

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 426
Tuesday November 17, 2015, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 119
Tulsa, Oklahoma

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Charney, Chair
Crall, Secretary
Dillard
Hutchinson, V.Chair
Johnston

Miller
Moye
Sparger

West, Inspector

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 12th day of November, 2015 at 9:30 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Chair Charney called the meeting to order at 1:30 p.m.

Ms. Nikita Moye read the rules and procedures for the County Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the Minutes of October 20, 2015 (No. 425).

NEW APPLICATIONS

2557—Shelby Oakley

Action Requested:

Variance to reduce the required 30 feet of frontage on a public road or right-of-way to 0 feet (Section 207). **LOCATION:** SW of the SW/c of East 131st Street South and South Peoria Avenue, Glenpool

Presentation:

The applicant has requested a continuance to the December 15, 2015 County Board of Adjustment hearing.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; none “absent”) to **CONTINUE** the applicant’s request for a Variance to reduce the required 30 feet of frontage on a public road or right-of-way to 0 feet (Section 207) to the December 15, 2015 Board of Adjustment hearing; for the following property:

PRT NE BEG 826.4N SWC NE TH N165.27 E1321.55 S165.19 W1321.63 POB SEC 12 17 12 5.01ACS, IN TULSA COUNTY, STATE OF OKLAHOMA

UNFINISHED BUSINESS

2544—Bob Restor

Action Requested:

Use Variance to allow for recreational vehicles (Use Unit 17) in the RMH District (Section 410). **LOCATION:** 1400 South 145th West Avenue, Sand Springs

Presentation:

Bob Restor, 207 North Main, Sand Springs, OK; he represents Mr. David Giles. Mr. Restor stated this is a mobile home park west of Sand Springs off Highway 51 or 145th West Avenue. The mobile home park has existed since the early 1970s with the first mobile home moving in 1969. There were approximately 40 lots established at that time. In the early 1970s mobile homes were smaller than they are today so the sites do not accommodate a modern mobile home. The mobile home park was struck by a tornado in March 2015 and the owner is in the process of cleaning up the debris. Now

he would like to do something a little different with the property by placing RVs on the property because they would fit better into the site sizes. Mr. Giles inherited the mobile home park and he can answer any questions from the Board.

Mr. Hutchinson asked Mr. Restor if the mobile homes in the park were occupied. Mr. Restor deferred to Mr. Giles.

Interested Parties:

David Giles, 14440 West 17th Street, Sand Springs, OK; stated the existing five mobile homes in the park are occupied and they have lived there before the tornado this year. There are eight mobile homes that have been abandoned and they are in the process of being demolished.

Mr. Charney asked Mr. Giles if he was going to remodel or remove the abandoned mobile homes. Mr. Giles stated that he will be removing them.

Mr. Charney asked Mr. Giles if only one RV would allowed on a lot. Mr. Giles answered affirmatively.

Mr. Charney asked about the frequency of turnover in the mobile home park and if there was a current RV park in the area. Mr. Giles stated there is a RV park about three miles to the east of the subject property and it is exclusively an RV park.

Mr. Charney asked Mr. Giles if he planned making the park a mixed use park. Mr. Giles answered affirmatively.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the applicant's request for a Use Variance to allow for recreational vehicles (Use Unit 17) in the RMH District (Section 410) with the hardship being the overall configuration of the subject tract that compels smaller units to be located thereon. This approval conditioned that a six foot opaque screening or privacy fence be erected between the subject lot and the residential area to the south; for the following property:

A tract of ground situated in the SE/4 of the NE/4 of Section 8, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Beginning at a point on the South meander line of the Arkansas River which is 716.98 feet North and 546.0 feet West of the East Quarter corner of Section 8; thence North a distance of 130.0 feet to a point on the South bank of the Arkansas River; thence Northwesterly along said bank a distance of 158.0 feet to Northwest corner of Tract "A"; thence South a distance of 85.18 feet to a point on the South meander

line of the Arkansas River; thence South a distance of 382.82 feet to a point on the Northeasterly right-of-way line on 14th street South; thence South 43°20'45" East along said right-of-way a distance of 166.08 feet to the Southeast corner of Tract "A"; thence North a distance of 391.37 feet to the point of beginning. Containing 1.39 acres more or less. **AND** A tract of ground situated in the SE/4 of the NE/4 of Section 8, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Beginning at a point on the South meander line of the Arkansas River which is 413.5 feet North and 256.0 feet West of the East Quarter corner Section 8, thence North a distance of 189.0 feet to the South bank of the Arkansas River; thence Northwesterly along said bank a distance of 410.0 feet to the Northwest corner of Tract "B"; thence South a distance of 130.0 feet to a point on the South meander line of the Arkansas River; thence South a distance of 391.37 feet to a point on the Northeasterly right-of-way line of 14th Street South; thence South 43°20'45" East along said right-of-way line to the point of curve of a curve having a radius of 65.94 feet on the North right-of-way line; thence Southeasterly along said curve a distance of 15.78 feet to the Southwest corner of Tract "C"; thence North 413.13 feet to the point of beginning. Containing 4.15 acres more or less. **AND** A tract of ground situated in the SE/4 of the NE/4 of Section 8, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: Beginning at the East Quarter corner of Section 8; thence along the East line of Section 8, a distance of 179.5 feet to a point on the South meander line of the Arkansas River; thence North a distance of 264.0 feet to the South bank of the Arkansas River to the Northeast corner of Tract "C"; thence Northwesterly along said South bank of a distance of 339.5 feet to the Northwest corner of Tract "C"; thence South 189.0 feet to the point on the South meander line of the Arkansas River; thence South a distance of 413.12 feet to a point on a curve on the North side of 14th street South said curve having a radius of 65.94 feet on the North property line; thence Southeasterly around said curve a distance of 73.88 feet to the point of curve; thence East a distance of 200 feet to the point of beginning. Containing 3.6 acres more or less IN TULSA COUNTY, STATE OF OKLAHOMA

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NEW APPLICATIONS

2553—Merle Martindale

Action Requested:

Variance of the required front setback in the IM District from 50 feet to 20 feet (Section 930, Table 2). **LOCATION:** 5001 West 21st Street South

Presentation:

Merle Martindale, 820 West Skelly Drive, Tulsa, OK; stated there was an existing building razed and he would like to build a new building in its place. The old building was built at a 20 foot setback which is about 70 feet from the centerline of the street. There is another building on the property and if he has to maintain the 50 foot setback it will put the two buildings too close together for the proposed loading docks on the proposed building.

Mr. Charney asked Mr. Martindale what the depth of the building will be. Mr. Martindale stated the proposed building will be 250 feet deep. The company that is discussing the property with him would like to have three truck docks on the rear of the proposed building.

Mr. Charney asked Mr. Martindale if he did a lot of work like he has done on the subject property. Mr. Martindale answered affirmatively. Mr. Charney asked Mr. Martindale if he looked up and down the street at the existing structures to see if there was anything inappropriate about a 20 foot setback. Mr. Martindale stated there is not because the existing buildings have been there for approximately 50 years.

Mr. Charney asked Mr. Martindale if 21st Street was a two lane or four lane street. Mr. Martindale stated that it is a four lane street.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the applicant's request for a Variance of the required front setback in the IM District from 50 feet to 20 feet (Section 930, Table 2) with the hardship being the existing building on the subject property; for the following property:

**PRT SE SE BEG 666.53W SECR SE TH NW279.40 SW28.35 NW APPROX330.07 TO
SL OF RR R/W W ALONG RR R/W APROX294.16 S608.62 E377.87 POB LESS S50
FOR RD SEC 8 19 12 4.365ACS, IN TULSA COUNTY, STATE OF OKLAHOMA**

2554—Charles Wellings

Action Requested:

Variance of the minimum street frontage from 30 feet to 23 feet to permit a future residence (Section 207). LOCATION: S of the SE/c of North Hudson Avenue & East 92nd Street North, Sperry

Presentation:

Charles Wellings, P. O. Box 832, Stillwater, OK; stated he is a broker and represents the property owners. This is a ten acre parcel with approximately 23 feet of road frontage. There is a buyer that has entered a contract to purchase the property and the contract is contingent on the approval of the Variance requested.

