

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 26
Friday, October 15, 1982, 9:00 a.m.
Room 119, Administration Building
500 South Denver, Plaza Level
Tulsa Civic Center

MEMBERS PRESENT

Alberty
Martin
Tyndall
Walker
Wines

STAFF PRESENT

Gardner
Jones
Martin

OTHERS PRESENT

Jack Edwards,
Building Inspector

The notice and agenda of said meeting were posted in the Office of the County Clerk on October 12, 1982, at 11:54 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present, Chairman Martin called the meeting to order at 9:11 a.m.

MINUTES:

On MOTION of WALKER and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve the Minutes of September 17, 1982 (No. 25).

ELECTION OF OFFICERS:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 4-0-1 (Alberty, Martin, Tyndall, Wines, "aye"; no "nays"; Walker, "abstaining"; none, "absent") to elect Roland Walker to the Office of Chairman to the County Board of Adjustment.

On MOTION of WALKER and SECOND by TYNDALL, the Board voted 4-0-1 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; Alberty, "abstaining"; none, "absent") to elect Wayne Alberty to the Office of Vice Chairman to the County Board of Adjustment.

UNFINISHED BUSINESS:

Case No. 242

Action Requested:

Special Exception - Section 1225.3 - Use Conditions - Request to remove the screening requirements from an abutting RS Zoned District; and a Variance - Section 410 - Principal Uses Permitted in the Residential Districts - Request for a variance to allow access through an RS Zoned District to an IL Zoned District. This property is located at 4508 West 59th Street South.

Presentation:

Stan Symanski, 3239 East 28th Street, was present representing Simon Unruh, stating that the application was continued so that the applicant could negotiate with the railroad to get access from the west across the railroad right-of-way into the back of the applicant's property.

Mr. Unruh operates a trucking business and has done so since 1975. As a result of a citation, the applicant has applied for the requested relief. The first 125' of the subject property off of 59th Street is

Case No. 242 (continued)

zoned residential and the south 287' is zoned industrial. As a result of the citation, the applicant has been stopped from using 59th Street. Access across the railroad track which, would cross over lots 4, 5, & 6, is being sought.

Mr. Fradies, the owner of Lot 4, has agreed that the applicant be granted access across the first 125' of his lot. With this permission, access into the subject property would be provided and use of 59th Street would no longer be needed. Mr. Symanski has conferred with the railroad in regard to this matter and was advised that they had no objection to the applicant building an access across the railroad into the subject property at my client's own expense. The railroad representative in essence, stated that their approval would be contingent upon the Board's approval.

Terry Young and Bob Gardner have advised the applicant and suggested that he fence be placed along the front of Lot 4 with the appropriate sign and that the access will not be a public access.

Protestants: None.

Comments:

The Board suggested that the applicant get written permission from the adjoining property owner of Lot 4, Mr. Fradies, and from the railroad for the applicant's own protection.

Mr. Gardner advised that the main concern is to have no industrial traffic on 59th Street.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Special Exception (Section 1225.3 - Use Conditions) to permit a variance of the traditional screening fence requirement in lieu of the solid surface, that the Board approve a cyclone-type fence providing that there are solid material slats inserted within the fence to provide some measure of screening; and a Variance (Section 410 - Principal Uses Permitted in the Residential Districts) to allow access through the RS-3 Zoned District with the understanding that it will come from the dedicated street to the west, crossing the railroad; provided that the applicant obtain approval in writing from the railroad and property owner of Lot 4 to do such, and that this motion in no way confers industrial use on any of the property presently zoned RS-3, but it only grants access to that area that is now zoned IL, on the following described property:

Tracts 4, 5, and 6, in Guerrin Resub., of the North 1,262.7' of Block 6, in the North 713.8' of Block 5, Bozarth Acres, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Case No. 248

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request for a special exception to locate a mobile home in an RS District; and a Variance - Section 208 - One Single-Family Dwelling on a Lot - Request for a variance to allow two mobile homes on one lot of record. This property is located at 6729 West 3rd Street.

Presentation:

Margaret Harvey, 6729 West 3rd Street, was present representing her son, Richy Bruce Harvey, and requested permission to locate a mobile home on the subject property. Mrs. Harvey stated that she has a mobile home on the 3-acre subject tract and the proposed mobile home will be for her son to reside in.

Protestants: None.

Board Comments:

Mr. Martin asked if there were other mobile homes in the area and Mrs. Harvey answered in the affirmative.

Discussion ensued concerning placing a time limit on the approval. Mr. Gardner advised that there are other mobile homes in the area and the subject tract is fairly large.

The Board inquired about the sewer system on the subject property and Mrs. Harvey advised that there are two separate septic tank systems on the subject property for the two mobile homes.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to locate a mobile home in an RS District; and a Variance (Section 208 - One Single-Family Dwelling on a Lot) to allow two mobile homes on one lot of record, on the following described property:

Lot 25, Block 3, Twin Cities Subdivision to the City of Tulsa,
Tulsa County, Oklahoma.

Case No. 253

Action Requested:

Variance - Section 208 - One Single-Family Residence Per Lot of Record - Request to have two single-family dwelling units on a lot of record. This property is located at 21812 West 47th Street.

