

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 658
Thursday, June 16, 1994, 1:00 p.m.
Francis F. Campbell City Council Room
Plaza Level of City Hall
Tulsa Civic Center

MEMBERS PRESENT

Bolzle
Doverspike, Chairman
T. White

MEMBERS ABSENT

Chappelle
S. White

STAFF PRESENT

Gardner
Moore
Russell

OTHERS PRESENT

Jackere, Legal
Parnell, Code
Enforcement

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, June 14, 1994, at 11:05 p.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** the Minutes of May 24, 1994 (No. 657).

NEW APPLICATIONS

Case No. 16686

Action Requested:

Special Exception to permit a mobile home in an RM-1 zoned district, variance of the one year time limitation and a variance to permit two dwelling units on one lot of record - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 9, located 2123 North Fulton.

Presentation:

The applicant, **J. R. Williams**, 2123 North Fulton, submitted a plot plan (Exhibit A-1) and requested permission to install a mobile home on his property. He informed that a mobile home was previously approved on abutting property, but was not installed because of financing difficulties.

Comments and Questions:

In response to Mr. Doverspike, the applicant stated that his dwelling is also located on the property and the mobile unit will be installed to the rear of an existing storage building.

Case No. 16686 (continued)

Mr. Doverspike asked if the mobile home will be skirted and tied down, and the applicant answered in the affirmative.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Special Exception** to permit a mobile home in an RM-1 zoned district, variance of the one year time limitation and a variance to permit two dwelling units on one lot of record - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS**; per plan submitted; subject to proper skirting and tie downs; and subject to the applicant acquiring a building permit and Health Department approval; finding that there are numerous mobile homes in the area, and approval of the request will not be detrimental to the neighborhood; on the following described property:

Lot 3, Resurvey of Reserve, Industrial Addition - Dawson, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16689

Action Requested:

Variance of the required side yard to permit an addition to an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 1901 South Xanthus.

Presentation:

The applicant, **Steve Braselton**, 1901 South Xanthus, was represented by **Joel Collins**, 11704 East 80th Street North, Owasso, Oklahoma, who submitted a plot plan (Exhibit B-2) and requested permission to extend a bay window 2' beyond the existing dwelling. He informed that the house was initially constructed over the current building setback line. A letter of support (Exhibit B-1) was submitted.

Protestants:

None.

Case No. 16689 (continued)

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the required side yard to permit an addition to an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, per plan submitted; finding that the existing dwelling was constructed prior to the current building setback requirement and that the additional 2' extension will not be detrimental to the neighborhood or violate the spirit and intent of the Code; on the following described property:

The west 150' of Lot 1, and the west 150' of north 8.92' of Lot 2, Block 4, Reddin Addition Third, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16690

Action Requested:

Special Exception to permit automobile repair in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 17, located 9939 East 11th Street..

Presentation:

The applicant, **Brenton Moore**, 5815 East 18th Street, stated that he is representing the property owner, and explained that the property has been leased for an automobile repair business since 1977. He informed that this hearing was precipitated by the issuance of a zoning violation. Mr. Moore noted that the use has operated and is continuing to operate in harmony with the surrounding area. He asked that the automobile repair business be permitted to remain at the current location. Photographs (Exhibit C-1) were submitted.

Comments and Questions:

Ms. Russell informed that the Code Enforcement officer advised that the storage of inoperable vehicles on the lot was the major reason for the protest. She stated that the use appears to be compatible with the area.

Mr. Moore explained that the vehicles in question belonged to customers that left them for repair and failed to pick them up. He informed that all inoperable vehicles have recently been removed from the lot.

Mr. Doverspike asked if the parking area for the garage is hard surface, and Mr. Moore answered in the affirmative.

In reply to Mr. Doverspike, the applicant stated that his client is agreeable to the Board imposing a condition that all storage be inside the building.

Case No. 16690 (continued)

Ms. Parnell stated that the inoperable vehicles are being removed and other debris has been cleared from the lot.

Protestants:

Terry Wilson, District 5 planning chairman, recommended that any outside storage on the property be screened or otherwise concealed from public view, with a 90-day review by Code Enforcement to ensure compliance.

Applicant's Rebuttal:

Mr. Moore informed that it will be necessary to have cars parked on the property that are awaiting repair.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Special Exception** to permit automobile repair in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 17, per plan submitted; subject to all repair work being completed inside the structure; subject to no outside storage; and subject to no storage of inoperable vehicles, except those awaiting repair; finding that an automobile repair business has been operated at this location for many years and the use has proved to be compatible with the area; on the following described property:

South 150' Reserve Block 1, Irving Acres, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16692

Action Requested:

Variance of the required frontage to 0' - **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 15, located 3146 South Mingo.

