

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 269
Thursday, September 21, 1978, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT

Jolly
Lewis (in 1:40 p.m.)
Purser, Chairman
Smith

STAFF PRESENT

Edwards
Gardner
Howell
Jones

OTHERS PRESENT

Bates, Building
Inspector's Office
Jackere, Legal Dept.

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, on Wednesday, September 20, 1978, at 10:50 a.m., as well as the Reception Area of the TMAPC Offices.

Chairman Purser called the meeting to order at 1:30 p.m. and declared a quorum present.

MINUTES:

On MOTION of JOLLY, the Board (3-0) approved the Minutes of July 6, 1978 (264).

UNFINISHED BUSINESS:

10078

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwelling) to erect a duplex in an RS-3 District at 1329 East 37th Street.

Presentation:

William Grimm, applicant, 1600 Philtower Building, presented a revised plan (Exhibit "A-1") of the duplex showing brick siding on all exterior corners of the building.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board voted 3-0 (Jolly, Purser, Smith "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwelling) to erect a duplex in an RS-3 District per revised plans submitted, on the following described tract:

Lot 4, Block 1, Lee Dell Addition to the City of
Tulsa, Tulsa County, Oklahoma.

10069

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the building lines in an RS-2 and RS-3 District, per plot plan, located at Atlanta Place and 55th Place.

Presentation:

Bill Knowles, 6311 East Tecumseh, stated his request was three-fold: 1) He would like to have on Lot 1, an 11' building line where the existing house stands, which is in the RS-3 zoning; 2) a 20' rear setback on Lot 4 (RS-2 zoning) in lieu of a 25' rear setback; and 3) a change from a 30' front building line to a 25' building line on Lots 4, 5, 6 and 7 (RS-2).

Protests: None.

Board Action:

On MOTION of JOLLY, the Board 4-0 (with Jolly, Lewis, Purser, Smith "aye" no "nays"; no "abstentions") voting to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the building lines in an RS-2 and RS-3 District as presented, per plot plan and elevations submitted, on the following described tract:

A part of the SE/4 of the SW/4 of the NW/4 of Section 32, Township 19 North, Range 13 East, containing 2.6 acres in the City of Tulsa, Tulsa County, Oklahoma.

10112

Action Requested:

Appeal (Section 1650 - Appeals From The Building Inspector) from a decision of the Building Inspector to cease and desist a marble manufacturing business in an AG District; and a Variance (Section 310 - Principal Uses Permitted in the Agriculture District - Under the Provisions of Section 1670) to permit the operation of a marble business in an AG District, SE of 101st Street and 177th East Avenue.

Presentation:

Gary Underwood, 6363 East 31st Street, presented letters (Exhibits "B-1 and B-2") from people stating they purchased marble items made by the owner Bob Frieze, in 1965. He also exhibited 2 pictures (Exhibit "B-3") of the barn where the marble items were made, which was taken in 1970. Mr. Underwood was required to show proof that Mr. Frieze was operating his marble business in the barn in April 1966, to prove nonconforming use. There is a pond in front of the barn, Mr. Frieze keeps two fire extinguishers inside and the insurance company has approved the operation. Mr. Underwood advised the Board that his client hoped to use the barn for the next 2½ years in order to cover alimony payments; the cost of renting space at another location would be prohibitive. He presented a revised drawing of the building (Exhibit "B-4") indicating building lines.

10112 (continued)

Protestants:

J. W. Fulps, 1020 South Lynn Lane Road, stated the area does not have fire protection and he felt it was a threat to the neighborhood since the solution used in the process is highly flammable.

Don R. Willis, 10202 South Lynn Lane Road, advised he was also concerned with lack of fire protection in the area and the flammable material used.

Board Action:

On MOTION of SMITH, the Board voted 4-0 (with Jolly, Lewis, Purser, Smith "aye"; no "nays"; no "abstentions") to uphold the Building Inspector on an Appeal (Section 1650 - Appeals From the Building Inspector) to cease and desist a marble manufacturing business in an AG District and give the applicant one year to remove the business from the premises, on the following described tract:

The South 361.5' of the West 361.5' of the NW/4, NW/4; and the South 633.6' of the East 495' of the West 856.5' of the NW/4, NW/4, all in Section 25, Township 18 North, Range 14 East, Tulsa County, Oklahoma.

NEW APPLICATIONS:

10131

Action Requested:

Exception (Section 910 - Principal Uses Permitted in Industrial Districts - Section 1227 - Heavy Manufacturing and Industry) for permission to use property for a tank farm; and a Variance (Section 310 - Principal Uses Permitted in the Agriculture Districts - Under the Provisions of Section 1670 - Variances) to use property for a tank farm located at 106th Street South and West of Elwood Avenue.

Presentation:

Georgina Landman, 324 Main Mall, presented two memorandums (Exhibits "C-1 and C-2") stating the history of the property and the need of her client to build an additional tank. Ms. Landman stated the area had been a tank farm since 1933 and exhibited pictures (Exhibits "C-3 and C-4"). An installation permit (Exhibit "C-5"), a plot plan (Exhibit "C-6") and a topographical map (Exhibit "C-7") were also presented to the Board. Inability to remove the tank farm was noted as the hardship. Chairman Purser stated she had seen the tank farm.

Protests: None.

The Staff advised that the special exception did not apply in this instance, only the variance request.

Board Action:

On MOTION of JOLLY, the Board voted 4-0 (with Jolly, Lewis, Purser, and Smith "aye"; no "nays"; no "abstentions") to approve a Variance (Section 310 - Principal Uses Permitted in the Agriculture District - Under the Provisions of Section 1670 - Variances) to use property for tank farm, per plot plan submitted, on the following described tract:

10131 (continued)

The SE/4, NE/4 of Section 26, Township 18 North, Range 12 East, Tulsa County, Oklahoma.

10132

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) for permission to operate a car wash in a CS District at the NE corner of 1st Street and Lewis Avenue.

Presentation:

Charles Horner, 2536 East 1st Street, presented pictures of a building (Exhibit "D-1") similar to the one he wants to build and stated the building would be an improvement to the property. The building would be natural brick and would be landscaped with a solid fence on the east.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to operate a car wash in a CS District with the understanding that the applicant build a facility similar to the pictures exhibited, that he build a solid fence on the east side of the property protecting the RM-2 area and return to the Board with plot plan and elevations prior to applying for a building permit, on the following described tract:

Lots 13, 14, 15 and 16, Block 5, East Highland Addition to the City of Tulsa, Oklahoma.

10134

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwellings) for permission to erect three duplexes in an RS-3 District located SE of 129th East Avenue and 24th Street.

Presentation:

William Lighter, 525 National Bank of Tulsa, representing the applicant, stated duplexes must have been in mind when the property was platted because of the size of the lots. Mr. Lighter exhibited the plot plan, floor plans and elevations (Exhibit "E-1") and stated that Lot 1 would have the smallest area for building because of the set-back requirements and this duplex would not have a garage.

Interested Party:

Richard Rasking, 201 West 5th Street, Suite 411, representing an owner of property in the neighborhood, stated the duplexes would be a vast improvement over what presently exists and would not in any way conflict with the single-family residences in the area.

10134 (continued)

Board Action:

On MOTION of LEWIS, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwellings) for permission to erect three duplexes in an RS-3 District per plot plan and elevations submitted, on the following described tract:

Lots 1, 2 and 3, Block 2, Brandon Park Addition to the City of Tulsa, Oklahoma.

10137

Action Requested:

Exception (Section 710 - Principal Uses Permitted in the Industrial Districts - Section 1213 - Convenience Goods and Services) for permission to operate a grocery store in an IL District on the NE corner of 49th Street and Memorial Drive.

Presentation:

Jim Muehlhausen, 6660 South Lewis Avenue, Suite 101, business Associate of the applicant, advised there is currently a Derby station on the property and the plan was to replace an existing building with a new building and not change the flow of traffic. Mr. Muehlhausen presented a plot plan (Exhibit "F-1") and stated the exterior would be buff colored brick, the mansard roof would be international orange. He stated the colors being used were not a requirement of the franchise. Upon questioning, Mr. Muehlhausen advised the brick portion is actually a patterned block.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to approve an Exception (Section 710 - Principal Uses Permitted in the Industrial Districts - Section 1213 - Convenience Goods and Services) for permission to operate a grocery store in an IL District, subject to the applicant returning to the Board with the colors that will be used on both the block siding and on the Reynolds metal shingles, for Board approval on the following described tract:

Lot 1, Block 1, Memorial Business Center Second Addition to the City of Tulsa, Oklahoma.

10138

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) for permission to operate a home beauty shop in an RS-3 District at 3606 South 117th East Ave.

Presentation:

Ava Kerby, 3606 South 117th East Avenue, stated she plans to convert one-half of her garage into a beauty shop. The shop would be self contained and constructed with petitions that can be removed. Mrs. Kerby advised she would be the only operator and the hours of operation would be 9:00 a.m. to 5:00 p.m., and possibly one evening at

10138 (continued)

night. There is double driveway and she plans to keep her car in the garage and leave the driveway for patrons. The applicant presented a statement signed by her neighbors (Exhibit "G-1") stating they had no objections to the beauty shop.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to allow an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) to operate a home beauty shop in an RS-3 District, to run with this owner only, on the following described tract:

Lot 45, Block 5, Garnett Park Addition to the City of Tulsa, Oklahoma.

10139

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1215 - Other Trades and Services) for permission to operate a plumbing shop in an CS District at 1635-B South Memorial Dr.

Presentation:

William Bevan, 1635-B South Memorial Drive, stated he took over an existing plumbing business two years ago in a strip shopping center. Parking became a problem and it was decided to move the shop to a new location in the same shopping center with parking space in the rear. Mr. Bevan built a chain link fence, 6' high, around the back to store equipment. Approximately three-fourths of the equipment had been moved when the applicant found he was in violation of the Code. He advised that the YWCA building was located on the adjoining lot to the east and he had tried several times to contact the people involved, but was unable to find a spokesperson for the YWCA.

Protestant:

Jane Sutton, 8145 East 17th Street, branch director for the Eastside YWCA, stated the Board of Directors had instructed her to request a privacy fence between the two properties. Ms. Sutton exhibited pictures (Exhibit "H-1") of the rear of the building showing the storage area. She explained that the YWCA belonged to the membership, therefore, any decision to be made must be taken through the proper channels.

Board Action:

On MOTION of JOLLY, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1215 - Other Trades and Services) for permission to operate a plumbing shop in a CS District with the condition that the applicant build a chain link fence, with aluminum stripping in it to make it a screening fence, on the east side of the property and the storage area to be used for pipe only. The fence to be in place in 60 days, on the following described tract:

10139 (continued)

Lot 2, Block 1, John Calvin Addition to the City of Tulsa,
Oklahoma.

10140

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Home Dwelling) to locate a mobile home in an AG District on the east side of Sheridan Road and 140th Street.

Presentation:

The applicant, Herbert McPhetridge, RR 1, Box 763, Collinsville, stated he owned 160 acres at this address and wanted permission to place his daughter's mobile home on the property. The \$18,000 mobile home would be placed on land adjoining the 10 acres the applicant lives on.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board voted 3-0 (with Jolly, Purser, and Smith "aye"; no "nays"; no "abstentions"; Lewis "absent") to allow an Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Home Dwelling) to locate a mobile home in an AG District for a period of three (3) years, on the following described tract:

The SE/4, SW/4, NW/4 of Section 26, Township 22 North,
Range 13 East, Tulsa County, Oklahoma.

10141

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) to operate a home beauty shop in an RM-1 District at 537 South 56th West Avenue.

Presentation:

Linda Tannehill, 537 South 56th West Avenue, stated she wanted to operate a beauty shop in her home and would operate one station, six days a week from 9:00 a.m. to 5:00 p.m. The applicant had talked with the neighbors and they had no objections.

Board Action:

On MOTION of SMITH, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) to operate a home beauty shop in an RM-1 District, to run with this owner only, on the following described tract:

Lot 11 and the S/2 of Lot 12, Block 8, Glen Acres Addition to
the City of Tulsa, Oklahoma.

10142

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwelling) to permit a duplex in an RS-3 District; and a Variance (Section 440 (3) (c) - Special Exception Uses in Residential Districts - Requirements - Under the Provisions of Section 1670 - Variances) of the lot width from 75' to 60' to permit a duplex at 4140 South Owasso Avenue.

Presentaton:

Douglas W. Reynolds, stated this would be for his personal residence and that there were a number of other duplexes in the area. He presented a plot plan (Exhibit "I-1") and advised the house would be built with brick veneer and cedar siding with 1,200 square feet per side.

