

COUNTY BOARD OF ADJUSTMENT
Meeting No. 102
Tuesday, November 15, 1988, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Alberty Eller Walker	Looney Tyndall	Taylor 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 Friday, November 9, 1988 at 12:44 p.m.

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

MINUTES

On **MOTION** of ELLER, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to **APPROVE** the **Minutes** of October 18, 1988 (No. 101).

NEW APPLICATIONS

Case No. 852

Action Requested:

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of required street frontage from 30' to 0' to allow for a lot split, located north and west of NW/c of 141st Street South and 193rd East Avenue.

Presentation:

The applicant, Debra Kerr, was not present.

Comments and Questions:

Mr. Taylor informed that the applicant has requested that Case No. 852 be withdrawn.

Board Action:

On **MOTION** of WALKER, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to **WITHDRAW** Case No. 852, as requested by the applicant.

Case No. 848

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 1227 - Request a special exception to allow for the storage of dismantled automobiles and trucks in an IM zoned district, located north of NE/c 126th Street North and Highway 169.

Comments and Questions:

Mr. Alberty stated that the Board has received a letter (Exhibit A-1) from the Collinsville Board of Adjustment which recommended approval of the application, subject to a reduction in the number of vehicles stored on the tract.

Presentation:

The applicant, Carl Duke, Route 2, Box 198, Chelsea, Oklahoma, stated that a large amount of rubbish was left on the property by the previous salvage business. He explained that he is now conducting a truck rebuilding operation on the property and is attempting to clear all debris from the tract. Mr. Duke stated that he will have 12 to 14 vehicles on the property after the clean-up is completed.

Comments and Questions:

Mr. Alberty asked if a salvage operation is being conducted on the subject property at this time, and Mr. Duke replied that he rebuilds trucks, but does not operate a salvage business.

Mr. Alberty asked the applicant if all work is conducted outside the building, and he answered in the affirmative.

In response to Mr. Alberty's question concerning existing screening, the applicant stated that screening is not in place at this time and will not be necessary after the property is cleared.

Mr. Walker asked Mr. Duke when the clean-up operation will be completed, and he replied that Collinsville required the work to be completed within 90 days from the time of the Collinsville Board of Adjustment hearing.

Board Action:

On MOTION of WALKER, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to APPROVE a Special Exception (Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 1227) to allow for the storage of a maximum of 15 inoperable automobiles and trucks in an IM zoned district; subject to all debris being removed from the property within 90 days from the November 7, 1988 Collinsville Board of Adjustment hearing date; finding that the request, as presented, will not be detrimental to the area; on the following described property:

Case No. 848 (continued)

The east 509.0' of the N/2, N/2, NW/4, SW/4, LESS AND EXCEPT a road easement across the south 15' thereof, and a tract of land beginning at a point 330.0' south of the NW/c of the NE/4, SW/4; thence east 300.0' to a point, thence south 75.0' to a point; thence diagonally to a point 50.0' south of the Point of Beginning; thence north 50' to the Point of Beginning, less the west 75.0' thereof for road easement, situated in Section 32, T-22-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, containing 4.30 acres, more or less.

AND

That part of the N/2, N/2, NW/4, SW/4, lying east of US Highway 169, less and except the east 509.0', all in Section 32, T-22-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, said tract subject to road easement over the south 15' containing 2.0 acres, more or less, Tulsa County, Oklahoma.

Case No. 854

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1205 - Request a variance of setback from the centerline of 56th Street North from 77.5' (averaged) to 60', located north side of 56th Street North and North Hartford Avenue.

Presentation:

The applicant, Jim Jones, Box 1388, Muskogee, Oklahoma, submitted a plot plan (Exhibit B-1), and stated that he is the building contractor for a proposed addition to an existing church building at the above stated location. He informed that the proposed construction is to be a 30' extension to the sanctuary, which will protrude into the required setback. Mr. Jones pointed out that an existing house to the west of the church is closer to the street than the church.

Comments and Questions:

Mr. Alberty inquired if there is a reason why the addition cannot be placed at another location that would comply with the setback, and the applicant stated that the baptistry and the furnaces are on the other end of the sanctuary, which would prevent an expansion in that direction.

Mr. Alberty asked if there will be parking in front of the building, and Mr. Jones informed that all there will be no parking in the required setback.

Interested Parties:

W. D. Borders, 1302 South Guthrie, Tulsa, Oklahoma, counsel for the abutting property owner, stated that there is presently a road between the church building and 56th Street North and an enclosed vehicle storage area to the east of the structure, which may encroach on his clients property.

Case No. 854 (continued)

Willie Lauderdale, 5528 North Hartford, Tulsa, Oklahoma, stated that he is the preacher for the congregation that meets on the subject property and that the previous owner of the land indicated that the fence for the storage area is on the boundary line between the two properties.

Mr. Alberty pointed out that the location of boundary lines between the two properties is not the subject being addressed, and emphasized that all comments made at this hearing should be pertinent to the variance request. Mr. Borders stated that his intent is to point out that additional parking has been provided and that an additional road has been constructed between the building and 56th Street North, none of which are shown on the plot plan.

Mr. Lauderdale stated that there have been no new parking lots installed. He explained that several loads of surfacing material have been hauled in recently, but it has only been used to cover the existing parking lot.

Mr. Alberty asked Mr. Borders if his client objects to the variance request, and he replied that there is no objection to the variance.

One letter of support (Exhibit B-2) was submitted.

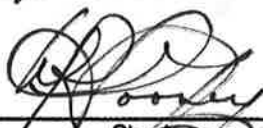
Board Action:

On **MOTION** of **WALKER**, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1205) of setback from the centerline of 56th Street North from 77.5' (averaged) to 60'; per plot plan submitted; finding that there are other structures in the area that are closer to the street than the proposed addition; and that the granting of the variance request will not be detrimental to the area, but will be in harmony with the spirit and intent of the Code; on the following described property:

The west 330' of the SW/4, SW/4, SE/4, Section 1, T-20-N, R-12-E, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 1:49 p.m.

Date Approved

Jan. 10, 1989

Chairman