

TULSA COUNTY BOARD OF ADJUSTMENT  
MINUTES (No. 8)  
Tuesday, April 21, 1981, 3:00 p.m.  
Room 119 Administration Building  
500 South Denver  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Crowley, Vice-Chairman Martin (in at 3:09 p.m.) Walker Wines	Dubie	Gardner Hubbard Jones	Edwards, County Building Inspector's Office

The notice and agenda of said meeting were posted in the Office of the Tulsa County Court Clerk on Monday, April 20, 1981, at 9:42 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present, Vice-Chairman Crowley called the meeting to order at 3:09 p.m.

MINUTES:

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 the Minutes of March 17, 1981, (No. 7).

MINOR VARIANCES AND EXCEPTIONS:

48

Action Requested:

Variance (Section 1224 (a) .3 - Oil and Gas Extraction - Use Conditions- Under the Provisions of Section 1630 - Minor Variances) request for a variance to permit drilling from a lease line from 165' to 90'. This property is located at 25th Street and 136th Street North.

Presentation:

Mr. Jones advised that this application was continued from the March 17, 1981, meeting to reaffirm that action approving the variance due to the fact that the item was not posted properly on the agenda of March 17, 1981.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to reaffirm the action taken on March 17, 1981, approving the Variance, on the following described property:

All of Block 28, Industrial Heights to Collinsville (Collinsville Fence Line - Tulsa County).

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in Agriculture Districts - Under the Provisions of Section 1630) request for a variance of the frontage requirements to permit a lot-split in an AG-R District. This property is located northeast of 46th Street and 209th West Avenue.

Presentation:

Mr. Jones advised that, on March 18, 1981, the Tulsa Metropolitan Area Planning Commission approved the lot-split (L-15115), subject to the approval of this Board.

The applicant was not present to address the Board.

Protestants:

Mrs. Carl Brown, Route 3, Box 473, Sand Springs, Oklahoma, stated that she and her husband lived on the property directly to the north of the subject property and that they had moved to that location for the purpose of having a bit more privacy. Mrs. Brown stated that she felt splitting of lots would decrease the privacy she felt they were entitled to.

Board Comments:

Mr. Crowley stated that he felt that sufficient information was not provided due to the absence of the applicant, and that he would not feel comfortable taking action at this time. The Board members concurred with Mr. Crowley's comment.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to continue Case Number 56 to May 19, 1981, to allow the presence of the applicant.

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in a Residential District - Under the Provisions of Section 1670) request for a variance of the frontage requirements to permit a lot-split. This property is located at 1406 East 76th Street North.

Presentation:

Mr. Jones advised that, on April 1, 1981, the Tulsa Metropolitan Area Planning Commission approved the lot-split (L-15167), subject to the approval of this Board.

Gerald Imel, 1406 East 76th Street North, was present to address the Board and advised that there were two existing houses on the property and that he was hoping to purchase the property, but was advised that he could not until a lot-split was obtained.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in a Residential District - Under the Provisions of Section 1670) of the frontage requirements to permit a lot-split (L-15167), on the following described property:

Lot 5, Block 2, Golden Hill Addition, Tulsa County, Oklahoma.

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1670) request for a variance of the frontage requirements to permit a lot-split in an AG District. This property is located north and west of 156th Street North and Mingo Road.

Presentation:

Mr. Jones advised that, on April 1, 1981, the Tulsa Metropolitan Area Planning Commission approved a lot-split (L-15166), subject to the approval of this Board.

The applicant was not present to address the Board.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1670) of the frontage requirements to permit a lot-split (L-15166) in an AG District, on the following described property:

The W/2, SW/4, SE/4, SE/4, of Section 13, Township 22 North, Range 13 East, Tulsa County, Oklahoma.

Action Requested:

Variance (Section 1224 (a) .3 - Oil and Gas Extraction - Under the Provisions of Section 1630 - Minor Variances) request for a variance to permit drilling a well closer than 1,320' from the City Limits of Lotsee. This property is located south and east of Highway #51 and 193rd West Avenue.

Presentation:

George Campbell, the surface owner of the subject property and the owner of the adjoining tracts of land, pointed out that the Case Report location was in error--that the general location should reflect Highway #51 and 193rd West Avenue, rather than 41st Street and 193rd West Avenue. The correction was noted and acknowledged by the Board and Staff.

