

AGENDA
BOARD OF ADJUSTMENT
AUGUST 15, 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 July 18, 2024, regular meeting.
2. Public hearing and consideration of a request for a variance to allow construction of a self-storage facility that utilizes more than the allowed 30% of the lot coverage at 914 N Harrison. BOA 07-24 Applicant: Robert Woodmore (Craig Brackeen, Attorney)
3. Community Development Department Updates
4. Board Comments
5. Adjournment

Respectfully submitted,

Rian Harkins, Secretary

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: July 18, 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 July 18, 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: Nickerson, Dyer, Gordon, Kelly

Absent: Austin

Item 1: Approval of Minutes – Regular meeting

Consideration of the minutes from the regular meeting of June 20, 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: Dyer, Gordon, Kelly, Nickerson

Nay: None

Abstain: None

Item 2: Case No. BOA07-24 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. Applicant: Robert Woodmore (Craig Brackeen, Attorney)

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 may 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.

This item was originally heard at the June 20, 2024 Board of Adjustment meeting, and was deferred at the request of the applicant to the July 18, 2024 meeting. At the July 18, 2024 meeting the attorney for the applicant noted there was a site plan proposed that did not exceed approximately 37 percent of the lot coverage, at which time the Board voted to defer the item to this meeting so that staff could review the revised site plan. In addition, the attorney for the applicant stated that, in their view, 1) the 30% limit on site coverage effectively did not allow for self storage as a use in the C-3 district, and 2) Others have been able to do this across the community, for whatever reason, and now the City should now choose to enforce code on one property owner only. Finally, the attorney for the applicant asked if staff or the Board would consider a variance for 36% maximum lot coverage per their revised site plan. The attorney for the applicant also provided data from other self-storage facilities in the community. Member Dyer asked if staff had shared the 30% coverage limit with the applicant in the pre-submittal meetings, with Director Harkins sharing they had. Member Dyer also asked if the new code would raise the percentage allowed, Director Harkins stated he would verify that information.

Following discussion amongst the BOA and staff, Board Member Dyer made a motion to Defer Case No. BOA07-24 until the August 15, 2024 regular meeting, which Board Member Nickerson seconded.

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

AYE: Gordon, Dyer, Kelly, Nickerson

NAY: None

ABSTAIN: None

Item 3: Community Development Department Updates

Community Development Director Rian Harkins advised updated the Board on the Unified Development Code, stating that the consultant and staff had completed public engagement sessions as well as highlighting some differences in the proposed code.. The new code is going forward for adoption in August 2024.

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 2:58 PM.

Chair/Vice-Chair

Date

Secretary/City Planner

Date

DRAFT



Board of Adjustment Meeting 8.15.2024 – 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: August 13, 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:

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 - 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 may 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.

This item was originally heard at the June 20, 2024 Board of Adjustment meeting, and was deferred at the request of the applicant to the July 18, 2024 meeting. At the July 18, 2024 meeting the attorney for the applicant noted there was a site plan proposed that did not exceed approximately 37 percent of the lot coverage, at which time the Board voted to defer the item to this meeting so that staff could review the revised site plan. In addition, the attorney for the applicant stated that, in their view, 1) the 30% limit on site coverage effectively did not allow for self storage as a use in the C-3 district, and 2) Others have been able to do this across the community, for whatever reason, and now the City should now choose to enforce code on one property owner only. Finally, the attorney for the applicant asked if staff or the Board would consider a variance for 36% maximum lot coverage per their revised site plan. As of 13 August 2024 staff has not seen a revised site plan.

The attorney for the applicant also provided data from other self-storage facilities in the community. Staff has added additional facilities found and noted other data per the county assessor where available. Across the community, the City does allow for this particular use in the C-3 zoning district. Any similar use built in excess of the current 30% maximum coverage would be considered a non-conforming use. This would be true under the new development code currently being considered by the city.

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 due to 1) A lack of hardship that is unique to this property and 2) No peculiar conditions associated with this property that are different from another property of the same zoning classification.

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.

Review of Self Storage Facilities in Shawnee, OK
Site Usage by Square Footage

Woodmore Application

Overall	82764
Building	7200
Building	7200
Building	11000
Building	7200
Total	32600
Percenta	39.39%

Independence Street Storage 909 E. Independence

Overall	81677
Building	8964
Building	8191
Building	12909
Building	8456
Total	38520
Percenta	47.16%

U-Haul 2323 N. Harrison C-3

Overall	307021	348480 gF
Building	93203	
Building	15377	
Total	108580	92051
Percenta	35.37%	26.41%

Bryan Street Storage

Overall	155791
Building	11979
Building	7788
Building	7777
Building	10872
Building	11500
Building	9691
Total	59607
Percenta	38.26%

C1-D/PUD $\approx$ C-3
 Am. Self Storage 1712 Ft
 (N Harrison)
 Kickapoo
 51357 = 30%
 1080 #1
 8100 #2
 13500 #3
 6300 #4
 6600 #5
 35580

Big L's Lockers & Mini Storage

Overall 12000 26391.51
Building 5786 5500 475900
Total 5786 Storage Bldg
Percentage 48.22%

Apex Star it C3

36586.20 ft²
10975.86 30%

4665
2700
600
1800
1800

11,665

McLeod's Self Storage

Overall 33370
Building 7828
Building 4355
Total 12183
Percentage 36.51%

McLeod (Self + McKinley) PWP/C-3

46,289.43 ft²
13,886.829 30%
23,134 buildings

Harrison Self Storage

~~20000~~
26312 ft²
7893.88 → 30%
R-3

C-3 Overflow Garage

625968.78 ft²
187790.63 30%

6120
11200
5040
7200
16000
10200 -
12000 -
7200 -
5000 -
10200 -
5760 -
6800 -
11200 -
12000 -
9000 -

209,880

KO storage C-1

117882.14 ft²
35344.04 30%

3600 #1
3600 #2
3600 3
3600 4
3600 5
3600 6
3500 7
3500 8
1800 9

30,400

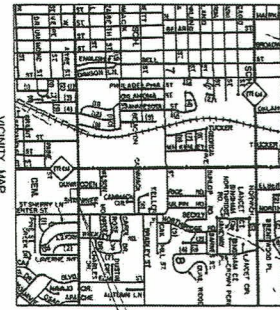
Premium Storage

32553.38 ft²
9766 30%

1600 1
2400 2
2400 3
3600 4

10000 ft

WOODMORE App.

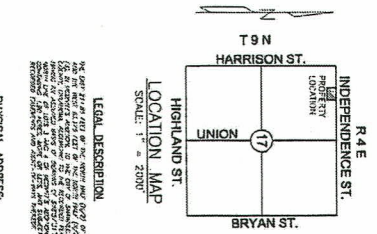
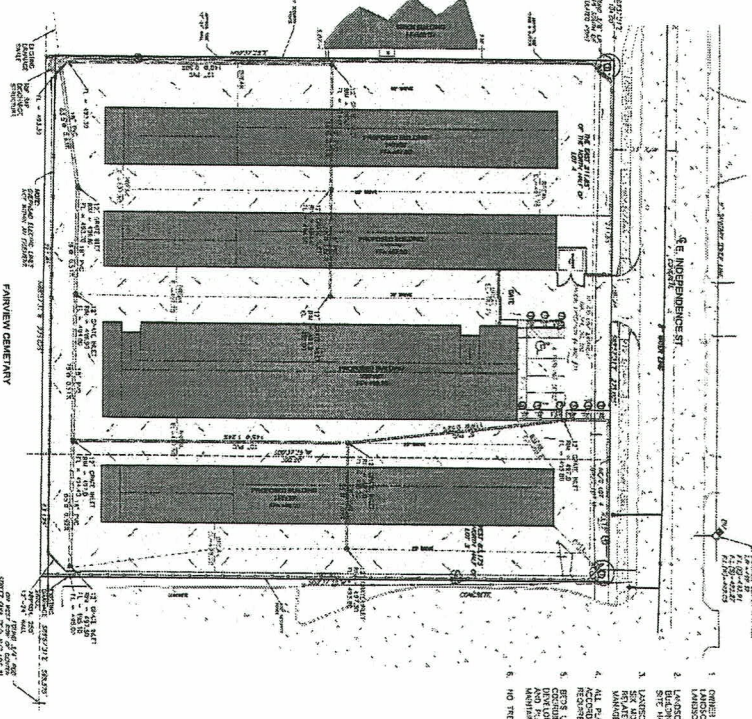
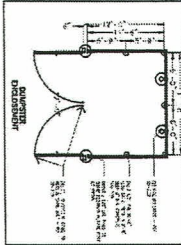


VICINITY MAP

INDEPENDENCE STORAGE 909 E. INDEPENDENCE SHAWNEE, OKLAHOMA

SITE PLAN

- GENERAL NOTES**
1. OWNER RESERVES THE RIGHT TO LOCATE ANY PART OF THE PROJECT WITHIN THE SITE BOUNDARY.
 2. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SHAWNEE, OKLAHOMA, ORDINANCE NO. 100, AS AMENDED.
 3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SHAWNEE, OKLAHOMA, ORDINANCE NO. 100, AS AMENDED.
 4. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SHAWNEE, OKLAHOMA, ORDINANCE NO. 100, AS AMENDED.
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LEGAL DESCRIPTION

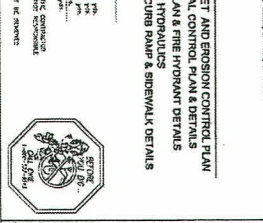
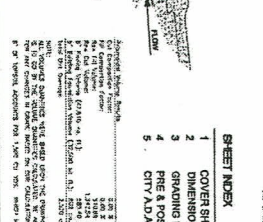
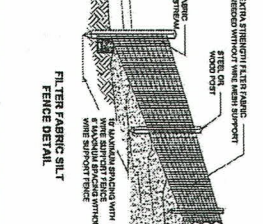
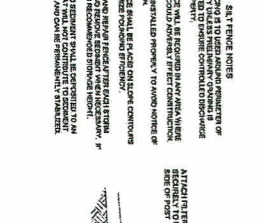
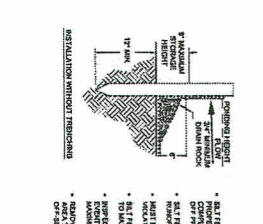
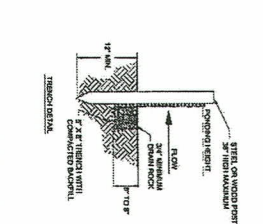
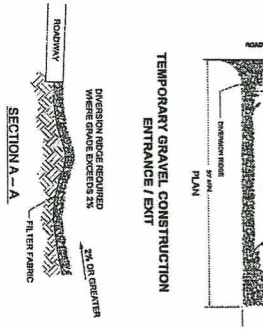
THE SHAWNEE, OKLAHOMA, CITY OF SHAWNEE, OKLAHOMA, ORDINANCE NO. 100, AS AMENDED.

