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

Meeting No. 461

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of Minutes of September 18, 2017 (Meeting No. 460).

UNFINISHED BUSINESS

2. **2688—Heartland Fireworks, LLC**
   Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310).
   **LOCATION:** 11508 East 116th Street North

3. **2689—Heartland Fireworks, LLC**
   Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710).
   **LOCATION:** 11290 West 51st Street South

NEW APPLICATIONS

4. **2719—Kevin Coutant**
   Variance to allow an accessory building to exceed 750 square feet (Section 240).
   **LOCATION:** 3197 South 61st Avenue West

OTHER BUSINESS

5. **REVIEW** 2019 proposed meeting dates.

6. **ELECTION OF OFFICERS:**

   **Current Positions Held:**
   - David Charney – Chair
   - Don Hutchinson – Vice Chair
   - Don Crall – Secretary
   - Gene Dillard
   - Larry Johnston
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 electronic devices 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

Case Number: CBOA-2688

HEARING DATE: 10/16/2018 1:30 PM (continued from 9/18/18 hearing)

APPLICANT: Heartland Fireworks, LLC

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)

LOCATION: 11508 E 116 ST N

ZONED: AG

PRESENT USE: residential

TRACT SIZE: 4.21 acres

LEGAL DESCRIPTION: W285.2 NE NW NW LESS N16.5 THEREOF SEC 8 21 14 4.213ACS, HOPE CHAPEL, FBC OWASSO MISSION

RELEVANT HISTORY:
Surrounding Property:
CBOA-2517; on 11.18.14 the Board approved a special exception to allow a fireworks stand in the AG district with a 5-year time limit. Located: immediately west of the subject site.

CBOA-2464; on 5/21/13, the Board approved a special exception to allow a fireworks stand in the AG district with conditions that the firework stand be removed by July 10, 2013. Located: immediately west of the subject site.

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

STAFF COMMENTS:
The site plan submitted with the application proposes a 20' x 40' fireworks tent/stand on the west portion of the AG zoned property. The AG zoned property appears to currently contain a residential use.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant has not submitted hours of operations or the dates the fireworks stand will be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.
Sample Motion:

Move to _______ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310).

*Subject to the following conditions (including time limitation, if any): ________.

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.
(Section 1340.D). LOCATION: North of the NE/c of South 49th Avenue West & West 46th Street South

Presentation:
James Kent, 4503 South 49th West Avenue, Tulsa, OK; stated he has a fireworks stand at the subject location for 14 years, and he owns the property. The area is all gravel and he has never had a complaint in his 14 years at the location.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston "aye"; no "nays"; no "abstentions"; Hutchinson "absent") to APPROVE the request for a Special Exception to allow a fireworks stand (Use Unit 2) in an RS District and IL District; Variance of the all-weather surface material requirement for parking (Section 1340.D). The hours of operation will conclude at 11:00 P.M. except for July 3rd and July 4th, then the stand can stay open until midnight. The approval will have a five-year time limit, August 2023; for the following property:

LT 24 BLK 1, BRIDGES THIRD SUB, OF TULSA COUNTY, STATE OF OKLAHOMA

UNFINISHED BUSINESS

2688—Heartland Fireworks, LLC

Action Requested:
Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310). LOCATION: 11508 East 116th Street North

Presentation:
The applicant was not present.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.
Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to CONTINUE the request for a Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310) to the September 18, 2018 Board of Adjustment meeting; for the following property:

W285.2 NE NW NW LESS N16.5 THEREOF SEC 8 21 14 4.213ACS, HOPE CHAPEL, FBC OWASSO MISSION, OF TULSA COUNTY, STATE OF OKLAHOMA

2689—Heartland Fireworks, LLC

Action Requested:
Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710). LOCATION: 11290 West 51st Street South

Presentation:
The applicant was not present.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to CONTINUE the request for a Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710) to the September 18, 2018 Board of Adjustment meeting; for the following property:

LOT 8 BLK 2, BUFORD COLONY SECOND ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

* * * * * * * * * * *

OTHER BUSINESS
None.

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NEW BUSINESS
None.

