

CITY BOARD OF ADJUSTMENT  
MINUTES of Meeting No. 367  
Thursday, July 22, 1982, 1:00 p.m.  
Langenheimer Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT

Chappelle  
Purser (in at 1:50 p.m.)  
Smith  
Victor  
Wait (out at 3:00 p.m.)

STAFF PRESENT

Gardner  
Jones  
Martin

OTHERS PRESENT

Linker, Legal  
Department  
Miller, Protective  
Inspections

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, Wednesday, July 21, 1982, at 10:00 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present Acting Chairman Smith called the meeting to order at 1:04 p.m.

MINUTES:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve the Minutes of June 10, 1982 (No. 364); and June 17, 1982 (No. 364-A).

WITHDRAWN CASES:

Mr. Smith advised the Board that Case No. 12061 and Case No. 12084 have been withdrawn. Later in the meeting Case No. 12077 was also withdrawn.

ELECTION OF OFFICERS:

On MOTION of VICTOR and SECOND by PURSER, the Board voted 4-0-1 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; Smith, "abstaining") to elect Adrian Smith to the Office of Chairman of the Board of Adjustment.

On MOTION of PURSER and SECOND by VICTOR, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions") to elect Robert Gardner to the Office of Secretary to the Board of Adjustment.

UNFINISHED BUSINESS:

Case No. 12044

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in the Commercial Districts - Request for a variance of the bulk and area requirements to permit a lot-split. This property is located at the NW corner of 11th Street and Mingo Valley Expressway.

Presentation:

Kenneth Miles, attorney, 201 West 5th Street, Suite 400, was present to address the Board representing Hines—Guaranty, Limited, and submitted a plat (Exhibit "A-1"). Mr. Miles advised that the application is to split the subject property north and south making two lots.

Case No. 12044 (continued)

Hines—Guaranty, Limited intends to split the one lot to the south from the two tracts to the north, tracts 2 and 3, which will require a waiver of the 50' frontage requirement down to 0' on tract 2. Tract 2 will be landlocked by tract 1 to the south and by tract 3 on the north. Tract 2 will have access to 11th Street by a mutual access easement. The land is all in the hands of one entity. The deed of tracts 2 and 3 will contain a mutual access easement from the owner of lot one.

Protestants: None.

Staff Comments:

Mr. Gardner advised that the lot-split was approved by the Planning Commission subject to this Board's approval.

Board Action:

On MOTION of CHAPPELE and SECOND by PURSER, the Board voted 3-0-1 (Chappelle, Purser, Smith, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 730 - Bulk and Area Requirements in the Commercial Districts) of the bulk and area requirements to permit a lot-split (L-15498) on the following described property:

All of Guaranty Center North Addition; (Lots 1, 2, & 3, Block 1), an Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof, containing 21.5540 acres, more or less.

Case No. 12059

Action Requested:

Variance - Section 1221.5 - Use Conditions - Request for a variance of the display area to permit a 240 square-foot wall sign in a CS District. This property is located at 10123 East Admiral Place.

Presentation:

Casper Jones, 1302 South Fulton, was present to address the Board representing Craig Neon, Inc. Mr. Jones submitted six (6) pictures of the proposed sign and other signs in the subject area (Exhibit "AA-1") and a map showing the location of the subject property (Exhibit "AA-2"). Mr. Jones advised that the application was continued so that the Board members could view the wall sign which exceeds the permitted sign area by 52 square feet.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 1221.5 - Use Conditions) of the display area to permit a 240 square-foot wall sign in a CS District, on the following described property:

Lot 1, Block 1, Crosstown Center, Tulsa County, Oklahoma.

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 in the Residential District, Requirements - Request for a variance of the Bulk and Area Requirement to permit a duplex; and a

Variance-Sec. 1340 (d)-Design Standards For Off-Street Parking Areas - Request for a variance of the requirements for parking areas to be surfaced with an all-weather material. The applicant wishes to utilize an existing gravel area. This property is located at 1228 South College Avenue.

Presentation:

James Lawson, 817 North Florence, was present to address the Board and submitted four (4) pictures of other duplexes in the surrounding area (Exhibit "B-1"), and the plot plan (Exhibit "B-2"), and a petition bearing 18 signatures of those who withdrew their protest (Exhibit "B-3"). Mr. Lawson advised that he is withdrawing the variance concerning the proposed gravel driveway and intends to have a permanent paved surface.

Mr. Lawson proceeded to explain the plot plan showing the proposed duplex. Each side has two front entrances and one rear exit meeting the Fire Code standards. The house sets on the far back portion of the property allowing for more green area in the front and will allow for two paved parking spaces per side.

Mr. Lawson advised that he had talked with several people in the neighborhood who desire to withdraw their names from the protest petition, which was previously submitted. Mr. Lawson advised the Board that the house in question will be served best by being permitted the duplex use.

Mike Ash, president of ASA Builders, was present to address the Board stating that the house in question should be converted into a duplex, or should be completely torn down and rebuilt. He felt that the duplex use would be the best use for the property.

Protestants:

Ann Murray, 1211 South College Avenue, was present to address the Board in protest to the application. Ms. Murray advised that the neighbors do not want the duplex or the parking lot on the subject property, but desire a single-family residence. Ms. Murray felt that the duplex would make the area too commercialized.

