

**CITY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 787**  
Tuesday, January 11, 2000, 1:00 p.m.  
Aaronson Auditorium  
Tulsa Central Library  
400 Civic Center

**MEMBERS PRESENT   MEMBERS ABSENT   STAFF PRESENT   OTHERS PRESENT**

Dunham, Vice Chair  
Cooper  
Turnbo  
White, Chair  
Perkins

Beach  
Butler

Prather, Legal  
Ballentine,  
Neighborhood Insp.

The notice and agenda of said meeting was posted in the Office of the City Clerk on Monday, January 7, 2000, at 01:37 a.m., as well as in the Reception Area of the INCOG offices.

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

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**Case No. 18620**

**Action Requested:**

Variance of required setback for garages from street from 25' to 16'. SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS – Use Unit 6, located NE/c E. 49<sup>th</sup> St. & S. Yorktown Ct.

**Presentation:**

Mr. Beach stated that this case has been withdrawn.

**Interested Parties:**

None.

**Board Action:**

**Chair White** stated Case is withdrawn.

Lots 3-4, Block 3, Bolewood Place, City of Tulsa, Tulsa County, Oklahoma

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**Case No. 18556**

**Action Requested:**

Special Exception for lawn mower sales and repair in a CS District. SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS. Use Unit 15; Variance of 300' setback for outdoor sales from abutting R district to 0'. SECTION 1214. USE UNIT 14. SHOPPING GOODS AND SERVICES; and Special Exception to waive the screening requirement between a CS District and an R District. SECTION 212.C.1. SCREENING WALL OR FENCE, Modification of the Screening Wall or Fence Requirement, located at 8760 South Lewis Avenue

**Presentation:**

Mr. Beach stated that this case was previously continued, and there are some discrepancies related to the legal description. Mr. Moody and the applicant are working to resolve those discrepancies.

**Interested Parties:**

None

**Board Action:**

On **MOTION** of **Turnbo**, the Board voted 4-0-0 (Dunham, Perkins, Turnbo, White, "aye"; no "nays"; no "abstentions"; Cooper, "absent") to **APPROVE** a **Continuance** of Case 18556 to the Board of Adjustment meeting on 01-25-00 regarding the following described property:

All that part of Southern Villa Mobile Park Amended, an addition in Tulsa County, Oklahoma, more particularly described as: Beginning at a point in the Ely boundary of said Southern Villa Mobile Park Amended, 659.71' from the NE/c thereof; thence S 25°45'43" E along the Ely boundary of said Southern Villa Mobile Park Amended (centerline S. Lewis Ave.) a distance of 314.10' to an existing corner post of the N side of the roadway leading across a low-water dam into the addition; thence S 64°14'17" W a distance of 218.0'; thence N 25°45'43" W a distance of 314.1'; thence N 64°14'17" E a distance of 218.0' to the point of beginning, City of Tulsa, Tulsa County, State of Oklahoma.

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**Case No. 18612**

**Action Requested:**

Appeal from Building Inspector's decision to issue a building permit for a nightclub that does not have required parking and does not meet the 300' spacing requirement from other adult businesses, SECTION 1605. APPEALS FROM AN ADMINISTRATIVE OFFICIAL, located at 3340 S. Peoria

Case No. 18612 (continued)

**Presentation:**

Mr. Beach stated that the applicant made a timely request for continuance to the Board of Adjustment meeting on 02-22-00.

**Interested Parties:**

Mr. White asked the homeowners association representatives if the 02-22-00 meeting would be convenient for them. They replied in the affirmative.

**Board Action:**

On **MOTION** of **Perkins**, the Board voted 4-0-0 (Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; Cooper, "absent") to **APPROVE** a **Continuance** of Case 18612 to the Board of Adjustment meeting on 02-22-00 regarding the following described property:

The N 49.5' of Lot 19, less the E 25', Block 2, Burgess Acres Amended, City of Tulsa, Tulsa County, Oklahoma.

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**Case No. 18617**

**Action Requested:**

Appeal from the decision of an Administrative Official that the subject property is in violation of the certificate of occupancy and zoning clearance of "Restaurant" Use Unit 12. SECTION 1605. APPEALS FROM AN ADMINISTRATIVE OFFICIAL, located SW/c E. 35<sup>th</sup> Pl. & S. Peoria.

**Presentation:**

Staff is recommending a continuance at the applicant's request, as applicant was not given sufficient notice for today's hearing after he filed his appeal.

**Interested Parties:**

Homeowners' association representatives are present.

**Board Action:**

On **MOTION** of **Turnbo**, the Board voted 4-0-0 (Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; Cooper, "absent") to **APPROVE** a **Continuance** of Case 18617 to the Board of Adjustment meeting on 01-25-00 regarding the following described property:

The E 110' of Lot 5 less the N 30' of the W 20' of the E 110' of Lot 5, and less the E 10' of Lot 5, Block 3, Peoria Gardens Addition Amended, City of Tulsa, Tulsa County, Oklahoma

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**Case No. 18624**

**Action Requested:**

Special Exception to allow automobile sales (Use Unit 17) in a CS zoned district. SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS – Use Unit 17, and a Variance to allow open-air storage and display of merchandise abutting an R zoned district. SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS, located at 2711 E. Admiral Pl.

**Presentation:**

Mr. Beach stated that Councilor Turner requested before the meeting to continue this case. Mr. Turner did not offer a reason or request a date.

**Comments and Questions:**

Mr. White responded that the Board can grant one continuance per side on an individual application. Mr. White asked the applicant if it would be a problem to continue the case to 01-25-00. The applicant, Mr. Romero replied that it would not be a problem.

