

**COUNTY BOARD OF ADJUSTMENT**  
Agenda (No. 130)  
Tuesday, March 19, 1991, 1:30 p.m.  
County Commission Room  
Room 119  
County Administration Building

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Alberty, Chairman Eller Tyndall	Looney Walker	Gardner Jones Moore	Dent, Building Inspection

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 Monday, March 18, 1991 at 10:24 a.m.

After declaring a quorum present, Chairman Alberty called the meeting to order at 1:00 p.m.

**MINUTES:**

On **MOTION** of ELLER, the Board voted 3-0-0 (Alberty, Eller, Tyndall, "aye"; no "nays"; no "abstentions"; Looney, Walker, "absent") to **APPROVE** the **Minutes** of January 15, 1990 (No. 129).

**NEW APPLICATIONS**

**Case No. 1008**

**Action Requested:**

Variance of the required front yard, as measured from the front lot line from 25' to 10' to permit an existing single-family dwelling - **Section 430. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS -** Use Unit 6, located 1313 South 219th West Avenue, Sand Springs, Oklahoma.

**Comments and Questions:**

Mr. Richards informed that the Sand Springs Board of Adjustment has heard the case and recommended approval of the variance request (Exhibit A-2).

**Presentation:**

The applicant, **Montie Box Realtors**, was represented by **Barbara Lackey**, PO Box 98, Sand Springs, Oklahoma, who submitted a plat of survey (Exhibit A-1). She explained that the house in question was constructed over the required setback in 1984; however, this error was not detected until the owner attempted to sell the property. Ms. Lackey pointed out that the house in question faces the curved street frontage and is the only house in a cul-de-sac. She stated that the curved street does not align with the dwellings to the south, and therefore does not adversely affect those houses. Ms. Lackey pointed out that property in the addition has been slow to sell.

Case No. 1008 (continued)

Protestants: None.

Board Action:

On **MOTION** of **TYNDALL**, the Board voted 3-0-0 (Alberty, Eller, Tyndall, "aye"; no "nays"; no "abstentions"; Looney, Walker, "absent") to **APPROVE** a **Variance** of the required front yard, as measured from the front lot line from 25' to 10' to permit an existing single-family dwelling - **Section 430. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS** - Use Unit 6; per plat of survey submitted; finding that the house was initially constructed over the lot line in 1984, and the requested relief is needed to clear the title; finding a hardship demonstrated by the curvature of the street and the cul-de-sac location; on the following described property:

Lot 17, Block 3, Candlestick Beach 2nd Addition, Tulsa County, Oklahoma.

Case No. 1009

Action Requested:

Variance of the number of single-family dwellings allowed per lot of record from one to two in order to permit an existing double-wide mobile home to remain, and a new single-wide mobile home to be used as applicant's daughter's dwelling - **Section 208. ONE SINGLE - DWELLING PER LOT OF RECORD** - Use Unit 9, located 11621 North 126th East Avenue, Collinsville, Oklahoma.

Comments and Questions:

Mr. Alberty pointed out that the minutes from a previous case regarding the subject property reflect that three mobile homes were approved at this location.

Mr. Gardner pointed out that the previous approval for three mobiles was granted for a period of five years in 1980, and that approval has lapsed.

Presentation:

The applicant, **Esther Leach**, 11621 East 126th North, Collinsville, Oklahoma, submitted a plot plan and stated that her daughter is mildly mentally retarded, and the additional mobile home is to provide a nearby residence for her during a period of developing every day living skills. Letters regarding her daughter's condition (Exhibit B-2) were submitted.

Comments and Questions:

Mr. Gardner asked if there are other mobile homes in the area, and Ms. Leach answered in the affirmative.

Mr. Alberty stated that another approval for three mobile homes was apparently on adjacent property.

Mr. Alberty advised that the Collinsville Board of Adjustment did not choose to hear the application.

Case No. 1009 (continued)

**Board Action:**

On **MOTION** of **TYNDALL**, the Board voted 3-0-0 (Alberty, Eller, Tyndall, "aye"; no "nays"; no "abstentions"; Looney, Walker, "absent") to **APPROVE** a **Variance** of the number of single-family dwellings allowed per lot of record from one to two in order to permit an existing double-wide mobile home to remain, and a new single-wide mobile home to be used as applicant's daughter's dwelling - **Section 208. ONE SINGLE - DWELLING PER LOT OF RECORD** - Use Unit 9; subject to Building Permit and Health Department approval; finding that there are numerous mobile homes in the area, and the granting of the variance request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

Part of the SE/4, SW/4, beginning 209' east of the SW/c, SE/4, SW/4; thence east 209', north 627', west 209', south 627' to the Point of Beginning, less the south 16.5' and the east 25' for road, Section 32, T-22-N, R-14-E, Tulsa County, 2.579 acres.

**Case No. 1010**

**Action Requested:**

Special Exception to permit a mobile home to be used as living quarters - **Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 9, located 13917 North 117th East Avenue, Collinsville, Oklahoma.

**Presentation:**

The applicant, **Leanon G. Brazeal**, 13917 North 117th East Avenue, Collinsville, Oklahoma, was represented by Robert Brazeal, who explained that he has recently moved to the area, and is proposing to install a mobile home on his father's property.

**Comments and Questions:**

Mr. Alberty asked if there is an existing dwelling on the property, and Mr. Brazeal answered in the affirmative.

In response to Mr. Alberty, Mr. Brazeal explained that the proposed location of the mobile home will be to the north of the existing dwelling.

Mr. Alberty pointed out that the case map does not include the property to the north in this application, and suggested that the application be continued to the next scheduled meeting to allow proper advertising.

Mr. Brazeal informed that his mobile home is currently installed in a mobile home park, and the delay would not be an inconvenience.

Mr. Dent, Building Inspection Department, informed that he has met with Mr. Brazeal concerning the application and he owns approximately 12 lots at this location.

Case No. 1010 (continued)

Mr. Brazeal stated that he has determined to withdraw the application and leave his mobile home in the mobile home park.

Mr. Gardner pointed out that there are other mobile homes in the area, and the Board may be supportive of the application; however, it is necessary to advertise the correct parcel of land to be considered for mobile home use.

**Board Action:**

On **MOTION** of **TYNDALL**, the Board voted 3-0-0 (Alberty, Eller, Tyndall, "aye"; no "nays"; no "abstentions"; Looney, Walker, "absent") to **WITHDRAW** Case No. 1010, as requested by the applicant.

There being no further discussion, the meeting was adjourned at 1:55 p.m.

Date Approved April 16, 1991

Wayne Alberty  
Chairman