



## BOARD OF ADJUSTMENT AGENDA

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

June 16, 2026 - 5:00 PM

Jess Huskey - Chair

Tammy Cook

Cy Valanejad

Frank Young

Charles McDade

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the May 19, 2026, Board of Adjustment meeting.
2.  
(BA-430) 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 **1025 S. Post Rd., Midwest City, OK 73130.**
3. (BA-431) Public hearing, discussion, consideration, and possible action to reverse, affirm, or modify an administrative or interpretation decision by a City official, concerning the exterior materials of an addition to an existing residential structure, for the property located at **9121 Oakwood Dr., Midwest City, OK 73130.**

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

E. ADJOURNMENT.



**MINUTES OF MIDWEST CITY BOARD OF ADJUSTMENT REGULAR MEETING  
May 19, 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 May 19, 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  
    Don Maisch – City Attorney

**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 Valanejad, to approve the minutes of the meeting on March 17, 2026, as presented.

Voting aye: McDade, Young, Valanejad & Huskey.

Nay: none.

Motion carried.

2. (BA-429) 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(D) – Wall Façade Articulation – concerning the requirement for façade articulation of nonresidential land uses and structures for the property located at 7525 SE 29<sup>th</sup> St., Midwest City, OK 73110 (Midwest City U-Haul).

Brylee Hester, Planner I, presented the staff report to the Board. The applicant, Brett Hogan, was present and concurred with the staff report. Valanejad inquired whether the existing buildings would be removed. The applicant, Brett Hogan, stated that the repair shop would be demolished and replaced with the proposed building.

Young inquired about the intent of the 3-foot articulation requirement in the zoning regulations. Huskey explained that the requirement is intended to prevent long, blank walls. Huskey also asked about the materials proposed for the 9-inch vertical design elements,

and Hogan responded that they would be a coated steel product frequently used by U-Haul.

The Board and applicant discussed the building's location and façade. Valanejad inquired about the hardship of adding further articulation. Hogan stated that additional articulation would create unusable space and require the windows to be removed. Valanejad then requested additional 9-inch design elements along the entire east and west elevations. Hogan agreed to incorporate more of these elements and to consider additional façade treatments to break up the veneer along the north elevation facing adjacent residences.

McDade made a motion to approve the variance request, which was seconded by Young.

Voting aye: McDade, Valanejad, Young, & Huskey.

Voting nay: none.

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 5:21 P.M.

---

JESS HUSKEY, *Chairperson*

(ZD)

**To:** Chairman & Board of Adjustment

**From:** Brylee Hester, Planner I

**Date:** June 16, 2026

**Subject:** (BA-430) 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 **1025 S. Post Rd., Midwest City, OK 73130.**

**Executive Summary:**

The applicant is requesting approval of a variance to allow the use of EIFS to meet the masonry percentage required by the Zoning Ordinance. The subject property is zoned SPUD, Simplified Planned Unit Development. According to the Oklahoma County Assessor, the property is two (2) acres, and the proposed use is pet grooming and boarding.

The subject property was rezoned to SPUD, with underlying C-3 zoning, in June 2025 (PC-2213). A minor plat for the property was approved in November 2025 to consolidate the parcels of 1015 & 1025 S. Post Rd into one lot (MP-27).

The initial building permit for a new commercial building was submitted in January 2026, and the plans indicated EIFS to be used as the primary exterior material. As no deviations from the exterior materials requirements were included in the SPUD Design Statement for the property, the standard requirements of eighty (80) percent masonry for the C-3 zoning district are applicable. EIFS is not classified as an approved masonry material, meaning the proposed structure would not meet the masonry requirement for office and commercial districts, as established in Section 5.12.1(B)(1) of the Zoning Ordinance.

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.

Based on requirements for granting a variance as established in state and local regulations, staff does not recommend approval of this variance request.

Action is at the discretion of the Board of Adjustment.

**Date(s) of Hearing:**

Board of Adjustment: June 16, 2026

**Date of Pre-Application Meeting:** April 29, 2026



**Council Ward:** Ward 2, Pat Byrne

**Owner:** M&L Property Holdings LLC

**Applicant:** Austin Moyer & Brandon Lewelling (M&L Property Holdings LLC)

**Zoning Districts:**

Area of Request:	SPUD
North:	R-6
South:	SPUD
East:	R-6
West:	R-6

**Land Use:**

Area of Request:	Vacant- SPUD
North:	Single-Family Detached Residential
South:	Medical Office
East:	Single-Family Detached Residential
West:	Oil & Gas

**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 states that application of the masonry requirement would create an unnecessary hardship because EIFS provides functional and performance advantages over stucco that they consider essential to the project. The applicant explains that “EIFS is 20 times more efficient than stucco when using comparison of their R-values,” and further note that EIFS “is also 5 times lighter at 2 lbs per square foot when compared to stucco at 10 lbs per square foot.” According to the applicant, this lighter material is “more resistant to cracking,” requires fewer repairs, and reduces long-term maintenance needs, which they believe supports the building’s appearance and efficiency. They conclude that the inability to use EIFS in place of the required masonry product would limit their ability to construct an efficient and durable facility.*

State Statute requires the Board to determine whether application of the ordinance “to the particular piece of property” would create an unnecessary hardship. While the applicant states that EIFS provides greater energy efficiency, reduced weight, and improved long-term performance, such preferences do not constitute an unnecessary hardship under state and local regulations. It has not been demonstrated that the application of the masonry requirement to this particular property causes unnecessary hardship of some kind. Staff is unaware of any reason the site could not be developed in full compliance, and the applicant’s stated concerns relate to material preference and operational efficiency rather than an unnecessary hardship. Accordingly, staff finds that an unnecessary hardship has not been demonstrated.

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

- *The applicant asserts that the hardship arises from unique conditions of the property related to its intended use as a dog daycare and boarding facility. They state that “the unique function of our space is that we will be using the property to build a dog daycare and boarding facility” and therefore require highly efficient heating and cooling systems to protect animals in their care. According to the applicant, EIFS “will provide superior climate control, which prevents heat stress for animals and employees,” making it better suited to the operational needs of the proposed use.*

State Statute requires the applicant to demonstrate the conditions causing the hardship are peculiar to the particular piece of property. The narrative included with the application does not indicate there are peculiar conditions on the property that are causing the application of the ordinance to be a hardship. Accordingly, staff finds that unique property conditions have not been demonstrated.

**(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 argues that allowing EIFS in place of the required masonry materials would not harm the public good or the intent of the zoning ordinance. They contend that EIFS “is more beneficial to the public and to the purpose of our plan,” citing its energy efficiency, lower maintenance needs, and its contribution to maintaining “adequate curb appeal to the City of Midwest City.” They acknowledge that moisture intrusion is sometimes a concern with EIFS but state that they will be “installing a drainage integrated system which will significantly deter water intrusion,” which they believe addresses potential risks.*

Staff finds that approval of the variance would “impair the purposes and intent of the ordinance”. The intent of the masonry requirement is to promote long-term durability and a consistent architectural character within commercial districts. Approval of a variance in this situation, without demonstrated hardship or conditions that are peculiar to the subject property, would harm the intent of the ordinance.

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

- *The applicant states that the requested variance represents the minimum necessary action to address their identified needs. They reiterate that “EIFS has more advantages than disadvantages when compared to the application of stucco,” including easier repairs, improved exterior appearance, and better long-term maintenance. They note their intent to “maintain a manicured exterior so it is not an eyesore to the community,” and emphasize that they would use a textured EIFS finish to match the appearance of stucco. The applicant therefore requests allowance “to cover the required 80% of our building with EIFS as our masonry product,” believing this is the least deviation necessary.*

Since staff has not identified an unnecessary hardship that prevents reasonable compliance with the masonry requirement, this criterion cannot be fully satisfied.

Staff finds that the application does not satisfy all four of the criteria necessary for granting a variance established in local and state regulations.

Therefore, staff does not recommend 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 allow for EIFS to be considered as an acceptable exterior masonry material for the proposed commercial structure

