



DEVELOPMENT  
SERVICES

## Board of Adjustments

### Agenda

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The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify Development Services.

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**Date:** Monday, February 5, 2024

**Time:** 6:00 P.M.

**Place:** Centennial Building, 12 S. 5<sup>th</sup> Street

**Invocation:**

**Flag Salute:**

**Roll Call:** Joe Horn, Chairman  
Sherry Huston, Vice-Chairman  
Buddy Carpenter  
Ken Smith

1. ITEM: APPROVAL OF THE MINUTES OF THE JANUARY 8, 2024 MEETING
2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY DICK SWIFT FOR A VARIANCE FROM THE STANDARDS IN THE NEWLY ADOPTED UDC FOR NEW RESIDENTIAL CONSTRUCTION PERTAINING TO GARAGES AND PORCHES IN THE URBAN CORE OVERLAY DISTRICT. APPLICABLE SECTIONS ARE AS FOLLOWS:

UDC ARTICLE 4, SECTION 411, URBAN CORE OVERLAY, (B) STANDARDS FOR NEW RESIDENTIAL CONSTRUCTION AFTER THE ADOPTION DATE OF THE UDC:

- (A) GARAGES (I) PRIMARY FACADES OF FRONT-FACING GARAGES SHOULD BE AT LEAST FIFTEEN (15) FEET BEHIND THE PRIMARY FAÇADE OF THE DWELLING. (II) REAR GARAGES CAN BE ATTACHED OR DETACHED.

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: BEGINNING 270.00 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 91 IN SPENCER ADDITION TO YUKON; THENCE WEST 40.0 FEET; THENCE NORTH 140.00 FEET; THENCE EAST 40.0 FEET; THENCE SOUTH 140.00 FEET TO THE PLACE OF BEGINNING, BEING FORMERLY DESCRIBED AS LOT 21 AND THE EAST 15.00 FEET OF LOT 22 IN BLOCK 90 IN SPENCER ADDITION TO THE TOWN OF YUKON, OKLAHOMA.

ALSO SHOWN ON THE NEW SURVEY IN EXHIBITS PROPOSED AS TRACT 2: LOTS TWENTY-ONE (21) AND TWENTY-TWO (22), IN BLOCK NINETY (90), OF SPENCER ADDITION, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; ALSO KNOWN AS 823 OAK AVENUE.

4. ITEM: TO HEAR A REQUEST BY DICK SWIFT FOR A VARIANCE FROM THE STANDARDS IN THE NEWLY ADOPTED UDC FOR NEW RESIDENTIAL CONSTRUCTION PERTAINING TO GARAGES AND PORCHES IN THE URBAN CORE OVERLAY DISTRICT. APPLICABLE SECTIONS ARE AS FOLLOWS:

UDC ARTICLE 4, SECTION 411, URBAN CORE OVERLAY, (B) STANDARDS FOR NEW RESIDENTIAL CONSTRUCTION AFTER THE ADOPTION DATE OF THE UDC:

- (B) PORCHES (I) ALL NEW DWELLINGS ARE REQUIRED TO HAVE A PORCH OR STOOP OF AT LEAST ¼ THE LENGTH OF THE STRUCTURE'S FRONT FAÇADE. (II) DEPTH OF PORCH SHALL BE NOT LESS THAN FOUR (4) FEET.

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: BEGINNING 270.00 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 91 IN SPENCER ADDITION TO YUKON; THENCE WEST 40.0 FEET; THENCE NORTH 140.00 FEET; THENCE EAST 40.0 FEET; THENCE SOUTH 140.00 FEET TO THE PLACE OF BEGINNING, BEING FORMERLY DESCRIBED AS LOT 21 AND THE EAST 15.00

FEET OF LOT 22 IN BLOCK 90 IN SPENCER ADDITION TO THE TOWN OF YUKON, OKLAHOMA.

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NOW KNOWN AS PART OF THE NW/4 OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 5 WEST OF THE I. M.; BEGINNING 310.00 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 91, SPENCER ADDITION TO THE TOWN OF YUKON, CANADIAN COUNTY, OKLAHOMA; THENCE WEST 60.0 FEET; THENCE NORTH 140.00 FEET; THENCE EAST 60.0 FEET; THENCE SOUTH 140.00 FEET TO THE POINT OF BEGINNING, FORMERLY THE WEST 10.00 FEET OF LOT 22M AND ALL OF LOTS 23 AND 24, BLOCK 90, SPENCER ADDITION TO THE TOWN OF YUKON, CANADIAN COUNTY, OKLAHOMA.

ALSO SHOWN ON THE NEW SURVEY IN EXHIBITS PROPOSED AS TRACT 1: LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24), IN BLOCK NINETY (90), OF SPENCER ADDITION, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; ALSO KNOWN AS 825 OAK AVENUE.

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7. ITEM:     NEW BUSINESS

8. ITEM:     OPEN DISCUSSION

9. ITEM:     ADJOURNMENT – NEXT MEETING MARCH 4, 2024