

PROCEEDINGS OF THE ELK CITY BOARD OF ADJUSTMENTS, TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M AT CITY HALL CONFERENCE ROOM, 320 W 3RD, ELK CITY, OKLAHOMA.

A G E N D A

PUBLIC HEARING FOR VARIANCE REQUEST AS ADVERTISED:

#1

Petitioner:Hx4, LLC

Location:NE corner of N Eastern and E 3rd Street

Legal Description: A part of the SW¼ of Sec 24, T11N, R21 WIM, Beckham County, Oklahoma, being more particularly described as follows: Commencing at the SW corner of the SW¼ of said Sec 24, thence N 00°07'16" E, along the West line of the SW¼ of said Sec 24, a distance of 1594.82 feet; thence S89°52'44" E a distance of 33.00 feet to the point of beginning; thence N00°07'16" E, 33.00 feet East of and parallel with the West line of the SW¼ of said Sec 24, a distance of 484.45 feet; thence S89°08'21" E, a distance of 203.72 feet; thence N41°52'03" E, a distance of 180.67 feet; thence S48°07'57" E, a distance of 274.22 feet; thence S41°52'03" W, a distance of 468.44 feet to a point of curvature, thence Southwesterly along a curve to the right having a radius of 270.00 feet and whose chord bears S60°14'43" W with a chord distance of 170.25 feet, an arc distance of 173.20 feet to a point of tangency; thence S78°37'22" W a distance of 26.60 feet to a point of curvature; thence Westerly, along a curve to the right having a radius of 220.00 feet and whose chord bears S82°57'26" W, with a chord distance of 33.26 feet, an arc distance of 33.29 feet; thence N45°38'26" W, a distance of 13.95 feet to the point or place of beginning. Said described tract contains 186,835.484 sq feet or 4.289 acres.

Variance request:Height setback to allow 85 ft sign and building height of 63.1 feet

Public participation

Board of Adjustment discussion

#2

Petitioner:Kalpesh (Keith) Patel

Location:2611 E Hwy 66

Legal Description: A tract of land lying in the Southwest Quarter of Section 13, T11N, R21 WIM, Beckham County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at a point 50.00 feet North and 284.90 feet West of the Southeast corner of said SW¼ of Section 13; thence West and parallel to the South line of said SW¼ for a distance of 46.20 feet; thence North and perpendicular to the South line of said SW¼ for a distance of 102.00 feet; thence West and parallel to the South line of said SW¼ for a distance of 50.00 feet; thence North and perpendicular to the South line of said SW¼ for a distance of 414.50 feet; thence East and

parallel to the South line of said SW¼ for a distance of 369.40 feet to the West right-of-way line of State Highway No 34; thence Southwesterly on the West right-of-way line of State Highway No 34 and on the arc of a curve to the right having a radius of 523.00 feet for a distance of 211.45 feet to a point 50.00 feet West and 361.80 feet North of the Southeast corner of said SW¼; thence S01°24'45" on the West right-of-way line of said State Highway No 34 and parallel to the East line of said SW¼ for a distance of 124.70 feet; thence S50°51'15" for a distance of 296.78 feet to the point of beginning.

Variance request: height setback to allow building height of 62.4 ft

Public participation

Board of Adjustment discussion

1. Meeting called to order.

2. Consider and approve or disapprove the minutes of the August 30th meeting.

3. Consider and approve or disapprove variance request from Hx4, LLC on the height setback to allow an 85 ft sign and building height of 63.1 feet at the NE corner of N Eastern and 3rd Street.

4. Consider and approve or disapprove variance request from Kalpesh (Keith) Patel on the height setback to allow building height of 62.4 feet at 2611 E Hwy 66.

5. Motion to adjourn meeting.