

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 359
Thursday, April 1, 1982, 1:00 p.m.
Langenheimer Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Lewis, Chairman Smith (in at 1:15 p.m. Victor Wait	Purser	Compton Gardner Martin	Jackere, Legal Department Miller, Protec- tive Inspec- tions

After declaring a quorum present, Chairman Lewis called the meeting to order at 1:05 p.m.

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, on Wednesday, March 31, 1982, at 9:45 a.m., as well as in the Reception Area of the INCOG Offices.

MINUTES:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-0 (Lewis, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, Smith, "absent") to approve the Minutes of March 4, 1982 (No. 357).

WITHDRAWN CASES:

Mr. Gardner advised that Case No. 11860 was heard at the previous meeting and that Case No. 11862 was withdrawn at that meeting.

MINOR VARIANCES AND EXCEPTIONS:

Case No. 11895

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the frontage and area requirements to permit a lot-split. This property is located north of the northwest corner of 71st Street and Indianapolis Avenue.

Presentation:

The applicant was not present to address the Board.

Mr. Gardner submitted the plot plan (Exhibit "A-1") and advised that the tract has an existing duplex on it. The applicant is requesting the lot be split for convenience of selling each unit.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-0 (Lewis, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, Smith, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the frontage and area requirements to permit a lot-split (L-15400) on the following described property:

Case No. 11895 (continued)

Lot 4, Block 1, Vienna Woods West 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; and a Variance - Section 630 - Bulk and Area Requirements in the Office District to permit 1 1/2 story construction. This property is located at 1856 East 15th Street.

Presentation:

James Crockett, Box 35086, was present to address the Board and submitted drawings consisting of a site plan, floor plan and elevation plans (Exhibit "B-1"). Mr. Crockett advised that construction of a 6,000 square-foot office building is taking place on this OL zoned tract. The Zoning Code permits only 5,000 square feet of office building without a special exception. The building will be a story and a half and the additional footage will be in the second story. The applicant stated that there would be no exterior change of the building or the coverage, just the right to use the second floor for office purposes.

Protestants: None.

Board Comments:

Mr. Lewis proceeded to read a letter from Mr. Crockett describing the proposed building (Exhibit "B-2").

Mr. Gardner advised that most of the buildings on the north side of the surrounding area are two story buildings.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Minor Special Exception (Section 630 - Bulk and Area Requirements in the Office District) to allow 30% floor area ratio (6,000 sq. ft.) in an OL District; and a Variance (Section 630 - Bulk and Area Requirements in the Office District) to permit 1 1/2 stories, as per drawings submitted, on the following described property:

Lot 4, and the west 15 feet of Lot 3, Block 1, Terrace Park Addition to the City of Tulsa, Tulsa County, Oklahoma.

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-foot building and adjacent parking structure and recreational buildings to service said multifamily building and 1,000,000 square feet of floor area in a CS District; and a Variance - Section 206 - Number of dwelling units on a lot to facilitate 295 residential units. This property is located at the southwest corner of 81st Street and Lewis Avenue.

Presentation:

Tom Tannehill, 1918 East 51st Street, Suite 2 West, was present to address the Board and submitted a site plan (Exhibit "C-1"), a floor plan (Exhibit "C-2"), a photograph of the proposed site (Exhibit "C-3"), and a report from the Federal Aviation Administration allowing the building to be constructed on the subject tract (Exhibit "C-4"). The applicant also submitted a letter (Exhibit "C-5") stating that the hair salon, restaurant, private club, and physical fitness facility located in the building will only be allowed to residents of the structure and their guests.

Mr. Tannehill, representing 7600 Development Corporation, requested that they be permitted to build a 33-story condominium project containing 273 units on a 10-acre tract. It is similar to a project built in Florida with the exception that this one is 100' higher and contains fewer units.

Protestants: None.

Board Comments:

Mr. Gardner stated that a concern of the Staff would be that the use be for residential purposes only, since the applicant is utilizing all of the site for the number of dwelling units and there is no floor area available for principal commercial uses.

Mr. Lewis inquired about the parking spaces available and Mr. Tannehill stated that there would be 600 enclosed parking spaces.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-1 (Lewis, Victor, Wait, "aye"; no "nays"; Smith, "abstaining"; Purser, "absent") to approve a 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-foot tall building, and adjacent related parking structure and recreational buildings to service said multifamily project; and a Variance (Section 206 - Number of Dwelling Units on a Lot) to permit up to 295 residential units, subject to the drawings submitted, and that the use of the facility be for residents and their guests only, as stated in the letter from the applicant, and that the building never be converted to commercial floor area without Board approval, on the following described Property:

Lots 1 & 2, Block 2, Riverbend Addition to the City and County of Tulsa, Oklahoma, according to the recorded plat thereof.

4.1.82:359(3)

Case No. 11856

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Variance of the sideyard requirement from 10' to 2.7'. This property is located at 1316 North Main Street.

Presentation:

Billy Edwards, 1316 North Main Street, was present to address the Board and submitted a plot plan (Exhibit "D-1"). He is proposing to add a 16' x 30' room to his existing house. The addition will be 2 1/2 feet from the property line.

Protestants: None.

Board Comments:

Mr. Gardner advised that the Ordinance requires a multifamily structure to be no closer than 10' on one side and 5' on the other. He, therefore, is technically only asking for a variance from 5' to 2.7'.

Mr. Lewis asked if the addition would be any closer to the property line than the existing house and Mr. Edwards stated that it would be no closer, but would line up with the house.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in a Residential District) of the side yard requirement from 10' to 2.7', as per plot plan submitted, on the following described property:

Lot 19, Block 1, Kraatz Gerlach Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11857

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Variance of the setback requirements from Lewis Avenue from 85' to 60.5'. This property is located at 4430 South Lewis Ave.

Presentation:

Robert Parker, 2727 East 21st Street, Suite 207, was present to address the Board and submitted a plat (Exhibit "E-1"). Mr. Parker advised that the original owners of the subject property had been granted approval of a lot-split on the tract and at that time constructed the house which is presently in existence there. The house is setting in-to the building setback line; therefore, he is asking for the variance.

Protestants: None.

Board Comments:

Mr. Lewis inquired as to the hardship involved and Mr. Parker advised that if the request was not granted, they would be unable to get a new mortgage because of the encroachment.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 3-1-0 (Smith,

Case No. 11857 (continued)

Victor, Wait, "aye"; Lewis, "nay"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the setback requirements from Lewis Avenue from 85' to 60.5' for the reason that the structure has existed for a long time and that a precedent is not set, on the following described property:

The East 150 feet of Lot 8, Block 1, Bolewood Acres Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11858

Action Requested:

Special Exception - Section 430 - Bulk and Area Requirements in Residential Districts - Request to allow a home occupation in an RS-3 District. This property is located at 810 North Marion Avenue.

Presentation:

The applicant was not present to address the Board.

Protestants: There were several present in protest to the request.

Comments:

Mr. Jackere advised that if the Board denied the request the applicant could refile and new notices would be sent out to the surrounding property owners. He stated that if it was denied, it was because of the applicant's failure to present the case.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny a Special Exception (Section 430 - Bulk and Area Requirements in Residential Districts) to allow a home occupation in an RS-3 District, on the following described property:

Lot 10, Block 9, Tulsa Federal Heights Second Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11859

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to use property as a child placement agency. The property is located at 2741-2743 East 7th Street.

