

COUNTY BOARD OF ADJUSTMENT
Meeting No. 77
Tuesday, October 21, 1986, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Alberty, Chairman Eller Looney (1:35 p.m.) Tyndall Walker		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, October 16, 1986 at 1:55 p.m.

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

MINUTES:

On MOTION of TYNDALL, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney, "absent") to **APPROVE** the Minutes of September 16, 1986 (No. 76).

UNFINISHED BUSINESS

Case No. 684

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow an existing mobile home in an RS District, located at 4503 South 49th West Avenue.

Presentation:

The applicant, Barbara Coleman, 203 South 51st East Avenue, Tulsa, Oklahoma, stated that she is representing her father who is elderly. She informed that she found out after the mobile home was already in place that it would not be permitted in the residential area. Ms. Coleman stated that she has contacted the neighbors and they are not opposed to the trailer. A petition of support (Exhibit AA-2) and a drawing (Exhibit AA-1) were submitted.

Case No. 684 (continued)

Comments and Questions:

Mr. Alberty inquired as to the date the mobile home was placed on the property and if there are others in the area. The applicant replied that it was moved there in July and that there is one mobile home to the south of the subject property and others in the neighborhood.

Mr. Alberty asked if the mobile home is hooked up to all utilities and Ms. Coleman answered in the affirmative.

Protestants: None.

Board Action:

On MOTION of WALKER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow an existing mobile home in an RS District; subject to Building Inspector and Health Department approval; finding that the granting of the special exception request will not be detrimental to the area, as there are other mobile homes located near the property in question; on the following described property:

The west 244.4' of Lot 23, Bridges III Addition, City of Tulsa, Tulsa County, Oklahoma.

MINOR VARIANCES AND EXCEPTIONS

Case No. 697

Action Requested:

Minor Variance - Section 330 - Bulk and Area Requirements in Agricultural Districts - Use Unit 1206 - Request a variance of the lot area from 2 acres to 1.29 acres and land area from 2.2 acres to 1.29 acres in order to permit a lot split, located south and west of SW/c of 146th Street North and North Lewis Avenue.

Comments and Questions:

Mr. Jones informed that TMAPC approved the lot split at the October 15, 1986 meeting.

Presentation:

The applicant, Ron Miller, Route 1, Box 146-B2, Skiatook, Oklahoma, was represented by Bruce Straub, 4633 East 31st Street, Tulsa, Oklahoma, who explained that his client is asking to split off a 1.29 acre tract from a 150 acre tract. He informed that there is a septic system on the lot and the percolation test has not been received at this time.

Case No. 697 (continued)

Additional Comments:

Mr. Alberty asked if the street serving the property has been accepted by the County for maintenance and Mr. Straub stated that he does not know.

Mr. Jones informed that it is INCOGS's policy to place only dedicated roads on maps.

Mr. Gardner pointed out that, if the Board approves the request, it should be approved subject to conditions set out by TMAPC.

Protestants: None.

Board Action:

On MOTION of LOONEY the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Minor Variance** (Section 330 - Bulk and Area Requirements in Agricultural Districts - Use Unit 1206) of the lot area from 2 acres to 1.29 acres and land area from 2.2 acres to 1.29 acres in order to permit a lot split; subject to conditions imposed by TMAPC; subject to approved service from the Rural Water District; and subject to Building Inspector and Health Department approval; finding that there are other similar sized lots in the area; on the following described property:

Beginning 299' north and 1,196' west of the southeast corner of the NW/4 SE/4, Section 30, T-22-N, R-13-E; thence north 300', west 205', south 300', east 205' to the point of beginning, less the south 25' for road, containing 1.36 acres more or less, Tulsa County, Oklahoma.

Case No. 699

Action Requested:

Minor Variance - Section 1221.3(f) - General Use Conditions for Business Signs - Use Unit 1213 - Request a minor variance of the required 60' setback from the centerline of Yale Avenue to 50' to allow a sign, located on the NW/c of Pine and Yale.

Presentation:

The applicant, Purity Oil Company, was represented by Bob Phillips, 10159 East 11th Street, Tulsa, Oklahoma, who submitted a plot plan (Exhibit A-1) and stated that the sign in question will be for Phillips 66 gasoline. Mr. Phillips informed that the sign meets all other requirements.

Comments and Questions:

Mr. Alberty asked the applicant if he would be opposed to the execution of a removal contract and he replied that he is familiar with this type of agreement and would not be opposed.

Protestants: None.

10.21.86:77(3)

Case No. 699 (continued)

Board Action:

On MOTION of TYNDALL the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Minor Variance** (Section 1221.3(f) - General Use Conditions for Business Signs - Use Unit 1213) of the required 60' setback from the centerline of Yale Avenue to 50' to allow a sign; subject to the execution of a removal contract; finding that there are other signs along Yale that are as close to the street as the sign in question; on the following described property:

A tract of land described as follows: Beginning 50 feet west and 50 feet north of the southeast corner of Section 28, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof, thence west 40 feet; thence north 100 feet; thence east 40 feet; thence south 100 feet to the point of beginning, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 692

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow an existing mobile home and to move in an additional mobile home to be attached to existing mobile as an addition.

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request a variance to permit 2 dwellings on a lot of record, located at 3925 South 51st West Avenue.

Presentation:

The applicant, Buddy Apple, 3925 South 51st West Avenue, Tulsa, Oklahoma, submitted a drawing (Exhibit B-1) and stated that the existing mobile home has been on his father-in-law's property, at the present location, for approximately 17 years. He asked the Board to allow him to place a second 12' by 48' mobile home behind the existing one and connect the two with a breezeway. Mr. Apple informed that he has just recently married and needs the second mobile home for additional bedroom space for the children. He stated that in the future he intends to connect the two units, so they will have the appearance of a house.

Case No. 692 (continued)

Comments and Questions:

Mr. Looney asked the applicant if there are other mobile homes in the area and he replied that there is one in the next block and several behind his father-in-law's land.

Mr. Looney asked the applicant how he plans to attach the two mobile homes and he replied that the doors will align and a covered breezeway will attach the mobiles. Mr. Apple stated that he plans to attach and rock the two units in the future.

Protestants:

Carl Sexton, 3731 South 51st West Avenue, Tulsa, Oklahoma, stated that he owns the property to the north and that the existing mobile home is encroaching on his land approximately 3 inches. He informed that, in his opinion, the slope of the lot will not allow the installation of an adequate sewage system and asked the Board to deny the application. Mr. Sexton pointed out that the mobile homes in the neighborhood will devalue the other homes.

Applicant's Rebuttal:

Mr. Apple stated that there seems to be a controversy over the location of the property line and that the mobile home is overhanging a ditch on the side next to the Sexton property.

Additional Comments:

Mr. Edwards informed that the applicant will be required to have Health Department approval before a Building Permit will be issued.

Mr. Gardner pointed out that the applicant will be obligated to acquire all needed permits and meet all requirements, including the setback from neighboring property.

Board Action:

On MOTION of LOONEY the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow an existing mobile home and to move in an additional mobile home to be attached to existing mobile as an addition; and to **APPROVE** a **Variance** (Section 208 - One Single-Family Dwelling Per Lot of Record) to permit 2 dwellings on a lot of record, located at 3925 South 51st West Avenue; subject to occupancy of the existing mobile home and the additional mobile home being limited to only one family; subject to the additional mobile home being attached to the existing mobile home, with skirting being installed; subject to Health Department and Building Inspector approval; finding that the existing mobile home has been in place for several years; on the following described property:

South 161.875' of W/2 of Lot 2, Parks Acres Addition, Tulsa County, Oklahoma.

Case No. 693

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1205 - Request a special exception to allow for an existing day care center in an RS zoned district, located at 5601 North Lewis.

Presentation:

The applicant, Mona Walker, 4327 North Iriquois, Tulsa, Oklahoma, stated that when she leased the day care center in question, it was in operation, but when application was made for an occupancy permit, it was discovered that the center was operating illegally.

Comments and Questions:

Mr. Alberty inquired as to the number of children the State allows in the day care center and Ms. Walker replied that she is allowed to keep 22 children at this time.

Mr. Looney asked the applicant to state the days and hours of operation for the center and she replied that she will be open from 7 a.m. to 5:30 p.m., Monday through Friday.

Mr. Jones informed that the property is subject to a plat if this application is approved.

Protestants: None.

