

COUNTY BOARD OF ADJUSTMENT

Meeting No. 66

Tuesday, November 19, 1985, 1:30 p.m.

County Commission Room

Room 119

County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Tyndall, Chairman Martin Walker Wines	Alberty	Gardner Jones Moore	Edwards, Building Inspector

The notice and agenda of said meeting were posted in the Office of the County Clerk, as well as in the Reception Area of the INCOG offices, on Friday, November 15, 1985 at 12:32 p.m.

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

MINUTES:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE the Minutes of October 15, 1985 (No. 65).

UNFINISHED BUSINESS

Case No. 603

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Use Unit 1223 - Request a variance of the required 75' setback from abutting R districts, located on the north side of 55th Place, east of 45th West Avenue.

CZ-142 filed same time - to be heard by TMAPC on October 23, 1985.

Presentation:

The applicant, William Harrington, was not present.

Comments and Questions:

Ricky Jones informed that the applicant has requested that Case No. 603 be continued until December 17, 1985 to allow sufficient time to advertise for additional relief.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to CONTINUE Case No. 603 to December 17, 1985.

NEW APPLICATIONS

Case No. 611

Action Requested:

Special Exception - Request a special exception to a condition of approval placed by the City Board of Adjustment to allow a previously approved radio station to be transferred with the sale of property, located at 9909 East 106th Street North.

Presentation:

The applicant, John Major, was represented by Attorney Charles Norman, 909 Kennedy Building, Tulsa, Oklahoma, who submitted photographs (Exhibit A-1). He explained that his client has operated a radio station at the above stated address since 1980, pursuant to a variance approved by the City Board of Adjustment with 9 specified conditions. Mr. Norman informed that this site was chosen originally because it is located at a higher elevation and has a good microwave connection to the main transmitter tower at Talala. He further noted that all of the 9 conditions have been complied with, but the owners are planning to sell the radio station and would like the Board to delete 2 conditions; one which stated that the variance granted would apply to the present owner only, and another that limited the number of employees to 4.

Comments and Questions:

Mr. Wines asked Mr. Norman if this property is located in the Tulsa City Limits and he replied that it is in the fenceline of Owasso.

Mr. Walker suggested that the maximum number of employees for the business should be noted in the Board's action.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to **APPROVE** a **Special Exception** to a condition of approval placed by the City Board of Adjustment to allow a previously approved radio station to be transferred with the sale of property: subject to the same requirements being imposed as previously approved by the City Board of Adjustment, and these requirements being: per plot plan and site plans submitted: all traffic to use the existing drive off 106th Street North: all parking to be on a hard surfaced lot and screened from the abutting properties to minimize impact, as per the plot plan and renderings: antennas to be located as set forth on the plot plan, the relay tower not to exceed 90' in height: no more than one sign, not larger than 6 sq. ft. with no flashing lights - to carry the call letters of the station only: no additional detached buildings shall be permitted: any future alterations, other than the submitted enlargement of the existing house in the site plan, shall not be

Case No. 611 (continued)

allowed without Board of Adjustment hearing and approval; except for the deletion of the statement that said requirements are for the present owner only; and subject to a change from a maximum of 4 employees to a maximum of 8 employees; finding that the radio station has been in operation for several years and has proven to be compatible with the neighborhood; on the following described property:

The west 198' of the SE/4 of the SW/4 of the SW/4 of Section 7, T-21-N, R-14-E, Tulsa County, Oklahoma.

Case No. 612

Action Requested:

Variance - Section 207 - Street Frontage Required - Request a variance of the required street frontage from 30' to 0', located south of the SE/c of 126th Street North and Garnett Road.

Presentation:

The applicant, Bob Miller, requested by letter (Exhibit B-1) that Case No. 612 be withdrawn and application fees refunded.

Comments and Questions:

Ricky Jones informed that the application has not been processed and a refund of the \$100 fee would be in order.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to WITHDRAW Case No. 612 and refund the fee of \$100; finding that the application had not been processed.

Case No. 613

Action Requested:

Variance - Section 240.2(e) - Permitted Yard Obstructions - Use Unit 1206 - Request a variance of the maximum 750 sq. ft. for a detached accessory building to 1200 sq. ft., located at 1804 Town and Country.

Presentation:

The applicant, Linda Soles, was represented by Aubrey Soles, 1804 Town and Country Drive, Sand Springs, Oklahoma. A plot plan (Exhibit C-1) and a letter from the City of Sand Springs (Exhibit C-2) recommending approval, subject to no business being operated, were submitted. He informed that he had a 1200 sq. ft. building constructed to store his personal possessions, but found that his neighbors were concerned that he is opening up a business on the lot. He explained that he has no intention of operating a business on his property.