PHYSICAL ADDRESS

909 E. INDEPENDENCE ST.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET AND EROSION CONTROL PLAN
2	DIMENSIONAL CONTROL PLAN & DETAILS
3	GRAVING PLAN & FIRE HYDRANT DETAILS
4	FIRE & POST HYDRAULICS
5	CITY ADA COMPLIANCE & SIDEWALK DETAILS



Revisions

NO.	DATE	DESCRIPTION
1	06/28/14	ISSUED FOR PERMIT

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
118 N. BROADWAY, P.O. BOX 1584
SHAWNEE, OK 74201-1584
(405) 273-4222 FAX 6182-2400
E-MAIL: shawnee@landrune.com

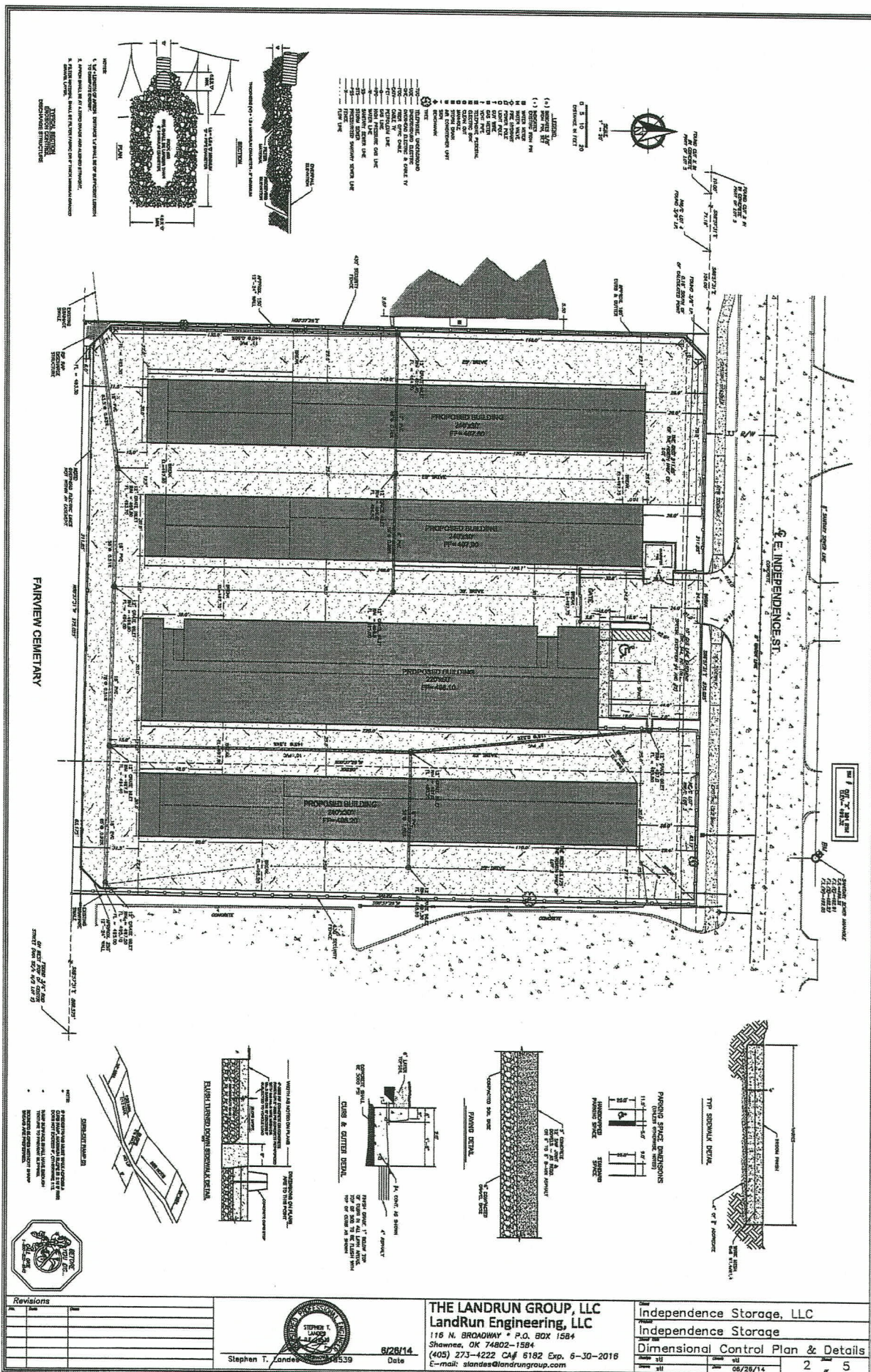
6/28/14

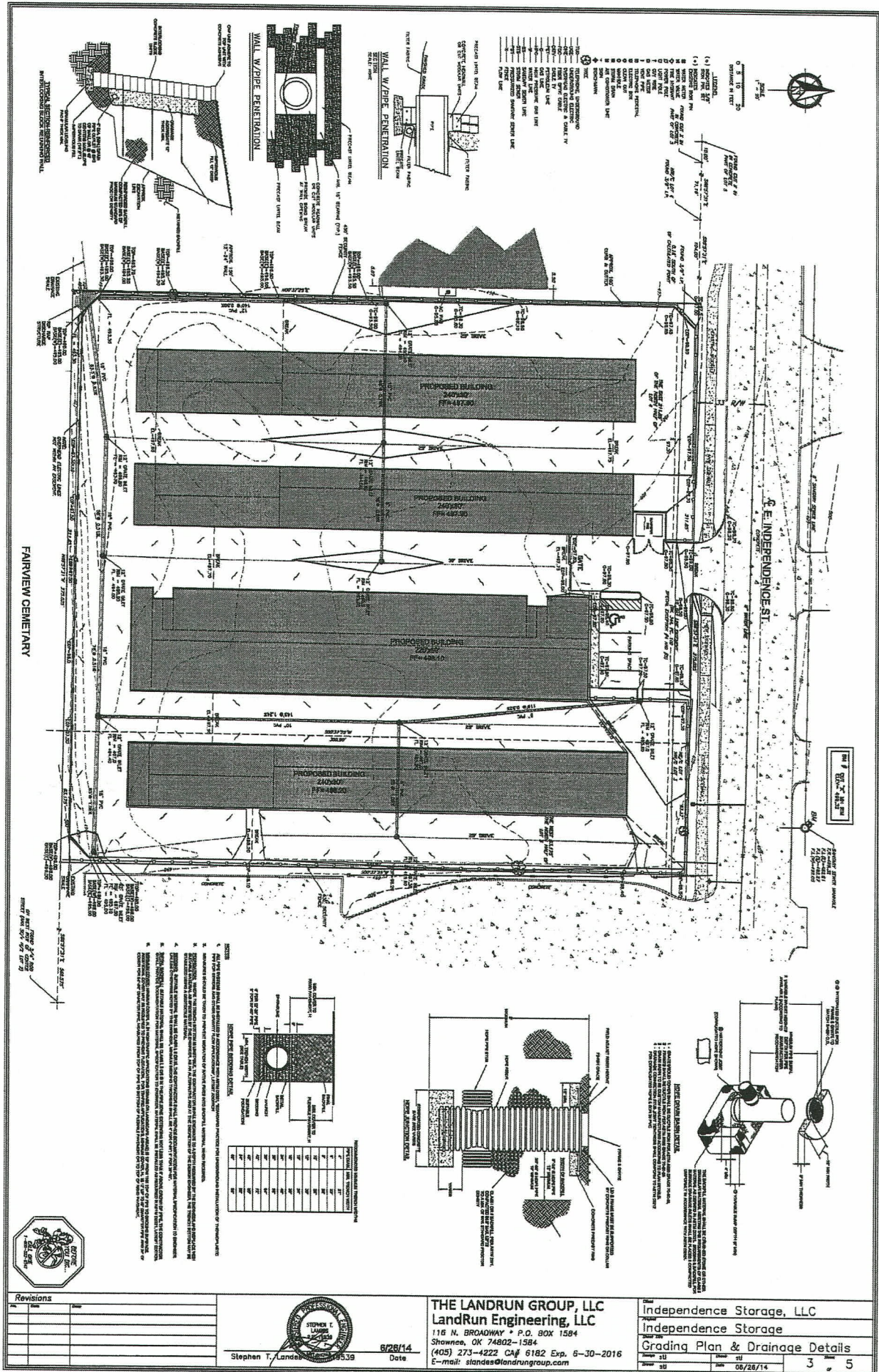
Independence Storage, LLC

Independence Storage

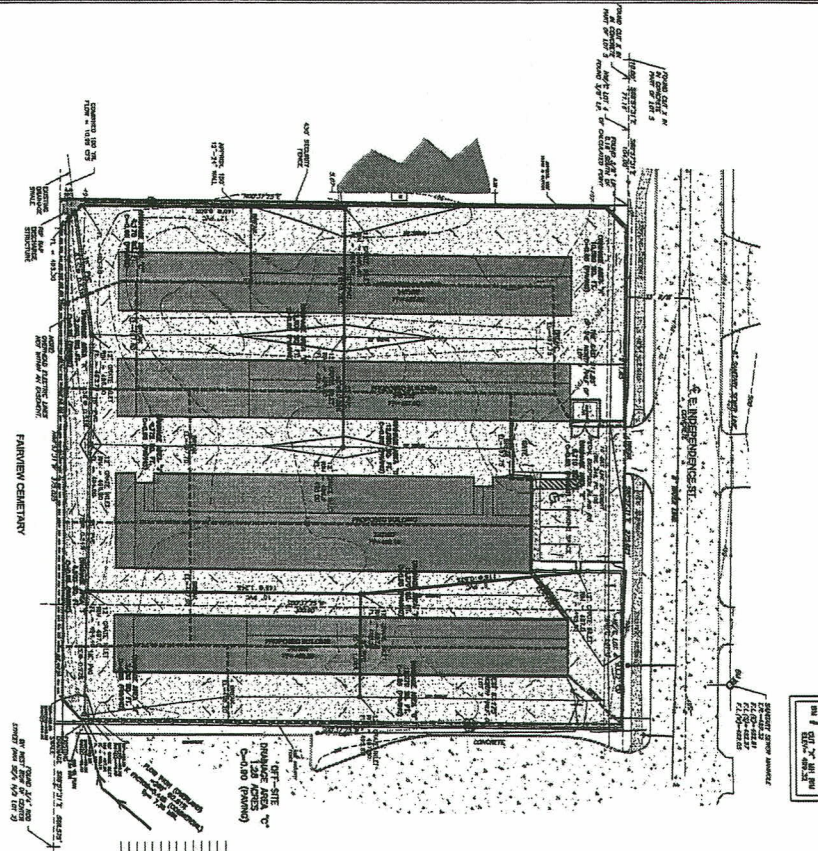
Cover & Erosion Control Plan

NO.	DATE	DESCRIPTION
1	06/28/14	ISSUED FOR PERMIT

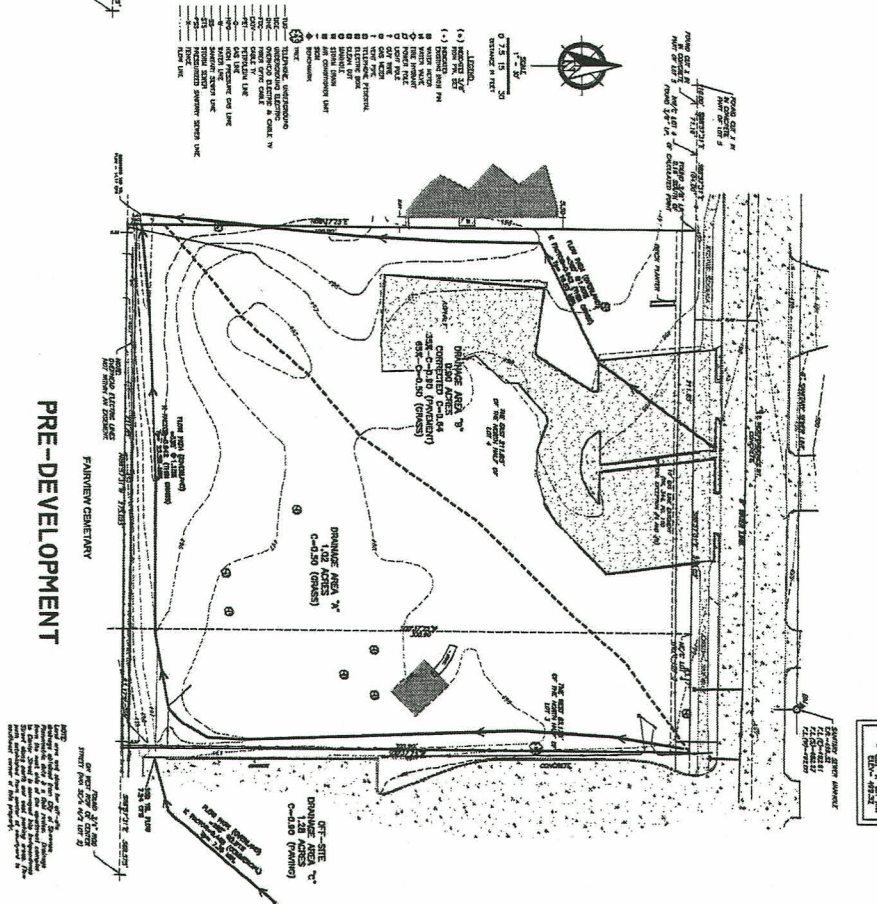




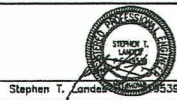
POST-DEVELOPMENT



PRE-DEVELOPMENT



Revisions	By	Date



6/28/14
Date

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
 116 N. BROADWAY • P.O. BOX 1584
 Shawnee, OK 74802-1584
 (405) 273-4222 CAF 6182 Exp. 6-30-2018
 E-mail: slandres@landrungle.com

Independence Storage, LLC	
Independence Storage	
Pre & Post Development Hydraulics	
Drawn By	SL
Check By	SL
Date	06/26/14
Sheet	4
Total	5

Independence Street Storage

909 E. Independence
Overall

Area calculator

Address

909 e independence shawnee ok

Area

AAAAAA

Border

000000

☐ Only Show Border

Zoom to Address

Draw New Area

Edit Active Area

Remove Active Area

Area 7588 meters², 81677 feet² 1.88 acres 0.003 miles² 0.008 km²

Perimeter 257 meters , 844 feet 0.160 miles 0.257 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%5D



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

Area calculator

Address

909 e independence shawnee ok

Area

AAAAAA

Border

000000

☐ Only Show Border

Zoom to Address

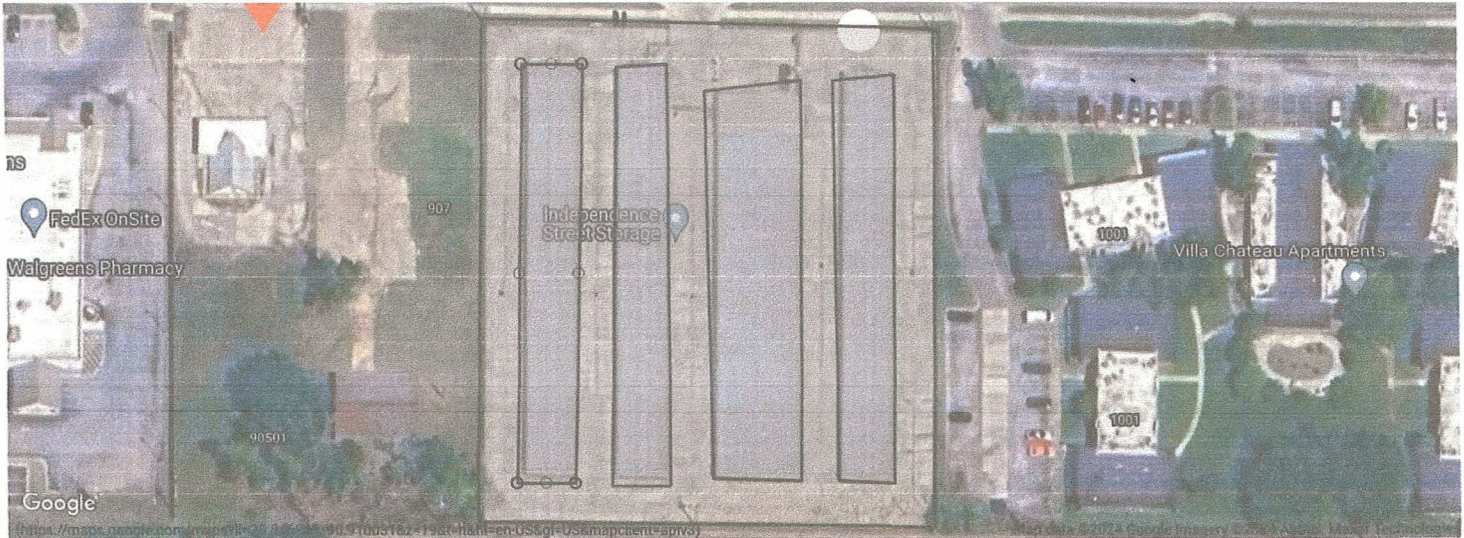
Draw New Area

Edit Active Area

Remove Active Area

Area 833 meters², 8964 feet² 0.21 acres 0.000 miles² 0.001 km²
Perimeter 163 meters, 534 feet 0.101 miles 0.163 km

Bldg 1



