

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 454
Tuesday, March 20, 2018, 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
Hoyt
Ulmer
Sparger

Terry West, County

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 15th day of March, 2018 at 10:25 p.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 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the Minutes of February 20, 2018 (No. 453).

UNFINISHED BUSINESS

2666—Signature Series Homes

Action Requested:

Variance to allow an accessory building to be built in the side yard (Section 420.2).

LOCATION: 6108 East 127th Place North

Presentation:

Cole Swango, Signature Series Homes, 1309 West Broadway, Collinsville, OK; stated the home owner would like to build a shop on his lot, and there is not enough room in the rear to place the shop due to the setbacks.

Mr. Charney asked Mr. Swango if there is a neighbor on the east side where he would like to have the proposed shop. Mr. Swango stated there is another lot beside the proposed location, and those owners are in the process of building a house there now.

Mr. Charney asked Mr. Swango if he had spoken with the owners or the builder regarding the proposed shop. Mr. Swango stated that he has not spoke with the owner, though it is a custom house. Mr. Swango stated the builder did not have any issues with the proposed shop. Mr. Swango stated that the proposal was taken before the Carriage Park architectural committee and the HOA, and they all approved the shop with no objections.

Mr. Hutchinson asked Mr. Swango if there was a slope on the lot. Mr. Swango answered affirmatively.

Mr. Hutchinson asked Mr. Swango if the shop would match the house. Mr. Swango answered affirmatively.

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 to allow an accessory building to be built in the side yard (Section 420.2). The approval is subject to the accessory building be architecturally consistent with the main structure. The Board has found the hardship to be the slope of the lot in the rear as well as the unique configuration of the lot, and having the setbacks where they are will prevent the shop from being located in the rear; for the following property:

LOT 5 BLOCK 3, CARRIAGE PARK, OF TULSA COUNTY, STATE OF OKLAHOMA

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NEW APPLICATIONS

2667—John Jarrett

Action Requested:

Use Variance to allow storage (Use Unit 23) of personal items (Section 410) to allow construction of a pole barn in an RE District without a principal residence or residential structure present. **LOCATION:** West of the NW/c of West 51st Street South and South 162nd West Avenue

Presentation:

Neely Shenloogian, 2547 South Delaware Avenue, Tulsa, OK; stated she represents her father, Mr. John Jarrett. Her father would like to have a barn constructed to use as personal storage.

Mr. Charney asked Ms. Shenloogian if there would be business conducted in the barn. Ms. Shenloogian stated there would be no business. The land is just recreational land at this point in time, and there is no livestock or agriculture. There will be a stall inside the barn because the plans are to be able to camp on the subject property and she would like to bring her horse when camping.

Mr. Charney asked Ms. Shenloogian where the barn is proposed to be placed. Ms. Shenloogian stated that it will be close to Coyote Trail Road near 41st Street.

Mr. Charney asked Ms. Shenloogian if she had heard from any of the surrounding land owners. Mr. Dillard stated there is a letter that has been presented to the Board showing support.

Mr. Johnston asked Ms. Shenloogian if the pole barn would be all wood construction. Ms. Shenloogian stated the siding would be corrugated metal.

Mr. Charney asked Ms. Shenloogian if there would be any intent to turn this into a residence. Ms. Shenloogian stated that there will be running water for a bathroom, but there are no plans for have a kitchen or anything else.

Mr. Hutchinson asked Ms. Shenloogian if there were plans of building on the subject property soon. Ms. Shenloogian answered no. They just want a place to spread out, fish and explore.

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 **Use Variance** to allow storage (Use Unit 23) of personal items (Section 410) to allow construction of a pole barn in an RE District without a principal residence or residential structure present. The Board has found the hardship to be the very large nature of the tract and the small structure for the 75-acre tract; for the following property:

SW LESS W1210 & LESS E/2 SE SE SW SEC 30 19 11 75.87ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2668—James Baird

Action Requested:

Variance to allow 0 feet of frontage on a public street in the RS District (Section 207). **LOCATION:** 4443 West 42nd Street South

Presentation:

James Baird, 4443 West 42nd Street, Tulsa, OK; stated he has owned the house for over 30 years, and it was on the property about 40 years before he took ownership. The access to the house is a driveway that enters from West 41st Street. His renter would like to purchase the house, so he went to get a lot split. He was told there was no frontage onto West 41st Street. He mentioned the driveway and was told the driveway accessed South 45th West Avenue. Mr. Baird stated that years ago the address was changed from 41st Street to South 45th West Avenue because of enhanced 911. Mr. Baird stated that he went to Harry Creech and was told that it is a platted public easement that fronts a County maintained road. Mr. Baird stated that for the last 50 years the driveway fronted onto 41st Street, and now he has discovered that the driveway is a platted public easement. He wants to keep everything as is and be able to have a lot split. The lot to the north, which has the house, will still have the driveway that goes to West 41st Street, and the lot to the south is on South 42nd West Avenue.

Mr. Charney asked staff if 42nd West Avenue is a publicly dedicated road. Mr. West stated that West 42nd is a publicly dedicated road.

Mr. Charney asked Mr. Baird if tract two was adjacent to West 42nd. Mr. Baird answered affirmatively. Mr. Baird came forward and pointed out the two lots under discussion on the map in the Board's agenda packet.

Mr. Charney suggested Mr. Baird speak to the long-term maintenance of the publicly dedicated easement in his agreement with Tract One and Tract Two, and any other tract that may use it. Mr. Dillard stated if the purchaser was going to obtain financing there will need to be an agreement in writing regarding the easement.

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 to waive the requirement of 30 feet on publicly dedicated right-of-way given the existence of the platted easement on the side of the property. The Board has found the hardship to be the nature of the tract not having direct access to a publicly maintained roadway; for the following property:

S146.4 BLK 2 & ALL BLK 3, BRIDGES PARK, OF TULSA COUNTY, STATE OF OKLAHOMA

OTHER BUSINESS

None.

NEW BUSINESS

None.

BOARD COMMENTS

None.

There being no further business, the meeting adjourned at 1:56 p.m.

Date approved: 4/17/18

David E. Arredondo
Chair