

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 554
Thursday, January 4, 1989, 1:00 p.m.
Francis F. Campbell Commission Room
Plaza Level of City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bolzle Bradley Chappelle Fuller White, Chairman		Gardner Jones Moore Richards	Jackere, Legal Department Hubbard, Protective Inspections

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, January 2, 1990, at 10:11 a.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Bolzle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; Fuller, "absent") to **APPROVE** the Minutes of December 21, 1989.

UNFINISHED BUSINESS

Case No. 15292

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in the Residential Districts - Use Unit 6 - Request a variance of the required 100' lot width to 75' to permit a lot split approved by the TMAPC, located 3219 South Birmingham.

Comments and Questions:

Mr. Jones informed that he has spoken with the applicant, **Roy Johnsen**, concerning this case, and he has requested that Case No. 15292 be withdrawn. He stated that Mr. Johnsen has notified counsel for the interested parties of his intent to withdraw the application.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bolzle, Bradley, Chappelle, White, "aye"; no "nays"; no "abstentions"; Fuller, "absent") to **WITHDRAW** Case No. 15292, as requested by the applicant.

MINOR VARIANCES AND EXCEPTIONS

Case No. 15341

Action Requested:

Variance - Section 730 - Bulk and Area Requirements in the Commercial Districts - Use Unit 11 - Request a variance of the required 150' lot width to 75' and 125' to permit a lot split, located at the intersection of East 31st Street and Jamestown Avenue.

Presentation:

The applicant, J. Donald Walker, 7633 East 63rd Place, Tulsa, Oklahoma, stated that he is representing the prospective buyer of the property, and that the sale is contingent on Board approval of the variance request. He explained that a one-story office building, containing approximately 3000 sq ft of floor space, will be constructed on the lot and used for a dentist office. It was noted that a two-car garage will be located at the south edge of the building. Mr. Walker stated that the seller will retain the west portion of the tract, with a mutual ingress and egress serving both properties.

Comments and Questions:

Mr. Jackere advised that the TMAPC has imposed a condition that prohibits additional curb cuts. He noted that the Board can require that a mutual access agreement be filed of record.

The applicant pointed out that the small 75' lot has one access point, and a mutual access easement across both lots.

Mr. Gardner informed that the applicant could have applied for rezoning of the property to OL (office), in lieu of applying for a variance. He stated that the TMAPC has previously approved the lot split, finding that there will be no additional curb cuts, and the office will not generate a large volume of traffic.

Mr. Bolzle asked Staff if this action reduces the frontage requirement of the abutting restaurant site to 125', and Mr. Gardner replied that, if the application is approved, the abutting lot to the west will be approved with 125' of street frontage. He noted that the 125' frontage is consistent with that of other lots in the area; however, there are no lots in the vicinity with only 75' of frontage. Mr. Gardner pointed out that conditions can be imposed that will restrict the height and use of the building to insure compatibility with the area.

Case No. 15341 (continued)

Board Action:

On **MOTION** of **CHAPPELLE**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 730 - Bulk and Area Requirements in the Commercial Districts - Use Unit 11) of the required 150' lot width to 75' and 125' to permit a lot split; subject to the 75' wide lot being restricted to a one-story office building, per plot plan submitted; and subject to signage on the lot being restricted to a 32 sq ft wall sign, or one 32 sq ft monument sign limited to a height of 6'; finding that the one-story office building on the 75' wide lot will not generate a large amount of traffic, and will be compatible with the area; and finding that, if zoned OL, the 75' lot width would be allowed by right; on the following described property:

TRACT 1

East 75' of Lot 2, Block 1, Albert Pike 2nd Addition, City of Tulsa, Tulsa County, Oklahoma.

TRACT 2

West 125' of the east 200' of Lot 2, Block 1, Albert Pike 2nd Addition, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 15338

Action Requested:

Special Exception - Section 310 - Permitted Uses in the Agriculture Districts - Use Unit 5 - Request a special exception to allow church use in an AG District.

Variance - Section 330 - Bulk and Area Requirements in the Agriculture Districts - Request a variance of the required 200' lot width to 165', located south of the SW/c of South Elwood and West 71st Street.

Presentation:

The applicant, **Fred Catlett**, 606 North 28th West Avenue, Tulsa, Oklahoma, submitted a plot plan and elevations (Exhibit A-1) for a proposed church building. Mr. Catlett explained that the construction will be completed in two phases, with the first building being approximately 36' by 80' and containing a fellowship hall and classrooms. It was noted that the second phase of construction will consist of a 34' by 60' auditorium, with a seating capacity of approximately 100.

