

BOARD OF ADJUSTMENT  
MINUTES of Meeting No. 239  
Thursday, July 7, 1977, 1:30 p.m.  
Langenheim Auditorium City Hall  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Purser, Chairman Jolly Smith Blessing	Guerrero	Alberty Edwards Jones Dyer, Mrs. Etter, Mrs.	Linker, Legal Dept. Miller, Mrs., Building Inspector's Office

The Chairman called the meeting to order at 1:35 p.m. and declared a quorum present.

NEW APPLICATIONS:

9580

Action Requested:

Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1202 - Area-Wide Special Exception Uses - Sanitary Land Fills) to operate a sanitary land fill in an AG District located at 63rd Street North and Osage Drive.

Interested Party:

Bob Shatwell, State Senator from District 34 advised the Board he had a letter (Exhibit "A-1") from Mr. Jordan, Osage County Commissioner requesting a continuance of the subject application to August 4, 1977. Senator Shatwell stated there were a number of organizations in the area that had not had an opportunity to hear the pros and cons of the issue. The Staff informed the Board that they had also received a telephone request from Mr. Jordan, Osage County Commissioner to continue the application until August 4, 1977.

Mr. Phil Richmond, City of Tulsa Refuse Department had no objections to the postponement of the subject application.

Board Action:

On MOTION of SMITH, the Board (4-0) continued application 9580 until August 4, 1977, 1:30 p.m. Langenheim Auditorium, City Hall, Tulsa Civic Center.

9543

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to locate a metal building on property to be used as a children's day nursery located at 4886 South Vancouver, in an RS-3 District.

Presentation:

Martha Hendrickson, the applicant, advised the Board the reason for the request was for additional space to the day care center. The day care center has been in operation for ten years, in the present building a 14' x 18' structure. The applicant submitted photos (Exhibit "B-1") of the subject property. The applicant advised the Board that the additional building would serve as a dining area and an open playroom. The additional space would also enable her to increase the number of children, by fifteen.

Wayne Alberty, Staff member, stated he was a little confused as to why the application was before the Board, since a previous Board action had approved the operation of a day care center. He stated it was his understanding that the applicant had applied for a building permit and was refused a building permit for the proposed addition by the Building Inspector but the reasons for refusal were not clear. The applicant stated she also was confused as to why an application was necessary but this was what she was instructed to do by the Building Inspector.

After a discussion with the Building Inspector, the applicant requested a continuance of the application for two weeks in order to submit a plot plan of the proposed addition.

Protest: None.

Board Action:

On MOTION of SMITH, the Board (4-0) continued application 9543 to July 21, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

9548

Action Requested:

Variance (Section 930 - Bulk and Area Requirements In The Industrial District - Under the Provisions of Section 1670 - Variances) of the setback requirements from 75' to 0' from an R District.

Exception - (Section 250.3 (d) - Modification of the Screening Wall or Fence Requirements) to remove the screening requirements where the purpose of the screening cannot be achieved located at 3050 SW Boulevard.

Presentation:

W. R. Grisez, 2642 South Delaware, advised the Board that he intends to purchase the property at 3050 SW Boulevard. He also advised, that he plans to construct a metal warehouse building on the property. He stated the property did not abut residential development but, since the abutting property was zoned residential the Zoning Code required the setback. Actually the subject tract abuts the Red Fork Expressway that is zoned RS-3. The Expressway was approximately 40' to 50' higher in elevation than the subject tract and an 8' screening fence would not screen anything.

9548 (continued)

Protest: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) granted the variance - (Section 930 - Bulk and Area Requirements in the Industrial District - Under the Provisions of Section 1670 - Variances) of the setback requirements from 75' to 0' from an R District; and granted an Exception - (Section 250.3) (d) - Modification of the Screening Wall or Fence Requirements, to remove the screening requirements where the purpose of the screening cannot be achieved, on the following described tract:

Beginning at a point 1240.42' East of the SW corner of Section 14, Township 19 North, Range 12 East, Tulsa County, Oklahoma; said point being the West right-of-way line of Sapulpa Road; thence North along the West right-of-way line of Sapulpa Road a distance of 174.75'; thence West 265.96'; thence Southwesterly 174.75'; thence East to the point of beginning, less easements and right-of-ways.

