

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 398
Thursday, October 20, 1983, 1:00 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT

Chappelle (in at 1:03 p.m.)
Purser (in at 1:39 p.m.)
Smith, Chairman
Victor
Wait

STAFF PRESENT

Gardner
Kedzie
Wiles

OTHERS PRESENT

Hubbard, Protective
Inspections
Jackere, Legal Dept.

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, Tuesday, October 18, 1983, at 11:32 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Smith called the meeting to order at 1:00 p.m.

MINUTES:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 3-0-0 (Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Chappelle, Purser, "absent") to approve the Minutes of September 22, 1983 (No. 396).

UNFINISHED BUSINESS:

Case No. 12710

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in Commercial Districts - Use Unit 1204 - Request for a variance of frontage of 150 feet to 0 feet to permit a lot split under the provisions of Section 1670, located at the West side of South Union Avenue, North of 81st Street.

Presentation:

Noel Ward, Route 3, Box 336-B, Sapulpa, was present representing Creek County Rural Water District #2. He informed they had to buy this property for a ground storage tank and a booster pump station for water. They would like to sell the portion of the lot which they will not be using. They have a 20-foot perpetual easement along the south side of the property.

Protestants: None.

Comments:

Mr. Gardner informed the lot split was approved by the Planning Commission in August subject to the approval of this Board.

Board Action:

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 a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - under the provisions of Use Unit 1204) of frontage from 150 feet to 0 feet to permit a lot

Case No. 12710 (continued)

split (L-15871) under the provisions of Section 1670, on the following described property:

The West 100' of the South 100' of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (NE/4, SE/4, SE/4, SE/4) of Section 10, Township 18 North, Range 12 East, in the City and County of Tulsa, Oklahoma.

Case No. 12733

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - (Community Services, Cultural and Recreation) - Use Unit 1205 - Request for an exception to permit church use under the provisions of Section 1680, located at the SE corner of 15th St. and Lynn Lane.

Presentation:

Ken Brunson, 7856 East Independence Avenue, is the minister for the Church of God-Seventh Day. He submitted a plot plan (Exhibit "A-1") and informed the present location of the church building is not adequate because the location is very inconvenient for some of the members to get to. They would like to build a new building on the subject tract which is 4.2 acres in size. They propose to place the building on the west end of the property facing onto Lynn Lane. There will be entrances on Lynn Lane and on 15th Street. The Health Department has approved the percolation test, and the proposed septic system is more than adequate. They average between 40 and 60 people at their meetings which are held on Wednesday and Friday evenings and Saturday mornings. They are not planning to have a school at this location, other than Bible School. There will not be a residence put on any part of the property. This is subject to a subdivision plat. He informed the 6 parking spaces in the front of the building can be easily moved somewhere else on the property if needed.

Protestants: None.

Comments:

Mr. Gardner informed there are 6 parking spaces in the front of the building which may be within the required front yard and therefore not permitted.

Ms. Purser informed the permission, if granted, would be for Church use only.

There was discussion about the 6 handicap parking spaces in the front.

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 Special Exception (Section 410 - Principal Uses Permitted in Residential Districts - (Community Services, Cultural and Recreation) - under the provisions of Use Unit 1205) to permit Church use under the provisions of Section 1680, per modified plot plan deleting the six front parking spaces, on the following described property:

10.20.83:398(2)

Case No. 12733 (continued)

The North 301.50' of the N/2 of the NW/4 of the NW/4 of the SW/4 of Section 12, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma, LESS 25' along 15th Street and 33' along Lynn Lane for roadway purposes.

Case No. 12750

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Use Units 1217 and 1227 - Request for a variance of the frontage requirement on an arterial street from 200' to 165.5' in an IM zoned district under the provisions of Section 1670; and a Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 27 - Request for an exception to permit a salvage yard in an IM zoned district under the provisions of Section 1680, located at 13603 East Apache Street.

Presentation:

The applicant, Wayne Keith, was represented by Curtis L. Culver, 5136 East 21st Street. He informed it is his understanding that according to TMAPC records, one of the other salvage yards in the area is there by permission of this Board by Special Exception. He informed there is a residence next to the subject property, but it would be several miles to the nearest residential area.

Protestant:

Paul Swain, 900 World Building, represented three of the adjoining property owners--Clint Murchinson, Ott Andrews, and A. L. Brock. He informed that, according to the TMAPC records, there has not been any Board action on either one of the other salvage yards that are now in the area. He submitted a copy of the Plat of Annexation from when this property was annexed to the City of Tulsa (Exhibit "B-1"). It is dated March 30, 1966. He also presented an aerial photograph that was taken on January 4, 1967; no salvage yards are shown in the area at that time. This indicates the existing salvage yards are there illegally--they have not been approved by the Board and they are not nonconforming uses. Mr. Swain submitted 4 photographs (Exhibit "B-2") and described them. One of Mr. Swain's clients has been living in his present residence for over 25 years. Mr. Swain informed there is a residential area about a quarter of a mile from the subject property.

Comments:

Ms. Hubbard informed Protective Inspections has not yet completed its investigation into whether or not the other salvage yards in the area have permission to operate.

Mr. Gardner suggested this case be continued for two more weeks to do further checking on what the Board has granted in the area.

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 Case No. 12750 to the November 3, 1983, meeting.

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in the Commercial Districts - Use Unit 1217 - Request for an exception to permit automotive and Allied Activities (sales, service, and installation of products for 4-wheel drive vehicles) in a CS zoned district under the provisions of Section 1680; and a Variance - Section 730 - Bulk and Area Requirements in Commercial Districts - Request for a variance of the frontage requirement from 150 to 50 feet in a CS zoned district under the provisions of Section 1670, located at the NE corner of Admiral Place and South 177th East Avenue.

