

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 302
Thursday, January 24, 1980, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT

Lewis
Purser, Chairman
Smith
Thompson
Wait

STAFF PRESENT

Gardner
Howell
Jones

OTHERS PRESENT

Jackere, Legal
Department
Livesay, Building
Insp. Office

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, on Tuesday, January 22, 1980, at 10:46 a.m., as well as in the Reception Area of the TMAPC Offices.

Chairman Purser called the meeting to order at 1:40 p.m. and declared a quorum present.

MINOR VARIANCES AND EXCEPTIONS:

10863

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements to permit a lot-split at 1219 South Lewis Place.

Presentation:

The Staff advised that all the information was in the files. The Planning Commission approved the lot-split on December 19, 1979, subject to the approval of the Board.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye"; to grant a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage requirements to permit a lot-split (L-14817) on the following described property:

Lots 19 and 20, Block 2, Boswell's Addition, to the City of Tulsa, Oklahoma.

10864

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) to permit building across a lot line in an RS-3 District at 2110 North Quaker Avenue.

Presentation:

The applicant was not present. The Staff presented the plot plan (Exhibit "A-1") which had been filed.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye"; to grant a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) to permit building across a lot line in an RS-3 District, per plot plan submitted, on the following described property:

Lots 7 and 8, Block 1, Abilene Place Addition to the City of Tulsa, Oklahoma.

10876

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage and area requirements to permit a lot-split at 2513 East 12th Street.

Presentation:

The Staff presented the plat of survey (Exhibit "B-1") and advised that there are existing dwellings on the subject tract. The Planning Commission approved the lot-split on January 2, 1980, subject to Board of Adjustment approval.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye"; to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) of the frontage and area requirements to permit a lot-split (L-14825), per plat of survey submitted, on the following described property:

The South 100' of Lot 20, and the South 100' of the West 25' of Lot 4, Block 3, Tulsa Square Addition, Tulsa, Tulsa County, Okla.

UNFINISHED BUSINESS:

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:

The Staff advised that this application previously approved by the Board; however, they requested the applicant present a plot plan. The applicant has not submitted a plot plan at this time.

No action was taken by the Board on this application.

10813

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1208 - 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:

Roy Johnsen, 324 Main Mall, advised that he represented the owners, the Moskowitz family. He also noted that Bill Jones, representing Barnett Range Corporation, the proposed purchaser of the property, was present. Mr. Johnsen presented a location map (Exhibit "C-1") and advised that the applicant proposed to build 244 dwelling units on the subject tract, approximately 23 dwelling units per acre, which would compare favorably with the density standards of RM-1 zoning. The area south of the subject tract is presently zoned RM-1. He pointed out that all four corners of the intersection would be eligible for rezoning to commercial and/or apartments or to commercial with an apartment buffer around it. The east boundary of the subject property is abutted by single-family residences. There is an existing continuous screening fence from the north line of the single-family area extending south to the east-west public street. There is no abutting parking spaces proposed along the east boundary, but the parking is more internally oriented.

Mr. Johnsen presented a concept plan and noted that there was a low percentage of two or three bedroom-type dwelling units; a standard could be established to restrict the type of units to no more than 25% two-three bedroom-type units. A standard could be set to side the buildings to the abutting property on the east boundary and not permit second level balconies on the east. No parking would be situated nearer than 50' to the east boundary line.

A letter (Exhibit "C-2") from Mansur-Daubert-Williams, Inc., was presented. The letter stated that the water flow and pressure in the area is adequate for normal domestic water use requirements. There is a 12" water line along the front of the subject tract.

1.24.80:302(3)

Bill Jones, representing Barnett Range Corporation, advised that the proposed development will utilize a contemporary, California style, architecture which will include extensive landscaping and numerous tenant amenities; i.e., swimming pools, tennis or racket ball courts. The Barnett Range Corporation is agreeable to returning to the Board with final plans for the development.

Protestants:

Debra Gottschalk, representing homeowners in the residential neighborhood to the east, advised that there are already a large number of apartment units in the area. Ms. Gottschalk stated that the homeowners were opposed to the high-density proposed on the subject tract. She also expressed concern about congested traffic in the area -- the streets are two lane, and 36th Street is the only through street since 31st Street does not exist. The Board of Education has advised the homeowners that there are no plans for additional schools in the area. The protestant advised that there is a problem with water pressure, the water lines are not looped and the City does not have plans to do so in the near future.

