



DEVELOPMENT
SERVICES

Board of Adjustments

Agenda

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.

Date: Monday, February 6, 2023

Time: 6:00 P.M.

Place: Centennial Building, 12 S. 5th 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 JANUARY 9, 2023 MEETING

2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF **YUKON HIGH SCHOOL COMMONS ADDITION ON:**

(A) CITY OF YUKON ORDINANCE SECTION 204-32 (4) MECHANICAL EQUIPMENT AND DEVICES LOCATED ON, OR ADJACENT TO STRUCTURES SHALL BE SCREENED BY THE HEIGHT OF THE BUILDING WALL OR BY A WALL OR ENCLOSURE OF SUFFICIENT HEIGHT THAT MECHANICAL EQUIPMENT IS SCREENED FROM VIEW.

ASKING FOR A VARIANCE ON THE PROPOSED YUKON HIGH SCHOOL COMMONS ADDITION ON MECHANICAL EQUIPMENT THAT WILL BE VISIBLE ON THE LOW SLOPE ROOF, LOCATED AT 1777 S. YUKON PARKWAY, YUKON, OK.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01°23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

4. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF **YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER:**

(A) CITY OF YUKON ORDINANCE SECTION 204-32 (2) ANY METAL BUILDING PERMITTED UNDER THIS SECTION SHALL HAVE ALL SIDES OF THE BUILDING CONTAIN AT LEAST 75 PERCENT BRICK, GLASS, ROCK, WOOD OR MATERIAL OTHER THAN METAL.

ASKING FOR A VARIANCE ON THE PROPOSED YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER THAT WILL EXCEED THE 25 PERCENT METAL.

(B) CITY OF YUKON ORDINANCE SECTION 204-32 (4) MECHANICAL EQUIPMENT AND DEVICES LOCATED ON, OR ADJACENT TO STRUCTURES SHALL BE SCREENED BY THE HEIGHT OF THE BUILDING WALL OR BY A WALL OR ENCLOSURE OF SUFFICIENT HEIGHT THAT MECHANICAL EQUIPMENT IS SCREENED FROM VIEW.

ASKING FOR A VARIANCE ON THE PROPOSED YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER ON MECHANICAL EQUIPMENT THAT WILL BE VISIBLE ON THE PITCHED ROOF.

(C) CITY OF YUKON ORDINANCE APPENDIX (A) 603.3 (7) NO BUILDING OR STRUCTURE IN ANY COMMERCIAL DISTRICT SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.

ASKING FOR A VARIANCE TO EXCEED THE 35 FEET BY 14 FEET 4 INCHES, LOCATED AT 1777 S. YUKON PARKWAY, YUKON, OK.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01'23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

5. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL PERFORMING ARTS CENTER / COLLEGE AND CAREER CENTER:

(A) CITY OF YUKON ORDINANCE SECTION 204-32 (4) MECHANICAL EQUIPMENT AND DEVICES LOCATED ON, OR ADJACENT TO STRUCTURES SHALL BE SCREENED BY THE HEIGHT OF THE BUILDING WALL OR BY A WALL OR ENCLOSURE OF SUFFICIENT HEIGHT THAT MECHANICAL EQUIPMENT IS SCREENED FROM VIEW.

ASKING FOR A VARIANCE ON MECHANICAL EQUIPMENT THAT WILL BE VISIBLE ON THE LOW SLOPE ROOF.

(B) CITY OF YUKON ORDINANCE APPENDIX (A) 603.3 (7) NO BUILDING OR STRUCTURE IN ANY COMMERCIAL DISTRICT SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.

ASKING FOR A VARIANCE TO EXCEED THE 35 FEET BY 46 FEET 4 INCHES, LOCATED AT 1777 S. YUKON PARKWAY, YUKON, OK.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01'23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

6. ITEM: NEW BUSINESS

7. ITEM: OPEN DISCUSSION

8 .ITEM: ADJOURNMENT – NEXT MEETING MARCH 6, 2023