Linda Sponsler, 1224 South College Avenue, was present to address the Board stating that she and her husband recently bought the property next to the subject property. The driveway and parking lot would be 6' from all three (3) of their bedrooms. She advised that they purchased their home because it was a single-family neighborhood.

Margaret Havenstrite, 1232 South College Avenue, was present to address the Board stating that the proposed duplex use does not meet the Code in four areas including the lot area, land area, minimum frontage and livability area. She was concerned that the duplex would set a precedent for the area.

Board Comments:

Mr. Smith advised the Board that approximately 12 protest letters had 7.22.82:367(3)

Case No. 12033 (continued)

been submitted concerning the request (Exhibit "B-4").

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to deny 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 in the Residential District, Requirements) of the Bulk and Area Requirements to permit a duplex, on the following described property:

Lot 7, Block 4, Pilcher-Summit Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12034

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request to allow a mobile home in an RM-1 District. This property is located at 5121 West 7th Street.

Presentation:

Sandra Moody, 621½ Terrace Drive, was present requesting permission to place the mobile home on the subject property.

Protestants: None.

Board Comments:

Mr. Smith advised that the case was continued previously due to a conflict of interest of one of the Board members.

Mr. Smith asked if there were other mobile homes in the area and Mrs. Moody answered in the affirmative.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-1 (Smith, Victor, Wait, "aye"; no "nays"; Chappelle "abstaining"; Purser, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential District) to allow a mobile home for one year in an RM-1 District, with a one year removal bond required and subject to Tulsa City-County Health Department approval, on the following described property:

Lot 3 of the Resubdivision of Lot 13, Block 3, Smith's Subdivision in Section 5, Township 19 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

MINOR VARIANCES AND EXCEPTIONS:

Case No. 11965

Action Requested:

Variance - Section 280 - Structure Setback From Abutting Streets - Request for a variance of the required setback to allow the erection of a sign from 50' to 46' from the centerline of Harvard Avenue. This property is located at 5416 South Harvard Avenue.

Case No. 11965 (continued)

Presentation:

The applicant, Jimmy Williams, was not present.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to continue this item to the August 5, 1982 meeting.

Case No. 12060

Action Requested:

Minor Exception - Section 1221.5 (3) b. 1 - CS District Use Conditions- Request to increase the square feet allowed a sign from 100 square feet to 112 square feet. This property is located at 3115 South Harvard Avenue.

Presentation:

Ray Toraby, 4939 East Admiral Place, was present representing Craig Neon, Inc. Mr. Toraby advised that the old sign will be replaced by the new 8' x 11' sign. The previous sign was 8' x 12' and was a pole sign. The new pole sign will be located at the same location as the previous sign and will be more attractive.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Minor Exception (Section 1221.5 (3) b. 1 - CS District Use Conditions) to increase the square feet allowed a sign from 100 square feet to 112 square feet, on the following described property:

Lot 4, Albert Pike 2nd Addition to the City of Tulsa,  
Tulsa County, Oklahoma.

Case No. 12063

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance of the Bulk and Area Requirements to permit a lot-split. This property is located at 4 East 24th Street.

Presentation:

The applicant, Gary Madison, was out of town and unable to be present for the meeting.

Mr. Gardner advised that the applicant intends to separate the structure to make two separate single-family dwelling units. There is no common party-wall in this instance. The Planning Commission approved the application subject to this Board's approval.

Protestants:

Jack Short, 2300 Riverside Drive, was present asking questions of the Board concerning the application.

Case No. 12063 (continued)

Roger Goodhead, 12 East 25th Street, was present in protest to the application fearing that it would set a precedent in the area. He also stated that he does not feel that the duplex has a common roof line.

Harold Ward, 7 East 26th Street, was present, and advised that he owns the 75' vacant lot next to the subject property and is in opposition to the application. He suggested that the Board members view the site.

Remarks:

Russell Linker, Legal Department, suggested that the case be continued so that the applicant and protestants could be heard at the same hearing.

Discussion ensued concerning the use and whether the units are connected or if they were approved and were not connected, or had a common party-wall.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to the August 5, 1982 meeting.

Case No. 12071

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential Districts - Request for a variance of the frontage requirements in an IL District from 150' to 125' to permit a lot-split. This property is located at 16709 East Admiral Place.

Presentation:

B. F. Whorton, 16709 East Admiral Place, was present requesting the variance for the lot-split so that he can construct a 40' wide building on the property. It was suggested that he split the property and each half would be 25' short of the required footage.

Protestants: None.

Board Comments:

Mr. Smith advised that the application was approved by the Planning Commission July 21, 1982.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential Districts) of the frontage requirements in an IL District from 150' to 125' to permit a lot-split (L-15515), on the following described property:

The East 80' of the W/2 of Lot 3, Section 2, Township 19 North, Range 14 East of the Indian Base and Meridian according to the U. S. Government Survey thereof, and also, the West 220.2' of the E/2 of Government Lot 3, LESS and EXCEPT the East 17.5' and the North 108.5' and LESS the South 40' thereof for street.

Case No. 12081

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in the Agriculture District - Request for a variance of the Bulk and Area Requirements to permit a lot-split. This property is located at the 2600 Block of West 91st Street.

Presentation:

Mr. Gardner advised that the Planning Commission continued this item for one week; therefore, he suggested that the case be continued to the August 5, 1982 meeting.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to continue this item to the August 5, 1982 meeting.

