

CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

☒ VARIANCE [] SPECIAL EXCEPTION

P.O Box 1167, 12 North Rowe Street, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 10/18/2021 HEARING DATE: 11/4/2021 CASE NUMBER: _____

☒ RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER: _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 201 S Edith, PRYOR OK (2 Addresses After Lot Split)

LEGAL DESCRIPTION: Lot 2, Block 57 Original Town of Pryor

PRESENT USE: _____ PRESENT ZONING: RD COMPREHENSIVE PLAN DESIGNATION: _____

SURROUNDING ZONING: _____ FLOODPLAIN DESIGNATION: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST

ACTION(S) REQUESTED: 1) Adjust coverage Allowance to fit Duplex
2) Adjust Rear Set Back Line to Allow Duplex to fit
(See Plot PLAN) ONE Duplex ON Each Lot

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Butler Homes LLC</u>	NAME <u>Butler Homes LLC</u>
ADDRESS <u>451 S Wood St</u>	ADDRESS <u>PO Box 882</u>
CITY, ST, ZIP <u>PRYOR, OK 74361</u>	CITY, ST, ZIP <u>PRYOR, OK 74362</u>
DAYTIME PHONE <u>918-864-0467</u>	DAYTIME PHONE <u>918-824-2700</u>
EMAIL <u>contactus@butlerhomesllc.com</u>	EMAIL <u>contactus@butlerhomesllc.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Becky Orange</u>	<u>10/18/2021</u>

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SAME

APPLICATION FEES			
BASE REQUEST	\$10.00		<u>10.00</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ <u>—</u>
NEWSPAPER PUBLICATION	\$		<u>112.50</u>
SIGN POSTING	\$18.50		<u>18.50</u>
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)		FILING FEE	\$ <u>—</u>
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			<u>—</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE <u>used same envelope</u>	\$2.18 x = \$	<u>MC</u>	<u>n/c</u>
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.18 x = \$	NOTICE SUBTOTAL	\$ <u>—</u>
		TOTAL AMOUNT DUE	\$ <u>141.00</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N

PAID

REVISED 10/18/2021

Board of Adjustment Case Number: _____ Date: _____, 7:00 p.m.

City Council Chambers, 12 North Rowe Street

A person knowledgeable of the application and the property must attend the meeting to represent the application.

Site Plans must be submitted at the time of application. Other drawings, photographs or exhibits may be submitted at the hearing.

VARIANCES:

The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. Application of the zoning ordinance requirements to this particular piece of property will create unnecessary hardship to the property, not self-imposed by the owner or developer. This does not include financial hardship to the applicant.
3. There are conditions that are peculiar to this piece of property, which do not apply to other properties in the same zoning district.
4. The variance, if granted, will not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance or the comprehensive plan. However, no variance may be granted for a use of land, buildings or structure that is prohibited by the zoning ordinance.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions.

Please state your hardship:

To allow for a multi-housing unit (the smallest 2 BR/1B units) to fit we are needing the rear set back lines + coverage Allowance modified.

Applicant Signature: _____

SPECIAL EXCEPTIONS:

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code.
2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Further, if the special exception is for "special residential facilities" the following factors shall be considered. Please be ready to address each of these items at the hearing:

- | | |
|---|--|
| A. Size of the facility; | F. Compliance with state licensure and certification requirements; |
| B. Number of staff and staff-to-client ratio; | G. Proximity to similar uses; |
| C. Levels of treatment; | H. Distance from sensitive uses (single-family residential districts, schools, parks, child day care centers). |
| D. Location of site in relation to needed services; | |
| E. City infrastructure in the area; | |

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you may need additional permits. Contact the City of Pryor Creek Building Inspector's Office at (918) 825-1679.

City of Pryor Creek
P.O. Box 1167
12 North Rowe Street
Pryor Creek, Oklahoma 74362
(918) 825-0888 FAX: (918) 825-6577

Lot Numbered Two (2) in Block Numbered Fifty-Seven (57) in the Original Town of PRYOR CREEK, according to the United States Government Survey and Plat thereof.

