

BOARD OF ADJUSTMENT  
MINUTES (No. 227)  
Thursday, January 6, 1977, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Blessing Guerrero, Chairman Smith	Jolly Purser, Mrs.	Alberty Edwards Jones Smith, Mrs.	Jenkins, Building Inspector Pauling, Legal Department

Chairman Guerrero called the meeting to order at 1:43 p.m. and declared a quorum present.

Minutes:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to approve the Minutes for December 2, 1976 (No. 225) and December 16, 1976 (No. 226).

UNFINISHED BUSINESS:

Cases No. 8461, 8770, 8799, 9068, 9120, and 9142

David Pauling, City Legal Department, stated these six cases are to be continued to February 17, 1977 due to a recent State Supreme Court decision handed down on use variances which is being appealed.

Regarding Case No. 9120, Attorney Nik Jones, 1606 First National Bank Building, stated he is representing Products, Inc., who are protesting this application. He noted Mr. Reynolds, the applicant, is trying to establish a nonconforming use on the Capitol Hill portion of the property and that property was never zoned for a salvage yard operation. He requests the Board of Adjustment to dismiss this portion of the application since it is out of their jurisdiction and feels this application should appear before the TMAPC for rezoning. Mr. Pauling and Board Member Smith agreed that this portion of the case should not be dismissed and Mr. Jones then withdrew his request for dismissal.

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to continue the above-captioned cases to February 17, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

9314

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a children's day nursery in an RM-1 District located at 1252 North Cheyenne Avenue.

Presentation:

Barbara Daniels, 232 East Jasper Street, wants a day nursery at the above location on a 24-hour basis having not more than 24 children

as recommended by the State Health & Welfare Department. She stated she has a corner lot and there is one neighbor to the rear of her property and one neighbor next door with whom she has spoken and explained how the nursery would operate. She stated she is having work done on the property to sound proof and after explaining her application to the next door neighbors, they stated they had no objections to the nursery operation. Upon questioning by the Chair, Mrs. Daniels stated she did not have a driveway on the front of the property for loading and unloading the children, but there is a driveway to the rear of the property which exits onto Newton Street which will be used for the children. Upon questioning by Board Member Blessing, Mrs. Daniels stated there were other nurseries in the area - one 4 to 6 blocks south of her property - and there are two schools in the neighborhood. TMAPC Staff Member Wayne Alberty said a State Agency, the Health Department and the City licensing department all have to clear and approve this operation for safety. Board Member Smith asked how many children would be at the nursery from 10 p.m. to 6 a.m. and if there would be someone on duty awake during these hours; to which Mrs. Daniels replied there would be a staff of 2 to 3 persons tending the children at all times and she is not certain how many children would be there during those hours until the operation was underway. Upon questioning by the Chair, Mr. Alberty stated he thought it would be necessary to fence the west and south portions of the property for the safety of the children. A letter (Exhibit "A-1") was presented in support of this application.

Protests: None.

Board Action:

On MOTION of BLESSING, the Board of Adjustment voted unanimously (3-0) to grant an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a children's day nursery in an RM-1 District with the restriction that there be no free-standing signs on the property but one sign be permitted on the front of the house by the street number not to exceed 1' x 2' on the following described tract:

Lot 13, and the South 14 feet of Lot 14, Block 1, Grandview Place Addition to the City of Tulsa, Oklahoma.

NEW APPLICATIONS:

9334

Action Requested:

Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1670 - Variances) for a variance of the setback requirements from 55' to 31' from 70th East Avenue located at 4477 South 70th East Avenue.

Presentation:

Bailey Neff, 425 Madison Street, Oakland, California, representing the applicant, Safeway Stores, Inc., stated the applicant wished to add 800 square feet adjacent to the existing building. A plot plan

9334 (continued)

(Exhibit "B-1") was presented to the Board and the actual additional site shown to the Board Members.

Protests: None.

Board Action:

On MOTION of BLESSING, the Board of Adjustment voted unanimously (3-0) to grant a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1670 - Variances) varying the setback requirements from 55' to 31' from 70th East Avenue per the plot plan submitted on the following described tract:

The West 60' of Lot 1, Block 6, Katy Freeway Industrial Park Addition; and a portion of vacated 44th Street adjacent to Block 6, Katy Freeway Industrial Park, and being more particularly described as follows, to-wit: Beginning 50' South of the Northwest corner of Lot 1, Block 6, Katy Freeway Industrial Park; thence South 60'; thence East 60'; thence North 60'; thence West 60' to the point of beginning; All in Section 26, Township 19 North, Range 13 East, City of Tulsa, Oklahoma.

