

BOARD OF ADJUSTMENT  
MINUTES of Meeting No. 240  
Thursday, July 21, 1977, 1:30 p.m.  
Tulsa Civic Center

<u>MEMBERS PRESENT</u>	<u>MEMBERS ABSENT</u>	<u>STAFF PRESENT</u>	<u>OTHERS PRESENT</u>
Purser, Chairman Jolly Smith	Blessing Guerrero	Gardner Edwards Jones Dyer, Mrs.	Pauling, Legal Department Miller, Mrs., Building Inspector's Office

The Chairman called the meeting to order at 1:45 p.m. and declared a quorum present.

UNFINISHED BUSINESS:

9466

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplexes) to erect three duplexes in an RS-3 District.

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variance) to build across a lot line.

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variance) of the lot area requirements for a duplex from 9,000 sq. ft. to 8,556 sq. ft. located northeast of 71st Street and Indianapolis Avenue.

Presentation:

Reg McClish, of Reg McClish, Inc., submitted a letter (Exhibit "A-1") from his attorney requesting a continuance of the subject application stating that the plans were still under consideration by the City Engineer's Office and we need additional time to obtain their approval of the plans. Therefore, I am requesting postponement of the subject application.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) continued application 9466 until August 18, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Action Requested:

Variance (Section 410 - Principal Uses Permitted in Residential Districts - Section 420.2 (c) - Accessory Uses in Residential Districts) for permission to rent rooms in an RS-3 District located at 2136 East Mohawk Boulevard.

Presentation:

Robert McKown, the applicant, requested permission to operate a rooming house at the subject location. The applicant advised the Board that he had complaints from area residents that he was trying to resolve. He also stated that he doesn't operate a club or sell drinks, therefore, he doesn't feel that his renters are causing any type of disturbance. Mr. McKown advised the Board that he has an eight-foot cedar fence around the property.

Mrs. Miller, Building Inspector's Office advised that an inspector visited the subject property but, was unable to obtain entry.

Protests:

Clyde Woods, 2138 East Mohawk, submitted a letter (Exhibit "B-1") of the complaints he expressed to the Board. Mr. Woods also submitted photos (Exhibit "B-2") of the proposed rooming house known as "Hash House Mary" advising the Board that this type of business should not be in a residential district because it creates an excessive amount of traffic, in addition to the disturbances and the inconvenience of draining his pool unnecessarily to remove broken glass.

Vinson Brown, 2205 East 33rd Street, a builder who is presently developing homes in the area, expressed concern with home sales if this type of business is located in the area. He advised that the district is residential and a rooming house should not be located in a residential district.

Mrs. Bennie C. Olds, is in the process of building a home in the area and was under the impression it was a residential area. She felt the area should remain residential by not permitting a business.

Board Action:

On MOTION of SMITH, the Board (3-0) denied the Variance (Section 410-Principal Uses Permitted in Residential Districts - Section 420.2 (c)-Accessory Uses in Residential Districts) for permission to rent rooms in an RS-3 District on the following described property:

Beginning at the SW corner of the NE/4, of the NE/4 of Section 19, Township 20 North, Range 13 East, Tulsa County, Oklahoma; thence North 110'; West 908.72'; thence North 168.62' to the right-of-way line of Mohawk Boulevard; thence 158.8' in a North-easterly direction along said right-of-way line; thence South 253.12'; thence West 140' to the point of beginning.

9543

Action Requested:

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

Presentation:

The applicant was not present. The Staff advised that the applicant wished to withdraw the application.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) withdrew Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to locate a metal building on the property to be used as a children's day nursery at the subject location.

9551

Action Requested:

Variance (Section 207 - Street Frontage Required - Under the Provisions of Section 1670 - Variances) for a variance to permit two lots with one-foot frontages located at the SE corner of 77th Place and Marion Avenue.

Presentation:

Attorney Paul Hazen requested a continuance of the subject application, stating it had not been approved by the Planning Commission.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) continued application #9551 until August 4, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

NEW APPLICATIONS:

9560

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to maintain a mobile home in an AG District for a period of one year located at 7411 South Elwood Avenue.

Presentation:

Larry Elwell, 7411 South Elwood Avenue, requested an extension for one year to maintain a mobile home in an AG District. The applicant advised that he obtained a building permit to build, but had to remove debris from the property before beginning the building.

