



BOARD OF ADJUSTMENT AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

March 17, 2026 - 5:00 PM

Jess Huskey - Chair

Tammy Cook

Cy Valanejad

Frank Young

Charles McDade

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of adoption, including any possible amendments of the minutes of the February 17, 2026, Board of Adjustment meeting.
2. (BA-426) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.12.1(B)(1) – Office and Commercial Districts – concerning the requirement that buildings shall consist of eighty (80) percent masonry materials, for the property located at 2500 S Douglas Blvd., Midwest City, OK.
3. (BA-427) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.12.1(B)(3) – Nonresidential Uses within Residential Districts – concerning the requirement that buildings shall consist of eighty (80) percent masonry materials; and 5.12.1(D) – Wall Facade Articulation – concerning the requirement for facade articulation of nonresidential land uses and structures for the property located at 213 Elm St., Midwest City, OK (Midwest City High School).
4. (BA-428) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.12.1(B)(3) – Nonresidential Uses within Residential Districts – concerning the requirement that buildings shall consist of eighty (80) percent masonry materials; and 5.12.1(D) – Wall Facade Articulation – concerning the requirement for facade articulation of nonresidential land uses and structures for the property located at 2009 S Post Rd., Midwest City, OK (Carl Albert High School).

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

E. ADJOURNMENT.

**MINUTES OF MIDWEST CITY BOARD OF ADJUSTMENT REGULAR MEETING
February 17, 2026 – 5:00 P.M.**

This regular meeting of the Midwest City Board of Adjustment was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on February 17, 2026. The following members were present:

Present: Jess Huskey, Chair
 Frank Young
 Cy Valanejad
 Charles McDade

Absent: Tammy Cook

Staff present: Matt Summers – Community Development Director
 Brylee Hester – Planner I
 Zamy Darthard – Planner II

A. CALL TO ORDER:

The meeting was called to order by Huskey at 5:00 P.M.

B. DISCUSSION ITEMS:

1. A motion was made by Young, seconded by McDade, to approve the minutes of the meeting of December 16, 2025, as presented.

Voting aye: Young, McDade, Valanejad & Huskey

Nay: none.

Motion carried.

2. (BA_0425) Public hearing, discussion, consideration, and possible action of an application for a special exception to the Midwest City Zoning Ordinance, Section 7.8.2 – Powers Relative to Special Exceptions (G), Provide for fencing in front of front and side setback building lines – concerning the requirement for fence placement and height in front yards areas, for property located at **1295 North Midwest Boulevard** (Mid-America Park).

Brylee Hester presented the staff report. Huskey inquired whether the proposed fence would stand 10 feet or 12 feet in height. Hester clarified that the fence would be 10 feet tall, noting that the height had been revised following submission of the application. Valanejad subsequently asked about the fence’s distance from the street.

The applicant, Carrie Evenson, was present and addressed the Board. She stated that the fence would be located five (5) feet from the right-of-way and twenty-five (25) feet away from North Midwest Boulevard.

Valanejad then asked whether the City could face liability if a basketball were to bounce onto the arterial roadway. Valanejad inquired about the operating hours for Mid-America Park. There was discussion among the Board members about these topics.

Young made a motion, seconded by McDade, to approve the request on the basis that the criteria required for a special exception had been met.

Voting aye: Young, McDade, & Huskey
Voting nay: Valanejad
Motion carried.

C. NEW BUSINESS / PUBLIC DISCUSSION: None

D. FURTHER INFORMATION: None.

E. ADJOURN: A motion was made by Young, seconded by McDade, to adjourn the meeting.

Voting aye: Young, McDade, Valanejad, & Huskey
Nay: none.
Motion carried.

The meeting adjourned at 5:17 P.M.

JESS HUSKEY, Chairperson
(ZD)

To: Chairman & Board of Adjustment

From: Brylee Hester, Planner I

Date: March 17, 2026

Subject: (BA-426) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.12.1(B)(1) – Office and Commercial Districts – concerning the requirement that buildings shall consist of eighty (80) percent masonry materials, for the property located at **2500 S Douglas Blvd., Midwest City, OK.**

Executive Summary:

The Applicant is requesting approval of a variance to allow the requirement for eighty (80) percent masonry in office and commercial districts to be reduced to thirty (30) percent overall masonry. The subject property is zoned C-3, Community Commercial District. According to the Oklahoma County Assessor, the property is currently 10 acres. The proposed use is a dental office.

In January 2026, the Applicants met with staff for a pre-construction meeting. Upon reviewing construction plans, staff found that the exterior construction design would not meet the eighty (80) percent masonry requirement for office and commercial districts and provided the Applicant with the option to seek a variance for this requirement.



The Applicant is seeking approval of this variance request to allow for the use of other materials, such as architectural metals, in addition to masonry products to maintain and enhance the quality and aesthetic of the proposed building.

Staff complied with all state and local notification requirements regarding this application. At the time the staff report was written, staff received no public inquiries regarding this application.

Staff recommends approval of this variance request.

Action is at the discretion of the Board of Adjustment.

Date(s) of Hearing:

Board of Adjustment: March 17, 2026

Date of Pre-Application Meeting: January 13, 2026

Council Ward: Ward 2, Pat Byrne

Owner: 2500 Douglas Development LLC

Applicant: Box Law Group, PLLC, on behalf of Applicant

Zoning Districts:

Area of Request:	C-3 & R-HD
North:	PUD
South:	C-1 & PUD
East:	R-6
West:	C-4

Land Use:

Area of Request:	Vacant
North:	Commercial & High-Density Residential
South:	Fast Food & Vacant
East:	Single-Family Detached Residential
West:	Commercial (Auto-Shop & Commercial Cleaning)

Municipal Code Citation:

5.12.1 – Exterior Construction Requirements and Standards.

(B) *Masonry requirement for nonresidential uses.*

(1) Office and Commercial Districts: Buildings shall consist of eighty (80) percent masonry materials.

7.7. – Variance

7.7.1. Purpose. The Board of Adjustment is authorized in specific cases to grant a variance from the terms, standards, and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance when such cases are shown not to be contrary to the public interest if, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done; provided, however, the board shall have no power to authorize variances except as provided in 7.7.3. Powers Relative to Variance (below).

