

A G E N D A

OKLAHOMA COUNTY BOARD OF ADJUSTMENT MEETING ROOM 204 1:30 p.m.

June 17, 2025

2025 JUN 12 AM 08:40

1. Notice of meeting posted June 12, 2025.

FILED IN OFFICE
Oklahoma County Clerk

2. Call to Order.

JUN 12 2025

3. Roll Call.

T. Woolnie
Deputy

4. Approval of the minutes of the previous meeting: (May 29, 2025).

5. *(Item was deferred by the Board of Adjustment at the May 29, 2025 meeting)*
Discussion and possible action for Approval/Denial of a Variance (VA-2025-08) to the Oklahoma County Zoning Regulations.

Application of:

ADAM INGRAM

The applicant is requesting a variance to the 25-foot side-yard setback requirement for commercially zoned properties abutting properties zoned as residential. If approved, the applicant would construct a commercial building up to 15 feet into the side-yard setback along their east property line. The property in question is approximately 8.92 acres in size. The following is the site description to be considered:

The East Boundary of the Property Described Below:

A Tract of Land Lying in the Northwest Quarter (NW/4) Of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, Being More Particularly Described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Said Section 4; Thence N89°34'19"E Along the North Line of Said NW/4 A Distance of 65.96 Feet; Thence S00°25'41"E a Distance of 72.00 Feet to a Point on the South Right-Of-Way Line of Waterloo Road and to the Point of Beginning; Thence N89°34'19"E Along Said South Right-Of-Way Line a Distance of 289.37 Feet; Thence S00°20'52"E a Distance of 320.38 Feet; Thence N89°34'19"E a Distance of 444.05 Feet; Thence S00°21'17"E a Distance of 433.13 Feet; Thence S89°32'04"W a Distance of 444.10 Feet; Thence N00°20'52"W a Distance of 127.71 Feet; Thence S89°34'19"W a Distance of 313.18 Feet to a Point on the East Right-Of-Way Line of Sooner Road; Thence N00°27'22"W Along Said East Right-Of-Way Line a Distance of 601.09 Feet; Thence N44°33'29"E a Distance of 35.35 Feet to the Point of Beginning. Containing 388,544.48 Sq. Ft. Or 8.92 Acres, More or Less.

Location: 6800 N. Sooner Rd. Edmond 73034 (County Highway District #3)

6. Discussion and possible action for Approval/Denial of a Variance (VA-2025-10) to the Oklahoma County Zoning Regulations.

Application of:

MISTY SIMMONS

The applicant is requesting a variance to the 40-foot front yard building line in a platted subdivision. The residential structure was built completely within the front building line and approximately 2 feet into Oklahoma County Right-of-Way along SE 29th St. The property in question is approximately 1.31 acres in size. The following is the site description to be considered:

Lot One (1) of Pointons Oakwood Station, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Location: 13694 SE 29th St Choctaw, OK 73020 (County Highway District #2)

7. Discussion and possible action for Approval/Denial of a Special Exception (SE-2025-01) to the Oklahoma County Zoning Regulations.

Application of:

DUSTIN DENMAN

The applicant is requesting that a Special Exception be granted to allow a second residence (mobile home) to be placed on a property that is zoned R-2 Rural Residential District. In this zoning district, one residence is allowed per two (2) acres of property. The applicant cites that a transitional family hardship condition exists and is asking for relief through a special exception under the provisions of ARTICLE IV, SECTION 8B.2.b of the zoning regulations. The following is the legal description to be considered:

Lot Sixty-Seven (67), Bowman Ranch Addition to Oklahoma County, Oklahoma, Being a Part of the South Half of Section 1, T13N, R1E, of the Indian Meridian, Oklahoma County, Oklahoma According to the Recorded Plat Thereof.

Location: 21555 E Bowman Cir (County Highway District #3)

8. New Business: In accordance with the open Meetings Act, Section 311.9, New Business is defined, as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.

9. Adjournment of Meeting.

**OKLAHOMA COUNTY BOARD OF ADJUSTMENT
VARIANCE (VA-2025-08)
25-FOOT SETBACK REQUIREMENT FROM
INDUSTRIAL PROPERTY TO ANY
RESIDENTIAL PROPERTY
LOCATION: 6800 N SOONER RD**

E WATERLOO RD



N SOONER RD

LOT 1

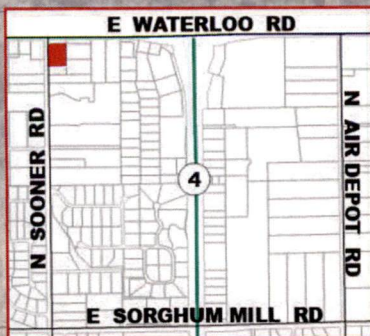
LOT 2

25' SETBACK

10'

LOT 3

LOT 4



**SECTION 4, T-14-N, R-2-W, I.M.
LOCATION MAP**



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date:
APRIL 2025

Scale: **1:1,200**
1" = 100'

Drawn By:
SCM

OKLAHOMA COUNTY BOARD OF ADJUSTMENT
VARIANCE (VA-2025-10)
FRONT-BUILDING LINE SETBACK ENCROACHMENT
LOCATION: 13694 SE 29TH ST
PROPOSED USE: HOME CONSTRUCTION

SE 29TH ST



275.01'

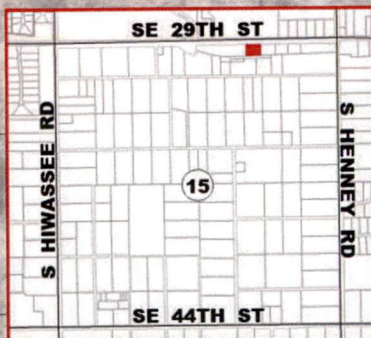
45' OVER
SETBACK

40' B/L

210.36'

202.97'

275.05'



SECTION 15, T-11-N, R-1-W, I.M.
LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

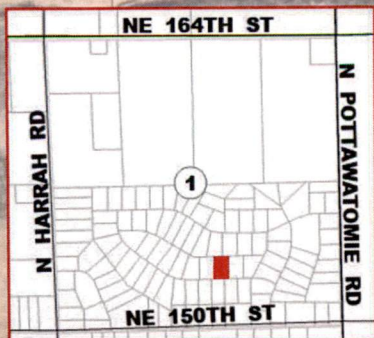
320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date:
JUNE 2025

Scale: **1:600**
1" = 50'

Drawn By:
SCM

OKLAHOMA COUNTY BOARD OF ADJUSTMENT
SPECIAL EXCEPTION (SE_2025_01)
MH HARDSHIP PROVISION
LOCATION: 21555 BOWMAN CIR
PROPOSED USE: 2 MOBILE HOMES
ON 2.51 ACRE PARCEL



SECTION 1, T-13-N, R-1-E, I.M.
LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date:
JUNE 2025

Scale: 1:720
1" = 60'

Drawn By:
SCM