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

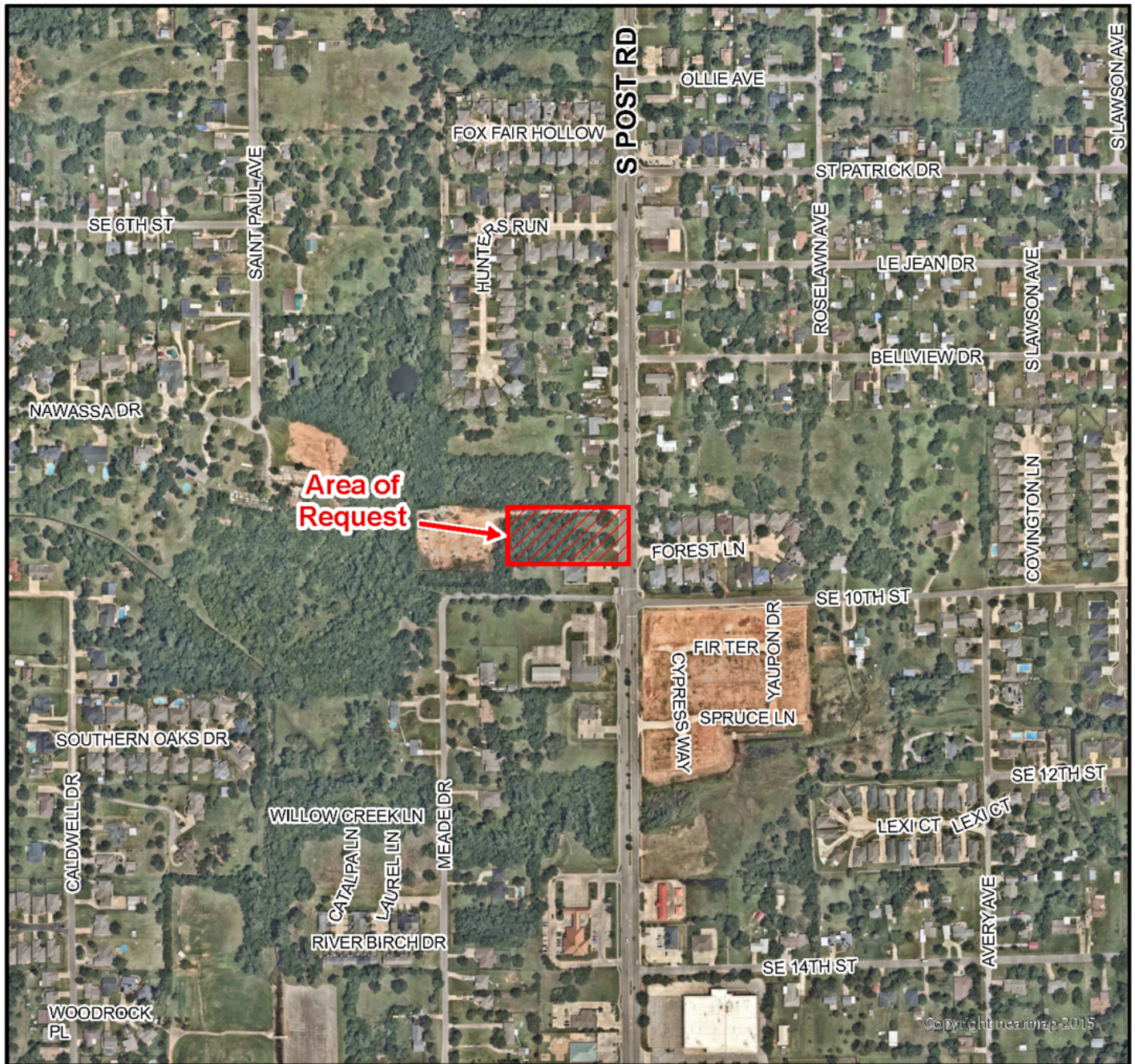
Best,

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

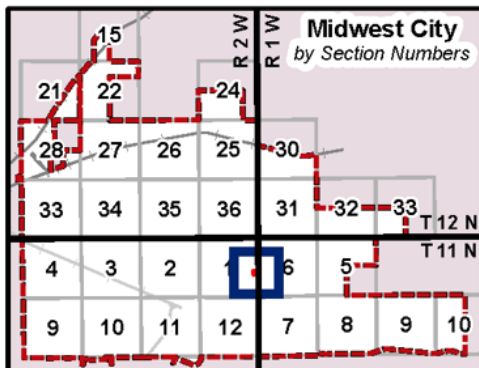
Brylee Hester, Planner I



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on June 03, 2026 using ArcPY script - BOA-430

**6/2025 NEARMAP AERIAL  
VIEW FOR BOA-430  
(SE/4, Sec. 1, T11N, R2W)**

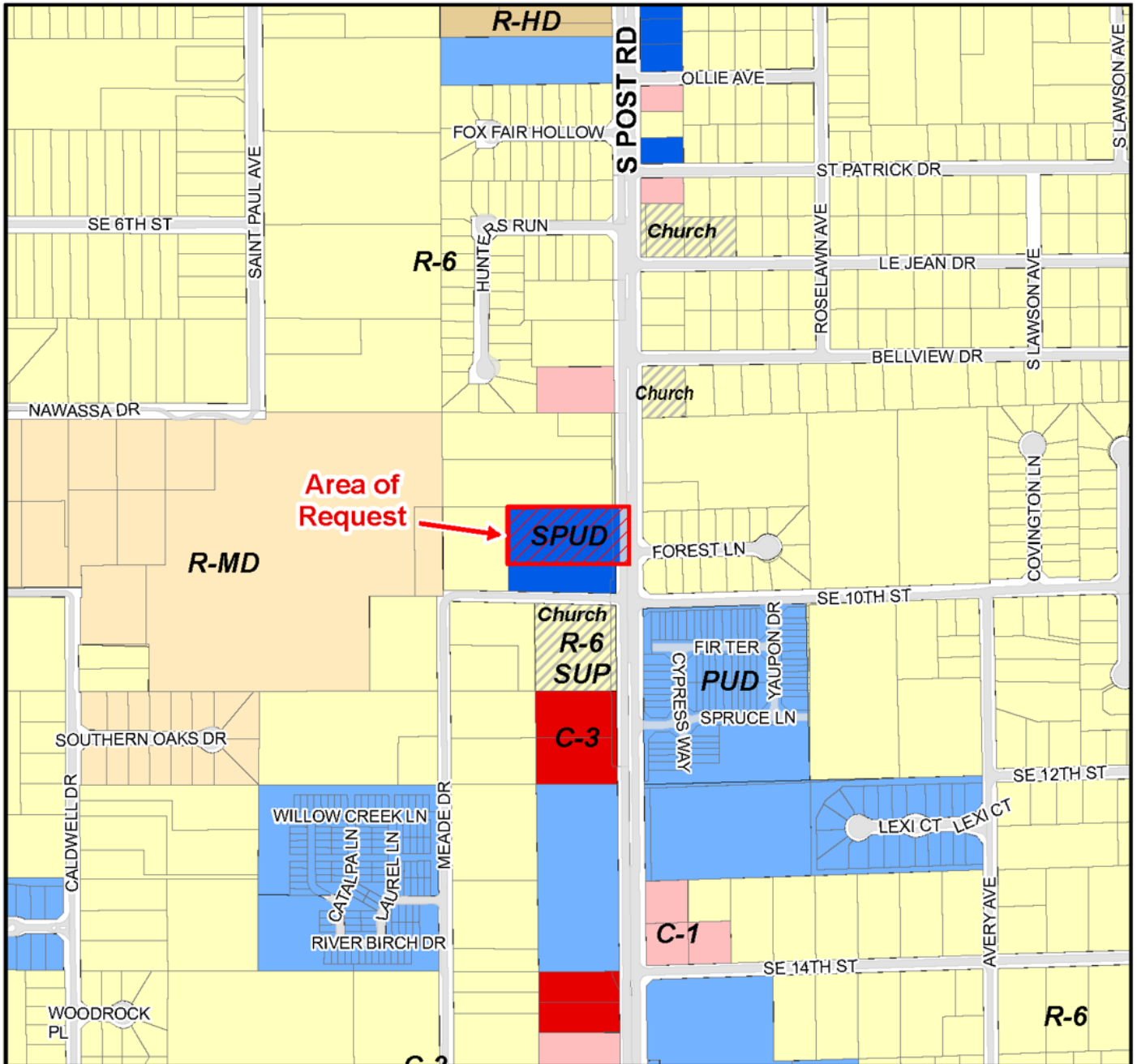


On 8.5" x 11" paper 1 inch equals 500 feet

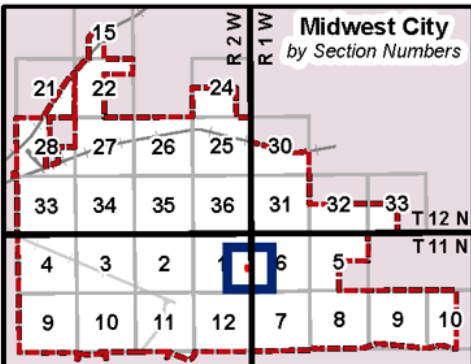
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.



GIS - Information Technology/ Planning & Zoning



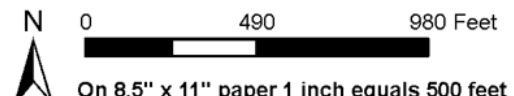
Locator Map



Current Zoning Legend

A-1	O-1	R-HD
A-1 SUP	O-1 SUP	R-HD SUP
C-1	O-2	R-MH-1
C-1 SUP	O-2 SUP	R-MH-2
C-2	R-6	PUD
C-3	R-6 SUP	SPUD
C-3 SUP	R-8	HOS
C-4	R-10	HOS SUP
C-4 SUP	R-22	
I-1	R-35	
I-2	R-2F	
I-2 SUP	R-MD	
I-3	R-MD SUP	

## ZONING MAP FOR BOA-430 (SE/4, Sec. 1, 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 June 03, 2026 using ArcPy script - BOA-430

**Board of Adjustment Application:  
Criteria Responses**

- A. EIFS is 20 times more efficient than stucco when using comparison of their R-values. This will contribute to better efficiency for our entire building. EIFS is also 5 times lighter at 2lbs per square foot when compared to stucco at 10lbs per square foot. EIFS is a more flexible coating and therefore more resistant to cracking. EIFS often needs less repairs and repainting which will aid in curb appeal and help maintain the cleanliness of the building.
- B. The unique function of our space is that we will be using the property to build a dog daycare and boarding facility. This space requires efficient cooling and heating for the animals in our care. EIFS will provide superior climate control, which prevents heat stress for animals and employees.
- C. EIFS is more beneficial to the public and to the purpose of our plan. Not only is it more energy efficient as stated above, but it is also easier to repair/maintain, uphold adequate curb appeal to the city of Midwest City. There are some concerns at times about moisture with EIFS. We will be installing a drainage integrated system which will significantly deter water intrusion
- D. As previously stated, EIFS has more advantages than disadvantages when compared to the application of stucco. Allowing us to use EIFS will help ensure the safety of our employees and animals. It will also aid in keeping our building clean and presentable to the community. Additionally if there is any damages to the external portions of the building caused by weather it will be easier to repair. Our goal is to maintain a manicured exterior so it is not an eyesore to the community. We would be using a textured finish, which would match the architectural character of stucco. We are asking for allowance to cover the required 80% of our building with EIFS as our masonry product.

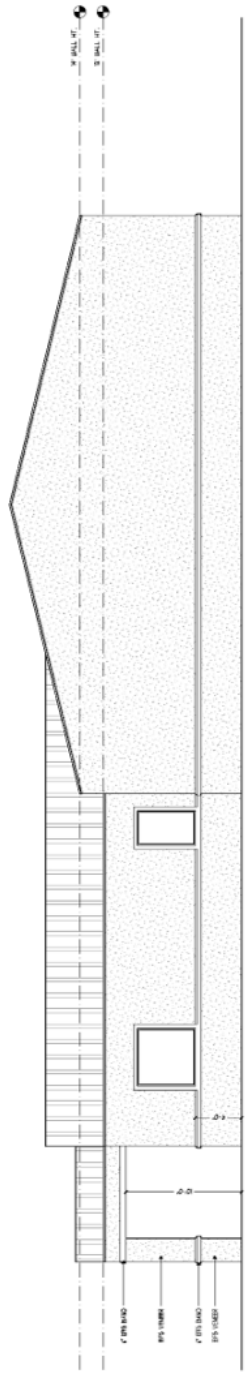
The purpose of this appeal is to allow application of EIFS over stucco finish to the exterior of our building. During the initial meeting we had with the city engineer and city planner we were informed that 80% of our building had to be covered with masonry product. We asked at that time if there were any specific regulations as to what that masonry product had to be. We were told "no" during that meeting. With several new commercial buildings in Midwest City, we understood EIFS to be an approved product as it was commonly used on the new commercial buildings.

