

**CITY BOARD OF ADJUSTMENT**  
MINUTES of Meeting No. 495  
Thursday, July 23, 1987, 1:00 p.m.  
City Commission Room, Plaza Level  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bradley Chappelle, Chairman Quarles Smith	White	Gardner Taylor Moore	Jackere, Legal Department Hubbard, Protective Inspections

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 21, 1987, at 3:50 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 1:05 p.m.

**MINUTES:**

On **MOTION** of **BRADLEY**, the Board voted 3-0-1 (Bradley, Chappelle, Quarles, "aye"; no "nays"; Smith, "abstaining"; White, "absent") to **APPROVE** the Minutes of June 25, 1987.

After finding that two of the four Board members were absent at the last meeting and would abstain, Mr. Jackere suggested that approval of the minutes for July 9, 1987 be continued to August 6, 1987.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** the consideration of the minutes for July 9, 1987 to August 6, 1987.

**Consider Amending Rules of Procedure for the City Board of Adjustment:**

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **AMEND** the Rules of Procedure, City Board of Adjustment, (Section I - D), to delete the sentence that restricts a Board member from holding the office of Chairman for longer than two consecutive one year terms.

**Election of Officers:**

Mr. Smith nominated Mr. Chappelle for the office of Chairman of the City Board of Adjustment. There were no other nominations for the office of chairman.

7.23.87:495(1)

Election of Officers (continued)

Board Action:

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **ELECT** Mr. Chappelle as Chairman of the City Board of Adjustment.

Mr. Chappelle stated that he would like to take this opportunity to thank his fellow Board members for their confidence, and asked for a nomination for Vice-Chairman.

Ms. Bradley nominated Mr. Quarles to serve the Board as Vice-Chairman.

Board Action:

On **MOTION** of **BRADLEY** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **ELECT** Mr. Quarles as Vice-Chairman for the City Board of Adjustment.

Mr. Chappelle asked to hear a nomination for the office of Secretary for the City Board of Adjustment, and Mr. Quarles nominated Ms. Bradley for Secretary.

Board Action:

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **ELECT** Ms. Bradley to the office of Secretary for the City Board of Adjustment.

UNFINISHED BUSINESS

Case No. 14486

Action Requested:

Variance - Section 1221.4 - CS District Use Conditions for Business Signs - Use Unit 1221 - Request a variance of the size of wall and canopy signs, located 3727 South Memorial Drive.

Comments and Questions:

Mr. Chappelle informed that the applicant has requested by letter (Exhibit A-1) that Case No. 14486 be continued to allow sufficient time for TMAPC's Rules and Regulation Committee to study the signage issue, which includes signs of this type.

Board Action:

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14486 to October 1, 1987.

**Case No. 14491**

**Action Requested:**

Variance - Section 730 - Bulk and Area Requirements In Commercial Districts - Use Unit 1213 - Request a variance of frontage to permit the platting of a property having 249' of frontage into one lot having 70' of frontage, another lot having 144' of frontage and another lot having 35' of frontage, located SE/c Riverside Drive and 71st Street.

**Presentation:**

The applicant, Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, requested that Case No. 14491 be continued to August 6, 1987. Mr. Johnsen informed that he has been in contact with the attorney for the protestant and there is no objection to the continuance.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14491 to August 6, 1987.

**Case No. 14518**

**Action Requested:**

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of the required street frontage from 30' to 0' to allow for private access to the rear lot and a lot split, located east of NE/c of 91st Street and South 33rd West Avenue.

**Presentation:**

The applicant, John Sublett, 320 South Boston, Suite 805, Tulsa, Oklahoma, stated that the entire tract was owned by a doctor who conveyed the southwest corner to Doug and Rebecca Edwards. He explained that the Edwards deeded back to the original owner a strip 12' wide on the east side of their property to allow access to the back lot. He informed that a barn is now located on the tract to the rear and when he attempted to have electricity installed, the electric company informed him that there is not sufficient space on the narrow strip to run an electric line. Mr. Sublett stated that the owner of the back property is proposing to move the driveway from the east side of the property to the west side, and widen it to 25'. He informed that both property owners involved are in agreement with the arrangement. A drawing (Exhibit B-1) was submitted.

**Protestants:**

Kay VanSchoyck, 525 South Main, Suite 1400, Tulsa, Oklahoma, stated that she is representing the Hartleys, Givens', McCoys, Willis', Moores and Walters, who are property owners surrounding the subject tract. She informed that a lot split is required on the property and has not been applied for.

Case No. 14518 (continued)

She stated that the handle and the lot to the rear were financed by two different agencies.

**Comments and Questions:**

Mr. Quarles asked Ms. VanSchoyck to state the basic objection of the protestants, and she replied that her clients believe that the access to the back property should be on the 12' strip. She stated that the surrounding property owners feel that the changing of the drive will lower the value of their property. Photographs (Exhibit B-2) were submitted.

Mike Conger, an associate of Ms. VanSchoyck, informed that the residents are concerned with the frontage being reduced to 0'.

**Protestants:**

**Mr. Hartley, 2499 West 91st Street, Tulsa, Oklahoma,** stated that he is the property owner to the east of the subject tract and is opposed to the variance request.

Mr. Jackere stated that he was under the impression that the four acre tract to the rear was a legitimate lot of record, but, if it is not, a lot split must be obtained from the Planning Commission, subject to approval of the Board of Adjustment, for a frontage variance.

**Glen Strobel, 2723 West 91st Street, Tulsa, Oklahoma,** informed that all of the surrounding homes are on large lots. He pointed out that, due to illegal lot splits, the lot frontages are being reduced.