Presentation:

The applicant, Steve Sharples, was represented by Mike Taylor of Sisemore-Sack-Sisemore, 5359 South Sheridan Road. Mr. Taylor informed Guaranty National Bank owns the subject property and the proposed purchaser of the property, Mr. Hall, would like this special exception and variance granted. He informed the City Commission has approved the CS zoning. They feel they are in harmony with the surrounding neighborhood as far as the use goes. The variance is requested because of the extraordinary shallowness for the access to the subject property. He submitted a preliminary plat (Exhibit "C-1") which has been approved by the Planning Commission. The work will be done inside the buildings and there will be no outside storage of any kind. He informed the special exception is being requested because of the service bays which will be located in the rear of the specialty auto parts store. The work that will be done will be for four-wheel drive vehicles. The proposed parts store will be located on Lot 1 and the 50-foot frontage will be for access to the proposed Lot 2. He informed they are subject to Health Department approval for the remaining two lots. They have had a percolation test for the entire tract, but they are waiting to do two additional percolation tests. They are still subject to the Planning Commission for approval of a final plat with all the conditions such as the Health Department. He submitted a site plan (Exhibit "C-2") and a plot plan (Exhibit "C-3").

Protestants: None.

Comments:

Mr. Gardner informed the Board that the applicant had originally asked for CH zoning, but the Planning Commission recommendation was for CS zoning. CS zoning was approved by the City Commission. He informed that the neighborhood residents had been concerned about such things as outside storage, salvage operations, etc.

There was discussion as to what the screening requirements would be. The applicant described the abutting property, and Mr. Gardner informed the only possible requirement would be the expressway--it may be zoned residential. Mr. Gardner informed there is a good possibility that he would not be required any screening because of the abutting zoning; however, this Board can impose any reasonable requirement.

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 710 -

Case No. 12785 (continued)

Principal Uses Permitted in the Commercial Districts - under the provisions of Use Unit 1217) to permit automotive and Allied Activities (sales, service, and installation of products for 4-wheel drive vehicles) in a CS zoned district under the provisions of Section 1680, and a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts) of the frontage requirement from 150 to 50 feet in a CS zoned district under the provisions of Section 1670, with the conditions that all work at the proposed building on Lot 1 be done inside the building, that there be no exterior storage of parts or inoperative vehicles, per plot plan submitted, Health Department approval, and completion of the Plat, on the following described property:

The W/2 of the W/2 of Lot 4 and the W/2 of the E/2 of the W/2 of Lot 4, of Section 1, Township 19 North, Range 14 East, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof.

Case No. 12816

Action Requested:

Variance - Section 240.2 (e) - Permitted Yard Obstructions - Use Unit 1206 - Request for a variance of the maximum floor area ratio permitted for a detached accessory building in a rear yard from 750 sq. ft. to 1,760 sq. ft. to permit constructing a detached garage in an RM-1 zoned district under the provisions of Section 1670; and a Variance - Section 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - Request for a variance of the setback requirement from the centerline of 5th Street from 50 feet to 28 feet in an RM-1 District to permit constructing a detached garage under the provisions of Section 1670, located at the NW corner of 5th Street and Xanthus Ave.

Presentation:

The applicant, M. J. Bowers, 424 South Xanthus Avenue, requested by letter that this case be withdrawn (Exhibit "D-1").

Board Action:

On MOTION of WAIT and SECOND by VICTOR, the Board voted 3-0-0 (Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Chappelle, Purser, "absent") to withdraw Case No. 12816.

MINOR VARIANCES AND EXCEPTIONS:

Case No. 12831

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - Use Unit 1206 - Request for a variance of the front setback requirement from the centerline of West 42nd Place from 55' to 50' to permit an addition to an existing structure, an RS-3 zoned district, under the provisions of Section 1670, located east of the NE corner of 41st West Avenue and West 42nd Place.

Presentation:

Roger Warner, 4271 Southwest Boulevard, informed the people across the street from the subject property were granted a similar variance. They will tear down the existing porch and put the addition where the porch was. The porch will be built to the side. There is one house in the

Case No. 12831 (continued)

area that encroaches further than the applicant is proposing to, but it encroaches illegally.

Protestants: None.

Board Action:

On MOTION of CHAPPELLE and SECOND by VICTOR, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve a Variance (Section 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - under the provisions of Use Unit 1206) of the front setback requirement from the centerline of West 42nd Place from 55' to 50' to permit an addition to an existing structure in an RS-3 zoned district under the provisions of Section 1670, on the following described property:

Lot 5, Block 2, Park Grove Addition to Tulsa and Tulsa County, Oklahoma.

Case No. 12836

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - Use Unit 1206 - Request for a variance of the setback requirement from the centerline of Harvard Avenue from 85' to 83.29' to permit an addition in an RS-2 zoned district under the provisions of Section 1670, located at the NE corner of East 84th Street South and South Harvard Avenue.

Presentation:

James R. Leach, 7208 South 66th East Avenue, would like to add an addition to an existing structure. He is the owner of the Jim Leach Company which is the contractor of this job. He described the proposed addition and submitted a plot plan (Exhibit "E-1").

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 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - under the provisions of Use Unit 1206) of the setback requirement from the centerline of Harvard Avenue from 85' to 83.29' to permit an addition in an RS-2 zoned district under the provisions of Section 1670, per plot plan, on the following described property:

Lot 4, Block 1, Forest Creek III Addition, Tulsa and Tulsa County, Oklahoma.

