

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: SC DATE FILED: 3/12/24 HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 540 Dogpound rd Pryor, OK 74361

LEGAL DESCRIPTION: Please see attached

PRESENT USE: Farm PRESENT ZONING: AG COMPREHENSIVE PLAN DESIGNATION: _____

SURROUNDING ZONING: AG FLOODPLAIN DESIGNATION: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: would like to place 1 manufactured home on south side of property. we are the only house on the road and the only other homes ever on the same road were manufactured homes one was moved and the other burned our daughter wants to move next to us.

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>Shashonna Mefford</u>	NAME <u>Same</u>
ADDRESS <u>540 Dogpound rd</u>	ADDRESS <u>Same</u>
CITY, ST, ZIP <u>Pryor, OK 74361</u>	CITY, ST, ZIP <u>←</u>
DAYTIME PHONE <u>918-373-3004</u>	DAYTIME PHONE <u>←</u>
EMAIL <u>smefford54@gmail.com</u>	EMAIL _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: Shashonna Mefford

DOES OWNER CONSENT TO THIS APPLICATION YES [] NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Self

APPLICATION FEES			
BASE REQUEST	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		168.00
SIGN POSTING	\$18.50		18.50
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT) <u>Rec. 3/26/24</u>		FILING FEE	\$ 180.00
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			—
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE <u>2.64 x 15</u>	\$ 39.60		39.60
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE <u>\$2.18 x =</u>	\$	NOTICE SUBTOTAL	\$
		TOTAL AMOUNT DUE	\$ 416.10

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:

Applicant Signature: Sharonna Mefford

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.

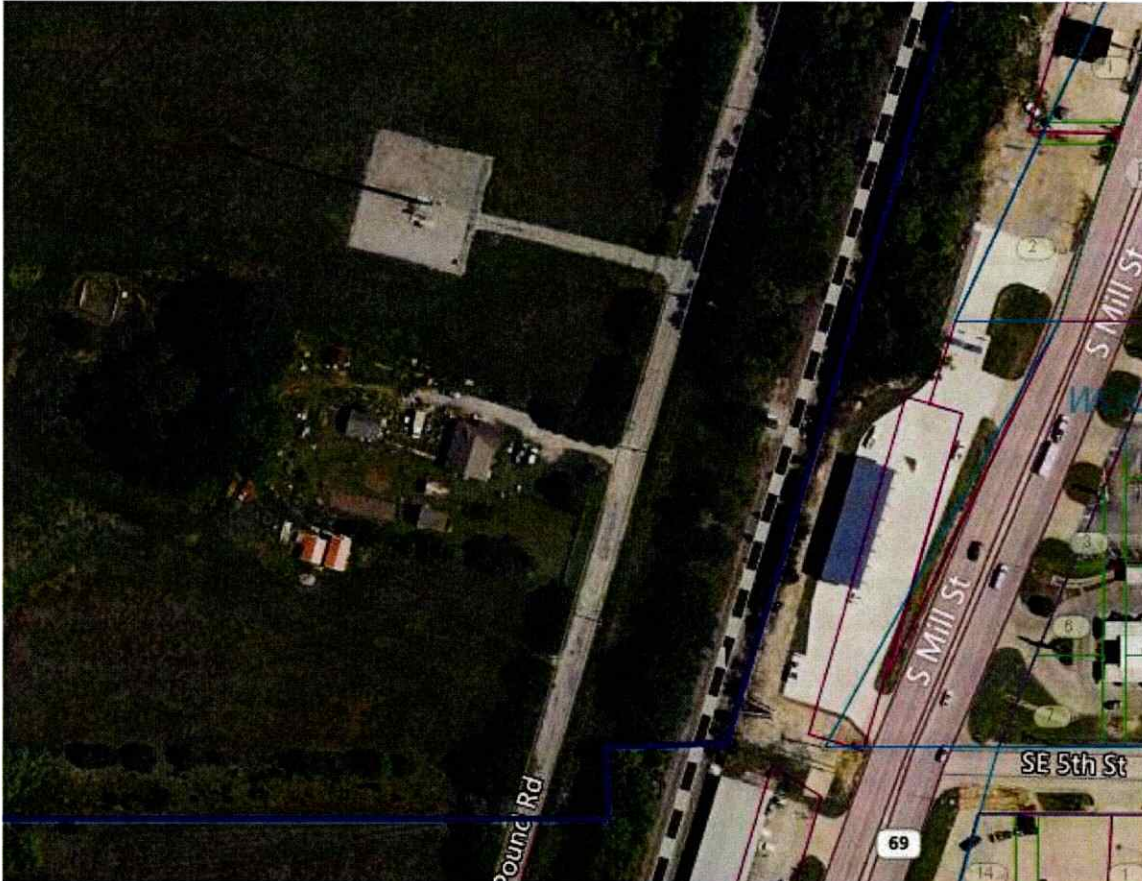
If your application is approved, you may need additional permits. Contact the City of Pryor Creek Building Inspector's Office at (918) 825-1679.