Dee Jakubowski, 3420 South 148th East Avenue, expressed concern with the density in the area. She pointed out that Eastland Acres includes 240 units, 50% of the units are two bedrooms; Camelback Apartments are approximately the same size as Eastland Acres and Cimarron Apartments have 280 units on approximately 10 acres. All of these apartment complexes are in the immediate area of the subject tract.

Joe Martin 3236 South 148th East Avenue, advised he purchased his home, which is adjacent to the proposed apartment complex, in March 1979. Mr. Martin stated that he had experienced low water pressure in peak periods. He was opposed to any future development in the area until the City has addressed the problem of water pressure.

Discussion:

Board member Smith stated that he had been advised by the Water and Sewer Department that the proposed development would not jeopardize water pressure for existing residences in the area.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye"; to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1208 - Multi-family 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, the number of dwelling units not to exceed 250, the concept plan be adhered to in concept, there be no parking closer than 75' from the eastern boundary, no more than 25% of the apartments be two and three bedroom, the concept of privacy to be addressed on the sides of the apartment buildings bounding the east boundary of the tract, there be no second level balconies opening toward the east boundary, the buildings along the eastern boundary be set back at least 20' from the boundary, the City Water Department and Fire Marshall to approve the plans as they relate to adequate water pressure, the applicant to return to the Board with final plans for approval before issuance of a building

10813 (continued)

permit, 30% of the gross area to be landscaped open space or recreation area, on the following described property:

All that Part of Block 1, Woodland Hills Center, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the official recorded plat thereof; more particularly described as follows, to-wit:

Beginning at the NE corner of said Block 1; thence due South along the East line of said Block 1, a distance of 744.32' to the SE corner thereof; thence South $87^{\circ}-01'-13''$ West a distance of 0.00'; thence along the Southerly line of said Block 1 on a curve to the left having a radius of 299.91' a distance of 68.62'; thence South $73^{\circ}-54'-40''$ West a distance of 98.48'; thence on a curve to the right having a radius of 1,385.11' a distance of 292.87'; thence due North parallel to the West line of said Block 1 a distance of 196.67'; thence due West a distance of 150.00' to a point in the West line of said Block 1, 200.00' from the SW corner thereof; thence due North along the West line of said Block 1 a distance of 439.23'; thence South $89^{\circ}-48'-24''$ East a distance of 150.00'; thence due North parallel to the West line of said Block 1 a distance of 200.00' to a point in the Northerly line of said Block 1, 134.83' from the East NW corner thereof; thence South $89^{\circ}-48'-24''$ East along the Northerly line of said Block 1 a distance of 450.00' to the point of beginning, containing 423,748 square feet or 9.72792 acres.

10849

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1225 - Light Manufacturing and Industry) to allow expansion of a sheet metal manufacturing facility on adjacent property at 1224 East 3rd Street.

Presentation:

Jack Bryant, 10 East 3rd Street, Suite 700, presented a plot plan (Exhibit "D-1") and advised that the applicant had taken bids on a concrete block building, but so far the prices are unacceptable. Metal construction of the building is being considered; however, if the building is constructed of metal the existing Building Codes will require that the west wall be a four hour rated fire wall which would be the functional equivalent, in terms of transmitting sound, of masonry construction. There are several old houses in the area which are also owned by the applicant.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1225 - Light Manufacturing and Industry) to allow expansion of a sheet metal manufacturing facility on adjacent property, per plot plan submitted, on the following described property:

1.24.80:302(5)

10849 (continued)

Lots 7 and 8, Block 17, Berry Addition of the City of Tulsa, Oklahoma.

NEW APPLICATIONS:

10810

Action Requested:

Variance (Section 1221.5 (a) - Business Signs and Outdoor Advertising - CS District Use Conditions - Under the Provisions of Section 1670 - Variances) of the height requirements from 30' to 49' 11" for a sign in a District at 3612 South Sheridan Road.

Presentation:

Larry Malcolm, 7777 East 38th Street, representing Donrey Outdoor Advertising and the applicant, Mike Samara, advised that the existing sign has been in place for 11 years. A Mr. Quick-Lube has been constructed on an adjacent property which blocks the existing sign from view. The applicant is proposing to erect the same size sign at a higher elevation so it will be visible from the street. The existing sign is 90' from the centerline of the street. Mr. Malcolm presented pictures (Exhibit "E-1") of the existing sign.

