

# **A G E N D A**

## **OKLAHOMA COUNTY BOARD OF ADJUSTMENT MEETING ROOM 203      11:00 a.m.**

**May 8, 2025**

FILED IN OFFICE  
Oklahoma County Clerk

MAY 02 2025

  
Deputy

1. Notice of meeting posted May 2, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of the minutes of the previous meeting: (March 13, 2025).
5. Discussion and possible action for Approval/Denial of a Variance (VA-2025-06) to the Oklahoma County Zoning Regulations.

Application of:

**MARK VANDUKER**

The applicant is requesting a variance to the 25-foot front building line setback and the 10-foot rear-yard setback. If approved, the applicant would construct an outbuilding with attached garage 5 feet into the front building line setback and one foot into the rear-yard setback. The property in question is approximately .48 acres in size. The following is the site description to be considered:

**Lot Three (3), Block Two (2), of Cumberland Crossing Section 1, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Location: 23000 Cove Wood Cir. Edmond, 73025 (County Highway District #3)**

6. Discussion and possible action for Approval/Denial of a Variance (VA-2025-07) to the Oklahoma County Zoning Regulations.

Application of:

**DRAKE & BAYLEE SUMNER**

The applicant is requesting a variance to the 80-foot front-yard setback requirement from the centerline of a local road. If approved, the applicant would construct an outbuilding up to 50 feet into the front-yard setback. The property in question is approximately 1.02 acres in size. The following is the site description to be considered:

**Lot Nine (9), in Block Two (2), of Havenwood Addition and Addition to Oklahoma County, Oklahoma, according to the Recorded Plat Thereof.**

**Location: 2401 Havenwood Dr. Harrah 73045 (County Highway District #2)**

7. **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.
8. **Adjournment of Meeting.**

OKLAHOMA COUNTY BOARD OF ADJUSTMENT  
VARIANCE (VA-2025-06)  
REAR-YARD SETBACK ENCROACHMENT  
LOCATION: 23000 COVE WOOD CIR  
PROPOSED USE: CONSTRUCT OUTBLDG  
W/ GARAGE

CROSSFIELD DR

COVE WOOD CIR.

25' B/L

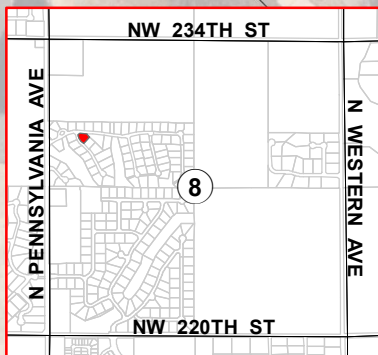
5' OVER

1' OVER

10' B/L

19'3" x 19'3"  
OUTBUILDING

18' x 27'  
GARAGE



SECTION 8, T-14-N, R-3-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.

