

**CITY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 670**  
Tuesday, December 13, 1994, 1:00 p.m.  
Francis F. Campbell City Council Room  
Plaza Level of City Hall  
Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
------------------------	-----------------------	----------------------	-----------------------

Abbott  
Bolzle  
Doverspike, Chairman  
Turnbo

Moore  
Russell

Jackera, Legal  
Farnell, Code  
Enforcement  
Hubbard, Bldg.  
Inspection

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, December 12, 1994, at 11:30 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 1:02 p.m.

**MINUTES:**

On **MOTION** of **TURNBO**, the Board voted 3-0-1 (Bolzle, Doverspike, Turnbo, "aye"; no "nays"; Abbott, "abstaining"; none "absent") to **APPROVE** the Minutes of November 22, 1994 (No. 669).

**UNFINISHED BUSINESS**

**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.

**Comments and Questions:**

Mr. Doverspike advised that the application was continued from the last meeting to permit the Board members sufficient time to view the property.

Case No. 16846 (continued)

**Action Requested:**

The applicant, **Evelyn Pointer**, 1308 West Poplar Street, Hugo, Oklahoma, stated that the application is the same, and requested permission to install a double-wide mobile home on her property. A plot plan (Exhibit A-2) and a photograph (Exhibit A-1) were submitted.

**Additional Comments:**

In response to Ms. Turnbo, the applicant stated that the foundation will be covered with brick or rock within the next year.

**Protestants:**

**Randall Bishop**, 1235 North Knoxville, stated that he is a homeowner in the area, and voiced a concern with the installation of a septic tank on the property. He informed that other homes in the neighborhood are served by the City sewer.

Mr. Bolzle stated that the applicant will be required to comply with all Health Department regulations regarding sewage disposal.

Mr. Bolzle asked the applicant if her property extends to Latimer Place, and she stated that her lots are on Marshall and they extend to the back yards of the houses on Latimer Place.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **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; per plan submitted; subject to the mobile unit being double wide and placed on a permanent foundation; subject to the foundation being covered with brick or stone within one year from this date; and subject to Health Department approval; finding that the double-wide mobile unit will be placed on a permanent foundation and will have the appearance of a conventional dwelling; and finding that approval of the application, per conditions, will not be detrimental to the neighborhood or violate the spirit and intent of the Code; on the following described property:

East 135' of Lot 12, Ozark Garden Farms, 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:**

Mr. Bolzle advised that he will abstain from hearing Case No. 16852.

**Presentation:**

The applicant, **Danny Mitchell**, 6106 South Memorial Drive, stated that the use was permitted by right in the CS zoned area when the building was initially proposed; however, the zoning ordinance was recently amended and the use is no longer permitted without Board approval. A site plan (Exhibit B-1) was submitted.

**Additional Comments:**

Mr. Doverspike inquired as to the square footage of the building, and the applicant stated that there is approximately 7000 sq ft of floor space. He added that the abutting residential property is undeveloped.

**Interested Parties:**

**Dennis Whitaker**, 911 South Erie, Planning District 5 chairman, advised that he is in attendance to become more familiar with the application.

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 3-0-1 (Abbott, Doverspike, Turnbo, "aye"; no "nays"; Bolzle, "abstaining"; none "absent") to **APPROVE** a **Special Exception** to permit a Masonic Lodge in a CS zoned district - **SECTION 701. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 2; per plan submitted; finding the use to be compatible with the surrounding area and in harmony with the spirit and intent of the Code; on the following described property:

A part of U. S. Government Lot 3, Section 7, T-19-N, R-14-E, of the Indian Meridian, Tulsa County, Oklahoma: Thence S0°03'46"E along the east line of U. S. Government Lot 3, Section 7, a distance of 569.95' to the southeast corner of professional Office Park Addition, a subdivision of Tulsa County and platted as Plat Number 4215, said corner being the POB; thence S00°03'46"E along the east line of U. S. Government Lot 3, Section 7, a distance of 250.00'; thence S89°56'13"W a distance of 568.29'; thence S18°50'33"W a distance of 92.95'; thence N50°27'12" W a distance of 32.07'; thence N18°50'33"E a distance of 335.60' to the SW/c of Professional Office Park Addition; thence N89°56'13"E along the south line of Professional Office Park Addition, a distance of 514.38' to the SE/c of Professional Office Park Addition POB. The

Case No. 16852 (continued)

bearing of this description is based on an assumed bearing of N89°56'13"E along the south line of Professional Office Park Addition, a subdivision of Tulsa County and platted as Plat Number 4215; City of Tulsa, Tulsa County, Oklahoma.

**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.

**Presentation:**

The applicant, **Chief Boyd**, 4998 East 26th Street, submitted a plot plan (Exhibit C-1) and explained that an addition to the existing dwelling is proposed and the new construction will align with the existing building wall. He informed that major building setbacks from two streets limit construction on the lot.

