



Community Development  
Department  
[CommunityDevelopment@enid.org](mailto:CommunityDevelopment@enid.org)  
580-616-7214  
PO Box 1768, 401 West Garriott  
Enid OK 73702

## SPECIAL EXCEPTION APPLICATION

**(Due to Community Development 15 days prior to Zoning Board of Adjustment meeting date)**

For Board of Adjustment meeting dates visit <http://www.enid.org>.

The Board of Adjustment is authorized to hear and decide appeals for special exceptions to the terms of this title in accordance with the following provisions:

1. To permit the extension of a zoning district where the boundary line of a district divides a lot in single ownership or shown of record.
2. To interpret the provisions of this title where the actual street layout varies from the street layout as shown on the city zoning map.
3. To permit the reconstruction of an owner occupied single-family residence, located in I-2 light industrial and I-3 heavy industrial zoning districts, which have been damaged by fire or other causes to the extent of more than fifty percent (50%) of its replacement value.
4. To grant exceptions of the off street parking requirements set forth in Chapter 12 of this title, if it is determined:
  - a. The size and shape of the lot to be built on is such that off street parking provisions could not be complied with.
  - b. The proposed use will not create undue traffic congestion on adjacent streets.
5. To permit the location of owner occupied mobile homes within the agriculture and R-1 residential estate zoning districts in accordance with the follow provisions:
  - a. Minimum Area Regulations:
    - (1) Lot area - five (5) acres.
    - (2) Frontage of lot - three hundred feet (300')
    - (3) Setbacks:
      - Front yard - fifty feet (50')
      - Side yard - one hundred feet (100')
      - Rear yard - one hundred feet (100')
    - (4) Accessory buildings - same as A agriculture or R-1 residential estate.
  - b. Conformance with City Standards: The installation of any mobile home shall be in conformance with all city standards and regulations.

- c. Affect on Surrounding Area: The board of adjustment shall determine that the location of a mobile home at the proposed site will not adversely impact the value and qualities of the surrounding area.
6. To permit telecommunications facilities within the agricultural, residential, commercial (C-1 through C-3), industrial (I-1 through I-2), and special use zoning districts in accordance with the following provisions:
- a. such use shall comply with all rules, regulations and licensing requirements adopted by the Federal Communications Commission and the Federal Aviation Administration for telecommunications facilities:
  - b. the location and height of the facility is consistent with the Vance Air Force Base Vertical Obstruction Military Compatibility Area as depicted in Figure 31 of the Vance AFB JLUS 2018 and the Woodring Regional Airport Vertical Obstruction Compatibility Area as depicted in Figure 33 of the Vance AFB JLUS 2018;
  - c. if based upon the character of the neighborhood, the zoning and uses of the property nearby, it is determined that the detrimental effect, if any, to nearby property is outweighed by the applicant's need for the facility; and
  - d. the applicant has demonstrated that there is a significant gap in the applicant's service coverage and that the proposed facility serves as the least intrusive means necessary to alleviate the gap.

I/we have attached a site plan of the proposed construction.

Address and/or general location of property: \_\_\_\_\_

Legal description of site: \_\_\_\_\_

Zoning classification of property: \_\_\_\_\_

Please provide zoning variance petition application and a list containing the names and mailing addresses of all owners of property lying within 300 feet of the exterior boundary of the subject property, as certified by a licensed and bonded abstracting company, or title insurance to [dtheilen@enid.org](mailto:dtheilen@enid.org). Send \$100.00 fee to Dalton Theilen at the address above or if you prefer to pay electronically, contact the City Clerk at (580) 616-7202.

**NOTE:** For a height variance written approvals from Vance Air Force Base, Enid Woodring Regional Airport and a FAA Determination of No Hazard to Air Navigation are required prior to an item being placed on the agenda.

