

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 358
Thursday, March 18, 1982, 1:00 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Purser Smith, Acting Chairman Wait	Lewis Victor	Compton Gardner Martin	Jackere, Legal Department Miller, Protective Inspections

After declaring a quorum present, Acting Chairman Smith called the meeting to order at 2:05 p.m.

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, on Monday, March 15, 1982, at 11:30 a.m., as well as in the Reception Area of the TMAPC Offices.

MINUTES:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve the Minutes of February 4, 1982 (No. 355) and February 18, 1982 (No. 356).

MINOR VARIANCES AND EXCEPTIONS:

Case No. 11853

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Variance of the lot width in an RS-2 District to permit a lot-split located at 2111 East 25th Place.

Presentation:

The applicant was not present to address the Board.

Mr. Gardner advised that the application had been approved by the Planning Commission subject to Board approval.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the lot width in an RS-2 District to permit a lot-split (L-15218) on the following described property:

The Eastern portion of Lot 14 and the Western portion of Lot 15, Block 6, Wildwood Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at the Southeast corner of Lot 14; thence Westerly along the South line 30 feet to a point; thence Northerly on a straight line to a point on the North line of Said Lot 14, 31.25 feet Westerly from the Northeast corner of said Lot 14;

Case No. 11853 (continued)

thence Easterly along the North line 31.25 feet to the Northeast corner of Said Lot 14; thence Easterly along the North line of Lot 15, 35.75 feet to a point; thence Southerly 30 feet on a straight line toward a point on the South line of Said Lot 15; 37 feet East of the Southwest Corner of Said Lot 15; thence Easterly 5.5 feet on a straight line parallel to the North line of Said Lot 15 to a point; thence Southerly on a straight line to a point on the South line of Said Lot 15, 42.5 feet East of the Southwest Corner of said Lot 15; thence Westerly 42.5 feet along the South line of Said Lot 15 to the point of beginning.

Case No. 11855

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a minor variance to vary the rear setback from 20 feet to 16 feet located at 7723 South 68th East Avenue.

Presentation:

Calvin Cozart, 4641 South Braden, Suite 101, was present to address the Board and submitted a plot plan (Exhibit "A-1"). Mr. Cozart requested that he be granted the rear setback so that he could construct a house on the south portion of the property where a creek separates it from the rest of the property.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis Victor, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) to vary the rear setback from 20' to 16', as per plot plan submitted on the following described property:

Lot 14, Block 1, Sheridan Valley Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11863

Action Requested:

Minor Special Exception - Section 630 - Bulk and Area Requirements in the Office District - Request for a minor variance to allow 30% floor area ratio in an OL District located at 1856 East 15th Street.

Presentation:

James Crockett, P. O. Box 35086, was present to address the Board. The building, which is presently under construction, will accommodate several Certified Public Accountants. The firm will be adding another partner; therefore, more space is needed. The applicant is proposing to add approximately 1,100' to the building to accommodate the need without changing the exterior residential nature of the building. Mr. Crockett advised that the structure will be a story and a half high.

Protestants: None.

Case No. 11863 (continued)

Board Comments:

Mrs. Purser stated that only one-story is permitted in an OL District without the Board's permission. The applicant has not properly advertised for that request, therefore, will have to come before the Board again after it has been properly advertised.

Mr. Jackere advised the applicant that he must prove a hardship concerning the variance for the two-story building.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to continue this case to April 1, 1982, so that the application can be properly advertised by the Staff for the variance of height.

Case No. 11873

Action Requested:

Minor Variance - Section 430 - Bulk and Area Requirements in a Residential Districts - Request for a variance to permit a 52.5' and a 47.5' frontage in an RS-3 District where a 60' frontage is required to permit a lot-split located at 1838 East 17th Street.

Presentation:

James Wiggins, 1838 East 17th Street, was present to address the Board requesting that his 100' wide lot be split. They presently own 3 lots with 1 residence on the property and would like to place another house 27' back from the right-of-way.

Protestants: None.

Board Comments:

The Board inquired as to the size of the other lots in the neighborhood and Mr. Wiggins advised that the other lots in the surrounding area are approximately 40' or 42' wide.

