

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 488
Thursday, April 16, 1987, 1:00 p.m.
City Commission Room, Plaza Level
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bradley Chappelle, Chairman Smith White	Quarles	Gardner Jones Moore	Linker, Legal Department Hubbard, Protective Inspections Parnell, Protective Inspections

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, April 14, 1987, at 3:25 p.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** the Minutes of April 2, 1987.

UNFINISHED BUSINESS

Case No. 14418

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1205 - Request a special exception to allow for a church and related uses in an AG zoned district, located 1/2 mile east of NE/c 101st and Harvard.

Presentation:

The applicant, John Moody, 7666 East 61st Street, Tulsa, Oklahoma, stated that he has been meeting with the protestant's attorney and final details are being worked out. Mr. Moody asked that Case No. 14418 be continued until April 30, 1987.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **CONTINUE** Case No. 14418 until April 30, 1987, to allow the applicant additional time to consult with the attorney for the surrounding property owners.

Case No. 14423

Action Requested:

Variance - Section 430 - Bulk and Area Requirements In the Residential District - Use Unit 1206 - Request a minor variance of setback from the front property line from 30' to 24' to allow an addition to an existing dwelling unit, located 1251 Hazel Boulevard.

Comments and Questions:

Ms. Hubbard informed that she has reviewed the plans supplied by the applicant, and that he is not in need of the relief requested.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **STRIKE** Case No. 14423; finding that the applicant is not in need of the relief requested.

MINOR VARIANCES AND EXCEPTIONS

Case No. 14442

Action Requested:

Minor Variance - Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a minor variance of side yard setback from 5' to 4.2' to allow for the construction of a garage onto an existing dwelling unit, located 3909 South Jamestown.

Presentation:

The applicant, Nancy King, 3909 South Jamestown, Tulsa, Oklahoma, submitted a plot plan (Exhibit A-1), and asked the Board to permit the construction of a garage on the north end of her home. She explained that the lot is pie shaped and the encroachment would only occur for a few feet at the front of the lot.

Comments and Questions:

Mr. Smith asked the applicant if she has spoken to her neighbor concerning the garage, and she replied that the neighbors to the north and south do not object to the construction.

Protestants:

Mr. Chappelle informed that the Board has received a letter of protest (Exhibit A-2) from L. D. Bruce, 3903 South Jamestown, who feels that the addition would block the view from his property and lower property values.

Mr. Smith asked if the protestant is the neighbor to the north, and she replied that Mr. Bruce owns the property, but rents to his son. She stated that she had visited with the son, who indicated that his father did not object to the proposed garage. She explained that the garage is recessed 3' in order that it will not block their view from the south windows.

Case No. 14442 (continued)

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Minor Variance** (Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of side yard setback from 5' to 4.2' to allow for the construction of a garage onto an existing dwelling unit; per plot plan submitted; finding a hardship imposed on the applicant by the curvature of the street and the irregular shape of the lot; on the following described property:

All of Lot 6, and a portion of Lot 7, Block 6, of the resubdivision of Lots 1 through 11, Block 6, Eisenhower Third Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said portion of Lot 7 being more particularly described as follows, to-wit: Commencing at the northwesterly corner of said Lot; thence in an easterly direction along the northerly boundary of said Lot, a distance of 129.28' to a point; thence in a westerly direction a distance of 129.51' to a point on the westerly boundary of said Lot, said point being 4' from the northwesterly corner thereof, measured along the westerly boundary of said Lot; thence in a northerly direction along the westerly boundary of said Lot, a distance of 4' to the northwesterly corner thereof and the place of beginning, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 14435

Action Requested:

Use Variance - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1211 - Request a use variance to allow for office use in a residence, located 5208 East 100th Place.

Presentation:

The applicant Kathy Kaseman, 5208 East 100th Place, Broken Arrow, Oklahoma, was represented by Julius Kaseman, who stated that he is in the ministry and has an office in his home. He informed that he travels extensively and his wife manages the office.

Comments and Questions:

Ms. White asked Mr. Kaseman if there are other employees, and he replied that one employee comes to the home to help with the ministry.

Ms. Bradley commented that she has viewed the subject property and found that two cars and a van were parked in front of the house, and another car in the driveway.

Case No. 14435 (continued)

Mr. Kaseman stated that his family owns 3 vehicles and his married children make visits to the home.