9551

Action Requested:

Variance (Section 207 - Street Frontage Required - Under the Provisions of Section 1670 - Variances) to permit two lots with one foot frontage at the SE corner of 77th Pl. & Marion in an RS-1 District.

Presentation:

The Staff advised that the Planning Commission had not heard the application for a lot-split and requested a continuance to July 21, 1977.

Protest: None.

Board Action:

On MOTION of SMITH, the Board (4-0) continued application 9551 until July 21, 1977, Langenheim Auditorium, 1:30 p.m., City Hall, Tulsa Civic Center.

9555

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) - Mobile Homes) to maintain a mobile home in an RS-3 District located at 6423 North St. Louis Avenue.

Presentation:

Mr. Turpin, the applicant advised the Board he had purchased property at 6423 North St. Louis and wanted to maintain the mobile home for another year. He advised of the other mobile homes in the area.

Protest: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the applicant to maintain the mobile home in an RS-3 District for one year with removal bond required, on the following described tract:

7.7.77:239(3)

9555 (continued)

Lot 26, Block 3, Phillips Farms Addition to the City of  
Tulsa, Oklahoma.

9557

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - (Section 1205) - Community Services, Cultural and Recreational Facilities) to operate a children's day care center in an RS-3 District located at 38 East 50th Street North.

Presentation:

Mrs. Estalla Jackson, the applicant, owner and operator of the children's day care center requested permission to operate a day care center on the subject property. She advised the Board there will be a one car driveway for parents to load and unload their children. She is presently caring for five children at a nearby location, and approval of this application will enable her to care for additional children. When the Chairman asked how many additional children did she anticipate, she stated as many as she would be allowed to care for.

Protest: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Exception (Section 410 - Principal Uses Permitted in Residential Districts - (Section 1205) Community Services, Cultural and Recreational Facilities) to operate a children's day care center in an RS-3 District with the provision of no signs, on the following described tract:

Lot 2, Block 5, Valley View Acres Addition to the City of  
Tulsa, Oklahoma.

9558

Action Requested:

Exception (Section 310 - Principal Uses Permitted In The Agriculture District) to locate a mobile home in an AG District. Variance (Section 340 - Special Exception Uses, Requirements - Under the Provisions of Section 1670 - Variances) the five-acre minimum for a mobile home in an AG District located at 5407 East 34th Street North.

Presentation:

Stephen Stanley, 5508 East Latimer Place, the applicant submitted a plan (Exhibit "C-1") showing the location of the property on 34th St. North. Mr. Stanley stated there are other mobile homes in the area, and that he plans to build a home on the property in approximately two years. Upon questioning, Mr. Stanley stated that he did not own the property to the north, but he did plan to purchase the property in the future. He stated there was no entrance to the property except from Fulton Street which is a dedicated and improved street. Upon questioning by the Board, the applicant was unaware of the property being in a moratorium area. The Board advised that an exception from the City Commission was required if he planned to obtain a building permit.

9558 (continued)

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 310 - Principal Uses Permitted In The Agriculture District) to locate a mobile home in an AG District. Variance - Section 340 - Special Exception Uses, Requirements - Under the Provisions of (Section 1670)-Variances) the five-acre minimum for a mobile home in an AG District for three years subject to the City Engineer's approval of the elevation and the mobile home being secured by tie-downs on the following described tract:

The South 244' of the E/2, E/2, NW/4, NE/4, NW/4, of Section 22, Township 20 North, Range 13 East, Tulsa County, Oklahoma.

9561

Action Requested:

Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1209 - Mobile Homes) to locate a mobile in an AG District located SW of 151st Street and Lewis Avenue.

Presentation:

W. R. Trapp, the applicant requested approval from the Board to set a mobile home on the subject property which is owned by his father. He pointed out several other mobile homes in the area. He stated he plans to build a home on the property in about seven years.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1209 - Mobile Homes) to locate a mobile home in an AG District for a period of three years, on the following described tract:

The N/2, E/2, E/2, NE/4, NE/4 of Section 19, Township 17 North, Range 13 East, Tulsa County, Oklahoma.

9562

Action Requested:

Exception - Section 410 - Principal Uses Permitted In Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to use property for church and day care center. Variance - Section 1205.3 - Use Conditions - Under Provisions of Section 1670 - Variances) of the one-acre minimum for a church located at 1737 East 26th Place North in an RS-3 District.

