

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 669
Tuesday, November 22, 1994, 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
Bolzle Doverspike, Chairman Turnbo	Abbott	Gardner Moore Russell	Jackere, Legal Parnell, Code Enforcement

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, November 21, 1994, at 11:17 a.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 TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** the Minutes of November 8, 1994 (No. 668); subject to a minor change in wording in the motion paragraph for Case No. 16835.

Comments and Questions:

Chairman Doverspike informed that Tom White, a loyal and dependable member of the Board, passed away on Wednesday of last week. He stated that Tom was always in attendance and will be missed by each member.

UNFINISHED BUSINESS

Case No. 16438

Action Requested:

Site plan approval.

Presentation:

The applicant, **Joy Lutheran Church**, was represented by **Brad McMains**, 8801 South Yale Avenue, Suite 460, who informed that church use was previously approved at this location, and requested that the detail site plan (Exhibit A-1) be approved.

Case No. 16438 (continued)

Protestants:

None.

Comments and Questions:

Mr. Bolzle asked if the church will operate a day care center, and Mr. McMaines replied that a day care is not proposed at this time.

Mr. Bolzle noted that the play area is near the residential neighborhood, and Mr. McBaines noted that the church has a small attendance, with very few children.

There was discussion concerning day care as an accessory church use, and Mr. Gardner informed that Ms. Hubbard has determined that a five-day child care center requires Board of Adjustment approval. He added that a Tuesday/Thursday mother's day out program is considered to be an accessory use.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** the site plan as submitted.; on the following described property:

NE/4, SE/4, SE/4, SE/4, and the south 132' of the SE/4, NE/4, SE/4, SE/4
Section 21, T-18-N, R-13-E of the IBM, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 16846

Action Requested:

Special Exception to permit a mobile home in an RS-3 zoned district, and for a variance of the one-year time limitation - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS and SECTION 404.E.1. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS - Use Unit 9**, located 3424 East Marshall Street.

Presentation:

The applicant, **Evelyn Pointer**, 1308 West Poplar Street, Hugo, Oklahoma, explained that she is proposing to install a double-wide mobile home on the subject property. Ms. Pointer stated that her mobile unit is currently located in Hugo and that it is necessary to move closer to Tulsa to provide medical care for her elderly mother. A petition of support (Exhibit B-1) and photographs (Exhibit B-3) were submitted.

Case No. 16846 (continued)

Comments and Questions:

Mr. Doverspike asked if there are other mobile homes in the area, and the applicant replied that there are mobile units on Harvard and one behind her property on Latimer.

Protestants:

Randall Bishop, 1235 North Knoxville, stated that there are no mobile homes in the immediate neighborhood, and voiced a concern that a mobile home at the proposed location would have a negative impact on area property values. Mr. Bishop submitted a petition of opposition (Exhibit B-2) signed by area property owners.

Ann Oxley, 4824 South 85th East Avenue, stated that she is the property owner to the rear of the subject tract, and voiced a concern that the signatures on the support petition were not homeowners in the area. She pointed out that the property owners in the area are not supportive of a mobile home in the neighborhood. Ms. Oxley stated that her renter is interested in buying the property, but has advised that she will not consider the purchase and will move if the application is approved.

Dave Woods, 2845 East Admiral Court, stated that he is aware of a person that signed the petition of support without understanding the issue.

Ms. Harold Bishop, 1223 North Knoxville, stated that the area is already in poor condition and a mobile unit would only cause further deterioration.

Mattie Mozier, 3533 East Latimer Place, stated that a portion of her property adjoins the subject tract, and voiced a concern that approval of the mobile home will set a precedent in the neighborhood. She noted that there is vacant property to the west that could also be used for mobile homes.

Comments and Questions:

Mr. Gardner noted that the double-wide mobile home is considered to be a manufactured home because it may or may not comply with the City Building Code. He pointed out that a house being constructed in the City would undergo numerous inspections to ensure compliance with the Code.

Applicant's Rebuttal:

Ms. Pointer stated that the manufactured home will be placed on a permanent foundation and the exterior will eventually be covered with brick or rock. She advised that she has worked in numerous community service organizations and is concerned with upgrading the neighborhood. Ms. Pointer pointed out that her mobile unit will enhance the area.

Case No. 16846 (continued)

Additional Comments:

Ms. Russell informed that Ms. Pointer submitted several letters, which were sent to Councilor Gilbert.

Mr. Bolzle requested that the application be continued to permit all Board members to view the site.

Mr. Jackere advised that a precedent for mobile home use would not be set if a mobile unit was set on a permanent foundation and the exterior was the same as that of a stick-built house.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **CONTINUE** Case No. 16846 to December 13, 1994, to allow sufficient time for all Board members to view the site.

Case No. 16847

Action Requested:

Special Exception to permit a sandwich shop in an IL zoned district, and a variance of the required number of parking spaces - **SECTION 901. PRINCIPAL USES PERMITTED IN THE INDUSTRIAL DISTRICTS and SECTION 1212.D. Off-Street Parking and Loading Requirements** - Use Unit 12, located 9363 South 46th Street

Presentation:

The applicant, **Fred Campbell**, 211 East 27th Street, submitted a layout (Exhibit B-1) and explained that the application involves a 240 sq ft satellite Subway eating facility in an existing basketball center. He informed that all food will be brought to this location and there will be no cooking on site. Mr. Campbell stated that seven additional spaces are required for the sandwich shop.

