AGENDA
Regularly Scheduled Meeting
Tulsa County Board of Adjustment
Tuesday, January 16, 2018, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 119

Meeting No. 452

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of Minutes of December 19, 2017 (Meeting No. 451).

UNFINISHED BUSINESS

2. 2648—Eric Engel
Use Variance to permit a landscaping business (Use Unit 15) on an OL zoned lot; Use Variance to permit storage, not elsewhere classified (NEC) (Use Unit 23) on an OL zoned lot (Section 610). LOCATION: SW/c of West 8th Street South & South 174th West Avenue

3. 2654—Richard Kosman
Variance of the minimum frontage requirement in the IM District to permit a lot-split (Section 930). LOCATION: South of the SW/c of West 51st Street South and South 49th West Avenue

NEW APPLICATIONS

4. 2657—Kyle Zickefoose
Variance to allow 0 feet of frontage on a public street in the AG District (Section 207). LOCATION: West of the SW/c of East 165th Street South & South Peoria Avenue East

5. 2658—Steve Arterberry
Variance to permit more than one dwelling unit on a single RE zoned lot (Section 208); Special Exception to permit three manufactured housing units in a Residential Estate District (Section 410, Table 1). LOCATION: South of the intersection of South 179th West Avenue and West 41st Street South

6. 2659—Daniel Lambersen
Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG District (Section 208 and Section 330). LOCATION: 15112 East 171st Street South
7. 2660—Jeani Jackson
Use Variance to allow a General Contractor/Construction business (Use Unit 15) in an AG District; Variance from the all-weather parking surface requirement (Sections 310 and 1340.D). LOCATION: 15800 South 193rd Avenue East

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: www.countyoftulsa-boa.org E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call (918) 584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and pagers must be turned off during the Board of Adjustment meeting.

NOTE: This agenda is for informational purposes only and is not an official posting. Please contact the INCOG Office at (918) 584-7526, if you require an official posted agenda.
BOARD OF ADJUSTMENT
CASE REPORT

STR:9106
CZM:34
PD:

Case Number: CBOA-2648

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Eric Engel

ACTION REQUESTED: Use Variance to permit a Landscaping Business (Use Unit 15) on an OL zoned lot. Use Variance to permit Storage, NEC (Use Unit 23) in an OL zoned lot. (Section 610)

LOCATION: 17419 W 8 ST S

ZONED: OL

PRESENT USE: Storage of Commercial Vehicles/Equipment

TRACT SIZE: 1.6 acres

LEGAL DESCRIPTION: LT 2 & LT 3 BLK 2, WEKIWA HILLS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:
CBOA 2630; on 05.16.17 the Board approved a variance to permit open air storage on a CS property within 300 ft. of an R district; located E of the SE/c of West 8 St S and S 175 W Avenue

CBOA 2114; on 07.20.04 the Board approved a use variance to allow storage in a portable building as principal use in an OL zoned district to function as accessory to the adjacent residential use; located North of the NE/c W 8th St and S 176 W Avenue

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by RE and AG-R zoned residential on the north; OL zoning abuts the site on the west; and CS zoning abuts the site on the south and east.

CURRENT STAFF COMMENTS:
The request was heard by the Board at the 12.19.17 hearing. After some discussion the Board continued the case to the 01.16.17 hearing to give the applicant additional time to meet with the neighboring property owner and provide a site plan that addresses screening.

PREVIOUS STAFF COMMENTS:
The owner is currently operating a landscaping business on the site; the property is currently being used for storage of commercial vehicles and equipment for the landscaping business. The applicant has requested a Use Variance because a landscaping business (Use Unit 15) is a use prohibited within in the OL district due to potential adverse effect.

To permit outside storage of commercial equipment and materials on the lot the applicant has requested a Use Variance to allow Storage, Not Elsewhere Classified (Use Unit 23) in an OL district. A Use Variance is required because outside/open-air storage of commercial equipment/materials is a use prohibited within in the OL district due to potential adverse effect. The applicant provided the
following statement: "Due to the topography and elevation on the property it would be difficult to develop the site as an office (OL) use."

As shown on the pictures there is a screening fence around the perimeter of the site and the materials currently stored on the site do not appear to be visible from the street. As the writing of this case report staff has not received any comments from the surrounding neighbors or property owners.

**Sample Motion**

Move to _________ (approve/deny) a Use Variance to permit a Landscaping Business (Use Unit 15) on an OL zoned lot. Use Variance to permit Storage, NEC (Use Unit 23) in an OL zoned lot. (Section 610)

- **Finding the hardship to be _________**.

Finding 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."
On MOTION of CRALL, the Board voted 4-1-0 (Charney, Crall, Dillard, Hutchinson "aye"; Johnston "nays"; no "abstentions"; none "absent") to CONTINUE the request for a Use Variance to allow storage (Use Unit 23) of personal items (Section 410); Variance to allow the total combined floor area of accessory buildings to exceed 750 square feet in the RS District (Section 240) to the Board of Adjustment meeting on December 19, 2017, and have the applicant bring in more clarification on the site plan, the building and a narrative describing the exact program of the storage facility coupled with fencing and clean-up efforts; for the following property:

2648—Eric Engel

**Action Requested:**
Use Variance to permit a Landscaping Business (Use Unit 15) on an OL Zoned lot. Use Variance to permit Storage, Not Elsewhere Classified [NEC] (Use Unit 23) on an OL zoned lot (Section 610). **LOCATION:** 17419 West 8th Street South

**Presentation:**
William White, 1101 Renaissance, Sand Springs, OK; stated he is speaking on behalf of Eric Engel because he has experience with the Board of Adjustment in Sand Springs for several years; Eric Engel is present to answer questions if need be. Mr. White stated the subject property is zoned OL and at the time Mr. Engel purchased the property he was under the impression from the original developer the property was a commercial site. The subject property is immediately behind the Mock Brothers Saddle shop located on Highway 412. The saddle shop is located is zoned commercial and it is on the south side of West 8th Street and there is commercial north of 8th Street, i.e., a convenience store that has existed for about 30 years. The subject property has a unique situation due to topography. From the front of the subject lot to the curb line at West 8th Street, the southeast portion of the corner, there is approximately 36 feet downhill which is a buffer between the commercial properties and the residential. Mr. White stated that Mr. Engel has a hobby of collecting old cars and those cars made the property look bad but now they are gone. Mr. Engel is operating his landscaping and construction business; stem walls, pools, etc. Mr. Engel does not have full time employees because he is a one-man shop, but he does have and does store construction equipment on the subject property; dozers, back hoes, etc. This application for the Use Variance will allow the OL land, which permits the landscape business as the sale of services not retail. There is no retail business located on the
subject property. There is no sign on the subject property. The natural terrain is heavily wooded with large pecan trees with an existing six-foot privacy wooden fence, and the subject property is parallel to West 8th Street. The view is isolated to the public. Mr. Engel has removed all his collected non-operational vehicles and he is willing to keep them off the property. Mr. White stated that Mr. Engel would like to continue his landscape business on the property with any conditions the Board chooses to impose.

Eric Engel, 243 South 176th West Avenue, Sand Springs, OK; stated that when he spoke to Mr. West he considered the storage to be the bulldozer, backhoe, etc.

Mr. Hutchinson asked what type of material was being stored for the landscape business. Mr. Engel stated there are no materials being stored because there are no retail sales, it is service only.

Mr. Dillard asked Mr. Engel how many years he had been using the property. Mr. Engel stated that it has been since 1994.

Mr. Hutchinson asked Mr. Engel if right now what he wants to do is keep his trucks, backhoe, bulldozer on the property. Mr. Engel answered affirmatively.

Mr. Engel stated that he owns two parcels, lots two and three so it is about six acres. There is about a 36 foot drop on the backside of the property and he has cleared out the area only leaving the trees for a screening between him and the neighbors. He will also install a 320 feet of a six-foot privacy fence for screening.

Mr. Charney asked Mr. Engel where the road access is located. Mr. Engel stated that it is off West 8th Street.