At this point, Mr. Sublett informed that he has thoroughly researched the case and there is no legal problem with lot splits.

Mr. Gardner stated that the applicant has applied for a variance of Section 207 which states that all lots must have 30' of frontage on a dedicated street, but there is another provision of the Code, Section 205, Division of Lots, which states that a lot hereinafter shall not be divided into two or more lots, unless all lots resulting from such division conform to all the applicable regulations of the zoning district in which located. He stated that the rear lot does not have 30' of frontage and does not meet the Zoning Code requirement, therefore, the applicant needs a variance from the Board.

Mr. Jackere asked Mr. Gardner how the two acre lot was created, and he replied that the original piece of property had two acres in the southwest corner that was divided from the rest of the tract by a lot split. The long narrow lot on the east portion of the original tract is greater than 2 1/2 acres and has the required frontage. He explained that the applicant is before the Board today because the 12' handle giving access to the rear four acres, to the north and west, is less than 30'.

Case No. 14518 (continued)

A resident at 2501 West 91st Street, Tulsa, Oklahoma, stated that a variance was required for her property that had less than 300' of frontage.

**Applicant's Rebuttal:**

Ms. Van Schoyck suggested that the hardship for the variance request is self created, and that the proposed road change would damage the value of her clients property.

One of the residents of the area voiced an objection to the boarding of horses on the four acre tract. Mr. Jackere pointed out that the area is zoned AG, is agricultural in nature and the raising of horses is a farming operation.

**Additional Comments:**

Mr. Quarles stated that he cannot see that the moving of the driveway will significantly affect the neighborhood and is inclined to support the application.

Ms. Bradley asked Mr. Sublett to state the hardship for this case, and he replied that the existing access is not in violation of the Code and the new driveway will be wider and better than the existing one.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 3-1-0 (Chappelle, Quarles, Smith, "aye"; Bradley, "nay"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 207 - Street Frontage Required - Use Unit 1206) of the required street frontage from 30' to 0' to allow for private access to the rear lot; finding that the the access will actually be changed from the east side of the tract (12' frontage) to the west side (25' frontage), with easier access than now exists; on the following described property:

The west 300' of the E/2, SE/4, SW/4 of Section 15, T-18-N, R-12-E, City of Tulsa, Tulsa County, Oklahoma.

**MINOR VARIANCES AND EXCEPTIONS**

**Case No. 14544**

**Action Requested:**

Minor Variance - Section - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a minor variance of front yard setback (Birmingham Place) from 35' to 28' to allow for the construction of a dwelling unit, located 2545 East 30th Street South.

**Presentation:**

The applicant, John Woolman, 2411 East Skelly Drive, Tulsa, Oklahoma, was represented by Bill Grimm, 610 South Main, Tulsa,

Case No. 14544 (continued)

Oklahoma, who submitted a plot plan (Exhibit 0-1) for a proposed dwelling. He informed that the site is heavily treed and is irregular in shape, with the north boundary being 87' and the south 113'. Mr. Grimm stated that, in an effort to preserve the trees, the construction protrudes into the setback approximately 6' 8". Mr. Grimm explained that the proposed dwelling will align with the other homes on the street.

**Protestants:** None.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Minor Variance** (Section - Bulk and Area requirements in Residential Districts - Use Unit 1206) of the front yard setback (Birmingham Place) from 35' to 28' to allow for the construction of a dwelling unit; per plot plan submitted; finding a hardship imposed on the applicant by the corner location and the irregular shape of the lot; and finding that the new construction will align with the existing houses to the west; on the following described property:

A tract of land in Lot 2, Block 3, Woody-Crest Subdivision, an Addition in Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows, to-wit:

Commencing at a point on the east line of said Lot 2, said point being 13.0' northerly of the SE/c thereof, said point also being on the northerly right-of-way line of East 30th Street South; thence southwesterly along said northerly right-of-way a distance of 113.0' to a point; thence northwesterly a distance of 217.23' to a point; thence S 89°09'46" E a distance of 87.0' to a point on the east line of said Lot 2; thence S 12°36' E along the east line of said Lot 2, a distance of 99.85' to a point of curvature; thence southerly continuing along the east line of said Lot 2 on a curve to the right having a radius of 1220.4' a distance of 108.1' to the Point of Beginning, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14550**

**Action Requested:**

Minor Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a minor variance of side yard setback (75th Street) from 30' to 25.5' to allow for an existing dwelling unit in order to clear the title, located 7507 South Richmond.

Case No. 14550 (continued)

**Presentation:**

The applicant, Bettye Heath, Merrill Lynch Realty Company, 8121 South Harvard, Tulsa, Oklahoma, submitted a survey (Exhibit C-1), and stated that the subject house was constructed on a corner lot, with the west side extending four and one-half feet over the building line.

**Comments and Questions:**

Mr. Chappelle inquired if the minor variance is requested to clear the title to the property, and the applicant answered in the affirmative.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Minor Variance** (Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of side yard setback (75th Street) from 30' to 25.5' to allow for an existing dwelling unit in order to clear the title; per survey submitted; finding a hardship demonstrated by the corner lot location, with major setbacks required from two streets; on the following described property:

Lot 1, Block 5, Amended Southridge Estates 5th Addition, City of Tulsa, Tulsa County, Oklahoma.

**NEW APPLICATIONS**

**Case No. 14532**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of the lot width from 60' to 44', lot area from 6,000 sq. ft. to 3,374.8 sq. ft. and land area from 7,500 sq. ft. to 4,694 sq. ft. all in order to permit a lot split, located SW/c Admiral Boulevard and Quanah Avenue.