Comments and Questions:

Mr. Bolzle asked if signage will be installed outside the complex, and Mr. Campbell replied that signage will be placed on the building or the existing sign.

Mr. Bolzle asked if it is anticipated that the shop will attract customers other than those visiting the sports complex, and the applicant answered in the affirmative.

In response to Mr. Bolzle, Mr. Campbell informed that seating capacity for the sandwich shop will be 25.

Case No. 16847 (continued)

Mr. Doverspike inquired as to the number of parking spaces available, and the applicant stated that he is not sure, but was advised by INCOG staff that the proposed shop is approximately 6 spaces under the required amount.

In reply to Mr. Bolzle, the applicant stated that the complex has leagues that are scheduled on Monday and Tuesday evenings, church leagues on Friday nights, practice on Wednesdays and Thursdays and youth leagues on Saturday mornings. He informed that physical educational classes and individual instruction are conducted in the afternoon.

Mr. Campbell stated that it is not the intent of the operator to encourage outside trade, because he is not in competition with his other restaurant, which is approximately six blocks away.

Mr. Bolzle asked if all customers will enter the shop through the sports complex, and Mr. Campbell answered in the affirmative.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Special Exception** to permit a sandwich shop in an IL zoned district, and a **variance** of the required number of parking spaces - **SECTION 901. PRINCIPAL USES PERMITTED IN THE INDUSTRIAL DISTRICTS and SECTION 1212.D. Off-Street Parking and Loading Requirements** - Use Unit 12; per plan submitted; subject to a maximum of 240 sq ft and 25 seats; subject to no cooking on site; and subject to the number of parking spaces being reduced by 6; finding the use to be inside the sports complex, with no private entrance; and finding that approval of the request will not be detrimental to the area, or violate the spirit, purpose or intent of the Code; on the following described property:

Regency Industrial Center, part of Lot 6, beginning 269.86' SW, SE/c Lot 6, thence northwesterly 330', NE 330', SE 330', southwesterly to POB, less beginning 269.86' NW, SE/c Lot 6, thence northwesterly 50' NE 220', NW 280', NE 110', SE 330' to POB, Block 1, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16848

Action Requested:

Variance to permit new buildings with a maximum of 12,000 sq ft to be within 125' of the centerline of South Mingo Road, to permit the existing residence within 70' of the centerline of South Mingo Road to be used for a caretaker and security guard residence and to permit access to the corridor development to be from Mingo Road - **SECTION 803. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT** and **SECTION 804. ACCESS REQUIREMENT** - Use Unit 19, located northeast corner of Mingo Valley Expressway and South Mingo Road.

Presentation:

The applicant, **Charles Norman**, 2900 Mid-Continent Tower, submitted a site plan (Exhibit D-1) and informed that the buildings in question will be located on a 20-acre tract of land, which is isolated from other properties by the floodplain of the west branch of Haikey Creek on the north and east, and by the Mingo Valley Expressway on the south. Mr. Norman noted that the Comprehensive Plan does not contemplate a collector street serving the property because of its separation from other properties by the adjacent floodplain and expressway right-of-way. The applicant informed that the existing residential structure will be remodeled and used as a residence for the security guard.

Comments and Questions:

It was concluded by the Board that the tract is unique because it is located between Mingo Road and Mingo Valley Expressway and is bounded by the floodplain to the north.

Protestants:

None.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** to permit new buildings with a maximum of 12,000 sq ft to be within 125' of the centerline of South Mingo road, to permit the existing residence within 70' of the centerline of South Mingo Road to be used for a caretaker and security guard residence and to permit access to the corridor development to be from Mingo Road - **SECTION 803. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT** and **SECTION 804. ACCESS REQUIREMENT** - Use Unit 19; per site plan approved by TMAPC and City Council; finding a hardship demonstrated by the location (isolated between two roads and a floodplain) of the tract; and finding that approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code or the Comprehensive Plan; on the following described property:

Case No. 16848 (continued)

Part of Government Lots 1 and 2, Section 19, T18N, R14E of the Indian Base and Meridian, according to the U.S. Government Survey thereof, City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as follows:

Beginning at the Southwest corner of said Government Lot 1; thence N1°09'35"W along the West line thereof a distance of 260.09 feet to a point; thence N88°50'25"E a distance of 50.00 feet to a point; thence N1°09'35"W a distance of 69.80 feet to a point; thence N88°58'08"E a distance of 1,169.43 feet to a point on the East line of said Lot 1; thence S1°21'18"E along the said East line a distance of 210.43 feet to a point; thence S43°40'29"W a distance of 0.00 feet to a point of curve; thence along said curve to the right, said curve having a radius of 3,549.72 feet, a central angle of 2°47'59", a distance of 173.45 feet to a point; thence S43°31'32"E a distance of 70.00 feet to a point; thence S46°28'28"W a distance of 0.00 feet to a point of curve; thence along said curve to the right, said curve having a radius of 3,619.72 feet, a central angle of 19°39'41", a distance of 1,242.13 feet to a point; thence N12°28'12"W a distance of 203.96 feet to a point; thence N1°09'33"E a distance of 264.68 feet to a point; thence S88°50'25"W a distance of 60.00 feet to a point on the West line of said Lot 2; thence N1°09'35"W along said West line a distance of 254.94 feet to the point of Beginning, containing 20.1220 acres, more or less.