Charles Shipley, 320 South Boston Avenue, Suite 1300, representing Oklahoma Petro Energy Corporation, was present to address the Board and stated that the Corporation had the lease on the subject property.

Protestants: None.

Board Action:

On MOTION of WINES and SECOND by WALKER, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve a Variance (Section 1224 (a) .3 - Oil and Gas Extraction - Under the Provisions of Section 1630 - Minor Variances) to permit drilling a well closer than 1,320' from the City Limits of Lotsee, on the following described property:

The W/2, NW/4 of Section 13, Township 19 North, Range 10 East, Tulsa County, Oklahoma.

UNFINISHED BUSINESS:

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts- Under the Provisions of Section 1680 - Special Exceptions) request for permission to locate a mobile home in an RS District. This property is located at 13338 East 129th Street.

Presentation:

Mr. Jones advised that this application had been continued from the March 17th meeting in order for Mr. Mantooth's appeal to be heard by the Broken Arrow Board of Adjustment. Mr. Jones submitted to the Board the following exhibits:

- . A letter from the Broken Arrow City Planner dated March 19, 1981, stating that the Broken Arrow Board of Adjustment had reconsidered its earlier decision at its March 18th meeting and voted to recommend approval of the application (Exhibit "A-1");
- . a letter from the Broken Arrow City Planner dated March 31, 1981, stating that it appeared that Mr. Mantooth had not provided a complete list of property owners within a 300' radius of his property that should have received notice of the hearing (Exhibit "A-2");
- . a letter dated March 23, 1981, from Mr. and Mrs. Bill Holladay (with an attached list of property owners and a map showing each owner's location) stating that they were opposed to the application (Exhibit "A-3"); and,
- . a letter dated April 17, 1981, from Donna Ensing stating that she supported the application (Exhibit "A-4").

In regard to Exhibit "A-2", Mr. Jones stated that immediately upon receipt of that letter, notices were mailed to property owners that had not received notice previously.

William Mantooth, Route 5, Box 220, Broken Arrow, Oklahoma, was present to address the Board and stated that he wished to place a mobile home on his property in which his daughter and her two children would reside.

Mr. Mantooth further stated that Mr. and Mrs. Holladay lived approximately

320' from the subject property and, therefore, he did not feel it was necessary to provide them with a notice of the hearing.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680 - Special Exceptions) to allow a mobile home in an RS District, for a period of one year, removal bond required, and subject to all regulations set out by the Tulsa City-County Health Department, on the following described property:

Beginning 350' North of the SE corner of SE/4, SW/4; thence North 310'; West 165'; South 310'; East 165' to the beginning; LESS North 25' for street, Section 4, Township 17 North, Range 14 East, Tulsa County, Ok.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District; and, a Variance (Section 440.6 - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) request for a variance of the time limitation of one year for a mobile home in an RS District. This property is located at 2131 South 63rd West Avenue.

Presentation:

Mr. Jones advised that this application had been continued from the March 17th meeting in order for the applicant to readvertise for a variance of the one-year time limitation.

Sandra Sue Richardson, 2125 South 63rd West Avenue, was present to address the Board.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) to permit a mobile home in an RS District; and, a Variance (Section 440.6 - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) of the time limitation of one year for a mobile home in an RS District, requiring no time limitation, subject to all regulations set out by the Tulsa City-County Health Department, on the following described property:

The North 125' of Lot 9, Block 6, West Tulsa View Acres Addition to Tulsa County, Oklahoma.

Action Requested:

Variance (Section 440.6 - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) request for a variance of the time limitation of one year for a mobile home in an RS District. This property is located at 6021 South 64th West Avenue.

Presentation:

Mr. Jones advised that this application had been continued from the March 17th meeting in order for the applicant to readvertise for a variance of the one-year time limitation, and stated that an Exception had been approved at the March 17th meeting for permission to locate the mobile home in an RS District.