**Comments and Questions:**

Mr. Taylor informed that TMAPC approved the proposed lot split on July 15, 1987.

**Presentation:**

The applicant, Patricia Parks, was not present.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14532 to August 6, 1987.

**Case No. 14540**

**Action Requested:**

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Use Unit 1217 - Request a special exception to allow for automobile sales in a CS zoned district.

Variance - Section 1217.3 - Use Conditions - Use Unit 1217 - Request a variance to allow for open air storage and display of merchandise within 300' of an R District and a variance of the screening requirements, 1104 East Skelly Drive.

**Presentation:**

The applicant, Gil Scott, PO Box 55240, Tulsa, Oklahoma, was not present.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14540 to August 6, 1987.

**Case No. 14541**

**Action Requested:**

Variance - Section 1130.2 (b)2 - Accessory Uses - Use Unit 1221 - Request a variance to allow for a sign to be located less than 150' from a residential area, located SW/c 51st Street and Marlon Avenue.

**Presentation:**

The applicant, Sam Steel, 3314 East 51st Street, Suite 207K, Tulsa, Oklahoma, was represented by Pat Malloy, Utica Bank Tower Building, Tulsa, Oklahoma. Mr. Malloy submitted a sign plan (Exhibit D-2) and photographs (Exhibit D-3) and informed that he is before the Board because the sign in question is within 150' of residences in the area. Mr. Malloy stated that the existing sign is located one block south of 51st on Harvard Avenue, and will be moved to Marlon and 51st Street.

**Protestants:**

Mr. Chappelle informed that one letter of protest (Exhibit D-1) has been received by Staff. It stated that there are too many signs at Country Club Plaza, and asked that the application be denied.

**Comments and Questions:**

Ms. Bradley inquired as to the distance between the sign and the residences, and Mr. Malloy replied that the sign in question is 123' from the nearest house.

Mr. Smith asked if the new location for the sign is part of Country Club Plaza, and Mr. Malloy answered in the affirmative.

Mr. Smith pointed out that he can see no reason for another center identification sign, since there is a large Country Club Plaza sign already in place just west of the proposed location.



**Case No. 14541 (continued)**

Mr. Malloy stated that the existing sign to the west is quite a distance from the new location, and the proposed sign would inform potential customers that the newly opened stores are a part of Country Club Plaza.

Ms. Bradley asked Mr. Taylor to state the conditions in the TMAPC approval, and he replied that the applicant must have BOA approval, be subject to the submitted plot plan, must not relocate sign in required parking spaces and sign must have constant light.

Mr. Gardner pointed out that the applicant cannot meet the 150' setback requirement since his lot is only 125' deep.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 3-1-0 (Bradley, Chappelle, Quarles, "aye"; Smith, "nay"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 1130.2 (b)2 - Accessory Uses - Use Unit 1221) to allow for a sign to be located less than 150' from a residential area; per plan submitted; finding a hardship imposed on the applicant by the depth of the tract, and the fact that the lot in question is not deep enough to allow the applicant to maintain the 150' required setback; on the following described property:

Lot 2, Block 1, Southern Hills Mall II Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14542**

**Action Requested:**

Use Variance - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1213 - Request a use variance to allow for a convenience store in an RM-1 zoned district, located 558 East 36th Street North.

**Presentation:**

The applicant, Buck Goff, 211 North Yorktown Avenue, Tulsa, Oklahoma, was represented by Waldo Jones, 1520 North Harvard, Tulsa, Oklahoma. He informed that the lot is approximately 450' deep by 190' wide, and his client is proposing to open a convenience store on the property. Mr. Jones pointed out that, although zoned for multi-family residential, the property is not conducive to residential use. He explained that there are multiple zoning classifications in the area, with residences approximately 300' to the rear of the proposed store and adjacent to the east boundary. Mr. Jones informed that approximately 12 parking spaces will be available in the front of the store, with 12 additional spaces located north of the gas pumps. A plot plan (Exhibit Z-1) was submitted.

**Comments and Questions:**

Mr. Jackere inquired as to the use of the property to the rear of the building, and Mr. Jones replied that the grassy area will remain behind the building.

Case No. 14542 (continued)

Ms. Bradley asked the applicant to address the hardship for the variance, and Mr. Jones replied that the surrounding uses are predominately commercial and the subject tract is not appropriate for multi-family use.

Mr. Quarles commented that the area seems to be in transition from residential to commercial.

Ms. Bradley suggested that Mr. Goff make application for rezoning of the subject property.

Mr. Jackere pointed out that the inability to utilize a property under the current zoning would constitute a hardship for an applicant.

Mr. Gardner pointed out that this area is designated by the Comprehensive Plan as Special District No. 5, special incentive development area. The predominate use along 36th Street North is commercial.

**Protestants:**

George Geesing, 3504 North Sheridan Road, Tulsa, Oklahoma, stated that he owns property in the area and feels that there are already enough convenience stores in operation, and others have closed for lack of business. He suggested that an apartment complex would be an appropriate use for the property.

Mr. Chappelle stated that he is familiar with real estate in the area, and the lot will not be developed for apartment use.

**Additional Comments:**

Mr. Gardner stated that he felt the applicant had demonstrated a hardship and that the major issue before the Board at this time, is whether or not a convenience store is appropriate for the area, given the existing physical facts.

Ken Bode, Sign Inspector, asked the Board to address signage for the property if the request is approved.

The applicant stated that he will install a sign on the north wall only.

