

COUNTY BOARD OF ADJUSTMENT
MINUTES (No. 11)
Tuesday, July 21, 1981; 3:00 p.m.
Room 119, Administration Building
500 South Denver, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Dubie, Chairman Martin (in at 3:16 p.m.) Walker Wines	Crowley	Gardner Hubbard Jones	Edwards, Building Inspector's Office Raymond, District Attorney's Office

The notice and agenda of said meeting were posted in the Office of the Tulsa County Clerk on Monday, July 20, 1981, at 9:30 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present, Chairman Dubie called the meeting to order at 3:05 p.m.

MINUTES:

On MOTION of WALKER and SECOND by WINES, the Board voted 3-0-0 (Dubie, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley, Martin, "absent") to approve the Minutes of June 23, 1981, (No. 10).

MINOR VARIANCES AND EXCEPTIONS:

81

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in Agriculture Districts - Under the Provisions of Section 1630 - Minor Variances) request for a variance of the frontage and area requirements to permit a lot-split in an AG District. This property is located at 3210 South 137th West Avenue.

Presentation:

Mr. Jones submitted to the Board a letter from Pat Treadway, Sand Springs City Planner, dated June 18, 1981, (Exhibit "A-1") advising that the Sand Springs Regional Planning Commission had approved a lot-split (SSRL-38) subject to the approval of the Tulsa County Board of Adjustment. Mr. Jones also submitted a letter from Dick Ford, Vice-Chairman of the Sand Springs Board of Adjustment, dated July 9, 1981, (Exhibit "A-2") advising of action taken on Case Numbers 73, 81, 83, and 93. Also submitted was a Plat of Survey of the subject property (Exhibit "A-3"). The applicant, Andrew Terrell, was not present to address the Board.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by WINES, the Board voted 3-0-0 (Dubie, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley, Martin, "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in Agriculture Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage and area requirements to permit a lot-

split (SSRL-38), on the following described property:

Beginning at a point on the West line of said Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4, NE/4, NW/4), said point being 145.20' from the SW corner thereof; thence North $1^{\circ}07'52''$ West along the West boundary of said NE/4, NE/4, NW/4, a distance of 201.88'; thence North $89^{\circ}00'30.4''$ East a distance of 606.19' to a point in the centerline of asphalt road; thence South a distance of 201.51'; thence South $88^{\circ}58'04.8''$ West a distance of 601.00' to the point of beginning, said tract being a part of the NE/4, NE/4, NW/4 of Section 21, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in Agriculture Districts - Under the Provisions of Section 630 - Minor Variances) request for a variance of the lot area requirements from 2 acres to 1.01 and .84 acres to permit a lot-split in an AG District. This property is located at 122nd Street North and 129th East Avenue.

Presentation:

Mr. Jones submitted to the Board a memorandum (Exhibit "B-1") from Carol Dickey, Owasso City Planner, dated July 8, 1981, advising that the Owasso Board of Adjustment would support the decision of the Tulsa County Board of Adjustment. Mr. Jones advised that, on July 1, 1981, the Tulsa Metropolitan Area Planning Commission approved a lot-split (L-15198), subject to the approval of this Board.

The applicant, Thomas Whalen, was not present to address the Board.

Protestants: None.

Board Action:

On MOTION of WINES and SECOND by WALKER, the Board voted 3-0-0 (Dubie, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley, Martin, "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in Agriculture Districts - Under the Provisions of Section 1630 - Minor Variances) of the lot area requirements from 2 acres to 1.01 and .84 acres to permit a lot-split (L-15198) in an AG District, on the following described property:

The North 550' of the East 198' of the SE/4 of the SE/4 of the NE/4 of Section 5, Township 21 North, Range 14 East, Tulsa County, Oklahoma.

UNFINISHED BUSINESS:

75

Action Requested:

Variance (Section 240.2 (e) - Permitted Yard Obstructions - Under the Provisions of Section 1670) request for a variance of the size of the accessory building from 750 square feet to 1,800 square feet in an RS District. This property is located at 444 East 61st Street North.