Board Action:

On MOTION of WALKER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1205) to allow for an existing day care center in an RS zoned district; subject to platting requirements; and subject State license; finding that the day care center is already in operation and has proved to be compatible with the neighborhood and is in harmony with the spirit and intent of the Code; on the following described property:

Part of the SW/4 of the SW/4, Section 5, T-20-N, R-13-E, Beginning 16.5' north and 16.5' east of the southwest corner, thence north 226.87', east 192', south 226.87', west 192' to the point of beginning, Tulsa County, State of Oklahoma.

Case No. 695

Action Requested:

Use Variance - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1217 - Request a use variance to allow accessory uses to a tractor trailer repair facility - parking,

Case No. 695 (continued)

temporary storage and related equipment, located south of Southwest Boulevard, between 56th and 57th West Avenue.

Action Requested:

The applicant, Terry Young, P.O. Box 3351, Tulsa, Oklahoma, stated that he is representing Don Winningham, owner of Tulsa Auto Salvage. He informed that the property in question is zoned RS and is located to the rear of property zoned CG and asked that storage, repair and sales of motor vehicles and semi-trailers be permitted on this tract. Mr. Young pointed out that the front portion of the property does not allow sufficient space for storage of the vehicles and asked that the same use be extended to the rear lots. He suggested that the salvage may be legal nonconforming since the property has been used for the same purposes from 1977 to 1985.

Comments and Questions:

Mr. Looney asked the applicant if the property will be screened and he replied that the existing chain link fence will be maintained or his client will construct a wood fence if that is required.

Mr. Alberty asked Mr. Young if auto salvage or the trailer operation is proposed for the property in question, and he answered that his client would like to continue the same type of operation that has been conducted on the property since 1977.

Mr. Looney inquired as to the hours of operation for the business and Mr. Young informed that it depends on the driver's schedule and when he is able to get the trucks there, however, if they arrive early or late they can park on the front lots.

Mr. Alberty asked the applicant if there will be ingress and egress on the portion of the property that is before the Board today and he replied that his client has no objection to the location of the access points.

Protestants:

Lawrence McGrew, 5821 South 58th West Avenue, Tulsa, Oklahoma, stated that he lives to the south of the property in question and that the semi-trailers are parked 35' from his home. He informed that these trailers have been on the property for approximately 2 1/2 years and asked the Board to deny the application.

Mr. Alberty asked Mr. McGrew how long he has lived at the present location and he replied that he has been there for 23 years.

Mr. Alberty inquired as to the different uses on the property during the past 23 years and he replied rent houses were on the property at one time and then junk cars were placed on the lots.

Mr. Looney asked Mr. McGrew if he would be opposed to the application if the trailers were moved back from the property line

Case No. 695 (continued)

and a screening fence installed. He replied that he would not object if the trailers were moved back away from his home and a fence installed, but pointed out that the lots are only 25' wide and there is not much space to move them back.

Ms. McGrew, 5821 South 58th West Avenue, Tulsa, Oklahoma, informed that there is not a fence tall enough to hide the trailers and that she does not want them on the lot next to her home. She stated that there should be a fence installed, but no trailers should be parked on the lot.

Mr. Alberty asked Ms. McGrew if there are trailers parked on the lot at this time and she answered in the affirmative. She pointed out that Mr. Winningham has other property in the area that he can utilize for semi-trailer parking.

Dick Ostrander, 5906 South 58th West Avenue, Tulsa, Oklahoma, informed that he lives across the street from Mr. and Mrs. McGrew and is opposed to the application. He stated that he has lived in the area for many years and the salvage is gradually spreading through the area. Mr. Ostrander pointed out that Mr. Young's client purchases property for rental purposes and later demolishes the houses and use the lots for salvage.

Applicant's Rebuttal:

Mr. Young stated that the salvage business is a vital business and produces revenues for the area. He informed that the CG zoning line will not allow the use to extend to the McGrew property.

Additional Comments:

Mr. Looney asked Mr. Young if his client will agree with a setback line that will still allow the desired usage and he replied that the lots is not very wide, but his client will agree with a reasonable setback.

Mr. Walker asked Mr. Young if this is an expansion of the owners business or a leasing operation and he replied that the operator of the semi-trailer business is currently there as a tenant of the owner.

Mr. Alberty stated that, in his opinion, good faith was not expressed on the part of the owner, since screening fences are required for the salvage yard and have not been erected.

Mr. Young pointed out that his client was not asked to put up a screening fence.