08/21/2018/#459 (10)
to permit gravel parking (Section 1340.D), subject to a five year time limit of operation until November 2019; for the following property:

E/2 BEG NWC SE TH E353 S1271.73 NWLY360.9 N1197.13 POB LESS S50 FOR RD SEC 7 19 11 4.869ACS, RIVER VALLEY ESTATES AMD, OF TULSA COUNTY, STATE OF OKLAHOMA

2517—Jake’s Fireworks, Inc.

Action Requested:
Special Exception to permit a temporary fireworks stand in the AG District (Section 310). LOCATION: 11400 East 116th Street North, Owasso

Presentation:
Jason Marietta, 1500 East 27th Terrace, Pittsburg, Kansas; no formal presentation was made but the applicant was available for any questions.

Mr. Charney asked Mr. Marietta exactly where the fireworks stand is located. Mr. Marietta stated it is at German Corner.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of DILLARD, the Board voted 3-0-0 (Charney, Dillard, Hutchinson “aye”; no “nays”; no “abstentions”; Walker “absent”) to APPROVE the request for a Special Exception to permit a temporary fireworks stand in the AG District (Section 310), subject to a five year time limit of operation until November 2019; for the following property:

LT 1 BLK 1, HOPE CHAPEL, OF TULSA COUNTY, STATE OF OKLAHOMA

2518—Amanda Marks

Action Requested:
Variance to increase the permitted building height to 43 feet in an AG District (Section 330, Table 3). LOCATION: 1923 West 4th Street

Presentation:
Amanda Marks, 1956 North 177th West Avenue, Tulsa, OK; stated she is building a new home and is about 80% complete. The inspector just realized the height of the house is above the allowable height of 36 feet so she is before the Board to request a
Case No. 2454—Jake’s Fireworks

Action Requested:
Special Exception to allow a firework's stand (Use Unit 2) in an AG District (Section 310, Table 1). Location: 11400 East 116th Street North (Owasso, OK)

Presentation:
Jason Marietta, 1500 East 27th Terrace, Pittsburg, KS; stated the International Church of the Four Square Gospel would like to operate a fireworks stand for the 4th of July holiday. The church is located in Owasso at German Corner.

Mr. Charney asked Mr. Marietta if he contacted the surrounding neighbors. Mr. Marietta stated that he had and only one person had called. The man that called asked if the church was operating the fireworks stand and Mr. Marietta told him yes. The caller stated he had no opposition then and hung up.

Mr. Draper asked Mr. Marietta where the stand would be placed. Mr. Marietta stated the stand would be placed in front of the church, on the 116th Street North side of the church.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of CHARNEY, the Board voted 5-0-0 (Charney, Dillard, Draper, Osborne, Walker “aye”; no “nays”; no “abstentions”; none “absent”) to APPROVE the request for a Special Exception to allow a firework's stand (Use Unit 2) in an AG District (Section 310, Table 1). The days of operation are to be June 24, 2013 through July 4, 2013. The hours of operation are to be 9:00 A.M. to 9:00 P.M., June 24th through July 1st; then the hours of operation to be 9:00 A.M. through 11:00 P.M., July 2nd, July 3rd, and July 4th. The fireworks stand is to be removed no later than July 10, 2013; for the following property:

LT 1 BLK 1, HOPE CHAPEL, OF TULSA COUNTY, STATE OF OKLAHOMA

11400 East 116th Street North (Owasso, OK)
Note: Graphic overlays may not precisely align with physical features on the ground.
HEARING DATE: 010/16/2018 1:30 PM (continued from 9/18/18 hearing)

APPLICANT: Heartland Fireworks, LLC

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an CS district (Sec. 710)

LOCATION: 11290 W 51 ST S

ZONED: CS

PRESENT USE: vacant/restaurant

TRACT SIZE: 1.79 acres

LEGAL DESCRIPTION: LOT 8 BLK 2, BUFORD COLONY SECOND ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:
CBOA-1186; on 08.17.93 the Board approved a variance of the screening requirement; a variance of the all-weather surface requirement for off-street parking.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoned lots to the west and south; a vacant CS zoned lot to the east; Sand Springs Corporate limits abut the subject property to the north.