7.7.2. Variance Criteria. A variance from the terms, standards, and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance may be granted, in whole, in part, or upon reasonable conditions, only upon a finding by the Board of Adjustment that:

- (A) *Unnecessary hardship.* The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (B) *Unique property conditions.* Such conditions are peculiar to the particular piece of property involved;

- (C) *No substantial detriment to the public good.* Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and
- (D) *Minimum necessary to alleviate the unnecessary hardship.* The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

7.7.3. Powers Relative to Variance. Upon appeal, the Board of Adjustment is hereby empowered to permit the following variances:

- (A) *Hear and decide oil and/or gas well applications.* To hear and decide oil and/or gas applications or appeals unless prohibited by city ordinance. The Board of Adjustment shall be required to make findings prescribed by
- (B) *Hear and decide variances to the Zoning Ordinance.* To hear and decide variances to the Zoning Ordinance when such variances are shown not to be contrary to the public interest if owing to special conditions.

Planning Staff Comments:

The Applicant has requested that the Board of Adjustment consider a variance to the City's ordinances regarding the exterior construction requirements for office and commercial districts. When considering variances, the Board of Adjustment must consider the following criteria:

(A) Unnecessary hardship. The application of the ordinance to the particular piece of property would create an unnecessary hardship.

- *The Applicant believes that the intent of the Ordinance is to ensure quality and aesthetically pleasing developments. The Applicant is seeking to utilize a variety of architectural materials to create an attractive structure that would enhance the surrounding area. According to the application, the materials are as follows: Stone/Masonry ~25%; Metal Panel ~54%; Glazing/Windows: ~17%; Wood Siding ~4%. The Applicant states that the majority of the masonry products that would be utilized will be primarily on the front façade. Due to the location of the proposed structure on the subject property, the front façade would be the primary elevation visible from the S. Douglas Blvd. right-of-way. Additionally, the Applicant expresses that the application of the Ordinance “would impose a disproportionate and unreasonable financial burden on the project, especially given the setback, high-quality materials that will be utilized, and visibility from the ROW.”*

Staff finds that application of Section 5.12.1(B)(1) to this property results in conditions consistent with an unnecessary hardship. The Applicant proposes a structure that incorporates a mix of materials and is intended to create a unique and visually appealing design consistent with the ordinance's objectives. Although the Applicant's original submittal calculated materials including window areas, staff recalculated the façade composition using the City's standard of excluding windows from masonry requirements. These revised percentages show that the building achieves roughly 30 percent masonry overall (See Table 1 on Pg. 13). The front façade, which contains the highest concentration of masonry at approximately 56 percent, will be the primary elevation visible from S. Douglas Blvd., due to the structure's placement on the site. The remaining areas of the elevations are to be composed of high-quality metal panels with limited wood siding (~5%). The Applicant also states that achieving the required masonry percentage would create an unnecessary and

disproportionate financial burden. Based on these factors, application of the 80 percent masonry requirement for office and commercial buildings imposes both a practical and financial hardship.

(B) Unique property conditions. Such conditions are peculiar to the particular piece of property involved.

- *The Applicant states that the proposed structure will be located over 250' away from S. Douglas Blvd. and will be buffered by commercial buildings closer to the right-of-way, meaning there would be limited visibility of the structure from the right-of-way. The Applicant argues that the structure would be harmonious with and enhance the surrounding area.*

Staff finds that the property exhibits characteristics that meet this criterion. The area designated for the proposed structure is located more than 250 feet from S. Douglas Blvd., creating an unusually deep setback when compared to standard commercial parcels. The property's depth and the corresponding limited visibility of the proposed structure from the public right-of-way and surrounding properties are distinct features of this lot.

(C) No substantial detriment to the public good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan.

- *The Applicant believes that granting the variance would not impair the intent of the Ordinance nor cause detriment to the public good, given both the existing nature of surrounding properties and the intent of the Ordinance to ensure quality and aesthetically pleasing developments. As the Applicant states, "the lot layout, setback, surrounding area, and the quality of the proposed development [would] allow for a compatible development that will improve an otherwise undeveloped area."*

Staff finds that granting the requested variance would not create substantial detriment to the public good nor impair the intent of the ordinance or the comprehensive plan. The proposed structure would utilize durable and high-quality materials and maintain compatibility with the surrounding commercial developments. Limited visibility from S. Douglas Blvd. reduces the visual impact, and the proposed development appears consistent with the general commercial character of the area. Based on these considerations, staff does not identify adverse effects on adjacent properties or on the ordinance's broader goals related to ensuring quality and aesthetic value of development.

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

- *The Applicant believes that the variance, if granted, would be the minimum necessary to alleviate hardship as all other code requirements would be met.*

Staff agrees that the variance, if granted, would be the minimum necessary to alleviate the hardship. This would allow for relief from the requirement that the exterior of the building be at least eighty (80) percent masonry, reducing the requirement to thirty (30) percent overall masonry, given that all other requirements of the Zoning Regulations would be met.

Staff finds the application satisfies the criteria for granting a variance established in local and state regulations.

Therefore, staff recommends approval of this application.

Action is at the discretion of the Board of Adjustment.

Action Required: Approve or reject the application for a variance to reduce the required masonry requirement in office and commercial districts from eighty (80) percent to thirty (30) percent.

Please feel free to contact my office at (405) 739-1265 with any questions.

Best,

A handwritten signature in cursive script that reads "Brylee Hester".

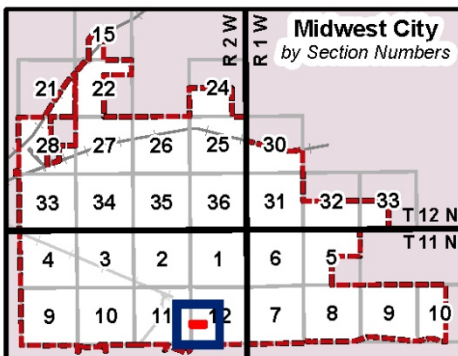
Brylee Hester, Planner I



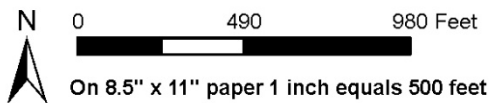
GIS - Information Technology/ Planning & Zoning



Locator Map



**6/2025 NEARMAP AERIAL
VIEW FOR BA-426
(SW/4, Sec. 12, T11N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

Created on March 09, 2026 using ArcPY script - BA-426



BOARD OF ADJUSTMENT APPLICATION

Property Information

Location/Address of Property: 2500 S Douglas Blvd.
Legal Description: See attached Legal Description

Applicant Information

Name: Box Law Group, PLLC, on behalf of Applicant	Company: 	
Mailing Address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]
Phone: [REDACTED]	Fax: [REDACTED]	Email: [REDACTED]

Owner Information

Name: 2500 Douglas Development, LLC	Company: 	
Mailing Address: [REDACTED]		
City: [REDACTED]	State: OK	Zip: [REDACTED]
Phone: [REDACTED]	Fax: 	Email: [REDACTED]

Please check the type of appeal:

- Appeal of an administrative or interpretation decision by a City official
- Variance
- Special Exception
- Oil and gas well applications

Please describe how a variance from the terms, standards and criteria pertaining to an allowed use category within a zoning district would meet the criteria required for a variance:

A. Unnecessary hardship – The application of the ordinance to the particular piece of property would create an unnecessary hardship: The Ordinance seeks to ensure quality, aesthetically pleasing developments within Midwest City. The proposed development seeks to utilize various architectural materials to create an attractive product that will enhance the area (see the attached elevations and renderings). Additionally, the majority of the masonry product is located on the front facade, and with the layout of the lot and setback of the proposed structure, the front facade is the only visible side from the right-of-way. The Ordinance would impose a disproportionate and unreasonable financial burden on the project, especially given the setback, high-quality materials that will be utilized, and visibility from the ROW.

