

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 449
Tuesday, October 17, 2017, 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
Hutchinson, V.Chair
Crall, Secretary
Dillard
Johnston

Miller
Moye
Sparger

West, Co. Inspector

The notice and agenda of said meeting were posted at the County Clerk’s office, County Administration Building, 12^h day of October, 2017 at 9:53 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.

MINUTES

On **MOTION** of **DILLARD**, the Board voted 4-0-1 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; Charney "abstains"; none "absent") to **APPROVE** the Minutes of September 19, 2017 (No. 448).

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

UNFINISHED BUSINESS

None.

NEW APPLICATIONS

2644—Kathryn Taylor

Action Requested:

Variance to reduce the land area per dwelling unit requirement in an AG District to allow two dwelling units on one lot of record (Section 330). **LOCATION:** 7019 East 106th Street North, Owasso

Presentation:

Kathryn Taylor, 10906 East 119th Street North, Collinsville, OK; stated she and her mother purchased the subject property approximately three years ago. The land was separated into two parcels, a north and a south parcel. They thought the mother would have a house on the rear parcel and she would have a house on the front parcel. When they started getting contractors it was discovered that the front parcel is like a swamp. She was told that the proposed house for the front parcel would have to be moved back for drainage issues. She applied for a lot combination and now she is in the process of building her family home, but she still would like to have her mother on the property in her own modular house.

Mr. Charney asked if the original tract was still the same total of 2.75 acres. Ms. Taylor stated that was the combination of the two tracts.

Mr. Charney asked Ms. Taylor if she purchased two separate tracts that she closed on or if it was one large tract. Ms. Taylor stated that she was very ignorant to the situation. She knew that there were two tax numbers and two parcel numbers, and her realtor told her she could build two houses on the subject property. She did not realize all the steps in the process. When it was realized that there was such a drainage issue she thought she could just move her house back placing in between the parcels. She has spoken with Mr. West and has learned a lot from him and he was very helpful.

Mr. Charney asked Ms. Taylor what she was thinking about in the way of a house for the mother, because she had mentioned a modular home and in the agenda packet given to the Board it states a manufactured home. Ms. Taylor stated that her mother has not actually picked a house yet.

Mr. Charney asked staff if a mobile home would be allowed on the property. Mr. West stated that a single wide manufactured home would be a use by right.

Mr. Hutchinson asked Ms. Taylor how close the house she is building to the north property line. Ms. Taylor stated it is at least 60 feet from the west side of the property line. The east side of the property is probably in the middle of the actual parcel of land.

Mr. Hutchinson asked Ms. Taylor if she was proposing to place the manufactured home either in the northwest corner or the northeast corner. Ms. Taylor stated she would prefer the northwest corner but there are two ponds.

Mr. Hutchinson asked Ms. Taylor if she had contacted the adjoining property owners. Ms. Taylor stated she has spoken to the owner that owns the east property and they do not have an objection to this proposal. Ms. Taylor stated that she has not spoken to the neighbor on the west side.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Charney stated that the Board would frown on any effort to place another home on the subject property.

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** to reduce the land area per dwelling unit requirement in an AG District to allow two dwelling units on one lot of record (Section 330). The Board finds the hardship to be the topography as well as the subsurface condition on one portion of the property. All the standard requirements for a mobile home are to be followed by the applicant; for the following property:

E230 S526.77 W/2 SE SW LESS E185 N235.46 S251.96 W/2 SE SW & LESS S16.5 THEREOF FOR RD SEC 11 21 13 1.694ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2646—Ryan McCarty

Action Requested:

Variance of the required minimum lot area and land area per dwelling unit on Tract "B" to permit a lot split (Section 330). **LOCATION:** 11841 East 121st Street South, Broken Arrow

Presentation:

Ryan McCarty, Select Design, 11063-D South Memorial Drive, #351, Tulsa, OK; stated he will be going for a lot split as suggested by INCOG staff. Tract A has 2.18 acres and Tract B was not affected but it smaller than the 2.0 acres required for AG zoning thus the request for a Variance. Tract A and Tract C do comply with the zoning code. The land owner wants the land to remain under the AG zoning to stay in harmony with the surrounding neighbors.