Presentation:

The applicant, Eva Henley, was not present.

Ricky Jones advised that at the last meeting the application had not been properly advertised to the surrounding property owners within 300' of the subject property. The Board asked the applicant to submit a more complete list of names of those property owners for notification purposes, but the applicant has failed to do so. The Staff was unable to contact the applicant directly, but talked with a family member concerning the matter.

Case No. 253 (continued)

Protestants: None.

Staff Comments:

Mr. Gardner suggested that the case be continued and asked the Building Inspector to contact the applicant concerning the matter and if possible go view the site.

Board Action:

On MOTION of WALKER and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to continue this item to the November 19, 1982 meeting.

Case No. 226

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request for a variance to allow two dwellings on a lot of record.

Presentation:

The applicant, Bob Garrison, was not present.

Staff Comments:

Ricky Jones advised that the case will go before the Planning Commission in November and suggested that the case be continued to the next meeting so that the Planning Commission can act on the case first.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to continue this case to the November 19, 1982 meeting.

MINOR VARIANCES AND EXCEPTIONS:

Case No. 259

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request for a variance to allow two dwelling units on one lot of record. This property is located at 15914 North 141st East Avenue.

Presentation:

Roy Stanley, 15914 North 141st East Avenue, Collinsville, Oklahoma, 74021, was present requesting permission to place a mobile home on the subject property. Mr. Stanley who presently resides at the subject property is proposing to place a second dwelling unit, a mobile home, on the 5-acre subject tract for rental purposes.

Protestants: None.

Board Comments:

Mr. Alberty asked the applicant if he intends to split the lot and Mr. Stanley answered no.

Case No. 259 (continued)

Mr. Walker asked if there were other mobile homes in the subject area and Mr. Stanley answered in the affirmative.

Board Action:

On MOTION of WALKER and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwelling units on one lot of record, subject to the issuance of a building permit and approval by the Tulsa City-County Health Department, on the following described property:

The E/2 of a 10-acre tract of land situated in the W/2, SE/4 of Section 16, Township 22 North, Range 14 East, Tulsa County, State of Oklahoma, more particularly described as follows, to wit: Beginning at a point on the East line of the W/2, SE/4, Section 16, Township 22 North, Range 14 East; said point of beginning being 659.98' South of the NE corner of said W/2, SE/4; thence West a distance of 1,321.58' to a point; thence South a distance of 330.01' to a point; thence East a distance of 1,321.87' to a point on the East line of said W/2, SE/4; thence North a distance of 329.99' to the point of beginning according to the U. S. Government Survey thereof. Subject to a 60-foot roadway on the East and subject to a water line easement on the West 10 feet of the East 70 feet. LESS and EXCEPT the West 50' thereof for U. S. #169 Highway.

Case No. 269

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in The Agriculture Districts - Request for a variance of the frontage requirements in an AG District from 200' to 165' in order to permit a lot-split. This property is located at 500 East 76th Street North.

Presentation:

The applicant, Ralph Friend, was not present.

Protestants: None.

Staff Comments:

Mr. Gardner advised that the applicant has applied for a lot-split, but the perk tests for the property were not approved, therefore a lot-split cannot be permitted. He suggested that the Board strike the item.

Board Action:

On MOTION of ALBERTY and SECOND by WINES, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to strike this item from the agenda.

NEW APPLICATIONS:

Case No. 254

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request for a variance to allow two dwellings on one lot. This property is located at 13915 North 90th East Avenue.

Presentation:

Melvin Teachman, 13915 North 90th East Avenue, was present requesting permission to place the mobile home on the subject tract for his divorced daughter and her two children to reside in. Mr. Teachman and his wife reside in a house presently on the subject property.

Protestants: None.

Board Comments:

Mr. Martin asked if there were other mobile homes in the area and Mr. Teachman answered in the affirmative. Mr. Walker asked if there were other lots with two dwelling units on them and the applicant answered in the affirmative.

Mr. Wines asked about the septic system and Mr. Teachman stated that he has two separate septic tank systems and it has been approved by the Health Department.

Mr. Gardner suggested that the Board might consider placing a time limit on the application.

Board Action:

On MOTION of WALKER and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwellings on one lot of record for a period of three (3) years, on the following described property:

A 2.51 acre tract of land situated in the W/2 of the SE/4 of Section 25, Township 22 North, Range 13 East, Tulsa County, State of Oklahoma, described as follows, to wit: Beginning at a point South 0⁰-05'-00" West a distance of 652.68' and due East a distance of 329.70' from the Northwest corner of the W/2 of the SE/4 of Section 25, Township 22 North, Range 13 East, Tulsa County, State of Oklahoma; thence South 0⁰-04'-57" West a distance of 331.63' to a point; thence due East 329.70' to a point; thence North 0⁰-04'-54" East a distance of 331.63' to a point; thence due West a distance of 329.69' to the point of beginning, containing 2.51 acres, more or less, according to the U. S. Government Survey thereof; subject to a 25-foot roadway on the West and subject to a 10-foot utility easement on the East.

Case No. 258

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request for a variance to allow two dwellings on one lot of record; and a Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request for a special exception to allow a mobile home in an RS Zoned District. This property is located at 5600½ South 85th West Ave.