Mr. Charney stated that if the Board is to approve this request they would not want lot splitting to happen because the Board does not want a wildcat subdivision established.

Mr. Charney asked Mr. Wellings if the residence is intended to remain as a residence. Mr. Wellings stated that he cannot say what the buyer's intended use would be.

Interested Parties:

Hassam, 2001 South Garnett Road, Tulsa, OK; stated that he plans to use the property as an investment. He might change the use for it in the future by building a house for his family using two or three acres and sell the remaining portion of the ten acres but it has not been decided.

Mr. Charney informed Mr. Hassam that if he were to try to split the property, if today's request is granted, the split requires a plat which is a cumbersome lengthy process or permission would need to be obtained from the Board to divide the property. Mr. Charney stated that the Board generally is against lot splits on a narrow access and he wants Mr. Hassam to know this up front.

Comments and Questions:

Mr. Dillard stated that he could support today's request if the property stays in whole, but there is concerns about the possible selling of seven acres.

Mr. Charney stated that if he were acquiring the subject property he would acquire it with the idea that there was a full blown plat not be a division. He can support the request as a single use of the entire tract.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Variance of the minimum street frontage from 30 feet to 23 feet to permit a future residence (Section 207) given there is 23 feet of access to a public road. The hardship being that the ten acre tract would not otherwise have access and it is adequate access

for a single user. The Board would not look kindly upon further subdivision of the tract; for the following property:

NW NW SE SEC 22-21-13, OF TULSA COUNTY, STATE OF OKLAHOMA

2555—Biker Fox

Action Requested:

Variance to reduce the minimum lot area in the AG District to 1.62 acres; Variance to reduce the minimum land area per dwelling unit requirement in the AG District to 1.62 acres (Section 330) to permit a lot split. **LOCATION:** 16108 South Peoria Avenue East, Bixby

Presentation:

Fred Keas, Jr., 7720 East 129th Street, Bixby, OK; stated he is a real estate broker and represents Biker Fox. This is a five acre tract and he sold it to Biker Fox a few years ago. Now Mr. Fox wants to sell the front portion of the property and he is in the process making out an application for a lot split. He has a single family residence within a fence, and has had for several years, and there is a building to the west on the property that compels the 1.62 acre request. Mr. Fox has plenty of frontage and fronts two section line roads.

Mr. Charney asked Mr. Keas about the intentions of the purchaser. Mr. Keas stated that he does not have a purchaser at this point. Mr. Charney asked Mr. Keas if this request was for segregating the property for a future sale. Mr. Keas answered affirmatively.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Variance to reduce the minimum lot area in the AG District to 1.62 acres; Variance to reduce the minimum land area per dwelling unit requirement in the AG District to 1.62 acres (Section 330) to permit a lot split with the hardship being the existing fence and structure; for the following property:

N/2 NE NE NE LESS E24.75 FOR RD SEC 25 17 12 4.813ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2556—Luis Antonio Perez Barajas

Action Requested:

Special Exception to permit a manufactured home (Use Unit 9) in the RS District (Section 410, Table 1). **LOCATION:** 7234 North Trenton Avenue East

Presentation:

Michelle Barajas, 7234 North Trenton Avenue, Tulsa, OK; stated she is the interpreter for Mr. Luis Antonio Perez. The manufactured home has been moved onto the property which was purchased from Mr. Paul Cummings. They did not know that permission was needed for the manufactured home until Mr. Terry West issued a stop order.