Mr. Smith asked Mr. Kaseman to explain the type of business conducted from the home, and he replied that his wife and the employee answer the mail, take phone calls and coordinate work for the ministry.

Ms. Bradley asked Mr. Kaseman to address the hardship for his request, and he replied that three of his children are still at home, which makes it difficult for his wife to go to an office outside the home.

Ms. Bradley pointed out that the stated hardship is not a hardship by Code definition.

Protestants:

Troy Hood, 5213 East 100th Place, Tulsa, Oklahoma, informed that he developed the subdivision and lives diagonally across the street from the property in question. He pointed out that extensive remodeling took place just prior to occupancy by the present owner, which included an outside entrance for the upstairs portion. Mr. Hood explained that, during the the past three years, a continual construction project has been going on. He informed that he counted seven cars parked at the Kaseman residence when he left his home to attend this meeting. Photographs (Exhibit B-1) were submitted. Mr. Hood advised that there are three vehicles that arrive at the residence every day at approximately 8:30 a.m. and leave around 5:00 p.m., and as many as 12 parked vehicles have been observed at the Kaseman home at one time.

A petition of opposition (Exhibit B-2) was submitted by property owners that were present for the hearing.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **DENY** a **Use Variance** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1211) to allow for office use in a residence; finding that a hardship was not demonstrated by the applicant that would warrant the granting of the variance request; on the following described property:

Lot 11, Block 3, Leisure Estates Addition, City of Tulsa, Tulsa County, Oklahoma.

Additional Comments:

Mr. Kaseman inquired as to any recourse he might have, and Mr. Linker explained that he can appeal his case to District Court if he does so within 10 days.

Case No. 14437

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow for an existing mobile home in an RS-3 zoned district.

Variance - Section 440 - Special Exception Requirements - Use Unit 1209 - Request a variance of the time regulation from 1 year to permanently, located 3630 North Harvard Avenue.

Presentation:

The applicant, Anthony Thierry, 3630 North Harvard, Tulsa, Oklahoma, submitted photographs (Exhibit C-1) and informed that he was before the Board in 1982 and was given a 5 year approval for a mobile home at the above stated location. He asked the Board to allow the mobile home to remain at its present location.

Comments and Questions:

Ms. Bradley commented that she has viewed the property and it is very well kept.

Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow for an existing mobile home in an RS-3 zoned district, and to **APPROVE** a **Variance** (Section 440 - Special Exception Requirements - Use Unit 1209) of the time regulation from 1 year to permanently; finding that the mobile home has been at the present location for a period of five years and has proved to be compatible with the surrounding neighborhood; on the following described property:

The S/2 of the north 6 acres of NE/4, SE/4, SE/4, Section 17, T-20-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14438

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow for an existing mobile home in an RM-2 zoned district.

Variance - Section 440 - Special Exception Requirements - Use Unit 1209 - Request a variance of the time regulation from 1 year to permanently and to return the \$500.00 removal bond, located 4708 West 8th Street.

Case No. 14438 (continued)

Presentation:

The applicant, Sharon Bradford, 4708 West 8th Street, Tulsa, Oklahoma, asked the Board to allow the existing mobile home to remain at its present location permanently and that the \$500.00 removal bond be returned.

Comments and Questions:

Mr. Smith asked the applicant if there are other mobile homes in the area, and Ms. Bradford answered in the affirmative.

Ms. Bradley inquired as to the length of time the mobile home has been at the present location and if skirting has been installed.

The applicant informed that the mobile home is skirted and has been at the present location for a period of one year.

Ms. Bradford explained that she owns two lots, with her home being located on one lot and the mobile home for her mother on the second lot.

Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow for an existing mobile home in an RM-2 zoned district; and to **APPROVE** a **Variance** (Section 440 - Special Exception Requirements - Use Unit 1209) of the time regulation from 1 year to permanently; finding that the mobile home has been at the present location for a period of one year and has proved to be compatible with the neighborhood; and finding that a removal bond in the amount of \$500.00 is no longer required; on the following described property:

Lot 12, Block 2, Rayburns Subdivision, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14439

Action Requested:

Variance - Section - 930 - Bulk and Area Requirements in the Industrial Districts - Use Unit 1223 - Request a variance of setback from the centerline of Cheyenne Avenue from 65' to 40', located SW/c Cheyenne and Cameron.