Mrs. Miller advised the applicant that a building permit needs to be submitted for the files since he has the original one.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Minor Variance (Section 430 - Bulk and Area Requirements in a Residential District) to permit a 52.5' and 47.5' frontage in an RS-3 District where a 60' frontage is required to permit a lot-split (L-15407) that conforms with the existing neighborhood, per plot plan submitted, on the following described property:

The W/2 of Lot 9, ALL of Lot 10, the E/2 of Lot 11, Block 2, Weaver Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11879

Action Requested:

Minor Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the frontage requirements in an RS-3 District from the required 60' to 37.5' and 50' located northeast of 35th Place South and Norfolk Avenue.

Presentation:

Mr. Gardner advised that this item should be continued to April 15, 1982, so that the Planning Commission and the Technical Advisory Committee can review the case again.

Protestants: None.

Board Action:

On MOTION of WAIT and SECOND by PURSER, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor "absent") to continue this item to April 15, 1982.

UNFINISHED BUSINESS:

Case No. 11804

Action Requested:

Special Exception - Section 710 (740.1) - Principal Uses Permitted in Commercial Districts to allow multifamily use in a CS District; and, a

Variance - Section 730 - Bulk and Area Requirements - to allow a 380' building and adjacent parking structure and recreational buildings to service said multifamily structure and 1,000,000 sq. ft. of floor area in a CS District; and, a

Variance - Section 206 - Number of dwelling units on a lot to facilitate 295 residential units located at the SW corner of 81st Street and Lewis Avenue.

Presentation:

The applicant was present to address the Board, but one of the Board members had a conflict with this case. Because it takes three (3) affirmative votes to grant a request, the Board decided to continue this case.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to continue this item to the April 1, 1982 meeting.

Case No. 11821

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in the Commercial Districts - Request for a variance of the setback from Sheridan Road from 100' to 92' located at 822 South Sheridan Road.

Presentation:

Tom Thornbrugh, 1424 Terrace Drive, attorney representing John Tucker, was present to address the Board and submitted an amended lease agreement (Exhibit "B-1"). Mr. Thornbrugh advised that the amended parking lease agreement (additional 3,600 square feet of land area for parking) granted the applicant the right to have the option to renew the lease agreement for two, one-year periods. The applicant is willing to comply with any imposed conditions if approved by the Board.

Protestants:

Leon Sizemore, 801 South Sheridan, owner of Boulder Furniture, was present to address the Board concerning the parking problem. Mr. Sizemore advised that many of the patrons of Bogie's Nite Club are parking on his lot and surrounding lots in the shopping center. Patrons are presently parking on the unpaved additional parking lot and still do not have sufficient parking.

Board Comments:

Mr. Wait asked if the applicant would be willing to light the new parking lot and Mr. Tucker advised that he would.

Mrs. Purser advised that when Mr. Sizemore came before the Board previously that he was required to join the building to have permanent access to the parking lot and so that the building could not be sold separately. The additional parking lot which Mr. Tucker intends to use is located across the street from the Nite Club.

Board Action:

Mrs. Purser made a motion to deny the application. The motion died for a lack of a second. Mr. Smith advised that it takes three (3) affirmative votes for an item to be granted. A substitute motion was not made, therefore, the Chair declared the application denied on the following described property:

The West 165' of the East 160' of Tract 59 LESS the North 200' thereof, Glenhaven Addition to the City of Tulsa, Oklahoma.

Case No. 11826

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request to reduce the rear setback in an RS-2 District from 25' to 3' to continue use of detached buildings located at 1306 East 25th Street.

Presentation:

Pat Malloy, 2431 East 51st Street, was present to address the Board and submitted three (3) pictures (Exhibit "C-1") and a plat (Exhibit "C-2").

Mr. Malloy advised that the buildings are built into the wall which surrounds the residences and is actually a part of the swimming pool

Case No. 11826 (continued)

facility. The buildings are part of the brick wall and are necessary to the owner for storage. They cannot be seen by the neighbors because of the wall.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) to reduce the rear setback in an RS-2 District from 25' to 3' to continue use of detached buildings, on the following described property:

Lot 16, Travis Heights Second Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11841

Action Requested:

Variance - Section 410 - Principal Uses Permitted in Residential Districts - Request for a variance to permit office use in an RS-1 District located at 3334 East 41st Street.

Presentation:

The applicant was not present to address the Board.

Mr. Smith read a letter from the applicant's attorney requesting a continuance (Exhibit "D-1"). Mr. Smith stated that the case was continued at the last meeting for the same reason. The applicant was then advised that the case would be heard at this meeting.

Protestants: There were many protestants.