**Comments and Questions:**

In response to Ms. Abbott, the applicant stated that he is requesting a variance from 25' to 6½'. He added that the rear yard abuts a parking lot.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 3-0-1 (Abbott, Doverspike, Turnbo, "aye"; no "nays"; Bolzle, "abstaining; none "absent") to **APPROVE** a **Variance** of the required rear yard - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per plan submitted; finding a hardship imposed by the narrow lot, major building setbacks from two streets and the fact that the side of the lot where relief is requested abuts an office parking lot; on the following described property:

Lot 7, Block 1, Voight Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16858**

**Action Requested:**

Special Exception to permit church use, a variance of the required setback, variance of the required screening, variance of the minimum one acre lot area and a variance of the parking requirements - **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.

**Presentation:**

The applicant, **Walter Benjamin**, 519 East 36th Street North, stated that he is representing the church, and requested that church use be permitted on the subject property. He explained that one parcel of land is zoned commercial and the remaining lot has an RS-3 zoning classification, and that the existing building will be expanded and used for church purposes. Mr. Benjamin requested that the screening requirement be waived between the church property and the abutting PSO property. A site plan (Exhibit D-2) was submitted.

**Comments and Questions:**

Mr. Doverspike inquired as to the setback variance, and the applicant stated that an 8' variance is requested on the north side of the existing building. In regard to the variance of screening, Mr. Benjamin stated that the property to the south is used by PSO and to the west is a vacant lot.

Ms. Russell informed that that the property across the street to the north also has a residential zoning classification. She noted that the submitted plot plan was not clear and the applicant may not need all of the requested relief.

After a review of the parking layout, it was determined that the plot plan does not accurately depict the number of parking spaces available.

Ms. Russell pointed out that the installation of a parking lot will be difficult because of the extreme slope of the land.

The applicant stated that the lot will be graded and ample parking can be provided on the property. He requested that the variance of parking requirements be withdrawn.

Ms. Abbott asked if the existing building will be renovated, and Mr. Benjamin stated that a rest room will be added to comply with the City Code. He noted that the existing structure will be used for other church related activities after the new 1500 sq ft sanctuary is constructed.

Case No. 16858 (continued)

In reply to Ms. Abbott, the applicant stated that a detail site plan is not available at this time.

**Protestants:**

**John Smith**, 111 East 26th Place North, stated that he is opposed to the construction of the sanctuary directly in front of his home. He pointed out that the existing building does not have a parking lot, and noted that the immediate area is saturated with churches.

**Bobbi Foster**, 31 West 26th Place North, stated that the neighborhood is well established, with many elderly citizens, and that she is opposed to a church at the proposed location.

**Johnny Asbury**, 2726 North Main Street, noted that the area is congested and there is not ample parking on the property.

A petition of opposition (Exhibit D-1) was submitted.

**Applicant's Rebuttal:**

Mr. Benjamin stated that the street is wide enough to accommodate the church traffic and the church would be an asset to the community.

**Additional Comments:**

Ms. Turnbo stated that she has site checked the property and it appears that it would be very difficult to install adequate parking because of the severe slope of the lot.

Ms. Abbott pointed out that the Board has been requested to make a ruling on this case without a detail site plan for the proposed construction.

Mr. Bolzle stated that the applicant has not presented a hardship for the variance requests.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit church use; to **DENY** a **variance** of the required setback, a **variance** of the required screening, and a **variance** of the minimum one acre lot area; and to **WITHDRAW** a **variance** of the parking requirements - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** and **SECTION 701. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 2; finding that the applicant failed to demonstrate a hardship that would warrant the granting of the variance requests; on the following described property:

Case No. 16858 (continued)

N/2 of a tract beginning 368.75' west to the SE/c of the SE/4, SE/4, SE/4 of Section 23, T-20-N, R-12-E of the IBM thence north 295', west 71.25', south 295' to the POB and north 137' of a tract of land beginning 440' west of the SE/c of SE/4, SE/4, SE/4 of Section 23, T-20-N, R-12-E of the IBM, thence west 150', north 295', east 150', south 295' to the POB, 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, requested by letter (Exhibit E-1) that Case No. 16862 be continued to January 10, 1995 to allow sufficient time for a neighborhood meeting concerning the project in question.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** Case No. 16862 to January 10, 1995, as requested by the applicant.

**MINOR VARIANCES AND EXCEPTIONS**

**Case No. 16888**

Minor Variance to reduce the required side yard from 5' to 4' to permit an addition to an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 1243 East 32nd Street.

**Presentation:**

The applicant, **James Simpson**, 1243 East 32nd Street, submitted a plot plan (Exhibit F-2) and informed that the addition aligns with the existing dwelling, which encroaches 1' into the required side yard. A petition of support (Exhibit F-1) was submitted.

**Protestants:**

None.

Case No. 16888 (continued)

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Tamm, Dove"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Minor Variance** to reduce the required side yard from 5' to 4' to permit an addition to an existing structure - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per plan submitted; finding that the homes in the area were constructed prior to current code requirements; and finding that the addition aligns with the existing building wall; on the following described property:

Lot 11, Block 1, Brookside Addition Amended, City of Tulsa, Tulsa County, Oklahoma.

