

McAlester Board of Adjustment
NOTICE OF MEETING



Special Meeting Agenda
Tuesday, March 17, 2026 - 6:30 PM
City Hall, Council Chambers
28 E Washington

CALL TO ORDER AND ROLL CALL

CONSENT AGENDA

1. Approval of the Minutes of the November 18, 2026, Special Meeting.
2. Discussion and recommendation on Board of Adjustment re-appointment of Dewayne Hampton, term expires March 31, 2026.

SCHEDULED BUSINESS

Staff Report on each item of scheduled business shall be presented by staff prior to applicant's discussion with Planning Commission.

1. Public Hearing: Discussion and action on BA #204, requesting Variances for the following described location:
LEGAL: Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392); And The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392); And All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392); And All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in the Block Three hundred ninety-two (392); And Lot Two (2), Block Three hundred Eighty-one (381); And Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) all in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.
LOCATION: 21 W Cherokee Ave, McAlester, Oklahoma
CURRENT ZONING: I-1 Light Industrial District & C-4 Restricted Commercial District
PROPOSED VARIANCE: Section 62-266(e) Area Regulations for (3) Maximum percentage of coverage where the "Main and accessory buildings shall not cover more than 60 percent of the lot area." (5) Front yard setback where the "All buildings shall set back from all property lines no less than 35 feet." (6) Side yard setback where the "a. When abutting another industrial district zoned lot, the side yard setback shall be no less than 25 feet. b. On a side of a lot adjoining a residential dwelling district, there shall be a side yard setback of no less than one foot per each foot of height."

2. Staff Reports
3. Remarks & Inquires by the Board

ADJOURNMENT

McAlester Board of Adjustment Minutes
Tuesday, November 18, 2025, Special Meeting
City Council Chambers
Immediately following Planning Commission Meeting

Call to Order

Chairman Emmons called the meeting to order at 6:53 p.m.

Roll Call

Patti Hobbs called the roll and a quorum was present.

Board Members Present: 3

Mark Emmons

Lyn Roberts

Chris Taylor

Board Members Absent: 1

Dewayne Hampton

Recognition

None

Consent Agenda

Approval of minutes for October 15, 2025, Special Meeting and approval of Calendar Year 2026, Schedule of Regular Board of Adjustment Meetings.

A motion made by Taylor was seconded by Roberts to approve all items on the Consent Agenda.

The vote was: 3 – 0

AYE: Emmons, Roberts, Taylor

NAY: None

The motion carried.

SCHEDULED BUSINESS:

Staff Reports.

It was discussed of the need for a 5th Board Member seat. No motion required.

Remarks & Inquiries by the Board.

Questions and discussion of regularly conducting BOA meetings and having a schedule with the need of a motion to update meeting dates referencing the special meetings currently. Dates and times were discussed. There were a few comments of people that may or may not be able to serve on the Board. No motion required.

Adjournment

Taylor made the motion to adjourn. The motion was seconded by Roberts. Meeting adjourned at 6:59 p.m. Roll was taken.

The vote was: 3 – 0

AYE: Emmons, Roberts, Taylor

NAY: None

The motion carried.

Approved:

Board of Adjustment Chairman

Date



BOARD of ADJUSTMENT STAFF REPORT March 17, 2026

TO: Members of McAlester Board of Adjustment
FROM: Jayme Clifton, Community Development Director
Patti Hobbs, Planning Technician
DATE: March 10, 2026
SUBJECT: Request for Variance – BA 204

1. APPLICATION SUMMARY

Applicant: T.H. Rogers Lumber Company, via Iva Due

Location: 21 W Cherokee Ave, McAlester, Oklahoma

Legal: Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392); And The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392); And All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392); And All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in the Block Three hundred ninety-two (392); And Lot Two (2), Block Three hundred Eighty-one (381); And Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) all in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

Current Zoning: I-1 Light Industrial District & C-4 Restricted Commercial District

General Description: A variance is requested Section 62-266(e) Area Regulations for (3) Maximum percentage of coverage where the “Main and accessory buildings shall not cover more than 60 percent of the lot area.” (5) Front yard setback where the “All buildings shall set back from all property lines no less than 35 feet.” (6) Side yard setback where the “a. When abutting another industrial district zoned lot, the side yard setback shall be no less than 25 feet. b. On a side of a lot adjoining a residential dwelling district, there shall be a side yard setback of no less than one foot per each foot of height.” The variance requested is to reconstruct a tornado-damaged steel storage shed. The applicant seeks to waive front and side yard setbacks and allow a higher coverage to rebuild the structure in its original footprint.

2. NOTIFICATIONS

General Notifications:

Posting of Sign on Property	February 27, 2026
Publication in McAlester News Capital	March 3, 2026

Notification to Property Owners within 300 Feet:

Mailed Certified Return Receipt	February 27, 2026
Property Owners within 300 feet	34
Notification receipts received	26 as of 03/13/2026
Notification Returned Unclaimed	0
Notifications Still Out	8

3. ATTACHMENTS

Application with Project Narrative and Survey/Site Plan
 Abstractors Ownership List Certificate
 Area of Request & Site Location Maps
 Notice to Surrounding Property Owners
 Firm Mailing Book for Accountable Mail
 Publication for Notice of Hearing
 Picture of Sign Posted on Property

4. BACKGROUND

The applicant, T.H. Rogers Lumber Company, is seeking to replace a steel open shed that was destroyed during a tornado. The proposed structure is intended to be the same size as the previous shed and will be located behind an existing fence at the rear of the property. The survey indicates the total lot area is 139,258 square feet (approximately 3.2 acres) and the proposed building is 7,765 square foot structure.

Area Regulation	Required by Ord	Current	Requested Variance
Percentage of Lot Coverage	60%	65.7%	5.7%
Side Yard Setback	25 feet	none	25 feet
Front Yard Setback	35 feet	none	35 feet

The applicant asserts that the new steel structure will not increase traffic congestion or fire hazards, and will be safer than the original structure.

5. ANALYSIS

The Board of Adjustment's authority to grant a variance is limited to specific situations. The following analysis is based on the legal criteria that must be met for a variance to be approved.

A. Unnecessary Hardship

- **Finding:** This standard requires the applicant to prove that, without the variance, they are deprived of any reasonable use of their land. It is not sufficient for the ordinance to simply make the desired use more expensive or inconvenient.
- **Staff Analysis:** The application of the ordinance to the particular piece of property would create an unnecessary hardship. The applicant is seeking to reconstruct an open-sided steel storage shed that was destroyed by a tornado. The hardship is not self-imposed, but rather the result of a natural disaster. Strict adherence to current area regulations would prevent the applicant from replacing a necessary functional structure that existed on the property for years, effectively penalizing the business for a catastrophic weather event.