Presentation:

The applicant, **Nolan Gross**, 3146 South Mingo Road, informed that he purchased the subject property several years ago and was not aware that it was tied to an additional lot by a tie contract. He informed that the front lot was sold and the back property was left without street frontage. Mr. Gross informed that the lot is accessed by a 60' easement extending to Mingo Road. A plot plan (Exhibit CC-1) was submitted.

Comments and Questions:

Mr. Bolzle asked if the Planning Commission has approved the lot split and the applicant answered in the affirmative.

Case No. 16692 (continued)

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the required frontage to 0' - **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 15, per plan submitted; subject to approval of a lot split by TMAPC; finding that the lot is accessed by a mutual access easement, and that approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

Beginning at the NE/c of NE/4, Section 24, T-19-N, R-13-E, thence S 0°11'14" W along the east boundary of the NE/4 532', thence west 50' to the POB, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16693

Action Requested:

Variance to amend a condition of approval of a previously approved Board case and clarification of a condition of approval to permit storage of chrome bumpers without change in the condition that chrome plating will cease - Use Unit 25, located 18420 East Admiral Place.

Presentation:

The applicant, **Joseph Hull, III**, 1717 South Cheyenne Avenue, stated that he is representing the owner of the property, who was issued a citation by Ms. Parnell, a Code Enforcement officer. He informed that Ms. Parnell determined that the fence was not installed at the location stipulated in the previously approved conditions, and asked that it be permitted to remain at the current location. Mr. Hull noted that the existing fence is 104' from the south residential property line, and pointed out that it is difficult to operate the business without utilizing more of the property. The applicant also requested that his client be permitted to store chrome bumpers on the lot, even though the chrome plating portion of the business has been moved to another location. Photographs (Exhibit D-2) were submitted.

Comments and Questions:

Mr. Doverspike asked if the fence was installed after the initial hearing concerning the business, and Mr. Hull answered in the affirmative.

Mr. Doverspike stated that it was not the intent of the Board to restrict the sale of chrome bumpers at this location after the chroming business was moved to another site.

Case No. 16693 (continued)

Mr. Doverspike asked if the fence is approximately 100' over the required installation line previously approved by the Board, and the applicant answered in the affirmative.

Mr. Bolzle inquired as to why the applicant agreed to the previous conditions and is now requesting a change, and **Fred Phillips**, manager of the business, replied that he thought at that time that the business could be operated on half of the property. He stated that it was later determined that there was not sufficient space for storage, and the fence was moved back.

Mr. Hull stated that his client found he could not economically operate his business on just half of the property.

Mr. Doverspike noted that the Board previously determined that the installation of the fence at the designated location would reserve an open space as a buffer between the business and the residential area.

Mr. Bolzle stated that he was supportive of the fence at the designated location, because it would reduce the use to one-half the original size.

Mr. Doverspike asked Ms. Parnell if it is her finding that the applicant has corrected any Code violations that existed on the property at the time of the first hearing.

Ms. Parnell informed that the property has not been brought into compliance with the Code. She stated that it is poorly maintained, with junk and material remaining on the rear portion of the tract. She added that tall weeds continue to be a problem.

Mr. Bolzle stated that he finds the request to be a 60% expansion of a nonconforming use, and the applicant has failed to presented a hardship.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **CLARIFY** that a condition of approval did permit the storage of chrome bumpers without change in the condition that chrome plating will cease Use Unit 25.

On **MOTION** of **BOLZLE**, the Board voted 2-1-0 (Bolzle, T. White, "aye"; Doverspike, "nay"; no "abstentions"; Chappelle, S. White, "absent") to **DENY** a **Variance** to amend a condition of approval of a previously approved Board case ; finding that the conditions were imposed to limit the use and a hardship was not evident for the variance request.

The application was denied, due to the lack of three affirmative votes for approval.

East 195.68' of Lot 6, Section 1, T-19-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16694

Action Requested:

Variance of the required setback from the centerline of South Lakewood Avenue - **SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS** - Use Unit 5, located 5950 East 31st Street.

Presentation:

The applicant, **Rachel Zebrowski**, 320 South Boston, #1400, submitted a plot plan (Exhibit E-2) for the project in question. She informed that the existing building is encroaching into the required setback and an existing exterior stairway will be enclosed and a ramp will be installed. Ms. Zebrowski noted that the proposed location is the only available space for the construction. Photographs (Exhibit E-1) was submitted.

Interested Parties:

Terry Wilson, District 5 planning chairman, stated that he is supportive of the improvements on the property (Exhibit E-3).

Comments and Questions:

In response to Mr. Bolzle, Ms. Zebrowski informed that the required setback is 25', and the building currently encroaches 5'. She added that the new construction will not extend closer to the street than the existing exterior wall.