Case No. 16849

Action Requested:

Variance of the required setback from the centerline of South Marion to permit a carport - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 3307 South Marion.

Presentation:

The applicant, **Brad Coston**, 9514 East 54th Street, Unit E, submitted photographs (Exhibit E-1) and informed that the carport in question was constructed approximately 7' over the building setback line. He noted that the carport does not obstruct the vision of motorists traveling on Marion Avenue or 33rd Street, and there are others in the area that are closer to the street.

Comments and Questions:

Mr. Doverspike asked if there are other carports on Marion Avenue between 33rd and 35th Streets, and the applicant answered in the affirmative.

Protestants:

Neal Stauffer, 700 Petroleum Club Building, submitted photographs (Exhibit E-2) and stated that he is representing **Velma Sweetapple**, who lives three houses from the property in question. He informed that there are no carports on the block, and there is no hardship to substantiate the variance request. Mr. Stauffer emphasized that the carport has been constructed and definitely obstructs the view of residents attempting to look down the street. He pointed out that approval of the carport would set a precedent and other carports would begin to appear on this block where there are currently none.

Applicant's Rebuttal:

Mr. Coston noted that one of the photographs substantiates the fact that there is a carport located at 3346 South Marion Avenue, which is four houses down the street from the subject property. He informed that there are three carports between 32nd and 35th Streets.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 2-1-0 (Bolzle, Turnbo, "aye"; Doverspike, "nay"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** of the required setback from the centerline of South Marion to permit a carport - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6.

Lot 2, Block 2, Rice 2nd Addition, City of Tulsa, Tulsa County, Oklahoma.

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

Case No. 16850

Action Requested:

Variance of the 50% floor area ratio - **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 19, located 1034 North Garnett Road.

Presentation:

The applicant, **Stephen Mendenhall**, 4545 South Lewis Avenue, requested that the portico attached to the Ramada Inn be excluded when calculating the floor area ratio. He informed that the dedication of additional right-of-way to the City resulted in the need for this application. He informed that the building is in compliance with all other requirements, and requested that 23,100 sq ft of floor space be permitted, excluding the portico.

Comments and Questions:

Mr. Gardner informed that any attachment to the building with a ceiling and floor is considered to be a portion of the building and is calculated as floor space.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** of the 50% floor area ratio to permit a 23,100 sq ft building and a 607½ sq ft portico- **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 19; per plan submitted; subject to the portico remaining open and being used for a driveway; finding that approval of the request will not cause substantial detriment to the public good, or violate the spirit, purpose and intent of the Code; on the following described property:

N/2, SE/4, NE/4, NE/4, SE/4, Section 31, T-20-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16852

Action Requested:

Special Exception to permit a Masonic Lodge in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 2, located 1630 South 101st East Avenue.

Comments and Questions:

Ms. Russell advised that Mr. Bolzle will abstain from hearing Case No. 16852 and, because only three Board members are present, it will be necessary to continue the application to December 13, 1994.

Presentation:

The applicant, **Danny Mitchell**, 6106 South Memorial Drive, was previously advised by Staff that a continuance would be necessary.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **CONTINUE** Case No. 16852 to December 13, 1994.

Case No. 16853

Action Requested:

Variance of the required rear yard - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located northeast corner of East 22nd Street and South Columbia Avenue.

Comments and Questions:

Ms. Russell advised that Mr. Bolzle will abstain from hearing Case No. 16853 and, because only three Board members are present, it will be necessary to continue the application to December 13, 1994.

Presentation:

The applicant, **Chief Boyd**, 16 East 16th Street, Suite 500, was previously notified of the need for a continuance.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **CONTINUE** Case No. 16853 to December 13, 1994.

Case No. 16854

Action Requested:

Variance of the required 10' setback from an abutting R District **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 16, located 5935 South Lewis Avenue.

Presentation:

The applicant, **Kwik Industries**, was represented by **Sid Hollingsworth**, 4725 Nall Road, Dallas, Texas, who submitted a site plan (Exhibit G-1) and informed that the existing building will be renovated and the existing screening walls will remain. Photographs (Exhibit G-2) were submitted.

Comments and Questions:

Mr. Doverspike inquired as to the height of the brick wall, and Mr. Hollingsworth replied that it is approximately 6'.

In reply to Mr. Doverspike, Mr. Hollingsworth informed that all signage on the wall can be removed if that is a Board requirement.

In response to Mr. Bolzle, Mr. Hollingsworth stated that the operation will consist of oil changes and minor tune-ups.

Protestants:

Opal Carson, 7502 South 70th East Avenue, informed that she is a member of the homeowners association for the nearby condo complex and the residents are concerned with the 7' building setback. She questioned who would maintain the fence, the number of employees, whether or not the underground tanks will be removed and if there will be food service on the premises. She voiced a concern with oil disposal, and asked if the cars will be lifted or serviced from a pit.

Applicant's Rebuttal:

Mr. Hollingsworth informed that the underground tanks will be removed and an EPA study will be performed to ensure that the area is free from contaminants. He noted that there will be no snacks sold at this location. Mr. Hollingsworth stated that it has been estimated that 20 to 35 cars will be serviced each day during the week, and from 45 to 60 on Saturday, with all used oil being stored in steel tanks and removed by a licensed disposal company.

