

AGENDA
BOARD OF ADJUSTMENT
JUNE 20, 2024 AT 2:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the May 16, 2024, regular meeting.
2. Request to allow a variance to the maximum lot coverage so that a self storage facility can use 47.25 percent of the lot
3. Community Development Department Updates
4. Board Comments
5. Adjournment

Respectfully submitted,

Rian Harkins, Community Development
Director

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

SHAWNEE BOARD OF ADJUSTMENT

DATE: May 16, 2024

Regular meeting - *DRAFT Minutes*

The Board of Adjustment of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on May 16, 2024, at 2:30 PM, according to notice duly posted as prescribed by law.

Chair Gordon called the meeting to order at 2:30 PM. Community Development Director Rian Harkins called roll and stated a quorum was present.

The following Commissioners were present:

Present: Austin, Dyer, Gordon, Kelly

Absent: Richardson

Item 1: Approval of Minutes – Regular meeting

Consideration of the minutes from the regular meeting of March 21, 2024. Chair Gordon asked for questions or corrections to the minutes.

Board Member Dyer made a motion to **Approve** the minutes as presented, which Board Member Kelly seconded. Motion **passed 4-0-0**.

Aye: Austin, Dyer, Gordon, Kelly

Nay: None

Abstain: None

Item 2: Case No. BOA05-24 Public hearing and consideration of a request for a variance to allow a storm shelter in the side yard of a corner lot at the property located at 1231 N. Beard Avenue. (Deferred from 4.18.2024 -- no quorum) The applicant has withdrawn the request. No action is required..

Chair Gordon noted that the applicant has withdrawn this request, and that the item will need no further action.

Item 3. Case No. BOA06-24 Public hearing and consideration of a request for a variance for a reduction of the rear yard setback for an accessory structure on the property located at 2300 Crooked Oak.

Chair Gordon read Agenda Item 3 and asked for a staff report. Community Development Director Rian Harkins reviewed the information on the staff report for BOA06-24 with the following information:

The subject property is located at 2300 Crooked Oak Court and is zoned R-1 (Single-Family Residential District.) The request is a variance to Sec. 22-293, which indicates in R-1 zoning that accessory structures must be located in the rear yard with a ten-foot (10') setback from the rear and side yards. This variance request is to place an accessory structure in the rear yard three feet (3') from the rear property line.

The rear yard of the subject property slopes toward the house. The variance to move the accessory structure closer to the rear property line is to allow the structure to be on the flattest area of the rear yard. The three feet (3') is clearance to allow a lawn mower between the structure and the property's fence.

Community Development Director Harkins reviewed **Oklahoma Statute 11 O.S. 44-107, Section 22-571 of the Shawnee Zoning Code** (Code), the Board of Adjustment (Board) may approve variances only after determining that certain conditions exist.

- 1) The application of the code to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;

- 3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the code or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Planner Clyne noted that *financial hardship* to the applicant is not a consideration in determining a variance request.

Relating to the four conditions for granting a variance, staff's comments were:

1. The application of the code to the subject property creates a hardship as the rear yard has a steep slope
2. The subject property is a corner lot, which significantly limits the area to locate an accessory building..
3. Granting the variance would not cause substantial detriment to the public good or impair the intent and spirit of the Zoning Code and Comprehensive Plan.
4. Allowing an accessory structure to encroach on the rear yard setback by rear yard feet (7') would be the minimum necessary to alleviate the hardship if granted.

Staff recommended **Approval** by the Board of Adjustment for **BOA12-23**, a **Variance** to allow a reduction of seven feet (7') in the rear yard setback for an accessory structure for the property located at 2300 Crooked Oak with the following requirements acknowledged by the applicant.

- Acknowledgment by the applicant that this determination does not negate or circumvent the other requirements of development as stated in the City Codes, which include the Zoning Code and the adopted Building Codes.
- Acknowledgment by the applicant that additional permits may be required and standard inspections may be conducted.