Mr. Walker stated that he is in favor of continuing the case until the November meeting in order that he can view the site, and Mr. Alberty asked that the screening question be addressed and reasons

Case No. 695 (continued)

given for failure to install the fence. Mr. Alberty also asked that Staff research the subject tract to determine when it was subject to zoning and try to determine the use prior to 1980.

Board Action:

On MOTION of WALKER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **CONTINUE** Case No. 695 until November 18, 1986; for the purpose of clarification of the existing nonconforming operation; to address the issue of screening; and to allow the Board to review the site; on the following described property:

Lots 21 - 23 and 29 - 35, Block 16, East Addition to New Taneha, Tulsa County, Oklahoma.

Case No. 696

Action Requested:

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

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Use Unit 1209 - Request a variance to allow more than 1 dwelling unit (2) per lot of record, located at 2138 South 49th West Avenue.

Presentation:

The applicant, Bill Watts, 2138 South 49th West Avenue, Tulsa, Oklahoma, asked the Board to allow his daughter to move her mobile home on property that he owns.

Comments and Questions:

Mr. Alberty asked the applicant if there is a single-family dwelling on the property at this time and he answered in the affirmative.

Mr. Alberty asked Mr. Watts where the mobile home will be located on his property and he replied that it will be placed to the west of his house.

Mr. Alberty inquired if there are other mobile homes in the area and Mr. Watts replied that there are numerous mobiles in the neighborhood.

Protestants: None.

Case No. 696 (continued)

Board Action:

On MOTION of LOONEY the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow for a mobile home; and to **APPROVE** a **Variance** (Section 208 - One Single-Family Dwelling Per Lot of Record - Use Unit 1209) to allow more than 1 dwelling unit (2) per lot of record; subject to Building Permit and Health Department approval; finding that the subject property is partially surrounded by industrial zoning; finding that there are numerous mobile homes in the area and that the granting of the requests will not be detrimental to the area and will be in harmony with the spirit and intent of the Code; on the following described property:

The north 132' of the south 264' of the east 330' of the NE/4 NE/4 NE/4, less the east 30' for roadway, Section 17, T-19-N, R-12-E, Tulsa County, State of Oklahoma.

Case No. 698

Action Requested:

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of the required frontage on a public street to permit all lots of Country Acres Subdivision to front on a private street.

Variance - Section 330 - Bulk and Area Requirements in Agriculture Districts - Request a variance of the required lot width in an AG District from 200' to 171' for Lot 14, located 1/2 mile south and west of East 161st Street South and Peoria Avenue.

Presentation:

The applicant, Jack Cox, 7935 East 57th Street, Tulsa, Oklahoma, who submitted a plot plan (Exhibit C-1) and a copy of the preliminary plat (Exhibit C-2), stated that he represents the owners of the property in question. He asked that a private street be permitted in lieu of a dedicated street and that the lot width of Lot 14 be reduced. Mr. Cox pointed out that this lot exceeds the acreage requirement. He stated that Glenpool requested that a cul-de-sac be installed, which has been complied with.

Comments and Questions:

Mr. Alberty asked the applicant if a covenant has been drawn up that states that the homeowners are responsible for maintenance of the street and he answered in the affirmative.

Protestants: None.

Case No. 698 (continued)

Board Action:

On MOTION of LOONEY the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Variance** (Section 207 - Street Frontage Required - Use Unit 1206) of the required frontage on a public street to permit all lots of Country Acres Subdivision to front on a private street; and to **APPROVE** a **Variance** (Section 330 - Bulk and Area Requirements In Agriculture Districts) of the required lot width in an AG District from 200' to 171' for Lot 14; subject to the filing of an approved plat by TMAPC; finding a hardship demonstrated by the size of the lot and the fact that it exceeds the acreage requirement; on the following described property:

N/2, SE/4 of Section 25, T-17-N, R-12-E, Tulsa County, Oklahoma.

Case No. 700

Action Requested:

Variance - Section 208 - One Single Family Dwelling Per Lot of Record - Use Unit 1206 - Request a variance to allow three dwelling units per lot of record, located approximately NW/c of 52nd Street and 107th West Avenue.

Presentation:

The applicant, Corrine Briscoe, 2914 Victor, Kansas City, Missouri, stated that she owns the property in question. She stated that a house was moved on her property to use for rental units and that she was not aware that she needed permission for the additional dwelling.

Comments and Questions:

Mr. Alberty asked where the additional house is located on the property and Ms. Briscoe informed that it was placed between the 2 existing houses.

