

Minutes
Citizens' Advisory Committee
Regular Meeting
Will Rogers Building, CR – 214 (Innovate) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
July 14, 2022, 7:00 p.m.

MEMBERS PRESENT:

Gregory Baum	Ana Sharp
Samonia Byford	Aneesa Sharp
Jeremiah Jordan	Rachel Smith
Sheryl Lovelady	
Guy Parkhurst	

MEMBERS ABSENT:

Gina Blaylock	Jeff Wade
Teri Green	Gina Washington
Donna Moore	Audrey Jones

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner
Trace Jones, OMES Staff

A. Roll Call:

Chairman Jeremiah Jordan called the meeting to order at 7:12 p.m. A roll call was taken, and a quorum was established. Mr. Jordan was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**Discussion and possible action on the minutes of the May 17, 2022, meeting:**

Samonia Byford moved to approve the meeting minutes of May as submitted. Rachel Smith seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Mr. Jordan, yes; Ms. Lovelady, yes; Mr. Parkhurst, yes;
Ms. Ana Sharp, yes; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

C. Report on the May 20, 2022, meeting of the Capitol – Medical Center Improvement and Zoning Commission:

The Commission approved both items that the Citizens' Advisory Committee recommended, including a demolition permit for the DHS Data Center building and a permit for a new parking lot to be constructed in its place. There are no current plans to construct a new building on that property.

D. Discussion and possible action to make recommendations to the Capitol-Medical Center Improvement and Zoning Commission concerning items on the commission's July 22, 2022, meeting agenda:

- 1. Discussion and possible action regarding D-21-23-1, request by Lauren Tipton and John McElhany for a building permit for demolition of a detached garage and driveway at 826 NE 21st Street in Oklahoma City:**
- 2. Discussion and possible action regarding V-21-22-3 and BP-22-23-1, request by Lauren Tipton and John McElhany for a side yard variance, a lot coverage variance, and a building permit for construction of a detached garage, driveway, and walkway at 826 NE 21st Street in Oklahoma City:**

Items D.1 and D.2 were taken as a combined vote.

The applicant proposes to demolish the existing garage located behind the house at 826 NE 21st Street due to its deteriorated condition and construct a new, one-story detached garage. The current garage is structurally unsound and in poor condition. The garage is a one-story, slab-on-grade, wood frame structure with wood lap siding and composite shingles. The garage has a cracked slab foundation, rotten wall plates and frames touching the bare ground, bowed headers, holes in the walls, a missing soffit, and broken windows and doors. The applicant provided photos, inspection reports, and associated information on the condition of the garage, as well as a proposed plan for the new garage that will be built.

On July 7, 2022, the Historical Preservation and Landmark Board of Review recommended that a side yard and lot coverage variance be granted so the new garage can be built in the exact location as the existing garage. The variance from the 5-foot side yard, if granted, would permit the new garage to about the east property line with no side yard setback. The variance from the 25 percent lot coverage is necessary to permit any accessory building on the property.

Sheryl Lovelady moved to recommend approval of both D.1 and D.2. Samonia Byford seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Mr. Jordan, yes; Ms. Lovelady, yes; Mr. Parkhurst, yes; Ms. Ana Sharp, yes; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

3. Discussion and possible action regarding D-22-23-2, request by Three Geese LLC, c/o Patrick and Karolina Roberts, for a building permit for demolition of a detached garage at 808 NE 17th Street in Oklahoma City

The applicant proposes demolishing the existing garage behind the house at 808 NE 17th Street due to its deteriorated condition. The garage is a one-story, slab-on-grade, wood frame structure with wood Dutch lap siding, a metal overhead door, and composite shingles. The applicant has not submitted plans for a replacement garage; only the demolition request is under consideration.

The applicant is concerned that the garage is a safety hazard and provided photographs to the board members, displaying the damage, which includes deterioration and damage to the roof, walls, and foundation. The garage floor is at a lower grade than the driveway, resulting in improper drainage and water damage to the wood structure. The concrete drive in front of the garage entrance has

been intentionally built up and sloped to keep water from draining into the garage. However, it has created a ground clearance problem for vehicles entering the garage.

Samonia Byford moved to recommend approval of D-22-23-2. Gregory Baum seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Mr. Jordan, yes; Ms. Lovelady, yes; Mr. Parkhurst, yes; Ms. Ana Sharp, yes; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

E. Reports and Communications:

1. Report on applications reviewed in FY 2021-2022.

Mr. Jones provided an updated report of applications reviewed in the last fiscal year. Provided were certificates of approval, certificates of appropriateness, building permits, demolition permits, conditional use permits, and variances. There were no zoning amendments in the last year.

F. Discussion and Election: None.

G. General Discussion: None.

H. Adjournment:

There being no further business, Samonia Byford motioned to adjourn. Gregory Baum seconded the motion. Seeing no opposition, the meeting adjourned at 7:26 p.m.