Mr. Quarles inquired as to the hours of operation for the proposed business, and Mr. Jones informed that his client is planning to be open for business 24 hours each day, but could modify the hours if necessary.

Ms. Hubbard informed that a screening fence will be required on the east, west and south property lines.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Use Variance** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1213) to allow for a convenience

Case No. 14542 (continued)

store in an RM-1 zoned district; subject to hours of operation being from 6 a.m. to midnight, 7 days each week; subject to signage being limited to the north and west walls only, with no freestanding signs on the premises; and to CONTINUE the balance of the application for a waiver of the screening requirements to August 6, 1987, to allow the applicant sufficient time to readvertise for screening relief; finding that the district is in transition to commercial and that the subject tract is not apt to develop residential as zoned; on the following described property:

A tract of land beginning at the NW/c of the E/2, NE/4, NW/4 of Section 24, T-20-N, R-12-E; thence 190' east to the NE/c of the tract hereby conveyed; thence south a distance of 450' to a point, the SE/c of the tract hereby conveyed; thence west 190' to a point, the SW/c of the tract hereby conveyed; thence north a distance of 450' to the point of beginning, and the NW/c of the tract hereby conveyed, City of Tulsa, Tulsa County, Oklahoma, according to the US Government Survey thereof, less the south 10 1/2' of the north 27' thereof.

Case No. 14543

Action Requested:

Variance - Section 1221.3(f) - General Use Conditions - Use Unit 1221 - Request a variance of setback from the centerline of Peoria Avenue from 50' to 44' to allow for the placement of a sign, located at 3817 South Peoria Avenue.

Presentation:

The applicant, Bruce Anderson, 9520 East 55th Place, Tulsa, Oklahoma, submitted a plot plan (Exhibit E-1), and stated that the sign in question will be located on Peoria, toward the south end of the property. The applicant explained that the sign will overhang the setback approximately 6' on the west boundary. Mr. Anderson pointed out that the building was moved farther to the west than initially planned in order to allow for the City sewer right-of-way on the east portion of the property.

Comments and Questions:

Mr. Smith remarked that he is familiar with the property and the fact that the building was moved to accommodate the sewer.

Board Action:

On **MOTION** of **SMITH** the Board voted 3-1-0 (Bradley, Chappelle, Smith, "aye"; no "nays"; no "abstentions"; Quarles, White, "absent") to **APPROVE** a **Variance** (Section 1221.3(f) - General Use Conditions - Use Unit 1221) of setback from the centerline of Peoria Avenue from 50' to 44' to allow for the placement of a sign; per plan submitted; finding that there are other signs along South Peoria that are as close to the street as the sign in question; on the following described property:

Case No. 14543 (continued)

Lot 1, Block 2, South Brookside Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14545**

**Action Requested:**

Special Exception - Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1205 - Request a special exception to allow for church use and related accessory uses in an AG zoned district, located south side of 91st Street, 1/2 mile east of Harvard Avenue.

**Presentation:**

The applicant, Charles Norman, Suite 909, Kennedy Building, Tulsa, Oklahoma, submitted development standards (Exhibit F-1) and a site plan (Exhibit F-2) for a church building at the above stated location. Mr. Norman informed that he is representing the congregation of All Souls Anglican Church, which is presently meeting in temporary facilities. He stated that the church has entered into a contract with the Catholic Cemetery Association to purchase a five acre tract between Harvard and Yale. He pointed out that the property has been approved for cemetery use, but the Catholic Association has agreed to sell a portion of the tract for construction of a church facility. He stated that the building will have a maximum of 10,000 sq. ft. of floor space, with a setback of 200' on 91st Street and 100' from other property lines, with the exception of the cemetery to the east.

**Comments and Questions:**

Ms. Bradley asked Mr. Norman to define the related accessory uses referred to in the application. Mr. Norman informed that the only accessory uses this church will have are Sunday School classrooms and study rooms, with no school or athletic facilities proposed.

**Protestants:** None.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Special Exception** (Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1205) to allow for church use and related accessory uses in an AG zoned district; per development standards submitted; finding that the granting of the special exception request will not be detrimental to the area and will be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

A tract of land located in Tulsa County, Oklahoma, more particularly described as follows, to-wit:

**Case No. 14545 (continued)**

A tract of land in the NE/4, NE/4, NW/4 of Section 21, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows:

Commencing at a point which is the NE/c, NW/4, of said Section 21, thence southerly along the easterly boundary thereof a distance of 600', thence westerly parallel to the north line of said Section 21, a distance of 250', thence northwesterly a distance of 301.04' to a point which is 375' south and 450' west of the said NE/c, thence northerly parallel to the east line of said NW/4 a distance of 375', thence easterly along a northerly boundary of said Section 21 a distance of 450' to the point of beginning, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14546**

**Action Requested:**

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of the required 30' of frontage on a public street to allow for a lot split resulting in one lot having access by private easement.

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of land area per dwelling unit from 8,400 sq. ft. to approximately 7,056 sq. ft., located at 1102 North Sandusky Avenue.

**Presentation:**

The applicant, Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, requested that Case No. 14546 be continued to August 6, 1987. He informed that the interested party, Mr. Baughman, has been notified of the continuance and does not object.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14546 to August 6, 1987.

**Case No. 14547**

**Action Requested:**

Variance - Section 240.2 - Permitted Yard Obstructions - Use Unit 1206 - Request a variance of size of a detached accessory building from 750 sq. ft. to 1,800 sq. ft., located 1274 South 105th East Avenue.