Case No. 12840

Action Requested:

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request for a variance of the frontage requirement on a public street or dedicated right-of-way from 30' to 0' in an RS-1 zoned district under the provisions of Section 1670, located east of the NE corner of South Louisville Avenue and East 108th Street South.

Case No. 12840 (continued)

Presentation:

Roy Hinkle, 7030 South Yale Avenue, Suite 100, informed he owns the subject property. He bought the property in three different parcels. When he bought the subject property, he required the previous owner to get a lot-split, which he did. After Mr. Hinkle sold the property, he found that on the back of the property's deed it states that the land is to be sold with the front part of the property. The TMAPC had tied the two pieces of property together. There is an easement for roadway and utilities which is 35' wide that provides access to the rear lot. The percolation test has been approved and the T.A.C. approved this with two requirements--the easement and the percolation test. The minutes showing this approval were submitted (Exhibit "F-1"). The lots were tied together because the subject property did not have any frontage on 105th Street. Mr. Hinkle has sold the subject property. He described the property surrounding the subject lot. He informed that nothing can be built on the front part of the western property because of a big pipeline that runs across it. There can only be three houses built on the three different tracts because of the pipeline that runs across the land.

Protestants: None.

Comments:

Mr. Gardner advised the Board might want the three house limitation as a condition of approval of this application.

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 Variance (Section 207 - Street Frontage Required - under the provisions of Use Unit 1206) of the frontage requirement on a public street or dedicated right-of-way from 30' to 0' in an RS-1 zoned district under the provisions of Section 1670, with the condition that there be no more than 3 houses total, one each on the 3 lots in question under this application, on the following described property:

The Northerly 165' of the E/2 of the East 330' of the West 601.8' of the N/2 of the S/2 of the SE/4 of the NW/4, Section 28, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

Case No. 12850

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in Commercial Districts - Use Unit 1212 - Request for a variance of the frontage requirement from 150' to three lots having frontages of 142.18', 116' and 119' to permit a lot-split in an OL, CS and FD zoned district under the provisions of Section 1670, located west of the SW corner of South Garnett Road and East 31st Street.

Presentation:

Cindy Mildred Dotson, 2513 East 38th Street, represented the Arkansas Valley Development Corporation. She informed the application has been

Case No. 12850 (continued)

amended from three lots to two lots having frontages of 116' and 119'. The 142.18 foot lot is a drainage easement. She submitted a plot plan (Exhibit "G-1").

Protestants: None.

Comments:

Mr. Gardner informed if the easement were straight, they would have the required 150' of frontage for the two lots. The easement fans out at the street, so they have less than 150'.

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 Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - under the provisions of Use Unit 1212) of the frontage requirement from 150' to two lots having frontages of 116' and 119' to permit a lot split (L-15992) in an OL, CS, and FD District under the provisions of Section 1670, on the following described property:

Lot 2, Block 2, Valley Glen South Addition to the City and County of Tulsa, Oklahoma.

Case No. 12851

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in Commercial Districts - Use Unit 1214 - Request for a variance of the setback requirement from the centerline of South Garnett Road from 100' to 80' in a CS zoned district under the provisions of Section 1670, located south of the SW corner of South Garnett Road and East 11th Street.

Presentation:

Kerry Siegfried, 8810 South 72nd East Avenue, owns the subject property and would like to build a retail automotive parts store on the property. They are requesting the variance because of the shape of the lot--there is a privately owned creek behind the property and they would like the building built away from the creek so that the creek can be maintained. Mr. Siegfried submitted 2 site plans (Exhibits "H-1 and H-2") and an elevation plan (Exhibit "H-3") to show what they are proposing to do on the subject property. He informed they want to keep the building architecturally consistent with everything in the area. He described the plans and told what the property will look like. All the parking will be to the south of the building. The east and south sides of the building will be rocked. The other sides will be metal. The proposed structure has a 22-foot eave height and the existing building next to it has a 17-foot eave height. The building is pushed out because they have to be 10 feet from the ridge line. They have had to change their plans drastically so that it will fit in with the Hydrology Department's regulations. The building was originally a one-story building and now it is two stories. It will appear to be a tall one-story with the upper part being used for office space. The adjacent shopping center is one story. They will have to reapply for a new building permit since the plans were changed. They can park across the ridge line because the parking will not hinder the flow of the drainage. They will not have outside

Case No. 12851 (continued)

storage and they will maintain the grassy area which is their setback from the ridge line.

Protestants: None.

Comments:

There was discussion as to what the outside of the building would look like from each direction and Chairman Smith and Ms. Purser felt something needs to be done to the north side to make it more aesthetically compatible with other construction in the area.

Mr. Smith felt the owner of the adjacent property could realign the channel to the west so that the proposed building would not have to be set out so far on Garnett Road, but that would be costly at this time.

Mr. Smith informed the subject property has always been a weed patch and the proposed building would improve the property.

There was discussion about the differences in the original plans and the revised plans.

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 approve a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts - under the provisions of Use Unit 1214) of the setback requirement from the centerline of South Garnett Road from 100' to 80' in a CS zoned district based on drainage and topography under the provisions of Section 1670, per plot plan submitted, with the condition that the applicants continue the facia and the stonework around to the north side of the building also, on the following described property:

All that part of the E/2 of the NE/4 of Section 7, Township 19 North, Range 14 East, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at a point 200.25' West and 75' South of the NE corner of Section 7; thence East 4.66'; thence South $21^{\circ}09'43''$ East 123.22'; thence due East 106.28'; thence South $0^{\circ}05'45''$ East 230.70'; thence South $89^{\circ}54'15''$ West 22'; thence North $21^{\circ}09'43''$ West 370.74' to the point of beginning.