**Legal description:**

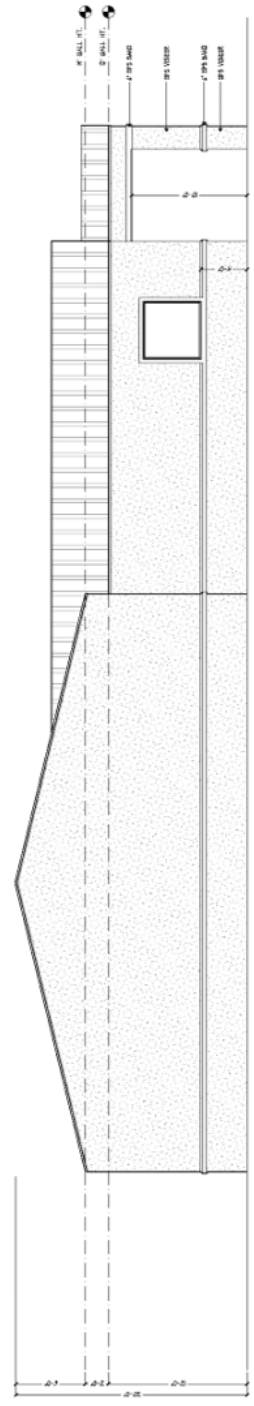
UNPLTD PT SE4 SEC 1 11N 2W PT OF E429FT OF S/2 NE4 NE4 SE4 DESC BEG  
126.18FT N OF SE/C S/2 NE4 NE4 SE4 TH W429FT N101.5FT E429FT S101.5FT TO BEG CONT 1ACR MORE  
OR LESS SUBJ TO ESMT OF RECORD PLUS A TR BEG 227.68FT N OF SE/C S/2 NE4 NE4 SE4 TH W429FT  
N101.37FT E429FT S101.5FT TO BEG CONT 1ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD







01 NORTH ELEVATION  
SCALE 1/4" = 1'-0"



02 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

Level Design Studio, LLC Kevin S. Smith, Assoc. AIA ARCHITECT 10000 N. W. 100th St. Oklahoma City, OK 73154 www.lvsdc.com		Dox Day Care for MBL Property Holdings, LLC 1026 S. Post Road Midwest City, OK		PROJECT SUMMARY DATE: 06/16/2026 DRAWING NO.: A2.02		OFFICE REGION: OKLAHOMA COUNTY: MIDWEST CITY PROJECT NO.: 2026-001	

**To:** Chairman & Board of Adjustment

**From:** Brylee Hester, Planner I

**Date:** June 16, 2026

**Subject:** (BA-431) Public hearing, discussion, consideration, and possible action to reverse, affirm, or modify an administrative or interpretation decision by a City official, concerning the exterior materials of an addition to an existing residential structure, for the property located at **9121 Oakwood Dr., Midwest City, OK 73130.**

**Executive Summary:**

The applicant is requesting consideration of an appeal of an administrative or interpretation decision by a City official. The subject property is zoned R-6, Single-Family Detached Residential. The subject appeal concerns the exterior materials used in an addition to an existing residential structure.

Based on Section 5.12.1(A)(1) of the Midwest City Zoning Ordinance, one hundred (100) percent masonry materials are required on ground floor facing a public street for all single-family homes.



Staff determined the exterior material used by the applicant on the subject residential addition is not considered a masonry product. The applicant is appealing this administrative decision, arguing that the product used should be considered a masonry product based on the product specifications.

Thus, the applicant is requesting consideration of this appeal to deem the subject product as a masonry material.

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.

Action is at the discretion of the Board of Adjustment.

**Date(s) of Hearing:**

Board of Adjustment: June 16, 2026

**Date of Pre-Application Meeting:** April 27, 2026

**Council Ward:** Ward 2, Pat Byrne

**Owner:** Season & Samuel Crabtree

**Applicant:** Samuel Crabtree

**Municipal Code Citation:**

**5.12.1 – Exterior Construction Requirements and Standards.**

**(A) *Masonry requirement for residential uses.***

**(1)** All single and two-family homes shall have one hundred (100) percent masonry materials on the sides of ground floors (facades) facing a public street.

**6.3.4 – Powers. *The Board of Adjustment shall have the following powers:***

**(A) *Appeal of an administrative or interpretation decision by a City official.*** Hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the interpretation or enforcement of any Zoning Ordinance.

**(E) *Reverse, affirm, or modify.*** When exercising the powers provided for in the 6.3.4. Powers related to appeals, special exceptions and variances of this Ordinance, the Board of Adjustment, in conformity with the provisions of the ordinance, may reverse or affirm in whole or in part, or modify the order, requirement, decision, or determination from which appealed and may make such order, requirement, decision, or determination as ought to be made.

**7.1.5 – Appeals**

**(A) *Types of Appeals.*** The following are the three (3) types of appeals contained within this Zoning Ordinance:

**(1) *Appeal to the Board of Adjustment of an administrative or interpretation decision by the City.***

**a.** Any person, department, board, or bureau of the City of Midwest City affected by any administrative officer acting pursuant to the Midwest City Zoning Ordinance shall appeal to the Board of Adjustment.

**Planning Staff Comments:**

The applicant has requested that the Board of Adjustment consider an appeal of a decision by a City official. Section 6.3.4 of the Midwest City Zoning Ordinance provides the Board with the power to reverse, affirm, or modify the appealed administrative or interpretation decision by a City official.

As stated, Section 5.12.1(A)(1) of the Midwest City Zoning Ordinance requires all single-family homes to be composed of one hundred (100) percent masonry materials on ground floors facing a public street. The subject addition includes the ground floor facing a public street.

Staff determined the product used by the applicant on the exterior of an addition to their existing residential structure is not considered to be a masonry product. The applicant appealed this decision to the Board of Adjustment, arguing that the exterior material should be considered a masonry product.

The following attachments to this staff report include communications between the applicant and staff, the decision by staff with supporting documentation, a written letter from the applicant, the manufacturer's specification sheet for the subject material, and other materials as provided by the applicant.

Action is at the discretion of the Board of Adjustment.

**Action Required:** Reverse, affirm, or modify an administrative or interpretation decision by a City official, concerning the exterior material of an addition to an existing residential structure.