Presentation:

Mr. Jones advised the Board that this application had been continued from the June 23rd meeting in order to allow the Board members to view the subject accessory building and the surrounding property.

Mrs. H. E. Lemons, 444 East 61st Street North, was present to address the Board and advised that the accessory building would be used for storage of a boat, hay, wheat, horses, and, in addition, would be used by family members when working on their personal cars. She explained that the accessory building would be for family use only and would not be used for a business. Mrs. Lemons advised that the subject property is 2½ acres and had a rental house located on it in addition to the residence and a small barn toward the rear of the lot. She stated that construction on the building had commenced, noting that the concrete slab floor had been put in and the building frame had been erected. Three color photographs of the subject building and property taken by Chairman Dubie were entered into the record as (Exhibit "C-1").

Protestants:

Mrs. Oscar French, 502 East 61st Street North, advised that she and her husband owned 7.2 acres on which was located their residence and three rent houses and that their acreage adjoined the property belonging to the Lemons'. She stated that she felt the accessory building was much too large and that the glare off the metal sides and tin roof was blinding. Mrs. French also advised that she did care for the close proximity of the accessory building to her property--approximately 40' from her residence. She also stated that she did not care to listen to machine shop work that might result from work being done on the cars.

Applicant's Comments:

Mrs. Lemons advised that the accessory building would be painted the same color as their residence, thus reducing or eliminating the glare.

Interested Party Comments:

Reverend Jones advised that he lived in one of the Lemons' rent houses and had full view of the subject building, with no complaints whatsoever. He also stated that he felt the structure added to the neighborhood and was not detrimental.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve a Variance (Section 240.2 (e) - Permitted Yard Obstructions - Under the Provisions of Section 1670) of the size of the accessory building from 750 square feet to 1,800 square feet in an RS District, subject to the building being used only for purposes incidental to the use of the property for residential purposes and that

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it may not be used for any trade, business, or home occupation without further Board of Adjustment approval so long as the property remains zoned, under the ordinances of the County of Tulsa, in a residential classification, and to run with this owner only, on the following described property:

The North-Half of
the W/2 of the W/2 of the NW/4 of the NE/4 of the SW/4 of Section
1, Township 20 North, Range 12 East of the Indian Base and
Meridian, Tulsa County, State of Oklahoma, according to the U. S.
Survey thereof.

NEW APPLICATIONS:

Action Requested:

Variance (Section 208 - One-Single Family Dwelling Per Lot of Record - Under the Provisions of Section 1670) request for a variance to permit a mobile home on a lot that has a residence on it and a mobile home; and, an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District. This property is located at 913 Valley Drive, Sand Springs, Oklahoma.

Presentation:

Sharon Cox, 913 Valley Drive, Sand Springs, Oklahoma, was present to address the Board and submitted two plot plans (Exhibit "D-1") and another which depicts the present location of houses and mobile homes (Exhibit "D-2").

Mr. Jones had submitted to the Board a letter (Exhibit "D-3") from David Mick, Chairman of the Sand Springs Board of Adjustment, dated July 16, 1981, advising that the Sand Springs Board of Adjustment wished the Tulsa County Board of Adjustment to pay special attention to the following items of concern when reviewing the application: (1) A requirement of tie downs; (2) requirement of skirting; (3) a permanent front porch; (4) all utilities be separate for each structure; and, (5) the septic system meet the minimum guidelines of the Tulsa City-County Health Department.

Mr. Jones advised that the Health Department had requested that this application be continued to August 18, 1981, due to the fact that a field inspector had not had an opportunity to check the septic system.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to continue Case Number 73 to August 18, 1981, in order to allow time for the City-County Health Department to view the property and to check the septic system.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations - Under the Provisions of Section 1680) request for an exception to permit a roofing business as a home occupation in an RS District; and, a Variance (Section 240.2 (e) - Permitted Yard Obstructions - Under the Provisions of Section 1670) request for a variance of the size of an accessory building from 750 square feet to 2,100 square feet. This property is located at 2528 South 57th West Avenue.