Case No. 258 (continued)

Presentation:

Melvin Gann, 5602 South 85th West Avenue, was present requesting permission to place a mobile home on the subject property for his daughter and her husband to reside in. Mr. Gann presently has a residence on the 10-acre subject tract. The proposed mobile home would be placed on 2 1/2 acres.

Protestants: None.

Board Comments:

Mr. Martin asked if there were other mobile homes in the area and Mr. Gann stated that there are approximately 5 mobile homes within one-half mile of the subject tract.

Board Action:

On MOTION of WINES and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwellings on one lot of record; and a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to allow a mobile home in an RS Zoned District, for a period of four (4) years, subject to Tulsa City-County Health Department's approval, and subject to the issuance of a building permit, on the following described property:

The S/2, NE/4, NW/4, SE/4 of Section 36, Township 19 North, Range 11 East, City of Tulsa, Tulsa County, Oklahoma.

Case No. 260

Action Requested:

Special Exception - Section 310 - Accessory Uses in Agriculture Districts- Request for a home occupation, (glass cutting and polishing) in a present residence. This property is located East of the SE corner of 41st Street and Coyote Trail.

Presentation:

Clyde Davis, P. O. Box 869, Sand Springs, Oklahoma, 74063, was present requesting permission to locate a home occupation in his residence. The business consists of cutting small mirrors in his home and chipping the edges. The applicant also cuts and grinds the glass for scanner glass for IBM Scanning Machines, which are used in grocery stores. Mr. Davis is presently constructing a barn-type structure which will be used for the business.

Protestants: None.

Board Comments:

Mr. Walker asked the applicant if he was familiar with the home occupation regulations and Mr. Davis answered in the affirmative.

The Board inquired as to the number of employees and Mr. Davis stated that he and his wife are the only employees for the business. The Board also inquired as to the number of customers who come to the residence and Mr. Davis stated that they deliver most of the glass and more than 90% of the goods go out of the State of Oklahoma.

Case No. 260 (continued)

Mr. Martin asked if a sign would be erected on the property and Mr. Davis answered no.

Board Action:

On MOTION of WINES and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 310 - Accessory Uses in Agriculture Districts) for a home occupation (glass cutting and polishing) in a present residence, on the following described property:

All that part of the W/2 of the NE/4 of Section 25, Township 19 North, Range 10 East of the Indian Base and Meridian, lying South and West of the centerline of the County road, Coyote Trail, Tulsa County, Oklahoma.

Case No. 261

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential District - Request to locate a mobile home on the subject tract. This property is located west of the SW corner of Easton and 49th West Avenue.

Presentation:

Aleen Crain, Rt. 3, Box 379, Sand Springs, Oklahoma, 74063, was present stating that she owns a mobile home and requests permission to place it on her son's property. Living near her son would enable him to tend to Mrs. Crain's needs. Mrs. Crain advised that there are three other mobile homes west of the subject property.

Protestants: None.

Board Comments:

Mr. Alberty asked if the mobile home would be on a septic tank system and Mrs. Crain answered in the affirmative.

Mr. Alberty asked if there is another residence on the subject property and Mrs. Crain stated that there was previously a house on the property, but is no longer there. A garage is located on the subject tract where her son works on his cars. The Board asked if her son operates a business in the garage and she answered no.

Mr. Gardner suggested that a time limit be placed on the approval.

Board Action:

On MOTION of ALBERTY and SECOND by WINES, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential District) to locate a mobile home on the subject tract for a period of five (5) years, subject to approval of the Tulsa City-County Health Department, and subject to the issuance of a building permit, on the following described property:

A part of Lot 1 in Section 5, Township 19 North, Range 12 East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma; more particularly described as: Beginning at the

Case No. 261 (continued)

point 24.75' South and 800' East of the Northwest corner of Lot 1; thence South 330' to a point; thence East 100'; thence North 330'; thence West 100' to the point of beginning.

Case No. 262

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to allow mobile homes in an RS District. This property is located north and west of Highway #75 and 96th Street North.

Presentation:

D. M. Sokolosky, Box 8, Owasso, Oklahoma, 74055, was present stating that he is proposing to place 165 mobile home units on the subject property and a lagoon is being built to facilitate the units, which will comply with the County requirements.

Mr. Sokolosky advised that the zoning application was approved by the Planning Commission and the County Commission.

Protestants:

Earl Maybee, 9404 North Delaware Avenue, a member of the Sperry School Board, was present stating that the School Board met and wrote a letter to INCOG requesting that the application be denied because it would create a hardship for the school. Permitting 165 units would provide approximately 200 additional children and the present school facility could not facilitate the increase. The school does not have enough funds to educate that many children.

Barbara Akins, Route 1, Box 407, was present stating that she objects to the application because the proposed lagoon will come to the back of her property which adjoins the subject property. She also stated that the proposed number of mobile homes would be too crowded for the subject tract.

Buryl Hughes, who lives one-mile from the subject property, was present in protest to the application and stated that the lagoon would be unpleasant and would create a health hazard.