CERTIFICATION

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

G Michael Finnell, R.P.L.S.#1107
C.A.#2425 6/30/22 Copyright 2021

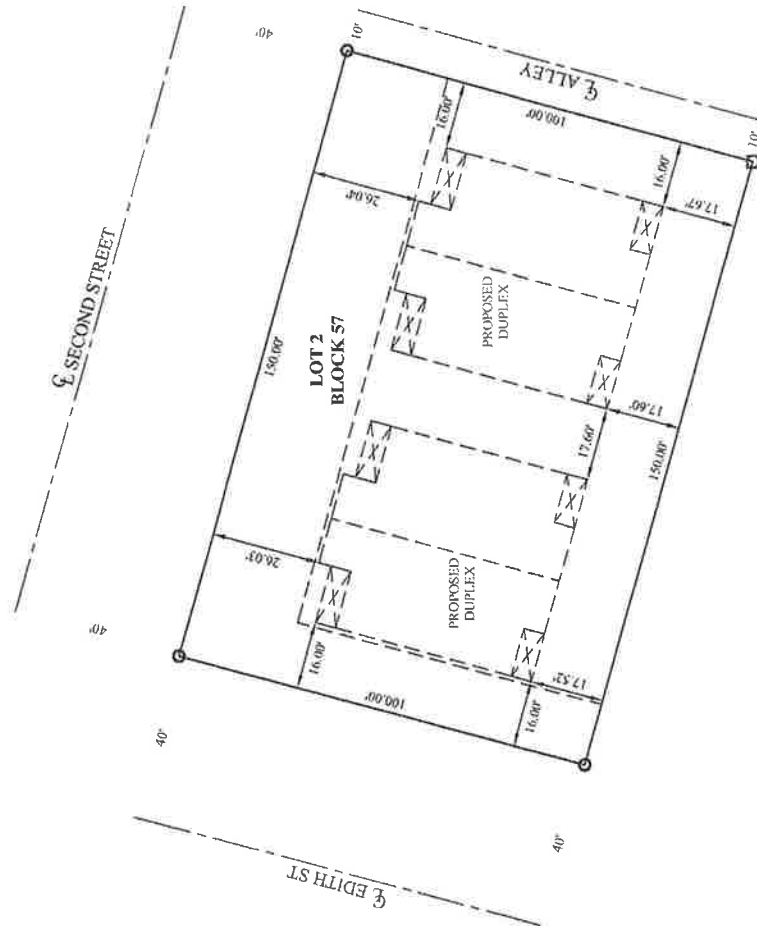
BUTLER HOMES
PROPERTY

PLOT PLAN

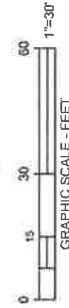
CRD. FILE - BLK570TP
DWG FILE - BTLR-H1

DRAWN	CHECKED	DATE OF FIELD WORK
KRC	CMF	7/11/2021

BEARINGS AND DISTANCES ARE BASED ON
THE FILED CITY OF PRYOR SUBDIVISION PLAT.



☒ SET 3/8" I.P. W/L.S. #1107 CAP
☐ - FOUND 1" I.P.
☐ - FOUND 1/2" I.P.



NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

Notice is hereby given that on the 4th day of November 2021, at 6:15 P.M. in the City Hall Council Chambers, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Board of Adjustment will consider two variances for the Coverage allowance from 35% to 36.5% on duplexes with tentative address of 302 SW Second A & B and 304 SW Second A & B as well as two Rear setback area reduced from 20% to 17.5% on tentative address of 302 SW Second A & B and 304 SW Second A & B, pending Lot Split approval.

LEGAL DESCRIPTION

Lot Numbered Two (2) in Block Numbered Fifty-Seven (57) in the Original Town of PRYOR CREEK, according to the United States Government Survey and Plat thereof. (201 S Edith)



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify City of Pryor Creek at 918-825-0888.