9336

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to establish off-street parking for church use located at 102 South Nogales Avenue.

Presentation:

Ruth Davis, representing the Nogales Avenue Baptist Church, stated the Church owns Lot 4 north of the Church and wishes to use this lot for off-street parking and move the existing fence on Lot 4 to the north side of Lot 5. Upon questioning by Mr. Alberty, Mrs. Davis stated the home directly across Nogales Avenue from the Church has been removed but there are homes directly across Nogales Avenue from the existing parking lot. She stated the Church wished to move their existing fence 50' to the north which would abut a residence. A letter of support (Exhibit "C-1") was presented.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to establish off-street parking for church use as requested on the following described tract:

Lot 4, Block 26, Owen Addition to the City of Tulsa, Oklahoma.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) for permission to operate a home beauty shop located at 3727 East 30th Street.

Presentation:

Attorney Richard Beebe, 516 Mayo Building, representing the applicant, stated Mrs. Freeda Hamilton wishes to operate a beauty shop in her home five days a week from 10 a.m. to 4 p.m., as she wishes to be at home with her handicapped child. The traffic would consist of 4 to 5 cars per day and noted her driveway could handle 4 cars; also stating there would be no signs nor outward changes to her home. Mr. Beebe said the Board has previously approved other nurseries and beauty shops in this area which are located near the Education Service Center.

Protests:

Attorney Philip Reeves, 3333 East 32nd Place, representing the area protestants, presented a protest petition (Exhibit "D-1") containing 60 signatures and showed an aerial photograph (Exhibit "D-2") to the Board of the subject tract and surrounding property. Mr. Reeves noted the traffic problems in the area due to the school, Education Service Center, and commercial development south of the subject tract. Mr. Reeves stated there is a parking problem because Mrs. Hamilton's driveway is a one-car driveway and she would need to use the street for parking. He noted each homeowner in the area had signed the petition with the exception of the two day care center operators and the owner of the other home beauty shop in the next block.

Interested party Millard Taliaferro, 2821 South 115th East Avenue, the father of the applicant, feels the traffic problem has been exaggerated as he helps his daughter with the handicapped child and frequents this area.

Protestant Floriene Harris, 3718 East 30th Street, stated the traffic is quite congested on her street when she tries to enter her driveway after work each day.

Mr. Beebe, applicant's attorney, stated the applicant wishes to live there; the property is not for sale; the traffic would only be 4 to 6 cars per day; and the cars would be parked on her property.

Board Action:

Board Member Smith moved to approve the application as presented to run with the present owner. As there was no second, the motion failed and therefore the application was denied.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to establish off-street parking for church use; and a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) for a variance of the setback requirements from 50' to 30' from the centerline of Gary Place located at 3235 East 17th Street.

Presentation:

Billy Green, Pastor of the Harvard Avenue Baptist Church, stated the Church has been located here for 32 years and the membership desires to remain at this location. Presently, he said, there are four structures on the site - one is a residence which houses the nursery. The Church plans to remove three of the structures and the residence and consolidate all of the facilities into one more permanent structure and add more off-street parking. The total cost of this proposed project will be \$618,000. Rev. Green showed the Board a color rendering of the proposal and presented three Site Plans (Exhibit "E-1"). He noted he is amending the application to read from 5' to 9.6' from the property line or 34.6' from the centerline of Gary Place to allow an entrance from Harvard Avenue into the Church front and give some parking space facing Harvard Avenue. Upon questioning by Board Member Blessing, Rev. Green stated there are four residences north of the Church property on Harvard Avenue which are being used for businesses which would be screened if required, and there are six residences north of the proposed parking on Gary Place. It was noted the Church could use the alleyways to the north and south of Cornelius Photography to exit onto Harvard Avenue and the proposed parking lot would exit onto either Gary Place or out onto Harvard Avenue.

Troy Stafford, 4325 East 51st Street, contractor for the Church, stated an error had been made when the plans were drawn up and in actuality the building will be 9.6' from the property line.

Upon questioning by the Chair, Rev. Green said if the building were moved 15' to the east then that would eliminate the driveway and the new addition needs to connect with the present Church structure in order to accommodate a gym, fellowship hall, kitchen and rest room facilities. Upon questioning by Board Member Smith, Rev. Green stated the new addition would be a buff-colored brick, two-story building with no windows on the west and with as much landscaping as possible between the west side of the building and the residences to the west.