Mr. Charney asked if the same land owner owns Tract A, Tract B and Tract C today. Mr. McCarty answered affirmatively.

Mr. Hutchinson asked Mr. McCarty if he or the land owner had visited with any of the other landowners in the area to see if there were any issues. Mr. McCarty stated that he has not personally but he knows the land owner has.

Robert D. Smith, 11841 East 121st Street, Broken Arrow, OK; stated he is the land owner of the subject property and he has spoken with both the neighbors on each side and they are both aware of what he would like to do. Mr. Smith stated that he spoke with the neighbor, who is a builder, to the west of Tract A this morning and the owner east of Tract B, a plumber, and they are both hoping to get work from him when he starts building the house so there are no objections.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **JOHNSTON**, 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 required minimum lot area and land area per dwelling unit on Tract "B" to permit a lot split (Section 330). The Board finds the hardship to be the existing driveways and the existing building forces the owner into the 1.56 acres; for the following property:

LT 4 BLK 1, TINGLEY ACRES, FARM COLONY SUB, OF TULSA COUNTY, STATE OF OKLAHOMA

2647—T. J. Tucker

Action Requested:

Use Variance to allow storage (Use Unit 23) of personal items (Section 410); Variance to allow the total combined floor area of accessory buildings to exceed 750 square feet in the RS District (Section 240). **LOCATION:** South of the SW/c of 51st West Avenue and 65th West Avenue

Presentation:

T. J. Tucker, 1705 East Hobson, Sapulpa, OK; stated he would like to a build a building for storing classic cars and things. There are also future plans to build a house on the subject property near the proposed shop. There is a very large pond and parts on the west of the property that would make it impossible to build a house on it without major dirt work. Eventually there might be two houses on the property. The proposed building would be used to store materials for building the house also.

Mr. Hutchinson asked Mr. Tucker if he wants the building for storing building materials and cars. Mr. Tucker stated he primarily wants the building for collectible cars and while the process of building the house was going on he would stage a lot of the materials in the building for security reasons.

Mr. Tucker presented a site plan to the Board for their review.

Mr. Dillard asked Mr. Tucker if he currently owned the collectible cars. Mr. Tucker stated that he did not. The proposed building is for a gentleman, Jack Crissup, who owns the property. Mr. Dillard asked Mr. Tucker if Mr. Crissup was the owner of the collectible cars. Mr. Tucker answered affirmatively and stated that Mr. Crissup is looking to buy more collectible cars, but he does not have a good place to store them.

Mr. Charney asked Mr. Tucker if there would be any outside storage on the property. Mr. Tucker stated that he did not think so. Mr. Tucker stated that the things that would be on the property will be inside the shop for security reasons.

Mr. Charney asked Mr. Tucker if he and the applicant could live with the condition that there be no outside storage should the Board approve this request and stipulate that condition. Mr. Tucker stated there may some cars parked under the overhang of the building on a hard surface.

Mr. Hutchinson stated that the case report says the applicant has stated cars will be stored on the lot outside the storage building. Mr. Tucker stated there will probably be a lean-to on the back of the proposed building and there would be some cars outside under that but not around the property. Mr. Tucker stated that the property currently has some old cars on it and they would like to clean that up, and some of those vehicles are not even the property owners.

Mr. Tucker stated that he believes the subject property is about 14 acres that there are dozens of lots according to Theresa in the Building Inspection Office.

Mr. Hutchinson asked Mr. Tucker if it were an old platted subdivision. Mr. West stated that it was.

Mr. Tucker stated there is an access from 51st Street and there is an access from 45th Street. The access from 51st is hard to see because it is grown up. The property has a large pond in the front and there is about six acres in front of that pond and about 8 acres in the back of the pond.

Mr. Dillard stated that the Board does not want to see this become a junk yard should they approve it. Mr. Tucker stated that he and the owner are trying to do a little better than that. There are nicer houses being built in the area and that is the direction the owner wants to take the property.

Mr. Charney asked Mr. Tucker if the building was to be for the personal use of Mr. Crissup. Mr. Tucker answered affirmatively. Mr. Charney stated that if the Board were to make a condition that there is to be no business use would that be agreeable. Mr. Tucker stated that the building is for Mr. Crissup's personal storage, and if Mr. Crissup decides to build a house on the subject property the proposed building would be used to store lumber and building materials, and if Mr. Crissup builds a house there would be a lawn tractor stored in the building.

