

BOARD OF ADJUSTMENT  
MINUTES OF Meeting No. 278  
Thursday, February 1, 1979, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT

Jolly  
Lewis  
Smith  
Wait

MEMBERS ABSENT

Purser

STAFF PRESENT

Gardner  
Howell  
Jones

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, on January 30, 1979, at 1:35 p.m., as well as in the Reception Area of the TMAPC Offices.

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

MINUTES:

On Motion of LEWIS, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to approve the Minutes of December 11, 1978, (No. 274) and December 21, 1978 (No. 275).

UNFINISHED BUSINESS:

10212

Action Requested:

Exception (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1212 - Eating Places Other Than Drive-Ins - Section 1213 - Convenience Goods and Services - Section 1214 - Shopping Goods and Services) for permission to permit the following uses in an IL District; Eating Places Other Than Drive-Ins; Convenience Goods and Services; and Shopping Goods and Services at 3905 South Memorial Drive.

Presentation:

Mr. Jones advised the applicant was from Houston and the application had been continued since November, they were notified the Case would be heard at the February 1, 1979 meeting.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny an Exception (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1212 - Eating Places Other Than Drive-Ins - Section 1213 - Convenience Goods and Services - Section 1214 - Shopping Goods and Services) to permit the following uses in an IL District; Eating Places Other Than Drive-Ins; Convenience Goods and Services; and Shopping Goods and Services on the following described property:

Lot 1, Block 1, Amended Plat of Bond Second Addition to the City of Tulsa, Oklahoma.

10233

Action Requested:

Variance (Section 1320 (d) - Off-Street Parking - General Requirements - Under the Provisions of Section 1670 - Variances) of the parking requirements where the parking is not on the same property as the use located north and east of 31st Street and Memorial Drive.

Presentation:

Lynn Meyer, 5359 South Sheridan Road, representing S & W Properties, advised the parking is now adequate on the property and the Board required a cross parking agreement since the parking is not on the same lot. That agreement has been prepared, reviewed by the Legal Department and approved by the ownership of the property. Eighty-two parking spaces are needed and eighty-three will be provided.

Protestants: None.

Board Action:

On MOTION of Jolly, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to grant a variance (Section 1320 (d) - Off-Street Parking - General Requirements - Under the Provisions of Section 1670 - Variances) of the parking requirements where the parking is not on the same property as the use, subject to the cross parking agreement being executed and filed with the County Clerk's Office, on the following described tract:

The South 200' of the W/2 of the E/2 of Lot 4, Block 1,  
Groveland Addition to the City of Tulsa, Oklahoma.

10281

Action Requested:

Variance (Section 710 - Principal Uses Permitted in Commercial Districts - Under the Provisions of Section 1670 - Variances) to permit a mobile home in a CS District for a night watchman at 7702 Charles Page Boulevard.

Presentation:

The applicant was not present.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue Case No. 10281 to February 15, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center and directed the Staff to advise the applicant the Case would be heard at that time.

10286

Action Requested:

Exception (Section 1221.5 (5) - Business Signs and Outdoor Advertising - CS District Use Conditions - Under the Provisions of Section 1680 - Exceptions) to permit additional signs in a CS District: and a

Variance (Section 1221.5 (d) (2) (b) - CS District Use Conditions - Under the Provisions of Section 1670 - Variances) of the display area for a sign and the location being at 5150 South 33rd W. Avenue.

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10286 (continued)

Presentation:

The applicant was not present.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue Case No. 10286 to March 1, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

10301

Action Requested:

Variance (Section 1320 (f) - Off-Street Parking - General Requirements- Under the Provisions of Section 1670 - Variances) of the required parking spaces that are not located on the same lot containing the use, located north and west of 55th Place and Garnett Road.

Presentation:

The applicant was not present.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue Case No. 10301 to February 15, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center and advise the applicant that the Case will be heard at that time.

10303

Action Requested:

Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1670 - Variances) of the floor area ratio from 50% to 63% in a CS District; and a

Variance (Section 1320 (d) - Off-Street Parking - General Requirements- Under the Provisions of Section 1670 - Variances) of the required off-street parking spaces that are not located on the same lot containing the use on the southeast corner of 35th Street and Harvard Avenue.

Presentation:

Jim Biffle, representing Christ Methodist Church, advised that the Church is in need of 45 additional parking spaces. Mr. Biffle presented an agreement (Exhibit "A-1") with Ed Beshara, owner of the adjacent shopping center, providing the Church a minimum of 47 parking spaces on his property as of February 1, 1979 to continue for a period of 10 years and will be automatically renewable at the end of that time. A letter (Exhibit "A-2") of agreement from the American Red Cross, stating 47 parking spaces would be made available, was also exhibited.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to grant a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1670 - Variances) of the floor area ratio from 50% to 63% in a CS District; and a

10303 (continued)

Variance (Section 1320 (d) - Off-Street Parking - General Requirements- Under the Provisions of Section 1670 - Variances) of the required off-street parking spaces that are not located on the same lot containing the use, as presented, with the understanding the applicant does have the responsibility and the burden of maintaining a minimum of 47 parking spaces, on the following described tract:

Lot 40, Albert Pike Addition to the City of Tulsa, Oklahoma.

10308

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1202 - Area-Wide Special Exception Uses - Governmental Services) for permission to use the west-half of property for street maintenance facility and the east-half for a public park located north and east of 36th Street North and Harvard Avenue.

Presentation:

A letter (Exhibit "B-1") from Harold Miller, City Engineer, requesting a continuance of the Case to February 15, 1979, was presented.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue Case No. 10308 to February 15, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

NEW APPLICATIONS:

10279

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplexes) for permission to erect duplexes in an RS-3 District; and a

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the frontage and area requirements in an RS-3 District at 2137 South Lewis Avenue.

Presentation:

Jerry McArtor, 3113 East 85th Place, presented a plot plan (Exhibit "C-1") and advised he planned to erect two duplexes behind the residence at 2137 South Lewis Avenue. The duplexes will be brick with stucco panels and cedar trim. A lot-split will be needed, but has not been approved by the Planning Commission as yet.

Protestants:

C. O. Clark, 2121 East 22nd Place, questioned the zoning on the property and the Staff advised that the majority of the property is zoned RS-3 with a possibility that a portion of the driveway is RS-2; the lot contains an excess amount of land which would be needed for the duplexes and the existing house.

10279 (continued)

W. Roy Stockton, 2412 East 22nd Place, representing the South Lewis Homeowners Association, presented Minutes (Exhibit "C-2") from a TMAPC meeting concerning an application for the subject property, and a notice to the homeowners (Exhibit "C-3") with each of the exhibits noting there were two zoning classifications on the property, RS-2 and RS-3. Mr. Stockton also presented pictures (Exhibit "C-4") of the area and the subject property. The homeowners main concern was that the area remain low-density. Mr. Stockton also expressed concern about the traffic in the area and fire trucks and garbage trucks getting to the property. Mr. Stockton advised the homeowners would like to have more time to study the project and were requesting a continuance.

Mrs. Earl R. Smith, 2502 East 19th Street, representing Lewiston Gardens Homeowners, advised they felt that duplexes on the property would be reasonable, however, they questioned having two-story duplexes. They requested a continuance of the application.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to deny a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the frontage and area requirements in an RS-3 District; and

on MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue the Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplexes) to erect duplexes in an RS-3 District to February 15, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, on the following described tract:

The North 96' of the West 300' of Lot 18, Block 1, Harter's Second Addition to the City of Tulsa, Oklahoma.

10316

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a private tennis club in an RM-1 District, located north and west of 71st Street and Lewis Avenue.

Presentation:

Ollie Gresham, 2814 East 31st Street, presented a Plot Plan (Exhibit "D-1") and a Site Plan (Exhibit "D-2") and advised he would like to build a private tennis club and six indoor courts, with a building comparable to the one at 91st and Delaware. The club will be 562' north of Lewis and therefore, will be partially hidden behind the office complex. Outdoor courts will be built at a later time. The building will be brown metal with either rock or cedar panels. It will contain a sauna, whirlpool, small eating establishment and a pro shop in addition to the six tennis courts. This will be a private club open to membership only.

10316 (continued)

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue Case No. 10316 to March 1, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center and request that the applicant return with the specifics of the proposal, in writing, i.e., materials to be used and colors.

10317

Action Requested:

Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements on the south from 75' to 50' from an R District; and an

Exception (Section 250.3 (d) - Modification of the Screening Requirements) to remove the screening requirements where the purpose of the screening cannot be achieved on the east, west and south at the 2600 Block on West Skelly Drive.

Presentation:

Noel Eden, applicant, advised there is a tree lined creek on the west of his property which serves as a natural boundary and on the south is a natural tree line and mountain; the property to the east will be commercial or industrial in the near future. Mr. Eden stated he did not see where a screening fence would serve a useful purpose to anyone in the area. There is a 50-foot residential buffer strip on our south boundary already which actually results in a 125-foot setback requirement without the Board's waiver.

Interested Parties:

Mrs. R. W. Johnson, 5183 South 33rd West Avenue, registered a complaint concerning people cutting across her property to reach the Pizza Hut in the area.

The Board determined that Mrs. Johnson's complaint was not germane to this application, but that the Pizza Hut had a requirement to put up a privacy screening fence along the common property line and instructed the Building Inspector's Office to investigate this matter.

