

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 213
Thursday, February 19, 1998, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Alberty, Chair Eller Looney Tyndall Walker		Beach Huntsinger Stump	Dent, Building Inspection

The notice and agenda of said meeting was posted in the Office of the County Clerk on Tuesday, February 3, 1998, at 1:57 p.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On **MOTION** of **Eller**, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays", no "abstentions"; Looney "absent") to **APPROVE** the minutes of January 22, 1998, (No. 212).

UNFINISHED BUSINESS

Case No. 1550

Action Requested:

Special Exception to allow church and accessory uses (Christian School and daycare center). **SECTION 310. PRINCIPAL USES PERMITTED IN AGRICULTURE DISTRICTS – Use Unit 5** located 13412 E. 106th St. N.

Board Action:

On **MOTION** of **Walker**, Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays", no "abstentions"; Looney "absent") to **Continue** Case No. 1550 to March 17, 1998 at 1:30 p.m.

NEW APPLICATIONS

Case No. 1552

Action Requested:

Variance of minimum lot width in an AG district from 200' to 183'. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS**, located 15014 West Weaver Road.

Presentation:

The applicant, **Buddy Grisham**, stated that he wants to build a home on the property and needs the Variance to get a building permit. He built the home next door last summer. The current property is 5.2 Acres.

Comments and Questions:

In reply to Staff question, the applicant stated that the area is pretty flat and he has no plans for doing anything else on the lot. It is under one ownership.

Board Action:

On **MOTION** of **WALKER**, Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays", no "abstentions"; Looney "absent") to **APPROVE** a Variance of minimum lot width in an AG district from 200' to 183'. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** on the following described property:

W 183', E 480', SW/4, SE/4, Tulsa County, Oklahoma.

Case No. 1554

Action Requested:

Variance of required lot area from 2 acres to 1.87 acres for lot split purposes. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT** located 116th St. N. & 97th E. Ave.

Presentation:

The applicant, **Jerry Burd**, 8505 E. 116th St. N., stated that he has had the property surveyed as 2.3 acres. When he filed the lot split application, he was told that right-of-way was needed. He gave them 50' of right-of-way on 116th St. and also on 97th or Mingo which brought that corner property down to below 2 acres.

Comments and Questions:

Alberty wants clarification in the minutes stating the net land is 1.3 acres.

Mr. Stump stated that any motion to approve should state 1.87 acres includes right-of-way less 50' on each side.

Case No. 1554 (continued)

Board Action:

On **MOTION** of **WALKER**, Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays", no "abstentions"; Looney "absent") to **APPROVE** a Variance of the lot area from 2 acres to 1.87 gross acres less the 50' right-of-way along the two abutting roads. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** on the following described property:

A tract of land in the S/2 of the SE/4 of Sec. 1 T21N R13E, Tulsa County, Oklahoma, more particularly described as follows: beg. At the SE sec. Corner of Sec 1 T21N R13E; then N00°19'45"E along the east line of the SE/4 for a distance of 324.17'; thence S89°54'16"W a distance of 251.38'; thence S00°23'46"W a distance of 323.79' to a point on the south line of the SE/4; thence N89°59'30"E along the south line of the SE/4 a distance of 251.76' to the POB, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 1:44 p.m.

Date approved: 3/17/98
Wayne Alberty
Chair