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

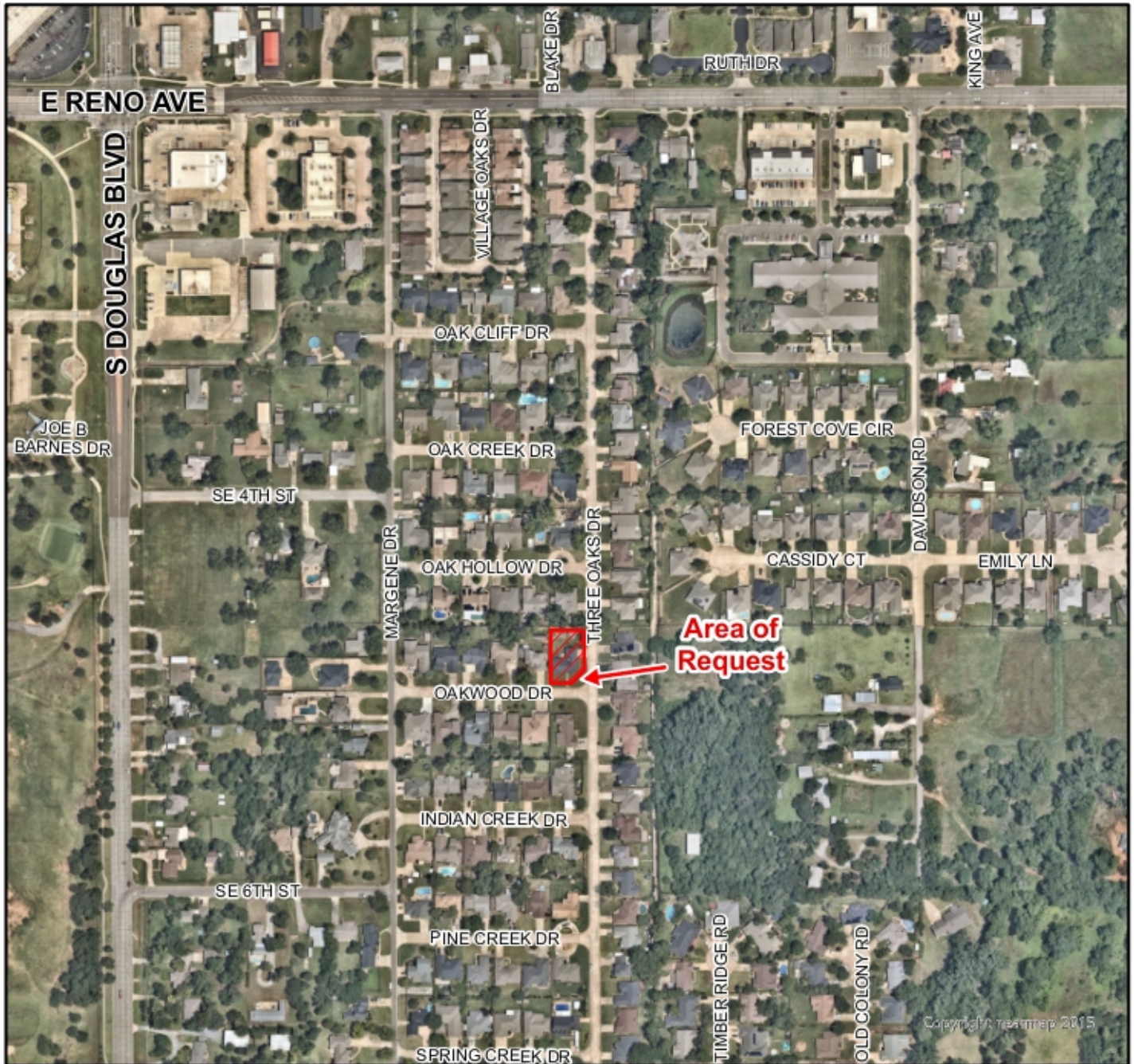
Best,

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

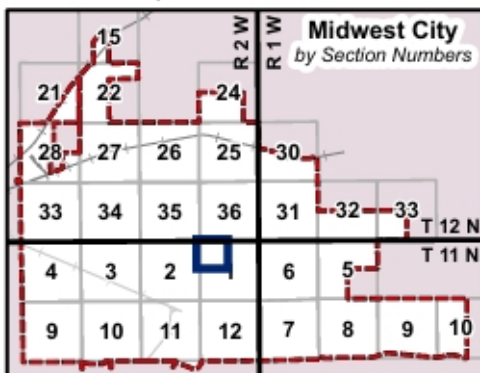
Brylee Hester, Planner I



GIS - Information Technology/ Planning & Zoning

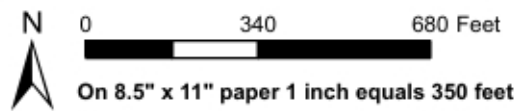


Locator Map



Created on June 09, 2026 using ArcPY script - BOA-431

**6/2025 NEARMAP AERIAL  
VIEW FOR BOA-431  
(NW/4, Sec. 1, 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.

---

**Re: [External] Fw: 9121 Oakwood Dr: Discussion for Addition**

---

**From** Samuel Crabtree [REDACTED] >

**Date** Tue 4/21/2026 3:02 PM

**To** Randall Fryar <RFryar@midwestcityok.org>

**Cc** Matthew Summers <msummers@midwestcityok.org>; Brylee Hester <BHester@midwestcityok.org>

Good afternoon Mr. Fryar,

Please understand that my response is not intended to be combative, and I hope my tone comes across in the same manner as our in-person meeting. But I respectfully disagree with the determination.

1. While Primus DM speaks to the inclusion of a polymer additive - it is common to include additives in different cementitious processes to improve the performance of cement alone. Different additives are utilized for different performance values associated with whatever task is at hand. The polymer additive in Primus DM is utilized to increase adhesion and flexibility, producing a superior product than if it were to be removed. When we include different additives in concrete for footers, slabs, sidewalks, etc. the additives do not change the material from being concrete to something else, and I would be willing to bet that a standard industry assessment of Primus DM would find that it is a cementitious product - as stated in the product sheet requested.
  - a. Applying similar logic as the determination to Fiber Cement Siding, one would have to assume that Fiber Cement Siding should be denied since those are a composition of Portland, sand, and cellulose fibers (wood pulp). Typically, with more cellulose than Portland. Those cementitious panels have the necessary additives to increase the performance, and I would agree serve as a good exterior finish that meets the heart of the zoning requirement. In that sense, I would see Primus DM as a cementitious product that has appropriate additives to perform properly.
2. Understanding that EIFS and Stucco are not the exact same system and that they possess different components and forms of draining; a differentiation between R703.7 and R703.9 is to be expected when considering those differences. I do not believe that the differentiation in the IRC impacts whether or not the final product facing a public street is a cementitious product though. I believe disqualifying EIFS based on the reasoning that these two systems are not in the same section seems flawed.
  - a. Masonry veneer (R703.8) and fiber cement siding (R703.10) reside in separate sections of R703, and MWC staff was able to amend their assessment of fiber cement siding to include that material as an approved masonry product because they were able to consider the panels a "cementitious" product and qualify it as a masonry material that meets the heart of the zoning code.
3. I feel like this component of the determination dives beyond the final product facing a public street. While I understand EIFS is a full system when looking at a cut section, if someone were to walk by the house right now and touch the material, they would be touching a cementitious product with a finish coat applied. In my opinion, this should qualify for a viable finish, just as Stucco, with the understanding that Primus DM is a cementitious product.
  - a. In theory, if someone installed continuous foam insulation (often required by IECC 2009) to the face of a water proofed substrate, for a code compliant and energy efficient wall section, then installed a stucco system to the face of the foam - I believe that the theoretical wall assembly would pass the assessment from MWC staff (if I understand our current conversation correctly). If so, then applying the same logic, the assessment of our current product should similarly meet the heart of the zoning regulations since the physical product facing the street, to be seen or touched, is a cementitious product.

Again, I do not aim to be difficult or a pain, but I really feel like the latitude provided in the zoning regulations combined with the documentation provided should present MWC staff with the means to consider Primus DM as a cementitious product that meets requirements similar to stucco and fiber cement siding.

Understanding that you might still disagree, I am happy to walk through the process of getting an appeal started with the BOA. I appreciate you taking the time to read and consider the comments above.

I will reach out to the representative from Dryvit and see if they have any applicable ICC-ES reports as well. I am unfamiliar with what those are, but I would assume that he'll know what we're requesting from him if he's run into a similar situation before.

Thank you Mr. Fryar,

Samuel Crabtree, CCM | Director of Construction Operations  
7725 West Reno Avenue, Suite 400  
Oklahoma City, OK 73127  
O: [REDACTED] | M: [REDACTED]  
W: [www.L5gc.com](http://www.L5gc.com)



---

**From:** Randall Fryar <RFryar@midwestcityok.org>  
**Sent:** Tuesday, April 21, 2026 11:16 AM  
**To:** Samuel Crabtree [REDACTED]  
**Cc:** Matthew Summers <msummers@midwestcityok.org>; Brylee Hester <BHester@midwestcityok.org>  
**Subject:** Re: [External] Fw: 9121 Oakwood Dr: Discussion for Addition

Good afternoon, Samuel,

After careful review of the technical data sheet and applicable standards, we are unable to approve Primus DM as a cementitious product for the following reasons:

- 1. POLYMER-MODIFIED COMPOSITION** — While Primus DM does contain Portland cement as a component, it is a polymer-modified cementitious product. The inclusion of dry polymer additives fundamentally alters the material's composition and performance characteristics beyond those of a traditional cementitious product, and it cannot be classified as such.
- 2. EIFS SYSTEM COMPONENT** — Primus DM is specifically designed and marketed as an adhesive and base coat component of an Exterior Insulation and Finish System (EIFS). As an EIFS component, it is subject to EIFS-specific code requirements (IRC R703.9) rather than those governing traditional cementitious or stucco systems (IRC R703.7).
- 3. SYSTEM DEPENDENCY** — The product is intended to function as part of a complete EIFS assembly, which includes non-cementitious components such as EPS insulation board, fiberglass reinforcing mesh, and acrylic finish coats. The system as a whole does not qualify as a cementitious product.

If you believe this determination is in error, please provide additional documentation, including any applicable ICC-ES Evaluation Reports, supporting the classification of Primus DM as a standalone cementitious product.

If you wish to file an appeal with the BOA, we can assist with that process as well.

Randall Fryar  
Chief Building Official  
Community Development  
405-739-1270  
[rfryar@midwestcityok.org](mailto:rfryar@midwestcityok.org)

*"Being humble means recognizing that we are not on this earth to see how important we can become, but to see how much difference we can make in the lives of others."*

*Gordon B Hinckley*

---

**From:** Samuel Crabtree <~~scrabtree@l5gc.com~~>  
**Sent:** Monday, April 20, 2026 05:05 PM  
**To:** Brylee Hester <bhester@midwestcityok.org>  
**Cc:** Randall Fryar <rfryar@midwestcityok.org>; Matthew Summers <msummers@midwestcityok.org>  
**Subject:** [External] Fw: 9121 Oakwood Dr: Discussion for Addition

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Brylee,

Following up conversations from last week about 9121 Oakwood.

Has there been an update on whether the cementitious material submitted can be considered a masonry product (like stucco) her at the house?

Thank you ma'am,

Samuel Crabtree, CCM | Director of Construction Operations  
7725 West Reno Avenue, Suite 400  
Oklahoma City, OK 73127  
O: [REDACTED] | M: [REDACTED]  
W: [www.l5gc.com](http://www.l5gc.com)



---

**From:** Samuel Crabtree [REDACTED]  
**Sent:** Monday, April 13, 2026 5:03 PM

**To:** Brylee Hester <BHester@midwestcityok.org>

**Cc:** Randall Fryar <RFryar@midwestcityok.org>; Matthew Summers <MSummers@midwestcityok.org>; Patrick Menefee <PMenefee@MidwestCityOK.org>

**Subject:** Re: 9121 Oakwood Dr: Discussion for Addition

Good afternoon Brylee and Team,

I appreciate you all taking the time to meet with me today.

Please see the attached technical data sheet from Dryvit on the product used here at 9121 Oakwood Drive.

I've included a clip of me knocking on a wall. I hope this helps depict the quality of this product compared to others and invite you to visit and feel the cementitious nature of the finished product. Please let me know if you need any further information on the system.

If we need to continue the BOA process, I am happy to walk through that with Brylee.

Have a good one,

Samuel Crabtree, CCM | Director of Construction Operations

7725 West Reno Avenue, Suite 400

Oklahoma City, OK 73127

O: [REDACTED] | M: [REDACTED]

W: [www.L5gc.com](http://www.L5gc.com)



---

**From:** Brylee Hester

**Sent:** Tuesday, April 7, 2026 2:23 PM

**To:** Brylee Hester <BHester@midwestcityok.org>; Randall Fryar <RFryar@midwestcityok.org>; Matthew Summers <MSummers@midwestcityok.org>; Patrick Menefee <PMenefee@MidwestCityOK.org>; Engineering Conference Table <EngConTab@midwestcityok.org>; Samuel Crabtree [REDACTED]

**Subject:** 9121 Oakwood Dr: Discussion for Addition

**When:** Monday, April 13, 2026 1:30 PM-2:30 PM.

**Where:**

## PRODUCT DESCRIPTION

Primus DM is a dry mix, polymer-modified, **cementitious adhesive and base coat**. It is supplied in 50 lb (22.7 kg) bags and, when mixed with water at the job site, produces a high performance, easily applied adhesive and base coat for use with Dryvit systems.