Alan Jackere, Assistant City Attorney, noted that since the application was advertised for a variance of the height requirements instead of a variance of the display surface area which was required, the matter would need to be readvertised.

Protests: None.

Board Action:

On MOTION of THOMPSON, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to continue Case No. 10810 to February 7, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center to allow the case to be readvertised.

10860

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the front yard requirements from 50' to 45' from the centerline of 65th East Avenue at 5417 East 65th Street.

Presentation:

Dave Miller, President of Lee and Miller Homes, advised that the applicant proposes to add a room to his present home. Mr. Miller presented a plot plan (Exhibit "F-1") and advised that one corner of the addition would encroach over the front building line 5'.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to grant a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions

10860 (continued)

of Section 1670 - Variances) of the front yard requirements from 50' to 45' from the centerline of 65th East Avenue, per plot plan submitted, on the following described property:

Lot 3, Block 10, Warrenton Addition to the City of Tulsa, Okla.

10861

Action Requested:

Variance (Section 280 - Structure Setbacks From Abutting Street - Under the Provisions of Section 1630 - Minor Variances) of the setback requirements from 60' to 30' to permit the erection of a pole sign; and a Variance (Section 620.2 (d) (1) - Accessory Uses Permitted in Office Districts - Under the Provisions of Section 1670 - Variances) of the square footage requirements from 32 square feet to 42 square feet of sign display surface area at the northeast corner of 21st Street and Zunis Avenue.

Presentation:

Pat Malloy, 1924 South Utica Avenue, presented a plot plan (Exhibit "G-1") showing the location of the proposed sign. Mr. Malloy also presented an elevation and sign plan (Exhibit "G-2") and pointed out that the proposed sign would be 7.7' in height and less than 32 square feet.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to grant a Variance (Section 280 - Structure Setbacks From Abutting Street - Under the Provisions of Section 1630 - Minor Variances) of the setback requirements from 60' to 30' to permit the erection of a pole sign; and a Variance (Section 620.2 (d) (1) Variances) of the square footage requirements from 32 square feet to 42 square feet of display sign surface area, per plans submitted, subject to the execution of a removal contract with the City of Tulsa, on the following described property:

Lots 11, 12 and 13, Block 11, Woodward Park Addition to the City of Tulsa, Oklahoma.

10862

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 5606 West 25th Place.

Presentation:

A. D. Conley, 206 Mayo Building, presented a location map (Exhibit "H-1") and advised that the subject tract, Berryhill Township, was apparently forgotten since the tract is completely undeveloped, although the utilities are installed up to the property line. Mr. Conley stated that he proposed to improve and upgrade the land. He advised that the entire area was unstable from a market standpoint and for this reason he prefers to place a mobile home on the tract rather than a permanent dwelling

10862 (continued)

on a fixed foundation. There are six other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") 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 property:

Lot 1, Block 1, Davy Crock-Hat Addition, Tulsa County, Oklahoma.

10865

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680 - Special Exceptions) for permission to use a portion of Pershing School for a Community Center for the Salvation Army at 1903 West Easton Street.

Presentation:

Lynn Meyer, Planning Director of Geo Plan, 5359 South Sheridan Road, advised he was representing the Salvation Army on this application. He presented a plot plan (Exhibit "I-1") and advised that a portion of the school will be used for a multipurpose neighborhood center, open to individuals and families, with activities such as scouting, arts and crafts, music, worship, Senior Citizen's activities and women's groups. The hours of operation will be 10:00 a.m. to 9:00 p.m. The main office hours will be 8:00 a.m. to 5:00 p.m. One wing of the school is occupied by the Census Bureau and another wing of is utilized by the Head Start Program. The Salvation Army will occupy 9,200 square feet of classroom and storage space and 2,300 square feet of circulation area. There will be office space, center for Senior Citizen activities, a chapel and gymnasium area, preschool-primary space, crafts room, game room for all ages, and an area for serving meals. Youth activities are proposed for the upstairs area.