NEW APPLICATIONS:

Case No. 12829

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture District - Use Unit 1209 - Request for an exception to permit a mobile home in an AG zoned district under the provisions of Section 1680, located 1/2 mile east of Yale Avenue.

Presentation:

Richard Imprescia, 4701 South 74th East Place, is the minister of the Harmony United Church of Religious Science. They would like permission to continue using a portable building as their temporary offices during the construction of their church building, which is about two-thirds finished. He submitted 2 pictures of the subject property (Exhibit "I-1") and informed they are hoping to have the building finished by the end of the year. He submitted a layout of the property (Exhibit "I-2") and informed they obtained previous permission from this Board to use the portable building temporarily on the subject property. They would like this permission renewed.

Protestants: None.

Interested Party: There was one interested party in the audience.

Comments:

Mr. Jackere informed this Board has no jurisdiction in cases dealing with mobile homes which are for temporary nonresidential uses. The Building Inspection's Department and the City Commission can grant this type of relief. He also informed that at the previous meeting in August, 1982, church use was granted but was not advertised.

Discussion ensued as to whether or not this Board has jurisdiction in this case.

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 find the Board has no jurisdiction in this case, that the applicant seek his relief from the Building Inspection's Department, and that he be refunded the applicable portion of his fees. This item is stricken from the agenda.

Case No. 12832

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture District - Use Unit 1209 - Request for an exception to permit a mobile home in an AG zoned district under the provisions of Section 1680, located at 4212 North Lewis Avenue.

Presentation:

Ann Bledsaw, 4210 North Lewis Avenue, would like to have a mobile home put on the subject property for her son and his family. The lot consists of 2 1/2 acres. There is a mobile home about a half of a block away from the subject property and there used to be one directly across the street from the property. She informed the Flat Rock Creek

Case No. 12832 (continued)

which is in the area does not flood in the area where the mobile home will be. The property is on City sewer.

Protestants: None.

Comments:

Mr. Gardner informed the Board they could impose a time limit, but would not have to place a time limit since it is in an AG zoned district.

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 Special Exception (Section 310 - Principal Uses Permitted in the Agriculture District - under the provisions of Use Unit 1209) to permit a mobile home in an AG zoned district under the provisions of Section 1680, for a period of one year, on the following described property:

The North 175' of the East 460' of the South 878' of the SE/4 of the NE/4 and the North 24' of the East 460' of the South 703' of the SE/4 of the NE/4 of Section 18, Township 20 North, Range 13 East, Tulsa County, Oklahoma, (2.5 acres).

Case No. 12833

Action Requested:

Variance - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1215 - Request for a variance to permit a drapery service in an RS-3 zoned district under the provisions of Section 1670, located at the SW corner of East 71st Court South and South 77th East Avenue.

Presentation:

William Noel Ray, Jr., 7102 South 77th East Avenue, would like to have a drapery workroom service out of his home. They have had a service such as this in Tulsa for the last 3 1/2 years in their home. They are not a retail operation. They carry no books for samples and are not required to have a retail sales tax permit number because they sell only their labor. They would like to have this business in their home because of Mr. Ray's health. They do not want customers coming to their house--they do not list their home address on their business cards. They have two telephone lines into the house, but they are not listed under the business name, "Yours by Design". There are two young ladies who come in to help with the sewing--family members do the rest of the work. They do not have a sign advertising their business and they do not plan on having one in the future. Their service is done strictly by referral. They go to the client's house and measure the job and pick up the fabric. They also do the installing.

Protestants:

Kathy Wilson, 7415 South 73rd East Avenue, is the Quail Creek representative on the Southeast Tulsa Homeowner's Board and is representing the homeowners in Quail Creek Addition who are protesting the placement of the drapery business in the Ray's home. She submitted several petitions (Exhibit "J-1") from the people in the area protesting this application.

She informed the applicant has done some remodeling on their home which included the placement of an outside door upstairs on the north side of the house which the neighbors feel is the entrance to the business. They feel that the business is not only in violation of a City Ordinance, but also is in violation of their restrictive covenants in that the neighbors feel that it is commercial in nature and regard it to be a nuisance. She informed the business has generated quite a bit of traffic in the area and there have been several cars parked around the applicant's house. She submitted a picture of the house depicting a typical day (Exhibit "J-2"). There are several cars parked at the house in the picture. There have been as many as eleven cars parked at the property. To Ms. Wilson's knowledge, this is the only in-home business in Quail Creek Addition. She feels the Rays should lease space and conduct their business in a properly zoned area, not in a single-family residential area.

A survey was submitted by Mrs. Richard H. Voris telling about the cars which have been parked at the subject property (Exhibit "J-3").

Applicant's Rebuttal:

Mr. Ray informed he has not been contacted by the homeowners since he has lived in the area. He pointed out that they own four cars and there are many other homes in the area that own four cars. They are on a large corner lot across the street from Thoreau Junior High School which is now closed and used in the evenings for special classes. People who come to use the jogging track at the school often park at the Rays' house. He cannot ever remember having eleven cars parked at their house with the exception of the time when Mrs. Ray's mother was very ill and members of the family were present. He also informed that the neighbors often park in front of the subject property. He feels that the accusation of having several cars parked at the subject property is a little unfair.