7.21.77:240(3)

9560 (continued)

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) granted the Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to maintain a mobile home in an AG District for a period of one year on the following described tract:

The S/2, of the N/2, of the NE/4, of the SW/4, of the NW/4;  
and the N/2, of the N/2, of the NE/4, of the SW/4, of the NW/4;  
and the S/2, of the N/2, of the NW/4, of the SW/4, of the NW/4,  
ALL in Section 12, Township 18 North, Range 12 East, Tulsa County,  
Oklahoma.

9586

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to locate a mobile home in an AG District.

Variance (Section 340 - Special Exception Uses Permitted in the Agriculture District, Requirements - Under the Provisions of Section 1670 - Variances) to permit a variance of the five-acre minimum for a mobile home in an AG District located N. & W. of 126th Street North and 145th East Avenue.

Presentation:

Lloyd Wood, 1121 Oak - Collinsville, requested permission to locate a mobile home on a 3.25-acre tract for his daughter and grandson. The applicant stated that he was under the impression the area was zoned for mobile homes. He also advised the Board of other mobile homes in the area.

Staff Remarks:

The Staff pointed out that the subject property is located within a "Wildcat" subdivision.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved the Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to locate a mobile home in an AG District, and approved the Variance (Section 340 - Special Exception Uses Permitted in the Agriculture District, Requirements - Under the Provisions of Section 1670 - Variances) to permit a variance of the five-acre minimum for a mobile home in an AG District on the following described tract:

The South 220' of the North 660' of the E/2 of the E/2 of the SE/4 of Section 33, Township 22 North, Range 14 East, Tulsa County, Oklahoma.

7.21.77:240(4)

Action Requested:

Exception (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1226 - Moderate Manufacturing and Industry) to use premises for the manufacturing, warehousing, sales, distribution of pipeline equipment and office, in an IL District; and 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 requirement cannot be achieved, located at 10700 East Independence Street.

Presentation:

Charles P. Gotwals, Jr., attorney, representing CRC Manufacturing Company requested permission to sell, locate and manufacture pipeline equipment at the subject location. CRC Manufacturing is a supplier of pipeline equipment located on an approximate 23-acre tract bordered by I-244 on the south. The applicant submitted a photo (Exhibit "C-1") showing the proposed layout and the order in which the equipment will be stored. Mr. Gotwals advised that the equipment will be stored along the outside fence line and will not discredit the area. He also stated that the screening requirements on the south and west should be waived because that is the expressway which is zoned residentially.

Mr. B. R. Bartlett, Vice-President of the Tulsa Operation, advised that new equipment will be stored on the front area and in military order, and will also aid to display the equipment. He advised that there will be a temporary outside storage for new rolling stock and finished equipment will be stored inside of the cyclone fence. He advised the Board that all necessary working equipment will be installed inside, therefore, no noise or disturbances will be created.

The Staff questioned the storing of hydraulic equipment in or near the floodplain and what effect it would have on the City's drainage problems. Mr. Gardner advised that a portion of the subject property is within the flood moratorium and that the City Commission would need to grant an exception if that portion of the property were to be developed. He also stated that the application may need to be reviewed by the Hydrology Department if it has not already been reviewed.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved an Exception (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1226 - Moderate Manufacturing and Industry) to use premises as presented for the manufacturing, warehousing, sales, distribution of pipeline equipment and office, in an IL District; and approved 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 requirement cannot be achieved on the following described tract:

The N/2 of the E/2 of the W/2 of the SE/4; and the E/2 of the W/2 of the NW/4 of the SE/4 of Section 31, Township 20 North, Range 14 East of the IBM, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof, LESS perpetual easement over a strip, piece or parcel of land lying in the N/2 of the E/2 of the W/2 of the SE/4; and in the E/2 of the W/2 of the SE/4; and in the E/2 of the W/2 of the NW/4 of the SE/4 of Section 31, Township 20 North, Range 14 East, said parcel of land being described as follows:

Beginning at the SW corner of said E/2 of the W/2 of the NW/4 of the SE/4; thence North along the West line of said E/2 of the W/2 of the NW/4 of the SE/4, a distance of 511.19'; thence South  $46^{\circ}-38'-11''$  East a distance of 309.08'; thence South  $62^{\circ}-05'-11''$  East a distance of 251.40'; thence South  $89^{\circ}-00'-00''$  East a distance of 550' to a point on the East line of said N/2 of the E/2 of the W/2 of the SE/4; thence South along said East line a distance of 150' to the SE corner of said N/2 of the E/2 of the W/2 of the SE/4; thence West along the South line of said N/2 of the E/2 of the W/2 of the SE/4; and the E/2 of the W/2 of the NW/4 of the SE/4 a distance of 990.11' to the point of beginning.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) to grow tropical plants, to erect a greenhouse and have retail sales in an RS-3 District; and a Variance (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1670 - Variances) to permit a greenhouse and retail sales and to grow tropical plants in an RS-3 District located at 2930 West 34th St., North.

