

BOARD OF ADJUSTMENT
WAYNE GILLEY AUDITORIUM
MARCH 27, 2026

Minutes of the Board of Adjustment special meeting held March 27, 2026, in the Wayne Gilley Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 9:04 A.M. by Jesse Cross.

ROLL CALL

MEMBERS PRESENT Jesse Cross
 Tony Layton
 Shane Lupi
 Johnny Owens
 Melissa Busse

MEMBERS ABSENT:

ALSO PRESENT: Kameron Good, Senior Planner
 Christy Ryans-Huffer, Planner I
 Garrett Lam, Assistant City Attorney
 Jennifer Wynne, Recording Secretary
 Trey Smith, Builders Investment Group, LLC

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

OLD BUSINESS

None

NEW BUSINESS

1. **Consider approving minutes from the regular scheduled meeting on March 13, 2026.**

Motion by Layton, Second by Busse to approve the minutes from the regular scheduled meeting on March 13, 2026, as written. **Aye:** Busse, Cross, Layton, Lupi, Owens **Nay:** None **Motion Passed 5-0**

2. **Consider holding a public hearing for a variance request filed by Builders Investment Group, LLC to decrease the side yard setback for a new construction single family dwelling on the property located at 2002 SW N H Jones Avenue, Lawton, OK 73501.**

Christy Ryans-Huffer: Good morning, everyone. Christy Ryans with the Planning Department. Last meeting that we had, this is in reference to the variance for the side yard setback. So, if you look at the location map is on the corner of 20th Street and N H Jones. This is an aerial shot of where it is, and then if we could move on to the site plan, there is the site plan. And this is the site plan that shows the shift that was agreed upon that was allowed for the variance. So, the Planning Directors interpretation regarding the qualification for the variance was appealed by Builders Investment Group on the 13th of March and this board determined that the proposed 15% portion of the new construction should be considered as a minor portion of that structure and qualified for this variance. The side yard setback from 15 feet to 11 ½ feet and siding the encroachment of the neighboring property. The neighbor's property was like a foot off their property line. So, you can see all the property lines when you see the site. I mean the picture that you have, the exhibit. You can see where the property line for the neighbor is truly and then how far over. I mean his house has built a foot from that. So, this is going to let the new construction for the corner house to be moved over from the normal 15-foot side back to the 4 ½. I mean 4 ½ feet to 11. And so, this was mailed to forty property owners on March the 13th and it was published in the Lawton Constitution on March the 15th. We've had no calls for or against this, and just a side note, the property lines on both properties will stay the same. And the section of code is the side yard setback which is 18-5-3-522 and this is what you will be voting on to approve this variance. I'll be happy to answer any questions.

Jesse Cross: Any questions, Johnny?

Christy Ryans-Huffer: OK.

Kameron Good: We'll need to open the public hearing.

Jesse Cross: Oh yes, OK. We need to open up a public hearing at this time. Since there's no takers, close the meeting.

Kameron Good: And this will be the four state statute questions Garrett 's going to read off to approve a hardship or not.

Garrett Lam: OK, if we're ready. So, this request is to decrease the side yard setback from the required 15' down to 10.5' at the property located at 2002 SW N H Jones, Lawton, Oklahoma 73501.

Q1. Would the application of the zoning ordinance to the particular piece of property create an unnecessary hardship? **Aye:** Cross, Layton, Lupi, Owens, Busse. **Nay:** None.

Q2. Are such conditions peculiar to the particular piece of property involved? **Aye:** Layton, Lupi, Owens, Busse, Cross. **Nay:** None.

Q3. Would relief not cause substantial detriment to the public good or impair the purposes and intent of the zoning ordinance or the comprehensive plan? **Aye:** Lupi, Owens, Busse, Cross, Layton. **Nay:** None.

Q5. Would the variance be the minimum necessary to alleviate the unnecessary hardship? **Aye:** Owens, Busse, Cross, Layton, Lupi. **Nay:** None.

Kameron Good: So, that would mean that the variances passed since it met all four state statute questions for you guys.

Commissioner's Reports or Comments

None

Secretary's Report

None

Audience Participation

None

Adjournment

Motion by Owens, Second by Layton to adjourn the meeting **Aye:** Cross, Layton, Lupi, Owens, Busse. **Nay:** None **Motion Passed 5-0**

With no further business the meeting was adjourned at 9:11 A.M.

These meeting minutes were approved by the BOA members at their meeting on

6-12-2026.



Jesse Cross FOR

Chairman

Board of Adjustment