Presentation:

Jerry Zimmerman, attorney, 525 South Main Street, Suite 300, was present to address the Board representing the Christopher Youth Center. Mr. Zimmerman submitted seven (7) pictures of the homes (Exhibit "F-1") and two (2) letters requesting that the exception be approved (Exhibit "F-2"). Mr. Zimmerman requested that the property be used as a child placement agency where they have received a permit from the Department of Human Services for the operation of this use. This permit only allows a maximum of 12 children within 4200 square feet.

The maximum number of people who can be at the center at any one time is 15 which consists of 12 children and 3 supervisors. The children

Case No. 11859 (continued)

usually range from 9 to 14 years of age.

Protestants:

Eugene Colleoni, District #4 Chairman of the Greater Tulsa Council, was present to address the Board requesting that it be located at another location. The subject property is opposite an elementary school, a park and Tulsa University. He advised that the agency might set a precedent in the area.

Board Comments:

Mr. Jackere asked if the center was a private agency and Mr. Zimmerman answered in the affirmative.

Mr. Lewis asked if there would be any change to the existing structure and Mr. Zimmerman answered no. Mr. Lewis inquired as to the number of staff involved and the applicant stated that there would be at least one staff member present at the home 24 hours a day and at least 3 who are on call who do not live at the subject location.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to use the property as a child placement agency for a period of one year, to run with this owner only, on the following described property:

The South 75 feet of the South 150 feet, LESS the East 25 feet of Lot 6, Block 16, Highlands Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11861

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial District - Request for a variance of the setback requirements to Joplin Avenue from 50' to 25'. This property is located at 5819 East 15th Street.

Presentation:

Don Edwards, AIA, architect, 3336 East 32nd Street, was present to address the Board and submitted a plot plan (Exhibit "G-1"). He requested that the Jones Aluminum Corp., be permitted to fill in an existing court yard having a 25' setback from Joplin Avenue. The use will be primarily for private storage of company vehicles.

Protestants or Interested Parties:

Keith Curlin, representing Fenix & Scisson, Inc., 5805 East 15th St., was present to address the Board as an interested party, but had no objections to the request.

Board Comments:

Mr. Lewis asked if the existing building has a 25' setback presently. Mrs. Miller advised that the existing building is 25' from the center-line presently.

Case No. 11861 (continued)

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts) of the setback requirements from Joplin Avenue from 50' to 25', per plot plan submitted, on the following described property:

A part of the SW/4 of the NE/4, Section 10, Township 19 North, Range 13 East, Tulsa County, Oklahoma, beginning at a point 40 feet North and 527.6 feet East of the Southwest corner of the SW/4, NE/4, Section 10, Township 19 North, Range 13 East, Tulsa County, Oklahoma; thence Easterly parallel to the South line of said SW/4, a distance of 102.8 feet; thence Northerly parallel to the West line a distance of 150.0 feet; thence Westerly and parallel to the South line of the SW/4 a distance of 102.8 feet; thence Southerly and parallel to said West line of the SW/4 a distance of 150.0 feet to the point of beginning.

Case No. 11864

Action Requested:

Minor Variance - Section 740 - Bulk and Area Requirements in Residential Districts - Request for a variance of the frontage requirements to permit a lot-split; and a Variance - Section 730 - Bulk and Area Requirements in Residential Districts - Request for a variance of the setback from abutting streets. This property is located at the SW corner of 46th Street North and North Lewis Avenue.

Presentation:

Bill Richert, 7129 South Yale Avenue, was present to address the Board and submitted a plot plan (Exhibit "H-1") and a site plan (Exhibit "H-2"). Mr. Richert advised that the proposal is to place a convenience store 55' from the centerline of 46th Street North.

Protestants: None.

Board Comments:

Mr. Jackere inquired about the current use on the subject property and Mr. Richert advised that a second-hand store is located on the subject property, which will be completely destroyed. The existing store presently encroaches on the right-of-way approximately 20'. A convenience store is presently located across the street to the north, which will be moved to the subject location.

Mr. Gardner advised that the present location of the convenience store has a greater setback than the proposed location. He stated that the Staff would be concerned that the waiver would be almost half of what is required.

Mr. Lewis said that he did not feel that the applicant has a hardship.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Minor Variance (Section 730 - Bulk and Area

Case No. 11864 (continued)

Requirements in Residential Districts) of the frontage requirements to permit a lot-split, and to deny a Variance (Section 730 - Bulk and Area Requirements in Residential Districts) of the setback from abutting streets, on the following described property:

The North 45 feet of the following described property; beginning at a point 120 feet South of the Northeast corner of the N/2 of the N/2 of the NE/4 of the NE/4, Section 18, Township 20 North, Range 13 East; thence South 100 feet; thence West 195 feet; thence North 100 feet; thence East 195 feet to the point of beginning; and the other legal description being:

Beginning at the Northeast corner of the East 7 acres of the N/2 of the N/2 of the NE/4 of the NE/4, Section 18, Township 20 North, Range 13 East, the point of beginning being approximately the center of 46th Street North and Lewis Avenue; thence South 120 feet; thence West 195 feet; thence North 120 feet; thence East 195 feet to the point of beginning; all properties above described being in Tulsa County, Oklahoma.

Case No. 11865

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Request for a tire retreading business in a CH District; and a Variance - Section 1225.3 - Use Conditions - Request for a variance to remove the screening requirement. This property is located at the NW corner of 11th Street and South Memorial Drive.

Presentation:

Steve Miller, 819 South Denver Avenue, was present to address the Board and submitted a booklet consisting of a project summary, an aerial photograph, a plot plan, a plat of survey, and figures concerning the proposed sanitary sewer (Exhibit "I-1"). He also submitted an enlarged plot plan and pictures (Exhibit "I-2"). The applicant is proposing to establish a retail business and retreading business on East 11th Street. The northern boundary is approximately 15' above ground level. There are many commercial uses surrounding the property. McClure Park is located immediately north of the subject property.

Protestants:

Robert Critz, 1129 South 79th East Avenue, was present to address the Board representing himself and James Weinland, 6142 East 4th Street, who is the District 5 representative to the Greater Tulsa Council. Mr. Critz advised that the industrial operation would not be appropriate for the subject area.

Randy Nicholson, representing the City of Tulsa Park and Recreation Department, was present to address the Board and submitted a letter from that Department (Exhibit "I-3"). He requested that the request be denied because of the unauthorized egress and ingress to the park from the subject property, which presently exists, and will continue to exist unless a barrier is erected.

Board Comments:

Mr. Lewis asked if there would be any outside storage and Mr. Miller advised that there would be no outside storage with the exception of

Case No. 11865 (continued)

a loading berth which is similar to a loading dock.

Mr. Victor inquired about the noise involved in the operation and Mr. Miller advised that there would be no loud noise.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 2-1-1 (Victor, Wait, "aye"; Lewis, "nay"; Smith, "abstaining"; Purser, "absent") to deny a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts) for a tire retreading business in a CH District, and a Variance (Section 1225.3 - Use Conditions) to remove the screening requirement on the following described property:

A tract of land in the SE/4 of Section 2, Township 19 North, Range 13 East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to wit: COMMENCING at the Southeast corner of Section 2; thence North 0°-05'-28" East along the Easterly line of Said Section 2, a distance of 334.74 feet; thence due West a distance of 652.5 feet to the point of beginning; thence due West a distance of 1,070.5 feet; thence South 0°-05'-28" East a distance of 239.78 feet to a point on the Northerly right-of-way line of East 11th Street, as described in Book 2592, Page 249; thence due East along the Northerly right-of-way line of East 11th Street a distance of 748.15 feet; thence North 10 feet; thence East 30 feet; thence South 10 feet; thence East 22.23 feet to a point of curvature; thence along a curve to the right, having a radius of 5,794.58 feet a distance of 269.42 feet; thence North 0°-05'-38" West a distance of 246.04 feet to the point of beginning.