**Board Action:**

On **MOTION** of **Perkins**, the Board voted 4-0-0 (Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; Cooper, "absent") to **APPROVE** a **Continuance** of Case 18624 to the Board of Adjustment meeting on 01-25-00 regarding the following described property:

Lot 16, Ozarka Place, City of Tulsa, Tulsa County, Oklahoma.

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**Case No. 18625**

**Action Requested:**

Special Exception to permit the Use Unit 5, Private School Recreation and Athletic Facilities and Fields as shown on the site plan in the OM, OL and RM-1 zoning districts applicable to the site. SECTION 1205.C. USE UNIT 5. COMMUNITY SERVICES AND SIMILAR USES, Off-Street Parking and Loading Requirements. – Use Unit 5, and a Variance of the off-street parking requirements in Use Unit 5, Section 1205.C of the Zoning Code to permit the 720 off-street parking spaces provided for the football and soccer stadium bleachers to satisfy the combined off-street parking requirements for the football/soccer stadium, the athletic facilities building and the baseball and softball fields. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS and SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS, located E side of S Wheeling & N of E. 78<sup>th</sup> St.

**Presentation:**

Mr. Beach stated that staff is recommending a continuance to the Board of Adjustment meeting on 01-25-00. A site plan or other information to evaluate this application was not available until the agenda packet was mailed out.

**Interested Parties:**

None

**Board Action:**

On **MOTION** of Turnbo, the Board voted 4-0-0 (Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; Cooper, "absent") to **APPROVE** a **Continuance** of Case 18625 to the Board of Adjustment meeting on 01-25-00, regarding the following described property:

Lot 1, Block 15, Kensington, Blocks 15 & 17 and Tracts 1-3, as described below: Tract 1: A part of the S/2 NE of Section 7, T-18-N, R-13-E, being more particularly described as follows: Commencing at a point on the S line of the NE of Section 7, T-18-N, R-13-E and 50' W of the E line of said Section 7; thence N 89°48'42" W a distance of 880' to the POB; thence S 0°10'03" W a distance of 370'; thence N 89°48'42" W a distance of 414.1'; thence N 89°48'42" W a distance of 414.1'; N 0°10'03" E a distance of 554.75'; thence S 89°48'42" E a distance of 364.10'; thence S 0°10'03" W a distance of 185'; thence S 89°48'42" E a distance of 50' to the POB; Tract 2: A part of the S/2 NE of Section 7, T-18-N, R-13-E, more particularly described as follows: Commencing at a point on the S line of the NE of said Section 7, T-18-N, R-13-E, and 50' W of the E line of said Section 7; thence N 89°48'42" W a distance of 880'; thence S 0°10'03" W a distance of 370'; thence N 89°48'42" W a distance of 414.1' to the POB; thence continuing N 89°48'42" W a distance of 392.43'; thence N 0°10'03" E a distance of 554.89'; thence S 89°48'42" E a distance of 392.43'; thence S 0°10'03" W a distance of 554.75' to the POB; and Tract 3: A part of the S/2 NE of Section 7, T-18-N, R-13-E, more particularly described as follows: Commencing at a point on the S line of the NE of Section 7, T-18-N, R-13-E, and 50' W of the E line of said Section 7; thence N 89°48'42" W a distance of 880'; thence S 0°10'03" W a distance of 370'; thence N 89°48'42" W a distance of 806.53' to the POB; thence continuing N 89°43'42" W a distance of 298.47' to the E boundary of Block 13 Kensington Addition; thence continuing N 89°48'42" W a distance of 20' to the Ely right-of-way of S. Wheeling Ave.; thence N 0°10'03" E along said right-of-way, a distance of 555'; thence S 89°48'42" E a distance of 20' to a point on the Ely boundary of said Block 13, Kensington; thence continuing S 89°48'42" E a distance of 313.47'; thence S 0°10'03" W a distance of 554.89' to the POB, all in the City of Tulsa, Tulsa County, Oklahoma, and being located in an OL, OM, RM-1 and PUD 128B zoned district.



Case No. 18599 (continued)

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of the setback from East 11<sup>th</sup> Street from 40' to 37.6' for addition to existing restaurant, subject to a removal contract, per plan on the following described property:

E 138' of N 52.5', Lot 1 and all of Lots 2 & 3, Clover Ridge Addition, City of Tulsa, Tulsa County, State of Oklahoma.

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**Case No. 18600**

**Action Requested:**

Special Exception to permit church and accessory church uses in an RS-3 district. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5, located at E. 35<sup>th</sup> St. & Peoria.

**Presentation**

**Pam Deatherage**, 1516 E. 36<sup>th</sup> St., appeared as a representative of Southminster Presbyterian Church, and a resident of Brookside neighborhood. The church requests that the current residential zoning to the west and south of the church be changed to allow church use. The three properties on Norfolk are deep lots, and they would like to expand the playground, moving the fence to allow that expansion. A house was removed at 1123 E. 35<sup>th</sup> Pl., exposing a partial basketball court, and they would like to add a screening fence around that property. She stated that the only difference would be the screen fence around the partial basketball court, and it would encroach on the 6900 square feet of the empty lot.

**Comments and Questions:**

Mr. White asked if Ms. Deatherage had read the staff comments. She stated she had not, but that she has spoken with Mr. Beach. She stated that Mr. Beach suggested the church maintain 6900 square feet on the RS-3 properties with houses. She stated that the properties that front on Norfolk are 50' wide, they should still be able to move fence and expand the playground.