B. Peculiar Conditions

- Finding: The hardship must arise from a condition that is unique to the property itself and not generally shared by other properties in the area. This can include factors like lot size, shape, or topography.
- Staff Analysis: Such conditions are peculiar to the particular piece of property involved. The property is a long-established lumber yard with a unique configuration of lots and vacated alleys. The specific location of the request is at the rear of the property behind an existing fence. The peculiarity lies in the necessity to rebuild the original footprint to maintain the site’s operational flow and the fact that the property already exceeds standard coverage limits due to its historical development

C. Public Health, Safety, and General Welfare

- Finding: Per Sec 62-97 (c), the Board must determine the effect of the proposed change on public health, safety, comfort, morals, and general welfare of the people of the city. Granting the variance should not cause substantial detriment to the public good or impair the intent of the City's Comprehensive Plan.
- Staff Analysis: Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan. The proposed structure is a steel open-shed design, which the applicant notes is safer and presents less of a fire hazard than the previous structure. Because the building is located at the rear of the site and is shielded by existing fencing, it will not increase traffic congestion, impede light or air for neighbors, or create safety hazards for the public. The use remains consistent with the existing industrial/commercial character of the area.

D. Minimum Necessary Variance

- Finding: Any variance granted must be the minimum adjustment necessary to alleviate the proven hardship. The Board cannot grant more relief than is required to allow for the reasonable use of the property.
- Staff Analysis: The variance, if granted, is the minimum variance that will make possible reasonable use of the land, building, or structure. The applicant is not seeking to expand the business footprint or increase the intensity of use beyond what was present prior to the tornado. Rebuilding the 7,765 square foot structure in its original location is the minimum relief required to restore the property to its previous utility. The request for 65.7% lot coverage (a 5.7% increase over the 60% limit) and the waiver of specific setbacks are necessary only to accommodate the exact dimensions of the destroyed building.

6. STAFF RECOMMENDATION

Staff finds that the request to rebuild after a natural disaster is reasonable and consistent with the historical use of the property. To ensure the development does not exceed the scope of this request, staff recommends the following condition:

1. The reconstructed structure shall not exceed the 7,765 square foot footprint as shown on the submitted survey and must maintain an open-shed design.

7. REQUIRED FINDINGS OF FACT

Per Sec 62-97 (c), every ruling made upon any appeal must be accompanied by a written finding of fact based upon the testimony received at the hearing. The ruling must specify the reason for granting or denying the appeal, variance, or exception. *[This section to be fulfilled by the Board of Adjustment. Staff will incorporate the statements into the meeting minutes.]*

- A. Based on the testimony received, the Board of Adjustment finds that: *[Summarize the key facts and testimony presented that support the Board's decision.]*
- B. Therefore, the reason for [granting/denying] this variance is: *[Clearly state the specific reasons for the decision, referencing the analysis criteria (hardship, peculiar conditions, public welfare, etc.).]*

Record No: BA-204

Variance/Exception Application

Status: Active

Submitted On: 12/17/2025

Primary Location

21 W CHEROKEE AV
McAlester, OK 00000

Owner

T H ROGERS LUMBER COMPANY
1717 S STATE ST EDMOND, OK 73013-

PROPERTY INFORMATION : Please complete this section for the subject property which you are requesting an exception/variance for. If the subject property involves separate parcels, please include a description from a survey or abstractors certificate for one legally described property.

ADDRESS OR LOCATION OF PROPERTY 

21 W Cherokee, McAlester, Ok 74501

LEGAL DESCRIPTION:* 

LOTS 1, 2, 7, 8, 9, 10 BLK 392 SO MCALESTER &; S 30' OF VAC CHICKASAW AVE LYG ADJ TO LOTS 1 &; 2 &; ALL OF THE 15' CLOSED ALLEY LYG ADJ TO LOTS 1, 2, 8, 9 &; 10

Attach extended legal description or survey (optional) 



BA 204 Plat Survey_rcvd 02.04.2026.pdf

Note: An affidavit of ownership is required. If the applicant is not the owner of the subject property then separate documentation must be provided showing capacity to file the application and agree to conditions of approval.

OWNERSHIP, AS RECORDED ON THE DEED, IS IN THE NAME OF:* 

The T.H. Rogers Lumber Company

MAILING ADDRESS OF PROPERTY OWNER(S), 

PO Box 488, McAlester, OK 74502

OWNERS E-MAIL ?

idue@throggers.com

OWNER'S CONTACT PHONE NUMBER ?

9184241963

GENERAL PROPERTY DATA

CURRENT ZONING* ?

I-1 Light Industrial

FRONTAGE IN FEET* ?

331.4

DEPTH IN FEET

495

TOTAL SQUARE FEET FOR PARCEL*

141852.963

STATEMENT OF APPLICANT

I (we) further acknowledge that I (we) have read the information pertaining to Land Development, Planning, and Zoning Regulations, the specific Zoning Districts and District Regulations, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I (we) further acknowledge that submission of this application initiates a process and does not imply approval by City of McAlester or any of its boards, commissions, or staff. That the City of McAlester may not defend challenge(s) to my proposed application and related development authorizations, and that it may be my sole obligation to defend any and all actions and approvals that may authorize the use or development of the subject property.

I (we) understand that this application, attachments, and fees become part of the official records of the City of McAlester and are subject to use in Open Meetings and will be available for Open Records requests.

I (we) hereby agree to allow the placement of a public notice sign (placard), if required, on the subject property at a location to be determined by City staff, and that such sign is the property of the City of McAlester and shall be returned at the conclusion of my (our) application.

I (we) dispose and say that all of the information provided in this application, including information contained in all submittals, attachments, and exhibits, transmitted herewith are true to the best of my (our) knowledge.

I (we) hereby represent that I (we) have the lawful right and authority to file this application.

Digital Signature*

✔ Iva Due
Dec 17, 2025

Application Reviewed and Accepted (Internal Use)

Has the Application been Reviewed and Accepted	Accepted By
Yes	Patti Hobbs

Publication Information

Date Published in Newspaper	Publishing Fee
03/03/2026	88.88

Certified & Regular Mailing Calculation

Per Sec 62-97(a)(7) Notice of a public hearing shall be given by mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property. Notices shall be mailed at least ten (10) days prior to the public hearing.