Presentation:

Jim Hodges, attorney, representing Ralph R. and Vern Heavener, requested permission to grow tropical plants, to erect a greenhouse and have retail sales on the subject property. Mr. Hodges advised that his client has a 17.5-acre tract, is retired and grows tropical plants as a hobby and for use in landscaping the neighborhood. He presented photos (Exhibit "D-1") of the present and proposed greenhouse, advising the Board that no employees outside of the family would be hired. Upon questioning by Board Member Mr. Jolly, attorney Jim Hodges was not aware of the temporary rules of procedure for granting a principal use variance. Therefore, the applicant was not fully prepared and agreed to a continuance of the subject application.

Protests: None.

9591 (continued)

Board Action:

On MOTION of SMITH, the Board (3-0) continued application #9591 until August 18, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

9592

Action Requested:

Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from 75' to 50' from an R District located SW of 54th Street and Mingo Road.

Presentation:

David Sanders, Jr., 624 South Denver of Anderson Development Company, requested a 25' reduction in building setback for parking. He advised that the Company just recently went into the industrial development business. Our Plans call for the additional space for front parking rather than rear yard exterior. The applicant stated that to the west of subject property is Memorial Park Cemetery, to the north is 51st Street and Mingo Road is to the east. Mr. Sanders stated that Anderson Development Company has made efforts to make the addition a first class area and will continue in order to make the Company a pleasing project. Mr. Sanders was unable to give the necessary information the Board required concerning screening and agreed to a continuance of the subject application.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) continued application #9592 until August 4, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

9593

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplexes) to erect a duplex in an RS-3 District located NW of 33rd Street and Peoria Avenue.

Presentation:

Floyd Roberts, 8011 South Toledo, requested permission to erect a duplex advising the Board that there will be approximately 1,100 square feet of living space per side. The applicant advised that the exterior of the structure will be a combination of siding with sandstone rock on the corners and a portion of the back. He also advised that there will be a carport on both sides along the entire front area with cedar beams on each side. The applicant submitted a plot plan (Exhibit "E-1") showing the proposed layout.

Protests: None.

9593 (continued)

Board Action:

On MOTION of SMITH, the Board (3-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplexes) to erect a duplex as presented in an RS-3 District, subject to the removal of the property from the flood moratorium area by the City Commission and provide the Board with a final plot plan on the following described tract:

The East 78 feet of Lot 6, Block 5, Brookside Addition to the City of Tulsa, Oklahoma.

9594

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) to locate a mobile home in an AG Agriculture District.

Variance (Section 340 - Requirements for Special Exception Uses in the Agriculture District - Under the Provisions of Section 1670 - Variances) of five acres minimum for a mobile home in an AG District located south and east of 126th Street North and 135th East Avenue.

Presentation:

Mr. John Kent, 5356 East Zion Street, requested permission to locate a mobile home on the subject property for a period of five years. There are other mobile homes in the area, and the applicant plans to build in the near future. Upon questioning by the Board, the applicant was aware of the farm pond on the subject property and plans to have it dug deeper and retained as a natural watercourse and have a proper overflow drain installed.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved an 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 five years and approved a Variance -(Section 340 - Requirements for Special Exception Uses in the Agriculture District - Under the Provisions of Section 1670 - Variances) of five acres minimum for a mobile home in an AG District on the following described tract:

The North 220' of the South 880' of the E/2, NE/4, NW/4 of Section 4, Township 20 North, Range 14 East, Tulsa County, Oklahoma.

9595

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to operate a Firestone Automotive Service Center in a CS District.



Exception (Section 250.3 (d) - Modification of the Screening Wall or Fence Requirements) for permission to remove the screening requirement on the west where the purpose of the screening cannot be achieved, located north and west of 61st Street and Lewis Avenue.

Presentation:

Gordon Patten, attorney, 201 Main Mall Building, representing the owner, requested permission to operate a Firestone Automotive Service Center at the subject location. Mr. Patten advised that his client operates two other Car Care Firestone Center Stores. The business will operate on a six day work week, five days from 7:30 a.m. to 6:00 p.m. and 7:30 a.m. to 3:00 p.m. on Saturday. Mr. Patten advised that the store will employ approximately eleven people. The business will operate with all hydraulic equipment and will occupy approximately 10,684 square feet of space. Mr. Patten presented a plot plan (Exhibit "F-1") showing the proposed layout, and advised there will be a radio controlled wrecker service.