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Acreage Calculator - Measure the area of a plot of land

How To Start

Start

Op

The easiest way to measure the acreage of a plot of land is to start by entering an address that is associated with the plot of land you need the area of. In rural areas where an address may not be available, you can enter the cross street or even the GPS coordinate of a point on the land. For GPS coordinates be sure to enter the latitude followed a comma then the longitude ex. (41.87811, -87.629798). In any case this will place a marker that you can use as a reference point to draw the area on the map. Once you are finished drawing the area calculator will display the area of the shape above the map.

How to use the google maps area calculator tool to measure a roof

Special precautions must be taken when measuring the area of a roof. The images that appear on google maps are often at a slight angle, which combined with the angle of a



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

Area calculator

Address

909 e independence shawnee ok

Area

AAAAAA

Border

000000

☐ Only Show Border

Zoom to Address

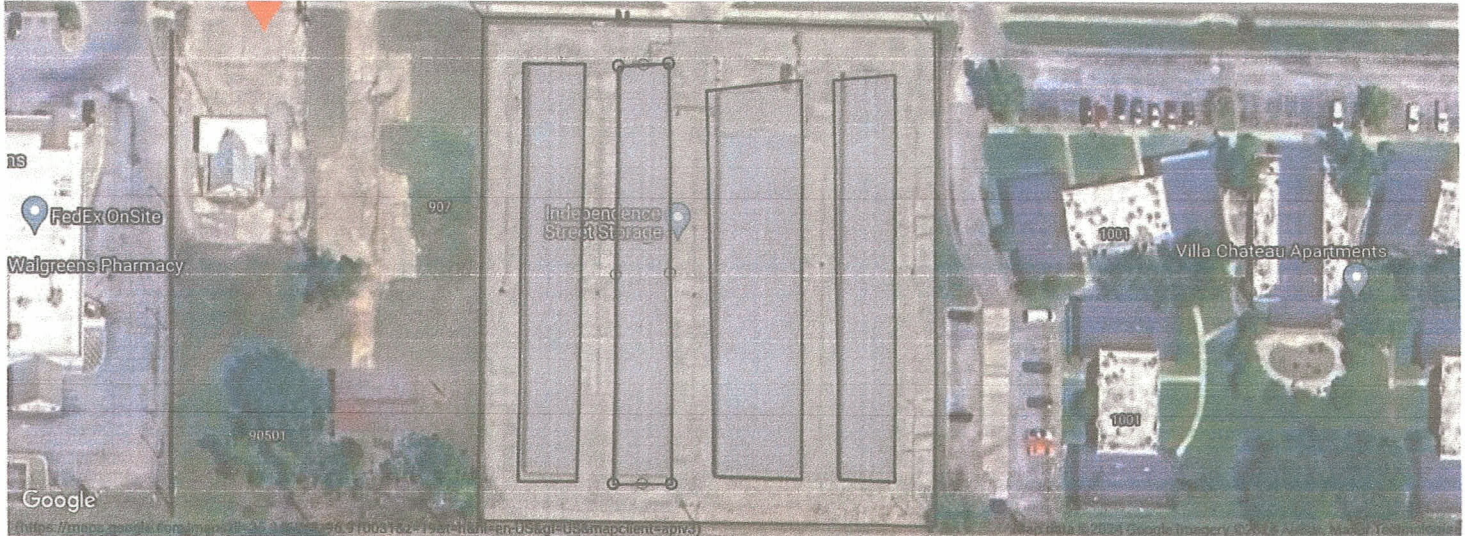
Draw New Area

Edit Active Area

Remove Active Area

Area 761 meters², 8191 feet² 0.19 acres 0.000 miles² 0.001 km²
Perimeter 163 meters , 535 feet 0.101 miles 0.163 km

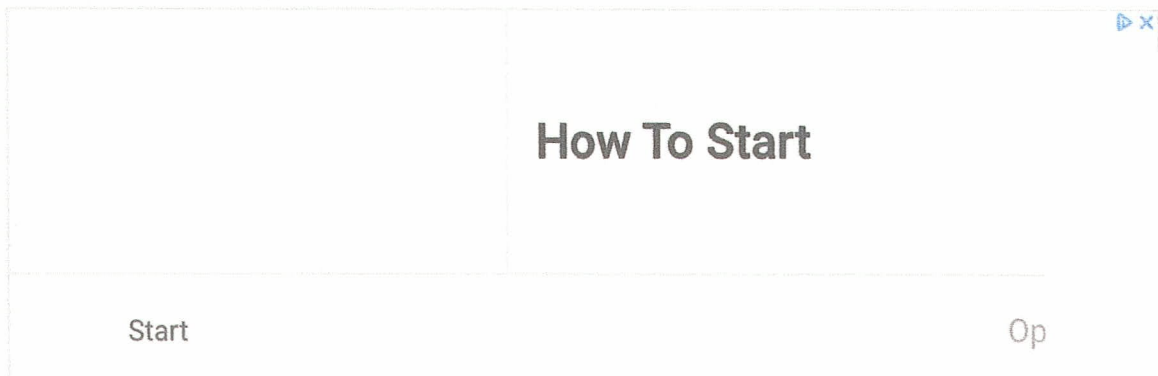
Bldg 2



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Acreage Calculator - Measure the area of a plot of land



The easiest way to measure the acreage of a plot of land is to start by entering an address that is associated with the plot of land you need the area of. In rural areas where an address may not be available, you can enter the cross street or even the GPS coordinate of a point on the land. For GPS coordinates be sure to enter the latitude followed a comma then the longitude ex. (41.87811, -87.629798). In any case this will place a marker that you can use as a reference point to draw the area on the map. Once you are finished drawing the area calculator will display the area of the shape above the map.

