City of Edmond

Notice of Public Meeting

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please contact the ADA Coordinator at least 48 hours prior to a scheduled meeting. The ADA Coordinator can be contacted by email: ADAcoordinator@edmondok.gov or phone: 405-359-4518.

Board of Adjustment
Regular Meeting Agenda
City Hall Council Chamber, 22 E. Main Street, Edmond, Oklahoma
5:30 p.m., Monday, May 4, 2026

Notice to the Public

Official action can only be taken on items which appear on the agenda. The Board of Adjustment may discuss, adopt, approve, amend, reject, deny, strike or continue any item listed on the agenda. When more information is needed to act on an item, the Board of Adjustment may refer the matter to the Board of Adjustment staff. Under certain circumstances, items are deferred/continued to a specific later date or stricken from the agenda entirely.

1. Call to Order.

2. Consideration of Approval of Meeting Minutes: March 2, 2026

3. Case No.VA26-00001; Public Hearing and Consideration of a variance to the front yard setback for the property located at 1509 Bound Brook Way. (Ripple Creek Homes)

4. Case No.VA26-00004; Public Hearing and Consideration of a variance to the front yard setback for the property located at 1112 East Campbell. (Falcon Group Properties, LLC)

5. Citizen Comments.

   This is an opportunity for residents and non-residents to address the Board of Adjustment on Board of Adjustment related matters not on the agenda or scheduled for a public hearing. All remarks must be directed to the Chair of the meeting, are limited to three minutes or less, and must otherwise be made in accordance with Section I of the City Council / Public Works Authority rules, available here and upon request at City Hall.

   Please note that members of the Board of Adjustment cannot respond to issues brought up in Citizen Comments if they are not on the agenda, in accordance with state law.

6. Comments from the Board of Adjustment Chair and Members.

7. Adjournment.

Board of Adjustment **2.**

Meeting Date: 05/04/2026

Ward :

Information

Item

Consideration of Approval of Meeting Minutes: March 2, 2026

Attachments

3-2-2026 Minutes

EDMOND BOARD OF ADJUSTMENT

Monday, March 2, 2026 5:30 P.M.

The Edmond Board of Adjustment was called to order by Chairperson Kay Bickham at 5:30 p.m., Monday, March 2, 2026, in the Edmond City Council Chambers, 22 East Main Street. Other members in attendance were Ronnie Williams, Luke Munson, and Brian Blundell. Representing the City were Ken Bryan, Director of Planning; Kristi McCone, Principal Planner; Avery Geist, Associate Planner, MaryAnn Blakely, Admin Technician, and Christina Williams, Plan Review Specialist.

The second item on the agenda was approval of the minutes of the October 6, 2025 meeting.

Motion by Brian Blundell, seconded by Ronnie Williams, to approve as written. Motion carried by a vote of 4-0 as follows:

AYES: Members: Brian Blundell, Ronnie Williams, Luke Munson, and Chairperson Kay Bickham
NAYES: Members: None

The third item on the agenda was Case No.VA26-00002; Public Hearing and Consideration of a variance to the side yard setback for the property located at 1300 Leawood Drive. (Adam Lee)

Subject Property: 1300 Leawood Drive; legally described as Lot Ten (10), in Block Two (2) of Leawood Addition.

The applicant is requesting a variance to Section 22.06.040 (2)(a) Area Regulations-side yard setback: which requires a 20-foot side yard setback for properties in the "R-2" Urban Estate Dwelling District. The applicant is requesting to reduce the side yard setback on the north side of the property to five feet.

Section 22.3.7(C) Variance Review Criteria states that a variance shall be granted upon an affirmative finding by the Board of Adjustment that all of the following exist:
(1) The application of the ordinance to the particular piece of property would create an unnecessary physical (not economic) hardship because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.
(2) Such conditions are peculiar to the particular piece of property involved and are not a result of the owner's intentional action.
(3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Edmond Plan.
(4) The variance desired shall not adversely affect the public health, safety or welfare or impair the purposes or intent of this Title or the Edmond Plan.
(5) The granting of the permit for the variance shall not adversely affect the rights of adjacent property owners or residents.
(6) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

The applicant was in attendance to represent the item. The Board found that the application met the above criteria and moved for approval.