Comments:

Mr. Jackere advised that if the case was denied, it could not be denied on its merits because the applicant was not present to present his case.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to deny a Variance (Section 410 - Principal Uses Permitted in Residential Districts) to permit office use in an RS-1 District, on the following described property:

The West 100' of Lot 25 and the West 100' of Lot 26, Block 1, Villa Grove Heights #1, City of Tulsa, Tulsa County, Oklahoma.

Case No. 11842

Action Requested:

Special Exception - Section 620 - Special Accessory Uses Permitted in Office Districts - Request to locate a barber shop in an OM District located at 4910 East 73rd Street.

Case No. 11842 (continued)

Presentation:

Rick Styles, 4226 East 102nd Street, was present to address the Board requesting that he be permitted to establish a barber shop in an office building.

Protestants: None.

Board Comments:

Mr. Gardner advised that this request comes to the Board as a special exception. He also stated that the Board previously approved a hair styling facility just north in an office complex on the northeast side of the street.

Mr. Wait inquired about signs being used and Mr. Styles advised that there would only be a small sign on the door.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Special Exception (Section 620 - Special Accessory Uses Permitted in Office Districts) to locate a barber shop in an OM District, and that the only sign permitted is a small sign on the door as described by the applicant, on the following described property:

Lot 10, Block 2, Nob Hill Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11843

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture District - Request for community, cultural, and education use in an AG District located East of the SE corner of 101st Street and Yale Avenue.

Presentation:

Guy Rowe, 5333 East 97th Street, was present to address the Board and submitted two pictures showing the architecture of the existing buildings on the subject property (Exhibit "E-1"). Mr. Rowe proceeded to answer some of the Board's questions from the previous meeting. The school will be a private school and will allow people in the church and others in the community to attend. The church school is designed on a five-year plan of construction with all of the buildings consistent with the Williamsburgh style of architecture. A retention area has been developed which will hold an excess of 300,000 gallons of water, more than adequate to handle the proposed development.

Tom Wenrick, 2646 East 59th Street, was present to address the Board and submitted some figures concerning the land usage (Exhibit "E-2"). The church owns 10.05 acres with 1.6 acres being used for buildings, 2.35 acres to be used for parking, with the remaining 6.1 acres for open space.

Mr. Wenrick presented some information concerning average land acreage per student concerning two schools in Tulsa. He advised that the subject location is planned for no more than 800 students.

Case No. 11843 (continued)

Board Comments:

Mrs. Purser inquired about the playground facilities and Mr. Rowe advised that there will be playground areas in and around each proposed building.

Mr. Jackere asked if the proposed buildings would be on a sewer system or septic tank. Mr. Rowe stated that they will be on a septic tank system.

Mr. Smith asked if the plans have been through the Hydrology Department. Mr. Rowe advised that the City Engineer's Department requested that they have 200,000 gallons of water retention area, therefore, the area is adequately supplied as stated earlier.

Protestants:

Herbert Zaborsky, 9910 South Allegheny Avenue, was present to address the Board representing District #26 of the Greater Tulsa Council. He expressed a concern for the traffic congestion caused by the school. He felt that Canton Road, a residential road, might be used quite heavily which would cause danger to the children in the area. He also expressed a concern dealing with the sewer system and the location of the gymnasium. He also requested that the applicant consider the aesthetic value of the property.

John Hicks, 4240 East 107th Street, president of the Shady Oaks Homeowner's Association, was present to address the Board expressing their concern with the high intensity of land use on the subject property.

Ellen McGuire, 4305 East 101st Place, was present to address the Board on behalf of the homeowners of the Forrest Oaks Subdivision. Ms. McGuire submitted a letter of protest from one of the neighbors (Exhibit "E-3") and a petition of protest bearing the signatures of 47 names (Exhibit "E-4").

Paul Clark, 5221 East 98th Street, president of Sun Meadows Homeowner's Association, was present to address the Board and expressed a concern that Canton Road would be heavily used, therefore, creating a hazard to the people in that area.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Special Exception (Section 310 - Principal Uses Permitted in The Agriculture District) for community, cultural, and educational uses (church and private school) in an AG District, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburgh architecture style before occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing, as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburgh style; and subject to the applicant returning to the Board with detailed plans concerning the

Case No. 11843 (continued)

proposed gymnasium before a building permit is issued for that facility, on the following described property:

The NE/4 of the NW/4 of the NW/4 of Section 27, Township 18 North, Range 13 East, Tulsa County, Oklahoma.