Mr. Bolzle asked if the setback from the centerline of the street will be reduced from 55' to 40', and Ms. Russell answered in the affirmative.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a Variance of the required setback from the centerline of South Lakewood Avenue from 55' to 40' - **SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS** - Use Unit 5; per plan submitted; finding that the existing building encroaches into the required building setback, and proposed construction will align with an outside building wall and will not encroach further into the setback; on the following described property:

East 140' of Block 1, Southeast Medical Center, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16695

Action Requested:

Variance of the required setback from an R District to permit a changing copy message board - **SECTION 1221.C.2.C. General Use Conditions for Business Signs** - Use Unit 13, located 2306 South Sheridan Road.

Presentation:

The applicant, **Oklahoma Neon**, 6550 East Independence, was represented by **Glen Tucker**, who submitted a plot plan (Exhibit F-1) and requested permission to install a flashing sign within 200' of a residential zoned district. He informed that some objections to the sign are the proximity to the school and the projection of light into nearby residential homes. Mr. Tucker stated that candle power is the issue in lighted signs, because it measures the projection of the light. He stated that the prior use had lights that were 55 watts, and the proposed sign has 15 watts, with a reduction to 10 watts after dark. Mr. Tucker stated that his client has agreed to turn the flashing lights off during school hours and will install a 10' fence to protect the residential area.

Comments and Questions:

Mr. Doverspike asked if the location of the proposed sign is 30' from the south property line, and Mr. Tucker answered in the affirmative.

In response to Mr. Bolzle, Mr. Tucker informed that a message runs across the sign and it does not flash on and off.

Mr. Doverspike asked Mr. Tucker to state the hardship for the variance request, and he replied that the sign in question cannot be installed on the property and comply with the 200' setback requirement. He informed that the size of the previous sign was 200 sq ft and the proposed sign is 33 sq ft.

Protestants:

Terry Wilson, District 5 planning chairman, stated that he has reviewed the site and voiced a concern with the movable copy across the sign. He stated that the sign would be in competition with the school zone light, and would be near the access points for the library and the residential area. He stated that the sign could create a hazardous situation for motorists and asked the Board to deny the application.

Applicant's Rebuttal:

Mr. Tucker stated that a determination has never been made that flashing signs cause accidents. He informed that his client would be amenable to turning the sign off during the time the school zone sign is in operation.

In response to Mr. Doverspike, **Robert Deadman**, manufacturer of the sign, stated that a 15-watt bulb will be utilized for this sign, which will automatically be reduced by two-thirds after dark.

Case No. 16695 (continued)

In reply to Mr. Doverspike, Mr. Deadman stated that the proposed lighting will be only one-third of the wattage that was previously used at this location.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 2-1-0 (Bolzle, T. White, "aye"; Doverspike, "nay"; no "abstentions"; Chappelle, S. White, "absent") to **DENY** a **Variance** of the required setback from an R District to permit a changing copy message board - **SECTION 1221.C.2.C. General Use Conditions for Business Signs** - Use Unit 13.

Mr. Doverspike's motion for approval died for lack of a second.

The application was denied due to the lack of three affirmative votes for approval.

Beginning 3856.48' north and 50' west SE/c thence west 140', north 112.84', east 140', south 111.99' to the POB, Section 15, T-19-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16696

Action Requested:

Special Exception to permit an existing single-family residence in an OL/CH zoned district, and a special exception to permit an accessory building - **SECTION 601. PRINCIPAL USES PERMITTED IN THE OFFICE DISTRICT** and **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 6, located 1444 South Florence Avenue.

Presentation:

The applicant, **Garland Sivers**, 1444 South Florence Avenue, submitted a plot plan (Exhibit G-1) and requested permission to construct an accessory building in his back yard. He informed that the property has two zoning classifications (OL/CH), but has been used for residential purposes for approximately 50 years.

Comments and Questions:

Mr. Doverspike inquired as to the use of the proposed building, and Mr. Sivers stated that he will use the structure for a hobby workshop.

In reply to Mr. Doverspike, the applicant stated that the building will not be used for commercial purposes.

Protestants:

None.

Case No. 16696 (continued)

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Special Exception** to permit an existing single-family residence in an OL/CH zoned district, and a special exception to permit an accessory building - **SECTION 601. PRINCIPAL USES PERMITTED IN THE OFFICE DISTRICT** and **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 6; per plan submitted; subject to no commercial use; finding that the residence was constructed approximately 50 years ago, and approval of the requests will not be detrimental to the neighborhood; on the following described property:

Lot 20 - 21, Block 8, Rosemont Heights, City of Tulsa, Tulsa County, Oklahoma,

Case No. 16697

Action Requested:

Special Exception to permit an animal shelter in an AG zoned district - **SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 2, located 3001 North Erie Avenue.

Presentation:

The applicant, **City of Tulsa**, 200 Civic Center, Room 512, was represented by **Pat Hoggard**, who submitted a plot plan and packet (Exhibit H-1) containing an explanation of the project. He informed that a public meeting was held on May 1, 1994, which was unattended by area property owners.