100 N. Midwest Boulevard • Midwest City, Oklahoma 73110

Community Development Department (405) 739-1265 • FAX (405) 739-1399 • TDD (405) 739-1359

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Revision Date: 03/26/2025



B. Unique property conditions – Such conditions are peculiar to the particular piece of property involved : The proposed development is located over 250' away from S Douglas Blvd. and is further buffered by two tracts located on the north and south of the access drive, as illustrated in the attached site plan. As previously mentioned, the proposed development has limited visibility from the right-of-way and will allow for a development that is harmonious with the surrounding area. Furthermore, there are other commercial developments along S Douglas Blvd. that do not utilize masonry materials and, therefore, the proposed development will enhance the area.

C. No Substantial detriment to the public good – Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan: Given the nature of the area and the intent of the Ordinance, there will be no detriment in approving the requested variance. The lot layout, setback, surrounding area, and the quality of the proposed development allow for a compatible development that will improve an otherwise undeveloped area.

D. Minimum necessary to alleviate the unnecessary hardship – The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship: The variance, if granted, is the minimum relief necessary as all other Code requirements are met.

Please describe the purpose of this appeal: The purpose of this application is to seek a variance from Section 5.12.1(B)(1) ("Ordinance"), which requires buildings to have 80% masonry materials in office and commercial districts. The subject property is in the C-3 zoning district and is subject to the Ordinance at issue. For the reasons set forth above, Applicant seeks relief from the Ordinance to allow for the development as shown in the attached site plan and as follows: Stone / Masonry: ~25%, Metal Panel: ~54%, Glazing / Windows: ~17%, Wood Siding: ~4%

David Box

2/2/2026

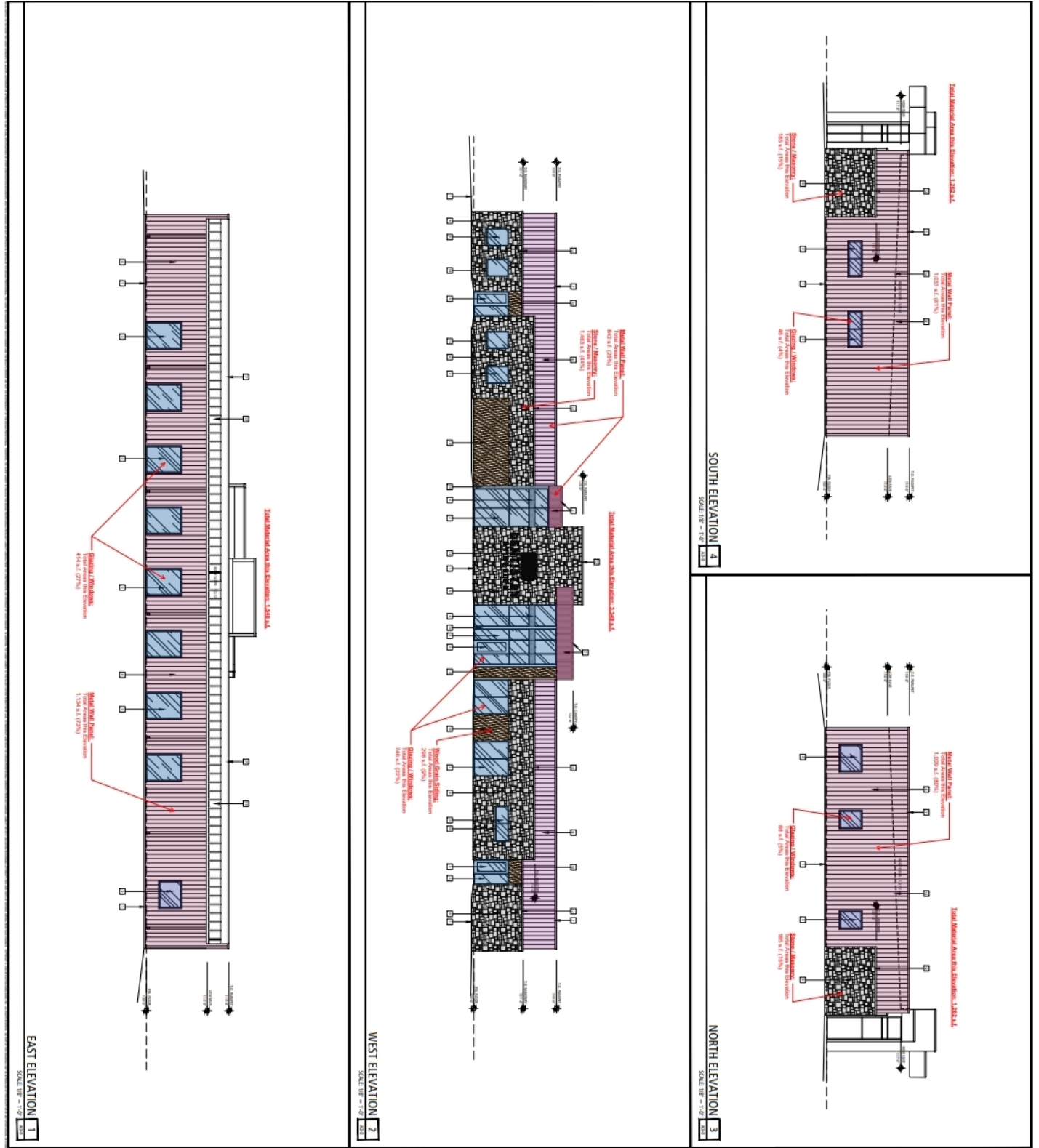
Signature

Date

Board of Adjustment

100 N. Midwest Boulevard • Midwest City, Oklahoma 73110
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Revision Date: 03/26/2025



EXTERIOR ELEVATION KEYNOTES

1. ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
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A3-0
EXTERIOR ELEVATION