Presentation:

The applicant, Susan Mount, 3158 South 108th East Avenue, Tulsa, Oklahoma, was represented by David Spittler, Trigon, Inc., 3158 South 108th East Avenue, Tulsa, Oklahoma, contractor for Beecher's Dairy

Case No. 14439 (continued)

Products. He stated that the company is planning an addition to the cooler facility. Mr. Spitler informed that the new portion of the cooler will be built on a lot that is now cluttered and unsightly, and the appearance of the entire area will be improved by the construction. He pointed out that the new facility will align with the existing cooler system. A plot plan (Exhibit D-1) was submitted by the applicant.

Comments and Questions:

Mr. Smith noted that other buildings in the area have been constructed on the property line.

Protestants: None.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section - 930 - Bulk and Area Requirements in the Industrial Districts - Use Unit 1223) of setback from the centerline of Cheyenne Avenue from 65' to 40'; per plan submitted; finding that there are other buildings in the area that are as close to the street as the proposed addition; and finding that the new facility will align with the existing building; on the following described property:

All of Lot 1, 2, 3, 4 and the north 9' of Lot 5, the north 71.7' of Lot 7, the east 93.4' and the north 70' of Lot 8, the south 30' of Lot 8, the west 46.8' of the north 70' of Lot 8, Block 31; Lot 6 and the S/2 of Lot 7, except the north 20.1' of the S/2 of Lot 7, all in Block 31, Original Townsite an Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 14440

Action Requested:

Variance - Section 420 - Accessory Use Conditions - Use Unit 1206 - Request a variance of setback from the property line from 3' to 1' to allow for a detached accessory building, located 5230 South Marion Avenue.

Presentation:

The applicant, James Dossy, 3733 South 109th East Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit E-1). He explained that he is a contractor and is planning to construct a storage building for the owner of the property at the above stated location. Mr. Dossy asked the Board to allow him to place the building on an existing concrete slab.

Case No. 14440 (continued)

Comments and Questions:

Mr. Smith inquired if a building had previously been built on the slab, and Mr. Dossy replied that a gazebo is located on the slab at this time.

Mr. Smith asked the applicant if the neighbors are aware of the proposed plans, and Mr. Dossy replied that he sent out letters to all of the property owners within 300' and received no complaints. He pointed out that his client owns a 3' strip of the adjoining lot.

Mr. Gardner asked the applicant if he has filed for a lot split application, and Mr. Dossy informed that he decided to file for a variance instead.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 420 - Accessory Use Conditions - Use Unit 1206) of setback from the property line from 3' to 1' to allow for a detached accessory building; per site plan submitted; subject to the applicant directing water drainage from the roof away from the surrounding property; on the following described property:

Lot 12, Block 6, Lou North Woodland Acres Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 13547

Action Requested:

Variance - Section 1340(e) - Design Standards for Off-Street Parking - Use Unit 1205 - Request a variance of the screening requirements on the east property line, located 1215 South 135th East Avenue.

Presentation:

The applicant, Jim Lindamood, 10127 East 23rd Place, Tulsa, Oklahoma, stated that he is a deacon representing Tulsa Gospel Chapel, owner of the property in question. A plot plan (Exhibit F-1) was submitted. He informed that he was before the Board in May of 1985 and acquired a special exception to construct a church building at the above stated location. Mr. Lindamood explained that the church owns four lots and the building was constructed on Lots 7 and 8, but when a Certificate of Occupancy was applied for, he was informed that a 6' screening fence would be required between the church and two adjoining lots owned by the church. He asked the Board to waive this screening requirement on the East, since they would be screening one piece of property they own from another portion of their property.

Case No. 13547 (continued)

Comments and Questions:

Mr. Smith asked the applicant if the lots in question are under a Tie Contract, and he replied that the church building is on Lots 7 and 8, but the other lots are not tied together. Mr. Lindamood informed that the church does not object to the execution of a Tie Contract on all four lots.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 1340(e) - Design Standards for Off-Street Parking - Use Unit 1205) of the screening requirements between the church building and the two adjoining lots unless and until such time as the property is sold and developed residentially; finding that the screening fence would actually screen the church building from two vacant lots owned by the church; on the following described property:

Lots 7 and 8, Block 1, Romaland Subdivision, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14443

Action Requested:

Variance - Section 420.2(d), Section 620(d) - Use Unit 1221 - Request a variance of the 32 sq. ft. surface area, and a variance to allow for more than one sign on each street frontage all in order to permit directional signs, located NE/c 25th Street and Harvard Avenue.