**Protestants:**

**David Paddock**, Vice-President of zoning for the Brookside Neighborhood Association appeared to protest the application. He stated that at a meeting of the neighborhood association, there were 33 members in attendance. Fifteen neighbors voted to deny this action. Thirteen neighbors approved of Use Unit 5 with restrictions. He stated they are concerned about parking problems, and patrons of bars loitering on the property. He stated that the playground already

Case No. 18600 (continued)

extends past the lot line. Mr. Paddock stated that the neighborhood agreed to Use Unit 5, with restrictions. He listed five restrictions they believe are necessary:

1. No ingress or egress into resident neighborhood
2. Lighting should be shielded from the neighborhood houses
3. No extension of Norfolk through existing lot into 34<sup>th</sup> St.
4. Restrict any more development including buildings, play grounds, fences, daycare, and parking lots
5. Adequate screening where Use Unit 5 abuts a non-Use Unit 5 RS-3 and RD zoned districts.

**Byron Brown** 1040 E. 35<sup>th</sup> Pl., appeared to represent a group of 22 people on a petition to oppose the application to remove the single-family residences. Their concerns were compatible with those listed by the neighborhood association. They request that the restrictions listed by the neighborhood association be applied if application is approved.

**Comments and Questions:**

Mr. White asked Mr. Beach if the houses can be removed from the lots. Mr. Beach stated that the houses can be removed but the lots are still only zoned for residential use.

**Interested Parties:**

**Jerry Goodman**, member of Southminster Presbyterian Church, on the land-use planning committee for 35 years. The church began buying the land because they needed it for parking. They currently do not need more parking space. They seek to improve Brookside by their land-use to decrease density and increase green space.

**Carol Ashcraft**, lives in the Brookside neighborhood, across the street from the basketball court. She states she filed for a continuance to have opportunity to see what the neighbors had to say. Ms. Ashcraft stated that she was satisfied that the church has agreed to build a screening fence.

**Protestants:**

**Martha Tarwater**, 3516 S. Norfolk, appeared to oppose the removal of the houses. She would like to keep the area residential.

**Interested Parties:**

**Cindy Bagwell**, 1337 E. 32<sup>nd</sup> Pl., as a member of the church, does voluntary clean up of the church parking lot and nearby Brookside. The church has offered the use of their parking space to neighboring businesses, and they do a lot for the community, such as picking up litter.



**Comments and Questions:**

Mr. White asked Mr. Beach if the Board was inclined to approve this application, and the church wanted to use the lots for parking, would they have to come back before the Board of Adjustment for a public hearing. Mr. Beach stated that the Board can approve a Use Unit 5 with restrictions of use, setbacks, and fences.

**Applicant's Rebuttal:**

Ms. Deatherage stated that the church tries to be a good neighbor. The church was constructed without a parking lot. Now they have a parking lot, and a nearby business has offered the use of their parking lot to the church, so there is no need for more parking.

**Comments and Questions:**

Mr. Dunham asked if she had looked at the restrictions suggested by the neighborhood association. She replied that she saw them. Ms. Deatherage replied that items one, two, and three are not a problem. The daycare center is in the church building, the parking lot on the east is used for daycare. Attendance is not growing and there is no need for expansion. The fourth restriction appears to negate what the application is asking for. Mr. Dunham asked if the application was approved, would the church have a problem with some restriction for phase one.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Special Exception*** to permit church and accessory church uses in an RS-3 district per submitted phase one plan with the condition that the areas with residences must maintain 6900 square feet of land area, 4000 square feet of living space per dwelling, with the conditions that no additional ingress or egress for parking into the existing residential neighborhood and the lighting is shielded from the neighborhood on the following described property:

The E 400' of a 25' Reserve Area lying directly north of Lots 1-4; the N 140' of Lot 1; the N 140' and the E 87.5' of the S 140' of Lot 2; all of Lots 3 and 5; the N 140' of Lot 4; the N/2 of Lot 6 and the N 15.08' of W 170' of S/2 of Lot 6; all in Block 2, Peoria Gardens Addition and Lots 53-56, Block 1, Burgess Acres, City of Tulsa, Tulsa County, Oklahoma.

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**Case No. 18603**

**Action Requested:**

Variance of the allowable height for a fence from 4' in front to 6'-6" on brick wall. SECTION 210.B. YARDS, Permitted Obstructions in Required Yards – Use Unit 6, located at 3124 S. 137<sup>th</sup> E. Ave.

**Presentation**

**Armando Ramirez**, 3124 S. 137<sup>th</sup> E. Ave., presented photos to the Board. The case was heard before and the Board asked for photos to be presented.

**Comments and Questions:**

Mr. Dunham clarified that the variance is on an existing fence. Ms. Turnbo noted that Ms. Parnell stated the fence measured five feet, eleven inches at the tallest point. Mr. White stated the statutory on fence goes even higher. Mr. Ballentine stated that the height of the statutory on fence would also have to be considered.

**Protestants:**

**Ken Dearsted**, 3107 S. 137<sup>th</sup> E. Ave., appeared to protest because the neighborhood covenant does not allow fences in the front yard. The fence was constructed with no permits. The city ordinance allows four feet for fence, and this is above that limit.