**NEW APPLICATIONS**

**Case No. 16864**

**Action Requested:**

Variance of the required setback from the centerline of East 5th Street to permit a carport - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 6940 East 5th Street.

**Presentation:**

The applicant, **Jim Proctor**, 6940 East 5th Street, stated that he has completed the construction of a carport and requested that it be permitted to remain at the current location. He noted that there are numerous carports in the neighborhood. A packet (Exhibit G-1) was submitted, which contained a plot plan, a petition of support and other supportive information. Photographs of other carports in the area (Exhibit G-2) and of the carport in question (Exhibit G-3) were submitted.

**Comments and Questions:**

Mr. Doverspike asked if the carport is 24' by 36', and the applicant answered in the affirmative.

**Interested Parties:**

**Dennis Whitaker**, 911 South Erie, chairman for Planning District 5, stated that he is only appearing to find out more about the application.

In response to Mr. Whitaker, Mr. Bolzle advised that the plot plan notes that the pillars are anchored.



Case No. 16864 (continued)

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required setback from the centerline of East 5th Street to permit a carport - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per plan submitted and license agreement; finding that there are numerous carports in the older neighborhood, and that approval of the request will not be detrimental to the area; on the following described property:

Lot 3, Block 7, and west 45' of Lot 2, Block 7, Sheridan Hills Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16865**

**Action Requested:**

Variance to permit an outdoor advertising sign - **SECTION 702. ACCESSORY USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 21, located 624 East Oklahoma Place.

**Presentation:**

The applicant, **Jack Dale Seawright**, 137 West Inglewood, Broken Arrow, Oklahoma, requested that a marquee sign (Exhibit H-1) be permitted to remain at Carver Middle School.

**Comments and Questions:**

Ms. Russell informed that the issue in this application is the Coke logo in the corner of the sign, which causes it to become an outdoor advertising sign (off-premise sign).

**Interested Parties:**

**Jim Doherty**, 201 West 5th Street, stated that this issue was addressed at a hearing concerning a different school, and informed that soft drink companies customarily offer the marquee signs to schools for advertising purposes. He explained that the Rules and Regulations Committee is considering a Code revision to permit a small logo if the principal use of the sign is marquee advertising for the school.

**Protestants:**

None.

Case No. 16865 (continued)

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 4-0-0 (Abbott, Bolzie, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** to permit an outdoor advertising sign - **SECTION 702. ACCESSORY USES PERMITTED IN THE COMMERCIAL DISTRICTS** - Use Unit 21; per plan submitted; finding that the sign is not a typical outdoor advertising sign in that the principal use is a marquee sign for advertising school functions, with a small Coke logo in the corner; and finding that approval of the sign 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 1-12, Block 4, Greenwood Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16867**

**Action Requested:**

Variance of the number of required parking spaces and variance of the required screening fence - **SECTION 1212.D. OFF-STREET PARKING AND LOADING REQUIREMENTS** and **1212.C. Use Conditions** - Use Unit 12, located southwest corner of East 15th Street and South Florence Avenue.

**Presentation:**

The applicant, **Toni Honn**, 6548 South 112th East Avenue, advised that she is currently operating an antique store on the subject property and is proposing to expand and add a cappuccino shop. She informed that six on-site parking spaces are available and the owners of the property to the west have agreed by letter (Exhibit J-1) that the new business can utilize three parking spaces on that lot. She pointed out that the buildings on the lot are in very bad repair and it is doubtful that they will be ready for occupancy for the next two or three years. Ms. Honn stated that the neighborhood is supportive of the application (Exhibit J-2).

**Comments and Questions:**

Mr. Doverspike asked the applicant if the variance of screening is requested on the south boundary, and Ms. Honn stated that a 3' iron fence is existing. The applicant added that she has not discussed the proposal with the property owner to the south, because he advised her that he is moving.

Mr. Doverspike inquired as to the amount of floor space devoted to the new business, and Ms. Honn replied that the building contains 3000 sq ft and 500 sq ft will be used for the cappuccino shop.

**Case No. 16867 (continued)**

In reply to Mr. Doverspike, the applicant informed that 10 parking spaces are required.

Mr. Doverspike inquired as to the seating capacity, and Ms. Honn replied that the shop will have seating to accommodate 29 patrons.