Options:

- Approval of Case No. BOA06-24 allows a reduction of five feet (5') in side yard for the property located at 16216 Patterson Road for the construction of an accessory building.
- Denial of the application for BOA06-24, thus rendering the subject property unbuildable.
- Deferral of Case No. BOA06-24 with a request for additional and specific information to a certain date.

The public hearing was opened. The applicant was present and available for questions. After no others came forward to speak, the public hearing was closed.

Following discussion amongst the BOA and staff, Board Member Austin made a motion to Approve Case No. BOA06-24 with the conditions presented by staff, which Board Member Dyer seconded.

The motion passed **4-0-0**.

AYE: Austin, Dyer, Gordon, Kelly

NAY: None

ABSTAIN: None

Item 4: Community Development Department Updates

Community Development Director Rian Harkins advised updated the Board on the Unified Development Code, stating that the consultant was nearing a point where the next draft would be submitted to the City. The goal was to provide clarification for the public by indicating the difference between the current and updated versions. The Infill Palette is now available on the City's website.

Item 5: Board Members' Comments

Members made various comments about the community's progress, and thanked staff for their efforts.

Item 6: Adjournment

The meeting was adjourned by the power of the Chair at 2:50 PM.

Chair/Vice-Chair

Date

Secretary/City Planner

Date

DRAFT



Board of Adjustment Meeting – 6.20.2024 – City of Shawnee, Oklahoma

Staff Report | BOA07-24 | Building in excess of maximum percentage allowed | 914 N Harrison Avenue

To: Shawnee Board of Adjustment

From: Rian Harkins, Community Development Director

Date: June 20, 2024

Subject: Staff Report -- Public hearing and consideration of a request for a variance to allow a self storage facility in excess of the 30% maximum site coverage at the property located at 914 N Harrison Avenue. Case No.: **BOA07-24** | Applicant: Robert Woodmore (Craig Brackeen, Attorney)

Discussion

The subject property is located at 1231 N. Beard Avenue and is zoned C-3 (Highway Commercial District.) The request is a variance to the Zoning Code, **Sec. 22-333. – Dimensional Standards.**, which discusses the density and dimensional standards such as minimum lot size, street frontage, maximum lot coverage, and yard setbacks. **Table 22-333. Density and Dimensional Standards by Zone** indicate in C-3 zoning that the maximum building coverage is thirty percent (30%) of the site. This variance request is to allow for up to 47.25% of the parcel to be built upon.

The property sits on the NW corner of Harrison and Darrow Street. The subject property is a corner lot with other commercial properties to the north, east, and south. Residential parcels abut the subject property to the west.

The applicant has been looking to develop this site for some time, as illustrated from their numerous meeting with staff at the pre-application stage of development. In those meetings, staff had outlined concerns about the locations of storage builds, vehicular turns on the site (especially for emergency vehicles), and the maximum coverage allowed per the zoning code.

In accordance with **Oklahoma Statute 11 O.S. 44-107, Section 22-571** of the Shawnee Zoning Code (Code), the Board of Adjustment (Board) may approve variances only after determining that certain conditions exist.

- 1) The application of the code to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;
- 3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the code or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Note that *financial hardship* to the applicant is not a consideration in determining a variance request.

Relating to the four conditions for granting a variance, staff's comments are:

- 1) The application of the code to the subject property DOES NOT creates a hardship since the allowed maximum lot coverage is not just limited to the subject property.
 - a. The subject property is similar to many corner lots in the community, including those within the C-3 zoning district.
 - b. The applicant notes that their hardship is that this is their livelihood. Siad business type can be conducted in other locations with similar zoning.
 - c. The applicant's attorney notes that Shawnee is the applicant's hometown. This is similar to a financial hardship, and cannot be a consideration under state statute.
- 2) The subject property is located at an intersection and my be a smaller parcel, but is no different than other parcels of land with the C-3 zoning classification. There are no unique features that make this property peculiar (and thus work to create a hardship).
- 3) Granting the variance would not align with the intent and spirit of the Zoning Code and Comprehensive Plan.
- 4) Allowing the variance would only be the amount of coverage desired by the applicant to meet his desired cash flow for the subject property.