Roseaway Shatwell, 9200 North Harvard Avenue, was present in objection to the application. She stated that if all of the mobile homes are connected to the lagoon it will be unable to carry that much water and it will go out into the creek and ruin their stock water.

W. E. Wines, 9300 North Yale Avenue, P. O. Box 35, Owasso, Oklahoma, 74055, was present as an interested party. Mr. Wines who lives one-half mile to the south of the subject property, advised that there are a number of high-line wires that run across the subject property under which mobile homes cannot be placed. He suggested that the roads or drives be built under the wires rather than the mobile homes. He also advised that there are many well holes which may or may not have been plugged properly and could be a possible hazard, therefore, he suggested that the applicant try to avoid those two situations and suggested that the sketch plat be revised.

Applicant's Rebuttal:

Mr. Sokolosky advised that the superintendent of the Sperry School system was present at a meeting concerning this issue and he stated that he would not be opposed to the application if the mobile homes were a permanent use.

Case No. 262 (continued)

He also stated that the neighbors to the west of the subject property have signed an agreement for the applicant to build the lagoon, which will be a total retention pond within 100' of the subject property.

Board Comments:

Mr. Gardner advised the Board that the applicant originally requested RMH zoning which would permit over 500 mobile home units, but was denied that request because the Zoning Code would permit too high of a density. The applicant has filed a sketch plat with the Planning Commission and he has received sketch plat approval. The property was recently zoned RS, therefore, the only issue before the Board today is if the applicant can place mobile homes on a permanent foundation in this subdivision. This request does not require the finding of a hardship.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 3-1-1 (Alberty, Tyndall, Walker, "aye"; Martin, "nay"; Wines, "abstaining"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to allow mobile homes in an RS District, subject to the following conditions: That the approval be limited to a maximum of 165 lots, that the approval be subject to the filing of a subdivision plat approved by the TMAPC, that the applicant present the final plat to the Board, which would include the specific number of lots contained therein, that each unit within those lots be placed on a permanent foundation for a permanent use, and that these conditions be incorporated within the restrictive covenants, on the following described property:

The W/2 of the SE/4, LESS 4.82 acres on the East for Highway right-of-way and LESS the West 300' of the South 660'; and LESS the South 400' of the East 580' of the West 640' of Section 16, Township 21 North, Range 12 East, Tulsa County, Oklahoma.

Case No. 263

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request for a special exception to allow a mobile home in an RS Zoned District. This property is located at 138th Street North and 111th East Avenue.

Presentation:

Ricky Jones submitted a letter from the Collinsville Board of Adjustment recommending approval of the application, subject to Health Department's approval (Exhibit "A-1"). Mr. Walker proceeded to read the letter.

Don Peterson, 12424 East 75th Street North, Owasso, Oklahoma, 74055, was present requesting permission to place the mobile home on the subject property for a period of three to five years. Mr. Peterson proposes to build a home on the subject property in the future, but intends to live in the mobile home on a temporary basis.

Mr. Walker read a letter from Commissioner Lewis Harris (Exhibit "A-2") stating that he has visited with the applicant and the applicant has complied with the Health Department and has done a good job handling the flow of natural drainage, which crosses one side of the subject property.

Case No. 263 (continued)

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) to allow a mobile home in an RS Zoned District, for a period of five (5) years, subject to the Health Department's approval, and approval of a building permit, on the following described property:

The N/2 of the E/2 of Block 9 of Industrial Heights Addition,
Tulsa County, Oklahoma.

Case No. 264

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request for a special exception to allow a mobile home in an RS Zoned District. This property is located at 6315 North Madison Avenue.

Presentation:

Robert Wilson, 6315 North Madison Avenue, was present requesting permission to place a mobile home on the subject property for his father to reside in. The applicant purchased the subject property six months ago and a house was already located on the property, but is in need of repair. Mr. Wilson's father intends to reside in the mobile home in order to assist his son in the reconstruction and repairing of the house. The applicant will reside in the house.

Protestants: None.

Board Comments:

Mr. Martin asked if there are other mobile homes in the area and Mr. Wilson answered in the affirmative. Mr. Martin also inquired about the sewer system and the applicant advised that there are two separate septic tank systems on the subject property.

Board Action:

On MOTION of WALKER and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) to allow a mobile home in an RS Zoned District, for a period of three (3) years, subject to the Health Department's approval, and subject to the issuance of a building permit, on the following described property:

Lot 9, Block 6, North Turley Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 265

Action Requested:

Variance - Section 710 - Principal Uses Permitted in the Commercial Districts - Request to place a mobile home in a CS District temporarily for

Case No. 265 (continued)

living quarters and office use while construction is being done. This property is located west of the NW corner of 111th Street and Okmulgee Beeline.

Presentation:

Jack Cox, the agent representing Charles Cousins, 111th Street and Beeline Road, Jenks, Oklahoma, 74037, was present stating that the applicant has purchased the subject property for further expansion of the facility. A mobile home will be placed on the subject property which has a septic system there already. A maintenance man will be at the subject property for security purposes. The subject tract will be for expansion of a parking lot for Beeline Furniture, which is located adjacent to this tract, or for further expansion of the building.