Protests:

Brett Embry, 1627 South Gary Avenue, a District 4 Planning Team member, presented a letter (Exhibit "E-2") in protest to some of the elements of this proposal. He also questioned the additional access onto Harvard Avenue due to heavy traffic patterns on that arterial; and the objection was against the waiver of the setback of the two-story brick building facing the residences to the west.

Eugene Colleoni, 1534 South Delaware Avenue, a member of the District 4 Planning Team objects to the building intruding into the residential neighborhood. He stated he is not necessarily a protestant but he feels this variance would violate the strip zoning ordinances.

During discussion, Mr. Alberty stated the hardship is to tie the existing building and the proposed building together and have adequate parking on the present tract of land. He also suggested a solid screening fence be built on the north side of the parking lot to screen from existing residences; and the Board should consider the sight distance as far as ingress and egress onto Gary Place are concerned. Mr. Alberty also suggested that landscaping be required on the west side of the proposed parking lot and landscaping on the 9' area along the solid building wall facing Gary Place.

9340 (continued)

Board Action:

On MOTION of BLESSING, the Board of Adjustment voted unanimously (3-0) to grant an exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to establish off-street parking for church use; and a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) varying the setback requirements from 50' to 34.6' from the centerline of Gary Place, per the plot plan submitted, subject to the following conditions: (1) That there be landscaped shrubs or other materials not to exceed 3 feet in height on the north parking area along the west side adjacent to the street right-of-way with a solid screening wall on the north side of the proposed parking area; and (2) that there be shrubbery along the west wall of the Church building to provide a transition between the Church building and residences on Gary Place on the following described tract:

Lots 15, 16 and 17, Block 8, Exposition Heights Addition to the City of Tulsa, Oklahoma.

9341

The applicant withdrew this case.

9342

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to use property for church use and parking located at 1352 East 48th Place.

Presentation:

Steve Olsen, architect, presented two Site Plans (Exhibit "F-1") and stated this property was to be used for a proposed priests' residence - it would not be a duplex but a residence for two persons.

Interested Party:

William Ansteth, 1372 East 48th Place, was interested in the contract he has with the Church of St. Mary's when he sold them the property and wanted the stipulations of that contract honored concerning the parking lot and access from St. Mary's parking lot to 48th Place be limited use for Church parking only and not to be used as a through street.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to use property for church use and parking subject to the plot plan submitted on the following described tract:

All that part of Lot 3, Section 30, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows, to-wit:

9342 (continued)

Commencing at a point 50' East of the West boundary line and 25' South of the North boundary line of the S/2 of said Lot 3; thence South along a line parallel to and 50' East of the West boundary line of the South Half of said Lot 3, a distance of 216.55' to a point 420' North of the South boundary line of said Lot 3; thence East along the North boundary line of Southern Center Addition to the City of Tulsa, a distance of 435' to the Northeast corner of said Southern Center Addition to the City of Tulsa; thence South along the East boundary line of said Southern Center Addition a distance of 294' to the true point of beginning; thence continuing South along the East boundary line of said Southern Center Addition to the City of Tulsa, a distance of 126' to a point in the South boundary line of said Lot 3; thence East along the South boundary line of Said Lot 3 a distance of 285'; thence North a distance of 126'; thence South 89°-59'-13" West a distance of 285' to the point of beginning, all in Lot 3, Section 30, Township 19 North, Range 13 East, Tulsa County, Oklahoma.

9343

Action Requested:

Variance (Section 930 - Bulk and Area Requirements in Industrial Districts - Under the Provisions of Section 1670 - Variances) for a variance of the setback requirements from 50' to 22'-10" located at 2857 Dawson Road.

Presentation:

The applicant Robert Lukken, was not present and the Staff presented two plot plans (Exhibit "G-1").

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant a Variance (Section 930 - Bulk and Area Requirements in Industrial Districts - Under the Provisions of Section 1670 - Variances) varying the setback requirements from 50' to 22'-10" per the plot plans submitted on the following described tract:

A tract of land located in the W/2 of the NE/4 of Section 32, Township 20 North, Range 13 East of the IBM, Tulsa County, State of Oklahoma, according to the recorded United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Northeast corner of the SE/4 of the NW/4 of the NE/4 of said Section 32; thence West along the North line of said last mentioned 10 acre tract 264.6' to a point; thence Southeasterly and parallel to the West line of said SE/4 of the NW/4 of the NE/4 a distance of 658.41' to a point; said point being the point of beginning; thence South 00°-08'-57" East 206.84' to the North line of right-of-way of the public highway known as Dawson Road; thence South 66°-27'-35" West along the North line of said highway right-of-way 86' more or less to a point; thence North 23°-32'-05" West 46.5' to the true point of beginning, said point being the Southeast corner of existing structure; thence Southwesterly along Southerly wall

9343 (continued)

of said structure a distance of 140'; thence Southeasterly on a line perpendicular to said structure a distance of 36' to a point which is 6'-4½" Northerly from North right-of-way line of said Dawson Road; thence Northeasterly on a line parallel to and 36' from said structure a distance of 140' to a point that is 10.5' Northerly from North right-of-way line of said Dawson Road; thence Northwesterly on a line perpendicular to said structure a distance of 36' to the point of beginning.