Mr. Doverspike inquired as to the number of bays and Mr. Hollingsworth replied that three bays will be in operation, with four employees, and the cars will be serviced from a pit.

Case No. 16854 (continued)

In reply to Mr. Doverspike's question concerning fence maintenance, Mr. Hollingsworth stated that the fence will be properly maintained/. He added that the operation is not noisy and the doors, which are on the north and south, are customarily left open, except during the winter months.

Ms. Turnbo asked for an explanation of the need for a setback variance, and the applicant stated that a new building is being constructed and compliance with the setback from Lewis Avenue leaves a limited amount of land for development.

In reply to Mr. Bolzle, Ms. Carson explained that the moving of the building closer to the condo property will result in the cars passing across the entryway.

Mr. Bolzle asked Mr. Hollingsworth to state the hours of operation, and he replied that the hours vary with the seasons, but will probably be open from 7 a.m. to 8 p.m. during the summer, and from 8 a.m. to 7 p.m. during the winter. He informed that the business will initially be open Monday through Saturday; however, it could be open on Sunday if it proves to be profitable.

Mr. Bolzle stated that he is concerned with the late hour operation near the residential area.

Mr. Jackere noted that there could be a demand for their services after normal working hours, and that more intense uses would be permitted by right at this location.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** of the required setback from an abutting R District from 10' to 7' - **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 16; per plan submitted (including landscaping); subject to days and hours of operation being Monday through Saturday, 7 a.m. to 8 p.m.; subject to the use being limited to oil changes and minor tune-ups; finding a hardship demonstrated by required setbacks from two streets, which limits development on the lot; and finding that approval of the variance request, per conditions, will not be detrimental to the neighborhood; on the following described property:

Lots 1 and 2, Block 1, L & M Square Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16855

Action Requested:

Variance of the 750 sq ft maximum for a detached accessory building - **SECTION 402.B.1.d. General Conditions** - Use Unit 6, located 1632 North Delaware.

Presentation:

The applicant, **Jimmy Lauck**, 1632 North Delaware, requested permission to construct a 900 sq ft garage for storage purposes. He informed that the additional space is needed to store a boat and floor covering tools. A plot plan (Exhibit H-1) was submitted.

Comments and Questions:

Mr. Doverspike asked if any type of commercial activity will be conducted in the garage, and the applicant replied that the new facility will be used for personal storage only, with no commercial use.

Mr. Doverspike asked if the garage will be plumbed for living quarters, and Mr. Lauck replied that there will be no plumbing.

Mr. Bolzle asked the applicant if he is proposing to operate his floor covering business at this location, and the applicant stated that he will load his truck in the evening and park it in the garage overnight to keep the material climatized.

Mr. Jackere asked how much material will be stored in the garage, and the applicant replied that there will be no storage of materials in the garage. He stated that the only tile in the garage will be the tile that has been loaded on the truck for the next work day.

Mr. Doverspike inquired as to the size of the truck, and Mr. Lauck stated that he uses a one-half ton pickup in his business.

Protestants: None.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** of the 750 sq ft maximum for a detached accessory building - **SECTION 402.B.1.d. General Conditions** -Use Unit 6; per plan submitted; subject to no commercial activity on the property; subject to no plumbing or kitchen facilities being installed; and subject to rental of the building being prohibited; finding that approval of the request will not be detrimental to the neighborhood; on the following described property:

Lot 4, Block 2, Anelen Heights Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16856

Action Requested:

Variance of the required setback from the centerline of abutting street -
SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS - Use Unit 23, located 3710 Charles Page Boulevard.

Presentation:

The applicant, **Industrial Oils Unlimited, Inc.**, 3633 Charles Page Boulevard, was represented by **Lisa Mann**, 1207 South Gary Place, who submitted a plot plan (Exhibit J-1) for a proposed warehouse. She noted that the lot is irregular in shape and, because of the setback requirements and designated right-of-way, the proposed building cannot be constructed without Board relief.

Comments and Questions:

Mr. Doverspike inquired about existing buildings, and Ms. Mann replied that there is a small abandoned gas station on the property.

In reply to Mr. Doverspike, Ms. Mann explained that the building will be used for a storage warehouse and trucks will load material at the loading dock.

Mr. Gardner informed that the properties to the west are zoned CH and Ms. Mann has amended her plot plan to comply with that setback requirement.

Interested Parties:

John Gateman, 156 South 34th West Avenue, stated that he has a shop west of the subject property and questioned if access to the rear of his property will be blocked.

Applicant's Rebuttal:

Ms. Mann advised that the proposed construction will not interfere with Mr. Gateman's access.

Protestants:

None.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** of the required setback from the centerline of abutting street from 100' to 50' -
SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS - Use Unit 23; per plan submitted; finding that the proposed structure will align with buildings to the west; 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. 16856 (continued)

All that part of Lot 1, Section 9, T-19-N, R-12-E, of the IBM, Tulsa County, Oklahoma, more particularly described as follows to-wit: Beginning at the NE/c of Lot 1, thence west along the north boundary line 316.7', south 88', east 31.7', south to the south boundary line of Lot 1, to a point on the meander line of Arkansas River, thence northeasterly along the meander line to POB, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16857

Action Requested:

Variance of the number of required off-street parking spaces - **SECTION 1212.A.d. Off-Street Parking and Loading Requirements** - Use Unit 12a, located 1649 South Main Street.