Presentation:

Rev. J. M. Norman, the applicant, requested permission for a church and a day care center on the property. The applicant stated that the present church building does not have enough space to accommodate the proposed use. The Board advised that the applicant would

9562 (continued)

be required to file a plot plan of the entire church ownership, and the proposed use.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception - (Section 410 - Principal Uses Permitted In Residential Districts - Section 1205-Community Services, Cultural and Recreational Facilities) to use property for church and day care center. Variance - Section 1205.3 - Use Conditions - Under the Provisions of Section 1670-Variiances) of the one-acre minimum for a church subject to a plot plan being submitted to the Staff covering the entire church ownership, and depicting the proposed use on the following described property:

Lot 20, Block 4, Victory Addition to the City of Tulsa, Okla.

9565

Action Requested:

Exception - (Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) for permission to maintain a mobile home in an RS-3 District located at 505 North 53rd West Avenue.

Presentation:

Wallace Diffie, the applicant requested permission to maintain a mobile home at the subject location to care for his ill mother-in-law.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) granted the Exception - Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) to maintain a mobile home in an RS-3 District for a period of one year, bond required, on the following described tract:

A part of Lot 1 in Section 5, Township 19 North, Range 12 East, more particularly described as: Beginning at a point 610.33' South and 50' East of the Northwest corner of Lot 1; thence East a distance of 280.61' to a point; said point being 612.57' South of the North line of Lot 1 and 330.61' East of the West line of Lot 1; thence South a distance of 51.56' to a point; thence West a distance of 280.58' to a point; said point being 50' East of the West line of Lot 1; thence North parallel with the West line of Lot 1 a distance of 51.11' to the point of beginning.

9566

Action Requested:

Variance - Section 330 - Bulk and Area Requirements In The Agriculture District - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements from 300 feet to 143.5 feet in an AG District to permit a lot-split located at 244 West 81st Street.

9566 (continued)

Presentation:

The Staff advised that the Planning Commission had approved the lot-split subject to the Boards' approval.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Variance (Section 330 - Bulk and Area Requirements In The Agriculture District - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements from 300 feet to 143.5 feet in an AG District to permit a lot-split (L-14044), on the following described tract:

Beginning 287' West of the NE corner of the W/2, NW/4 of Section 13, Township 18 North, Range 12 East; thence West 287'; thence South 759'; thence East 287'; thence North 759' to the point of beginning, Tulsa County, Oklahoma.

9567

Action Requested:

Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit plans to construct, maintain, conduct and operate a nursing home for the infirmed and elderly and to provide opportunity and services for the needy and indigent, and likewise construct, establishment, maintain, conduct and operate additional housing facilities for such persons, adjacent to said nursing home and to do all other things necessary and proper, incidental or advantageous for carrying on or executing such an operation located on the SW corner of 51st Street and 177th East Avenue in an AG District.

Presentation:

Mr. Gavin, representing the applicant Franciscan Villa, Inc., stated the applicant plans to construct, maintain, conduct and operate a nursing home for the infirmed and elderly. Mr. Gavin submitted a photo (Exhibit "D-1") of the proposed nursing home to be constructed. Mr. Charles Worth, of Wichita, Kansas outlined the project which is to include sixty beds for the care of the elderly and The Sisters Of the Sorrowful Mother. Mr. Gavin also submitted a plot plan (Exhibit "D-2") advising the Board that the construction will be of similar design and in grouping with the other buildings. The proposed building will consist of a chapel which will connect to the other building at two locations.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the request for Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit plans to construct, maintain, conduct and operate a nursing home for the infirmed and elderly and to provide opportunity and services for the needy and indigent, and likewise construct, establish, maintain, conduct and operate additional housing facilities for such persons, adjacent to said nursing home and to do all other things necessary and proper, incidental or

7.7.77:239(7)

9567 (continued)

advantageous for carrying on or executing such an operation, subject to the plot plan submitted to the Board with the understanding that in the event of any change, the applicant would come back to the Board, on the following described tract:

The N/2, NE/4 of Section 35, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

9568

Action Requested:

Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) for permission to locate a mobile home in an RS-1 District located at 5150 South 85th West Avenue.