Presentation:

Mr. Jones submitted to the Board a letter dated May 15, 1981, Exhibit "E-1") from Loranzy Chambers, 2538 South 57th West Avenue, stating that there was no objection to the construction of an accessory building of that size.

Sam Silkey, 2528 South 57th West Avenue, was present to address the Board and submitted a plot plan (Exhibit "E-2"). Mr. Silkey explained that he was in the roofing business and planned on utilizing the accessory building for storage of equipment and for a place in which to work on his trucks. He advised that he hires no one to work for him on the property--that his employees come onto the property only to pick up the trucks and equipment to be used when working. Mr. Silkey stated that his truck fleet consisted of three, 2-ton trucks and a few other miscellaneous vehicles used in the operation.

Protestants:

Woody Maxwell, 2504 South 57th West Avenue, advised that he lived directly north of the subject property. Mr. Maxwell stated that, on weekends, the remnants from jobs during the week are gathered and burned in bonfire fashion and that the smoke comes into his residence. Mr. Maxwell advised that his father owned the property on which he resided and that his father had received no notice of the application and, further, that others in the area had not received notice and were in opposition to the request as well.

Applicant's Comments:

Mr. Silkey advised that the Maxwell property was in a disastrous mess and that he performed all of the upkeep on his own property, such as weedeating, mowing, etc., and that his property was much neater than the Maxwell property. Mr. Silkey further advised that the only burning done on his property was in his trash cans and that what was burned was normal trash. He also stated that burning of that type was legal in Berryhill. Mr. Silkey explained that the only materials on the property which might be considered an eyesore would be the equipment, which he wished to locate in the requested accessory building in order to better the appearance of the property. He stated that all trucks on the property were in working order at all times and that they did not generate any great amount of noise. Mr. Silkey indicated that he had spoken with the majority of the neighbors and property owners in the area and that most of them had signed a petition stating that they were not in opposition to the request. Mr. Silkey submitted said petition to the Board (Exhibit "E-3"). He explained that he had five men working for him on a sub-contract basis and that they did not work on the property--they only came to the property to pick up the trucks and equipment.

77 (continued)

Board Comments:

Mr. Walker asked Mr. Silkey if the building was under construction. Mr. Silkey advised that it had been until a cease and desist order was received by the County Building Inspector's Office, at which time all construction ceased.

Mr. Martin voiced a concern over the request for the home occupation in the form of a roofing business in a residential district. Brief discussion ensued, and an application for rezoning was suggested as the appropriate course of action for this type of use.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to deny an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations - Under the Provisions of Section 1680) to permit a roofing business as a home occupation in an RS District; and, a Variance (Section 240.2 (e) - Permitted Yard Obstructions - Under the Provisions of Section 1670) of the size of an accessory building from 750 square feet to 2,100 square feet, on the following described property:

Lots 2-3, Block 4, Second West Tulsa View Acres to Tulsa County, Oklahoma.

78

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RM-2 District. This property is located at 1529 South 81st West Avenue.

Presentation:

The applicant, Thomas Luellen, was not present to address the Board.

Mr. Jones advised the Board that there were a number of mobile homes in the area, all of which are on sanitary sewer systems.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley, "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to permit a mobile home in an RS-2 District, subject to all applicable permits, for a period of five years, on the following described property:

The South 90' of Lot 11, Block 7, Billington Acre Tracts to Tulsa County, Oklahoma.

Action Requested:

Appeal From The Decision of The Building Inspector to immediately stop operating an auto salvage and repair business in an RS District- Under the Provisions of Section 1650 - Appeals From the County Inspector; and, an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations - Under the Provisions of Section 1680) request for an exception to permit an automobile repair shop as a home occupation in an RS District; and, a Variance (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1670) request for a variance to permit an automobile repair shop in an RS District. This property is located at 5817 South 89th West Avenue.