**Comments and Questions:**

Ms. Turnbo explained that the Board only deals with city ordinances, not neighborhood covenants. Mr. White asked for the height at the top of the wrought iron fence. The applicant replied the highest point would be about six feet and not more than six feet, six inches. Mr. Dunham stated he observed that this is the only yard in the neighborhood with a front fence. Mr. Dunham stated that if the fence is against the covenant, the decision by the Board will not have any effect on it. Mr. White stated that there are no other fences and it is injurious to the neighborhood in that respect. Mr. Cooper asked what part is injurious. He does not think there is any obstruction. Ms. Perkins stated she believes the applicant needs to abide by the requirement of four feet, and if it were level it would be in compliance.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 4-1-0 (Perkins, Dunham, Turnbo, White, "aye"; Cooper "nay"; no "abstentions"; no "absences") to **DENY** the **Variance** of the allowable height for a fence from four feet in front to six feet, six inches on brick wall, on the following described property:

Lot 14, Block 11, Summerfield, City of Tulsa, Tulsa County, State of Oklahoma.

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## **NEW APPLICATIONS**

### **Case No. 18559**

#### **Action Requested:**

Variance to permit off-street parking on a non-all weather surface. SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 12a; a Special Exception to the required number of parking spaces from 34 to 22. SECTION 1408.B.4. ADULT ENTERTAINMENT ESTABLISHMENTS; and a Special Exception to modify the screening requirement from an abutting R district. SECTION 1212a.C.1. USE UNIT 12a. ADULT ENTERTAINMENT ESTABLISHMENTS, Use Conditions, located at 3119 W. 61<sup>st</sup> St.

#### **Presentation**

**Dan Mordhorst**, 2607 E. 57<sup>th</sup> St., stated that he made application in compliance with the occupancy requirements and not for any complaint at the time. He stated that they would like to avoid paving the parking lot because it was on an incline, which could cause problems when there is ice and snow. The business has been on the property since before 1968, under continuous operation. There has not been a screening fence.

#### **Comments and Questions:**

Mr. Dunham stated that the parking on east of the building is gravel, and north of the building is grass. Mr. Mordhorst agreed. The staff comments note that 22 of the existing parking spaces will be paved. Mr. Mordhorst stated that part of his original request was to not pave the parking on the east side of building. Mr. Beach stated he understood the applicant was only going to pave a certain part of it, and that was the reason for the variance. Those 22 spaces would be the only ones counted as legal spaces. Mr. Mordhorst stated he would like the number of required parking spaces down to 22 if he has to pave, and relief from screening requirement.

#### **Protestants:**

**Kay Price**, 5815 S. 31<sup>st</sup> W. Ave., representing Summit Park Homeowners Association. The city has not enforced the existing zoning codes regarding screening. Only 30-40% of the neighborhood was undeveloped until recent years. After the area was annexed into the City Water/Sewage Management System the land began to be developed. There are currently eleven new homes, two under construction directly behind the bar, and plans for additional homes on vacant lots in the neighborhood. The land would not pass the percolation test when they used septic tanks. The narrow streets in this neighborhood have never been re-surfaced or widened, and could not handle any parked cars.

**John Hardison**, 6161 S. 33<sup>rd</sup> W. Ave., owner of the West Highland Shopping Center. He has a 50,000 square feet multi-tenant shopping center with

250,000 square feet of paved parking. The shopping center gets the overflow from the bar when it is in business. The bar changes hands routinely in terms of business activity. The patrons of the bar misuse and litter his shopping center and parking lot. He feels that the required parking spaces and all-weather surface with simple engineering will control water run-off. It would eliminate the problems at the shopping center.

**Marvin McDonald**, 3036 W. 78<sup>th</sup> St., owner of property to the north, builder of the two new homes under construction. He states his opposition to the non-all weather surface because it is required for a business. He added that a hard surface could direct water run-off. The screening is required and needs to be constructed, and the requirement of parking spaces should be upheld.

**Interested Parties:**

**C.J. Crisp**, 11313 S. 1<sup>st</sup> St., currently running the bar in this case. He is in agreement with the owner. He submitted a petition with 27 signatures.

**Comments and Questions:**

Mr. Dunham brought up cases of bars in business for years and has been grandfathered in, without parking requirements for a certain number of years. Mr. Ballentine replied that it was for distance requirements that only affected the distance from a residence or adjacent bar.

**Interested Parties:**

**Jim Heisley**, 3119 S. Florence Ct., stated the area is an in-fill area. Six houses have been constructed in the last year and one-half to the north of this property, in the \$95,000 - \$110,000 price range. It is imperative that there be screening from the residential area, for marketability and privacy. He proposed that the screening should be eight feet instead of six feet.

**Applicant's Rebuttal:**

Mr. Crisp added that he does not have enough business to require an overflow into the shopping center parking lot. His bar offers designated drivers or he escorts people across the street. Ms. Turnbo asked Mr. Crisp why he is escorting them across the street. He replied that he refuses to serve them if they are already intoxicated.

**Protestants:**

**Randy Vaughn**, 6161 S. 33<sup>rd</sup> W. Ave., Suite 114, owner of the Westbound Club stated that his business was required to meet all of the code requirements, including an all-weather surface parking lot. He requests that a business opening in the area be held to the same standards and codes as one that has been there for ten years.