Interested Parties:

Steve Malak, Zebco Corporation, advised that this business is adjacent to the subject property and questioned if the animal shelter could produce any type of air pollution. After a brief meeting with Mr. Hoggard, Mr. Malak stated that he is supportive of the project.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Special Exception** to permit an animal shelter in an AG zoned district - **SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 2; per plan submitted; finding the use to be compatible with the area and in harmony with the spirit and intent of the Code; on the following described property:

E/2, NE/4, SW/4, Section 22, T-20-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16698

Action Requested:

Minor Special Exception to permit an RV to be parked in the side yard - Use Unit 6, located 5904 East 23rd Street.

Presentation:

The applicant, **John Mathis**, 5904 East 23rd Street, advised Staff that he would be unable to attend the regularly scheduled meeting and requested that Case No. 16698 be continued to June 28, 1994.

Protestants:

None

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **CONTINUE** Case No. 16698 to June 28, 1994.

Case No. 16699

Action Requested:

Special Exception to permit required parking on a lot other than the lot containing the principal use - Use Unit 12a, located 1817 - 1825 South Boston Avenue.

Comments and Questions:

Ms. Russell informed that the case has not been properly advertised and suggested that the application be continued to June 28, 1994.

Presentation:

The applicant, **J. R. Primm**, Box 33209, was represented, but was not present.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **CONTINUE** Case No. 16699 to June 28, 1994 to allow sufficient time for readvertising.

Case No. 16700

Action Requested:

Variance to amend a condition of approval of a previous Board case (to permit gravel parking) and to permit the use in the principal structure - **SECTION 404. HOME OCCUPATIONS** - Use Unit 6, located 6921 East Newton Place.

Presentation:

The applicant, **Debra Tidwell**, 6921 East Newton Place, informed that her home occupation was previously approved by the Board and she was not aware that a condition of approval was to install a hard surface driveway at this time. She informed that a hard surface driveway will be installed in the future. Ms. Tidwell explained that the building permit has not been issued because the driveway has not been surfaced, and requested that a temporary gravel driveway be permitted for approximately two years. The applicant asked that she be permitted to operate the beauty shop in her home, if all permits are not acquired.

Comments and Questions:

Mr. Doverspike asked the applicant if she is currently operating the beauty shop in the accessory building, and she answered in the affirmative.

Protestants:

Brian Ipock, 13409 South 86th East Avenue, Bixby, Oklahoma, stated that he owns three residential dwellings in the area, and that the applicant has not complied with previously imposed conditions. He asked the Board to deny the request.

Dennis Wiley stated that he owns the property across the street from the applicant, and informed that two chairs are already in place in the accessory building. He stated that gravel has been thrown on his cars when individuals are quickly backing out of Ms. Tidwell's driveway.

Mr. Jackere advised the applicant that the Board has limited the operation to only one chair.

Ben Frizzell, 6919 East Newton Place, submitted a petition of opposition (Exhibit J-1) and informed that he lives next door to the subject property. He requested that the Board uphold the previous decision requiring a hard surface driveway for the beauty shop. He informed that water stands on the property in question and the building has not been improved.

Applicant's Rebuttal:

Ms. Tidwell stated that the City will not issue a building permit to allow her to complete the building repairs until the parking area is hard surfaced or temporary gravel parking is approved by the Board.

Case No. 16700 (continued)

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** to amend a condition of approval of a previous Board case to permit temporary gravel parking on a double driveway for a period of 6 months only and to **DENY** a request to permit the use in the principal structure - **SECTION 404. HOME OCCUPATIONS** - Use Unit 6; subject to a hard surface double driveway being installed at the conclusion of a six-month period beginning at this date (June 21, 1994); on the following described property:

Lot 15, Block 3, Huffman Heights, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16701

Action Requested:

Variance of the required setback from the centerline of North Santa Fe Place from 50' to 42' to permit an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 1914 North Santa Fe Place.

Presentation:

The applicant, **Gary Keele**, 8210 South 1st Street, Broken Arrow, Oklahoma, stated that he is representing Cooper Properties. He submitted a plot plan (Exhibit K-1) and explained that an error was made and the existing dwelling was constructed 8' over the building setback line.

Comments and Questions:

Mr. Doverspike asked if the corner of the garage extends over the setback line, and the applicant answered in the affirmative.

Protestants:

Larry Duke, Gilcrease Homeowners Association, 1919 West Seminole, voiced a concern that Mr. Cooper's builders have built over the setback line on another occasions, and the house in question was also constructed without review by the Architectural Review Committee.

Mr. Doverspike asked if the association objects to the granting of the variance request, and he replied that the association requests a denial of the application.

Mike Hackett, 406 South Boulder, attorney for the Gilcrease Homeowners Association, advised the Board that he is concerned with covenants concerning the Holly Heights addition, which is being developed by Mr. Cooper. He stated that they would like to have uniformity in area development.

