

(Published in The Journal Record September 17, 2024)

BOARD OF ADJUSTMENT NOTICE

CASE NO. 15743
ADDRESS: 4900 South Sooner Road

This notice is to inform you that Brittany Fernandez on behalf of Taybar Oklahoma City, LLC, has filed an application with the Oklahoma City Board of Adjustment for a variance to sign regulations in the C-3 Community Commercial District. The Board of Adjustment meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma. The Board of Adjustment will hold a public hearing on **October 3, 2024, at 1:30 pm** to consider the request.

- The agenda and staff report for the October 3, 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:

Walmart Neighborhood Market
4900 S Sooner Rd, Oklahoma City, OK 73135
R154243000 - Oklahoma Co.

Tract 1:

A tract of land in the northwest quarter of Section 21, Township 11 North, Range 2 West of the Indian Meridian, Oklahoma City, Oklahoma, more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; Thence South 00°10'00" West along the West line of said northwest quarter, a distance of 1777.51 feet to the point of beginning; Thence North 89°51'53" East along the south right-of-way of Southeast 48th Street, a distance of 324.62 feet; Thence South 00°10'00" West parallel with the west line of said northwest quarter a distance of 548.03 feet; Thence North 89°55'38" West a distance of 324.61 feet to a point on the west line of said northwest quarter, said point lies 300 feet north of the southwest corner of said northwest quarter; Thence North 00°10'00" East along the west line of said northwest quarter a distance of 546.85 feet to the point of beginning.

Tract 2:

A tract of land in the northwest quarter of Section 21, Township 11 North, Range 2 West of the Indian Meridian, Oklahoma City, Oklahoma, more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; Thence South 00°10'00" West along the West line of said northwest quarter a distance of 1777.51 feet. Thence North 89°51'53" East along the south right-of-way of Southeast 48th Street, a distance of 324.62 feet to the point of beginning; Thence North 89°51'53" East along the south right-of-way of Southeast 48th Street, a distance of 374.71 feet; Thence South 00°07'09" West a distance of 549.39 feet; Thence North 89°55'38" West a distance of 375.16 feet; Thence North 00°10'00" East parallel with the west line of said northwest quarter a distance of 548.03 feet to the point of beginning.

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

- (Standards for Detached Canopy Signs) Table 59-16108.4 of Article XVI Sign Regulations– Variance sought to allow relief in allowing more than 1 sign (2 fascia max) and relief in allowing more than 10% or 40sf max square footage of sign area on the existing gas station/fueling station canopy.

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 September 27, 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.

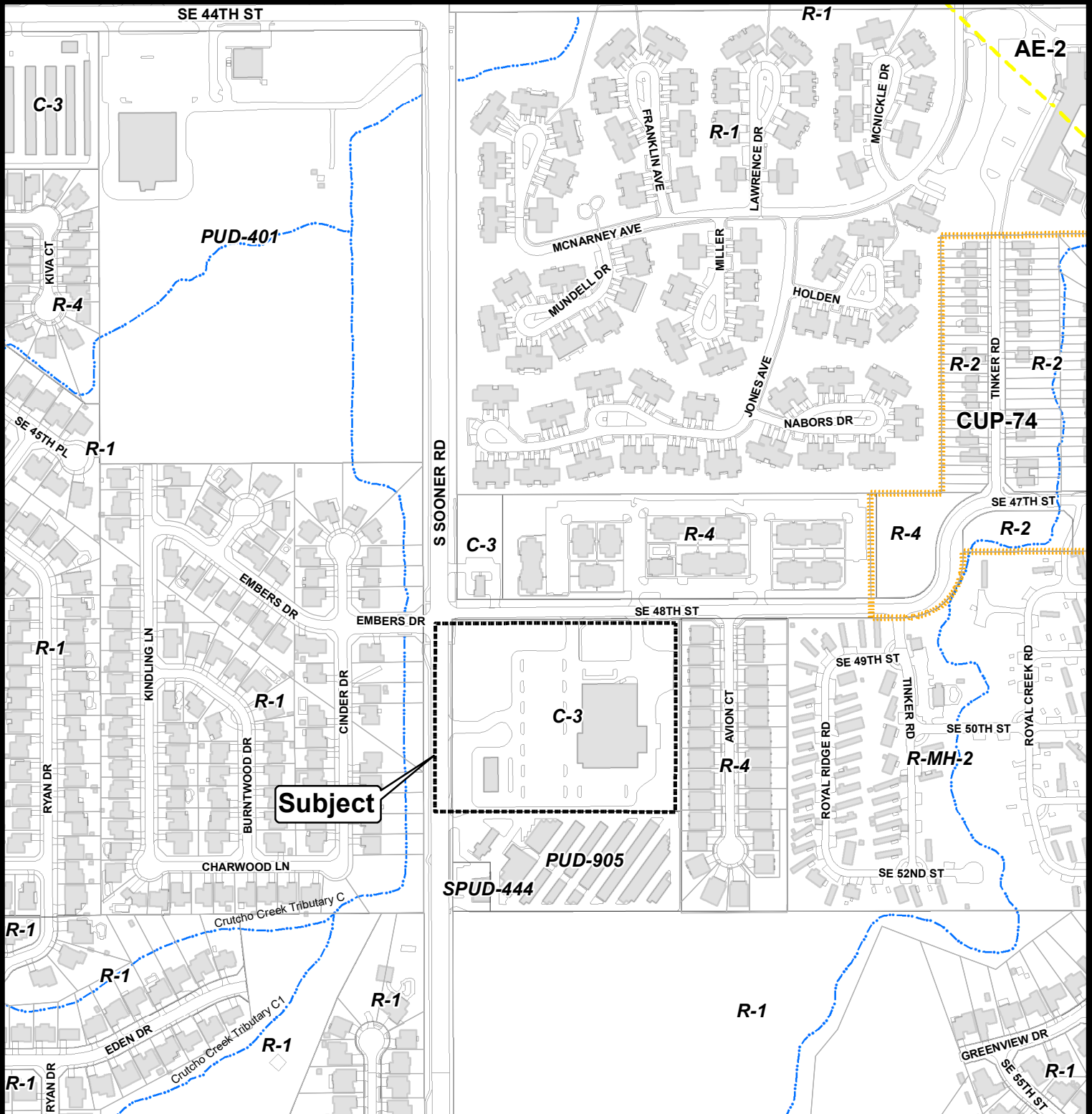
Case No: BOA-15743

Applicant: TAYBAR Oklahoma City, LLC

Location of case: 4900 S. Sooner Rd. Present Zoning: C-3

Present Use of Land: Walmart Neighborhood Market

Nature of Request: Variance to sign regulations.



The City of
OKLAHOMA CITY

Application for Board of Adjustment



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Feet