Presentation:

James B. Hart, Jr., the applicant advised the Board that he had sold his home on the north side and has moved from that area. He also advised that he had no plans to build at this time.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) - Mobile Homes) to locate a mobile home in an RS-1 District for a period of one year with removal bond required, on the following described tract:

A tract of land described as beginning at a point 892' North and 30' West of the Southeast Corner of the E/2 of the NW/4 of the NE/4 of Section 36, Township 19 North, Range 11 East, thence North 100'; thence East 300' to the point of beginning, covering surface rights only, Tulsa County, State of Oklahoma.

9569

Action Requested:

Exception - Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) to locate a mobile home in an RS-3 District located at 5800 Block on South 107th East Ave.

Presentation:

Finis W. Jackson, the applicant, requested permission to move a mobile home on the property for his daughter and son-in-law. He advised the Board that he plans to set the mobile home on the west half, and has no plans to build on the property.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) to locate a mobile home in an RS-3 District for a period of one year, removal bond required, on the following described tract:

7.7.77:239(8)



9569 (continued)

The West 300' of Lot 11, Block 1, Golden Valley Addition to the City of Tulsa, Oklahoma.

9570

Action Requested:

Variance (Section 410 - Principal Uses Permitted In Residential Districts - Section 1800 - Accessory Use) to permit an accessory building 24' x 30' to be erected on a lot by itself located northeast of 46th Street and Vancouver Avenue in an RS-3 District.

Presentation:

Homer Waltrip, the applicant, advised the Board he owns three lots and needs an accessory building to store equipment. The applicant submitted a plot plan (Exhibit "E-1") stating the property he owns is "L" shaped. The building will be 24' x 30' in size and will be used for personal vehicles only and no repair business. He stated the building he would construct would be compatible with others in the neighborhood.

Mr. Jolly of the Board, suggested a tie contract be required to prevent the present owner from selling a portion of the property where the accessory building could become a principal building and be converted into some type of business. The applicant objected to a tie contract.

Interested Party:

Mr. C. R. Torbett advised the Board, he owned three lots to the north of the subject property and stated that Mr. Waltrip had made considerable improvement since purchasing the property. He felt Mr. Waltrip should be granted permission to erect the building on his lot.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Variance (Section 410 - Principal Uses Permitted In Residential Districts - Section 1800 - Accessory Use) to permit an accessory building 24' x 30' to be erected on a lot by itself subject to a removal contract which shall be exercised in the event the lot is sold separately and for the present owner only, on the following described tract:

Lot 11, Block 8, Hilldale Addition to the City of Tulsa  
Oklahoma.

9571

Action Requested:

Exception (Section 410 - Principal Uses Permitted In Residential Districts) to locate a mobile home in an RS-3 District located at 4520 South Vancouver Avenue.

Presentation:

Brenda Joyce Tharp, the applicant, requested permission to locate the mobile home on the subject property for her father-in-law. She stated her property is located to the north of the subject property, and there are other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 410 - Principal Uses Permitted In Residential Districts) to locate a mobile home in an RS-3 District for one year with removal bond required, on the following described tract:

Lots 5 and 6, Block 7, Hilldale Addition to the City of Tulsa, Oklahoma.

9572

Action Requested:

Exception (Section 710 - Principal Uses Permitted In Commercial Districts - Section 1217 - Automotive and Allied Activities) to service and repair vehicles in a CS District located at 3155 South Mingo Road.

Presentation:

Brad Jones stated he was representing Tom Gutman, who was interested in purchasing the property, which consisted of a car wash and a steel building. The applicant stated he wanted to service and repair vehicles and that all maintenance work would be confined to the inside of the metal building. The service would not include body work or painting, therefore, there would be no noise, fumes or odors. The applicant submitted a plot plan (Exhibit "F-1") showing parking spaces, and advising the Board that he does not plan to change the exterior of the building and that his business was a two man operation, one part-time man. He stated the property is 117' x 150' in size, and would accommodate twelve parking spaces approved by the Building Inspector. The cars to be serviced will be parked on the north side of the property, while the south side will be used for ingress and egress to the property. The applicant stated he plans to operate five days per week from 9:00 a.m. til 5:00 p.m. and be closed Saturdays and Sundays.

Protests:

Nolan L. Gross advised the Board he owned the property to the north and his father owned a business across the street approximately 30 or 50 yards and they were concerned with the noise that will be coming from a garage and the parking of cars waiting to be serviced. Gordon Cecil, Attorney for Purety Oil Company submitted a plat (Exhibit "F-2") of the area and was concerned with how the traffic generated from the proposed use would interfere with their operation.