STAFF COMMENTS:

The site plan submitted with the application proposes a 20' x 40' fireworks tent/stand on the west portion of the CS zoned property. The CS zoned property appears to currently contain a vacant commercial building.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the CS district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

Fireworks stands previous approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant has not submitted proposed hours of operations or the dates the fireworks stand will be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.
Sample Motion:

Move to ________(approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an CS district (Sec. 710).

*Subject to the following conditions (including time limitation, if any): ____________.

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.
Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston "aye"; no "nays"; no "abstentions"; Hutchinson “absent”) to CONTINUE the request for a Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310) to the September 18, 2018 Board of Adjustment meeting; for the following property:

W285.2 NE NW NW LESS N16.5 THEREOF SEC 8 21 14 4.213ACS, HOPE CHAPEL, FBC OWASSO MISSION, OF TULSA COUNTY, STATE OF OKLAHOMA

2689—Heartland Fireworks, LLC

Action Requested:
Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710). LOCATION: 11290 West 51st Street South

Presentation:
The applicant was not present.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to CONTINUE the request for a Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710) to the September 18, 2018 Board of Adjustment meeting; for the following property:

LOT 8 BLK 2, BUFORD COLONY SECOND ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

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OTHER BUSINESS
None.

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NEW BUSINESS
None.
Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
No Board action required at this time.

2689—Heartland Fireworks, LLC

Action Requested:
Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710). LOCATION: 11290 West 51st Street South

Presentation:
The applicant was not present; Mr. Charney moved the case to the end of the agenda.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
No Board action required at this time.

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Mr. Charney explained to the applicants and interested parties that there were only four board members present at this meeting. If an applicant or an interested party would like to postpone his or her hearing until the next meeting he or she could do so. If the applicant wanted to proceed with the hearing today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if two board members voted no today the application fails. Mr. Charney asked if anyone would like to continue their case and if they understood. The audience nodded their understanding and no one requested a continuance.

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NEW APPLICATIONS

08/21/2018/#459 (2)
Case No. 1186

**Action Requested:**
Special Exception to permit a drive-in restaurant in a CS zoned district, a variance of the screening requirement and a variance of the all-weather surface requirement for off-street parking - Section 710. - PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, Section 1218.3 Use Conditions and Section 1350.C. DESIGN STANDARDS - Use Unit 18, located 11290 West 51st Street South.

**Presentation:**
The applicant, Jerry Holt, 3232 South 73rd East Avenue, requested permission to operate a drive-in restaurant on the property in question. He informed that the existing building will be removed and a new building will be constructed at the same location.

**Comments and Questions:**
In response to Mr. Tyndall, the applicant stated that there will be fluorescent lighting on the front of the building and a security light at the back door.

Mr. Walker stated that he is familiar with the property, and the proposed use is compatible with the surrounding area.

**Interested Parties:**
Etta Cole stated that she lives next door to the proposed use and is supportive of the application.

**Board Action:**
On MOTION of TYNDALL, the Board voted 3-0-0 (Eller, Walker, Tyndall, "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to APPROVE a Special Exception to permit a drive-in restaurant in a CS zoned district, a variance of the screening requirement for 5 years only, and a variance of the all-weather surface requirement for off-street parking for 5 years only - Section 710. - PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, Section 1218.3 Use Conditions and Section 1350.C. DESIGN STANDARDS - Unit 18; subject to compliance with all County requirements; finding the use to be compatible with the surrounding area; and finding that the screening and gravel parking will be reviewed in 5 years to determine future compatibility; on the following described property:

Lot 8, Block 2, Buford Colony 2nd Addition, Tulsa County, Oklahoma.
Subject Tract

CBOA-2689
19-11 35

Aerial Photo Date: February 2018

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11290 W 51st St. S
Sand Springs, OK
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CBOA-2719

19-12 20
HEARING DATE: 10/16/2018 1:30 PM

APPLICANT: Kevin Coutant

ACTION REQUESTED: Variance to allow an accessory building to exceed 750 Sq. ft. (Section 240)

LOCATION: 3197 S 61 AV W

PRESENT USE: residential

TRACT SIZE: 0.59 acres

LEGAL DESCRIPTION: LT 14 BLK A, BERRY HILL GARDENS

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:
CBOA-2437; on 09.18.12, the Board approved a Variance of the maximum permitted floor area from 750 sq. ft. to 1,500 sq. ft. for a detached accessory building in an RS district (Section 240.2.E). LOCATED: 3173 S. 59th W. Ave.