Presentation:

The applicant, **Larry Herriman**, 216 South Olympia, submitted a plot plan (Exhibit K-2) and informed that a dance floor is being added to an existing night club. He stated that this portion of the business will be open Thursday through Sunday, 9 p.m. to 2 a.m., and pointed out that there are no other businesses in the area that are open at this time.

Comments and Questions:

Mr. Doverspike inquired as to the number of required parking spaces for the business, and the applicant stated that 48 spaces are required and 28 are available.

In reply to Mr. Doverspike, Mr. Herriman informed that the City inspector has limited the occupancy to 80.

Ms. Russell informed that a site check by Marilyn Moore, INCOG staff, has revealed that 26 on-site parking spaces are available for the use.

Protestants:

Jim Gotwals, 525 South Main, stated that he is representing Yale Avenue Limited, owner of property in the neighborhood. He pointed out that there is an existing parking problem and his client is concerned with the orderly redevelopment of the area. Mr. Gotwals stated that the hardship is self-imposed, due to the expansion of the business, and street parking could result in a traffic problem at this location. He requested that the application be denied.

Case No. 16857 (continued)

Mr. Doverspike noted that the hours of operation for the new portion of the business will not coincide with those of other business in the area, and Mr. Gotwals stated that he is not sure that sufficient parking is provided for the existing downstairs portion of the business (2 p.m. to 2 a.m.). Mr. Gotwals informed that his client also owns residential property in the area, and is concerned with intoxicated bar patrons causing problems for his tenants.

Jim Bracket, 4444 East 31st Street, stated that he owns the apartments to the south of the bar and emphasized that the business is a problem for his tenants as it currently operates. He stated that the patrons of the club are noisy and disturb the peace of area residents. Mr. Bracket pointed out that their customers currently use other parking lots in the area, and an expansion would only add to an existing problem. Mr. Bracket noted that other property owners in the area are opposed to the variance request (Exhibit K-2).

Sue Miller, who represented Mapco, 1800 South Baltimore, stated that the company is concerned with bar patrons using employee parking, and noted that it is often necessary to have their cars towed from the lot. She pointed out that Mapco has some shift work and employees are often harassed while walking to their vehicles on the parking lot.

Applicant's Rebuttal:

Mr. Herriman stated that he has been manager of the club for six years and the building has been properly maintained and is an asset to the area. He informed that residents of the nearby apartments are free to use the club parking lot, and that there has been no recent problem with club patrons parking in the Mapco parking lot.

Additional Comments:

Ms. Turnbo stated that she is concerned with approving the business with 22 parking spaces under the required amount. She added that a hardship has not been demonstrated that would warrant granting a variance request.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **DENY** a **Variance** of the number of required off-street parking spaces - **SECTION 1212.A.d. Off-Street Parking and Loading Requirements** - Use Unit 12a; finding that the business is 22 parking spaces under the required amount, and that the applicant failed to present a hardship for the variance request; on the following described property:

Lot 6, Block 1, Harbour Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16858

Action Requested:

Special Exception to permit church use and a variance of the required setback - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** and **SECTION 701. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 2, located 2620 North Boston Avenue.

Comments and Questions:

Ms. Russell advised that the applicant is in need of additional relief, and suggested that Case No. 16858 be continued to December 13, 1994.

Presentation:

The applicant, **Walter Benjamin**, 519 East 36th Street North, was present.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **CONTINUE** Case No. 16858 to December 13, 1994, to permit additional advertising.

Case No. 16859

Action Requested:

Variance to permit two dwelling units on one lot of record - **SECTION 207. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD** - Use Unit 6, located 1332 East 27th Place.

Presentation:

The applicant, **Harold Salisbury**, 3232 South Yorktown Avenue, informed that he is proposing to construct a new dwelling (approximately 7000 sq ft) and requested permission to add a pool house on the same lot of record. Mr. Salisbury explained that the pool house (approximately 561 sq ft) will have a kitchen, bathroom and changing room, which constitutes a dwelling unit according to the Code definition. The applicant stated that the pool house will not be used for living quarters. A plot plan (Exhibit L-1) was submitted.

Interested Parties:

Tim Jurick, 1345 East 29th Street, informed that he is currently experiencing a problem with drainage from Mr. Salisbury's property, and pointed out that erosion has already occurred. He stated that he is concerned about the impact the new construction will have on his land.

Mr. Doverspike advised that the Board does not have jurisdiction in drainage issues, and noted that this will be addressed during the building permit process.

Case No. 16859 (continued)

Mr. Gardner advised that the City may not review the drainage issue on one tract of land unless a review is requested.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** to permit two dwelling units on one lot of record - **SECTION 207. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD** - Use Unit 6; per plan submitted; subject to drainage being reviewed by the Public Works Department; finding that one dwelling and one pool house will be constructed on the property; and finding that, although the pool house will have a kitchen and bath, it will not be used as a dwelling unit; 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:

Beginning 360' east and 1650' north of the SW/c of SW/4 of Section 18, T-19-N, R-13-E of the IBM, Tulsa County, Oklahoma, thence north 330', east 100', south 330', west 100' to the POB, less and except the north 15' thereof, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16860

Action Requested:

Special Exception to permit Use Unit 8 multifamily dwellings and similar uses in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 8, located north and east of the northeast corner of East 61st Street and South Memorial Drive.

