

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 804
Tuesday, September 26, 2000, 1:00 p.m.
Francis F. Campbell City Council Room
Plaza Level of City Hall
Tulsa Civic Center

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Dunham, Vice Chair	Perkins	Beach	Prather, Legal
Cooper		Butler	Parnell,
Turnbo		Stump	Zoning Official
White, Chair			

The notice and agenda of said meeting was posted in the Office of the City Clerk on Thursday, September 21, 2000, at 11:32 a.m., as well as in the Reception Area of the INCOG offices.

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

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MINUTES:

On **MOTION** of Dunham, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** the Minutes of August 8, 2000 (No. 801).

On **MOTION** of Dunham, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** the Minutes of August 22, 2000 (No. 802).

CONTINUED CASES

Case No. 18875

Mr. Beach informed the Board that the address given for the subject property is incorrect. The case needs to be stricken from the agenda. Case No. 18875 will be continued to the October 10, 2000 hearing.

UNFINISHED BUSINESS

Case No. 18206

Action Requested:

Applicant was not present. Chair White suggested hearing the case later if the applicant arrived. No Interested Parties were present.

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Case No. 18807

Action Requested:

Variance of required screening of accessory storage of materials, equipment, or products within 200 feet of an abutting R zoned district to permit the existing driveway access to South Maybelle Avenue. SECTION 902.B.3. ACCESSORY USES PERMITTED IN INDUSTRIAL DISTRICTS, located 3602 S. Maybelle.

Presentation:

Timothy Scott Nall, 3755 S. Tacoma, stated that his hardship is public safety. He has a 33' long truck that is too long to turn around and exit forward on West 36th Street. He requests the use of the Maybelle access so that he can use the circle drive to enter off West 36th Street and exit onto Maybelle.

Protestants:

None.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a **Variance** of required screening of accessory storage of materials, equipment, or products within 200 feet of an abutting R zoned district to permit the existing driveway access to South Maybelle Avenue, not to exceed 40', finding the hardship to be public safety, on the following described property:

Lots 2 - 3, Block 8, Garden City, City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18851

Action Requested:

Variance of front yard from 25' to 20' to permit an addition. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6, located 4644 S. Vandalia.

Presentation:

Richard Amatucci, 4644 S. Vandalia, stated the request for a Variance. He submitted a revised site plan (Exhibit A-1). He informed the Board that he resolved the questions that his neighbor had about the application. He stated that the hardship is the irregular shape of the lot and house. He described the revision in the previous site plan is on the north end of the house so that it would not abut the existing patio, and a slight extension of the east wall of the house.

Protestants:

None.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a **Variance** of front yard from 25' to 20' to permit an addition, finding the hardship to be the irregular shape of the lot, and finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Lot 10, Block 4, Green Hills, City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18863

Action Requested:

Variance of Section 1301.D to meet parking requirements for a church on 2 lots other than where principal use is located. SECTION 1301. GENERAL REQUIREMENTS; SECTION 1202.D. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES, Off-Street Parking and Loading Requirements; SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS; and SECTION 1800. DEFINITIONS – Use Unit 5, located 2117 S. Garnett.

Presentation:

Chris Busch, 2117 S. Garnett, stated he was the Administrator and Associate Pastor of Bread of Life Fellowship. He submitted a letter (Exhibit B-1) to the Board. He stated that as a part of the application for certificate of occupancy they are asking for approval to fulfill parking requirements with parking provided on adjacent properties. The size of the current auditorium is 12,500 square feet yielding a potential seating capacity of 950. This would translate into a need for 320 to 360 paved parking spaces, and there are currently 156 paved parking spaces on site. He informed the Board that through written agreement with two adjacent property owners, they have access to an additional 230 parking spaces giving a total of 386 parking spaces. He stated that approval of this application would allow them to leave the south two acres unpaved for use as a playground and recreation area for the church and community. The church would like to use their facility to host events that would be a benefit to others, especially the youth of the community.

Comments and Questions:

Mr. Cooper asked the applicant to state the hardship. Rev. Busch stated that they have been asked to host functions in their facility once a month, and they would like to have concerts and conferences. Mr. Dunham asked if they have a written agreement for parking on the other lots. Mr. Prather stated that the contracts for parking appear to have a stipulation that they can be cancelled with a 30-day written notice. Mr. Prather noted that one agreement provides for parking during

the hours of 6:30 p.m. to 2:00 a.m. on any weeknight, and from 7:30 a.m. to 5:00 p.m. Ms. Turnbo made the point to the applicant that if the landlords terminated a contract to allow parking on their property the church would have to stop the activities requiring those parking spaces. The applicant stated that their contingency plan would be to pave a part of their own property.