9344

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a country club in an RS-1 District located southeast of 61st Street and Lewis Avenue.

Presentation:

Carl Reeds, 7448 East 42nd Place, representing Southern Hills Country Club, stated the Club wants to convert a storeroom into a kitchen and a 28' x 42' storage room is needed to replace the one lost due to the new kitchen. A plot plan (Exhibit "H-1") was presented to the Board and it was noted, if this application is to be approved, not to approve subject to the plot plan submitted.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a country club in an RS-1 District as requested on the following described tract:

A tract of land in Section 32, Township 19 North, Range 13 East, and Section 5, Township 18 North, Range 13 East, Tulsa County, Oklahoma; beginning at the SW corner of Lot 3, Block 2, Southern Villas Addition, the East 165.09'; thence South 330.18'; thence East 165.11'; thence South 815.5'; thence Southeast 368.48'; thence East 295.42'; thence South 656'; thence West 955'; thence South 825'; thence West 827.98'; thence North 165.05'; thence West 1,817.73'; thence South 330.5'; thence West 1,444.5' thence North 208.71'; thence West 168.71'; thence North 2,389.4' to a point which is 25' South and 40' East of the NW corner of Section 5, Township 18 North, Range 13 East; thence East along the South Boundary line of 61st Street South to a point, said point being 329.4' North of the point of beginning; thence South 329.4' to the point of beginning, LESS and EXCEPT the North, South, East and West 310' thereof.

9345

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) for permission to sell infant wear in an RS-3 District for a period of one year located at 6031 South 76th East Avenue.

1.6.77:227(8)



9345 (continued)

Charles Dameron, 6031 South 76th East Avenue, requested the Board to allow him to sell infant wear which he needs to dispose of and this would be a one-time request as he desires not to remain in this business. He noted he would be selling this merchandise out of his garage and there would be no trucks, no extra labor other than he and his wife, and he wishes to keep up the one 16" x 20" sign in his yard that is presently in place. The inventory of baby clothes is in his garage and he needs to sell the \$5,000 worth of merchandise as soon as he possibly can. It was noted that a retail sales operation normally is not a home occupation; and after discussion TMAPC Staff Member Jack Edwards suggested that the Board could deny this application but allow Mr. Dameron a reasonable time to dispose of his merchandise at this location. Paul Jenkins, Building Inspector, noted a complaint had been filed and Mr. Dameron had received a notice to cease this operation. Mr. Dameron stated he had been selling from his garage since September 1976 and had 2 to 3 customers per day from the advertising he had placed in the Southside Times.

Protests: None.

Board Action:

On MOTION of BLESSING, the Board of Adjustment voted unanimously (3-0) to deny the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) for permission to sell infant wear in an RS-3 District for a period of one year; and grant the applicant one year from this date in which to cease all business activity on his property; and if there are any subsequent changes in this operation as presented by Mr. Dameron to the Board of Adjustment this date, the Legal Department is instructed to immediately initiate appropriate legal proceedings to terminate this activity on the following described tract:

Lot 17, Block 2, Woodland View 5th Addition to the City of Tulsa, Oklahoma.

9346

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to use property for church use and parking located at Highway #97 North and Country Road in Sand Springs, Okla.

Presentation:

Mr. Alberty requested a continuance so the Sand Springs Board of Adjustment can hear this case on January 11, 1977 and the protestants have called in to the Board requesting a continuance due to the snow and ice. As the applicant, Philip Saska had no objection, the Chair requested a continuance for two weeks.

Protests: None present.

Board Action:

On MOTION of BLESSING, the Board of Adjustment voted unanimously (3-0) to continue Case No. 9346 to January 20, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

9347

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) for a variance of the side yard requirements from 15' to 9' in an RS-3 District located at 3106 South 70th East Avenue.