Mr. Dillard asked Mr. Tucker if the proposed 2,400 square feet would be large enough to store the cars, because that square footage will only hold about 18 cars. Mr. Tucker stated that Mr. Crissup will probably only have about six cars.

Interested Parties:

Peggy Tyrrell, 312 Loma Linda Lane, Borger, TX; stated she is speaking on behalf of her mother. Her father built the house and her family has lived in it since she a little over one year old. Her mother's property abuts the subject property on both sides, on the east side and on the south side. She has a lot of questions about the proposed because 2,400 feet is a very large building and that is all that will be seen from her mother's back yard. Ms. Tyrrell asked how tall the building was going to be. Ms. Tyrrell stated that Mr. Tucker stated there are two access points to the property but there are fences, and West 51st Street has many accidents because of the curve and if there is an access installed before the stop light there will be more accidents. The property has not been taken care of and will this proposal affects property values, especially if he builds two houses and the shop as Mr. Tucker stated. Ms. Tyrrell stated there are several storage places within a mile of the subject property so why can't the applicant store his vehicles at those places. Ms. Tyrrell stated that she and her mother are opposed to this request for many reasons.

Mr. Charney stated the subject property is zoned RS so a land owner could come in and erect a significant number of houses on the property as a matter of right, and each one of the houses could have a permitted out building still meeting Code. That would be a much busier setting than the proposed building.

Ms. Tyrrell stated that she understands that but when a person erects a huge shop such as the proposal there is never going to be nice houses built in the area because that ship will not bring that into the neighborhood.

Ms. Miller stated that the request is for a total combined floor area of accessory buildings for 2,400 square feet; she does not know if there are buildings existing on the property now. Ms. Moye stated it is the total because when she went to the site there were no existing accessory buildings.

Dale Robertson, 6740 West 57th Street, Tulsa, OK; stated he objects to the proposed building. The applicant has stated that there are two access points on the subject property and the only one he is aware of is on 65th West Avenue next to a house that is on the corner and he has lived there for six years. The gentleman on the corner of 65th

West and 51st Street owns a body shop and he has a lot of cars stored there currently and some of those cars are next to the subject property's boundary. Mr. Robertson stated that he spoke to the gentleman on the corner and he was told that a man tried to get a large building for his cars and he was denied because this is a residential area. Mr. Robertson stated that he did research on the request and he was told there would be lumber stored in the building like a contracting business. Mr. Robertson stated that he also did research on the property owner and he does not live anywhere near the subject property, he lives in Broken Arrow, so he does not understand why they don't want the house on the property first instead of the 2,400-square foot building. As he understands it, the proposed road to access the proposed building will come off 51st Street parallel to Ms. Brant's house who is very elderly and his elderly mother lives west of the subject property. The crime rate in west Tulsa has gone up and he believes if there is a 2,400-square foot building with collectible cars it will be more opportunity for crime. These are just a few of his concerns.

Sam Patton, 6621 West 51st Street, Tulsa, OK; stated he lives across the street and north of the subject property and he has lived there for five years. He has lived in west Tulsa and Berryhill area for 53 years. He thinks there is managed information going on with this request because it has always been a junkyard though they have done a good job of cleaning up the property in the last year; there are still 20 to 25 cars sitting on the subject property. Mr. Patton stated that Mr. Crissup may not own the cars, but it is his business partner, Coy White, that owns them, and he knows Mr. White. Mr. White believes the reason the shop is going on the back of the property is because when they have so many cars that they cannot work on them they will be placing them on the property. Mr. Patton believes this is going to be more of a business because right now it is a holding yard for insurance cars bought at auction. Mr. Patton stated that if there are going to be classic cars and a tractor kept inside the proposed building the building is not big enough.

Rebuttal:

T. J. Tucker came forward and stated that Coy White will have no access to the proposed building and Mr. White has been asked to remove his car from the subject property of which five or six are owned by Mr. Crissup. The entry off 51st Street will have a recessed entry, so a car can pull in off the street. Mr. Tucker stated that it is proposed to build the shop before the house is, so the building materials will not be exposed to the elements. The shop is to store cars that are owned by Mr. Crissup and a tractor for the maintenance of the property.