Comments and Questions:

Mrs. Purser informed to her knowledge whenever they have had anything fall under a variance, if it was granted, it was granted as long as all home occupation requirements were met. The home occupation requirements do not allow for outside help--the family members are to run the business themselves. She cannot remember when they have not gone by the home occupation requirements when it was in a residential area.

Mr. Jackere informed there may be some instance where a variance is appropriate to the home occupation ordinance where there is some hardship of the property shown, but ordinarily a special exception is granted subject to the home occupation rules, and the Board has no power to vary it without a hardship being shown.

When Mr. Victor asked the applicant if it would be possible for him to maintain the business without the outside help, Mr. Ray informed they cannot since he is unable to work all the time.

Mr. Ray was willing to start parking their cars behind their fence, but the neighbors indicated that would not help the situation and they would not accept this.

Their daughter does not plan to work in the business after she marries and moves away from home.

Case No. 12833 (continued)

Mr. Gardner informed a home occupation is to be able to be conducted by members of the family only, and it seems to him that their business is growing to the point that they have gone beyond the home occupation.

Mr. Victor informed he cannot support a variance for operation in a residential neighborhood like this one. He informed there is a lot of rental space available.

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 DENY a Variance (Section 410 - Principal Uses Permitted in Residential Districts - under the provisions of Use Unit 1215) to permit a drapery service in an RS-3 zoned district under the provisions of Section 1670, on the following described property:

Lot 12, Block 12, Quail Creek Addition, Tulsa County, Oklahoma.

Case No. 12834

Action Requested:

Variance - Section 280 - Structure Setback from Abutting Streets - Use Unit 1221 - Request for a variance of the setback requirement from the centerline of Peoria Avenue from 50' to 40' to permit erecting a monument sign in an OL zoned district under the provisions of Section 1670; and a

Variance - Section 620.2 (d) (1) - Accessory Uses Permitted in Office Districts - Business Signs - Request for a variance of the maximum sign surface area from 32 to 48 sq. ft. to permit erecting a monument sign in an OL zoned district under the provisions of Section 1670, located at the NW corner of 55th Street and Peoria Avenue.

Presentation:

Casper Jones, 1302 South Fulton Avenue, represented the Central Credit Union, 5350 South Peoria Avenue. He informed the subject property is a corner lot and he submitted a plot plan (Exhibit "K-1") showing the approximate location of where the sign will be. He also submitted a picture of what the sign will look like (Exhibit "K-2"). He described the surrounding property. There are a lot of trees on the subject property and if the sign is set back to the required setback, they would have to remove some of the trees. There is a sign up the street that is set about 40 feet from the centerline. He informed they could by right have two signs since this is a corner lot. The sign would be placed right on the property line. It will be more than a hundred feet from the corner, so it will not obstruct the view of the traffic. The sign will be 6 feet by 8 feet.

Protestants: None.

Comments:

Mr. Gardner informed if the property was zoned CS like the property to the north and to the south, they would have plenty of signage. He informed the setback would be the same if the property were zoned CS. They will need a removal contract if the variances are granted in case the street should someday be widened.

Case No. 12834 (continued)

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 Variance (Section 280 - Structure Setback from Abutting Streets - under the provisions of Use Unit 1221) of the setback requirement from the centerline of Peoria Avenue from 50 to 40 feet to permit erecting a monument sign in an OL zoned district under the provisions of Section 1670, and a Variance (Section 620.2 (d) (1) - Accessory Uses Permitted in Office Districts - Business Signs) of the maximum sign surface area from 32 to 48 sq. ft. to permit erecting a monument sign in an OL zoned district under the provisions of Section 1670, subject to a removal contract, on the following described property:

Lots 14 and 15, Block 4, Houstonia Homesites Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 12835

Action Requested:

Variance - Section 240.2 (e) - Permitted Yard Obstructions - Use Unit 1206 - Request for a variance of the maximum floor area for a detached accessory building from 750 to 1,248 sq. ft. to permit erecting a garage in an RS-3 zoned district under the provisions of Section 1670, located north of the NW corner of East 19th Street South and Yorktown Avenue.

Presentation:

Terril Allyn, 1756 South Yorktown Avenue, would like to build a two-car garage with a recreation room above it. He will tear down the existing garage. The recreation room will be 24' x 26'. He put a peak roof on the front of the building to make it look a little more attractive. There will be a bathroom and shower in the building, but it will not be used for rental property or commercial use. The residence on the subject property is a one-story building, but the residence next door is two-story. The existing house is 19 feet tall, and the proposed garage will be 23 feet high. He submitted a sketch of the proposed building (Exhibit "L-1") and informed it will be compatible with the house. When he filed for his building permit, he wrote a letter saying that the building would not be used for rental property or commercial uses. He would be willing to file an instrument with the County Clerk saying that the property cannot be used for rental property or for commercial uses. From the street, the garage will look like it matches the house.

Protestants: None.

Comments and Questions:

Mr. Victor informed this application is for a variance and requires the determination of the Board that some type of a hardship concerning the property exists. He asked the applicant why he could not add on the recreation room to the existing structure.

The applicant informed he is going to have to build a new garage anyway, so he thought he would combine the garage and the recreation room.

Chairman Smith informed a hardship is something that all the other lots do not have.

Case No. 12835 (continued)

The applicant informed the lot was originally only 45 feet wide and he purchased a 21-foot strip from his neighbor because he did not want a house built right next to his. He does have a larger lot than some in the area.