Al Grossick, 3830 East 55th Street, advised that the building will be constructed of a permanent type construction with a flat roof and an overhang of 4" to 5". He stated that the building is designed in order that there will be no sound on the outside even with bays open. The building will be constructed with overhead doors on the north, south and east section of the service area, and a total of 385' of setback from the edge of the building to the existing fence.

Protests:

William B. Jones, attorney, 201 West 5th Street, representing the protestants of Garden Park Apartments (approximately 50 present), stated that the Garden Park home owners were objecting to this type of business in the subject location because the tract is zoned for CS commercial shopping. They also felt that this type business would create a very unpleasant view and especially when the trees were not green to help conceal the site. Mr. Jones presented photos (Exhibit "F-2") showing the scene of the cars waiting to be serviced and the old tires that were piled high and were made visible to home owners in the area. He stated that this garage should not be allowed near a quality residential area. He also mentioned the bays being closed during the winter but opened in warm weather which was most of the time, and the large signs erected 20' to 25' in height. Mr. Jones stated he has observed the other operations and felt this request should not be allowed in the subject location.

Ed Patterson, President of Garden Parks Association advised that these apartment units were flooded at one time and he was prohibited from enclosing a side patio because it would add more water to the system and cause flooding. Now the applicant can build a large building and parking which doesn't seem right. He advised that he had consulted with an occupant of the Garden Park condominium, who operates a similar business and was assured that the area residents will be disturbed by the noise.

9595 (continued)

Bob Stamp, occupant of the Garden Parks condominium stated that he has been flooded and feels that when the open ditch is filled, he will be flooded again.

Board Action:

On MOTION of SMITH, the Board (3-0) denied the Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to operate a Firestone Automotive Service Center in a CS District advising that this is not the proper area for this type business, and; denied the Exception (Section 250.3 (d) - Modification of the Screening Wall or Fence Requirements) for permission to remove the screening requirement on the west where the purpose of the screening cannot be achieved, on the following described tract:

Lot 2, LESS the east 50' thereof; Block 1, Southern Village Center Addition to the City of Tulsa, Oklahoma.

9597

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680 (g) - Special Exceptions) for permission to establish off-street parking for doctors and employees adjacent to a medical center located north and east of 21st Street and Gary Place.

Presentation:

Derek Ball, 909 Northwest 105th, Oklahoma City, Oklahoma, requested permission to establish off-street parking for doctors and employees. The applicant presented a plot plan (Exhibit "G-1") showing the parking spaces requested for twenty-six cars, and advised that there will be a 6' stockade screening fence around the lot. At present, 49 parking spaces are available at the front of the building with approximately 10% of landscaping. The applicant advised that the off-street parking will be doctors and employees only. He also advised that on the north and south sides of the parking lot are single-family residences.

Protests:

Hugh Randall, 1932 South Gary Place representing the protestants (approximately 20 present), advised that he had a protest petition with approximately 51 signatures protesting the proposed parking use. He stated that it would depreciate the value of the homes and would cause possible drainage problems. Mr. Randall stated that the petition asks that the proposed parking lot not be allowed at the subject location.

Wes Dunkin, 1940 South Gary Place stated he has lived in the area since 1952 and is very fond of the neighborhood. He felt that the parking lot should not be allowed because it would add to the now heavy traffic. Mr. Dunkin stated that at present is an acute drainage problem and if paved would further add to the drainage problem.

9597 (continued)

Donna Lukin, who resides at Edmond, Oklahoma, expressed concern with this type of commercial intrusion and additional traffic. She also stated that at present the area is well kept and would like to have it remain.

Robert L. Coleman, 1613 South Delaware felt the off-street parking should not be allowed because it would be totally inequitable to property owners in the area. He expressed concern of others, if the subject application be allowed.

Board Action:

On MOTION of SMITH, the Board (3-0) denied the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680 (g) - to permit off-street parking for doctors and employees adjacent to a medical center located north and east of 21st Street and Gary Place, on the following described tract:

Lot 20 and the North 10 feet of Lot 21, Block 1, Florence Park Addition to the City of Tulsa, Oklahoma.

9598

Action Requested:

Variance (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1209 - Mobile Homes - Under the Provisions of Section 1670 - Variances) to permit a mobile home in a CS District located at 9701 East Pine Street.