Protestants:

Robbie Mullin, who lives close to the subject property, stated that the applicant has done a lot of work in cleaning up the subject property. She advised that the mobile home is already in place and a camper trailer is located beside it where individuals are already residing. Mr. Cox advised that he was not aware of the other unit and suggested that the Building Inspector check on it.

Marie Ware, Route 3, Box 249, Sapulpa, Oklahoma, 74066, was present also concerned about the additional mobile home and requested that it be moved. She stated that she was not opposed to the temporary approval for the mobile home but only wants one there.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 710 - Principal Uses Permitted in the Commercial Districts) to place a mobile home in a CS District temporarily for living quarters and office use while construction is being done on the adjacent property, for a period of three (3) years, subject to the Tulsa City-County Health Department's approval, and subject to the issuance of a building permit; and that no other mobile homes be permitted on the subject property, and that the second unit on the subject property be removed, on the following described property:

The SW/4 of the SE/4 of the SE/4 of the SE/4 of Section 27,
Township 18 North, Range 12 East of the I.B.&M., Tulsa County,
Oklahoma, LESS the West 50' thereof for road.

Case No. 266

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture District - Request to locate a mobile home in an AG-R District. This property is located at 13914 North 90th East Avenue.

Presentation:

Mr. Walker read a letter from the Collinsville Board of Adjustment recommending approval of the application, subject to the Health Department's approval (Exhibit "B-1").

Charles Calhoun, 13914 North 90th East Avenue, Collinsville, Oklahoma, 74021, was present requesting permission to place a mobile home on the

Case No. 266 (continued)

subject property which will be used for his personal residence. He advised that the mobile home will be the only residence on the 2 1/2 acre tract. There are four other mobile homes within 300' of the subject tract.

Protestants: None.

Board Comments:

The Board inquired as to the septic system and Mr. Calhoun advised that a septic tank system is on the subject property and has been approved by the Health Department.

Board Action:

On MOTION of WINES and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 310 - Principal Uses Permitted in the Agriculture District) to locate a mobile home in an AG-R District, on the following described property:

A 2.51 acre tract of land situated in the W/2 of the SE/4 of Section 25, Township 22 North, Range 13 East, Tulsa County, State of Oklahoma, more particularly described to wit:

Beginning at a point South 0⁰-5'-00" West a distance of 652.68' from the Northwest corner of said W/2, SE/4 of Section 25, Township 22 North, Range 13 East; thence due East 329.70' to a point; thence South 0⁰-4'-57" West a distance of 331.63' to a point; thence due West a distance of 329.70' to a point; thence North 0⁰-5'-00" East a distance of 331.63' to the point of beginning, according to the U. S. Government Survey thereof. Subject to a 25-foot roadway easement on the East and a 10-foot utility easement on the West.

Case No. 267

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in the Industrial Districts - Request to allow a tent revival in an IL District. This property is located at the NE corner of Pine Street and Pittsburg Avenue.

Presentation:

Ricky Jones advised that he had received a letter from the applicant requesting that his case be stricken from the agenda (Exhibit "C-1").

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to strike this item from the agenda.

Case No. 268

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request to locate a mobile home in an RS District; and a Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to locate two dwellings on one lot of record. This property is located at 6418 West 60th Street.

Presentation:

Dovie Dykes, P. O. Box 651, Oakhurst, Oklahoma, 74050, was present requesting permission to place a mobile home on the back portion of the tract so that her invalid daughter can reside there. Ms. Dykes resides on the subject tract and requests that her daughter live close-by so she can tend to her daughter's needs. Ms. Dykes' house is on the sanitary sewer system and the mobile home would also be placed on the sewer system. There are other mobile homes in the immediate area.

Protestants: None.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) to locate a mobile home in an RS District; and a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to locate two dwellings on one lot of record, subject to the applicant connecting the mobile home to the sewer system, and subject to the issuance of a building permit, on the following described property:

Lots 7-9, Block 8, New Taneha Addition, Tulsa County, Oklahoma.

Case No. 270

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to allow 2 dwelling units per lot of record; and a Special Exception - Section 410 - Principal Uses Permitted in the Residential District - Request to allow a mobile home in an RS District. This property is located north and west of 58th Place and 100th West Avenue.

Presentation:

Donald Harrington, 5750 South 100th West Avenue, was present requesting permission to place a mobile home on the subject tract that already has a residence on it where the applicant resides. The mobile home has already been placed on the tract and would be used for Mr. Harrington's mother and grandfather to reside in, who are very elderly. Mr. Harrington stated that there are other mobile homes in the area.

Protestants:

Donna Leverette, 5726 South 100th West Avenue, was present stating that she lives next to the subject property and advised that the mobile home has been placed about 30' from her mobile home. She stated that the applicant's mobile home blocks off the south breeze and she stated that the noise from the air-conditioner and television has disturbed them at times. She advised that there are no more than one residence per lot in this area. She did not want the mobile home used for rental purposes.

