

**COUNTY BOARD OF ADJUSTMENT**  
MINUTES of Meeting No. 370  
Tuesday, March 15, 2011, 1:30 p.m.  
County Commission Room  
County Administration Building, Room 119  
500 South Denver

**MEMBERS PRESENT   MEMBERS ABSENT   STAFF PRESENT   OTHERS PRESENT**

Dillard	Charney, Chair	Alberty	West, Co. Inspector
Osborne, Secretary		Sparger	
Tyndall			
Walker, Vice Chair			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 9<sup>th</sup> day, of March, 2011 at 2:15 p.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

Mr. Alberty read the rules and procedures for the County Board of Adjustment Public Hearing.

\*\*\*\*\*

**MINUTES**

On **MOTION** of **TYNDALL**, the Board voted 4-0-0 (Dillard, Osborne, Tyndall, Walker "aye"; no "nays"; no "abstentions") to **APPROVE** the Minutes of January 18, 2011 (No. 368).

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Dillard, Osborne, Tyndall, Walker "aye"; no "nays"; no "abstentions") to **APPROVE** the Minutes of February 15, 2011 (No. 369).

\*\*\*\*\*

**NEW APPLICATIONS**

\*\*\*\*\*

**Case No. 2394-Bethel Indian Christian Assembly**

**Action Requested:**

Special Exception to permit church use (Use Unit 5) in an AG district (Section 310).

**Location:** 522 East 131st Street South

**Presentation:**

**Tony Joseph**, 522 East 131<sup>st</sup> Street South, Jenks, OK; he stated he represents the Bethel Indian Christian Assembly. The existing property is in an agricultural zone and they would like permission to use it as a church.

Mr. Osborne asked Mr. Joseph if he understood that any parking or driving surface for the church would need to be concrete or asphalt, and Mr. Joseph confirmed that he knew it was necessary to pave the driving and parking surfaces.

Mr. Osborne asked Mr. Joseph if the church owned all the existing structures and property, and Mr. Joseph confirmed the church does own everything.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **TYNDALL**, the Board voted 4-0-0 (Dillard, Osborne, Tyndall, Walker "aye"; no "nays"; no "abstentions") to **APPROVE** the Special Exception to permit church use (Use Unit 5) in an AG district (Section 310); for the following property:

**PRT NW NE BEG 2330W NEC NE TH S210 W210 N210 E210 POB SEC 12 17 12 1AC, OF TULSA COUNTY, OKLAHOMA**

\*\*\*\*\*

**Case No. 2397-Rebecca Ferguson**

**Action Requested:**

Special Exception to permit a home occupation (dog grooming) in an AG district.

**Location:** NE/c of East 131st Street and South 185th East Avenue

**Presentation:**

**Rebecca Ferguson**, 18505 East 131<sup>st</sup> Street South, Broken Arrow, OK; she stated she has been grooming dogs for 16 years and would like to continue her trade by working out of her garage area of her home. Clients bring their animals in for grooming and they leave the same day; there will be no boarding. The structures that are in the pictures in the Board's packet will be coming down because she has found out that the contractor

she had hired did not know how to build a building and the structures are not sturdy or reliable. That is why she wants to use her existing garage. The privacy fence in the pictures will stay and be completed, taking down the temporary chain link fence.

Mr. Osborne asked about the dogs using the yard for their potty breaks, and Ms. Ferguson stated she did allow the dogs in the yard for their potty breaks and that she cleaned the yard at least once a day and occasionally three times a day.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **OSBORNE**, the Board voted 4-0-0 (Dillard, Osborne, Tyndall, Walker “aye”; no “nays”; no “abstentions”) to **APPROVE** the Special Exception to permit a home occupation (dog grooming) in an AG district finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

**W368.97 S295.17 SW SE SEC 1 17 14 2.5ACS OF TULSA COUNTY, OKLAHOMA**

\*\*\*\*\*

**Case No. 0690-A-Dan Switzer**

**Action Requested:**

Modification of a previously approved plan for a church use in the RE district to permit the replacement of an existing accessory. **Location:** 13107 West 41st Street

**Presentation:**

**Dan Switzer**, 16907 West 58<sup>th</sup> Place South, Sand Springs, OK; he stated the church has grown and they want to raze the existing 30’ x 112’ building and replace it with an 80’ x 100’ family alliance center.

Mr. Osborne asked Mr. Switzer if the building was going to fit into the existing church area, and Mr. Switzer stated it would be a prefab building that would have a brick exterior around the bottom with a brick ledge to cosmetically match what exists. The new building is proposed to be moved back about eight feet to give the church a wider driveway.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Dillard, Osborne, Tyndall, Walker "aye"; no "nays"; no "abstentions") to **APPROVE** the **Modification** of a previously approved plan for a church use in the RE district to permit the replacement of an existing accessory, and is to obtain all proper permits; all for the following property:

**BEG 660W SECR SE TH W330 N360 E330 S360 TO POB LESS S50 E/2 SW SE SE FOR RD SEC 21 19 11 IN TULSA COUNTY, OKLAHOMA**

\*\*\*\*\*

**NEW BUSINESS:**

None.

\*\*\*\*\*

**OTHER BUSINESS:**

None.

\*\*\*\*\*

**BOARD COMMENTS:**

None.

\*\*\*\*\*

There being no further business, the meeting adjourned at 1:50 p.m.

Date approved: 4/19/11

David E. Army  
Chair