

**CITY BOARD OF ADJUSTMENT**  
MINUTES of Meeting No. 497  
Thursday, August 20, 1987, 1:00 p.m.  
City Commission Room, Plaza Level  
Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Bradley Chappelle, Chairman Quarles Smith	White	Gardner Jones Moore	Jackere, 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, August 18, 1987, at 1:00 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 **SMITH**, the Board voted 3-0-1 (Chappelle, Quarles, Smith, "aye"; no "nays"; Bradley, "abstaining"; White, "absent") to **APPROVE** the Minutes of July 9, 1987.

On **MOTION** of **BRADLEY**, the Board voted 3-0-1 (Bradley, Quarles, Smith, "aye"; no "nays"; Chappelle, "abstaining"; White, "absent") to **APPROVE** the Minutes of August 6, 1987.

**UNFINISHED BUSINESS**

**Case No. 14542**

**Action Requested:**

Variance - Section 1213.3 - Use Conditions - Use Unit 1212 - Request a variance of the required screening requirements, located 558 East 36th Street North.

**Presentation:**

The applicant, Buck Goff, 2811 North Yorktown Avenue, Tulsa, Oklahoma, was represented by Waldo Jones, who stated that the west side of the building in question faces a greenbelt. Mr. Jones asked that the requirement for a screening fence on that boundary be waived.

Case No. 14542 (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 **APPROVE** a **Variance** (Section 1213.3 - Use Conditions - Use Unit 1212) of the required screening along the west boundary of the property in question; finding that the subject tract is abutted by vacant land on the west lot line; on the following described property:

A tract of land beginning at the NW/c of the E/2, of the NE/4, of the 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, Tulsa County, Oklahoma, according to the US Government Survey thereof, less the south 10 1/2' of the north 27' thereof, City of Tulsa, Tulsa County, Oklahoma.

**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.

**Presentation:**

The applicant, Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, stated that this application involves the variance of a frontage requirement on property at 71st and Peoria. He stated that the case has been continued several times while waiting for the entire Board to be present and negotiating with the protestant, Mr. Westervelt. He apologized for the delayed hearing, but asked the Board to continue the case for another two weeks.

**Protestants:**

Joe Westervelt stated that he has been trying to comply with Mr. Johnsen's request to have all the Board members present. He stated that he and Mr. Johnsen have been working on a solution to the problem. He informed that he is concerned with the property to the west of the subject tract, and Mr. Sherrill has property to the east. Mr. Westervelt stated that they have similar concerns and have given Mr. Johnson a solution that will be acceptable to them. He voiced a concern that construction of the first building will have already begun if the case is continued for 30 days, and that no solution can then be found that will be satisfactory to him or Mr. Sherrill. Mr. Westervelt stated that he is not opposed to the continuance if Mr. Johnsen can assure him that construction will not begin before the hearing.

Case No. 14491 (continued)

Mr. Johnsen stated that he can not give the assurance that construction will not begin before the hearing. He pointed out that a variance of the frontage requirement is requested and, if denied by the Board, the applicant can still have one large lot and proceed with construction. Mr. Johnsen explained that contracts may have been entered into that cannot be controlled.

Comments and Questions:

Ms. Bradley informed that she will not be present at the September meetings.

Board Action:

On MOTION of QUARLES the Board voted 3-0-1 (Bradley, Chappelle, Quarles, "aye"; no "nays"; Smith, "abstaining"; White, "absent") to CONTINUE Case No. 14491 to October 1, 1987, with the stipulation that the case not be granted a further continuance.

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 at 2424 East 29th Street.

Presentation:

The applicant, Arthur Murphy, 2424 East 29th Street, Tulsa, Oklahoma, submitted a plot plan (Exhibit A-1), and stated that he is planning to build a privacy and security wall around his home at the above stated location. He informed that the wall will be 12' high at some points and drop to 4' with the slope of the land. Mr. Murphy stated that the back of his house is toward Lewis Avenue, and the wall will be 12' at one point in the back yard. He informed that the fence will be in keeping with the architectural character of the house, and will help to control the traffic noise from Lewis Avenue.

Comments and Questions:

Ms. Bradley asked if there are other similar fences in the area, and Mr. Murphy stated that there is a fence which is approximately 4' high at 29th and Birmingham.

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 Variance (Section 240.2(c) - Permitted Yard Obstructions - Use Unit 1206) to allow for a 6' tall fence in the

Case No. 14560 (continued)

front yard and a 12' tall fence in the side and rear yards; per plan submitted; finding that the tract is very large; and finding that there are other similar fences in the area; on the following described property:

Lots 5 and 6, Block 4, South Lewis Park Addition, City of Tulsa, Tulsa County, Oklahoma.