Case No. 15338 (continued)

Comments and Questions:

Mr. Catlett asked if Staff has recommended that, if approved, the access point to the property be on Elwood, and Mr. Gardner answered in the affirmative.

In response to Ms. Bradley, Mr. Gardner stated that the useable portion of the property appears to be on the east side of the tract, as the west portion may be needed for detention purposes and to provide a buffer between the residences and the proposed building. He noted that an access to the church from the gravel road would create a dust problem for the surrounding area. Mr. Gardner stated that parking is allowed under the high line easement, but no portion of the building can extend into this area.

Ms. Bradley inquired as to the availability of water and sewer lines, and the applicant informed that a septic tank will be used for sewage disposal and water is supplied to the area by rural water service. Mr. Catlett stated that the Health Department has completed and approved a percolation test on the land.

Protestants:

Robert Tipps, 7500 South Elwood, Tulsa, Oklahoma, stated that he lives approximately 600' south of the subject tract. He pointed out that the property in question slopes toward the creek which runs behind his home, and stated that he is opposed to a lagoon system which could contaminate the water run-off in the area. He further noted that traffic moves very rapidly along Elwood, and additional vehicles entering the street would cause a traffic hazard at this location. Mr. Tipps requested that the request for a church be denied.

Jack Heath, 7505 South Elwood, Tulsa, Oklahoma, stated that he owns property across the street from the subject tract, and is opposed to the application. He pointed out that the area is residential in character and asked the Board to allow it to remain in its present state. He noted that the area is served by a small gas line which does not adequately supply the existing residences during extreme weather conditions.

Additional Comments:

Ms. Bradley inquired as to the total church membership, and Mr. Catlett stated that the present attendance is approximately 40, and he does not anticipate that future membership will exceed 100. He further noted that the church services are held only on Sunday mornings, Sunday evenings, and Wednesday evenings, which are not peak traffic times.

Ms. White and Ms. Bradley voiced a concern with the limited amount of useable area on the property.

Case No. 15338 (continued)

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **DENY** a **Special Exception** (Section 310 - Permitted Uses in the Agriculture Districts - Use Unit 5) to allow church use in an AG District; and to **DENY** a **Variance** (Section 330 - Bulk and Area Requirements in the Agriculture Districts) of the required 200' lot width to 165'; finding that the useable portion of the lot is limited by the slope of the land and the location of a high voltage power line on the property; and finding that the applicant failed to demonstrate a hardship that would warrant the granting of the variance request; on the following described property:

N/2 of east 660' of N/2, N/2, SE/4, NE/2, Section 11, T-18-N, R-12-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15339

Action Requested:

Variance - Section 1221.3(f) - General Use Conditions for Business Signs - Use Unit 11 - Request a variance of the required 50' setback from the centerline of East 51st Street to 37' to permit an existing business sign.

Variance - Section 620.2 - Accessory Use Conditions - Use Unit 11 - Request a variance of the maximum permitted square footage for signage.

Variance - Section 620.2 - Accessory Use Conditions - Use Unit 11 - Request a variance to permit three business signs on one street frontage, located 4120 East 51st Street South.

Presentation:

The applicant, **Marc Peterson**, 4120 East 51st Street, Tulsa, Oklahoma, submitted a packet (Exhibit B-1) containing a summary of the request, photographs and a final plat. He pointed out that the sign in question does not block the view of motorists entering or leaving the parking lot, and is complimentary to the style of the building. Mr. Peterson stated that the sign was installed on the edge of the parking lot prior to his knowledge of the required setback. He asked the Board to allow the sign to remain at its present location.

Comments and Questions:

In response to Ms. Bradley, the applicant informed that his business has one sign on the road stating the business name, and a second sign on the road that states the address. He noted that two small wood signs on the building direct clients to the different offices, and one small sign for the CPA office is located in the flower bed.

Case No. 15339 (continued)

There was discussion concerning the total number of signs on the property, and it was noted by the applicant that he is leasing and does not have control of the total number of signs. Mr. Peterson reiterated that he has signs in front of the building with the name and address of the business, one small sign near the building and one small sign on the wall.

Ms. Bradley inquired as to the size of the sign in front of the building, and the applicant replied that he is not sure of the size.

Mr. Gardner advised that the Code permits each tenant to display a 2 sq ft nameplate on the building to identify their business. He pointed out that there is sufficient signage permitted on the street (32 sq ft) to display the name of each business in the office complex.