CONSTRUCTION DOCUMENT

NOT FOR CONSTRUCTION

DENTISTRY BY DESIGN

BLUDEN KAHN GOOD | ARCHITECTS

BLUDEN KAHN GOOD | ENGINEERING SOLUTIONS, LLC

BLUDEN KAHN GOOD | INTERIORS & ASSOCIATES





Table 1. Staff Calculations of Exterior Materials by Elevation (Excluding Windows/Glazing)

Elevation	Masonry (sq. ft.)	Masonry (%)	Metal Panel (sq. ft.)	Metal Panel (%)	Wood Siding (sq. ft.)	Wood Siding (%)	Total Area (sq ft)
Front (West)	1,463	56%	842	32%	298	11%	2,603
South	185	15%	1,031	85%	-	-	1,216
North	185	15%	1,009	85%	-	-	1,194
Rear (East)	-	-	1,134	100%	-	-	1,134
OVERALL	1,833	30%	4,016	65%	298	5%	6,147

To: Chairman & Board of Adjustment

From: Brylee Hester, Planner I

Date: March 17, 2026

Subject: (BA-427) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.12.1(B)(3) – Nonresidential Uses within Residential Districts – concerning the requirement that buildings shall consist of eighty (80) percent masonry materials; and 5.12.1(D) – Wall Façade Articulation – concerning the requirement for façade articulation of nonresidential land uses and structures for the property located at **213 Elm St., Midwest City, OK (Midwest City High School).**

Executive Summary:

The Applicant is requesting consideration of a variance to two (2) requirements of the Midwest City Zoning Ordinance: (1) that exteriors of buildings shall consist of eighty (80) percent masonry materials and (2) that wall façade articulation be required. The subject property is zoned R-6, Single Family Detached Residential, with a Special Use Permit to allow for a high school. According to the Oklahoma County Assessor, the property is currently 15.5 acres.

In January 2026, the Applicant met with staff for a pre-construction meeting regarding a proposed training facility to be located on the school campus. The facility is intended to support various athletic programs year-round by providing large indoor practice spaces. Following review of the preliminary construction plans, staff and the Applicant discussed the exterior design and determined that it would not be feasible to meet the masonry or façade articulation requirements. Staff advised that a variance would be necessary prior to construction.

The Applicant is requesting approval of these variances to allow construction of the indoor athletic training facility as proposed and to accommodate the building’s functional and spatial needs.

Staff complied with all state and local notification requirements regarding this application. At the time the staff report was written, staff received three (3) public inquiries regarding the nature of the application. The individuals stated that they were in favor of the application.

Staff recommends approval of this variance request.

Action is at the discretion of the Board of Adjustment.



Date(s) of Hearing:

Board of Adjustment: March 17, 2026

Date of Pre-Application Meeting: January 29, 2026

Council Ward: Ward 1, Brian Triger

Owner: Independent School District 52 (Midwest City-Del City Public Schools)

Applicant: Jordan Hall, MA+ Architects

Zoning Districts:

Area of Request:	R-6 with SUP
North:	R-6 with SUP
South:	R-6 & R-6 with SUP
East:	R-6
West:	R-6 with SUP

Land Use:

Area of Request:	Midwest City High School
North:	Country Estates Elementary School
South:	Single-Family Detached Residential & Midwest City High School
East:	Single-Family Detached Residential
West:	Mid-Del Technology Center

Municipal Code Citation:

5.12.1 – Exterior Construction Requirements and Standards.

(B) *Masonry requirement for nonresidential uses.*

(3) Nonresidential Uses within Residential Districts: Buildings shall consist of eighty (80) percent masonry materials.

(D) *Wall Façade Articulation.* In order to ensure the aesthetic value and visual appeal of nonresidential land uses and structures, facade articulation shall be required.

7.7. – Variance

7.7.1. Purpose. The Board of Adjustment is authorized in specific cases to grant a variance from the terms, standards, and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance when such cases are shown not to be contrary to the public interest if, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done; provided, however, the board shall have no power to authorize variances except as provided in 7.7.3. Powers Relative to Variance (below).

7.7.2.

Variance Criteria. A variance from the terms, standards, and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance may be granted, in whole, in part, or upon reasonable conditions, only upon a finding by the Board of Adjustment that:

- (A) *Unnecessary hardship.* The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (B) *Unique property conditions.* Such conditions are peculiar to the particular piece of property involved;
- (C) *No substantial detriment to the public good.* Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and
- (D) *Minimum necessary to alleviate the unnecessary hardship.* The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

7.7.3.

Powers Relative to Variance. Upon appeal, the Board of Adjustment is hereby empowered to permit the following variances:

- (A) *Hear and decide oil and/or gas well applications.* To hear and decide oil and/or gas applications or appeals unless prohibited by city ordinance. The Board of Adjustment shall be required to make findings prescribed by
- (B) *Hear and decide variances to the Zoning Ordinance.* To hear and decide variances to the Zoning Ordinance when such variances are shown not to be contrary to the public interest if owing to special conditions.

Planning Staff Comments:

The Applicant has requested that the Board of Adjustment approve a variance to the City's ordinances regarding the exterior construction requirements calling for eighty (80) percent masonry for non-residential uses in residential districts and wall façade articulation. When considering variances, the Board of Adjustment must consider the following criteria:

- (A) **Unnecessary hardship.** The application of the ordinance to the particular piece of property would create an unnecessary hardship.
 - *The Applicant states that the intended daily function of the proposed training facility requires expansive open interior spaces to accommodate multiple athletic activities throughout the year. The building relies on a horizontal wind-loading structural system that is not well-suited to supporting masonry at higher elevations. The Applicant further notes that "the function of the space also requires the façade to have a relatively unbroken plane due to the size of the interior spaces." Due to these structural limitations, compliance with the 80% masonry and wall-inset requirements would be extremely cost-prohibitive and significantly impact the project's feasibility.*

Staff finds that application of the masonry and façade articulation requirements to the proposed structure results in conditions consistent with an unnecessary hardship. As the Applicant states, the purpose of the project is to construct a new training facility designed to provide expansive interior areas for students to practice

multiple outdoor sports year-round. Since the facility's function requires large, uninterrupted interior spaces, the building's design and structural system restricts the use of masonry at upper elevations and limits the ability to incorporate façade articulation. The Applicant has also indicated that full compliance with the 80% masonry and façade articulation requirements would not be feasible given both the building's structural demands and budget limitations of the school district. These conditions collectively create practical and budgetary difficulty in meeting the ordinance requirements for this particular type of facility.

(B) Unique property conditions. Such conditions are peculiar to the particular piece of property involved.

