

**COUNTY BOARD OF ADJUSTMENT**  
Meeting No. 60  
Tuesday, May 21, 1985, 1:30 p.m.  
County Commission Room  
Room 119  
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Martin Tyndall, Chairman Walker Wines	Alberty	Gardner Jones Moore	Edwards, Building Inspector

The notice and agenda of said meeting were posted in the Office of the County Clerk, as well as in the Reception Area of the INCOG offices, on Friday, May 17, 1985 at 11:41 a.m.

After declaring a quorum present, Chairman Tyndall called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of MARTIN and SECOND by WALKER , the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays": no "abstentions"; Alberty, "absent") to APPROVE the Minutes of April 16, 1985 (No. 59).

MINOR VARIANCES AND EXCEPTIONS:

Case No. 554

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in Agriculture Districts - Use Unit 1206 - Request a variance of the lot area from 2 acres to 1.25 acres and of the land area from 2.2 acres to 1.5 acres to permit a lot split in an AG zoned district, located at 18697 East 91st Street.

Presentation:

The applicant, Ernest Brown, requested by letter (Exhibit A-1) that his application for a variance be withdrawn and asked for a refund of filing fees.

Comments and Questions:

Mr. Jones explained to the Board that the City of Broken Arrow had denied the application when it was presented to the Broken Arrow Board of Adjustment.

Mr. Gardner pointed out that the only thing that had not been provided to the applicant is the public hearing; therefore, all of the services have been completed and fees expended except the \$25 for the hearing.

Case No. 554 (continued)

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to WITHDRAW Case No. 554 and GRANT a \$25 refund of fees.

Case No. 555

Action Requested:

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of the required 30' street frontage on a public street to permit a lot split in an AG zoned district, located S & W of SW/c of 151st Street and Lewis.

Presentation:

The applicant, Gary Watrous, 161 East Kay Place, Jenks, Oklahoma, stated that he is the prospective buyer of the 5 acre tract stated above. He asked the Board to approve a lot split to enable him to build two homes, each having 2 1/2 acres of land.

Comments and Questions:

Mr. Jones pointed out that the Planning Commission had heard and approved the lot split on May 1; subject to approval by the County Board of Adjustment.

Mr. Martin asked the applicant if he had obtained a percolation test and Mr. Watrous replied that he was waiting for a Board approval on the lot split before pursuing other requirements. He stated that there is a water tap for the property on 151st Street.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to APPROVE a Variance (Section 207 - Street Frontage Required - Use Unit 1206) of the required 30' street frontage on a public street to permit a lot split in an AG zoned district; subject to Health Department approval; on the following described property:

S/2, E/2, E/2, NW/4, NW/4, NE/4, Section 19, Township 17 North, Range 13 East, Tulsa County, Oklahoma.

Case No. 556

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in the Agriculture Districts - Use Unit 1206 - Request a variance of the 200' lot width to 165' to permit a lot split in an AG zoned district, located 1/2 Mi. N of NW/c of 156th Street North and Mingo.

Presentation:

The applicant, Glen Just Company Realtors, was represented by Joyce Aarons, who stated that she is asking the Board to allow the split of 2 1/2 acres from a 10 acre tract.

Case No. 556 (continued)

Comments and Questions:

Mr. Walker asked Ms. Aarons if she was aware that 70% of the land in question is in a designated floodway and that construction in the area would not be permitted. Ms. Aarons replied that she did not know the tract was in a floodway.

Mr. Martin asked if there is a house on the land and Ms. Aarons answered that there is not a house, but the prospective buyer of the 2½ acres has been living in a mobile home which is parked on the property.

Mr. Jones noted that the lot split has been approved by the Planning Commission on May 15 and gave the applicant a copy of the Floodplain Determination (Exhibit B-1).

Mr. Martin inquired as to whether the applicant had a percolation test on the property. Ms. Aarons stated that Health Department approval has been secured for occupancy of the tract.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to **APPROVE** a Variance (Section 330 - Bulk and Area Requirements in the Agriculture Districts - Use Unit 1206) of the 200' lot width to 165' to permit a lot split in an AG zoned district; on the following described property:

S/2, N/2, NE/4, DE/4, Section 13 T-22N, R-13-E containing 10 acres more or less.

Case No. 557

Action Requested:

Variance - Section 208 - One single-family dwelling per lot of Record - Use Unit 1215 - Request a variance to permit two dwelling units per lot of record in an AG zoned district, located ¼ mile west of SW/c of 101st Street and Lynn Lane.

Presentation:

The applicant requested by letter to withdraw the variance request.

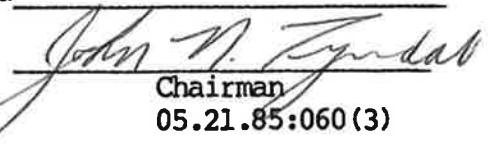
Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to **WITHDRAW** Case No. 557.

There being no further business, the meeting was adjourned at 1:58 p.m.

Date Approved

6-18-85

  
Chairman  
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