

**COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 153**  
**Tuesday, February 2, 1993, 1:30 p.m.**  
**County Commission Room 119**  
**County Administration Building**

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Alberty, Chairman Eller Looney Tyndall Walker		Jones Moore	Fields, Building Insp. Glenn, Building Insp.

The notice and agenda of said meeting were posted in the Office of the County Clerk on Friday, January 29, 1993, at 1:36 p.m., as well as in the Reception Area of the INCOG offices.

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 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the **Minutes** of January 5, 1993 (No. 152).

**NEW APPLICATIONS**

**Case No. 1135**

**Action Requested:**

Variance to expand a legal non-conforming use -  
**Section 1430. NONCONFORMING USE OF BUILDINGS - Use**  
Unit 5, located 19000 West Highway 51, Sand Springs.

**Presentation:**

The applicant, **Jay T. Miller**, 14 East 7th Street, Sand Springs, Oklahoma, requested permission to install a mobile home beside the existing building that houses his fabrication business. He informed that the mobile unit will be used for a business office. An aerial (Exhibit A-1) depicting the location of the mobile home was submitted.

**Comments and Questions:**

In response to Mr. Alberty, the applicant stated that he has owned the fabrication business approximately two years.

Mr. Alberty asked Mr. Miller if he continued the operation of a non-conforming business on the property, and he answered in the affirmative.

Case No. 1135 (continued)

Mr. Alberty inquired as to the size of the mobile unit, and the applicant replied that it is 14' by 60' mobile home that has been converted to an office.

In response to Mr. Alberty, the applicant replied that the mobile unit will not be attached to the existing building.

Mr. Jones advised that Staff is not supportive of an expansion of the use over the entire tract. He suggested that, if approved, the fabrication business be limited to the south 300' of the east 550' of the property.

Mr. Fields asked the applicant if he is proposing to expand the use, and he replied that the business will be moved to another location if expansion is necessary.

**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 **Variance** to expand a legal non-conforming use by the installation of a mobile home for office use - **Section 1430. NONCONFORMING USE OF BUILDINGS** - Use Unit 5; per aerial submitted; subject to the use being limited to the south 300' of the east 550' of the property, and subject to a building permit; finding that the fabrication business has been in operation at this location for several years, and that the installation of a mobile home for office use will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

The south 300' of the east 550' beginning 661.5' north SW/c, north 50', east 74.7', north 50', west 74.7', north 602', east 443', north 250', northeast 375', north 460' east to point south 1422' west to point north 231', west 70' to Point of Beginning, Section 12, T-19-N, R-10-E, Tulsa County, Oklahoma.

**Case No. 1136**

**Action Requested:**

Variance of the required lot width from 200' to 135' to permit a lot split - SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS - Use Unit 6, located 11812 East 121st Street North, Collinsville, Oklahoma.

**Presentation:**

The applicant, John Wineland, 11812 East 121st Street North, Collinsville, stated that he previously applied for two variances on the subject property, which were denied by the Board. He informed that there were numerous protestants at the previous meeting who opposed the application. Mr. Wineland pointed out that their main objection to the application was the fact that the two-acre lot was smaller than those in the subdivision across the street. He stated that he modified the configuration of the lots and one lot now contains 2½ acres and the second has 5 acres. A plot plan (Exhibit B-1) was submitted.

**Comments and Questions:**

Mr. Jones noted that the original request was for a variance of the minimum lot width and a variance of the land area. He pointed out that the applicant has now increased the 2-acre lot to 2½ acres, and is only in need of the variance concerning the lot width.

Mr. Walker asked if the house is already under construction, and Mr. Wineland answered in the affirmative.

Mr. Walker advised the applicant that, although he will support this application, he would not be inclined to approve another of his requests for relief after construction has already begun on the property.

**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 Variance of the required lot width from 200' to 135' to permit a lot split - SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS - Use Unit 6; per plot plan submitted; finding that the lot complies with land area requirements and the size is consistent with those in the nearby subdivision; and finding that approval of the request will not be detrimental to the area; on the following described property:

Case No. 1136 (continued)

E/2 of the W/2 of the NE/4 of the SW/4, Section 5,  
T-21-N, R-14-E, less the west 165' of the north  
661', Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at  
1:44 p.m.

Date Approved

March 16, 1993

Wayne Albert  
Chairman