Total Number of mailed certified notifications	Total Number of mailed non-certified notifications
34	5

Date of Mailing	Board of Adjustment Chairperson
02/27/2026	Mark Emmons, BOA Chairman

CC: Mayor	CC: Councilman: Please Choose one
Justin Few, Mayor	Chris Stone, Third Ward Councilman

Public Hearing Information

Board of Adjustment Hearing Date (Internal Use Only)

03/17/2026

Variance Request

February 13, 2026

City Of McAlester

28 E. Cherokee

McAlester, Ok

Requesting variance for the maximum area of coverage to be more than 60% of the lot area.

We are currently covering with new building 65.7% of area of the lot. Requesting variance of 5.7%.

Requesting variance for the side yard setback. We are requesting that the 25% side yard setback be waived.

Requesting variance for the front yard setback. We are requesting that the 35% front yard setback be waived.

Thank you,



Iva Due

T. H. Rogers Lumber Company

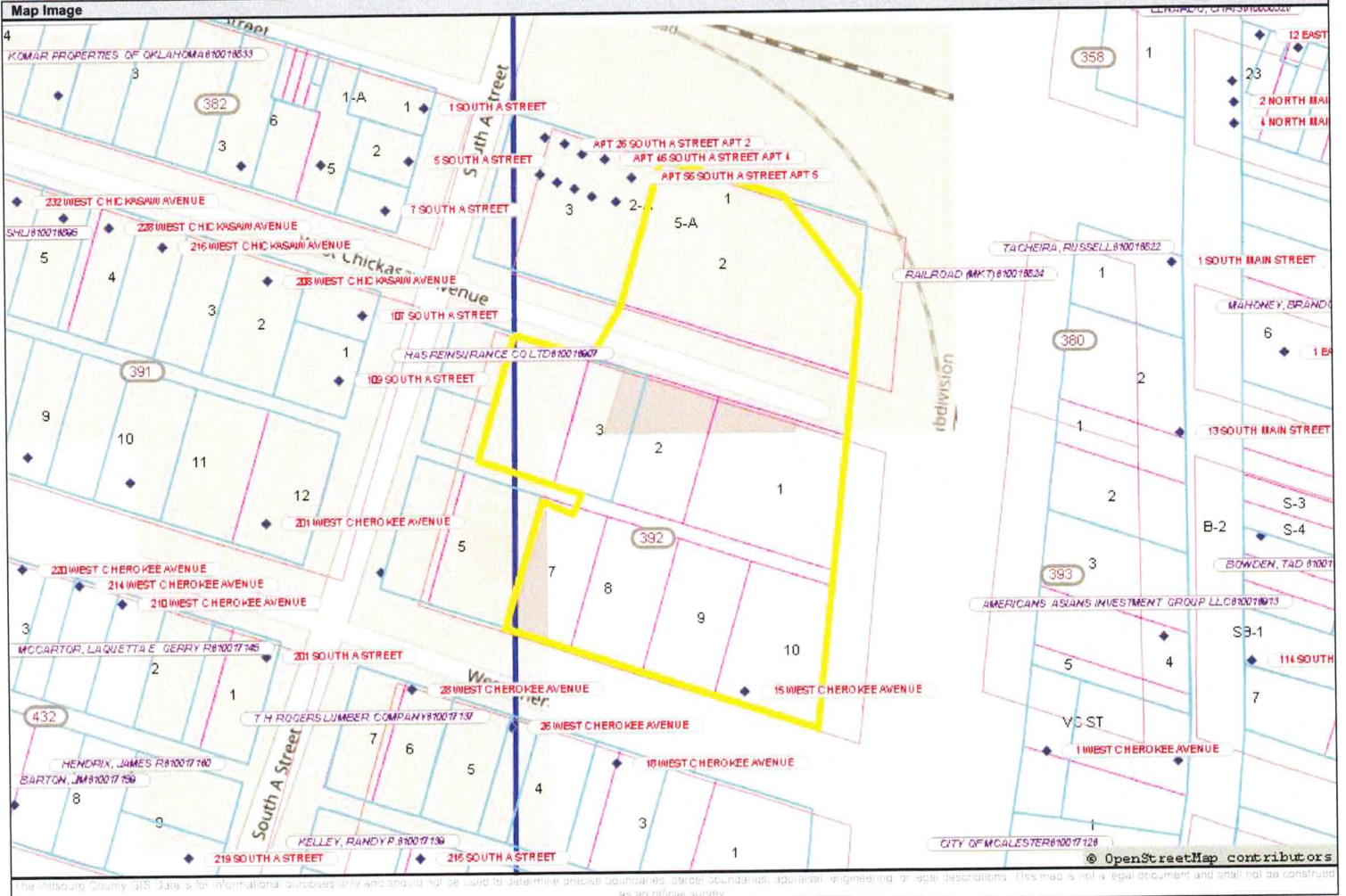
Division Manager



Pittsburg Map Image

Data provided by CATHY RIDENOUR County Assessor

Date 02/17/2026
Time 08:38:46
Latitude -95.7714603
Longitude 34.9309282



Account 610016825
T H ROGERS LUMBER COMPANY
0100-00-381-002-0-002-00
87661

LOT 2 BLK 381 SO MCALESTER & N 30' OF THE (APPROX) E 220' OF VAC CHICKASAW AVE
LYG ADJ THERETO & LOTS 1, 2, 7, 8, 9, 10 BLK 392 SO MCALESTER & S 30' OF VAC
CHICKASAW AVE LYG ADJ TO LOTS 1 & 2 & ALL OF THE 15' CLOSED ALLEY LYG ADJ TO
LOTS 1, 2, 8, 9 & 10 & LOT 3 & E 80' LOT 4 BLK 392 SO MCALESTER

SURVEY FOR:
 TH ROGERS LUMBER CO.
 30 W. Cherokee Ave., McAlester, Ok 74501
 NO COMMITMENT PROVIDED

PLAT OF SURVEY

LOT TOTAL 139,258 SQ FT
 3.2 AC +/-
 BUILDINGS TOTAL 91,506 SQ FT
 INCLUDING 7,765 SQ FT PROPOSED

LEGAL DESCRIPTION:

LOTS 1, 2, 7, 8, 9 AND 10 IN BLOCK 392
 AND
 THE SOUTHERLY 30 FEET OF VACATED CHICKASAW AVE. LYING
 ADJACENT TO LOTS 1 AND 2 IN BLOCK 392
 AND
 ALL OF THE 15 FOOT CLOSED ALLEY LYING ADJACENT TO LOTS 1, 2, 8,
 9 AND 10 IN BLOCK 392
 AND
 LOT 2 IN BLOCK 381
 AND
 THE NORTHERLY 30 FEET OF THE APPROXIMATE EASTERLY 220 FEET
 OF VACATED CHICKASAW AVE. LYING ADJACENT TO LOT 2 IN BLOCK
 381

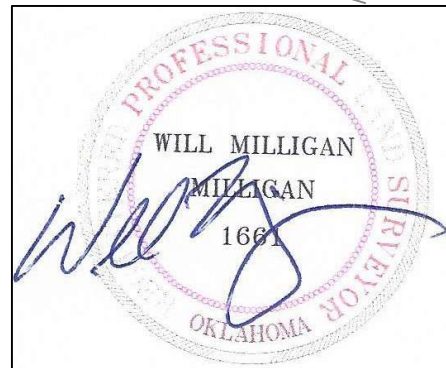
ALL IN THE CITY OF McALESTER, FORMERLY KNOWN AS SOUTH
 McALESTER, PITTSBURG COUNTY, STATE OF OKLAHOMA.