CBOA-2254; on 03.20.07, the Board approved a Variance of the minimum permitted square footage for an accessory building in the RS district from 750 sq. ft. to 1,600 sq. ft. (Section 240.2.E). LOCATED: 5892 W 33rd ST S

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoned tracts on all sides.

STAFF COMMENTS:
The applicant is before the Board requesting a Variance of the maximum size of a detached accessory building from 750 sq. ft. to 1,800 sq. ft. in an RS district (Section 240.2.E). According to the applicant their stated hardship is: "The unusual configuration of the property and the fact of very similar uses in the surrounding area".

According to the site plan provided with the application the applicant is proposing to construct a new 1800 SF detached accessory building to the north of the existing house on the site. Section 240.2.E permits accessory buildings in the RS district up to 750 SF of floor area. The provision of the Code attempts to establish and maintain development intensity of the district, preserve the openness of living areas and avoid overcrowding by limiting the bulk of structures.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.
Sample Motion:

"Move to _________ (approve/deny) Variance to increase the allowable square footage for a detached accessory building(s) (Section 240.2) from 750 sq. ft. to 1,800 sq. ft.

- 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."
NEW APPLICATIONS

2439—Judy McGuire

Action Requested:
Use Variance to allow a mobile home (Use Unit 9) in a CS District for a ten (10) year period (Section 710). Location: 6006 South 63rd West Avenue

Presentation:
No presentation was made. The applicant has withdrawn the application.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
No Board Action required on this case.

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UNFINISHED BUSINESS

Case No. 2437—Douglas R. Lane

Action Requested:
Variance of the maximum permitted floor area from 750 square feet to 1,772 square feet for a detached accessory building in an RS district (Section 240.2.E). Location: 3173 South 59th West Avenue

Presentation:
Doug Lane, 3173 South 59th West Avenue, Tulsa, OK; stated he wants to build a 30'-0" x 50'-0" pole barn with a metal exterior, which is to be placed on the east side and toward the rear of his property. This pole barn will be used to store personal items indoors, i.e., a trailer, mower, gardening equipment, etc. There are several similar buildings within a few blocks of his property so it would not be out of character for the area.

Mr. Walker asked Mr. Lane if he had spoken with his neighbors in regards to his project. Mr. Lane stated he spoke with the neighbor that lived directly behind his property. Mr. Lane explained that because he worked very early in the morning he rarely saw or spoke to the other neighbors.
Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of OSBORNE, the Board voted 3-0-0 (Draper, Osborne, Walker “aye”; no “nays”; no “abstentions”; Charney, Dillard “absent”) to APPROVE the request for a Variance of the maximum permitted floor area from 750 square feet to 1,772 square feet for a detached accessory building in an RS district (Section 240.2.E). The hardship is the fact that the lot is oversized, and backs up to a creek. The 1,772 total square feet is comprised of two separate buildings on the property. The building will not create a substantial detriment to the public good or harm the existing character of the neighborhood; for the following property:

LT 11 BLK B, BERRY HILL GARDENS, OF TULSA COUNTY, STATE OF OKLAHOMA

NEW BUSINESS
None.

OTHER BUSINESS

2439—Judy McGuire

Action Requested:
Use Variance to allow a mobile home (Use Unit 9) in a CS District for a ten (10) year period (Section 710). Location: 6006 South 63rd West Avenue

Presentation:
No presentation was made. The applicant has withdrawn the application and requests a refund of $450.00.

