

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**SPECIAL MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**THURSDAY, NOVEMBER 30<sup>TH</sup>, 2023 5:30pm**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE BOARD OF ADJUSTMENT MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

**BOARD MEMBERS: SCOTT CRAFT, STACY BARKER, KENNY LITTLEFIELD, BRIANA BRAKEFIELD, HALEY DARNELL**

**1. CALL TO ORDER, ROLL CALL AND DECLARE A QUORUM.**

Craft called the meeting to order and declared a quorum. Members present were: Stacy Barker, Kenny Littlefield, Briana Brakefield, Scott Craft and Haley Darnell.

Others present: Mayor Zac Doyle, Building Inspector Kenneth Young, Matthew Duke, Margie Eglain, Rhonda Gabel, Jim Gabel, Tyler Ragsdale, Linda Moore, Rick Swafford, Judy Jase, James Max Ho, Kathy Ho, Georgina Lyman, Ray Sherman, Rebecca Bacon, Joe M. Bacon, Randy Miller, Wayne Jones.

**2. OATH OF OFFICE TO BE ADMINISTERED TO:**

Staff member Sheryl Laue administered the Oaths of Office 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.**

Motion was made by Scott Craft to recommend himself for Chairperson, second by Brakefield. Voting yes: Barker, Littlefield, Brakefield, Darnell, and Craft.

**4. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 5<sup>TH</sup>, 2023 SPECIAL MEETING.**

No motion was taken due to lack of quorum from the meeting of January 5<sup>th</sup>, 2023 currently seated on the Board.

**5. PUBLIC HEARINGS.**

**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 QUALITY 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 KNOW AS 114 N TAYLOR ST.**

Motion was made by Brakefield, second by Littlefield to enter into Public Hearing. Voting yes: Barker, Craft, Littlefield, Darnell, Brakefield. Voting no: none.

**b. Exit Public Hearing.**

Motion was made by Brakefield, second by Littlefield to exit Public Hearing. Voting yes: Barker, Craft, Littlefield, Darnell, Brakefield. Voting no: none.

**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.**

Motion was made by Littlefield, second by Barker to approve the variances of 4.5' on the side setbacks, reducing the lot size from 6,000 sq ft to 4,000 sq ft (as code requires) and reducing the minimum lot width from 50' to 25' (as code requires). Voting yes: Craft, Littlefield, Darnell, Brakefield, Barker. Voting no: none.

**7. PUBLIC HEARINGS.**

**a. Enter Public Hearing.**

**APPLICANT: JIM GABLE 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.**

Motion was made by Brakefield, second by Littlefield to enter into Public Hearing. Voting yes: Craft, Littlefield, Darnell, Brakefield, Barker. Voting no: none.

**b. Exit Public Hearing.**

Motion was made by Brakefield, second by Barker to exit Public Hearing. Voting yes: Craft, Littlefield, Darnell, Brakefield, Barker. Voting no: none.

**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.**

Motion was made by Brakefield, second by Barker to deny the variance due to the covenant that the addition has. This was brought up by several residents at the Public Hearing. Voting yes: Littlefield, Darnell, Brakefield, Barker, Craft. Voting no: none.

**9. PUBLIC HEARINGS.**

**a. Enter Public Hearing.**

**APPLICANT: TYLER RAGSDALE IS REQUESTING A VARIANCE ON THE LOT WIDTH FOOTAGE (HE HAS 245.75' AND AG REQUIRED 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 1<sup>ST</sup>.**

Motion was made by Brakefield, second by Littlefield to enter into Public Hearing. Voting yes: Darnell, Brakefield, Barker, Craft, Littlefield. Voting no: none.

**b. Exit Public Hearing.**

Motion was made by Brakefield, second by Littlefield to exit Public Hearing. Voting yes: Darnell, Brakefield, Barker, Craft, Littlefield. Voting no: none.

**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.**

Motion was made by Brakefield, second by Barker to approve the variance of 245.75' of lot width footage and 4.97 acres. Voting yes: Brakefield, Barker, Craft, Littlefield, Darnell. Voting no: none.