Section 22-572 of the Code indicates that the *burden of truth* is on the applicant seeking a variance to explain what hardship exists and how granting the variance is necessary to relieve the hardship. 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 and safeguards.

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. A public hearing notice was published in The County Democrat weekly newspaper.

Recommendation

Staff recommends **Denial** by the Board of Adjustment for **BOA07-24**, a **Variance** to allow a self storage facility in excess of the 30% maximum site coverage at the property located at 914 N Harrison Avenue:

Options:

- Approval of Case No. BOA07-24 allow a self storage facility in excess of the 30% maximum site coverage at the property located at 914 N Harrison Avenue.
- Denial of the application for BOA07-24, thus preventing the placement of a self storage facility in excess of the 30% maximum lot coverage.
- Deferral of Case No. BOA07-24 with a request for additional and specific information to a certain date.
- Approval of Case No. BOA07-24 with conditions determined by the Board of Adjustment.

PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



PHONE: (405) 878-1672

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 20240799 CASE NO. ZOA 07-24

NAME OF PROPERTY OWNER: Robert and Alethia Woodmore

ADDRESS: 1300 Inverness Circle

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: (405) 517-1521 EMAIL: woodmorew@sbcglobal.net

APPLICANT'S NAME: Robert Woodmore c/o Craig N. Brackeen, attorney

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] **SAME** ☒ **AGENT** ☒

APPLICANT'S ADDRESS: 102 East Highland St.

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: (405) 275-7600 EMAIL: craig@brackeenlaw.com

(PLEASE COMPLETE FOR THE **PROPERTY** THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 914 North Harrison Ave., Shawnee, OK 74801

LEGAL DESCRIPTION: See attached Exhibit "A"

(DIMENSIONS OF PROPERTY) AREA: 35,826 SQ FT WIDTH: 180 feet

LENGTH: 200 feet FRONTAGE: 160 Feet

CURRENT ZONING: C3 CURRENT USE: None. Previously used as a used car lot.

VARIANCE REQUESTED: To use 47.25% of the lot for building coverage for a self storage facility. Hardship is due to the fact that the current city zoning code does not allow for a self-storage facility without a variance and this is the applicant's trade or practice and his hometown.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE
AGENDA.

APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this ____ day of, _____ 20____.

FILING FEE: \$90 + SIGN FEE: \$50

RECEIPT NO: _____

ZONING BOARD OF ADJUSTMENT SECRETARY

ZBOA DECISION: _____

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE
AGENDA.

APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this ____ day of, _____ 20 ____.

FILING FEE: \$90 + SIGN FEE: \$50

RECEIPT NO: _____

ZONING BOARD OF ADJUSTMENT SECRETARY

ZBOA DECISION: _____

EXHIBIT "A" TO

Robert Woodmore Application for Variance

Legal Description:

All of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seven (7), DEXTER'S SECOND ADDITION to the City of Shawnee, Pottawatomie County, State of Oklahoma, according to the recorded plat thereof,

LESS and EXCEPT a tract described as beginning at the Southeast Corner of said Lot 12; thence West along the South line of said Lot 12 a distance of 20.00 feet; thence N44°14'00"E a distance of 28.28 feet to a point on the East line of said Lot 12; thence South along said East line a distance of 20.00 feet to the point of beginning.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

The East 120 Feet of Lots Nine (9) and Ten (10), Block Seven (7), DEXTER'S SECOND ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

AND

The East 30 Feet of the West Half (W/2) and the West 30 Feet of the East Half (E/2) of Lots Eleven (11) and Twelve (12), Block Seven (7), DEXTER'S SECOND ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

AND

The West 60 feet of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seven (7), DEXTERS SECOND ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: MAY 8, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Julie Jordan
Abstractor License No. 4071
OAB Certificate of Authority # 017
File No. 2873460-OK99