Mr. Dillard asked Mr. Tucker if the subject property was fenced. Mr. Tucker answered affirmatively and stated the fence is in poor shape. Mr. Tucker stated that when the building is built the fence will be reinforced so Mr. White will not be able to bring his cars onto the subject property.

Comments and Questions:

Mr. Crall stated there has been a whole lot of "we can" and "we will" but there is nothing in writing, so he does not feel comfortable with this request because it sounds like there

are more issues to deal with. If cars can be stored outside now those cars will not be taken inside.

Mr. Dillard stated that in regard to the ingress and egress there is a lot of area on 65th West Avenue for an ingress and egress, but there needs to be ingress and egress off 51st Street too. Mr. Dillard stated that he does not understand why this application was filed before the owner cleaned up the land. Cleaning up the land would show the Board what they are going to do by doing it right. Mr. Dillard stated that he does not have a problem with the size of the proposed building because of the property size. Mr. Dillard does have a problem with the statements of "well we might, therefore, whereas, we could" and he didn't hear any definite statement about cleaning up the property.

Mr. Charney stated that he agreed with Mr. Dillard. Mr. Charney stated this is RS zoning today and that colors everything and should. The site plan the Board was given looks like it may be half way into the pond, but he cannot tell, and he cares about the site plan. Mr. Charney stated he also cares about setbacks and what the building would look like because they are all factors to be considered. He would have liked for the applicant to come before the Board with clean property, so he has some discomfort with this request as well.

Mr. Hutchinson stated that he has concerns because of all the unanswered questions. Mr. Hutchinson does not think that 2,400 square feet is large enough just because it is a 14-acre tract. The staff report states there will be outside storage but Mr. Tucker states there will not be outside storage. There are just several unanswered questions.

Mr. Johnston agreed. Mr. Johnston see the property as RS and a house being on the property with an accessory building. If someone were living on the property they would make sure the yard and all the property were clean and taken care of, because 20 years from now that may not be the case.

Mr. Dillard stated that he does not have a problem with the accessory building being on the property first if he knew what it was going to be. It may be a shed type and may not be a shed type with or without outside storage. The principle kept moving in the presentation and the Board's goal is to always try to approve and do what people want, but he would like to see the applicant nail his needs down more. The Board could continue this request for 30 or 60 days if it is agreeable to tell the Board exactly what they are going to do, and in the meantime, clean up the property.

Board Action:

On **MOTION** of **JOHNSTON**, the Board voted 2-3-0 (Charney, Johnston "aye"; Crall, Dillard, Hutchinson "nays"; no "abstentions"; none "absent") to **DENY** the request for a **Use Variance** to allow storage (Use Unit 23) of personal items (Section 410); **Variance** to allow the total combined floor area of accessory buildings to exceed 750 square feet in the RS District (Section 240), because it is placing the accessory use before the primary use; for the following property:

BEG 25S & 25W NEC E/2 NE TH S830 E1275 N410 E640 N410 E640 POB LESS W220 S410 & LESS N195 E470 FOR ST SEC 31 19 12 13.996ACS, NORTH TANEHA, OF TULSA COUNTY, STATE OF OKLAHOMA

On **MOTION** of **CRALL**, the Board voted 4-1-0 (Charney, Crall, Dillard, Hutchinson "aye"; Johnston "nays"; no "abstentions"; none "absent") to **CONTINUE** the request for a Use Variance to allow storage (Use Unit 23) of personal items (Section 410); Variance to allow the total combined floor area of accessory buildings to exceed 750 square feet in the RS District (Section 240) to the Board of Adjustment meeting on December 19, 2017, and have the applicant bring in more clarification on the site plan, the building and a narrative describing the exact program of the storage facility coupled with fencing and clean-up efforts; for the following property:

BEG 25S & 25W NEC E/2 NE TH S830 E1275 N410 E640 N410 E640 POB LESS W220 S410 & LESS N195 E470 FOR ST SEC 31 19 12 13.996ACS, NORTH TANEHA, OF TULSA COUNTY, STATE OF OKLAHOMA

