AGENDA
Regularly Scheduled Meeting
Tulsa County Board of Adjustment
Tuesday, April 17, 2018, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 338

Meeting No. 455

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of Minutes of March 20, 2017 (Meeting No. 454).

UNFINISHED BUSINESS
None.

NEW APPLICATIONS

2. **2669—Ron McCulley**
   Variance of the minimum lot area per dwelling unit requirement in an AG District to allow for two dwelling units on a single lot (Section 330). **LOCATION:** 7735 North 71st Avenue East

3. **2670—Great Scott Fireworks – Randy Scott**
   Special Exception to permit a fireworks stand (Use Unit 2) in an CG District (Section 701); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 8939 North Garnett Road East
   
   Staff requests a continuance to May 15, 2018 due to incorrect legal.

4. **2672—Roy Webb**
   Special Exception to allow a Mining and Mineral processing use (Use Unit 24) in an AG District (Section 310). **LOCATION:** 16610 South 185th Avenue East

5. **2673—Lori Schmeling**
   Modification to a previously approved Special Exception to allow an additional use, Bed and Breakfast, in an AG District (Section 1202, Use Unit 2); Special Exception to allow camping in an AG District (Section 1220, Use Unit 20). **LOCATION:** 2926 West 111th Street South, Jenks

6. **2674—Timothy Borgne**
   Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. **LOCATION:** 19501 West 41st Street
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.
APPLICANT: Ron McCulley

ACTION REQUESTED: Variance of the minimum lot area per dwelling unit requirement in an AG district to allow for two dwelling units on a single lot. (Section 330).

LOCATION: 7735 N 71 AV E

ZONED: AG

PRESENT USE: residential

TRACT SIZE: 2.58 acres

LEGAL DESCRIPTION: BEG 660.58N SECR SW TH N330.29 W635.78 S40 E270 S135 E123 S155.27 E242.95 POB SEC 26 21 13 2.584ACS,

RELEVANT PREVIOUS ACTIONS: None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG zoned tracts, containing primarily residential uses.

STAFF COMMENTS:
The applicant is before the Board requesting a Variance of the minimum lot area per dwelling unit requirement in an AG district to allow for two dwelling units on a single lot. (Section 330).

Section 330, Table 3 of the Code requires each dwelling unit located on a lot in an AG district have at least 2.1 acres of land area. There is currently one existing home on the 2.58 acre subject lot; to permit two dwelling units on the site the land area per dwelling would be have to be reduced from 2.1 acre to 1 acre per dwelling unit. The applicant has stated that the proposed pool house would be used as a residence for family members in the future.

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.

If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the additional dwelling is not injurious to the surrounding agricultural district.
Sample Motion:

“Move to (approve/deny) Variance of the minimum lot area per dwelling unit requirement in an AG district to allow for two dwelling units on a single lot. (Section 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.”
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016
Note: Graphic overlays may not precisely align with physical features on the ground.
CBOA-2670 – GREAT SCOTT FIREWORKS

STAFF REQUESTS A CONTINUANCE TO MAY 15, 2018 DUE TO INCORRECT LEGAL
BOARD OF ADJUSTMENT
CASE REPORT

STR:7426
CZM:69
PD:

HEARING DATE: 04/17/2018 1:30 PM

APPLICANT: Roy Webb

ACTION REQUESTED: Special Exception to allow mining and mineral processing use (Use Unit 24) in an AG District (Section 310).

LOCATION: 16610 S 185 AV E

PRESENT USE: Vacant

LEGAL DESCRIPTION: NE SE LESS 5.95 ACRES FOR RD. SEC 26 17-14; NW SE LESS 7.83 AC FOR RD SEC 26 17 14; NW SW LYING SW NEW HWY 64 SEC 25 17 14 4.46AC; E1/2 SW LESS HW & RY. SEC 25-17-14,

RELEVANT PREVIOUS ACTIONS:
None Relevant

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

STAFFCOMMENTS:
The applicant is before the Board requesting a Special Exception to allow mining and mineral processing use (Use Unit 24) in an AG District (Section 310). A special exception is required as the proposed mining and mineral processing use is a use which is not permitted by right in the AG district because of potential adverse effect, but if controlled as to its relationship to the surrounding area and to the general welfare, may be permitted.

As indicated in the attached photo, the applicant does not intend to utilize the entire property for this use at this time. It is assumed that dirt and sand extraction are to be conducted on the subject property, but nothing was provided by the applicant to give the Board an overview of the proposed mining operations.