Mrs. Gene Tincher, 5161 South 33rd Street, stated she was misinformed concerning the application.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to grant a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements on the south from 75' to 50' from an R District; and approve an Exception (Section 250.3 (d) - Modification of the Screening Requirements) - to remove the screening requirements where the purpose of the screening cannot be achieved on the east, west and south, as presented, on the following described tract:

TRACT A: A part of the NE/4 of the NW/4 of Section 34, Township 19 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit:

Commencing at the NW corner of said Section 34; thence South  $89^{\circ}-55'-05''$  East along the North boundary line of said Section 34, a distance of 1,323.40' to the NW corner of said NE/4 of the NW/4; thence South  $0^{\circ}-01'-45''$  East along the West boundary line of said NE/4, NW/4, a distance of 1,323.81' to the SW corner thereof, and the point of beginning; thence South  $89^{\circ}-55'-33''$  East along the South boundary line of said NE/4, NW/4, a distance of 841.50'; thence North  $0^{\circ}-01'-45''$  West parallel to and 841.50' East of the West boundary line of said NE/4, NW/4, a distance of 759.47' to a point; said point being 100.00' South of the original right-of-way line of Interstate Highway I-44; thence North  $89^{\circ}-45'-26''$  West parallel to and 100.00' South of said original I-44 right-of-way line a distance of 100.00'; thence North  $0^{\circ}-01'-45''$  West parallel to and 741.50' East of the West boundary line of said NE/4, NW/4, a distance of 77.00' to a point in the now existing South right-of-way line of said I-44, said point being 23.00' South of said original South right-of-way line of I-44; thence North  $89^{\circ}-45'-26''$  West along said now existing I-44 South Right-of-way line a distance of 192.74'; thence South  $0^{\circ}-02'-20''$  East parallel to and 1,872.07' East of the West boundary of said Section 34 a distance of 385.06'; thence North  $89^{\circ}-54'-46''$  West a distance of 283.66'; thence North  $0^{\circ}-02'-20''$  West parallel to and 1,588.41' East of the West boundary of said Section 34 a distance of 108.83' to a point; said point being 300.00' South of the original South right-of-way line of said I-44; thence North  $89^{\circ}-45'-26''$  West parallel to and 300.00' South of the original South right-of-way line of said I-44 a distance of 265.15' to a point in the West boundary line of said NE/4, NW/4 761.87' from the Northwest corner thereof; thence South  $0^{\circ}-01'-45''$  East along the West boundary line of said NE/4, NW/4 a distance of 561.94' to the point of beginning, containing 11.810 acres, more or less.

TRACT B: All that part of the NE/4, NW/4 of Section 34, Township 19 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit:

Commencing at the Northwest corner of said Section 34; thence South  $89^{\circ}-55'-05''$  East along the North boundary line of said Section 34, a distance of 1,323.40' to the Northwest corner of said NE/4, NW/4; thence South  $0^{\circ}-01'-45''$  East along the West boundary line of said NE/4, NW/4 a distance of 761.87' to a point, said point being 300.00' South of the original South right-of-way line of Interstate Highway I-44; thence South  $89^{\circ}-45'-26''$  East parallel to and 300.00' South of said original I-44 South right-of-way line a distance of 110.00' to the point of beginning; thence North  $0^{\circ}-01'-45''$  West parallel to and 110.00' East of the West boundary line of said NE/4, NW/4 a distance of 251.83' to a point in the now existing South right-of-way line of I-44, said point being 48.17' South of the original I-44 South right-of-way line; thence North  $78^{\circ}-29'-31''$  East along the now existing I-44 South right-of-way line a

10317 (continued)

distance of 123.59' to a point, said point being 23.00' South of the original I-44 South right-of-way line; thence South 89°-45'-26" East along the now existing I-44 South right-of-way line and parallel to and 23.00' South of the original I-44 South right-of-way line a distance of 33.98'; thence South 0°-02'-20" East parallel to and 1,588.41' East of the West boundary of said Section 34 a distance of 277.00'; thence North 89°-45'-26" West parallel to and 300.00' South of the original I-44 South right-of-way line a distance of 155.15' to the point of beginning, containing .951 acres, more or less.

10318

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 RM-1 District, located on the NW corner of Ute St., and Fulton Ave.

Presentation:

Charlotte Daniel, 1353 North Granite Avenue, stated she had been living in mobile home parks for the past five years and just recently purchased the subject property. The couple would like to landscape the area, plant a garden and have a place that seems more like a home than the mobile home parks they have been living in. There are 11 other mobile homes in the area.

Protestants: None.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) Mobile Homes) to locate a mobile home in an RM-1 District, for a period of one-year, removal bond required on the following described tract:

Lots 11 and 12, Block 24, O. T. Dawson to the City of Tulsa, Oklahoma.

10320

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a children's day care center in a church building at 2001 West Newton Street.