How to use the google maps area calculator tool to measure a roof

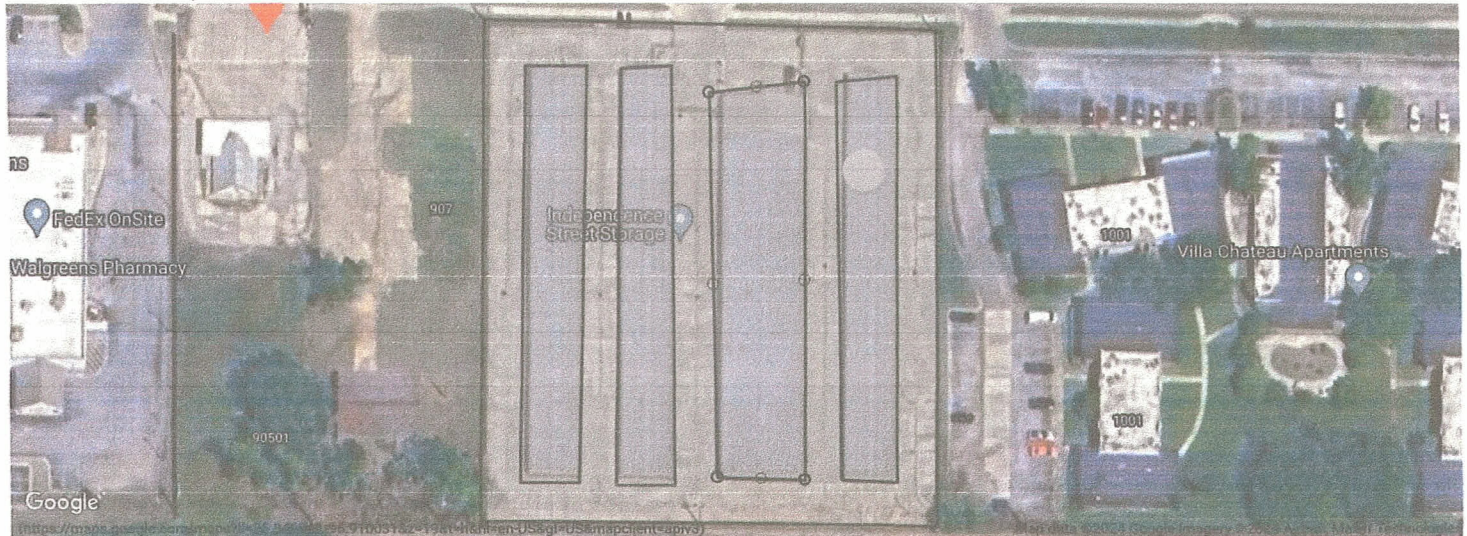
Special precautions must be taken when measuring the area of a roof. The images that appear on google maps are often at a slight angle, which combined with the angle of a



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

Address	Area	Border
909 e independence shawnee ok	AAAAAA	000000
☐ Only Show Border		
Zoom to Address	Draw New Area	Edit Active Area
Remove Active Area		

Bldg 3



How To Start

Op

How to use the google maps area calculator tool to measure a roof

Special precautions must be taken when measuring the area of a roof. The images that appear on google maps are often at a slight angle, which combined with the angle of a



GET STARTED WITH PEST CONTROL & SAVE \$50

Area calculator

Address

909 e independence shawnee ok

Area

AAAAAA

Border

000000

☐ Only Show Border

Zoom to Address

Draw New Area

Edit Active Area

Remove Active Area

Area 786 meters², 8456 feet² 0.19 acres 0.000 miles² 0.001 km²

Perimeter 95.5 meters, 313.4 feet 0.059 miles 0.096 km

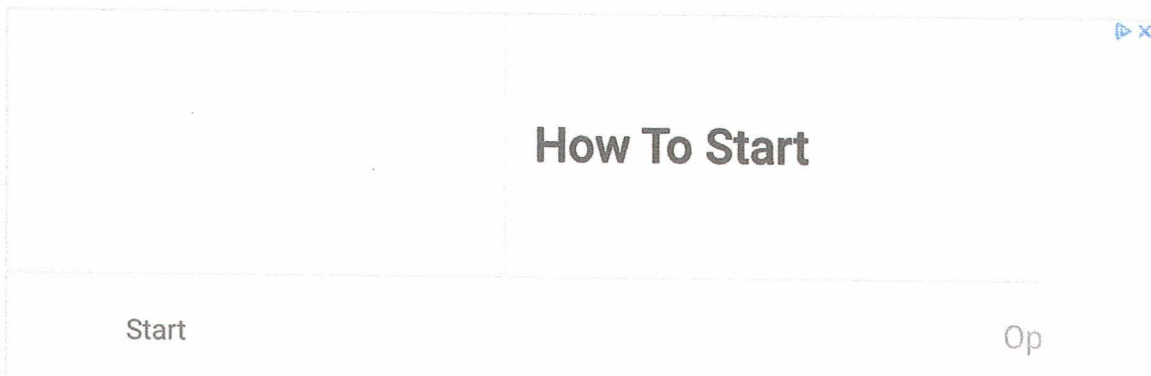
Building 4



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Acreage Calculator - Measure the area of a plot of land



How To Start

Start

Op

The easiest way to measure the acreage of a plot of land is to start by entering an address that is associated with the plot of land you need the area of. In rural areas where an address may not be available, you can enter the cross street or even the GPS coordinate of a point on the land. For GPS coordinates be sure to enter the latitude followed a comma then the longitude ex. (41.87811, -87.629798). In any case this will place a marker that you can use as a reference point to draw the area on the map. Once you are finished drawing the area calculator will display the area of the shape above the map.

How to use the google maps area calculator tool to measure a roof

Special precautions must be taken when measuring the area of a roof. The images that appear on google maps are often at a slight angle, which combined with the angle of a



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

Area calculator

Address

2323 north harrison shawnee ok

Area

AAAAAA

Border

000000

☐ Only Show Border

Zoom to Address

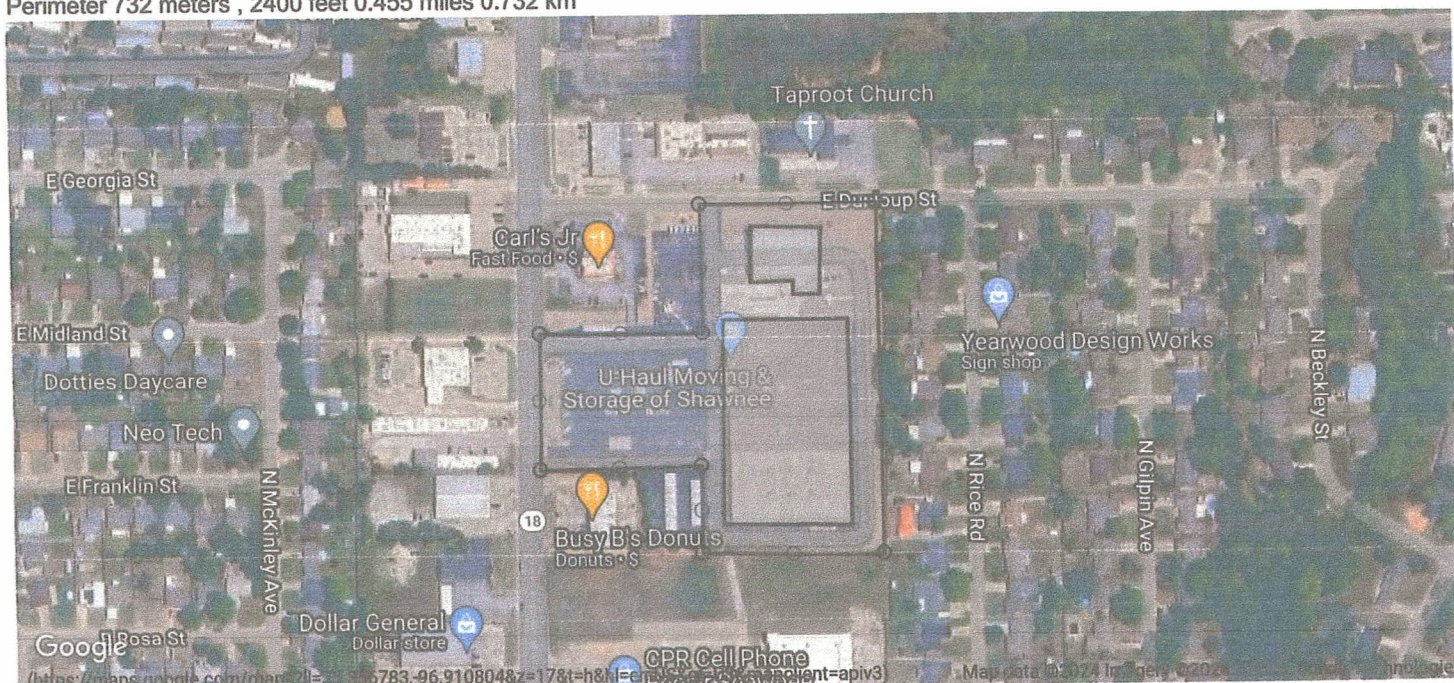
Draw New Area

Edit Active Area

Remove Active Area

Area 28523 meters², 307021 feet² 7.05 acres 0.011 miles² 0.029 km²

Perimeter 732 meters , 2400 feet 0.455 miles 0.732 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

Area calculator

Address

2323 north harrison shawnee ok

Area

AAAAAA

Border

000000

Building 1

☐ Only Show Border

Zoom to Address

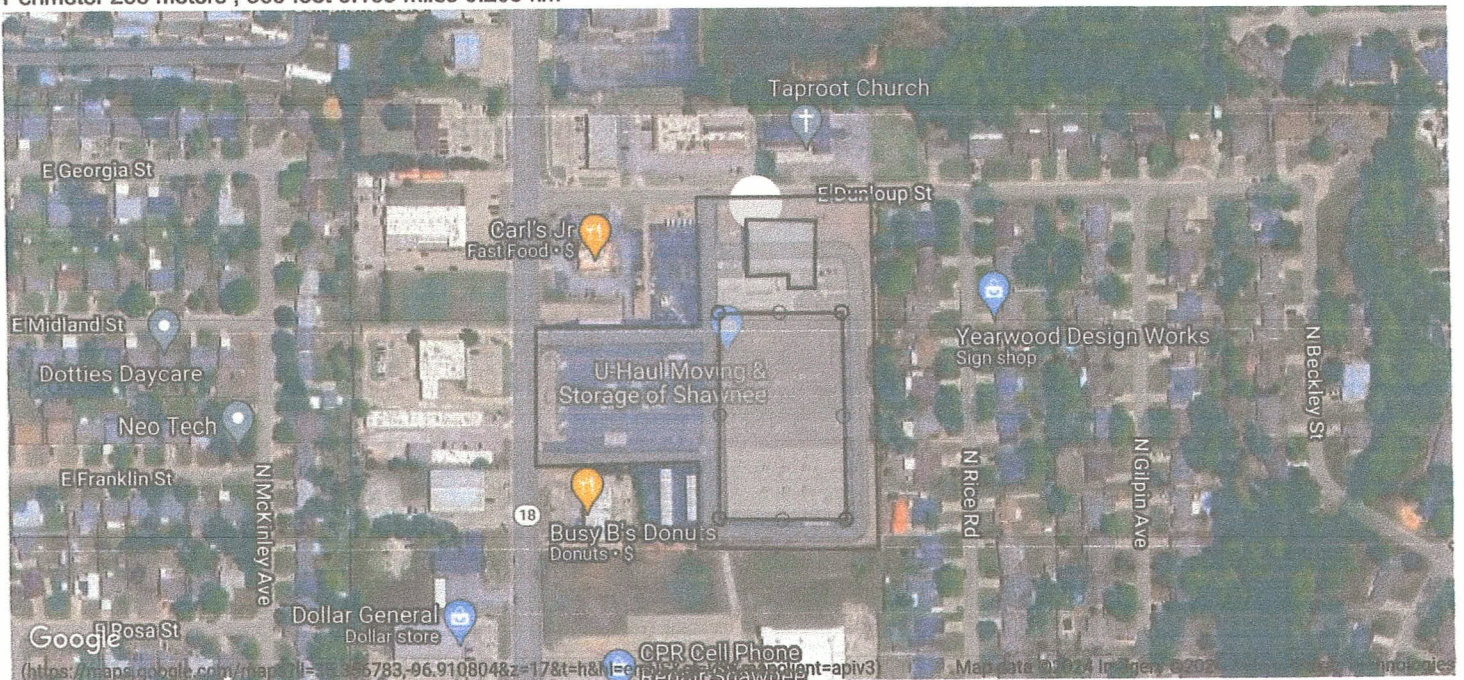
Draw New Area

Edit Active Area

Remove Active Area

Area 8659 meters², 93203 feet² 2.14 acres 0.003 miles² 0.009 km²

Perimeter 265 meters, 869 feet 0.165 miles 0.265 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

