

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**CITY HALL COUNCIL CHAMBERS**  
**116 WEST NEEDLES**  
**BIXBY, OK 74008**  
**May 07, 2012 6:00 PM**

CALL TO ORDER

MINUTES

1. Annual nominations and elections for Chairperson, Vice-Chairperson, and Secretary (Board of Adjustment By-Laws, Ord. 772).
2. Approval of Minutes for April 02, 2012

OLD BUSINESS

3. (Continued from March 05 and April 02, 2012)  
**BBOA-555 – James Ward for First Equity Corp.** Discussion and possible action on an appeal of a building permit denial, and the interpretation on which it was based, pursuant to Zoning Code Sections 11-4-6 and 11-4-7, which permit proposed the development of an “Ice vending machine” on property in the CS Commercial Shopping Center District with PUD 50, and to allow the project development to proceed.  
Property located: Lot 1, Block 1, *Jade Crossing*; 7851 E. 151<sup>st</sup> St. S.

NEW BUSINESS

4. **BBOA-557 – Sean Rohrbacker for Archland Property I, LLC and Debra L. Bailey.** Discussion and possible action to approve a Special Exception per Zoning Code Section 11-10-2.H to exceed the maximum number of parking spaces standard for a remodeled fast food restaurant in the CS Commercial Shopping Center District.  
Property located: Lot 1, Block 1, and the W. 72’ of the N. approximately 200’ of Lot 5, Block 1, *121st Center*; 12101 S. Memorial Dr.
5. **BBOA-558 – John Ryel.** Discussion and possible action to approve a Variance from the accessory building maximum floor area restriction per Zoning Code Section 11-8-8.B.5 to allow a new 1,200 square foot accessory structure in the south, rear yard for property in the RS-1 Single Family Dwelling District.  
Property located: Lot 5, Block 5, *Houser Addition*; 8512 E. 123<sup>rd</sup> St. S.

6. **BBOA-559 – Barrick Rosenbaum for L.C. Neel & Nelle Ellen Neel.** Discussion and possible action to approve a Variance from the minimum parking lot setbacks per Zoning Code Section 11-10-3, certain landscaping standards per Zoning Code Section 11-12-3, and any other Zoning Code requirement which would prevent an expansion of an existing Use Unit 14 gasoline service station, its parking areas, and related site improvements for property in the CS Commercial Shopping Center District.  
Property located: Part of Lot 11, Block 2, *Southwood*; 11115 S. Memorial Dr.

ADJOURNMENT

Posted By: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_