Mr. Victor asked how far the building would be from the lot lines, and the applicant informed it would be 5 feet from the south and a long way from the other one. This does meet the setback requirements.

Ms. Purser informed the building could not be used for living quarters.

Mr. Gardner advised the Board the condition should be that the building not be used for another dwelling or business. It will be residential in the sense that it will be a part of theirs, but it will be detached. The Staff's concern is that it not be used for another family or any kind of business.

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 Variance (Section 240.2 (e) - Permitted Yard Obstructions - under the provisions of Use Unit 1206) of the maximum floor area for a detached accessory building from 750 to 1,248 sq. ft. to permit erecting a garage in an RS-3 zoned district under the provisions of Section 1670, subject to it not being used for another dwelling unit or commercial use and that the applicant file an instrument with the County Clerk, with the approval of the City Attorney's office in order to alert a future buyer that the land cannot be used for any other purposes than residential accessory to the main dwelling, on the following described property:

The vacated 18th Street between Blocks 3 and 4, Woodward Park Addition and the North 4.33' of Lot 1, Block 4, Woodward Park Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12837

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request for an exception to permit a mobile home in an RM-1 zoned district under the provisions of Section 1680, located south of the SE corner of East Ute Street and North Madison Avenue.

Presentation:

Mildred Ligons, 4241 North Iroquois, informed they would like to have a home moved onto the subject property to remodel and then sell or rent to someone.

Protestants: There were several protestants present who were under the impression the applicant was asking to move a mobile home on the subject property.

Comments:

There was discussion as to whether or not the applicant was wanting to move in a mobile home or a permanent house. The Board informed the applicant that what she needed was a house-moving permit and as long

Case No. 12837 (continued)

as they met the Code, this Board has no jurisdiction over this case.

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 determine that the applicant did not need to be before this Board and that an applicable portion of her fees be refunded if in fact she was misinformed by the Staff.

NOTE: The Staff later determined that a drawing of her proposal was in the file which showed the structure to be 14' wide and 70' long; therefore no fees were refunded.

Case No. 12838

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - Use Unit 1206 - Request for a variance of the side yard requirement from 5' to 2'; a variance of the rear yard requirement from 20' to 5'; and a variance of the setback requirement from the centerline of South College Avenue from 50' to 35' on the arc of the street in an RS-3 zoned district under the provisions of Section 1670, located at the NW corner of South College Avenue and East 1st Street.

Presentation:

Roger Root, P. O. Box 690484, informed he has a pie-shaped lot, and in order to build a house on it he needs a variation of the setback requirements. He has applied for a building permit and presumes that he meets all of the livability requirements. He has been taking care of the State's property which is next to the subject property. He has effective control of the State's property and it is his understanding that he can put a driveway across this property. He submitted a plot plan (Exhibit "M-1").

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-1 (Chappelle, Purser, Victor, Wait, "aye"; no "nays"; Smith, "abstaining"; none, "absent") to approve a Variance (Section 430.1 - Bulk and Area Requirements in the RS, RD, and RM Districts - under the provisions of Use Unit 1206) of the side yard requirement from 5' to 2'; a variance of the rear yard requirement from 20' to 5'; and a variance of the setback requirement from the centerline of South College Avenue from 50' to 35' on the arc of the street in an RS-3 zoned district under the provisions of Section 1670, per plot plan, on the following described property:

Lot 20, Block 4, University Park Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; LESS a strip, piece or parcel of land being described by metes and bounds as follows:

Case No. 12838 (continued)

Beginning at the NW corner of Said Lot 20; thence southerly along the west line of Said Lot a distance of 59.55'; thence South 70°-19'-06" East a distance of 79.21' to a point on the South line of Said Lot 20; thence North 22°-24'-55" East along Said South line a distance of 20.13' to the SE corner of Said Lot 20; thence North 47°-55'-51" West along the East line of Said Lot 20 a distance of 112.63' to the NE corner of Said Lot 20; thence Westerly along the North line of Said Lot 20 a distance of 21.70' to a point of beginning, said parcel containing .09 acres, more or less.

Case No. 12839

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 1219 - Request for an exception to permit a beer lounge in an IL zoned district under the provisions of Section 1680, located east of the NE corner of East 51st Street South and South Mingo Road.

Presentation:

David Vann, 7017 South 253 East Avenue, Broken Arrow, informed they had originally wanted to have dancers in their beer bar, but now they just want permission to have the beer bar. They only have a six month lease, and they want to be able to open so they can get some of the money they have invested out of the business. He informed there is a soccer practice field about 200' away from the subject property, and he does not feel that the bar would jeopardize the soccer field in any way because they operate at different hours of the day. The building on the subject property is an old greenhouse. The property has been rezoned as IL. They will be using the office area of the old greenhouse for their business.

Mr. Vann's associate, Felix McVay, informed they have applied for the beer license and they have been approved, subject to this Board's approval.

Mr. Vann informed they might have live bands every so often, but they will not have live entertainment every night. They will not have any kind of adult entertainment. According to the City Ordinances, they cannot meet any of the requirements to allow any type of sexually oriented business. This is because they are right across the street from an RS-3 zoned district. He informed that Alsuma Park is located approximately 1,000 feet from the subject property. They would like the special exception granted permanently in case something works out where they will have the property longer. The subject property is up for sale right now, and that is why they have only a six-month lease. The lounge is about 2,400 square feet and the building is 3,600 square feet. They will have about 43 parking spaces in front and there will be additional parking on the west side of the building. The lease starts as soon as a decision is made by this Board, but they already have a considerable amount of money invested because the lounge has been redone and is ready to open. They went ahead and invested money in the business before they had permission from the Board because they had been under the impression that the property was commercially zoned. The property was bought as commercial property. They applied for IL zoning rather than CS because they felt the City is against bars.