There was discussion concerning the availability of the three parking spaces on the abutting property. Mr. Jackere advised that, if inclined to approve the request, the Board could require that the building lease run concurrently with the lease on the three parking spaces.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 3-1-0 (Abbott, Doverspike, Turnbo, "aye"; Bolzle, "nay"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the number of required parking spaces and **variance** of the required screening fence - **SECTION 1212.D. OFF-STREET PARKING AND LOADING REQUIREMENTS** and **1212.C. Use Conditions** - Use Unit 12; per plan submitted; subject to the building lease running concurrently with the lease on the three parking spaces on the abutting lot to the west, and being filed at the INCOG office; finding that the property was developed prior to the adoption of the current Zoning Code and does not comply with those regulations; and finding that approval of the requests, per conditions, will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Lots 10 and 11, Block 1, Avondale, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16868**

**Action Requested:**

Variance to permit required parking on a lot other than the one containing the principal use - **SECTION 1301.D. GENERAL REQUIREMENTS** - Use Unit 11, located 1946 South Harvard.

**Presentation:**

The applicant, **Joe Westervelt**, 1250 East 26th Street, submitted a plot plan (Exhibit K-1) and informed that an existing building was removed and the two lots will now be used for parking purposes. He stated that a tie contract will be executed, which will tie the parking lot to the lots containing the principal use.

Case No. 16868 (continued)

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** to permit required parking on a lot other than the one containing the principal use - **SECTION 1301.D. GENERAL REQUIREMENTS** - Use Unit 11; per plan submitted; subject to the execution of a tie contract on the four lots; finding that the proposed parking area is located on two lots abutting the lots containing the principal use; and finding that approval of the request will not be detrimental to the neighborhood; on the following described property:

Lots 4, 5, 6 and 7, Block 1, Florence Park Addition to the City of Tulsa, Tulsa County, Oklahoma, less the East 10' thereof.

**Case No. 16869**

**Action Requested:**

Variance of the required lot width from 75' to 70' - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 1516 and 1567 East 22nd Street.

**Presentation:**

The applicant, **Michael B. Tolson**, 801 Reunion Center, stated that his client has recently purchased a 5' strip of land from her neighbor to the east to permit the property line to conform to an existing fence. He explained that, during the lot split process, it was discovered that the lot does not comply with current lot width requirements. He asked that the variance be approved to enable the lot split to proceed.

**Comments and Questions:**

Mr. Doverspike noted that there are lots across the street that are more narrow than the lot in question.

**Protestants:**

None.

Case No. 16869 (continued)

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required lot width from 75' to 70' - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; finding that there are lots across the street that are more narrow than the lot in question, and that approval of the request will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Lots 15 and 16, Block 1, Terwilleger Heights, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16870**

**Action Requested:**

Variance of required setback from the centerline of South 33rd West Avenue from 50' to 47' to permit an addition to an existing sign - **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS** - Use Unit 13, located 5150 South 33rd West Avenue.

**Presentation:**

The applicant, **Brian Ward**, 9520 East 55th Place, submitted a plot plan (Exhibit L-1) and explained that the existing sign structure is located 47' from the centerline of the street, and requested permission to add a 2' by 10' bank sign below the reader board. A rendering (Exhibit L-3) and photographs (Exhibit L-2) were submitted.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of required setback from the centerline of South 33rd West Avenue from 50' to 47' to permit an addition to an existing sign - **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS** - Use Unit 13, per plan submitted; finding that the sign structure is existing, and the addition of the small sign will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

Case No. 16870 continued)

Lots 10, 11, and 12, Block 1, Richmond Acres Addition, less and except a tract beginning at the NE/c of Lot 10, thence south along the east line of said Lots 10 and 11 to a point, said point being 8' south of the NE/c of said Lot 11; thence northwest to a point on the north line of said Lot 11, said point being 32.25' west of the NE/c of said Lot 11; thence continuing northwesterly to a point on the west line of said Lot 10; thence north along the said west line, a distance of 24.02' to the NW/c of said Lot 10; thence east along the said north line, a distance of 150' to the POB, and less and except the east 10' of Lot 12, Block 1, and a portion of Lot 11, of Block 1, being more particularly described as follows: Beginning at the SE/c of said Lot 11, thence north along the east line of Lot 11, a distance of 45'; thence northwesterly to a point, said point being 10' west and 47.84' north of the SE/c of said Lot 11; thence south parallel to and 10' west of the east line of said Lot 11, to a point on the south line of said Lot 11; thence east, a distance of 10' to the POB, all in Richmond Acres Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16871**

**Action Requested:**

Variance of the required setback from centerline of South Yale Avenue, and a variance of the number of signs permitted - **SECTION 1221. General Use Conditions for Business Signs** - Use Unit 17, located 4747 South Yale Avenue.

**Presentation:**

The applicant, **Brian Ward**, 9520 East 55th Place, submitted a site plan (Exhibit M-2) and informed that the existing sign, which is located 50' from the centerline of the street, will be replaced with a pylon sign. He stated that there are currently five ground signs on the property, and the sign in question is one of the five. Mr. Ward noted that the new sign will be 52.5' from the centerline of Yale Avenue and will be 2' smaller than the existing sign. Photographs (Exhibit M-1) were submitted.

**Comments and Questions:**

Mr. Doverspike asked if the total amount of signage totals more than 600 sq ft, and the applicant stated that the five signs do not exceed that amount.

**Protestants:**

None.

