

# Board of Adjustments

100 E. CENTER RD.  
GOLDSBY, OK 73093-9112

**NOTICE OF MEETING**  
**Type: Special scheduled**  
**Date: Monday August 11, 2025**  
**Time: 6:00 p.m.**  
**Place: Goldsby**  
**Council Room**  
**100 E Center Rd**

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## AGENDA

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1. Call to order.
2. Roll call, declaration of quorum being present.
3. Public Hearing Variance application from James Matthew and Teresa Kay Ham, requesting to maintain the current zoning of A-1 and allow to build an addition to the home at 902 W Chestnut Rd, Goldsby.
4. Discussion and possible action (approval, rejection, amendment and/or postponement) to allow a variance at 902 W Chestnut, Goldsby to maintain the current zone of A-1 (Agricultural-Residential) and allow building an addition to the existing home.
  - b. List findings.
5. Adjournment.

Posted at clerk's Office, 100 E. Center Rd., Goldsby, OK 73093-9112 on or before 5:00 PM, August 6, 2025.

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**Board of Adjustments**



## Board of Adjustments

July 17, 2025

RE: Zone Variance

To Whom It May Concern:

This notice concerns a non-conforming lot that does not meet the requirements of its current zoning designation. The property owner wishes to maintain the existing A-1 zoning for the 2-acre lot in order to build an addition to the home. Under the alternative R-1 zoning, the required setbacks for any structure could not be met. A public hearing will be held at the Board of Adjustments meeting on August 11, 2025, at 6:00 p.m. Any written protest for this must be filed at least three (3) days prior to the meeting date(s), in accordance with state law (11 O.S. 1981 § 43-105).

Sincerely,  
Darryl David  
Board of Adjustments Chairman

Cc: Sandra Jenkins, Town Clerk



# TOWN OF GOLDSBY REQUEST FOR VARIANCE

DATE: 6-30-2025

We, the undersigned, being owners or legal agents for the owners of more than fifty-one percent (51%) of the following described property, do hereby respectfully make application and petition to the

## BOARD OF ADJUSTMENTS

Of Goldsby Oklahoma, as hereinafter requested.

1) Applicant(s): James Matthew Ham  
Teresa Kay Ham

2) Legal description of Property:  
N 792 W W NE NW LESS N 650 OF W 72 W NE NW  
ALSO LESS E 165 OF S 1287 OF W W NE, NW

3) Requests hearing for: Zoning  
 Variance from Chapter 1, Section 1-14

Special exception to  
\_\_\_\_\_  
\_\_\_\_\_

Appeal of  
\_\_\_\_\_  
\_\_\_\_\_

Detailed justification for above request (refer to attached memorandum and justify request according to classification and essential requirements therefor):

Jim Ham  
\_\_\_\_\_  
Applicant

902 W Chestnut Rd.

Address  
Goldsby, OK 73093

City, State Zip

For board use only:
<input type="checkbox"/> Approved
<input type="checkbox"/> Disapproved
_____
Board of Adjustments Chairman

6-30-2025

To the Goldsby Board of Adjustments:

902 W. Chestnut / County Parcel Record 440007862. The property is currently Zone A-1. The property is 2 acres and was accepted as a non-conforming lot. We are requesting a variance to place an 867 sq ft addition to our existing house. Due to Section 1-14 D.1., our building permit was denied.

In consultation with staff, it was determined that we are non-conforming with A-1 due to lot size, and if we changed to R-1, we would be non-conforming with setback requirements due to the unique shape of our lot. Since this was a unique situation with no clear path to resolution, staff consulted with town counsel, and it was concluded that denial of the permit and request for a variance from the board of adjustment was the best path forward.

There is a barbed wire fence on the east side of the property. The barbed wire fence is not a complete indicator of our eastern property line. Based on the most recent survey filed at the county and measurements by our architect, our line is approximately 3-4 ft. east of the barbed fence. There is a privacy fence that is about 15 ft. from the barbed wire fence and aligns with the east outside wall of the existing house. The east outside wall of the new addition is designed to be 2 ft. west of the privacy fence. Everything is contained within the privacy fence. The addition is one story, with the highest point of the roof about 2 ft. higher than the existing roof. The addition is designed to attach to the back of the existing house with the least amount of disruption to the existing structure.

If we were to rezone to R-1 to meet the acreage requirements, the setback requirements would be exceeded by about 4 ft. on the east side of the property.

