

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 336
Tuesday, May 20, 2008, 1:30 p.m.
Aaronson Auditorium
Tulsa Central Library
400 Civic Center

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Dillard	Charney, Chair	Alberty	West, Co. Inspector
Hutson	Walker	Butler	
Tyndall, Vice Chair		Cuthbertson	

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Friday, May 16, 2008 at 8:49 a.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

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

Mr. Cuthbertson read the rules and procedures for the County Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **Hutson**, the Board voted 3-0-0 (Tyndall, Dillard, Hutson "aye"; no "nays"; "abstained"; Charney, Walker "absent") to **CONTINUE** the Minutes of April 15, 2008, (No. 335) to the meeting on June 17, 2008.

NEW APPLICATIONS

Case No. 2293

Action Requested:

Special Exception to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910); and a Variance of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D), located: 6802 North 113th Avenue East.

Presentation:

Lonnie Basse, 5401 West Skelly Drive, Tulsa, Oklahoma, stated his request. This is for retail sales, in a seasonal fireworks stand. The site plan provided is (Exhibit A-1).

Comments and Questions:

Mr. Tyndall asked for specifics on the request for temporary use. Mr. Basse replied they requested relief for ten years. Mr. Hutson suggested five years.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Hutson**, to **APPROVE** a Special Exception to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910); and a Variance of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D), approval for five years,

Mr. Alberty suggested a discussion of the motion. He pointed out that the application was made on the 33 acre tract. He reminded the Board they could restrict the action to the area shown on the plan, 30' x 90' tent located south of the temporary gravel.

On **Amended Motion** of **Hutson**, the Board voted 3-0-0 (Tyndall, Dillard, Hutson "aye"; no "nays"; "abstained"; Charney, Walker "absent") to **APPROVE** a Special Exception to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910), per site plan; and a Variance of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D); approval for five years; finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

BG 145.2' W NE C SE W 643.8' S 711' W 531' S 19' W 470' ON GRV TO LF 793.6' E 1173.6' N660' E 10' N660' TO BG SEC 31-21-14, Tulsa County, State of Oklahoma

Case No. 2294

Action Requested:

Special Exception to permit a mobile home in the RS district (Section 410), located: 7148 North Trenton Avenue East.

Presentation:

Stephen James, 1642 East 76th Street North, proposed to place a single-wide, 16' x 80', 2006 mobile home on the subject property.

Comments and Questions:

Mr. Hutson noted there are several pre-manufactured houses in the neighborhood. Mr. James added there is one almost just like their house across from their property. Mr. Dillard confirmed that the applicant was informed about all of the general requirements for skirting, tie-downs, and paved parking.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion of Hutson**, the Board voted 3-0-0 (Tyndall, Dillard, Hutson "aye"; no "nays"; "abstained"; Charney, Walker "absent") to **APPROVE** a Special Exception to permit a mobile home in the RS district (Section 410), finding the applicant acknowledges and will comply with the requirements for paving, skirting, tie-downs, sewer, electrical, and other zoning issues; and finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

N152.5 LT 1 BLK 7, GOLDEN HILL ADDN, Tulsa County, State of Oklahoma

* * * * *

Case No. 2295

Action Requested:

Variance of the minimum lot area, land area per dwelling, and average lot width in an AG district (Section 330) to permit a lot split, located: Southeast corner of South Mingo Road and 201st Street.

Mr. Cuthbertson stated that after another review of the application, he determined that the variance of the average lot width was not necessary with the lot-split.

Presentation:

Linda Carr, 1806 South Elm Avenue, Broken Arrow, Oklahoma, 74012, stated they mistakenly thought the creek was the boundary line. They are applying for a lot-split to divide with family member's property and build a home. She provided a map (Exhibit B-1).

Comments and Questions:

The Board members discussed the plans.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Hutson**, the Board voted 3-0-0 (Tyndall, Dillard, Hutson "aye"; no "nays"; "abstained"; Charney, Walker "absent") to **APPROVE** a Variance of the minimum lot area, land area per dwelling, and ~~average lot width~~ in an AG district (Section 330), for Tract B-2 to permit a lot-split, with condition for a lot combination of Tract B-1 and the original Tract A, to result in two platted lots, and applicant to comply with all permit requirements to build a home, on the following described property:

BEG SWC W5.64AC NW9.14AC GOV LT 1 TH E372.04 N117NWLY TO PT ON WL NW TH S259 TO POB SEC 18 16 14 1.606ACS; W5.64AC NW9.14AC GOV LT 1 LESS N30 THEREOF FOR RD& LESS BEG SWC THEREOF TH E372.04 N117 NWLY TO PTON WL NW TH S259 TO POB SEC 18 16 14 3.774ACS
Tulsa County, State of Oklahoma

* * * * *

Mr. Cuthbertson stated he had no new business to present. He commented that Mr. West is anxious to do Code Amendments. The amendments will be given to the Board members for review.

* * * * *

There being no further business, the meeting adjourned at 1:52 p.m.

Date approved: 10-21-08



Chair