Presentation:

Robert Crow, 5817 South 89th West Avenue, was present to address the Board and advised that, in 1977, the foundations for both the residence and the storage area were dug and inspected by the County Inspector's Office on May 30, 1977. Mr. Crow stated that construction was completed on the accessory building and inspection was done on March 10, 1981. In the latter part of May, 1981, Mr. Crow advised that he received notification from the County to immediately stop operating an auto salvage and repair business in an RS District. Due to an apparent complaint of the business that was being conducted in the building, Mr. Crow was urged to apply for an exception and a variance to permit a home occupation before the Board. Mr. Crow explained that he had four sons -- all of which owned and worked on their own cars -- and that some family friends who were unable to work on their own automobiles brought those autos to the property to be worked on. Mr. Crow explained that, as he understood, an auto salvage and repair business was a business wherein automobiles and parts were bought and sold, and proclaimed that he was not operating such a business. When asked about the eight car bodies as noted during the field inspection, Mr. Crow stated that all but one of those cars have up-to-date tags and all are operable. Mr. Crow explained that he was in the process of obtaining a tag for the eighth automobile, and that it would take approximately 60 to 90 days to receive it. Mr. Crow stated that four of those vehicles were parked on an unpaved surface.

Protestants:

Bill Lawson, 5687 South 89th West Avenue, stated that his property adjoined Mr. Crow's property to the north and submitted a petition of protest (Exhibit "F-1") signed by area residents. Mr. Lawson advised that the operation was much like a machine shop in that there were all kinds of noises at all hours of the day and night. He also indicated that there were cars parked on the property with parts missing, giving it the appearance of an auto salvage business. Mr. Lawson also advised that it was not an uncommon occurrence to find people working until 1:00 a.m. or 2:00 a.m. He cited an incident wherein someone on the property began working in the building at 11:00 p.m. and that the noise generated did not stop until 3:00 a.m. the following morning. Mr. Lawson advised that the noise could be heard in his back bedroom and that he and his wife desired to utilize their front porch in the summer months, but that the noise often times prevented that. He also stated that Mr. Crow's son had the practice

of revving up the engines on which he worked and of road-testing the vehicles on the street in front of his property. Mr. Lawson explained that approval of this request would depreciate the value of the surrounding property in the neighborhood.

Brian Keeton, 5616 South 89th West Avenue, stated that he did not like the looks of the subject property and did not wish to see that type of business set a precedent for the area and become another Oakhurst.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-1-0 (Dubie, Martin, Walker, "aye"; no "nays"; Wines "abstaining"; Crowley "absent") to deny an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations - Under the Provisions of Section 1680) to permit an automobile repair shop as a home occupation in an RS District; and, a Variance (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1670) to permit an automobile repair shop in an RS District, the motion to include a decision to uphold the decision of the County Inspector, on the following described property:

The North 132' of the North-Half of the NW/4 of the SW/4 of the SE/4 of Section 36, Township 19 North, Range 12 East, Tulsa County, Oklahoma.

Action Requested:

Exception (Section 310 - Principal Uses Permitted in Agriculture Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an AG-R District. This property is located at 20900 South 142nd East Avenue.

Presentation:

Cheryl Plumlee, 4032 South 36th West Avenue, was present to address the Board and advised that there were quite a number of mobile homes in the immediate area. She further advised that she wished to locate the mobile home on the subject property in order to reside there while her home was being constructed--approximately one to two years.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve an Exception (Section 310 - Principal Uses Permitted in Agriculture Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to permit a mobile home in an AG-R District, subject to all required regulations, on the following described property:

Lot 5, Block 7, Bixby Ranch Estates Addition to the County of Tulsa, Oklahoma.