Protestants:

Frank Rowell, 2919 East 47th Street, informed he owns around 32 acres that surrounds the subject property. He presented an aerial photograph which was taken around January 1, 1983, and described the subject property and the area around it. To his knowledge, the entire neighborhood is against having a bar in the area. He is concerned with the children who will be using the abutting property as a soccer field. He feels that a bar is incompatible with the area. He is also concerned that the lease for the property could be easily extended. He informed the soccer club had submitted a letter protesting this application (Exhibit "N-1").

Barry Barriman, 5035 South 86th East Avenue, is president of the Regency Park Homeowners Association in the immediate area of the subject property. Mr. Barriman is very concerned with the 51st and Mingo traffic. This is a very congested area, and he feels that having a bar here will increase the traffic. He has talked to several people in the area who do not want the bar put in here. Mr. Barriman is also concerned about having drivers in the area who have been drinking.

Linda Wingo, 5919 East 87th Street, is the owner of Miss Helen's Mingo Nursery Schools and Private Kindergarten which is located down Mingo from the subject property. She informed she has a list of names of concerned parents who have their children in her schools. She feels the bar would not be consistent with the surrounding area and she is concerned with the traffic and the drinking and driving problems. She informed the area is vastly populated.

Applicant's Rebuttal:

Mr. McVay informed that he could not see how the bar will have any affect on the funeral facilities. He also thinks that the daycare facilities are far enough away that the bar will not affect them either. The only residence in the area is directly next door. The owners of the residence have no objections to the bar operating on the subject property.

Comments and Questions:

Mr. Gardner described the zoning in the area around the subject property. He informed the zoning will be nonresidential, so the Board needs to look at their proposed commercial use and determine whether or not it is appropriate, and if it is appropriate whether it is just appropriate for a period of time based on their representations to the Board that they have money tied up in the business, etc. He informed they cannot meet the requirements for adult entertainment. He informed the Board needs to know exactly what they intend to use the subject property for.

Mr. Victor asked if the applicant had applied for a building permit and the applicant informed him that they were told they did not need a building permit except for the stage.

Ms. Hubbard informed the applicant's current application for a Certificate of Use and Occupancy states that the business will be a sexually-oriented business. He will have to sign an affidavit to the effect that the business will not be sexually oriented and will also have to submit an amended Certificate of Occupancy application.

Case No. 12839 (continued)

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 DENY a Special Exception (Section 910 - Principal Uses Permitted in Industrial Districts - under the provisions of Use Unit 1219) to permit a beer lounge in an IL zoned district under the provisions of Sec. 1680 on the following described property:

A tract of land beginning at a point 673' East of the Southwest corner of Section 30, Township 19 North, Range 14 East; thence North 400' to a point; thence East 317' to a point; thence South 400' to a point; thence West 317' to the place of beginning and the East 65' of a tract of land beginning 573' East of the Southwest corner of Section 30, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows, to wit: Thence North 205'; thence East 100'; thence South 205'; thence West 100' to the point of beginning, Tulsa County, Oklahoma, according to the United States Government and Survey thereof.

Case No. 12841

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 1212 - Request for an exception to permit a sandwich shop in an existing building in an IL zoned district under the provisions of Section 1680, located at the SE corner of East 51st Street South and South 122nd East Avenue.

Presentation:

Lee Ford, 3636 South Indianapolis Avenue, is the project manager of the Midway Development Company, Inc. He informed they have made a lease for a sandwich shop contingent upon obtaining this special exception. They have a 35,000-foot development and they are planning to lease out 1,750 feet. It will be an Italian submarine sandwich shop--it is all cold sandwiches with no cooking.

Protestants: None.

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 910 - Principal Uses Permitted in Industrial Districts - under the provisions of Use Unit 1212) to permit a sandwich shop in an existing building in an IL zoned district under the provisions of Section 1680, on the following described property:

Lot 1, Block 1, Business Commons at Metro Park, a Resubdivision of part of Lot 1, Block 4, Metro Park Addition, Tulsa County, Oklahoma.

Case No. 12842

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in the Commercial Districts - Use Units 1213 and 1214 - Request for a variance of the

Case No. 12842 (continued)

frontage requirement from 150' to frontages of 123', 43', and 80' in a CS zoned district under the provisions of Section 1670; and a Variance - Section 1213 and 1214 - Off-Street Parking and Loading Requirements - Request for a variance of the off-street parking requirements in a CS zoned district under the provisions of Section 1670, located at the NW corner of Woodrow Street and Harvard Ave.

Presentation:

Roy Johnsen, 324 Main Mall, represented Quik-Trip Corporation, owner of the subject property. He informed that although the subject tract looks like one lot extending along Harvard, it actually consists of two lots. He submitted a plot plan (Exhibit "0-1") and informed that Quik-Trip owns both lots. These lots were created before the 150-foot frontage requirement came into effect. Quik-Trip had a store on the southernmost lot and now has a new store on another part of the lot. He presented a plan of construction. The old store is now an auto parts store. Quik-Trip's practice is to have an investor buy their stores, so they need to establish a different lot line than the existing one. They are proposing to take the north 163 feet and make that the lot for the new Quik-Trip store. This would leave a lot to the south that would be 80 feet. He would like to take 40 feet from the south lot and add it to the north lot. He informed that the basic purpose of the frontage requirement was to control access on arterial streets. He feels that this problem is solved in that this arterial street as a median. This median makes this somewhat a peculiar property as compared to other CS properties in the City. Mr. Johnsen requested to withdraw his request for the variance for off-street parking requirements. He requested that if the Board approves this, they tie the 40 feet as a condition of approval to the north 123 feet. This would leave 83 feet on Harvard and 86 feet on the west. There is some question as to whether or not they have a prior-approval lot split-- it depends on how the Ordinance is interpreted. He thinks it will pass as a prior-approval, but he thought it should be presented to the Board. There is a lease agreement between Quik-Trip and the auto parts store. They want the lots to have separate entities for investment purposes.

