



DEVELOPMENT  
SERVICES

## Board of Adjustments

### Agenda

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The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify Development Services.

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**Date:** Monday, January 9, 2023

**Time:** 6:00 P.M.

**Place:** Centennial Building, 12 S. 5<sup>th</sup> Street

**Invocation:**

**Flag Salute:**

**Roll Call:** Joe Horn, Chairman  
Sherry Huston, Vice-Chairman  
Buddy Carpenter  
Ken Smith  
Rhonda Dennis

1. ITEM: APPROVAL OF THE MINUTES OF THE NOVEMBER 7, 2022 MEETING
2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY 2Z DEVELOPMENT LLC FOR A VARIANCE ON CITY OF YUKON ORDINANCE APPENDIX A 603.3 LOT, YARD AND HEIGHT REGULATIONS. NO LOT OR YARD SHALL BE ESTABLISHED OR REDUCED IN DIMENSION OR AREA IN A COMMERCIAL DISTRICT THAT DOES NOT MEET THE MINIMUM REQUIREMENTS SET FORTH. ASKING FOR A VARIANCE ON THE WESTERN SIDE 25 FOOT BUILDING SETBACK THAT ENCROACHES APPROXIMATELY 3.14 FEET, LOCATED AT 1111 W. VANDAMENT AVE., YUKON, OK.

A PART OF LOT ONE B (1B) OF BLOCK ONE (1), IN A REPLAT OF LOT ONE (1), IN BLOCK ONE (1) OF YUKON ANGLE, AN ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1B, SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF W. VANDAMENT AVENUE; THENCE S89°36'45"W ALONG THE SOUTH LINE OF LOT 1B A DISTANCE OF 123.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°36'45"W ALONG SAID SOUTH LINE A DISTANCE OF 91.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1B; THENCE N45°14'15"W A DISTANCE OF 35.26 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1B, SAME POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF FIRST PLACE BOULEVARD; THENCE N00°05'15"W ALONG THE WEST LINE OF SAID LOT 1B A DISTANCE OF 106.04 FEET; THENCE N89°36'45"E AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1B A DISTANCE OF 116.77 FEET; THENCE S00°05'15"E A DISTANCE OF 131.04 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN EASEMENT LYING WITHIN THE FOLLOWING TRACT:

A PART OF LOT ONE B (1B) OF BLOCK ONE (1), IN A REPLAT OF LOT ONE (1), IN BLOCK ONE (1) OF YUKON ANGLE, AN ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1B, SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF W. VANDAMENT AVENUE; THENCE S89°36'45"W ALONG THE SOUTH LINE OF SAID LOT 1B A DISTANCE OF 123.73 FEET; THENCE N00°05'15"W A DISTANCE OF 131.04 FEET; THENCE S89°36'45"W A DISTANCE OF 116.77 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1B, SAME POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF FIRST PLACE BOULEVARD; THENCE N00°05'13"W ALONG SAID WEST LINE A DISTANCE OF 40.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 1B; THENCE N89°32'44"E ALONG THE NORTH LINE OF SAID LOT 1B A DISTANCE OF 240.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1B; THENCE S00°05'15"E ALONG THE EAST LINE OF SAID LOT 1B A DISTANCE OF 172.06 FEET TO THE POINT OF BEGINNING.

4. ITEM: NEW BUSINESS

5. ITEM: OPEN DISCUSSION

6. ITEM: ADJOURNMENT – NEXT MEETING FEBRUARY 6, 2023