Action Requested:

Exception (Section 310 - Principal Uses Permitted in Agriculture Districts - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an AG-R District. This property is located south and west of 186th Street and Sheridan Road.

Presentation:

Don Epperson, Route 2, Bixby, Oklahoma, was present to address the Board and advised that there were other mobile homes in the vicinity.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve an Exception (Section 310 - Principal Uses Permitted in Agriculture Districts - Under the Provisions of Section 1680) to permit a mobile home in an AG-R District, on the following described property:

Lot 3, Block 2, Liberty Heights Addition to the County of Tulsa, State of Oklahoma.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District. This property is located at 310 Broad Street, Sand Springs, Oklahoma.

Presentation:

Mr. Jones submitted to the Board a letter (Exhibit "G-1") from David Mick, Chairman of the Sand Springs Board of Adjustment, dated July 16, 1981, advising that the Sand Springs BOA could support the application and requested that the Tulsa County BOA pay special attention to the following conditions: (1) That the mobile home be equipped with tie-downs; (2) the home be equipped with skirting; (3) the home be equipped with a permanent front porch; and, (4) that all utilities be separate for each structure.

Eva Holt, Route 2, Box 294, Mannford, Oklahoma, was present to address the Board and submitted a plot plan (Exhibit "G-2"). Mrs. Holt advised that there were approximately four or five other mobile homes in the area.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to permit a mobile home in an RS District, subject to City-County Health Department approval, on the following described property:

The South 50' of Lot 1 and the South 50' of the East 72' of Lot 2, Block 2, Halls Garden Addition to Sand Springs, Tulsa County, Oklahoma.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District; and, a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record- Under the Provisions of Section 1670) request for a variance to permit a mobile home on a lot with a residence already in place. This property is located at 6330 North Utica Avenue.

Presentation:

Ray Bates, 6330 North Utica Avenue, was present to address the Board and advised that there were several mobile homes in the immediate area and that the area was on a sanitary sewer system. He further advised that all inspections have been performed on the property.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to permit a mobile home in an RS District; and, a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record - Under the Provisions of Section 1670) to permit a mobile home on a lot with a residence already in place, on the following described property:

A tract of land located in Lot 3, of Section 6, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

Beginning at the Southeast corner of Lot 3; thence North 381' along the East Boundary of Lot 3 to the point of beginning; thence North along the East Boundary, a distance of 279' to a point; thence West a distance of 248.7', more or less, to the East Boundary line of Block 4, of Phillips Farm, an Addition; thence South along the East Boundary line of said Block 4, of Phillips Farm, an Addition a distance of 279'; thence East a distance of 248.7', more or less, to the East Boundary of Lot 3, to the point of beginning, according to the U. S. Survey thereof.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District. This property is located southwest of 61st Street North and Rockford Avenue.

Presentation:

Fred Mullin, the owner of the property, was present to address the Board and advised that there were no mobile homes in the immediate area, with the exception of a mobile home park which was located approximately ½ mile from the subject property. He further advised that he owned those lots situated on either side of the subject property-- those lots being vacant. Mr. Mullin stated that there were residences located directly across the street on Rockford and that the area was accommodated by a sanitary sewer system.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve an Exception (section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District, on the following described property:

Lots 5 and 6, Block 5, East Turley Addition to the County of Tulsa, Oklahoma.

Action Requested:

Variance (Section 310 - Principal Uses Permitted in Agriculture Districts - Under the Provisions of Section 1670) request for a variance to permit a mobile home on a tract of land that has a house on it. This property is located at 9400 North Harvard Avenue.

Presentation:

John Macario, Route 1, Box 425, Sperry, Oklahoma, was present to address the Board and advised that there were other mobile homes in the area-- one located next to the subject property on the north.

Protestants: None.