Mr. Charney asked Ms. Barajas if she purchased the manufactured home. Ms. Barajas stated that she found it on Craigslist for free. Mr. Charney asked Ms. Barajas if the subject property was vacant at the time she had the manufactured home moved onto the lot. Ms. Barajas stated that there were cars and semis, and a two-door garage because the house that used to be on the lot had burned down. Mr. Charney asked Ms. Barajas if she had cleaned up the lot. Ms. Barajas answered affirmatively.

Mr. Charney explained to Ms. Barajas that the underlying zoning for the subject property is single family residential use for a site built house and only that, so that is what prompted the Special Exception request.

Mr. Charney asked Ms. Barajas if she would be living in or renting out the manufactured home. Ms. Barajas stated she will be living in the manufactured home with her fiancé Luis Antonio Perez.

Mr. Charney explained the requirements the Board may place on the request if they are inclined to approve the request. For example, there would be proper skirting required around the manufactured home. Secondly, there needs to be a solid surface parking pad for all vehicles; vehicles are not allowed to be parked on the grass. The manufactured home will need to be properly tied down. Mr. Charney asked Ms. Barajas if she understood the requirements. Ms. Barajas answered affirmatively.

Mr. Charney asked Ms. Barajas if there were other manufactured homes in the area. Ms. Barajas answered affirmatively.

Interested Parties:

Jeff Kirkham, 1727 East 73rd Street North, Tulsa, OK; presented pictures and a site plan to the Board. Mr. Kirkham stated that he is very strongly opposed to this manufactured home being placed on the subject property. The applicant is requesting a Special Exception to place the manufactured home on the lot but in fact it has been there for about 45 days, so they are here to avail themselves to the process that they chose to ignore. Mr. Kirkham stated that he thinks it is unethical that the seller of the property not advise the purchasers of the potential zoning problems. Mr. Kirkham thinks accountability should bear upon the seller. The manufactured home was moved onto

the subject property at 11:30 P.M. on September 29th and he knows this because of a terrible noise he heard on the street so he went outside to see the manufactured home slowly being dragged by his house. The running gear in the rear was coming apart and the wheels were falling off. The rear tires were flat and the rear frame was dragging on the street, and now there are gouge marks in the street. It took several forklifts to lift the mobile home to get around a corner. It is illegal to move a mobile home at night. Mr. Kirkham stated that he reported the broken down structure to the County Zoning Officer the next morning. Mr. Kirkham stated the owners continued to level and patch the manufactured home even after a stop work order had been issued. He questions whether this structure would qualify as a safe or habitable dwelling. The manufactured home that was at 1553 East 73rd Street North has been removed. Also, a manufactured home in the 6300 block on North Trenton was destroyed by fire in October. Over the past 30 years the neighbors have successfully opposed at least five mobile home applications. In 1986, Case #648, Mr. Alberty felt that the neighborhood was saturated with mobile homes. If that was the case then the neighborhood is in the same situation now. There is a mobile located across from O'Brien Park about a mile away from the subject area and Mr. Kirkham thinks that is where the subject manufactured home should be located.

Nelson Sager, 1410 East 73rd Street North, Tulsa, OK; stated he lives around the corner from the subject property. He agrees with Mr. Kirkham, the noise the night the manufactured home was moved down the street was loud but he ignored it. The next morning he found debris on the street and picked up about a half pickup truck load and followed it to the subject property. Mr. Sager is not opposed to anybody having the right to choose where they live but he does believe this is devaluing the neighborhood. There have been applications before this administration that have been granted as a double wide but a single wide was moved in. A double wide is what is good for the neighborhood because they do look similar to a constructed house. Mr. Sager stated that what he sees from the outside the manufactured house is not safe to live in. Mr. Sager stated that he has a major investment in his house and he is totally opposed to this request. There are places for these type of houses and it is in a trailer park. The house that was on the lot previously was a two-story that had been ordered from Sears in the 1920s. The Turley area is his home and has been for years, and he hates to see what is happening to it. He asks the Board to not let this happen unless it is to be a double wide manufactured home. Mr. Sager stated that the abutting neighbors could attend today's meeting because they are in the hospital due to a severe car accident, and they live in a manufactured home but it is a double wide. Mr. Sager stated that he believes the abutting neighbors would also object to the subject manufactured home being moved onto the lot.

