

COUNTY BOARD OF ADJUSTMENT
Agenda (No. 129)
Tuesday, January 15, 1991, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Alberty, Chairman Eller Looney Tyndall Walker		Jones Moore	Dent, 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 Monday, January 14, 1991 at 12:34 p.m.

After declaring a quorum present, Chairman Alberty called the meeting to order at 1:02 p.m.

MINUTES:

On **MOTION** of **TYNDALL**, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the **Minutes** of December 18, 1990 (No. 128).

NEW APPLICATIONS

Case No. 1005

Action Requested:

Special Exception to permit an oil field supply business use in a CS zoned district - **Section 710. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS** - Use Unit 15, located 14299 North Cincinnati, Skiatook, Oklahoma.

Presentation:

The applicant, **Virginia Pantier**, 324 North Quapaw, Skiatook, Oklahoma, stated that the property in question is CS zoned property located to the south of the Skiatook City Limits. She explained that she and her husband recently began the operation an oil field supply business at this location; however, they discovered that a special exception is required for this type of use. Ms. Pantier stated that pipe, tubing, unit jacks and any other large items will be stored outside the building.

Case No. 1005 (continued)

Comments and Questions:

Mr. Alberty inquired as to the size of the building, and Ms. Pantier stated that the existing building contains approximately 2000 sq ft of floor space.

Mr. Eller asked if tank batteries will be store on the property, and the applicant replied that there are no tank batteries on the property at this time.

Mr. Jones advised that Staff is concerned with screening and limiting of outside storage of materials on the property. He pointed out that the principal use should be a retail sales business, with storage as an accessory use.

Mr. Alberty stated that the south boundary should be screened to protect the mobile home park, and suggested that outside storage of supplies be limited to 25% of the lot. He pointed out that this condition would prevent a future owner from operating a pipe yard on the property.

In response to Mr. Alberty, Ms. Pantier stated that the pump jacks are displayed on the front portion of the property.

Mr. Eller stated that he is familiar with the area and the oil field supply operation is compatible with other uses along the street.

Mr. Jones pointed out that the mobile home park to the south has an AG zoning classification, and the Code does not require screening between the two properties. He informed that Skiatook Board of Adjustment declined comment on the case.

Board Action:

On MOTION of LOONEY, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE a Special Exception to permit an oil field supply business use in a CS zoned district - **Section 710. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS** - Use Unit 15; subject to a 6' solid screening fence being installed along the south boundary line if materials are stored within 75' of that property line; subject to a maximum height of 10' for any materials stored outside the existing building; and subject to no more than 25% of the property being used for outside storage; finding the supply business, as presented, to be compatible with the surrounding uses in the area, and in harmony with the spirit and intent of the Code; on the following described property:

West 330', S/2, N/2, SW/4, NW/4, Section 25, T-22-N, R-12-E, Tulsa County, Oklahoma.

Case No. 1006

Action Requested:

Special Exception to permit a mobile home in an RS zoned district - **Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS - Use Unit 9**, located 865 Long Street, Sand Springs, Oklahoma.

Comments and Questions:

Mr. Alberty stated that the Sand Springs Board of Adjustment (Exhibit B-1) has recommended approval of the application.

Presentation:

The applicant, **Shirley Massey**, 865 Long Street, Sand Springs, Oklahoma, requested permission to install a mobile home on the subject property. She explained that she has numerous relatives in the area, and the mobile will replace her father's old house that has been demolished and removed from the lot.

Comments and Questions:

Mr. Alberty asked if the mobile will have a septic tank for sewage disposal, and she replied that the existing septic system will serve the mobile home.

Mr. Jones informed that a portion of the property is located in the floodplain, and Mr. Alberty advised the applicant that the Building Inspector will determine what portion of the tract is suitable for installing the mobile home.

Protestants: None.

Board Action:

On **MOTION** of ELLER, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit a mobile home in an RS zoned district - **Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS - Use Unit 9**; subject to Health Department approval and Building Permit; finding that the subject property abuts agricultural land to the west, and that there are other mobile homes in the area; and finding that the granting of the special exception request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

The South 50' of Lot 18, Block 2, Halls Garden Addition, Tulsa County, Oklahoma.

Case No. 1007

Action Requested:

Special Exception to permit a mobile home as a dwelling -
Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS -
Use Unit 9, located south of intersection of Coyote Trail and South
203rd West Avenue.

Presentation:

The applicant, **Wanda White**, PO Box 446, Sapulpa, Oklahoma, stated that she is the real estate agent representing the prospective buyer of the lot in question. She explained that a mobile home was previously located on the property; however, the owners were involved in a bankruptcy suit, and the mortgage company repossessed the unit. Ms. White stated that the land has been vacant for approximately three years. It was noted by the applicant, that there are numerous mobile homes located in the immediate vicinity.

Comments and Questions:

In response to Mr. Alberty, Mr. Jones informed that INCOG records do not reflect a previous approval for a mobile home on the subject tract, and pointed out that any approval for mobile home use would be ongoing, unless otherwise specified.

In reply to Mr. Alberty's question concerning utilities, Ms. White stated that a septic system is in place and water and natural gas are available.

Protestants: None.

Board Action:

On **MOTION** of **LOONEY**, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit a mobile home as a dwelling - **Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS -** Use Unit 9; subject to a Building Permit and Health Department approval; finding that there are numerous mobile homes in the area, and the granting of the request will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Lot 3, less the north 18', Block 1, C Bar C Ranch Second Addition, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 2:04 p.m.

Date Approved

March 19, 1991
Wayne Alberty
Chairman