Case No. 12083

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential Districts - Request for a variance of the setback requirements from 50' to 42.1' from the centerline of 21st Court in order to line up with an existing structure. This property is located at the SE corner of 21st Court and 103rd East Avenue.

Presentation:

Bruce Walthall, 2125 South 103rd East Avenue, was present requesting permission to construct a two-car garage on the subject property, which will align with the back of the existing house.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential Districts) of the setback requirements from 50' to 42.1' from the centerline of 21st Court in order to line up with an existing structure, on the following described property:

Lot 1, Block 3, Charyl Lynn Acres, Tulsa County, Oklahoma.

Case No. 12087

Action Requested:

Variance - Section 1221.5 (d) 1 - CS District Use Conditions - Request for a variance of the aggregate display surface area for a wall sign that exceeds three square feet per foot of the building wall to which the sign will be affixed. This property is located at 5103 South Lewis Avenue.

Presentation:

Casper Jones, 1302 South Fulton Avenue, was present representing Craig Neon, Inc., and submitted six pictures of the signs in question and others in the subject area (Exhibit "C-1"). He then amended the legal description which he submitted to the Staff.

7.22.82:367(7)

Case No. 12087 (continued)

A 300 square-foot sign is permitted for the subject property, but the applicant is requesting a 380 square-foot sign. Mr. Jones advised that the sign is presently in place because the sign inspector agreed to the erection of the sign, subject to the approval of this Board.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 1221.5 (d)5 - CS District Use Conditions) of the aggregate display area for a wall sign that exceeds three (3) square feet per foot of the building wall to which the sign will be affixed, on the following described property:

The N/2, NW/4, NW/4, NW/4, of Sec. 32, Township 19 North, Range 13 East, Tulsa County, Oklahoma.

Case No. 12088

Action Requested:

Variance - Section 1221.5 (d) 1 - CS District Use Conditions - Request for a variance of the aggregate display surface area for a wall sign that exceeds the three (3) square feet per foot of the building wall to which the sign will be affixed. The property is located at 5302 South Sheridan Road.

Presentation:

Ray Toraby, 4939 East Admiral Place, was present representing Craig Neon, Inc. Mr. Toraby submitted four (4) pictures of the proposed sign and others in the area (Exhibit "D-1"), a rendering of the proposed sign (Exhibit "D-2") and a site plan (Exhibit "D-3").

Mr. Toraby advised that the subject property is a new location for Taco Bueno. The allowable sign area is 200 square feet and the proposed sign is 225 square feet, including the frame of the sign.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Special Exception (Section 1221.5 (d)5 - CS District Use Conditions) of the aggregate display surface area for a wall sign that exceeds the three (3) square feet per foot of the building wall to which the sign will be affixed, on the following described property:

Block 1, Sheridan Plaza Center Addition, to the City of Tulsa, Tulsa County, Oklahoma.



NEW APPLICATIONS:

Case No. 11946

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Request to allow a car wash in a CS District; and a Variance - Section 730 - Bulk and Area Requirements in the Commercial District - Request for a variance of the setback from Apache Street from 100' to 50'; and a variance from Cincinnati Avenue from 100' to 77.6'. This property is located at 2606 North Cincinnati Avenue.

Presentation:

Robert Harlin, 5024 North Utica Place, was present and submitted a site plan (Exhibit "E-1"). Mr. Harlin stated that he intends to construct a car wash at the subject location.

Protestants: None.

Comments:

Dorothea Miller, Protective Inspections, advised that the original approval was for identically the same thing, but there was no 50' of dedication on Cincinnati or Apache. There was only 25' dedication from the centerline of Apache to the subject property line and 33' dedicated from the centerline of Cincinnati to his property line. There was an error in the plot plan that was submitted previously.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-1 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; Purser, "abstaining"; none "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts) to allow a car wash in a CS District, and a Variance (Section 730 - Bulk and Area Requirements in the Commercial Districts) of the setback from Apache Street from 100' to 50' and a variance from Cincinnati Avenue from 100' to 77.6', on the following described property:

Beginning at a point 25 feet North and 33 feet West of the SE corner of Section 23, Township 20 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof; thence North 70 feet; thence West 114.5 feet; thence South 70 feet; thence East 114.5 feet to the point of beginning.

Case No. 12062

Action Requested:

Special Exception - Section 610 - Principal Uses Permitted in the Office Districts - Request for a crematory in an OL District. This property is located at 3959 East 31st Street.

Presentation:

Attorney Jo Stanley, was present representing Stanley-Glenn Funeral Service, Inc., and advised that the applicant is requesting permission to install a crematory within their existing facility. Ms. Stanley submitted a packet containing information about the crematory (Exhibit "F-1") and a map showing the surrounding area (Exhibit "F-2"). Ms. Stanley advised that there are similar crematories in California and New York who have very strict air quality control standards and the proposed crematory

Case No. 12062 (continued)

meets all of these standards.

William Glenn, president of Stanley-Glenn Funeral Service, Inc., 3959 East 31st Street, was present to address the Board concerning the request for the crematory. Mr. Glenn advised that the crematory would be installed by the Company and the Health Department would be on location for the first fire-up of the crematory. The unit is equipped with an after burner which makes the operation smokeless and odorless.

The proposed unit will be placed in the back portion of the existing structure in the garage. The whole unit is self-contained inside the building. The nearest resident to the installation site would be approximately 270' away. There have been no objections from any of the neighbors.

Protestants: None.

