

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, OMES Motivation Conference Room 303
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
April 25, 2025, 8:15 a.m.

MEMBERS PRESENT:

Nathan Wald, Chair
Anderson Dark
Tiana Douglas
Paul Manzelli
Hillary Farrell
Phoebe Barber
Janis Powers
Jeremiah Smith

MEMBERS ABSENT:

Travis Mason
Steven Gauthé

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Kenneth Avey, Applicant
Quinzetta Stidham, Guest

A. Call to Order, Roll Call, and Determination of Quorum:**1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act.**

Chairman Nathan Wald called the meeting to order at 8:18 a.m. A roll call was taken, and a quorum was established. Commissioner Wald was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**1. Approval, disapproval, and/or amendment of the minutes of the March 28, 2025 meeting:**

Anderson Dark moved to approve the meeting minutes of March. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Barber, yes; Mr. Dark, yes; Mr. Manzelli, yes; Mr. Mason, yes; Ms. Powers, yes;
Mr. Smith, yes; Mr. Wald, yes.

C. Land Use and Development Applications:

1. Discussion and possible action regarding V-24-25-7 and BP-24-25-18, request by Kenneth Avey on behalf of the owner, Autumn West, for a lot coverage variance and a building permit for demolition of a covered rear patio and construction of a one-story bedroom and utility room addition on the rear of the dwelling at 917 NE 20th Street (Lot 7, Block 21, Lincoln Terrace Addition) in Oklahoma City:

Mr. Jones presented background information on the applicant's request for a variance from the 25-percent maximum lot coverage for buildings, and a building permit for demolition of a rear covered porch and construction of a bedroom and bathroom addition on the rear of the dwelling.

Mr. Jones stated that the addition would increase the footprint of the dwelling by approximately 144 square feet. The addition will have aluminum-clad wood double-hung windows, fiber-cement lapboard siding, and composite architectural shingles.

The Historical Preservation and Landmark Board of Review granted a certificate of appropriateness for the applicant's project on April 3, 2025 (Application No. CA-24-25-23).

The Citizens' Advisory Committee recommended approval of the lot coverage variance and building permit at the April 10, 2025, meeting.

Staff recommended approval of the lot coverage variance and building permit.

The Commission's attorney inquired if any members of the public wished to make comments, and there were no comments.

Jeremiah Smith moved for the adoption of the facts as presented in the staff report for this meeting and the presentations made during this meeting as the findings-of-fact for this hearing on Agenda Item C.1. and for the approval of the permit set out in Agenda Item C.1. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Ms. Barber, yes; Mr. Dark, yes; Mr. Manzelli, yes; Mr. Mason, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

D. Miscellaneous: None.

E. Reports and possible discussion from Commissioners or Director: None.

F. Adjournment:

There being no further business, Commissioner Powers motioned to adjourn. Commissioner Manzelli seconded the motion. Seeing no opposition, the meeting adjourned at 8:28 a.m.