Protestants: None.

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 Variance (Section 730 - Bulk and Area Requirements in the Commercial Districts - under the provisions of Use Units 1213 and 1214) of the frontage requirement from 150' to frontages of 163' and 80' in a CS zoned district under the provisions of Section 1670, conditioned upon the filing of a document to tie the northernmost 40 feet of Lot 2 to Lot 1, subject to the approval of the lot split by the Planning Commission, on the following described property:

The East 125' of Lots 1 and 2, Block 3, Becky Gaile's Addition to City of Tulsa, Tulsa County, Oklahoma.

Case No. 12849

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in the Commercial Districts - Use Unit 1217 - Request for an exception to permit a drive-in auto claims office in a CS zoned district under the provisions of Section 1680, located at the NE corner of South Lakewood Avenue and East Skelly Drive.

Presentation:

John Warner, 733 East 79th Street, informed there is an existing service station building on the subject property which has not been used for a couple of years. The building actually fronts on the access road to I-44. They would like to use the property as an office for an independent insurance adjustor as a drive-in auto claims. This was a small service station and there is no place to do mechanical repairs. About thirty percent of the adjustor's business is drive-in, the rest is adjusted elsewhere by him. They are going to utilize the existing building--they are not going to build a new one. The inspections will be done outside--there are no service bays. He will not change the appearance of the property and he will be open from 8 a.m. to 5 p.m. Mr. Warner informed the cars will typically be driven in by the insured and will be driven off--there will be no reason for cars to remain on the property. There will be no storage.

Protestants: None.

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 710 - Principal Uses Permitted in the Commercial Districts - under the provisions of Use Unit 1217) to permit a drive-in auto claims office in a CS zoned district under the provisions of Section 1680, with the condition that there be no storage of vehicles on the site, on the following described property:

Lot 4, Block 1, Tulsa Scottish Rite Addition, City of Tulsa,
Tulsa County, Oklahoma.

Case No. 12852

Action Requested:

Variance - Section 1221.3 (g) - Business Signs and Outdoor Advertising-General Use Conditions - Use Unit 1211 - Request for a variance of the setback requirement from the centerline of East 71st Street South from 60' to 50' to permit erecting a sign in designated right-of-way in a CS zoned district under the provisions of Section 1670, located east of the NE corner of South Peoria Avenue and East 71st Street South.

Presentation:

Roy Hinkle, 7030 South Yale Avenue, Suite 100, represented the American Federal Savings and Loan Association. There is a brand new three-story building on the subject property and they would like to put a sign a little closer to the street than the Ordinance permits. He informed they would enter into a removal contract if one is necessary on this.

Case No. 12852 (continued)

Mr. James Irwin, Route 1, Box 131, Cleveland, was present from Claude Neon Federal Sign Company. He presented a blueprint of the monument-type sign they have proposed for the location (Exhibit "P-1") and then described the property and the sign. If the sign is moved back to the setback requirement, it would block drainage on the property. Mr. Hinkle informed the City requires the drainage to be where it is on the property.

Protestants: None.

Comments:

Mr. Gardner informed that 71st Street will be widened and there will definitely need to be a removal contract.

There was discussion about alternative locations for the sign.

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 approve a Variance (Section 1221.3 (g)- Business Signs and Outdoor Advertising - General Use Conditions - under the provisions of Use Unit 1211) of the setback requirement from the centerline of East 71st Street South from 60' to 50' to permit erecting a sign in designated right-of-way in a CS zoned district under the provisions of Section 1670, with removal contract required, on the following described property:

Part of the SE/4 of the SW/4 of Section 6, Township 18 North, Range 13 East: Beginning 30' North and 180.7' East of the SW corner of the SE/4 of the SW/4; thence North 331.5'; thence East 180.8'; thence South 331.5'; thence West 180.8' to the point of beginning, Section 6, Township 18 North, Range 13 East of the IBM, Tulsa County, State of Oklahoma, according to the plat thereof.

Case No. 11112

Action Requested:

Request for an approval of revised plot plan.

Presentation:

Terry Davis, 9945 South Urbana Avenue, represented the applicant. He submitted a substitute revised plot plan (Exhibit "Q-1") and informed the reason for the new plot plan was the addition of some temporary classrooms. The temporary classroom is a metal building and they plan to use it approximately two years. This will be a modular classroom on wheels. He is not asking for permission to put in the modular building, he is asking for permission to add something else to the plans.

Protestants: None.

Comments:

Mr. Jackere informed this should be subject to the Building Inspector.

There was discussion about a time limit which would be set by the City.

Case No. 11112 (continued)

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 approve the submitted revised plot plan indicating a 14' x 60' temporary classroom and to advise the applicant that he needs to go to the Building Inspection office for further permission.

There being no further business, the Chair adjourned the meeting at 3:57 p.m.

Date Approved _____


Chairman