**11. ADJOURN.**

Motion was made by Brakefield, second by Littlefield to adjourn. Voting yes: Brakefield, Barker, Craft, Littlefield, Darnell. Voting no: none.

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE



# 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: 1/10 HEARING DATE: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_

RESIDENTIAL [ ] NON-RESIDENTIAL [ ] MIXED USE BUILDING PERMIT APPLICATION NUMBER: \_\_\_\_\_

NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 114 N. Elliott St.

LEGAL DESCRIPTION: (Attached)

PRESENT USE: empty PRESENT ZONING: Rm COMPREHENSIVE PLAN DESIGNATION: \_\_\_\_\_

SURROUNDING ZONING: RM FLOODPLAIN DESIGNATION: \_\_\_\_\_

## INFORMATION ABOUT YOUR REQUEST A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: (Attached)

VARIANCE SECTIONS: 1-4 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>Cotton Davis</u>	NAME: <u>Pilar Carrillo &amp; Able Carrillo - Burajas</u>
ADDRESS: <u>272 W. 390 RD</u>	ADDRESS: <u>7523 W. 470 Rd.</u>
CITY, ST, ZIP: <u>Ada, OK 74330</u>	CITY, ST, ZIP: <u>Pryor, OK 74361</u>
DAYTIME PHONE: <u>918-892-0863</u>	DAYTIME PHONE: _____
EMAIL: <u>DWwelding01@gmail.com</u>	EMAIL: <u>PilarCarrillo29@yahoo.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

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

APPLICATION FEES			
BASE REQUEST	\$10.00		10 <sup>00</sup>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ -0-
NEWSPAPER PUBLICATION	\$		168 <sup>00</sup>
SIGN POSTING	\$18.50		18.50
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)		FILING FEE	\$ 325 <sup>00</sup>
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			-0-
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE \$0.60 + \$1.85 x # of mailing)	\$2.45 x = 32		84.48
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.45 x =	NOTICE SUBTOTAL	\$
		TOTAL AMOUNT DUE	\$ 605.98

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 2/2/2023

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.

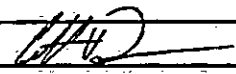
**VARIANCES:**

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: See attached

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

1<sup>st</sup> page:

Action Requested:

Seeking a few variances to build a 600 square foot home at the address listed above. [Building model plan and site plan attached].

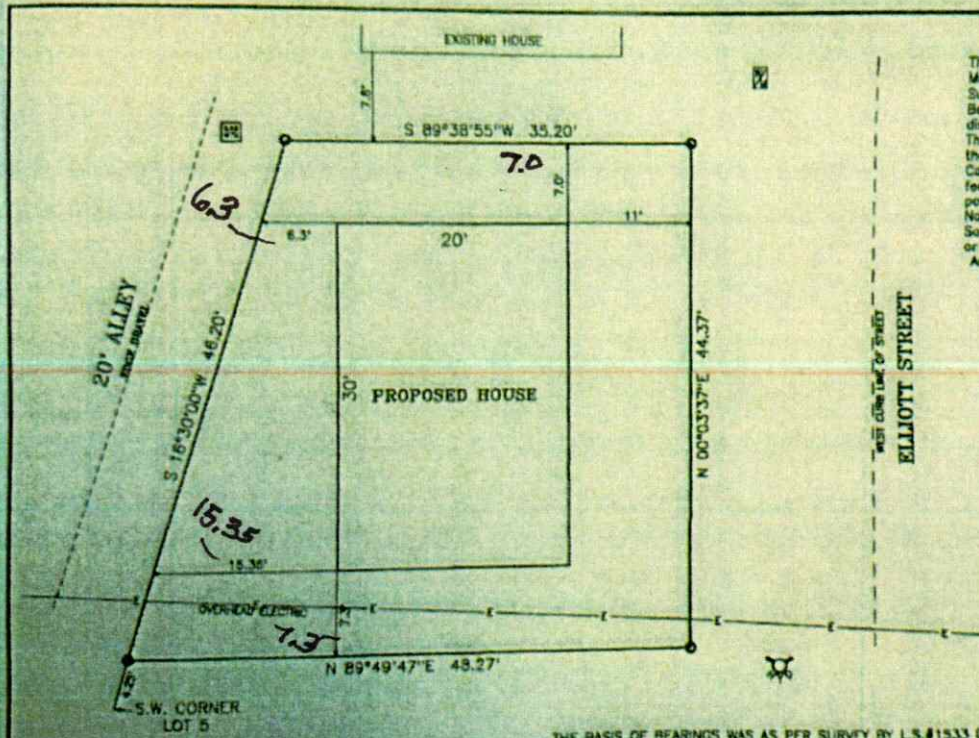
2<sup>nd</sup> page:

Please state your hardship:

The shape and size of the plot of land is unique and has created a hardship to build a small home within the parameters of the zoning requirements. We seek a few variances: A variance to build a 600 sq. feet home on the approximate 1800 square feet lot size and variances on the front and backyard setback allowance parameters.

We seek a variance of 11' for the distance from the road, this still does not allow us to meet the 20% setback for the backyard and need a variance due to the unique wedge shape. We will meet the side setback parameters. The variances we are requesting will cause severe hardship if this lot cannot be utilized by the property owner and will not cause substantial detriment or impair the purpose and intent of the zoning ordinance or comprehensive plan.





**PROPERTY DESCRIPTION**

That part of Lot 5 in Block 16 in the incorporated Town of Pryor Creek, Mayes County, Oklahoma, according to the United States Government Survey and Plat thereof, more particularly described as follows to-wit: Beginning at a point on the Westerly line of said Lot 5, Block 16 a distance of 4.25 feet Northeastery of the Southwest Corner thereof; Thence Easterly, a distance of 48.45 feet, more or less to a point on the East line of said Lot 5, Block 16, 18.82 feet North of the Southeast Corner thereof; Thence North along the said East line a distance of 44.37 feet to a point; Thence West on a straight line a distance of 35.2 feet to a point on the Westerly line of said lot which point is 50.45 feet Northeastery from the Southwest Corner of said Lot; Thence Southwesterly along said Westerly line a distance of 46.2 feet to the point or place of beginning.

As per Deed filed in Book 1527 at Page 82 in the County Clerk's office.

**CERTIFICATION**

I, Rudy Clavin, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

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

Witness my hand and seal this 26th day of February, 2024.

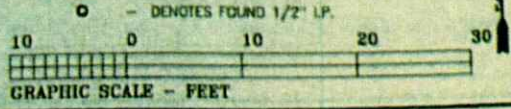
Rudy Clavin  
 Mayes County, R.P.L.S.#2032  
 O.C.A.#2425 2/30/24 Copyright, 2024

**NOTES:**

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP #40097C0241E DATED 9/16/2011.

NO EASEMENTS AFFECT SUBJECT PROPERTY AS PER THE TITLE COMMITMENT FROM THE CLOSING DOCUMENTS FOR THE PURCHASE OF THE PROPERTY.

THE BASIS OF BEARINGS WAS AS PER SURVEY BY L.S.#1533 ON 9/22/2009.



<b>GREEN COUNTRY SURVEYING</b>		<b>CARRILLO</b>	
207 S. ADAIR ST. P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-8573 OFFICE 918-825-3806 FAX		PROPERTY	
		PLOT PLAN SURVEY PLAT	
OWNER	CARRILLO	DATE OF FIELD WORK	2/7/24
JAC	KRC	SCALE	1"=10'
		DWG. FILE	CARRILO
		P. FILE	CARRILO
		LOG. FILE	CARRILO





# NOTICE OF PUBLIC HEARING

## BEFORE THE CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

Notice is hereby given that on February 22<sup>nd</sup> 2024, at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2<sup>nd</sup> floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Board of Adjustment. The Lot qualifies as a Non-Conforming Lot due to the size of the lot. However, they are still requesting two variances. One will be at the front of the property from 25' to 11'. They are also asking for a variance from the 20% of the setback due to the angle of the rear property line.

### LEGAL DESCRIPTION

That part of Lot 5 in Block Numbered 16 in the Incorporated Town of Pryor Creek, Mayes County, Oklahoma, according to the United State Government Survey and Plat thereof, more particularly described as follows, to-wit: Beginning at a point on the Westerly line of said Lot 5, Block 16, a distance of 4.25 feet Northeasterly of the Southwest corner thereof; thence Easterly, a distance of 48.45 feet, more or less, to a point on the East line of said Lot 5, Block 16, 18.82 feet North of the Southeast corner thereof; thence North, along said East line, a distance of 44.37 feet to a point; thence West, on a straight line, a distance of 35.2 feet, to a point on the Westerly line of said lot, which point is 50.45 feet Northeasterly from the Southwest corner of said Lot; thence Southwesterly, along said Westerly line, a distance of 46.20 feet, to the point or place of beginning. (114 N Elliott).



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



# 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: 1707 DATE FILED: Resubmitted 1/12/24 HEARING DATE: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_

[ ] RESIDENTIAL [ ] NON-RESIDENTIAL [ ] MIXED USE BUILDING PERMIT APPLICATION NUMBER: \_\_\_\_\_

NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 15 South Ora Pryor, OK 74361

LEGAL DESCRIPTION: The North Half of Lots 4 and 5, in Block 33B of the Whitaker Addition.

PRESENT USE: Residential PRESENT ZONING: RD COMPREHENSIVE PLAN DESIGNATION: \_\_\_\_\_

SURROUNDING ZONING: \_\_\_\_\_ FLOODPLAIN DESIGNATION: X

## INFORMATION ABOUT YOUR REQUEST

**A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.**

ACTION(S) REQUESTED:  
Modify rear setback from 20' to 14' to allow for new house construction. All other setbacks are met.

VARIANCE SECTIONS: 10-2-4 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>Luke Swift</u>	NAME <u>Luke Swift</u>
ADDRESS <u>8753 E 400</u>	ADDRESS <u>8753 E 400</u>
CITY, ST, ZIP <u>Strang, OK 74367</u>	CITY, ST, ZIP <u>Strang, OK 74367</u>
DAYTIME PHONE <u>918-864-4844</u>	DAYTIME PHONE <u>918-864-4844</u>
EMAIL <u>lukeswift@hotmail.com</u>	EMAIL <u>lukeswift@hotmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u>	<u>01-12-2024</u>

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

APPLICATION FEES			
BASE REQUEST	\$10.00		<u>10<sup>00</sup></u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	<u>\$ -0-</u>
NEWSPAPER PUBLICATION	\$		<u>168<sup>00</sup></u>
SIGN POSTING	\$18.50		<u>18.50</u>
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)		FILING FEE	<u>\$ 325<sup>00</sup></u>
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			<u>-0-</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE <u>64 + 2.00</u>	<u>2.45 x 37 =</u>		<u>9.768</u>
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	<u>2.45 x =</u>	NOTICE SUBTOTAL	<u>\$ -0-</u>
TOTAL AMOUNT DUE			<u>\$ 619.18</u>