Board Comments:

Mr. Smith advised the Board that a letter from the Health Department had been submitted (Exhibit "F-3").

Board Action:

On MOTION of VICTOR and SECOND by PURSER, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none "absent") to approve a Special Exception (Section 610 - Principal Uses Permitted in the Office Districts) for a crematory in an OL District, on the following described property:

Stanley Commercial Addition, being a resubdivision of Lots 3 and 4, of Block 3, Exposition Gardens Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12064

Action Requested:

Variance - Section 710 - Principal Uses Permitted in Commercial Districts- Request for a use variance to allow metal fabrication on a CH zoned tract. This property is located at 6728 East 11th Street and 6727 East 12th St.

Presentation:

James Ferris, 320 South Boston Avenue, Suite 920, was present representing Industrial Vehicles International, Inc., and submitted six (6) pictures of the subject property (Exhibit "G-1"). Most of the surrounding area is zoned IM with the exception of commercial zoning on 11th Street. The proposed expansion to the existing building will be used for the same type of work done in the present structure. The present structure is an attractive brick building.

Protestants: None.

Comments:

Dorothea Miller, Protective Inspections, advised that the request should be for an exception rather than for a variance.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none "absent") to approve an Exception (Section 710 - Principal

Case No. 12064 (continued)

Uses Permitted in Commercial Districts) to allow metal fabrication on a CH zoned tract, on the following described property:

Lots 3 and 4, Block 3, Sheridan Industrial Park Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 12065

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in the Commercial District - Request for an off-site construction facility in a CH District; and a Special Exception - Section 910 - Principal Uses Permitted in the Industrial District - Request for an off-site construction facility in an IL District. This property is located at 501 North Greenwood Avenue.

Presentation:

Jack Norman, P. O. Box 490, was present representing Flintco, Inc., requesting permission for an off-site construction site. The construction site is requested because Flintco does not have sufficient land on their construction site located at 4th Street and Boston Avenue. Mr. Norman advised that the use would only be for one year.

Protestants: None.

Board Comments:

Mr. Victor inquired about the fencing requirement and Mr. Norman advised that a 6' chain link fence encloses the subject property presently.

Mr. Victor inquired as to the days and hours of operation and Mr. Norman advised that the construction site would be in operation from 8:00 a.m. to 5:00 p.m., on Mondays through Fridays.

Interested Party:

Don Viby with Tulsa Urban Renewal Authority, was present and stated that they are the owners of the subject property. TURA is leasing the property in question to the applicant for a period of one year. The applicant will be required to live up to standards enforced by TURA concerning fencing and maintenance.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in the Commercial District) for an off-site construction facility in a CH District; and a Special Exception (Section 910 - Principal Uses Permitted in the Industrial District) for an off-site construction facility in an IL District, on the following described property:

Lots 1-12, Block 2, Northside Addition, and Lots 27-38, Block 1, Northside Addition, and that portion of a 20-foot alley abutting the same. AKA: The South 300' of Parcel 10-54-11. Lots 17-36 inclusive, Block 2, Hartford Addition to the City of Tulsa. AKA: The North 250' of the south 550' of Parcel 10-54-11.

Case No. 12066

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial District - Request for a variance of the setback requirements to 41st Street from 100' to 83.48'. This property is located at 1238 West 41st Street.

Presentation:

Carlos Disdier, 598 West 81st Street, was present and submitted a copy of the plot plan (Exhibit "H-1"). Mr. Disdier advised that he plans to add a 6,250 square foot warehouse to the subject property. The proposed building will be 50' x 125', therefore, the variance of the setback requirement on 41st Street is requested. He advised that thier plans were to widen 41st Street on the north side. Mr. Disdier also advised that the Board previously approved a variance permitting a 90' setback from the centerline of 41st Street on a tract west of the subject property. The applicant asked if the required 100' setback would be from the existing 41st Street or the future widening of the street. The subject property is located next to Cherry Creek which runs on the west side of the property.

Protestants: None.

Board Comments:

Mrs. Miller advised that the calculation should be done from the existing street.

The Board felt that a 90' setback could be granted but was uncertain about the 83.48' request. The Board inquired if the Building Inspector could measure from the centerline of the proposed 41st Street widening.

Mrs. Miller suggested that a representative from the City Engineer Department be contacted concerning the proposed widening. The Case was temporarily passed to inquire about this information.

Mr. Smith advised the Board that the City Engineer's Office had no knowledge of plans to offset the street. He advised that the U. S. Corps of Engineers built the bridge and the City of Tulsa did not.

Board Action:

On MOTION of PURSER and SECOND by VICTOR, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") that the Board request the City Engineering Department to submit in writing as to the centerline of 41st Street and an opinion concerning the street and bridge, and to continue this item to August 5, 1982.

Case No. 12067

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request to locate a mobile home in an RS-3 District; and a Variance - Section 440.6 (a) - Special Exception Uses in Residential Districts - Request for a variance of the one-year time limit to 5-years. This property is located north of the NE corner of Woodrow Place and Delaware Place.

Case No. 12067 (continued)

Presentation:

Rudy Nolan, 2277 North Evanston Avenue, was present requesting permission to locate his mobile home on the subject property. He advised that he would place his mobile home on the east side of the property.

Protestants: None.

Interested Party:

Ronnie Partney, 2261 East Evanston Avenue, was present and stated that Rudy and his wife have improved the subject property a great deal. He was present in support of the application.