Presentation:

Gayle Smith requested permission to locate a mobile home on the subject property in order to care for her mother. She stated that her mother was in ill health and submitted a doctor's statement (Exhibit "H-1") of her need to locate on the subject property. The mobile home will be located on the west portion of the property and a driveway will be installed 130' north of Pine Street.

Protests:

The Staff presented a letter from C. T. Denny, 9706 East Pine advising that the area at present is less than desirable because of the mobile homes and expressed concern of others requesting to locate on the vacant property in the area.

The Staff also presented a letter from Mrs. T. T. Deere, 9705 East Pine Street stating that there has been an excessive amount of flooding and a mobile home would not be suitable on her property.

Interested Parties:

The Staff presented a letter from Noble Johnson stating that she had no objections to the applicant locating the mobile home on the subject property.

Board Action:

On MOTION of SMITH, the Board (3-0) approved the Variance (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1209 -

Mobile Homes - Under the Provisions of Section 1670 - Variances) to permit a mobile home in a CS District for a period of one year, bond required on the following described tract:

Beginning at a point 425' West and 165' North of the SE corner of the SW/4 of the SW/4 of the SW/4 of Section 30, Township 20 North, Range 14 East of the IBM, according to the U. S. Survey thereof, North on a line parallel to the West section line of said Section, a distance of 40'; thence East and parallel to the South section line, a distance of 70'; thence North and parallel to the West section line, a distance of 125'; thence East and parallel to the South section line, a distance of 230'; thence South and parallel to the West section line, a distance of 40'; thence West and parallel to the South section line, a distance of 100'; thence South and parallel to the West section line, a distance of 125'; thence West and parallel to the South section line, a distance of 200'; to the point of beginning.

9600

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1220 - Commercial Recreation: Intensive) to allow a recreational water slide in a CS District; and a

Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from an R District on the North from 10' to 2'; and an

Exception (Section 250.3 (d) - Modification of the Screening Wall or Fence Requirements) for permission to remove the screening requirement on the north adjoining the Crosstown Expressway located North and East of Admiral Place and Memorial Drive.

Presentation:

Ollie Gresham, 2814 East 31st Street, requested permission to install a recreational water slide on the subject property. The applicant stated that the subject location at present has a 50' drop in elevation and is ideal for the proposal. He felt this project would be an asset to the neighborhood. The water slide would be built down into the ground and would not be that visible to passing motorists. The applicant submitted a plot plan (Exhibit "I-1") showing the proposed layout.

The Staff advised that Traffic Engineering might be interested in the location of the access points to the two parking lots from a safety standpoint.

Protests: None.

9600 (continued)

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1220 - Commercial Recreation: Intensive) to allow a recreational water slide in a CS District; and a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from an R District on the north from 10' to 2'; and an Exception (Section 250.3 (d) - Modification of the Screening Wall or Fence Requirements) to remove the screening requirement on the north adjoining the Crosstown Expressway, per plot plan submitted, on the following described tract:

Lots 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, and the East Half of Lot 8, all in Block 4, Mingo Terrace Addition to the City of Tulsa, Oklahoma.

9601

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 720.1 - Accessory Uses Permitted in Commercial Districts) to locate mobile home behind a service station and grocery store for security reasons in a CH District located at 6401 North Peoria Avenue.

Presentation:

Eddie Wagoner of Gibble Oil Company, requested permission to locate a mobile home behind the service station for security reasons and for a small office. There will be someone residing in the mobile home, approximately 65' to 70' from the service station. A portion of the north and south sides of the subject location is fenced. There are single-family residents in the area to the east.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 720.1 - Accessory Uses Permitted in Commercial Districts) to locate a mobile home behind a service station and grocery store for security reasons in a CG District for this owner only, on the following described tract:

A part of Block 16, Golden Hill Second Addition to the City of Tulsa, County of Tulsa, Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning 960' south and 30' east of the NW corner of Lot 4, Section 6, Township 20 North, Range 13 East of the IBM, in Tulsa County, Oklahoma, according to the U. S. Government Survey thereof; thence running East parallel to the North line of said Section a distance of 184'; thence South and parallel to the West line of said Section, a distance of 100'; thence West and parallel to the North line of said Section, a distance of 9'; thence

9601 (continued)

South parallel with the West line of said Section a distance of 65'; thence West parallel with the North line of said Section a distance of 175'; thence North parallel to and 30' distance from the West line of said Section a distance of 165' to the point and place of beginning.

9602

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for an exception to permit a public park. Improvements to Berry Park will consist of: (1) Municipal Pool Complex; (2) Parking; (3) Sidewalks; (4) Security Lighting; (5) Water Fountain; and (6) Landscaping, located at 49th Street North and Victor Avenue.