Case No. 613 (continued)

Comments and Questions:

Mr. Tyndall asked the applicant to state his occupation and he answered that he is steelworker.

Protestants:

Bill Holt, 1802 Town and Country Drive, Sand Springs, Oklahoma, stated that he was not notified that the building was being erected and is not protesting its location if there is no business operating on the property. Mr. Holt pointed out that the new structure is large enough to park 10 cars and, since Mr. Soles works on cars, was concerned that a garage would be in operation next door.

Additional Comments:

Mr. Wines asked if the building is made of sheet metal and Mr. Soles answered in the affirmative.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 240.2(e) - Permitted Yard Obstructions - Use Unit 1206) of the maximum 750 sq. ft. for a detached accessory building to 1200 sq. ft.; subject to no business being operated in the building; on the following described property:

Lot 10, Town and Country Acres, Tulsa County, Oklahoma.

Case No. 614

Action Requested:

Variance - Section 220(c) - Height Exception - Use Unit 1204 - Request a variance of the 60' height limitation to 240' to permit a transmitting/receiving tower, located north of the NE/c of 171st South and Yale Avenue.

Presentation:

The applicant, Garland Ziegenhorn, 17330 Preston Road, Dallas, Texas, an employee of Southwestern Bell Mobile Systems submitted a plot plan (Exhibit D-1) and photographs (Exhibit D-2) of a proposed 240' transmitting and receiving tower. He stated that he is representing the Tulsa Cellular Telephone Company and Leo Lewis, the owner of the property being leased. Mr. Ziegenhorn explained that this site is one of 10 sites which will be a part of a mobile telephone system serving the Tulsa area, or approximately 1,800 sq. miles. The tower will be located on a 3 acre tract along with an unmanned equipment building. The applicant informed that there are mixed uses in the AG zoned district. He pointed out that the tower will not interfere with radio or TV reception and will withstand an approximate 100 mile an hour wind.

Case No. 614 (continued)

Comments and Questions:

Mr. Martin asked the applicant to state the size of the equipment building. He informed that it will be a 11' by 26' concrete building.

Mr. Wines asked if the tower will be close to the airport, and Mr. Ziegenhorn replied that it is not close to an airport, but it has been approved by FAA.

Mr. Walker asked if there are other towers in the Tulsa area and, if so, their height in comparison to the tower in question. The applicant informed that this tower will be the highest one of their system, due to the fact that the ground is lower at this site. He asked Bill Babb, Manager of the Tulsa Cellular System, to address the height of other towers in the area.

Bill Babb, 717 South Houston, Tulsa, Oklahoma, stated that there are a number of towers in the area which have been built by a competitor, United States Cellular, and range from heights of 260' to 300'.

Protestants:

Franklin Casey, 3140 South Winston, Tulsa, Oklahoma, represented Mr. and Mrs. Thomas Wing, who live directly across from the proposed tower. He pointed out that his client has lived at the present address for 20 years and is opposed to the location of the tower 300' from his home. Mr. Casey noted that the site is prepared for the installation of the tower and that vehicles visiting the location use Mr. Wing's driveway for a turn-around. He suggested that the beacon and other lights on the tower would be annoying to his clients and that it could possibly fall in their yard if it should collapse.

Mr. Chappelle submitted a letter (Exhibit D-3) of opposition from Max LeBass.

Applicant's Rebuttal:

Mr. Ziegenhorn stated that there would be no more than 1 visit per day to the tower after installation is completed.

Bob Cornforth, 5500 North Santa Fe, Oklahoma City, Oklahoma, stated that he is a structural engineer and that in reviewing the collapse of towers, he has found that a tower of this nature will fall approximately 25% to 30% of the height of the tower. He further noted that towers have higher code restrictions than those imposed on most buildings. Mr. Cornforth suggested that it would probably take a wind in excess of 150 miles per hour to cause the collapse of the tower in question.

Case No. 614 (continued)

Additional Comments:

Mr. Wines asked the applicant what type of lights would be installed on the tower. He replied that there would be a beacon light flashing at the top and lights, approximately 220 watts, at another point on the tower.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 220(c) - Height Exception - Use Unit 1204) of the 60' height limitation to 240' to permit a transmitting/receiving tower; subject to construction materials being used as represented by the applicant; finding that there are multiple types of uses in the AG zoned area; on the following described property:

The north 360' of the west 384.75' at the SW/4, SW/4, Section 27, T-17-N, R-13-E, Tulsa County, Oklahoma.