Ms. White remarked that she does not have a problem with the requested setback variance, but is reluctant to approve an increase in the maximum square footage and number of signs on the property.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 4-0-1 (Bolzle, Bradley, Fuller, White, "aye"; no "nays"; Chappelle, "abstaining"; none "absent") to **APPROVE** a **Variance** (Section 1221.3(f) - General Use Conditions for Business Signs - Use Unit 11) of the required 50' setback from the centerline of East 51st Street to 37' to permit one business sign; to **DENY** a **Variance** (Section 620.2 - Accessory Use Conditions - Use Unit 11) of the maximum permitted square footage for signage; and to **DENY** a **Variance** (Section 620.2 - Accessory Use Conditions - Use Unit 11) to permit three business signs; finding that the sign in front of the building is located on the perimeter of the parking lot and aligns with other signs in the area; and finding that a hardship was not demonstrated that would justify an increased amount of signage or number of signs for the business; on the following described property:

Lot 1, Block 1, Young Plaza Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15340

Action Requested:

Special Exception - Section 910 - Principal Uses Permitted in the Industrial Districts - Use Unit 27 - Request a special exception to permit an automobile salvage in an IM zoned district, located 5523 East Archer.

Presentation:

The applicant, **Jerri Mirecki**, 5523 East Archer, Tulsa, Oklahoma, stated that she is requesting permission to allow automobile salvage on an additional 200' of IL zoned property. A plot plan and photographs (Exhibit C-1) were submitted. She informed that the salvage business is presently operating on the north 260' of the property, with the office being on the interior portion of the tract. It was noted that, due to continued vandalism, the office will be moved closer to the street. Ms. Mirecki pointed out that the new building will be an asset to the neighborhood, and submitted a letter of support (Exhibit C-2) from the Used Motor Vehicle and Parts Commission.

Comments and Questions:

Ms. Bradley asked if automobiles will be stored on the south 200' of the property, and Ms. Mirecki answered in the affirmative.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 910 - Principal Uses Permitted in the Industrial Districts - Use Unit 27) to permit an automobile salvage in an IM zoned district; subject to all repair operations being conducted inside the building; subject to the installation of screening around the salvage area; and subject to vehicles being stacked no higher than the screening fence; finding that the salvage operation is compatible with the surrounding uses, and the granting of the special exception request will not be detrimental to the area; on the following described property:

A tract of land in Section 34, T-20-N, R-13-E, Tulsa County, Oklahoma, beginning 289' east of the SW/c of the SE/4, SE/4, SW/4; thence east along the south section line 81.48'; thence N 4°22' E 661.92'; thence west 272.38'; thence S 0°6'50" E 385'; thence east 139'; thence S 0°6'50" E 275'; to the Point of Beginning, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15342

Action Requested:

Special Exception - Section 710 Permitted Uses In the Commercial Districts - Use Unit 2 - Request a special exception to permit Christmas tree sales in a CS (PUD 282) zoned district, located 2324 East 71st Street.

Presentation:

The applicant, **William Kays**, Route 3, Box 129, Cleveland, Oklahoma, was represented by his brother, **Chuck Kays**. He stated that he sold Christmas trees during the 1989 season as a fund raiser for Children's Medical Center, but failed to file an application early enough to be heard by the Board. He requested permission to conduct a similar sales operation in 1990 in the Kensington Addition, as well as in Holiday Hills Center Addition. Photographs (Exhibit D-1) were submitted.

Comments and Questions:

Ms. Bradley asked Mr. Kays if he is renting the lots where the Christmas tree sales are conducted, and he answered in the affirmative.

In response to Ms. Bradley, Mr. Jackere advised that, if the application for sale of Christmas trees is approved, the person in control of the property (owner or tenant) would have permission to sell trees at this location during the 1990 Christmas season.

Protestants: None.

Board Action:

On **MOTION** of **FULLER**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 710 Permitted Uses In the Commercial Districts - Use Unit 2) to permit Christmas tree sales in a CS (PUD 282) zoned district; subject to the sales operation being conducted from November 25, 1990 to December 25, 1990 only; on the following described property:

Part Block 6, Kensington Addition, Beginning 616.94' east and 8' south of the NW/c thence east 78.69, north 8', east 560.61', south 8', east 58.65', south 67', southeast 211.16', east 85', south 262.78', west 567', south 92.42', southwest 292.59', southeast 129.84', thence on a curve right 27.36', southwest 168.85', northwest 231.37', northeast 205.80', north 123.85', westerly 383.43', northeast 8.80' westerly 210.34', north 79.53', west 5.02', north 84', east 87.25, northeast 282.73', north 249.25', to the Point of Beginning, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15343

Action Requested:

Special Exception - Section 710, Table 1 - Use Unit 1202 - Request a special exception to permit Christmas tree sales in a CS zoned district, located 4607 East 60th Street.