DATE OF FIELD SURVEY: 1-14-2026
 SCALE 1"=100'
 BASIS OF BEARINGS: FILED PLAT

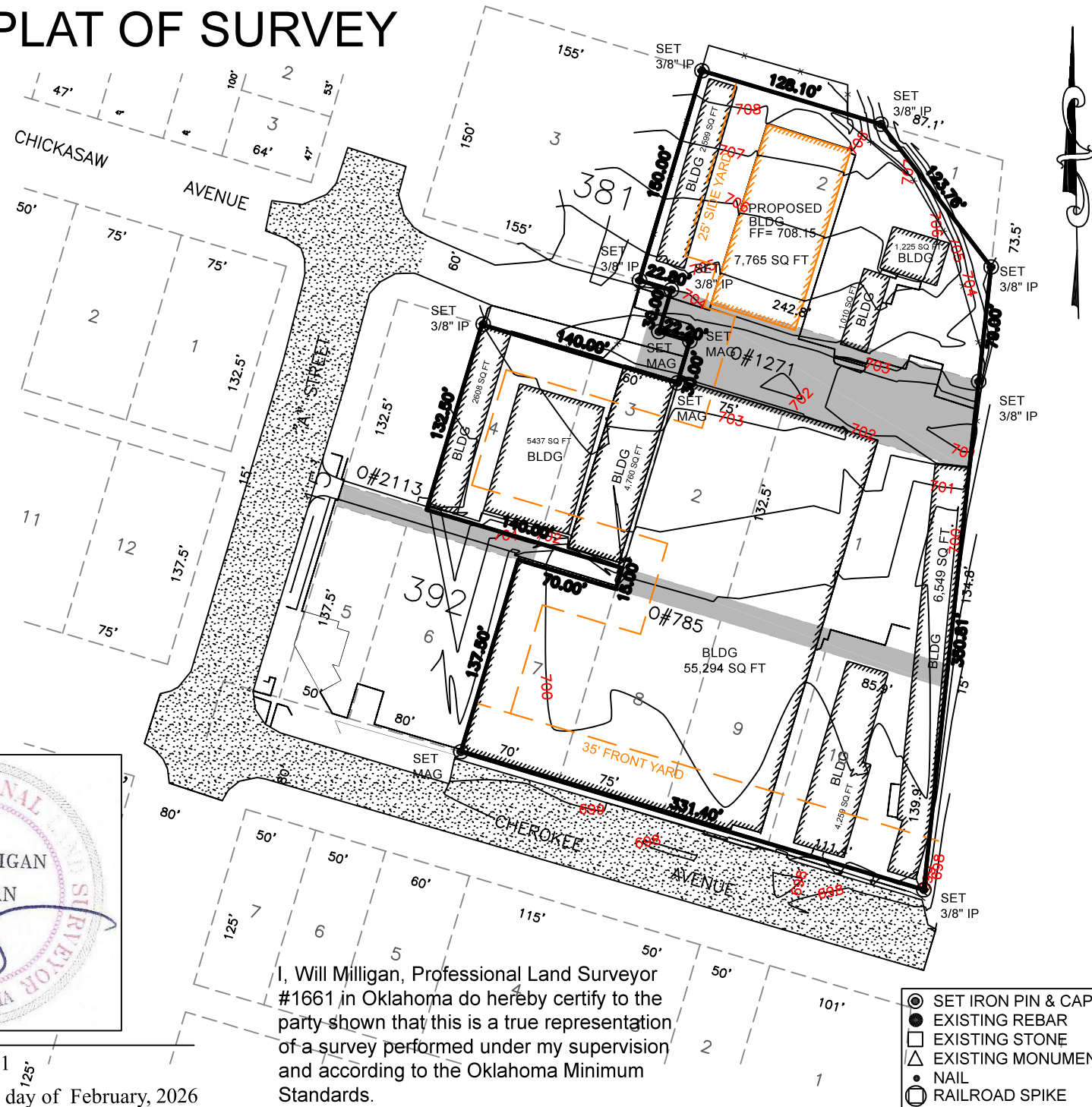
MILLIGAN LAND SURVEYING PLLC

216 Peaceable Ridge,
 McAlester, OK 74501
 OK CA# 5298
 918.429.5999
 willmilligan@sbcglobal.net



WILL MILLIGAN PLS 1661

Witness my hand and seal on this 4th day of February, 2026



I, Will Milligan, Professional Land Surveyor #1661 in Oklahoma do hereby certify to the party shown that this is a true representation of a survey performed under my supervision and according to the Oklahoma Minimum Standards.

- SET IRON PIN & CAP
- EXISTING REBAR
- EXISTING STONE
- △ EXISTING MONUMENT
- NAIL
- ⊕ RAILROAD SPIKE

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072602741

COUNTY OF PITTSBURG

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Pittsburg County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 foot radius of property owners surrounding the following described property, to wit:

For APN/Parcel ID(s): 16905; 16825

Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

Lot Two (2), Block Three hundred Eighty-one (381) in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

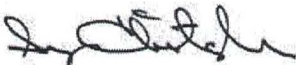
And

Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Sunnys Christopher
Abstractor License No.: 1317