7.7.77:239(10)

9572 (continued)

Bob Phillips, President of Phillips Oil Company, expressed concern also with the parking and traffic stacking up to get into the car wash. Mr. Phillips presented photos (Exhibit "F-3") to the Board stating that the cars would have to make a "U" turn to get back on to Mingo Road.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217-Automotive and Allied Activities) to service and repair vehicles in a CS District as presented, with the provisions that the Staff be provided with plot plans showing adequate parking spaces, on the following described tract:

Lot 1, Block 1, Mingo Plaza Addition to the City of Tulsa, Okla.

9573

Action Requested:

Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) to locate a mobile home in an RS-2 District located 516 Ridge Drive.

Presentation:

Allen Hale, the applicant, requested permission to locate the mobile home for his mother due to health reasons. He stated there are other mobile homes in the area. He stated the home will set lengthwise on the lot and will line up with other homes on the street.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6)-Mobile Homes) to locate a mobile home in an RS-2 District for a period of one year with removal bond required, on the following described tract:

Lot 3, Block 20, Charles Page Home Acres No. 2, to the City of Sand Springs, Oklahoma.

9574

Action Requested:

Variance (Section 930 - Bulk and Area Requirements In The Industrial District - Under the Provisions of Section 1670 - Variances) of the setback requirements from 100' to 76' and from 75' to 5' in an R District located at 4220 North Mingo Road.

Presentation:

Roy Johnson, the applicant requested the setback variance to add on to the restaurant he owns on the property. He presently has a variance for 14', and is now requesting to extend it an additional

9574 (continued)

7- making a total addition of approximately 700 sq. ft. The applicant presented a plot plan (Exhibit "G-1") showing the proposed addition. He stated although the property to the south was zoned RS-3, which requires the setback, it was developed commercial.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Variance (Section 930 - Bulk and Area Requirements In The Industrial District - Under the Provisions of Section 1670 - Variances) of the Mingo setback requirements from 100' to 76' and the south setback from 75' to 5' from an R District on the following described tract:

The South 80 feet of Lot 1, Block 1, Mohawk Village Addition to the City of Tulsa, Oklahoma.

9576

Action Requested:

Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 1207 - Duplexes) to erect duplexes in an RS-3 District. Variance (Section 430 - Bulk and Area Requirements In Residential Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements from 25' to 15' on two tracts and from 25' to 18' on two tracts in an RS-3 District and a variance of the rear yard requirements on two tracts from 20' to 7' located at 1502 South 79th East Avenue.

Presentation:

David Weaver, the applicant of 6927 East 18th Street, displayed a plot plan showing the proposed floor plans (Exhibit "H-1") of the duplexes he was proposing to erect. Mr. Weaver requested a reduction of the building line on two lots from 25' to 18' and a variance of the side yard on 79th East Avenue to 15'. The living space on each side will be approximately 1,000 sq. ft. He stated the other variance requested on the rear yard involved only two lots that were on the cul-de-sac and had odd shaped lots. He stated the units will be in the \$50,000 to \$65,000 price range and will be fenced along 15th Street.

Protests:

Ivan Knight, 1517 South 77th East Avenue, resides to the west of the proposed building site stated that he had no objections to the duplexes, but questioned the density and the parking in the area. He felt the density of development on the subject tract should be in keeping with the density of the present neighborhood.

James Bly, 1523 South 77th East Avenue, resides also to the west of the proposed building site and agreed with Mr. Knight. He also expressed concern with the construction of the duplexes in the area, and the increased number of cars that would be owned by the families living there. He also expressed concern about adequate parking for the increased number of cars.

7576 (continued)

Tom Ozaski, resides south of the proposed development. Mr. Ozaski expressed concern with the sixteen duplexes which meant thirty-two families. He expressed concern about the height of the screening fence and if it would be built along the south property line at the time of construction of the duplexes. Mr. Ozaski stated he would like to have a 6' screening fence along the south side of the proposed development.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 1207 - Duplexes) to erect duplexes in an RS-3 District per plot plan submitted, subject to a 6' solid surface screening fence on the south and west sides, a 3' high berm with shrubbery on top of the berm on the north (15th Street) and fencing on the east beginning at the building line extending back to the lot lines to the north and south; and approval of the Variance (Section 430 - Bulk and Area Requirements In Residential Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements from 25' to 15' on two tracts and from 25' to 18' on two tracts in an RS-3 District, and a variance of the rear yard requirements on two tracts from 20' to 7' at the subject location, on the following described tract:

The NE/4, NW/4, NE/4, SE/4, LESS the North 40 feet and LESS the East 30 feet for street, in Section 11, Township 19 North, Range 13 East, Tulsa County, Oklahoma.

