

**COUNTY BOARD OF ADJUSTMENT**

Meeting No. 65

Tuesday, October 15, 1985, 1:30 p.m.

County Commission Room

Room 119

County Administration Building

(Adjourned and Reconvened In Room 347)

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Tyndall, Chairman Martin Walker	Alberty Wines	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, October 11, 1985 at 1:15 p.m.

After declaring a quorum present, Chairman Tyndall called the meeting to order at 1:45 p.m.

MINUTES:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE the Minutes of September 17, 1985 (No. 64).

UNFINISHED BUSINESS

Case No. 590

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture Districts - Use Unit 1205 - Request an exception to allow a church and related uses in an AG zoned district, under the provisions of Section 1680.

Variance - Section 1340.d - Design Standards for Off-Street Parking Areas - Use Unit 1210 - Request a variance to allow parking on a gravel lot and for gravel access to the property, under the provisions of Section 1670, located north of the NE/c of 101st and Lynn Lane.

Presentation:

The applicant, Leon Dashner, Jr., requested by letter (Exhibit A-1) that Case No. 590 be withdrawn, as the City of Broken Arrow annexed the subject tract.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions";

10.15.85:65(1)

Case No. 590 (continued)

Alberty, Wines, "absent") to WITHDRAW Case No. 590; finding that the subject tract was annexed by the City of Broken Arrow.

Case No. 599

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in Agriculture Districts - Use Unit 1206 - Request a variance of lot area from 2 acres to 1.19 acres and a variance of land area from 2.2 acres to .99 acres in order to permit a lot split, under the provisions of Section 1670, located on the NW/c of 4th Street and 96th Street North.

Presentation:

The applicant, Dennis Mossler, was represented by Julie Mars, Route 2, Skiatook, Oklahoma, who submitted a recommendation for approval from the Technical Advisory Committee (Exhibit B-1) and a plat of survey (Exhibit B-2). Ms. Mars informed the Board that additional land was being added to the lots in question in order to satisfy a Health Department request.

Comments and Questions:

Mr. Jones explained that the subject tract is 7 acres which is being split into 4 lots, and 1 or more of the lots does not pass the percolation test. He pointed out that, in order to comply with the Health Department guidelines, additional property is being added to the lots. Mr. Jones informed that the Technical Advisory Committee approved the request on September 12, 1985 and the Planning Commission has approved the lot split, subject to approval by this Board.

Ms. Mars stated that approximately 1/3 acre is being added to the lots in order to comply with the Health Department request.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Variance (Section 330 - Bulk and Area Requirements in Agriculture Districts - Use Unit 1206) of lot area from 2 acres to 1.19 acres and a variance of land area from 2.2 acres to .99 acres in order to permit a lot split, under the provisions of Section 1670; finding that there are other lots in the area of similar size; on the following described property:

A tract of land in Section 14, T-21-N, R-12-E, Tulsa County, Oklahoma; beginning 210' west of the SE/c of the SW/4 SE/4 of said Section 14; thence north 203.28'; thence west 255'; thence south 203.28'; thence east 255' to the Point of Beginning, containing 1.19 acres less the south 33' thereof for roadway purposes.

Case No. 595

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request an exception to allow a mobile home in an RS zoned district, under the provisions of Section 1680.

Variance - Section 208 - One Single Family Dwelling per Lot of Record - Use Unit 1209 - Request a variance to allow 2 dwelling units on 1 lot of record, under the provisions of Section 1670, located at 5907 West 33rd Street.

Comments and Questions:

Mr. Jones informed that Case No. 595 was heard and denied, subject to the determination that the tract in question was located in a 100- year floodplain. He pointed out that the map the County Building Inspector used to make the determination was in error and the tract is not subject to flooding.

Presentation:

The applicant, Loretta Ivy, 5907 West 33rd Street, Tulsa, Oklahoma, asked permission to place a mobile home on the back portion of her lot. Ms. Ivy informed that she is divorced, has 4 daughters at home and would like for her parents to move in the mobile to assist her in caring for her children while she is at work.

