

TULSA COUNTY BOARD OF ADJUSTMENT  
MINUTES of Meeting No. 4  
Tuesday, December 16, 1980, 3:00 p.m.  
Room 119, Administration Building  
500 South Denver Avenue  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Crowley, Vice Chairman Walker Wines	Dubie Martin	Gardner Hubbard Jones	Jack Edwards, County Building Inspector's Office

After declaring a quorum present, Vice-Chairman Crowley called the meeting to order at 3:05 p.m.

MINUTES:

The Minutes of November 18, 1980, were not ready for approval.

UNFINISHED BUSINESS:

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Action Requested:

Exception (Section 440 - Special Exception Uses in Residential Districts, Requirements - Section 440.2 - Home Occupations - Under the Provisions of Section 1680 - Special Exceptions) request for an exception to permit a home occupation, which will consist of a wholesale distributor of candy and novelty items in an RE District. This property is located at 2005 South First Place, Broken Arrow, Oklahoma.

Presentation:

Mr. Jones submitted to the Board a letter (Exhibit "A-1") from the Broken Arrow Planning Commission, dated November 20, 1980.

Gary Bryan, 2005 South First Place, Broken Arrow, Oklahoma, was present to address the Board. Mr. Bryan explained to the Board members that this application had been continued from the November 18 meeting in order to allow Mr. Bryan time to contact the Broken Arrow Planning Commission, which had recommended denial of the application. Mr. Bryan advised that he had attended the November 20 meeting of the Broken Arrow Planning Commission, and that the Planning Commission rescinded their previous recommendation and recommended that application be approved for a period of one year. If, at the end of that year, violations are noted in the home occupation, the approval will be revoked.

Protestants: None.

Board Comments:

Mr. Crowley asked Mr. Bryan what type of home occupation he was proposing. Mr. Bryan advised that the home occupation would consist of the selling of wholesale candy and novelty items. Mr. Crowley then asked Mr. Bryan about traffic congestion. Mr. Bryan stated that his customer load was light--four to five customers per day--thus, traffic was light.

Mr. Crowley asked if the operation was limited to the interior of the two buildings on the property. Mr. Bryan replied that it was. Mr. Crowley asked Mr. Bryan what the hours of operation were. Mr. Bryan advised that the office hours were 1:00 p.m. to 3:00 p.m., presently.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 3-0-0 (Crowley, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie, Martin, "absent") to approve an Exception (Section 440 - Special Exception Uses in Residential Districts, Requirements - Section 440.2 - Home Occupations- Under the Provisions of Section 1680 - Special Exceptions) to permit a home occupation, which will consist of a wholesale distributor of candy and novelty items in an RE District, subject to 8:00 a.m. to 5:00 p.m. hours of operation, limited to the interior of the two existing buildings, subject to all home occupation regulations, approval to run with this owner only, and subject to the applicant returning January 19, 1982, in public hearing for review of operation, on the following described property:

The S/2 of the N/2 of the S/2 of the NW/4 of the NE/4 of Section 23, Township 18 North, Range 14 East, Tulsa County, Oklahoma.

NEW APPLICATIONS:

Action Requested:

Variance (Section 208 - One Single-Family Dwelling Per Lot of Record - Under the Provisions of Section 1670 - Variances) request for a variance to permit a mobile home on a lot where two existing residences are located. This property is located at 10012 North 129th East Avenue.

Presentation:

Terry McGill, 10012 North 129th East Avenue, was present to address the Board and submitted a site plan (Exhibit "B-1"). Mr. Jones had previously submitted to the Board a letter from the Owasso City Planner (Exhibit "B-2"). Mr. McGill advised that he proposes to locate the mobile home so his father-in-law could reside near he and his wife.

Protestants: None.

Board Comments:

Mr. Crowley asked Mr. McGill if there were other mobile homes in the area. Mr. McGill replied that there were. Mr. Crowley inquired about septic systems, and Mr. McGill stated that there were two, but that he did not yet have Health Department approval, due to the fact that he wished to wait for Health Department approval until approval by this Board for placement of the mobile home.

Board Action:

On MOTION of WINES and SECOND by WALKER, the Board voted 3-0-0 (Crowley, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie, Martin, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record - Under the Provisions of Section 1670 - Variances) to permit a mobile home on a lot where two existing residences are located, subject to City-County Health Department approval of the septic system,

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for a period of one year, with a \$500 removal bond required, on the following described property:

A five acre tract of land in the E/2 of the E/2 of Section 17, Township 21 North, Range 14 East, and beginning at the East 1/4 corner of said Section 17; thence Northerly along the Easterly line thereof for 9.8'; thence Westerly along a deflection angle to the left of 90°-0'-37" for 688.16'; thence Southerly along a deflection angle to the left 89°-59'-23" and parallel to the Easterly line of Section 17 for 326.39'; thence Easterly along a deflection angle to the left of 91°-39'-27" for 688.45' to a point on the Easterline of Section 17; thence Northerly along a deflection angle to the left of 88°-20'-33", and along said Easterly line for 296.80' to the point of beginning.

