

A G E N D A

OKLAHOMA COUNTY BOARD OF ADJUSTMENT MEETING

ROOM 204 1:30 p.m.

August 14, 2025

2025 AUG 07 AM 10:33

FILED IN OFFICE
Oklahoma County Clerk

AUG 07 2025

T. A. Walker
Deputy

1. Notice of meeting posted August 7, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of the minutes of the previous meeting: (June 17, 2025).
5. *(Deferred due to lack of majority vote)*
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 Special Exception (SE-2025-02) to the Oklahoma County Zoning Regulations.

Application of:

JONATHAN & DESIREE SOKOLL

The applicant is requesting that a Special Exception be granted to allow a second residence (mobile home) to remain on a property that is zoned R-1 - Acreage Residential District. In this zoning district, one residence is allowed per one (1) acre property. The applicant cites that a medical 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:

All of Lot Four (4), of Block One (1), in Sandy Oaks, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Location: 4525 Sandy Oaks Ln. (County Highway District #2)

7. Discussion and possible action for Approval/Denial of a Variance (VA-2025-11) to the Oklahoma County Zoning Regulations.

Application of:

JASON SKILLERN

The applicant is requesting a variance to the sign regulations regarding pole signs. If approved, the applicant would be permitted to erect a pole sign with a transitional LED messaging screen for a self-storage facility. The property in question is approximately 6.42 acres in size. The following is the site description to be considered:

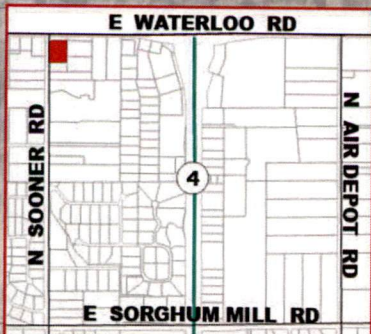
A part of the Southwest Quarter (SW/4), in Section Eleven (11), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point which is 1317.60 feet North and 987.43 feet East from the Southwest corner (SW/C) of said Quarter Section; thence South 609.82 feet; thence East 135.00 feet; thence South 626.68 feet more or less to the highway; thence in a Northeasterly direction along said highway 170.11 feet (deed) 168.38 feet (measured) more or less to a point; thence North 1176.00 feet; thence West 294 feet to the point or place of beginning.

Location: 14237 SE 29th St. Choctaw, OK 73020 (County Highway District #2)

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**



**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
A SPECIAL EXCEPTION (SE-2025-02) TO OKLAHOMA ZONING REGULATIONS
MEDICAL HARDSHIP
LOCATION: 4525 S SANDY OAK LN
APPLICANT: DESIREE SOKOLL
PROPOSED USE: TEMP HOME FOR AILING
GRANDPARENT



4525 SANDY OAK LN

SOKOLL JONATHAN JAMES & DESIREE
ACCT #: R122981030



SECTION 22, T-11-N, R-1-E, 1.M
LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

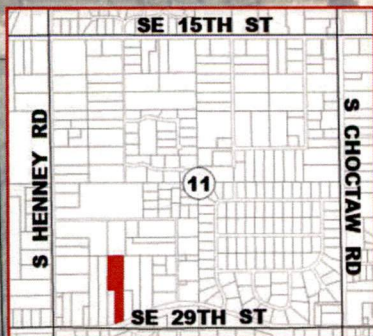
320 Robert S. Kerr, Suite 201
Oklahoma City, Ok 73102-3431
County Engineer : Stacey Trumbo, P. E.

Date:
JULY 2025

Scale: 1:720
1" = 60'

Drawn By:
SCM

OKLAHOMA COUNTY BOARD OF ADJUSTMENT
VARIANCE (VA-2025-11) - INSTALL POLE SIGN
WITH TRANSITIONAL LED SCREEN
LOCATION: 14237 SE 29TH ST
USE: SIGN FOR SELF STORAGE FACILITY



SECTION 11, 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:
JULY 2025

Scale: 1:2,400
1" = 200'

Drawn By:
SCM