Additional Comments:

Mr. Martin asked the applicant if she would be opposed to the Board restricting the occupancy of the mobile home to her mother and father only. He pointed out that, due to the residential character of the neighborhood, the Board would probably not be inclined to continue the use after the parents moved.

Ms. Ivy stated that she wants the mobile home for her parents to live in and would not want to rent it if her parents moved away.

Mr. Walker asked the applicant if the trailer is already on the property. Ms. Ivy stated that the mobile home is on the property and a percolation test has been acquired, but it has not been hooked up to the utilities. The applicant pointed out that her lot is deep and since the mobile home is on the back portion, it is hardly visible from the street.

Protestants: None.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Aliberty, Wines, "absent") to APPROVE a Special Exception (Section

10.15.85:65(3)

Case No. 595 (continued)

410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow a mobile home in an RS zoned district, under the provisions of Section 1680; and to APPROVE a Variance (Section 208 - One Single Family Dwelling per Lot of Record - Use Unit 1209) to allow 2 dwelling units on 1 lot of record, under the provisions of Section 1670; subject to the mobile home being occupied by the parents of the applicant only; subject to a Building Permit and Health Department approval; finding there are other mobile homes in the area; on the following described property:

Lot 18, Block A, Berryhill Gardens Addition, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 602

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1209 - Request a special exception to allow a mobile home in an AG-R zoned district, located west of the NW/c of 92nd East Avenue and 136th Street North.

Presentation:

The applicant, Tom Austin, P.O. Box 288, Owasso, Oklahoma, asked that he be allowed to locate a mobile home on a 1 acre tract. He explained that the tract contained 2 1/2 acres at one time, but the lot was split in 1976. Mr. Austin stated that the land owners in the area are not opposed to the mobile home, as there are numerous others in the neighborhood.

Comments and Questions:

Mr. Martin asked the applicant how many mobiles are in the immediate area, excluding the double-wide homes. Mr. Austin stated that there are 2 trailers on the south side of 136th Street North and 1 on the northwest corner of the property.

Mr. Martin asked Mr. Austin if he is selling the property in question, and he replied that he has a contract to sell, contingent on the Board's decision to allow a mobile home on the lot.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Special Exception (Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1209) to allow a mobile home in an AG-R zoned district; subject to skirting of the mobile home and a gravel driveway; and subject to a Building Permit and Health Department approval; on the following described property:

Case No. 602 (continued)

Beginning 329.72' west, SE/c, W/2 of the SE/4, thence north 331.6', west 329.72', south 331.61', east 329.72' to the Point of Beginning, less beginning 506.94' west of the SE/c of the W/2, SE/4, thence north 331.6', east 177.36', south 331.6', west 177.36' to the Point of Beginning and less south 50' for road, Section 25, T-13-N, R-22-E, .98 Acres, unplatted, Tulsa County, Oklahoma.

Case No. 603

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Use Unit 1223 - Request a variance of the required 75' setback from abutting R districts, located on the north side of 55th Place, east of 45th West Avenue.

\*CZ-142 filed same time - to be heard by TMAPC on October 23, 1985.

Presentation:

The applicant, William Harrington, was represented by John Harrington, 423 South Boulder, Tulsa, Oklahoma, who asked that Case No. 603 be continued until November 19, 1985, due to the illness of the applicant and revisions in the application. A letter requesting continuance was submitted (Exhibit C-1).

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to CONTINUE Case No. 603 until November 19, 1985, to allow the applicant sufficient time to advertise for additional relief.

Case No. 604

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request an exception to allow for an existing mobile home in an RS zoned district, located at 5923 South 67th West Avenue.

Presentation:

The applicant, Angle Hargis, P.O. 119, Oakhurst, Oklahoma, stated that she has moved a mobile home on her mother-in-law's lot and would like permission of the Board to leave it at its present location. Ms. Hargis informed that there are numerous mobile homes in the area.

Comments and Questions:

Mr. Martin asked the applicant if the mobile home has access to a sanitary sewer, and Ms. Hargis answered that it is hooked up to the sewer and has a water tap.