Interested Parties:
Hugh Lilly, 311 South 176th West Avenue, Sand Springs, OK; stated he is Mr. Engel's next door neighbor on the west side. He and Mr. West have been dealing with issues with Mr. Engel since 2009 and it has been about the vehicles every time. Mr. Lilly stated that Mr. Engel parks his vehicles on the street and people cannot see the traffic coming. Mr. Lilly stated there are six cars, four that don't have tags, parked(383,503),(450,524)(457,503),(503,524) on the subject property currently and a tractor that has the motor out of it. Mr. Lilly stated there are also containers with a rear differential sitting on them that he can see from his backyard. Mr. Lilly stated that he just erected a fence because all he sees are cars parked right up to the fence line and to him it looks like a junk yard. Mr. Lilly presented pictures to the Board of that subject property that were taken on the 15th.

Mr. Charney asked Mr. Lilly if his property fronts 176th West Avenue. Mr. Lilly answered affirmatively.

Mr. Lilly stated that he has lived in his house since 2004 and the problem has been an issue since 2009, and all the lots are zoned OL.
Marvin Blusek, 227 South 176th West Avenue, Sand Springs, OK; stated he lives two houses north of Mr. Engel. Mr. Blusek stated that the residents are fortunate to have Mr. Engel in the neighborhood because he helps the neighbors; i.e., cleaning the streets and driveways all the way to Highway 412 so people can get out of the neighborhood. Mr. Blusek stated that Mr. Engel is the neighborhood first responder because that is his nature, and the entire Engel family is there to support and help the neighbors when needed. Mr. Blusek stated that he supports this request, so Mr. Engel can keep his equipment on his property, so he can continue to help all the neighbors.

Rebuttal:
Eric Engel came forward and stated he has left the trees between him and the neighbors specifically, so the neighbors could not see his property. A person cannot see his property unless they are trespassing. Mr. Engel presented pictures to the Board that he had taken of the subject property.

Mr. Charney asked Mr. Engel to tell the Board about the clean-up effort on the subject property. Mr. Engel stated that he stays busy and he did change the rear end out of his dump truck, so it is on the property, and it weighs about 1,500 pounds. There are three axles on the property, but they will be going to the scrap yard. The vehicles that Mr. Lilly showed in his pictures are gone and the only vehicle on the subject property is his truck.

Mr. Crall asked Mr. Engel about the piece of equipment that says asphalt on it and the bulldozer. Mr. Engel stated that he works a lot of concrete work, asphalt work, retaining walls and retention ponds, and some people want a hard surface in front of their retaining wall.

Mr. Charney asked Mr. Engel how long he had been working from the subject property. Mr. Engel stated it has been since 1994. Mr. West stated that it started out with the landscaping equipment and the other equipment was on Mr. Engel’s personal property which is zoned AG-R. Mr. West stated that he cited Mr. Engel for having landscaping equipment on that property and in the process Mr. Engel moved it off his property onto the OL property. Mr. Engel stated that he thought he was moving it to a commercial piece of property.

Mr. Charney asked Mr. Engel if he bought the property thinking he was purchasing commercial property to move his equipment onto. Mr. Engel answered affirmatively. Mr. Charney asked Mr. Engel how long he had been storing equipment on the OL lot. Mr. Engel stated that he has stored equipment on the subject property since 1994 but was not the amount of equipment it is now because his business has grown.

Mr. Charney stated that part of the Board’s duty is to acknowledge the land use classification OL on a piece of ground, and Mr. Engel may have thought it was CS, the Board must treat it truly as OL. The Board must determine if the particular use of storing outside items that are a legitimate part of the business, the Board is charged with asking if that use is consistent with the OL zoning. If it is not, should the Board let
you do so being adjacent to residential use. The Zoning Code speaks to landscaping businesses requiring a different zoning designation than the Office Light designation on the subject property. A landscape business does not automatically get to be in an OL zone. Ms. Miller stated that it is because of the equipment that goes along with a landscape business.

Hugh Lilly came forward and stated that his concern is the parking of disabled vehicles on the subject property. Mr. Lilly stated the cars that are there go away and they come back, and they always have so he cannot see any reason why that would stop now.

Eric Engel came forward and stated that the vehicles under discussion will not be back.

Mr. Crall asked Mr. Engel if he felt the condition of the property right now is such that the Board should grant his request. Mr. Engel answered affirmatively and stated that the wood piles and other miscellaneous items can be moved in a day or two and he would make that happen to receive the Variance.

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 CONTINUE the request for a Use Variance to permit a Landscaping Business (Use Unit 15) on an OL zoned lot. Use Variance to permit Storage, Not Elsewhere Classified [NEC] (Use Unit 23) on an OL zoned lot (Section 610) to the Board of Adjustment meeting on December 19, 2017 to allow the applicant to bring a plan, i.e., screening fence in place, hours of operation, cleanup efforts, etc. The Board also encourages the applicant to attempt to reach an agreement with his neighbor; for the following property:

LT 2 & LT 3 BLK 2, WEKIWA HILLS, OF TULSA COUNTY, STATE OF OKLAHOMA

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OTHER BUSINESS

Review 2018 proposed meeting dates for the Board of Adjustment.

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 2018 calendar dates for the Board of Adjustment meetings.

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Comments and Questions:
None.

Board Action:
On MOTION of CRALL, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charney "absent") to CONTINUE the request for a Special Exception to permit a fireworks stand (Use Unit 2) in the CS District (Section 701); Variance of the all-weather surface material requirement for parking (Section 1340.D) to the September 19, 2017 Board of Adjustment meeting; for the following property:

W 370 OF E 403 OF S 620 OF N 1/2 NE SE SEC 18-21-14, COMBS ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

UNFINISHED BUSINESS

2630—Josh Inda

Action Requested:
Variance to permit open air storage on a CS zoned property within 300 feet of an abutting R District (Section 1214). LOCATION: E of SE/c of West 8th Street South and South 175th West Avenue

Presentation:
Josh Inda, 3 American Way, Shawnee, OK; stated that he was previously before the Board and was asked by the Board to have a water drainage plan completed and to present a rendering of the required privacy fence. He contracted AAB Engineering Services in Sand Springs for the drainage plan. In the process of doing the water drainage Mr. Betchan gave a different map of the best way to utilize the land and to work with the land. The plan is to have a security fence as proposed with decorative plants on the outside of the fence.

Interested Parties:
Alan Betchan, AAB Engineering, 200 North McKinley, Sand Springs, OK; stated the property was looked at from the general access and where the drainage is and goes. What is proposed is to take the traffic back out the way they entered the property which takes the traffic away from the neighborhood. The drainage comes from the north and goes south, and there is a swell that runs west to the east and discharges on the east side going across the street. None of the area has provided detention in the time that it has developed, and it is now at a place where it would be more detrimental to hold back the water than letting it go. Mr. Betchan stated that if this is approved he will be working with the County Engineering staff to make sure that everything is lined up. The intent is
to screen at the property line so the screening fence will be moved up hill on the northeast boundary.

Mr. Johnston asked Mr. Betchan if there would screening, or crepe myrtles as designated on the drawing, all the way around the outside of the fence. Mr. Betchan answered affirmatively.

Mr. Crall asked Mr. Betchan if the green space in the picture is a buffer. Mr. Betchan stated that it will function as a buffer but a material handling yard cannot have a lot of grade because of the equipment used.

Mr. Johnston asked if the existing trees designated on the site plan would be retained. Mr. Betchan stated they will try but there is so much grade existing that when it is cut back it depends on how far out the tree roots reach out.

**Peggy Franklin**, 17305 West 2nd Street, Sand Springs, OK; stated the area where the applicant wants to place his business has wildlife on it all the time. The applicant could have purchased land in his backyard but not in her back yard. Ms. Franklin stated that she does not want to see that trash every day. There are three houses near his property and they will have to see that yard every day. Ms. Franklin stated that Mr. Inda has never reached out to any of the neighbors. She does not understand why the applicant came to her area and wants to change the plans. She loves her area and does not want to have trucks ruining the roads because those roads are maintained by the County. Ms. Franklin knows this is not going to be good for the area and she wants the Board to hear the land owners and not let this project happen.

Mr. Dillard asked staff if the subject property was zoned commercial and the open air storage is what is under consideration. Mr. West stated the property is zoned CS but there is a Variance required for the outside storage.

