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P O Box 708 312 S. Main Street
Lindsay, OK 73052

**AGENDA
BOARD OF ADJUSTMENT SPECIAL MEETING
MARCH 11, 2024
5:30 P.M.**

(MEETING WILL BE HELD IN COUNCIL CHAMBERS AT 204 W. CREEK)

1. CALL TO ORDER
2. ROLL CALL
3. ELLA WORK TO OBTAIN A VARIANCE
Discussion, consideration, and possible action on a variance to let a manufactured home to be place at Lots 3 & 4, Block 47, Lindsay Original City, Lindsay, Oklahoma (AKA 501 West Cherokee, Lindsay, OK)
4. ADJOURN

NOTICE OF BOARD OF ADJUSTMENT MEETING

Attention Public and Property Owners:

An application has been filed by with the City Clerk of the City of Lindsay, Oklahoma, by Ella Work to obtain a variance to the requirement concerning not allowing manufactured homes in commercial zoning provided in Appendix A-Article IV-Division 4, Section 33-11. C-1 (b) (2) and Section 33-11. C-2 (b) (1) of the Lindsay Municipal Code on the following described real property and premises in Garvin County, State of Oklahoma, to-wit:

Lots 3 & 4, Block 47, Lindsay Original City, Lindsay, Oklahoma, according to the recorded plat thereof.

Street address or approximate location in the city: 501 West Cherokee, Lindsay, Oklahoma 73052. The real property is zoned C-2 General Commercial District.

Appendix A-Article IV-Division 4, Section 33-11. C-1 (b) (2) and Section 33-11. C-2 (b) (1) of the Lindsay Municipal Code, provides that no manufactured homes will be allowed. The Applicant seeks a variance from this requirement. The variance would allow a 12 X 60 manufactured home for commercial use.

On the 11th day of March 2024, at 5:30 p.m., in the City Council Chamber in the Municipal Building located at 204 W. Creek, Lindsay, Oklahoma 73052, the Lindsay Board of Adjustment will hold a public hearing to consider this matter and to determine whether the relief sought should be granted.

If you have questions, call Liz Sloat, City Clerk at 580-756-2019.



Liz Sloat, City Clerk ¹
The City of Lindsay, Oklahoma

¹ This notice is published at least once in the newspaper at least ten (10) days before the public hearing before the Lindsay Board of Adjustment. A copy of this notice shall also be mailed to the property owners owning property within three hundred (300) feet of the real property upon which relief is sought at least ten (10) days before the hearing before the Lindsay Board of Adjustment. **Do not include this footnote in the publication.**

APPLICATION FOR MEETING
WITH
THE PLANNING COMMISSION
City of Lindsay P.O. Box 708 Lindsay, Oklahoma

ACTION REQUESTED:

USE BY REVIEW

APPLICANT: Ella Work (Pooh's Place)

ADDRESS: 501 West Cherokee Street Lindsay, OK

E-MAIL: ellajallison@yahoo.com

LEGAL DESCRIPTION: Block 47 LIN LOTS 344

ZONING CLASS: WD 1786-21AFF Successor Trustee 1726-3051331

Commercial

REASON FOR USE BY REVIEW: Trailer ^{12x60} to be put as permanent

Has restroom restaurant. Will be hooked to utilities, tie down

OTHER INTERESTED PARTIES TO BE CONTACTED ABOUT MEETING: (Name & Contact Info.) Skirt

Market Hall Landlord 405-756-6934

The items on this list must be obtained prior to filing the application.

Citizens Procedure:

1. Obtain application at City Hall.

City Procedure:

1. The City Clerk will prepare the notices.
2. The Board of Adjustment will meet at public hearing and review application.
3. Whatever action taken by the Board of Adjustment is then referred to the City Council's next meeting for final approval.

APPLICANT SIGNATURE: Ella Work DATE: 1-28-24

APPLICATION RECEIVED BY: _____ DATE: _____
City Clerk

Proposed Meeting Date: _____

FEE: \$ _____ PAID: CHECK #: _____

Please refer all questions and inquires to City of Lindsay (405)756-2019

405-756-6913 - Pooh



THE REALTY GROUP
The Tag Agency
of Lindsay



EDNA DACUS TRUST
LINDSAY, OKLAHOMA

February 26, 2024

TO: Liz Sloat, City Clerk
City of Lindsay
P.O. Box 708
Lindsay, OK 73052

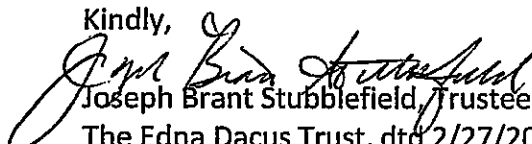
Dear Liz,

I am in receipt of the Notice in regard to Ella Work's application to obtain a variance to the city requirement which does not allow manufactured homes in commercial zoning.

I would like to preface this by saying that I am for progress, especially in our town. I desire to see new businesses not only open in Lindsay, but I want new businesses to come in, become successful and stay here for years to come. With that being said, I do not feel that allowing mobile homes for commercial purposes, especially in a high traffic area of town where so many of our businesses are located, is the right move. The Edna Dacus Trust owns the property adjacent to the property that Ms. Work has applied to put the mobile home. I have made substantial upgrades to our property and in doing so, our property value has increased so it is my worry that by allowing Ms. Work to place the mobile home next to our property, it will drive our property value down. Not only that, but by allowing the requested variance it sets a precedent to allow mobile homes for commercial usage not only in this specific location, but in other areas of Lindsay, which in turn will have a negative impact on property values throughout the town.

Again, I am all for progress and I am supportive of new businesses coming into our town. However, I do not feel that this is beneficial and would kindly request that the City of Lindsay take my position into consideration when making a decision.

Kindly,


Joseph Brant Stubblefield, Trustee
The Edna Dacus Trust, dtd 2/27/2007
Property Owner: 509 W. Cherokee