Motion by Ronnie Williams, seconded by Brian Blundell, to approve. Motion carried by a vote of 4-0 as follows:

AYES: Members: Ronnie Williams, Brian Blundell, Luke Munson, and Chairperson Kay Bickham
NAYES: Members: None

The fourth item on the agenda was Citizen Comments. There were no comments during this time.

The fifth item on the agenda was Comments from the Board of Adjustment Chair and Members. There were no comments during this time.

Motion by Ronnie Williams, seconded by Brian Blundell, to adjourn. Motion carried by a vote of 4-0 as follows:

AYES: Members: Ronnie Williams, Brian Blundell, Luke Munson, and Chairperson Kay Bickham
NAYS: Members: None

The meeting was adjourned at 5:39p.m.

_____	_____
Kay Bickham, Chairperson	Ken Bryan
Edmond Board of Adjustment	Secretary

Board of Adjustment **3.**

Meeting Date: 05/04/2026

Ward :

Information

Item

Case No.VA26-00001; Public Hearing and Consideration of a variance to the front yard setback for the property located at 1509 Bound Brook Way. (Ripple Creek Homes)

Attachments

VA26-00001

Office of the City Planner
PO Box 2970
Edmond, Oklahoma 73083-2970
(405) 359-4790
current.planning@edmondok.gov

TO: The Edmond Board of Adjustment

FROM: Kristi McCone, Principal Planner

DATE: May 4, 2026

RE: Case No.VA26-00001; Public Hearing and Consideration of Approval of a variance to the front yard setback for the property located at 1509 Bound Brook Way. (Ripple Creek Homes)

Subject Property: 1509 Bound Brook Way; legally described as Lot Six (6), in Block Three (3) of Somerset Addition.

The applicant is requesting a variance to Section 22.5.1 Residential Standard (A) Base Standards: which requires a 25-foot front yard setback for properties in the "A" Single Family Dwelling District. During construction, the house was inadvertently placed approximately one foot into the setback requirement. The applicant is requesting a variance to allow the home to remain in the required setback.

Section 22.3.7(C) Variance Review Criteria states that a variance shall be granted upon an affirmative finding by the Board of Adjustment that all of the following exist:

(1) The application of the ordinance to the particular piece of property would create an unnecessary physical (not economic) hardship because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

(2) Such conditions are peculiar to the particular piece of property involved and are not a result of the owner's intentional action.

(3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Edmond Plan.

(4) The variance desired shall not adversely affect the public health, safety or welfare or impair the purposes or intent of this Title or the Edmond Plan.

(5) The granting of the permit for the variance shall not adversely affect the rights of adjacent property owners or residents.

(6) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Board of Adjustment
Application for a Variance

APPLICANT INFORMATION

APPLICANT NAME: Ripple Creek Homes/Paul Harris

APPLICANT ADDRE _____

APPLICANT PHONE _____

APPLICANT EMAIL: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT)

OWNER NAME: _____

OWNER ADDRESS: _____

OWNER PHONE: _____

OWNER EMAIL: _____

REPRESENTATIVE INFORMATION (IF DIFFERENT THAN APPLICANT)

REPRESENTATIVE NAME:_____

REPRESENTATIVE ADDRESS: _____

REPRESENTATIVE PHONE: _____

REPRESENTATIVE EMAIL: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1509 Bound Brook Way

PHYSICAL LOCATION DESCRIPTION: Lot 6, Block 3 of the Somerset Addition, Phase 1

Board of Adjustment
Application for a Variance

STATEMENT OF UNNECESSARY PHYSICAL HARDSHIP

All sections are required. Applicant is responsible for presenting their case to the Board of Adjustment and ensuring that their variance request meets the following requirements.