Presentation:

The applicant, **Charles Norman**, 2900 Mid-Continent Tower, submitted a site plan (Exhibit M-1) and informed that the subject property is zoned CS and backs to a single-family neighborhood to the north and east. He explained that the property has been considered by the Board in 1982, and again in 1986, and has been approved on both occasions for multifamily use. Mr. Norman stated that the approval expired after three years and he requested that the application be approved again. He informed that 240 dwelling units will be constructed. Mr. Norman advised that this application differs from the 1986 approval in that 3-story buildings were proposed at that time; however, the current application has no 3-story units. He stated that all other conditions remain the same, except the reduction in the number of units and the height reduction.

Comments and Questions:

In response to Mr. Gardner, the applicant stated that the club house will be across from and slightly to the north of the Eaton Square Theater.

Case No. 16860 (continued)

Mr. Bolzle asked if the proposed construction is the same quality as the existing apartments, and Mr. Norman replied that he cannot speak to the quality of the construction, but the density is less than RM-1. He added that there is no direct access from the apartment complex to the neighborhood to the north and to the east.

Protestants:

A resident from the neighborhood directly behind the proposed complex stated that she recently purchased her property and now construction is proposed directly behind her dwelling. She voiced opposition to any type of low income housing at this location, and also noted that there is a drainage problem in the area.

Jack Padgett, 5824 South 87th East Avenue, stated that he lives to the east of the subject property and is concerned with the high volume of traffic currently in the area and limited access to the apartments. He remarked that the area is already saturated with apartments and requested that the application be denied.

Applicant's Rebuttal:

Mr. Norman noted that the property in question is zoned for commercial purposes and a variety of retail uses could begin operation without Board approval or any further review. He informed that numerous meetings were held prior to the 1982 and 1986 hearings, which resulted in the development of the standards for the Eaton Square Apartments. Mr. Norman stated that the plans submitted at this time conform to the standards that were set forth in the minutes of the prior hearings.

Additional Comments:

Mr. Bolzle asked if the Board can consider the type of occupant for an apartment project, and Mr. Jackere stated that he has not researched that area, but it is his belief that this would not be a proper subject for Board consideration.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Special Exception** to permit Use Unit 8 multifamily dwellings and similar uses in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS**
- Use Unit 8, per plans submitted; subject to the following development standards:

Land Area: 10.57 acres

Permitted Uses:

Attached residential dwelling units, townhouses, garden apartments and customary accessory uses, such as clubhouses, tennis courts, swimming pools, laundry rooms and similar recreational facilities.

Case No. 16860 (continued)

Maximum Number of Dwelling Units: 240

Maximum Building Height: 2 stories
The height of the two-story buildings will not exceed 35'

Minimum Building Setbacks:
From north property line 25'
From east property line 25'
From the centerline of internal
private collector street 40'
From west phase line 15'

Minimum Livability Space. Per Dwelling Unit: 600 sq ft

Minimum Off-Street Parking:
As required for Use Unit 8

Signs:
As permitted in the RM-1 District.

Screening Fence:
6' high with masonry columns as per fence detail plan

Drainage:
On-site storm water drainage and any natural surface drainage from the north shall be directed to the south and away from the adjacent residential areas on the north.

Trash:
Trash collection facilities shall be set back at least 50' from the north and east boundaries.

Lighting:
Light fixtures, other than tennis court lighting, within 100' of the north and east boundaries shall be attached to the screening fence or mounted on standards not more than 6' high. Tennis courts shall not be lighted after 11 p.m. on any day.

Windows:
Windows are prohibited on the north and east sides of any building within 75' of the north and east boundaries.

Case No. 16860 (continued)

Site and Grading Plan:

Shall be submitted to and approved by the Board of Adjustment as being in compliance with these Development Standards prior to the issuance of a Building Permit.

The Board approved the application; finding that apartment use has previously been approved on the property; finding that the density will not be as great (approximately 60 units less) as previously approved; and the height of the units has been reduced from three-story to two-story; finding that additional landscaping has been added as a buffer; and 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:

Legal Description: Starting at the SE/c of Block 1 of Memorial South Center, thence N00°08'45"W along the easterly line of Block 1 for 202.16' to the POB of said tract of land, thence N35°09'14"W for 277.35', thence N84°33'37"W for 80.80' thence N44°16'58"W for 187.68', thence S72°16'01"W for 78.65', thence N58°16'10"W for 88.50', thence S70°55'52"W for 139.84', thence N18°22'48"W for 0.00' to a point of curve, thence northwesterly along a curve to the right with a central angle of 5°52'40" and a radius of 500.00' for 51.29' to a point of tangency, thence N12°30'08" W for 64.86' to a point of curve, thence northwesterly along a curve to the left with a central angle of 21°23'15" and a radius of 250.00 for 93.32', thence N26°00'00"E for 243.22', thence N73°00'00"E for 195.00, thence N00°00'08"W for 250.00 to a point on the northerly line of Block 1, thence N89°59'52"E along said northerly line for 421.94' to the northeast corner of Block 1, thence S00°03'45"E along the easterly line of Block 1 for 1069.35' to the POB of said tract of land and being located in an CS zoned district, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16861

Action Requested:

Special Exception to permit auto repair in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 17, located 4715 North Peoria Avenue.