Major Brewer advised that the building will be used as a core Community Center. Lt. and Mrs. Eric McClure, ordained ministers, will be in charge of the center. Worship services will be held in the chapel-assembly area on Sundays.

Protestant:

Wilma Jenkins, 1823 West Easton Street, stated she lives across from the school and was concerned about parking in the area. There are no curbs on the streets and, therefore, many people do pull onto the lawns and park. She questioned who would pick up the trash, clean the sidewalks and rake up the leaves on the subject property. Mrs. Jenks pointed out that Owen Park Community Center is five blocks from the subject property and it does offer approximately the same type of opportunities.

10865 (continued)

Discussion:

Mr. Meyer, in response to Mrs. Jenkins' concern about parking, noted that there is a large asphalt area in the rear of the building for parking approximately 60 cars. He advised that according to the Code, the Salvation Army would be required to provide 18 parking spaces, and therefore, there would be adequate off-street parking available. The entry to the school would be from the north side so it will not interfere with the neighborhood. Signs will be erected to direct people to the parking areas. The Salvation Army proposes to utilize the school building for two-three years while they are in the process of investigating a new community center facility. In regard to Mrs. Jenkins' question of upkeep on the grounds, the applicant advised that the Salvation Army had a lease arrangement with the Tulsa School Board and the School Board will take care of the exterior of the building and the grounds.

Chairman Purser stated that the trash pile-up and day-to-day upkeep of the grounds concerned the Board. Mr. Meyer assured the Board members that the Salvation Army would accept that responsibility.

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Section 1680 - Special Exceptions) to use a portion of Pershing School for a Community Center for the Salvation Army, subject to erection of signs to direct persons to the parking area, to run with this applicant only, on the following described property:

All of Block 11, Irving Place Addition to the City of Tulsa, Okla.

10866

Action Requested:

Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Under the Provisions of Section 1670 - Special Exception) for permission to operate an office and storage facility incidental to courier service in a CS District at 2232 North Harvard.

Presentation:

Ray Conard, 2743 South Memorial Drive, advised that he had purchased an abandoned service station and entered into a long-term lease with the Puralator Corporation for an office building to house a courier service. Mr. Conard presented a plot plan (Exhibit "J-1") and stated that the building will be used for interior storage. The only service to be performed inside will be that of changing oil in the automobiles. The automobiles will be parked in the enclosed area and the gasoline storage tanks will be left in place to serve the autos.

Charles Luder advised there were 13 vehicles and 30 employees who operate on a 24-hour rotated shift. The service is limited to small packages, non-negotiable items.

Protests: None.

10866 (continued)

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Under the Provisions of Section 1670 - Special Exceptions) to operate an office and storage facility incidental to courier service in a CS District, per plot plan submitted, on the following described tract:

Beginning South 133.5' of Lot 1, Block 2, Becky Gailles's Addition to the City of Tulsa, Oklahoma.

10867

Action Requested:

Special Exception (Section 310 - Principal Uses Permitted in The Agriculture District - Section 1209 - Mobile Home Dwelling) for permission to locate a mobile home in an AG District at 8810 East 98th Street North.

Presentation:

Dean Hodson, 8710 East 96th Street North, presented a plot plan (Exhibit "K-1") and advised that he planned to retire in five years, sell his current three bedroom residence and move into a mobile home on the proposed location. His son will live in the mobile home until he retires. Mr. Hodson presented a location map (Exhibit "K-2") and pointed out five other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve a Special 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 seven years, on the following described tract:

The E/2 of the SE/4 of the SW/4 of Section 13, Township 21 North, Range 13 East, City of Tulsa, Tulsa County, Oklahoma.

10868

Action Requested:

Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Under the Provisions of Section 1680 - Special Exceptions) for permission to operate an automotive and allied activities facility in a CS District located at the southwest corner of 11th Street and Garnett Road.

Presentation:

Jim Little, 5909 South Richmond Avenue, advised that the proposed use of the subject tract was a Quick-Lube operation which includes such services as lubricating cars, changing the oil and filters. There will be no outside storage or work performed outside.

Protests: None.