Presentation:

The applicant, **William Kays**, Route 3, Box 129, Cleveland, Oklahoma, was represented by his brother, **Chuck Kays**. He stated that he sold Christmas trees during the 1989 season as a fund raiser for Children's Medical Center, but failed to file an application early enough to be heard by the Board. He requested permission to conduct a similar sales operation in 1990 in the Kensington Addition, as well as in Holiday Hills Center Addition. A plat of survey (Exhibit E-1) was submitted.

Comments and Questions:

Ms. Bradley asked Mr. Kays if he is renting the lots where the Christmas tree sales are conducted, and he answered in the affirmative.

In response to Ms. Bradley, Mr. Jackere advised that, if the application for sale of Christmas trees is approved, the person in control of the property (owner or tenant) would have permission to sell trees at this location during the 1990 Christmas season.

Protestants: None.

Board Action:

On **MOTION** of **FULLER**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 710, Table 1 - Use Unit 1202) to permit Christmas tree sales in a CS zoned district; subject to sales being conducted from November 25, 1990 to December 25, 1990 only; on the following described property:

North 403.43' of Lot 1, Block 1, Holiday Hills Center Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15344

Action Requested:

Variance - Section 240.2 - Permitted Yard Obstruction - Use Unit 6 - Request a variance to permit a detached accessory building in the side yard.

Variance - Section 240.2 - Permitted Yard Obstructions - Use Unit 6 - Request a variance of the required 750 sq ft for a detached accessory building to permit 924 sq ft, located 700 South Allegheny.

Presentation:

The applicant, **Robert M. McDowell**, 700 South Allegheny, Tulsa, Oklahoma, submitted a plot plan and elevations (Exhibit F-1) for a proposed garage, which will replace an old structure located in the back yard. He explained that the existing one-car garage is approximately 30 years old and has deteriorated to such an extent that it will be removed from the property. Mr. McDowell stated that he is proposing to construct the new two-car garage in the side yard to prevent removal of a large tree in the back yard, and to allow safer street access. It was noted by the applicant that the surrounding property owners are supportive of the proposed construction. A plat of survey (Exhibit F-2) was submitted.

Comments and Questions:

Mr. Gardner asked if the space above the garage will be used as a hobby room or habitable area, and the applicant replied that the attic area will be used for storage only.

Mr. Bolzle asked why the space along the northeast property line is not a suitable site for constructing the garage. The applicant replied that a tree would have to be destroyed if the garage is constructed at this location, and backing out on 7th Street is hazardous, due to heavy traffic and the curvature of the lot.

Protestants: None.

Board Action:

On **MOTION** of **CHAPPELLE**, the Board voted 5-0-0 (Bolzle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 240.2 - Permitted Yard Obstruction - Use Unit 6) to permit a detached accessory building in the side yard; and to **STRIKE** a **Variance** (Section 240.2 - Permitted Yard Obstructions - Use Unit 6) of the required 750 sq ft for a detached accessory building to permit 924 sq ft; per plot plan and elevations; subject to attic being used for storage purposes only; and subject to removal of the existing one-story garage; finding that the detached garage will align with the existing house, and if attached would be allowed by right; on the following described property:

Lot 1, less the south 75', Block 23, White City Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15345

Action Requested:

Special Exception - Section 710 - Principal Use Units Permitted In Commercial Districts - Use Units 2 and 15 - Request a special exception to permit Christmas tree sales and other goods and services, i.e. firewood, portable buildings, etc. In a CS zoned district, located SW/c South Memorial Drive and 27th Street.

Presentation:

The applicant, **Ted Rauch**, 1104 North Delaware Avenue, Tulsa, Oklahoma, stated that he sold Christmas trees and other merchandise on the subject tract during the 1989 Christmas season, but is in the process of moving at this time. The applicant stated that he was not aware the property was not zoned for Christmas tree sales.

Comments and Questions:

Mr. Gardner stated that the applicant was issued an order to stop the business operation at this location and, at that time he filed for a special exception to be heard by this Board. He explained that the application was processed and, although the Christmas season has past, the applicant is before the Board for consideration of other uses on the lot.

Ms. Bradley asked the applicant if he is requesting to continue his business at this location, and he replied that he would like to sell Christmas trees and firewood on the lot during the months of November, December, January and February.

Protestants:

Ray McCollum, 3135 South 76th East Avenue, Tulsa, Oklahoma, stated that he is president of Whitney Homeowners Association, and requested denial of the application. He pointed out that there were numerous shabby structures moved to the lot, which adversely affected the appearance of the neighborhood.