Case No. 604 (continued)

The applicant stated that an order was received to stop all work and she complied with the request, but had intended to put in a driveway and install a privacy fence to the rear of the trailer. She pointed out that she was unaware that Board approval was required before the mobile home could be placed on the lot.

Protestants:

Rita Mossier, P.O. Box 235, Oakhurst, Oklahoma, informed that the mobile home has been located on the lot since the last of July and is very close to her home and blocks the view down the street. She stated that her fence was removed in order to locate the trailer on the property.

There was discussion between the protestant and the abutting property owner as to the location of the fence. Ms. Mossier informed that White Survey Company determined that her existing fence is encroaching on the neighbors lot by approximately 6", but pointed out that the fence has been in place for about 40 years.

Mr. Walker asked Ms. Mossier how far the trailer is from the street and she replied that she did not know.

Betty Sartin, 5938 South 67th West Avenue, Oakhurst, Oklahoma, stated that she lives across the street from the trailer and feels that it is located too close to the road, and objects to her driveway being used for a turn around by the applicant and her visitors.

Additional Comments:

Jack Edwards, Building Inspector, informed that the mobile should be located 55' from the centerline of the street or 25' from the property line, 20' from the rear property line and 5' from the side yard.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow for an existing mobile home in an RS zoned district; subject to the applicant moving the trailer 55' from the centerline; subject to Building Permit and Health Department approval; finding that there are other mobile homes in the area; and finding that the granting of the special exception requests will not be detrimental to the neighborhood and is in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 27, Block 50, Taneha Addition, Tulsa County, Oklahoma.

**Case No. 605**

**Action Requested:**

Variance - Section 208 - One Single Family Dwelling Per Lot of Record - Use Unit 1206 - Request a variance to allow 2 dwellings on 1 lot of record.

Variance - Section 330 - Bulk and Area Requirements in Agriculture Districts - Use Unit 1206 - Request a variance of the requirements in order to permit a lot split, located west of the NW/c of 122nd Street North and 145th East Avenue.

**Presentation:**

The applicant, Ben Hufft, Route 2, Box 296, Collinsville, Oklahoma, asked the Board to allow him to place a mobile home on his lot. He informed that there are numerous other mobile homes in the area.

**Comments and Questions:**

Mr. Martin asked the applicant to state the amount of property included in the tract, and he replied that he owns approximately 4 acres.

Mr. Martin inquired if there is a house on the subject tract, and he answered that he lives in a mobile home which is located on the lot and would like to have a second mobile for his brother to live in.

Mr. Jones informed that, if the Board does not rule favorably on the request for 2 dwellings per lot of record, the applicant is advertised for a variance in the bulk and area requirements in order to permit a lot split, and could ask the Board to grant that request.

**Protestants:**

W. Janowski, Route 2, Box 295, Collinsville, Oklahoma, informed that there are 3 mobile homes on the tract at this time.

Mr. Walker informed that every lot in the AG zoned area is permitted by right to have a mobile home.

Mr. Martin asked Mr. Janowski how long the 3 mobile homes have been on the lot. He replied that he could not remember exactly how long they have been there, but approximately 3 months.

Earl Rockwell, Route 2, Collinsville, Oklahoma, stated that, in his opinion, the subject tract of 3 1/3 acres is too small for three mobile homes.

Mr. Tyndall asked Mr. Rockwell if he is opposed to 2 trailers on the lot. He replied that he agreed to the 2 mobile homes years ago, but is opposed to the 3rd mobile home being located on the lot.

Case No. 605 (continued)

Arthur Schlack, Route 2, Collinsville, Oklahoma, informed that it appears that he is preparing 4 gas hookups on the tract. He informed that he moved to the area because it was not crowded and is opposed to the addition of other mobile homes on the lot in question.

John Ellis, Route 2, Box 321, Collinsville, Oklahoma, stated that there are 3 mobile homes on the lot and feels that they lower the property value in the area.