14

Area calculator

Address

2323 north harrison shawnee ok

Area

AAAAAA

Border

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☐ Only Show Border

Zoom to Address

Draw New Area

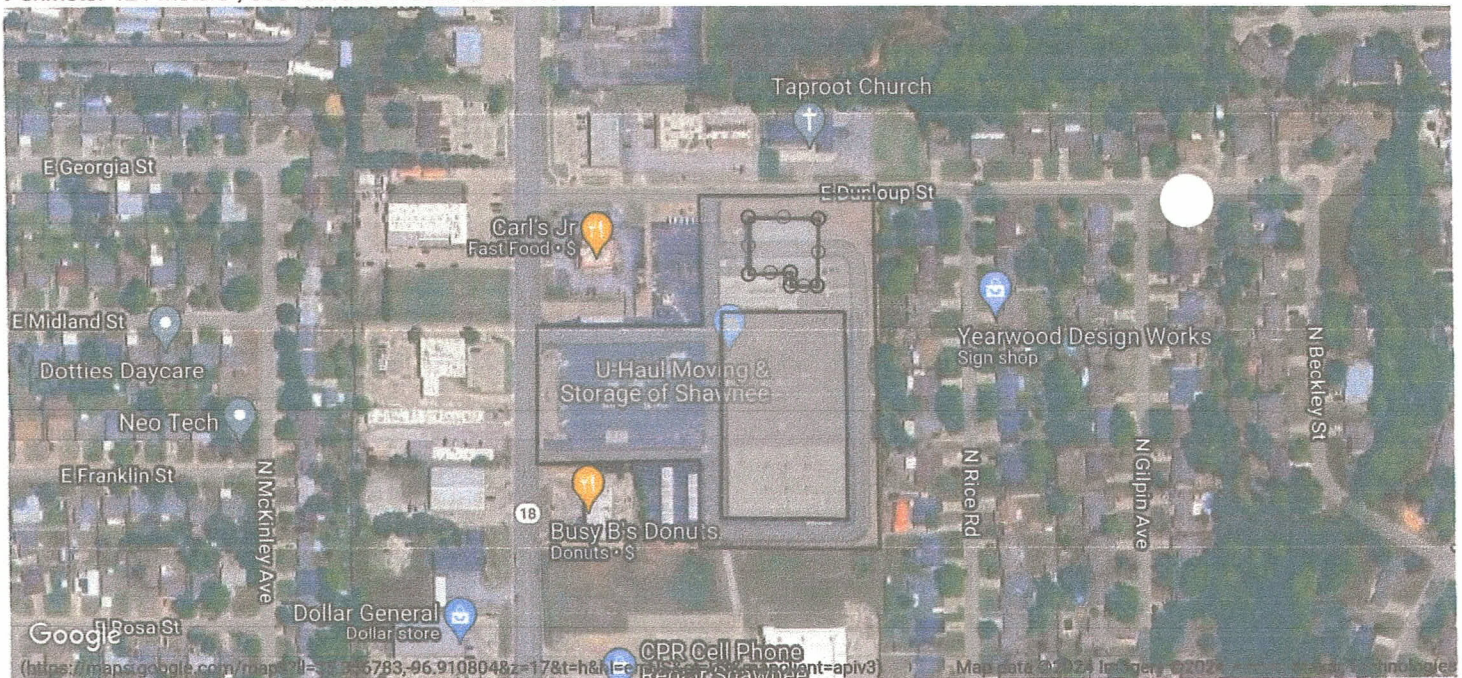
Edit Active Area

Remove Active Area

Building 2

Area 1429 meters², 15377 feet² 0.35 acres 0.001 miles² 0.001 km²

Perimeter 121 meters , 396 feet 0.075 miles 0.121 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-



**GET STARTED WITH PEST
CONTROL & SAVE \$50**

15

Bryan St. Storage

Area calculator

Address

526 n bryan shawnee ok

Area

AAAAAA

Border

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☐ Only Show Border

Zoom to Address

Draw New Area

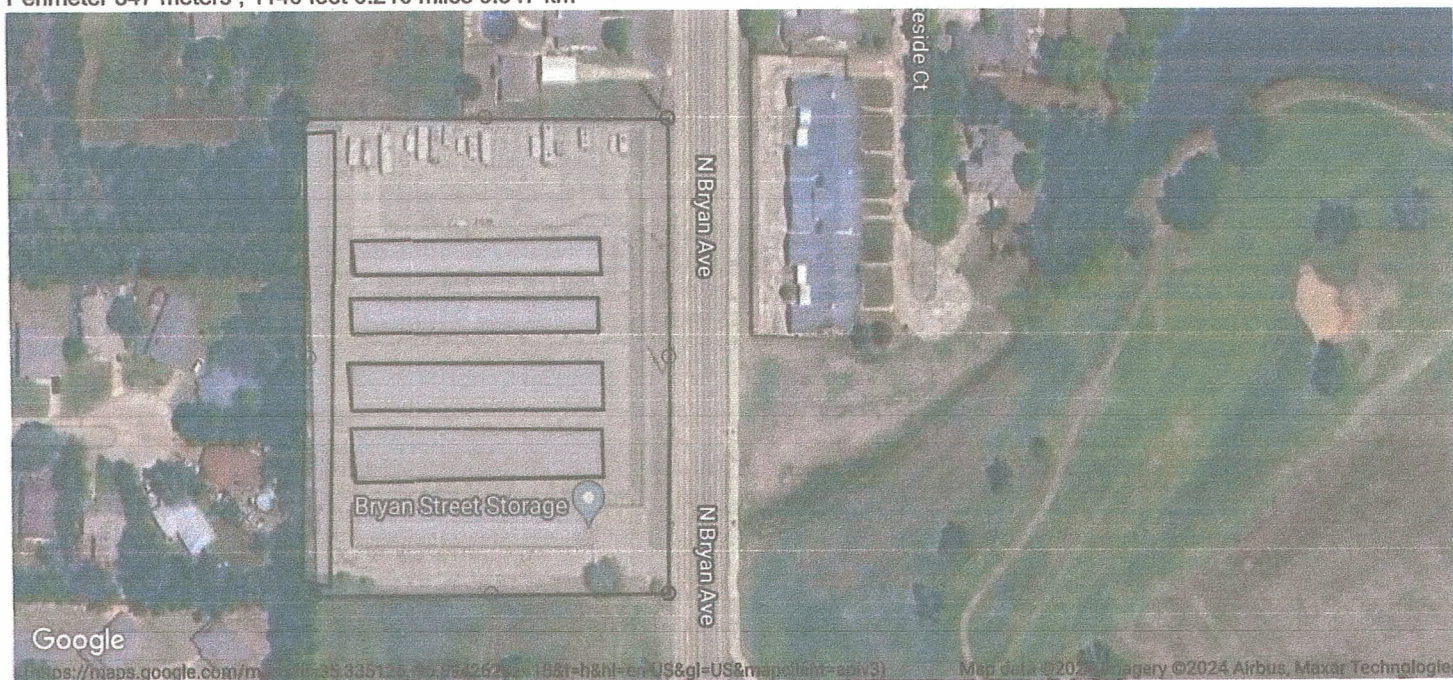
Edit Active Area

Remove Active Area

Overall

Area 14473 meters², 155791 feet² 3.58 acres 0.006 miles² 0.014 km²

Perimeter 347 meters , 1140 feet 0.216 miles 0.347 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Area calculator

Address

526 n bryan shawnee ok

Area

AAAAAA

Border

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☐ Only Show Border

Zoom to Address

Draw New Area

Edit Active Area

Remove Active Area

Area 1113 meters², 11979 feet² 0.28 acres 0.000 miles² 0.001 km²

Perimeter 149 meters , 488 feet 0.092 miles 0.149 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Area calculator

Address

526 n bryan shawnee ok

Area

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Border

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☐ Only Show Border

Zoom to Address

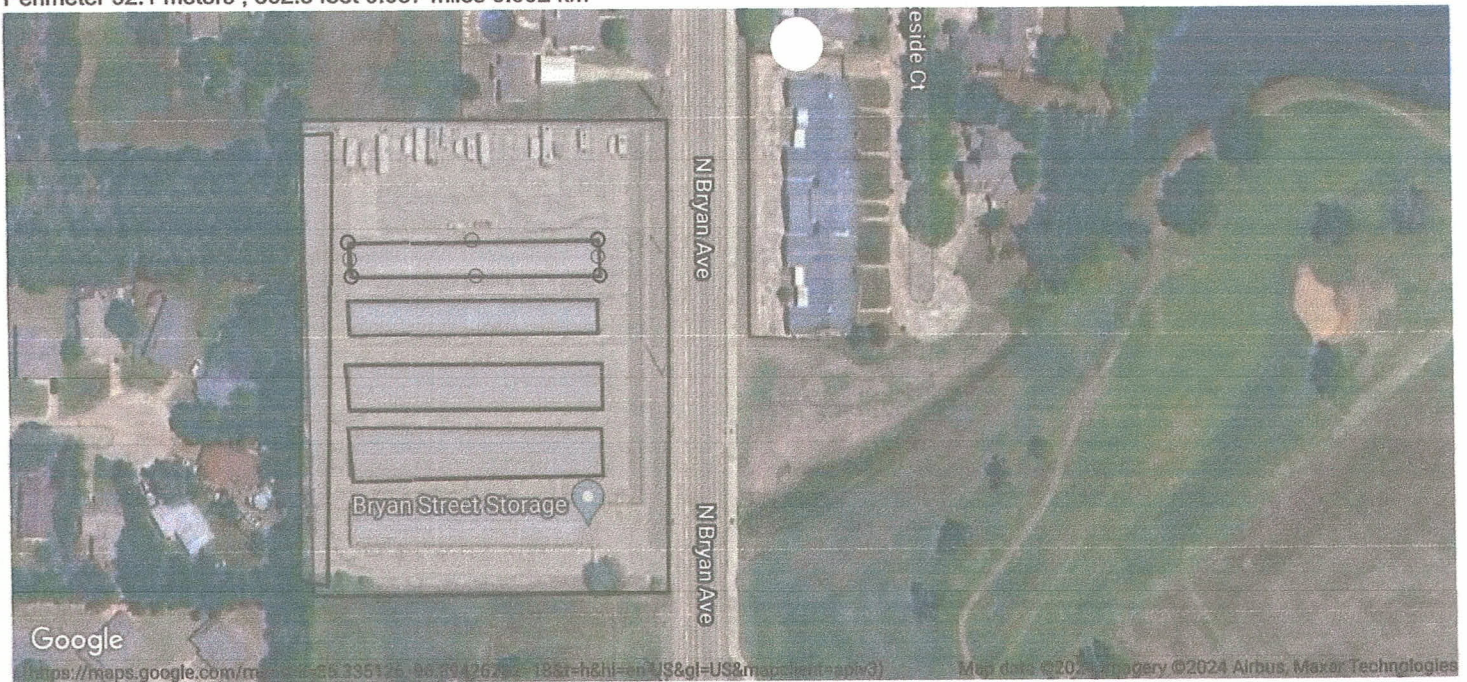
Draw New Area

Edit Active Area

Remove Active Area

Area 723 meters², 7778 feet² 0.18 acres 0.000 miles² 0.001 km²

Perimeter 92.1 meters , 302.3 feet 0.057 miles 0.092 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Area calculator