Discussion:

Mr. Wait requested that Mr. Nicholson address the Board again stating their concern.

Due to a lack of a substitute motion, the application was denied.

Case No. 11866

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial District - Request for a variance of the required setback from abutting AG property from 75' to 10' on the north and west boundaries. This property is located at 3250 North Sheridan Road.

Presentation:

Roy Johnsen, 324 Main Mall, attorney representing Richard Morgan, was present to address the Board and submitted a plot plan (Exhibit "Y-1"). Mr. Johnsen advised that the request was granted by the Board in 1975 and later the plans for expansion ceased. The previous approval has lapsed for reason of time; therefore, the applicant is seeking the same request. Mr. Johnsen stated that the agenda states that the request is of the setback from 75' to 10' and the plot plan specifies 75' to 20'. The applicant is willing to comply with either one.

Protestants: None.

Case No. 11866 (continued)

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 930 - Bulk and Area Requirements in the Industrial District) of the required setback from abutting AG property from 75' to 20' on the north and west boundaries, as per plot plan submitted, on the following described property:

The South 140' of the East 435.6' and the South 204.2' of the West 224.2' of the NE/4 of the SE/4 of the NE/4 of Section 22, Township 20 North, Range 13 East, City of Tulsa, Tulsa County, Oklahoma.

Case No. 11867

Action Requested:

Special Exception - Section 630 - Bulk and Area Requirements in the Office District - Request to increase the floor area ratio in an OL District from 25% to 40%. This property is located at 1815 East 15th Street.

Presentation:

Bruce Bolzle, 819 South Denver Avenue, was present to address the Board and submitted plans consisting of a project summary, a site plan, and elevation plans (Exhibit "J-1"). He owns an existing two-story house which contains 2,000 square feet and is requesting permission to construct 2,600 additional square feet to the rear portion of the house. There are similar structures to the east, south, and west. The proposed use is for office space.

Protestants: None.

Board Comments:

Mr. Lewis inquired as to the specific type of office use and Mr. Bolzle stated that it would be used for general office uses.

Mr. Gardner advised that the floor area ratio is over .25 for the subject property. There are several structures on the north which exceed that proposed floor area ratio.

The Board inquired as to the parking spaces which will be provided and Mr. Bolzle stated that they are required 12 spaces but are providing 15 spaces.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 630 - Bulk and Area Requirements in an Office District) to increase the floor area ratio in an OL District from 25% to 40%, per plans submitted, on the following described property:

Lot 14, Block 3, Terrace Drive, Resub. of Block 5, an Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11868

Action Requested:

Special Exception - Section 420.1 - Accessory Uses Permitted in Residential Districts - Request for a home occupation in a residence. Office for a Mobile Quick Tune business in an RS-3 District. This property is located on the northeast corner of Latimer Street and Braden Avenue.

Presentation:

Geoffrey Hale, 1111 North Braden Avenue, was present to address the Board and requested that he be permitted to operate a home occupation which is a mobile automotive repair and tune-up business. He advised that there would be no work done at the subject property, but would go to the customer's residence. He will have a business phone and office located at his residence.

Protestants:

Dorothy Livengood, 1056 North Braden Avenue, was present to address the Board and submitted a petition of protest bearing 48 signatures (Exhibit "K-1") and a letter of protest from Reuben and Patricia Wilkins, 1124 North Canton Avenue (Exhibit "K-2"). She was concerned that the customers would come to the applicant's home making a lot of noise by revving up the car engine.

Board Comments:

Mr. Smith asked if there would be any storage of parts at the subject property and Mr. Hale advised that all of his equipment was stored in his van which is used for advertising purposes.

Mr. Lewis asked if there would be any customers, deliveries, or repairs to take place at the subject property and the applicant answered no.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 420.1 - Accessory Uses Permitted in Residential Districts) for a home occupation in a residence (office for a mobile quick tune business in an RS-3 District), subject to the conditions as stated by the applicant, that no tune-ups be performed on the subject property, that no customers come to the property, and that all of the other home occupation regulations be adhered to, to run with this owner only, on the following described property:

Lot 10, Block 6, Yale Terrace Addition to the City of Tulsa,
Tulsa County, Oklahoma.

Case No. 11869

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request for permission to locate a mobile home in an RS-2 District; and a request for a waiver to allow permanent location on this mobile home. This property is located at 2135 South 130th E. Ave.

Presentation:

Samuel Schiller, 2135 South 130th East Avenue, was present to address the Board requesting that he be permitted to continue the location of his

Case No. 11869 (continued)

mobile home at the subject location permanently.

Protestants: None.

Board Comments:

There was discussion as to whether the application has been advertised properly for a permanent location of the mobile home. Mr. Gardner later advised that it was properly advertised to be approved on a permanent basis.

Mr. Lewis asked if there were other mobile homes in the area and Mr. Schiller answered no. Mr. Lewis inquired about the surrounding uses and Mr. Chiller advised that there was open space to the north, west and east, with development to the south.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to locate a mobile home in an RS-2 District for a period of three (3) years, on the following described property:

A certain tract of land lying in the N/2 of the NW/4 of Section 16, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows, to wit: Beginning 635.654' South and 684.769' East of the Northwest corner of Section 16; thence East 304.885'; thence North 305.304'; thence West 304.89'; thence South 305.327' to the point of beginning, according to the U. S. Government Survey thereof, City of Tulsa, Tulsa County, Oklahoma.

Case No. 11870

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to allow a mobile home in an RS-2 District located at 1206 South 121st East Avenue.

Presentation:

Dave Thomas, representing Joe Brown, 10536 E. 4th St., was present to address the Board requesting that a mobile home be permitted on the subject tract so that Mr. Brown can construct a home on the property. Mr. Brown would like the subject area to be rezoned to light multifamily.

Protestants:

Bernie Clark, 2810 E. 49th St., was present to address the Board requesting that the application be denied. Mr. Clark advised that there would not be access or clearance to any street if this property is developed to multifamily. The water supply and fire protection is not adequate to serve this tract. The roads are not adequate to carry the extra traffic for a multifamily housing development. Mr. Clark advised that there is a mobile home park located to the south of the subject property which has access to 120th East Avenue.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to allow a mobile home in an RS-2 District, on the following described property:

4.1.82:359(12)

Case No. 11870 (continued)

The East 115' of the West 310' of the South 140' of the North 160' being in the E/2 of the SE/4 of the NE/4 of the NW/4 of Section 8, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

Case No. 11871

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Request to construct a combination warehouse and retail outlet for carpet sales located at the SW corner of 41st Street and Mingo Valley Expressway.

Presentation:

Richard Cleverdon, 201 West 5th Street, attorney representing the owner of the property was present to address the Board and submitted a site plan (Exhibit "L-1") and pictures of the subject property (Exhibit "L-2"). The owner of the property is proposing to build a combined warehouse for storage of carpeting and a retail sales room. The building will be constructed so that it does not encroach into any part of the floodplain. The subject area is bounded by 104th East Avenue to the west, by a mobile home park to the south, by 41st Street to the north, and by the Mingo Valley Expressway to the east. He advised that the proposed use would not overload the traffic.