Mr. Cooper asked of the staff regarding the grandfather aspect, that if the business was not on file in 1968 and a complaint was lodged against the establishment, would he have been grandfathered. Mr. Cooper asked staff, if making application for occupancy permit, would authorize the City to find him in non-compliance. Mr. Beach replied that application for occupancy permit would not necessarily make him come into compliance. Mr. Beach added that a change of use from a non-conforming use to another use would trigger the need for compliance. Mr. Beach stated that they have been working on this case since October 1999 because there is confusion about what is really needed. Mr. Prather stated the if business is a non-conforming use and has been grandfathered, then Section 1408 has no requirement for screening. If the use was changed then it would be addressed. Mr. Prather continued that a variance of the off-street parking on non-all-weather surface, is not something that can be grandfathered in. It would require all-weather surface unless granted a variance by the Board. Mr. Cooper asked what would trigger, the requirement for all-weather surface, given the establishment's time in operation. Mr. Prather replied that when the code was changed, the code required an all-weather surface, and provided a time period for compliance. Mr. Prather added that if there is a valid non-conforming use then he would not need any additional parking. Mr. Beach stated that the Board may reduce the required number of parking spaces by special exception rather than variance. Mr. Prather agreed with Mr. Beach. Mr. Cooper asked staff if this is a non-conforming business. Mr. Beach informed the Board that a bar is required to have a special exception in a CS district, this code was made in 1970, it is the applicant's responsibility to prove that he has been there since before 1970. Mr. Cooper stated that if it is a non-conforming use, and he withdrew application for special exception of number of parking spaces then all that needs to be decided on is the all-weather surface and screening. Mr. Beach stated that the Board couldn't be sure that there are actually 37 parking spaces, from the site plan, which is not drawn to scale.

**Board Action:**

On **MOTION** of **Cooper**, the Board voted 5-0-0 (Perkins, Dunham, Turnbo, Cooper, White, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the ***Variance*** to permit off-street parking on a non-all-weather surface, finding that the establishment has been, for purposes of the code, in operation since prior to 1970; to **DENY** the ***Special Exception*** for the number of parking spaces; and to **APPROVE** the ***Special Exception*** to modify the screening requirement from an abutting R district, since it was in place prior to 1970, on the following described property:

Lot 16, Block 2, Summit Park Addition, City of Tulsa, Tulsa County, Oklahoma.

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**Case No. 18601**

**Action Requested:**

Variance of the allowable 4' height for fence in front yard to 8'8". SECTION 210. YARDS – Use Unit 8; Variance of the number of signs allowed in a RM-1 district to allow two signs at entrance. SECTION 402.B.4.b. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions, located W of NW/c E. 51<sup>st</sup> St. & 145<sup>th</sup> E. Ave.

**Presentation**

**Tony Banfield**, of Banfield Properties, 699 S. Frenchwood Dr. Apt. 100, Frenchwood, Texas. This case involves an upscale apartment community. One of the two issues is the height requirement in the front yard setback area. He stated that of the 194' of fence only 20' would be eight feet, eight inches. The balance would be six feet, eight inches. The fence would complete a security fence around the entire project with control access gates.

**Comments and Questions:**

Ms. Turnbo asked about the drawing that shows a height at entry of nine feet, two inches. She stated that the applicant is not advertised for that height. Mr. White replied that he would be satisfied with the eight feet, eight inches.

Mr. Banfield continued that they request a variance to allow two signs at the entrance for a total of 47' on each side. Mr. Dunham asked Mr. Banfield if he would agree to the condition of a total of eight feet, eight inches for a distance of no more than twenty feet, and the balance of the fence would not exceed six feet, eight inches if approved.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Variance*** of the allowable four feet height for fence in front yard not to exceed eight feet, eight inches with condition that the eight feet, eight inch height cannot exceed a distance of more than forty feet, and the balance of the fence not exceed six feet, eight inches; and that the ***Variance*** of the number of signs allowed in an RM-1 district to allow two signs at entrance, with the total linear footage of the two sides not to exceed 94 linear feet, on the following described property:

A tract of land that is part of the S/2 of SE of Section 28, T-19-N, R-14-E, of the IBM, City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: starting at the SE/c of the SE/4 of said Section 28, thence N 89°59'18" W along the Sly line of Section 28 for 660' to the POB of said tract of land; thence continuing N 89°59'18" W along said Sly line for 594'; thence N 00°02'04" W and parallel with the Ely line of Section 28 for 684.75'; thence S 89°59'18" E and parallel with the Sly line of Section 28 for

Case No. 18601(continued)

594'; thence S 00°02'04" E and parallel with the Ely line of Section 28 for 684.75' to the POB.

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**Case No. 18610**

**Action Requested:**

Variance to permit the parking of vehicles not on a non all-weather surface located in front of the building setback. SECTION 222. MOTORIZED VEHICLES – Use Unit 17, located at 251 N. Memorial Dr.

**Presentation**

F.L. Bertwell, 251 N. Memorial Dr., stated he was unaware of the setback, and is doing the best he can to get cars moved to the appropriate space.

**Comments and Questions:**

Mr. Dunham asked Mr. Bertwell to state the hardship. He stated he is working as fast as he can to comply. Ms. Turnbo reminded him that he still has eight months from the last ruling.

**Protestants:**

None.

**Board Action:**

On **MOTION** of Turnbo, the Board voted 5-0-0 (Cooper, Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; no "absences") to **DENY** the **Variance** to permit the parking of vehicles not on an all-weather surface located in front of the building setback, on the following described property:

Lot 10, Block 1, Mingo Heights, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18613**

**Action Requested:**

Minor Special Exception of required front yard setback from 25' to 24.4' to permit an existing dwelling. SECTION 403.A. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS, Bulk and Area Requirements in the RE, RS, RD, RT and RM Districts – Use Unit 6, located at 7538 E. 26<sup>th</sup> Ct.

**Presentation:**

Leola Wagner, 4423 E. 24<sup>th</sup> Pl., representing the owner to request a minor special exception of six inches in the setback of the front yard.

Case No. 18613 (continued)

**Interested Parties/Protestants:**

None.