Case No. 16871 (continued)

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required setback from centerline of South Yale Avenue, and a variance of the number of signs permitted - **SECTION 1221. General Use Conditions for Business Signs** - Use Unit 17; per plan submitted; finding that the new sign will be smaller and farther from the street than the existing sign; on the following described property:

Lot 28, Block 1, Staiger Addition, and the W/2, W/2, SW/4, Section 27, T-19-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16873**

**Action Requested:**

Variance of the minimum 1200' spacing between outdoor advertising signs - **SECTION 1221.F.2. Use Conditions for Outdoor Advertising Signs** - Use Unit 21, located 7373 East 38th Street.

**Comments and Questions:**

Chairman Doverspike informed that Ms. Turnbo will abstain from hearing Case No. 16873.

**Presentation:**

The applicant, **Bill Stokely**, 10111 East 45th Place, informed that he and other sign company representatives have agreed to decrease the intensity of billboards in the Tulsa area, and some signs have been removed. Mr. Stokely stated that he has two existing signs on Memorial Drive (at the Broken Arrow Expressway intersection) that are 180' apart, and requested permission to relocate one sign approximately one-half mile to the west. He pointed out that the sign will then be 600' from any other billboard. Photographs (Exhibit N-1) were submitted.

**Jim Doherty**, 616 South Boston, informed that the Broken Arrow Expressway is one of the more troublesome areas regarding billboards, and its intersection with Memorial is especially cluttered. He pointed out that the current ordinance requires that all nonconforming billboards be removed by January 1, 1995. Mr. Doherty noted that the City Council will further review submitted sign code recommendations at the Thursday meeting. He pointed out that Mr. Stokely is voluntarily reducing the cluster by removing some signs and spacing others.

**Comments and Questions:**

Mr. Doverspike inquired as to the hardship, and Mr. Doherty stated that the site is elevated above the expressway and development in the area has been retarded because of the physical facts of the terrain.

Case No. 16873 (continued)

Mr. Bolzle asked Mr. Doherty why he would encourage the Board to act in anticipation of the Council action, and he replied that it would be premature to anticipate the Council's action, but the Board's action would permit Mr. Stokely to go forward with the plan to relocate the sign. He added that it will take approximately a year for the Planning Commission to finalize the Zoning Code amendments.

Mr. Bolzle asked Mr. Doherty if he is speaking in support of the application as a member of the Planning Commission, and Mr. Doherty replied that he is representing the Chamber of Commerce. He stated that the sign discussions were held by a private citizens committee, which met with Chamber staff support for approximately a year. He noted the issue has not been submitted to the Planning Commission.

Mr. Bolzle voiced a concern that other sign companies may make the same request, and Mr. Doherty stated that there are few sites available for relocation, and some may remove their signs voluntarily.

In reply to Doverspike, Mr. Jackere advised that any approval of the request should be made for a certain period of time.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 3-0-1 (Abbott, Bolzle, Doverspike, "aye"; no "nays"; Turnbo, "abstaining; none "absent") to **APPROVE** a **Variance** of the minimum 1200' spacing between outdoor advertising signs - **SECTION 1221.F.2. Use Conditions for Outdoor Advertising Signs** - Use Unit 21; subject to the westernmost billboard sign between the 38th Street exit and the Memorial Drive exit being relocated to a point on the Broken Arrow Expressway for **one year only**; finding that two nonconforming billboards are currently in place (180' apart) and the relocation of one structure will reduce the sign clutter in the area; on the following described property:

All that part of the NW/4, SE/4, Section 23, T-19-N, R-13-E of the IBM, Tulsa County, Oklahoma, being more particularly described as follows: Beginning at a point on the east boundary of said NW/4, SE/4 said point being 30' north of the SE/c thereof; thence N00°02'23"E along said east boundary 766.87' to a point on the southerly boundary of the Broken Arrow Expressway ROW; thence along said ROW the following N57°09'04"W 350.57'; N68°27'40"W 76.49'; N57°09'04"W 195.99'; thence S00°02'23"W parallel to and 530.54' west of said east boundary 1091.09'; thence S89°57'42"E 530.54' to the POB containing 11.19 acres more or less, City of Tulsa, Tulsa County, Oklahoma.



**Case No. 16874**

**Action Requested:**

Variance of the required screening fence - Use Unit 11, located 5524 East 15th Street.

**Presentation:**

The applicant, **Larry Johnston**, 610 South Main, Suite 200, stated that he is representing Public Service Company.

**Mike Hornsby**, 212 East 6th Street, informed that PSO invited the neighborhood to review the plans for the project and two individuals attended the meeting.

Mr. Johnston submitted a plot plan (Exhibit P-1) and explained that the project involves the installation of a 30,000 propane tank for refueling PSO vehicles, and it was discovered during the permitting process that screening is required along the residential boundary. Mr. Johnston informed that the installation of a fence would block visibility for vehicles leaving the site. A landscape plan (Exhibit P-2) and photographs (Exhibit P-3) were submitted.