Interested Party:

Leonard Andrews, 4130 South 103rd East Avenue, manager of the mobile home park, was present to address the Board requesting pictures of the proposed building and asked that the applicant be required to erect a screening fence if the application was approved. He was not in opposition to the application.

Board Comments:

Mr. Lewis asked what portion of the building would be used for storage and what portion would be used for retail. Jack Rodden, the owner of the property, advised that all of it will be retail except for 4,000 square feet in the back, which will be used for racking the carpet.

Mr. Gardner advised that if the application is approved, a condition should be imposed prohibiting any outside storage.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts) to construct a combined warehouse and retail outlet for carpet sales, with no outside storage or no outside sales, subject to the erection of the required screening fence, on the following described property:

The East 300' of the North 528.53' of the NE/4 of the NW/4 of Section 30, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS the North 75' and the East 63.55' thereof.

Case No. 11872

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request for duplex use in an RS-3 District; and a Variance - Section 440.3 - Special Exception Uses Permitted in Residential Districts, Requirements - Request for a variance of the minimum lot area of 9,000 square feet to 8,640 square feet. This property is located at the NW corner of Easton Street and Irvington Avenue.

Presentation:

John Owen, 1249 East 29th Place, was present to address the Board and submitted a booklet consisting of a sketched site plan and pictures of the subject property (Exhibit "M-1"). Mr. Owen requested that he be permitted to place a duplex on the subject property which would be fitting with the style and size of the existing houses in the neighborhood. The duplex will also be landscaped.

Protestants: None.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) for duplex use in an RS-3 District; and a Variance (Section 440.3 - Special Exception Uses Permitted in Residential Districts, Requirements) of the minimum lot area of 9,000 square feet to 8,640 square feet, per exhibit submitted, on the following described property:

The East 80 feet of the South 108 feet of Lot 4, Block 8, Fairland Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11874

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in Industrial Districts - Request for a variance of the setback requirement from the centerline of 122nd East Avenue located at 12204 East Admiral Place.

Presentation:

Gene Boomersshine, 1844 North 106th East Avenue, representing Five Ash Marine, was present to address the Board and submitted a plot plan and elevation plans (Exhibit "N-1"). The applicant is requesting a variance of the setback requirement from 50' to 43' from the centerline of 122nd East Avenue. The proposed building is 30' x 50'.

Protestants: None.

Board Comments:

Mr. Lewis asked what the building would be used for and Mr. Bommershine advised that the new addition would be used mainly for storage purposes.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 930 - Bulk and Area Requirements in Industrial Districts) of the setback requirement from the centerline

Case No. 11874 (continued)

of 122nd East Avenue, per plot plan submitted, on the following described property:

Lots 3 and 4, Block 2, East Gate Industrial Park Third Addition Resub., an Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11875

Action Requested:

Variance - Section 710 - Principal Uses Permitted in Commercial Districts - Request for a variance to allow a mobile home park in a CS District; and a Variance - Section 730 - Bulk and Area Requirements in a Commercial District - Request for a variance of the setback from the west property line from 50' to 30' from 107th East Avenue. This property is located at the NE corner of 12th Street and 107th East Avenue.

Presentation:

Joe Brown, 1211 South 107th East Avenue, was present to address the Board requesting a continuation of an abutting mobile home park. Mr. Brown, representing K & B Enterprise, Inc., who owns the property in question, is requesting a variance of the west property line setback from 50' to 30' from the centerline of 107th East Avenue. He advised that when the subject property was purchased the mobile homes were allowed by right. The nearest mobile home is 20' from the curb line. All of the plans have been approved by the Building Inspector's Office and other City Departments.

Protestants:

Dwight Smith, 1414 Thompson Building, attorney, was present to address the Board representing the property owners to the north of the subject property. Mr. Smith advised that the addition would not be compatible with the surrounding area and would add traffic congestion. He advised that the request would be a detriment to the neighborhood.

Board Comments:

Mr. Gardner advised that mobile home parks exist surrounding the subject property. Mr. Gardner advised that the Zoning Code was amended in 1970, but prior to 1970 the applicant had the right to use his property as he had requested.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser "absent") to approve a Variance (Section 710 - Principal Uses Permitted in Commercial Districts) to allow a mobile home park in a CS District; and a Variance (Section 730 - Bulk and Area Requirements in a Commercial District) of the setback from the west property line from 50' to 30' from 107th East Avenue, with a solid screening fence to be erected on the north property line, on the following described property:

The South 335 feet of the W/2 of Lot 1, Mingo Valley Acreage, an Addition to the City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS:

Case No. 11846

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in the Commercial Districts - Request for a variance of the minimum setback requirement in a CS District to allow a business sign. This property is located at 416 South Lewis Avenue.

Presentation:

The applicant was not present to address the Board.

Protestants: None.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to the April 15, 1982 meeting.

Case No. 11876

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request permission to locate a mobile home in an RS-3 District; and a Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request permission to permit more than one dwelling on a lot. This property is located at 4116 North 96th East Avenue.

Presentation:

The applicant was not present.

Protestants: None.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to April 15, 1982.

Case No. 11877

Action Requested:

Variance - Section 620 - Accessory Uses Permitted in Office Districts - Request for a Variance to allow an antique store in an existing office structure. This property is located at 1701 South Peoria Avenue.

Presentation:

The applicant was not present to address the Board.

Protestants:

Paul Clark, 5221 East 98th Street, representing the Swan Lake Home-owners Association, was present to address the Board in protest requesting that the case be continued to the next meeting due to today's long agenda.

Board Action:

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

4.1.82:359(16)

Case No. 11878

Action Requested:

Variance - Section 410 - Principal Uses Permitted in Residential Districts - Request for a variance to allow erection of a 50' high, 40" diameter steel pole containing one double-faced 14' x 48' panel to be used for outdoor advertising in an RS-3 District. This property is located at the east side of Mingo Valley Expressway 630' North of East 11th Street.

Presentation:

Tom Tannehill, 1918 East 51st Street, Suite 2 W., attorney, representing Mr. and Mrs. Roger Eckhardt, was present to address the Board and submitted some pictures of the surrounding property (Exhibit "O-1") and a plat (Exhibit "O-2"). Mr. Tannehill advised that the property in question contains very large lots and was granted lot-split approval by the Board previously. Mr. Stokely is proposing to erect the sign in question and will lease the space and share the revenue with Mr. and Mrs. Eckhardt. The property in question is located in the middle of a floodplain and is adjacent to the Mingo Valley Expressway.

Protestants: None.

Board Comments:

Mr. Gardner advised that the variance if approved shall be granted on the basis that it is adjacent to a commercial District and is within the floodplain.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 410 - Principal Uses Permitted in Residential Districts) to allow erection of a 50' high, 40" diameter steel pole containing one double-faced 14' x 48' panel to be used for outdoor advertising in an RS-3 District, per location on the plot plan submitted, on the following described property:

The S/2 of Lot 16, Block 2, East 11th Park Subdivision, LESS and EXCEPT a tract described as beginning at a point 416.3 feet South of the Northwest corner of Lot 16; thence South 16°-32' East 226.3' to a point on the South line of Lot 16; thence West 56.6' to the Southwest corner of Lot 16; thence North 219.1; to the point of beginning, ALL in Tulsa County, Oklahoma.

Case No. 11880

Action Requested:

Variance - Section 420.2 - Accessory Use Conditions - Request for a variance to allow the location of a detached accessory building in a side yard. This property is located at 520 North 38th West Avenue.

Presentation:

Maxine Smith, 520 North 38th West Avenue, was present to address the Board requesting that she be permitted to erect a garage on her subject property, which is block 4. Her house is located on Lot 3 of the subject property.