### MINOR VARIANCES AND EXCEPTIONS

Case No. 14569

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a minor variance of lot width from 75' to 49', of lot area from 9,000 sq. ft. to 6,334 sq. ft. and of land area from 10,875 sq. ft. to 7,559 sq. ft. all in order to permit a lot split, located 2110/2116 East 24th Street.

Presentation:

The applicant, K. N. Bradley, 3606 South Gary Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit B-1), and stated that he previously lived on the property in question. He explained that his driveway has extended over the property line for approximately 15 years, and his neighbor has agreed to sell him the one foot strip of land.

Protestants: None.

Comments and Questions:

Mr. Smith asked Mr. Bradley if he is buying one foot of his neighbors land to add to his lot, and he answered in the affirmative.

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 lot width from 75' to 49', of lot area from 9,000 sq. ft. to 6,334 sq. ft. and of land area from 10,875 sq. ft. to 7,559 sq. ft. all in order to permit a lot split; per plan submitted; finding that the applicant is actually buying one foot of his neighbors property to add to his lot to accommodate an existing driveway; on the following described property:

Lot 9, Block 3, Wildwood Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14582

Action Requested:

Variance - Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a minor variance of setback from Greenwood Avenue from 25' to 20', located 544 East Latimer Court.

Presentation:

The applicant, Bob Wooten, 707 South Houston, Tulsa, Oklahoma, submitted a plot plan (Exhibit C-1), and stated that he is representing Tulsa Development Authority. Mr. Wooten asked the Board to grant a 5' setback variance to allow for the construction of a new home. He pointed out that he is attempting to maintain continuity with the existing houses in the neighborhood.

Comments and Questions:

Mr. Gardner inquired if the side yard will be on Greenwood, and he answered in the affirmative.

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 setback from Greenwood Avenue from 25' to 20'; finding a hardship imposed on the applicant by the corner lot location; on the following described property:

Lot 1 and the east 20' of Lot 2, Block 14, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 14577

Action Requested:

Use Variance - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1223 - Request a use variance to allow for the storage of RV's, boats and motor homes in an RS-2 zoned district.

Variance - Section 1223.3 - Use Conditions - Use Unit 1223 - Request a variance of the screening requirements.

Special Exception - Section 440 - Special Exception Uses In Residential Districts - Use Unit 1215 - Request a special exception for a home occupation to allow for a kennel for more than 3 dogs, located north of NW/c of 11th Street and 131st East Avenue.

Case No. 14577 (continued)

**Presentation:**

The applicant, Gary Walker, 4360 South Mingo, Tulsa, Oklahoma, submitted a plot plan (Exhibit D-2) and photographs (Exhibit D-1) of a storage lot he operates at another address. Mr. Walker stated that he will move his business to the new location if the application is approved. He informed that there is a house on the south portion of the property.

**Comments and Questions:**

Ms. Bradley asked the applicant how much of the property will be utilized, and Mr. Walker replied that he will use 2 1/2 acres on the south portion of the property.

Mr. Smith asked Mr. Walker if he owns or has use of the commercial area immediately to the south of the subject property, and he replied that he does not. He informed that Mr. Lewis owns and operates a business on this property.

Mr. Walker explained that he intends to scrape the lot, cover it with limestone, and install a 6' chain link fence. He informed that he is requesting the kennel license because of the 5 German Shepherd dogs that will guard the lot. The applicant stated that the business will operate from 7 a.m. to 7 p.m. and the dogs will be used for security during the nighttime hours.

Mr. Chappelle inquired as to the number of vehicles that will be placed on the lot, and Mr. Walker replied that his storage facility will accommodate 200 vehicles.

Ms. Bradley pointed out that the lot access is from 131st East Avenue and asked Mr. Gardner if this street is a regular residential street. He replied that it is just a residential street.

**Protestants:**

Marcus Fultz, 608 South 132nd East Avenue, Tulsa, Oklahoma, stated that he lives in the area and is opposed to the application. He pointed out that the occupants of the duplexes are mostly low income families and many of the children are unattended for long periods of time. He stated that the traffic generated by the proposed business will be detrimental to the area and create an unsafe atmosphere for the children. Mr. Fultz remarked that the barking of the guard dogs will be annoying to the residents of the neighborhood.

**Comments and Questions:**

Mr. Jackere asked Mr. Gardner why this area is undeveloped, and Mr. Gardner replied that sanitary sewer was not available until recently.

Mr. Fultz informed that the City installed the sewer last year.

Case No. 14577 (continued)

Ms. Bradley asked the applicant to state the hardship for this case, and he replied that he would like to have an explanation of a hardship.