Case No. 16701 (continued)

Comments and Questions:

Mr. Bolzle inquired as to the terrain on the lot, and Mr. Keele stated that the house in question is at the bottom of a steep hill.

Mr. Doverspike asked if the house could have been moved back to comply with the setback, and Mr. Keele stated that this would have been possible.

James Cooper, 6839 East 106th Place, informed that he has constructed four homes in the Gilcrease area, and all have been reviewed by the Architectural Review Committee and approved prior to construction, including the house in question. He pointed out that the house in question is at the bottom of the hill and in a cul-de-sac, and the real issue seems to be the development of the Holly Heights Addition.

Mr. Bolzle stated that he would like to view the property before making a decision on the variance request.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **CONTINUE** Case No. 16701 to June 28, 1994, to allow sufficient time for the Board to view the property.

Case No. 16702

Action Requested:

Variance to permit five pole signs in a CS zoned district - **SECTION 1221.C.9..a. CS District Use Conditions for Business Signs** - Use Unit 12, located 3535-M East 51st Street.

Presentation:

The applicant, **Square Metal Signs**, 4707 South 102nd East Avenue, was represented by **Eric Harkey**, operator of a restaurant on the tract. He informed that the sign company was unable to present the case and requested that the application be continued to the next scheduled meeting.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **CONTINUE** Case No. 16702 to June 28, 1994.

Case No. 16703

Action Requested:

Variance of the maximum display surface area for a sign - Use Unit 11, located 9761 East 31st Street.

Presentation:

The applicant, **Century 21 Rudy Wyatt Realtors**, 9761 East 31st Street, was represented by **Gary Griffith**, 4727 South Toledo, who submitted a sign plan (Exhibit L-2) and informed that the business is proposing to relocate and install a 64 sq ft sign. He stated that the office is located away from the street, with limited visibility. Photographs (Exhibit L-1) were submitted.

Comments and Questions:

Mr. Doverspike asked if there is a wall sign on the building, and Mr. Griffith stated that there is an existing wall sign that will be utilized.

Mr. Doverspike advised that additional relief will be required if the wall sign is left in place.

It was the consensus of the Board that one wall sign and one pole sign would be appropriate for the property.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **CONTINUE** Case No. 16703 to July 12, 1994 to allow sufficient time to advertise for additional relief.

Case No. 16704

Action Requested:

Variance of the required rear yard from 25' to 19.5' to permit a covered patio - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 2814 East 88th Street.

Presentation:

The applicant, **Robert Herod**, 2814 East 88th Street, submitted a plat of survey (Exhibit M-1) and requested permission to cover an existing patio. He submitted a photograph (Exhibit M-2) and noted that the patio structure will have a wood shingle roof and the material will be of the same quality as that of the house. Mr. Herod stated that the patio will extend into the required setback approximately 3.5'.

Protestants:

None.

Case No. 16704 (continued)

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the required rear yard from 25' to 19.5', to permit a covered patio - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per survey submitted; finding that the patio floor is existing and the encroachment is minor; and finding that approval of the request will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Lot 3, Block 3, Cedarcrest II , City of Tulsa, Tulsa County, Oklahoma.

Case No. 16705

Action Requested:

Special Exception to permit a mobile home in an RM-1 zoned district, variance of the one year time limitation and a variance of the required front and side yards - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** and **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 9.

Presentation:

The applicant, **Judy Reilly**, 2039 North Fulton, submitted a plot plan (Exhibit H-1) and requested permission to install two mobile homes on three lots. She informed that the existing dwelling will be removed.

Comments and Questions:

Mr. Doverspike asked if the front and side yard variances are requested due to the creek, and the applicant answered in the affirmative. She noted that the land is sloping at the rear of the lot.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Special Exception** to permit a mobile home in an RM-1 zoned district, variance of the one year time limitation and a variance of the required front and side yards - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** and **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 9.; per plan submitted; subject to a building permit and Health Department approval; and subject to proper skirting and tie-downs; finding a hardship imposed by the creek and the slope of the land; and finding that approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

Case No. 16705 (continued)

Lots 1, 2 and 3, Block 18, Original Townsite of Dawson, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16706

Action Requested:

Special Exception to permit church use in an RS-3 zoned district, variance of the minimum one acre lot area, variance of the setback from the centerline of East 26th Place North and a variance of the required side yard - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS and SECTION 404. SPECIAL EXCEPTION CONDITIONS** - Use Unit 5, located 1911 East 26th Place North.

Presentation:

The applicant, **Willie McHenry**, 1582 East 51st Place North, submitted a plot plan (Exhibit NN-1) and stated that the church owns several lots at this location and is proposing to expand the existing building.

