

NOTICE & AGENDA
BOARD OF ADJUSTMENT SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA

THURSDAY, NOVEMBER 30TH, 2023 AT 5:30 PM

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PRYOR CREEK, OKLAHOMA WILL MEET IN SPECIAL SESSION AT 5:30 P.M. ON THE ABOVE DATE IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET IN PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND SHOULD CALL 918-825-0888.

1. Call to order, roll call and declare a quorum.
2. Oath of Office to be administered to:
 - a. Stacy Barker, Seat #2, term ending August 31, 2026.
 - b. Kenny Littlefield, Seat #4, term ending August 31, 2026.
 - c. Haley Darnell, Seat #5, term ending August 31, 2025.
3. Discussion and possible action regarding appointing a new chairperson for the Board of Adjustment Committee.
4. Discussion and possible action to approve minutes of January 5th, 2023 Special Meeting.
5. Public Hearing.
 - a. Enter Public Hearing.

Applicant: Matthew Duke with Cherokee Nation is requesting, on behalf of Margie Eglain, a variance to replace the current house with a new modular 15 ft x 56 ft house. The current house is 576 sq ft and they want to replace it with an 840 sq ft home. The lot is only 25 ft wide. This may qualify the lot as a non-conforming lot.

Legal: The South 25 feet of the North 50 feet of Lot 4 and 10' of St. in Block 24 of Original Town of Pryor Creek, Oklahoma. Also known as 114 N Taylor St.
 - b. Exit Public Hearing.
6. Discussion and possible action on Public Hearing for Matthew Duke with Cherokee Nation on behalf of Margie Eglain who is requesting a variance on the lot for building a larger house on the 25 ft lot.
7. Public Hearing.
 - a. Enter Public Hearing.

Applicant: Jim Gabel is requesting a variance to build an open carport outside of the building line on the North side of his garage. This will set the carport outside all setbacks on the property.

Legal: Lot Numbered One (1) in Block Numbered One (1) of WOOD HAVEN, a Subdivision in Mayes County, State of Oklahoma, according to the official Survey and Plat filed thereof. Address: 1701 Woodhaven Lane.
 - b. Exit Public Hearing.

8. Discussion and possible action on Public Hearing for Jim Gabel who is requesting a variance to build an open carport outside of the building line on the North side of his garage which is outside the setback on the property.

9. Public Hearing.

a. Enter Public Hearing.

Applicant: Tyler Ragsdale is requesting a variance on the lot width footage (he has 245.75' and AG requires 330'). He is also requesting a variance on the minimum lot area (he has 4.97 acres and AG requires 5 acres).

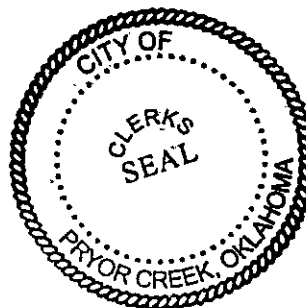
Legal: A tract of land being a part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Nine (9), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma, more particularly described as follows, to-wit:

Beginning at the Southeast corner of the SE¼ of the SW¼; THENCE North 01°30'40" West along the East line of the SE¼ of the SW¼ a distance of 881.13 feet to a ½ inch iron pin; THENCE South 88°35'06" West a distance of 245.75 feet to a ½ inch iron pin; THENCE South 01°31'41" East a distance of 881.11 feet to a MAG nail on the South line of the SE¼ of the SW¼; THENCE North 88°35'20" East a distance of 245.75 Feet to the point of beginning. Address: 2309 NE 1st.

b. Exit Public Hearing.

10. Discussion and possible action on Public Hearing for Tyler Ragsdale's two variances to build his house on his property which needs a frontage variance and a variance for the 5-acre footage requirement.

11. Adjourn.



POSTED ON THE BULLETIN BOARD AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA, NOVEMBER 28th, 2023 AT 5:00 P.M. BY CITY CLERK COURTNEY DAVIS. Courtney Davis