Presentation:

The applicant, **W. P. Smith**, 820 West Skelly Drive, stated that he is representing the owner of the subject property and requested that an auto repair shop be permitted to continue operation at this location. He informed that there are several automobile related uses in the area. Photographs (Exhibit N-1) and a violation notice (Exhibit N-2) were submitted.

Comments and Questions:

Mr. Doverspike asked if inoperable vehicles are stored at this location, and Mr. Smith stated that there are some inoperable vehicles on the property and a few that are left because customers do not have sufficient funds to pay for repair. Mr. Doverspike informed that September 29, 1994 photographs supplied by Code Enforcement verify that a number of automobiles are being parked on the grass and unpaved areas. Mr. Smith stated that he has recently site checked the operation and the tenant has cleaned up the outside storage.

Mr. Doverspike inquired as to the hours of operation, and Mr. Smith informed that the business is open six days a week, 8 a.m. to 6 p.m.

In reply to Mr. Doverspike, the applicant stated the building was vacant for approximately three years and the current tenant has had the property leased for two years.

Mr. Jackere advised that a portion of a residential lot is included in the application, and the Board has no jurisdiction to grant auto repair in the residential area.

Mr. Smith stated that he has no objection to eliminating the residential portion from the application.

Protestants:

Ms. Russell informed that a letter of protest was received from the planning chairman for this district.

Additional Comments:

Ms. Parnell informed that the use is appropriate for the area; however, the operator of the auto repair facility has been using 47th Place North and grassy areas for parking vehicles. She stated that she has notified him that the old tires must be removed and vehicles must be parked on the paved portion of the property.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Special Exception** to permit auto repair in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 17; subject to the use being limited to the CS portion of the property; subject to no outside storage of parts, materials or inoperable vehicles; subject to days and hours of operation being Monday through Saturday, 8 a.m. to 6 p.m.; subject to all vehicles being parked on an all-weather surface; subject to all repair being completed inside the building; finding the use, per conditions, to be compatible with the existing businesses in the area; on the following described property:

Case No. 16861 (continued)

All of Lot 3 and the west 96.03' of Lot 2, Block 2, Sunshine Acres, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16862

Action Requested:

Special Exception to permit church use in an R District and a variance of the maximum height - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 2, located west of the southwest corner of East 61st Street and South Yale.

Presentation:

The applicant, **Kevin Coutant**, 320 South Boston, submitted a plot plan and elevations (Exhibit P-2) and stated that he is representing Kirk of the Hills Presbyterian Church. He submitted photographs (Exhibit P-1) of the property and informed that a new sanctuary is proposed, which will attach to the existing structure. He explained that church use was approved in 1970 (RS-3 zoning) and the L-shaped addition was constructed in 1978 (RM-1), with a variance of parking setbacks being approved in 1986. Mr. Coutant stated that the new sanctuary will be constructed to the south and east of the existing building, and will not exceed the height of that structure (53'). A letter (Exhibit P-3) from White Surveying Company was submitted.

Comments and Questions:

In response to Mr. Doverspike, the applicant stated that there are no records to substantiate that a variance of the height limitation was approved on the existing building.

Mr. Doverspike inquired as to the dimensions of the new sanctuary, and Mr. Coutant stated that the addition will be approximately 100' by 120'.

Mr. Bolzle stated that he would like to check drawings that would give a feel for the relative height of the structure at the point closest to the residential property. The applicant stated that the roof has a steep pitch and the point nearest the residences would not be the highest point of the roof.

Protestants:

Everett Stallcop, 4127 East 62nd Street, stated that the proposed building will block the view from his residence, lower his property value and increase the traffic problem in the neighborhood. Mr. Stallcop stated that his home is very near the proposed construction and voiced a concern with the noise that may be generated by the cooling system.

Case No. 16862 (continued)

Carl Cannizzaro, 6201 South Quebec, stated that he is an engineer and the homeowners association for the neighborhood requested that he review the site plan for the project. He stated that the 45' structure will be very near the residential area and it will be overpowering when viewed from these residences.

Mr. Doverspike asked if the front of the residences on Quebec will be toward the church addition, and Mr. Cannizzaro answered in the affirmative. He added that there is parking designated on the site plan that does not exist and the entrances do not comply with the plan. Mr. Cannizzaro stated that the church parking lot does not have a significant overflow at this time, but increasing the sanctuary from 700 sq ft to 1200 sq ft may have a significant impact on the neighborhood in regard to parking. He noted that the proposed improvement is being constructed on the highest point of the church property, and the ridge line that will be matched is that of the existing sanctuary. Mr. Cannizzaro pointed out that the new construction will be considerably higher than the wing to which it is attached.

Mr. Bolzle stated that, from the information presented, he is not able to relate the height of the structure to the height of the abutting residences.

Al Schaefer, 6322 South Richmond, stated that the residents of the area have the right to have their investments protected. He stated that the construction of the proposed addition would change the desirability of the surrounding properties. Mr. Schaefer suggested that the addition have lower elevations and be placed on the north side of the property.