Board Comments:

Mr. Smith advised the Board of a letter of support submitted by Charles and Elizabeth Marshall (Exhibit "I-1").

Mrs. Purser asked if there were other mobile homes in the area and Mr. Nolan answered in the affirmative.

Mr. Victor inquired as to the mobile home and Mr. Nolan advised that the mobile home would be tied down and skirted and would meet all other requirements.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) to locate a mobile home in an RS-3 District; and a Variance (Section 440.6 (a) - Special Exception Uses in Residential Districts) of the one-year time limit to two years, on the following described property:

The South 64' of Lot 3, Block 3, City View Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12068

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial District - Request for a variance of the setback requirement to Joplin Avenue from 55' to 30'. This property is located at the NE corner of Admiral Boulevard and Joplin Avenue.

Presentation:

The applicant, Bill Hefner, was unable to be present for the meeting.

John Mattox, 5740 East Admiral Place, the owner of the property, was present and submitted plans consisting of the plot plan and elevation plan (Exhibit "J-1"). The request is for a 25' addition to the south end of the existing warehouse, which will extend 15' on to the west.

Protestants: None.

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none "absent") to approve a Variance (Section 930 - Bulk and

Case No. 12068 (continued)

Area Requirements in the Industrial District) of the setback requirement to Joplin Avenue from 55' to 30', per plot plan submitted, on the following described property:

Lots 1 and 12, Block 3, Berryman Estates, Tulsa County, Oklahoma.

Case No. 12069

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Request permission to place duplex use in an RS-2 zoned District; and a Variance (Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance of the bulk and area requirements to permit a lot-split. This property is located at the NW corner of 33rd Place and Cincinnati Avenue.

Presentation:

George Hanks, 2723 West 68th Street, was present representing George Hanks Builder, Inc. Mr. Hanks requested permission for duplex use for two structures allowing four dwelling units.

Mr. Hanks advised that he previously went before the Planning Commission requesting townhouses in the subject area, but was denied. He stated that the protestants were in opposition to the use because of decrease in property values. Mr. Hanks advised that the duplexes would be an asset to the subject area. The protestants felt that on-street parking would be increased and traffic congestion would be created. The applicant advised that he would provide off-street parking for the duplexes. He felt that the duplex use would be the best use for the property.

Protestants:

Jim Gotwals, 1010 East 34th Street, was present and advised that the Planning Commission voted 6-0-0 to deny the proposed six-plex townhouses requested by Mr. Hands previously. Mr. Gotwals advised that a protest petition was submitted at that time signed by 130 neighbors. Mr. Gotwals stated that a hardship was not shown by the applicant. If the application were approved, it would set a precedent in the area.

Sam Baird, 211 East 33rd Place, was present, who was concerned about the parking.

Rosalie Kraves, 3330 South Cincinnati Avenue, was present in protest to the application stating that she wants the neighborhood as it presently exists.

Board Action:

On MOTION of PURSER and SECOND by VICTOR, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none "absent") to deny a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts) to place duplex use in an RS-3 zoned District; and a Variance (Section 430 - Bulk and Area Requirements in the Residential District) of the bulk and area requirements to permit a lot-split, on the following described property:

Lot 6, Burgess Acres Addition in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12070

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in the Commercial District - Request to locate a car wash in a CS District. This property is located at the NW corner of 51st Street and Sheridan Road.

Presentation:

John Kelly, was present on behalf of the applicant, John Brunoldi, P. O. Box 2420, and submitted a plot plan (Exhibit "K-1"). Mr. Kelly advised that the request is for a car wash which will be identical to the one located at 71st Street and Memorial Drive. The proposed car wash is 41' x 18' in size and will be located next to a service station.

Protestants: None.

Board Action:

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

A part of Lot One, Block One, Sheridan Plaza Center Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the duly recorded plat thereof, and being more particularly described as follows, to wit: Beginning at a point on the East line of Lot 1, Block 1, One Hundred Twenty-three feet North of the SE corner of Lot 1, Block 1; thence West 10'; thence North 34'; thence East 10'; thence South 34' along the East line of Lot 1, Block 1 to the point of beginning.

Case No. 12072

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance of the side yard requirement from 5' to 2.5'. This property is located at 3044 Iroquois Avenue.

Presentation:

Harvey Tate, 3044 North Iroquois Avenue, was present requesting the variance so that a 14' addition can be added to his existing house to the south. Mr. Tate presented a drawing showing the addition.

Protestants: None.

Board Comments:

Mr. Victor requested that the applicant submit a copy of the drawing to the Staff as soon as possible.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential District) of the side yard requirement from 5' to 2.5' on the following described property:

Lot 22, Block 9, Standard Heights Addition, in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12073

Action Requested:

Variance - Section 420.2 - Accessory Use Conditions - Request for a variance of the setback for a detached accessory building from 3' to 2'; and a Variance - Section 240.2 - Permitted Yard Obstructions - Request for a variance of the maximum accessory building area to no more than 850 square feet; and a Variance - Section 1450 - Structural Nonconformities - Request to enlarge a nonconforming use. This property is located at 2130 East 17th Place.

Presentation:

Kathleen Braswell, 2130 East 17th Place, was present to address the Board and submitted a plot plan (Exhibit "L-1") and an enlarged drawing showing the proposed storage area (Exhibit "L-2"). Ms. Braswell advised that the darkened area indicates the proposed storage area.