Board Action:

On MOTION of WINES and SECOND by MARTIN, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve a Variance (Section 310 - Principal Uses Permitted in Agriculture Districts - Under the Provisions of Section 1670) to permit a mobile home on a tract of land that has a house on it, for a two-year period or for as long as the applicant owns the property, subject to City-County Health Department approval, on the following described property:

The N/2, N/2, SE/4, NW/4 of Section 20, Township 21 North, Range 13 East, Tulsa, Tulsa County, Oklahoma.

Action Requested:

Variance (Section 310 - Principal Uses Permitted in Agriculture Districts - Under the Provisions of Section 1670) request for a variance

to permit a mobile home on a tract of land that has a residence on it. This property is located northeast of 206th Street and Harvard Avenue.

Presentation:

Esther Clay, Route 1, Box 137, Mounds, Oklahoma, was present to address the Board and advised that there were quite a few mobile homes in the area.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve a Variance (Section 310 - Principal Uses Permitted in Agriculture Districts - Under the Provisions of Section 1670) to permit a mobile home on a tract of land that has a residence on it, subject to Tulsa City-County Health Department approval, on the following described property:

A tract of land beginning at the SW corner of the W/2 of the NW/4 of Section 16, Township 16 North, Range 13 East of Indian Base and Meridian, Tulsa County, State of Oklahoma, from said point of beginning 208' 8½ inches North; thence 417' 5 inches East; thence 208' 8½ inches South; thence 417' 5 inches West to the point of beginning, containing 2 acres, more or less, according to the U. S. Government Survey thereof.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS District. This property is located near West 58th Place and 62nd West Avenue.

Presentation:

Linda Charboneau, Box 294, Oakhurst, Oklahoma, was present to address the Board and advised that there were several old residences in the area, but no mobile homes in the immediate vicinity. She further advised that there was a very old residence on the subject property which she wished to remove and replace it with the mobile home.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to permit a mobile home in an RS District, subject to Tulsa City-County Health Department approval, on the following described property:

Lots 26 and 27, Block 4, New Tanaha Addition to the County of Tulsa, Oklahoma.

Action Requested:

Variance (Section 208 - One Single-Family Dwelling Per Lot of Record- Under the Provisions of Section 1670) request for a variance to permit two dwelling units on one tract of land (mobile homes). This property is located at 11500 South Boston Avenue.

Presentation:

Owen Rush, Route 2, Box 302-C, Jenks, Oklahoma, was present to address the Board and advised that the tract of land was approximately 2½ acres and that the proposed mobile homes would be accommodated by an approved existing septic system.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record - Under the Provisions of Section 1670) to permit two dwelling units (mobile homes) on one tract of land, on the following described property:

Part of the W/2 of the NE/4; beginning 3330' East and 660' South of the NW corner of the W/2 of the NE/4; thence East 330'; thence South 332'; thence West 330'; thence North 332' to the point of beginning in Section 36, Township 18 North, Range 12 East, containing 2.52 acres.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to maintain a mobile home in an RS District. This property is located at 1033 Ridge Drive, Sand Springs, Oklahoma.

Presentation:

Mr. Jones advised the Board that the subject mobile home had been approved for location on the property by the City Board of Adjustment in 1977 and that the applicant had returned each year for continued approval, as required by the Board.

Stanley Campbell, 1033 Ridge Drive, Sand Springs, Oklahoma, was present to address the Board and advised that the mobile home had been at that location since 1977, and was hooked up to an approved septic system. In addition, he stated that the mobile home was tied down and skirted, and that his mother-in-law resided in the mobile home. Mr. Campbell advised that the immediate area was all vacant and that he felt it would not be developed for some time, if ever.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Dubie, Martin, Walker, Wines, "aye"; no "nays"; no "abstentions"; Crowley

93 (continued)

"absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to maintain a mobile home in an RS District, with no time limitation, on the following described property:

Lot 34, Block 25, Charles Page Home Acres No. 4, to the City of Sand Springs, Tulsa County, Oklahoma.

There being no further business to come before the Board, the Chair adjourned the meeting at 5:10 p.m.

Date Approved 8-18-81


Chairman