Interested Parties:
There were no interested parties present.
Darren Hasz, 14738 South 19th East Avenue, stated the sellers placed 8" waterlines. Mr. Dillard asked the distance of the fireplugs from the property. Mr. Hasz stated one was 330 ft. and one is 80 ft.

Mr. Alberty was asked to comment on the case. He mentioned the first two cases were denied, as there was concern that it should be subdivided. Once an easement was filed of record as a private road, the County was held harmless of maintenance responsibilities. The owners would maintain the roadway easement. He stated that any further dividing of the lots would have to meet the subdivision regulations.

Interested Parties:
There were no interested parties who wished to speak.

Board Action:
On Motion of Dillard, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Hutson, "aye"; no "nays"; no "abstentions"; Charney "absent") to APPROVE a Variance of the minimum frontage required from 30 ft. to 0 ft. to permit a residence in an AG district (Section 207), as presented, with condition that no additional splitting of the property of any kind, without platting and following all subdivision regulations, on the following described property:

N/2 SW NW SE SEC 18 17 13 Tulsa County, State of Oklahoma

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Case No. 2254
Action Requested:
Variance of the maximum permitted square footage for an accessory building in the RS district from 750 sq. ft. to 1,600 sq. ft. (Section 240.2.E), located: 5892 West 33rd Street South.

Presentation:
Larry Miller, 5892 West 33rd Street South, stated he built a house on four acres with plans for a garage/storage 30' x 40' building and a 10' x 40' side shed in the rear. He discovered this exceeds the maximum 750 sq. ft. accessory building permitted. He pointed out several accessory buildings of this size and larger in the neighborhood. He stated that to maintain this size of property he needs a tractor, mower, and other necessary tools. He needs the building to protect the equipment from the weather; provide security for his business and reduce the attractive nuisance factor for children.

Comments and Questions:
Mr. Tyndall asked if this was for storage of personal property only, not for any business use. Mr. Miller replied that was correct. Mr. Miller stated the garage is
too small for two cars. He has wood working tools that he would like to use in the building.

**Interested Parties:**
Frank Mason, 3315 South 61st West Avenue, stated the proposed building would be close to his property. He pointed out that the building would be near the size of his home and three other homes along his street. He added that he has not seen the plans for the building. He wanted to know the location and appearance. He stated he was not totally against the application, as he would like to build a shop behind his house in the future.

**Applicant’s Rebuttal:**
Mr. Miller stated it would be a wood frame, metal building. He described it as white with a green roof like his home. He stated it would have a concrete foundation. It would have ten-foot sidewalks with a covered shed for the tractor with gravel floor.

Mr. Hutson commented on the larger land area and other similar size buildings in the neighborhood.

**Board Action:**
On Motion of Hutson, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Hutson, "aye"; no "nays"; no "abstentions"; Chalmey "absent") to **APPROVE** a Variance of the maximum permitted square footage for an accessory building in the RS district from 750 sq. ft. to 1,600 sq. ft. (Section 240.2.E), as requested, finding it will not be a detriment to the neighborhood based on the land size, on the following described property:

LT 4 BLK 1 BERRYHILL ESTATES Tulsa County, State of Oklahoma

**Case No. 2256**

**Action Requested:**
Special Exception to permit antenna and supporting structures in an AG district (Section 310), located: 1458 East 106th Street North.

**Presentation:**
Joe Werlinger, 10614 Rockly Road, Houston, Texas, proposed to build two A.M. towers for an A.M. Radio Station they are moving to this area. They expect the FCC to grant permission in twenty days. The towers are 163 ft. each in height. They understand they would be in a flood zone so they obtained a hydrology report. They agree to comply with the hydrologist’s recommendations and county requirements. They would raise their fences 18” off the ground. They would put an anti-climbing device on each tower. They would be considered hot with radio frequency running through it. They would not put lights on the towers. He
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
LEGAL DESCRIPTION AS PROVIDED:

Lot Fourteen (14), Block A, BERRY HILL GARDENS, a Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, and known as 3197 South 61st West Avenue.
ITEM #5:

REVIEW 2019 PROPOSED MEETING DATES
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ITEM #6:

ELECTION OF OFFICERS