Ms. White asked Mr. McCollough if he protested the sales of Christmas trees in the area by the Lions Club, and he stated that he did not object to their sale of trees.

Mr. Jackere asked Mr. McCollough if he would object to the Lions Club selling Christmas trees on the subject tract, and he replied that he would object to the sales operation at this location.

Charles Sturm, 7554 East 27th Street, Tulsa, Oklahoma, director of the Whitney Homeowners Association, stated that he has spoken with the owner of the property and he advised him that he had given permission to Mr. Rauch to sell only Christmas trees on the lot.

Case No. 15345 (continued)

Mr. Jackere asked Mr. Sturm if he spoke to the owner of the tract concerning 1989 Christmas tree sales, and he answered in the affirmative.

Mr. Jackere asked Mr. Rauch if he has an agreement with the owner to use the subject property for the sale of firewood at the present time, and he replied that he has permission to sell Christmas trees and firewood on the lot.

Mr. Fuller asked if other buildings have been moved to the lot, and the applicant stated that he has moved one portable building to the site.

Terry Wilson, 7728 East 30th Street, Tulsa, Oklahoma, District 5 Planning Team chairman, asked how an application can be heard without notification of the owner. Mr. Jackere informed that the ordinance does not require that the application be filed by the owner, as the tenant has sufficient status to file a case. Mr. Jackere advised that it might be appropriate to notify the owner of the application if the Board requires such action. Mr. Wilson submitted photographs (Exhibit G-1) and a petition, with letters of opposition (Exhibit G-2). He asked the Board to deny the special exception request.

Mr. Chappelle asked when the photographs were taken, and Mr. Wilson replied that they have been taken within the last 60 days.

Board Action:

On **MOTION** of FULLER, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **DENY** a **Special Exception** (Section 710 - Principal Use Units Permitted in Commercial Districts - Use Units 2 and 15) to permit Christmas tree sales and other goods and services, i.e. firewood, portable buildings, etc. in a CS zoned district; finding that the use is not compatible with the area and violates the spirit and intent of the Code; on the following described property:

Lot 4, Block 1, Hodges Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15346

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 10 - Request a special exception to permit off-street parking for the State of Oklahoma Laura Dester Group Home in an RM-2 zoned district, located SW/c Rockford and 8th Street.

Presentation:

The applicant, **Oklahoma Department of Human Services**, was represented by **C. A. Buchanan**, PO Box 25352, Oklahoma City, Oklahoma, who requested permission to utilize a lot owned by the 10th and Rockford Church of Christ for parking purposes. He pointed out that the church and the group home will have mutual use of the parking lot. A plot plan (Exhibit H-2) and photographs (Exhibit H-1) were submitted.

Mr. Gardner pointed out that the building was formerly used for a boys home and was not initially constructed with parking on site.

Protestants: None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Bolzle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 10) to permit off-street parking by the State of Oklahoma Laura Dester Group Home and church in an RM-2 zoned district; per plan submitted; finding that there are other residentially zoned lots in the area that are used for parking, and the granting of the special exception request will not be detrimental to the neighborhood; on the following described property:

Lots 1 and 2, Block 5, East Lynn Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15347

Action Requested:

Variance - Section 420.2 - Accessory Use Conditions - Use Unit 6 - Request a variance of the required 60' setback from the centerline of East 33rd Street to 57' to permit reconstruction of an existing carport, located east of NE/c East 33rd Street South and South Lewis Avenue.

Presentation:

The applicant, **Barry Eisen**, 2417 East 33rd Street, Tulsa, Oklahoma, submitted a plot plan (Exhibit J-1), and requested permission to reconstruct an old carport that has fallen into disrepair. He

Case No. 15347 (continued)

pointed out that the carport will not be closer to the street than the existing house.

Comments and Questions:

Ms. Hubbard informed that the property in question was down zoned to RS-1 approximately five years ago.

Board Action:

On **MOTION** of **CHAPPELLE**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 420.2 - Accessory Use Conditions - Use Unit 6) of the required 60' setback from the centerline of East 33rd Street to 57' to permit reconstruction of an existing carport; per plot plan submitted; finding that the carport will not extend closer to the street than portions of the existing house; and that the granting of the request will not be detrimental to the neighborhood; on the following described property:

Lot 5, East 50' of Lot 6, Block 1, Timberlane Addition, City of Tulsa, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 3:00 p.m.

Date Approved

Jan 18, 1990

Sherry White
Chairman