

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 872
Tuesday, September 9, 2003, 1:00 p.m.
Francis F. Campbell City Council Room
Plaza Level of City Hall
Tulsa Civic Center

**MEMBERS
PRESENT**

Dunham, Vice Chair
Stephens
Turnbo
White, Chair
Perkins

**MEMBERS
ABSENT**

**STAFF
PRESENT**

Beach
Butler

**OTHERS
PRESENT**

Boulden, Legal

The notice and agenda of said meeting was posted in the City Clerk's office, City Hall, on Thursday, September 4, 2003, at 10:00 a.m., as well as at the Office of INCOG, 201 W. 5th St., Suite 600.

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

Mr. Jim Beach read the rules and procedures for the Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Stephens "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the Minutes of August 26, 2003 (No. 871).

NEW APPLICATIONS

Case No. 19662

Action Requested:

Special Exception to permit church and accessory uses in an RS-3 district. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5; and a Variance of side yard requirements to permit building across lot lines. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS, located: W. 23rd Pl., between Nogales & Maybelle.

Case No. 19664

Action Requested:

Variance to allow an accessory building in the front yard. SECTION 210.B.5 YARDS, Permitted Obstructions in Required Yards; a Variance of required 25' setback from front to 0'. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS; and a Variance of side yard from 5' to 0'. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS, located: 225 E. 29th St.

Presentation:

Charles Beair, 225 E. 29th St., proposed to build a carport. Originally there was a garage but since he has owned the property there has been only an open drive. They plan to build a free-standing carport attached to the concrete drive, not the wall. The drainage would not be changed. It would be constructed to match the framework of the house with similar pitch and dormer. The topography of the property is the hardship. A site plan was provided (Exhibits C-1a and C-1b).

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion of Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Stephens "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** to allow an accessory building in the front yard; a **Variance** of required 25' setback from front to 0'; and a **Variance** of side yard from 5' to 0', per plan, finding the hardship to be the topography of the lot, and similar construction has been repeated in the neighborhood; 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 21, Block 21, Sunset Terrace Addition, City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 19665

Action Requested:

Variance of required parking from 56 spaces to 37 spaces. SECTION 1219.D. USE UNIT 19. HOTEL, MOTEL AND RECREATION FACILITIES, Off-Street Parking and Loading Requirements – Use Unit 19; a Variance of landscape requirements to provide a 5' landscape strip along east side. SECTION 1002.A.3. LANDSCAPE REQUIREMENTS, Frontage and Perimeter Requirements, located: 631 S. Peoria

Presentation:

Peter Rommel, 5905 S. Indianapolis, stated their preference is to have landscaping on the east side, but the architect advised against it. Mr. Beach

responded that they would lose the sidewalk if there was a five-foot landscaping strip there. Mr. Rommel decided to keep the sidewalk. He stated the redevelopment would be in line with the Vision 2025. The hardship is that the platting was done many years ago and it does not match the current spacing requirements. The addition to the hotel would increase it to thirteen rooms on two floors with a small restaurant. The restaurant would be open from lunch until 10:30 p.m. A site plan and letter were provided (Exhibit D-1 and D-2).

Interested Parties:

Jamie Jamison, Rt. 3, Box 150, Cleveland, Oklahoma, expressed enthusiastic support on behalf of the 6th Street Neighborhood Association. He stated it would help to repopulate the downtown area. He suggested that the key to compatibility would be the time of day that parking is needed in this area.

Comments and Questions:

Ms. Turnbo considered the plans for parking to be a benefit for the area.

Board Action:

On **Motion** of **Turnbo**, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Stephens "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of required parking from 56 spaces to 37 spaces; a **Variance** of landscape requirements to provide a 5' landscape strip along east side, per plan, finding the hardship to be the shallowness of the lots, on the following described property:

Lots 12-15, Block 1, East Lynn Addition, City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 19666

Action Requested:

Amend a previously approved site plan (BOA 11843) to permit temporary classrooms. Use Unit 5, located: 5150 E. 101st St.

Presentation:

Gayle Pottle, 5150 E. 101st St., stated she represented the Town and Country School. They have K-12th grades, and are accredited by the State of Oklahoma, for children diagnosed with a learning disability or an attention disorder. It is a private school. They propose a temporary unit on the southwest corner of the property on the east side of the existing building. They are raising money to build a new facility but they have outgrown the current one and need extra classroom space. She indicated the temporary time period would be five years.