**Comments and Questions:**

Ms. Russell asked the applicant if he is requesting that the screening requirement along the south boundary be waived, and he answered in the affirmative.

Mr. Bolzle stated that he is not opposed to waiving the screening requirement for this improvement, but would not be amenable to waiving the screening for future construction.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required screening fence - Use Unit 11; per plans submitted; subject to Board approval being required for further improvements; finding that a fence would block visibility at the exit on 15th Street; and that approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

N/2, NE/4, SW/4, Section 10, T-19-N, R-13-E, less and except the RRR Way, City of Tulsa, Tulsa County, Oklahoma.

## **Case No. 16875**

### **Action Requested:**

Variance of the number of required parking spaces, located 1124 South Lewis Avenue.

### **Presentation:**

The applicant, **Heilbronn Holdings, Inc.**, 1124 South Lewis Avenue, was represented by **Jim Doherty**, 616 South Boston, who submitted a site plan (Exhibit R-1) and noted that Commercial Lumber is proposing to move to the subject property from their current location across the street. He informed that the building has approximately 25,400 sq ft of floor space and will have a blend of uses. Mr. Doherty stated the Chamber of Commerce is interested in stimulating redevelopment in the area; however, parking is limited at this location. He noted that 14 parking spaces are available in front of the building and the applicant has purchased 50' of right-of-way along the railroad to the rear of the tract, which provides access to the building and 19 additional spaces. Mr. Doherty stated that a total of 33 parking spaces is not sufficient to accommodate retail use for the entire building. He informed that 6000 sq ft of floor space will be used for a manufacturing shop (manufacturing), with three employees, and 8000 sq ft will be devoted to office space, with five employees. Mr. Doherty stated that the balance of the building (12000 sq ft) will be used for retail purposes. He noted that the existing railroad to the rear of the property limits the use of the property and serves as the hardship for this case. In conclusion, Mr. Doherty stated that 33 parking spaces will be adequate for the combined operation, because the door shop and office use have regular business hours, and the retail uses peak at lunch, after 5 o'clock and on the weekend. Photographs (Exhibit R-2) were submitted.

### **Comments and Questions:**

Mr. Bolzle noted that the applicant is not advertised for the required setback, and it will be necessary to continue the application.

Mr. Doverspike inquired as to the Code requirements in regard to parking, and Mr. Doherty replied that 88 spaces are required.

In reply to Mr. Doverspike, Mr. Doherty informed that off-site parking will be provided for all employees.

**Steve Dodson**, 1124 South Lewis, stated that retail will be developed in the future, but emphasized that the bulk of the business is from remodelers and contractors, who enter the area from the rear and load their materials. He pointed out that their operation across the street has been detrimental to the neighborhood; however, the move will permit the consolidation of all activities behind the building. Mr. Dodson pointed out that no more than five or ten retail customers visit the site each day.

Case No. 16875 (continued)

**Protestants:**

Mr. Doverspike advised that a letter of protest (Exhibit R-3) was received from Allan Stewart, planning chairman for District 4.

**Additional Comments:**

Mr. Bolzle requested that the application be continued to allow the applicant sufficient time to prepare development standards that would assist the Board in evaluating the project and determining the exact uses proposed for the property.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 3-0-1 (Abbott, Bolzle, Doverspike, "aye"; no "nays"; Turnbo, "abstaining"; none "absent") to **CONTINUE** Case No. 16875 to December 27, 1994, to permit additional advertising and allow sufficient time for the applicant to prepare development standards for the project.

**Case No. 16876**

**Action Requested:**

Special Exception to permit a 150' monopole cell site in an AG zoned district - **SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 4, located 9610 South Garnett Road.

**Presentation:**

The applicant, **Cellular One**, 13801 Wireless Way, Oklahoma City, Oklahoma, was represented by **Roy Johnsen**, 201 West 5th Street, who submitted a plot plan (Exhibit S-1) and noted that a monopole is proposed in the northwest corner of the subject tract. He informed that the nearest residence is more than 1000' from the proposed site. A photograph (Exhibit S-2) was submitted.

**Comments and Questions:**

In response to Mr. Doverspike, Mr. Johnsen advised that all wires are contained inside the pole.

Mr. Doverspike asked if the monopole will require a beacon, and Mr. Johnsen answered in the affirmative.

**Protestants:**

None.