Address

526 n bryan shawnee ok

Area

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Border

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☐ Only Show Border

Zoom to Address

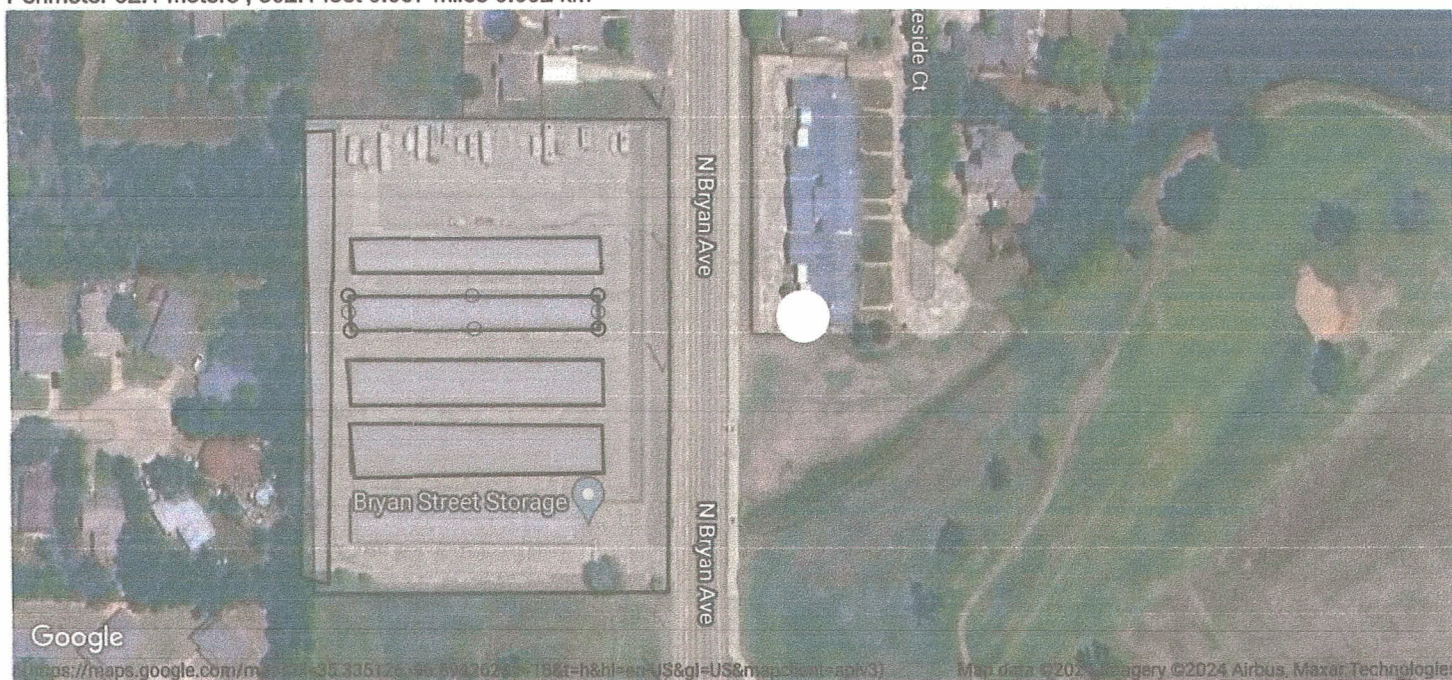
Draw New Area

Edit Active Area

Remove Active Area

Area 723 meters², 7777 feet² 0.18 acres 0.000 miles² 0.001 km²

Perimeter 92.1 meters , 302.1 feet 0.057 miles 0.092 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Area calculator

Address

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Area

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Border

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☐ Only Show Border

Zoom to Address

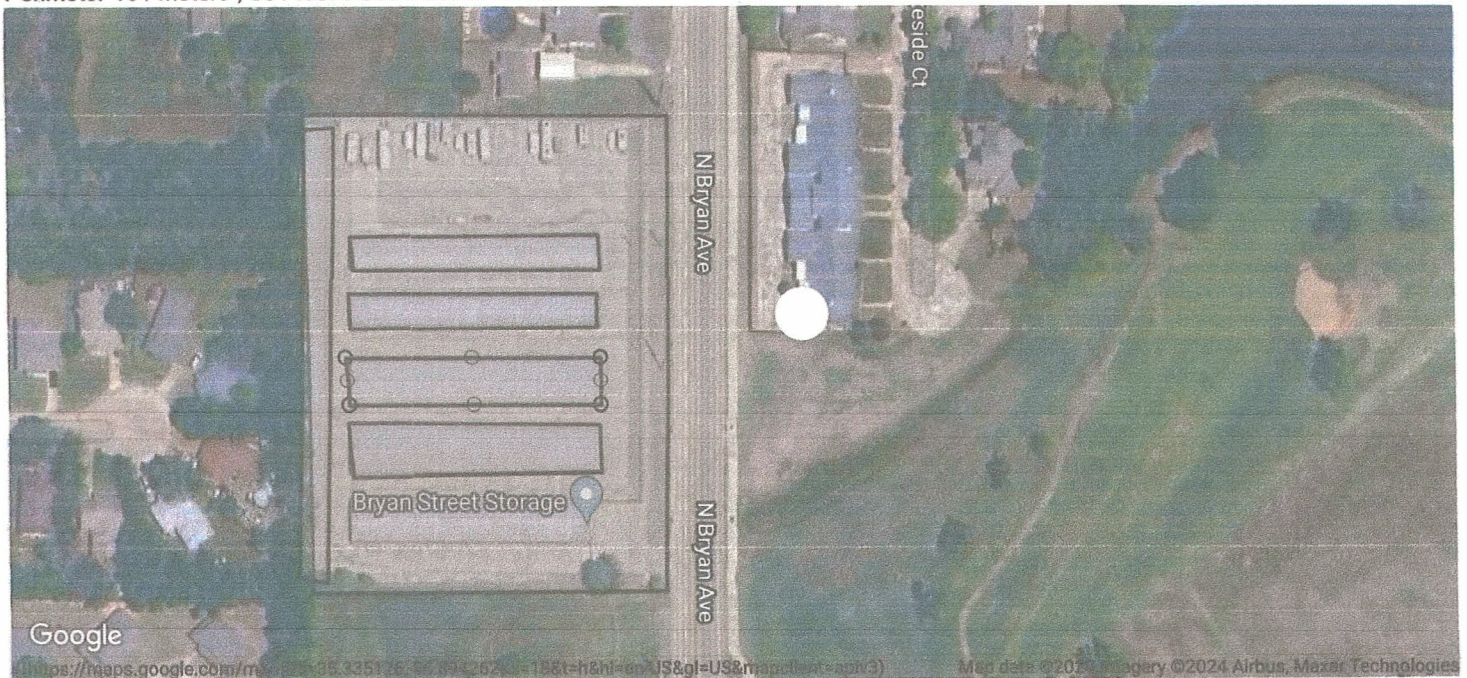
Draw New Area

Edit Active Area

Remove Active Area

Area 1010 meters², 10872 feet² 0.25 acres 0.000 miles² 0.001 km²

Perimeter 101 meters , 331 feet 0.063 miles 0.101 km

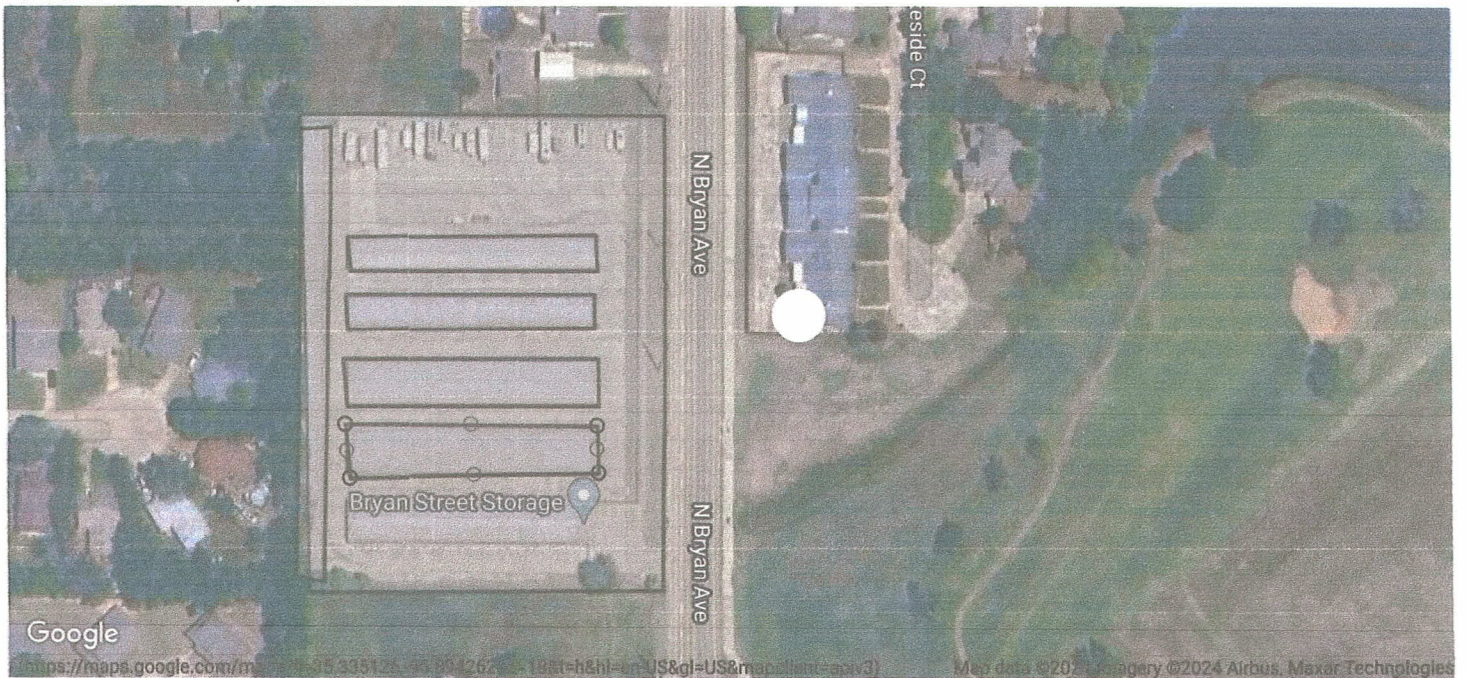


Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

45

Area 1068 meters², 11500 feet² 0.26 acres 0.000 miles² 0.001 km²
Perimeter 102 meters , 334 feet 0.063 miles 0.102 km



https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

#6

Area calculator

Address

526 n bryan shawnee ok

Area

AAAAAA

Border

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☐ Only Show Border

Zoom to Address

Draw New Area

Edit Active Area

Remove Active Area

Area 900 meters², 9691 feet² 0.22 acres 0.000 miles² 0.001 km²

Perimeter 94.6 meters , 310.2 feet 0.059 miles 0.095 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Big L's