Case No. 270 (continued)

Mrs. Bullard, Donna Leverette's mother, was present stating that she did not receive notice of the hearing and lives close to the subject property. She stated that if the application is approved, that it will decrease property values and would set a precedent.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwelling units per lot of record; and a Special Exception (Section 410 - Principal Uses Permitted in the Residential District) to allow a mobile home in an RS District; provided the mobile home is used for the applicant's use only and not for rental purposes, subject to the Tulsa City-County Health Department's approval, and subject to the issuance of a building permit, on the following described property:

Lot 3, Block 2, Hilltop Addition, Tulsa County, Oklahoma.

Case No. 271

Action Requested:

Variance - Section 208 - One Single-Family Residence Per Lot of Record - Request to locate two mobile homes and 1 house on a 20-acre tract. This property is located north and west of 41st Street and 137th West Avenue.

Presentation:

Mrs. A. B. Sartors, P. O. Box 33, Sand Springs, Oklahoma, 74063, was present requesting permission to locate three dwellings on the subject property. Mr. and Mrs. Sartors reside in a house and one of their daughters reside in the mobile home on the subject tract. The applicant is requesting permission to locate another mobile home on the tract for another daughter to reside in because of financial reasons. The two daughters will also be able to care for their elderly parents by being permitted to reside on the same lot.

Protestants: None.

Board Comments:

Mr. Martin asked if there are other mobile homes in the area and Mrs. Sartors advised that there are about 6 mobile homes in the surrounding area.

The Board inquired about the septic system and Mrs. Sartors advised that a lagoon system would be put on the subject tract for the three dwellings.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Residence Per Lot of Record) to locate two mobile homes and one house on a 20-acre tract, subject to a lagoon system being put in and subject to the issuance of a building permit, on the following described property:

A tract of land beginning 708.7 feet North of the Southwest Corner of Section 21, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, Oklahoma; thence North 608.8', East

Case No. 271 (continued)

1,800', Southwest 630.8'; thence West to the point of beginning, Tulsa County, Oklahoma.

Case No. 272

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential District - Request to locate mobile homes in an RS District. This property is located at 11116 and 11132 East 139th Street North.

Presentation:

Mr. Walker read a letter from the Collinsville Board of Adjustment recommending approval of the application (Exhibit "D-1").

Neil Young, 301 South 22nd Street, was present stating that the subject property consists of three lots. There is a house on one lot and a mobile home on each of the other two lots. One of the mobile homes is vacant and the other is occupied at this time. The smallest lot in question is 22,620 square feet in size. There are presently 32 mobile homes in the Morrow Heights and Industrial Heights Additions. He requested that a time limit not be imposed because the mobile homes have been financed for 8 years and 14 years.

Protestants:

Ron Cates, 111 West 5th Street, was present representing Don Little, one of the property owners in the subject area, stating that he was concerned about the precedent that has presently been set in the area. He stated that this is a single-family area and if mobile homes are permitted, they should be located in mobile home parks.

Board Action:

On MOTION of WINES and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential District) to locate mobile homes in an RS District, on the following described property:

The West 132' of Block 15, and the North 145' of the East 156' of Block 15, Morrow Heights Addition, Tulsa County, Oklahoma.

Case No. 273

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request for a variance to allow one mobile home and one single-family dwelling on one lot of record. This property is located at 10421 South 177th East Avenue.

Presentation:

Mr. Walker submitted a letter from the Broken Arrow Board of Adjustment requesting that the case be continued (Exhibit "E-1"). The applicant requested that the case be heard at this time.

Mrs. D. W. Kellams, 10421 South 177th East Avenue, was present requesting permission to allow a single-family dwelling and a mobile home on the 10-acre subject tract. Mr. and Mrs. Kellams reside in the house and their daughter and her husband will reside in the mobile home.

Case No. 273 (continued)

She advised that the septic tank system has already been approved by the Health Department.

Protestants: None.

Board Comments:

Mr. Alberty asked if the applicant was aware of the floodplain in the area and Mrs. Kellams stated that she was, but the subject property is located on a hill.

Board Action:

On MOTION of WINES and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow one mobile home and one single-family dwelling on one lot of record, subject to approval by the Tulsa City-County Health Department and subject to the issuance of a building permit, on the following described property:

The S/2, S/2, SW/4, NW/4, of Section 25, Township 18 North, Range 14 East, Tulsa County, Oklahoma.

Case No. 274

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request for an exception to allow a mobile home in an RS District. This property is located approximately 5742 South 97th West Ave.

Presentation:

Linda Parise, 5742 South 97th West Avenue, was present requesting permission to place a mobile home on the 2-acre subject tract. She advised that she purchased the mobile home from a friend who needed to sell it. The mobile home will be used for rental purposes possibly, but the main purpose of the request is for Ms. Parise's father-in-law to reside in the mobile home when he retires.

Protestants: None.

Board Comments:

Mr. Martin asked if there are other mobile homes in the area and Ms. Parise answered in the affirmative.

Board Action:

On MOTION of WINES and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) to allow a mobile home in an RS District, subject to the Tulsa City-County Health Department's approval, and subject to the issuance of a building permit, on the following described property:

Lot 9, Block 3, Hilltop Addition, Section 35, Township 19 North, Range 11 East, Tulsa County, Oklahoma.

Case No. 275

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential District - Request to locate a mobile home in an RS District. This property is located West of the NW corner of 72nd Street North and Victor Avenue.