## BASIC USES

Primus DM is used to adhere expanded polystyrene insulation board to acceptable substrates and to embed reinforcing mesh as part of the base coat for Dryvit systems.

## FEATURES & BENEFITS

### FEATURE

- Single component
- Dry polymer modified
- Smooth consistency
- Vapor Permeable

### BENEFIT

- Ready to use, just add water
- Excellent durability, adhesion
- Trowels easily thus more production
- Does not allow moisture buildup

## PROPERTIES

**Working Time:** After mixing, the working time of the Primus DM mixture is approximately 1-3 hours depending on ambient weather conditions.

**Drying Time:** Drying time of the Primus DM mixture is dependent on the air temperature and relative humidity. Under average drying conditions [70 °F (21 °C), 55% R.H.], the Primus DM mixture will dry in 24 hours. Protect work from rain for at least 24 hours. **Being a cementitious product**, the Primus DM mixture develops full strength in 28 days. When used to bond expanded polystyrene insulation board to an acceptable substrate, a period of 24 hours must elapse to allow the Primus DM mixture to form a positive bond. The installed insulation board should not be disturbed until adequate bond has developed.

**Testing Information:** For individual test data on this product's properties, refer to the chart included with this document.

**Application Procedure:** For complete application instructions, refer to the appropriate Dryvit system application instructions.

**Job Conditions:** Air and surface temperatures for application of the Primus DM mixture must be 40 °F (4 °C) or higher and must remain so for a minimum of 24 hours.

**Temporary Protection:** Shall be provided at all times until the adhesive, base coat, finish and installation of permanent flashings, sealants, etc. are completed to protect the wall from inclement weather and other sources of damage.

### Acceptable Substrates:

- Exterior grade gypsum sheathing meeting ASTM C 1396 (formerly C 79) requirements for water-resistant core or Type X core
- Exterior sheathing having a water-resistant core with fiberglass mat facers meeting ASTM C 1177
- Exterior fiber reinforced cement or calcium silicate boards
- Unglazed brick, cement plaster, concrete or masonry Galvanized expanded metal lath 2.5 or 3.4 lbs/yd<sup>2</sup> (1.4 or 1.8 kg/m<sup>2</sup>) installed over a solid substrate

---

## SURFACE PREPARATION

- Surfaces must be above 40 °F (4 °C) and must be clean, dry, structurally sound and free of efflorescence, grease, oil, form release agents and curing compounds.
- The substrate shall be flat within 1/4 in (6.4 mm) in a 4 ft (1.2 m) radius..

---

## MIXING

**Pail Mixing:** One 50 lb (22.7 kg) bag of material will produce approximately 5 gal (19 L) of Primus DM mixture. Add 1.5 gal (5.7 L) of clean potable water into a clean plastic container. Add the Primus DM slowly while mixing using a "Twister" paddle or equivalent mixing blade, powered by a 1/2 in (12.7 mm) drill, at 500-1200 rpm. **NOTE: A minimum 7 amp drill works best for Portland cement based materials.** Thoroughly mix until uniformly wetted, adjusting consistency with a small amount of water or Primus DM material. Allow the mixture to set a minimum of 10 minutes and mix again to break the initial set. Retemper adding a small amount of water if necessary. Material must be free of lumps before using.

**Mortar Mixer:** Add 6 qt (5.7 L) of clean potable water for each 50 lb (22.7 kg) bag of Primus DM into a clean mortar mixer. Add the Primus DM while the mixer is running. Mix 3-5 minutes, shut the mixer off for 10 minutes, then run mixer for another 2 to 3 minutes to break the initial set and add a small amount of water if necessary to adjust the workability. The pot life is 1 to 3 hours depending on weather.

---

## APPLICATION

**Adhesive:** For application over **sheathing substrates**, use a stainless steel notched trowel with notches measuring 3/8 in (9.5 mm) wide, 1/2 in (12.7 mm) deep spaced 1 1/2 in (38 mm) apart. Apply the Primus DM mixture on the back side of the insulation board and scrape the excess adhesive from between the adhesive beads. The adhesive beads shall be applied so that they run vertically when the insulation board is placed on the wall. For application over **non-sheathing substrates**, the notched trowel application as described above is acceptable or a ribbon and dab application may be used. With a stainless steel trowel apply a ribbon of the Primus DM mixture 2 in (51 mm) wide x 3/8 in (9.5 mm) thick around the perimeter of the insulation board. Place eight dabs of the Primus DM mixture 3/8 in (9.5 mm) thick by 4 in (102 mm) in diameter approximately 8 in (203 mm) on center to the interior area. **CAUTION: Do not install the Primus DM mixture directly on the substrate.** Immediately place the insulation board on the substrate, ensuring that no Primus DM mixture gets into board joints. Do not allow the Primus DM mixture to form a skin before positioning the insulation board on the substrate as it will affect the bond strength.

**Base Coat:** For base coat application, all insulation board irregularities greater than 1/16 in (1.6 mm) must be sanded flush. Apply the base coat to the entire surface of the insulation board. Fully embed the Dryvit reinforcing mesh in the wet base coat troweling from the center to the edge of the reinforcing mesh so as to avoid wrinkles. The reinforcing mesh shall be continuous at all corners and lapped or butted in accordance with Dryvit's recommendations. The overall minimum base coat thickness shall be sufficient to fully embed the reinforcing mesh. The recommended method is to apply the base coat in two applications. All areas requiring higher impact resistance shall be detailed on the plans and described in the contract documents. The application shall be in accordance with Dryvit's recommendations.

---

## COVERAGE

Approximately 55 ft<sup>2</sup> (5.1 m<sup>2</sup>) of surface area per 50 lb (22.7 kg) bag, depending on job conditions, application techniques, etc. This includes adhesive and base coat layers. For adhesive only 100 ft<sup>2</sup> (9.3 m<sup>2</sup>); for base coat only 120 ft<sup>2</sup> (11.1 m<sup>2</sup>).

---

## STORAGE

Primus DM bags must be protected from moisture and weather. The bags shall be stored off the ground in a cool, dry location out of direct sunlight. If the Primus DM is warm or hot, the pot life of the Primus DM mixture will be greatly reduced. The shelf life is 1 year from date of manufacture when properly stored in unopened bags.

---

## CAUTIONS & LIMITATIONS

- Avoid applying Primus DM in direct sunlight. Always work on the shady side of the wall or protect the area with appropriate shading material.

- Clean, cool potable water may be added to adjust workability. Do not over water. Warm water will accelerate the set.
- Primus DM mixture shall not be used to adhere EPS directly to wood-based substrates.
- Mixing paddles and pails must be clean. Contamination from previous mixing will lead to a short pot life.
- **Wear protective eyewear and clothing since the product contains cement,** which cause irritation.

## CLEAN UP

Clean tools with water while the Primus DM mixture is still wet.

## TECHNICAL AND FIELD SERVICES

Available on request.

PRIMUS DM TESTING			
TEST	TEST METHOD	CRITERIA	RESULTS
Surface Burning Characteristics	ASTM E 84	ICC and ANSI/EIMA 99-A-2001 Flame Spread <25 Smoke Developed <450	Passed
Water Vapor Transmission	ASTM E 96 Procedure B	ICC: Vapor Permeable No ANSI/EIMA Criteria	66 Perms
Accelerated Weathering	ASTM G 23 (Carbon Arc)	ICC: 2000 hours: No deleterious effects <sup>1</sup>	2000 hours: No deleterious effects <sup>1</sup>
Freeze-Thaw Resistance	ASTM E 2485 (formerly EIMA 101.01)	ANSI/EIMA 99-A-2001 60 cycles: No deleterious effects <sup>1</sup>	60 cycles: No deleterious effects <sup>1</sup>
	ASTM E 2485/ICC-ES Proc: ICC ES (AC219*)	No deleterious effects <sup>1</sup> after 10 cycles	Passed – No deleterious effects <sup>1</sup> after 10 cycles
Water Resistance	ASTM D 2247	ICC and ANSI/EIMA 99-A-2001 14 days: No deleterious effects <sup>1</sup>	14 days: No deleterious effects <sup>1</sup>
Tensile Bond <sup>2</sup>	ASTM C 297/E 2134 (formerly EIMA 101.03)	ICC and ANSI/EIMA 99-A-2001 Minimum 15 psi (104 kPa) – substrate or insulation failure	>15 psi (104 kPa)
Water Penetration	ASTM E 331	No water penetration beyond the inner- most plane of the wall after 2 hours at 6.24 psf (299 Pa)	Passed
Air Barrier Assembly <sup>3</sup>	ASTM E2357	Air leakage not greater than .04 cfm/ft <sup>2</sup> at 75 Pa	0.0002 cfm/ft <sup>2</sup>

1. No cracking, checking, rusting, crazing, erosion, blistering, peeling, or delamination when viewed under 5x magnification.
  2. Sample consists of 1" EPS adhered to various substrates
- \* AC219 – Acceptance Criteria for EIFS
3. Assumes installation over exterior gypsum soffit with a Dryvit finish

Information contained in this product sheet conforms to the standard detail recommendations and specifications for the installation of Dryvit products as of the date of publication of this document and is presented in good faith. Dryvit assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. To ensure that you are using the latest, most complete information, contact Dryvit.

For more information on Dryvit or Continuous Insulation, [click here](#).

Printed in USA. Issued 1.1.2022  
©Dryvit 2022  
DS405

Tremco Construction Products Group (CPG) brings together the Commercial Sealants & Waterproofing and Roofing & Building Maintenance divisions of Tremco CPG Inc.; Dryvit and Willseal brands; Nudura Inc.; Prebuck LLC; Tremco Barrier Solutions, Inc.; Weatherproofing Technologies, Inc.; Weatherproofing Technologies Canada, Inc.; and Pure Air Control Services, Inc.