Presentation:

Tom Hansford, Landscape Architect, City of Tulsa Park and Recreation Department, requested to build a municipal swimming pool, parking, sidewalks, security lighting and water fountain for use in the park. There will be security lighting in the pool and bathhouse areas.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit a public park. Improvements to Berry Park will consist of: (1) Municipal Pool Complex; (2) Parking; (3) Sidewalks; (4) Security Lighting; (5) Water Fountain; and (6) Landscaping, subject to the plot plan on the following described tract:

The SW/4, NW/4, SE/4; and the S/2, NW/4, NW/4, SE/4, of Section 7, Township 20 North, Range 13 East, Tulsa County, Oklahoma.

9603

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit a public park. Improvements at Crawford Park will consist of the following: (1) Playground equipment; (2) Water Fountains; (3) Restrooms; (4) Lighting; (5) Picnic facilities; (6) Parking; and (7) Landscaping, located at Young Place and Garrison Pl.

Presentation:

Tom Hansford, Landscape Architect, City of Tulsa Park and Recreation Department, requested to make improvements to the Park by adding picnic shelters, additional parking lots, and security lighting. The lighting will be of a decorative type fixtures on 20' poles with 1500 watt lighting. The applicant presented a plot plan showing the proposed layout.

9603 (continued)

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to permit a public park. Improvements at Crawford Park will consist of the following: (1) Playground Equipment; (2) Water Fountains; (3) Restrooms; (4) Lighting; (5) Picnic Facilities; (6) Parking; and (7) Landscaping, per plot plan presented, on the following described tract:

Lots 1 through 8, inclusive and Lots 20 through 24, inclusive, Block 3; Lots 1 through 28, inclusive, Block 4; Lots 1 through 12, inclusive, Block 5; all in Gentry Addition to the City of Tulsa, Oklahoma.

9604

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to use property for a public park. Improvements to S. E. Williams Park will consist of the following: (1) Water Fountains; (2) Playground Equipment; (3) Park Benches; (4) Parking; (5) Curbing (900'); (6) Paving (1100 sq. yards.); (7) Sidewalks; and (8) Landscaping, located at 29th Street North and North Boulder Ave.

Presentation:

Tom Hansford, Landscape Architect, City of Tulsa Park and Recreation Department, requested to improve the S. E. Williams Park by renovating the picnic, playground equipment and restrooms. The park is equipped with a junior pool and restrooms that are not presently usable. The present gravel roads will be paved as proposed and security lighting will be installed in the drive and parking areas.

Protests:

Edna Brewer Gibbs, 2815 North Boulder, stated that she agreed that the Park was in need of improvements, and improving the Park would add to the number of Park visitors which would necessitate usable restrooms. She stated that at present the restrooms are not usable and she was under the impression that the restrooms were not included in the improvements and felt they should be a first priority.

Cleo Sango, 2807 North Main Street, stated that the lighting was not sufficient at present in comparison with the wooded type area for the visitors of the Park.

Shirley Busby, 2808 North Boulder, stated she was in agreement with the improvements but restrooms should be a higher priority than the pavement areas.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to use the property for a public park. Improvements to S. E. Williams Park will consist of the following: (1) Water Fountains; (2) Play-ground Equipment; (3) Park Benches; (4) Parking; (5) Curbing (900'); (6) Paving (1100 sq. yds.); (7) Sidewalks; and (8) Landscaping, with the understanding that the first part of the construction would be to renovate the existing restrooms and subject to the plot plan presented, on the following described tract:

Beginning on the South Boundary of and at a point 756.76' East of the SW corner of the East 20 acres of Lot 7, Section 23, Township 20 North, Range 12 East of the IBM, said point of beginning also being 25' South of the SW corner of Lot 4, Block 4, Lane Terrace Addition to the City of Tulsa, according to the official plat thereof; thence West 72'; thence North 248.48'; thence angle NE to a point 147.73' on the East line; thence South 377.48' to the point of beginning.

9605

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1209 - Mobile Homes) to maintain a mobile home in an RS-1 District located at 4850 West 28th Street.

Presentation:

Charles C. Coleman requested to maintain a mobile home on the subject property for a family member. His son is presently living in the mobile home until he can purchase a home. There are other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1209- Mobile Homes) to maintain a mobile home in an RS-1 District for a period of one year with a removal bond required, on the following described tract:

Part of the N/2, N/2, SW/4, SW/4 of Section 16, Township 19 North, Range 12 East, Tulsa County, Oklahoma; described as beginning at a point 450' East and 25' South of the NW corner; thence East 200'; thence South 305'; thence West 200'; thence south 305', to the point of beginning.



