

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 460
Tuesday, September 18, 2018, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 119
Tulsa, Oklahoma

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Hutchinson, V.Chair	Charney, Chair	Miller
Crall, Secretary		Ulmer
Dillard		Sparger
Johnston		

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 13th day of September, 2018 at 10:05 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

MINUTES

On **MOTION** of **CRALL**, the Board voted 3-0-1 (Crall, Dillard, Johnston "aye"; no "nays"; Hutchinson "abstaining"; Charney "absent") to **APPROVE** the Minutes of August 21, 2018 (No. 459).

Mr. Hutchinson explained to the applicants and interested parties that there were only four board members present at this meeting. If an applicant or an interested party would like to postpone his or her hearing until the next meeting he or she could do so. If the applicant wanted to proceed with the hearing today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if two board members voted no today the application fails. Mr. Hutchinson asked if anyone would like to continue their case and if they understood. The audience nodded their understanding and no one requested a continuance.

UNFINISHED BUSINESS

2688—Heartland Fireworks, LLC

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310). LOCATION: 11508 East 116th Street North

Presentation:

The applicant has requested a continuance to the October 16, 2018 meeting.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; Charney “absent”) to **CONTINUE** the request for a Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310) to the October 16, 2018 Board of Adjustment meeting; for the following property:

W285.2 NE NW NW LESS N16.5 THEREOF SEC 8 21 14 4.213ACS, HOPE CHAPEL, FBC OWASSO MISSION, OF TULSA COUNTY, STATE OF OKLAHOMA

2689—Heartland Fireworks, LLC

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710). LOCATION: 11290 West 51st Street South

Presentation:

The applicant has requested a continuance to the October 16, 2018 meeting.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; Charney “absent”) to **CONTINUE** the request for a

Special Exception to permit a fireworks stand (Use Unit 2) in an CS District (Section 710) to the October 16, 2018 Board of Adjustment meeting; for the following property:

LOT 8 BLK 2, BUFORD COLONY SECOND ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

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NEW APPLICATIONS

2710—Sandra Thomas

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an AG/CS District.

LOCATION: 701 West 41st Street South

Presentation:

The application has been withdrawn by the applicant.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

No Board action required; for the following property:

SW SW SW LESS S50 & W50 N280 S330 FOR STS SEC 22 19 10 8.921ACS, SOONER MINI STORGE EXT, SOONER MINI STORAGE, TIMBERLING HOLLOW, OF TULSA COUNTY, STATE OF OKLAHOMA

2717—Eller & Detrich – Nathalie Cornett

Action Requested:

Special Exception to permit a fireworks stand in an AG District (Section 310);

Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** South of the SE/c of East 146th Street North & Highway 11

Presentation:

Nathalie Cornett, Eller & Detrich, 2727 East 21st Street, Tulsa, OK; stated the subject property is located at the junction of Highway 11 and Highway 20, and the stand is located outside the corporate limits of Skiatook. The hours of operation will be 9:00 A.M. to 11:00 P.M., June 15th through July 2nd, and 9:00 A.M. to 12:00 midnight, July 3rd and July 4th. The applicant would like to have four stands and a fifth stand for storage

purposes. The applicant also requests the Special Exception for a period of five years. The hardship for the Variance is that the stands are only open for a couple of weeks out of the year. There is a circular drive that is near the stands that can be used by the public for parking.

Mr. Hutchinson asked Ms. Cornett why the applicant wants to move the fireworks stands from their location on the parking lot. Ms. Cornett stated the applicant needs to place the stands on her property and not in the right-of-way.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; Charney “absent”) to **APPROVE** the request for a Special Exception to permit a fireworks stand in an AG District (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). The hours of operation will be 9:00 A.M. to 11:00 P.M., June 15th through July 2nd, and 9:00 A.M. to 12:00 Midnight, July 3rd and July 4th. The approval will have a time limit of five years, September 2023. The hardship for the Variance is the fact that the applicant will only be open for two weeks a year; for the following property:

NW SW SW LESS N273 NW SW SW & LESS BEG SWC NW SW SW TH E60.30 TH NELY ALG CRV RT 262.24 E452.50 N APR 172.38 W658 S POB FOR HWY SEC 24 22 12 2.617ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2718—Bentley Potts

Action Requested:

Variance to reduce the rear setback in an RS District (Section 420); Variance to allow an accessory building to exceed 750 square feet (Section 240). LOCATION: 1819 West Persimmon Street North, Sand Springs

Presentation:

Bentley Potts, 1819 Persimmon Street, Sand Springs, OK; stated he would like to build a 60 x 40 metal building. He will raze the old 20 x 60 existing building and place the proposed building in the same location. The fence line from the northeast corner runs into the existing building and he doesn't want to tear down that fence line if possible. Mr. Potts stated there are several easements that are marked on a survey and one of them cannot be identified.

Mr. Dillard asked Mr. Potts if he had a loan on his house currently. Mr. Potts answered affirmatively. Mr. Dillard stated that if Mr. Potts were moving the building there would be a situation, but since he is placing the proposed building back in the exact same spot as the old one and he has a mortgage someone has title insured the property. Mr. Dillard asked Mr. Potts how long the old building had been there. Mr. Potts stated that it has been there about 80 years.

Interested Parties:

There were no interested parties present.

Questions and Comments:

None.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the request for a Variance to reduce the rear setback in an RS District (Section 420); Variance to allow an accessory building to exceed 750 square feet (Section 240), subject to conceptual plan 6.11 for a 2,400 square foot accessory building; for the following property:

LT 11 BLK 6, CHARLES PAGE HOME ACRES SUB NO 1, OF TULSA COUNTY, STATE OF OKLAHOMA

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OTHER BUSINESS

None.

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NEW BUSINESS

None.

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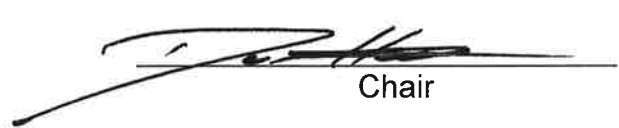
BOARD COMMENTS

None.

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There being no further business, the meeting adjourned at 1:55 p.m.

Date approved: 10-16-18


Chair