

COUNTY BOARD OF ADJUSTMENT
Meeting No. 93
Tuesday, February 9, 1988, 9:30 a.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller Tyndall, Acting Chairman Walker	Alberty Looney	Gardner Jones Moore	Ron Fields, Building Inspection

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 Thursday, February 4, 1988 at 9:57 a.m.

After declaring a quorum present, Acting Chairman Tyndall, called the meeting to order at 9:36 a.m.

MINUTES

On **MOTION** of **ELLER**, the Board voted 3-0-0 (Eller, Walker, Tyndall, "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** the **Minutes** of January 19, 1988 (No. 92).

NEW APPLICATIONS

Case No. 797

Action Requested:

Variance - Section 208 - One Single-Family Dwelling per Lot of Record - Use Unit 1209 - Request a variance to allow for two units (1 house, 1 mobile home) on one lot of record, located NW/c 185th East Avenue and 131st Street South.

Presentation:

The applicant, Joe Dunn, 8118 East Admiral Place, Tulsa, Oklahoma, was not present.

Comments and Questions:

Mr. Jones stated that the applicant has requested withdrawal of the application. He informed that Staff has received a letter from the Broken Arrow Board of Adjustment, which recommended denial of the application, finding that the applicant failed to demonstrate a hardship for the variance request.

Case No. 797 (continued)

Board Action:

On **MOTION** of **WALKER**, the Board voted 3-0-0 (Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **WITHDRAW** Case No. 797.

Case No. 798

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 5437 South 107th West Avenue.

Presentation:

The applicant, Evelyn Taylor, PO Box 571127, Tulsa, Oklahoma, was represented by her daughter, Jacqueline Taylor. She explained that the house on the property is burned beyond repair and asked the Board to allow a mobile home to be installed on the tract.

Comments and Questions:

Mr. Tyndall asked if the remainder of the burned house will be removed from the premises, and Ms. Taylor replied that the old house will be removed.

Mr. Walker inquired if another house will be constructed on the lot, and she replied that the house will be rebuilt, but her mother is not financially able to do so at this time. She informed that the mobile home will be a permanent residence, since it can not be determined how long it will be needed.

Mr. Eller asked if there are other mobile homes in the area, and Ms. Taylor answered in the affirmative.

Mr. Eller asked if the mobile will be skirted and tied down, and Ms. Taylor stated that she will comply with these requirements.

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 for a mobile home in an RS zoned district; subject to a building permit and Health Department approval; and subject to skirting and tie-downs being installed; finding that there are other mobile homes in the area, and that the granting of the special exception request will not be detrimental to the area, but will be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on following described property:

North 107' of Lot 11, Block 1, Buford Colony 2nd Addition, Tulsa County, Oklahoma.

Case No. 799

Action Requested:

Use Variance - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1223 - Request a use variance to allow for a storage building in an RS zoned district, located 5330 South 65th West Avenue.

Presentation:

The applicant, Daryl Fowler, 6837 South Toledo, Tulsa, Oklahoma, stated that he owns a fenced area, 100' by 125', which has been used for supply storage since 1979. He informed that many items have accumulated and a storage building is proposed in order that the supplies can be moved inside.

Comments and Questions:

Mr. Tyndall inquired as to the size of the proposed storage building, and Mr. Fowler replied that it will be a 20' by 38' structure, with a 6' overhang on one side.

Mr. Walker asked the applicant if he lives on the property, and he replied that his mother lives on the tract. Mr. Fowler informed that he lives in a condo and has stored both business supplies and personal items in his mother's garage. He remarked that the storage building would enable him to remove these articles and allow his mother to have use of her garage.

Mr. Walker inquired as to the type of business items that are stored on the property in question, and he replied that lumber and hand tools used in his construction business are stored on the lot. He pointed out that the lot has been used for storage since the 1970's.

In response to Mr. Walker's question as to the location of the business office, Mr. Fowler stated that he has a small office in his home.

Mr. Gardner asked if the existing home is west of the creek, and the applicant informed that the house is located north of the lot in question. He pointed out that there is 15 acres of land in the entire parcel.

Mr. Gardner asked if all items will be stored inside the proposed building, and Mr. Fowler replied that there will be an area behind the building for some outside storage. He informed that Billy Carroll's Auto Salvage is located next door to the subject property. Mr. Gardner inquired as to the distance from the building to the centerline of the street, and the applicant replied that he is not sure, but it will align with his mother's home and the other structures along the street.

Mr. Walker inquired as to the type of building materials that will be used for the storage building, and the applicant replied that wood siding will be used for the exterior.

Case No. 799 (continued)

Mr. Walker stated that he is supportive of the storage building, but would not be inclined to approve a commercial use on the property.

Mr. Fowler informed that the entire lot is fenced, and that he does not plan to operate a business on the property, and will only occasionally pick up supplies there.

Board Action:

On **MOTION** of **WALKER**, the Board voted 3-0-0 (Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** a **Use Variance** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1223) to allow for a storage building in an RS zoned district; subject to any open storage being located to the west, behind the building; subject to no commercial use except storage of building materials and construction equipment; subject to the building being of wood construction, residential in appearance, with a pitched roof; finding that the lot has been used for storage since 1979 (prior to County jurisdiction); and finding that the proposed building will align with the existing houses and be compatible with the surrounding area; on the following described property:

Lots 1 - 7, Block 27, North Taneha Addition, Tulsa County, Oklahoma.

Case No. 800

Action Requested:

Use Variance - Section 910 - Principal Uses Permitted In Industrial Districts - Use Unit 1209 - Request a use variance to allow for a mobile home, for security purposes, in an IL zoned district, located 4601 East Pine Street.

Presentation:

The applicant, Denver Carneal, 1225 North Mingo Road, Tulsa, Oklahoma, stated that he is purchasing the property at the above stated location and asked the Board to allow a mobile home to be placed on the lot for security reasons.

Comments and Questions:

Mr. Tyndall asked the applicant to state the size of the mobile home, and he replied that it is 14' by 70'.

Mr. Walker asked Mr. Carneal if he operates a business next door to the lot in question, and he replied that the business is located on the front portion of the lot, with the mobile to the rear.

Mr. Walker inquired as to the type of business operating on the premises, and the applicant replied that he services outboard motors and sells parts.

Case No. 800 (continued)

Mr. Gardner informed that the area is zoned light industry, with commercial zoning on the corner and everything north of Pine and west of Vandalia zoned industrial.

Mr. Eller asked if the request is for permanent location of the mobile on the lot, and the applicant answered in the affirmative.

Mr. Walker asked the applicant if he will occupy the mobile home, and he answered that he will live in the mobile home.

Interested Parties:

One gentleman in the audience stated that he was present to hear what was taking place on the property, but did not choose to address the Board.

Protestants: None.

Board Action:

On **MOTION** of **WALKER**, the Board voted 3-0-0 (Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** a **Use Variance** (Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 1209) to allow for a mobile home, for security purposes, in an IL zoned district; subject to building permit and Health Department approval; finding that there are mixed zoning classifications in the area; and the granting of the request will not be detrimental to the area and will be in harmony with the spirit and intent of the Code; on the following described property:

Beginning at a point on the south line of the SE/4 of the SE/4, of Section 28, T-20-N, R-13-E, Tulsa County, Oklahoma, said point being 270' east of the SW/c of said SE/4, SE/4, thence north 240', east 125', south 240', thence west 125' to the point of beginning, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 10:20 a.m.

Date Approved _____

3/5/88



Chairman