**Board Action:**

On **MOTION** of **Cooper**, the Board voted 5-0-0 (Cooper, Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Minor Special Exception*** of required front yard setback from 25' to 24.4' to permit an existing dwelling, on the following described property:

Lot 6, Block 25, Boman Acres Fourth Addition, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18614**

**Action Requested:**

Variance of average lot width from 200' to 125' and 142' to permit a lot-split in an AG district. SECTION 303. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT – Use Unit 6, located at 7171 S. Elwood.

**Presentation:**

**Robert Parker**, 2120 S. Madison, represented the applicant Delta Title Escrow Company. He is requesting a variance to permit a lot-split. This is an existing condition that he is trying to correct.

**Comments and Questions:**

Mr. White asked staff about the tract size, stating the description shows 235' x 330'. Mr. Beach stated the minimal amount of frontage is 30'. Mr. Beach stated that he only needs 150.53' lot width.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Perkins, Dunham, Turnbo, White, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Variance*** of average lot width from 200' to 125' and 142' to permit a lot-split in an AG district, on the following described property:

N 235' of S 470' of NW NW, Section 12, T-18-N, R-12-E, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18615**

**Action Requested:**

Special Exception to allow a mobile home in an RS-3 district. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS; and a Special Exception to waive the one-year time limit. SECTION 404.E.1. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS, located at 5317 N. Zunis.



**Presentation:**

The applicant, **Dwayne White**, 1318 S. Erie, is purchasing this property and desires to get the zoning changed so he can place a doublewide mobile home on a permanent foundation on the property.

**Protestants:**

**Sam Horey**, P.O. Box 377, a property owner in the area. He is protesting on the basis that it would cause an economic distress. He states that the adverse effects would be a decrease in selling value; would discourage investors and developers; and it would possibly encourage others to apply for the same special exception. As a property owner he does not want the appearance that the neighborhood desires a mobile home community.

**Gladys Webber**, 5842 N. Zunis, property owner for fifteen years. She opposes the application, which could lower property value.

Mr. White stated that the Board has a letter from Councilors Turner and Williams opposing any mobile homes in their districts.

**Rebuttal:**

**Cathy White**, 1318 S. Erie, stated that there are mobile homes in the area. The mobile home is a new doublewide and will be eventually rocked. Ms. White stated that they submitted pictures. Mr. Beach responded that the pictures were not in the file.

**Comments and Questions:**

Ms. Turnbo notes that on other mobiles that were approved in 1992 and 1986, there was a five year limitation, and they should not still be there. Mr. Dunham stated that if it is built on a permanent foundation there should not be a limitation of time. Mr. White observed that the others were singlewide. Mr. White also noted that there are several structures in the area that are not in good repair.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 4-1-0 (White, Dunham, Turnbo, Perkins "aye"; Cooper "nay"; no "abstentions"; no "absences") to **APPROVE** the ***Special Exception*** to allow a mobile home in an RS-3 district with the condition that it be placed on a permanent foundation, and a ***Special Exception*** to waive the one-year time limit to permanent, on the following described property:

Beg. 239.66' S of the NW/c of the NE SE NE thence S 255', E 176', N 225', E 64', N 30', W 240' to the POB less the W 20' for road, Section 7, T-20-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18616**

**Action Requested:**

Variance of the required livability space from 4,000 square feet to 3,169 square feet. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6, an a Variance of maximum allowable coverage of required rear yard from 20% to 33%. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS, located at 1916 S. Gary

**Presentation:**

**Rhea Simmons**, 1916 S. Erie, requests variance to add square footage to home for handicap access and replace garage that is in disrepair.

**Comments and Questions:**

Mr. Dunham asked if this would be on the original foundation. Ms. Turnbo stated that the lot is only 50' wide and in older homes there is not adequate space to allow for the handicapped.

**Interested Parties:**

None.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White, Dunham “aye”; no “nays”; no “abstentions”; no “absences”) to **APPROVE** the **Variance** of the required livability space from 4,000 square feet to 3,169 square feet, and a **Variance** of maximum allowable coverage of required rear yard from 20% to 33%, finding the hardship to be the size of the lot, on the following described property:

Lot 9, Block 5, Florence Park Addition, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18618**

**Action Requested:**

Variance of screening requirement from an abutting R district for a motel in CS district. SECTION 1219.C. USE UNIT 19. HOTEL, MOTEL AND RECREATION FACILITIES, Use Conditions – Use Unit 19, located at 1016 N. Garnett Rd.

**Presentation:**

**Rita Sheth**, 8810 S. 73<sup>rd</sup> E. Ave., CPA, appeared for Mr. Patel to request variance of screening requirement at 1016 N. Garnett Rd. The applicant recently purchased the 15 year-old property, which has never had a fence. The

Case No. 18618 (continued)

property on the west cannot be developed and there is nothing on that lot. The Holiday Inn next to the applicant's property does not have a screening fence.

**Comments and Questions:**

Mr. White stated that the Holiday Inn has been before the Board before. Brief discussion ensued.

**Interested Parties:**

None.

**Board Action:**

On **MOTION** of **Cooper**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the **Variance** of screening requirement from an abutting R district for a motel in CS district, finding the property next door to be undeveloped, on the following described property:

Lot 1, Block 1, Econolodge Motel, less N 130' of E 136.92' thereof, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No.18619**

**Action Requested:**

**Karen Molt**, 4646 S. 26<sup>th</sup> W. Ave., requests to move a mobile home into the Garden City subdivision. There are seven mobile homes on that street and they look better than other homes located there, which are run down. She submitted pictures to the Board, *located @ 3623 S. Maybelle.*

**Interested Parties:**

None.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the **Special Exception** to allow a manufactured home in an RS-3 zoned district and a **Special Exception** to allow the manufactured dwelling permanently, on the following described property:

~~Lot 1, Block 1, Econolodge Motel, less N 130' of E 136.92' thereof, City of Tulsa, Tulsa County, Oklahoma.~~

*Lot 29, Block 7, Garden City Addition*  
\*\*\*\*\*.