2648—Eric Engel

Action Requested:

Use Variance to permit a Landscaping Business (Use Unit 15) on an OL zoned lot.
Use Variance to permit Storage, Not Elsewhere Classified [NEC] (Use Unit 23) on an OL zoned lot (Section 610). **LOCATION:** 17419 West 8th Street South

Presentation:

William White, 1101 Renaissance, Sand Springs, OK; stated he is speaking on behalf of Eric Engel because he has experience with the Board of Adjustment in Sand Springs for several years; Eric Engel is present to answer questions if need be. Mr. White stated the subject property is zoned OL and at the time Mr. Engel purchased the property he was under the impression from the original developer the property was a commercial site. The subject property is immediately behind the Mock Brothers Saddle shop located on Highway 412. The saddle shop is located is zoned commercial and it is on the south side of West 8th Street and there is commercial north of 8th Street, i.e., a convenience store that has existed for about 30 years. The subject property has a unique situation due to topography. From the front of the subject lot to the curb line at West 8th Street, the southeast portion of the corner, there is approximately 36 feet downhill which is a buffer between the commercial properties and the residential. Mr. White stated that Mr. Engel has a hobby of collecting old cars and those cars made the property look bad but now they are gone. Mr. Engel is operating his landscaping and construction business; stem walls, pools, etc. Mr. Engel does not have full time employees because he is a one-man shop, but he does have and does store construction equipment on the subject property; dozers, back hoes, etc. This application for the Use Variance will allow the OL land, which permits the landscape business as the sale of services not retail. There is no retail business located on the

subject property. There is no sign on the subject property. The natural terrain is heavily wooded with large pecan trees with an existing six-foot privacy wooden fence, and the subject property is parallel to West 8th Street. The view is isolated to the public. Mr. Engel has removed all his collected non-operational vehicles and he is willing to keep them off the property. Mr. White stated that Mr. Engel would like to continue his landscape business on the property with any conditions the Board chooses to impose.

Eric Engel, 243 South 176th West Avenue, Sand Springs, OK; stated that when he spoke to Mr. West he considered the storage to be the bulldozer, backhoe, etc.

Mr. Hutchinson asked what type of material was being stored for the landscape business. Mr. Engel stated there are no materials being stored because there are no retail sales, it is service only.

Mr. Dillard asked Mr. Engel how many years he had been using the property. Mr. Engel stated that it has been since 1994.

Mr. Hutchinson asked Mr. Engel if right now what he wants to do is keep his trucks, backhoe, bulldozer on the property. Mr. Engel answered affirmatively.

Mr. Engel stated that he owns two parcels, lots two and three so it is about six acres. There is about a 36 foot drop on the backside of the property and he has cleared out the area only leaving the trees for a screening between him and the neighbors. He will also install a 320 feet of a six-foot privacy fence for screening.

Mr. Charney asked Mr. Engel where the road access is located. Mr. Engel stated that it is off West 8th Street.

Interested Parties:

Hugh Lilly, 311 South 176th West Avenue, Sand Springs, OK; stated he is Mr. Engel's next door neighbor on the west side. He and Mr. West have been dealing with issues with Mr. Engel since 2009 and it has been about the vehicles every time. Mr. Lilly stated that Mr. Engel parks his vehicles on the street and people cannot see the traffic coming. Mr. Lilly stated there are six cars, four that don't have tags, parked on the subject property currently and a tractor that has the motor out of it. Mr. Lilly stated there are also containers with a rear differential sitting on them that he can see from his back yard. Mr. Lilly stated that he just erected a fence because all he sees are cars parked right up to the fence line and to him it looks like a junk yard. Mr. Lilly presented pictures to the Board of that subject property that were taken on the 15th.

Mr. Charney asked Mr. Lilly if his property fronts 176th West Avenue. Mr. Lilly answered affirmatively.

Mr. Lilly stated that he has lived in his house since 2004 and the problem has been an issue since 2009, and all the lots are zoned OL.