Danny Teague, 7233 North Trenton, Tulsa, OK; stated he lives across the street from the subject property and he sees the subject manufactured home from his front door. His property had a 1930s model home on it and he razed it, moved in a double wide to live in. He has a major investment in his land and he thinks it is going downhill quick.

Mr. Charney asked Mr. Teague how many mobile homes are on Trenton. Mr. Teague stated that his double wide is the third manufactured home.

Arline Maxwell, 1616 East 73rd Street North, Tulsa, OK; stated she has lived in the neighborhood since 1986. When she started her process for living there she had to have a lot split. At that time she had to receive a building permit, a water and sewer tap, and an electrical permit for her manufactured home. She was required to have all these permits to start the process. She does not care who moves into Turley but what is right for one person should be for all. Moving a small single wide mobile home into her addition is bringing her property value down and she has worked very hard for what she has. She does not want to see the subject manufactured home in her neighborhood. Turley is a very poor community with about 20% being home owners. She does not want single wide mobile homes moving into the area. Ms. Maxwell stated that she can hear a generator running at night and there are horses in the front yard. Laws are for everyone.

Rebuttal:

Michelle Barajas came forward and stated the subject manufactured home had been right around the corner from her property. She stated that when they started moving the manufactured home it had all four wheels and tires on it and Mr. Paul Cummings helped them move the manufactured home. Ms. Barajas stated that she has one female horse and has plans to build the horse a shed but it has been raining. The generator that the neighbors can hear running is for the electrical because they are waiting on the power pole. Ms. Barajas stated this is the only home she and her fiancé have and they are not from here. She wants everyone to understand that her fiancé is a hard worker and if she would have known about the entire process she would have done everything necessary first before placing the manufactured home on the subject property. Ms. Barajas stated that Mr. Paul Williams told them they didn't need any special permission to place the manufactured home on the property since the property was owned by them. She is sorry about this but she is willing to work to fix this problem.

Mr. Charney informed Ms. Barajas that she is not the first person to come before the Board of Adjustment to say they did not know something was required. The Board does not punish people because they did not know something was required. The Board keeps their focus on the underlying zoning and whether the requested use is appropriate or not. A lot of people do not understand what is going on but that does not mean that the Board excuses it and it does not mean that the Board punishes it. The Board is blind to that, as it should be, and the Board focuses on what is the land use and what is the request and how the request affects the neighborhood.

Comments and Questions:

Ms. Miller stated that horses are not allowed by right in the RS District; there is a Variance needed for that. Also, the garage is in the side yard and that could be rectified by moving the mobile home closer to the street but within the setback that is allowed.

Mr. Charney explained to Ms. Barajas that the underlying zoning on this property, and all of the area, is a residential single family zoning which was established long ago. In that type of zoning farm animals are not automatically allowed. In order for them to be on the property legally a person would need to receive a Use Variance for the farm animal to exist on the subject property. The farm animal is not permitted unless there is a new application filed to come before the Board. Ms. Miller stated that a horse would only be allowed if the property is in an agricultural zoning district which the property is not. Mr. Charney stated that if the new application is made the neighbors will have the opportunity to express their opinion about that as well and if the horse is removed there are no issues.

Mr. Dillard explained to Ms. Barajas that the bigger issue is where the mobile home is currently sitting on the subject property.

Mr. Charney stated the Board is working toward a decision and if the request is approved the Board will ask that the mobile home be moved such as the out building is a rear yard garage rather than a side yard garage. Mr. Charney asked Ms. Barajas if she understood the two issues. Ms. Barajas answered affirmatively.

Mr. Dillard stated that he thinks it will be better to continue this case to next month to allow Ms. Barajas time to visit with Mr. West so she understand what she is applying for, because if the motion is made to approve there will be all kinds of contingencies. If the Board were to know the precise state of affairs and the case is continued one month that allows Ms. Barajas to do something with the horse and do something about the location of the mobile home.