The Board of Adjustment, in granting a mining and mineral processing use by Special Exception, should consider potential environment influences, such as dust and vibration. If inclined to approve, the Board may consider establishing appropriate protective conditions such as setbacks, screening, and hours of operation, as will mitigate the adverse effect on proximate land uses.

The applicant will be required to obtain all relevant permits including those from the Tulsa County Inspectors Office/Building Permits Department, a permit from the Oklahoma Department of Mines, and an ODEQ Stormwater Permit for construction activity.
If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed mining and mineral processing use is compatible with and non-injurious to the surrounding area.

Sample motion:

"Move to ______ (approve/deny) a **Special Exception** to allow mining and mineral processing use (Use Unit 24) in an AG District (Section 310).

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."
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BOARD OF ADJUSTMENT
CASE REPORT

STR:8234
CZM:55
PD:

HEARING DATE: 04/17/2018 1:30 PM

APPLICANT: Lori Schmeling

ACTION REQUESTED: Modification to a previously approved Special Exception to allow an additional use, Bed and Breakfast in an AG District (Section 1202 Use Unit 2) and a Special Exception to allow camping in an AG District (Section 1220 Use Unit 20)

LOCATION: 2926 W 111 ST S

ZONED: AG

PRESENT USE: Weddings and Events

TRACT SIZE: 13.71 acres

LEGAL DESCRIPTION: E699.34 W1230.34 N854.03 NW SEC 34 18 12 13.711ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:
CBOA 2529: on 3/17/15 the Board approved a Special Exception to permit wedding and events in the AG district.

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

STAFF COMMENTS:

The applicant is requesting a Modification to a previously approved Special Exception to allow an additional use, Bed and Breakfast in an AG District (Section 1202, Use Unit 2).

In 2015, the Board approved a Special Exception on the subject property to permit weddings and events (CBOA-2529). The applicant is requesting the Board to modify the original approval to include Bed and Breakfast as a permitted use (Use Unit 2) in an AG district. The applicant has stated that there will be no new construction to the existing building. As the attached floor plan suggests, the changes would be to the interior only.

The applicant is also requesting a Special Exception to allow camping in an AG District (Section 1220 Use, Unit 20).

The subject lot is located in a well developed area containing large lot residential uses. The applicant has submitted a site plan and drawings indicating that the site will contain off-street parking. The Code requires all parking surfaces be paved so as to maintain a minimum level of aesthetics, but more importantly to control air-borne particulates like dust and to control the tracking of dirt and mud onto public streets.
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 is compatible with the surrounding area. The Board may consider establishing conditions related lighting of the operation, parking surfaces and hours of operation. In addition the Board, if concerned with the performance of such a use, may limit approval for a temporary period to essentially establish a trial period.

**Sample Motion for Modification:**

"Move to ________ (approve/deny) the requested Modification to permit a Bed and Breakfast use in the AG district per the previously approved conditions in CBOA 2529.

Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code."

**Sample motion for Special Exception:**

"Move to ________ (approve/deny) a Special Exception to allow Camping (Use Unit 20) in the AG district (Section 1220)."

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.
Action Requested:
Special Exception to permit wedding and events in the AG District (Section 310, Table 1). LOCATION: 2926 West 111th Street, Jenks

Presentation:
Lori Schmeling, 2926 West 111th Street South, Jenks, OK; stated she would like to have a wedding chapel and event center on the rear portion of the subject property.

Mr. Dillard asked Ms. Schmeling what she means by events. Ms. Schmeling stated events are family reunions, birthday parties, corporate parties, small events but not large ticket items like a jazz festival. It will be sweet and simple.

Mr. Dillard asked if there would be hunting or archery events or a gun range on the property. Ms. Schmeling stated there would be none of that because she has horses and deer on the property.

Mr. Crall stated that if the Board approves her request today then she reinterprets what the Board says, based on her perception, so the Board will ask questions to make everything more clear by what the applicant means by the terminology events.

Mr. Crall asked Ms. Schmeling about hiring an outdoor DJ at an outdoor wedding. Ms. Schmeling stated the wedding chapel will be in the rear portion of the property and what is imposing on the neighbors, currently, is the loud squeaky oil well that the owner will not repair. She does want to be able to have outdoor weddings, but a wedding is a quiet event not a festival.

Mr. Walker asked staff if there was a decimal level on outdoor events because he has heard the bass from the bed and breakfast across the street from his house. Ms. Schmeling stated she is not going to be break dancing at her events.

Mr. Crall stated that the Board understands her intent but if her perspective client says they are bringing their own DJ to play their genre of music, you aren't going to tell the perspective client they can't play their type of music. Ms. Schmeling stated she would tell the perspective client that they are at the wrong place and that there are other event centers. Mr. Walker stated the issue is the outdoor events. Ms. Schmeling stated that she is not planning on having a DJ because she is going to have a stereo sound system.