**Marlene Bass**, 17433 West 9th Street, Sand Springs, OK; stated her property adjoins the subject property and her concern is the drainage. Where her business is located has total saturation because of the poor drainage, and if there is any more water directed toward her property it will flood her shop.

**Rebuttal:**

Alan Betchan came forward and stated there is a swell that runs from west to east and it runs the along the back of the storage buildings on the back side of the property. The intent is to maintain that drainage pattern.

Mr. Johnston asked Mr. Inda what the maximum height is of the storage racks to be used. Mr. Inda stated that at the present time the racks are 12 feet tall but they can be reduced.

Mr. Johnston asked Mr. Inda if the proposed fence was to be made of metal building siding. Mr. Inda answered affirmatively. Mr. Johnston stated that metal building siding
for fencing is not very residential looking and asked if they would consider an option of residential material for the fence. Mr. Inda stated the metal fencing is just an option that was being looked into but he would look at other options.

Mr. Inda stated that he knows there is a drainage problem in the area and he has discovered that the drainage pipe that goes under Highway 412 is plugged up. He has contacted highway department about fixing the problem.

Peggy Franklin came forward and asked for a clarification on what a Variance is and to confirm that the request was not for a zoning change. Mr. West explained that it was not a zoning change request because the property is zoned commercial. Ms. Franklin stated that she does not want a junk yard there because she would have to see it every day. She asked the Board to deny this request.

Mr. Hutchinson asked Mr. Inda to come forward and state his hardship for this case. Mr. Inda stated that the hardship for this request is the zoning of the property. There is a 300 foot rule in the zoning and that splits the property. Half of the property can have open air storage and the other half cannot because of the 300 foot rule. Mr. West stated that CS zoning does not allow any outside storage or open air storage that can be seen. The 300 foot that Mr. Inda is referring to is that he will have to screen the property if the subject area is within 300 feet of a residential district thus the Variance request for the outside storage and the screening is a requirement.

Mr. Betchan stated that the alternative to outdoor storage is enclosed storage and the terrain makes it difficult to pour a large flat slab that would be required for an enclosed storage building and that does not include the drainage problem. The open air storage allows some grade and some drainage to be maintained. This is a CS area abutting an R District across the street. Mr. Betchan stated that if there is sight line issue regarding the screening fence there is nowhere on the subject property that a screening fence can be built on the property with more screening than what is proposed because of the topography.

Comments and Questions:
Mr. Johnston stated that he can understand why the neighbors have reacted the way they have, because they have had a green area to look at for quite some time. If a residential style fence with landscaping on the outside of the fence and hold the storage racks to eight feet or less he thinks the neighbors would be pleased.

Mr. Crall stated that he believes this is not much different than a parking lot. This will not be a junk yard because the applicant has come before the Board requesting a Variance and he understands what is necessary to be before the Board to receive approval. He can support the request.

Mr. Dillard stated that when he received his agenda packet it upset him when he read in the staff report that the applicant had not submitted a revised site plan, because they had a couple of months to present it to staff. But as for the use of the property, open air
storage, the product will be stored on racks and it will be orderly. Mr. Dillard stated that he does not think a fence can be erected tall enough to where the neighbors would not be able to see the subject property and still be legal. There will be some viewing of the property but he does not think it will be something that will make people nauseous so he can support the request.

Mr. Hutchinson stated that he agrees with his fellow Board members and he can support the request.

**Board Action:**
On **MOTION** of JOHNSTON, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charmey "absent") to **APPROVE** the request for a **Variance** to permit open air storage on a CS zoned property within 300 feet of an abutting R District (Section 1214). The Board has found the hardship to be the topography of the land making it difficult to build a storage building on it. The approval will be per the conceptual plan submitted today. The storage units are to be no taller than the eight foot tall fence. The fence is to be constructed of residential materials and to be painted or stained. The fence is to be landscaped with trees outside the West 8th Street privacy fence; for the following property:

**LT 7 BLK 3; LT 5 BLK 3; LT 3 BLK 3, WEKIWA HILLS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2634—Justin Owen**

**Action Requested:**
**Special Exception** to permit a 150 foot cell tower (Use Unit 4) on AG zoned property (Section 310 and Section 1204.3). **LOCATION:** 16012 North 145th East Avenue, Collinsville

**Presentation:**
Justin Owen, P. O. Box 720358, Norman, OK; stated that Verizon continues to service the areas around Tulsa County and they are looking for new sites and the subject property will be a new site. The proposed cell tower is to increase capacity for the existing area. The tower will be a 150 foot tower will be a mono-tower. There are no other towers to provide coverage for this area. The tower complies with all the FCC requirements and regulations. The subject site will be surrounded by a wooden privacy fence and inside the fence will be outdoor cabinets that look similar to electrical cabinets. The cabinets will be six to eight feet tall. The tower is being built by Verizon but there will be the capability of leasing space on the tower to AT&T or another cell company.

**Interested Parties:**
Joelane Taylor, 16000 North 141st East Avenue, Collinsville, OK; stated her property line is 200 feet from the subject site. Ms. Taylor stated that she has children and show
**Action Requested:**
Variance to permit open air storage on a CS zoned property within 300 feet of an abutting R District (Section 1214.3-A). **LOCATION:** East of SE/c of West 8th Street South and South 175th West Avenue

**Presentation:**
Josh Inda, 3 American Way, Shawnee, OK; stated he would like to have a retail store to sell metal building materials. This would be a set down yard for customers to pickup their building items and the retail store would be open to the public similar to Mueller, Inc. The metal building products will be manufactured in Shawnee, Oklahoma and the subject property will be a distribution site and sales office to help the public with their questions regarding their projects, i.e., metal roof, carport or a metal building. A lot of the people the company sells to are the do-it-yourself clientele. This location is a property where the materials will be brought in and the individuals will pick up their product. The materials will be brought in on a typical 16 foot flat bed trailer.

Mr. Charney asked Mr. Inda if the subject property was three lots in a platted subdivision. Mr. Inda answered affirmatively and the 300 foot radius from the R District splits the subject property in half.

Mr. Charney asked staff if the subject property was near a residential subdivision. Mr. West stated the subject property is within 300 feet of a residential subdivision but the Variance request is for the open air storage.

Mr. Charney asked Mr. Inda if there was a particular area within the three lots that most of the open air storage would be placed. Mr. Inda stated the subject property has been throught a lot split and a lot combination on Lot 5. Lot 7, a portion of Lot 5 and Lot 3 have been combined and deeds are going through the process of being updated. All of Lot 6 and the remainder of Lot 5 is going to be a barrier from South 174th Street and the subject property will have access from West 9th Street and exit onto West 8th Street. The hours of operation will be 8:00 A.M. to 5:00 P.M., Monday through Friday.

Mr. Crall asked Mr. Inda if his product will be delivered to the subject property on a small truck. Mr. Inda stated the intention is to bring in a semi truck to restock materials but for the most part the subject property will be serviced by a goose-neck trailer.

Mr. Crall asked Mr. Inda if there were plans to install any type of barriers. Mr. Inda stated the plans are to erect a security fence or a privacy fence. The residents have expressed to him that they did not want the privacy fence to look too over bearing, but he will do whatever is required.

Mr. Charney asked Mr. Inda if there was a tree line that would shield the residential properties. Mr. Inda answered affirmatively. Mr. Charney asked Mr. Inda if he planned on any of the storage to be north of the tree line. Mr. Inda stated there are two tree
lines. There is one Lot 6 and that will not be removed, and the tree line on Lot 5 and Lot 7 will have at least half of the trees removed for ground preparation.

Mr. Johnston asked Mr. Inda if the fence would totally enclosed Lots 5 and 7. Mr. Inda stated the fence would totally enclose Lot 7 and a small triangle of the south corner of Lot 6. Mr. Charney stated the map being discussed is page 4.19 in the Board's agenda packet, which shows a red outline on some of Lot 7 and Lot 5 for the potential fence.

Mr. Charney asked Mr. Inda if he would be leaving the trees in the northeast corner of Lot 6. Mr. Inda answered affirmatively.