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

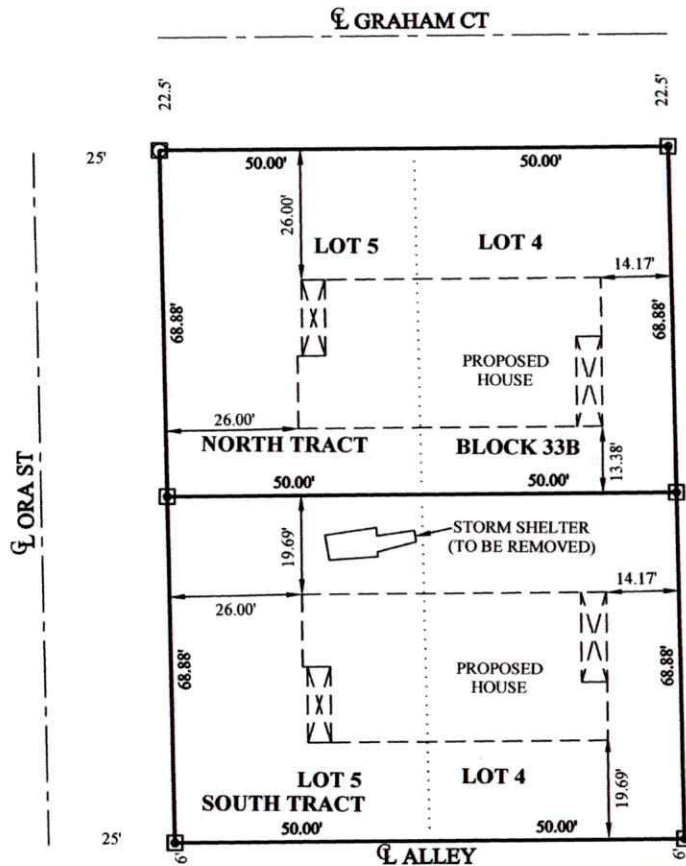
## DISPOSITION

BOARD ACTION: \_\_\_\_\_

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

**PAID**

10.00 for  
629.18 175 ora



**NORTH TRACT  
LEGAL DESCRIPTION**

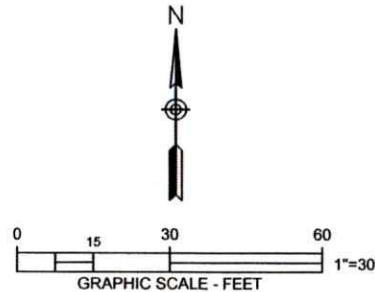
The North Half of Lots 4 and 5, in Block 33B of the WHITAKER ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Official, recorded Plat and Survey thereof, filed for record in the office of the County Clerk of said County and State.

Contains 0.1581 acres, more or less.  
This legal description was developed by Kody Couch, L.S. #2032, on 12/3/2023.

**NOTES:**

The subject property has a zoning code of "RD".

The subject property lies in Flood Zone "X" as per Flood Insurance Rate Map #40097C0241E dated 9/16/2011.



- ▣ - SET 3/8" I.P. W/ L.S. #2032 CAP
- ▣ - FOUND 1" SQAURE BOLT

NO EASEMENTS WERE SUPPLIED,  
RESEARCHED, OR ADDRESSED AS PART OF  
THIS SURVEY AND PLAT.

BEARINGS AND DISTANCES ARE BASED ON  
THE FILED PLAT OF WHITAKER ADDITION.

**SOUTH TRACT  
LEGAL DESCRIPTION**

The South Half of Lots 4 and 5, in Block 33B of the WHITAKER ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Official, recorded Plat and Survey thereof, filed for record in the office of the County Clerk of said County and State.

Contains 0.1581 acres, more or less.  
This legal description was developed by Kody Couch, L.S. #2032, on 12/3/2023.

**CERTIFICATION**

I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

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.

Witness my hand and seal this 3rd day of December, 2023.

**KODY COUCH**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
L.S. #2032  
Kody Couch, R.P.L.S. #2032  
A.#2425 6/30/24 Copyright 2023

<b>GREEN COUNTRY SURVEYING</b>		<b>SWIFT PROPERTY</b>	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		PLOT PLAN	
DRAWN KRC	CHECKED KRC	DATE OF FIELD WORK 12/1/2023	SCALE 1"=30' CRD. FILE - CRUZ-MI DWG FILE - SWIFT-L3



# NOTICE OF PUBLIC HEARING

## BEFORE THE CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

Notice is hereby given that on February 22<sup>nd</sup>, 2024 at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2<sup>nd</sup> floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Board of Adjustment will consider two variances for the rear setback (20%) of two lots from 20' to 14.7' to allow for the two new houses listed below. All other setbacks are met in RD zone.

### LEGAL DESCRIPTION

North Tract: The North Half of Lots 4 and 5, in Block 33B of the WHITAKER ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Official, recorded Plat and Survey thereof, filed for record in the office of the County Clerk of said County and State. Contains 0.1581 acres, more or less.

South Tract: The South Half of Lots 4 and 5, in Block 33B of the WHITAKER ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Official, recorded Plat and Survey thereof, filed for record in the office of the County Clerk of said County and State. Contains 0.1581 acres, more or less. (15 S Ora and 17 S Ora)



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