[dryvit.com](http://dryvit.com) | 800.556.7752



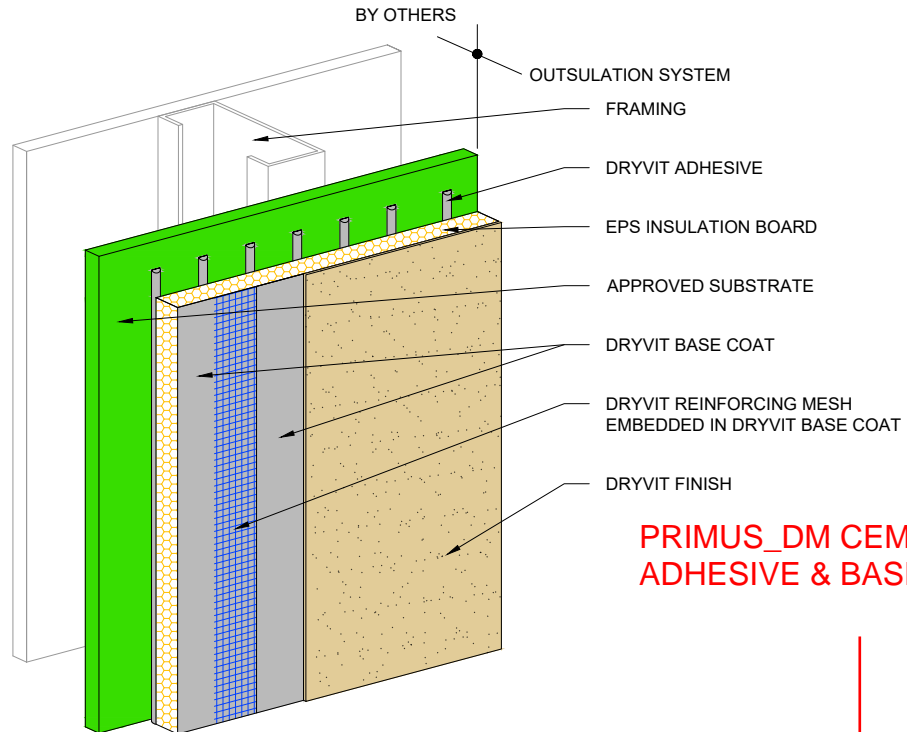
Construction Products Group

3735 Green Rd. | Beachwood, OH 44122  
800.321.7906 | [tremcogroup.com](http://tremcogroup.com)

NORMAL IMPACT

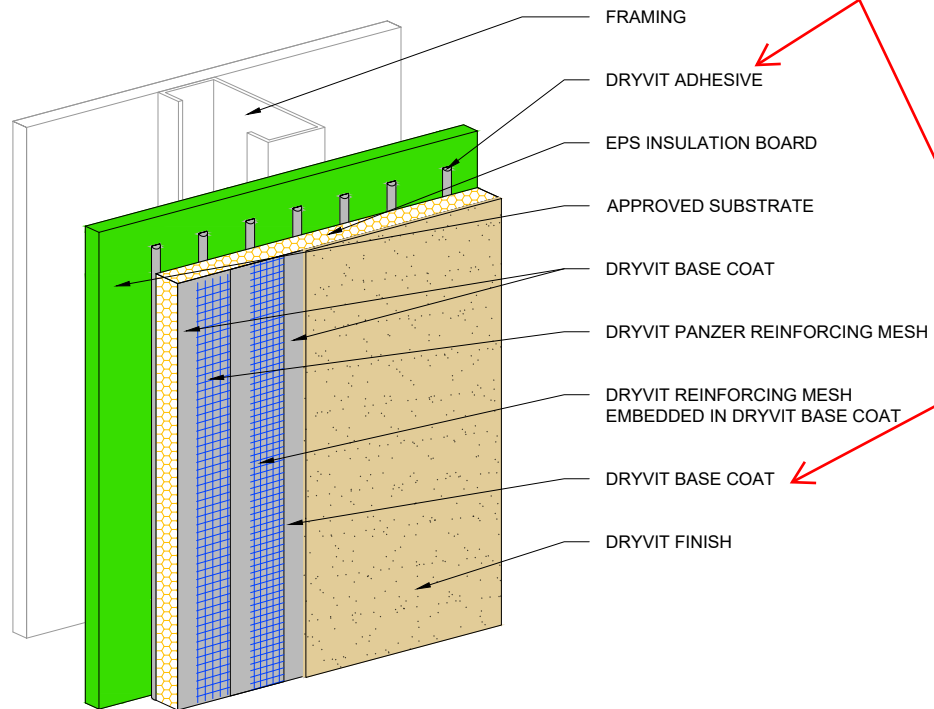
9121 Oakwood Drive

BY OTHERS



PRIMUS\_DM CEMENTITIOUS ADHESIVE & BASE COAT

HIGH IMPACT



NOTE:

1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

*This detail is for general informational purposes only. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project with respect to any architecture, engineering, and design requirements, including any local building code requirements. If this document is not reviewed and the product is not approved for use by a licensed design professional, the customer agrees that the detail may contain substantive flaws requiring correction, and hereby releases Tremco CPG Inc. from any and all liability related to the design and installation of the product. This detail is subject to change without notice. Contact Tremco to ensure you have the most recent version.*

**Outsulation® System**



Dryvit Technical Support: 800-556-7752

Detail: Outsulation System

Drawn by: KAB

Checked by: CB

Scale: NTS

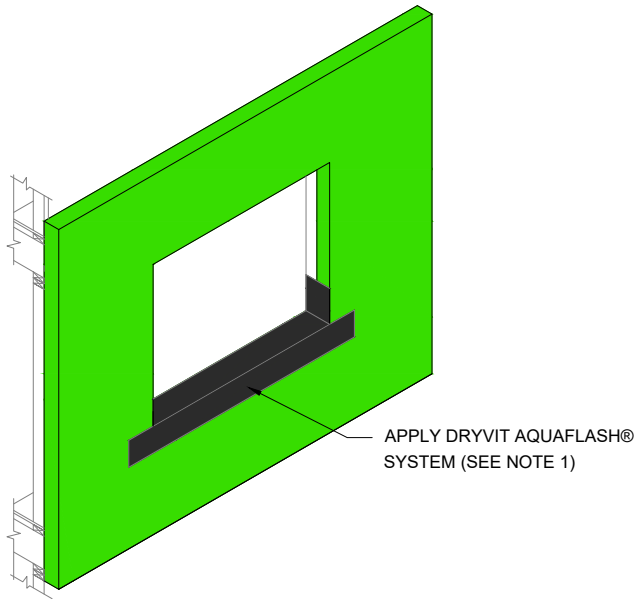
Date: 10/2023

File Name:

OS 1

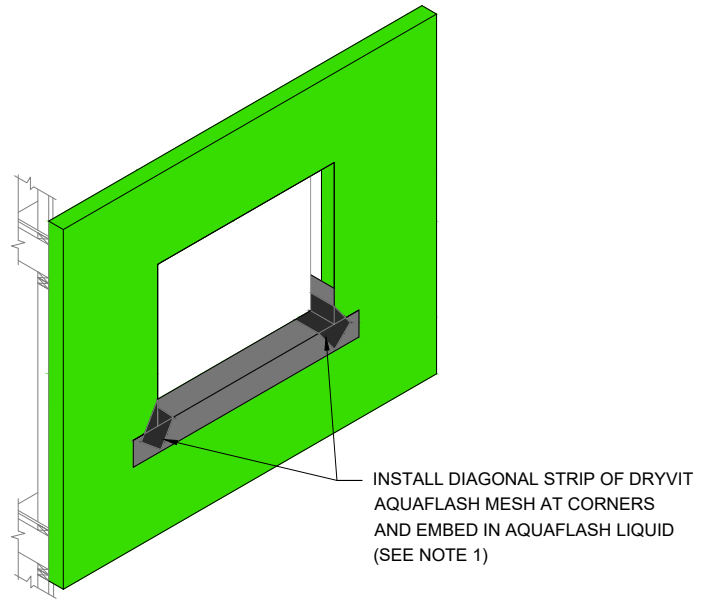


Construction Products Group



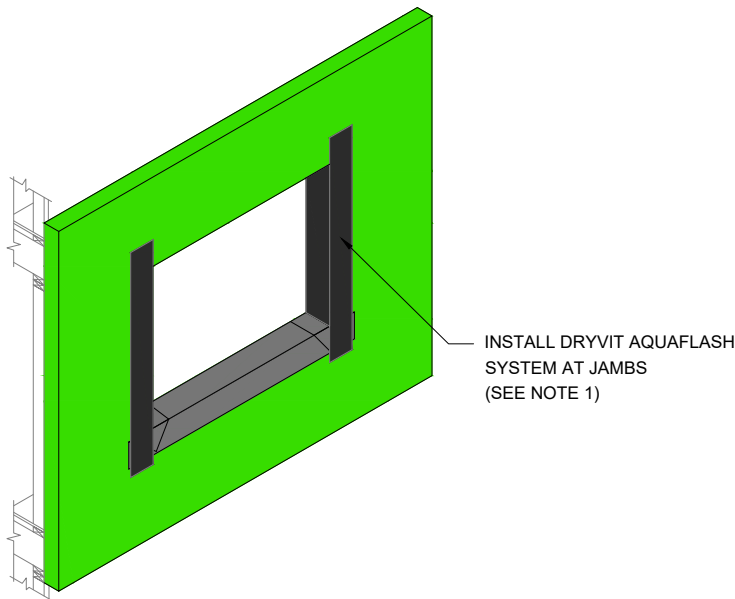
APPLY DRYVIT AQUAFLASH® SYSTEM (SEE NOTE 1)