Presentation:

The applicant, Louis Levy, 5314 South Yale, Tulsa, Oklahoma, submitted a sign plan (Exhibit G-1) and stated that he is representing Doctor's Hospital. He explained that the emergency room is located to the rear of the hospital and difficult to find. Mr. Levy informed that the hospital is proposing to solve this problem by erecting directional signs on their property. He noted that four signs have been purchased, but when application was made for their installation, it was discovered that the property is zoned for single-family residences and requires relief from this Board. Mr. Levy informed that the signs are of metal construction, 7' 6" in height and 6' wide. He advised that two signs will face the traffic coming from Harvard Avenue on 25th Street and one sign will face the traffic on Knoxville. Mr. Levy pointed out that the only lighted sign will be the one directly in front of the emergency room entrance (7' 6" tall and 8' wide). He noted that five signs were originally proposed, but one has been eliminated from the plan.

Comments and Questions:

Ms. Bradley inquired if the lighted sign is across the street from a residence, and Mr. Levy replied that it is not across from a residence that faces the hospital.

Case No. 14443 (continued)

Protestants:

Bernice Jiles, 8413 South College, Tulsa, Oklahoma, stated that she owns a home on South Knoxville and represents the home owners in the area. She informed that there are four homes on Knoxville that face the hospital. Ms. Jiles noted that in November of 1979 the hospital presented to the homeowners a plan for proposed landscaping which would serve as a buffer between the hospital and the residences. She pointed out that some trees were planted on the south half of the block, but were then trimmed to expose the parking lot.

Ms. White asked Ms. Jiles if she can suggest a solution to the problem, and she asked that the hospital adhere to the landscape plans presented in 1979.

Applicant's Rebuttal:

Mr. Levy stated that a sign was requested in 1979 for an office building, and at that time the hospital agreed to erect a 6' high fence which would screen the hospital grounds from the residences across the street. He informed that construction was started and the administrator received a call from one of the neighbors who objected to the fence. Mr. Levy explained that three meetings were held, and landscaping was agreed upon and completed according to the plan. He noted that, in 1979, three of the four houses across from the hospital were occupied by renters.

Ms. Bradley asked Mr. Levy if the present landscaping adequately screens the hospital grounds from the houses on Knoxville, and he replied that the cars on the parking lot can be seen from the residences.

Ms. Bradley remarked that four additional signs seem to be an unusually large amount of signs for the property.

Ms. White asked the protestant if she is opposed to the sign, and Ms. Jiles informed that added signs make the area seem more commercial and she would be opposed to any sign that would reflect in her windows.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **CONTINUE** Case No. 14443 to April 30, 1987, to allow the applicant sufficient time to further review the sign and the landscape plans with the hospital administrator, and to allow the Board and Staff members an opportunity to view the site.

Case No. 14444

Action Requested:

Variance - Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of rear yard setback from 20' to 14' to allow for an addition to an existing dwelling unit, located 5521 South 68th East Avenue.

Presentation:

The applicant, W. R. Burton, 4715 East 41st Street, Tulsa, Oklahoma, was represented by John Allen, Garden Rooms of Tulsa, who submitted a plot plan (Exhibit H-2) for a new addition to a home at the above stated location. He explained that the house is on a corner and faces west, with a house on the east side which faces south. A plat of survey (Exhibit H-1) was submitted.

Comments and Questions:

Mr. Gardner advised that if the house on the subject tract faced the south instead of west, a 5' setback would be required on the east boundary, but since the east boundary is the rear yard, a greater setback is required.

Ms. White asked if the new addition will be a glass garden room, and Mr. Allen answered in the affirmative.

Board Action:

On **MOTION** of **SMITH**, the Board voted 3-0-1 (Bradley, Chappelle, White, "aye"; no "nays"; Smith, "abstaining"; Quarles, "absent") to **APPROVE** a **Variance** (Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206) of rear yard setback from 20' to 14' to allow for an addition to an existing dwelling unit; per plot plan submitted; finding a hardship demonstrated by the corner lot location and the placement of the house on the lot; on the following described property:

Lot 31, Block 12, Sungate Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14445

Action Requested:

Variance - Section 930 - Bulk and Area Requirements - Use Unit 1223 - Request a variance of setback from the centerline of Independence Street from 55' to 33' (average required setback) and from the centerline of Madison Street from 40.5' to 31' (average required setback), located SE/c Independence and Madison.