Applicant's signature: \_\_\_\_\_

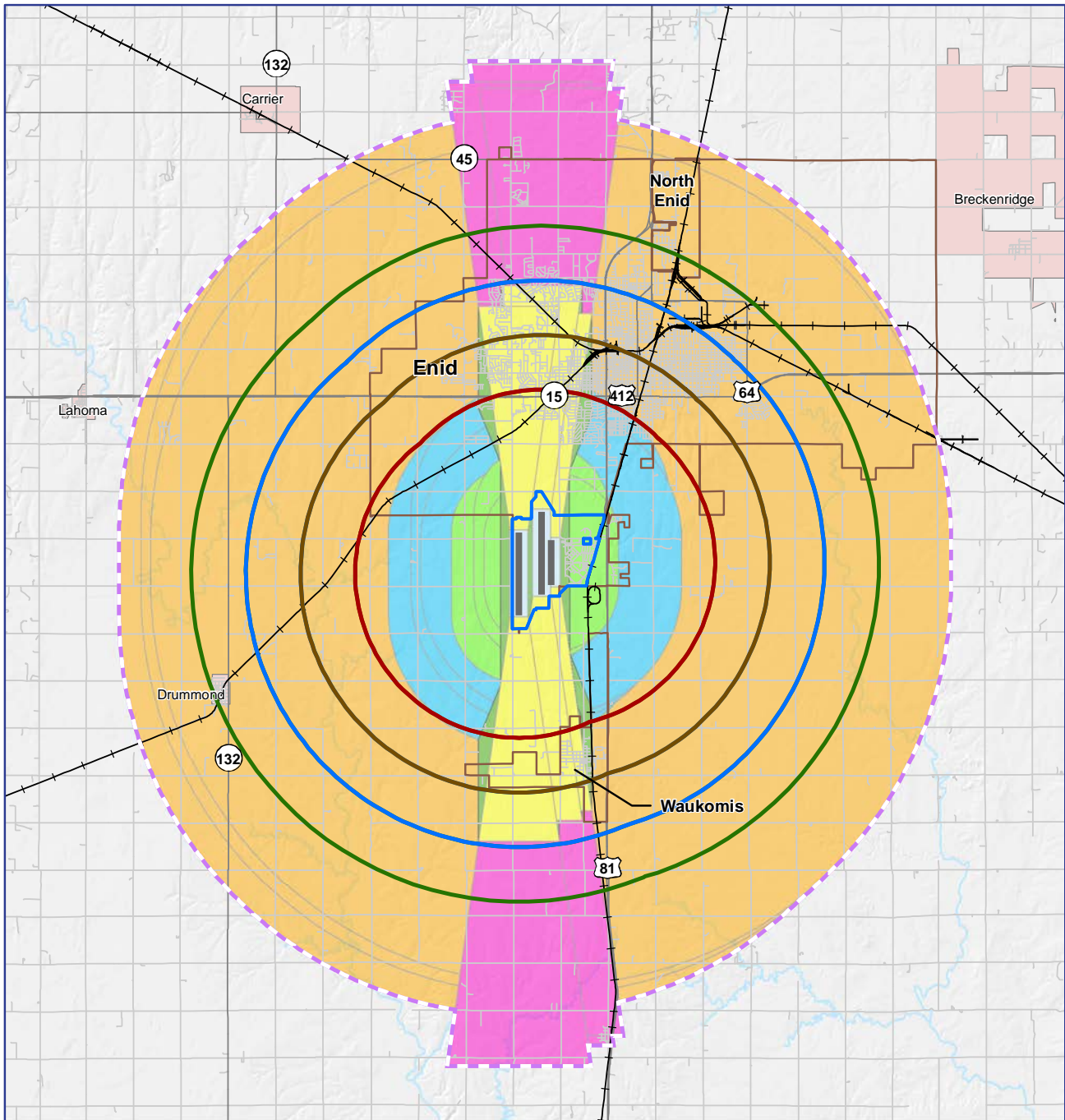
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_ Address: \_\_\_\_\_

Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

Section 11-3-10  
Appeal Process:

Appeal to the Garfield County District Court by filing a Notice of Appeal with the City Clerk and the Secretary of the Board of Adjustment within ten (10) days of the decision or order of the Board of Adjustment.



- |                                   |                                   |                   |
|-----------------------------------|-----------------------------------|-------------------|
| Vertical Obstructions MCA         | Approach/Departure Zone (50:1)    | Runway Centerline |
| Up to 200' @ 3NM                  | Approach/Departure (Horizontal)   | Vance AFB         |
| Up to 300' @ 4NM                  | Inner Horizontal Surface (150 ft) | JLUS Partner City |
| Up to 400' @ 5NM                  | Conical Surface (20:1)            | City/Town         |
| Up to 500' @ 6NM                  | Outer Horizontal Surface (500 ft) | Highway           |
| <b>Imaginary Surface Subzones</b> | Transitional Surface (7:1)        | Local Road        |
| Primary Surface                   |                                   | Railroad          |
|                                   |                                   | Stream / River    |



Source: Matrix Design Group, 2018.



0 3 Miles

**Vance AFB Vertical Obstruction Military Compatibility Area**

Figure 31



- |  |   |   |  |
|--|---|---|--|
| <ul style="list-style-type: none"> <li> Vertical Obstructions</li> <li> Up to 200' @ 3NM</li> <li> Up to 300' @ 4NM</li> <li> Up to 400' @ 5NM</li> <li> Up to 500' @ 6NM</li> </ul> | <p><b>Imaginary Surface Subzones</b></p> <ul style="list-style-type: none"> <li> Primary Surface</li> <li> Approach/Departure (34:1)</li> <li> Approach/Departure (40:1)</li> <li> Approach/Departure (50:1)</li> <li> Conical Surface (20:1)</li> <li> Horizontal Surface (150 ft)</li> <li> Transitional Surface (7:1)</li> </ul> | <ul style="list-style-type: none"> <li> Runway Centerline</li> <li> Woodring Regional Airport</li> <li> Vance AFB</li> <li> JLUS Partner City</li> <li> City/Town</li> <li> Highway</li> <li> Local Road</li> </ul> | <ul style="list-style-type: none"> <li> Railroad</li> <li> Stream / River</li> </ul> |
|--|---|---|--|



Source: Matrix Design Group, 2018. FAA 14 CFR 77.19.



0 2 Miles

Figure 33  
Woodring Regional Airport Vertical Obstructions MCA