Mr. Crall asked Ms. Schmeling if her chapel was enclosed. Ms. Schmeling answered affirmatively. Ms. Schmeling stated there will be two restrooms and a kitchen.
Mr. Crall asked Ms. Schmeling what her plans were for serving alcohol. Ms. Schmeling stated that her father does not allow alcohol on the property and never has but she had planned on asking the Board about the serving of alcohol. Mr. Walker stated that if her events evolve over to the corporate venue they will very often want an alcoholic service. Mr. West stated a corporate party is a special event, and the terminology “special events” has a broad range. Mr. Crall stated the Board is attempting to discover if Ms. Schmeling cares about the harmony of her neighborhood. Ms. Schmeling stated that she does care about her neighbors and neighborhood.

Mr. Hutchinson asked Ms. Schmeling if the pictures she presented of the pre-fab lofted barn is going to be her wedding chapel. Ms. Schmeling stated that it is, but it will be wider than the diagram presented and she will have an attached open area for people to sit and smoke. Ms. Schmeling stated that she has not had anyone give her any negative feedback on the proposed wedding chapel.

Mr. Crall stated that is what Ms. Schmeling needs to be cognizant about is that the neighbors will support her until she stops caring about them. Ms. Schmeling stated she will always care about the neighbors because the property has been in her family for approximately 70 years.

Ms. Miller stated that the Board might think about a time limit or a maximum amount of people that may be at the event.

Mr. Hutchinson asked Mr. West about the fire code regulations for the size of the proposed structure, is there a limitation to the amount of people. Mr. West stated there is a commercial CMO building code that will be in effect for the capacity. Ms. Schmeling stated the 16 x 40 structure presented in the diagram is not correct; she is planning a 24 x 40 structure.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On **MOTION** of HUTCHINSON, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Walker “aye”; no “nays”; no “abstentions”; Charney “absent”) to **APPROVE** the request for a **Special Exception** to permit wedding and events in the AG District (Section 310, Table 1). The business will close at midnight and will have a five year time limit, March 2020. There is to be an all weather parking surface required. The events at the business will be as presented to the Board, i.e., family reunions, corporate parties, outdoor weddings. The signage allowed is to be no larger than 4'-0" x 8'-0"; for the following property:
NEW BUSINESS
None.

OTHER BUSINESS
None.

BOARD COMMENTS
None.

There being no further business, the meeting adjourned at 2:35 p.m.

Date approved: 4-21-15

Chair
original proposed interior layout
Looking northeast—towards the site—on the intersection of S. 33rd W. Ave. & W. 111th St. S.

Looking east towards the site—on the intersection of S. 33rd W. Ave. & W. 111th St. S.
Looking westowards the site— on the intersection of S. 33rd W. Ave. & W. 111th St. S.
BOARD OF ADJUSTMENT
CASE REPORT

STR:9023
CZM:42
PD:

HEARING DATE: 04/17/2018 1:30 PM

APPLICANT: Timothy Borgne

ACTION REQUESTED: Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG zoned district

LOCATION: 19501 W 41 ST
ZONED: AG

PRESENT USE: venues
TRACT SIZE: 60 acres

LEGAL DESCRIPTION: E/2 SW SE & SE SE SEC 23 19 10,

RELEVANT PREVIOUS ACTIONS:

Surrounding properties:
CBOA 1035: on 9/15/92 the Board approved a Special Exception to permit Use Unit 20 (Discovery land); approved a Variance of the required all weather surface to permit gravel parking.

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

STAFF COMMENTS:
The applicant is before the Board requesting a Special Exception to allow for a rifle and skeet range gun club in an AG district. A special exception is required as the proposed rifle and skeet range gun club (Use Unit 2) is a use which is not permitted by right in the AG district because of potential adverse effect, but if controlled as to its relationship to the surrounding area and to the general welfare, may be permitted.

The Board of Adjustment, in granting a rifle and skeet range gun club use by Special Exception, should consider potential public safety and noise issues. If inclined to approve, the Board may consider establishing appropriate protective conditions such as setbacks, screening, and hours of operation, as will mitigate the adverse effect on proximate land uses.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed rifle and skeet range gun club is compatible with and non-injurious to the surrounding area.