Sabrina Triplett, 4135 East 62nd Street, stated that her residence is directly south of the church. She pointed out that the construction of a 56' building will totally destroy her view to the north, which was the reason for purchasing this particular home. She voiced a concern that overflow parking would hinder the entry of emergency vehicles and would be hazardous to children playing in the neighborhood.

Meagan Triplett, 4135 East 62nd Street, stated that she is a child who enjoys playing outside. She informed that her back yard is directly behind the church and the noise and pollution would interfere with her activities. Meagan stated that the proposed building would block her view in the direction of the church.

Robert Triplett, 4135 East 62nd Street, stated that he would like to offer some solutions to help the church continue to be a good neighbor. He suggested that the church add more services, comply with the Code, reduce the size of the sanctuary or place 21' of the building underground; however, the best solution may be to meet with the neighborhood and attempt to resolve the issue.

Case No. 16862 (continued)

Additional Comments:

It was the consensus of the Board that the case should be continued to allow the Board members to view the site.

Mr. Doverspike requested that the applicant meet with the area residents and attempt to come to an agreement as to the construction plans and the location of the new sanctuary.

Mr. Bolzle asked that the applicant provide visual materials to depict the height of the proposed sanctuary in relationship to the nearby residences.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **CONTINUE** Case No. 16862 to December 13, 1994, to permit the applicant to meet with the neighborhood and allow sufficient time for the Board to site check the location.

Case No. 16863

Action Requested:

Special Exception to permit a motel in an IL zoned district - **SECTION 901. PRINCIPAL USES PERMITTED IN THE INDUSTRIAL DISTRICTS** - Use Unit 19, located 19123 East Admiral Place.

Presentation:

The applicant, **Jack Thurman**, 19123 East Admiral Place, was represented by **Dave Sanders**, who requested that a 63-unit motel be permitted in an IL District. A site plan (Exhibit R-1) was submitted.

Protestants:

None.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Special Exception** to permit a motel in an IL zoned district - **SECTION 901. PRINCIPAL USES PERMITTED IN THE INDUSTRIAL DISTRICTS** - Use Unit 19; 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:

W/2, Lot 1, Block 1, Thurman Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16872

Action Requested:

Variance of the requirement that in a corridor development all access shall be principally from an internal collector service street - **SECTION 804. ACCESS REQUIREMENTS** - Use Unit 19, located northeast of East 66th Street and South Mingo Road.

Presentation:

The applicant, **John Moody**, 6846 South Canton, Suite 110, submitted a site plan (Exhibit S-1) and stated that a creek drainage area abuts the entire northern and eastern boundary, making it impossible to extend the collector street. He stated that the use is an indoor and outdoor skating arena.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** a **Variance** of the requirement that in a corridor development all access shall be principally from an internal collector service street - **SECTION 804. ACCESS REQUIREMENTS** - Use Unit 19, per plan submitted (Tracts B & C); finding a hardship imposed by the drainage area on two sides of the property which prohibits the extension of the collector street; and finding that approval of the application will not cause substantial detriment to the public good, or violate the spirit, purpose or intent of the Code; on the following described property:

Lots 13 and 14, Block 7, Union Gardens Addition, City of Tulsa, Tulsa County, Oklahoma.

OTHER BUSINESS

Resolution of Appreciation

Carlos Chappelle was presented a plaque in appreciation for services rendered during 12 years and 4 months of dedicated service, July 1982 to October 1994, as a member of the Tulsa Board of Adjustment.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** the following resolution:

RESOLUTION

WHEREAS, the Tulsa Board of Adjustment wishes to acknowledge members who have made a significant contribution toward the orderly growth and development in the City of Tulsa; and

WHEREAS, Mr. Carlos Chappelle, served on the Tulsa Board of Adjustment from July 1982 through October 1994, a total of twelve years and four months; and

WHEREAS, Mr. Chappelle served as Chairman from 1985 through 1989.

WHEREAS, he has given freely of his time, experience and ability toward the development of a better environment in which to live.

NOW THEREFORE, the members of the Board wish to express our deepest appreciation for the concern and service given by our former member, Carlos Chappelle.

Approved and adopted this 22nd day of November, 1994.

Comments and Questions:

Mr. Chappelle commended his fellow Board members, the Legal Department, Code Enforcement and Staff for their assistance and cooperation during his tenure as a Board of Adjustment appointee.

Case No. 16789

Action Requested:

Amended site plan approval.

Presentation:

The applicant, **Leo Coleman**, 1500 West Pittsburg, Broken Arrow, Oklahoma, submitted an amended site plan (Exhibit T-1) and informed that two entrances were approved on each side of the property; however, Traffic Engineering limited both entrances to only 36'. He stated that the automatic bay was has been moved to the south instead of the north.

Case No. 16789 (continued)

Comments and Questions:

Mr. Bolzle inquired as to the use to the south, and Mr. Coleman stated that a bank is located to the south.

In response to Mr. Bolzle, the applicant stated that the automatic car wash does not have a dryer.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; Abbott, "absent") to **APPROVE** the amended site plan as submitted.

Lots 3 and 4, Block 1, Park Plaza Addition, City of Tulsa, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 4:48 p.m.

Date approved December 13, 1994


Chairman