Darlene Caves, Route 2, Box 319, Collinsville, Oklahoma, informed that she objects to the 3 mobile homes on the subject lot.

Ed Hoovey, Route 2, Collinsville, Oklahoma, stated that he is not against mobile homes, but is against 3 on 1 lot.

Applicant's Rebuttal:

Mr. Hufft stated that he buys, sells, repairs and moves mobile homes and that he has only 3 on the lot at this time, but could have as many as 10 in the future. He pointed out that he has informed the neighbors that he is only repairing the 3rd mobile home and that it will be moved when the work is completed.

Additional Comments:

Mr. Martin stated that he would be in favor of allowing 2 dwelling units per lot of record, but is sympathetic with the complaints of the neighbors in adding the 3rd mobile home on the acreage. He suggested to the applicant that he should consider acquiring a commercial piece of property for operating his business. Mr. Martin also suggested that a property use should not be one that is detrimental to the property value of the surrounding neighbors.

Mr. Walker informed that he would not vote favorably for a home occupation on the subject tract and would not endorse the storage and repair of mobile homes on the lot.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Variance (Section 208 - One Single Family Dwelling Per Lot of Record - Use Unit 1206) to allow 2 dwellings on 1 lot of record; and to DENY a Variance (Section 330 - Bulk and Area Requirements In Agriculture Districts - Use Unit 1206) of the requirements in order to permit a lot split; subject to 2 dwelling units only per existing lot of record; subject to Building Permit and Health Department approval; on the following described property:

The west 220' of the east 1320' of the S/2 of the NE/4 of Section 4, T-21-N, R-14-E, less the south 685' thereof, Tulsa County, Oklahoma.



Case No. 606

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow a mobile home in an RS zoned district.

Variance - Section 208 - One Dwelling on 1 Lot of Record - Use Unit 1209 - Request a variance to allow 2 dwellings (1 house, 1 mobile home) on 1 lot of record, located at 14318 East 58th Street North, Tulsa, Oklahoma.

Presentation:

The applicant, Carol Coffman, 14318 East 58th Street North, Owasso, Oklahoma, stated that she is a single parent and purchased the subject property with the understanding that she could rent out a mobile home in order to help with expenses. She explained there are numerous mobile homes in the area and that she has found a male renter who will help her with the upkeep of the property. Ms. Coffman asked the Board to allow the placing of a mobile home on the property for a period of 2 years, at which time she anticipates being financially able to take care of the property alone.

Comments and Questions:

Mr. Martin asked the applicant if the mobile home is located on the lot at this time and she replied that it is not.

Protestants:

Ron Wilson, 14301 East 58th Street North, Owasso, Oklahoma, informed that he is against mobiles in the area. He stated that he has found that many of the mobiles located in the area at the present time are used for rental property and have inoperable cars parked in the yards. Mr. Wilson noted that there is a percolation problem in the area and that each dwelling is required to have 2 1/2 acres or construct a lagoon on the property.

Applicant's Rebuttal:

Ms. Coffman informed that the property needs a lot of repair and she needs the renter to help with the yard work and various other chores. She stated that she was not aware of a septic problem.

Board Action:

On MOTION of WALKER and SECOND by MARTIN, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Special Exception (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209) to allow a mobile home in an RS zoned district; and to APPROVE a Variance (Section 208 - One Dwelling on 1 Lot of Record - Use Unit 1209) to allow 2 dwellings (1 house, 1 mobile home) on 1 lot of record; for a period of 1 year only; subject to Building Permit and Health Department approval; on the following described property:

10.15.85:65(9)

Case No. 606 (continued)

A part of the SE/4 of Section 4, T-20-N, R-14-E, of the IB&M, Tulsa County, Oklahoma, described as follows to-wit: Beginning at a point, said point being 656' north of the south line and 330.83' west of the east line of the SE/4 of Section 4, T-20-N, R-14-E, thence north and parallel with the east line of said SE/4 a distance of 330' to a point; thence west and parallel with the south line of said SE/4 a distance of 330.83' to a point; thence south and parallel with the East line of said SE/4 a distance of 330' to a point; thence east and parallel with the south line of SE/4 a distance of 330.83' to the point of beginning, containing 2.506 acres more or less. LESS the north 25' of the above described property for roadway and utility purposes.