The proposed 6' x 21.6' storage building will line up with the existing structure. Ms. Braswell advised that the variance of the setback for a detached accessory building as it currently exists is 2' instead of 3'. With the addition of the storage area and 750 square feet maximum would be exceeded and the square-footage would total 833.46'.

Protestants: None.

Interested Party:

Mrs. John Greg, 2128 East 17th Place, was present in support of the application.

Board Comments:

Mr. Smith asked what the accessory building would be used for and Ms. Braswell advised that it would be used for the storage of bicycles, lawn mowers, trash cans, etc.

Board Action:

On MOTION of VICTOR and SECOND by PURSER, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 420.2 - Accessory Use Conditions) of the setback for a detached residential accessory building to 2'; and a Variance (Section 240.2 - Permitted Yard Obstructions) of the maximum accessory building area to no more than 850 square feet; and a Variance (Section 1450-Structural Nonconformities) to enlarge a nonconforming use, on the following described property:

The West 5' of Lot 2 and all of Lot 3, Block 2, Woodward Park Addition in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12074

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Request for permission to place duplex use in an RS-3 District; and a Variance - Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance to have access from a private street. This property is located at 4012 East 35th Street.



Presentation:

Thomas Keleher, 2626 East 21st Street, was present and submitted a sketch plat (Exhibit "M-1") and a picture of a house in the immediate area (Exhibit "M-2"). Mr. Keleher advised that the Planning Commission approved a Planned Unit Development on the subject property previously, and it was denied by the City Commission. The purpose of the request is to provide three (3) lots on the back with single-family dwelling units and a lot on the front large enough for a duplex. The duplex will face on 35th Street and one side would be addressing itself to the mutual access easement which will be a private street. The area of lots is more than sufficient footage as required by the Zoning Code.

Protestants:

Carol Nilson, 3520 South Pittsburg Avenue, was present and submitted a packet containing documents on the previous PUD denial by the City Commission (Exhibit "M-3"). Ms. Nilson felt that the duplex would be incompatible with the existing neighborhood. Because of the limited accessibility on the southeast portion of the lot there would be a hazard to life and property. She felt that emergency vehicles could not readily get in and out of the proposed narrow strip. Ms. Nilson also advised that District #6 recommended denial of the application.

Ben Shoemake, 3531 South Oswego, was present in protest stating that the land is landlocked and there is only one way in and one way out of the subject property. He also felt that approving the duplex request would change the character of the neighborhood. He also expressed a concern with the drainage.

Applicant's Rebuttal:

Mr. Keleher advised that the request was not a change in zoning. The application is for single-family detached units with the exception of the one duplex. He stated that detention is required on the site.

Board Comments:

Mrs. Purser was concerned that the Board view the plans for the proposed duplex and requested that the duplex be one-story as opposed to two stories.

Discussion ensued concerning the proposed mutual access as opposed to flag lots.

Mrs. Purser suggested that various City Departments look at the street pattern and Mr. Keleher advised that the plans have been submitted and reviewed by the Water and Sewer Department and by the Technical Advisory Committee.

Discussion ensued as to the platting of the lots as opposed to having the lots split. Mr. Keleher advised that the lots would go through the platting process.

Board Action:

On MOTION of CHAPPELLE and SECOND by VICTOR, the Board voted 3-0-1 (Chappelle, Purser, Victor, "aye"; no "nays"; Smith, "abstaining"; Wait "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts) for permission to place a duplex on the front lot in an RS-3 District, subject to the Board's approval

Case No. 12074 (continued)

of the final plans of the duplex, which will include a duplex with an opening on 35th Street and an opening on a private street and that the duplex only be one-story, and to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential District) to have access from a private street, per sketch plat submitted (to be subdivided), on the following described property:

The East 200' of Lot 33, LESS and EXCEPT: The North 114' of the West 70.5', and the South 104' of the North 114' of the East 30' of the West 100.5' thereof; and the North 150' of the East 200' of Lot 48, all in ALBERT PIKE SUBDIVISION, in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Case No. 12075

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial District - Request for a variance of the setback from the northern R District from 75' to 10'; and a Variance - Section 1225.3 - Use Conditions - Request for a variance of the screening requirement from the abutting R Districts. This property is located at 6767 East Virgin Street.

Presentation:

Clay Roberts, 515 South Main Mall, was present representing the applicant. Mr. Roberts submitted the plat (Exhibit "N-1") and a plot plan (Exhibit "N-2"). The property immediately to the north of the subject property is zoned RS-3 and the property to the south is zoned commercial. No residential houses are located in the surrounding area. The applicant is proposing to construct a light industrial building on the subject property. All storage will be self-contained inside the building. There will be no fumes, no loud noises, and no smoke. Mr. Roberts also requested that the screening requirement be waived.

Protestants: None.

Board Comments:

The Board inquired about the proposed parking area and advised the applicant that the parking lot requires hard surfacing.

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 930 - Bulk and Area Requirements in the Industrial District) of the setback from the northern R District from 75' to 10' and a Variance (Section 1225.3 - Use Conditions - of the screening requirement from the abutting R Districts, per plot plan, on the following described property:

A part of the SW/4 of the NW/4 of Section 26, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows, to wit: Commencing at the SW corner of said SW/4 of the NW/4 of Section 26, Township 20 North, Range 13 East; thence North 1°-18'-08" West along the West line of said Section 26 for a distance of 40'; thence North 88°-45'-25" East parallel to and 40 feet North of the South line of said SW/4 of the NW/4 for a distance of 333.54' to the point of beginning; thence continuing North 88°-45'-25" parallel

Case No. 12075 (continued)

to and 40' North of the South line of said SW/4 of the NW/4 for a distance of 429.32'; thence North 1°-18'-08" West for a distance of 125.13'; thence North 88°-08'-32" West for a distance of 429.97'; thence South 1°-18'-08" East for a distance of 148.39' to the point of beginning, containing 1.348 acres, more or less.

