

**TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 502**

Tuesday, January 18, 2022, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room
Tulsa, OK

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS
Charney, Chair Hutchinson, V. Chair Dunkerley Hicks		S. Miller R. Jones K. Sawyer	K. Edenborough, County Inspections

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 12th of January 2022 at 11:23 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. Jones read the rules and procedures for the Board of Adjustment Public Hearing.

UNFINISHED BUSINESS

None.

NEW APPLICATIONS

2943 - Chris Lierly

Action Requested: Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Section 240)

LOCATION: 1315 South 217th Avenue West

Presentation:

Chris Lierly, 1315 S 217th W Ave, Sand Springs, stated that he is proposing to build an accessory building with a workout area and workshop. The building will be a 960 square foot enclosed one-story steel building with 10ft walls. Upon questioning, the applicant noted there is another building on the property, but it will be removed. The applicant also noted the accessory building is for personal use, not commercial use.

Mr. Charney noted on record that the tract size is 0.33 acres.

Interested Parties:

None.

Board Action:

On **MOTION** of **Hutchinson**, the Board voted 4-0-0 (Charney, Dunkerley, Hicks, "aye"; no "nays"; Hutchinson, "aye" "abstentions"; Tisdale "absent") to **APPROVE** the request for a **Variance** to permit a detached accessory building to exceed 750 square feet in the RS district (Section 240) per the conceptual plan (page 1.4 of the agenda packet), subject to the following condition: the accessory building is to be used for personal use and not commercial use. The Board has found the hardship to be the large track of land. The Board finds that by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 6 BLK 5, CANDLESTICK BEACH, Tulsa County, State of Oklahoma

2944 - Justin Liekhus

Action Requested:

Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Section 240); Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2)

LOCATION: 7111 West 35th Street South

Presentation:

Ron Lawson, 7111 W 35th St South, Tulsa, stated that he is the property owner and he has requested this variance to build a multi-vehicle garage that is approximately 1050 sq ft. The garage will be used to store a large truck, SUV and larger lawn equipment. The property is 2.31 acres and the location of the garage will be on the west side of the house because it is the flattest part of the land and he is able to build a driveway down to the structure. The garage will be built from brick veneer, have a hipped roof, and have an architectural feature in the front that will mirror the front of the house.

Mr. Lawson has spoken to the neighbor closest to where the garage will be built, Ms. Keifer. She asked about the noise level of the construction on the project because she works from home. Mr. Lawson gave Ms. Keifer his number so they can communicate any issues that may arise during the project. He also stated that he was given an 8 week construction time on the project that should be completed early- to mid-spring.

Mr. Charney stated that when an applicant is seeking a variance to build a slightly larger structure and to locate it in the side yard, it is important to the Board how it could affect the neighbors it could be important to them that they are respectful of the neighbor's concerns and that if it is granted, the applicant will be extra careful by possibly staging construction on the other side of the house and to be mindful of the hours they are working. Mr. Lawson agreed to those expectations.

Mr. Hutchinson asked what type of material will be used for the new driveway. Mr. Lawson explained it would be concrete and that there is circle drive in front of the house that will go down to the new garage with an area at the bottom for vehicles to turn around.

Mr. Hicks noted there is a wetland drainage area and questioned if it would be disturbed. Mr. Lawson stated that it would not be disturbed and noted that the drainage from the new garage would also need to spill into that area. There will be gutters and drainage from the garage that will feed into that wetland drainage area.

Mr. Hutchinson asked why he preferred the specific area to build the garage. Mr. Lawson stated that he has a pool and koi pond in the back of the lot. He also noted that it is more convenient to be on that side of the house and if he moves it more towards the back of the property, he is encroaching on the natural wooded area of the lot.

Interested Parties:

None.

Board Action:

On **MOTION** of **Hicks**, the Board voted 4-0-0 (Charney, Dunkerley, Hicks, Hutchinson, “aye”; no “nays”; no “abstentions”; none “absent”) to **APPROVE** the request for a Variance to permit a detached accessory building to exceed 750 square feet in the RS district (Section 240), per the conceptual plan (page 2.16 of the agenda packet), finding the hardship is the size of the lot; **APPROVE** the request for a Variance to allow a detached accessory building to be located in the side yard in an RS district (Section 420.2.A-2) with the following conditions: the construction will be staged on the other side of the home to mitigate noise as much as possible. The Board finds the hardship to be the contour of the property and acknowledged the side lot is the best area for the building per conceptual plan 2.16 of the agenda packet. The Board finds by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

N305.46 E/2 SW SW NE SEC 19 19 12 2.31 ACS, ROLLING OAKS AMD RESUB ROLLING OAKS, Tulsa County, State of Oklahoma

2945 - Ryan Strode

Action Requested:

Modification to a previously approved site plan (CBOA-2888) for a church (Use Unit 5) in an AG district (Section 310 Table 1)

LOCATION: 12100 East 171st Street South

Presentation:

Applicant was not present

Interested Parties:

No interested parties.

Comments and Questions:

None.

Board Action:

On **MOTION** of **Hutchinson**, the Board voted 4-0-0 (Charney, Dunkerley, Hicks, Hutchinson, "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** to 2/15/2022 the request for a Modification to a previously approved site plan (CBOA-2888) for a church (Use Unit 5) in an AG district (Section 310 Table 1) for the following property:

LOT 1 BLOCK 1, BLUEFLAME47 ADDITION, Tulsa County, State of Oklahoma

2946 - Jennifer Jefferson

Action Requested:

Special Exception to allow Use Unit 5, Community Services and Similar Uses, to allow a Youth Day Camp in an AG district (Section 1205); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 14603 South Lewis Avenue East

Presentation:

Applicant requested a continuance due to illness.

Interested Parties:

No interested parties.

Comments and Questions:

None.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dunkerley, Hicks, Hutchinson, "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** to 2/15/2022 the request for a Special Exception to allow Use Unit 5, Community Services and Similar Uses, to allow a Youth Day Camp in an AG district (Section 1205); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 14603 South Lewis Avenue East

PRT NW SW BEG 433.84S NWC NW SW TH S415 E525 N415 W525 POB LESS W50 & LESS N207.5 THEREOF SEC 17 17 13 2.26AC, Tulsa County, State of Oklahoma

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OTHER BUSINESS

None.

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NEW BUSINESS

None.

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BOARD COMMENTS

None.

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There being no further business, the meeting adjourned at 1:56 p.m.

Date approved: 2/15/22
David E. Cherry
Chair