After Mr. Jackere's explanation of a hardship, Mr. Walker stated that there is a need for such a facility and the property is on a one way street, with slow moving traffic.

Mr. Quarles remarked that the proposed business is not compatible with the residential character of the neighborhood, and with the addition of utilities, the property may develop residential in the future.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no "abstentions"; White, "absent") to **DENY** a **Use Variance** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1223) to allow for the storage of RV's, boats and motor homes in an RS-2 zoned district; to **DENY** a **Variance** (Section 1223.3 - Use Conditions - Use Unit 1223) of the screening requirements; and to **DENY** a **Special Exception** (Section 440 - Special Exception Uses In Residential Districts - Use Unit 1215) for a home occupation to allow for a kennel for more than 3 dogs; finding that a hardship was not demonstrated by the applicant; and that the granting of the requests would violate the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

W/2, E/2, SW/4, SW/4, Less the east 15', south 330' thereof, less the south 50' thereof, less beginning 50' north, of the SW/c, W/2, E/2, SW/4, SW/4, thence north 310', east 315.2', south 310', west 315.08' to the point of beginning, Section 4, T-19-N, R-14-E, 7.28 acres, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14578**

**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 440.6(a) - Special Exception Uses In Residential Districts - Use Unit 1209 - Request a variance of the time restriction from one year to permanently, located 1017 South 54th West Avenue.

Case No. 14578 (continued)

**Presentation:**

The applicant, Roberta Reese, 5522 South Everett Place, Sand Springs, Oklahoma, submitted a plot plan (Exhibit E-1), and asked the Board to allow her to move a mobile home to the above stated location. She stated that she will use the mobile as a permanent residence. Photographs (Exhibit E-2) were submitted.

**Comments and Questions:**

Ms. Bradley asked if there are other mobile homes in the area, and Ms. Reese replied that there are two mobile homes within a mile of the proposed location.

Ms. Bradley inquired if city utilities are available, and Ms. Reese answered in the affirmative.

Mr. Smith noted that a similar application was denied on 54th West Avenue in 1985.

**Interested Parties:**

Bob Wilson, 1011 South 54th West Avenue, Tulsa, Oklahoma, stated that the applicant is his daughter, and that he lives adjacent to her property. He informed that water was not available to the mobile home on 54th West Avenue that was denied a special exception.

**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 440.6(a) - Special Exception Uses in Residential Districts - Use Unit 1209) of the time restriction from one year to permanently; per plan submitted; finding that there are other mobile homes in the area, and the granting of the requests will not be detrimental to the area; on the following described property:

The south 58' of the north 225', Lot 9, Block 8, Vern Subdivision, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14579**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of setback from the centerline of South St. Louis Avenue from 55' to 38' to allow for a carport, located 4156 South St. Louis Avenue.



Case No. 14579 (continued)

Comments and Questions:

Mr. Chappelle pointed out to the applicant that this case was heard approximately 2 years ago and asked Mr. Brewster to state the difference between this application and the one heard prior to this time.

Mr. Brewster stated that his neighbors support the application, and one carport has been constructed on St. Louis without a permit.

Ms. Bradley asked the applicant when the carport was built and he replied that it was built about the same time that he made the prior application.

Presentation:

The applicant, William Brewster, 4156 South St. Louis, Tulsa, Oklahoma, submitted photographs (Exhibit F-1) and letters of support (Exhibit F-2). He stated that the carport will be attractive and landscaping will be added. Mr. Brewster pointed out that his car is too long to fit inside the existing garage, and asked the Board to approve the application.

Additional Comments:

Mr. Quarles asked Mr. Brewster when his home was constructed, and he replied that it is approximately 30 years old.

Protestants: None.

Board Action:

Mr. Quarles motion for approval of the application died for lack of a second.

On **MOTION** of **BRADLEY** the Board voted 3-1-0 (Bradley, Chappelle, Smith, "aye"; Quarles, "nay"; no "abstentions"; White, "absent") to **DENY** a **Variance** (Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of setback from the centerline of South St. Louis Avenue from 55' to 38' to allow for a carport; finding that there have been no building permits issued for carports in the area; and the granting of the variance would violate the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 6, Block 3, Warren Heights Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14581

Action Requested:

Variance - Section 280 - Structure Setback from Abutting Streets - Use Unit 1221 - Request a variance of setback from the centerline of Memorial Drive from 60' to 50' to allow for a sign, located 8101 East Skelly Drive.

