

(Published in The Journal Record July 30, 2024)

BOARD OF ADJUSTMENT NOTICE

CASE NO. 15726

ADDRESS: 721 North Classen Boulevard

This notice is to inform you that Johnson & Associates, Inc. on behalf of Sooner Classen, LLC, has filed an application with the Oklahoma City Board of Adjustment for a variance to the side-yard setback requirement of the C-4 General Commercial District, a variance to Special Setback Regulations of Special Building Line (SBL-5), and a variance to the CBO Classen Boulevard Overlay façade regulation. The Board of Adjustment meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma. The Board of Adjustment will hold a public hearing on **August 15, 2024, at 1:30 pm** to consider the request.

- The agenda and staff report for the August 15, 2024, meeting will be posted at the following link: <https://okc.primegov.com/public/portal>
- Please conduct your business with us by phone or email: subdivisionandzoning@okc.gov

LEGAL DESCRIPTION:

Lots 21, 22, 23 and 24, Block 10, Northwest Addition to Oklahoma City, Oklahoma County, Oklahoma, AND Lots 13 through 20, both inclusive, Block 10, Northwest Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 2 of plats, Page 47.

The applicant requests the following variance(s) to Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended:

Article VI, Section 6200.2, Table 6200.2 concerning yard and bulk regulations for Commercial Districts, Article XII, Section 12100.4.A.5 concerning Special Setback Regulations, and Article XIII, Section 13250.3.A concerning the CBO Classen Boulevard Overlay District regulations.

This notice is being provided to you because you own property nearby.

- If you are not the applicant, you are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

Should you wish to provide the Board with information supporting or opposing the request, please consider the following:

- Lengthy written materials should not be presented to the Board during the hearing. Lengthy written materials in support or opposition of the application should be emailed or submitted to City staff at the address below **by noon August 09, 2024**, in order to be delivered to the Board members.

Should you have any questions or concerns regarding this application please contact:

Cynthia Lakin, Clerk
Board of Adjustment
cindy.lakin@okc.gov
(405) 297-2289

City of Oklahoma City
Planning Department
420 West Main Street, Suite 910
(405) 297-2623

Para asistencia en Español, favor de llamar al (405) 297-3533.

Case No: BOA-15726

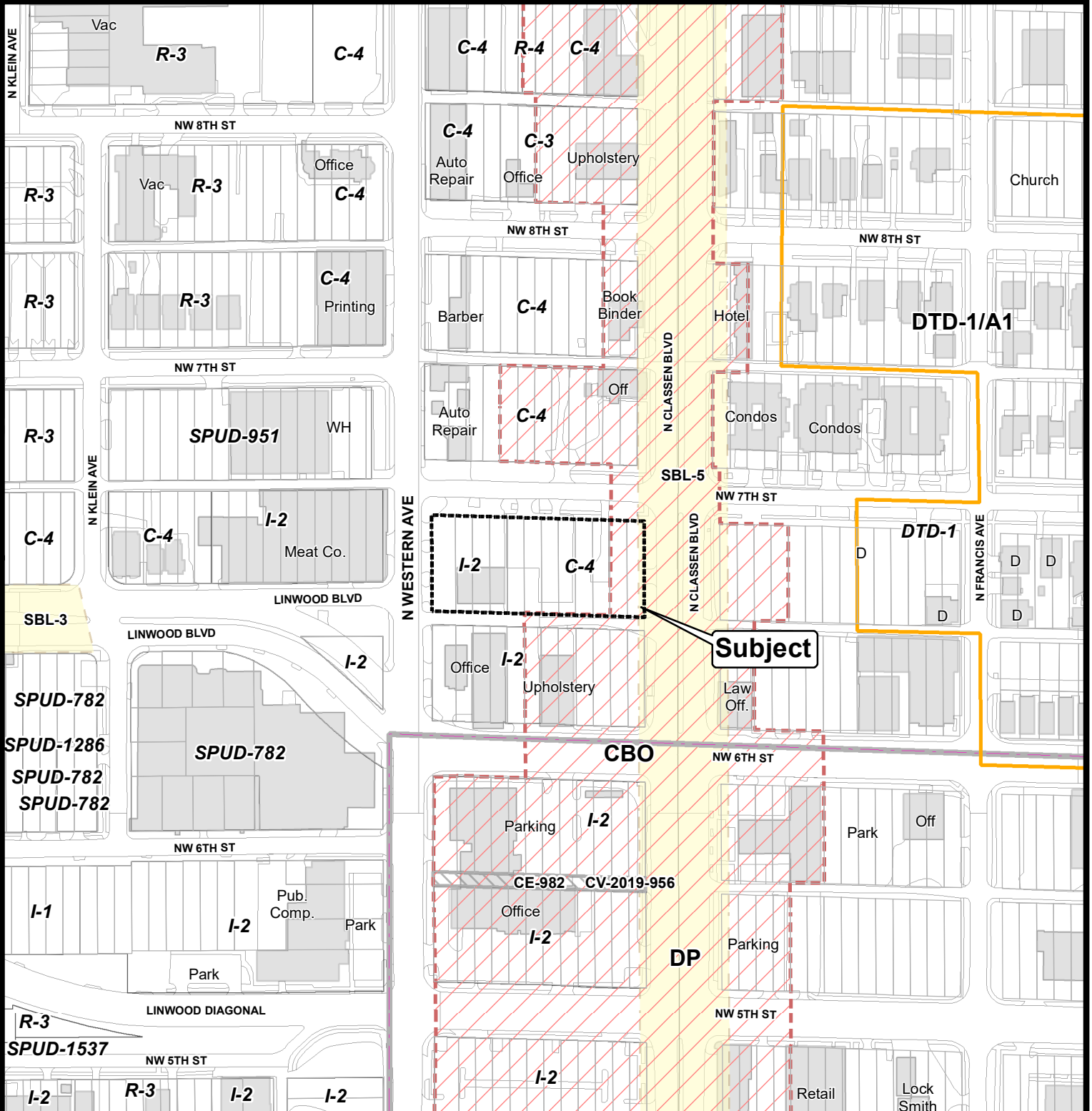
Applicant: Sooner Classen, LLC

Location of case: 721 N. Classen Blvd.

Present Zoning: C-4 / I-2 / CBO / SBL-5

Present Use of Land: Vacant

Nature of Request: Variance to setbacks, special building line & facade regulations.



Application for Board of Adjustment



The City of OKLAHOMA CITY



0 100 200 Feet