9577

Action Requested:

Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements from 150' to 110' to permit a lot-split located SW of Admiral Place and 193rd East Avenue.

Presentation:

Bob Latch, the applicant, was not present. The Staff advised that the Planning Commission had approved the lot-split subject to the Board's approval.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Minor Variance (Section 730 - Bulk and Area Requirements In Commercial Districts - Under the Provisions of Section 1630 - Variances) of the frontage requirements from 150' to 110' in a CS District to permit a lot-split (L-14050), on the following described tract:

The East 110' of the West 125' of the North 140' of Lot 2, Block 1, Amended Rolling Hills Center Addition, Tulsa County, Oklahoma.

9578

Action Requested:

Exception (Section 310 - Principal Uses Permitted In Residential Districts - Section 1209 - Mobile Homes) to locate a mobile home in an AG District located NE of 112th Street North and Garnett Rd.

Presentation:

William E. Harlan, the applicant, advised the Board that he owns ten acres adjoining the subject property and wanted to locate the mobile home for his daughter and son. He stated they would live at the location approximately four years, and did not plan to build. The applicant advised that there are other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 310 - Principal Uses Permitted In Residential Districts - Section 1209 - Mobile Homes) to locate a mobile home in an AG District for a period of four years, on the following described tract:

The N/2, S/2, SW/4, NW/4, of Section 8, Township 20 North, Range 14 East, Tulsa County, Oklahoma.

9579

Action Requested:

Variance (Section 430 - Bulk and Area Requirements In Residential Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements from 35' to 25' in an RS-1 District located at 7102 South Columbia Avenue.

Presentation:

Bill Baldwin, the applicant, requested the variance of the required setback in order that he may construct a covered patio on the back of his home. The applicant submitted the proposed plot plan (Exhibit "I-1") of the house he is now building. The west side will be 110' and the east 166' with the house setting on the lot at an angle.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Variance (Section 430 - Bulk and Area Requirements In Residential Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements from 35' to 25' in an RS-1 District, subject to the plot plan submitted on the following described tract:

Lot 6, Block 3, Woodridge Addition to the City of Tulsa, Okla.

9581

Action Requested:

Variance (Section 1221.3 - Business Signs and Outdoor Advertising - Under the Provisions of Section 1670 - Variances) to place a sign on a building located on the property line abutting an R District located SW of 18th Street and Baltimore Avenue.

7.7.77:239(14)

9581 (continued)

Presentation:

Larry Waid, of A-Max Sign Company requested a variance in order to mount a sign on the wall of the building. The sign will be the same size as the present one and will consist of individual letters placed on the building.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved the Variance (Section 1221.3 - Business Signs and Outdoor Advertising - Under the Provisions of Section 1670 - Variances) to place a sign on a building located on the property line abutting an R District, on the following described tract:

Lot 2, Block 2, Giddings Resubdivision to the City of Tulsa, Okla.

9582

Action Requested:

Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1209 - Mobile Homes) to locate a mobile home in an AG District located at 103rd St., & 33rd W. Avenue.

Variance (Section 340 - Requirements for Special Exception Used In The Agriculture District - Under the Provisions of Section 1670 - Variances) of the five-acre minimum for a mobile home in an AG District.

Variance (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1215 - Other Trades and Services - Under the Provisions of Section 1670) to erect two greenhouses in an AG District located 103rd Street and 33rd West Avenue.