- *The Applicant explains that the proposed facility will be located entirely on school property and is not directly adjacent to any nearby residences. The function of the building is distinct and peculiar in that it requires unusually large interior spaces that influence the structural and exterior design.*

Staff finds that the property exhibits conditions that meet this criterion. The proposed facility is located on an existing high school campus and will not be directly adjacent to residential uses. The building's intended function requires unusually expansive interior spaces, which influence the structural system and thus the exterior design. These characteristics present unique conditions that create difficulty in applying the masonry and façade standards to this structure.

(C) No substantial detriment to the public good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan.

- *The Applicant states that the building will be situated on school property and not in proximity to residential uses. Thus, it would not cause substantial detriment to the public good. The Applicant further notes that the proposed design incorporates aesthetic elements and school branding intended to enhance the campus environment and contribute positively to the surrounding built environment.*

Staff finds that granting the requested variances would not cause substantial detriment to the public good nor impair the intent of the ordinance or the comprehensive plan. The structure will be situated on school property and is not expected to impact nearby residential areas. The Applicant indicated that the design includes quality materials, such as architectural metals and masonry products, along with school-related branding that is intended to enhance the overall campus environment. Given the building's location within an established institutional setting, staff does not anticipate adverse effects on surrounding properties or the ordinance's goals for high quality, aesthetically pleasing development.

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

- *The Applicant believes that the variance, if granted, would be the minimum necessary to alleviate hardship as all other code requirements would be met.*

Staff finds that the requested variances represent the minimum relief necessary to address the identified hardship. The requested variances are limited to the wall façade articulation requirement and the 80% masonry requirement, both of which are directly affected by the facility's structural needs and intended function. No additional variances from the Zoning Regulations have been sought.

Staff finds the application satisfies the criteria for granting a variance established in local and state regulations.

Therefore, staff recommends approval of this application.

Action is at the discretion of the Board of Adjustment.

Action Required: Approve or reject the application for a variance to the requirement that exteriors for buildings with non-residential uses within residential districts shall consist of eighty (80) percent masonry materials and the requirement for façade articulation.

Please feel free to contact my office at (405) 739-1265 with any questions.

Best,

A handwritten signature in cursive script that reads "Brylee Hester".

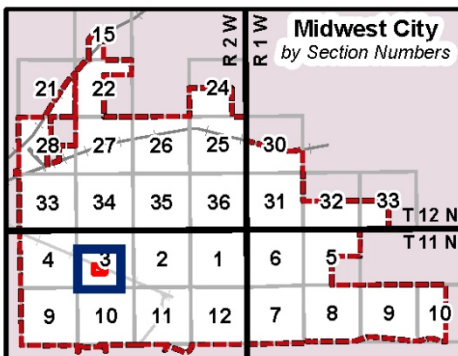
Brylee Hester, Planner I



GIS - Information Technology/ Planning & Zoning

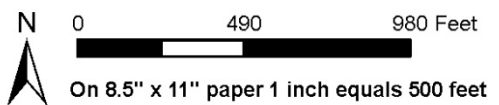


Locator Map



Created on March 09, 2026 using ArcPY script - BA-427

**6/2025 NEARMAP AERIAL
VIEW FOR BA-427
(SW/4, Sec. 3, T11N, R2W)**



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BOARD OF ADJUSTMENT APPLICATION

Property Information

Location/Address of Property:	213 Elm Street, Midwest City, OK 73110 (Midwest City H.S.)
Legal Description:	Plat #: R150414705 (full legal description to be sent via email by Applicant)

Applicant Information

Name:	Jordan Hall	Company:	MA+ Architects
Mailing Address:	[REDACTED]		
City:	[REDACTED]	State:	[REDACTED]
		Zip:	[REDACTED]
Phone:	[REDACTED]	Fax:	[REDACTED]
		Email:	[REDACTED]

Owner Information

Name:	Midwest City - Del City Public Schools	Contact:	Ian Wolfe - Director of Operations
Mailing Address:	[REDACTED]		
City:	[REDACTED]	State:	[REDACTED]
		Zip:	[REDACTED]
Phone:	[REDACTED]	Fax:	[REDACTED]
		Email:	[REDACTED]

Please check the type of appeal:

- Appeal of an administrative or interpretation decision by a City official
- Variance
- Special Exception
- Oil and gas well applications

Please describe how a variance from the terms, standards and criteria pertaining to an allowed use category within a zoning district would meet the criteria required for a variance:

A. Unnecessary hardship – The application of the ordinance to the particular piece of property would create an unnecessary hardship:

Due to the nature of the facilities intended daily function, it will require expansive open spaces, the structural systems used to accommodate this uses a horizontal wind loading system that is not inherently conducive to structurally supporting masonry at high elevations. The function of the space also requires the facade to have a relatively unbroken plane due to the size of the interior spaces.

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B. Unique property conditions – Such conditions are peculiar to the particular piece of property involved :

The building is located on school property and is not directly adjacent to nearby residences. The function of the building is also peculiar as it requires expansive interior spaces.

C. No Substantial detriment to the public good – Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan:

The building is located on school property and is not directly adjacent to nearby residences. Even so, the overall design of the building makes an effort to uplift and enhance the built environment with its aesthetic and lively school branding.

D. Minimum necessary to alleviate the unnecessary hardship – The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship:

The minimum variance required to alleviate unnecessary hardship is an exception to the Wall Inset Requirement, as well as an exception to the 80% Masonry facade Requirement.

Please describe the purpose of this appeal:

The purpose of this appeal is to allow the school to construct a new Training Facility will house expansive open interior spaces for students to practice multiple outdoor sports year round. Due to the nature of the buildings structural system, compliance with the 80% Masonry and Wall inset requirement are extremely cost prohibitive.