We own the parcel directly to the west. County Parcel Property Record 440007861. Setback from property line to west wall of addition would fall within this requirement and is less than the west wall of the existing house, hiding it from the front view of the house.

Due to the complexity of this area, which has a lot of non-conforming lots, we are asking to remain A-1 and issuing a permit to construct our addition to the existing structure as designed by our architect. Site Plans attached.

We ask that you grant a variance for the construction of an addition to our current house.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. [unclear]".





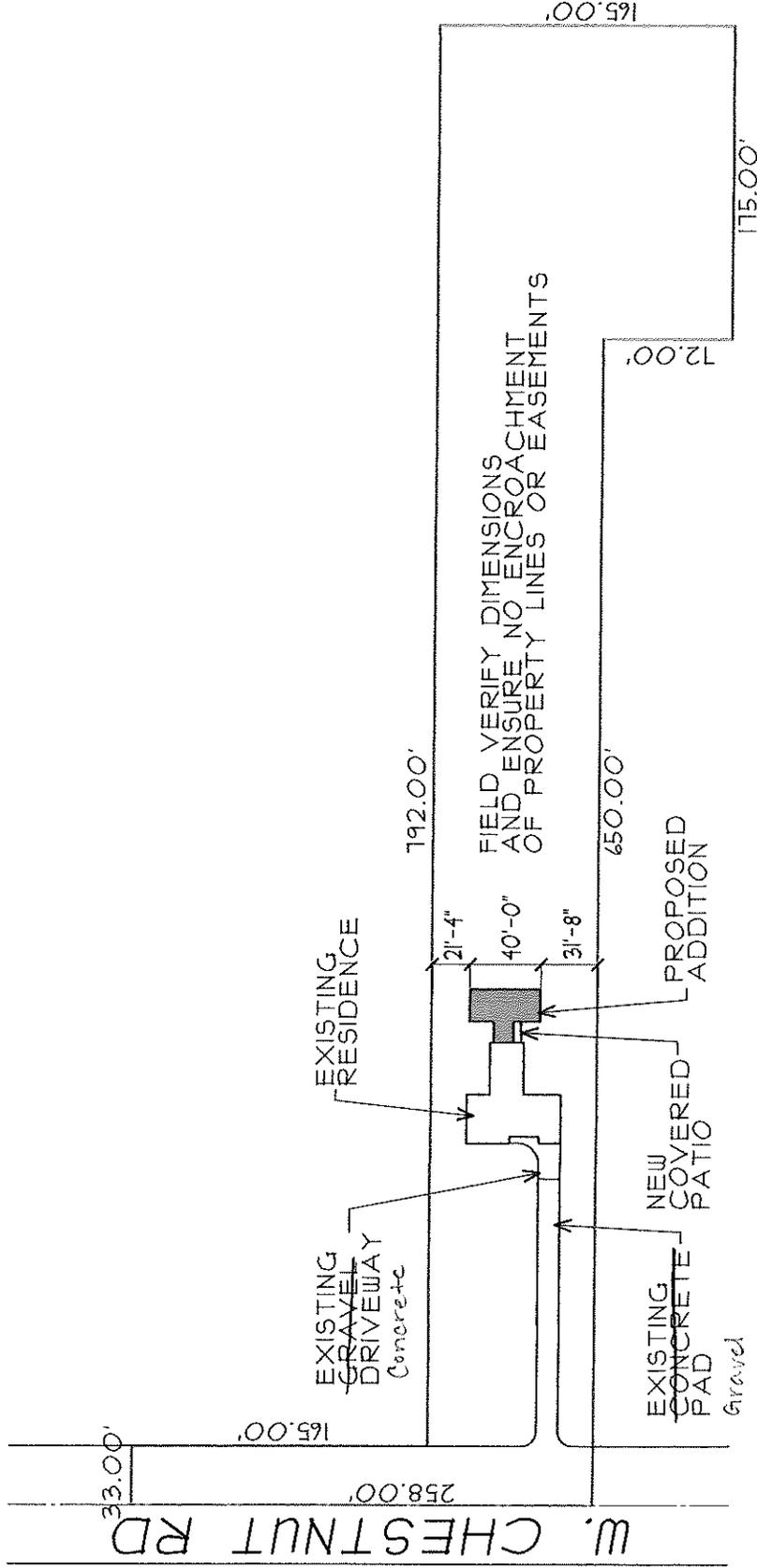
phi design, LLC  
Kevin Slemp, Assoc. AIA  
PO Box 30235  
Edmond, OK 73003  
405.203.2858  
kevin@phidesign.biz  
www.phidesign.biz