City of Pryor Creek
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 Pryor Creek, Oklahoma 74362
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NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

Notice is hereby given that on April 29th, 2024 at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Board of Adjustment will consider a special exception to allow a manufactured home (mobile home) to be set on this property. This property is zoned AG (Agriculture).



LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter in Section Eighteen (18), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma. (540 Dogpound Road, Pryor)

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

10-6-1: USE REGULATIONS:

Principal uses are allowed in R Districts in accordance with table 6-1 of this section.

A. Use Classification System: Uses are listed in the first column of table 6-1 of this section. This UDO classifies uses into categories and subcategories, which are defined in this chapter. In some cases, specific use types and building types are listed in addition to the use categories and subcategories. Building types are also defined in this chapter.

B. Permitted Uses: Uses identified with a "P" are permitted as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in the final column of table 6-1 of this section and with all other applicable regulations of this UDO.

C. Special Exception Uses: Uses identified with an "S" may be allowed if reviewed and approved in accordance with the special exception procedures of section 10-15-12 of this title. Special exception uses are subject to compliance with any supplemental regulations identified in the final column of table 6-1 of this section and with all other applicable regulations of this UDO.

D. Prohibited Uses: Uses identified with a "-" are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in subsection 10-6-2D of this chapter) to fall within any defined use category are also prohibited.

E. Supplemental Regulations: The "supplemental regulations" column of table 6-1 of this section identifies additional regulations that apply to some uses. Unless otherwise expressly stated, compliance with these regulations is required regardless of whether the use is permitted as-of-right or requires special exception approval.

F. Accessory Uses: Accessory uses, such as home occupations, are not regulated by table 6-1 of this section. Customary accessory uses are allowed in conjunction with principal uses permitted by right or by special exception, subject to compliance with all applicable accessory use regulations of chapter 8 of this title. (Ord. 2018-16, 12-4-2018)

TABLE 6-1

USE REGULATIONS

P = Use permitted as of right	S = Special exception approval required	- = Prohibited use
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Use	Zoning Districts													Supplemental Regulations (Code Section)
	RS	RD	RT	RM	RMH	CO	CC	CR	CAR	CG	IL	IH	AG	
Residential:														
Household living:														
Single household on a lot:														
Detached house	P	P	P	P	P	-	-	-	-	-	-	-	-	P
Patio house	S	P	P	P	S	-	-	-	-	-	-	-	-	10-7-10
Townhouse	-	-	P	P	-	-	-	-	-	-	-	-	-	10-7-12
Manufactured housing unit	-	-	-	-	P	-	-	-	-	-	-	-	-	
Manufactured housing subdivision	-	-	-	-	P	-	-	-	-	-	-	-	-	10-7-7
Mixed-use building	-	-	-	-	-	-	-	-	-	P	-	-	-	
Mobile home/mobile home park	-	-	-	-	S	-	-	-	-	-	-	-	-	10-7-8

