

**COUNTY BOARD OF ADJUSTMENT**  
Meeting No. 80  
Tuesday, January 20, 1987, 1:30 p.m.  
County Commission Room  
Room 119  
County Administration Building

**MEMBERS PRESENT**

Eller  
Tyndall  
Walker,  
Acting Chairman

**MEMBERS ABSENT**

Alberty  
Looney

**STAFF PRESENT**

Gardner  
Jones  
Moore

The notice and agenda of said meeting were posted in the Office of the County Clerk, as well as in the Reception Area of the INCOG offices, on Friday, January 16, 1987 at 10:42 a.m.

After declaring a quorum present, Acting Chairman Walker called the meeting to order at 1:30 p.m.

MINUTES:

On **MOTION** of **ELLER**, the Board voted 3-0-0 (Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney, Alberty, "absent") to **APPROVE** the Minutes of December 16, 1986 (No. 79).

**NEW APPLICATIONS**

Case No. 713

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow for a mobile home in an RS zoned district, located at 5701 North Elwood Avenue.

Presentation:

The applicant, June McGuire, 5801 North Elwood, Tulsa, Oklahoma, asked the Board to allow her to place a mobile home on an vacant 1 1/4-acre tract at the above stated location. Ms. McGuire informed that the mobile will be occupied by her mother-in-law, who has health problems and needs continual assistance from her family. A letter (Exhibit A-1) from the doctor which listed specific health problems was submitted by the applicant.

Comments and Questions:

Mr. Walker asked the applicant if the lot has a septic system installed and she answered in the affirmative.

Case No. 713 (continued)

Mr. Walker inquired if there are other mobile homes in the immediate area, and Ms. McGuire informed that the road forms a circle and a mobile home is located at the other end of the circle.

Mr. Walker asked the applicant where the mobile home will be placed on the lot. Ms. McGuire replied that she is not sure of the exact location on the lot, but will comply with the setback requirements and also skirt the mobile.

Mr. Tyndall inquired as to the age of the mother-in-law, and Ms. McGuire replied that she is 72 years old.

**Protestants:** None.

**Board Action:**

On **MOTION** of **TYNDALL**, the Board voted 3-0-0 (Eller, Tyndall, Walker), "aye"; no "nays"; no "abstentions"; Albery, Looney, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow for a mobile home in an RS zoned district; subject to a Building Permit and Health Department approval; subject to the mobile home being used for the mother-in-law of the applicant only; and subject to no rental use of the property; finding that there is already mobile home use in the area; on the following described property:

Lot 4, Block 4, Vining Acres Addition, Tulsa County, Oklahoma.

**Case No. 714**

**Action Requested:**

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow for 2 mobile homes on an RM-2 zoned lot.

Variance - Section 206 - Number of Dwelling Units on a Lot - Use Unit 1209 - Request a variance to allow 2 dwellings on 1 lot of record, located at 7526 West 17th Street.

**Comments and Questions:**

Mr. Jones informed that Staff has received a letter from the City of Sand Springs (Exhibit B-1) which recommend denial of the application.

**Presentation:**

The applicant, Danny Cochran, 7718 West 15th Street, Tulsa, Oklahoma, stated that he was out of the City and unable to attend the Sand Springs meeting. He explained that his father is deceased and he is planning to place a mobile home for his mother on the subject lot. Mr. Cochran stated that there is an old dwelling on the property at this time, which will be demolished and removed.

Case No. 714 (continued)

**Additional Comments:**

Mr. Walker inquired if there are other mobile homes in the area, and Mr. Cochran informed that there are numerous mobiles in the neighborhood.

Mr. Tyndall asked the applicant if there are 2 mobile homes located on the lot at this time, and he replied that there is 1 mobile on the lot now and his brother plans to place a second mobile on the lot in the near future.

Mr. Gardner informed that, if the Board is inclined to approve mobile home use in the RM-2 zoned district, consideration might be given to approving 1 mobile at this time, with continuance of the balance of the application to allow Mr. Cochran sufficient time to meet with Sand Springs again and allow the Board to view the site.

**Protestants:** None.

**Board Action:**

On **MOTION** of ELLER, the Board voted 3-0-0 (Eller, Tyndall, Walker), "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow 1 mobile home on an RM-2 zoned lot; subject to Building Permit and Health Department approval; finding that there are other mobile homes in the neighborhood, and that mobile home use will be compatible with the surrounding area; and to **CONTINUE** the balance of the application to February 19, 1987, to allow the applicant sufficient time to confer with the City of Sand Springs as to the use of a second mobile home on the lot and allow the Board to view the site; on the following described property:

The east 80' of the north 140' of Tract 27, Lot 6, Bellington's Acre Tracts, an addition to Tulsa County, State of Oklahoma.

**Case No. 715**

**Action Requested:**

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow for a mobile home in an RS zoned district, located NW/c of 12th Street and State Street.

**Presentation:**

The applicant, Glen Just, Box 296, Collinsville, Oklahoma, asked the Board to permit him to place a mobile home at the above stated address.

Case No. 715 (continued)

**Comments and Questions:**

Mr. Gardner informed that the property in question is a tract which consists of two lots 50' by 140'.

Mr. Walker asked if there are other mobile homes in the area, and he informed that there is one to the north and another to the east of his property.

Mr. Jones informed that the Collinsville Planner was contacted on December 29, 1986, and stated that Collinsville has no objection to the mobile home.

Mr. Walker inquired if the mobile home will be serviced by the City sewer, and he informed that both City water and sewer are available.

**Protestants:** None.

**Board Action:**

On **MOTION** of ELLER, the Board voted 3-0-0 (Eller, Tyndall, Walker), "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209) to allow a mobile home in an RS zoned district; subject to Building Permit and Health Department approval; and subject to the mobile being skirted and tied down; finding that there are other mobile homes in the area and the granting of the special exception request will not be detrimental to the neighborhood; on the following described property:

Lots 11 and 12, Block 13, Highland Park Addition, Tulsa County, Oklahoma.

**Case No. 716**

**Action Requested:**

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow for a mobile home in an RS zoned district, located at 6135 North Birmingham.

**Presentation:**

The applicant, Richard Shatwell, 6131 North Birmingham, Tulsa, Oklahoma, asked the Board to allow him to place a mobile home on the lot to the north of his home. Mr. Shatwell explained that he has a son that is a traveling evangelist and occasionally needs a temporary home. He informed that the mother of a local minister is living in the mobile home at this time.

**Comments and Questions:**

Mr. Walker inquired if there are other mobile homes in the neighborhood, and the applicant stated that there are mobiles approximately 1/4-mile away, but none in the immediate area.

Case No. 716 (continued)

Mr. Walker asked if Health Department approval has been acquired, and he answered in the affirmative.

Mr. Tyndall inquired if the mobile home in question is new, and Mr. Shatwell informed that it is a 1971 make, but has been remodeled, with central heat and skirting being added.

Protestants: None.

Board Action:

On **MOTION** of **TYNDALL**, the Board voted 3-0-0 (Eller, Tyndall, Walker), "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow a mobile home in an RS zoned district; subject to Building Permit and Health Department approval; and subject to a time limit of 3 years; on the following described property:

The east 140', west 165', north 100', south 618' of the west 330' of the SE/4, NW/4, Section 5, T-20-N, R-13-E, Tulsa County, State of Oklahoma.

There being no further business, the meeting was adjourned at 1:50 p.m.

Date Approved

Feb. 17, 1987

Wayne Alberty  
Chairman