Variance Requested

[Please be specific, e.g. Reduce the side yard setback from 25 ft to 18 ft.]

extend the building line at the front of the house

Specific conditions that are applicable to the subject property. Clarify that these conditions are not a result of the owner's intentional action.

The foundation company erroneously poured the foundation of the house approximately one foot over the building line, per the survey.

Describe how the variance, if granted, would not cause substantial detriment to the public health, safety or welfare, or impair the purposes and intent of the ordinance or the Edmond Plan.

The building line extension is small, and would not interfer with neighbors.

Board of Adjustment
Application for a Variance

Describe how the variance, if granted, would not adversely affect the rights of adjacent property owners or residents.

Since the requested variance is at the front of the home, the neighbors would not be negatively affected as the extension would be at the front of the home, not on the sides.

Verify that the requested variance is the minimum necessary to alleviate the unnecessary hardship.

We request that the current foundation be allowed to stay. As it's a miminmal encrochment on the building line, no neighbors will be affected.

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Board of Adjustment
Application for a Variance

PROPERTY OWNER AUTHORIZATION/AFFIRMATION

STATE OF OKLAHOMA)
)§
COUNTY OF OKLAHOMA)

I, Paul Harris, affirm that the ownership list submitted as a part of this application contains the names and addresses of all owners of record of property which are within 300 feet (or greater, if required) of the property described in the attached exhibit.

AND, I further affirm and certify that I am the owner of the described property.

AND, I further affirm and certify that the included legal description accurately describes the subject property.

Owner's Signature: Paul Harris
Date: 1.8.2026
Address: 3209 N Sooner Road, Edmond, OK 73034

(if applicable)
Representative's Signature: _____
Date: _____
Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 8th day of January, 2026, personally appeared Paul Harris, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL) JENNIFER L WYATT NOTARY # 24008899 EXP. 07/17/28 PUBLIC STATE OF OKLAHOMA

My commission expires: July 17, 2028

Jennifer Wyatt
Notary Public

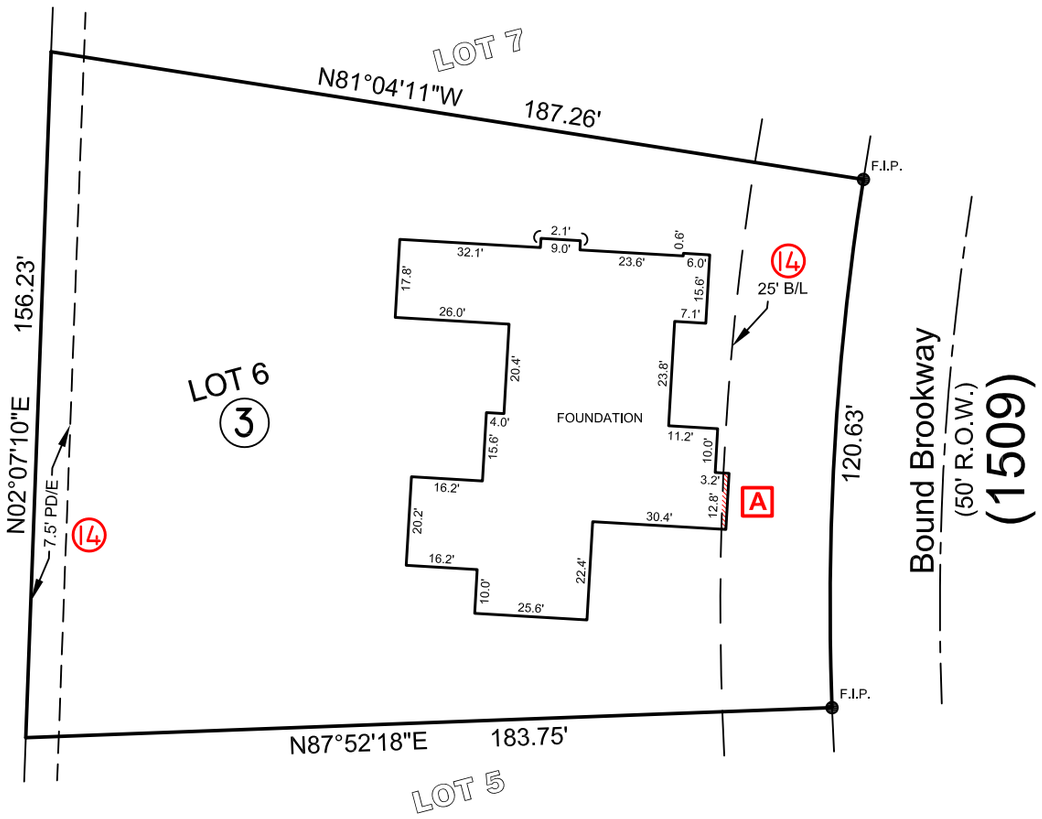
Property Address:

1509 Bound Brookway
Edmond, Oklahoma

Foundation Report

-Not a Land or Boundary Survey-

NORTH
Scale: 1" = 40'
(Graphic Scale - In U.S. Survey Feet)
0' 10' 20' 40'



Possible Encroachments:

A Foundation over 25' B/L

Legend:

B/L = Building Line
PD/E = Private Drainage Easement
F.I.P. = Found Iron Pin

Property Description:

Lot Six (6), Block Three (3), of SOMERSET RIDGE ADDITION PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Schedule B - II exception items:

It is the opinion of the Surveyor that:

9. Right of Way recorded in Book 15674, Page 921 (Does not affect).
10. Right of Way recorded in Book 15810, Page 395 (Does not affect).
11. Right of Way recorded in Book 15831, Page 1806 (Does not affect).
12. Private Drainage Easement recorded in Book 15918, Page 1277 (Does not affect).
13. Right of Way recorded in Book 15938, Page 1769 (Does not affect).
14. All matters affecting subject property as shown on the Plat of Somerset Ridge Phase 1, recorded in Book 84, Page 9 (Affects as shown).

Foundation Report:

This Foundation Report was prepared for High Plains Bank. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other future improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.

Robert C. Outland
Oklahoma L.S. # 1773

Date

LICENSED PROFESSIONAL LAND SURVEYOR
ROBERT C. OUTLAND
1773
OKLAHOMA

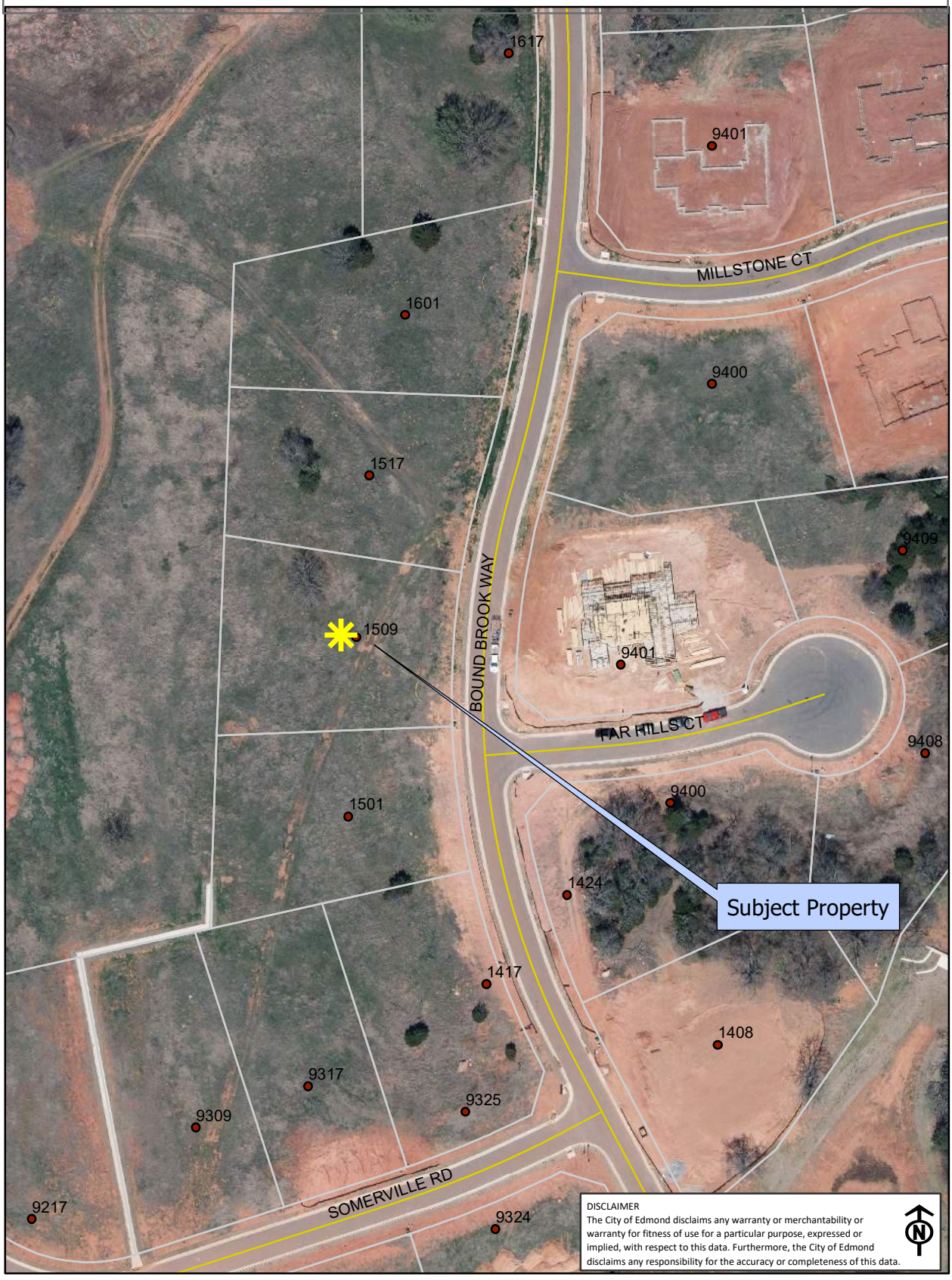
Drawn By: CLS	Title Commitment relied upon for this Foundation Report from Chicago Title Insurance Company, File No. 714052501622, Effective Date October 15, 2025.	
Aprvd. By: RCO	Revision:	Date:
Job No. 90087		

SHEET 1 OF 1

PRIORITY
Land Surveying, LLC
P.O. Box 1394, Norman, OK 73070
Phone: (405) 701-1407 Fax: (405) 310-2284
Certification of Authorization # 3814, Expires 6/30/2027

Prepared for: **High Plains Bank**
Buyer(s): **Ripple Creek Homes LLC**
Client File Number: **714052501622**

Location Map
1509 Bound Brook Way BOA
VA26-00001



Location Map
1509 Bound Brook Way BOA
VA26-00001



Board of Adjustment **4.**

Meeting Date: 05/04/2026

Ward :

Information

Item

Case No.VA26-00004; Public Hearing and Consideration of a variance to the front yard setback for the property located at 1112 East Campbell. (Falcon Group Properties, LLC)

Attachments

VA26-00004

Office of the City Planner
PO Box 2970
Edmond, Oklahoma 73083-2970
(405) 359-4790
current.planning@edmondok.gov

TO: The Edmond Board of Adjustment

FROM: Kristi McCone, Principal Planner

DATE: May 4, 2026

RE: Case No.VA26-00004; Public Hearing and Consideration of Approval of a variance to the front yard setback for the property located at 1112 East Campbell. (Falcon Group Properties, LLC)

Subject Property: 1112 East Campbell; legally described as Lots Seven (7) and Eight (8), in Block Twenty-One (21) of Highland Park Addition.

The applicant is requesting a variance to Section 22.5.1 Residential Standard (A) Base Standards: which requires a 25-foot front yard setback for properties in the "C-2" Medium Density Multiple-Family District. The applicant is requesting to reduce the front yard setback on the north side of the property to 20 feet.