OWNERSHIP LIST**ORDER NO 2873460-OK99**

DATE PREPARED: May 16, 2024

EFFECTIVE DATE: May 8, 2024 at 7:30 am

OWNER	LOT	BLK	ADDITION
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE, OK 74801-0000	E120' LOTS 9 & 10	7	DEXTERS 2ND
HUNTER GRACE LLC PO BOX 1466 OKC, OK 73101-0000	E100' LOTS 7 & 8	7	DEXTERS 2ND
HUNTER GRACE LLC PO BOX 1466 OKC, OK 73101-0000	E50' W81.13' LOTS 7 & 8	7	DEXTERS 2ND
TAYLOR JAMES & ROSE 817 E DEWEY SHAWNEE, OK 74801-0000	W31.13' LOTS 7 & 8	7	DEXTERS 2ND
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE, OK 74801-0000	W60' LOTS 9 THRU 12	7	DEXTERS 2ND
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE, OK 74801-0000	E30' W1/2 & W30' E1/2 LOTS 11 & 12	7	DEXTERS 2ND
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE, OK 74801-0000	E60' LOTS 11 & 12 LESS TR STREET CORNER BEG SE/C LOT 12 TH W 20' TH N44*14'00"E 28.28' TH S 20' POB	7	DEXTERS 2ND
WEBER WILLIAM SCOTT 911 N MCKINLEY SHAWNEE, OK 74801-	N46' LOT 6	7	DEXTERS 2 ND
BAM ACQUISITIONS LLC SERIES JJ PO BOX 3698 SHAWNEE, OK 74802-0000	N46' LOT 5 & S4' LOT 6	7	DEXTERS 2ND
HERRING MICHAEL R 907 N MCKINLEY SHAWNEE, OK 74801-0000	4	7	DEXTERS 2ND
LAPACH FRED RAY & TAMMYLYNN 2022 REVOCABLE TRUST 211 E SEVERN SHAWNEE, OK 74801-	3	7	DEXTERS 2ND
PROVIDENCE REAL ESTATE LLC 2000 N BROADWAY SHAWNEE, OK 74804	2	7	DEXTERS 2ND

RELIQUUS LLC 427 W PULASKI SHAWNEE, OK 74804-	1	7	DEXTERS 2ND
HOUSING AUTH OF SAC & FOX P O BOX 1252 SHAWNEE, OK 74802-0000	7	6	DEXTERS 2ND
HOUSING AUTH OF SAC & FOX P O BOX 1252 SHAWNEE, OK 74802-0000	8	6	DEXTERS 2ND
RHODES CAROL & GARY 18 GLEN ROCK DR AUSTIN, TX 78738-	9	6	DEXTERS 2ND
BRANNON ADRIAN & KERRY JR 906 N MCKINLEY AVE SHAWNEE, OK 74801-	10	6	DEXTERS 2ND
BALL EDWARD L & DENISE R 39506 N DAISY MOUNTAIN DR ANTHEM, AZ 85086-0000	11	6	DEXTERS 2ND
ARNOLD CLINTON RT 1 BOX 3 B HOOKER, OK 73945-0000	12	6	DEXTERS 2ND
CANTRELL LEONARD G 114 TEAL DR SHAWNEE, OK 74804-0000	11 & 12 LESS BEG NE/C LOT 11 W100' S100' E80' N44*E 28.27' N80' POB	8	DEXTERS 2ND
AZ RX REAL ESTATE LLC 1006 N HARRISON SHAWNEE, OK 74801-0000	11 & 12 BLK 8 BEG NE/C LOT 11 W100' S100' E80' N44*E 28.27' N80'POB	8	DEXTERS 2ND
CANTRELL LEONARD G 114 TEAL DR SHAWNEE, OK 74804-0000	9 & 10	8	DEXTERS 2ND
WEGER JOHN P & PATRICK D BUTTRAM 20 MELANIE LN SHAWNEE, OK 74801-	10	1	ELMWOOD
RETAIL BUILDINGS INC % JACOBI & ASSOCIATES PO BOX 702377 TULSA, OK 74170-0000	9, COMM SW/C NW SW TH N 190' TH E33' POB TH N 272.5' TH E300' N200' E30' S472.5' W330' POB	1	ELMWOOD
SMITH TED MICHAEL & RHONDA SUE 44803 HIGHWAY 3 SHAWNEE, OK 74801-0000	11, BEG 30'N & 33'E SW/C SW NW SW E330' N160' W330' S160' POB	1	ELMWOOD
SMITH ALVAH L & NOVIS BERNICE REVOCABLE TRUST PO BOX 363 SHAWNEE, OK 74802-0000	13 A TRACT BEGINNING 949' NORTH OF THE SW/C SW/4 E270.26' N38*30'8"W55.98' W236' S44' POB	1	ELMWOOD
HARMONY HOLDINGS LLC 9565 BRYAN RD MEEKER, OK 74855-0000			93-SU ADJDEXTER'S 2ND BEG 150'W & 60'S SE/C BLK 7 S109' W50' N109' E50' POB. ETC (18-10N-4E)
SPARKMAN BROS INC P O BOX 218 SHAWNEE, OK 74802-0218	LOTS 7 & 8	8	RICHARD & MARYS BLKS 1-13

A W M REAL ESTATE LLC PO BOX 540 JONES, OK 73049	E5' LOT 1 & ALL OF LOTS 5 & 6 & 9 & 10	8	RICHARD & MARYS BLKS 1-13
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PUBLIC HEARING

For more information

Community Development Department
Shawnee City Hall
16 W. 9th Street
Shawnee, OK 74801

405-878-1672

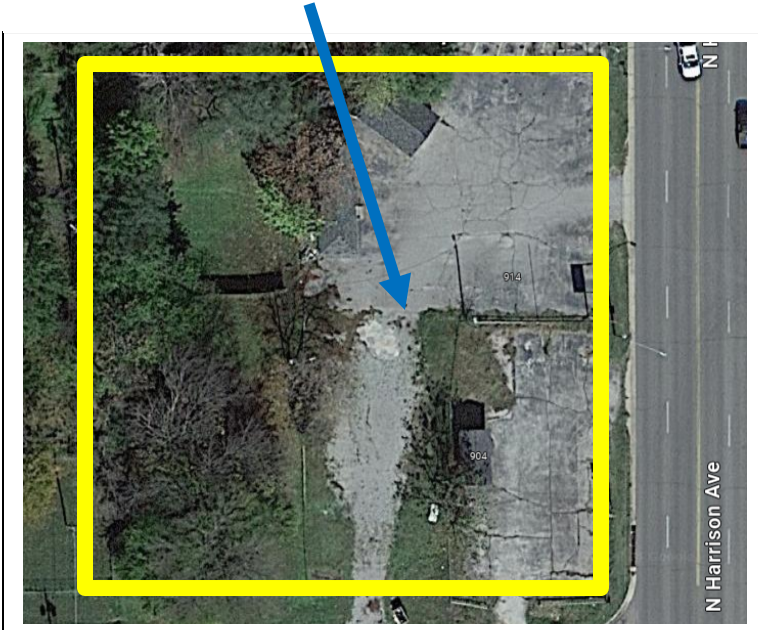
Board of Adjustment

June 20, 2024

City Hall at 16 W. 9th Street, Commission Chambers

2:30 PM

BOA07-24, 914 N Harrison Ave



Project Information

Request: Request to allow a variance to the maximum lot coverage so that a self storage facility can use 47.25 percent of the lot

Applicant: Robert Woodmore c/o Craig Brackeen

Location: 914 N Harrison Ave

Case #: BOA07-24



Frequently Asked Questions

What is a Variance?

A variance is permission granted by the Board of Adjustment (BOA) to waive or alter a requirement of the zoning ordinance.

