

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 425**  
Tuesday September 15, 2015, 1:30 p.m.  
Ray Jordan Tulsa County Administration Building  
500 South Denver, Room 119  
Tulsa, Oklahoma

**MEMBERS PRESENT   MEMBERS ABSENT   STAFF PRESENT   OTHERS PRESENT**

Crall	Charney, Chair	Miller	West, Inspector
Dillard, Secretary		Moye	
Hutchinson		Sparger	
Walker, Vice Chair			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 10<sup>th</sup> day of September, 2015 at 8:43 a.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.

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Ms. Nikita Moye read the rules and procedures for the County Board of Adjustment Public Hearing.

Mr. Walker explained to the applicants that there were only four board members present at this meeting, and if an applicant would like to postpone his or her hearing until the next meeting he or she could do so. If the applicant wanted to proceed with the hearing today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if two board members voted no today the application would be denied. Mr. Walker asked the applicants if they understood and asked the applicants what they would like to do. Everyone nodded their understanding and no one requested a continuance.

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**MINUTES**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the Minutes of August 18, 2015 (No. 423).

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**UNFINISHED BUSINESS**

None.

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**NEW APPLICATIONS**

**2547—Eldon & Joyce McVicker**

**Action Requested:**

Special Exception to permit a mobile home (Use Unit 9) in the RS District (Section 410, Table 1); Variance to allow two dwellings on one RS zoned lot (Section 208).

**LOCATION:** 825 West Katy Street South, Sand Springs

**Presentation:**

**Joyce McVicker**, 18411 West Coyote Trail, Sand Springs, OK; stated she and her husband would like to bring the trailer house up to date because it has been on the property since the 1960s. When they went to get the utilities hooked up they found out that they needed a Special Exception to allow the trailer house. Ms. McVicker stated that she wants to let her granddaughter live in the trailer.

Mr. Walker asked Ms. McVicker how long the trailer had been vacant. Ms. McVicker stated that it had been several years because they did not see a need to rent it. She kept it as insurance in case she needed it or wanted to live there again. Mr. Walker stated there are lots behind the subject property that have more than one dwelling on the lot, and there are mobile homes established in the area.

Mr. Hutchinson asked Ms. McVicker if the trailer was on its own septic tank or if it was tied into the septic system. Ms. McVicker stated the house and the trailer is on the same septic system.

Mr. Dillard asked Mr. West if the applicant would need to have a hard surface parking area since the trailer house has been on the property for so long. Mr. West stated the legal nonconforming use allows it but by the three year non-use County Code requires the Special Exception for the Use Unit 9 and the Variance of the two dwellings, so the parking would be required but it is at the Board's discretion.

Mr. Dillard asked staff if the Board could waive the parking requirement. Ms. Miller stated the applicant did not request, and it was not advertised to allow the waiving of the all-weather surface.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the request for a **Special Exception** to permit a mobile home (Use Unit 9) in the RS District (Section 410, Table 1); **Variance** to allow two dwellings on one RS zoned lot (Section 208). The trailer house must be skirted and tied down. There is to be an 8'-0" x 10'-0" asphalt or concrete pad for parking; for the following property:

**LT 10 BLK 1, HALL'S GARDEN ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2548—Joe Scott Pike**

**Action Requested:**

**Variance** of the required side yard from 15 feet to 5 feet to permit a detached accessory building (Section 330). **LOCATION:** 19014 West Coyote Trail, Sand Springs

**Mr. Crall recused at 1:48 P.M.**

**Presentation:**

**Joe Scott Pike**, 19014 West Coyote Trail, Sand Springs, OK; no formal presentation was made by the applicant but he was available for any questions from the Board.

Mr. Walker asked Mr. Pike how long he had lived on the property. Mr. Pike stated that he has lived on the property approximately 15 years.

Mr. Walker asked Mr. Pike if he has already started the project. Mr. Pike stated that he moved dirt in to level out the property and when he applied for the permit he was told he had to be 15 feet off the property line. Now he is before the Board requesting a Variance.

Mr. Walker asked why he had to be so close to the property line. Mr. Pike stated that he would like to build a 30 x 40 garage for his personal items, i.e., boat, tractor, lawnmower, etc. If he were to build the garage any place else on the property he would need to move his driveway, change his fence line and take out trees. He can't build the garage in front of his existing cellar because of the electrical lines.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **DILLARD**, the Board voted 3-0-0 (Dillard, Hutchinson, Walker "aye"; no "nays"; Crall "abstaining"; Charney "absent") to **APPROVE** the request for a Variance of the required side yard from 15 feet to 5 feet to permit a detached accessory building (Section 330). The hardship is that the driveway, cellar, utilities are existing and the topography; for the following property:

**PRT NW NW BEG SECR W/2 NW NW TH N450.52 NE191.28 S459.24 W191.50 POB SEC 25 19 10 2ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**Mr. Crall re-entered the meeting at 1:57 P.M.**

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**OTHER BUSINESS**

**Election of Officers**

Seats currently held are: David Charney – Chair  
Ron Walker – Vice Chair  
Gene Dillard – Secretary  
Don Crall  
Don Hutchinson

**Board Action:**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **ACCEPT** David Charney as the Chair of the County Board of Adjustment for the year of 2016.

**Board Action:**

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **ACCEPT** Don Hutchinson as the Vice Chair of the County Board of Adjustment for the year of 2016.

**Board Action:**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **ACCEPT** Don Crall as the Secretary of the County Board of Adjustment for the year of 2016.

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**NEW BUSINESS**

None.

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**BOARD COMMENTS**

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There being no further business, the meeting adjourned at 2:01 p.m.

Date approved: \_\_\_\_\_

<sup>DEC</sup>  
20  
10/18/15

David E. Charney  
Chair