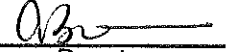


MAY 23 2025


Deputy

9:24 am

A G E N D A

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

May 29, 2025

1. Notice of meeting posted May 23, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of the minutes of the previous meeting: (May 8, 2025).
5. 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-2025-09) to the Oklahoma County Zoning Regulations.

Application of:

**JESSE PELFREY
CO-TRUSTEE OF ROSEMARIE PELFREY REV TRUST**

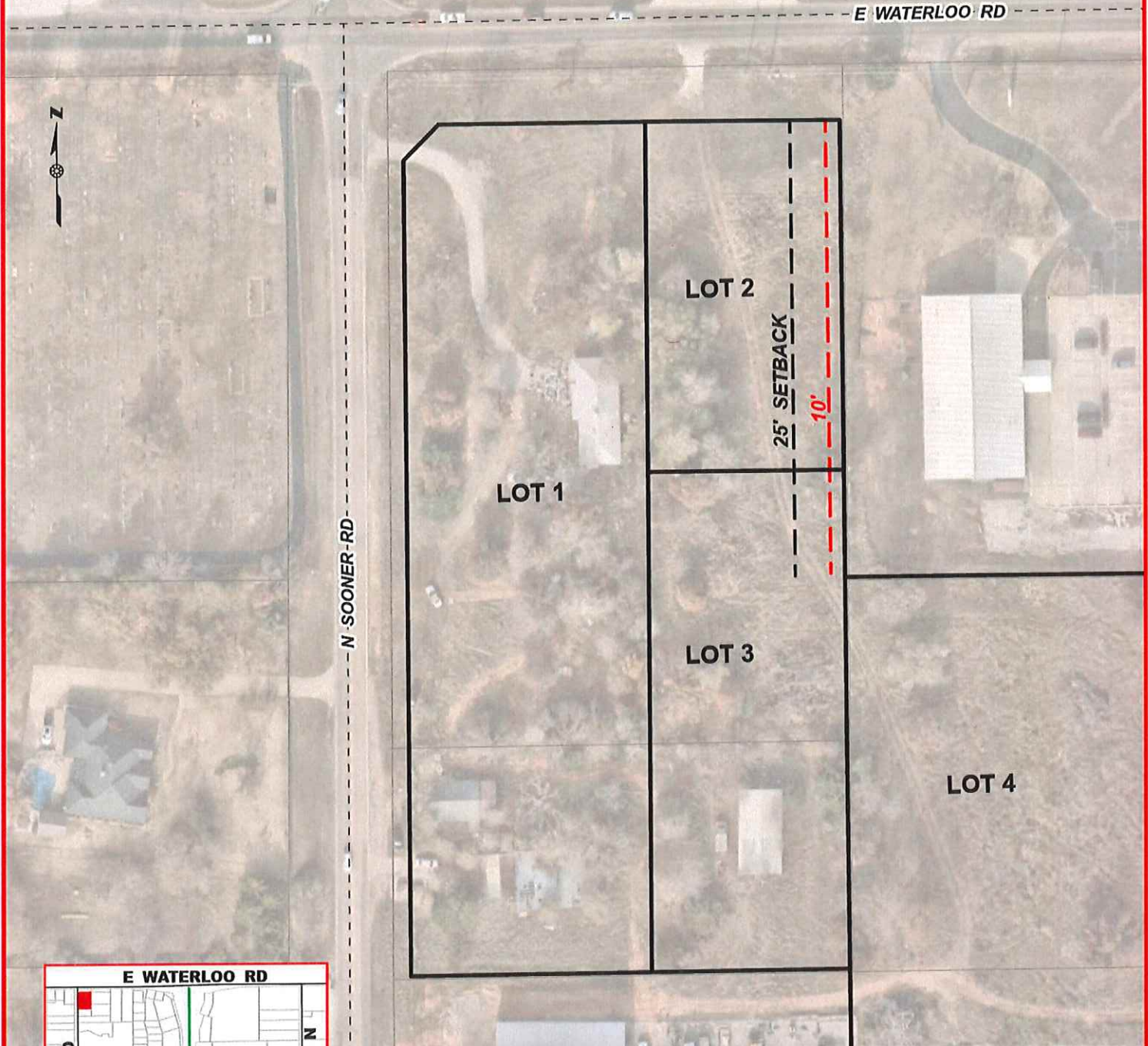
The applicant is requesting a variance to the 80-foot front-yard setback requirement and the 2-acre minimum lot size requirement for property restoration on an R-2 zoned property. If approved, the applicant would continue the rebuild/repair of a fire-damaged single-family home with attached garage up to 42 feet into the front-yard setback. The property in question is approximately .74 acres in size. The following is the site description to be considered:

The West 300 Feet of the North 130 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section 9, Township 11 North, Range 1 East of the Indian Meridian, Oklahoma County, Oklahoma according to the Government Survey thereof, except the West 50 Feet which has been reserved for a road and utility easement.

Location: 1964 Nixon Rd Choctaw, 73020 (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-2025-08)
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**

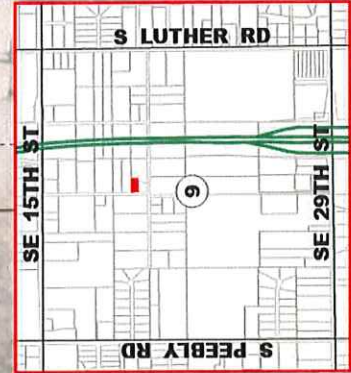
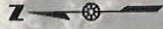
320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date:
APRIL 2025

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

Drawn By:
SCM

OKLAHOMA COUNTY BOARD OF ADJUSTMENT
 VARIANCE (VA-2025-09)
 FRONT-YARD SETBACK ENCROACHMENT
 LOCATION: 1964 NIXON ST
 PROPOSED USE: REPAIR/REBUILD FIRE
 DAMAGED HOME



SECTION 9, 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: MAY 2025
 Scale: 1" = 40'
 Drawn By: SCM