Marvin Blusek, 227 South 176th West Avenue, Sand Springs, OK; stated he lives two houses north of Mr. Engel. Mr. Blusek stated that the residents are fortunate to have Mr. Engel in the neighborhood because he helps the neighbors; i.e., cleaning the streets and driveways all the way to Highway 412 so people can get out of the neighborhood. Mr. Blusek stated that Mr. Engel is the neighborhood first responder because that is his nature, and the entire Engel family is there to support and help the neighbors when needed. Mr. Blusek stated that he supports this request, so Mr. Engel can keep his equipment on his property, so he can continue to help all the neighbors.

Rebuttal:

Eric Engel came forward and stated he has left the trees between him and the neighbors specifically, so the neighbors could not see his property. A person cannot see his property unless they are trespassing. Mr. Engel presented pictures to the Board that he had taken of the subject property.

Mr. Charney asked Mr. Engel to tell the Board about the clean-up effort on the subject property. Mr. Engel stated that he stays busy and he did change the rear end out of his dump truck, so it is on the property, and it weighs about 1,500 pounds. There are three axles on the property, but they will be going to the scrap yard. The vehicles that Mr. Lilly showed in his pictures are gone and the only vehicle on the subject property is his truck.

Mr. Crall asked Mr. Engel about the piece of equipment that says asphalt on it and the bulldozer. Mr. Engel stated that he works on a lot of concrete work, asphalt work, retaining walls and retention ponds, and some people want a hard surface in front of their retaining wall.

Mr. Charney asked Mr. Engel how long he had been working from the subject property. Mr. Engel stated it has been since 1994. Mr. West stated that it started out with the landscaping equipment and the other equipment was on Mr. Engel's personal property which is zoned AG-R. Mr. West stated that he cited Mr. Engel for having landscaping equipment on that property and in the process Mr. Engel moved it off his property onto the OL property. Mr. Engel stated that he thought he was moving it to a commercial piece of property.

Mr. Charney asked Mr. Engel if he bought the property thinking he was purchasing commercial property to move his equipment onto. Mr. Engel answered affirmatively. Mr. Charney asked Mr. Engel how long he had been storing equipment on the OL lot. Mr. Engel stated that he has stored equipment on the subject property since 1994 but was not the amount of equipment it is now because his business has grown.

Mr. Charney stated that part of the Board's duty is to acknowledge the land use classification OL on a piece of ground, and Mr. Engel may have thought it was CS, the Board must treat it truly as OL. The Board must determine if the particular use of storing outside items that are a legitimate part of the business, the Board is charged with asking if that use is consistent with the OL zoning. If it is not, should the Board let

you do so being adjacent to residential use. The Zoning Code speaks to landscaping businesses requiring a different zoning designation than the Office Light designation on the subject property. A landscape business does not automatically get to be in an OL zone. Ms. Miller stated that it is because of the equipment that goes along with a landscape business.

Hugh Lilly came forward and stated that his concern is the parking of disabled vehicles on the subject property. Mr. Lilly stated the cars that are there go away and they come back, and they always have so he cannot see any reason why that would stop now.

Eric Engel came forward and stated that the vehicles under discussion will not be back.

Mr. Crall asked Mr. Engel if he felt the condition of the property right now is such that the Board should grant his request. Mr. Engel answered affirmatively and stated that the wood piles and other miscellaneous items can be moved in a day or two and he would make that happen to receive the Variance.

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 **CONTINUE** the request for a Use Variance to permit a Landscaping Business (Use Unit 15) on an OL zoned lot. Use Variance to permit Storage, Not Elsewhere Classified [NEC] (Use Unit 23) on an OL zoned lot (Section 610) to the Board of Adjustment meeting on December 19, 2017 to allow the applicant to bring a plan, i.e., screening fence in place, hours of operation, cleanup efforts, etc. The Board also encourages the applicant to attempt to reach an agreement with his neighbor; for the following property:

LT 2 & LT 3 BLK 2, WEKIWA HILLS, OF TULSA COUNTY, STATE OF OKLAHOMA

OTHER BUSINESS

Review 2018 proposed meeting dates for the Board of Adjustment.

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 2018 calendar dates for the Board of Adjustment meetings.

NEW BUSINESS

None.

BOARD COMMENTS

None.

There being no further business, the meeting adjourned at 3:34 p.m.

Date approved: _____

11/14/17

David E. Charney

Chair