Presentation:

Clyde Melton, 8929 East Latimer Court, the contractor for the property owner Mr. John Sisk, presented four pictures (Exhibit "I-1") and a survey plat (Exhibit "I-2") to the Board stating the owner wishes to build a carport on the side of his home. Mr. Alberty asked if there would be access off of 31st Street; to which Mr. Melton stated no it would be limited to 70th East Avenue.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) varying the side yard requirements from 15' to 9' in an RS-3 District, per plot plan, with no ingress or egress onto 31st Street on the following described tract:

- Lot 1, Block 2, Sheridan Terrace Addition, the the City of Tulsa, Oklahoma.

9348

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) for a variance of the height requirements from 26' to 38' in an RS-2 District located at 2240 South Troost Avenue.

Presentation:

Joseph Hull III, 2240 South Troost, presented a picture (Exhibit "J-1") to the Board and stated he wished to add another bedroom to the second story of the residence. This addition cannot be added on the first level due to the slope of the property and lack of space in the back yard. The Chair asked if there were other three story residences in the area and Mr. Hull stated there were, and noted he had spoken to his neighbors and they had no objections. The Chair asked if he had a plot plan -- he did not -- and if the 3rd floor was already built -- to which Mr. Hull said no it was not built and when completed it would look like the rest of the house. Upon questioning by Board Member Smith, Mr. Hull stated he had measured from the lowest part of ground to the top plate and that measurement is 38 feet.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant as requested a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) varying the height requirements from 26' to 38' in an RS-2 District on the following described tract:

1.6.77:227(10)

9348 (continued)

Lot 17, Block 6, Terwilleger Heights Addition to the City of  
Tulsa, Oklahoma.

9350

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Dis-  
tricts - Under the Provisions of Section 1630 - Minor Variances) for  
permission to build across a lot line located at the northwest corner  
of 14th Street and 77th East Avenue.

Presentation:

Theodore Dorrrough, 1208 South 77th East Avenue, is requesting a variance  
in order to align his house with existing homes in that block of South  
77th East Avenue. He submitted a plot plan (Exhibit "K-1") to the  
Board.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0)  
to grant a Variance (Section 430 - Bulk and Area Requirements in  
Residential Districts - Under the Provisions of Section 1630 - Minor  
Variances) for permission to build across a lot line per plot plan sub-  
mitted on the following described tract:

Lots 11 and 12, Block 9, Eastmoore Park Addition to the City of  
Tulsa, Oklahoma.

9369

Action Requested:

Variance (Section 280 - Structure Setback from Abutting Streets - Under  
the Provisions of Section 1630 - Minor Variances) for a variance of the  
setback requirements from 50' to 38' from the centerline of Harvard  
Avenue to permit the erection of a pole sign located at 3701 South  
Harvard Avenue.

Presentation:

Mike Moydell, 1221 Charles Page Boulevard, representing Petroleum  
Marketing Company, presented a plot plan (Exhibit "L-1") and three  
photographs (Exhibit "L-2"), stating the proposed sign will not stick  
out any further than other existing signs on Harvard Avenue. Mr.  
Jenkins questioned if the sign will overhang any dedicated right-of-  
way; to which Mr. Moydell stated it would not.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0)  
to grant a Variance (Section 280 - Structure Setback from Abutting  
Streets - Under the Provisions of Section 1630 - Minor Variances)  
varying the setback requirements from 50' to 38' from the centerline  
of Harvard Avenue to permit the erection of a pole sign subject to the  
following conditions: (1) That the sign will not overhang any right-  
of-way; (2) per the plot plan submitted; and (3) subject to a removal  
contract on the following described tract:

1.6.77:227(11)

9369 (continued)

Lot 2, Block 2, 36th Street Suburb Addition to the City of Tulsa, Oklahoma.

9365

Action Requested:

Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1630 - Minor Variances) for a variance of the frontage requirements in a CS District from 150' to 142.2' to permit a lot-split located at the northeast corner of 62nd Street and Peoria Avenue.

Presentation:

TMAPC Staff Member Casper Jones stated the Planning Commission had approved the lot-split (L-13886) in December 1976 subject to Board of Adjustment approval and all the information has been submitted including a plot plan (Exhibit "M-1").

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant the Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1630 - Minor Variances) varying the frontage requirements in a CS District from 150' to 142.2' to permit a lot-split (L-13886) on the following described tract:

South 142.2' of the East 150' of the West 170' of Lot 2, Block 1, Valley View Addition to the City of Tulsa, Oklahoma.

9331

Mr. Jones stated the letter (Exhibit "N-1") and the plot plan (Exhibit "N-2") the Board had requested in this case had been received and he presented them to the Chair. The Chair received and reviewed the two Exhibits and instructed the Staff to file them in this case folder.

There being no further business the Chair adjourned the meeting at 4:15 p.m.

Date Approved

January 20, 1977



Chairman