Protestants:

None.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a **Variance** of Section 1301.D to meet parking requirements for a church on 2 lots other than where principal use is located, on the condition that no barriers be erected between tracts A and B, and A and C, and if the contracts for parking on tract B or C were cancelled that the applicant would have to provide parking on tract A, finding the hardship to be the size of the property, on the following described property:

Tract A: Part of Lot 2, Block 1, Richard Henry Addition to the City of Tulsa, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Beg. at the SE/c of said Lot 2; thence S 89°56'30" W along the S line of said Lot 2, a distance of 294.17' to a point; thence N 0°04'18" W and parallel to the W line of said Lot 2, a distance of 448.80' to a point; thence due E and parallel to the N line of said Lot 2, a distance of 206.07' to a point; thence N 0°04'59" W and parallel to the E line of said Lot 2, a distance of 47.56' to a point; thence N 44°44'53" E a distance of 124.83' to a point on the E line of said Lot 2; thence S 0°04'59" E along the E line of said Lot 2, a distance of 584.72' to the POB; AND Tract B: Lot 1, Block 1, Burriss Square Addition; AND Tract C: A part of Lot 2, Block 1, Richard Henry Addition, being more particularly described as follows, to-wit: Beg. at the SW/c of said Lot 2, Block 1, thence E along the S line of said Lot 2 a distance of 335' to a point; thence N and parallel to the W line of said Lot 2 a distance of 375' to a point; thence NWly at an angle N 79°05'39" W a distance of 341.23' to a point on the W line of said Lot 2, which point is 440' N of the SW/c of said Lot 2; thence S along the W line a distance of 440' to the POB, all in the City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18864

Action Requested:

Approval of Amendment of Site Plan pursuant to previous cases BOA Nos. 15806, 17393 and 18836, for use of temporary classroom building and for sanctuary and parking areas shown on site plan, located 5415 E. 101st St.

Stephen A. Schuller, 500 OneOk Plaza, 100 W. 5th St., stated that the applicant has determined that they need temporary classroom space during expansion construction. He added that the temporary classroom building would occupy eight parking spaces, which would be under the required minimum.

Mr. White asked how long the temporary building would be needed. Mr. Schuller replied nine months to two years.

Protestants:

Board Action:

The E/2 SW/4 SE/4 SW/4 of Section 22, T-18-N, R-13-E, City of Tulsa, Tulsa County, State of Oklahoma.

* * * * *

Action Requested:

09:26:00:804(5)

Presentation:

Roy Johnsen, 201 W. 5th, Suite 500, stated he was representing Bill Manley, the owner of the subject property. The property has been used as a Christmas tree lot since the mid 1950's. He stated that over the years the lot has been before the Board numerous times. In 1991 the application was protested and at that time some definitive standards were set concerning operating hours, setbacks, lighting and time frame for preparation of the lot for the sales. Since then the application has been approved three times for increments of three years. Once again they request approval with no changes to the previous standards, for the three-year time frame.

Interested Parties:

Mrs. Richard C. Heidinger, 4123 S. Jamestown, stated that she had no objection to the application, because they have been good neighbors. She requested that the Board approve another three-year renewal with the same provisions.

Comments and Questions:

Mr. White stated that a letter (Exhibit C-1) was provided in favor of the application as stated by Mrs. Heidinger.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a **Variance** of 100' setback from centerline of East 41st Street for temporary buildings and outdoor sales; a **Variance** of the setback from an R district; a **Variance** to allow building across lot line; a **Special Exception** to permit Christmas tree sales in CS, RM, RS, and OL districts; and a **Variance** of time limitations, on the condition that the same development standards of the 1997 approval apply, for a period of three years, finding that it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Lots 1 and 2 and W 100' Lot 25 and 26 and E 100' Lot 3, Block 1, Villa Grove Heights, City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 18866

Action Requested:

Variance of the required rear yard from 10' to 9.6'. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 8; and a Variance of required side yard from 10' to 8.9'. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS, located 6031 S. Newport.

Chair White stated he would abstain.

Case No. 18866 (continued)

Presentation:

Max Heidenreich, 5704 E. 65th St., stated this application was made to clean up existing deficiencies that could cause possible title problems on an existing apartment complex.