Case No. 615

Action Requested:

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of the required 30' frontage to 0' in order to permit a lot-split, located at 7107 North 129th East Avenue.

Presentation:

The applicant, Larry Udean, was not present.

Comments and Questions:

Mr. Jones informed that the lot-split was approved by TMAPC on November 6, 1985.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to CONTINUE Case No. 615 until December 17, 1985.

Case No. 616

Action Requested:

Special Exception- Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow a mobile home in an RS district, located west of the NW/c of 27th Street and 49th West Avenue.

Presentation:

The applicant, Harold Whities, 30 South Union, Tulsa, Oklahoma, asked the Board to allow him to locate a mobile home on his property at the above stated address. He informed that there are numerous mobiles in the area.

Case No. 616 (continued)

Comments and Questions:

Mr. Tyndall asked the applicant to state the use intended for the trailer. He informed that he is developing some property and is using it for an office at the present time.

Mr. Tyndall asked if there is a house on the lot and the applicant stated that he is in the process of getting a lot-split and there will be a house on the other lot.

Mr. Walker asked if there will be 2 tracts, each containing 1 1/4 acres and Mr. Whitels answered in the affirmative.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow a mobile home in an RS district; subject to mobile home being used for residential use only; finding that the granting of the special exception request would not be injurious to the neighborhood and would be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 10, Elliot's Subdivision, Tulsa County, Oklahoma.

Case No. 617

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow a mobile home and a variance of Section 208 to allow more than one single family dwelling per lot of record, located on the SW/c of 97th West Avenue and 57th Street.

Presentation:

The applicant, Bobbie Smith, requested by letter (Exhibit E-1) that Case No. 717 be withdrawn and requested a refund of application fees.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to WITHDRAW Case No. 617 and refund fees in the amount of \$25.00; finding that the application has been processed except for the public hearing portion.

11.19.85:66(7)

Case No. 618

Action Requested:

Variance - Section 240.2(e) Permitted Yard Obstructions - Request for a variance of the 750 sq. ft. allowance for a storage building to 900 sq. ft., located at 1603 Ledbetter.

Presentation:

The applicant, John Gilbert, 1603 Ledbetter Drive, Sand Springs, Oklahoma, submitted photographs (Exhibit F-1) and a letter from Sand Springs (Exhibit F-2) recommending approval of the variance requested, subject to no business being operated in the building. He asked the Board to allow a storage building on his lot and stated that he has no intention of operating a business on the property.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 240.2(e) Permitted Yard Obstructions) of the 750 sq. ft. allowance for a storage building to 900 sq. ft.; subject to no business being operated in the building; on the following described property:

Lot 13, Block 4, Town and Country Acres #2, Tulsa County, Oklahoma.

Case No. 619

Action Requested:

Variance - Section 310 - Principal Uses Permitted in the Agriculture District - Use Unit 1209 - Request a variance to allow 2 dwelling units on 1 lot of record (1 existing home and 1 proposed mobile home).

Presentation:

The applicant, Leon Covey, stated that he has 3 acres of land and would like to move a mobile home on the property for his daughter to live in. He noted that there are other mobiles in the area. Photographs were submitted (Exhibit G-2).

Comments and Questions:

Mr. Tyndall read a letter from the Jenks Board of Adjustment (Exhibit G-1) recommending denial of the request. The letter pointed out that the request did not meet the criteria required by the State of Oklahoma for the granting of a variance.

Mr. Martin asked Mr. Covey why the City of Jenks recommended denial of his application. He stated that they informed him that he needs 5 acres of land in order to move the mobile home on the tract.

Mr. Jones pointed out that the smaller communities like Jenks prefer that these types of properties be rezoned to RS instead of acquiring lot splits which create lots that do not meet the Zoning Code.

Case No. 619 (continued)

Mr. Martin asked Mr. Tyndall if he anticipated community growth toward this area and he replied that Mr. Covey's property is located in an area that is not going to develop rapidly.

Mr. Covey informed that, less than a mile from his home, there is a house with 2 mobile homes on an approximate 1-acre tract of land.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 310 - Principal Uses Permitted in the Agriculture District - Use Unit 1209) to allow 2 dwelling units on 1 lot of record (1 existing home and 1 proposed mobile home); subject to the mobile home being occupied by a member of the applicants family only; and subject to a time limit of 3 years; finding that there are numerous mobile homes located in the area; on the following described property:

Beginning 353' east of the SW/c, NW/4, thence east 450', north 290.5', west 450', south 290.5' to P.O.B., Section 27, T-18-N, R-12-E, Tulsa County, Oklahoma.