Interested Parties:
Robert Franklin, 17305 West 2nd Street, Sand Springs, OK; stated he about 1 ½ blocks from the subject property. Mr. Franklin stated that he has never met Mr. Inda and was informed by neighbors of the proposed use for the subject property. He asks the Board to oppose the Variance request because he believes it will affect property values and aesthetics. He believes the proposed yard will influence the wild life in the area. The road is also degraded often and the neighbors struggle with 177th going toward the land fill and he believes the road will be damaged even farther with the trucks coming and going on a consistent basis.

Robert Guinn, 119 South 174th West Avenue, Sand Springs, OK; stated he lives in the Hillside Neighborhood which is adjacent to the subject property. He has lived in Sand Springs all his life and he and his wife are concerned about traffic and flooding issues. He knows Mr. West is very familiar with the area and there is a problem there right now. They are digging out the creek that runs next to the subject property now. He requests the Board to really study the curb cuts also because the area is on a real steep hill. The neighborhood is a quiet very well maintained neighborhood and that is why he chose to live in the area. He and the neighbors tolerate the land fill and has seen it grow from 50 trucks to over 300 trucks. He is also concerned about the future, should the applicant decide to sell the subject property. The tree line that is Lot 7 range in age of 150 to 200 years old. The area is really nice wild life area also. There will also be a flooding issue with the business below the subject property because when the curb is cut the street will become just like Keystone Dam.

Mr. Hutchinson asked Mr. Guinn where the land fill is located. Mr. Guinn stated the land fill is about four blocks away on the north side. There is a lot of semi-truck traffic that uses Highway 412 and they all exit on 177th. The traffic issues are bad and if there is an open storage facility allowed to go in he is concerned about the future if the applicant closes the business. Mr. Guinn believes there will be a lot of noise in the quiet neighborhood. Wekiwa III is a fairly new neighborhood, about 20 years old, and this is something that is very serious for the area.

Mr. Charney asked Mr. Guinn if West 8th Street was a curb and gutter street or if it is a bar ditch street. Mr. Guinn stated that it is a curb and gutter street. Mr. Guinn stated
that is not aware of a drainage proposal for the street when the subject property adds the curb cuts.

Mr. Charney asked Mr. West if there is a site plan required that addresses points of ingress and egress. Mr. West stated that Engineering will address the curb cut and any drainage that would be required.

Mr. Charney stated the Board understands everyone’s concerns and the Board is sensitive to site planning as well as the land use. Part of the Board’s focus is if the land use should be permitted or not, and Mr. Guinn raises a good point on how is the site plan going to be executed on the subject property. Even if the Board were to approve the the land use there is a significant opportunity for the County and it’s Engineering Department to study how the site plan impacts the area.

Mr. Guinn thanked the Board for allowing him to speak because is passionate about the area and he moved there because it is a unique area. Mr. Guinn stated that the covenants in the deeds to the properties in the area it is stated that there are no privacy fences allowed and he has an issue with the proposed privacy fence.

Mr. Crall asked Mr. Guinn if he felt that he should be allowed to control which trees the applicant cuts down on his property. Mr. Guinn stated that he does not have the right to say the applicant cannot take the trees down, but he is concerned about what is going to happen to the area. There is about 40 feet of sand there because it is Arkansas River bottom land and when the trees are felled there will be even more drainage problems.

Mr. Johnston stated the subject property is zoned CS and he asked Mr. Guinn if he was aware that the applicant could build building on the subject property without coming before the Board. Mr. Guinn stated that he is not discussing buildings but is discussing open air storage. Mr. Johnston stated that to him the issue is visual more than anything else.

Mr. Charney stated that Mr. Guinn raises legitimate development issues, i.e., paving, buildings, structures. They are handled by an Engineering group that is different from the Land Use Planning at this Board. If there is going to be a lot more impervious area Mr. West will ensure there is a stormwater retention pond. Mr. Charney stated the Board is sensitive to the issues being raised but there are other engineering issues, i.e., curb cuts, site planning, stormwater retention. There is a good government overview of that separate and apart from whether the land use is permitted or not. Mr. Guinn stated that he worked with the State government all his life and that is where his fear is and why he is so passionate about this. He appreciates the Board and realizes they are doing their responsibilities but there are more concerns about this than what the Board is preparing to vote on. Mr. West has more than he can maintain and he cannot control the issues. Mr. Guinn asks the Board to give this serious consideration.
Marlene Bass, 17433 West 9th Street, Sand Springs, OK; stated her property is adjacent to and west of the subject property.

Mr. Charney asked Ms. Bass if her property was the automotive use business. Ms. Bass answered affirmatively.

Ms. Bass stated that she has concerns about the curb cut because the property is on the side of a hill and the drainage on 8th and 9th Street is awful. When the curb is cut the water coming down the hill will flood her business’s back yard.

Mr. Crall asked Ms. Bass if 8th Street was the high point and if 9th Street was the low point. Ms. Bass answered affirmatively.

Eric Engel, 243 South 176th West Avenue, Sand Springs, OK; stated the subject property backs up to his property. His concerns are what type of aggregate is going to be used and the trees. There is a lot wind that comes off the viaduct and the trees create a wind break. If there is going to be exposed aggregate how much dust will there be. He also has concerns about truck traffic and flooding.

Mr. Charney asked Mr. Engel if he knew how much of an elevation drop there is between 8th Street and 9th Street. Mr. Engel stated that it is probably a 17 foot drop. Mr. Engel stated that he has a five foot culvert on the back side of his property and header walls to retain the water and that elevation is probably 36 to 50 feet. On the Osage County Line there are retention ponds and when they are full the water flows down the back side of his property and comes over the header walls.

Rebuttal:
Josh Inda came forward.

Mr. Charney asked Mr. West about a site plan for the proposed use because in the past the Board has requested a site plan prior to granting certain Variances to allow the Board to see the curb cuts, gravel parking, etc. Mr. West answered affirmatively. Mr. West stated that as far as all-weather surfaces and drainage issues they are a part of this case.

Mr. Charney asked Mr. Inda about a site plan for the proposed use and if he would prepare a site plan for the Board to review before a decision on the matter was rendered. Mr. Inda answered affirmatively. Mr. Inda stated that he asked the County Engineer if a site plan was needed and he was told no. Mr. Charney stated that Mr. Inda was probably told correctly by the Engineering Department but in certain circumstances there is a lot of things that come into play, more than just the standard matter.

Mr. Inda appreciates all the people that came to the meeting today because he believes it is important to be a good steward of the community. He understands the concerns about the trucks, but if it gets to the point where the business has that amount of truck
traffic he will need to move the location but he does not see the business getting to that point. In regards to the drainage issues, he agrees there are a lot of issues that need to be addressed which he will work on at some point in the future. Mr. Inda stated that he did speak to the County Engineer about the stormwater drainage plan because he believes he needs to work with the property as well as work with the neighbors. The stormwater drainage plan would also address the curb cut. Mr. Inda stated that he knows the water will flow through the open air storage and that is one of the reasons he was against erecting a building; a building will make it harder for the water to flow.

Mr. Johnston asked Mr. Inda if the south curb cut along 8th Street channels the water away from all the surrounding properties. Mr. Inda stated that he did not know but that is what he had been told. Mr. Johnston stated that he would like to see a site plan depicting where the water flows and the screening. Screening is going to be very important subject to this proposal. Mr. Charney stated that when people seek outside storage screening is important to the Board.

Mr. Dillard believes the Board needs to be more specific on the screening fence because of the deed restrictions because those limit what the applicant can do. Mr. Charney stated the covenants are for the residential district to the north not the commercial properties. Mr. West believes the CS zoned portion is not actually in Wekiwa Hills.

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 CONTINUE the request for a Variance to permit open air storage on a CS zoned property within 300 feet of an abutting R District (Section 1214.3-A) to the July 18, 2017 Board of Adjustment meeting to allow the applicant to prepare a site plan that addresses points of ingress and egress, stormwater management, impervious surfaces, gravel versus concrete and the screening; for the following property:

LT 7 BLK 3; LT 5 BLK 3; LT 3 BLK 3, WEKIWA HILLS, OF TULSA COUNTY, STATE OF OKLAHOMA

2631—Judy Emmert

Action Requested:
Variance of the lot area and land area per dwelling unit; Variance of the minimum lot width to permit a lot-split in the AG District (Section 330, Table 3). LOCATION:
17219 South Harvard East

05/16/2017/#444 (8)
**Presentation:**
Dick McNair, 2005 N. 167th E. Ave., proposed to mine dirt in an IM district. After the mining project they plan to convert it to a commercial development. He stated they have an easement from 49th W. Ave. and they access through Bowers Oil Company.