Board Action:

On **MOTION** of **Cooper**, the Board voted 3-0-1 (Dunham, Turnbo, Cooper "aye"; no "nays"; White "abstained"; Perkins "absent") to **APPROVE** a **Variance** of the required rear yard from 10' to 9.6'; and a **Variance** of required side yard from 10' to 8.9', finding the hardship is a pre-existing condition, and is not increasing the non-conformity, on the following described property:

Lots 7, 8, 9, 10, 16, 17 & 18, Block 6, Broadview Heights Addition in the City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18867

Action Requested:

Variance to permit storage of motorized vehicles (not for sale) on surface other than one consisting of all-weather material, where located behind building setback line, in conjunction with and as accessory use to vehicle repair/service and auto body repair uses (temporary storage of vehicles awaiting repair). SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS; and a Variance from screening requirement, to permit location of screening fence to be set back from lot lines in common with abutting "R" district. SECTION 1217.C.1. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES, Use Conditions, located 2902 W. 41st St.

Presentation:

Stephen Schuller, 500 OneOk Plaza, stated he was representing Ronald Gene David, Jr. He stated that Mr. David has a ground lease for the subject property from the Burlington Railroad, the property owner. His client intends to operate a repair shop for used cars to be sold on his car lots. He submitted a site plan (Exhibit D-1) to the Board. He stated that there would be no sales of vehicles conducted on this site. The zoning code requires a screening fence along lot lines for abutting residential property. Some residents asked that no fence be constructed because they like the openness, one has a privacy fence, and others have chain link fences. A portion of the southwestern property line has such dense vegetation and trees that he could not tell if there were any fences. The client has fenced the portion of property where the vehicle repair would be conducted. Mr. Schuller had a petition signed by a number of the property owners asking that no privacy fence be put up on their property boundary. He indicated that the zoning code itself would be the cause of an unnecessary hardship to enforce a 35' rather

than a 25' setback. Mr. Schuller also mentioned that the landowner does not want a permanent pavement on the property.

Protestants:

Darla Hall, 5043 S. 33rd W. Ave., stated that she asked Tim Cartner and Chris Cox to speak to the Board regarding this case.

Tim Cartner, Lead Inspector for District 2, described to the Board that the subject property was inspected multiple times and cited for outdoor storage of junk cars, and parts. He stated it was still not in compliance as of the date of this hearing. The violations on this property fit the salvage yard use.

Chris Cox, Inspector for District 2 was present to corroborate the same complaints.

Ms. Hall stated the condition of the property was not good for the neighborhood, and requests the Board to deny this application.

Chris Benge, 6864 W. 35th Pl., House Representative made a complaint about the state of the subject property with emphasis on the view of property from the expressway.

The following protestants brought similar complaints as above:

Steva Willis, 1824 W. Coyote Trail, Sand Springs, resident in the neighborhood
Victor Hernandez, (no address stated), long-time resident of the neighborhood
Roberta Brown, 4928 S. 63rd W. Ave.

Applicant's Rebuttal:

Mr. Schuller, stated he was before the Board to correct the problems. He stated that there are no more parked cars outside of the screening fence, the property was mowed, getting place cleaned up and screened properly.

Board Action:

On **MOTION** of **Turnbo**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **DENY Variance** to permit storage of motorized vehicles (not for sale) on surface other than one consisting of all-weather material, where located behind building setback line, in conjunction with and as accessory use to vehicle repair/service and auto body repair uses (temporary storage of vehicles awaiting repair); and a **Variance** from screening requirement, to permit location of screening fence to be set back from lot lines in common with abutting "R" district, finding would cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Case No. 18867 (continued)

All that part of the NE/4 NW/4 NW/4 and the NW/4 NE/4 NW/4 of Section 27, T-19-N, R-12-E, City of Tulsa, Tulsa County, State of Oklahoma, situated N and W of the Main Line of the former St. Louis and San Francisco Railway and S and E of the Frisco Addition to Red Fork [now City of Tulsa], Oklahoma (being a parcel of land 300' in width between such railway line and the Frisco Addition.

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Case No. 18868

Action Requested:

Variance of the required setback from an abutting street from 35' to 25' to permit a fence in an RS-1 district. SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS – Use Unit 6, located 2404 E. 27th Pl.