The applicant was represented by her husband.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve a Variance (Section 440.6 - Special Exception Uses in Residential District, Requirements - Under the Provisions of Section 1670) of the time limitation of one year for a mobile home in an RS District, requiring no time limitation, and subject to all regulations set out by the Tulsa City-County Health Department, on the following described property:

Lots 16 and 17, Block 9, New Taneha Addition to Tulsa County, Okla.

NEW APPLICATIONS:Action Requested:

Appeal (Section 1650 - Appeal from the County Inspector) appeal from a decision of the County Inspector for refusing to permit an automobile salvage and sign in an RS District; and, an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) request for an exception to permit an automobile salvage and sign in an RS District; and, a Variance (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1670-Variations) request for a use variance to permit an automobile salvage and a sign in an RS District. This property is located at 9825 West 61st St.

Presentation:

Mr. Jones advised that, on March 6, 1981, the County Inspector served notice to cease operation of an auto salvage and remove a sign at this location.

Harold Stanley, P. O. Box #31, Oakhurst, Oklahoma, was present to address the Board and advised that he operated the salvage as a supplement to his income. Mr. Stanley stated that he salvaged parts from automobiles, and that most of the parts were stored in a barn that was located on the property. Mr. Stanley further stated that he had approximately six cars located on the property that were not stored in the barn, and that some mechanical work was performed on the property as well. Mr. Stanley advised that, upon receipt of the "cease and desist order" by the County

Inspector, he had removed the sign promptly and ceased operation of the auto salvage.

Remarks:

Mr. Edwards noted that Mr. Stanley had cooperated fully and promptly with the order by the County Inspector's Office.

Board Comments:

Considerable discussion ensued as to whether approval of this application might set a precedent in the area for future applications of this type, and concern over the appearance of the operation, should it be approved, was emphasized. In regard to the appearance of the operation, screening requirements, limitations on the number of vehicles, signage requirements, and time limitations were discussed.

Applicant's Comments:

Mr. Stanley emphasized that the operation was a small one and that he had put up a sign in observance of State law. Mr. Gardner explained that the display of a sign according to the State law referred to a license being displayed in a window or similar location, much like the requirements for a beauty shop operation, and advised Mr. Stanley that he would be abiding by the law as long as the required license or sign appeared in a less conspicuous location instead of along the section line road.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the decision of the County Inspector was upheld and the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) to permit an automobile salvage and a license (sign) in an RS District, subject to a limitation of no more than 10 vehicles, excepting personal vehicles, on the property, subject to solid screening fence, the height of the vehicles being erected completely around the area containing said vehicles; subject to all Home Occupation regulations; subject to license (sign) display as required by State law to be displayed in an unobtrusive location; and subject to approval of the operation for a period of one year, at which time the operation will be monitored for the purpose of determining if it is detrimental to the area, on the following described property:

Lot 9, Block 4, Hill Top Addition to Tulsa County, Oklahoma.

Action Requested:

Variance (Section 410 - Principal Uses Permitted in Residential Districts - Section 1127 - Automotive and Allied Activities - Under the Provisions of Section 1670) request for a variance to allow a wrecker service in an RS District. This property is located at 409 East Houston Avenue.

Presentation:

Mr. Jones advised the Board that the applicant, Frank Young, had contacted him and requested a continuance in the form of a letter due to the fact that he was hospitalized and was unable to attend the meeting. Mr. Jones submitted the letter from Mr. Young to the Board requesting the continuance (Exhibit "B-1")

Protestants:

Ruby Robertson, 614 South Fourth Street, Broken Arrow, Oklahoma, submitted a petition containing the signatures of 12 protestants to the application (Exhibit "B-2"). Mrs. Robertson advised that she had been in contact with the Broken Arrow officials, including the Broken Arrow City Planner, who expressed an interest in having the case reviewed by the Broken Arrow Board of Adjustment prior to approval by the Tulsa County Board of Adjustment. Mrs. Robertson further advised that the subject property was being used not only for a wrecker service, but for a general dump area as well.

Board Comments:

The Board members expressed a desire to refer this case to the Broken Arrow Board of Adjustment for its review and input.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to continue Case No. 50 until May 19, 1981, pending receipt of comments from the Broken Arrow Board of Adjustment.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) request for permission to place a mobile home in an RS District; and, a Variance (Section 440.6 (e) - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) request for a variance of the one-year time limitation. This property is located at South 61st West Avenue and 58th Place South.