Case No. 16876 (continued)

**Board Action:**

On ~~motion~~ of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turner "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit a 150' monopole cell site in an AG zoned district - **SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 4; per plan and photograph submitted; subject to the monopole being 150', self-supporting (no exterior wires), and gray in color; subject to all ground equipment being within an enclosed building and subject to the entire site being enclosed with an 8' screening fence; finding that the pole will be approximately 1000' from the nearest residence and will not be detrimental to the area; on the following described property:

A tract of land in Lot 1, Block 1, Grace Fellowship Church and School, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat number 4263, being more particularly described as follows:

Commencing at a point on the north line of said Lot 1, 2410.13' west of the NE/c thereof; thence S00°17'16"W perpendicular to the north line of said Lot 1, a distance of 17.5' to the POB of said tract of land; thence continuing S00°17'16"W a distance of 50'; thence N89°42'44"W, parallel to the north line of said Lot 1, a distance of 50'; thence N00°17'16"E, perpendicular to the north line of said Lot 1, a distance of 50' to a point 17.5' south of the north line of said Lot 1; thence S89°42'44"E, parallel to the north line of said Lot 1, a distance of 50' to the POB, said tract contains 2,500 sq ft, more or less, City of Tulsa, Tulsa County, Oklahoma. ,

**Case No. 16877**

**Action Requested:**

Special Exception to permit a cemetery in an AG zoned district - **SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 2, located East 91st Street between Harvard and Yale Avenues.

**Presentation:**

The applicant, **Beverly Smith**, 2400 First National Tower, counsel for the All Saints Anglican Church, requested that a cemetery (110' by 120') be permitted in the southeast corner of the church property. She stated that cemetery use is to the east and west of the subject tract. A plot plan (Exhibit T-1) was submitted.

**Protestants:**

None.

Case No. 16877 (continued)

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit a cemetery in an AG zoned district - **SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 2, per plan submitted; finding that the tract is surrounded by cemetery use and approval of the application will not be detrimental to the area; on the following described property:

A TRACT OF LAND THAT IS PART OF THE NE/4 OF THE NE/4 OF THE NW/4 OF SECTION-21, T-18-N, R-13-E, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: STARTING AT THE NORTHEAST CORNER OF THE NW/4 OF SECTION-21, T-18-N, R-13-E; THENCE S 00°08'35" W ALONG THE EASTERLY LINE OF SAID NW/4 AND ALONG THE EASTERLY LINE OF "ALL SAINTS ANGLICAN CHURCH", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA FOR 600.00' TO A POINT THAT IS 124.00' SOUTHERLY OF THE SOUTHEAST CORNER OF SAID "ALL SAINTS ANGLICAN CHURCH"; THENCE N 89°49'50" W FOR 33.30' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE CONTINUING N 89°49'50" W FOR 120.00'; THENCE DUE NORTH FOR 111.05'; THENCE DUE EAST FOR 120.00'; THENCE DUE SOUTH FOR 111.40' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND, CONTAINING 0.3064 ACRES.

**Case No. 16878**

**Action Requested:**

Variance of the required side yard to permit an addition to an existing residence - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 138 East 24th Street.

**Presentation:**

The applicant, **Stephen Olsen**, 324 East 3rd Street, was represented by **Tom Mann**, 3144 East 51st Street, who informed that the subject property is abutted by a running track on the side where the addition is proposed. He noted that the lot is also elevated on this side. A plot plan (Exhibit U-1) was submitted.

**Comments and Questions:**

In reply to Mr. Doverspike, the applicant stated that the requested variance is .2'

**Protestants:**

None.

Case No. 16878 (continued)

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required side yard (.2') to permit an addition to an existing residence - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per plan submitted; finding that the side yard is elevated and abuts a running track; and finding that the variance request is minimal and will not cause substantial detriment to the public good; on the following described property:

Lot 1, Block 2, Riverside View, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16879**

**Action Requested:**

Variance of the required side yard to permit an addition to an existing residence - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 138 East 24th Street.

**Presentation:**

The applicant, **Janice Lukens**, 320 South Urbana, was represented by Floyl Haynes, 324 South Urbana, who submitted a plot plan (Exhibit V-1) and explained that he is proposing to construct a new carport to replace an old structure that has been removed. He noted that the lot is narrow, with no access to the rear yard.

**Comments and Questions:**

Mr. Doverspike asked if there are other carports in the block, and Mr. Haynes answered in the affirmative

In reply to Mr. Doverspike, Mr. Haynes stated that the carport will extend 2' beyond the existing building wall of the dwelling.

**Protestants:**

None.

Case No. 16879 (continued)

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required side yard to permit an addition to an existing residence - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per plan submitted; finding a hardship demonstrated by the narrow lot and limited access to the rear yard; and finding that the new structure will replace an old carport that has been removed; on the following described property;

Lot 158, Block 2, Roger Heights Subdivision, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16880**

**Action Requested:**

Special Exception to permit a home occupation (telemarketing) and a variance to permit an employee - **SECTION 404. HOME OCCUPATIONS** - Use Unit 6, located 1136 South Columbia.

**Presentation:**

The applicant, **Ronnie Carroll**, 1136 South Columbia, informed that he is retired and requested that one employee be permitted to work in his home occupation. Mr. Carroll stated that a school is located across the street from his residence.

**Comments and Questions:**

Mr. Doverspike asked how many hours the employee will work, and the applicant stated that his work hours will be from 10 a.m. to 4 p.m., Monday through Friday.

In response to Mr. Doverspike, Mr. Carroll stated that there is sufficient parking for his employee.