Presentation:

Lisa Monyei, 2330 West Oklahoma Place, advised the Church members will be involved in the operation of the day care center. The day care center will be open to children, age 2 to 5. It will be operated Monday through Friday from 7:00 a.m. to 6:00 p.m., with approximately 60 children attending. There will be no sign.

Protestants: None.



10320 (continued)

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to approve 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 existing church building, with the stipulation there be no sign on the following described tract:

The E/2, SE/4, SW/4 of Section 27, Township 20 North, Range 12 East, Osage County, Oklahoma.

10321

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 14' in an RS-3 District to allow an addition to the present residence at 1827 South 119th East Place.

Presentation:

Danny Mills, 1827 South 119th East Place, stated he had talked with the neighbors and they had favorable comments. The odd shape of the lot presented a need for the variance.

Protestants: None.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to grant 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 14' in an RS-3 District to allow an addition to the present residence, per plot plan submitted, on the following described tract:

Lot 30, Block 2, Wainwright Section of Shannon Park Fourth Addition to the City of Tulsa, Oklahoma.

10322

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1270 - Duplex Dwellings) for permission to erect two duplexes in an RS-3 District; and a

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the area requirements for a duplex in an RS-3 District at 3900 Block on East 51st Place.

Presentation:

Mr. Jones advised that a continuance would be needed for this Case since improper notice was given and it was necessary to republish it.

10322 (continued)

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to continue Case No. 10322 to February 15, 1979, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

10323

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a children's day care center in the present building at 1710 East 48th Street North.

Presentation:

Otis Towers, 1102 North Harvard Avenue, stated he and his wife operate an existing day care center at 4932 North Trenton and had purchased this building with more floor space in order to expand. There are two existing signs which the applicant plans to use.

Protestants: None.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to approve 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 the existing building, one 4' x 6' unlighted sign be allowed (24 sq. ft.), to run with this owner only, on the following described tract:

Beginning at the NW corner of the SW/4 of the SE/4; thence East to the East line of the W/2 of the W/2 of the SW/4 of the SE/4; thence South 712.11'; thence West 304.44'; thence North 737.43' to the point of beginning; LESS the North 25' and the East 25'; in Section 7, Township 20 North, Range 13 East, Tulsa County, Oklahoma.

10325

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1215 - Other Trades and Services) for permission to operate a cabinet shop in a CS District at 3707 North Lewis Avenue.

Presentation:

Wayne Wheeler, R.R. #1, Box 62, Sperry, Oklahoma, presented a plot plan (Exhibit "E-1") and pictures (Exhibit "E-2") of the area and stated he owned IGW Construction Company which is located next to the subject property. He advised he plans to construct a tan metal building to house a cabinet shop.

Protestants: None.

10325 (continued)

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1215 - Other Trades and Services) to operate a cabinet shop in a CS District, as presented and per plans submitted, on the following described tract:

TRACT 1: The SW/4 of the SW/4 of Section 17, Township 20 North, Range 13 East of the Indian Base and Meridian, described as follows:

Beginning at a point 351' North of the SW corner of the said SW/4 of the SW/4 of Said Section 17; thence East 150' thence North 75'; thence West 150'; thence South 75' to the point of beginning.

TRACT 2: Beginning 426' North of the SW corner of Section 17, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof; thence North 50'; thence East 150'; thence South 50'; thence West 150' to the point of beginning.

TRACT 3: Beginning 476' North of the SW corner of Section 17, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof; thence North 50'; thence East 150'; thence South 50'; thence West 150' to the point of beginning.

10330

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) for permission to sell mobile homes in a CS District at 10755 East Admiral Place.

Presentation:

William W. Reynolds, 10755 East Admiral Place, stated he plans to continue living at this address; the first 250' from Admiral Place is zoned CS and wished to sell mobile homes on the property. Mr. Reynolds presented a location map (Exhibit "F-1") and advised there were several other mobile home sales lots in the area.

Protestants: None.

Board Action:

On MOTION of JOLLY, the Board voted 4-0-0 (Jolly, Lewis, Smith, Wait "aye"; no "nays"; no "abstentions"; Purser "absent") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to sell mobile homes in a CS District as presented, on the following described tract:

The South 250' of the E/2 of Lot 1, Spring Grove Subdivision to the City of Tulsa, Oklahoma.

OTHER BUSINESS:

Plans - Case No. 10061

Mr. Jones advised that the applicant, Jack Hitt, was not present and he would set the Case on the next agenda.

Report from Building Inspector on Case No. 10309

Dortha Bates explained that the existing garage was 24' x 18'; there was also an existing 5' x 11' addition, 487 sq. ft. The applicant is wanting to add on a 2' x 23' addition which would make a total of 553 sq. ft. garage. One storage shed, 6½' x 9½' is also in existence.

The Board members agreed they were aware this was a nonconforming situation at the time of approval of the carport.

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

Date of Approval 3-29-79

Adrian M. Smith  
Acting Chairman