**Comments and Questions:**
In response to Mr. Hutson's questions, Mr. McNair replied they would obtain all permits and meet all requirements; estimate the project to last two to three years; and estimate the 300,000 to 500,000 yards of dirt. This will also improve the drainage directing it away from 21st Street rather than to 21st Street.

**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, Tyndall, Dillard, Hutson and Charney "aye"; no "nays"; no "abstentions"; no "absences") to APPROVE a Special Exception to allow mining of dirt in an IM district, per the application.

**Amended Motion:**
On Motion of Hutson, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Hutson and "aye"; no "nays"; no "abstentions"; Charney "absent") to APPROVE a Variance of street frontage from 50' to 0', the second by Dillard stands, finding there is a road easement to access the property, on the following described property:

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BEG 755.04S & 717.77E NWC NW TH E601.72 S565.32 W6 01.72 N565.51
POB SEC 16 19 12 7.81ACS
```

**Case No. 2114**

**Action Requested:**
Use variance to allow storage in a portable building as principal use in an OL zoned distrcit to function as accessory to the adjacent residential use. SECTION 610. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS, located: 403 South 176th West Avenue

**Presentation:**
Tom Gudgel, III, 2250 E. 73rd St., Ste 600, stated he represented the owner, Hugh Lilley, who was also present. There is a storage building on Lot 4 for the home on Lot 1. He submitted photographs (Exhibit C-1). He also owns Lot 1 to the south of the subject property in the CS zoned district. He purchased all three lots together. He pointed out the elevation from the street and that the storage building is on the same level as the house. He was told by the seller of the storage building that he
did not need a building permit. There are no other buildings. He could not place the building on the same lot with the house because of the topography. He noted that other neighbors have storage buildings. It is used for personal items and lawn care equipment. The applicant would be willing to tie the lots together.

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, Tyndall, Dillard, Hutson and “aye”; no “nays”; no “abstentions”; Charney “absent”) to APPROVE a Use Variance to allow storage in a portable building as principal use in an OL zoned district to function as accessory to the adjacent residential use, finding the owner will tie the Lots 1 and 4 of Block 2 together, and there would be no other structures built on this lot, and the unusual shape of the lot, on the following described property:

LT 4 BLK 2, WEKIWA HILLS
* * * * * * * * * *

Case No. 2117
Action Requested:
Variance of land area per dwelling unit from 2.1 to 1.1 acres to permit two dwelling units. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS, located:13106 N 129th E. Ave.

Presentation:
Mr. Beach informed the Board that due to a change in the processing of new applications, this case was not advertised in time for this meeting even though the application was made in time. The applicant asked that the Board hear the case today even though they would not be able to make a decision until the next meeting.

Chris Himebaugh, 13106 N. 129th E. Ave., Collinsville, Oklahoma, proposed to use an existing mobile home on 2.2 acres while he builds a stick built home on the same property. The mobile would then be used for a family member. He obtained support from his neighbors and out of state property owners for this application. He plans to use an aerobic system for the two homes. He would be willing to remove the trailer when his father no longer lives there.

Interested Parties:
There were no interested parties present who wished to speak.
TULSA COUNTY BOARD OF ADJUSTMENT

CASE NO. 2-098

OFFICIAL RECORD ENTERED
ENTERED IN THE MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

12-19-17

2.24
November 13, 2017

Tulsa County Board of Adjustment

In that I had gotten involved with this case earlier but will be out of state when it is due to be continued, here are a few thoughts that you might find of interest;

The subject tract fronts a street which serves as a collector street, and was designated as an OL zoning class in years past. The intent was evidently to provide a buffer between the more intensive land uses to the South and the Residential uses “up the hill”. However, the traffic volume is quite low for such a collector street and given the proximity to the Osage County line and the landfill beyond the traffic volume has not and may never attract traditional OL users.

The other zoning class normally used for buffer creation, low intensity multi family, is not well suited because of the terrain and lack of sewer service.

I would suggest that the terrain the normal screening methods, even coupled with the trees that are present, just don’t seem to be effective enough. However some rather simple equipment sheds / or storage buildings would provide a reasonable amount of screening and would be in harmony with neighboring land uses. I see no other means in the foreseeable future that represents a realistic way for the property to achieve real economic usefulness.

Respectfully Submitted

Wm. C. White
TULSA COUNTY BOARD
CASE NO. 2648
OFFICIAL RECORDS EXHIBIT
ENTERED IN THE 16-17-
MINUTES OF THE TULSA CITY
OF ADJUSTMENT.
TULSA COUNTY
OFFICIAL CODE VIOLATION NOTICE

TO THE OWNER OR OCCUPANT

Eric Engel
(NAME IF KNOWN)
08-22-17
(DATE)

17419 W. 8th St. S.
(STREET)

Sand Springs, OK 74063

CITY STATE ZIP

PHONE: 596-5293

VIOLATION OF:
☐ BUILDING -
☐ PLUMBING -
☐ ELECTRICAL -
☐ SIGN -
☐ MECHANICAL -
☐ SIDEWALK -
☐ ZONING -
☐ FLOODPLAIN -

You are hereby ordered to immediately ☐ STOP ☐ CORRECT ☒ REMOVE THE FOLLOWING:

☐ OCCUPANCY ☐ HAZARD ☐ CONSTRUCTION on your property or from the public street at the above address,
and directed to take the following action:

STOP & Remove all Landscaping vehicles & equipment from property.

Legal Description "Lot 3, Block 2, Wekiwa Hills Section 06, T-19-N,
R-11-E, Tulsa County Oklahoma." Zoned (OL) Office Light
Tulsa County Zoning Code Section 610
Violations of Use nit #15 & Ue Unit #23

Compliance with the above is required within 10 DAYS

Failure to heed this notice is a violation of County Resolutions and such offense is subject to penalties as prescribed by law.

FOR THE COUNTY INSPECTOR

(INSPECTOR)
BOARD OF ADJUSTMENT  
CASE REPORT

STR:9232  
CZM:45  
PD:

Case Number: CBOA-2654

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Richard Kosman

ACTION REQUESTED: Variance to reduce the frontage requirement from 50' to 41' in the IM district to permit a lot-split (Section 930).

ZONED: IM

PRESENT USE: Vacant  
TRACT SIZE: 29.48 acres

LEGAL DESCRIPTION: BEG 1321.53 S NEC NE TH S90 W1492.03 S901.36 W1158.65 N991.93 E2654.05 POB SEC 32 19 12 29.480 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by IM zoned vacant land and industrial businesses.

STAFF COMMENTS: The applicant is requesting a Variance of the frontage requirement on a non-arterial street from 50' to 41' to permit a lot split as shown on the attached drawings. The applicant provided the following statement with their application: "We are asking for a variance of the 50' frontage requirement for the parcel shown where the owner would like to have a lot split with the proposed property line being the center of the W. 55th St. S. right-of-way."

As shown on the attached survey the applicant intends to create two parcels. Tract 1 will be 13 acres and Tract 2 will be 8.9 acres; the proposed frontage for both lots along W. 55th St. S. is 41'. The Code requires that lots within the IM district contain a minimum frontage of 50' when abutting a non-arterial road.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _________ (approve/deny) a Variance to reduce the frontage requirement from 50' to 41' in the IM district to permit a lot-split (Section 930).

- Per the conceptual plan on page ____ of the agenda packet."
• Finding the hardship to be __________.

Finding 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.”
Tract 1
5601 W. 55th Street
13.00 ACRES

Tract 2
5511 W. 55th Street
8.90 ACRES
Typical Driveway Approach

Lot Line

Radius

STREET

3500 # Concrete 6" Deep (or)
3500 # Concrete 5" Deep with Steel on 2ft. Centers

All Joints must be Saw Cut
November 14, 2017

Amy Ulmer, Assistant Planner  
INCOG  
2 West Second Street  
Tulsa, Oklahoma 74103  

Re: Tulsa Industrial Center II LLC  
BOA Application – Requesting Variance of 50’ Frontage  
For Parcel 99232-92-32-16470

Dear Amy,

I am representing Bryan McCracken, Managing Member of Tulsa Industrial Center II LLC concerning the BOA application requesting a variance of the 50’ Frontage requirement for the parcel shown above which the owner would like to have a lot split with the proposed property line being the center of the existing Road Right of Way. (See attached BOA Application, Exhibit C, Existing Deed and Property Search information).