Presentation:

Bill LaFortune, 2900 Mid-Continent Tower, stated he was representing Mr. And Mrs. John Cowan. He submitted photographs, and a site plan (E-1). He stated that the site plans with the privacy wall were approved by the City of Tulsa for a building permit. As his client built the wall, an Inspector cited him, the client came to BOA, and for lack of a hardship, his application was denied. Mr. Cowan was instructed to remove as much vegetation as possible on the street side of his property and find other encroachments along Lewis between 21st and 31st Streets. Mr. Cowan was trying to protect his family by building a circle drive so they would not have to back out onto a busy street. Mr. LaFortune pointed out that other neighbors along this street also have a 25' encroachment. He informed the Board that two neighbors came to oppose the application today, but when he showed them what Mr. Cowan intends to do; they were in agreement and left the hearing.

Mr. Cooper stated he needed to abstain from this case.

Protestants:

Curtis Holdridge, 2724 S. Lewis, stated that he lives directly across the street from the subject property (wall). He opposes allowing this wall if it is out of compliance with the code just because there are others out of compliance. He stated his concern for the safety hazard to pedestrians and traffic on South Lewis. He indicated that this variance was previously denied in September 1999, because no unnecessary hardship was found at that time. He stated he was unaware of any changes since then. He described the situation of the stop sign on 27th Place as being 8' back from the corner of Lewis, so that people have to drive through the stop sign to get as close to Lewis as possible to see past the wall for traffic.

Margaret Holdridge, 2724 S. Lewis, stated that the structure is a reinforced wall not a fence. She pointed out that the lanes on Lewis are very narrow and there are numerous wrecks in the area. She added that there is a lot of pedestrian traffic in the neighborhood and she considers the wall to be unsafe.

Applicant's Rebuttal:

Mr. LaFortune stated he has spoken with Mr. Holdridge about their concerns. Mr. LaFortune stated that the south post has been moved back in line with the existing fence for the safety of pedestrians. He stated that he also spoke with Ms. Charles and that she told him she is neutral, she considers the structure a wall not a fence, and she does not believe it should be torn down.

Board discussion ensued.

Board Action:

On **MOTION** of **Dunham**, the Board voted 3-0-1 (White, Dunham, Turnbo "aye"; no "nays"; Cooper "abstained"; Perkins "absent") to **APPROVE** a **Variance** of the required setback from an abutting street from 35' to 25' to permit a fence in an RS-1 district, per the plan submitted that shows the post and the wall on south end of property being in line with the south property line, and on the condition that the portion of wall that lies to the north of existing wrought iron fence be removed and no new vegetation will be permitted in front of the 35' building setback line, finding that it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Lot 3, of the Subdivision of Lot 7, Block 3, Woody Crest Subdivision, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18869

Action Requested:

Special Exception to permit extension of the Ronald McDonald House under Use Unit 5 or alternating Use Unit 8 in an OL district. SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS; SECTION 1205. USE UNIT 5. COMMUNITY SERVICES AND SIMILAR USES; SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES – Use Unit 5, 8, located W of SW/c of E. 61st St. & Hudson.

Mr. Cooper stated he would abstain from this case.

Presentation:

Roy Johnsen, 201 W. 5th St., Ste. 500, Tulsa, OK 7103, stated he was an attorney, representing Ronald McDonald House Charities of Tulsa, Inc., as well as Saint Francis, Inc., which will be the owner. He pointed out that in the 1989 BOA approval for the Ronald McDonald House on the subject property, the use unit was not specified. Since that time, the zoning codes have changed. Mr. Johnsen informed the Board that he and INCOG staff have discussed the issue and concluded the Use Unit 8 is the most appropriate. He noted that there are 14

bedrooms in the existing facility, and the proposed expansion would provide 10 extra beds, plus some of the common areas for social gathering. This would require 24 parking spaces, and there are about 42 available spaces.

Protestants:

Greg Denny, 5541 E. 61st Place, stated he owns the duplex at 5541 and 5539. The back yard of the duplex next door to the east abuts the Ronald McDonald House. He stated that he did not know about the meeting for the homeowner's association regarding the Ronald McDonald House before the previous BOA application. He added that he would have protested at that time. Mr. Denny pointed out that there is increased traffic congestion at the 61st and Hudson traffic light in front of the Ronald McDonald House between 4:00 p.m. and 6:00 p.m. in the evening. He informed the Board that there have been numerous rear end collisions, and some were due to increased traffic flow in front of the Ronald McDonald House. He stated his concern regarding vandalism in the area, and indicated it may be attributed to the Ronald McDonald House, because of the noise and the people who congregate outside the house at 2:00 and 3:00 a.m. He stated that he has observed people cutting across his backyard from Saint Francis to the house. He added that some were inebriated, loud and caused a disturbance. He pointed out that this is a 24-hour operation without any security. He further opposed any more obstruction to their view of LaFortune Park. Mr. Denny brought up the matter of a wood fence to be constructed, and suggested an alternative since a brick wall is already in place.