Area calculator

Address	Area	Border
1105 n harrison shawnee ok	AAAAAA	000000
☐ Only Show Border		
Zoom to Address	Draw New Area	Edit Active Area
Remove Active Area		

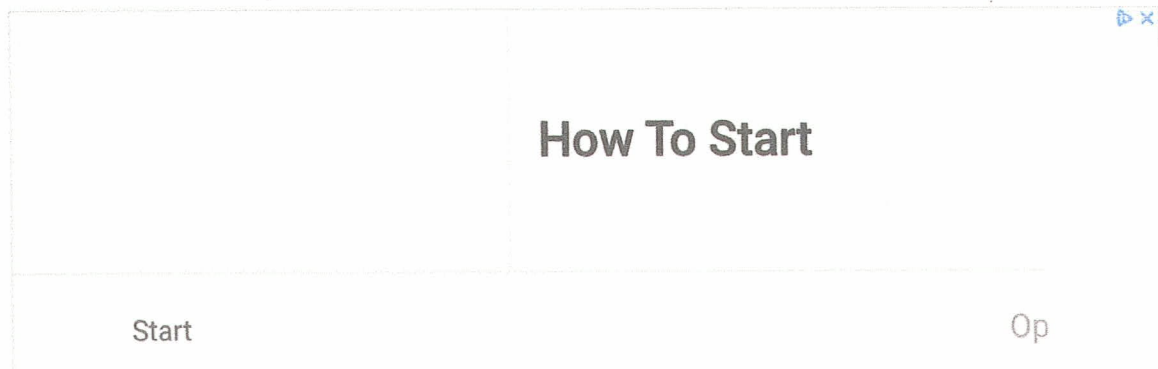
Area 1115 meters², 12000 feet² 0.28 acres 0.000 miles² 0.001 km²
Perimeter 94.5 meters , 310.1 feet 0.059 miles 0.095 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Acreage Calculator - Measure the area of a plot of land



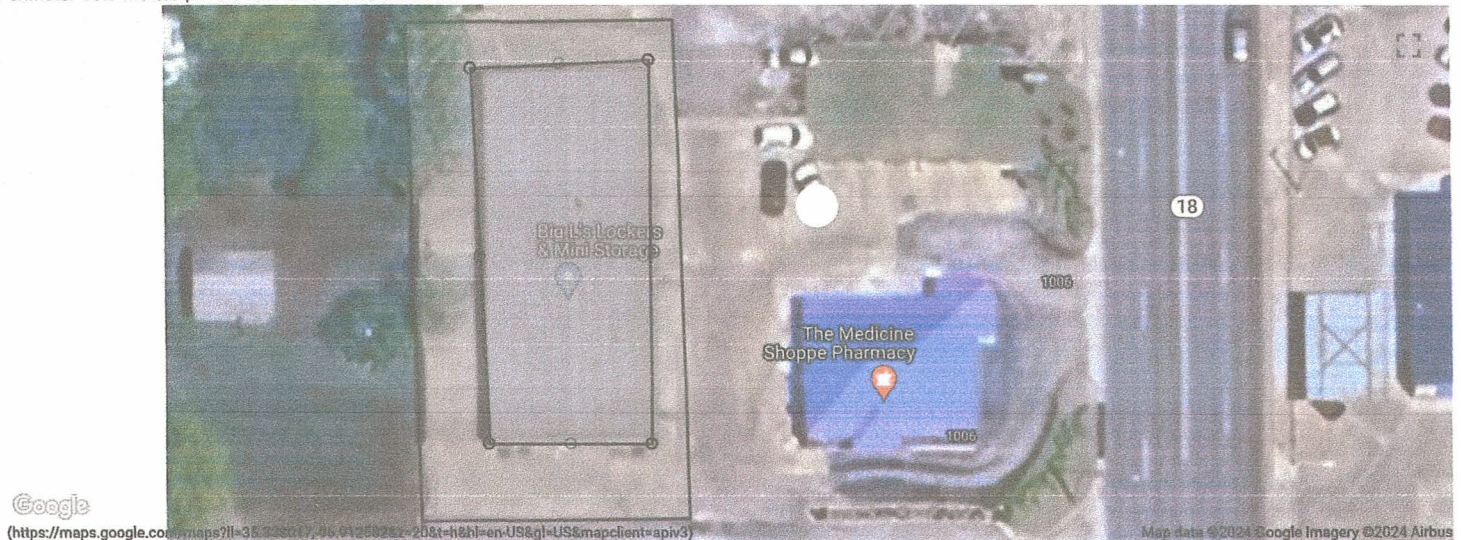
The easiest way to measure the acreage of a plot of land is to start by entering an address that is associated with the plot of land you need the area of. In rural areas where an address may not be available, you can enter the cross street or even the GPS coordinate of a point on the land. For GPS coordinates be sure to enter the latitude followed a comma then the longitude ex. (41.87811, -87.629798). In any case this will place a marker that you can use as a reference point to draw the area on the map. Once you are finished drawing the area calculator will display the area of the shape above the map.

How to use the google maps area calculator tool to measure a roof

Special precautions must be taken when measuring the area of a roof. The images that appear on google maps are often at a slight angle, which combined with the angle of a roof can cause errors. For this reason it is best to outline the roof at points which are all at the same elevation. On a simple house for instance you would only click on the corners of the roof and not on any points along the peak as that would cause an error. After measuring the area of the footprint you can estimate the actual roof area based on the angle of the roof. Similarly if you using the area calculator tool to measure a roof with multiple levels, you should do the individual section separately. The google maps area calculator is not 100% accurate. Do not rely on this tool as your only resource in making important decisions.

Address	Area	Border	
1105 n harrison shawnee ok	AAAAAA	000000	
☐ Only Show Border			
Zoom to Address	Draw New Area	Edit Active Area	Remove Active Area

Area 538 meters², 5786 feet² 0.13 acres 0.000 miles² 0.001 km²
Perimeter 83.8 meters , 275.0 feet 0.052 miles 0.084 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%2C%22%23A8AAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

How To Start

How to use the google maps area calculator tool to measure a roof

Special precautions must be taken when measuring the area of a roof. The images that appear on google maps are often at a slight angle, which combined with the angle of a roof can cause errors. For this reason it is best to outline the roof at points which are all at the same elevation. On a simple house for instance you would only click on the corners of the roof and not on any points along the peak as that would cause an error. After measuring the area of the footprint you can estimate the actual roof area based on the angle of the roof. Similarly if you using the area calculator tool to measure a roof with multiple levels, you should do the individual section separately. The google maps area calculator is not 100% accurate. Do not rely on this tool as your only resource in making important decisions.

MCLEOD'S

Area calculator

Address

1105 n harrison shawnee ok

Area

AAAAAA

Border

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☐ Only Show Border

Zoom to Address

Draw New Area

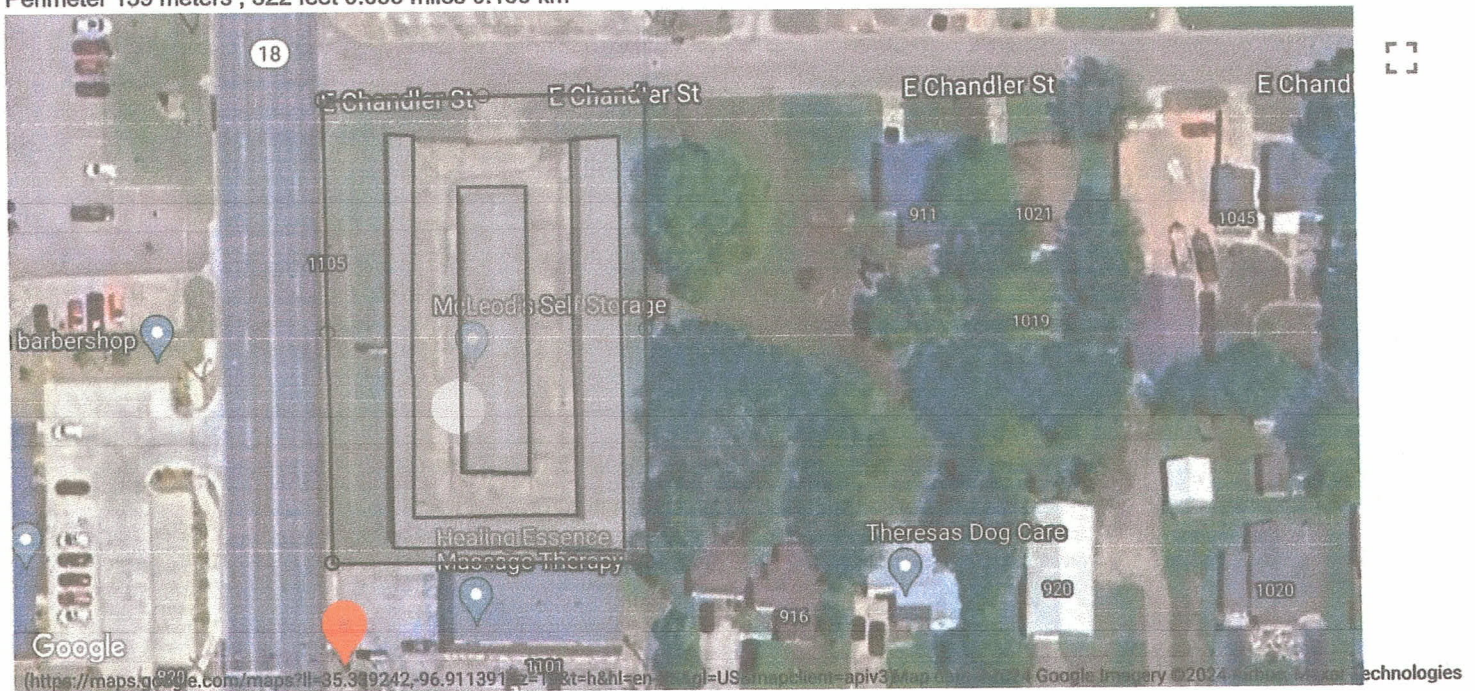
Edit Active Area

Remove Active Area

overall

Area 3100 meters², 33370 feet² 0.77 acres 0.001 miles² 0.003 km²

Perimeter 159 meters , 522 feet 0.099 miles 0.159 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Area calculator