I have met with the City Planner of the City of Sapulpa, Nikki White (918-248-5917), and the City of Sapulpa has no objections to the construction of a joint driveway on the City’s Right of Way as shown on Exhibit C. The only City of Sapulpa requirement is that the applicant submit a Right of Way/Curb Cut/Driveway Permit to Farly Fisher (Building Inspector 918-224-3040) for approval. (Copy of Form attached for reference.)

If you need additional information please contact me.

Sincerely,

Richard Kosman, P.E.
BOARD OF ADJUSTMENT  
CASE REPORT

STR:7225                                           Case Number: CBOA-2657
CZM:65  
PD:  

HEARING DATE:  01/16/2018 1:30 PM  

APPLICANT: Kyle Zickfoose  

ACTION REQUESTED: Variance of the frontage requirement on a public street/dedicated right of way from 30 ft. to 0 ft. (Section 207).  

LOCATION: W of the SW/c E 165th ST S & S Peoria Ave   ZONED: AG  

PRESENT USE: Vacant  

TRACT SIZE: 3.33 acres  

LEGAL DESCRIPTION: E220 W440 S/2 W/2 SE NE SEC 25 17 12 3.33ACS, Tulsa County, State of Oklahoma  

RELEVANT PREVIOUS ACTIONS:  

Surrounding Properties:  
CBOA 1609: on 10.21.98 the Board approved a Variance to allow 0' of frontage on a public street in the AG district; located west of the subject site.  

CBOA 1601 on 09.15.98 he Board approved a Variance to allow 0' of frontage on a public street in the AG district; located immediately north of the subject site.  

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoned lots.  

STAFF COMMENTS:  
According to the attached survey the existing site does not have frontage onto 165th St. S. (a public street). The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street maintained by Tulsa County.  

To permit construction of a new house on the site the applicant is before the Board requesting a Variance of the minimum frontage requirement on a public street or dedicated right of way from 30 ft. to 0 ft. For the Board’s review the applicant has submitted a copy of the recorded access easement agreement that provides a 30-ft. easement to the subject tract from 165th St. S.  

Sample Motion:  

“Move to _______ (approve/deny) a Variance of the frontage requirement on a public street/dedicated right of way from 30 ft. to 0 ft. (Section 207).  

• Finding the hardship(s) to be _______.
Finding 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.”
Case No. 1600 (continued)

Tract "A" – a tract of land in the S/2 of the NE/4 of the NW/4 of Section 34, T-18-N, R-12-E of the IBM, Tulsa County, State of Oklahoma, described as follows: Beginning at the NE/c of said S/2 NE/4 NW/4; thence Wly along the N line of said S/2 NE/4 NW/4 a distance of 340.20'; thence S parallel to the E line of said S/2 NE/4 NW/4 a distance of 152.38'; thence Ely parallel to the N line of said S/2 NE/4 NW/4 a distance of 340.20' to a point on the E line of said S/2 NE/4 NW/4; thence N along said E line a distance of 152.38' to the point of beginning and Tract "B" – a tract of land in the S/2 of the NE/4 of the NW/4 of Section 34, T-18-N, R-12-E of the IBM Tulsa County, State of Oklahoma described as follows: Starting at the NE/c of said S/2 NE/4 NW/4; thence S along the E line of said S/2 NE/4 NW/4 a distance of 152.38' to the point of beginning; thence from the point of beginning, Wly parallel to the N line of said S/2 NE/4 NW/4 a distance of 340.20'; thence S parallel to the E line of said S/2 NE/4 NW/4 a distance of 156.57'; thence NEly a distance of 340.22' to a point on the E line of said S/2 NE/4 NW/4; thence N along said E line a distance of 148.18' to the point of beginning.

Case No. 1601

Action Requested:

Variance of the required 30’ frontage on a public street to 0’. SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6, 1039 E. 165th St. S.

Presentation:

Jason Jackson, 13975 S. Oak Pl., Glenpool, Oklahoma, 74033, stated that he is requesting a Variance of the 30’ street frontage so that the subject property will not be land-locked in the future.

Comments and Questions:

Mr. Beach pointed out that the public street extends west from Peoria and stops just east of this property. The Board discussed the easement that runs in front of the subject property.

Interested Parties:

David Brant, 1043 E. 165th St. S., stated that there are several homes on 3 1/3 acre tracts that are served by a private road with an easement.

Board Action:

On MOTION of LOONEY, the Board voted 4-0-0 (Eller, Looney, Tyndall, Walker, “aye”; no “nays”, no “abstentions”; Alberty “absent”) to APPROVE a Variance of the required 30’ frontage on a public street to 0’. SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6 subject to the applicant submit a copy of the recorded easement to staff and subject to obtaining a building permit and a perc test on the following described property:
Case No. 1601 (continued)

W 440' of the NW/4, SE/4, NE/4 of Section 25, T-17-N, R-12-E, Less the W 220' thereof, Tulsa County, Oklahoma.

Case No. 1602

Action Requested:
Variance of the required 30' frontage on a public street to 0', for 4 lots to permit construction on each lot. SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6, 175th St. S. & Harvard

Presentation:
Becky Fugett, 8717 S. 72nd E. Ave., purchased the subject property at an auction in which the land was represented as being in two 15-acre tracts and two 13.9-acre tracts. She submitted a road maintenance agreement showing four owners having ¼ ownership in the road, recorded as Exhibit B-1. The road has been built and the applicant would like to keep it as a private road. Currently it is constructed to county standards with the exception of the asphalt. She indicated that there are plans to “chip and seal” the drive at a future date.

Interested Parties:
Vernoy Godwin, 17417 S. Harvard, stated that the 60’ gravel easement runs 699’ along his south fence line, which stirs up a lot of dust, and noted that his son has asthma. He would like the road built to county standards, which would also allow him access to the south of his property. The county road would have to be dust free and the drainage would be maintained.

Comments and Questions:
Mr. Beach explained that if the County agreed to accept this road, the property would have to be dedicated to the County, the applicant would have to build it to County standards, and the County would then maintain it.

Applicant’s Rebuttal:
Ms. Fugett stated that Mr. Godwin’s drive is gravel, and they are trying to keep the traveling on that roadway to a minimum. Mr. Godwin had approached her about using the road to access his south property, and they explained to him that that is part of their property.

Comments and Questions:
Mr. Looney asked if the four owners would be agreeable to resurfacing the road. Ms. Fugett stated that the road was recently completed. She explained that she was told that road needs time to settle, make sure there is sufficient gravel, and fill the potholes before the oil/chip is applied.
and 1,300’ long. Mr. Lynchard wants to place the home in the middle of the property. All the surrounding homes do not meet Code either.

**Comments and Questions:**
Mr. Walker stated that he is from Sand Springs and is familiar with the area, this area has grown into a development by default. This applicant has ended up with a tract that has existing tracts around it. Mr. Walker supports this application.

**Board Action:**
On MOTION of WALKER, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker "aye"; no "nays", no "abstentions"; Looney "absent") to APPROVE Variance of required lot width from 200’ to 160’ on an existing lot in an AG district. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS - Use Unit 6 on the following described property:


***************

**Case No. 1609**

**Action Requested:**
Variance of the required frontage on a public street from 30’ to 0’ to construct a single-family dwelling. SECTION 207. STREET FRONTAGE REQUIRED, located 819 E. 165th St. S.

**Presentation:**
The applicant, Thomas Zickefoose, submitted a site plan (Exhibit C-1) and stated that 165th Street dead ends on his 40 acres that he has owned for many years. Mr. Zickefoose now lives next to the 40 acres and he is asking for a variance in order to build a new home on the 40 acres.

**Comments and Questions:**
Mr. Tyndall asked if the street goes to his acreage. The applicant and Mr. Beach said that the street goes to his acreage but it is a private street.

Mr. Alberty asked if the two previous Board actions were in the immediate area. Mr. Beach answered yes, they are in the general area.

Mr. Beach stated that there is a mutual access easement that has been filed of record that identifies all of the abutting owners’ property.
Case No. 1609 (continued)