Mr. Alberty inquired if the houses are on a septic system and she answered in the affirmative.

Mr. Alberty asked Ms. Briscoe if she lives in one of the dwellings and she informed that they are all rental units. The applicant pointed out that there is another lot with 3 dwellings located down the street from her property.

Mr. Jones stated that the irregular tract could be split into 3 separate lots by right, but Ms. Briscoe did not want to create 3 separate parcels.

Protestants: None.

Case No. 700 (continued)

Board Action:

On MOTION of ELLER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Variance** (Section 208 - One Single Family Dwelling Per Lot of Record - Use Unit 1206) to allow three dwelling units per lot of record; per Health Department approval; finding a hardship imposed on the applicant by the size of the lot; finding that the tract actually contains sufficient area to split into 3 lots; on the following described property:

A part of Lot One (1), Block Two (2), Buford Colony Second Addition, an addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at the northwest corner of said Lot 1, thence south along the west line of said Lot 1, a distance of 407.4' to a point; thence east to a point on the east line of said Lot 1, thence in a northwesterly direction along the east line of said Lot 1, and parallel to Duboys Avenue a distance of 462' to a point on the north line of said Lot 1, thence west along the north line of said Lot 1, a distance of 15' to the point of beginning, Tulsa County, Oklahoma.

Case No. 701

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.

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request a variance to permit 2 dwelling units on one lot of record, located at 6814 West 60th Place.

Presentation:

The applicant, Lora Jones, 6814 West 60th Place, Tulsa, Oklahoma, stated that she has lived at the present location for many years and asked the Board to allow her granddaughter to place a mobile home on her property. Ms. Jones explained that her husband has a disability and that she needs someone to live nearby to help care for him. She informed that there are many mobile homes in the area.

Protestants: None.

Board Action:

On MOTION of WALKER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow a

Case No. 701 (continued)

mobile home in an RS District; and to APPROVE a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to permit 2 dwelling units on one lot of record; subject to Building Permit and Health Department approval; finding that there are numerous mobile homes located in the neighborhood and that the granting of the requests will not be detrimental to the area; on the following described property:

Lots 6 - 9, Block 57, Taneha Addition, Tulsa County, Oklahoma.

OTHER BUSINESS

Case No. 694

Action Requested:

The applicant, Clinton Rogers, requested that the application fee for Case No. 694 be refunded.

Comments and Questions:

Mr. Jones stated that the application was taken on September 2, 1986 and the applicant withdrew the request shortly thereafter. He informed that the case was not processed and suggested that the full fee of \$100 be refunded.

Board Action:

On MOTION of WALKER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to REFUND the filing fee in the amount of \$100; finding that the case had not been processed by Staff.

Case No. 690

Action Requested:

Review of site plan for a church use.

Comments and Questions:

Mr. Jones informed that church use was approved by the Board at the September 16, 1988 meeting, subject to the applicant returning with plans and subject to complying with requirements imposed at that meeting.

Presentation:

Dan Switzer, Box 1346, Sand Springs, Oklahoma, submitted a site plan for the church.

Case No. 690 (continued)

Additional Comments:

Mr. Alberty asked Mr. Switzer if Staff has reviewed the site plan and he replied that they have not.

After a review of the site plan, the Board determined that the site plan has not been completed and needs revisions. Mr. Alberty stated that it was his intent, at the last meeting, that the Staff review the plans before presenting them to the Board.

Protestants: None.

Board Action:

On MOTION of LOONEY the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **CONTINUE** Case No. 690 to November 18, 1986, to allow the applicant time to prepare a more detail site plan and to allow Staff sufficient time to review the completed site plan.

Case No. 560

Action Requested:

Review of site plan for church use.

Presentation:

David Weaver, 6927 East 18th Street, Tulsa, Oklahoma, submitted a plot plan (Exhibit D-1) and informed that the case was originally heard on June 18, 1985, and approved subject to plat, stipulation of ingress and egress, location of building, location of septic tank and location of parking area. He informed that the plot plan has been reviewed by the County Engineer and Building Inspector and the requirements have been met.

Protestants: None.

Board Action:

On MOTION of WALKER the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none, "absent") to **APPROVE** a site plan for church use; per plot plan; subject to Building Permit and Health Department approval.

There being no further business, the meeting was adjourned at 3:50 p.m.

Date Approved

November 18, 1986

Stagme Alberty
Chairman