Protestant:

John Hampton, 512 Mayo Building, stated he was protesting the allowance of the variance to allow a duplex on a 60' lot because it would crowd the area between the property lines. He felt the duplex would create traffic hazards with the possibility of two cars per side, since Owasso is a thoroughfare to Wright Junior High School and Holmes Elementary School. Mr. Hampton expressed concern that allowing this variance would open the door to future requests for variances in the area.

Board Action:

On MOTION of SMITH, the Board voted 3-1(Lewis, Purser and Smith "aye"; Jolly "nay"; no "abstentions") to deny an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwelling) to permit a duplex in an RS-3 District and a Variance (Section 440 (3) (c) - Special Exception Uses in Residential Districts - Requirements - Under the Provisions of Section 1670 - Variances) of the lot width from 75' to 60' to permit a duplex, on the following described tract:

Lot 12, Block 3, Alta Dena Place Addition to the City of Tulsa, Oklahoma.

10144

Action Requested:

Exception (Section 250.3 (a) - Modification of the Screening Wall or Fence Requirement) to modify or remove the screening requirement where existing physical features provide visual separation of uses NW of 74th Street and Yale Avenue.

Presentation:

Arnold Williams, of Arnold-Buoen Associates, 6033 South 66th East Avenue, had prepared the plans for the applicant and was requesting modification of the screening requirements. He presented a plot plan (Exhibit "J-1"), pictures of the area (Exhibit "J-2"), and a memorandum (Exhibit "J-3") stating the applicant's reasons for requesting an exception. (Proposed building will be screened by existing trees.)

10144 (continued)

Board Action:

On MOTION of JOLLY, the Board voted 3-0-1 (with Jolly, Lewis, and Purser "aye"; no "nays"; Smith "abstaining") to approve an Exception (Section 250.3 (a) - Modification of the Screening Wall or Fence Requirements) to modify or remove the screening requirement where existing physical features provide visual separation of uses, with the understanding that with expansion of the building, in any way, a screening fence will be required if trees are removed, on the following described tract:

Lots 1 and 2, Block 1, Stacy Park Addition to the City of Tulsa, Oklahoma.

10146

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) to operate a small hobby-craft home occupation (ceramic shop) in an RS-1 District at 11107 South Elwood Avenue.

Presentation:

Sally Carter, 1399 East 26th Street, representing the buyer and the seller of the property, stated the buyer would, at some time, like to install a ceramic shop in an accessory building located on the property at 11107 South Elwood Avenue.

The Denton's (buyers) do not plan to start the business immediately; when they do begin they will buy greenware and paint it to sell and/or sell it to paint. As the business progresses they plan to buy molds and a slip machine to make their own greenware. Ms. Carter stated the Denton's do not anticipate hiring any employees, but would like the option to do so if the business demands. The shop would be open during the week, only four or five days and from 9:00 a.m. to 5:00 p.m. She presented a statement concerning the request (Exhibit "K-1"), plot plans (Exhibit "K-2"), an aerial photo (Exhibit "K-3") and pictures of the area and proposed operations within the building (Exhibit "K-4"). A statement (Exhibit "K-5") signed by six neighbors, stating they had no objections to the ceramics shop, was also entered into the exhibits. The building was originally built as a garage and most recently used as a rent house.

Board Action:

On MOTION of JOLLY, the Board 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) to operate a small hobby-craft home occupation (ceramic shop) in an RS-1 District for a period of two years, to run with this owner and building only, that there be no classes conducted either in this building or the residence and that the Denton's be made fully aware of the rules and regulations of home occupations in writing, on the following described property:

10146

A tract of ground situated in the NW/4 of the NW/4 of Section 36, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at the NW corner of Section 36; thence East along the North line of Section 36, 210.0'; thence South 0°-01' East a distance of 235.0'; thence South 89°-56'-15" West a distance of 210.0' to a point on the West line of Section 36; thence North along said West line a distance of 235.0' to the point of beginning, containing 1.02 acres. The North and West 25.0' reserved for roadway purposes.

10149

The applicant was not present.

On MOTION of SMITH, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to continue 10149 to October 5, 1978, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

10151

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the rear yard requirements from 20' to 10' in an RM-1 District at 3915 South 130th East Avenue.

Presentation:

Martin Day representing Republic Homes, Inc., stated they were employed to build this four-plex for Mr. Cline, the owner. Mr. Cline plans to occupy one unit.

Mr. Day advised that the bay window violates the front line restriction by 2' and they were requesting approval of the violation. He presented a plot plan (Exhibit "L-1") and elevation plans (Exhibit "L-2").

The Staff advised that the bay window is a permitted yard obstruction 240.2 (a) and therefore required no action by the Board.

Protests: None.

Board Action:

On MOTION of SMITH, the Board 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") voted to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts- Under the Provisions of Section 1670 - Variances) of the rear yard requirements from 20' to 10' in an RM-1 District per plans submitted, on the following described tract:

Lot 3, Block 12, Park Plaza East III Addition to the City of Tulsa, Oklahoma.

10159

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the rear yard requirements from 20' to 18' in an RS-3 District located at 6729 East 86th Place South.

Presentation:

The applicant, Phil Landers, stated the lot was very irregular shaped and is located on a cul-de-sac. These facts are presenting a problem with the house he wants to build on the lot.

Protests: None.

Board Action:

On MOTION of JOLLY, the Board voted 3-0-1 (with Jolly, Lewis, and Purser "aye"; no "nays"; Smith "abstaining") to grant a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the rear yard requirements from 20' to 18' in an RS-3 District per plot plan submitted, on the following described property:

Lot 2, Block 2, Chimney Hills South Addition to the City of Tulsa, Oklahoma.

10169

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the rear yard requirements from 25' to 20' at 5857 South Knoxville Ave.

Presentation:

Sam West, 8022 South Memorial Drive, representing the owner, L & S Development Co., presented a plot plan (Exhibit "M-1") and stated they were trying to build homes in the area that were different, homes with private court yard areas. In order to accomplish this there is a need for more side yard area.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to grant a Variance (Section 430 - Bulk and Area Requirements in Residential Districts Under the Provisions of Section 1630 - Minor Variances) of the rear yard requirements from 25' to 20' per plot plan submitted, on the following described tract:

Lot 6, Block 2, Park Place South Addition to the City of Tulsa, Tulsa County, Oklahoma.

10174

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 40' to permit the erection of a pole sign on the SW corner of 11th Street and St. Louis Avenue.

10174 (continued)

Presentation:

Mike Moydell, Oil Capital Neon, 1221 Charles Page Boulevard, presented a site plan (Exhibit "N-1") stating he would like to place his sign 40' from the center-line of 11th Street.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to approve a Variance (Section 280 - Structure Setback from Abutting Streets - Under the Provisions of Section 1630 - Minor Variances) of the setback requirements from 50' to 40' to permit the erection of a pole sign, removal contract required, on the following described tract:

Lot 1, Block 4, Orchard Addition to the City of Tulsa, Oklahoma.

OTHER BUSINESS:

Communication concerning C.D.P. No. 69.

Mr. Jones stated that on April 1, 1976, the Board granted an extension of time on this C.D.P. for a period of two years. The applicant, Joe Anthis, was present at the meeting and stated he had just been made aware this week that the approval action had expired. He stated they needed an extension of time to complete the project.

On MOTION of LEWIS, the Board voted 4-0 (with Jolly, Lewis, Purser and Smith "aye"; no "nays"; no "abstentions") to set C.D.P. No. 69 for hearing October 5, 1978, to consider the merits of an additional amount of time to complete the project.

Building Inspector requested an interpretation of C.D.P. No. 58.

Dortha Bates, Building Inspector's Office, advised that snow caved in the lounge and auditorium roof of University Village which they want to replace and also add an addition of 32' x 48'.

The Board, without objection, found this to be within the spirit and intent of the original C.D.P. approval since the size of the recreational facilities were not limited.

Communication requesting a clarification of the Minutes of Case No. 9949.

David Soble, attorney, representing U-Haul Companies of NE Oklahoma, stated his client had personally appeared May 4, 1978, at the Board meeting. At that time the Board granted an 84 sq. ft. sign with no mention of the reader board which other U-Hauls have. He did not feel the Minutes restricted the total sign to 84 sq. ft.

The Chair, after discussion with the Board, declared that the Minutes did reflect the Board's approval action and their intent to limit the total sign to 84 sq. ft.

There being no further business, the Chair declared the meeting adjourned at 4:55 p.m.

9.21.78:269(12)

Date Approved November 2, 1978

Kathryn A. Purser
Chairman