



City of Broken Arrow

Minutes

City Hall
220 S 1st Street
Broken Arrow, OK 74012

Board of Adjustment

Judd Hatch Chairman
Rebecca Hinkle Vice Chair
Kamara Washington Board Member
George Ghesquiere Board Member
Michelle Bergwall Board Member

Wednesday, January 22, 2025

Time 5:00 p.m.

Board Chambers

1. Call to Order

Chairman Judd Hatch called the meeting to order at 5:00 p.m.

2. Roll Call

Present: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch

3. Consideration of Consent Agenda

A. 25-90 Approval of Board of Adjustment meeting minutes of November 13, 2024

MOTION: A motion was made by George Ghesquiere, seconded by Michelle Bergwall
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch

4. Public Hearings

A. 25-109

Public hearing, consideration, and possible action regarding VAR-001913-2024, 2210 South Aspen Place Variance, 0.5 acres, Commercial General (CG)/ PUD-50, request to reduce the side building setback line from 35 feet to 31 feet along the north property line of 2210 South Aspen Place, located approximately southwest of the southwest corner of West Washington Street (91st Street), and South Aspen Avenue (145th East Avenue) at 2210 South Aspen Place

Henry Bibelheimer, Planner II, presented Item 25-109. A Variance 19-13-2024 for 2210 South Aspen Place, a 0.5-acre Commercial General/PUD-zoned property with an existing building constructed in 2014 that was built at a slight angle and currently encroaches into the required northern side setback. The applicant proposes a 22-by-70-foot expansion on the west side of the building that would continue the existing building line, increasing the encroachment into the setback and requiring a setback reduction from 35 feet to 31 feet. Staff explained that the variance is intended both to bring the existing structure into conformance and to allow the proposed expansion, and reviewed the six statutory findings required for approval, concluding that the encroachment is a unique condition, was not created knowingly by the applicant, does not exist elsewhere in the area, does not alter the character of the district, and represents the minimum relief necessary. Based on this analysis, the staff recommended approval of the variance.

During the discussion of Variance 19-13-2024, board members reviewed the exhibit to better understand how the existing building and proposed expansion relate to the required setback, clarifying that the additional encroachment from the expansion is approximately six inches beyond the existing nonconformity. Staff confirmed that the expansion would not encroach on any easements and would affect only the setback line. After visual clarification, the applicant, Jefferey Lorde of Inspire Engineering, addressed the board, noting that maintaining the existing building line would help address drainage concerns and indicating his willingness to comply with the board's recommendation.

A letter by John Sporeleader was read. He is concerned with the building expansion regarding drainage.

During further discussion of the variance request, board members asked for clarification on the overall site layout, including parking, drainage, and stormwater runoff. Staff explained that

most of those issues are addressed through the site plan and engineering review processes rather than through the variance itself, which is limited to the building setback. The applicant, Jefferey Lorde, described planned grading, curb installation, and reconfiguration of the parking area to address known stormwater issues, noting that these improvements would occur within existing easements and permitting requirements. It was clarified that the proposed expansion adds only interior building space, that the west side area will serve as parking rather than building access, and that access to the parking area will be from the south side of the building.

MOTION: A motion was made by George Ghesquiere, seconded by Judd Hatch
Move to Approve Item 25-109 VAR-001913-2024, 2210 South Aspen Place Variance, 0.5 acres, Commercial General (CG)/ PUD-50, request to reduce the side building setback line from 35 feet to 31 feet along the north property line of 2210 South Aspen Place, located approximately southwest of the southwest corner of West Washington Street (91st Street), and South Aspen Avenue (145th East Avenue) at 2210 South Aspen Place

The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch

5. General Board Business – NONE

6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action) – NONE

7. Adjournment

The meeting was adjourned at approximately 5:15 p.m.

MOTION: A motion was made by Judd Hatch, seconded by Michelle Bergwall
Move to Adjourn

The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd