

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 300
Thursday, December 13, 1979, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center, Tulsa, Oklahoma

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Purser, Chairman Smith Thompson Wait	Lewis	Gardner Howell Miller	Jackere, Legal Department Miller, Building Insp. Office

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, on Tuesday, December 11, 1979, at 11:15 a.m., as well as in the Reception Area of the TMAPC Offices.

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

MINUTES:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve the Minutes of November 8, 1979 (No. 298).

Mr. Gardner advised that the Minutes of Case No. 10678 need to be corrected. The application had been continued from a previous meeting in order to include a 10' interior strip of land which had been omitted from the advertisement; however, the application never involved but one plot plan. Therefore, the word "amended" preceding Plan needs to be stricken from the motion in the Minutes.

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to strike the word "amended" in the motion from the Minutes of Case No. 10678.

MINOR VARIANCES AND EXCEPTIONS:

10820

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements in an AG District to permit a lot-split at 7505 South Elwood Avenue.

Presentation:

Mr. Jones presented a plot plan (Exhibit "A-1") and advised that the Planning Commission had approved the lot-split on October 17, 1979, subject to the approval of the Board.

Protests: None.

10820 (continued)

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements in an AG District to permit a lot-split (L-14755), on the following described tract:

The N/2 of the S/2 of the N/2 of the SW/4 of the NW/4 of Section 12, Township 18 North, Range 12 East, City of Tulsa, Tulsa County, Oklahoma.

10821

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 30' from the centerline of Utica Avenue at 1768 South Utica Avenue.

Presentation:

The Staff presented a picture (Exhibit "B-1") of the sign which has been installed in the future right-of-way. This is a very small wooden sign.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to grant a Variance (Section 280 - Structure Setback From Abutting Streets - Under the Provisions of Section 1630 - Minor Variances) of the setback requirements from 50' to 30' from the centerline of Utica Avenue, subject to a removal contract, on the following described tract:

Part of the North 54 feet of Lot Five (5) and the South 10 Feet of Lot Four (4), Block Two (2), SWAN PARK, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, more particularly described as follows, to-wit:

Beginning at a point 10 Feet North of the Southeast Corner of Lot 4 in Block 2, SWAN PARK Addition and on an Easterly line thereof, thence in a Southerly direction along the Easterly line of Lots 4 and 5, a distance of 64 Feet to a point; thence in a Westerly direction parallel to the North line of Lot 5, a distance of 120 Feet to a point; thence in a Northerly direction parallel to the Easterly line of Lot 5 to a point in the Lot line between Lots 5 and 21, Block 2; thence in a Northerly direction along Lot line between Lots 5 and 21 to the Southwest Corner of Lot 4, Block 2; thence in a Northerly direction along the West line of Lot 4 a distance of 10 Feet to a point; thence Easterly along a line parallel to and 10 Feet North of Lot line between Lot 4 and Block 2, a distance of 90 Feet to a point of beginning, all in Block 2, SWAN PARK Addition.

UNFINISHED BUSINESS:

10399

Action Requested:

The Staff advised that this application was approved some time ago, subject to the specific plans presented; however, the applicant now wishes to change those plans.

Presentation:

Densel Williams, 2160 South Sheridan Road, presented revised elevation plans (Exhibit "C-1") and advised that he had no idea he would encounter such definite ideas from the area residents. The neighborhood group was particularly concerned about the height of the buildings and the exterior design. Therefore, in compliance with their concerns, Mr. Williams advised that the exterior of the buildings would be of brick rather than the stucco or rock, and the top portion of the structure would be removed reducing the height of the building. In affecting these changes, the buildings will be more in conformance with the architecture of the neighborhood. The air-conditioning units will be on the roof and will be shielded by the mansard roof. Mr. Williams presented pictures (Exhibit "C-2") of other buildings in the area, and pointed out the different locations of air-conditioning units; i.e., on the ground, on the back of the building, and units on the roof with screening around them. He pointed out that the units placed in the middle of the roof are not visible from the ground. In answer to questions from the Board, the applicant advised there will be no visible metal on the outside of the building, the structure will be brick with redwood siding (a bleaching oil used on the redwood will turn it grey). The brick will be a color that will blend with the redwood siding.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to accept the substitute elevation plans.

10770

Lindsay Perkins, 2202 East 49th Street, advised that since the Board had approved his application in November and asked that he return with a final plat, he had met with homeowners in the area and reconsidered the previous plat which had provided for six lots. After consideration, Mr. Perkins stated that he had reduced the density from six to five lots and felt that the tract could be more adequately developed in this manner. This change allowed the applicant to move the cul-de-sac to the north, which in turn enabled him to save all of the trees on the subject tract. The deed restrictions were reduced to 2,600 sq. ft., and the restriction for a two-story house is 2,800 sq. ft. The smallest lot will have in excess of 1,500 sq. ft., excluding the handle portion. Mr. Perkins presented a plot plan (Exhibit "D-1").

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve the final plat layout for Case No. 10770.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwellings) for permission to erect two duplexes in an RS-3 District; and a Variance (Section 440.3 (a) and (c) - Special Exception Uses in Residential District Requirements - Under the Provisions of Section 1670 - Variances) of the 9,000 sq. ft. lot area to 6,750 sq. ft. for a duplex; and request for a variance of the frontage requirements from 75' to 50' to permit a duplex in the 7100 Block East Virgin Avenue.

Presentation:

Byron Burke, 3336 East 32nd Street, presented a plot plan (Exhibit "E-1") and advised that the duplexes will be two bedroom, 1½ baths and would rent for approximately \$200 per month. Each unit will contain 1,200 sq. ft. with wood siding and stucco on the top.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwellings) to erect two duplexes in an RS-3 District; and grant a Variance (Section 440.3 (a) & (c) - Special Exception Uses in Residential District Requirements - Under the Provisions of Section 1670 - Variances) of the 9,000 sq. ft. lot area to 6,750 sq. ft. for duplex; and a Variance of the frontage requirements from 75' to 50' to permit a duplex, per plot plan and elevation plan submitted, on the following described tract:

Lots 3 and 4, Block 18, Mohawk Ridge Addition to the City of Tulsa, Oklahoma.

NEW APPLICATIONS:

10758

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the side yard requirements from 5' to 0' on the north; variance of the front yard from 25' to 2'; and a variance of the rear yard from 20' to 5' in an RS-3 District at 24 South College Avenue.

Presentation:

Noah Root, 2527 South 109th East Avenue, presented a plot plan (Exhibit "F-1") and advised that the lot is pie-shaped and will be difficult to utilize without the requested variances. The proposed house will contain 1,000 sq. ft.

Protestant:

Glen Wonderley, 2913 East 1st Street, stated he did not feel it would be fair to the neighborhood to construct a house so close to the street. Mr. Wonderley also pointed out that there is a stop sign at that location which could present a traffic hazard.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to continue Case No. 10758 to January 10, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, to allow time for the Board members to look at the subject tract and also consult with the Traffic Engineer concerning the traffic in that area.

10808

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) for permission to operate an automobile tune-up center 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 100' to 75' from the centerline of Peoria at 4310 South Peoria Avenue.

Presentation:

N. J. Haskins, T.R.U., Inc., 1439 Blalock, Houston, Texas, stated that the Company currently has 60 tune-up centers, three of which are in Tulsa. They propose to construct five or six more in this area. Mr. Haskins presented a plot plan (Exhibit "G-1") and advised that the concept was to drive around to the back of the building and then drive through. The lot is 100' deep, the building will be 26' deep; therefore, a variance is needed to allow 50' of space in the back of the building to turn into the building and drive through. There is a minimal amount of noise associated with the tune-up and cars will not be left overnight. The building will be a creamy yellow with red letters.

Protests: None.

10808 (continued)

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to operate an automobile tune-up center in a CS District; and grant a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from 100' to 75' from the centerline of Peoria Avenue, per plot plan submitted, as represented, no outside storage, no outside work, on the following described tract:

Lot 2, Block 4, Resubdivision of Block 4, Pasadena Addition to the City of Tulsa, Oklahoma.

10809

Action Requested:

Variance (Section 240.2 - Permitted Yard Obstructions - Under the Provisions of Section 1670 - Variances) of the size of an accessory building from 750 sq. ft. to 1,500 sq. ft. in an RS-3 District at 2040 West 81st Street.

Presentation:

Marshall White, 2040 West 81st Street, presented a plot plan (Exhibit "H-1") and advised that he proposed to construct an accessory building to house his pickup truck, camper, implement trailer and boat. Mr. White exhibited pictures (Exhibit "H-2") of these items to be stored in the building. He also presented a picture (Exhibit "H-3") of an existing storage building in the area. The proposed building will be a 30' x 50' all metal building which will be painted in earth tones. There is an existing garage on the subject tract.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; to grant a Variance (Section 240.2 - Permitted Yard Obstructions - Under the Provisions of Section 1670 - Variances) of the size of an accessory building from 750 sq. ft. to 1,500 sq. ft. in an RS-3 District, per plot plan as presented, the building to be painted earth tones, subject to a caveat being filed at the County Clerk's Office restricting the use of the accessory building to accessory residential uses (no business), on the following described tract:

The N/2 of Lot 4, LESS the West 75' thereof; Ross Homesite Addition to the City of Tulsa, Oklahoma.

10811

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) for permission to operate a dentist office on a part-time basis in an RS-1 District at 12009 East 129th Street South.

12.13.79:300(6)

10811 (continued)

Presentation:

Thomas Williams, 12724 South 120th East Avenue, advised that the application was filed in behalf of his father-in-law. He asked his wife to present the case.

Mrs. Thomas Williams presented a fact sheet (Exhibit "I-1") which listed nine conditions of the part-time practice of dentistry proposed by her father, Dr. Hugo V. Cartaya. Mrs. Williams advised that he father has practiced denistry the past 40 years, in Cuba and the United States, and now wishes to assume shorter work hours. The dentist's practice would be limited to referral cases only with two or three patients each day. The garage will be utilized for the office area. Dr. Cartaya will not keep any addictive drugs in the office or home. Mrs. Williams spoke with Dr. Michael J. Howe, Chief of the Division of Community Dentistry, Public Health Department in Tulsa, and he in turn consulted Dr. Gene Long, a member of the Board of Governors of the Oklahoma Dental Society, concerning this application. These men examined all the points of the proposed dentistry practice and advised they had no objections.

Protestants:

Ruby Kay, 12803 South 119th East Avenue, presented a protest petition (Exhibit "I-2") signed by the neighborhood residents concerned with maintaining the residential status of the area, devaluation of property, potential drug problems and the possibility of setting a precedent for future business ventures. Mrs. Kay also expressed a concern with increased commercial traffic in the area.

Lawrence Holka, 11911 East 126th Street South, questioned if one person, moving into an established neighborhood, would be permitted to alter its character in spite of the existing covenants and restrictions of which he was aware of at the time of purchase.

Board Action:

On MOTION of THOMPSON, the Board voted 3-1-0 (Purser, Thompson, Wait "aye"; Smith "nay"; no "abstentions"; Lewis "absent") to deny an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.2 - Home Occupations) to operate a dentist office on a part-time basis in an RS-1 District, on the following described tract:

Lot 7, Block 3, Willow Springs West Addition, Tulsa County, Okla.

10812

Action Requested:

Exception (Section 910 - Principal Uses Permitted in Industrial Districts - Section 1226 - Moderate Manufacturing and Industry) to permit the operation of an automated ceramic tile manufacturing plant in an IL District located SE of 66th Street North and Yale Avenue.

Presentation:

Gene Buzzard, representing the applicant, International American Ceramics, Ltd., advised that this new industry would be located in the Cherokee Industrial Park. The proposed building will be constructed
12.13.79:300(7)

10812 (continued)

by Flintco. The operation will involve trucking in of raw clay into the proposed building with clay tiles processed in the plant and trucked out. There will be no dumping, no piles of clay, or any other activity outside of the building itself. The applicant has worked with the City-County Health Department concerning air pollution control and industrial disposal. Mr. Buzzard presented a plot plan (Exhibit "J-1") of the proposed 140,000 sq. ft. plant noting that the metal exterior, in earth tones, will be identical to the plant that this Company operates in Mexico. A picture (Exhibit "J-2") of the proposed structure was presented.

There will be 120 employees working three shifts of 60-30-30. Trucks will be making 15 round trips per day.

Board member Smith advised that his Company, some months ago, completed a survey on the subject tract for which they have been paid; therefore, he would not gain or lose by the action taken on this application.

Protest: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 910 - Principal Uses Permitted in Industrial Districts - Section 1226 - Moderate Manufacturing and Industry) to permit the operation of an automated ceramic tile manufacturing plant in an IL District, per plot plan submitted, on the following described tract:

Lot 1, Block 5, Cherokee Expressway Industrial District, Tulsa County, Oklahoma.

10813

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1298 - Multifamily Dwellings) to permit apartments in a CS District; and a Variance (Section 206 - Number of Dwelling Units on a Lot - Under the Provisions of Section 1630 - Minor Variances) of the number of dwelling units on a lot from 40 to 250 units located SE of 31st Street and 145th East Avenue.

Presentation:

The Staff presented a letter (Exhibit "K-1") from Debra Gottschalk, representing a group of protestants, requesting a continuance to January 10, 1980. The applicant agreed with the continuance.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to continue Case No. 10813 to January 10, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

10814

Action Requested:

Exception (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1227 - Heavy Manufacturing and Industry) to permit a slaughter house in an IM District; and a Variance (Section 930 - Bulk and Area Requirements in Industrial Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements from 110' to 86' from the centerline of Yale Avenue; and a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements to permit a lot-split at 2011 North Yale Avenue.

Presentation:

The Staff advised that since the time that the application was filed the applicant has purchased another piece of property to the north which requires a lot-split waiver. The proposed use is already on the subject tract and the applicant is requesting the approval of the Board, in concept, to permit the existing use to be expanded to the north.

Thomas Brown, 2011 North Yale, presented a plot plan (Exhibit "L-1") and advised that the south portion of the building would be 86' from Yale Avenue and the north corner of the building will be 114' from Yale Avenue. Mr. Brown stated that he is holding a written agreement as to price, and the purchase of the subject tract is contingent upon the lot-split approval (the lot-split application has been filed).

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve the exception and variances, in concept, and continue Case No. 10814 to January 10, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

10815

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 25' to 6' in an RS-2 District at 2506 South Cincinnati Avenue.

Presentation:

John Walton, architect for the proposed project, presented a plot plan (Exhibit "M-1") and advised that he plans to remove a double garage and quarters in the rear of the existing structure. An attached double garage and additional room will be constructed. The subject tract abuts the old Midland Valley right-of-way which is now the bicycle path.

Protests: None.

10815

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") 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 25' to 6' in an RS-2 District, per plot plan submitted, on the following described tract:

Lot 8, Block 6, Sunset Terrace Addition to the City of Tulsa, Oklahoma.

10816

Action Requested:

Appeal (Section 1650 - Appeal From the Building Inspector) from a decision of the Building Inspector for refusing to permit the storage of automobiles in a CS District; and an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to permit the parking and storage of automobiles in a CS District located SE of 46th Street North and Cincinnati Avenue.

Presentation:

Ronald Bennett, 2431 East 51st Street, attorney for the applicant, advised that Bennett Skelly Service Station has been located on the SW corner of 46th Street North and Cincinnati Avenue since 1959. In connection with the operation of the service station, Mr. Bennett operates a wrecker service company. Calls are received from the Tulsa County Sheriff's Office and the Oklahoma Highway Patrol to tow vehicles where people have been arrested and are not able to care for their vehicles or when cars have been left on public or private property and must be towed away. Three years ago Mr. Bennett purchased the property on the SE corner of 46th Street North and Cincinnati Avenue and has been storing the vehicles on that tract. There are approximately 30 vehicles stores on the subject tract at one time with each vehicle being left on the property for two or more weeks until it is claimed by its rightful owner. A vehicle will be disposed of to pay for the storage charges if the rightful owner does not claim it. There is no salvage operation or repair work conducted on the subject property. Mr. Bennett presented pictures (Exhibit "N-1") of the subject property and the surrounding area. The storage area covers a 130' x 130' area, is surrounded by a 5' fence with 3 barbed wires at the top, and will hold approximately 50 vehicles at any given time.

Alan Jackere, Assistant City Attorney, advised that this operation may not be considered a Use Unit 17 if there are wrecked cars involved. The use may be a Use Unit 27 since the Code states, "any form of junk," and some of the cars have been wrecked before towing them to the subject tract. Mr. Bennett stated there would be no more than 3 or 4 wrecked cars on the property at one time.

Chairman Purser asked if strips could be added to the 5' fence to provide screening and Mr. Bennett advised that the applicant had discussed this, but was reluctant to add the slats because of security reasons.

10816 (continued)

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait, "aye"; no "nays"; no "abstentions"; Lewis "absent") to deny the Appeal (Section 1650 - Appeal From the Building Inspector) for refusing to permit the storage of automobiles in a CS District; and approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to permit the parking and storage of automobiles in a CS District, subject to no "junk" automobiles being stored on the subject property, on the following described tract:

Beginning 50' South and 50' East of the NW corner of Section 13, Township 20 North, Range 12 East, Tulsa County, Oklahoma; thence East 150'; thence South 150'; thence West 150'; thence North 150' to the point of beginning.

10817

Action Requested:

Exception (Section 910 - Principal Uses Permitted in the Industrial Districts) to permit training on site for various company positions; and a Variance (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1208 - Multifamily Dwelling and Similar Uses) to permit the rection of dormitory-type housing and recreational facilities in an IL District located SW of 51st Street and 122nd East Avenue.

Presentation:

Harry Crowe, attorney representing Hilti Industries, advised that the Company is the owner of most of the property and has a contract to purchase the remainder of the subject tract. The property is under development for Hilti Industries as the western hemisphere manufacturing and headquarters for sale of their products. The Company's product is cement fastening devices and construction tools, i.e., power operated nail guns and related equipment.

Mr. Crowe presented a conceptual plot plan (Exhibit "0-1") noting that the existing plant, south of the drainage ditch, contains approximately one million square feet of floor area on one floor. The area to the north of the drainage ditch, approximately 26 acres, is the proposed site of the administrative headquarters of the organization. Mr. Crowe stated that proposed housing and recreational facilities are planned for housing employees of the Company who are in Tulsa in a training status on a temporary basis in connection with their employment. The trainees will be fed in the plant cafeteria, which is in the existing administration building. The exact number of people to be housed at any one time is not fixed, but it is expected it will be approximately 50 people at one time. Recreational facilities may include an outdoor swimming pool and tennis courts.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 910 - Principal Uses Permitted in the Industrial Districts) to permit training on site for various company positions; and a Variance (Section 910 - Principal Uses Permitted in the Industrial Districts - Section 1208 - Multifamily Dwelling and Similar Uses) to permit the erection of dormitory-type housing and recreational facilities in an IL District, as presented, on the following described property:

Lots 2 through 6, inclusive, Block 1, and that part of Lot 7, Block 1, described as follows: Beginning at the NW corner of said Lot 7; thence due East 423.37' to the NE corner of Lot 7; thence due South .78'; thence North 89°-53'-38" West a distance of 423.38' to the point of beginning; and Reserve "A" and Reserve "B"; and Lots 1 and 2, Block 1, of the Resubdivision of Lot 1, Block 3; and Lots 1 through 5, inclusive, Block 2 of the Resubdivision of Lot 1, Block 3, and the following described vacated streets:

South 119th East Avenue from a line connecting the NE corner of Reserve "A" and the NW corner of Reserve "B" to and including its intersection with East 55th Street South.

The East 55th Street South from the West line of South 122nd East Avenue to and including its intersection with South 119th East Avenue.

East 53rd Street South from the East line of South 119th East Avenue to and including its intersection with South 120th East Ave.

East 54th Street South from the East line of South 119th East Avenue to and including its intersection with South 120th East Ave.

South 120th East Avenue from East 53rd Street South to East 54th Street South including the intersections with said streets.

All in Metro Park, an Addition in the City of Tulsa, Tulsa County, Oklahoma, and in the Resubdivision of Lot 1, Block 3, of said Metro Park, according to the recorded plats thereof;

Lot 1, Block 1 and Lots 1, 2, 3 and 4, Block 2, and that portion of the vacated right-of-way of 119th East Avenue adjacent to the East line of Lot 1, Block 1, and the West line of Lots 3 and 4, Block 2, Metro Park, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to establish off-street parking for church uses at the NE corner of 4th Street and 66th East Avenue.

10818 (continued)

Presentation:

Mark Turner, Administrator of the Sheridan Assembly of God Church, advised that the application was necessitated by growth of the Church. Pictures (Exhibit "P-1") were presented and Mr. Turner pointed out the hedge which provides screening between the proposed parking and the residential area.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to establish off-street parking for Church use, subject to the Church maintaining the hedge on the subject property, on the following described tract:

Lots 13 and 14, Block "E", Crestview Estates Addition to the City of Tulsa, Oklahoma.

10819

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to establish off-street parking for church use NW of 2nd Street and 66th East Avenue.

Presentation:

Mark Turner, Administrator of the Sheridan Assembly of God Church, presented a plot plan (Exhibit "Q-1") and pictures (Exhibit "Q-2") and advised that the existing house between the parking areas has been purchased by the Church and will be removed to allow the total area to be used for parking. The existing access will be used with no direct access to the property from the street.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to establish off-street parking for church use, subject to the Church closing the 8' exit and using the existing access on the adjoining lot, on the following described tract:

Lot 12 and part of Lot 11 described as: Beginning at the SE corner of said Lot 11; thence North along the East line of said Lot 11, 9½'; thence West and parallel to the South line of said Lot 11, 80½'; thence South 9½' to the South line of said Lot 11; thence East 80½' to the point of beginning, in Block "A"; all in Crestview Estates, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

12.13.79:300(13)

10822

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) - Mobile Homes) for permission to maintain a mobile home in an RS-2 District at 1913 East Marshall Street.

Presentation:

James Evans, 1913 East Marshall, stated that he had lived in the mobile home since 1976 and had returned to the Board each year since that time.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) - Mobile Homes) to maintain a mobile home in an RS-2 District, for a period of one year, removal bond required, on the following described tract:

Lot 16, Block 4, Berry Hart Addition to the City of Tulsa, Okla.

10823

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwelling) to permit 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 front setback requirements from 25' to 20'; the rear setback from 81st Street from 35' to 20' and on corner lots from 25' to 15' SE of 81st Street and Delaware Avenue.

Presentation:

Charles Norman, representing the applicant, advised that the subject tract had been considered by the Board in 1977. The property is part of a 10-acre tract originally owned by Oral Robert's University. Mr. Norman stated that two of the three requests had been approved previously; however, two years had elapsed prior to the issuance of a building permit. The property was sold to Charles Ramsay. The subject property was platted, approximately one year ago, as Southwood Terrace. There were problems with development since the subject tract is only 330' in width and 50' was required for the 81st Street right-of-way. The duplexes will be rental units relating to the City of Faith Hospital and will rent for \$800 - \$850 per unit. Each unit will include 1,600 sq. ft.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwelling) to permit duplexes in an RS-3 District; and a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 -

12.13.79:300(14)

10823 (continued)

Variances) of the front setback requirements from 25' to 20'; the rear setback from 81st Street from 35' to 20'; and on corner lots from 25' to 15', on the following described property:

Southwood Terrace Addition to the City of Tulsa, Oklahoma.