Case No. 14581 (continued)

Presentation:

The applicant Oklahoma Neon, Inc., was represented by Don Cooper, Route 2, Box 237, Inola, Oklahoma, who submitted a plot plan (Exhibit G-1), and stated that he owns the tract in question. He informed that a service station has been in operation on the property for the past 27 years. Mr. Cooper explained that Texaco vacated the premises last December and DX is opening a station at the same location, using the existing pole for their sign. A plat of survey (Exhibit G-2) was submitted.

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 **Variance** (Section 280 - Structure Setback from Abutting Streets - Use Unit 1221) of setback from the centerline of Memorial Drive from 60' to 50' to allow for a sign; per plot plan submitted; subject to the execution of a removal contract; finding that the pole has been in place for several years and that the sign in question will be placed on the existing pole; on the following described property:

A tract of land lying north of Interstate Highway 44, located in the SW/4, SW/4 of Section 13, T-19-N, R-13-E, Tulsa County, Oklahoma, and being more particularly described as follows, to-wit: Beginning at a point 33.0' east and 203.09' south of the NW/c, SW/4, SW/4; thence east a distance of 175.0' to a point; thence south a distance of 63.54' to a point on the northerly Right-of-Way line of Interstate Highway 44; then southwesterly along the northerly Right-of-Way line of said Highway, a distance of 181.57' to a point; thence northwesterly along said Right-of-Way a distance of 23.4' to a point; thence northerly along said Right-of-Way a distance of 80.0' to a Highway marker thence westerly along said Right-of-Way a distance of 18.0' to a Highway marker; thence northerly a distance of 93.0' to the point of beginning, City of Tulsa, Tulsa County, Oklahoma. Recorded in Book 3128, Page 47; the west 17' of the north 93' of above tract dedicated to Public.

Case No. 14584

Action Requested:

Special Exception - Section 440 - Special Exception Uses in Residential Districts - Use Unit 1213 - Request a special exception to allow a home occupation for a beauty/barber shop and related uses in an RS-3 zoned district, located 16638 East Admiral Boulevard.

Case No. 14584 (continued)

**Presentation:**

The applicant, Deborah Stewart, 16638 East Admiral Boulevard, Tulsa, Oklahoma, stated that she is single and would like to operate her own business in her home. She informed that she has sufficient space in her garage to install a beauty/barber shop and asked the Board to grant the special exception request.

**Comments and Questions:**

Mr. Chappelle inquired as to the number of chairs that will be installed in the shop, and she replied that there will be one manicure table, one shampoo table and one styling chair.

Ms. Bradley asked if there will be other employees in the shop, and Ms. Stewart explained that a licensed instructor will be training her in the shop, with only one of them actually doing the work at one time. She stated that the instructor will be living in her home during the training period.

In response to Mr. Chappelle's inquiry as to the number of customers per day, Ms. Stewart replied that she is not sure. She informed that she has two tanning beds which she has been operating for approximately 5 years, and will continue to use, along with the hair styling and manicure business.

Ms. Bradley asked Mr. Jackere to address the subject of a trainer, who is not a member of the family, living in the house.

Mr. Jackere replied that the ordinance states that a home occupation have no employees, except family members, and the Board should determine if an instructor meets the intent of the ordinance.

Mr. Quarles stated that he sees the intent of the ordinance as being protection for the residential integrity of an area, and sees no problem with having an instructor who lives on the premises for a period of time.

Ms. Bradley inquired as to the length of the training period, and the applicant replied that she could be in training for one and one half years.

**Protestants:**

Dave Suttle, 16632 East Admiral Boulevard, Tulsa, Oklahoma, stated that he lives next door, to the west of Ms. Stewart's home. He informed that the houses are very close together and the entrance to the business is next to his bedrooms. He stated that people are sometimes going to the shop at 2 a.m. and asked the Board to either deny the application or restrict the hours of operation. Mr. Suttle remarked that there is an existing traffic problem in the neighborhood.

Mr. Chappelle asked if it is apparent that a business is being operated on the property, and Mr. Suttle answered in the affirmative.

Case No. 14584 (continued)

**Additional Comments:**

Ms. Bradley asked the applicant how many customers she anticipates having at one time, and she replied that a maximum of three customers are expected at any given time.

In response to Ms. Bradley's inquiry as to the parking arrangement, Ms. Stewart replied that her customers can park in her double driveway or in the street.

Mr. Quarles inquired as to the hours of operation for the business, and the applicant stated that she has been taking appointments early in the morning and late at night, but will be keeping regular business hours after her training is complete.