Protestants: None.

Case No. 11880 (continued)

Board Comments:

Mr. Lewis inquired as to the size of the proposed garage and Ms. Smith advised that it is 24' x 38'.

Mr. Gardner suggested that the two (2) buildings be tied together so that when one is sold, the other one would have to also be sold at that time.

Mr. Lewis asked the applicant if it was her intention to keep the ownership of the two lots tied together and Ms. Smith answered in the affirmative.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 420.2 - Accessory Use Conditions) to allow the location of a detached accessory building in a side yard, subject to the execution of a Tie Contract, on the following described property.

Lots 3 & 4, Block 3, Coopers Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11881

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Request for an exception to allow a restaurant grease re-processing business in an IL District. This property is located north and west of North 31st Street and Erie Avenue.

Presentation:

The applicant was not present.

Protestants: None.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to the April 15, 1982 meeting.

Case No. 11882

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Request to allow a salvage yard in an IM District. This property is located north and east of 145th East Avenue and 46th Street North.

Presentation:

Robert Tips, attorney, 500 Mid-Continent Building, was present to address the Board representing Dale Jones, the applicant. Mr. Tips advised that the City Commission recommended to this Board that Mr. Jones be granted the exception for the salvage operation. The tract in question is abutted by the Port Road to the north and by Rogers County to the east. It is located just south of State Highway #266 and is an expansion of the salvage operation located in Rogers County.

Protestants: None.

Board Comments:

Mr. Smith asked if the subject property was fenced and Mr. Tips answered no.

Case No. 11882 (continued)

Mr. Gardner advised that the property in question is considerably lower than the highway; therefore, a 6' screening fence would not screen the property adequately. The property is heavily screened by trees to the west and south.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 910 - Principal Uses Permitted in Industrial Districts) to allow an auto salvage yard in an IM District, on the following described property:

The NE/4 of the NE/4 of the SE/4 of the SE/4, LESS the State Highway, Section 9, Township 20 North, Range 14 East, Tulsa County, Oklahoma.

Case No. 11883

Action Requested:

Special Exception - Section 420.1 - Accessory Uses in Residential Districts - Request for a home occupation, (T.V. repair). This property is located at 10911 East 36th Street.

Presentation:

Hyron Sik Sin, 10911 East 36th Street, was present to address the Board requesting permission to operate a T.V. repair business in his garage. He advised that he is presently conducting the business at his home.

Board Comments:

Mr. Smith asked if there would be any signs advertising the business and Mr. Sik Sin advised that there would not be.

Mr. Lewis asked if the customers would be coming to the residence and Mr. Sik Sin stated that he makes service calls and if he can not fix the T.V. at the customer's house, he brings it to his home to work on it.

Protestants:

Celestia Humphrey, 10920 East 36th Street, was present to address the Board in protest stating that the subject operation would devalue the surrounding area.

Meredith Holman, 10927 East 36th Street, was present to address the Board with a concern for the small children who would be affected by the increase in traffic.

Rose Marie McNamara, 10926 East 36th Street, was present to address the Board and stated that the garage doors have been taken down and it does not have a residential appearance.

Beverly Lemons, 10905 East 36th Street, was present to address the Board stating that he parks his vehicles in front of her house where she can not get to her mail box.

Case No. 11883 (continued)

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny a Special Exception (Section 420.1 - Accessory Uses in Residential Districts) for a home occupation (T.V. repair), on the following described property:

Lot 7, Block 2, Shannon Park Sixth Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11884

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to allow an electrical distribution substation. This property is located at the NE corner of 52nd Street and Delaware Place.

Presentation:

Sam Bratton, attorney, 100 Atlas Building, was present to address the Board representing the Public Service Company of Oklahoma and submitted a tentative substation layout (Exhibit "P-1") and a picture of the proposed substation (Exhibit "P-2"). The Public Service Company is proposing to place an electrical distribution substation on the subject property.

Protestants: None.

Board Comments:

Mr. Lewis inquired as to the screening which would be used. Mr. Bratton advised that a chain link fence would be used to enclose the substation. He advised that the property owners had no objections to the chain link fence. Discussion ensued as to the screening or shrubbery to be used for the subject property.

Mr. Smith was concerned that the applicant adhere to the proposed plans and to the Board's action.

Mr. Lewis asked if the Public Service Company would provide the screening if the neighbors later requested it and Mr. Bratton advised that they would.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to allow an electrical distribution substation, in accordance with the drawings submitted, on the following described property:

Tract 5, Block 1 and Tract 1, Block 2, Villa Grove Gardens Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11885

Action Requested:

Variance - Section 410 - Principal Uses Permitted in Residential Districts - Request for a variance to allow storage of material in an RS-3 District. This property is located at the NE corner of North Norfolk Avenue and Wilshire Drive.

Presentation:

Paul Hufnagle, representing Pallet Supply Company, 1111 East 32nd St. North, was present to address the Board and submitted an aerial photograph of the subject property (Exhibit "Q-1"). The Company manufactures and repairs shipping pallets and are requesting that they be granted approval to use the vacant lot for storage purposes. There are three (3) small homes in the surrounding area and the rest of the area is vacant lots.

Protestants:

Mrs. Joe Antle, Rt. 1, Box 119, Skiatook, Oklahoma, was present to address the Board and requested that the drainage problem in that area be corrected.

Board Comments:

Mr. Lewis asked if the subject tract would be screened from the residential portion of the area and Mr. Hufnagle stated that he was not intending to screen it.

Discussion ensued as to whether outside storage is permitted in this District.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny a Variance (Section 410 - Principal Uses Permitted in Residential Districts) to allow storage of materials in an RS-3 District, on the following described property:

Lot 5, Block 5, Wilshire Addition to the City of Tulsa, Tulsa County Oklahoma.

Case No. 11886

Action Requested:

Variance - Section 630 - Bulk and Area Requirements in the Office Districts - Request for a variance of the floor area ratio, a variance of the maximum building height and a variance of the setback from 49th Street. This property is located at 2202 East 49th Street.

Presentation:

R. James Unruh, 320 South Boston Building, Suite 525, attorney, representing Advertising, Inc., was present to address the Board and submitted four (4) pictures of the subject property (Exhibit "R-1") and three (3) drawings (plot plan) of the proposed addition (Exhibit "R-2"). Mr. Unruh also submitted a letter from Robert Nash, developer of Bolewood Place (Exhibit "R-3") and a letter from Ken Jones, an owner of the Brookwood Building (Exhibit "R-4") who had no objections to the proposed addition. The Brookwood Building is located directly east of the subject property and Bolewood Place is located across the street to the

Case No. 11886 (continued)

north. The proposed 2-story addition will be 10' in advance of the existing building. The building, however, is on a curve and the existing building (northeast corner) is already 32' from the centerline and the new building will be 43.6' from the centerline.