Ms. Russell informed that **Allan Stewart**, District 4 chairman, has informed by letter (Exhibit W-1) that he is supportive of the application if there is only one employee.

**Protestants:**

None.

Case No. 16880 (continued)

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit a home occupation (telemarketing) and a **variance** to permit one person living outside the home as an employee - **SECTION 404. HOME OCCUPATIONS** - Use Unit 6; subject to hours and days of operation being 10 a.m. to 4 p.m., Monday through Friday; finding that no materials will be shipped to this location and the home occupation will be limited to telemarketing only; and finding that approval of the application will not be detrimental to the neighborhood; on the following described property:

Lot 9, and north 10' of Lot 10, Block 2, Max Campbell Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16881**

**Action Requested:**

Special Exception to permit an adult entertainment establishment in an IM zoned district, a variance to permit an adult entertainment establishment within 300' of another adult entertainment establishment and for a variance of the number of required parking spaces - Use Unit 12a, located 6919 East 15th Street.

**Comments and Questions:**

Ms. Russell advised that the applicant, **Shiela Gilliland**, 10956 East 3rd Street, has withdrawn Case No. 16881.

**Case No. 16882**

**Action Requested:**

Variance of the required setback from the centerline of East 91st Street to permit a sign - **SECTION 1221.C.6. General Use Conditions for Business Signs** - Use Unit 2, located 8855 East 91st Street.

**Presentation:**

The applicant, **Living Oaks Baptist Church**, 8855 East 91st Street, was represented by **Shawn Thomas**, 8626 East 79th Street, who informed that the sign would be in the parking lot and would not be readily visible if installed at the required setback. He submitted photographs (Exhibit X-2) and noted that there are other signs along 91st Street that are located at the proposed setback. A plot plan (Exhibit X-1) was submitted.



Case No. 16882 (continued)

**Comments and Questions:**

In reply to Mr. Doverspike, Mr. Thomas informed that existing trees will obstruct the view from passing motorists if it is installed farther back than 30'.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required setback from the centerline of East 91st Street to permit a sign - **SECTION 1221.C.6. General Use Conditions for Business Signs** - Use Unit 2; per plan submitted; subject to the execution of a removal contract; finding that the sign would be in the parking lot if installed at the required setback and visibility would be obstructed by existing trees; and finding that approval of the request would not be detrimental to the area; on the following described property:

Beginning at the SW/c of E/2, SE/4, SW/4, thence north along the west line thereof for 345' thence east and parallel to the south line thereof for 230', thence south and parallel to the west line thereof for 300' to a point on the south line thereof, thence west along the south line for 330' to the POB, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 16883**

**Action Requested:**

Variance of the required setback from an abutting R district and a variance of the maximum sign height - **SECTION 1221.C. Use Conditions for Business Signs** - Use Unit 13, located southwest corner of Highway 169 and East 31st Street.

**Comments and Questions:**

Ms. Russell advised that the applicant, **QuikTrip Corporation**, has requested that Case No. 16883 be withdrawn.

**Case No. 16884**

**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 3116 West 37th Street.

Case No. 16884 (continued)

**Presentation:**

The applicant, **Augustus Oliver, Jr.**, PO Box 3565, stated that the property in question consists of one and one-half lots in the old part of Red Fork, with the measurements being 140' along 37th Street and 150' in depth. The applicant noted that 32nd West Avenue was never constructed at this location and the water line ends at his property. Mr. Oliver requested permission to move a second house on the property. A plot plan (Exhibit V-1) was submitted.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "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; finding that the lot is large enough to support two dwelling units; on the following described property:

N/2 of Lot 5, and all of Lot 6, Original Townsite of Red Fork, City of Tulsa, Tulsa County, Oklahoma.

**OTHER BUSINESS**

**Case No. 16904**

**Action Requested:**

Amended site plan approval - Use Unit 2.

**Presentation:**

The applicant, **Northeast Oklahoma Rehab Hospital**, was represented by **Connie McFarland**, 2624 East 21st Street, Suite 3, who informed that the application involves the renovation of the interior of the hospital and the addition of a canopy and sidewalk. She asked that the previously approved site plan be amended (Exhibit Z-1) to include these additions.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the amended site plan as presented.

Case No. 16904 (continued)

N/2, W/2, N/2, SE/4, NE/4, Section 23, T-19-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

**Consider Approval of 1995 Planning Calendar**

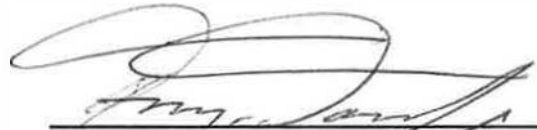
**Board Action:**

On MOTION of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the 1995 Planning Calendar, as presented.

There being no further business, the meeting was adjourned at 4:27 p.m.

Date Approved

December 27, 1994

A handwritten signature in dark ink, appearing to read "Frye", is written over a horizontal line.

Chairman