Comments and Questions:

Mr. Doverspike asked the applicant if the church would be amenable to a tie contract on all church property at this location, and he answered in the affirmative.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Special Exception** to permit church use in an RS-3 zoned district, variance of the minimum one acre lot area, variance of the setback from the centerline of East 26th Place North and a variance of the required side yard - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS and SECTION 404. SPECIAL EXCEPTION CONDITIONS**- Use Unit 5; per plan submitted; subject to the execution of a tie contract on the five lots belonging to the church; finding that expansion of the existing use will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Lots 13, 14, 15, 16 and 17, Block 3, Victory Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16707

This file is missing
note requested
17.5' and
granted 20' ?
H16707

Action Requested:

Variance of the required rear yard setback to permit an addition to an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 6070 East 104th Street South.

Presentation:

The applicant, **Steve Olsen**, 324 East 3rd Street, submitted a plot plan (Exhibit P-1) and explained that his client supplied a preliminary plan, which depicted the rear yard setback as 20'. He informed that it was later discovered that the setback should have been 25' at this location.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a Variance of the required rear yard from 25' to 20' to permit an addition to an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, per plan submitted; finding that approval of the request will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Lot 1, Block 2, Forest Park South 2nd, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16708

Action Requested:

Approval of an amended site plan and a variance of the required setback from the centerline of South Sheridan Road - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 5; located 6727 South Sheridan Road.

Presentation:

The applicant, **Fellowship Lutheran Church**, 6727 South Sheridan Road, was represented by **Leon Ragsdale**, who submitted a plot plan (Exhibit R-1) and explained that the church has been at the current location since 1979 and is planning an expansion project.

Comments and Questions:

Mr. Doverspike informed that a letter of protest (Exhibit R-2) was received from the Traffic Engineering Department requesting that the required setback be maintained, and asked Mr. Ragsdale if the church could comply with the required setback. He replied that the building could be redesigned and moved 5' to the east if that is a Board requirement.

Case No. 16708 (continued)

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** an amended site plan, and **DENY** a **variance** of the required setback from the centerline of South Sheridan Road - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 5; per plan, revised to move the encroaching building 5' to the east to maintain the required building setback from Sheridan Road; on the following described property:

Lot 14, Block 12, Park Plaza South, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16709

Action Requested:

Special Exception to permit retail sales in an IL zoned district - **SECTION 901. PRINCIPAL USES PERMITTED IN THE INDUSTRIAL DISTRICTS** - Use Unit 14, located SW/c of East 61st Street and South 104th East Avenue.

Presentation:

The applicant, **Leon Newton**, 2633 East 15th Street, was not present.

Comments and Questions:

Ms. Russell advised that the property owner has informed Staff (Exhibit S-1) that Mr. Newton no longer has permission to request the variance, and he has requested withdrawal of the application.

Case No. 16710

Action Requested:

Variance of the maximum 3000 sq ft for a dry cleaners to 4100 sq ft - **SECTION 1215.B.3. Included Uses** - Use Unit 14, located East 39th Street and South Peoria Avenue.

Presentation:

The applicant, **Dwayne Wilkerson**, 9936 East 55th Place, submitted a plot plan (Exhibit T-1) and stated that he is representing Yale Cleaners. He stated that a proposed expansion to the existing dry cleaning business will cause it to exceed the 3000 sq ft limitation. Mr. Wilkerson explained that the business is a typical dry cleaning operation and is not an industrial plant.

Case No. 16710 (continued)

Protestants:

Cliff Hobson informed that he owns the property at 3834 South Peoria, which abuts the subject tract to the north. He stated that he is opposed to the design of the building, because all delivery trucks must access the property from his parking lot or from the alley to the west. Mr. Hobson noted that this has been an ongoing problem since Yale Cleaners has been operating at this location. He pointed out that the truck that services the chemical tank is forced to park on his property or the alley and, if the building is extended to the west, the tank will not be accessible from the alley. Mr. Hobson noted that the building seems to be designed to include the use of his property, and suggested that they expand to the south and eliminate further problems.

Applicant's Rebuttal:

Bill Rothrock, owner of Yale Cleaners, stated that the chemical storage tank is filled only once a year. He remarked that the former owner of the property was apparently using Hobson's property; but he has eliminated this problem for his business by purchasing the abutting lot to the south for customer and employee parking. Mr. Rothrock stated that he is amenable to constructing a fence to ensure that his customers do not travel across Mr. Hobson's property.

Dana Hudson, 10842 East Newton Place, stated that there is sufficient space to fill the chemical tank from the alley.

