

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 357
Tuesday, February 16, 2010, 1:30 p.m.
Aaronson Auditorium
Tulsa Central Library
400 Civic Center

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Osborne, Secretary	Charney, Chair	Alberty	West, Co. Inspector
Tyndall	Dillard	Zezulka	
Walker, Vice Chair		Cuthbertson	
		Huntsinger	

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 11th day, February, 2010 at 4:31 p.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Vice Chair Walker 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 **NAME**, the Board voted 3-0-0 (Tyndall, Walker, Osborne, "aye"; no "nays"; no "abstained"; two "absent") to **APPROVE** the Minutes of January 19 , 2010 (No. 356).

UNFINISHED BUSINESS

Mr. Walker recommended we pass on unfinished business until the end of agenda.

NEW APPLICATIONS

Case No. 2361

Action Requested:

A Variance of the maximum permitted floor area for a detached accessory building in an RS district from 750 sq. ft. to 1,200 sq. ft. (Section 240.2.E), located at 12606 E. 128th St.

Presentation:

Taulby Tarvin, 12606 E. 128th St., Tulsa, Oklahoma, requested to build a 30 by 40 building/garage to store four-wheelers, a boat and trailer.

Comments and Questions:

Mr. Walker asked if this building is intended to accommodate a hobby and is not intended to contain a commercial business. Mr. Travin responded the building would be a pole barn metal building with 10 feet walls standard size, painted the same color as the house and bricked. There are similar sized buildings as to eave height and size in the neighborhood.

Mr. Osborne stated that the driveway going up to the building is, currently, gravel and it is important that the applicant know that a hard surface will be required if they decided to park on the driveway.

Mr. Cuthbertson stated a neighbor to south has a collection of buildings moving west in the neighborhood you will find larger buildings due to larger lots.

Mr. Cuthbertson stated that the Code requires all parking surfaces to be hard (i.e., asphalt, concrete); the driveway can be gravel, as long as no one is parking on the gravel.

Interested Parties:

There were no interested parties.

Board Action:

On **Motion** of Tyndall, the Board voted 3-0-0 (Walker, Tyndall, Osborne, "aye"; no "nays"; no "abstentions"; two "absences") to **APPROVE** a variance of the maximum permitted floor area for a detached accessory building in an RS district from 750 sq. ft. to 1,200 sq. ft., (Section 240.2.E). On the following described property: 12606 E. 128th St. Finding: the hardship to be the oversized lot.

LT 7 BLK 3, WILLOW SPRINGS PLAZA ADDN, Tulsa County, State of Oklahoma

* * * * *

Case No. 2362

Action Requested: Variance of the minimum required lot width in an AG district from 150 ft. (Section 330), located at 13031 N. Sheridan Rd.

Presentation:

Mike Marrara, 2001 S. 114th E. Ave., Tulsa, Oklahoma, stated his client would like to cutoff/purchase a two and one-half acre track at the rear of this property. During zoning, it was discovered that the minimum lot width is 150 ft. This piece of property is long and narrow its 330 feet wide by a quarter mile deep. The metal building and current house prevent splitting the property so as to achieve the minimum lot width. There is also a proposed 50' wide roadway easement for county for right away.

Comments and Questions:

Mr. Cuthbertson commented that if it splits this way, Tract No. 1 that can still be split if the house is removed.

Interested Parties:

There were no interested parties.

Board Action:

On **Motion of Osborne**, the Board voted 3-0-0 (Walker, Tyndall, Osborne, "aye"; no "nays"; no "abstentions"; two "absences") to **APPROVE** a variance of the minimum required lot width in an AG district from 150 ft. (Section 330), on following described property: 13031 N. Sheridan Rd. Finding: the hardship being the narrowness of the lot along with the existing structure on the property and the natural ravine and tree line; as presented, per lot-split plan page 4.5.

N/2 N/2 NW SW LESS W16.5 FOR RD SEC 35 22 13, Tulsa County, State of Oklahoma

UNFINISHED BUSINESS

Case No. - 2354

Action Requested:

A Variance of the maximum permitted floor area for a detached accessory building in an RS district from 750 sq. ft. to 2,100 sq. ft. (Section 240.2.E), located: 5823 S. 170th W. Ave.

Presentation:

The applicant was not present.

Comments and Questions:

Mr. Cuthbertson recommended that this case be denied. He provided even with the denial the applicant can still build a 750 sq. ft., building.

Interested Parties:

Dan Schweitzer, 16907 W. 58th Pl. S. Tulsa, Oklahoma, asked if this recommendation is given would the applicant be required to take down the poles that are already up. The Board informed Mr. Schweitzer that the existing building would have to be brought down to the permitted size.

Board Action:

On **Motion of Tyndall**, the Board voted 3-0-0 (Walker, Tyndall, Osborne, "aye"; no "nays"; no "abstentions"; two "absences") to **Deny** a variance of the maximum permitted floor area for a detached accessory building in an RS district from 750 sq. ft. to 2,100 sq. ft. (Section 240.2.E), on the following described property: 5823 S. 170th W. Ave. Finding the applicant has made no attempt or communicated no attempt to comply.

LT 5 BLK 1, HIDDEN OAKS, Tulsa County, State of Oklahoma

NEW BUSINESS

Introduction: Venda Zezulka as the new Recording Secretary.

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

Date approved: 3-16-2010

Robert L. Walker
Chair