

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
April 18, 2016 – 6:00 p.m.  
Municipal Building  
100 East Broadway, Room 203**

**MEMBERS PRESENT:** Randy Beesley, Chairman 8-0  
Larry Johnston, Secretary 7-1  
Nancy Riley 5-0

**MEMBERS ABSENT:** Kenny Roberts, Vice-Chairman 7-1  
Dennis Currington 5-3

**OTHERS PRESENT:** Brad Bates, City Planner  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in regular session on April 18, 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 10:15 a.m., on April 12, 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 6:00 p.m.

**2. Attendance**

Chairman Beesley called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Mr. Roberts, no response; Mr. Beesley, here; Mr. Currington, no response; Ms. Riley, here. Mr. Roberts and Mr. Currington were noted as absent.

**3. Consider Approval of Minutes of BOA Meeting of March 21, 2016**

The minutes of the March 21, 2016, Special Board of Adjustment meeting were presented for members' review and/or approval.

Chairman Beesley made a motion to approve the Minutes of the March 21, 2016 Special Board of Adjustment meeting, as presented. Ms. Riley seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Beesley, aye; Ms. Riley, aye. The motion carried 3-0-0.

**4. SSBOA-711 – Ivan White, Jr.**

City Planner Brad Bates presented the staff report. Applicant has submitted a request for a Variance to the Sand Springs Zoning Code, Section 5.04.A.Table 3, to allow a reduction in the required front yard setback from 25' to 16.55'. The homes in this subdivision were platted with 25' setbacks when the homes were originally constructed making the neighborhood non-conforming with today's current required setback of 30' in a RS-2 (Residential Single-Family Medium Density) district. The subject lot is an irregular, pie-shaped lot and the proposed addition will encroach over the setback line by less than a foot. The remainder of the encroachment will be due to the construction of a projecting awning attached to the proposed addition.

Applicant was present for questions. Chairman Beesley asked for speakers in opposition to the application. Two speakers were in opposition due to concerns about traffic and pedestrian safety. Chairman Beesley then asked for speakers in support of the application. Two speakers stated that they had no opposition to the addition as proposed.

Chairman Beesley made a motion to approve SSBOA-711, as presented. Mr. Riley seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Beesley, aye; Ms. Riley, aye. The motion carried 3-0-0.

**5. SSBOA-712 – Jessica Hendricks**

City Planner Bates presented the staff report. Applicant appeals a Staff and Code Enforcement determination that operation of a nail salon would be classified as a Use Unit 13 (Convenience Goods and Services) and prohibited in a RS-3 (Residential Single-Family High Density) district. Applicant attempted to get her cosmetology license which required a zoning letter from the City stating that the use was permitted at the given address.

Chairman Beesley noted that the only issue the Board can consider is whether the classification given by City Staff is incorrect and a different use unit is more appropriate.

Applicant was present for questions and comments. Applicant feels that this part-time occupation is more in line with that of an artist and other businesses permitted as in-home occupations.

Chairman Beesley stated that staff has classified the business of a nail salon in the same category as barber shops, beauty shops and tanning salons, all businesses which are regulated by the State Board of Cosmetology. Historically, permits for Certificates of Occupancy for nail salons are coded as a Use Unit 13 as in the case here.

Chairman Beesley made a motion to confirm the staff's determination that a nail salon is classified as a Use Unit 13 and prohibited in a RS-3 district.

BOA Minutes  
April 18, 2016

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Beesley, aye; Ms. Riley, aye. The motion carried 3-0-0.

**6. Director's Report**

There was no director's report given at this time.

**7. Adjournment**

There being no further business, the meeting adjourned at the noted time of 6:36 p.m.

6/20/16  
Date

  
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Larry Johnston, Secretary