Presentation:

The applicant, Richard Morgan, 12345 East Skelly Drive, Tulsa, Oklahoma, was represented by Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, who submitted a plot plan (Exhibit J-1) for the proposed construction. He informed that the owner of Aircraft Cylinders of

Case No. 14445 (continued)

America, Inc., is the applicant in this case. Mr. Johnsen informed that an addition was made to existing buildings in the 1960's, prior to the adoption of ordinances requiring a setback from the centerline of the street. He explained that this addition extended to the property line, 33' from the centerline of Independence and 31' from the centerline of Madison. Mr. Johnsen stated that another expansion is proposed which will have the same setbacks as the existing building.

Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 930 - Bulk and Area Requirements - Use Unit 1223) of setback from the centerline of Independence Street from 55' to 33' (average required setback) and from the centerline of Madison Street from 40.5' to 31' (average required setback); per plot plan submitted; finding that the new construction will have the same setback as the existing building; and finding that the existing building and other buildings in the older area were constructed prior to the adoption of the ordinances requiring a setback from the centerline of the street; on the following described property:

Lots 18 - 28, Block 2, Frisco Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14446

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential Districts - Use Unit 1206 - Request a variance of setback from the centerline of East 53rd Street from 55' to 33 1/2' to allow for the construction of an addition to an existing dwelling unit (carport and room), located 5304 South Columbia Place.

Presentation:

The applicant, Don Kirberger, 4901 South Sheridan, Tulsa, Oklahoma, submitted a plot plan (Exhibit K-1), and explained that he is the contractor for the proposed construction, which consists of one room and a carport. He pointed out that there are several carports in the neighborhood. Mr. Kirberger explained that the addition will compliment the existing home, having matching brick exterior and brick columns for the carport.

Comments and Questions:

Ms. Bradley stated that the new addition will extend farther toward the street than any of the existing homes, and Mr. Kirberger stated

Case No. 14446 (continued)

that the carport will extend closer to the street, will be open and will not obstruct neighbor's view.

Ms. Bradley asked the applicant to address the hardship in this case, and he replied that this plan seemed to be the most logical way to build a carport and have access to the street.

Ms. Hubbard pointed out that the applicant could build a room only within 5' of the property line, but the carport will encroach on the setback.

Mr. Smith asked if the subject carport will protrude farther than the carport to the west, and the applicant replied that the proposed carport will be farther out, but that neighbor does not object.

Protestants: None.

Board Action:

On **MOTION** of **SMITH**, the Board voted 3-1-0 (Chappelle, Smith, White, "aye"; Bradley, "nay"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 430 - Bulk and Area Requirements in the Residential Districts - Use Unit 1206) of setback from the centerline of East 53rd Street from 55' to 33 1/2' to allow for the construction of an addition to an existing dwelling unit (carport and room); per plot plan submitted; subject to no enclosure of the carport; finding a hardship imposed on the applicant by the corner lot location and the position of the house on the lot; finding that the granting of the variance request will not cause substantial detriment to the public good or impair the spirit, purposes and intent of the Code or the Comprehensive Plan; on the following described property:

Lot 1, Block 1, Lee Mack Addition, City of Tulsa, Tulsa County, Oklahoma.

OTHER BUSINESS

Case No. 14410

Action Requested:

Review of Detail Landscape and Fence Plan, located 108th Street and South Memorial Drive.

Comments and Questions:

Ricky Jones stated that the applicant, Bill Jones is present, and has informed staff that the landscape and fence plans submitted to him by the developers of the project are not adequate, and asked the Board to continue Case No. 14410 until April 30, 1987.

Case No. 14410 (continued)

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White, "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **CONTINUE** Case No. 14410 until April 30, 1987, to allow the applicant sufficient time to acquire an adequate landscape and screening fence plan for the project in question.

There being no further business, the meeting was adjourned at 2:07 p.m.

Date Approved _____

4-30-87

Carly A. Chappelle

Chairman