

(Published in The Journal Record November 19, 2024)

BOARD OF ADJUSTMENT NOTICE

CASE NO. 15797

ADDRESS: 1301 NE 30th Street

This notice is to inform you that Johnson & Associates, Inc. on behalf of Mega Construction, LLC has filed an application with the Oklahoma City Board of Adjustment for a variance to R-4 General Residential and HNO Healthy Neighborhood Overlay 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 **December 5, 2024, at 1:30 pm** to consider the request.

- The agenda and staff report for the December 5, 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:

A part of the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: West 5 acres of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land also being described as follows: Beginning at the Southeast corner of said Northwest Quarter (NW/4); Thence N 89°54'43" W a distance of 988.24 feet for the Point of Beginning; Thence N 89°54'44" W a distance of 329.42 feet; Thence N 00°04'03" W a distance of 662.02 feet; Thence S 89°57'20" E a distance of 329.42 feet; Thence S 00°04'08" E a distance of 662.27 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:

Article VI, Section 6100, Table 6100.2 concerning maximum building height in the R-4 General Residential District.

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 November 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.

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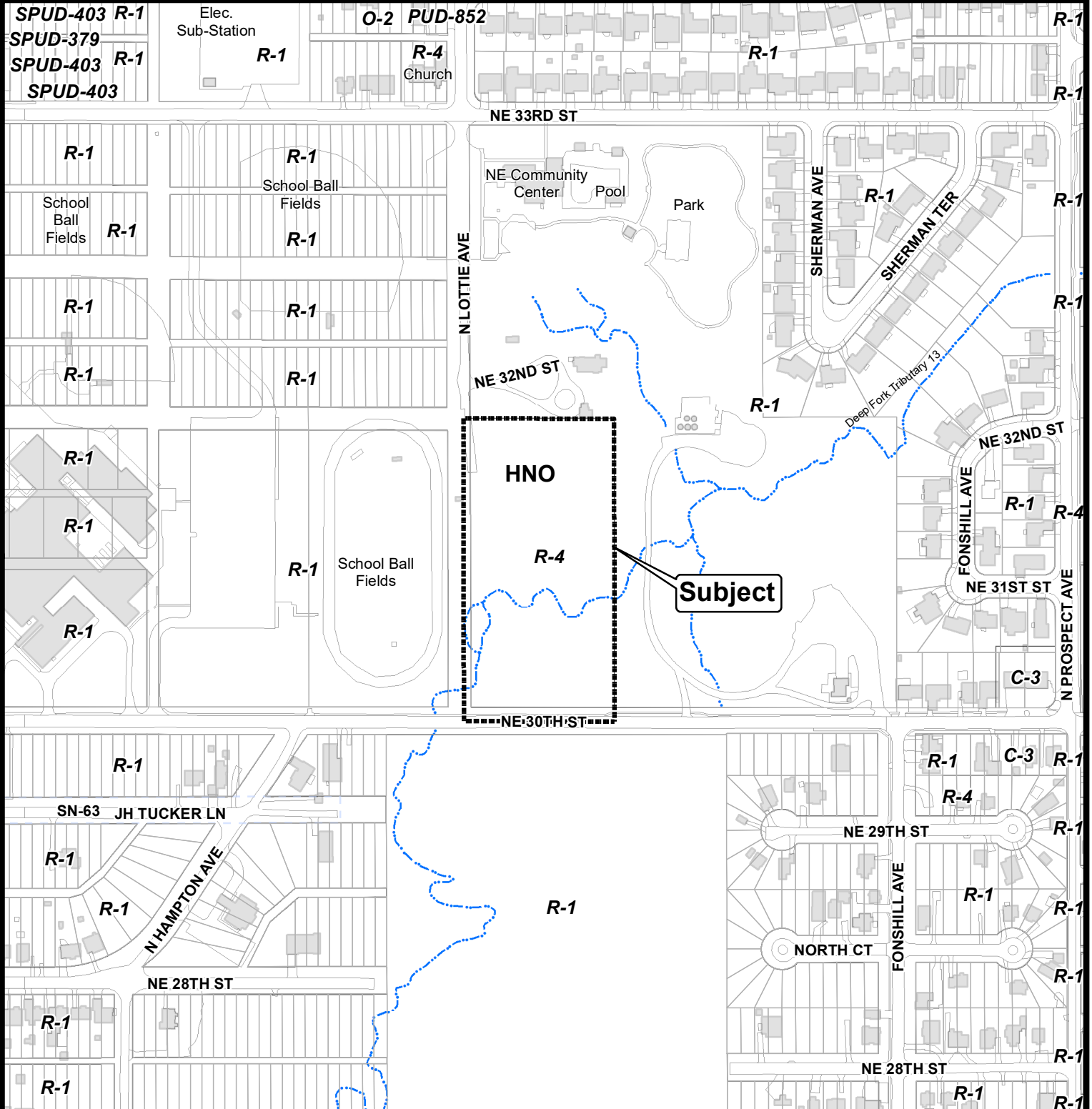
Applicant: Mega Construction, LLC

Location of case: 1301 NE 30th St.

Present Zoning: R-4 / HNO

Present Use of Land: Undeveloped

Nature of Request: Variance to building regulations.



The City of
OKLAHOMA CITY

Application for Board of Adjustment



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Feet