Signature J Hall

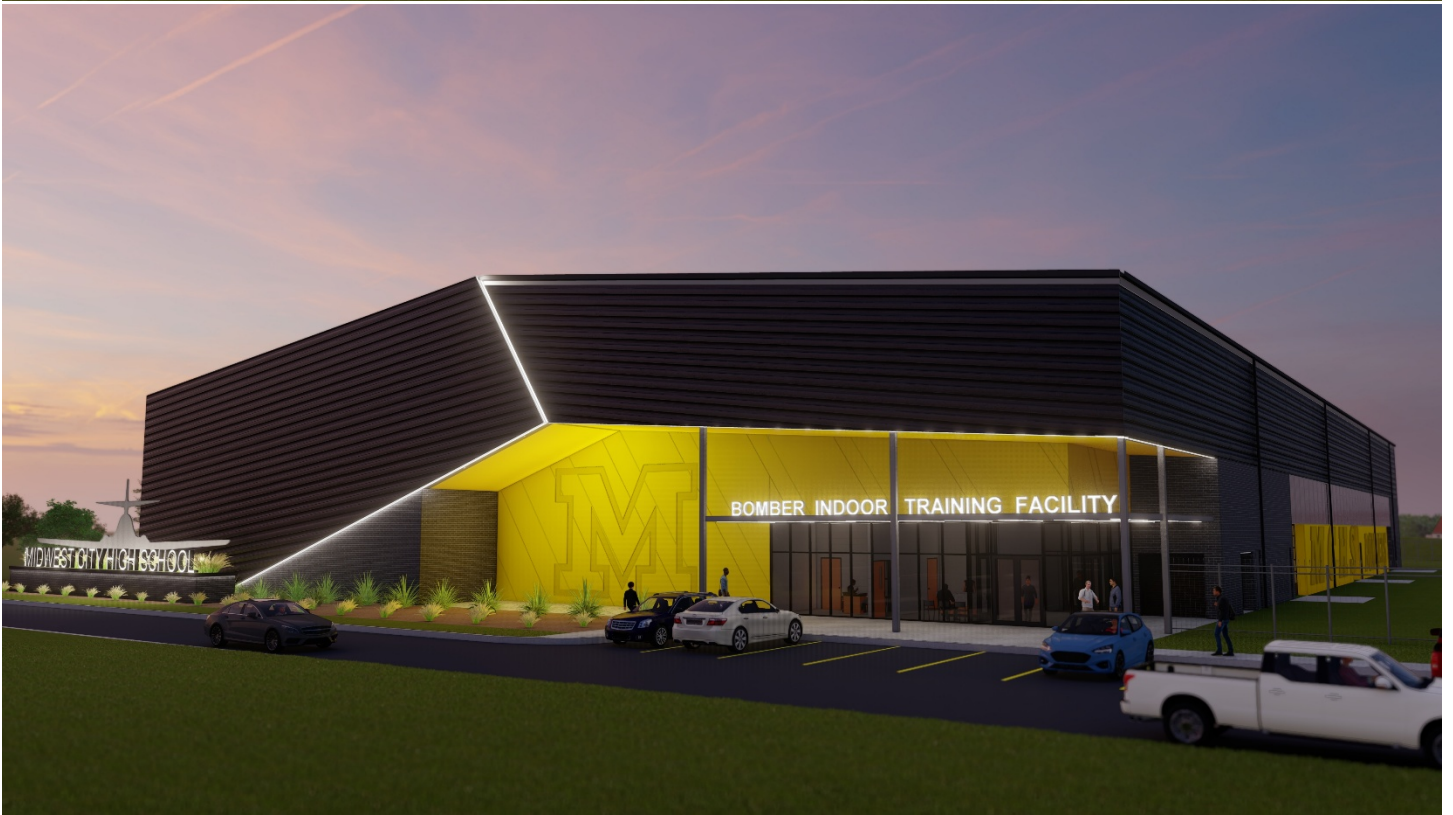
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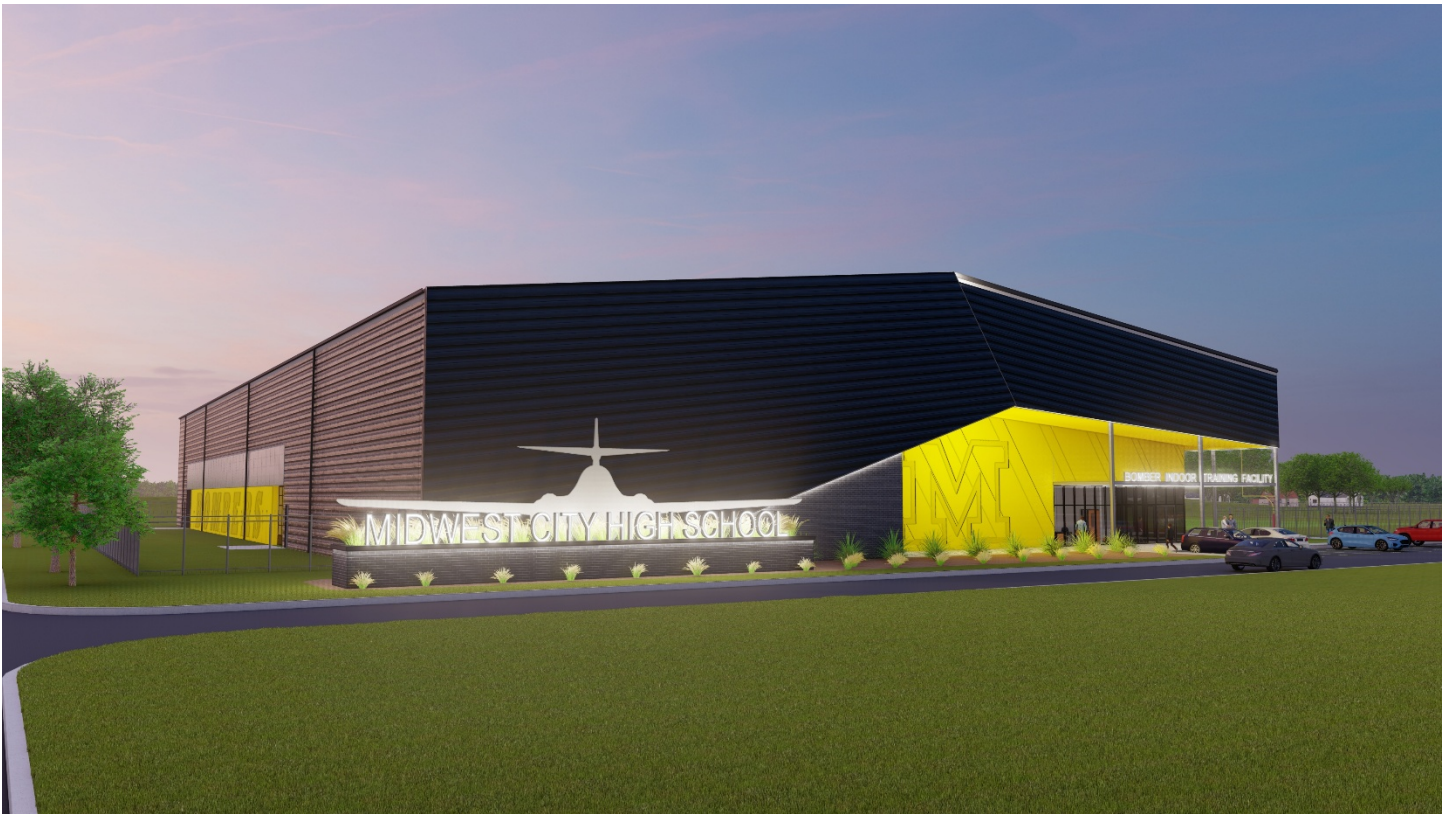
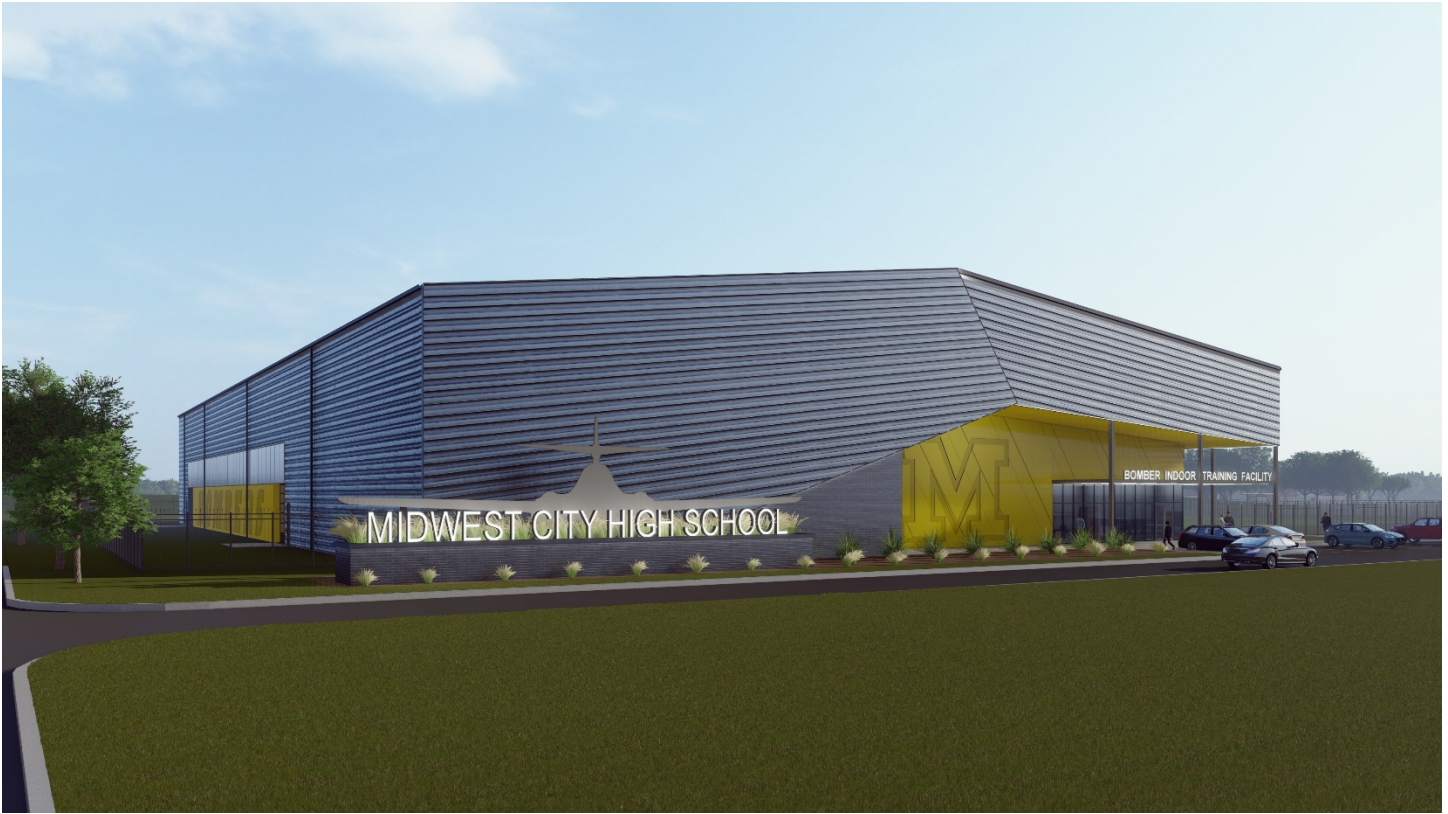
Date