Sample motion:

"Move to _________ (approve/deny) a Special Exception to allow a rifle and skeet range gun club (Section 1202, Use Unit 2) in the AG district."
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.
Case No. 1034 (continued)

AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT - Use Unit 6; subject to Planning Commission and Health Department approval, and subject to the dedication of sufficient right-of-way to comply with the Major Street and Highway Plan; finding that there are numerous lots in the area that are as small as the proposed lots, and approval of the variance request will not be detrimental to the area, or violate the spirit, purpose or Intent of the Code; on the following described property:

W/2, NE/4, NW/4, NE/4, Section 17, T-22-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 1035

Action Requested:
Special exception to permit Use Unit 20 uses including, but not limited to, old western town and Indian village theme park, theme park offices and visitor accommodations; petting zoo, buffalo and other western livestock display; frontier dwellings, historical "oil boom" town; frontier fort and railroad, Oklahoma! performers Hall of Fame; arts and crafts and western gourmet food productions; souvenir, concessions and retail shops, restaurant and dinner theater; amusement and other recreation activities and recreational vehicle parking in an AG zoned district - Section 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS - Use Unit 20.

Variance of the required all-weather surface to permit gravel parking - Section 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS - Use Unit 20, located 5 miles west of Sand Springs on West 41st Street South.

Presentation:
The applicant, W. T. Jeffers, 2502 East 71st Street, Tulsa, Oklahoma, stated that he is the producer of Discoveryland, which has experienced continual growth during its fifteen years of existence. Mr. Jeffers explained that the present operation will be expanded into a theme park centered around the American west, as it related to cowboys and Indians, and there will be three major attractions. He informed that these three attractions will be the production of Oklahoma, Territory USA and a wild west music and dinner barn. Mr. Jeffers stated that the 1000 seat dinner barn is currently under construction, and is adjacent to the existing theater on 41st Street. The applicant explained that the expanded theater park will cover a 225-acre tract, which has sufficient road access to all surrounding communities. A layout (Exhibit A-2) of the theme park and an aerial photograph (Exhibit A-3) were submitted.

Comments and Questions:
In response to Mr. Alberty, the applicant stated that the total ownership consists of approximately 1000 acres.

In regard to parking, Mr. Jeffers requested permission to install hard surface driving lanes, with parking spaces being permitted on a gravel surface. He stated that if this type of parking presents a problem it will be corrected immediately.

08.20.91:135(2)
Case No. 1035 (continued)

Interested Parties:

Vernon Smith stated that he is the director of Economic Development Services for the City of Sand Springs. He stated that tourism is an evolving industry in the state, and Sand Springs is supportive of the application.

Comments and Questions:

Mr. Alberty inquired as to proposed road improvements, and Mr. Smith replied that this issue has been discussed with the County Commissioners, and there is no proposed road construction in the near future. He pointed out that the expansion of Discoveryland will extend the season to approximately nine or ten months and, although the total number of visitors may increase, the amount of traffic at any given time probably will not change.

Mr. Looney confirmed that the location of the Tulsa Junior College in the area has brought about proposed road improvements in late 1991 or 1992.

In response to Mr. Alberty, the applicant informed that the park will be in operation from March 15th through December 15th.

Mr. Alberty asked if a turn lane has been proposed, and Mr. Jeffers stated that a second entry gate has been installed, which will be opened if the traffic increases to that degree, and a turn lane will be installed if it becomes necessary.

Mr. Alberty suggested that the applicant consult with the County Engineer concerning an acceptable method to meet the demands of additional traffic that could be generated by the expansion.

In response to Mr. Alberty's question concerning a site plan, the applicant stated that the submitted layout depicts the location of each use, but a detail site plan will be provided in the future.

Mr. Looney asked the applicant if he anticipates further Board action concerning the theme park, and Mr. Jeffers stated that no additional changes are planned.

In reply to Mr. Alberty, Mr. Jeffers stated that two major attractions will be in operation at all times. He informed that the theme park will open at 9:00 a.m. and close at sundown; however, the musical production and the cowboy dinner barn will be in operation during the evening hours.

Mr. Alberty explained that, in similar cases, it has been the practice of the Board to approve the request in concept, with the applicant returning to the Board for final approval of a detail site plan.

Mr. Looney asked if mechanical rides are proposed, and the applicant stated that there are no rides proposed at this time.
Case No. 1035 (continued)

In response to Mr. Gardner, Mr. Jeffers stated that all evening activities are enclosed.

Mr. Alberty informed that the Sand Springs Board of Adjustment (Exhibit A-1) is supportive of the application, but voiced a concern with the fact that the land was not rezoned.

Mr. Gardner advised that the County Zoning Code states that the applicant can apply for a special exception to allow the use, and this permits the Board to review the case and impose conditions. He pointed out that this application is not a use variance, but is for a unique outdoor recreational operation (usually requiring large tracts of land) which is permitted by special exception.