**Case No. 18621**

**Action Requested:**

Variance of the required rear yard from 25' to 12.5' and a Variance of the required side yard from 5' to 1'. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6, located at 2246 S. Terwilleger Blvd.

**Presentation:**

**Kathleen Page**, 9 E. 4<sup>th</sup> St., is representing the owner of a residential property at 2246 S. Terwilleger Blvd. She is requesting a variance of the side yard from 25' to 12.5' and a variance of the required side yard from five feet to one foot. There is an existing surface flow of water across the northeast corner of property, and owner plans to leave it in the same condition. She submitted a letter from the neighbor on the north and most impacted by the side yard setback, in support of the variance.

**Comments and Questions:**

Mr. Dunham stated that the earlier relief was for 2.98' and the plan indicates it lines up with that measurement. Ms. Page stated that applicant wants to keep the bulk of the new structure on the existing foundation.

**Interested Parties/Protestants:**

None.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham “aye”; no “nays”; no “abstentions”; no “absences”) to **APPROVE** the ***Variance*** of the required rear yard from 25' to 12.5' and a ***Variance*** of the required side yard from five feet to one foot, per plan submitted, on the following described property:

Part of Lots 19 and 20, Beg. 5.28' N of the SE/c of Lot 19, thence Nly 84.72', Wly 136.14', S 76.5' SEly 130.25' to POB, Block 3, Terwilleger Heights, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18623**

**Action Requested:**

Variance to locate a Family Day Care Home within 300' of another Family Day Care Home in an RS-3 district. SECTION 402.B.5.g. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions – Use Unit 6, located at 1836 N. New Haven.

**Presentation:**

**Lisa Walston**, 1836 N. New Haven Ave., requested to continue her family daycare home in her residence. She has contacted neighbors and it appears that they do not object.

**Comments and Questions:**

Mr. Beach asked the applicant if she received a zoning violation notice. Ms. Walston stated she had received it. Mr. Ballentine explained that Ms. Parnell received a notice with regard to Ms. Walston's daycare home. Ms. Parnell went to the site and discovered that there were two daycare facilities across the street from each other. She also found that both daycares were approved by DHS. The other daycare home filed for the home occupation permit a couple of days before this applicant. There was discussion regarding the maximum number of children. Mr. Beach stated seven children are allowed including any children that live in the home.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the **Variance** to locate a Family Daycare Home within 300' of another Family Daycare Home in an RS-3 district, on the following described property:

Lot 6, Block 25, Louisville Heights Addition, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*

**Case No. 18627**

**Action Requested:**

Variance of the required setback for off-street parking from the centerline of South Utica Avenue from 60' to 35'. SECTION 1302.B. Table 1. The location is SE/c E. 17<sup>th</sup> Pl. & S. Utica Ave.

**Presentation:**

**William LaFortune**, 2900 Mid Continent Tower, came representing the applicant, St. John Medical Center. He stated that St. John Medical Center leases land, which comprises five lots at the southeast corner of 17<sup>th</sup> Place and South Utica Ave. The lots are contiguous and run south along Utica Ave. The applicant proposes to put a surface parking lot only on these five lots. He stated that St. John would suffer an undue hardship regarding setbacks from an abutting street, and requests a variance.

**Interested Parties:**

**Paul Atkins**, IV, 1638 E. 16<sup>th</sup> Pl, president of Swan Lake Neighborhood Association, and a homeowner at 17<sup>th</sup> Place and Utica, across the street from

the parking lot. He states he agrees with Mr. LaFortune regarding the project as a whole, that the landscaping is a big improvement from other projects. He suggests that an amendment for landscaping to be at least ten feet of the 35' of the setback. He also expressed concern about lighting on the parking lot and Utica is this location. Mr. Atkins stated that the neighborhood association supports the application per plan with the condition that lighting will be defused from the neighborhood.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of the required setback for off-street parking from the centerline of South Utica from 60' to 35', per plan and with condition that all lighting be shielded from the adjacent neighborhood, on the following described property:

Lots 18-22 and part of Lots 1-4, Block 4, Edgewood Place Addition, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18628**

**Action Requested:**

Variance of landscape requirements for an IM zoned tract. SECTION 1002. LANDSCAPE REQUIREMENTS, located at 1001 N. Wheeling.

**Presentation:**

**Mike Sher**, 9023 E. 68<sup>th</sup> St., appeared before the Board to request a waiver of landscaping design. The plan is to store antique cars only on the property. He submitted photos to the Board. The property will be improved with trees and flowers.

**Comments and Questions:**

Mr. Cooper asked what is considered to be a hardship in this case. Mr. Sher replied anything they do will improve the property considering the location and that no other property in the area has been landscaped.

**Interested Parties/Protestants:**

None.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 4-1-0 (Turnbo, Perkins, White and Dunham "aye"; Cooper "nay"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of landscape requirements for an IM-zoned tract on the property described as follows:

Case No. 18628 (continued)

a part of the NW of SE of Section 31, T-20-N, R-13-E, described as follows: Beg. 558.5' N of a point where the E line of Wheeling Ave. intersects the N line of the St. Louis & San Francisco Railroad, thence N 89°28' E 265'; thence N 250'; thence N 90°32' W 265'; thence S 250' to POB, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18629**

**Action Requested:**

Special Exception for a church and church uses in a RM-1 district. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5, located SW/c E. 28<sup>th</sup> Pl. & S. 129<sup>th</sup> E. Ave.

