

August 13, 2024

Subject: Request for Zoning Variance for Exterior Façade Finishes

Dear Zoning Board Members,

I hope this message finds you well.

I am writing to formally request a zoning variance concerning the exterior façade finishes for the Bank of Oklahoma property located at 1520 N 9<sup>th</sup> St. Broken Arrow, OK 74102. As part of our ongoing project, we are seeking approval to use materials and finishes that deviate from the current zoning code requirements.

**Project Details:**

- **Property Address:** 1520 N 9<sup>th</sup> St. Broken Arrow, OK 74102
- **Property Owner:** Bank of Oklahoma, Financial
- **Proposed Façade Finishes:** Total of 2 façade finishes on exterior of building, see total percentage of each below. Three are existing to remain and two are new.

New Finishes:

- WP1 – Berridge RS-9 Wall Panel, Concealed Fastener, Charcoal Grey
- WP2 – Berridge FW-12 Panel, Prefinished, Honey Walnut

TOTAL MATERIAL USEAGE	~S/F	% Used	Existing to Remain?	New?
WP1: Metal Wall Panel (Concealed Fastener)	1052	19%	No	Yes
WP2: Metal Panel (Prefinished)	192	3%	No	Yes
Masonry Brick	3095	56%	Yes	No
Storefront/Curtain Wall	1219	22%	Yes	No
<b>TOTAL:</b>	<b>5558</b>			

- **Zoning Code Requirement:** Per the Development Standards section (chapter 5.8, section G, subsection 1) of the City of Broken Arrow Zoning Ordinance regarding Building Facades, "All new construction or renovation of existing structures in these districts shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. EIFS, however, shall not be used as the primary exterior building material. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings."
- **Requested Variance:** Permission to use alternative materials not specified in the zoning code.



**Reason for Variance Request:**

The proposed façade finishes have been chosen to enhance the aesthetic appeal and sustainability of the building while maintaining high standards of quality and durability. Specifically, the selected materials offer the following benefits:

1. **Aesthetic Appeal:** The chosen finishes will create a modern and cohesive look that complements the surrounding architectural style.
2. **Durability:** The materials are designed to withstand local weather conditions and require minimal maintenance.
3. **Sustainability:** The finishes are environmentally friendly and contribute to the building's overall energy efficiency.

**Supporting Documentation:**

To assist in your review, I have included the following documents:

1. Design Documents
2. Material Use Calculations
3. Material Specifications

We believe that granting this variance will significantly enhance the project's value and integration within the community while adhering to the core objectives of the zoning code. We are eager to discuss this request further and address any concerns you may have.

Please let me know if there is any additional information required for processing this variance request. I am available for a meeting at your convenience to discuss this in detail.

Thank you for considering our request. I look forward to your favorable response.

Best regards,

Andrew Cheney  
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Attachments:

1. Design Documents
2. Material Use Calculations
3. Material Specifications