Presentation:

Robert H. Heard, the applicant, Rt. 3, Box 93, Bixby, Okla., advised the Board that the property he is requesting to locate the mobile home and build the two greenhouses is three acres in size. The greenhouses are 27' x 90' each. The business will be operated as a wholesale business only. He stated all business will be handled by phone, therefore, little or no traffic will be generated by the operation. The applicant advised the Board he plans to build a home in approximately five years. The applicant submitted a plot plan (Exhibit "J-1") showing the proposed layout.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1209 - Mobile Homes) to locate a mobile home in an AG District for a period of three years; and approved the Variance (Section 340 - Requirements for Special Exception Used In The Agriculture District - Under the Provisions of Section 1670 - Variances) of the five-acre minimum for a mobile home in an AG District, and approved a Variance (Section 310 - Principal Uses Permitted In The Agriculture District-

9582 (continued)

Section 1215 - Other Trades & Services - Under the Provisions of Section 1670) to erect two greenhouses in an AG District as presented for this owner only, and with no signs permitted on the following described tract:

Beginning 803 feet East and 500 feet North of the extreme SW corner of the NW/4 of Section 27, Township 18 North, Range 12 East, Tulsa County, Oklahoma, Indian Base and Meridian; thence in a Northwesterly direction along a County Road that is known as South 33rd West Avenue a distance of approximately 346 feet to a point; thence due East a distance of 576 feet to a point; thence due South a distance of 268 feet to a point; thence due West a distance of 390 feet to the point of beginning, containing three acres more or less according to the U. S. Government Survey thereof.

9583

Action Requested:

Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to operate a children's day care center in an RS-3 District located at 1920 South 131st East Avenue.

Variance (Section 410 - Principal Uses Permitted In Residential Districts - Under the Provisions of Section 1670) to permit a children's day care center in CDP #33.

Presentation:

J. W. Lewis, of Lewis Property, Inc., requested an Exception to operate a children's day care center on the subject tract. The location is adjacent to a shopping center and vacant property to the north. The applicant submitted a plot plan (Exhibit "K-1") to the Board showing the proposed layout.

Protests:

Al Davidson, District Representative for District 17, questioned if the setback would be compatible with his and also expressed concern as to whether the traffic would interfere with his business.

Board Action:

On MOTION of JOLLY, the Board (4-0) approved an Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to operate a children's day care center in an RS-3 District, and approved a Variance (Section 410 - Principal Uses Permitted In Residential Districts - Under the Provisions of Section 1670) to permit a children's day care center in CDP #33 subject to the final building plans and elevations being approved by the Board, on the following described tract:



9583 (continued)

A tract of land situated in Lot 7, Block 1, Plaza Hills Center Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows, to-wit: Beginning at the southwest corner of said Lot 7; thence due North and along the West line of said Lot 7 for 115.80 feet; thence South  $89^{\circ}-59'-20''$  East for 15.00 feet; thence due North for 97.87 feet; thence South  $89^{\circ}-59'-20''$  East for 132.28 feet to a point on the East line of said Lot 7; thence due South for 213.67 feet to the Southeast corner of said Lot 7; thence North  $89^{\circ}-59'-20''$  West for 147.28 feet to the point of beginning, containing 30,000 sq. ft., more or less.

9584

Action Requested:

Variance (Section 410 - Principal Uses Permitted In Residential Districts - Under the Provisions of Section 1670 - Variances) to convert an attached garage into living quarters for a member of the family located at 7220 East 30th Street in an RS-3 District.

Presentation:

James O. Morris, the applicant, submitted a plot plan (Exhibit "L-1") requesting to convert an attached garage into living quarters for his wife's grandmother. The modification to the structure will consist of building a bathroom, kitchen, small bedroom and living room. He stated the garage door will be removed and will be replaced by a front entrance.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Variance (Section 410 - Principal Uses Permitted In Residential Districts - Under the Provisions of Section 1670 - Variances) to convert an attached garage into living quarters for a member of the family subject to the plot plan submitted, on the following described tract:

Lot 18, Block 5, Amended Eldorado Manor Addition to the City of Tulsa, Oklahoma.

9585

Action Requested:

Variance (Section 330 - Bulk and Area Requirements In The Agriculture District - Under the Provisions of Section 1630 - Minor Variances) to request a variance of the frontage and area requirements in an AG District to permit a lot-split located at 7607 South Sheridan Road.

Presentation:

The applicant was not present, and the Staff advised that the Planning Commission had approved the lot-split subject to the Board's approval.

Protests: None.

9585

Board Action:

On MOTION of JOLLY, the Board (4-0) approved a Variance (Section 330-Bulk and Area Requirements In The Agriculture District - Under the Provisions of Section 1630 - Minor Variances) of the frontage and area requirements in an AG District to permit a lot-split (L-14054) on the following described tract:

Beginning 58' North and 300' East of the SW corner of the North 12 acres of the NW/4, SW/4, of Section 11, Township 18 North, Range 13 East; thence South 58'; West 300'; North 140'; West 190'; Southeasterly 137.2' to the point of beginning to the City of Tulsa, Tulsa County, Oklahoma.

