

**AGENDA  
NOTICE OF SPECIAL MEETING**



**ROGERS COUNTY BOARD OF ADJUSTMENT**

A Regular Meeting of the Rogers County Board of Adjustment will be held Tuesday September 17, 2019 at **6:00 pm** in the Commissioner's Meeting Room at 200 S. Lynn Riggs Blvd., Claremore, OK 74017.

**AGENDA**

Item# 1: Roll call.

Item# 2: Review and approve, amend or disapprove Minutes of Meeting of August 20, 2019.

Item# 3: New Business: Discussion and possible action with respect to any matter not known about or which could not have been reasonably foreseen prior to the time of posting of the Agenda.

Item# 4: Discussion with possible action on the application of CRB Companies, a SPECIAL EXCEPTION to build CELL/COMMUNICATIONS TOWER in an I-1 (Industrial Restricted) zoning district. **CASE # 475.**

PARENT TRACT DESCRIPTION: A TRACT OF LAND IN THE NE/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 16 EAST DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, COUNTY OF ROGERS, STATE OF OKLAHOMA; THENCE S 00°15'33.8" W FEET ALONG THE EAST LINE OF SAID SECTION 28, THENCE N 84°17'35.0" W 715.382 FEET TO A IRON PIN IN PLACE, THENCE N 07°41'09.3" E 360.592 FEET TO A IRON PIN IN PLACE, THENCE N 85°45'19.1" W 212.498 FEET TO A IRON PIN IN PLACE, THENCE N 10°53'30.2 E 299.451 FEET TO A IRON PIN IN PLACE, THENCE S 87°51'02.1" EA DISTANCE OF 128.276 FEET TO A IRON PIN IN PLACE, THENCE N 13°20'44.5" E 188.326 FEET TO A IRON PIN IN PLACE, THENCE N25°56'24.7" W 211.927 FEET TO A IRON PIN IN PLACE, THENCE N 13°47'25.0" E 739.737 FEET THE NORTH LINE OF SAID SECTION 28, THENCE S 89°51'26.8" E 571.920 FEET ALONG THE NORTH LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING.

**LEASE SITE DESCRIPTION**

A tract of land lying in and being a part of the NE/4 of Section 28, Township 21 North, Range 16 East, Indian Base and Meridian and being further described in Book 2306, Page 787, Deed Records of Rogers County, Oklahoma; Said tract of land being more particularly described as follows: Commencing at a 1/2" Iron Rod found for the Southeast corner of said NE/4; Thence N 01°07'35" W on the East line of said NE/4, a distance of 838.26 feet to a point; Thence S 88°52'25" W perpendicular to said East line, a distance of 85.61 feet to a 112" Iron Rod with cap set for the Southeast corner, said corner being the Point of Beginning; Thence N 85°40'44" W a distance of 75.00

feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 01°07'35" W parallel to said East line, a distance of 75.00 feet to a 112" iron rod with cap set for the Northwest corner; Thence S 85°40'44" E a distance of 75.00 feet to a 112" iron rod with cap set for the Northeast corner; Thence S 01°07'35" E parallel to said East line, a distance of 75.00 feet to the Point of Beginning, containing 5,599.60 square feet or 0.129 acres, more or less.

**ACCESS/UTILITY EASEMENT DESCRIPTION:** A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NE/4 of Section 28, Township 21 North, Range 16 East, Indian Base and Meridian and being further described in Book 2306, Page 787, Deed Records of Rogers County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline: Commencing at a 1/2" Iron Rod found for the Southeast corner of said NE/4; Thence N 01°07'35" Won the East line of said NE/4, a distance of 869.17 feet to a point; Thence S 88°52'25" W perpendicular to said East line, a distance of 16.50 feet to a point on the West Statutory Right of Way line, said point being the point of beginning; Thence N 85°40'44" W a distance of 69.43 feet to the point of termination on the East line of the 0.129 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the West Statutory Right of Way line and terminate on the East line of the 0.129-acre Lease Site.

Item# 5: Discussion with possible action on the application of Jeffery Beach, a VARIANCE to GROW CROPS in a NON- CONFORMING AG (Agricultural) zoning district less than 10 acres. **CASE # 477.**

Legal Discription: THE S/2 N/2 SE/4 NE/4 LESS AND EXCEPT THE WEST 479.22 FEET THEREOF, SECTION 12 TOWNSHIP 22 N, RANGE 14 E, OF THE I. B. & M., ROGERS COUNTY. 6.5 ACRES.

Item# 6: Adjournment

  
Missy Richardson, Director

STATE OF OKLAHOMA  
COUNTY OF ROGERS  
FILED  
19 SEP 13 PM 3:03  
COUNTY CLERK  
BY: 