Case No. 11844

Action Requested:

Exception - Section 630 - Bulk and Area Requirements in an Office District - Request to permit a floor area ratio of .4 in an OL District; and, a

Variance - Section 630 - Bulk and Area Requirements in the Office District - Request for a variance to permit computation of permitted floor area on both lots; and, a

Special Exception - Section 610 - Principal Uses Permitted in Office Districts - Request for a drive-in banking facility in an OL District, located at the NE corner of 67th Street and Lewis Avenue.

Presentation:

Roy Johnsen, 324 Main Mall, attorney representing First Oklahoma Savings and Loan Association, was present to address the Board and submitted a plot plan (Exhibit "F-1"), a copy of the journal entry of judgment (Exhibit "F-2") and a picture of the two-story apartments located close to the subject property (Exhibit "F-3").

The two lots are 300' x 300' with the W/2 being zoned OM which permits a floor area ratio of .5 and the E/2 being zoned OL which permits a floor area ratio of .25. The applicant is requesting that the OL portion of the property be permitted a floor area ratio of .4 which does not require a hardship finding because of the provisions in the Ordinance. The banking facility which would be a two-story structure will occupy approximately 10,000 sq. ft.

Protestants:

James Davidson, 3336 East 32nd Street, Suite 212, attorney representing property owners of the Muzingo Subdivision and more particularly Mr. & Mrs. Alma Adamson, submitted a copy of the dedication and protective covenants (Exhibit "F-4"), a picture of the sign (Exhibit "F-5"), and a letter written by himself to the Savings and Loan Association (Exhibit "F-6"). The protestants object to any nonresidential use in the subject area and any increase in traffic which might result.

Board Comments:

There was some confusion as to whether the whole application was properly advertised. It was later determined that proper notice had been made.

Mr. Smith inquired about the parking situation and Mr. Johnsen advised that there was adequate parking for the subject property.

Mr. Wait asked if the entire building would be a two-story structure and Mr. Johnsen answered in the affirmative.

Case No. 11844 (continued)

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve an Exception (Section 630 - Bulk and Area Requirements in an Office District) to permit a floor area ratio of .4 in an OL District; and a Variance (Section 630 - Bulk and Area Requirements in the Office District) to permit computation of permitted floor area on both lots; and a Special Exception (Section 610 - Principal Uses Permitted in Office Districts) to permit a drive-in banking facility in an OL District, with the following restrictions:

1. That no parking be allowed on the east property line.
2. That the building be setback 45' from the east property line.
3. That any lighting be directed away from the residences located to the east of the subject property.
4. That the applicant return to the Board with the revised plot plan showing the proper setbacks before a building permit is issued.
5. That all the signs be in accordance with the Zoning Code;

on the following described property:

Lots 1 and 2, Muzingo Hill Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Case No. 11811

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the setback from the abutting streets from 25' to 15' located at East 31st Street and South 140th East Avenue.

Presentation:

Robert Phillips, 8262 East 41st Street, was present to address the Board and submitted drawings of the lots in question (Exhibit "G-1") and a plat of the subject property (Exhibit "G-2"). There are 6 lots before the Board at this time which are to be built in Eastland Acres II. The lots would have a 25' setback in the front yard and are requesting a variance for a 15-foot setback in the side yard.

Protestants: None.

Staff Comments:

Mr. Gardner advised that only 4 of the 6 lots could be considered at this time because one of them was not advertised and the other was incorrectly advertised. Since the location map which the applicant had was different than what the Board members viewed, Mr. Gardner proceeded to describe which lots were involved.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor "absent")
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Case No. 11811 (continued)

to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the setback from the abutting streets from 25' to 15' on the following four properly advertised lots under discussion: Lot 20, Block 4, facing south on the 25' building line; Lot 6, Block 7, facing north on the 25' building line; Lot 24, Block 5, facing west on the 25' building line; and Lot 25, Block 5, facing east on the 25' building line, on the following described property:

Lot 20, Block 4, Lot 6 and Lot 7, Block 7, Lot 24 and Lot 25, Block 5, ALL contained in Eastland Acres II, an Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11852

Action Requested:

Special Exception - Section 1420 (f) - Nonconforming Use of Buildings or Buildings and Land in Combination - Special Exception - Request to enlarge a restaurant in an OM District located at 6225 South Lewis Ave.