**STEP #1**



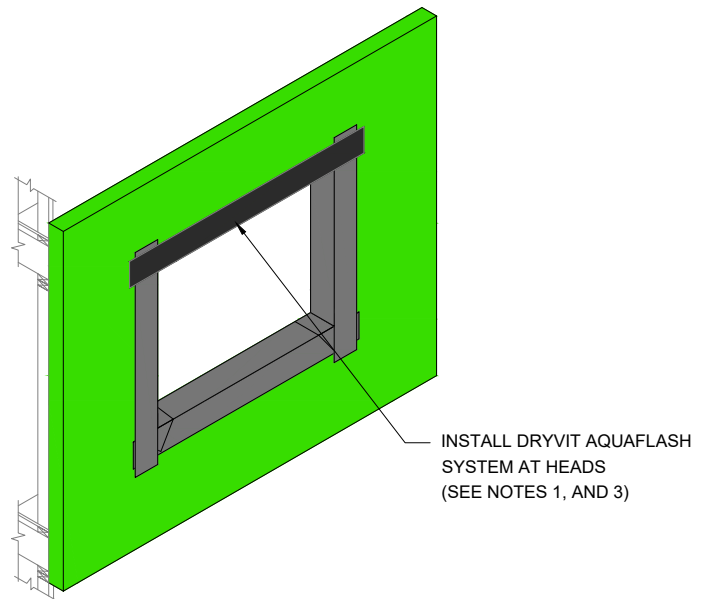
INSTALL DIAGONAL STRIP OF DRYVIT AQUAFLASH MESH AT CORNERS AND EMBED IN AQUAFLASH LIQUID (SEE NOTE 1)

**STEP #2**



INSTALL DRYVIT AQUAFLASH SYSTEM AT JAMBS (SEE NOTE 1)

**STEP #3**



INSTALL DRYVIT AQUAFLASH SYSTEM AT HEADS (SEE NOTES 1, AND 3)

**STEP #4**

NOTE:

1. DRYVIT AQUAFLASH SHALL EXTEND TO INTERIOR FACE OF OPENING.
2. REFER TO HEAD, SILL AND JAMB DETAILS FOR FLASHING INTEGRATION.
3. INSTALL WINDOW UNIT AND ASSOCIATED FLASHINGS PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND PROJECT DOCUMENTS.
4. AQUAFLASH SYSTEM CONSISTS OF AQUAFLASH MESH AND AQUAFLASH LIQUID.

*This detail is for general informational purposes, only. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project with respect to any architecture, engineering, and design requirements, including any local building code requirements. If this document is not reviewed and the product is not approved for use by a licensed design professional, the customer agrees that the detail may contain substantive flaws requiring correction, and hereby releases Tremco CPG Inc. from any and all liability related to the design and installation of the product. This detail is subject to change without notice. Contact Tremco to ensure you have the most recent version.*

**Outsulation® System**



Dryvit Technical Support: 800-556-7752

Detail: Opening Preparation - AquaFlash® System Option

Drawn by: KAB

Checked by: CB

Scale: NTS

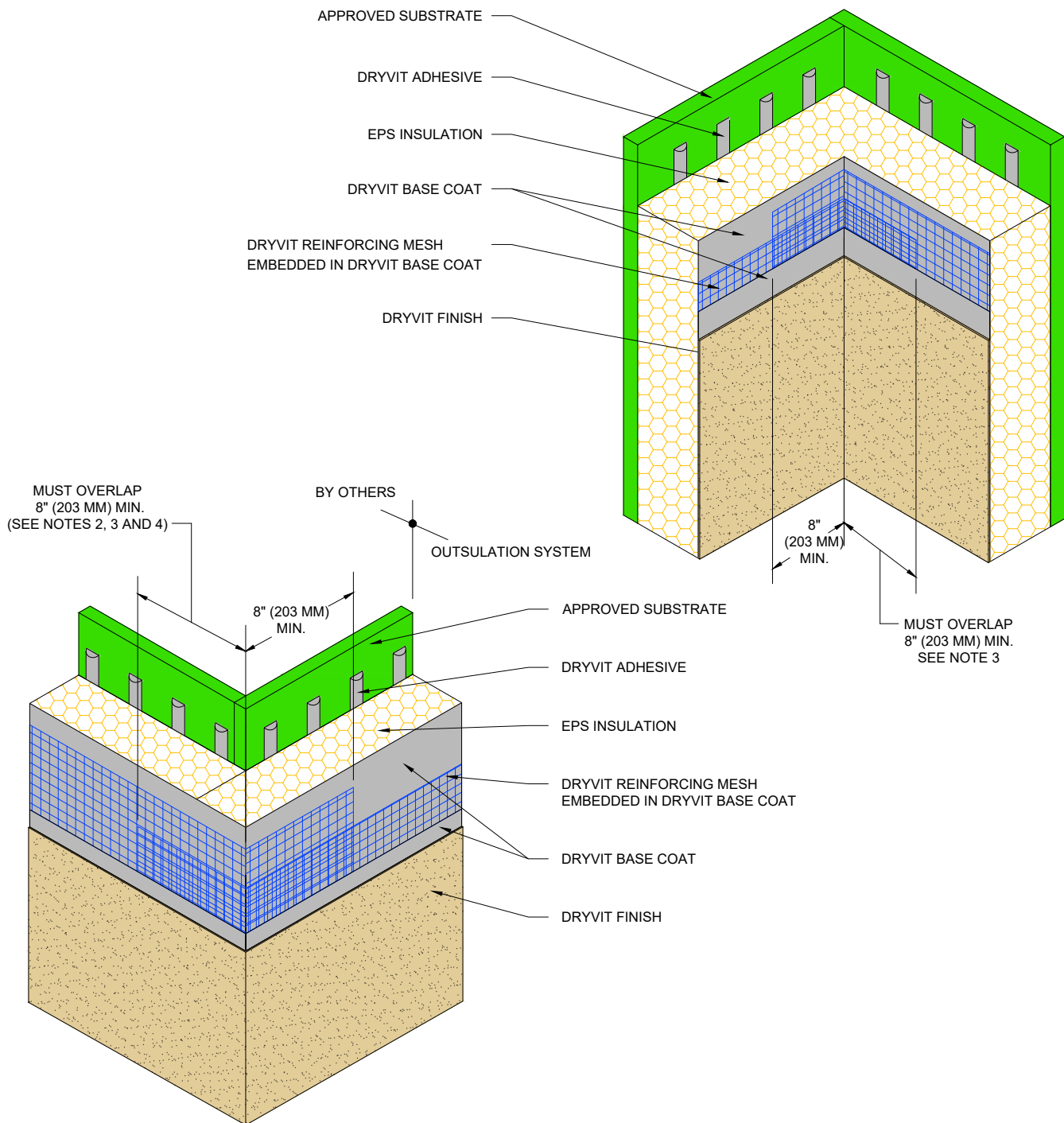
Date: 10/2023

File Name:

OS 2



Construction Products Group





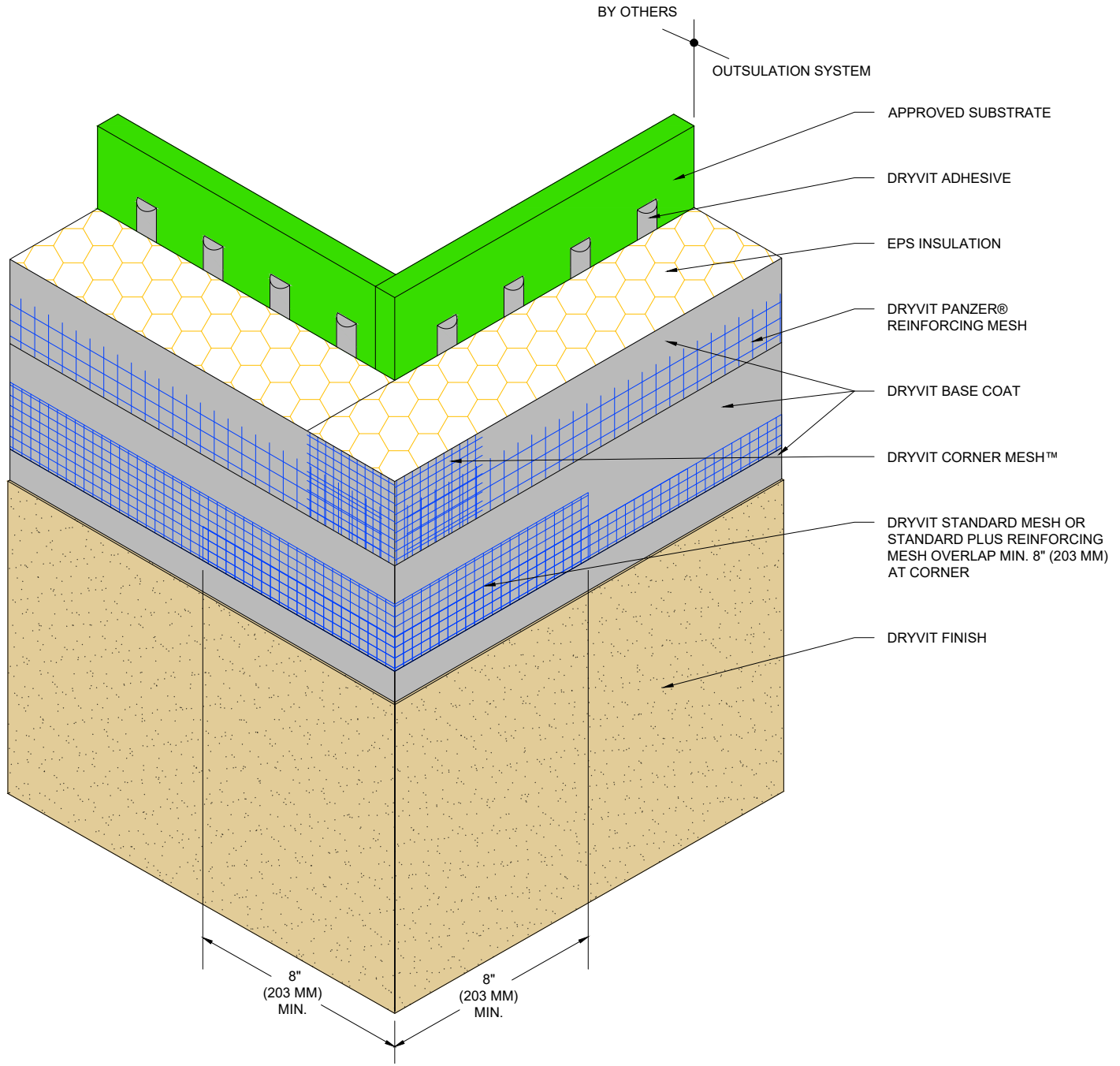
**NOTE:**

- 1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
- 2. DOUBLE WRAP OUTSIDE CORNERS WITH REINFORCING MESH OR USE CORNER MESH.
- 3. DO NOT LAP REINFORCING MESH WITHIN 8" (203 MM) OF A CORNER.
- 4. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.