Case No. 12076

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in the Industrial Districts - Request for a Use Unit 14 (Shopping Goods and Services) in an IL zoned District; and a Variance - Section 1214.4 - Off-Street Parking and Loading Requirements - Request for a variance of the parking requirements. This property is located at 7601 East 46th Street.

Presentation:

David Sanders, 205 Denver Building, was present and submitted a site plan (Exhibit "0-1") and a letter from Virgil Box, vice president of Aaron Rents, Inc., stating that they have leased the subject property for an office furniture sales and rental store (Exhibit "0-2"). Mr. Sanders advised that 10 parking spaces would be available on the east side, 35 spaces on the south side, and 22 parking spaces available on the west side of the building. Mr. Sanders requested that the south 1/3rd of the building be used for retail sales and the north 2/3rds be used strictly for warehousing purposes.

Protestants: None.

Board Comments:

Discussion ensued concerning the proposed parking.

Applicant's Comments:

Mr. Sanders requested that any parking with reference to the warehousing facilities be waived and that any parking requirement with reference to the south 1/3rd of the building could be supplied from an adjoining lot (Lot 6).

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Special Exception (Section 910 - Principal Uses Permitted in the Industrial Districts) for a Use Unit 14 (Shopping Goods and Services) in an IL zoned District; and a Variance (Section 1214.4 - Off-Street Parking and Loading Requirements) of the parking requirements and that the warehousing parking requirement be waived, and that any overflow parking required be provided by the applicant on Lot #6, on the following described property:

Lots 6 and 7, Block 1, of Industrial Equipment Center 2nd Addition in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12078

Action Requested:

Variance - Section 240.2 (e) - Permitted Yard Obstructions - Request for a variance of the 750 square-foot maximum of detached accessory buildings to allow a 1,360 square-foot building; and a Variance - Section 420.2 (e)- Accessory Use Conditions - Request to allow an accessory building in the side yard. This property is located at 3215 East 73rd Place.

Presentation:

Tim Case, attorney representing the applicant, Anthony Billings, 3509 South Peoria Avenue, was present and submitted a site plan (Exhibit "P-1"). The variance to allow an accessory building in the side yard is requested because of the shape of the lot and limited space to locate the building. The proposed building is a three car garage to be used for his personal cars and storage.

Protestants: None.

Board Comments:

Mr. Smith asked if the garage would be used for a business and Mr. Case advised that it would not be used for commercial purposes.

Board Action:

On MOTION of VICTOR and SECOND by PURSER, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 240.2 (e) - Permitted Yard Obstructions) of the 750 square-foot maximum of detached accessory buildings to allow a 1,360 square-foot building; and a Variance (Section 420.2 (e) - Accessory Use Conditions) to allow an accessory building in the side yard, subject to the applicant filing an affidavit with the County Clerk certifying that the proposed garage structure will be used for storage of personal automobiles and not as a business, and that the affidavit be submitted to the Legal Department prior to construction for their approval and filing, and to provide a copy for the Board files, on the following described property:

Lot 10, Block 3, Guier Woods 2nd Addition in the City of Tulsa,  
Tulsa County, Oklahoma.

Case No. 12079

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential Districts - Request for a variance of the rear yard requirement from 20' to 10' & 2". This property is located at 3604 South Urbana Avenue.

Presentation:

Michael Carson, attorney, 2745 East Skelly Drive, Suite 103, was present representing the applicants, Mr. and Mrs. Ben Skuy. Mr. Carson submitted a site plan (Exhibit "Q-1"). The Skuys are proposing to convert their existing garage into living space and are proposing to add an attached garage to the west side of the existing house, which would encroach into the rear lot setback requirement by 9' & 10". The proposed structure will line up with the existing structure.

Protestants: None.

Case No. 12079 (continued)

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential Districts) of the rear yard requirement from 20' to 10' & 2", per plot plan submitted, on the following described property:

Lot 1, Block 3, Max Campbell Fourth Addition to the City of Tulsa, Oklahoma.

Case No. 12080

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Request for a variance of the setback from the centerline of 51st Street from 100' to 65'. This property is located at 4971 South Memorial Drive.

Presentation:

Orville Strout, 4971 South Memorial Drive, was present and submitted a plat of survey (Exhibit "R-1"). Mr. Strout, who is representing the owner of the subject property, advised that a self-service car wash is proposed on the tract. The car wash will have one wall that will be near the gas islands and they are proposing to move the gas islands and have three (3) bays for the car wash.

Protestants: None.

Board Comments:

Mr. Gardner advised that canopys and pump islands are considered structures and not buildings.

The Board did not feel that a hardship existed.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to deny a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts) of the setback from the centerline of 51st Street from 100' to 65' on the following described property:

Lot 7, Block 4, Resubdivision of Second Research and Development Center, in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Case No. 12082

Action Requested:

Variance - Section 610 - Principal Uses Permitted in the Office Districts - Request for the storage of fruniture (warehouse) for an abutting sales company. This property is located north of the NE corner of 11th Street and Wheeling Avenue.

