

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 214
Tuesday, March 17, 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 Arnold Stump	Dent, Building Inspection Glenn,

The notice and agenda of said meeting were posted in the Office of the County Clerk on Tuesday, March 12, 1998, at 2:54 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 **TYNDALL**, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** the minutes of February 19 1998, (No. 213).

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 13413 E. 106th St. N.

Board Action:

On **MOTION** of **LOONEY**, Board voted 5-0-0 (Alberty, Eller, Looney Tyndall, Walker, "aye"; no "nays", no "abstentions"; no "absent") to **Continue** Case No. 1550 to April 21, 1998 at 1:30 p.m.

NEW APPLICATIONS

Case No. 1555

Action Requested:

Special Exception for mobile home in RS district; **SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 9** and a Variance of minimum lot width requirement of 60' down to 50' **SECTION 430.1 BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS; TABLE 3 – Use Unit 9** located 6511 N. Quincy.

Presentation:

The applicant, **Robert E. Alderman**, 6511 N. Quincy stated that he wants to put a mobile home on the lot next to his. Mr. Alderman stated that there are trailers in the surrounding area.

Comments and Questions:

Mr. Alberty asked the applicant if he had a photo of the proposed mobile home and the applicant replied that he did not but that it would be a new mobile home.

Mr. Alberty stated that in this area a new mobile home would be a good addition to the neighborhood.

Mr. Alberty asked Mr. Alderman if he was going to be hooked up to the sewer system. Mr. Alderman answered that they would be hooked up to sewer, gas, water and electric.

Mr. Alberty asked the applicant what the other buildings on the lot were. The applicant said that he tore the existing house down and the only other building would be a garage in the back part of the lot.

Mr. Tyndall asked what the size of the mobile home would be and the applicant stated that it would be 16'x72'.

Mr. Alberty asked if the applicant was planning to tie down the mobile home and skirt it. Mr. Alderman replied that the mobile home company would do that when they deliver it.

Board Action:

On **MOTION** of **WALKER**, Board voted 4-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** subject to tie down and skirting a Special Exception for mobile home in RS district; **SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 9** and a Variance of minimum lot width requirement of 60' down to 50' **SECTION 430.1 BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS; TABLE 3 – Use Unit 9** on the following described property:

Case No. 1555 (continued)

Lot 9, Block 13, Golden Hills Second Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 1557

Action Requested:

Variance of maximum size for accessory building of 750' to 1,200' **SECTION 240. YARDS – Use Unit 6** located 3411 W. 59th.

Presentation:

The applicant, **Adrian V'Shane Workman**, 3411 W. 59th, wants to build a larger shop on his property. It will not be used for commercial purposes but to house his racecars. His current 24'x30' building is not larger enough for all of his cars. The proposed building will be 30'x40' or 1,200 sq. ft.

Board Action:

On **MOTION** of **LOONEY**, Board voted 5-0-0 (Alberty, Eller, Looney Tyndall, Walker, "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** a Variance of maximum size for accessory building of 750' to 1,200' **SECTION 240. YARDS – Use Unit 6** subject to the proper setbacks and based on the comment that there is no commercial on the following described property:

W/2 of tract 35 beginning 670' W of NE/c of SE SE; thence S 568.5' E, 75' N, 568.5' W, 75' to the point of beginning, less N 25' for right-of-way, Tulsa County, OK.

Case No. 1558

Action Requested:

Variance of required 30' of frontage to 0' to allow a residence. **SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6** located 1809 E. 151st S.

Comments and Questions:

Mr. Alberty asked Jim Beach if there is any history on this property – was it before the Board before and turned down? Mr. Beach answered affirmatively and stated that this is a tract which has no frontage on a public street, however it has existed for considerable time. He believes that it was established prior to the County Zoning Code. There is also an easement, which has been on record since 1980, which provides access to this lot and several others and connects to 151st S. Mr. Beach has visited with the County Inspector and believes that there are now some facts that were not available at the previous hearing.

Case No. 1558 (continued)

Presentation:

The applicant, **Jim Bennett**, 10421 S. Kingston, Tulsa, OK 74137, is representing his pastor Bruce and Linda Ewing. They purchased the subject tract several years ago. About a year ago they came in and got a building permit for a barn that was approved. Several years ago this tract was before the Board and was denied because they did not show evidence that the easements closed to 151st St. Mr. Bennett has that evidence with him. There is a 60' easement that runs all the way down to the subject tract. All of the surrounding property owners say that they support the request and the building of a residence. The Variance is simply to allow them to build a 3,300 sq. ft. house, which is consistent with the surrounding houses. He sees no detriment to the area or the County.

Comments and Questions:

Mr. Tyndall asked if the easement continued across the property? Mr. Bennett answered that there is an additional easement that goes across to the riding stable behind the subject tract and yes the easement does connect across the other property.

Mr. Alberty asked when the deed was filed on the property? Mr. Bennett believes it was filed in 1996. The original tract was subdivided in Sept. of 1979.

Mr. Glenn stated that was the one element that killed it the previous two times.

Mr. Walker asked if the hardship was the fact that the lot of record was created before 1980. Mr. Alberty agreed.

Board Action:

On **MOTION** of **LOONEY**, Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** a Variance of required 30' of frontage to 0' to allow a residence in an AG district **SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6** on the following described property:

N/2 of SE NW SE of Sec. 18, T-17-N, R-13-E, Tulsa County, Oklahoma.

Case No. 1559

Action Requested:

Variance to allow two dwelling units on one lot of record in an AG district **SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD – Use Unit 9-6** located 10404 E. 126th St. N.

Case No. 1559 (continued)

Presentation:

The applicant, **Rober L. Taylor, Sr.**, 10404 E. 126th St. N., Collinsville, OK 74021 stated that he owns 5.29 acres and has a home on the first 2 acres and wants to put a mobile home the other part of the tract.

Comments and Questions:

Mr. Alberty stated that the property was large enough and asked the applicant if the mobile home was going to be on a septic tank. The applicant answered yes.

Board Action:

On **MOTION** of **WALKER**, Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** a Variance to allow two dwelling units on one lot of record in an AG district **SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD – Use Unit 9-6** on the following described property:

Beginning 1,288.92 W of NE/c NW NE Sec. 6, T-21-N, R-14-E; thence W 174.64'; thence S 1,322.02'; thence E 174.57'; thence N 1,321.66' to point of beginning, Tulsa County, Oklahoma.

Case No. 1560

Action Requested:

Special Exception to permit Use Unit 4 fire station in an RS district **SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 4** and a Variance of required 25' setback from abutting residential properties **SECTION 440.G.4. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS – Use Unit 4** and a variance to permit gravel parking **SECTION 1340.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 4** located SE/c W 60th St & S. 58th W. Ave.

Board Action:

On **MOTION** of **WALKER**, Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, "aye"; no "nays", no "abstentions"; Looney "absent") to **CONTINUE** Case No. 1560 to April 21, 1998 at 1:30 p.m. because the notices were not properly sent

There being no further business, the meeting was adjourned at 2:24p.m.

Date approved: _____

Wayne Alberty

April 21, 1998
Chair