The Board of Adjustment can adjust the standards of the zoning ordinance where exceptional and extraordinary circumstances apply to a property. This exceptional and extraordinary circumstance is known as a hardship. The BOA can vary the strict application of height, area, setback, yard, parking, or density requirements of the zoning ordinance.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I make comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend. Call the Community Development at 405-878-1672 or contact the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different.

Contact the Community Development for more information if you have concerns about any impact on you.

Legal Description:

All of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seven (7), DEXTER'S SECOND ADDITION to the City of Shawnee, Pottawatomie County, State of Oklahoma, according to the recorded plat thereof,

LESS and EXCEPT a tract described as beginning at the Southeast Corner of said Lot 12; thence West along the South line of said Lot 12 a distance of 20.00 feet; thence N44°14'00"E a distance of 28.28 feet to a point on the East line of said Lot 12; thence South along said East line a distance of 20.00 feet to the point of beginning

BOA07-24

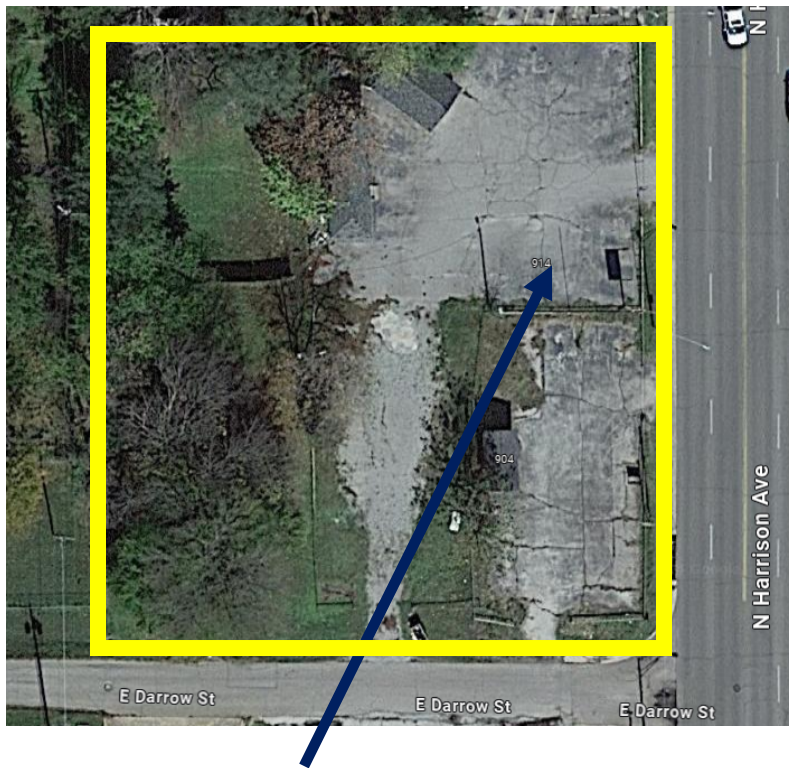
NOTICE OF PUBLIC HEARING
Variance Request (BOA06-24)

It is hereby noticed that the City of Shawnee Board of Adjustment will hold a public hearing on June 20, 2024, at 2:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The Board of Adjustment (BOA) will consider a variance request (**BOA07-24**) to allow a variance to the maximum lot coverage so that a self storage facility can use 47.25 percent of the lot at 914 N Harrison Ave, described as:

All of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seven (7), DEXTER'S SECOND ADDITION to the City of Shawnee, Pottawatomie County, State of Oklahoma, according to the recorded plat thereof,

LESS and EXCEPT a tract described as beginning at the Southeast Corner of said Lot 12; thence West along the South line of said Lot 12 a distance of 20.00 feet; thence N44°14'00"E a distance of 28.28 feet to a point on the East line of said Lot 12; thence South along said East line a distance of 20.00 feet to the point of beginning.

The public hearing will be held at the above time and date. All residents and parties in interest shall have an opportunity to be heard regarding the request above.



BOA07-24, 914 N Harrison Ave