Presentation:

Harry Roberts, 1907 East 11th Street, was present and advised that he owns the four lots on the corner of 11th Street and Wheeling Avenue.

Case No. 12082 (continued)

Three lots are zoned commercial and one lot is zoned for office (north lot). Mr. Roberts is proposing to place a warehouse on the north lot. There is industrial zoning abutting to the north.

Protestants: None.

Board Comments:

Mr. Smith asked what was located north of the subject property and Mr. Roberts stated that the surrounding area is zoned IM Medium Industrial and Commercial.

Mr. Victor asked if he intends to have any sales at the subject location and Mr. Roberts answered no.

Board Action:

On MOTION of PURSER and SECOND by VICTOR, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 610 - Principal Uses Permitted in the Office Districts) for storage of furniture (warehouse) for an abutting furniture sales company, on the following described property:

Lot 4, Block 2, Clover Ridge Addition in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12086

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance of the side yard requirement on the end units from 5' to 2 1/2'. This property is located at 90th Street and College Avenue.

Presentation:

Lynn Meyer, 5359 South Sheridan Road, was present representing his client and submitted a plat (Exhibit "T-1"). Mr. Meyer requested that the variance of the side yard requirement be granted to place the larger three-bedroom units on the ends of the project.

Protestants: None.

Board Comments:

Mr. Smith asked what was on the sides and Mr. Meyer stated that there is common open space on the sides of the units.

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 3-0-1 (Chappelle, Purser, Smith, "aye"; no "nays"; Victor, "abstaining"; Wait, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential District) of the side yard requirement on the end units from 5' to 2 1/2' on the following described property:

Lots 17, 28, 37, 42, 43, 48, 57 & 62, Block 1, Cedarcrest Park in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12089

Action Requested:

Variance - Section 1217.3 - Use Conditions - Request for a variance of the screening requirement when abutting an R District; and a Variance - Section 1217.4 - Off-Street Parking and Loading Requirements - Request for a variance of the parking requirements; and a Variance - Section 1340 (d) - Design Standards for Off-Street Parking Areas - Request for a variance of the required all-weather material for off-street parking areas; and a Variance - Section 730 - Bulk and Area Requirements in the Commercial Districts - Request for a variance of the frontage requirements from 50' to 20'. This property is located at 3839 North Columbia Avenue.

Presentation:

Louis Pearson, 3839 North Columbia Avenue, was present and submitted a plot plan (Exhibit "U-1"). Mr. Pearson advised the Board that he is withdrawing the 3rd variance of the required all-weather material because he intends to asphalt the parking area. Mr. Pearson is proposing to construct a building to house cars and tractors.

Protestants: None.

Board Comments:

Mrs. Miller advised that Mr. Pearson operates a lawn service company and he is requesting the application so that he can work on his equipment and the company's equipment at the subject location. Mrs. Miller advised that his own home would be the only one effected. The applicant does not meet the frontage requirements because of the way the property is zoned. She advised that the applicant is required to have two (2) paved parking spaces.

Mrs. Purser asked the applicant if he would object to limiting the use to his and his company's equipment and Mr. Pearson answered no.

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to approve a Variance (Section 1217 - Use Conditions) to waive the screening requirement so long as the ownership remains with this applicant; and a Variance (Section 1217.4 - Off-Street Parking and Loading Requirements) of the parking requirements, and that the applicant will asphalt two (2) parking spaces; and to approve a Variance (Section 730 - Bulk and Area Requirements in the Commercial Districts) of the frontage requirements from 50' to 20' on the following described property:

The N/2 of Lot 5, LESS the East 1-acre of Barrett and Evans Subdivision of the E/2 of the SW/4 of Section 17, Township 20 North, Range 13 East, in the City of Tulsa, Tulsa County, Okla.

OTHER BUSINESS:

Case No. 10314

Action Requested:

Consider approval of Amended Site Plan for Case No. 10314.

Presentation:

Bob Piland, architect for South Tulsa Baptist Church, 10310 South Sheridan Road, was present and submitted a substitute Site Plan

7.22.82:367(23)

Case No. 10314 (continued)

(Exhibit "V-1"). Mr. Piland advised that the Church was granted by the Board approximately two and a half years ago. The application was granted in accordance with the site plan submitted. The Church is anticipating the construction of an addition to the existing Church building and is requesting that the exception be extended to a revised site plan to include the addition. Mr. Piland advised that the floor area ratio is presently .054 and would be .101 with the addition. Mr. Piland advised that 60 parking spaces were required for the original building, but 142 spaces were provided; therefore, sufficient parking has been provided.

Protestants: None.

Board Comments:

Discussion ensued concerning a platting requirement. Mr. Piland asked if the construction could begin before the platting was completed.

Mr. Linker, Legal Department, advised that waiving the platting temporarily and permitting the construction creates a problem for the Building Inspector, since the easements...are unknown. He suggested that the platting be processed before construction takes place.

After reviewing her records, Dorothea Miller, Protective Inspections, advised that this application did not require platting.

Board Action:

On MOTION of PURSER and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Purser, Smith, Victor, "aye"; no "nays"; no "abstentions"; Wait, "absent") to accept the substitute site plan.

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

Date Approved

Sept. 2, 1982

\_\_\_\_\_  
Chairman