*This detail is for general informational purposes, only. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project with respect to any architecture, engineering, and design requirements, including any local building code requirements. If this document is not reviewed and the product is not approved for use by a licensed design professional, the customer agrees that the detail may contain substantive flaws requiring correction, and hereby releases Tremco CPG Inc. from any and all liability related to the design and installation of the product. This detail is subject to change without notice. Contact Tremco to ensure you have the most recent version.*

**Outsulation® System**

 Dryvit Technical Support: 800-556-7752	Detail: Inside/Outside Corners				File Name:	
	Drawn by: KAB	Checked by: CB	Scale: NTS	Date: 10/2023	OS 3	
www.tremcocpg.com				 Construction Products Group Page 29 of 38		





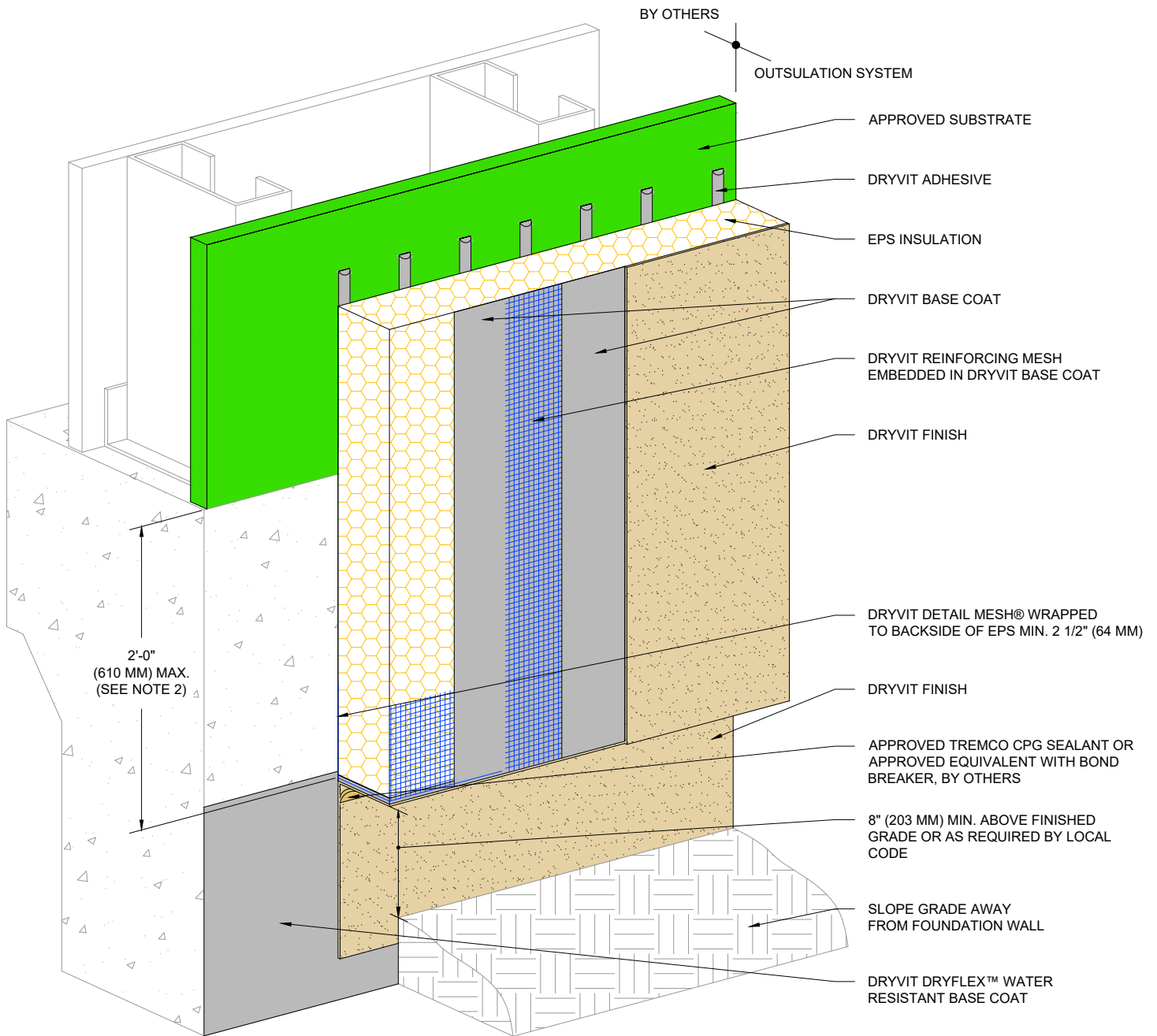
NOTE:  
 1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.

*This detail is for general informational purposes, only. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project with respect to any architecture, engineering, and design requirements, including any local building code requirements. If this document is not reviewed and the product is not approved for use by a licensed design professional, the customer agrees that the detail may contain substantive flaws requiring correction, and hereby releases Tremco CPG Inc. from any and all liability related to the design and installation of the product. This detail is subject to change without notice. Contact Tremco to ensure you have the most recent version.*

**Outsulation® System**

 Dryvit Technical Support: 800-556-7752	Detail: Outside Corner - High Impact				File Name:	
	Drawn by: KAB	Checked by: CB	Scale: NTS	Date: 10/2023	OS 4	
www.tremcocpg.com				 Construction Products Group Page 30 of 38		



**NOTE:**

1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.



2. EXPANSION JOINT IS REQUIRED ALONG TOP OF FOUNDATION IF 2'-0" (610 MM) DIMENSION IS EXCEEDED.

3. SLOPE GRADE AWAY FROM WALL.

4. STOP FINISH APPROXIMATELY 2" (51 MM) BELOW GRADE.

*This detail is for general informational purposes, only. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project with respect to any architecture, engineering, and design requirements, including any local building code requirements. If this document is not reviewed and the product is not approved for use by a licensed design professional, the customer agrees that the detail may contain substantive flaws requiring correction, and hereby releases Tremco CPG Inc. from any and all liability related to the design and installation of the product. This detail is subject to change without notice. Contact Tremco to ensure you have the most recent version.*

**Outsulation® System**

 Dryvit Technical Support: 800-556-7752	Detail: Grade Termination				File Name:	
	Drawn by: KAB	Checked by: CB	Scale: NTS	Date: 10/2023	OS 5	
www.tremcocpg.com				 Construction Products Group Page 31 of 38		

Midwest City – Board of Adjustment Application

9121 Oakwood Drive, MWC, OK 73130

A. Unnecessary Hardship:

- While we are not applying for a variance, we are appealing the interpretation by a City Official, but there would be unnecessary hardship in this case if the decision were to be upheld. The finished product, EIFS (believed to be a better product for this situation over Stucco), was nearly complete when it was brought to our attention that there was a potential code conflict with our façade material. If our appeal were to be denied, we would be required to demo a portion of the \$20,000 material installed currently and exposed to additional costs to replace it with another.

B. Unique Property Conditions:

- Our property does not exhibit any unique conditions, but the situation at hand appears to present a unique condition when nuanced by the details of Stucco (listed as an approved material) verses EIFS, often referred to as “*Synthetic Stucco*” (not listed as approved or prohibited). During the meeting on June 16<sup>th</sup>, I will provide 4 physical samples to discuss these nuanced details and aim to communicate that the finished product between the 2 are equivalent when installed correctly.

C. No Substantial detriment to the public good:

- If granted, the utilization of EIFS (when installed correctly) does not present any detriment to the public good. The performance characteristics of EIFS (in many professional opinions) are superior to Stucco due to its inherent capacity to “*flex*” which avoids spider cracking and had a drainage system to mitigate water intrusion. When considering the expansive nature of our native soils, EIFS is typically more suitable in our region than Stucco, and the final aesthetic is no different than Stucco. That being said, the public would not see a difference in the finished product when comparing Stucco to EIFS.

D. Minimum necessary to alleviate the unnecessary hardship:

- I believe I understand this criterion correctly, and yes. Should the appeal be granted, and EIFS be accepted as a suitable façade product for the front of our house, then it would fully alleviate the potential unnecessary hardship presented by the City Official’s decision.

Description of the purpose for this appeal:

- In short, this appeal is based on the belief that our zoning code could use a refresh when considering which exterior materials should be allowed in our community. This specific appeal focuses on Stucco being an accepted product, the lack of specificity when it comes to EIFS (*Synthetic Stucco*), and the nuanced details between the two products.
- In more detail, upon review of MWC Zoning Code it was noted that Stucco was an acceptable material for 100% utilization on the public facing portion of our house. Because Stucco and EIFS look identical, and 2018 IRC allows the use of EIFS in a residential setting, we operated under the natural assumption that EIFS (*Synthetic Stucco*) would be considered an approved material under the “*other materials as approved by staff*” portion of 5.12.1(A) in the MWC Zoning Code. It was not until we were nearly finished with the installation of the EIFS that a MWC inspector brought to our attention that Stucco is allowed and EIFS is not. At that time, we immediately began working with MWC Officials to better understand the situation, and to resolve the issue. During those efforts, we were able to provide product data information from the manufacturer of the EIFS component that is public facing, what you see and touch, showing that it is a cementitious material, like the materials used in Stucco. My understanding is that the MWC Official did not feel comfortable making that decision on his own, based on the information that we provided, and asked that we present our appeal to the BOA.
- The purpose of this appeal is to be a source of information to the board, and MWC Officials, on the differences between Stucco and EIFS (*Synthetic Stucco*), the similarities between the two, and why a General Contractor/Licensed Construction Manager and his wife (a Chemical Engineer) would choose to use EIFS (a more expensive product) over Stucco on their residence. During this appeal, we hope to be a part of positively impacting the MWC code that serves our community.