Action Requested:

Variance (Section 930 - Bulk and Area Requirements in Industrial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from 25' to 16' in an IM District; and an Exception (Section 250.3 (b) - Modification of the Screening Wall or Fence Requirements) to modify the screening requirements where an alternative screening will provide visual separation of uses located at 6545 East 21st Place.

Presentation:

Ray L. Oxford, 5162 East 37th Street, stated that the setback waiver was requested mostly for economic reasons since we want to make the best use of the existing building. The building was purchased approximately three years ago, and is being used for automobile repairs. The applicant submitted a plot plan (Exhibit "J-1") showing the proposed layout. There is an existing retaining wall approximately 6' in height located along the west property line. Mr. Oxford advised that the roof area will be elevated somewhat, but the building will remain a one-story structure. He also requested a waiver of the screening requirements along 21st Place, advising that at present there is a small chainlink fence with shrubbery across the street and 21st Place is our means of access to the building.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Variance (Section 930 - Bulk and Area Requirements in Industrial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from 25' to 16' in an IM District; and an Exception (Section 250.3 (b) - Modification of the Screening Wall or Fence Requirements) to modify the screening requirement where an alternative screening will provide visual separation of uses, per plot plan submitted, on the following described tract:

A tract of land in Section 14, Township 19 North, Range 13 East, Tulsa County, Oklahoma, beginning at a point 636' South and 275' East of the NW corner of Section 14; thence North 190'; thence East 121'; thence South 190'; thence West 121' to the point of beginning.

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 S. and W. of 106th Street North and Mingo Road.

Presentation:

The applicant was not present due to an accident, but was represented by Richard Johnson. Mr. Johnson advised that Mr. Houston requested to locate the mobile home on the subject property until he can construct his home.

9607 (continued)

The Staff advised that the County map does show the subject property in a potential flood area, and if approved he should check with the County Engineer for a safe elevation.

Protests:

Robert Lankey, attorney, representing the protestants (approximately 8 present) stated that he objected to the way the matter was brought forward, advising that the applicant has lived on the property for two and one-half months and does not have proper sanitary facilities. Mr. Lankey stated that the applicant's trailer was only equipped with the bare necessities and there was pollution occurring in the existing tributaries. The other property owners in the area are constructing new homes and should not have to build in this type atmosphere.

Remarks: Board Member Smith recommended the applicant rent a "Jonnie on the Spot" until he could finish the septic system.

Board Action:

On MOTION of JOLLY, the Board (3-0) 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 two years subject to the applicant returning to the Board on August 4, 1977, presenting written proof from the City-County Health Department stating that he is meeting all necessary health requirements on the following described tract:

The E/2, NE/4, NW/4, NE/4, of Section 13, Township 21 North, Range 13 East, Tulsa County, Oklahoma.

9608

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District) to locate a mobile home in an AG District, and a Variance (Section 340) of the five-acre minimum located at 13148 North 85th East Avenue.

Presentation:

Bill Richards, the applicant requested to locate a mobile home on a 3.01-acre tract. He advised the Board that the area was divided into acreage lots some time ago and contains mostly mobile homes.

Protests: None.

Remarks: The Staff advised that the area is designated as a "Wildcat" subdivision by the County.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved the Exception (Section 310 - Principal Uses Permitted in the Agriculture District) to locate a mobile home in an AG District; and a Variance (Section 340) of the five-acre minimum on the following described tract:

9608 (continued)

A 3.01-acre tract of land situated in the NW/4 of Section 36, Township 22 North, Range 13 East, Tulsa County, Oklahoma, more particularly described to-wit: Beginning at a point North 89°-58'-42" West a distance of 660' and North 00°-07'-30" East a distance of 715.79' from the SE corner of said NW/4, Section 36, T-22-N, R-13-E; thence due West a distance of 659.44' to a point; thence North 00°-07'-30" East a distance of 198.96' to a point; thence due East a distance of 659.44' to a point; thence South 00°-07'-30" West a distance of 198.96' to the point of beginning, subject to a 25-foot roadway easement on the East, subject to a 10-foot utility easement on the West and subject to the waterline easement on the East, subject to 1/4 mineral reservation by prior owner.

9609

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive Allied Activities) to sell boat trailers and do some assembly work in a CS District; and an Exception (Section 250.3 (b) - Modification of the Screening Wall or Fence Requirements) to remove the screening requirements where an alternative screening will provide visual separation of uses located at 12934 East Admiral Place.