Mr. Rothrock stated that he has notified his employees to park only on the provided parking area.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the maximum 3000 sq ft for a dry cleaners to 4100 sq ft - **SECTION 1215.B.3. Included Uses** - Use Unit 14; per plan submitted; finding that the use is a typical neighborhood cleaners (majority of building area is devoted to display of cleaned clothing on racks) and is not an industrial cleaning plant; and finding that the expansion will not have a negative impact on the area, or violate the spirit and intent of the Code; on the following described property:

Case No. 16710 (continued)

THAT PORTION OF TRACT TWO (2), BROCKMAN'S SUBDIVISION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 100 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT 2; THENCE WEST 150 FEET; THENCE SOUTH 100 FEET; THENCE EAST 150 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A TRACT BEING A PORTION OF TRACT TWO (2), BROCKMAN'S SUBDIVISION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT TWO (2); THENCE WEST 10 FEET TO A POINT; THENCE SOUTH 100 FEET TO A POINT; THENCE EAST 10 FEET TO A POINT IN THE WEST LINE OF SOUTH PEORIA AVENUE IN THE CITY OF TULSA; THENCE NORTH ALONG THE WEST LINE OF SOUTH PEORIA AVENUE, 100 FEET TO THE POINT OF BEGINNING AND LESS BEGINNING 100 FEET NORTH AND 27 FEET WEST OF SAID SOUTHEAST CORNER; THENCE WEST 123 FEET; THENCE SOUTH 7 FEET; THENCE EAST 123 FEET; THENCE NORTH 7 FEET TO THE POINT OF BEGINNING, AND PART OF LOT TWO (2), BROCKMAN'S SUBDIVISION, BEGINNING 100 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2; THENCE WEST 150 FEET; THENCE NORTH 50 FEET; THENCE EAST 150 FEET; THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE EASTERLY 10 FEET THEREOF OWNED BY THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION FOR STREET PURPOSES, AND PART OF LOT 2, BROCKMAN'S SUBDIVISION, BEGINNING 100 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2; THENCE WEST 27 FEET TO THE POINT OF BEGINNING; THENCE WEST 123 FEET; THENCE SOUTH 7 FEET; THENCE EAST 123 FEET; THENCE NORTH 7 FEET TO THE POINT OF BEGINNING, TULSA COUNTY STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

Case No. 16711

Action Requested:

Variance of the maximum 3000 sq ft for a dry cleaners to 4250 sq ft - **SECTION 1215.B.3.**
Included Uses - Use Unit 14, located East 41st Street and South 109th East Avenue.

Presentation:

The applicant, **Dwayne Wilkerson**, 9936 East 55th Place, informed that a cleaners will occupy the lot, and the plans have been reviewed and approved by Traffic Engineering. A plot plan (Exhibit V-1) was submitted.

Bill Rothrock, owner of Yale Cleaners, stated that a plant is being moved from a 2400 sq ft building at another location and that additional space is needed to operate the business.

Comments and Questions:

Mr. Doverspike asked if the lighting at this location will be similar to that of other Yale Cleaners in the City, and Mr. Rothrock answered in the affirmative.

Protestants:

None.

Case No. 16711 (continued)

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the maximum 3000 sq ft for a dry cleaners to 4250 sq ft - **SECTION 1215.B.3. Included Uses** - Use Unit 14; per plan submitted; subject to TMAPC approval of the Corridor Site Plan; finding that the cleaning establishment is a typical neighborhood dry cleaning business (majority of building area is devoted to display of cleaned clothing on racks) and not an industrial plant; and finding that approval of the request will not violate the spirit, purpose or intent of the Code, and will not be detrimental to the neighborhood; on the following described property:

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE N 89°56'28" W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1332.02 FEET; THENCE S 0°03'32" W, PERPENDICULAR TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 0°03'32" W, PERPENDICULAR TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE EAST LINE OF TOWNE CENTRE II, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3797; THENCE ALONG THE EAST LINE OF SAID TOWNE CENTRE II, ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 211.21 FEET AND A CENTRAL ANGLE OF 51°24'19", A DISTANCE OF 189.49 FEET; THENCE S 55°23'25" W, CONTINUING ALONG THE EAST LINE OF SAID TOWNE CENTRE II, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 219.64 FEET; THENCE S 51°27'51" W, CONTINUING ALONG THE EAST LINE OF SAID TOWNE CENTRE II, A DISTANCE OF 0.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EAST LINE OF SAID TOWNE CENTRE II, ON A CURVE TO THE LEFT HAVING A RADIUS OF 115.70 FEET AND A CENTRAL ANGLE OF 51°19'22", A DISTANCE OF 103.64 FEET TO THE NORTHWEST CORNER OF LOT TWO (2), BLOCK ONE (1), OF SAID TOWNE CENTRE II; THENCE S 89°57'04" E, ALONG THE NORTH LINE OF SAID LOT TWO (2), A DISTANCE OF 350.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST LINE OF LOT ONE (1), BLOCK ONE (1), ATRIA ONE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4237; THENCE N 0°08'29" E, ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 380.22 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 89°56'28" W, PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 46.95 FEET TO THE POINT OF BEGINNING

Case No. 16712

Action Requested:

Special Exception to permit Use Unit 17, (mini storage) in a CS district, special exception to permit single-family residence to be used as a manager's residence, variance of the required setback from the centerline of South 127th East Avenue and 40th Street South and for a variance to permit open air storage or display of merchandise within 300' of an abutting R District - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, SECTION 702. ACCESSORY USES PERMITTED IN THE COMMERCIAL DISTRICTS, SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS and Use Conditions SECTION 1217.C.2.** - Use Unit 17, located southeast corner of 127th East Avenue and East 40th Street.