Case No. 607

Action Requested:

Variance - Section 207 - Street Frontage Required - Use Unit 1209 - Request a variance of the required 30' of frontage on a public street of dedicated right-of-way to 0 feet, located at 13621 North 21st East Avenue.

Presentation:

The applicant, Gene Morton, 105 Pine Court, Skiatook, Oklahoma, stated that when application was made for a Building Permit he found that he is required to have a 30' street frontage, and explained that he has a private easement across 5 acres that does have frontage on a public street. He noted that he has water and a county approved septic system installed and is in need of the Building Permit at this time. Mr. Morton stated that he does intend to build a house on the property when he sells the one he owns at another location and also, plans to buy the 5 acres with the existing easement.

Board Action:

On MOTION of WALKER and SECOND by MARTIN the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Variance (Section 207 - Street Frontage Required - Use Unit 1209) of the required 30' of frontage on a public street of dedicated right-of-way to 0 feet; on the following described property:

SW/4, SE/4, SE/4, Section 30, T-22-N, R-13-E, Tulsa County, Oklahoma.

10.15.85:65(10)

Case No. 608

Action Requested:

Special Exception Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request a special exception to allow a mobile home in a residential single family district.

Variance - Section 208 - One Single Family Dwelling per Lot of Record - Use Unit 1209 - Request a variance to allow 1 house and 1 mobile home on 1 lot of record, located at 2525 South 61st West Avenue.

Presentation:

The applicant, Mary Cordell, 2525 South 61st West Avenue, Tulsa, Oklahoma, informed that her mother-in-law is 99 years old and would like to have a mobile home on her lot in order to care for her. She pointed out that the trailer will be removed when it is no longer needed for her mother-in-law.

Comments and Questions:

Mr. Walker asked Ms. Cordell where the mobile home will be located on the lot, and she answered that there was a mobile on the lot at another time, and it will be hooked up at that location.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Special Exception Section 410 (Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow a mobile home in a residential single family district; and to APPROVE a Variance (Section 208 - One Single Family Dwelling per Lot of Record - Use Unit 1209) to allow 1 house and 1 mobile home on 1 lot of record; subject to the use being temporary and the mobile home use being limited to the mother-in-law only; subject to a Building Permit and Health Department approval; on the following described property:

Lot 7, Block 5, 2nd West Tulsa View Acres Subdivision, Tulsa County, Oklahoma.

Case No. 609

Action Requested:

Variance - Section 208 - One Dwelling Unit per Lot of Record - Use Unit 1209 - Request a variance to allow more than 1 dwelling unit per lot of record (1 house, 1 mobile home - all existing), located on the SE/c of West 51st Street and 97th Street.

Presentation:

The applicant, Curtis Canard, 4205 East 111th Street, Tulsa, Oklahoma, explained that the subject tract has been leased from the Bureau of Indian Affairs and that the land is restricted Indian property that has been in trust since statehood. The applicant

Case No. 609 (continued)

noted that he is a business partner with the owner of the property and has moved on the tract a 1 bedroom mobile home to be used as an office. Mr. Canard stated that he has been selling cigarettes on 3.9 acres of the 40-acre tract and was sited for having a flashing sign and for having the mobile home on the lot. He informed that this Board probably does not have jurisdiction over restricted Indian property.

Comments and Questions:

Mr. Martin asked Mr. Canard if his purpose is to sell cigarettes, and he replied that he is a geologist and could have a pipe yard on the property at some time in the future.

Mr. Edwards, Building Inspector, informed that the applicant has been sited for the sale of cigarettes and having a mobile home and house on 1 lot.

Protestants:

Gary Clark, 5505 South 97 West Avenue, Sand Springs, Oklahoma, lives on a 30 acre tract adjoining the subject property and stated that he is opposed to the mobile home that has been moved on the land. Mr. Clark asked the Board to deny Mr. Canard's request.

