

**TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 488**

Tuesday, November 17, 2020, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room
Tulsa, OK

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hutchinson, V.Chair Crall, Secretary Johnston Tisdale	Charney, Chair	S. Miller R. Jones Sparger	Tosh, County Inspector

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 12th day of November, 2020 at 9:02 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

Ms. Jones read the rules and procedures for the Board of Adjustment Public Hearing.

Mr. Hutchinson explained to the applicants and interested parties that there were only four board members present at this meeting. If an applicant or an interested party 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 fails. Mr. Hutchinson asked if anyone would like to continue their case and if they understood. Everybody nodded in understanding and no one requested a continuance.

MINUTES

On **MOTION** of **JOHNSTON**, the Board voted 3-0-1 (Hutchinson, Johnston, Tisdale "aye"; no "nays"; Crall "abstaining"; Charney "absent") to **APPROVE** the Minutes of October 20, 2020 (No. 487).

UNFINISHED BUSINESS

None.

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NEW APPLICATIONS

2858—Karen Murphy

Action Requested:

Variance of the minimum lot area and land area per dwelling unit in the AG District (Section 330) to permit two dwelling units on one lot of record (Section 208).

LOCATION: 16920 South Yale Avenue East

Presentation:

Karen Murphy, 4513 West 187th Street South, Mounds, OK; stated she is the owner of the subject property which is 2 ½ acres. Currently there is a mobile home and a barn on the property. Ms. Murphy stated that her brother-in-law lives in the existing mobile home and the new dwelling would be for her elderly mother to live in. There will be a separate new aerobic system for the new dwelling.

Mr. Hutchinson asked Ms. Murphy if both houses would have their own utilities. Ms. Murphy answered affirmatively.

Mr. Hutchinson asked Ms. Murphy what the future plans were for the existing mobile home and the future of the new dwelling. Ms. Murphy stated that she has not thought about the future, but she would want both structures to be on the property while her mother is alive.

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, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; Charney “absent”) to **APPROVE** the request for a Variance of the minimum lot area and land area per dwelling unit in the AG District (Section 330) to permit two dwelling units on one lot of record (Section 208), subject to conceptual plan 2.9 of the agenda packet. The Board has found the hardship to be the shape of the property can easily handle both dwellings with two separate septic systems, and it does not deter from the aesthetics of the surrounding properties. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or

circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 1 BLK 1, PRATTVILLE INDUSTRIAL PARK SOUTH, OF TULSA COUNTY, STATE OF OKLAHOMA

OTHER BUSINESS

None.

NEW BUSINESS

None.

BOARD COMMENTS

None.

There being no further business, the meeting adjourned at 1:42 p.m.

Date approved: 12-15-2020


Chair