Lucas Strawn, CEO

OWNERSHIP LIST

Order No.: 3072602741

Through: 02/13/2026

Page No.: 1

OWNER	LEGAL DESCRIPTION
Terry Johnson Brenda Johnson P.O. Box 1874 McAlester, Oklahoma 74502	Tract in the Southeast Corner of Section 1, Township 5 North, Range 14 East, lying adjacent to the South side of Block 352, South McAlester, described as: Beginning at a point on the South Line of Choctaw Avenue and the West Line of 'A' Street; thence South along the West Line of 'A' Street for a distance of 96.23 feet to a point 15 feet North of the Center Line of the Northerly Most Railroad Spur; thence Westerly parallel to the Spur a distance of 150.51 feet; thence Northerly parallel to the West Line of 'A' Street a distance of 119.93 feet to the South Line of Choctaw Avenue; thence East along the South Line a distance of 148 feet to the point of beginning.
Public Service Company P.O. Box 201 Tulsa, Oklahoma 74102	All of Block 358, South McAlester.
Russell Tacheira 216 Chambers Drive McAlesster, Oklahoma 74501	Lot 1, in Block 380, South McAlester.
Frank Ben Suter Lana Suter 13 South Main Street McAlester, Oklahoma 74501	Lots 1 and 2, in Block 393, South McAlester; and Lot 2, in Block 380, South McAlester.
Americans Asians Investment Group LLC c/o Sangeeta Sachdeva 411 East Brinkerhoff Avenue -- Apt 404 Palisades Park, New Jersey 07650	Lots 3, 4 and 5, in Block 393, South McAlester.
Vickie R. Webster 125 South Main Street -- #350 McAlester, Oklahoma 74501	Part of Cherokee Avenue, described as: Beginning One foot South of the Northeast Corner of Lot 1, in Block 430; thence West 122.5 feet; thence North 102.5 feet; thence East on the South Line of Lot 5, in Block 393, for a distance of 118.8 feet; thence South 82.4 feet to the point of beginning; in South McAlester.
City of McAlester P.O. Box 578 McAlester, Oklahoma 74502	Southerly 57 feet of Lot 1, in Block 430, South McAlester.
City of McAlester P.O. Box 578 McAlester, Oklahoma 74502	Northerly 23 feet of Lot 2, in Block 430, South McAlester.

<p>Pleze Price Kathy Price Cody Price Treaver Price 280 Pleasant Valley Road McAlester, Oklahoma 74501</p>	<p>A tract described as: Beginning at a point on the West Line of Lot 1, in Block 430, said point being 57.0 feet North of the Southwest Corner of Lot 1; thence Northerly along the West Line of Lot 1 and an Extension of the West Line of Lot 1, in Block 430, for a distance of 110.40 feet to the Southwest Corner of Lot 5, in Block 393, said point being the North Right-of-Way line of Cherokee Avenue; thence Southeasterly along the North Right-of-Way Line of Cherokee Avenue for a distance of 49.708 feet; thence Southerly and parallel to the West Line of lot 1, in Block 430, for a distance of 102.04 feet to a point, said point being on the North Right-of-Way Line of Present Cherokee Avenue; thence Westerly along the North Right-of-Way of the Present Cherokee Avenue, which point is on the North Line of the South 57 feet of Lot 1, for a distance of 49 feet to the point of beginning; in South McAlester.</p>
<p>Penelope Payne 100 Ramona Drive Muskogee, Oklahoma 74401</p>	<p>Southerly 23 feet of Lot 2 and All of Lots 3 and 4, and the North 8 feet of Lot 5, in Block 430, South McAlester, LESS the Easterly 25 feet thereof.</p>
<p>Stipe Investments, LLC P.O. Box 728 McAlester, Oklahoma 74502</p>	<p>Southerly 37 feet of Lot 5 and All of Lot 6, and the Northerly 51 feet of Lot 7, in Block 430, South McAlester, LESS the Easterly 25 feet thereof.</p>
<p>Union Pacific Railway 600 Broadway -- Suite 500 Kansas City, Missouri 64105</p>	<p>Lot 1, in Block 381, South McAlester.</p>
<p>TH Rogers Lumber Company 1717 South State Street Edmond, Oklahoma 73013</p>	<p>Lot 2, in Block 381; and the North 30 feet of the approximate East 220 feet of Chickasaw Avenue lying adjacent to Lot 2, in Block 381; and Lots 1, 2, 7, 8, 9 and 10, in Block 392; and the South 30 feet of Chickasaw Avenue lying adjacent to Lots 1 and 2, in Block 392; and All of the Alley lying adjacent to Lots 1 and 2, and Lots 8, 9 and 10, in Block 392; and All of Lot 3 and the Easterly 80 feet of Lot 4, in Block 392; All in South McAlester.</p>
<p>Shehaz LLC 524 East Choctaw Avenue McAlester, Oklahoma 74501</p>	<p>Lot 3, in Block 381, South McAlester.</p>
<p>HAS Reinsurance Co Ltd 1810 South Main Street McAlester, Oklahoma 74501</p>	<p>The Westerly 60 feet of the Northerly 75 feet of Lot 4, in Block 392, South McAlester.</p>
<p>Anthony Salyers Kevin Harris</p>	<p>The Southerly 57.5 feet of the Westerly 60 feet of Lot 4, in Block 392, South McAlester.</p>

779 Blanco Road McAlester, Oklahoma 74501	
Kevin Harris 1810 South Main Street McAlester, Oklahoma 74501	Lots 5 and 6, in Block 392, South McAlester.
Darrin Weddle 18 West Cherokee Avenue McAlester, Oklahoma 74501	Lots 1 and 2, in Block 431, South McAlester, and the Alley lying adjacent thereto.
Darrin Wayne Weddle 18 West Cherokee Avenue McAlester, Oklahoma 74501	Lot 3 and the Easterly 25 feet of Lot 4, in Block 431, South McAlester.
Anestelle George Britton c/o Donald J. Britton 5420 Equestrian Drive Granbury, Texas 76049	The Easterly 60 feet of the Westerly 90 feet of Lot 4, in Block 431, South McAlester.
Hitchcock Properties LLC P.O. Box 3607 McAlester, Oklahoma 74502	The Westerly 30 feet of Lot 4, in Block 431, South McAlester.
Marilyn J. Thomas William E. Thomas, Jr. One Crinkleroot Court The Woodlands, Texas 77380	Lot 5, in Block 431, South McAlester.
TH Rogers Lumber Company 1717 South State Street Edmond, Oklahoma 73013	Lots 6 and 7, in Block 431, South McAlester.
Randy P. Kelley 220 South 'A' Street McAlester, Oklahoma 74501	The Westerly 90 feet of the North-Half of Lot 8, in Block 431, South McAlester.
Clinton Rowdy Bryant 5500 Hardy Springs Road McAlester, Oklahoma 74501	The Easterly 10 feet of the North-Half of Lot 8 and the North-Half of Lot 9, in Block 431, South McAlester.
Randy Paul Kelley 220 South 'A' Street McAlester, Oklahoma 74501	The South-Half of Lots 8 and 9 and All of Lot 10, in Block 431, South McAlester.
Darrin Weddle 18 West Cherokee Avenue McAlester, Oklahoma 74501	The Westerly 20 feet of Lot 11, in Block 431, South McAlester
Darrin Weddle 18 West Cherokee Avenue McAlester, Oklahoma 74501	The Easterly 30 feet of Lot 11, and All of Lots 12, 13A, 13B, 13C, 13D and 13E, in Block 431, South McAlester, and the Southerly 10 feet of the Alley lying adjacent thereto.
Pittsburg County Habitat for Humanity P.O. Box 328	Lot 6 (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.