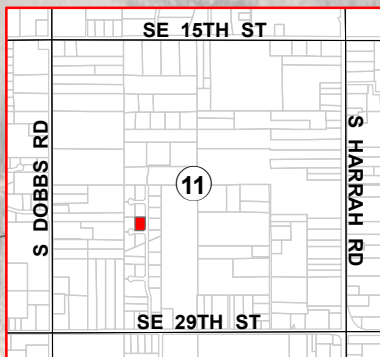
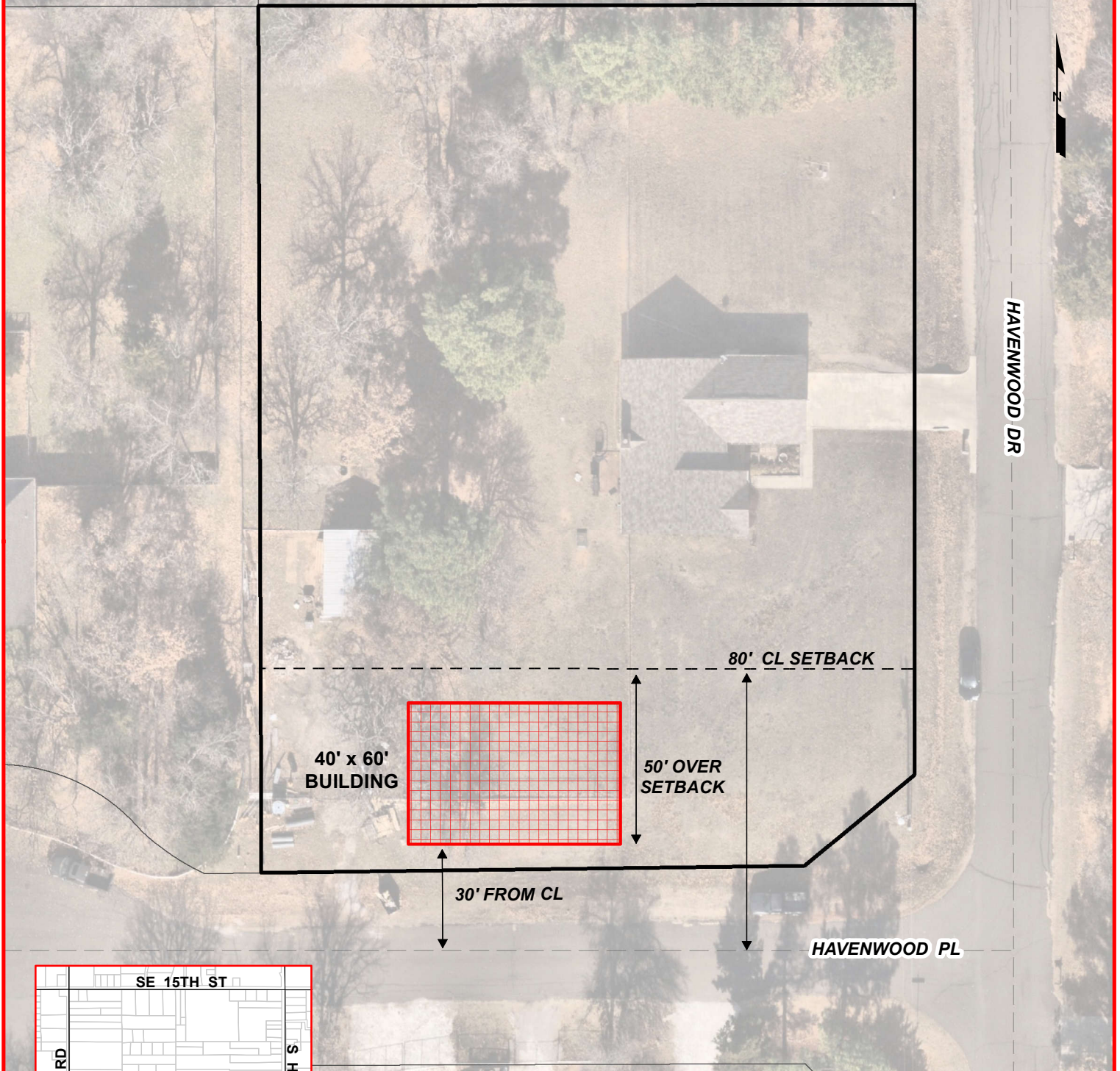
Date:  
**APRIL 2025**

Scale: **1:360**  
**1" = 30'**

Drawn By:  
**SCM**



OKLAHOMA COUNTY BOARD OF ADJUSTMENT  
VARIANCE (VA-2025-07)  
FRONT-YARD SETBACK ENCROACHMENT  
LOCATION: 2401 HAVENWOOD DR  
PROPOSED USE: CONSTRUCT ACCESSORY  
BUILDING



SECTION 11, T-11-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:  
**APRIL 2025**

Scale: **1:480**  
**1" = 40'**

Drawn By:  
**SCM**