Case No. 16712 (continued)

Presentation:

The applicant, **Anderson Development**, was represented by **Jim Schwerts**, 13539 East 38th Place, who submitted a site plan (Exhibit W-1) informed that this application was approved in 1991; however, the project was never started and the 3-year approval has lapsed. He asked the Board to approve the same plan and application.

Comments and Questions:

Mr. Bolzle asked if the previous plan have been changed in any way, and Mr. Schwerts replied that the plan is the same.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a Special Exception to permit Use Unit 17, (mini storage) in a CS District, special exception to permit single-family residence to be used as a manager's residence, variance of the required setback from the centerline of south 127th East avenue and 40th Street South and for a variance to permit open air storage or display of merchandise within 300' of an abutting R District - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, SECTION 702. ACCESSORY USES PERMITTED IN THE COMMERCIAL DISTRICTS, SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** and Use Conditions **SECTION 1217.C.2.** - Use Unit 17; per plan previously submitted for Case No. 15631; subject to a solid screening fence being installed at all breaks in the building wall, and at all locations where buildings are not constructed along the residential lot line; finding that the building wall will serve as screening, and a screening fence will be installed if the facility is not completed during the first phase of development; and subject to all outside storage being confined to the interior portion of the lot and not visible from the residential area; finding the use to be appropriate for the area; on the following described property:

Lots 5, 6, 7, 8 and 9, Block 1, Park Plaza Square Addition to the City of Tulsa; commencing at the POB 16.17' north of the SW/c of Lot 10, Block 1, Park Plaza Square Addition; thence east 150'; thence north 187.45'; thence westerly 161.44'; thence south 104.15' to POB, all located in said Lot 10, Block 1, Park Plaza Square Addition; and located in said Lot 10, Block 1, Park Plaza Addition; commencing at the POB 166.71' north of the SW/c of Lot 1, Block 1, Park Plaza Square Addition; thence east 121.03'; thence north 235.06', thence westerly 129.79', thence south 187.45' to POB, all located in said Lot 1, Block 1, Park Plaza Square Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16713

Action Requested:

Variance of the maximum 750 sq ft for a detached accessory building - Use Unit 6, located 1715 South 181st East Avenue.

Presentation:

The applicant, **Ray Adams**, 4818 South Yorktown Court, submitted a plot plan (Exhibit X-1) and requested that he be permitted to construct an additional 504 sq ft accessory building on the subject property. He explained that his hobby is woodworking and the building will be used as a shop for personal use. Mr. Adams noted that the building will not be used for commercial purposes.

Comments and Questions:

Mr. Bolzle asked if the existing garage will remain a garage, and Mr. Adams answered in the affirmative.

Protestants:

None

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the maximum 750 sq ft for a detached accessory building - Use Unit 6; per plan submitted, subject to no commercial use of the building; finding that the tract is large enough to support the accessory buildings; and finding that the area is agricultural in nature and the subject property abuts AG zoned property to the east; and finding that approval of the request will not be detrimental to the area; on the following described property:

S/2, S/2, NE/4, SE/4, Section 12, T-19-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma.

Election of Officers

On **MOTION** of **BOLZLE**, the Board voted 2-0-1 (Bolzle, T. White, "aye"; no "nays"; Doverspike, "abstaining"; Chappelle, S. White, "absent") to **ELECT** Terry Doverspike to the office of chairman for the City Board of Adjustment.

On **MOTION** of **T. WHITE**, the Board voted 2-0-1 (Doverspike, T. White, "aye"; no "nays"; Bolzle, "abstaining"; Chappelle, S. White, "absent") to **ELECT** Bruce Bolzle to the office of vice-chairman for the City Board of Adjustment.

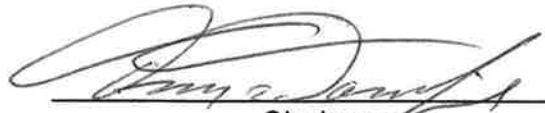
Election of Officers (continued)

On **MOTION** of **BOLZLE**, the Board voted 2-0-1 (Bolzle, Doverspike, "aye"; no "nays"; T. White, "abstaining"; Chappelle, S. White, "absent") to **ELECT** Tom White to the office of secretary for the City Board of Adjustment.

There being no further business, the meeting was adjourned at 4:02 p.m.

Date Approved

July 12, 1994



Chairman