Protestants: None.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 630 - Bulk and Area Requirements in the Office District) of the floor area ratio, and a 2-story building height and a variance of the setback from 49th Street to 43' & 6", per plot plan submitted, on the following described property:

All that part of the SE/4, SE/4 of Section 30, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, described as follows to wit: Beginning at a point in the East line of Lot 2, Block 2, Jordan Addition to the City of Tulsa, Tulsa County, Oklahoma; a distance of 240.19' from the Southeast corner of said Lot 2, Block 2; thence North 0°-24.2025' West along the East line of said Lot 2, a distance of 231.96' to the Northeast corner of said Lot 2; thence Easterly along the Southerly right-of-way line of East 49th Street as follows: North 89°-59.2975' East a distance of 0.00'; thence Southeasterly on a curve to the right having a radius of 91.96', a distance of 48.5'; thence South 60°-00'-42" East a distance of 20.00'; thence Southeasterly on a curve to the left, having a radius of 131.96' a distance of 69.09'; thence North 89°-59.2975' East a distance of 70.72' to the Northwest corner of Block 1, Lewis Square Addition to the City of Tulsa, Tulsa County, Oklahoma; thence South 0°-24.2025' East along the West line of said Block 1, a distance of 192.00'; thence due West a distance of 200.00' to the point of beginning.

Case No. 11887

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the minimum yard setback in an RS-3 District. This property is located at 1701 North Oxford Avenue.

Presentation:

Raymond Foster, 1701 North Oxford Avenue, was present to address the Board and submitted a plat of survey (Exhibit "S-1"). Mr. Foster advised that he is making an addition onto the northeast corner of the structure.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the minimum yard setback in an RS-3 District as per plot plan submitted, and to line up with the existing structure, on the following described property:

4.1.82:359(22)

Case No. 11887 (continued)

Lot 5, Block 1, Scaggs Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11889

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to permit a mobile home in an RS-3 District located at 1600 South 151st East Avenue.

Presentation:

Mrs. Harold Langston, 1503 North Knoxville Avenue, was present to address the Board and submitted a drawing of the subject lot (Exhibit "T-1"). Mrs. Langston advised that there are not utilities and no City water on the subject property or surrounding properties. She is requesting permission to place a mobile home on the subject property for a short period to decide if they want to build a home there permanently.

Protestants:

Ross Beard, 14827 East 18th Street, was present to address the Board and submitted six (6) pictures of houses in the immediate area (Exhibit "T-2") and a protest letter from Jerry Burns, 15144 East 15th Place (Exhibit "T-3"). Mr. Beard advised that there were two others present who were opposed to the application. He advised that there are no other mobile homes in the area and that the proposed mobile home would devalue the homes in the area. He was also afraid that if the request was approved, that it would set a precedent. He stated that he has lived there for 16 years and has hauled water to his home during that time.

Board Comments:

Mr. Lewis asked if all the homes in the area haul water to their homes and Mr. Beard answered in the affirmative.

Applicant's Rubuttal:

Mrs. Langston advised that the mobile home would be 600' from any of the homes in the area.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to permit a mobile home in an RS-3 District, on the following described property:

The S/2 of the SE/4 of the NE/4 of the SW/4 of Section 10, Township 19 North, Range 14 East, excepting 30 feet along the entire West border of said Tract, which has been deeded as a Public County Road; all being in Tulsa County, Oklahoma.

Case No. 11890

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Request to operate a car wash in a CS District located at the NW corner of 61st Street and Yale Avenue.

Presentation:

Pete Price, representing J. J. Brunoldi, P. O. Box 2420, the applicant, was present to address the Board requesting permission to place a car wash facility at the subject location. Mr. Price submitted a plot plan (Exhibit "U-1").

Protestants: None.

Board Comments:

Mr. Lewis asked if the operation would have an attendant there and Mr. Price advised that the car wash is coin operated.

Mr. Lewis inquired as to the structure and Mr. Price advised that the car wash is totally enclosed.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-1 (Lewis, Victor, Wait, "aye"; no "nays"; Smith, "abstaining"; Purser, "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts) to operate a car wash in a CS District, as per plot plan submitted, on the following described property:

Lot 2, Block 1, Holiday Hills Center Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11891

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the rear yard setback of 20' to add onto an existing structure located at 1860 East 16th Place.

Presentation:

Linda Martin, attorney, 1000 Atlas Life Building, was present to address the Board representing Mr. and Mrs. Robert Mercer. She submitted a floor plan and elevation plan (Exhibit "V-1"), a plat of survey (Exhibit "V-2"), four (4) pictures of the home (Exhibit "V-3"), and a letter from Mr. and Mrs. Edward Slier, one of the neighbors, who is in favor of the proposal (Exhibit "V-4"). The Mercers are seeking a variance from 20' to 9' & 4" of the rear yard setback to build an addition to their existing home. The proposed addition will conform to the exterior of the existing house. She advised that they have had no objections from their neighbors.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the rear yard setback of 20' to add

Case No. 11891 (continued)

onto an existing structure, per drawings submitted, on the following described property:

Lot 19, Block 1, Bungalow Court Addition to the City of Tulsa,
Tulsa County, Oklahoma.

Case No. 11892

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Request for a variance of the setback from an abutting street (Maybelle Avenue) located at 908 West 4th Street.

Presentation:

Darrell Williams, 5416 South Yale Avenue, was present to address the Board representing JEM Engineering and Manufacturing Company and submitted a plot plan (Exhibit "W-1"). The applicant is adding to the existing structure and is requesting a variance from 50' to 43' from Maybelle Avenue. The proposed building is 99' x 95'.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts) of the setback from an abutting street (Maybelle Avenue) per plot plan submitted, on the following described property:

The East 140' of the North 448.4' of the E/2 of the NW/4 of
Section 26, Township 19 North, Range 12 East, Tulsa County, Okla.

Case No. 11893

Action Requested:

Variance - Section 240.2 (c) - Permitted Yard Obstructions - Request for a variance of the 20% or 750 square feet of the rear yard for accessory buildings located at 2816 South Cincinnati Avenue.

Presentation:

Kelly Carter, 2816 South Cincinnati Avenue, was present to address the Board and submitted a floor plan (Exhibit "X-1") and an elevation plan (Exhibit "X-2") and a plot plan (Exhibit "X-3"). Ms. Carter stated that she plans to have the existing garage torn down and build a new one on the existing property line. Ms. Carter advised that the surrounding neighbors are in favor of the proposal because it will increase the property value.

Protestants: None.

Board Comments:

Mr. Lewis inquired about the hardship involved and Ms. Carter stated that the hardship is based on the proximity of the City right-of-way to the west.

Case No. 11893 (continued)

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 240.2 (c) - Permitted Yard Obstructions) for a variance of the 20% of the required rear yard or 750 square feet for accessory buildings, per plot plan submitted, on the following described property:

Lot 17, Block 13, Sunset Terrace Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11894

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Request to allow used car sales and truck and auto rental in a CS District located at 10101 East 21st Street.

Presentation:

Gary Thompson, 10101 East 21st Street, was present to address the Board and advised that the property is presently being used for auto detailing and wants to use the property more efficiently. Mr. Thompson is proposing to allow used car sales and truck and auto rental on the subject property.

Protestants: None.

Board Comments:

Mr. Lewis asked how many cars would be on the subject property and Mr. Thompson stated that he would have no more than 15 on the subject property.

The Board members were concerned about the present appearance of the property with just the auto detailing business. The applicant stated that it was his intention to keep the property clean.

Mr. Lewis asked if there were other used car lots in the area and Mr. Gardner stated that there were apartments and single-family residences and vacant land surrounding the subject property.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny a Special Exception (Section 710 - Principal Uses Permitted in a Commercial District) to allow used car sales and truck and auto rental in a CS District, on the following described property:

The South 200 feet of the West 200 feet of Lot 1, Block 1, Magic Circle Addition to the City of Tulsa, Tulsa County, Okla.