**Presentation:**

**Roy Johnsen**, 201 W. 5<sup>th</sup> St., Ste. 501, is representing the First Four-Square Gospel Church (the contract purchaser of the property).

**Comments and Questions:**

Mr. White asked about the two future buildings, sanctuary and multi-purpose. Mr. Johnsen stated that he would come back before the Board for those structures. They request to proceed with the first phase building, not to exceed 10,000 square feet in size. Mr. Johnsen stated he requests to build in accord with the site plan, but build it more on the south of their property. Mr. Beach commented that from the standpoint of traffic, moving it south would allow for the driveway to be moved further south which would be a better arrangement.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham “aye”; no “nays”; no “abstentions”; no “absences”) to **APPROVE** a ***Special Exception*** for a church and church uses in a RM-1 district, on condition that the phase one building will not exceed 10,000 square feet, it will be on approximately the location as shown on the plan but can be moved south, and any further expansions beyond phase one will require site plan review, on the following described property:

Lot 1, Block 1, Coventry Addition, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18633**

**Action Requested:**

Minor Variance of rear yard requirement of 25' down to 20' for addition of covered structure. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6, located at 3041 S. Peoria.

Case No. 18633 (continued)

**Presentation:**

**Alan Madewell**, 5314 S. Yale, appears representing the owners, asking to reduce a rear yard requirement for the addition of an open covered porch.

**Comments and Questions:**

Mr. Beach asked Mr. Madewell a few questions and determined that the new structure would be considered a detached accessory building and does not exceed the maximum square footage, nor does it need a variance of the setback.

**Board Action:**

On **MOTION** of **Dunham**, the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") that in Case No. 18633, structure was determined to be detached and no relief is required and does not exceed the floor area permitted, on the following described property:

Lots 8 & 9, Block 2, Edgewood Drive Addition, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

**Case No. 18435**

**Action Requested:**

Request for refund.

**Presentation:**

Mr. Beach stated staff recommends approval of a full refund.

**Board Action:**

On **MOTION** of **Turnbo** the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a refund.

Lot 15, Block 6, Stonebraker Heights Addition to the City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*.

**Case No. 18622**

**Action Requested:**

Request for refund.

**Presentation:**

Mr. Beach stated staff recommends approval of a full refund.



Case No. 18622 (continued)

**Board Action:**

On **MOTION** of **Dunham** the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a full refund.

\*\*\*\*\*.

**Case No. 18438**

**Action Requested:**

Requests the Board to acknowledge the abandonment of the previously approved variance of the landscape requirement and related conditions in BOA 18438. Applicant will comply with landscape requirements. The location is 9502 E. Mohawk Blvd.

**Presentation:**

**Stephen Schuller**, 100 W. 5<sup>th</sup> St., Ste. 500 , appears on behalf of the applicant, George Brower. The applicant requests abandonment of the previously approved variance of the landscape requirement and related conditions.

**Board Action:**

On **MOTION** of **Dunham** the Board voted 5-0-0 (Cooper, Turnbo, Perkins, White and Dunham "aye"; no "nays"; no "abstentions"; no "absences") to **Acknowledge** the abandonment of the previously approved ***Variance*** of the landscape requirement and related conditions, on the following described property:

Lot 1, Block 2, and Lot 1, Block 3, Carmac Industrial Park Second, City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*.

**Case No.18630**

**Action Requested:**

Special Exception to allow an auto car wash (Use Unit 17) in a CS zoned district. SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS – Use Unit 17, located at 4904 S. Union

**Presentation:**

Case was moved to the end of the agenda for the applicant's return. Applicant did not return in time to present.

**Protestants:**

**Charles Cline**, 4849 S. Union, is the owner of the carwash across the street. He is opposed to the application on the basis that there is not a need for another carwash.

Case No. 18630 (continued)

**Karen Harris**, 4831 S. Vancouver, homeowner located directly behind the property in this case. She stated her objection to the application would be the noise level, and possible water drainage onto residential property.

**Joseph Davis**, 4815 S. Vancouver, appears as a homeowner near this property to oppose the application due to the increased noise.

**Comments and Questions:**

Mr. White asked about existing building. Mr. Davis replied that the building has been renovated for leasing space.

**Bill McConnell**, 6905 S. 32<sup>nd</sup> W. Ave., stated he has managed the existing carwash, and that the noise level does have to be controlled. He stated his concern for the addition of competition across the street.

**Comments and Questions:**

Ms. Turnbo stated that the Board cannot consider competition in making a decision. Ms. Turnbo also stated that a carwash is noisy, and she is in agreement with the neighbors.

**Board Action:**

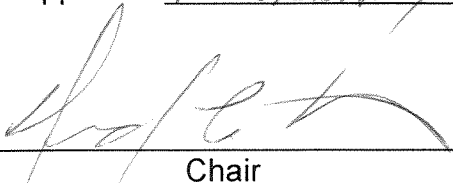
On **MOTION** of **Turnbo** the Board voted 4-1-0 (Cooper, Turnbo, Perkins, and White "aye"; Dunham "nay"; no "abstentions"; no "absences") to **DENY** a ***Special Exception*** to allow an auto car wash (Use 17) in a CS-zoned district, on the following described property:

N 205' of Lot 2, Block 2, Greenfield Acres, City of Tulsa, Tulsa County, Oklahoma.

\*\*\*\*\*.

There being no further business, the meeting was adjourned at 4:43 p.m.

Date approved: FEBRUARY 8, 2000

  
Chair