McAlester, Oklahoma 74502	
John Impson 14620 County Road 1573 Ada, Oklahoma 74820	Lots 2A, 3A, 5A and the Southerly 26.5 feet of Lot 1A (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.
John Impson 14620 County Road 1573 Ada, Oklahoma 74820	Lot 1A LESS the Southerly 26.5 feet thereof (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.
Komar Distribution Services Inc P.O. Box 1227 McAlester, Oklahoma 74502	Lots 4 and 5 (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.
Gary Richard Mullins 214 North flood Street Norman, Oklahoma 73069	Lot 1 (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.
Jesse J. Thompson 1407 South George Nigh Expressway McAlester, Oklahoma 74501	Lot 2 (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.
Jesse J. Thompson 1407 South George Nigh Expressway McAlester, Oklahoma 74501	Lot 3 (being a subdivision of Lots 1 and 2), in Block 382, South McAlester.
Damon Thompson Kristi Thompson 470 Wayside Drive McAlester, Oklahoma 74501	The Northerly 53.3 feet of Lot 1, in Block 391, South McAlester.
Damon Thrompson Kristi Thompson 470 Wayside Drive McAlester, Oklahoma 74501	The Southerly 79.2 feet of Lot 1, in Block 391, South McAlester.
Antonio Gomez 208 West Chickasaw Avenue McAlester, Oklahoma 74501	Lot 2, in Block 391, South McAlester.
Kibois Community Action Foundation Inc P.O. Box 727 Stigler, Oklahoma 74462	Lot 3, in Block 391, South McAlester.
Penelope Wilson Floyd Wilson 215 West Cherokee Avenue McAlester, Oklahoma 74501	The Easterly 70 feet of Lot 10, in Block 391, South McAlester.
Damon Thompson Kristi Thompson 470 Wayside Drive McAlester, Oklahoma 74501	Lots 11 and 12, in Block 391, South McAlester.
Max Boggs Linda Boggs	Lot 1 and the Easterly 20 feet of Lot 2, in Block 432, South McAlester.

<p>394 Boggs Road McAlester, Oklahoma 74501</p>	
<p>Max Boggs Linda Boggs 394 Boggs Road McAlester, Oklahoma 74501</p>	<p>The Easterly 50 feet of Westerly 100 feet of Lot 2, in Block 432, South McAlester.</p>
<p>James R. Hendrix 1000 North West Street McAlester, Oklahoma 74501</p>	<p>The North-Half of Lot 9, in Block 432, South McAlester.</p>
<p>Chicago Rock Island & Pacific Railroad LLC P.O. Box 6876 Gulfport, Mississippi 39506</p>	<p>Railroad Right-of-Way and Easements.</p>
<p>Union Pacific Railroad Company 600 Broadway -- Suite 500 Kansas City, Missouri 64105</p>	<p>Railroad Right-of-Way and Easements.</p>
<p>Oklahoma Department of Transportation 200 NE 21st Street Oklahoma City, Oklahoma 73105</p>	<p>69 Bypass Right-of-Way and Easements.</p>
<p>Pittsburg County Board of County Commissioners 115 East Carl Albert Parkway -- Suite 1A McAlester, Oklahoma 74501</p>	<p>Easements, Alleys and Public Ways.</p>
<p>City of McAlester P.O. Box 578 McAlester, Oklahoma 74502</p>	<p>Easements, Alleys and Public Ways.</p>

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 16905; 16825

Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

And

All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in Block Three hundred ninety-two (392), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