9588

Action Requested:

Variance (Section 330 - Bulk and Area Requirements In The Agriculture District - Under the Provisions of Section 1630 - Minor Variances) - request for a variance of the frontage requirements in an AG District from 300' to 269.75' located at 706 West 81st Street.

Presentation:

The applicant was not present.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved a Variance (Section 330 - Bulk and Area Requirements In The Agriculture District - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements in an AG District from 300' to 269.75' on the following described property:

Beginning at a point 1,013' West of the NE corner of Section 14, Township 18 North, Range 12 East; thence South 436'; thence West 269.75'; thence North 436'; thence East 269.75' to the point of beginning, containing 2.7 acres more or less (Tract 6), Tulsa County, Oklahoma.

9589

Action Requested:

Exception (Section 410 - Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) to locate a mobile home in an RS-1 District located at 4916 West 28th Street.

Presentation:

Cleo Clark, the applicant was not present, but was represented by her mother Mary Patton. Mrs. Patton requested to locate a mobile home on the subject tract. She advised the Board of other mobile homes in the area.

Protests: None.

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9589 (continued)

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 410-Principal Uses Permitted In Residential Districts - Section 440 (6) - Mobile Homes) to locate a mobile home in an RS-1 District for a period of one year with a removal bond required, on the following described tract:

A tract of land beginning 100' East from Northwest corner of of NW/4 of the NE/4 of the SE/4 of the SE/4 of Section 17, Township 19 North, Range 12 East of the IBM; thence East 100'; thence South 200'; thence West 100'; thence North 200' to the point of beginning, Tulsa County, Oklahoma, according to the U. S. Survey.

9590

Action Requested:

Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit the construction and operation of a care home or nursing home in an AG District, located south and east of 76th Street and South Memorial Boulevard.

Presentation:

William B. Jones, representing the applicant, Jack Hite, stated the site is owned by Bob Grant and Associates. The applicant has a certificate issued by the State Board of Health to permit construction of a nursing facility. The proposed development is for a 240 bed facility to be located on the 18-acre tract. The facility is designed for maximum privacy of the patient. The minimum elevation of the site is 730 feet. The tract has 450 feet of frontage on Memorial. The applicant volunteered to move the proposed structure east 40 feet to provide adequate setback for future widening of Memorial Drive. The applicant is prepared to submit the final plan for the records.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved the Exception (Section 310 - Principal Uses Permitted In The Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit the construction and operation of a care (nursing) home in an AG District, subject to the filing of a satisfactory plot plan and drainage plans to be approved by the City Engineer, on the following described property:

Commencing at the Southwest corner of the N/2 of the NW/4 of the SW/4 of Section 12, Township 18 North, Range 13 East of the IBM, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof; thence East parallel to the North line of said SW/4 a distance of 770' to a point; thence North and parallel to the West section line of said Section 12 a distance of approximately 660' to a point on the North line of the N/2 of the NW/4 of the SW/4 of said Section 12; thence West along the North line of the

9590 (continued)

N/2 of the NW/4 of the SW/4 of said Section 12 a distance of 358' to a point; thence South and parallel to the West section line of said Section 12 a distance of 206' to a point; thence West and parallel to the North line of said N/2 of the NW/4 of the SW/4 of said Section 12 a distance of approximately 412' to the West section line of said Section 12; thence South along said West section line of said Section 12 a distance of approximately 454' to the point of beginning.

9599

Action Requested:

Variance (Section 430 - Bulk and Area Requirements In Residential Districts - Under the Provisions of Section 1630 - Minor Variances) for a variance of the frontage requirements from 100' to 75' to permit a lot-split S. & W. of 91st St., & 169th in an RS-1 District.

Presentation:

The applicant was not present. The Staff advised that the Planning Commission had approved the lot-split subject to the Board's approval.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (4-0) approved a Variance (Section 430 - Bulk and Area Requirements In Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements from 100' to 75' to permit a lot-split (L-14061), on the following described property:

The East 305' of the N/2 of Lot 11, Arrow Acres Addition,  
to Tulsa County, Oklahoma.

With no further business before the Board, the meeting was adjourned at 4:45 p.m.

Date Approved 8/18/77



Chairman