

**COUNTY BOARD OF ADJUSTMENT**  
MINUTES of Meeting No. 284  
Tuesday, January 20, 2004, 1:30 p.m.  
Aaronson Auditorium  
Tulsa Central Library  
400 Civic Center

**MEMBERS PRESENT   MEMBERS ABSENT   STAFF PRESENT   OTHERS PRESENT**

Walker, Chair	Charney	Butler	West, Co. Inspector
Hutson, Vice Chair		Beach	
Dillard, Secretary			
Tyndall			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Tuesday, January 13, 2004 at 10:05 a.m., as well as in the Office of INCOG, 201 W. 5<sup>th</sup> St., Suite 600.

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

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**MINUTES**

On **MOTION** of **Tyndall**, the Board voted 4-0-0 (Walker, Tyndall, Hutson, Dillard "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the Minutes of December 16, 2003 (No. 283).

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**Case No. 2071**

**Action Requested:**

Variance of the required 30' frontage on a public street to allow a lot split. SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6, located: 11503 E. 136<sup>th</sup> St. S.

**Presentation:**

Mr. Beach reminded the Board this case was continued, which involved a lot split, creating a panhandle to access another lot. The Board requested the applicant to seek other alternatives for the lot split.

**Jimmy Lindsay**, stated that 136<sup>th</sup> St. N. is a Tulsa County public road but not maintained by the County. He added that he and Don Thornton also own a portion

of the road. He pointed out the topography that would prevent building more than one or two houses on the ridge and the rest is in a flood plain.

**Comments and Questions:**

Mr. Beach stated the staff understands that the north half of the road is private and the south half is public. Mr. Lindsay added that Mr. Thornton has granted him a mutual access easement.

**Interested Parties:**

There were no interested parties present who wished to speak.

**Board Action:**

On **Motion of Hutson**, the Board voted 4-0-0 (Walker, Hutson, Tyndall, Dillard "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** a **Variance** of the required 30' frontage on a public street to allow a lot split, subject to a mutual access easement, finding the hilly topography to be the hardship, on the following described property:

A tract of land in the S/2 NW/4 of Section 8, T-17-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the SW/c S/2 NW/4 of said Section 8; thence N 0°0'14" E along the W line thereof a distance of 35.00' to the POB; thence S 89°50'21" E and parallel to the S line of said S/2 NW/4 a distance of 1,324.04'; thence N 44°46'05" E a distance of 358.18'; thence N 0°09'39" E a distance of 235.0'; thence N 89°50'21" W a distance of 288.65'; thence N 0°05'41" W a distance of 118.27'; thence N 89°52'20" W a distance of 1,288.06' to a point of the W line of said S/2 NW/4; thence S 0°00'14" W along the W line of said S/2 NW/4 a distance of 607.53' to the POB. Less and Except the following tract of land: A tract of land in the S/2 NW/4 of Section 8, T-17-N, R-14-E of the IBM, being more particularly described as follows, to-wit: Commencing at the SW/c S/2 NW/4 of said Section 8; thence N 0°00'14" E along the W line thereof, a distance of 35.00' to a point; thence S 89°50'21" E and parallel to the S line of said S/2 NW/4 a distance of 1,324.04' to the POB; thence N 44°46'05" E a distance of 358.18'; thence N 0°09'39" E a distance of 235.0'; thence N 89°50'21" W a distance of 288.65'; thence S 0°05'41" E a distance of 490.01'; thence S 89°50'21" E and parallel to the S line of said S/2 NW/4 a distance 24.04' to the POB.

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**Case No. 2077**

**Action Requested:**

Variance to permit two dwelling units per lot of record in an AG-R district. SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD, located: 11915 N. 93<sup>rd</sup> E. Ave.

**Presentation:**

Mr. Beach reminded the Board this case was continued to allow time to advertise for relief to allow two dwelling units. The Board approved the special exception for a mobile home in December 2003.

**Connie Martin**, 11881 N. 93<sup>rd</sup> E. Ave., stated she represented the applicant, Ruby McDonald. She needs the relief to obtain a building permit for the second dwelling.

**Comments and Questions:**

Mr. Hutson commented that the continuance was required because of an advertising error.

**Interested Parties:**

There were no interested parties present who wished to speak.

**Board Action:**

On **Motion** of **Hutson**, the Board voted 4-0-0 (Walker, Hutson, Dillard, Tyndall "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** a **Variance** to permit two dwelling units per lot of record in an AG-R district, finding the size of the lot to be the hardship, on the following described property:

S 240.00' W 469.03' E 1,130.00' N/2 SE, Section 1, T-21-N, R-13-E, Tulsa County, State of Oklahoma.

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**Case No. 2080**

**Action Requested:**

Special Exception to permit a mobile home in an RS district. SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 6; a Variance to permit two dwelling units on one lot of record of two acres. SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD; and a In the alternative a Variance of minimum 30' required frontage to 0' to permit a lot split. SECTION 207. STREET FRONTAGE REQUIRED, located: 13730 N. 108<sup>th</sup> E. Ave.

**Presentation:**

**Tim Torrez**, 13710 N. 187<sup>th</sup> E. Ave., Collinsville, Oklahoma, proposed to move a mobile home on the subject property. Mr. Hutson asked how they access the property. Mr. Torrez stated they access the property from 108<sup>th</sup> E. Ave., which has never been finished and it just stops at the property line.

**Comments and Questions:**

Mr. Beach stated it appears to be a platted subdivision that was never finished. The right-of-way is there. The intent of the Code is for access to a built public street not just the right-of-way. Mr. Torrez also pointed out there are other mobile homes and lots with two dwellings in the neighborhood.

**Interested Parties:**

There were no interested parties present who wished to speak.

**Board Action:**

On **Motion** of **Tyndall**, the Board voted 4-0-0 (Walker, Hutson, Dillard, Tyndall "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** a **Special Exception** to permit a mobile home in an RS district; a **Variance** to permit two dwelling units on one lot of record of two acres; subject to DEQ approval, skirting, tie-downs, and building permit, finding the right-of-way is dedicated all the way around the property, but roads not finished, on the following described property:

All Block 23, Industrial Heights Addition, Tulsa County, State of Oklahoma.

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**Case No. 2081**

**Action Requested:**

Variance to allow two dwelling units on one lot of record. SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD; and a Variance of land area per dwelling unit from 2.1 to 1.1. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS, located: 16870 West Wekiwa Road.

**Presentation:**

**Ronnie R. Barrett**, 16870 W. Wekiwa Rd., Sand Springs, Oklahoma, stated his request for two dwellings on one lot of record. He wants to move a family member onto his property.

**Interested Parties:**

There were no interested parties present who wished to speak.

**Board Action:**

On **Motion** of **Hutson**, the Board voted 4-0-0 (Walker, Hutson, Dillard, Tyndall "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** a **Variance** to allow two dwelling units on one lot of record; and a **Variance** of land area per dwelling unit from 2.1 to 1.1, finding the river adjoins the property, on the following described property:

All that part of the E 310.00' W 610.00' NW/4 SE/4 lying Sly of the centerline of Wekiwa Rd.; AND all that part of the E 310.00' of the W 610.00' of Gvmt Lot 10,

Section 6, T-19-N, R-11-E, IBM, Tulsa County, State of Oklahoma, lying N of the original meander line of said Lot 10, less and except any accretions naturally formed adjacent thereto.

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There being no further business, the meeting was adjourned at 1:55 p.m.

Date approved: 5-20-04

Roland Z Walker  
Chair