Presentation:

Raymond Liu, 3010 South 137th East Avenue, was present to address the Board and submitted a plot plan (Exhibit "H-1"). Mr. Liu requested permission to add an additional 700 square feet to the existing Peking Garden Restaurant.

Protestants: None.

Board Comments:

Mrs. Purser inquired about the parking and Mr. Liu advised that the restaurant would have sufficient parking to accommodate the proposed addition.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Special Exception (Section 1420 (f) - Nonconforming Use of Buildings or Buildings and Land in Combination) to enlarge a restaurant in an OM District, per plot plan submitted, on the following described property:

Lot 2, Block 1, Capetown Extended Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11854

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to permit office use in an RM-2 District; and, a

Variance - Section 1211.3 - Use Condition - Request for a variance of the screening requirement when abutting an R District located at 1921 South Boston Avenue.

Presentation:

Estla Burkhardt, 6 West 22nd Street, was present to address the Board and submitted a landscape plan (Exhibit "I-1") and 18 pictures of the subject area (Exhibit "I-2"). Ms. Burkhardt advised that the application was heard previously, but an interested party had not received notice of the hearing; therefore, the Burkharts decided to have the case heard again. The applicant requested that the property not be fenced along the front of the lot. She advised that there were several offices in the area, a law office, a nursery school, and Mapco.

They are proposing an attractive landscape plan enclosing the circle drive-through in front.

Protestants or Interested Party:

Gerald Ronningen-Fenrich, 1919 South Boston Avenue, was present to address the Board and submitted pictures of his house (Exhibit "I-3") and a letter from Mary Caroline Cole, architect, 15 East 21st Street, supporting Mr. Ronningen-Fenrich's position concerning the case (Exhibit "I-4").

Mr. Ronningen-Fenrich stated that he did not oppose the request, but would like some restrictions imposed. He requested that there be no parking in the front yard and that there be no more concrete allowed on the property other than the existing driveway. He requested that cut-off lighting be installed and that a 6-foot privacy fence be erected along the back of the property. Mr. Ronningen-Fenrich also asked that the sign be limited to a 6 square-foot maximum and that the exterior of the building be kept in character with the existing neighborhood.

Board Comments:

Mrs. Purser inquired about the size of the sign and Mr. Gardner advised that a 4' x 4' sign would be adequate for the subject property.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to permit office use in an RM-2 District; and, a Variance (Section 1211.3 - Use Condition) of the screening requirement when abutting an R District, with the following restrictions:

1. That the lighting be directed inward.
2. That no privacy fence be required in the front yard.
3. That no parking be allowed in the front.
4. That the sign not exceed 4' x 4'.
5. That the architectural character of the house be maintained.
6. That a 6' privacy fence be erected next to the fourplex in the back yard only;

on the following described property:

Lot 28, Block 2, Boston Addition to the City of Tulsa, Tulsa County, Oklahoma.

The following Cases were continued by the Board:

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to continue the remainder of the Cases to the April 1, 1982 meeting, as follows: Case Numbers 11856, 11857, 11858, 11859, 11860, 11861, 11864, 11865, 11866, 11867, 11868, 11869, 11870, 11871, 11872, 11874, and 11875.

The applicant for Case No. 11860 requested that the Board hear his case today since he had flown in from Houston and had to leave Tulsa today. The Board decided to hear the case.

Case No. 11860

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the minimum side yard requirements from 5' to 3.6' located at 8309 South Sandusky Avenue.

Presentation:

Larry Raney, 8309 South Sandusky Avenue, was present to address the Board stating that the requirements of that subdivision require a 10' setback on one side and a 5' setback on the other side. He advised that his existing house has a 23.1' setback on one side and 3.6' on the other; therefore, he is asking for a variance from 5' to 3.6' on the side yard.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the minimum side yard requirement from 5' to 3.6' on the following described property:

Lot 14, Block 4, Brookwood Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11862

Action Requested:

Special Exception - Section 420 - Accessory Uses in Residential Districts - Request for a home occupation in an RS-1 District concerning a Dog Kennel. This property is located at 6541 East 24th Street.

Presentation:

Mr. Gardner advised that the applicant requested that his case be withdrawn.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by WAIT, the Board voted 3-0-0 (Purser, Smith, Wait, "aye"; no "nays"; no "abstentions"; Lewis, Victor, "absent") to withdraw Case No. 11862.

There being no further business, the Chair adjourned the meeting at 5:20 p.m.

Date Approved April 15, 1982


Chairman