10868 (continued)

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Under the Provisions of Section 1680 - Special Exceptions) to operate an automotive and allied activities facility in a CS District, subject to no outside storage or work performed outside, on the following described property:

Beginning at a point, said point being 220.25' West and 75' South of the NE corner of said Section 7; thence due East and parallel to the North line of said Section 7, a distance of 11.0' to a point; thence due North a distance of 10.0' to a point; thence due East and parallel with the North line of said Section 7, a distance of 109.45' to a point; thence along a curve to the right with a central angle of 18°-02'-12" and a radius of 167.60' a distance of 52.76' to a point on the West right-of-way line of South Garnett Road; thence South 0°-05'-45" East along said right-of-way line, a distance of 320.90' to a point; thence South 89°-54'-15" West, a distance of 22.0' to a point; thence North 21°-09'-43" West a distance of 370.74' to the point and place of beginning, City of Tulsa, Oklahoma.

10869

Action Requested:

Exception (Section 250.3 - Modification of the Screening Requirements) to remove the screening requirements on the east where existing physical features provide visual separation of uses at 228 West 17th Place.

Presentation:

Scott Brown, representing Moore, Manor Partnership, presented a plot plan (Exhibit "L-1") and pictures (Exhibit "L-2") of the house and advised that the house is now being utilized for law offices. There is an existing 3' - 4' retaining wall and shrubbery along the full length of the east property line. Across the east property line there are condominiums. Along the southern 50' of the eastern boundary there is a 6' screening fence above the retaining wall which was erected by the condominium addition. Mr. Brown noted that the house on the subject tract has been designated as an historical building. He felt that if a screening fence were required, it would greatly destroy the historic nature of the building. The applicant advised that he had consulted most of the homeowners in the area and they were not opposed to the application. He also recognized two area residents at the meeting who were in favor of the application.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve an Exception (Section 250.3 - Modification of the Screening Requirements) to remove the screening requirements on the east where existing physical features provide visual separation of uses, per plot plan submitted, on the following described property:

1.24.80:302(11)

10869 (continued)

Lots 10, 11 and 12, Block 1, Buena Vista Park Addition to the City of Tulsa, Oklahoma.

10870

Action Requested:

Exception (Section 250.3 (a) - Modification of the Screening Requirements) to remove the screening requirements where existing physical features provide visual separation of uses at 5314 South Yale Avenue.

Presentation:

Gary Spragins, 4111 South Darlington Avenue, architect representing Park Towers Limited, presented a plot plan (Exhibit "M-1") of the proposed 11-story high-rise office building on Yale Avenue. Mr. Spragins noted that part of the deed restrictions placed on the subject tract when it was rezoned, was that a park-like atmosphere be created around the building. Approximately \$140,000 has been expended in creek improvements to alleviate flooding of the 5400 Apartments. A grassy swale will be created and a drainage structure on the property will accept the water and it will flow through a tunnel and back into Little Joe Creek. A retention pond on the tract will be fully grassed in. A 2½'-high landscaped berm will completely encircle the subject tract. This berm will serve to enhance the property, help to relieve the flooding problem and will screen the sight of the wheels of the parked automobiles. The berm will be grass with pin oak trees to be planted at various intervals.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Thompson, Wait "aye") to approve an Exception (Section 250.3 (a) - Modification of the Screening Requirements) to remove the screening requirements where existing physical features provide visual separation of uses, per plot plan submitted, on the following described property:

Lot 1, Block 1, LaFortune Park Plaza Addition to the City of Tulsa, Oklahoma.

10874

Action Requested:

Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements from 25' to 23.6' on Lot 14, Block 1, and from 25' to 24.5' on Lot 1, Block 2, Diversified Industrial Park southeast of 45th Place and Mingo Road.

Presentation:

Adrian Smith presented a plot plan (Exhibit "N-1") of Lot 14, Block 1, and advised that the loan cannot close on this lot since the long-existing building is extending over a building line. The loan closed approximately one-year ago on Lot 1, Block 2; however, the existing structure on that property is also constructed over a building line.

10874 (continued)

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-1 (Lewis, Purser, Thompson, Wait "aye"; no "nays"; Smith "abstaining") 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 from 25' to 23.6' on Lot 14, Block 1, and from 25' to 24.5' on Lot 1, Block 2, Diversified Industrial Park, on the following described property:

Lot 14, Block 1, and Lot 1, Block 2, Diversified Industrial Park to the City of Tulsa, Oklahoma.

There being no further business, the Chair adjourned the meeting at 3:40 p.m.

Date Approved

Feb. 21, 1980


Chairman