Section 22.3.7(C) Variance Review Criteria states that a variance shall be granted upon an affirmative finding by the Board of Adjustment that all of the following exist:

(1) The application of the ordinance to the particular piece of property would create an unnecessary physical (not economic) hardship because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

(2) Such conditions are peculiar to the particular piece of property involved and are not a result of the owner's intentional action.

(3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Edmond Plan.

(4) The variance desired shall not adversely affect the public health, safety or welfare or impair the purposes or intent of this Title or the Edmond Plan.

(5) The granting of the permit for the variance shall not adversely affect the rights of adjacent property owners or residents.

(6) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

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Board of Adjustment
Application for a Variance

APPLICANT INFORMATION

APPLICANT NAME: FALCON GROUP PROPERTIES LLC

APPLICANT ADDRESS _____

APPLICANT PHONE: _____

APPLICANT EMAIL: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT)

OWNER NAME: CAMPBELL 1112 LLC

OWNER ADDRESS _____

OWNER PHONE: _____

OWNER EMAIL: _____

REPRESENTATIVE INFORMATION (IF DIFFERENT THAN APPLICANT)

REPRESENTATIVE NAME: _____

REPRESENTATIVE ADDRESS: _____

REPRESENTATIVE PHONE: _____

REPRESENTATIVE EMAIL: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1112 E CAMPBELL STREET, EDMOND, OK 73034

PHYSICAL LOCATION DESCRIPTION: HIGHLAND PARK ADD 021 000 LOTS 7 & 8

Board of Adjustment
Application for a Variance

STATEMENT OF UNNECESSARY PHYSICAL HARDSHIP

All sections are required. Applicant is responsible for presenting their case to the Board of Adjustment and ensuring that their variance request meets the following requirements.

Variance Requested

[Please be specific, e.g. Reduce the side yard setback from 25 ft to 18 ft.]

REDUCE THE SETBACK LINE FROM 25 FEET TO 20 FEET

Specific conditions that are applicable to the subject property. Clarify that these conditions are not a result of the owner's intentional action.

We are building a new structure. No work has been started at this time.

Describe how the variance, if granted, would not cause substantial detriment to the public health, safety or welfare, or impair the purposes and intent of the ordinance or the Edmond Plan.

This variance poses no issue to traffic and pedestrian flow.

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Board of Adjustment
Application for a Variance

Describe how the variance, if granted, would not adversely affect the rights of adjacent property owners or residents.

The variance does not encroach on any other property owners or residents.

Verify that the requested variance is the minimum necessary to alleviate the unnecessary hardship.

A 5 foot setback variance is the minimum necessary to alleviate the unnecessary hardship.

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Board of Adjustment
Application for a Variance

PROPERTY OWNER AUTHORIZATION/AFFIRMATION

STATE OF OKLAHOMA)
)§
COUNTY OF OKLAHOMA)

I Matt Johnson, affirm that the ownership list submitted as a part of this application contains the names and addresses of all owners of record of property which are within 300 feet (or greater, if required) of the property described in the attached exhibit.

AND, I further affirm and certify that I am the owner of the described property.

AND, I further affirm and certify that the included legal description accurately describes the subject property.

Owner's Signature: _____
Date: April 1, 26
Address: PO Box 31325
Edmond OK 73003

(if applicable)
Representative's Signature: _____
Date: April 1, 26
Address: 1112 Campbell

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 1 day of April, 20 26, personally appeared Matt Johnson, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