Case No. 11896

Action Requested:

Special Exception - Section 630 - Bulk and Area Requirements in the Office District - Request to allow 40% lot coverage in an OL District; and a Variance - Section 630 - Bulk and Area Requirements in the Office

Case No. 11896

District - Request to permit computation of permitted floor area ratio on entire tract in common ownership, but divided by lot and zoning district lines in order to reallocate permitted floor area ratio; and a Variance - Section 1211.3 - Use Conditions - Request for a variance of off-street parking requirements located at the NE corner of 66th Street and Yale Avenue.

Presentation:

The applicant was not present to address the Board.

Mr. Lewis advised that the applicant had requested that the case be continued to the next meeting.

Protestants: None.

Board Action:

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

Case No. 11897

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Request permission to allow motel and eating place in an IL District located at the SE corner of Mingo Road and Broken Arrow Expressway.

Presentation:

Roy Johnsen, attorney, 324 Main Mall, was present to address the Board and submitted a plot plan (Exhibit "Z-1") and a floor plan and elevation plan (Exhibit "Z-2"). Mr. Johnsen advised that there were some representatives from Cousins Furnitureland present and had no objections to the request.

The property to the east, west, and south is zoned industrial and is abutted by the Broken Arrow Expressway to the north. No hardship is necessary, but approval by the Board is required. The nine-story motel is proposed for the subject property with a restaurant and club facility on the ground floor.

Protestants: None.

Board Comments:

Mr. Lewis inquired about the elevation and Mr. Johnsen stated that the architecture of the elevation will be compatible with the surrounding structures.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-1 (Lewis, Victor, Wait, "aye"; no "nays"; Smith, "abstaining"; Purser, "absent") to approve a Special Exception (Section 910 - Principal Uses Permitted in Industrial Districts) to allow motel and eating place in an IL District, in accordance with the drawings submitted, on the following described property:

Case No. 11897 (continued)

Lot 1, Block 1, Diversified Industrial Park, an Addition to the City of Tulsa, Tulsa County, Oklahoma, LESS the South 202 feet thereof.

Case No. 11898

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Residential Districts - Request to allow a transmitting tower in an OM District located at the SW corner of 71st Street and Yale Avenue.

Presentation:

Roy Johnsen, attorney, 324 Main Mall, was present to address the Board and submitted a site plan (Exhibit "AA-1") and a drawing (Exhibit "AA-2"). Mr. Johnsen, representing Swanson Broadcasting, Inc., advised that a five-story office building is being constructed with a portion of it being leased to the Broadcasting Company. They are proposing to locate their transmitting tower on top of the building.

The transmitting tower is 50' high and the building is approximately 63' high. Two dishes will be located on the tower; one will be used for receiving and the other for transmitting.

Mr. Johnsen advised that the Board approved a similar request for KRMG, which was north of 71st Street (Case No. 11365). If this new application is approved, they do not intend to build both; instead, they will terminate the old proposal.

Protestants: None.

Board Comments:

Mr. Lewis was concerned that the transmitting tower would interfere with surrounding television reception. Mr. Johnsen advised that they have never had any problems with the reception because the tower is above any frequency or any interference.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-1 (Lewis, Victor, Wait, "aye"; no "nays"; Smith, "abstaining"; Purser, "absent") to approve a Special Exception (Section 910 - Principal Uses Permitted in Residential Districts) to allow transmitting tower in an OM District, and that when this tower is constructed, Case No. 11365 will lapse, on the following described property:

Lot 1, Block 1, Executive Center Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11899

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Request to allow restricted outdoor recreational facility in a CS District. This property is located at the NW corner of 101st East Avenue and 21st Street.

Case No. 11899 (continued)

Presentation:

Larry Kester, 4960 South Memorial Drive, was present to address the Board and submitted a site plan (Exhibit "BB-1"), 5 pictures of the property (Exhibit "BB-2"), a handout consisting of 7 letters from various states who have a similar operation (Exhibit "BB-3"), and a booklet explaining the proposal (Exhibit "BB-4").

Mr. Kester stated that the subject property is surrounded by I-44, K-Mart, East 101st Street, 21st Street and by single-family residences. The applicant had two (2) intended uses for the property. The first one is permitted by right and the other is a request for a miniature golf course. It will be neatly landscaped and will be an asset for the property.

Protestants: None.

Board Comments:

Mr. Smith asked if the parking lot would be lighted and the applicant answered in the affirmative. He also advised that there would be 148 parking spaces which would be adequate.

Mr. Lewis inquired about the other use and Mr. Kester advised that it would be an indoor recreation center.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts) to allow a restricted outdoor recreational facility in a CS District, per plot plan submitted, and in accordance with the other plans, subject to the drainage plans and the Health Department approval on the following described property:

A part of Lot 1, Block 2 and all of Lot 2, Block 2 of Magic Circle South Addition to the City of Tulsa, Tulsa County, Oklahoma; said part of Lot 1, Block 2 being more particularly described as follows: Lot 1, Block 2, Magic Circle South Addition to the City of Tulsa, Tulsa County, Oklahoma, LESS and EXCEPT the West 447.79 feet thereof.

Case No. 11900

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the setback from 25' to 16' & 4" from 49th Street North located at 1624 East 49th Street North.

Presentation:

The applicant was not present.

Protestants: None.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to April 15, 1982.

Case No. 11901

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Request for a variance of the rear yard requirements in an RS-1 District located west of the NW corner of 74th Place and Florence Avenue.

Presentation:

Jim Davis, 7320 South Yale Avenue, was present to address the Board and submitted an exhibit consisting of a drawing, site plan and floor plan (Exhibit "CC-1"). The house will be consistent with the other houses in the area, but the subject lot is shaped irregularly.

Protestants: None.

Board Comments:

Mr. Smith asked if Mr. Davis talked to his neighbors to the north and Mr. Davis answered in the affirmative and added that they had no objections.

Mr. Lewis stated that the hardship consists of the shape of the lot which limits the location of the house on the subject lot.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 3-0-1 (Lewis, Smith, Victor, "aye"; no "nays"; Wait "abstaining"; Purser "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts) of the rear yard requirements in an RS-1 District, per plot plan submitted, on the following described property:

Lot 2, Block 2, Guier Woods IV Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11902

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to enlarge an existing day care facility located at 38 East 50th Street North.

Presentation:

Estalla Jackson, owner and operator of the children's day care center, was present to address the Board on behalf of the applicant. The applicant has already added a 24' x 15' room to the existing day care center. The room is joined to the existing structure on the back of the house. They have already added the room, but was issued the wrong permit; therefore they have to get a new one.

Protestants: None.

Board Comments:

Mr. Smith asked how many children are presently at the day care center and how many she proposes to have with the addition. Ms. Jackson stated that she presently has 19 children and will have a total of 25 with the new expansion.

Case No. 11902 (continued)

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to enlarge an existing day care facility, with a maximum number of 25 children per this day care facility, on the following described property:

Lot 2, Block 5, Valley View Acres Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11903

Action Requested:

Variance - Section 710 - Principal Uses Permitted in Commercial Districts - Request for a variance to permit the expansion of property for sales, warehousing, storage and transportation of chemical products in a CS District located at 4510 North Peoria Avenue.

Presentation:

Charles Norman, attorney, 909 Kennedy Building, was present to address the Board representing Chemcentral Company, 4500 North Peoria Avenue. Mr. Norman submitted a plot plan (Exhibit "DD-1"), and 16 pictures of the subject property (Exhibit "DD-2"). The subject property is zoned CS and the use was commenced in 1965 subsequent to approval by the Board on a previous case on this property. Since that time, the Ordinance has been amended and no longer permits this use on the property. The applicant is adding an enclosed warehouse and a new covered dock area as shown on the plot plan. The present floor area coverage is 6.4% and if the new request is approved, there will be a total of 17.6%.