Ham Addition  
902 W. Chestnut Rd  
Goldsby, OK 73093

SITE PLAN

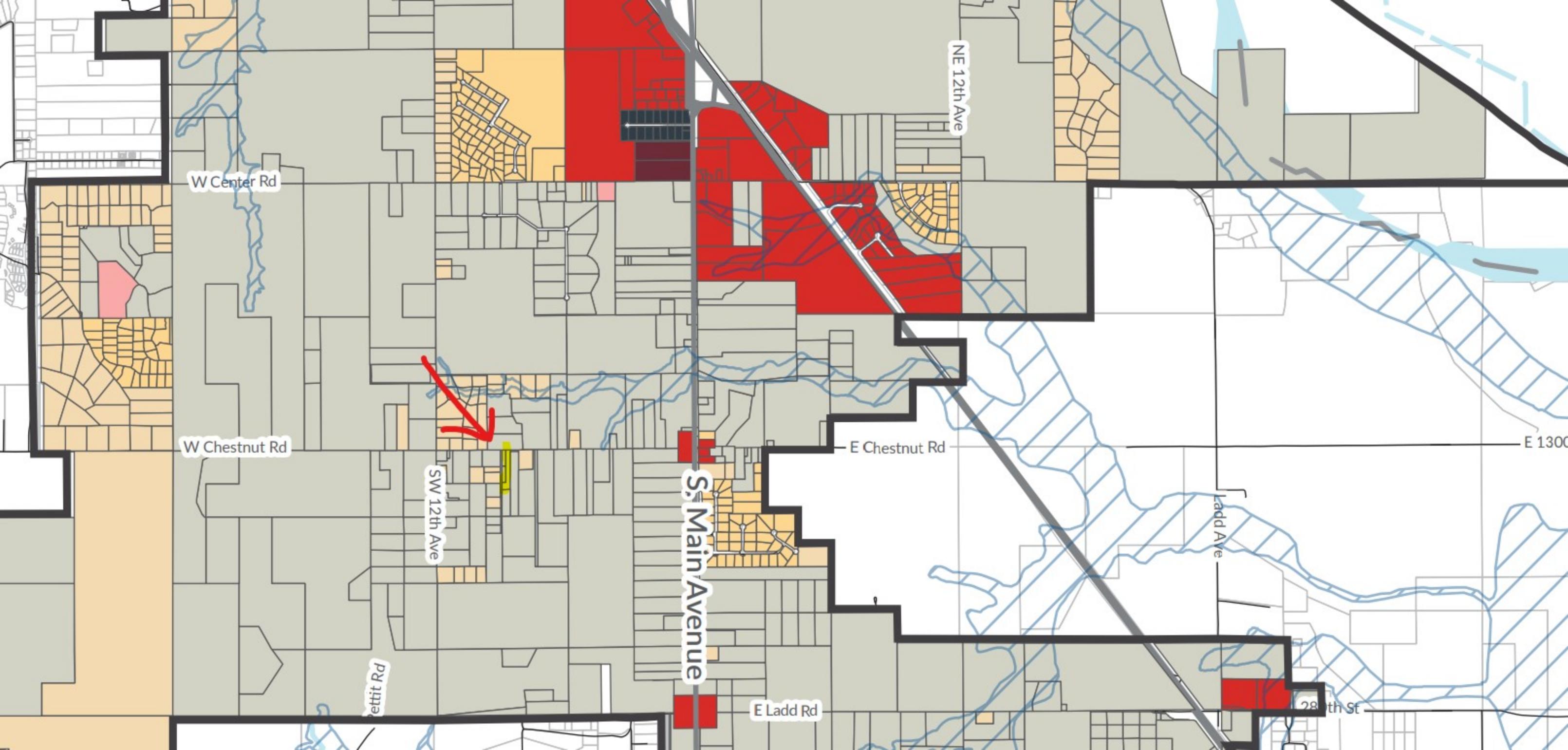
SP1.01

2/20/2025



01 SITE PLAN  
SP1.01 SCALE 1:100





W Center Rd

W Chestnut Rd

SW 12th Ave

S. Main Avenue

NE 12th Ave

E Chestnut Rd

E Ladd Rd

Ladd Ave

28th St

E 1300

ettit Rd