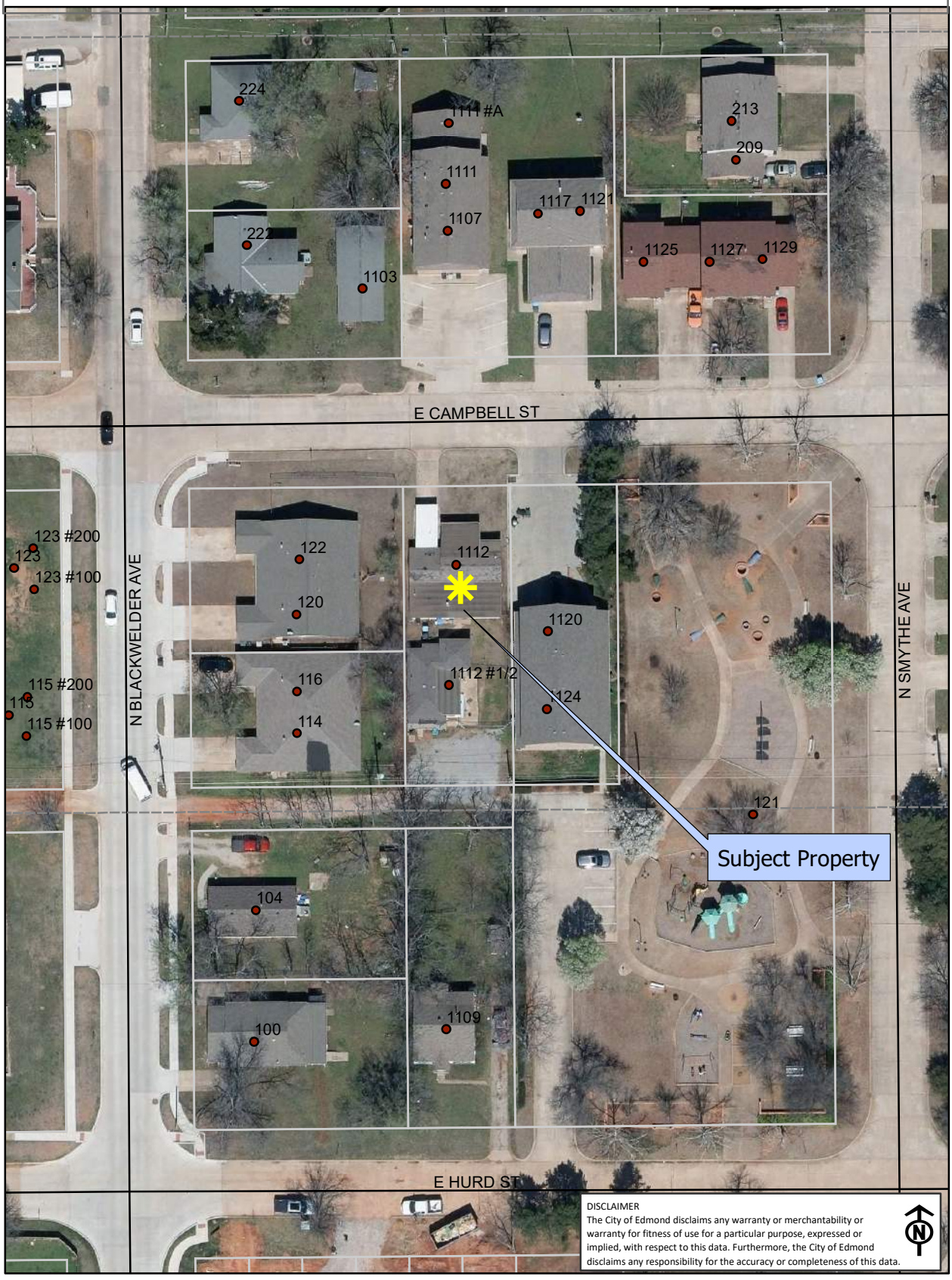
(SEAL)

PAMELA JUNE WESTFALL NOTARY #24012764 EXP. 10/11/2028 PUBLIC STATE OF OKLAHOMA

My commission expires: 10-11-2028

Pamela Jane Westfall
Notary Public

Location Map
1112 E. Campbell BOA
VA26-00004



DISCLAIMER
The City of Edmond disclaims any warranty or merchantability or warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.

Location Map
1112 E. Campbell BOA
VA26-00004