Presentation:

Glen Sexton, Box 327, Oakhurst, Oklahoma, was present to address the Board and submitted a plot plan (Exhibit "C-1"). Mr. Sexton advised that he had counted earlier in the day ten mobile homes within a 300' radius of the subject property.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) for permission to locate a mobile home in an RS District; and, a Variance (Section 440.6 (e) - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) of the one-year time limitation, requiring no time limitation, subject to all regulations set out by the Tulsa City-County Health Department, on the following described property:

Lots 17, 18, 19, Block 2, New Taneha Addition to the County of Tulsa, Oklahoma.



Action Requested:

Exception (Section 310 - Principal Uses Permitted in an Agriculture District - Section 1220 - Commercial Recreation, Intensive - Under the Provisions of Section 1680) an exception to allow softball diamonds (4 lighted, 2 not lighted) in an AG District. This property is located on the SE corner of 111th Street and 145th East Avenue.

Presentation:

Mr. Jones submitted to the Board a letter from the Broken Arrow City Planner (Exhibit "D-1") stating that the Broken Arrow Board of Adjustment reviewed the case at its April 15th meeting and that the members voted unanimously to table the review of the case until the applicant or the Tulsa County Board of Adjustment provide additional information in the form of a legal description of the property and a list of property owners within a 300' radius of the subject property.

Willa Dean Brantley, 1644 South Denver, was present to address the Board and submitted a plot plan of the proposed softball diamond complex (Exhibit "D-2"). Mrs. Brantley advised that there was a great demand for additional ball park recreational areas and she felt that the proposed softball complex would accommodate the demands of the public in the area. Mrs. Brantley further advised that funds for the construction of the park would come from entry fees provided by softball teams who wished to utilize the park for their games, as well as from gate admission fees which Mrs. Brantley expected would be approximately 50¢. Mrs. Brantley stated that there would probably be no more than 50 or 60 cars at any one time on the premises and that there would not be mobs of spectators. She further stated that four lighted diamonds would be constructed as soon as possible after approval was obtained, and that the possibility of constructing two additional unlighted diamonds in the future existed.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 310 - Principal Uses Permitted in an Agriculture District - Section 1220 - Commercial Recreation, Intensive - Under the Provisions of Section 1680) to allow softball diamonds (4 lighted, 2 not lighted) in an AG District, for a three-year period, with the stipulation that the concession stand (size) and restrooms be customary and incidental to the principal use (no indoor food/drink consumption permitted) on the following described property:

Beginning at the SW corner of the NW/4 of Section 34, Township 18 North, Range 14 East; thence East 660'; thence North 1,320'; thence West 660'; thence South 1,320' to the point of beginning.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) request for permission to locate a mobile home in an RS District; and, a Variance (Section 440.6 (e) - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) request for a variance

of the one-year time limitation. This property is located at 6024 South 57th West Avenue.

Presentation:

Charles Tidwell, 5907 South 59th West Avenue, was present to address the Board and stated that there were numerous mobile homes in the area.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) to locate a mobile home in an RS District; and, a Variance (Section 440.6 (e) - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) of the one-year time limitation, requiring no time limitation, subject to all regulations set out by the Tulsa City-County Health Department, on the following described property:

Lots 23 and 24, Block 15, New Taneha Addition to Tulsa County, Okla.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts- Section 420.1 - Home Occupations - Under the Provisions of Section 1680) request for permission to operate a home occupation (western wear sales) in an RS District. This property is located at 4833 West 27th Street.

Presentation:

Carl Napier, 4833 West 27th Street, was present to address the Board and advised that he and his wife conducted a square dancing group and wished to sew and sell square dancing apparel and western wear apparel in the bedroom of their home. Mr. Napier stated that this apparel would be for sale to customers and that if the demand for business expanded, he would relocate the operation and establish a full-scale business.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 420.1 - Home Occupations - Under the Provisions of Section 1680) to operate a home occupation (western wear sales) in an RS District, subject to all home occupation regulations and to run with this owner only, on the following described property:

The East 264' of the W/2, S/2, SW/4 of Section 16, Township 19 North, Range 12 East, County of Tulsa, Oklahoma.