**Presentation:**

The applicant, William Moffett, 1274 South 105th East Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit G-1) and photographs

Case No. 14547 (continued)

(Exhibit G-3), and explained that the proposed garage will be used for his hobby, which is restoring antique cars. He informed that his 1/2 acre tract will supply sufficient space for the construction. Mr. Moffett noted that a portion of an existing tennis court will be used for the the garage floor. He stated that only the roof will be visible to the public, since the rear yard is screened on the front by a wood privacy fence and on the remaining sides by a natural green fence.

**Comments and Questions:**

Ms. Bradley asked Mr. Moffett if the restoration of the cars involves sanding and painting, and he replied that restoring could involve body work.

**Protestants:**

**Harry Green, 1274 South 103rd East Avenue, Tulsa, Oklahoma,** stated that he has lived in the area for many years and feels the large garage is inappropriate for the neighborhood.

Mr. Jackere inquired if there are other large accessory buildings in the neighborhood, and Mr. Green replied that he is not aware of other garages as large as the one proposed by the applicant.

**Larry Murray, 1287 South 103rd East Avenue, Tulsa, Oklahoma,** stated that the proposed garage is too large for the area. He pointed out that the sanding operation is noisy and the hauling of vehicles into the area will be an interruption to the quiet and peaceful atmosphere of the neighborhood.

**Clayton Jones, 1265 South 103rd East Avenue, Tulsa, Oklahoma,** informed that the corner of his property touches the corner of the applicant's property. He stated that a metal building is not in keeping with the character of the neighborhood and he is opposed to the application. Mr. Jones commented that all of the residents in the neighborhood were not informed of the variance application. Mr. Jones submitted a letter of protest (Exhibit G-2) from a neighbor that was unable to attend the meeting. The letter was read aloud by Chairman Chappelle.

Mr. Gardner explained that people within 300' are required by law to receive notice, and the Chairman and Co-Chairman of the Comprehensive Plan District are also notified. He pointed out that it is then the Chairman's, or Co-Chairman's, duty to relay such information to the remainder of neighborhood.

**Applicant's Rebuttal:**

Mr. Moffett pointed out that only the roof of the garage will be visible to the neighbors. He stated that he is not applying for a commercial business operation, but is only asking permission to restore old cars as a hobby.

Case No. 14547 (continued)

**Additional Comments:**

Ms. Bradley asked the applicant to address the hardship in this case, and Mr. Moffett replied that there is no hardship.

Mr. Quarles commented that the building has the appearance of a commercial structure, and that the design and size are not compatible with the residential neighborhood.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **DENY** a **Variance** (Section 240.2 - Permitted Yard Obstructions - Use Unit 1206) of the size of a detached accessory building from 750 sq. ft. to 1,800 sq. ft.; finding that a hardship was not demonstrated by the applicant; and finding that the large size and design of the garage are not compatible with the residential area, and violate the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 9, Block 4, Crescent Heights Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14548**

**Action Requested:**

Variance - Section 1221.3(f) - General Use Conditions - Use Unit 1221 - Request a variance to allow for the replacement of existing signs within City right-of-way, located SE/c 41st Street and Mingo Road.

**Presentation:**

The applicant, Bob Dale, 1889 North 105th East Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit H-1), location map (Exhibit H-2) and photographs (Exhibit H-3). Mr. Dale informed that his employer, Craig Neon Sign Company, is replacing signs for Koger Properties. He stated that the signs were placed in the median when the building was built, and when ownership of the street was transferred to the City, ownership of the median was retained in order to keep the signs in place. He asked the Board to allow the replacement of the existing 105 sq. ft. signs with new signs which are 47 sq. ft.

**Protestants:** None.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 1221.3(f) - General Use Conditions - Use Unit 1221) to allow for the replacement of existing signs within City right-of-way; per plan submitted; finding that the signs in question have been at the present location since the property was developed; and finding that the site is zoned commercial and that the replacement signs will be at the same location, but will be smaller than the existing signs; on the following described property:

7.23.87:495(15)

Case No. 14548 (continued)

Lot 1, Block 1, Lots 1 and 2, Block 2, Koger Executive Center,  
City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14549**

**Action Requested:**

Variance - Section 1130.2(b)4 - Accessory Uses - Use Unit 1221 -  
Request a variance of the height restriction to allow for a 28' tall  
business identification sign, located north of NW/c of 41st Street  
and US 169.

**Presentation:**

The applicant, Bob Dale, 1889 North 105th East Avenue, Tulsa,  
Oklahoma, submitted a plot plan (Exhibit J-1) and location map  
(Exhibit J-2). Mr. Dale informed that Koger Properties are  
upgrading their signs and asked the Board to allow the installation  
of a 28' sign on the highway frontage. He pointed out that there  
are other signs in the area that are as large as the sign in  
question.

**Protestants:** None.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle,  
Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent")  
to **APPROVE** a **Variance** (Section 1130.2(b)4 - Accessory Uses - Use  
Unit 1221) of the height restriction to allow for a 28' tall  
business identification sign; per plan submitted; finding that the  
sign is located on the expressway frontage; and finding that there  
are other signs in the area that are as large as the subject sign;  
on the following described property:

Lot 1, Block 2, Bishop Acres Addition, City of Tulsa, Tulsa  
County, Oklahoma.

**Case No. 14551**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements in Residential  
Districts - Use Unit 1206 - Request a variance of building setbacks  
on various lots from 25' to 15' and from 25' to 20' to allow for the  
construction of dwelling units, located East 87th Street South and  
South Yale Avenue.