Comments and Questions:

Mr. White reminded Mr. Denny that Mr. Johnsen has not requested relief on the fence height.

Applicant's Rebuttal:

Mr. Johnsen stated that the Ronald McDonald House is an excellent facility, well received in the community and successful. He commented that he would have an architect take a look at the fence and contact Mr. Denny in the future. He asked that no condition be imposed today regarding the fence.

Board Action:

On **MOTION** of **Dunham**, the Board voted 3-0-1(White, Dunham, Turnbo "aye"; no "nays"; Cooper "abstained"; Perkins "absent") to **APPROVE** a **Special Exception** to permit extension of the Ronald McDonald House under Use Unit 8 in an OL district, per plan submitted, finding that it will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

The W 217.80' of the E 442.80' of Lot 1, Block 2, The Amended Plat of Warren Clinic East, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18872

Action Requested:

Variance of the required setback for a ground sign from 60' to 30' from centerline of South Yale. SECTION 1212.C. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS, Use Conditions, located SW/c E. 41st St. & Yale.

Presentation:

Cecil Ricks, stated he is an architect with Matrix Architects, Engineers and Planners. He stated that he was representing the University of Oklahoma Health Science Center. Mr. Ricks submitted photographs (Exhibit G-1) to the Board. He informed the Board that the University commissioned his firm to help them in the move from the Sheridan campus and several other campuses to the campus at 41st and Yale. He explained to the Board that there are several rows of large mature trees along Yale, which they would like to preserve. The school asked for a temporary sign closer to the street than code requirements, pending the widening of Yale.

Protestants:

None.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a **Variance** of the required setback for a ground sign from 60' to 30' from centerline of South Yale, conditioned upon a license agreement with the City and a removal contract, per plan, finding the hardship to be the existing trees, on the following described property:

A tract of land being bounded on the W by Saddlelane and Patrick Henry Additions and on the S by Greenhills Addition, and being more particularly described as follows, to-wit: the E 80 acres of the NE/4 of Section 28, T-19-N, R-13-E of the IBM, City of Tulsa, Tulsa County, State of Oklahoma, less and except the S 20 acres thereof.

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Case No. 18874

Action Requested:

Minor Special Exception to approve an amended site plan, located 3030 E. 91st St.

Presentation:

Hank Pellegrini, stated he was representing 3030 E. 91st St., Tulsa Southern Tennis Club.

Case No. 18874 (continued)

Protestants:

None.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a **Minor Special** Exception to approve an amended site plan, per plan submitted, on the following described property:

Lot 1, Block 1, Wimbledon, City of Tulsa, Tulsa County, State of Oklahoma

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Case No. 18206

Action Requested:

Approval of a detailed site plan required as a condition of approval by the Board of Adjustment on October 27, 1998 of a special exception to allow Use Units 23 and 25 in a CG zoned district and a variance to allow required parking to be located on a lot other than the lot with the principal use, located 12801 E. 31st St. S.

Presentation:

Mr. Beach stated that the applicant was to return with a detailed site plan, and it has been provided. He added that staff has reviewed the plan, and found no problems.

Board Action:

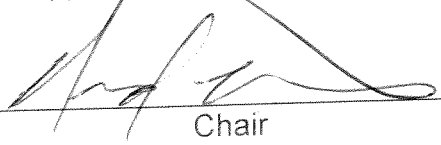
On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Cooper "aye"; no "nays"; no "abstentions"; Perkins "absent") to **APPROVE** a detailed site plan required as a condition of approval by the Board of Adjustment on October 27, 1998 of a special exception to allow Use Units 23 and 25 in a CG zoned district and a variance to allow required parking to be located on a lot other than the lot with the principal use, per plan submitted today, on the following described property:

Lot 2, Block 1, Blue-Robb Addition and (Special Exception) E 400' Lot 1, Block 2, Blue-Robb Addition, City of Tulsa, Tulsa County, State of Oklahoma.

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There being no further business, the meeting was adjourned at 3:22 p.m.

Date approved: NOVEMBER 14, 2000


Chair