Case No. 620

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request for a special exception to allow a mobile home under provisions of Section 1680.

Variance - Section 208 - One Single Family Dwelling per Lot of Record - Request a variance to allow 3 dwelling units on one lot of record (2 existing houses and 1 proposed mobile home), located on the NE/c of 61st West Avenue and 23rd Street.

Presentation:

The applicant, Nellie Minnick, was represented by her husband, J. B. Minnick, 2365 South 63rd West Avenue, Tulsa, Oklahoma, who stated that he has 1 3-bedroom home and 1 smaller home on his property at this time. He asked that he be allowed to locate a mobile home on the lot for his brother who is ill and having financial problems. Mr. Minnick informed that there are numerous mobile homes already in the area.

Comments and Questions:

Mr. Martin asked if the mobile home would be moved when his brother no longer has a need for it and he replied that it would be removed at that time.

Case No. 620 (continued)

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 208 - One Single Family Dwelling per Lot of Record) to allow 3 dwelling units on one lot of record (2 existing houses and 1 proposed mobile home); subject to the mobile home being occupied by the brother of Mr. Minnick only; finding that there are other mobile homes in the area and the granting of the special exception request would not be injurious to the neighborhood; on the following described property;

Lot 9, Block 7, 2nd West Tulsa View Acres Addition, Tulsa County, Oklahoma.

Case No. 621

Action Requested:

Variance - Section 207 - Street Frontage Required - Request a variance of the required 30' of frontage on a public or dedicated street, located on the NE/c of West 41st Street and 177th West Avenue.

Presentation:

The applicant, Robert Nichols, 111 West 5th Street, Tulsa, Oklahoma, represented the developers of the tract in question. He informed that his clients own the entire section where the project is located. Mr. Nichols stated that the owners of the land began the platting process, but were unable to complete it because they were unable to agree with the County Engineer as to the standard of the streets. He pointed out that an easement has been filed delineating the streets which are on the plat, but that some of the property owners have filed for Building Permits and have been denied because these streets have been dedicated, but have not been accepted by the County. He suggested that the Zoning Code has been changed halfway through the development, since the lots must now be aligned on streets which are not only dedicated and open to the public, but which have been accepted for maintenance by the County. Mr. Nichols pointed out that his clients would have to file a Planned Unit Development on this tract and maintain private roads or ask for a variance of the 30' frontage and have privately maintained roads which cost will be assessed to the land owners.

Comments and Questions:

Mr. Gardner asked Mr. Nichols if the City of Sand Springs is processing the plat. He replied that they have processed the plat and approved it in June of 1985, but it has not been filed due to the reluctance of the County Engineer to accept the streets at the current standards.

Case No. 621 (continued)

Mr. Gardner asked if there is any reason, other than the waiver of the street maintenance, why the plat can not be filed and Mr. Nichols informed that his client could and would file the document. Mr. Gardner pointed out that the concern of this Board is to make sure that the buyers of lots would have a piece of property that has been reviewed by a government agency to see that it meets adopted standards and that the buyers are aware of what they are buying.

Mr. Walker stated that it is his understanding that the County Engineer has certain standards and it would be the responsibility of Mr. Nichols client to measure up to these standards.

Mr. Jones submitted a letter (Exhibit H-1) from the Sand Springs Board of Adjustment which recommended approval of the request.

Mr. Gardner asked Mr. Nichols if his clients would sell tracts by metes and bounds if the Board approves this application. The applicant answered that they would.

Mr. Gardner asked Mr. Nichols why they would sell platted subdivision lots by metes and bounds description. He informed that the plat is not recorded.

Mr. Walker asked if the owners of this development also own the property to the north and west. Michael Sager, P.O. Box 702795, Tulsa, Oklahoma, informed that they do not own this adjoining property.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") CONTINUE Case No. 621 to January 21, 1986 to allow Staff to review the development in question.

Case No. 622

Action Requested:

Variance - Section 330 - Bulk and Area Requirements to the Agriculture District - Use Unit 1206 - Request for variance of frontage requirement in an AG district from 30' to zero to permit access by private easement, located north and west of West 31st Street and South 137th West.