**Presentation:**

The applicant, Clayton Morris, 7935 East 57th Street, Tulsa,  
Oklahoma, submitted a plat (Exhibit K-1), and stated that he is  
representing Cox Engineering. Mr. Morris asked that the setbacks be  
reduced on the cul-de-sac and corner lots of the subdivision.



Case No. 14551 (continued)

Protestants: None.

Board Action:

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206) of building setbacks on various lots from 25' to 15' and from 25' to 20' to allow for the construction of dwelling units; per plot plan submitted; finding a hardship imposed by the Irregular shape and the corner lot location; on the following described property:

Blocks 1 - 7, Southern Pointe Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14552

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted In Commercial Districts - Use Unit 1202 - Request a special exception to allow for a bus station in a CBD zoned district, located SE/c 4th and Elgin.

Presentation:

The applicant, Rosemary Burgher, 5110 South Yale, Suite 205, Tulsa, Oklahoma, was represented by Steve Welch, who submitted a request summary (Exhibit L-2) and photographs (Exhibit L-1). He pointed out that the proposed location for the bus station is the former Bill White Chevrolet building, which is approximately 450' from the Greyhound Bus Terminal, and approximately 300' from the Trailway Station. Mr. Welch informed that the proposed bus terminal will be compatible with the neighborhood.

Protestants: None.

Comments and Questions:

Ms. Bradley asked Mr. Welch what kind of buses will use the terminal, and he replied that the Trailway road buses will use the terminal.

Mr. Quarles asked if other bus companies will use the facility, and Mr. Welch informed that the Greyhound and Trailway bus lines are merging. Mr. Welch stated that the building on 11th Street that was approved by the Board for use as a bus terminal, is no longer being considered, due to asbestos and other inside problems. He stated that a lease on the subject tract has not been signed at this time, but the building is suited to this type of use, with very few modifications.

Case No. 14552 (continued)

Mr. Jackere asked Mr. Welch if he is here by consent of the owner of the property, and he answered in the affirmative.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Special Exception** (Section 710 - Principal Uses Permitted in Commercial Districts - Use Unit 1202) to allow for a bus station in a CBD zoned district; finding that there have been bus stations operating in the area for many years; and the granting of the special exception request will not be detrimental to the area, but will be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 6 and the north 1/2 of Lot 5, Block 140, Original Town of Tulsa Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14553**

**Action Requested:**

Special Exception - Section 310 - Principal Uses in Agriculture Zoned Districts - Use Unit 1205 - Request a special exception to allow for church use and related uses in an AG zoned district.

Variance - Section 1205.3 - Use Conditions - Use Unit 1205 - Request a variance to allow for parking in the required front yard, located east of SE/c 111th Street and South Yale Avenue.

**Presentation:**

The applicant, Larry Brown, 4304 East 98th Street, Tulsa, Oklahoma, submitted a location map (Exhibit M-1), and stated that he is representing St. James United Methodist Church. Mr. Brown informed that a church building is proposed for the property, with parking being located on the front portion of the lot.

**Protestants:** None.

**Comments and Questions:**

Mr. Chappelle inquired if a school will be conducted on the premises, and Mr. Brown replied that there will be no school.

In response to Mr. Smith's inquiry as to the reason for the front yard parking on the large tract, Mr. Brown stated that the overall master plan will be more workable if the parking lot is in front of the building.

Both Mr. Quarles and Ms. Bradley agreed with Mr. Smith that 9 acres of land is a large parcel, and also voiced a concern with the front yard parking arrangement.

**Case No. 14553 (continued)**

Mr. Brown stated that the bulk of the development will occur to the west of the 9 acre tract, with a stormwater detention facility being located to the rear of the property.

After discussion, the Board agreed to continue the application to the next meeting, with the applicant submitting a revised plan, with an alternate parking arrangement, for review at that time.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14553 to August 6, 1987, to allow the applicant sufficient time to prepare a revised plot plan with no parking in the required front yard.

**Case No. 14554**

**Action Requested:**

Variance - Section 730 - Bulk and Area Requirements In Commercial Districts - Use Unit 1213 - Request a variance of setback from the centerline of Harvard Avenue from 100' to 83' to allow for the construction of a building.

Variance - Section 230 - Structure Setback from Abutting Streets - Use Unit 1213 - Request a variance to allow for parking within the major street plan Harvard Avenue right-of-way, located 1629 South Harvard Avenue.

**Presentation:**

The applicant, Cecile Sullivan, Box 583, Mannford, Oklahoma, was represented by John Wilburn, 2442 East 15th Street, Tulsa, Oklahoma, owner of the property. Mr. Wilburn, who submitted a plot plan (Exhibit N-1) and photographs (Exhibit N-2), explained that Mr. Sullivan is the contractor for the proposed building. He informed that the 60 year old building will be demolished and a new structure erected approximately 53' to the north. Mr. Wilburn pointed out that the new facility will be set back 33' farther than the building to the south.

**Protestants:** None.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 730 - Bulk and Area Requirements In Commercial Districts - Use Unit 1213) of setback from the centerline of Harvard Avenue from 100' to 83' to allow for the construction of a building; and to **APPROVE** a **Variance** (Section 230 - Structure Setback from Abutting Streets - Use Unit 1213) to allow for parking within the major street plan Harvard Avenue right-of-way; per plot plan submitted; finding that the new building will actually replace, and be set back farther than, the older existing structure, and will be approximately 33' farther from the street than the building to the immediate south; on the following described property:

Case No. 14554 (continued)

Lot 6, Less the north 10', Block 8, Sunrise Terrace Addition,  
City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14555**

**Action Requested:**

Use Variance - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1217 - Request a use variance to allow for automobile sales in an RM-2 zoned district, located 6408 West 8th Street.

**Presentation:**

The applicant, Phil Hall, 6223 North Main, Sand Springs, Oklahoma, stated that he is representing Earl Hill, owner of the property in question. Mr. Hall explained that his client purchased the property in 1965 and has been leasing it as a car lot since that time, but the use has continued since 1942. He stated that a license for the business was recently applied for, and it was discovered that the car lot has been operating in an improperly zoned area. Mr. Hall submitted photographs (Exhibit P-2) and pointed out that there are no houses in the area. Letters of support (Exhibit P-1) were submitted.

**Comments and Questions:**

Ms. Bradley asked the applicant why he is before the Board, and he replied that a Zoning Clearance Permit is required to obtain a state license, and the car lot has been operating in an RM-2 Zone.

**Protestants:** None.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Use Variance** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1217) to allow for automobile sales in an RM-2 zoned district; finding that the car sales lot has been in operation at the present location for many years; and finding that the granting of the variance request will not cause substantial detriment to the public good or impair the purpose, spirit and intent of the Code or the Comprehensive Plan; on the following described property:

Lots 18 and 19, Block 2, Trimble Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14556**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of the rear yard setback from 25' to 14' to allow for an addition to an existing dwelling unit, located 1735 East 59th Street.

**Presentation:**

The applicant, Jim Nitz, 433 South Jamestown, Tulsa, Oklahoma, stated that he is representing the property owners, and is employed by the contractor for this project. He informed that, because of the layout of the house on the lot, the proposed location is the only available space for the addition. A plot plan (Exhibit R-1) was submitted.

**Comments and Questions:**

Mr. Smith inquired if the new addition will be a garage, and the applicant answered in the affirmative.

Mr. Nitz pointed out that the 20' dimension on the plot plan is incorrect, and changed the plan to read 14'.

Mr. Smith asked the applicant if he has approval of the neighbors to the rear of the property, and he replied that he has not talked to the property owners in back, but the neighbors on the both sides are not opposed to the construction. He noted that the distance between the subject addition and the house to the rear is approximately 100'.

**Protestants: None.**

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of the rear yard setback from 25' to 14' to allow for an addition to an existing dwelling unit; per revised plot plan; finding a hardship imposed on the property owner by the curvature of the street, the placement of the existing house and the irregular shape of the lot; on the following described property:

Lot 11, Block 6, Corona Heights 2nd Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14558**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of the required rear yard setback to allow for an addition to an existing dwelling unit, located 2131 East 27th Street South.

Case No. 14558 (continued)

**Presentation:**

The applicant, Patrick Waddel, was represented by Roger Coffey, 324 East 3rd Street, Tulsa, Oklahoma, who submitted a plot plan (Exhibit S-1) for a proposed addition to an existing residence. He informed that his clients have recently purchased the property at the above stated location and are in the process of remodeling. Mr. Coffey explained that the small detached garage is too small for their automobile, so a new attached garage is proposed. He pointed out that the new construction will not be as close to the property line as the existing garage, which will be demolished during the remodeling process.

**Protestants:** None.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Variance** (Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of the required rear yard setback to allow for an addition to an existing dwelling unit; per plot plan submitted; finding that the new garage will not be as close to the rear property line as the existing garage; on the following described property:

That part of Lot 11, described as follows: Beginning at the SE/c of said Lot 11; thence westerly along the south line of said Lot, 50' to a point; thence northerly on a straight line to a point on the north line of said Lot, 48' westerly from the NE/c of said Lot; thence easterly along the north line of said Lot, 48' to the NE/c of said Lot; thence southerly along the east line of said Lot, 138.15' to the SE/c of said Lot and the Point of Beginning; and all of Lot 12; and that part of Lot 13, described as follows: Beginning at the SW/c of said Lot; thence northerly along the west line of said Lot to the NW/c thereof; thence easterly along the north line of said Lot, 40' to a point; thence southerly on a straight line to a point on the south line of said Lot, 40' easterly from the SW/c thereof; thence westerly along the south line of said Lot, 40' to the SW/c thereof and the Point of Beginning, all in Block 4, Forest Hills, an Addition to the City of Tulsa, Tulsa county, State of Oklahoma, according to the recorded Plat No. 958 (hereinafter the "Subject Property"), City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14559**

**Action Requested:**

Special Exception - Section 910 - Principal Uses Permitted in Industrial Districts - Use Unit 1214 - Request a special exception to allow for Use Unit 14 (hardware store) in an IM zoned district.

**Case No. 14559 (continued)**

Variance - Section 1214.4 - Off-Street Parking Requirements - Use Unit 1214 - Request a variance of the required number of parking spaces from 89 to 70, located 407 South Peoria Avenue.

**Comments and Questions:**

Mr. Taylor informed that the applicant John Swinney, Jr., PO Box 50279, Tulsa, Oklahoma, has requested by letter (Exhibit T-1) that Case No. 14559 be withdrawn.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **WITHDRAW** Case No. 14559.

**Case No. 14560**

**Action Requested:**

Variance - Section 240.2(c) - Permitted Yard Obstructions - Use Unit 1206 - Request a variance to allow for a 6' tall fence in the front yard and a 12' tall fence in the side and rear yards, located 2424 East 29th Street.

**Presentation:**

The applicant, Arthur Murphy, 2424 East 29th Street, Tulsa, Oklahoma, was not present.

**Board Action:**

On **MOTION** of **SMITH** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14560 to August 6, 1987.

**Case No. 14561**

**Action Requested:**

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

Variance - Section 440 - Special Exception Uses, Conditions - Use Unit 1209 - Request a variance of the time regulation from 1 year to permanent, located SE/c West 10th Street and South 58th West Avenue.

**Presentation:**

The applicant, Bill Wilson, 5720 West 10th Street, Tulsa, Oklahoma, explained that he has lived in a mobile home at the present location for 27 years. He stated that in May of 1987 he contacted the City to inquire if a permit was needed to replace the old mobile with a new one, and was told that he did not need a permit. Mr. Wilson informed that, after moving the new mobile on the lot, he was told a variance is required.

Case No. 14561 (continued)

**Comments and Questions:**

Mr. Smith asked the applicant if there is only one mobile home on the lot, and he answered in the affirmative.

Mr. Jackere informed that a letter of support (Exhibit W-1) has been received.

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to allow for a mobile home in an RM-2 zoned district; and to **APPROVE** a **Variance** (Section 440 - Special Exception Uses, Conditions - Use Unit 1209) of the time regulation from 1 year to permanent; finding that an older mobile home that has been at the present location for many years was replaced with a new mobile home; and finding that mobile home use has proved to be compatible with the area; on the following described property:

Lots 83 and 84, Block G, Medio Subdivision, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14562**

**Action Requested:**

Variance - Section 208 - Structure Setback from Abutting Streets - Use Unit 1225 - Request a variance of setback to permit a conveyor bridge to cross West 17th Street South, located SE/c of Union Avenue and West 17th Street.

**Presentation:**

The applicant, Niels E. Valentiner and Associates, 524 South 600 East, Salt Lake City, Utah, was represented by Robert Money of the same address. He informed that this architectural firm represents Eaton Kenway, a company specializing in computerized warehousing. He stated that Sun Oil Company has been commissioned by Eaton Kenway to provide a computerized warehouse. A plot plan (Exhibit X-1) and photographs (Exhibit X-2) were submitted. He explained that a vertical lift building will be adjacent to the existing building and asked the Board to allow this building to be set in the required setback. He stated that the product will be lifted to a conveyor bridge across the street and stored in a warehouse.

**Comments and Questions:**

Ms. Bradley asked Mr. Money to explain the purpose of the bridge, and he explained that the product will leave the existing building, move across the street by conveyor belt and be stacked in the warehouse. He noted that the process is all automated.

Ms. Bradley asked what product will be stored in the warehouse, and Mr. Money replied that the product is oil.



Case No. 14562 (continued)

Protestants: None.

Board Action:

On MOTION of SMITH the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to APPROVE a Variance (Section 208 - Structure Setback from Abutting Streets - Use Unit 1225) of setback to permit a conveyor bridge to cross West 17th Street South; per plan submitted; subject to City Commission approval of a license agreement; finding that the predominate use in the area is industrial; and finding that 17th Street is not a through street and dead ends at the west end of the block; on the following described property:

All that part of the SW/4 of Section 11, T-19-N, R-12-E of the Indian Base and Meridian in Tulsa County, Oklahoma, according to the official US Government Survey thereof; [lying south of west 17th Street South right-of-way, east of South Union Avenue right-of-way, and westerly and northerly of the St. Louis - San Francisco Railway Company (now the Burlington Northern, Inc.) right-of-way]; more particularly described as follows, to-wit:

Beginning at a point of intersection of the east right-of-way line of South Union Avenue and the northerly right-of-way line of the Burlington Northern, Inc., 372.64' from the south boundary and 25.00' from the west boundary of said SW/4, SW/4, thence N 00°01'00" W along the east right-of-way line of South Union Avenue, parallel to and 25.00' from the west boundary of said SW/4, SW/4, a distance of 1,096.79' to a point in the south right-of-way line of West 17th Street South, thence S 89°11'33" E along the south right-of-way line of west 17th Street, south a distance of 711.26' to a point in the westerly right-of-way line of the Burlington Northern, Inc.; thence along the westerly right-of-way of the Burlington Northern, Inc. as follows: S 09°54'22" W a distance of 622.19'; thence S 26°28'54" W a distance of 0.00'; thence on a curve to the right having a radius of 894.88' a distance of 793.28' to the point of beginning; containing 594,394 sq. ft., or 13.64541 acres, more or less, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14575

Action Requested:

The applicant, Michael Hackett, 1809 East 15th Street, Tulsa, Oklahoma, requested by letter (Exhibit A-1) that Case No. 14575 be continued.

Comments and Questions:

Mr. Gardner informed that the Rules and Regulations Committee of TMAPC has been requested to do a study on awning signs, and the applicant is awaiting the completion of that study before presenting his case.

Case No. 14575 (continued)

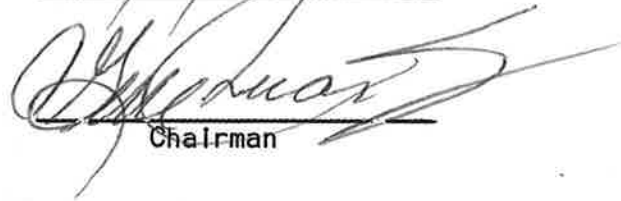
Board Action:

On **MOTION** of **QUARLES** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **CONTINUE** Case No. 14575 to October 1, 1987, as requested, in order that TMAPC Rules and Regulations Committee will have sufficient time to complete the awning sign study.

There being no further business, the meeting was adjourned at 3:25 p.m.

Date Approved

8/6/87

A handwritten signature in dark ink, appearing to be "J. H. [unclear]", is written over a horizontal line. Below the signature, the word "Chairman" is printed.

Chairman