

**City of Sand Springs  
BOARD OF ADJUSTMENT  
SPECIAL MEETING MINUTES  
January 28, 2016 – 5:00 p.m.  
Municipal Building  
100 East Broadway, Room 203**

**MEMBERS PRESENT:** Randy Beesley, Chairman 6-0  
Kenny Roberts, Vice-Chairman 6-0  
Larry Johnston, Secretary 5-1  
Dennis Currington 4-2  
Nancy Riley 3-0

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Daniel Bradley, Assistant City Manager  
Brad Bates, City Planner  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in a special session on January 28, 2016, at 100 E. Broadway, Council Chambers Room 203, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 3:30 p.m., on January 7, 2016, on the digital display board located in the first floor lobby of the Sand Springs Municipal building, 100 East Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website [www.sandspringsok.org](http://www.sandspringsok.org).

**1. Call to Order**

Chairman Beesley called the meeting to order at 5:00 p.m.

**2. Attendance**

Chairman Beesley called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Mr. Roberts, here; Mr. Beesley, here; Mr. Currington, here; Ms. Riley, here.

**3. Consider Approval of Minutes of BOA Meeting of November 16, 2015**

The minutes of the November 16, 2015, regular Board of Adjustment meeting were presented for members' review and/or approval.

Chairman Beesley made a motion to approve the Minutes of the November 16, 2015 regular Board of Adjustment meeting, as presented. Mr. Johnston seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, aye. The motion carried 5-0-0.

**4. Consider Approval of Minutes of BOA Meeting of December 7, 2015**

The minutes of the December 7, 2015, regular Board of Adjustment meeting were presented for members' review and/or approval.

Chairman Beesley made a motion to approve the Minutes of the December 7, 2015 regular Board of Adjustment meeting, as presented. Mr. Roberts seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, aye. The motion carried 5-0-0.

**5. SSBOA-708 - Marlene Gray**

City Planner Brad Bates presented the staff report. Applicant has submitted a request for a Special Exception to allow a carport addition on her property. Applicant's property is approximately midway between Redbud and Skyline on the north side of 40<sup>th</sup> St. At the time residences were built in this general area, most in the early 1950's, homes were generally constructed with either one-car attached or detached garages. Applicant's home has neither an attached nor detached garage. City Planner Bates noted that there are several carports in the area.

There was no one in the audience to speak either for or against the application.

Mr. Roberts made a motion to approve SSBOA-708, as presented. Chairman Beesley seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, aye. The motion carried 5-0-0.

**6. SSBOA-704 – Jim Teague**

City Planner Bates advised board members that applicant has withdrawn his request for a Variance to allow a detached accessory building in the required front yard as well as his request for a Variance to reduce the front yard setback, leaving only the request for a Special Exception to allow a 10' tall fence in the required front yard for consideration. Board members were given a handout of the previous and new conceptual drawings. City Planner Bates advised members that 4' high fences were allowed by right in required front yards with no setback, allowing the fence to extend to the property line. The new conceptual drawings submitted show the fence "stair-stepping" with the topography with the fence not exceeding 4' in height in any given area. Not included within the 4' high design is the arched gates surrounded by stacked brick or stone. The gates will be 10' from the ground to the top plate with an additional allowance for either the brick or stone surround.

Applicant was present for questions and had nothing additional to add to the staff report.

No citizens had signed up to speak regarding this agenda item so Chairman Beesley inquired if there were any audience members to speak in support of this application.

Brenda Glass stated that she resides at 1310 N. Northridge Ct., and is the applicant's next door neighbor. Mrs. Glass stated she has no issues with the drawings as presented and thinks the fence will only enhance property values.

There was no one in the audience to speak against the application.

Chairman Beesley stated that he would make a motion to approve the Special Exception request of SSBOA-704 subject to the conceptual site drawings submitted on pages 1, 2, 4, 5 and 6 in the handouts given and subject to the fence "stair-stepping" with no portion of the fence exceeding 4' in height in any given area exclusive of the arched gateways with the brick or stone surround. Mr. Johnston seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, nay; Ms. Riley, aye. The motion carried 4-1-0.

**7. Director's Report**

City Planner Bates thanked members for being able to attend this Special Meeting.

**8. Adjournment**

There being no further business, the meeting adjourned at the noted time of 5:14 p.m.

3/21/16  
Date

  
Larry Johnston, Secretary