Mr. Alberty expressed concern about further development on the property but if it will only have the one development then he has no concern with it.

**Board Action:**
On MOTION of ALBERTY, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays", no "abstentions"; Looney "absent") to APPROVE Variance of the required frontage on a public street from 30' to 0' to construct a single-family dwelling. SECTION 207. STREET FRONTAGE REQUIRED subject to there being no further splitting on the property and there only being one dwelling on the 40 acres, on the following described property:

SW, NE, Section 25, T-17-N, R-12-E, Tulsa County, State of Oklahoma.

Case No. 1610

**Action Requested:**
Special Exception to permit an existing church and accessory uses in an AG district. SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT – Use Unit 5; OR a Variance to expand a nonconforming church use. SECTION 1420. NONCONFORMING USE OF BUILDINGS OR BUILDINGS AND LAND IN COMBINATION, located 3029 S. 57th W. Ave.

**Comments and Questions:**
Mr. Beach stated that the reason for the "either/or" request is that this is a lawful nonconforming church that has been at the location since prior to 1980. If there were a questions about whether it is lawfully nonconforming or not, they wanted to make sure that he was advertised for either use.

**Presentation:**
The applicant, Mike Smith, submitted a site plan (Exhibit D-1) and stated that he represents the Berryhill United Pentecostal Church. Mr. Smith stated Mr. Beach informed him to bring evidence that the church had been at that location since before 1980. Mr. Smith submitted copies of utility bills, etc. dated 1978 and 1979 (Exhibit D-2). Mr. Smith said that the church would like to construct a fellowship hall on the back of the building.

**Comments and Questions:**
Mr. Alberty asked the applicant if this structure is going to be two stories. Mr. Smith answered that it may be in the future. The ceiling height will be 23' or 24'. They have no intention to make it two stories right now, but they might in the future.
THIS AGREEMENT entered into this 28th day of May, 1991, by and among Clinton T. Zickfsooe and Tamara L. Zickfsooe, husband and wife, (Clinton Zickfsooe), and Thomas E. Zickfsooe and Frances D. Zickfsooe, husband and wife (Thomas Zickfsooe) and David R. Brandt and Judith Y. Brandt, husband and wife, (Brandt), and Kyle E. Zickfsooe and Kerri J. Zickfsooe, husband and wife, (Kyle Zickfsooe) and Sam E. Smith and Jackie L. Smith, husband and wife (Smith), and Bobby J. Hunt and Lisa M. Hunt, husband and wife, (Hunt);

WHEREAS, Clinton Zickfsooe is the owner of

West 220 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SE/4 SE/4 NE/4), Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 1)

WHEREAS, Thomas Zickfsooe is the owner of:

- West 220 feet of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter (NW/4 SE/4 NE/4) of Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 2)

WHEREAS, Thomas Zickfsooe is the owner of:

East 220 feet of the West 440 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW/4 SE/4 NE/4) Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 3)

WHEREAS, Brandt is the owner of:

East 440 feet of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter (NW/4 SE/4 NE/4) of Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 4)

WHEREAS, Kyle Zickfsooe is the owner of:

East 220 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW/4 SE/4 NE/4) of Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 5)

WHEREAS, Smith is the owner of:

North Half of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter N/2 SE/4 SE/4 NE/4) of Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 6)

WHEREAS, Hunt is the owner of:

South 220 feet of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE/4 SE/4 NE/4) of Section 25, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma; (Tract 7)
WHEREAS, Hunt, pursuant to document recorded in Book 5237 at Page 2221, have granted a 30 foot roadway easement across the South 30 feet of Tract 1, and

WHEREAS, Smith, pursuant to document recorded in Book 5237 at Page 2229, have granted a 30 foot roadway easement across the North 30 feet of Tract 6, and

NOW, THEREFORE, the parties here do agree as follows:

1. That C. Zickelbode does hereby grant, create, convey and devise to the Public a 30 foot strip over the North 30 feet of Tract 1 for roadway purposes;

2. That Thomas Zickelbode does hereby give, create, convey and devise to the Public a 30 foot strip for roadway purposes over the South 30 feet of Tract 2 for roadway purposes;

3. That Thomas Zickelbode does hereby give, create, convey and devise to the Public a 30 foot strip for roadway purposes over the North 30 feet of Tract 3 for roadway purposes;

4. That Brandt does hereby give, create, convey and devise to the Public a 30 foot strip for roadway purposes over the South 30 feet of Tract 4 for roadway purposes;

5. That Kyle Zickelbode does hereby give, create, convey and devise to the Public a 30 foot strip for roadway purposes over the North 30 feet of Tract 5 for roadway purposes;

6. That each owner grants a perpetual non-exclusive mutual access easement for the purposes of access to and from public streets to and from each of the lands to which this mutual access easement extends.

7. That vehicular parking upon a mutual access easement shall be limited to parking which does not prohibit or unreasonably interfere with the passage of other owners to and from their respective lands.

8. That each owner whose land derives its access from a mutual access easement shall be responsible for a pro rata share of the cost of maintaining in good repair the surfacing in the configuration and at the standard of construction existing at the time of occupancy of the first land which derived its access from the mutual access easement.

9. That any two land owners, whose lands derive their access from a mutual access easement, may undertake necessary maintenance of the surfacing and recover from the other lands who derive access from the mutual access easement a pro rata share of the costs of maintenance; provided, however, maintenance activity shall meet a standard, both as to need and as to materials and workmanship, as would be acceptable by FHA or VA standards.

10. That in the event of any dispute arising concerning maintenance of the common drive or mutual access easement, each party shall choose one arbitrator and such arbitrators shall collectively choose an additional arbitrator, and the decision shall be by majority of all the arbitrators.

11. That this Agreement shall be binding upon the heirs, successors and assigns of the parties and further any grantee of any party shall bear his or her portion thereof.

Clinton T. Zickelbode

Tamara L. Zickelbode

-Page 2-
STATE OF OKLAHOMA

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th day of July, 1992, personally appeared Clinton T. Ziekefoose and Tamara L. Ziekefoose, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

Notary Public

STATE OF OKLAHOMA

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th day of July, 1992, personally appeared Thomas E. Ziekefoose and Frances D. Ziekefoose, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

Notary Public

STATE OF OKLAHOMA

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th day of July, 1992, personally appeared David R. Brandt and Judith Y. Brandt, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

Notary Public
STATE OF OKLAHOMA  )  
COUNTY OF TULSA  ) ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th day of July, 1992, personally appeared Kyle E. Zickfoose and Kirstil J. Zickfoose, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

[Signature]

Notary Public

STATE OF OKLAHOMA  )  
COUNTY OF TULSA  ) ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th day of July, 1992, personally appeared Sam E. Smith and Jackie L. Smith, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

[Signature]

Notary Public

STATE OF OKLAHOMA  )  
COUNTY OF TULSA  ) ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th day of July, 1992, personally appeared Bobby J. Hunt and Lisa M. Hunt, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

[Signature]

Notary Public
DEDICATION FOR PUBLIC ROAD

Dedication made this 20th day of February, 1990, by BOBBY J. HUNT and LISA M. HUNT, husband and wife, of 16430 South Peoria, Bixby, Oklahoma, 74008, herein referred to as "Grantor" to the County of Tulsa, State of Oklahoma, herein referred to as "Grantee".

Grantor for the consideration of One Dollar ($1.00) and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, Grantor hereby grants to Grantee, its successors and assigns, an easement hereinafter described, over and across the hereinafter described land for a public road. The easement is located and described as follows:

The South 30 feet of the following described property: The South 220 feet of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE/4 SE/4 NE/4) more particularly described as beginning 661.17 feet North of the Southeast Corner of the Northeast Quarter; Thence North 220 feet; Thence West 662.2 feet; Thence South 220 feet; Thence East 662.15 feet to the Point of Beginning, all being a part of Section Twenty-five (25), Township Seventeen (17) North, Range Twelve (12) East, Tulsa County, Oklahoma containing 3.34 acres, more or less.

IN WITNESS WHEREOF, the Grantors have executed this Dedication the day and year first above written.

BOBBY J. HUNT
"Grantor"

LISA M. HUNT
"Grantor"

STATE OF OKLAHOMA  
COUNTY OF TULSA  

Before me, the undersigned, a Notary Public, in and for said County, and State, on this 20th day of February, 1990, personally appeared Bobby J. Hunt and Lisa M. Hunt, husband and wife, to be known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

My Commission Expires:

Notary Public
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BOARD OF ADJUSTMENT
CASE REPORT

STR: 9025
CZM: 42
PD:

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Steve Arterberry

ACTION REQUESTED: Variance to permit more than one dwelling unit on a single lot (Section 208); Special Exception to permit 3 Manufactured Housing Units in a Residential Estate District (Section 410).

LOCATION: South of 179 W. Ave. and W. 41 St. S. ZONED: RE

PRESENT USE: Vacant TRACT SIZE: 70 acres

LEGAL DESCRIPTION: E/2 NE LESS S/2 S/2 S/2 E/2 NE SEC 25 19 10 70 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:
None Relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by RE zoning on the east and AG zoning on the north, south and west.

STAFF COMMENTS:
The applicant is proposing to locate three manufactured homes on the 70 acre subject lot. The Code states that no more than one single-family dwelling or mobile home may be constructed or placed on a single lot. The applicant is before the Board requesting a Variance to allow three manufactured homes on a RE zoned site as shown on the attached site plan.

The applicant has also requested a Special Exception to permit three manufactured homes in an RE district. A Special Exception is required as the proposed manufactured home is a use which is not permitted by right in the RE district because of potential adverse effect, but which if controlled as to its relationship to the neighborhood and to the general welfare, may be permitted.

Sample Motion:

"Move to ________ (approve/deny) a Variance to permit more than one dwelling unit on a single lot (Section 208); Special Exception to permit 3 Manufactured Housing Units in a Residential Estate District (Section 410).

• Finding the hardship to be ________.
Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding 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.”
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BOARD OF ADJUSTMENT
CASE REPORT

STR: 7434
CZM: 69
PD:

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Daniel Lamberson

ACTION REQUESTED: Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG district (Section 208 and 330).

LOCATION: 15112 E 171 ST S
ZONED: AG

PRESENT USE: Residential
TRACT SIZE: 1.61 acres

LEGAL DESCRIPTION: PRT NE NW BEG 330W NEC NE NW TH S333.5 W247 N333.5 E247
POB LESS N50 THEREOF FOR RD SEC 34 17 14 1.61ACS,, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:
None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning.

STAFF COMMENTS:
The applicant is before the Board requesting a Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG district (Section 208 and 330).

Section 330, Table 3 of the Code requires a minimum lot area of 2 acres and a land area per unit requirement of 2.1 acres in the AG district. The subject lot is a legal non-conforming lot containing 1.6 acres and one single family home. To permit a second home on the lot the land area per dwelling unit has to be reduced to .8 acres or 34,848 sq. ft.

The purpose of these bulk and area controls is to encourage and protect agricultural land until an orderly transition to urban development may be accomplished and to discourage wasteful scattering of development in rural areas.

The subject property is in a rural area that has a significant amount of residential development. There is a fair amount of large lot residential development surrounding the subject lot.

Sample Motion:

"Move to _________ (approve/deny) a Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG district (Section 208 and 330)."
Finding the hardship to be __________.

Finding 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”
283.50' x 247.0' = 70024.50 / 43,560 = 1.61 acres

Daniel Lamberson  cell: 918.381.2864
15112 E. 171st  Street South
Bixby, OK  74008  12/14/17
danlamberson@yahoo.com
BOARD OF ADJUSTMENT
CASE REPORT

STR:7424
CZM:69
PD:

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Jeani Jackson

ACTION REQUESTED: Use Variance to allow a General Contractor/Construction business (Use Unit 15) in an AG district; and Variance from the all-weather parking surface requirement (Sections 310 and 1340.D)

LOCATION: 15800 S 193 AV E
ZONED: AG

PRESENT USE: Residential/Commercial
TRACT SIZE: 16.87 acres

LEGAL DESCRIPTION: BEG 189S NEC GOV LOT 6 TH S635 W1092.15 NW833.10 E270.07 S295 E374.89 N106 E570 TO POB SEC 24 17 14 16.866 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:
None Relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning.

STAFF COMMENTS:
The applicant is before the Board requesting a Use Variance to allow a General Contractor/Construction business (Use Unit 15) in an AG district. The applicant provided the following statement: "We have applied for an SBA Business Loan. The requirements for approval is to re-zone our business office. In a meeting between us, the inspector and the bank, it was determined the best zoning would be "use variance" as applied for."

A Use Variance is required because a General Contractor/Construction business (Use Unit 15) is not permitted in a AG zoning district due to potential adverse effect. The applicant has stated that the property will be used for clerical purposes to run the company. It does not appear equipment or materials associated with the business will be stored outside.

The applicant has also requested a Variance of the all-weather parking surface requirement to permit parking of cars on a gravel surface.

The Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding neighborhood. If inclined to approve the Board may consider the following conditions:

- Outside storage of materials and equipment associated with the commercial business on the lot is prohibited.
- The property is to be used for clerical purposes only.

7.2
Sample Motion:

"Move to ________ (approve/deny) a Use Variance to allow a General Contractor/Construction business (Use Unit 15) in an AG district; and Variance from the all-weather parking surface requirement (Sections 310 and 1340.D)

• Finding the hardship to be ________.

Finding 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."
MORTGAGE INSPECTION REPORT

PREPARED FOR:
BRONZE OAK LLC
RESIDENTIAL TITLE & ESCROW SERVICES
FIRST OKLAHOMA BANK

LEGAL DESCRIPTION
A tract of land situated in Government Lot 6 of Section 24, T17N, R14E, Tulsa County, Oklahoma, described as follows: Commencing at the NE Corner of said Lot 6; thence S00°20'13"E along the East line of said Lot a distance of 189.00 feet to the POINT OF BEGINNING; thence continuing S00°20'13"E along said East line a distance of 635.00 feet; thence S89°55'06"W a distance of 1092.15 feet; thence N08°43'23"W a distance of 833.10 feet to the North line of said Lot; thence N89°50'43"E along said North line a distance of 270.07 feet; thence S00°04'54"E a distance of 295.00 feet; thence N89°55'06"E a distance of 374.89 feet; thence N00°20'13"W a distance of 106.00 feet; thence N89°55'06"E a distance of 570.00 feet to the POINT OF BEGINNING, Containing 16.81 acres, more or less...Basis of Bearings: Per Geodetic North...(Legal Description prepared by Daniel S. Goss, PLS #1316)

CERTIFICATE
I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE INSPECTION PLAT SHOWS ALL IMPROVEMENTS AS LOCATED ON THE DESCRIBED PROPERTY, AND THAT THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT ALL RECORDED PLAT EASEMENTS ARE SHOWN, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY OTHER EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

THIS PLAT WAS PREPARED FOR MORTGAGE LOAN PURPOSES ONLY AND IS NOT INTENDED AS A LAND OR PROPERTY SURVEY; THAT PROPERTY CORNERS WERE SET AND IS NOT TO BE USED FOR CONSTRUCTION OF FENCES, BUILDINGS, OR OTHER IMPROVEMENTS.

WITNESS MY HAND AND SEAL THIS 16 DAY OF MARCH, 2015.

DANIEL S. GOSS P.L.S. NO. 1316

D. GOSS & ASSOCIATES
P.O. BOX 216
COLLINSVILLE, OK 74021
PH. (918) 371-0096 FAX (918) 371-7750

Scale: NONE  DATE: 03/16/15
DRAWN BY: DG  REVISION: 
JOB NO. 10130  REVISED:

7.6