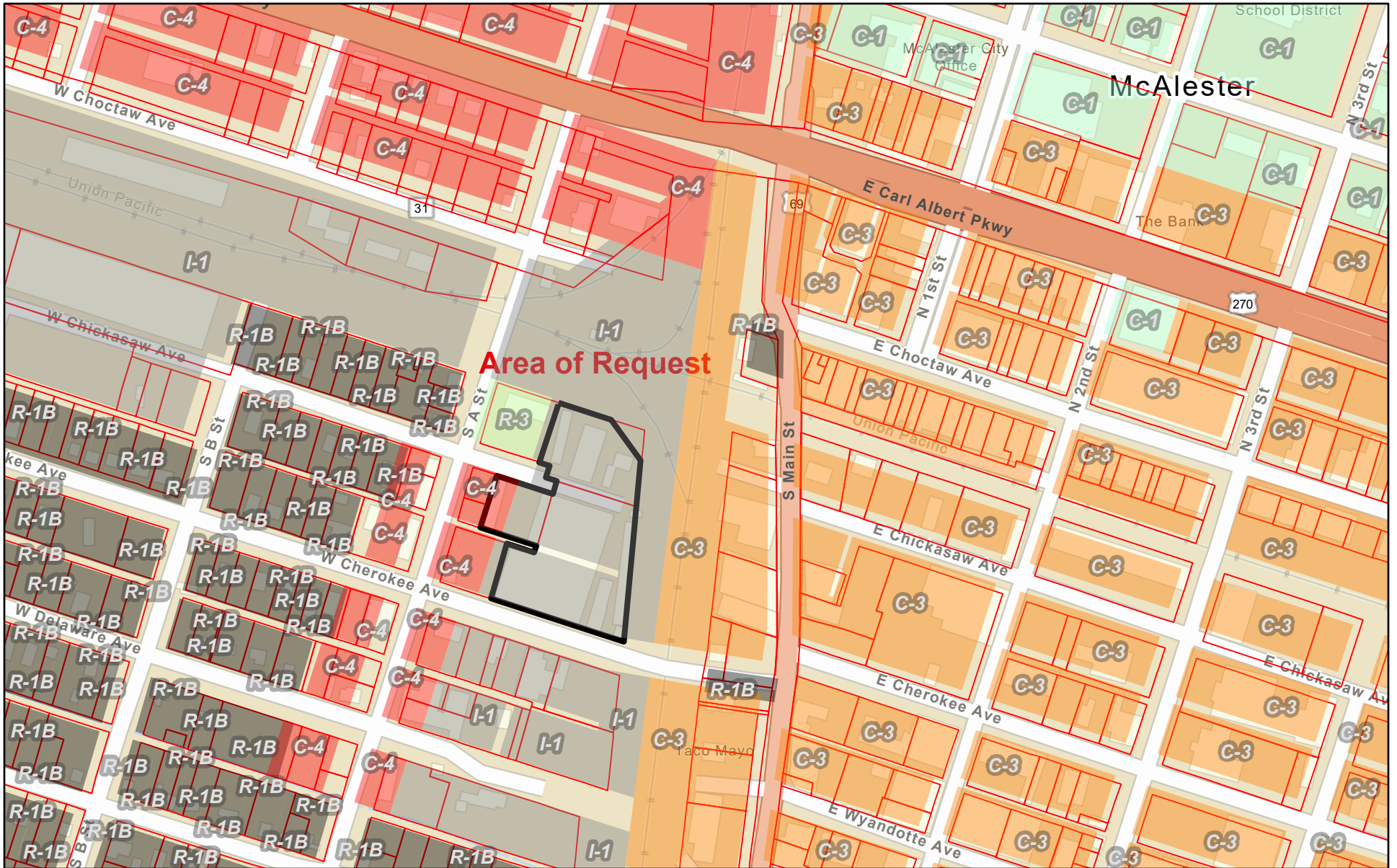
And

Lot Two (2), Block Three hundred Eighty-one (381) in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

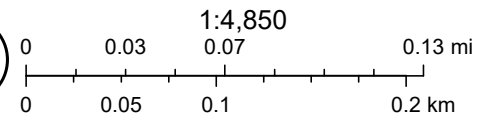
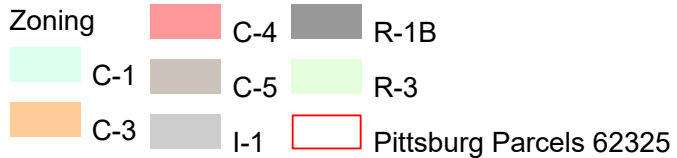
And

Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

BOA 204 AOR Map



2/26/2026




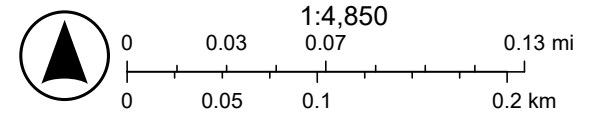
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

BOA 204 Site Location Map



2/26/2026

 Pittsburg Parcels 62325



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, USDA FSA,

McALESTEROK

Community Development Department

28 E. Washington · PO Box 578 · McAlester, Oklahoma 74502 · 918-423-9300 · FAX 918-421-4970



February 27, 2026

RE: BA Case #204

Dear Property Owner:

A request for variance has been filed with the McAlester Board of Adjustment for the following described property:

LEGAL: Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392); And The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392); And All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392); And All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in the Block Three hundred ninety-two (392); And Lot Two (2), Block Three hundred Eighty-one (381); And Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) all in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

LOCATION: 21 W Cherokee Ave, McAlester, Oklahoma

CURRENT ZONING: I-1 Light Industrial District & C-4 Restricted Commercial District

PROPOSED VARIANCE: Section 62-266(e) Area Regulations for (3) Maximum percentage of coverage where the "Main and accessory buildings shall not cover more than 60 percent of the lot area." (5) Front yard setback where the "All buildings shall set back from all property lines no less than 35 feet." (6) Side yard setback where the "a. When abutting another industrial district zoned lot, the side yard setback shall be no less than 25 feet. b. On a side of a lot adjoining a residential dwelling district, there shall be a side yard setback of no less than one foot per each foot of height."

A Public Hearing will be held by the McAlester Board of Adjustment on Tuesday, March 17, 2026 after 6:30 p.m., immediately following the Planning Commission Meeting, in the City Council Chambers, Municipal Building, located at 28 E. Washington Avenue, McAlester, Oklahoma. At that time, you may submit your views on the matter in person or by representative. You may also write to the Community Development Department prior to the Public Hearing. **Written responses should be received by Wednesday, March 11, 2026.**

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be appreciated if you would inform them of the time and place of the Public Hearing.

Sincerely,

Patti Hobbs
Executive Asst/Planning Tech

Enclosed: Area of Request Map & Site Location Map

CC: Justin Few, Mayor
Chris Stone, Third Ward Council
Mark Emmons, Planning Commission Chairman



Name and Address of Sender
CITY OF MCALESTER
 Community Development
 PO Box 578
 McAlester OK 74502

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Mayor Justin Few 1423 Timber Ln. McAlester, OK 74501													
2.	Chris Stone Third Ward Council 609 North 'A' Street McAlester, OK 74501													
3.	Mark Emmons Planning Commission Chairman 504 E. Wyandotte Ave. McAlester, OK 74501													
4.	TH Rogers Lumber Company 1717 South State Street Edmond, OK 73013													
5.	TH Rogers Lumber Company c/o Iva Due 21 West Cherokee Avenue McAlester, OK 74501													
6.	9589 0710 5270 3070 4192 98 Oklahoma Department of Transportation 200 NE 21st Street Oklahoma City, OK 73105													
7.	9589 0710 5270 3070 4193 04 Pittsburg Co Commissioners Board County Courthouse 115 E Carl Albert Parkway McAlester OK 74501													
8.														

Handling Charge - if Registered and over \$50.00 in value



Total Number of Pieces Listed by Sender: **7**
 Total Number of Pieces Received at Post Office: **7**

Postmaster, Per (Name of receiving employee)
[Signature]
Complete in Ink



Name and Address of Sender
CITY OF MCALESTER
 Community Development
 PO Box 578
 McAlester OK 74502

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. 9589 0710 5270 3070 4189 70	Terry Johnson Brenda Johnson PO Box 1874 McAlester OK 74502			Handling Charge - if Registered and over \$50,000 in value											
2. 9589 0710 5270 3070 4189 87	Public Service Company PO Box 201 Tulsa, OK 74102														
3. 9589 0710 5270 3070 4189 94	Russell Tacheira 216 Chambers Dr McAlester, OK 74501								Adult Signature Required	Adult Signature Restricted Delivery					
4. 9589 0710 5270 3070 4190 07	Frank Ben Suter Lana Suter 13 South Main Street McAlester OK 74501									Restricted Delivery	Return Receipt		Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5. 9589 0710 5270 3070 4190 14	Americans Asians Investment Group LLC c/o Sangeeta Sachdeva 411 E Brinkerhoff Ave - Apt 404 Palisades Park, NJ 07650														
6. 9589 0710 5270 3070 4190 21	Vickie R Webster 125 South Main Street - #350 McAlester OK 74501														
7. 9589 0710 5270 3070 4190 38	Pleze Price, Kathy Price, Cody Price & Treaver Price 280 Pleasant Valley Road McAlester OK 74501														
8. 9589 0710 5270 3070 4190 45	Penelope Payne 100 Ramona Drive Muskogee, OK 74401														

Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **8**

Postmaster, Per (Name of receiving employee)
[Signature]



Complete in Ink



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> Postmark with Date of Receipt.													
CITY OF MCALESTER Community Development PO Box 578 McAlester OK 74502		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail															
		USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
		1.	9589 0710 5270 3070 4190 52	Stipe Investments, LLC PO Box 728 McAlester, OK 74502													
		2.	9589 0710 5270 3070 4190 69	Shehaz LLC 524 East Choctaw Avenue McAlester, OK 74501													
		3.	9589 0710 5270 3070 4190 76	HAS Reinsurance Co Ltd 1810 South Main Street McAlester, OK 74501													
		4.	9589 0710 5270 3070 4190 83	Anthony Salyers Kevin Harris 779 Blanco Road McAlester, OK 74501													
		5.	9589 0710 5270 3070 4190 90	Kevin Harris 1810 South Main Street McAlester OK 74501													
		6.	9589 0710 5270 3070 4191 06	Darrin Weddle 18 West Cherokee Avenue McAlester OK 74501													
7.	9589 0710 5270 3070 4191 13	Anestelle George Britton c/o Donald J Britton 5420 Equestrian Drive Granbury, TX 76049															
8.	9589 0710 5270 3070 4191 20	Hitchcock Properties LLC PO Box 3607 McAlester OK 74502															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)															
8																	





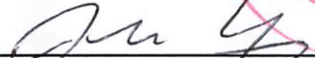
Name and Address of Sender
CITY OF MCALESTER
 Community Development
 PO Box 578
 McAlester OK 74502

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. 9589 0710 5270 3070 4191 37	Marilyn J Thomas William E Thomas Jr One Crinkleroot Court The Woodlands, TX 77380			Handling Charge - if Registered and over \$50,000 in value											
2. 9589 0710 5270 3070 4191 44	Randy P Kelley 220 South 'A' Street McAlester, OK 74501														
3. 9589 0710 5270 3070 4191 51	Clinton Rowdy Bryant 5500 Hardy Springs Road McAlester, OK 74501								Adult Signature Required	Adult Signature Restricted Delivery					
4. 9589 0710 5270 3070 4191 68	Pittsburg County Habitat for Humanity PO Box 328 McAlester OK 74502										Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5. 9589 0710 5270 3070 4191 75	John Impson 14620 County Road 1573 Ada OK 74820														
6. 9589 0710 5270 3070 4191 82	Komar Distribution Services Inc PO Box 1227 McAlester OK 74502														
7. 9589 0710 5270 3070 4191 99	Gary Richard Mullins 214 North flood Street Norman, OK 73069														
8. 9589 0710 5270 3070 4192 05	Jesse J Thompson 1407 S George Nigh Expressway McAlester, OK 74501														

Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **(8)**

Postmaster, Per (Name of receiving employee)

 74501-USPS





Name and Address of Sender
CITY OF MCALESTER
Community Development
PO Box 578
McAlester OK 74502

Check type of mail or service
 Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. 9589 0710 5270 3070 4192 12	Damon Thompson Kristi Thompson 470 Wayside Drive McAlester OK 74501			Handling Charge - if Registered and over \$50,000 in value											
2. 9589 0710 5270 3070 4192 29	Antonio Gomez 208 West Chickasaw Avenue McAlester, OK 74501														
3. 9589 0710 5270 3070 4192 36	Kibois Community Action Foundation Inc PO Box 727 Stigler, OK 74462								Adult Signature Required	Adult Signature Restricted Delivery					
4. 9589 0710 5270 3070 4192 43	Penelope Wilson Floyd Wilson 215 West Cherokee Avenue McAlester OK 74501								Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5. 9589 0710 5270 3070 4192 50	Max Boggs Linda Boggs 394 Boggs Road McAlester, OK 74501														
6. 9589 0710 5270 3070 4192 67	James R Hendrix 1000 North West Street McAlester OK 74501														
7. 9589 0710 5270 3070 4192 74	Chicago Rock Island & Pacific Railroad LLC PO Box 6876 Gulfport, MS 39506													Signature Confirmation Restricted Delivery	
8. 9589 0710 5270 3070 4192 81	Union Pacific Railroad Company 600 Broadway - Suite 500 Kansas City, MO 64105														



Total Number of Pieces Listed by Sender: **8**
 Total Number of Pieces Received at Post Office: **8**

Postmaster, Per (Name of receiving employee)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Jessica Banks

Printed at 03/02/26 13:23 by jbank-bv

Acct #: 44993

Ad #: 172008

Status: New

(Published in the McAlester News-Capital on March 3, 2026.)

**CITY OF MCALESTER
NOTICE OF HEARING ON A VARIANCE**

NOTICE IS HEREBY GIVEN to all property owners and residents of the City of McAlester that a Public Hearing will be held at a Special McAlester Board of Adjustment meeting on Tuesday, March 17, 2026, after 6:30 p.m., immediately following the Planning Commission meeting, in the City Council Chambers, Municipal Building, 28 E. Washington, McAlester, OK for the following property described:

LEGAL: Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392); And The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392); And All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392); And All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in the Block Three hundred ninety-two (392); And Lot Two (2), Block Three hundred Eighty-one (381); And Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) all in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

LOCATION: 21 W Cherokee Ave, McAlester, Oklahoma

CURRENT ZONING: I-1 Light Industrial District & C-4 Restricted Commercial District

PROPOSED VARIANCE: Section 62-266(e) Area Regulations for (3) Maximum percentage of coverage where the Main and accessory buildings shall not cover more than 60 percent of the lot area. (5) Front yard setback where the All buildings shall set back from all property lines no less than 35 feet. (6) Side yard setback where the a. When abutting another industrial district zoned lot, the side yard setback shall be no less than 25 feet. b. On a side of a lot adjoining a residential dwelling district, there shall be a side yard setback of no less than one foot per each foot of height.

Any person wishing to appear in support of or opposition to the proposed variance may do so in person or by representative at the above date and time, or you may write to the Community Development Department prior to the meeting time. Written comments should be received by Wednesday, March 11, 2026.

/s/Cora Middleton
Cora Middleton, City Clerk

February 26, 2026
Date

BA #204 – Site Photos