**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 **Special Exception** (Section 440 - Special Exception Uses In Residential Districts - Use Unit 1213) to allow a home occupation for a beauty/barber shop and related uses in an RS-3 zoned district; finding a person other than a family member will be assisting in the business; and finding that the beauty shop will not be compatible with the residential neighborhood as proposed, and will violate the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 3, Block 5, Rose Dew Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14585**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of setback from the centerline of North Darlington from 50' to 35', located 813 North Darlington.

**Presentation:**

The applicant, James Sanders, 2109 West Greeley, Broken Arrow, Oklahoma, submitted a plot plan (Exhibit H-1) and photographs (Exhibit H-3), and stated that he is the contractor for a proposed carport at the above stated location. He informed that a 17' by 20' wooden structure was originally planned, but the owner has now decided to construct a steel carport (18' by 20'). Mr. Sanders submitted a list (Exhibit H-2) of existing carports in the area.

**Protestants:**

Edgar Heller, 1045 North Canton, Tulsa, Oklahoma, stated that he lives one block north and 1 block west of the subject property, and is concerned that that the proposed structure may be used for commercial purposes.

Case No. 14585 (continued)

**Board Action:**

On **MOTION** of **QUARLES** the Board voted 3-0-0 (Bradley, Chappelle, Quarles, "aye"; no "nays"; no "abstentions"; Smith, White, "absent") to **APPROVE** a **Variance** (Section 430 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of setback from the centerline of North Darlington from 50' to 35' to allow the construction of a carport; per amended plot plan; finding that there are numerous carports in the neighborhood; and finding that the granting of the request will not cause substantial detriment 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:

Lot 16, Block 1, Yale Terrace 2nd Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14586**

**Action Requested:**

Variance - Section 207 - Street Frontage Required - Use Unit 1206 - Request a variance of the required street frontage from 30' to 0' in order to permit a lot split, located 1307 South 77th East Avenue.

**Comments and Questions:**

Mr. Gardner informed that TMAPC approved the lot split subject to the plot plan being revised to show a 15' handle for road access, instead of the proposed 10'.

**Presentation:**

The applicant, John Thurber, 7136 East King Street, Tulsa, Oklahoma, stated that a 15' handle will be reserved on the north portion of the property to provide access to the back lot.

**Protestants:** None.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 3-0-0 (Bradley, Chappelle, Quarles, "aye"; no "nays"; no "abstentions"; Smith, White, "absent") **APPROVE** a **Variance** (Section 207 - Street Frontage required - Use Unit 1206) of the required street frontage from 30' to 0' in order to permit a lot split; subject to plot plan being revised to provide a 15' handle for access to the back lot; finding a hardship demonstrated by the size and shape of the lot; on the following described property:

The N/2, N/2, NW/4, SE/4, NE/4, Section 11, T-19-N, R-13-E, less and except the west 30' and the east 270' thereof, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 14590**

**Action Requested:**

Special Exception - Section 410 - Principal Uses Permitted In Office Districts - Use Unit 1211 - Request a special exception to allow for office uses in an RM-2 zoned district, located west of SW/c of 61st Street and South Peoria Avenue.

**Presentation:**

The applicant, Gail Carnes, 7700 East 42nd Place, Tulsa, Oklahoma, submitted a plot plan (Exhibit J-1) and informed that the apartment complex has been purchased which has an internal office building. He stated that there is ample parking for the office use, and the building has been used for office space by several previous owners. Mr. Carnes explained that the apartment management firm is proposing to renovate the structure and move their computers to this office building.

**Protestants:** None.

**Board Action:**

On **MOTION** of **BRADLEY** the Board voted 3-0-0 (Bradley, Chappelle, Quarles, "aye"; no "nays"; no "abstentions"; Smith, White, "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted In Office Districts - Use Unit 1211) to allow for office uses in an RM-2 zoned district; per plot plan submitted; finding that the building in question has been used for office use for several years and actually serves as management offices for the surrounding apartment complex; on the following described property:

Part of Lot 2, Block 1, Zandbergen Addition to the City of Tulsa, Tulsa County, Oklahoma, to-wit: Beginning at the NW/c of said Lot 2, thence south along the west line of lot 840' to the SW/c of said Lot, thence east 299.22', thence north 845.06', thence west 299.95' to the Point of Beginning.

**Case No. 14595**

**Action Requested:**

Variance - Section 430 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of setback from 25' to 10' (Queen Street side) to allow for the construction of a dwelling unit, located NW/c Queen Street and Greenwood Avenue.

Case No. 14595 (continued)

Comments and Questions:

Mr. Jones informed that the applicant, Bob Wooten, has requested that Case No. 14595 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. 14595, as requested by the applicant.

There being no further business, the meeting was adjourned at 2:32 p.m.

Date Approved

7/3/87

  
Chairman