Address

1105 n harrison shawnee ok

Area

AAAAAA

Border

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☐ Only Show Border

Zoom to Address

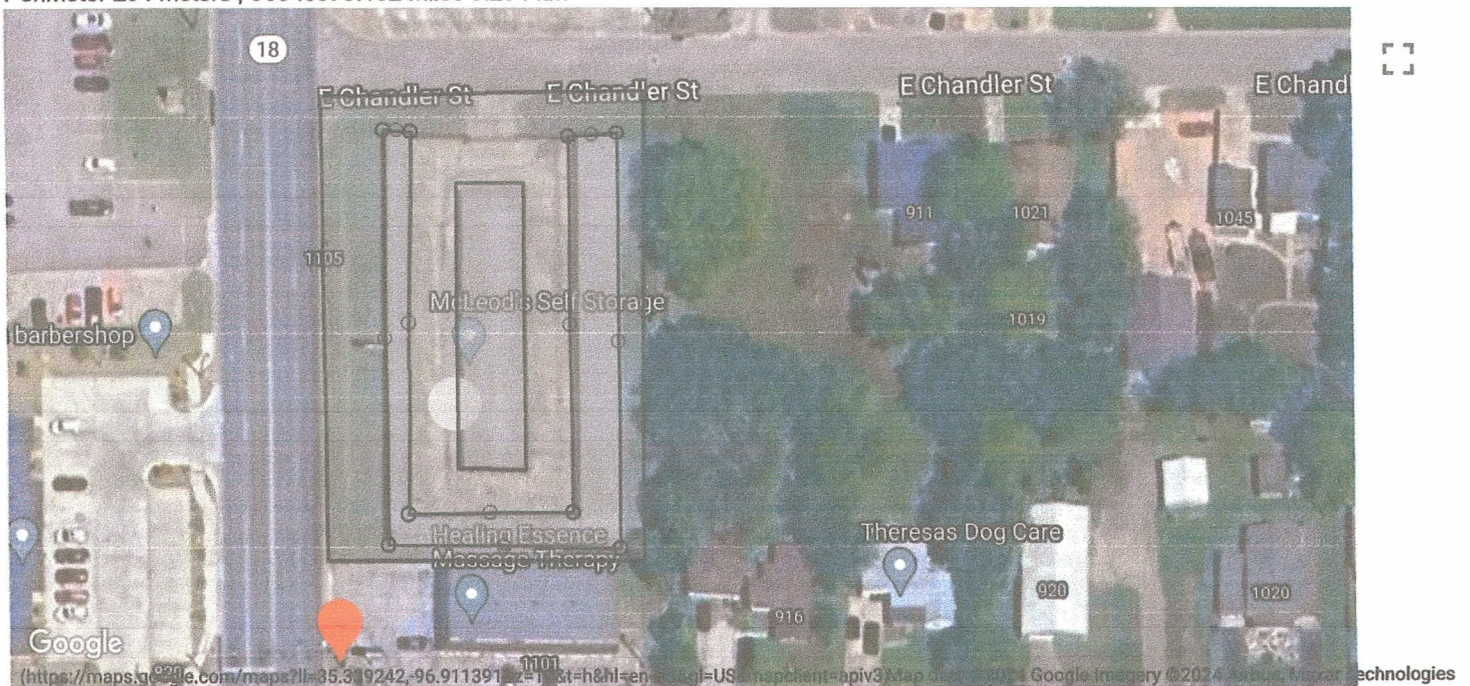
Draw New Area

Edit Active Area

Remove Active Area

Area 727 meters², 7828 feet² 0.18 acres 0.000 miles² 0.001 km²

Perimeter 294 meters , 963 feet 0.182 miles 0.294 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

Area calculator

Address

1105 n harrison shawnee ok

Area

AAAAAA

Border

000000

☐ Only Show Border

Zoom to Address

Draw New Area

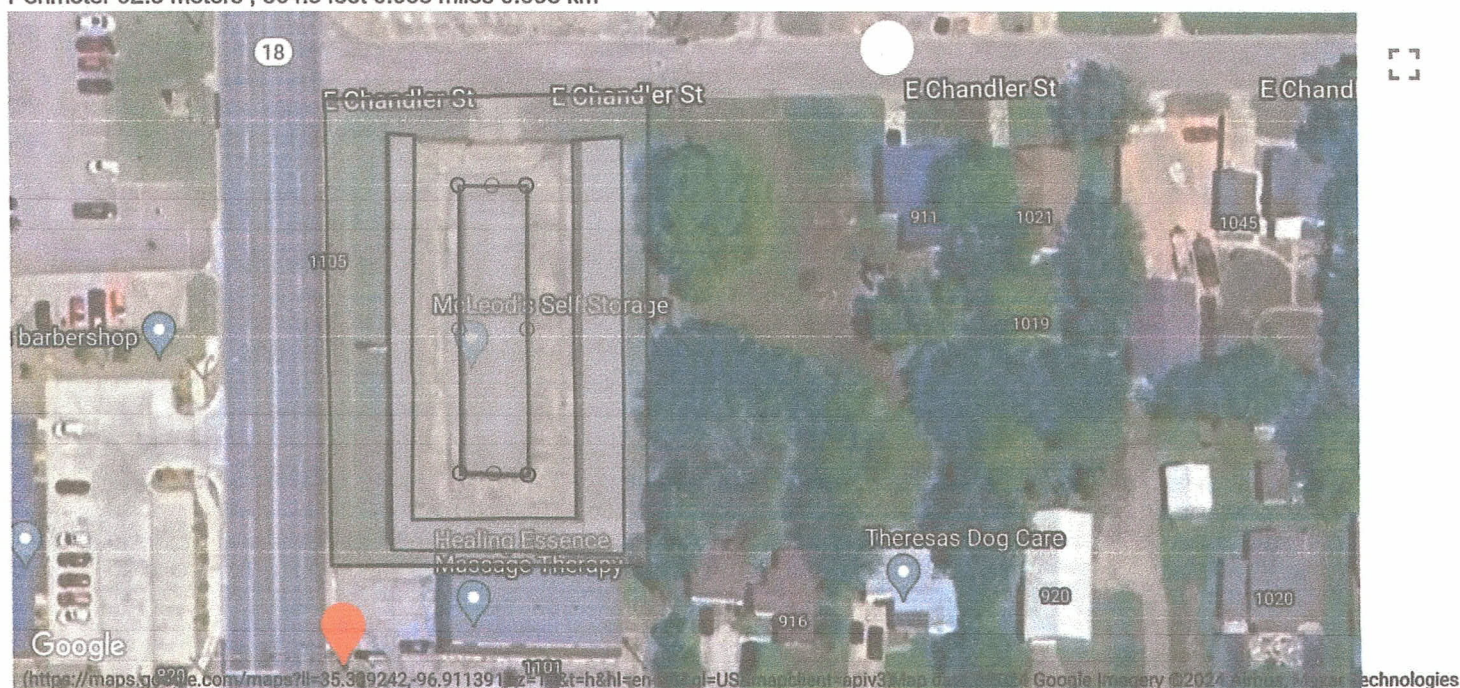
Edit Active Area

Remove Active Area

#2

Area 405 meters², 4355 feet² 0.10 acres 0.000 miles² 0.000 km²

Perimeter 92.8 meters , 304.5 feet 0.058 miles 0.093 km



Return to this radius map here, just save this link

https://www.mapdevelopers.com/area_finder.php?polygons=%5B%5B%5B%5B35.34725562791999%2C-96.91053164828588%5D%2C%5B35.347238125737924%2C-96.90961969722082%5D%2C%5B35.34642427008331%2C-96.90962506163885%5D%2C%5B35.34643302126298%2C-96.91054774153997%5D%2C%5B35.34725562791999%2C-96.91053164828588%5D%5D%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B%5B%5B35.347181243686734%2C-96.91045118201544%5D%2C%5B35.34649865514715%2C-96.91046727526953%5D%2C%5B35.34649865514715%2C-

PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



PHONE: (405) 878-1672

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 20240799 CASE NO. 30A07-24

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
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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 JJJ 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

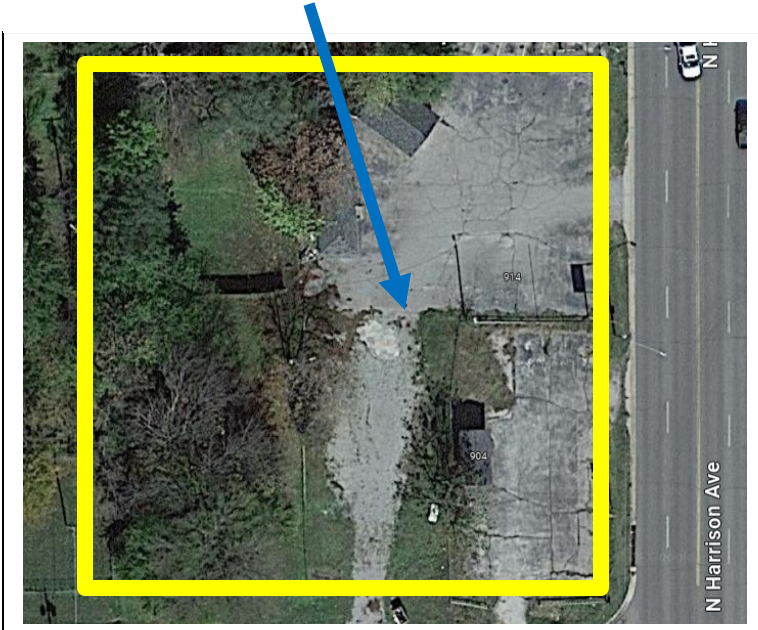
Board of Adjustment

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

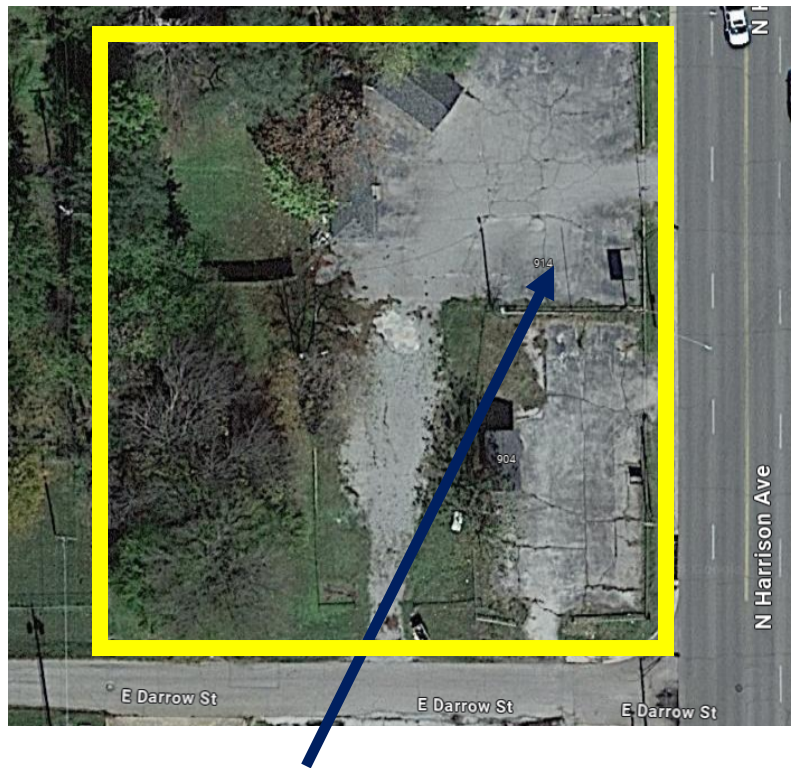
NOTICE OF PUBLIC HEARING
Variance Request (BOA06-24)

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