

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 439**  
Tuesday, December 20, 2016, 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**

Charney, Chair  
Crall, Secretary  
Dillard  
Johnston  
Hutchinson, V.Chair

Miller  
Moye  
Sparger

West, Co. Inspector

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 15<sup>th</sup> day of December, 2016 at 10:24 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

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**MINUTES**

On **MOTION** of **HUTCHINSON**, the Board voted 3-0-1 (Charney, Hutchinson, Johnston "aye"; no "nays"; Dillard "abstaining"; Crall "absent") to **APPROVE** the Minutes of November 15, 2016 (No. 438).

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**UNFINISHED BUSINESS**

None.

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**NEW APPLICATIONS**

**2610—Greg Harris**

**Action Requested:**

Special Exception to permit weddings and events (Use Unit 2) in the AG District (Section 310, Table 1). **LOCATION:** North of the NE/c of East 166<sup>th</sup> Street North & North 129<sup>th</sup> East Avenue, Collinsville

**Presentation:**

The applicant has requested a continuance to January 17, 2017.

**Interested Parties:**

There were interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **JOHNSTON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **CONTINUE** the request for a Special Exception to permit weddings and events (Use Unit 2) in the AG District (Section 310, Table 1) to the January 17, 2017 Tulsa County Board of Adjustment meeting; for the following property:

**N330 SW SW SEC 9 22 14; S/2 N/2 SW SW SEC 9 22 14 20 ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**Don Crall entered the meeting at 1:37 P.M.**

**2611—Christina Floyd**

**Action Requested:**

Variance of the 30 feet of frontage on a public right-of-way in the AG District to build a new dwelling (Section 207). **LOCATION:** 21520 West 51<sup>st</sup> Street South

**Presentation:**

**Christina Floyd**, 21520 West 51<sup>st</sup> Street South, Sand Springs, OK; stated she and her husband purchased the property to build a house and when they went to file a building permit they were told it could not be issued. She found out that 51<sup>st</sup> Street is actually an open section line and there are 49 feet on each side so the County could open the road in the future is it wanted to do so.

Mr. Charney asked Ms. Floyd if 51<sup>st</sup> Street was a dead end at 209<sup>th</sup> West Avenue. Ms. Floyd stated that it is not, it actually goes across 209<sup>th</sup> and past her property. Mr. Charney asked if it was a paved road. Ms. Floyd stated that it was not.

Mr. West stated this is an open section line that has not been dedicated for a road and it is owned by Tulsa County.

Mr. Charney asked Ms. Floyd if she had financing for the purchase of the 20 acres. Ms. Floyd answered affirmatively. Mr. Charney asked if a title opinion had been done on the land in question. Ms. Floyd answered affirmatively and stated that none of this information was disclosed.

Mr. Charney asked Mr. West if 51<sup>st</sup> Street was accepted by the County up to 209<sup>th</sup>. Mr. West answered affirmatively.

Mr. Charney encouraged Ms. Floyd to seek counsel with a real estate attorney and ask if a lender would allow them to build a house on the subject property. Mr. Dillard informed Ms. Floyd that she should obtain title insurance and a home owner's policy.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a **Variance** of the 30 feet of frontage on a public right-of-way to 0 feet in the AG District to build a new dwelling (Section 207), based on a document filed of record by the County indicating that either side of the section line can be used or improved road. The hardship is the location of the land off a dedicated roadway; for the following property:

**W/2 NE NE SEC 34 19 10 20.00ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**OTHER BUSINESS**

None.

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**NEW BUSINESS**

None.

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**BOARD COMMENTS**

None.

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There being no further business, the meeting adjourned at 1:49 p.m.

Date approved: 1-17-17

  
Chair