Presentation:

Billy Ingram, 1536 East 75th Street North, was present requesting permission to place a mobile home on the subject tract which his brother-in-law owns, for three to five years, which will allow the applicant time to build a house behind the mobile home. Mr. Ingram stated that there are about four other mobile homes in the surrounding area. The applicant advised that he plans to remove the mobile home from the subject property when the construction of his house is completed. He does not intend to build his house until his mobile home is paid for.

Protestants:

Clarence Short, Rt. 2, Box 73, Skiatook, 74070, was present in opposition to the application because it is an eyesore to the community. He felt that if the application is approved it will lower property values in the area.

C. C. Tiner, 1702 East 72nd Street North, was present in protest to the application fearing that it might be used for rental property.

Mrs. C. C. Tiner, 1702 East 72nd Street North, was present stating that the mobile home should be placed in a mobile home park rather on the subject property. She stated that the property has not been well-kept and the applicant's animals come onto her property.

Board Comments:

Mr. Martin asked if the mobile home would be served by the sanitary sewer system and the applicant answered in the affirmative.

Mr. Wines suggested that the approval be subject to a recorded deed before a building permit is granted.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential District) to locate a mobile home in an RS District for a period of two (2) years, that the approval be contingent upon the occupancy of the applicant only, and that the applicant maintain the subject property, on the following described property:

Lot 11, Block 5, Golden Hill Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 276

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request for permission to locate a 14' x 60' mobile home on the back half of the property at 7130 North Victor Avenue.

Case No. 276 (continued)

Presentation:

Kerry Farmer, 1039 East 41st Street, Apt. 51, was present, but her husband made the presentation. The applicant proposes to place the mobile home on Kerry's grandmother's property which is 100' x 300' in size. The mobile home will be placed approximately 47' behind Kerry's grandmother's house. The request for the mobile home is for a temporary basis. Skirting will be placed on the mobile home and City sewage and water will be available for the mobile home.

Protestants:

C. C. Tiner, 1702 East 72nd Street North, was present in protest to the application stating that it might be used for rental purposes.

Mrs. C. C. Tiner, 1702 East 72nd Street North, was present stating that the mobile home should be placed in a mobile home park rather than on the subject property. She stated that the property has not been well-kept and the applicant's animals come on her property.

Board Action:

On MOTION of WALKER and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) to park a 14' x 60' mobile on the back half of the property at 7130 North Victor Avenue, for a period of two (2) years, that the occupancy run with this couple only, that the mobile home be skirted, subject to approval by Tulsa City-County Health Department, and subject to the issuance of a building permit, on the following described property:

The South 100' of Lot 1, Block 8, Golden Hills Addition, Tulsa County, Oklahoma.

Case No. 277

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to allow two single-family dwellings on one 9-acre tract. This property is located at the NE corner of 73rd Street North and North Victor Avenue.

Presentation:

Justin Rowe, 7415 North Victor Avenue, was present requesting permission to allow two single-family dwellings on the 9-acre subject property. Mr. Rowe proposes to place a mobile home on the subject property on a temporary basis for a period of five (5) years.

Protestants: None.

Comments:

Discussion ensued concerning the placement of the mobile home. Jack Edwards, Building Inspector, advised that a property owner in the subject area had contacted him concerning the location of the mobile home in relation to the north property line. The owner of the subject property has given 24' of the land to the County, therefore, the applicant is required to set back 49' from the property line since 24' is a dedicated right-of-way.

Case No. 277 (continued)

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5 -0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two single-family dwellings on one 9-acre tract for a period of two (2) years, subject to the issuance of a building permit, and subject to Tulsa City-County Health Department's approval, on the following described property:

The SW/4 of the NW/4 of the NE/4, LESS the South 134' of the North 312' of the West 187' thereof, in Section 31, Township 21 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Survey thereof.

Case No. 278

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record- Request to allow more than one single-family dwelling unit per lot of record. This property is located west of the SW corner of 209th West Avenue and Coyote Trail.

Presentation:

Mohammad Emami, 506 North Oak, Tahlequah, Oklahoma, 74462, was present requesting permission to place two mobile homes per acre on the five acre subject tract, making a total of ten mobile homes on the property.

Protestants:

Mr. Martin read a letter from the developers of the area who are in protest to the application (Exhibit "F-1"). The six individuals who signed the protest stated that they object to the approval because the restrictive covenants provide for only one single-family dwelling unit per lot of record.

Comments:

Mr. Gardner advised that the zoning on the subject property does not prohibit a lot-split provided each lot contains 2 acres. If the applicant is not restricted from lot splitting he would be allowed to have two lots and 2 mobile homes total.

ALBERTY made a MOTION and WALKER SECOND the motion to deny the application.

Mr. Gardner suggested that the case be continued to allow the applicant time to review the restrictive covenants. He suggested that the applicant proposes to split the tract. He suggested that the case be continued rather than imposing another fee on the applicant to refile.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to continue this item to the November 19, 1982 meeting.

Case No. 279

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance from South 41st West Avenue from 45' to 36'. This property is located at 4030 West 45th Place.

