

**COUNTY BOARD OF ADJUSTMENT**  
Special Meeting No. 125  
Thursday, September 27, 1990, 1:30 p.m.  
County Commission Room  
Room 119  
County Administration Building

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Alberty, Chairman Eller Looney Tyndall Walker		Jones Richards Moore	Dent, Building Inspection Fields, Building Inspection

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 Monday, September 24, 1990 at 2:28 p.m.

After declaring a quorum present, Chairman Alberty called the meeting to order at 1:30 p.m.

Mr. Alberty explained that Case No. 982 and Case No. 983 were inadvertently omitted from the previous agenda and are being heard at this special meeting to accommodate the applicants.

**UNFINISHED BUSINESS**

**Case No. 982**

**Action Requested:**

Special Exception to permit Use Unit 15 and Use Unit 17 in a CS District - **SECTION 710. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS** - Use Units 15 and 17.

Use Variance to permit the storage of dismantled and inoperative automobiles in a CS District - **SECTION 1670. VARIANCES** - Use Unit 27, located west of 209th, north side of Keystone Expressway.

**Comments and Questions:**

Mr. Alberty stated that a letter (Exhibit B-3) has been received from the Sand Springs Board of Adjustment, recommending approval of the pole barn business, Use Unit 15, and denial of all Use Unit 17 uses on the subject property. He informed that the Sand Springs Board recommended denial of the use variance request.

**Presentation:**

The applicant, **Esther Harger**, 1105 Valley Drive, Sand Springs, Oklahoma, stated that she is not proposing to store dismantled or Inoperative automobiles on the property, but is requesting permission to do mechanical work in the garage. She informed that some cars are stored on the property at the present time, but they will be removed.

**Comments and Question:**

In response to Mr. Alberty, Ms. Harger stated that she is using the garage for a business at this time. He pointed out that the magnitude of the business may be greater than the Board can support.

**Protestants:**

**Hugh Applegate**, Route 1, Box 193, Sand Springs, Oklahoma, stated that he lives to the north of the subject property and is opposed to the application.

**Board Action:**

On **MOTION** of **TYNDALL**, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney, "absent") to **APPROVE** a **Special Exception** to permit Use Unit 15 (pole barn business only) in a CS District; to **DENY** a Special Exception for Use Unit 17 uses in a CS District - **SECTION 710. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS** - Use Units 15 and 17; and to **DENY** a **Use Variance** to permit the storage of dismantled and inoperative automobiles in a CS District - **SECTION 1670. VARIANCES** - Use Unit 27; finding that a pole barn business will be compatible with the neighborhood, but finding Use Unit 17 and 27 uses to be too intense for the area; on the following described property:

North 388.93' of south 438.93' of west 280' of the W/2, W/2, NE/4, SE/4, Section 3, T-19-N, R-10-E, Tulsa County, Oklahoma.

**Case No. 983**

**Action Requested:**

Special Exception to permit a mobile home as a dwelling on a permanent basis - **SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 0, located 613 Terrace Drive, Sand Springs, Oklahoma.

**Comments and Questions:**

Mr. Alberty explained that this case was continued because the applicant was not aware of the previous Sand Springs Board of Adjustment meeting and did not attend. He informed that the Board denied Mr. Cowan's application at that time, but has reheard the case and recommended approval (Exhibit A-1).

**Presentation:**

The applicant, **Rusty Cowan**, was not present, as he was unable to leave his job to attend the hearing.

**Board Action:**

On **MOTION** of **TYNDALL**, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit a mobile home as a dwelling on a permanent basis - **SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 9; subject to Health Department approval and Building Permit; and subject to the mobile home being placed on a permanent foundation, skirted and tied down; on the following described property:

N/2 Lot 13, Block 13, Charles Page Home Acres II Addition,  
Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 1:40 p.m.

Date Approved Oct. 16, 1990

Wayne Alberty  
Chairman