Protestants: None.

Board Action:

On MOTION of Looney, the Board voted 4-0-0 (Alberty, Eller, Looney, Walker, "aye"; no "nays"; no "abstentions"; Tyndall, "absent") to APPROVE a Special Exception to permit Use Unit 20 uses including, but not limited to, old western town and Indian village theme park, theme park offices and visitor accommodations; petting zoo, buffalo and other western livestock display; frontier dwellings, historical "oil boom" town; frontier fort and railroad, Oklahoma performers Hall of Fame; arts and crafts and western gourmet food productions; souvenir, concessions and retail shops, restaurant and dinner theater; amusement and other recreation activities and recreational vehicle parking in an AG zoned district - Section 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS - Use Unit 20; and to APPROVE a Variance of the required all-weather surface to permit gravel parking - Section 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS - Use Unit 20; subject to Board approval of a detailed plot plan before each phase of development occurs; and subject to County Engineer approval of access points; finding that the Board is supportive of the proposed layout, as submitted; and that the expansion of the existing use, as proposed, will be compatible with the surrounding area, and in harmony with the spirit and intent of the Code; on the following described property:

Part of Sections 23, 24, 25 and 26 in Township 19 North, Range 10 East Tulsa County, Oklahoma and being S/2 SE/4 Section 23; S/2 SW/4 Section 24; All that part of Section 25, beginning at the NW/c of said Section; thence east along the section line 2030' to the north boundary of 41st Street; thence southwest along the north boundary of 41st Street along a curve to the left with a radius of 11,534.16' and a tangent 1850.56' a distance of 2199.88' to the west line of NW/4 NW/4 Section 25; thence north on said west line a distance of 422.0' to the northwest corner of Section 25, said corner being the POB; and all that part of the NE/4 NE/4 Section 26 lying north of a tract of land heretofore dedicated to the County of Tulsa; said dedicated tract being 3.86 acres, and more particularly described as: Beginning at a point on the east line of NE/4 NE/4 499.18' south of the NE/c of said NE/4 NE/4; thence southwesterly on a curve to the left with a radius of 11,459.16'
a distance of 281.33', the right of way being 75.0' on the right and 60.0' on the left, both being parallel to said centerline; thence continuing on the centerline south 71°31' west a distance of 271.66' to a point, the right of way being 75.0' and parallel on the right and 75.0' on the left and not parallel to centerline; thence continuing south 71°31' west a distance of 275.0' to a point, the right of way being 75.0' on the right and parallel to the centerline and 50.0' on the left and not parallel to centerline; thence continuing south 71°31' west a distance of 50.0' the right-of-way being 75.0; on the right and parallel to centerline and 50.0' on the left and parallel to centerline; thence continuing south 71°31' west a distance of 150.0' to a point, the right of way being 50.0' on the right and not parallel and 50.0' on the left and parallel to the centerline; thence continuing south 71°31' west a distance of 341.55' to a point on the west line of said NE/4 NE/4 938.48' south of the NW/c of said NE/4 NE/4 the right of way being 50.0' on the right and 50.0' on the left and both being parallel to the centerline; all in Section 26; together with a tract of land in the NE/4 NE/4 Section 26, more particularly described as follows: Beginning at the NW/c of the NW/4, NE/4 of said Section 26; thence south 1322.98' to the SW/c NW/4 NE/4; thence east 155' to the centerline of a road known as Coyote Trail; thence north 41°55' east a distance of 250' to the point of a curve to the right, having a central angle of 58° and a radius of 573', a distance of 578.73'; thence south 79°40' east 250'; thence north 71°33' east along the north boundary of 41st Street, a distance of 248.47' to the east line of NW/4 NE/4 of said Section 26; thence north along said east line a distance of 944' to the NE/c of NW/4 NE/4; thence west on the north line of NW/4 NE/4 a distance of 1319.10' to the NW/c of NW/4 NE/4 of Section 26, containing approximately 31 acres and being located in an AG zoned district, Tulsa County, Oklahoma.

Case No. 1036

Action Requested:

Variance of the required 25' yard to 20' (45' from the centerline of North 91st East Avenue) - Section 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS - Use Unit 9, located 13503 North 91st East Avenue.

Presentation:

The applicant, David Eddy 11, 13501 North 91st East Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit B-1), and explained that he is proposing to construct a house on his property, but the ravines on the back portion prevent construction in that area. He requested permission to move the house 5' closer to the street to allow sufficient space to install lateral lines for the septic system.