #2004-003 for Cornerstone regarding 8. Special Development Regulations, paragraph J being amended to allow for the front setback to be 25 ft. Jan Talkington seconded the motion.

Board Polled:

Joe Covey	Absent
Gordon Harness	Yes
Jan Talkington	Yes
Buddy Eischen	Yes
Mark Reed	Yes

Motion carried.

**ITEM 6: ADJOURNMENT**

Gordon Harness made the motion to adjourn the meeting at 6:40. Mark Reed seconded the motion.

Board Polled:

Joe Covey	Absent
Gordon Harness	Yes
Jan Talkington	Yes

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Buddy Eischen      Yes  
Mark Reed            Yes

Motion carried.