Presentation:

The applicant was not present.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) continued application #9609 until August 4, 1977, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

9610

Action Requested:

Variance (Section 1208.4 - Off-Street Parking and Loading Requirements - Under the Provisions of Section 1670 - Variances) of the 1.5 parking requirements per dwelling unit for an elderly housing project in an RM-1 District located at 7300 South Memorial Drive.

Presentation:

Fred Chadsey, 5200 South Yale Avenue, suite 202, Tulsa, Okla., representing Larnco, requested permission to waive the off-street parking space requirements of 1.5 cars per dwelling unit and establish a parking ratio of .5 cars per dwelling unit. Mr. Chadsey advised that the elderly housing complex is a HUD project with FHA financing and it contains 7,800 sq. ft. of living area and 78 parking spaces. Mr. Chadsey submitted a letter from HUD (Exhibit "K-1") stating that one-half parking space per unit is ample parking. He stated that a similar facility with comparable parking ratios has been in operation over several years without complication.

9610 (continued)

The applicant submitted a site plan (Exhibit "K-2") showing the proposed parking. He also advised that additional space was available for parking if ever needed.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved the Variance (Section 1208.4 - Off-Street Parking and Loading Requirements - Under the Provisions of Section 1670 - Variances) of 1.5 parking requirements per dwelling unit for an elderly housing project in an RM-1 District as presented, and subject to the plot plan submitted and for this owner only on the following described tract:

The N/2, SE/4, NE/4, LESS and EXCEPT the West 990' thereof, in Section 11, Township 18 North, Range 13 East, Tulsa County, Okla.

9612

Action Requested:

Variance (Section 280 - Structure Setback From Abutting Streets - Under the Provisions of Section 1630 - Minor Variances) of the setback requirements from 50' to 46' from the centerline of Southwest Boulevard to permit the erection of a sign located at 2102 Southwest Boulevard.

Presentation:

The applicant W. O. Smith was not present, but was represented by Kaye Smith who requested the setback of 4' because of the installation of a trademark sign on an existing base pole, and electric conduit that has been a part of the station for over fifteen years. She advised that there would not be an access to the premises if the 4' setback variance is not allowed. Mrs. Smith submitted photos (Exhibit "L-1") showing the setback requested.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved a Variance (Section 280 - Structure Setback from Abutting Streets - Under the Provisions of Section 1630 - Minor Variances) of the setback requirements from 50' to 46' from the centerline of Southwest Boulevard to permit the erection of a sign subject to the customary removal contract, on the following described tract:

A rectangular shaped tract of land 125' by 100' in the NE corner of Block 1, Clinton Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, more particularly described as beginning at the NE corner of said Block 1; thence in a Southerly direction along the East boundary of said Block 1, 125'; thence at right angles in a Westerly direction 100'; thence at right angles in a Northerly direction 125' to the North boundary of said Block 1; thence in an Easterly direction along the North boundary of said Block 1; 100' to the place of beginning.

7.21.77:240(20)

9616

Action Requested:

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 permit two lots with a 72.09' of frontage and a 95' frontage in an RS-1 District located at 2768 East 49th Street.

Presentation:

R. A. Messmer, the applicant, was not present. The Staff stated that the TMAPC had approved the split subject to the Board's approval.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved the 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 permit two lots with a 72.09' of frontage and a 95' frontage in an RS-1 District, per lot split (L-14067) on the following described tract:

Lot 9, Block 3 of Villa Grove Addition to the City of Tulsa, Oklahoma.

9414

Communication:

Mrs. Eulasteen G. Tremble, advised that the subject application was approved March 17, 1977, subject to a circular driveway. Mrs. Tremble submitted a letter (Exhibit "M-1") from J. W. McTaggart, Chief Field Construction Engineer, stating that due to the size and location of the lot a circular driveway is not possible. Mrs. Tremble plans to install a regular driveway and asked the Board to reconsider her application, since she will be busing the children to the nursery.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board (3-0) amended the motion removing the requirement of a circular driveway at 5118 North Johnstown.

9583

Communication:

The applicant presented a sample of the exterior brick and roof facade as requested by the Board at the previous meeting. The applicant also submitted a copy of the detailed building plans.

Board Action:

On MOTION of JOLLY, the Board (3-0) approved acceptance of the plans and specification as submitted as meeting their previous approval.

7.21.77:240(21)

There being no further business, the Chairman declared the meeting adjourned at 6:05 p.m.

Date Approved

8/18/77

*Laurel Purse*

Chairman