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Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) request for an exception to permit a church use and a day care center in an AG District. This property is located at 708 North Atlanta Avenue, Owasso, Oklahoma.

Presentation:

Mr. Jones submitted to the Board a letter from the Owasso City Planner (Exhibit "C-1") recommending that the Board continue this case until January 20, 1981, in order to allow the applicant to pursue annexation of church property into the City of Owasso. Mr. Jones stated that the applicant was in agreement to the recommendation.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 3-0-0 (Crowley, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie, Martin, "absent") to continue Case No. 21 to January 20, 1981.

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Action Requested:

Exception (Section 1420 (f) - Nonconforming Use of Buildings and Land in Combination - Under the Provisions of Section 1680 - Exceptions) request for an exception to make an addition to a nonconforming use (15 greenhouses) in an AG District. This property is located at 175th Street and Highway #75.

Presentation:

Mr. Jones submitted to the Board a letter from the Acting Glenpool City Planner (Exhibit "D-1") stating that no plan conflicts could be determined and, therefore, support of the application was recommended.

Randy Steele, P. O. Box 604, Keifer, Oklahoma, was present to address the Board and submitted three site plans (Exhibits "D-2, D-3 and D-4"). Brief discussion ensued as to which land use category greenhouses would fall under. Mr. Steele advised Board members that he performs wholesale growing and selling of plants. He stated that he had a contract with a

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major discount store to furnish all of their small plants for next year.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 3-0-0 (Crowley, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie, Martin, "absent") to continue Case No. 22 to January 20, 1981, to allow the applicant time to return with a new plot plan depicting existing structures and proposed structures, as well as the proximity of the structures to the property lines.

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Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 24 (a) - Oil and Gas Extraction) request for an exception to permit an oil and gas operation; and to permit the erection of a building for maintenance of well equipment and truck repair in an RS District. This property is located at 418 South 65th West Avenue.

Presentation:

A. J. Geiger, 3701 South 57th West Avenue, was present to address the Board. Mr. Geiger explained briefly to the Board the history of the area and wells that he has operated in the past 15 years. Mr. Geiger advised that, due to recent vandalism on the subject lots, he is proposing the erection of a 30' x 80' building for maintenance of well equipment and truck repair.

Protestants: None.

Board Comments:

Mr. Crowley asked Mr. Geiger if the same function has been performed in the past. Mr. Geiger explained that it had--the only difference is that it has been out in the open and he would now like to enclose it due to the vandalism. Mr. Geiger further advised that the building would be a butler-type, pre-finished metal building, in either brown or blue. He further stated that the building would house only his trucks and repair would be done only on his trucks.

Board Action:

On MOTION of WINES and SECOND by WALKER, the Board voted 3-0-0 (Crowley, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie, Martin, "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 24 (c) - Oil and Gas Extraction) to permit an oil and gas operation; and to permit the erection of a building for maintenance of well equipment and truck repair in an RS District, on the condition that the repair of vehicles be limited to Mr. Geiger's vehicles only, and that the proposed building be erected in the dimensions set out by the applicant--30' x 80', on the following described property:

Lots 23 and 24, Bruner Subdivision to Tulsa County, Oklahoma.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1209 - Mobile Homes - Under the Provisions of Section 1680 - Special Exceptions) request for an exception to permit a mobile home in an RS-3 District. This property is located at 6502 North St. Louis Avenue.

Presentation:

Clara Matthews, 6502 North St. Louis Avenue, the daughter of the applicant, was present to address the Board. Ms. Matthews advised that she would like to locate a 65' long mobile home permanently on the subject property so that she and her son may reside in it.

Protestants: None.

Board Comments:

Mr. Crowley asked Ms. Matthews if there were other mobile homes in the area. Ms. Matthews replied that there was a mobile home adjoining the subject property at the rear, as well as several others in the immediate vicinity.

Mr. Crowley asked Ms. Matthews which lot the existing residence was on. Ms. Matthews stated that the home was on the south lot and that the mobile home would be located on the north lot.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 3-0-0 (Crowley, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie, Martin, "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1209 - Mobile Homes - Under the Provisions of Section 1680 - Special Exceptions) to permit a mobile home in an RS-3 District, for a period of one year, removal bond required, on the following described property:

Lots 1 and 2, Block 2, Phillips Farms Addition, Tulsa County, Okla.

There being no further business to come before the Board, Vice-Chairman Crowley declared the meeting adjourned at 4:17 p.m.

Date Approved 1/20/81



Chairman