Presentation:

The applicant, Daniel Hobson, was represented by his wife Jenny Hobson, 14016 West 31st Street, Tulsa, Oklahoma, who stated that they sold 2 1/2 acres of their property to Randy and Lisa Brown and

Case No. 622 (continued)

were unaware that a 30' frontage on a public road was required before a Building Permit could be issued. She submitted an easement agreement (Exhibit 1-1) which stated that Ms. McKee gave permission for the Browns to use her existing driveway to gain access to their property.

Protestants:

Morgan Powell, 200 Center Office Building, Tulsa, Oklahoma, represented Ms. Jack Long who owns adjoining property to the east of the tract in question. He pointed out that his client is concerned that the easement might be located on the dividing line between her property and that owned by the Mr. and Mrs. Brown.

Comments and Questions:

A letter (Exhibit 1-2) from the City of Sand Springs, recommending approval of the variance request, was submitted.

Mr. Martin asked Mr. Powell if his client has any objection to the easement being on the west side of the tract. He replied that she does not object.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 330 - Bulk and Area Requirements to the Agriculture District - Use Unit 1206) of frontage requirement in an AG district from 30' to zero to permit access by private easement on a dedicated right-of-way; subject to easement being a private roadway easement on the west side of the subject tract; on the following described property:

The east 330' of the north 330' of the SW/4, SW/4 of Section 16, T-19-N, R-11-E, Tulsa County, Oklahoma.

Case No. 623

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in R Districts - Use Unit 5 - Request a special exception to allow for a church and related uses in an R district, located at 5948 South 59th West Avenue.

Presentation:

The applicant, B. G. Guthrie, requested that Case No. 623 be continued until December 17, 1985.

Protestants:

Protestants in the audience were not opposed to the continuance request.

Case No. 623 (continued)

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to CONTINUE Case No. 623 until December 17, 1985.

Case No. 624

Action Requested:

Variance - Section 208 - Single-Family Dwelling for Lot of Record - Use Unit 1206 and 1209 - Request a variance to allow for 2 dwelling units (1 existing vacant house and 1 mobile home) on one lot of record.

Variance - Section 1440(b) - Nonconforming Lots - Request a variance of the minimum lot size of 2 acres in an AG district, located east and north of 129th East Avenue and Highway 64.

Presentation:

The applicant, J. Q. McManus, 129th East Avenue and Highway 64, Bixby, Oklahoma, asked that he be permitted to locate a mobile home at the above stated address.

Comments and Questions:

Mr. Gardner pointed out that the applicant needs the first variance because there is an existing house already on the lot and the mobile home would be the 2nd dwelling unit on one lot of record. He further explained that the tract does not consist of 4 acres of land, in which case Mr. McManus could obtain a lot split and thus accommodate the 2 dwellings.

Interested Parties:

Michelle Sumner, Route 1, Box 368-A, Bixby, Oklahoma, informed that the applicant is her future son-in-law and that she lives in the house that is located on the subject tract. She pointed out that there is a mobile home to the east of her land and 2 mobiles located to the north. Ms. Sumner stated that her home is built on land that has been in her family for many years and she would like to help her daughter in providing a place to park the mobile home.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 208 - Single-Family Dwelling for Lot of Record - Use Unit 1206 and 1209) to allow for 2 dwelling units (1 existing vacant house and 1 mobile home) on one lot of record; and to APPROVE a Variance (Section 1440(b) - Nonconforming Lots) of the minimum lot size of 2 acres in an AG district; subject to Health Department approval and Building Permit; subject to the use of the mobile home being restricted to Ms. Sumner's daughter and son-in-law only; finding that there are other mobile homes in the immediate area; on the following described property:

Case No. 624 (continued)

Lots 1 and 2, Block 23, The Original Town of Wealaka, Tulsa County, Oklahoma.

OTHER BUSINESS

Case No. 549

Action Requested:

Review of final site plan for the Church of God of Prophecy, located south and west of 41st Street and 65th West Avenue.

Presentation:

The applicant, Rick McElyea, 2712 Bermuda, Sand Springs, Oklahoma, submitted a final site plan (Exhibit J-1) for a building 112' by 30'. He stated that there is adequate parking for the church.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE the final site plan for the Church of God of Prophecy; per site plan submitted.

Election of Officers

Mr. Walker nominated Wayne Alberty for Chairman of the County Board of Adjustment. (There were no other nominations.)

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to ELECT Wayne Alberty to replace John Tyndall as Chairman of the County Board of Adjustment.

There being no further business, the meeting adjourned at 3:40 p.m.

Date Approved

12-17-85


Chairman

11.19.85:66(14)