Presentation:

George Blankenship, the developer, was present representing Norma Jean Bryd, 3363 South 63rd West Avenue, and requested the variance from 45' to 36'. Mr. Blankenship submitted a plot plan of the proposed house (Exhibit "G-1"). The proposed house will enhance the area and will line up with the other houses on the street. The request is a variance of the side lot line. Commissioner Terry Young has reviewed the request and is in support of the application.

Protestants: None.

Board Comments:

The Board members and Staff discussed the request among themselves.

Board Action:

On MOTION of ALBERTY and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential District) from South 41st West Avenue from 45' to 36', per plot plan, on the following described property:

Lot 6, Block 2, Vera Faye Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 280

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to locate a mobile home on a lot or record, that already has a residence on it. This property is located at 4102 East 161st Street South.

Presentation:

Mrs. James Lomax, 4102 East 161st Street, Bixby, Oklahoma, 74008, was present requesting permission to place a mobile home 600' behind her residence. The mobile home will be for Mrs. Lomax's sister-in-law, who recently had a heart attack and has become disabled.

Protestants: None.

Board Comments:

Mr. Martin asked if there are any other mobile homes in the area and Mrs. Lomax answered in the affirmative.

Mr. Martin asked the size of the subject property and the applicant advised that the subject tract is 3 1/2 acres in size.

Board Action:

On MOTION of WINES and SECOND by WALKER, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to locate a mobile home on a lot of record, that already has a residence on it, subject to Tulsa City-County Health Department, and subject to the issuance of a building permit on the following described property:

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Case No. 280 (continued)

The East 176.0' of the West 528.0' of the North 871.52' of the E/2 of the NE/4 of Section 28, Township 17 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, Oklahoma, containing in all 3.52 acres.

Case No. 281

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture Districts - Request to locate a mobile in an AG-R District. This property is located west of the SW corner of 126th Street North and 97th East Avenue.

Presentation:

Darla Barnhouse, 303 North Elm Street, Owasso, Oklahoma, 74055, was present requesting permission to place a mobile home on her mother-in-law's property.

Protestants: None.

Board Comments:

Mr. Walker read a letter from the Owasso Board of Adjustment who has re-scheduled this case to be heard on November 3, 1982 (Exhibit "H-1"). The Owasso staff does not find a significant impact of the proposed mobile home on the City.

Board Action:

On MOTION of WINES and SECOND by ALBERTY, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 310 - Principal Uses Permitted in the Agriculture Districts) to locate a mobile home in an AG-R District, subject to the Tulsa City-County Health Department's approval, and subject to the issuance of a building permit, on the following described property:

A tract of land, that contains more than 2 1/2 acres in the E/2 of the NE/4 of Section 1, Township 21 North, Range 13 East, Tulsa County, Oklahoma, said E/2 of the NE/4 being comprised of Lot 1 and the SE/4 of the NE/4 of Section 1 and said tract of land being described as the West 255' of the East 530' of the North 440'; of said E/2 of the NE/4 reserving to the public an easement and right-of-way over the North 25' thereof, for roadway purposes and an easement and right-of-way over the East 5' and West 5' and the South 5' thereof, for installation and maintenance of utility lines with right of ingress and egress thereto.

Case No. 282

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request for a home occupation to sell square dance apparel. This property is located at 4703 West 26th Street.

Presentation:

Dolly Cramer, 4703 West 26th Street, was present requesting permission to locate a square dance apparel business in her home. She previously located

Case No. 282 (continued)

her business on Admiral and now proposes to move her business and operate a home occupation. She stated that he neighbors do not object to the business.

Protestants: None.

Board Comments:

Mr. Martin asked if a sign was proposed for the home occupation and Ms. Cramer answered no.

Mr. Gardner asked if the business would be located in her home or in another building on her property. The applicant advised that she intends to erect a portable building on the one-acre subject property for the business and she intends to locate it on an old foundation on the back of the property. Mr. Edwards advised that if the applicant places the building on the old foundation, a building permit is required, but if the building is on skids setting on the concrete slab a building permit is not required.

Mr. Alberty inquired as to any proposed advertisements concerning the business. Ms. Cramer stated that there would be no sign and stated that advertising would be done by word of mouth.

Board Action:

On MOTION of WINES and SECOND by TYNDALL, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) for a home occupation to sell square dance apparel, subject to the home occupation regulations, on the following described property:

South 264' of the W/2 of the E/2 of the SE/4 of the SW/4 of the NW/4, LESS the South 25' for Street, Section 16, Township 19 North, Range 12 East, Tulsa County, Oklahoma.

OTHER BUSINESS:

Case No. 215

Action Requested:

Request by the Building Inspector's Office to rescind approval for a mobile home at 6714 North Peoria Avenue - Case No. 215.

Presentation:

Ricky Jones advised that the Board approved the case several months ago and the applicant never picked up his building permit and the mobile home is still on the tract. Jack Edwards advised that the case needs to be stricken from the agenda.

Board Action:

On MOTION of TYNDALL and SECOND by WINES, the Board voted 5-0-0 (Alberty, Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; none, "absent") to strike this item from the agenda.

There being no further business, the Chair adjourned the meeting at 1:15 p.m.

Date Approved 11-19-82

Robert L. Walker
Chairman