

BOARD OF ADJUSTMENT NOTICE

CASE NO. 15878

ADDRESS: 4535 Northwest 63rd Street

This notice is to inform you that Rockwell Development, LLC, has filed an application with the Oklahoma City Board of Adjustment for a variance to rear and side yard setbacks 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 **March 20, 2025, at 1:30 pm** to consider the request.

- The agenda and staff report for the March 20, 2025, 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:

See attached legal description.

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

Article VI, Section 6200, Table 6200.2 concerning rear and side yard setback regulations in the C-3 Community Commercial 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 March 14, 2025**, 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.

EXHIBIT 'A'

File No.: 2808763-OK15 (MM)

Property: 4535 NW 63rd Street, Oklahoma City, OK 73132

A part of Lots 1, 8 and 9, and a part of a Service Road in Scotchdale Corner, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, page 86, and more particularly described as follows: Beginning at a point on the south line of said Lot 8, said point being located 12.50 feet West of the southeast corner of said Lot 8; Thence North 89°54'00" West along the south lines of said Lots 8 and 9 a distance of 217.50 feet to the southwest corner of said Service Road; Thence North 0°22'30" East along the west line of said Service Road a distance of 367.50 feet to the northwest corner of said Service Road; Thence South 89°54'00" East along the north line of said Service Road and the north line of said Lot 1 a distance of 217.50 feet to a point on the north line of said Lot 1, said point being 42.50 feet East of the northwest corner of said Lot 1; Thence South 0°22'30" West a distance of 367.50 feet to the point or place of beginning; LESS AND EXCEPT the West 5 feet of that portion of said service road running along the West line of said Plat of Scotchdale Corner and LESS AND EXCEPT the North 5 feet of the West 145 feet of that portion of said service road running along the North line of said Plat of Scotchdale Corner.

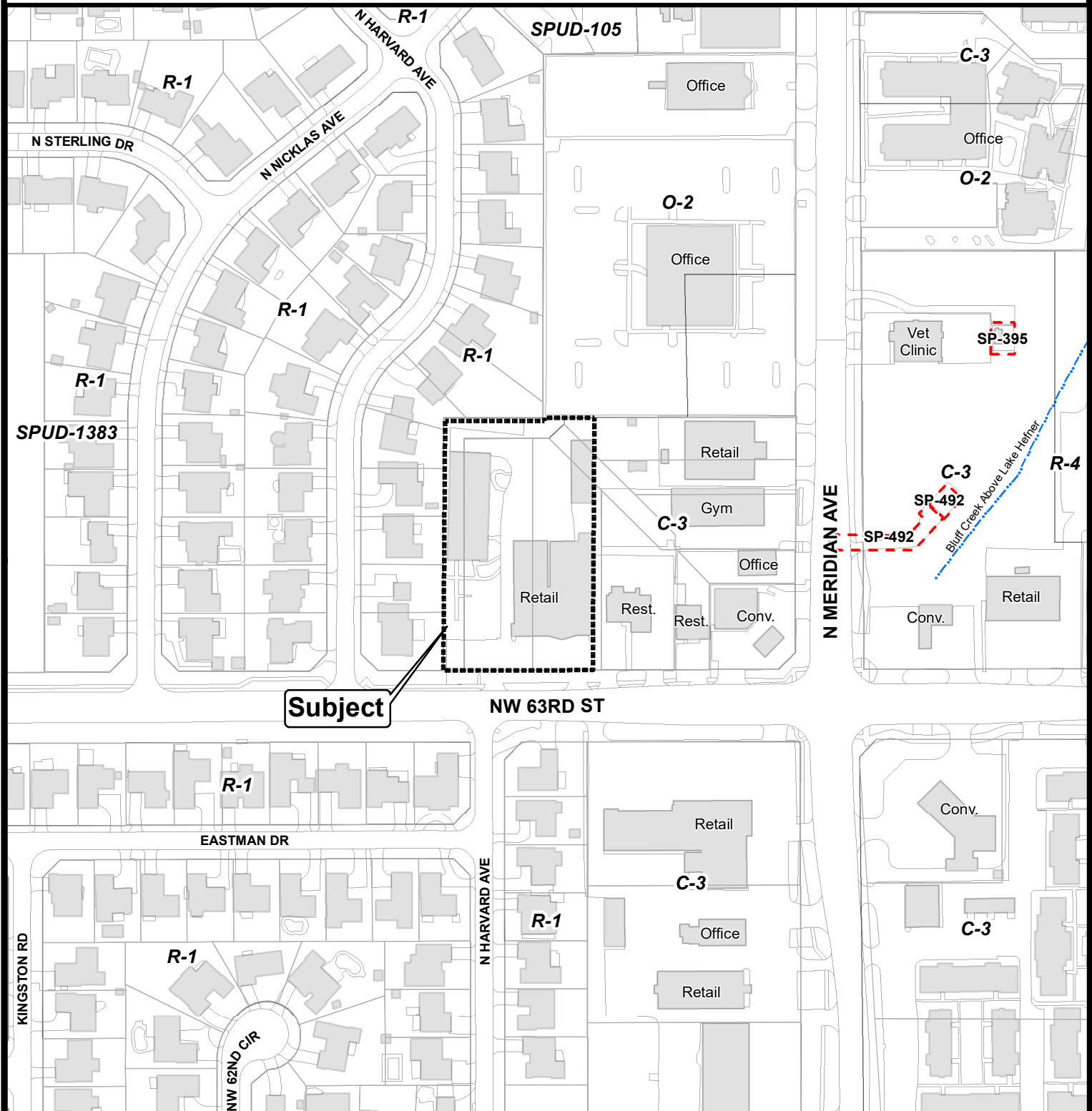
A.P.N. 2810-14-261-1200

Case No: BOA-15878 Applicant: Rockwell Development, LLC

Location of case: 4535 NW 63rd St. Present Zoning: C-3

Present Use of Land: Commercial

Nature of Request: Variance to setback regulations.



The City of
OKLAHOMA CITY

**Application for
Board of Adjustment**



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Feet