Board of Adjustment

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Revision Date: 03/26/2025





To: Chairman & Board of Adjustment

From: Brylee Hester, Planner I

Date: March 17, 2026

Subject: (BA-428) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.12.1(B)(3) – Nonresidential Uses within Residential Districts – concerning the requirement that buildings shall consist of eighty (80) percent masonry materials; and 5.12.1(D) – Wall Façade Articulation – concerning the requirement for façade articulation of nonresidential land uses and structures for the property located at **2009 S Post Rd., Midwest City, OK (Carl Albert High School)**.

Executive Summary:

The Applicant is requesting consideration of a variance to two (2) requirements: (1) that exteriors of buildings shall consist of eighty (80) percent masonry materials and (2) that wall façade articulation be required. The subject property is zoned R-6, Single Family Detached Residential, with a Special Use Permit to allow for a high school. According to the Oklahoma County Assessor, the property of Carl Albert High School consists of parcels totaling approximately 31.94 acres.

In January 2026, the Applicant met with staff during a pre-construction review for a proposed indoor training facility planned within the high school campus. The facility is intended to support the school’s athletic programs by providing a large, enclosed practice space for year-round activity. Following review of the preliminary construction plans, staff and the Applicant discussed the exterior design and determined that it would not be feasible to meet the masonry or façade articulation requirements. Staff advised that a variance would be necessary prior to construction.



The Applicant is requesting approval of these variances to allow construction of the indoor athletic training facility as proposed and to accommodate the building’s functional and spatial needs.

Staff complied with all state and local notification requirements regarding this application. At the time the staff report was written, staff received no public inquiries regarding this application.

Staff recommends approval of this variance request.

Staff recommends approval of this variance request.

Action is at the discretion of the Board of Adjustment.

Date(s) of Hearing:

Board of Adjustment: March 17, 2026

Date of Pre-Application Meeting: January 29, 2026

Council Ward: Ward 2, Pat Byrne

Owner: Independent School District 52 (Midwest City-Del City Public Schools)

Applicant: Jordan Hall, MA+ Architects

Zoning Districts:

Area of Request:	R-6 with SUP
North:	R-6
South:	R-6
East:	R-6 & PUD
West:	R-6

Land Use:

Area of Request:	Carl Albert High School
North:	Single-Family Detached Residential
South:	Single-Family Detached Residential
East:	Single-Family Detached Residential & Offices
West:	Single-Family Detached Residential

Municipal Code Citation:

5.12.1 – Exterior Construction Requirements and Standards.

(B) *Masonry requirement for nonresidential uses.*

(3) Nonresidential Uses within Residential Districts: Buildings shall consist of eighty (80) percent masonry materials.