Ms. Arline Maxwell came forward and stated that she thought the property line was to be ten feet away from a structure and this structure is five feet away; if the trailer is moved closer to the road it will be in Mr. Teague's front door. Mr. Charney stated that it is a five foot side yard setback not a ten. Ms. Maxwell asked if the rule had changed in the last 20 years. Mr. West stated that the rule was established in 1980 and it is five feet in the RS zone, but it can vary in other districts. Ms. Maxwell stated that she was told ten feet when she placed her mobile home.

Ms. Maxwell asked if the neighbors would be notified again if the case is continued. Mr. Charney stated that if the case is continued, and there is an inclination to do so because there is a lot here, there will be a precise date and time made known in just a moment.

Ms. Barajas came forward and stated that the horse will not be a problem; she will do everything she can to get the horse permitted to be on the property but if she has to move her somewhere else she will do that.

Mr. Danny Teague is against this being approval because he does not want to open his front door and see that mobile home. Mr. Charney stated the Board is concerned about everyone's issues and take them into account; the Board cares about them. There are a lot of issues at play here. By continuing the case does not mean the Board is ignoring

the neighbors concerns. The Board has not even agreed if it will be allowed in the front yard.

Mr. Crall stated that it is the Board's purview to be concerned about land usage. The Board understands frustrations but those are not really the things this Board decides. In this case the Board is deciding if that trailer or a trailer can on the property.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** the request for a Special Exception to permit a manufactured home (Use Unit 9) in the RS District (Section 410, Table 1) to the December 15, 2015 County Board of Adjustment meeting at 1:30 P.M.; subject to the applicant spending significant time with Mr. Terry West to find out what will make this legitimate; for the following property:

S115 LT 1 BLK 6, GOLDEN HILL ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

2558—Dustin McNeal

Action Requested:

Variance to allow more than one dwelling unit on a single lot of record (Section 208).
LOCATION: 11833 East 166th Street North, Collinsville

Presentation:

Dustin McNeal, 11833 East 166th Street North, Collinsville, OK; stated he bought 2.68 acres with the intention of building a house and building mother-in-law suites for his mother and his mother-in-law. He did not want his mother and his mother-in-law living in the same house as himself so he built a metal building with two living spaces inside for them. Both women are retired and divorced, and he wanted to give them a safe place to live. Mr. McNeal stated that he built the building and had a question about zoning, and that is when he found out the building is considered a multi-family dwelling.

Mr. McNeal stated that he went to the neighbors and explained to them about what he was doing and had them sign a petition showing they are in favor of the project. The only person that did not sign the petition lives directly across the street.

Mr. Charney explained to Mr. McNeal that the nature of the underlying requirement is that generally there is one dwelling on a lot. Mr. Charney stated that he has not seen a building like this, it is very unique approach but he understands what Mr. McNeal is attempting to do.

Mr. Johnston asked Mr. McNeal what kind of structure the future home will be made from. Mr. McNeal stated that it will be a wood frame built house on the property.

Mr. Charney asked Mr. McNeal if he had any intentions of renting the subject suites out in the future. Mr. McNeal stated that he built the structure so that it would look like a garage and has no intention of renting it in the future.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Dillard stated that he can support this request because the building outwardly looks like a garage but it has living quarters inside, plus the applicant is not renting it out.

Mr. Charney stated that he can support this request because it is a three acre tract.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Variance to allow more than one dwelling unit on a single lot of record (Section 208) to permit two dwelling units on the subject lot with the hardship being the unique size of the lot; for the following property:

E198 W1980 S659.5 SW LESS S30 THEREOF SEC 8 22 14 2.861ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

OTHER BUSINESS

None.

NEW BUSINESS

None.

BOARD COMMENTS

None.

There being no further business, the meeting adjourned at 3:02 p.m.

Date approved: _____

12/15/15
Wendy E. Charney
Chair