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 320 - Home Occupations) request for permission to operate a welding shop in an AG District. This property is located north and east of Highway #64 and 129th East Avenue.

Presentation:

Tom Chancey, Route 1, Box #364, Bixby, Oklahoma, was present to address the Board and advised that he would be welding farm machinery and farm-related machinery and equipment at the subject location. Mr. Chancey stated that he had a small farm and owned some farm equipment on which he would also be welding, and that all welding would be performed inside a building located on the subject property. Mr. Chancey further stated that there were scattered residences to the east and to the south of his property.

In addition, Mr. Chancey advised that he wished to construct a larger building in which the welding would be performed.

Protestants: None.

Board Comments:

Mr. Crowley asked Mr. Chancey how large the proposed building would be. Mr. Chancey replied that the building would be 40' x 50'.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 320 - Home Occupations) to operate a welding shop in an AG District, subject to all home occupation regulations, and subject to the proposed building being no larger than 40' x 50' and in accordance with the County Building Code, on the following described property:

The N/2, NW/4, SE/4, SW/4 and the NE/4, NE/4, SW/4, SW/4 and the North 330' of the SW/4, SW/4, lying North and East of Creek, ALL in Section 28, Township 17 North, Range 14 East, Tulsa County, Okla.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts- Under the Provisions of Section 1680) request for an exception to permit two (2) mobile homes in an RS District; and, a Variance (Section 208 - One Single-family Dwelling Per Lot of Record - Under the Provisions of Section 1670) request for permission to locate two (2) mobile homes on a lot with a residence on it; and, a Variance (Section 440.6 (e) - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) request for permission to locate two (2) mobile homes in an RS District for more than one year. This property is located at 6128 West 31st Street.

Presentation:

Robert LaBarge, 6128 West 31st Street, was present to address the Board and advised that he had two daughters--one married and one single--and

would like to place two mobile homes on the subject property in which they would live.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Crowley, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Dubie "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680) to permit two (2) mobile homes in an RS District; and, a Variance (Section 208 - One Single-family Dwelling Per Lot of Record - Under the Provisions of Section 1670) to locate two (2) mobile homes on a lot with a residence on it; and, a Variance (Section 440.6 (e) - Special Exception Uses in Residential Districts, Requirements - Under the Provisions of Section 1670) of the one-year time limitation, for a period of two years, subject to all regulations set out by the Tulsa City-County Health Department, and with the stipulation that no lot-splits shall occur on the subject property during the two-year time limitation, on the following described property:

Lot 3, Block 4, Berry Hill Acres Addition to the County of Tulsa, Oklahoma.

OTHER BUSINESS:

Request for Clarification of Case No. 38

Presentation:

John Sublett, Jr., representing the applicant, A. J. VanWinkle, was present to address the Board and submitted a plot plan of a proposed building (Exhibit "E-1"), as well as six color photographs of existing building on the subject property (Exhibit "E-2"). Mr. Sublett explained that, at the March 17th Board of Adjustment meeting, approval of this application was granted, but that he had been in error when he advised that the existing building on the property would be renovated by the installation of metal siding onto the building. Mr. Sublett stated that Mr. VanWinkle wished to remove the existing building and replace it with a newly constructed building in accordance with the exhibited plot plan, and that the proposed building would be one-story, would measure 30' x 50' (1,500 square feet) and would have steel siding. Mr. Sublett further advised that there were other buildings of this type in the area and the old building to be removed measures 33' x 35' (1,155 square feet).

Protestants: None.

Board Comments:

Mr. Crowley stated that he could support the request for the proposed building, but could not support the larger size building as proposed.

Board Action:

On MOTION of WINES and SECOND by MARTIN, the Board voted 3-1-0 (Martin, Walker, Wines, "aye"; Crowley "nay"; no "abstentions"; Dubie "absent") to approve the request to construct a new building, per plot plan, on the following described property:

Lot 5, Block 4, Twin Cities to Tulsa County, Oklahoma.

There being no further business to come before the Board, the Chair adjourned the meeting at 5:19 p.m.

Date Approved May 19, 1981

Ed Rubin  
Chairman