10824

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) - Mobile Homes) for permission to locate a mobile home in an RS-3 District at 4607 North Lewis Avenue.

Presentation:

Delbert Garner, 4607 North Lewis Avenue, advised that he has located a 12' x 60' mobile home on 2½ acres, for his mother-in-law's residence. Mr. Garner stated that the mobile home is located beside his home. There are other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "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 RS-3 District, for a period of one year, removal bond required, on the following described tract:

Lot 7 of Grimes Tracts, a subdivision of the S/2 of the SW/4 of the SW/4 of Section 8, Township 20 North, Range 13 East, more particularly described as follows: A part of the South-Half of the SW/4 of the SW/4 of Section 8, Township 20 North, Range 13 East, Tulsa County, Oklahoma, described as follows:

Beginning at a point 177.5' North and 40' East of the SW corner of said Section 8; thence North and parallel with the West line of said Section 8, a distance of 152.5' to a point; thence East and parallel with the South line of Section 8, a distance of 620' to a point; thence South and parallel with the West line of said Section 8, a distance of 152.5' to a point; thence West and parallel with the South line of Said Section 8, a distance of 620' to the point of beginning.

10825

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1670 - Variances) of the frontage requirements from 300' to 272.25' in an AG District at 11919 East 121st Street.

Presentation:

Mr. Jones stated that he had advised the applicant she would not need to appear at the meeting since this was such a minor variance. He noted that these were more than 2½ acre tracts and this is the only

10825 (continued)

one out of the three tracts which does not have 300' of frontage.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1670 - Variances) of the frontage requirements from 300' to 272.25' in an AG District, on the following described property:

A tract of land located in the SE/4 of the SW/4 of Section 32, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, described by metes and bounds as follows, to-wit: Commencing at the SE corner of the SE/4 of the SW/4 of Section 32, Township 18 North, Range 14 East; thence due West along the South line of Section 32, a distance of 305.25' to the point of beginning; thence North 0°-04'-31" West a distance of 446.35'; thence North 89°-56'-55" East a distance of 272.25'; thence South 0°-04'-31" East a distance of 446.60' to the point of beginning, and containing 2.790 acres, more or less.

10826

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements on a corner lot from 35' to 15' on the North, located SW of 47th Place and Atlanta Place.

Presentation:

James Bishop, 7029 South Indianapolis, presented a plot plan (Exhibit "R-1") and advised that he proposed to be the first builder in the addition represented earlier by Mr. Perkins (Case No. 10770). Mr. Bishop stated that his house would be in excess of 3,600 sq. ft., and he would require a 15' setback on the north. The applicant also presented an Amendment to the Plat of Regency Manor Addition (Exhibit "R-2") adjacent to the subject area which holds a 15' setback line for the side lots. He noted that the proposed house would be compatible with the area.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Purser, Smith, Thompson, Wait "aye"; no "nays"; no "abstentions"; Lewis "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements on a corner lot from 35' to 15' on the North, per plot plan submitted, on the following described property:

The E/2, S/2, S/2, NW/4, SW/4 of Section 29, Township 19 North, Range 13 East, more particularly described as follows: Starting at the SE corner of the NW/4 of the SW/4 and thence North 330';

10826 (continued)

thence West 373'; thence South 330'; thence East 373' to the point of beginning, all in Section 29, Township 19 North, Range 13 East, Tulsa County, Oklahoma.

OTHER BUSINESS:

The Chair determined that there would not be a quorum for the December 27, 1979 meeting, and therefore, without objection, continued all public hearing items to January 10, 1980.

There being no further business, Chairman Purser adjourned the meeting at 5:30 p.m.

Date Approved

Feb 21, 1980

Kathryn J. Purser
Chairman

ATTEST:

Secretary