

STILLWATER BOARD OF ADJUSTMENT
Regular MEETING OF March 19, 2026
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED March 12, 2026
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

Members Present:

Bryan Langford-Loftis
Mike Woods
Jantzen Harrison

Staff Present:

Tammy Ewing, City Attorney
David Barth, Dev. Serv. Director
Henry Bibelheimer
Ally H Maged, Admin. Assistant

Members Absent:

Micah Sexton
Rob Lamecker

Guests:

1. CALL MEETING TO ORDER.

Chair Langford-Loftis calls meeting to order at 5:33pm

2. Introduction of New Board of Adjustment Members

- a. Introduction of newly appointed member, Mike Woods.
- b. Introduction of newly appointed member, Jantzen Harrison.

3. Public Hearing.

- a. Receive public comment on a request for a variance (VAR25-08) to Ch. 23 Art. VI Sec.23-140(d)(2)a.1 Front Yard Setbacks for all property boundaries abutting a right-of-way or road/access easement in Multi-Family Intermediate (RMI) Zoning District at the property addressed as 721 W. 9th Ave.

Mr. Henry Bibelheimer, Senior Planner, presents the item and asks if there are any questions.

The following inquiries were asked:

- Confirmed that the north side (9th Avenue side) is the only side receiving the setback variance.
- Asked how this building compares to the surrounding addresses and their setbacks.
- Asked if any alternatives were provided by staff to the applicant.
- Asked whether the existing structure will remain and if there are any requirements for separation between the structures.

Mr. Bibelheimer confirmed the location and stated that staff had provided the applicant with alternatives; confirmed that separation requirements between the two buildings would not apply in this case; and deferred to the applicant to speak on the relationship of the building to surrounding properties.

Mr. Stephen Gose, Gose & Associates, 113 E. 8th Ave., comes to speak on the following:

- Noted that this lot is in an older area of town where all surrounding buildings extend to the property line.
- Stated that the Right of Way (ROW) for this road is larger than when it was originally platted; stated that closing the ROW for this one house, but not for the rest of the block, would be impractical.
- Noted there will be a deck on the south side of the building that will prevent the building from being moved back.

Mr. Langford-Loftis asked about the size of the deck and the distance between the structures.; Mr. Gose responded the deck is approximately 15 feet and there is about 30 feet between the homes.

Mr. Woods asked Mr. Gose to expand on the "unnecessary hardship." Mr. Gose stated that the standards constitute a hardship within the context of the neighborhood due to the size of the original lot.

Mr. Langford-Loftis clarified that they are requesting a variance for an additional 10 feet and asked why that would be more favorable. Mr. Gose replied that their goal is redevelopment and they are trying to match the aesthetics of the current neighborhood; additionally, noted that if they move the building back, they may need to place parking in the front off 9th Avenue, which would not match surrounding drives.

Mr. Woods asked if they could hear the next variance regarding the parking request before voting on this item. Ms. Tammy Ewing, Asst. City Attorney advised that the board can make a motion to postpone the vote on this item, hear the second item, and then return to this matter later in the meeting.

Mr. Langford-Loftis asked if there were any other speakers for this item.

Mr. Cory Williams, 621 S. Husband, on behalf of the owner:

- Stated that he specializes in infill development and preservation.
- Cited a similar property (1005 S. Duck) where he had to request the same variances.
- Pointed out that the rest of the houses on the street have approximately a 3-foot setback.
- Stated a building of this size is required for the project to be financially viable.
- Expressed a desire not to shrink the backyard to ensure tenants have space for pets.

Mr. Langford-Loftis asked the applicant to expand on why they cannot move the building back. Mr. Williams responds that he believes it will create a "cavity" at the front of the lot and negatively affect the sightline of the neighborhood; and added that it would negatively affect the integrity of the neighborhood and mentioned they submitted multiple variations of this lot to the city, all of which required at least one variance.

Mr. Woods asked about the parking or drive requirements for the front of the property. Mr. Gose advised that parking in the front would not be a requirement, but they would likely need to install at least a new drive.

Mr. Langford-Loftis asked if "integrity" is part of the criteria for rendering a decision. Ms. Ewing advised it is not in the criteria.

Mr. Woods asked why nearby new homes have smaller setbacks. Mr. Bibelheimer stated that since those are on local streets, they qualify for the automatic reduction variance.

Mr. Langford-Loftis commented that he is struggling to find a way to state that the hardship applies to this property specifically rather than being a general code issue. Mr. Williams stated his belief that the hardship from the code applies specifically to infill development and since the city is working on a code update we have to decide if these lots will just be left vacant in the meantime.

Ms. Ewing stated she does not believe the failure to update the code constitutes a hardship. Mr. Bibelheimer confirmed that the City is currently working on a rewrite of the code.

David Barth, Development Services Director, advised that the upcoming updates will address issues within the infill area and that the City aims to promote more affordable housing.

Mr. Woods stated his belief that the four criteria for approval have been met.

Mr. Harrison inquired about the potential negative impacts if the request is not approved.

Mr. Langford-Loftis clarified that his focus must remain on the specific requirements for approval, rather than hypothetical outcomes or past precedents; emphasized that the board is evaluating this specific property to determine if it meets the requirements for a variance; and furthermore, he noted that a monetary opportunity does not qualify as grounds to grant a variance.

Mr. Langford-Loftis explained that at least three affirmative votes are required for approval and suggested that tabling the item until a full board is present might increase the likelihood of a "yes" vote. Mr. Langford-Loftis then asked the applicant for his opinion on tabling the matter.

Mr. Williams stated that he would prefer to table the item until more board members are present.

Mr. Harrison Motions to table the item until the next meeting. Mr. Woods seconds.

Roll Call:	Langford -Loftis	Sexton	Lamecker	Woods	Harrison
	Yes	Absent	Absent	Yes	Yes

Time: 47 minutes

- b. Receive public comment on a request for a variance (VAR26-01) for Ch. 23 Art. VIII Sec.23-210(c) Parking Location Standards in Multi-Family Intermediate (RMI) Zoning District at the property addressed as 721 W. 9th Ave.

Ms. Ewing states that the previous motion was for both items.

- 4. Miscellaneous Items from Staff, Board Members or City Attorney for Discussion and Possible Action:

Ms. Ewing advises the board that there may be some changes to how minutes are processed.

- a. Next Board of Adjustment meeting Thursday, April 02, 2026.

- 5. ADJOURNMENT.

This regular meeting of the Board of Adjustment adjourned at approximately 6:19 p.m.

Prepared by – Alexandria Holle-Maged, Administrative Assistant

Reviewed by - Cindy Gibson, Administrative Services Manager

Approved by: Bryan Langford-Left
Stillwater Board of Adjustment