(D) *Wall Façade Articulation.* In order to ensure the aesthetic value and visual appeal of nonresidential land uses and structures, facade articulation shall be required.

7.7. – Variance

7.7.1. *Purpose.* The Board of Adjustment is authorized in specific cases to grant a variance from the terms, standards, and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance when such cases are shown not to be contrary to the public interest if, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done; provided, however, the board shall have no power to authorize variances except as provided in 7.7.3. Powers Relative to Variance (below).

7.7.2.

Variance Criteria. A variance from the terms, standards, and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance may be granted, in whole, in part, or upon reasonable conditions, only upon a finding by the Board of Adjustment that:

- (A) *Unnecessary hardship.* The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (B) *Unique property conditions.* Such conditions are peculiar to the particular piece of property involved;
- (C) *No substantial detriment to the public good.* Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and
- (D) *Minimum necessary to alleviate the unnecessary hardship.* The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

7.7.3.

Powers Relative to Variance. Upon appeal, the Board of Adjustment is hereby empowered to permit the following variances:

- (A) *Hear and decide oil and/or gas well applications.* To hear and decide oil and/or gas applications or appeals unless prohibited by city ordinance. The Board of Adjustment shall be required to make findings prescribed by
- (B) *Hear and decide variances to the Zoning Ordinance.* To hear and decide variances to the Zoning Ordinance when such variances are shown not to be contrary to the public interest if owing to special conditions.

Planning Staff Comments:

The Applicant has requested that the Board of Adjustment consider a variance to the City's ordinances regarding the exterior construction requirements calling for eighty (80) percent masonry for non-residential uses in residential districts and wall façade articulation. When considering variances, the Board of Adjustment must consider the following criteria:

- (A) **Unnecessary hardship.** The application of the ordinance to the particular piece of property would create an unnecessary hardship.
 - *The Applicant states that the intended daily function of the proposed training facility requires expansive open interior spaces to accommodate multiple athletic activities throughout the year. The building relies on a horizontal wind-loading structural system that is not well-suited to supporting masonry at higher elevations. The Applicant further notes that the size and functions of the interior spaces requires that the exterior façades remain relatively unbroken. Due to these structural limitations, compliance with the 80% masonry and wall-inset requirements would be extremely cost-prohibitive and significantly impact the project's feasibility.*

Staff finds that application of the masonry and façade articulation requirements to the proposed structure results in conditions consistent with an unnecessary hardship. As the Applicant states, the purpose of the project is to construct a new training facility designed to provide expansive interior areas for students to practice

multiple outdoor sports year-round. Since the facility's function requires large, uninterrupted interior spaces, the building's design and structural system restricts the use of masonry at upper elevations and limits the ability to incorporate façade articulation. The Applicant has also indicated that full compliance with the 80% masonry and façade articulation requirements would not be feasible given the building's structural demands and budget limitations of the school district. These conditions collectively create both practical and budgetary difficulty in meeting the ordinance requirements for this particular type of facility.

(B) Unique property conditions. Such conditions are peculiar to the particular piece of property involved.

- *The Applicant explains that the proposed facility will be located on school property and is not directly adjacent to any nearby residences. The function of the building is distinct in that it requires unusually large interior spaces that influence the structural and exterior design.*

Staff finds that the property exhibits conditions that meet this criterion. The proposed facility is located within an existing high school campus and will not be directly adjacent to residential uses. The building's intended function requires unusually expansive interior spaces, which influence the structural system and thus the exterior design. These characteristics present unique conditions that create difficulty in applying the masonry and façade standards to this structure.

(C) No substantial detriment to the public good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan.

- *The Applicant states that the building will be situated on school property and not in proximity to residential uses. Thus, it would not cause substantial detriment to the public good. The Applicant further notes that the proposed design incorporates aesthetic elements and school branding intended to enhance the campus environment and contribute positively to the built surroundings.*

Staff finds that granting the requested variances would not cause substantial detriment to the public good nor impair the intent of the ordinance or the comprehensive plan. The structure will be situated on school property and is not expected to impact nearby residential areas. The Applicant has indicated that the design includes quality materials, such as architectural metals and masonry products, along with school-related branding that is intended to enhance the overall campus environment. Given the building's limited visibility and its location within an established institutional setting, staff does not anticipate adverse effects on surrounding properties or the ordinance's goals for high quality, aesthetically pleasing development.

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

- *The Applicant believes that the variance, if granted, would be the minimum necessary to alleviate hardship as all other code requirements would be met.*

Staff finds that the requested variances represent the minimum relief necessary to address the identified hardship. The requested variances are limited to the wall façade articulation requirement and the 80% masonry requirement, both of which are directly affected by the facility's structural needs and intended function. No additional variances from the Zoning Regulations have been sought.

Staff finds the application satisfies the criteria for granting a variance established in local and state regulations.

Therefore, staff recommends approval of this application.

Action is at the discretion of the Board of Adjustment.

Action Required: Approve or reject the application for a variance to the requirement that exteriors for buildings with non-residential uses within residential districts shall consist of eighty (80) percent masonry materials and the requirement for façade articulation.

Please feel free to contact my office at (405) 739-1265 with any questions.

Best,

A handwritten signature in cursive script that reads "Brylee Hester".

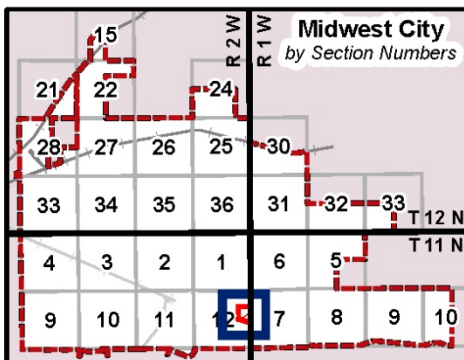
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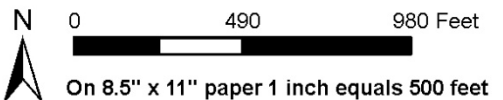


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BOARD OF ADJUSTMENT APPLICATION

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Applicant Information

Name:	Jordan Hall	Company:	MA+ Architects
Mailing Address:	[REDACTED]		
City:	[REDACTED]	State:	[REDACTED] Zip: [REDACTED]
Phone:	[REDACTED]	Fax:	[REDACTED] Email: [REDACTED]

Owner Information

Name:	Midwest City - Del City Public Schools		
Mailing Address:	[REDACTED]		
City:	[REDACTED]	State:	[REDACTED] Zip: [REDACTED]
Phone:	[REDACTED]	Fax:	[REDACTED] Email: [REDACTED]

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Signature J Hall

02/02/26

Date

Board of Adjustment

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