

**Applicant:** Gretchen Nicholson

**Project Location:** 411 N Peters Avenue

**Case Number:** PD16-16

**Time:** 5:30 p.m.

**Applicant/Representative**

Gretchen Nicholson 405-203-4548

**Attendees**

M Lavina McKinzey	321-7861, 243-0331
John Hughes	281-910-7974
Ellen Frank	405-360-9791
Dale Wares	405-204-0774
Brenda Kimmel	405-623-7989

**City Staff**

Anais Starr	Planning/Planner II	405-366-5392
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Staff answered some of the questions regarding Special Use Permits, but some of the questions required further research and a staff person would get back to them with answers to their questions.

**Applicant's Response; Application Summary:**

The applicant, Gretchen Nicholson has made a request for a Special Use Permit for a Professional Office. The applicant plans to have her law office in the house if the Special Use Permit is approved.

**Neighbor's Comments/Concerns/Responses:**

The seven neighbors that attended the meeting had several questions regarding the Special Use Permit request. They wondered if allowing an office use in the middle of their neighborhood would set a precedent and allow for more commercial uses in the neighborhood. They wondered if the Special Use Permit extended beyond the current ownership to the next owner. The neighbors wanted to know if the Special Use Permit allowed the use to be limited to the way that the applicant stated she would run her business, in particular limiting it to a law office run between the hours of 8-5, limit the number of employees, and limit customers to one at a time. Does the Special Use Permit allow her to live and work at the residence, and can she rent out part of the space and work out of part of the space. Will signage be allowed and, if so, what are the limitations on signs. The neighbors wanted to see a site plan for the property. They were particularly interested in the use or alterations to the driveway and parking. The neighbors wondered why the applicant did not rent some of the many offices for rent around town instead of putting her office in the middle of a neighborhood.

The applicant relayed that she prefers a house over an office building because it allows her to landscape the yard and remodel the inside to her liking as well as it having a much nicer homey atmosphere. She conveyed that her practice is limited to family law and that this is usually a very trying time in people's lives and a homey atmosphere helps clients feel comfortable coming to her. She stated that her current office location is an office building that does not allow her to have plants or flowers outside and while her current location serves its purpose, it did not reflect her personality. She indicated that the house is very small and that will limit her business to her one worker besides her. She does not plan to live at the house and she already owns another house that is her residence. She stated she will rent out the house if she does not get approved to use the house for a law office. She further stated that she will fix up the yard one way or another. She currently does not have a site plan, but that she plans to use the existing parking and driveway to accommodate her parking needs for both her employee and customers. She has no plans to add to the current house. She further stated that she does not plan to put a large sign out in front of her office, but instead will install a small placard on the front of the house which will suffice for her business needs.