Protestants: None.

Board Comments:

The Board inquired about the parking spaces required and Mrs. Miller advised that the applicant only has to comply with the parking spaces required for the proposed addition since the Code was amended after the previous request was granted.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 710 - Principal Uses Permitted in Commercial Districts) to permit the expansion of property for sales, warehousing, storage, and transportation of chemical products in a CS District, per plot plan submitted, on the following described property:

The South 313' of the North 733' of the NE/4 of the NE/4 lying East of the Easterly line of the Midland Valley Railroad, in Section 13, Township 20 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, Oklahoma, LESS and EXCEPT the East 50' thereof for highway purposes, and LESS and EXCEPT a tract of land described as follows: Beginning at the NE corner of the South 313 feet of the North 733 feet of the NE/4 of the NE/4 lying East of the Easterly line of the Midland Valley Railroad of Section

Case No. 11903 (continued)

13, Township 20 North, Range 12 East; thence South 25 feet to the place of beginning; thence West 200 feet; thence South 235 feet; thence East 200 feet; thence North 235 feet to the place of beginning.

Case No. 11904

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request to locate an office in an RM-2 District located at 1701 South Carson Avenue.

Presentation:

Mike Freeman, 1701 South Carson, was present to address the Board and submitted three (3) maps showing the zoning, the land use, and the intensity of the surrounding properties (Exhibit "EE-1"). There are two structures on the subject property presently; one is a two-story house and the other is a two-story garage. The area does comply with the Comprehensive Zoning Plan.

Protestants: None.

Board Comments:

Mr. Lewis inquired as to the proposed use and Mr. Freeman advised that the residence would be used as law offices. Mr. Lewis then asked if he would be agreeable to limit the approval to the existing structure and Mr. Freeman answered in the affirmative. Mr. Lewis stated that if another owner tore the building down or did anything different to the building that they would have to come before the Board.

Mr. Smith asked about the sign proposal and Mr. Freeman stated that they would be using a small professional looking sign which would be in character with the residences.

Discussion:

Mr. Freeman inquired if he would need to come before the Board again if he enclosed his existing porch and Mr. Gardner advised him that the notice would include such expansion and the Board could approve it.

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to locate an office in an RM-2 District, to be in compliance with the applicant's presentation, and that the sign be a small professional-type sign in character with the residences, subject to the office remaining a residence in appearance, and that the office use approval be confined to the existing structure only which includes enclosing the existing porch, on the following described property:

Lots 11 and 12, Block 11, Stonebarker Heights Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11906

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts; and Section 910 - Principal Uses Permitted in Industrial Districts. Request for airport purposes located at 7777 East Apache.

Presentation:

The applicant was not present.

Mr. Gardner submitted a letter from Carl Cannizzaro, the applicant, requesting a continuance of this item (Exhibit "FF-1").

Protestants:

There was an interested party living to the east who was concerned about the use of this property.

Board Action:

On MOTION of VICTOR and SECOND by SMITH, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to April 15, 1982.

Case No. 11908

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in the Agriculture District. Request for a variance of the frontage requirements in an AG District from 200' to 35' located at 7603 South Sheridan Road.

Presentation:

Phyllis Wade, attorney, 423 South Boulder Avenue, was present to address the Board representing Violet Rothrock. Ms. Wade submitted a drawing of the property (Exhibit "GG-1") and a map of the area (Exhibit "GG-2"). Ms. Wade advised that every building on this 12-acre tract is owned by Mrs. Rothrock, or her children at this time. Mrs. Rothrock is planning to deed the 2.6 acre subject tract to her daughter and son-in-law where they will build a home. She does not intend to do anything to her property which would detract from the property. Presently she is landlocked in her property to the back and is having to build a bridge across the creek so she can mow her lawn.

Violet Rothrock, 7603 South Sheridan Road, was present to address the Board requesting the variance of the frontage requirements.

Protestants:

Bill Dobson, 6740 East 76th Street, was present to address the Board and submitted a protest petition bearing the signatures of approximately 64 people. He was in protest to the method of subdividing this AG zoned strip of land. He also expressed a concern dealing with the access for the subject property and was concerned that the approval might set a precedent in the area.

Comments:

Mr. Gardner stated that the Staff's concern would be that no building be permitted on the 35-foot panhandle but that it be used for access only.

Mr. Gardner stated that all residences require a minimum of 30' for frontage on a dedicated street. The applicant is proposing a 35-foot
4.1.82:359(33)

Case No. 11908 (continued)

frontage, but because of the panhandle she cannot meet the average width of the lot.

Board Action:

On MOTION of SMITH and SECOND by WAIT, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in an Agriculture District) of the frontage requirements in an AG District from 200' to 35', that the 35' panhandle strip from Sheridan Road not be used for constructing buildings, but only access, on the following described property:

Beginning at the NW corner of the North 12 Acres of the NW/4 of the SW/4 of Section 11, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof; thence due South 35 feet; thence due East 568 feet to the point where the creek meanders to the Southeast, and thence following the North line of the meandering creek to a point 135 feet South of the North line of the North 12 acres of the NW/4, SW/4, and 698 feet East of the West line of the North 12 acres of the NW/4, SW/4; thence due East 65 feet; thence due South 65 feet; thence due East 367.755 feet' thence due North 200 feet; thence due West 1,130.755 feet to the point of beginning, containing 2.6 acres, more or less. An AG District.

Case No. 11910

Action Requested:

Variance - Section 240.2 (e) - Permitted Yard Obstructions - Request for a variance of the maximum allowable accessory building in a rear yard in an RS-3 District located at 4901 and 4849 South Mingo Road.

Presentation:

Gary Wingo, 4849 South Mingo Road, was present to address the Board and submitted a plot plan (Exhibit "HH-1"). Mr. Wingo, representing Helen's Nursery Dance Schools, advised that they are proposing to add a 380' addition to the south of the existing building. They are requesting that both locations be expanded. He is specifically requesting the expansion of 4849 South Mingo Road. A new structure is proposed for 4901 South Mingo Road, which will be the same size and will also be in the rear yard. A plot plan has not been drawn for 4901 South Mingo.

Protestants: None.

Board Comments:

Mr. Lewis stated that they are two similar structures with secondary buildings on the property which are being added on to and Mr. Wingo agreed.

Mr. Smith asked if the neighbors objected and Mr. Wingo stated that Frank Rowell owns this 40-acre tract and has no objections. Mr. Wingo stated that the only reason for the expansion is because they put in City sewer 30 days ago.

Mrs. Miller added that the applicant will have more than 750 square feet of accessory building in each yard.

Case No. 11910 (continued)

Board Action:

On MOTION of SMITH and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 240.2 (e) - Permitted Yard Obstructions) of the maximum allowable accessory building in a rear yard in an RS-3 District for both addresses if they are accessory buildings to the day nurseries, on the following described property:

Beginning at a point 733' North of the SW corner of the SW/4, Section 30, Township 19 North, Range 14 East; thence North 104'; thence East 208'; thence South 104'; thence West 208' to the point of beginning; and beginning at a point 358.3' South of the NW corner of the SW/4 of the SW/4, Section 30, Township 19 North, Range 14 East; thence East 208'; thence South 75'; thence West 208'; thence North 75' to the point of beginning, ALL being in Tulsa County, Oklahoma.

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

Date Approved _____

4/29/82

Chairman