Paul Stark, 8910 West 51st Street, Sand Springs, Oklahoma, stated that the value of the homes would be adversely affected by the location of the mobile home in the area.

Denise Graham, a representative of the District Attorney's office, stated that the issue was brought to her attention by Mr. Edwards. She stated that, if there is any argument to be made that this property is restricted Indian land over which this Board has no jurisdiction, the argument needs to be made by the owner of the property in question and not by the person leasing the property. Ms. Graham asked that the Board deny the request made by the applicant.

Mr. Gardner noted that the applicant has told the Board that he intends to use the mobile home for retail and not for a dwelling and therefore, the Board can consider his intentions as to land use.

Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to DENY a Variance (Section 208 - One Dwelling Unit per Lot of Record - Use Unit 1209) to allow more than 1 dwelling unit per lot of record (1 house, 1 mobile home - all existing); finding that the granting of the variance requested would be inappropriate for the area; on the following described property:

NW/4, NW/4, Section 36, T-19-N, R-11-E, Tulsa County, Oklahoma.

## OTHER BUSINESS

### Case No. 234

#### Action Requested:

Request To Approve New Lot Split Configuration, located at 41st and Coyote Trail.

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to allow 5 houses on a single lot of record.

Variance - Section 207 - Street Frontage Required - Request a variance of the 30' minimum street frontage requirement.

Variance - Section 330 - Bulk and Area Requirements In the Agriculture District - Request a variance of the bulk and area requirements In an Agriculture District.

#### Presentation:

Don Shope, Route 3, Box 223, Sand Springs, Oklahoma, who submitted a plot plan (Exhibit D-1), informed that he has 5 houses located on 7 acres and asked the Board to allow a 4-way lot split and to approve a 30' road and utility easement to serve the houses.

#### Comments and Questions:

Mr. Gardner informed that the Board previously approved a different lot configuration and both the Technical Advisory Committee and the TMAPC have approved the revision the applicant has before the Board at this time which was necessitated by the Health Department.

#### Board Action:

On MOTION of MARTIN and SECOND by WALKER, the Board voted 3-0-0 (Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, Wines, "absent") to APPROVE a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow 5 houses on a single lot of record; to APPROVE a Variance (Section 207 - Street Frontage Required) of the 30' minimum street frontage requirement; and to APPROVE a Variance (Section 330 - Bulk and Area Requirements In the Agriculture District) of the bulk and area requirements In an Agriculture District; per plot plan; subject to Building Permit and Health Department approval; on the following described property:

A tract of land located in the E/2 of the NW/4 of Section 25, Township 19 North, Range 10 East, I.B.M., Tulsa County, Oklahoma, and more particularly described as: Beginning at a point on the south line of the E/2 of the NW/4 of Section 25, said point being 639.23' west of the SE/c of the E/2 of the NW/4; Thence north parallel to the east line of the E/2 of the NW/4 a distance of 1604.88' to the center of a road known as

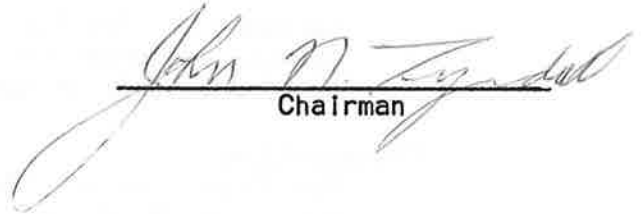
10.15.85:65(13)

Case No. 234 (continued)

Coyote Trail; Thence north  $67^{\circ}20''$  west a distance of 19.24'; Thence north  $79^{\circ}06'$  west a distance of 173.73'; Thence south parallel to the east line of the E/2, NW/4 1646.86' to the south line of the E/2, NW/4; Thence east along said south line a distance of 187.64' to the point of beginning, containing 7.01 acres.

There being no further business, the meeting was adjourned at 3:45 p.m.

Date Approved 11-19-85

  
Chairman