

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
January 13, 2020 – 6:00 p.m.  
Case Community Center, Rooms A, B, and C**

**MEMBERS PRESENT:** Dianne Dinkel, Chairperson, 6-0  
Merle Parsons, Vice-Chairperson, 5-1  
Larry Johnston, Secretary, 6-0  
Jerry Riley, 3-0  
Michael Phillips, 3-0

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Brad Bates, City Planner/Asst. Director-Community Dev.  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in a regular session on January 13, 2020, at Case Community Center, 1050 W. Wekiwa Rd., Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 10:30 a.m., on December 31, 2019, on the display window located in the Sand Springs Administration Building, 217 N. McKinley, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website [www.sandspringsok.org](http://www.sandspringsok.org).

**1. Call to Order**

Chairperson Dinkel called the meeting to order at the noted time of 6:00 p.m.

**2. Attendance**

Chairperson Dinkel called for an individual roll call with members replying in the following manner: Mr. Parsons, here; Mr. Johnston, here; Ms. Dinkel, here; Mr. Phillips, here; Mr. Riley, here.

**3. Consider Approval of Minutes of BOA Meeting of October 21, 2019**

The minutes of the October 21, 2019, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Phillips made a motion to approve the minutes of October 21, 2019. Mr. Riley seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, aye; Mr. Johnston, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 5-0-0.

**4. Consider Approval of Minutes of BOA Meeting of December 9, 2019**

The minutes of the December 9, 2019, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Phillips made a motion to approve the minutes of December 9, 2019. Mr. Johnston seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, abstain; Mr. Johnston, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 4-0-1.

**5. SSBOA-761**

City Planner/Assistant Community Development Director Brad Bates presented the staff report. The applicants discovered, through a mortgage survey, that the corner of their garage is 2.4' over the 25' building line setback. The applicants are asking for a 3' variance to ensure that the request captures the encroachment. City Planner Bates stated that the applicant was here and could explain what caused the encroachment.

Cathleena Baker stated her firm is building the home for her relatives. The footings of the home were dug out but the concrete truck could not make it that same day. Overnight, a heavy rain washed out all of the footings. The workers dug out the rebar and re-dug the footings. In this process, a corner of the footing at the garage was inadvertently dug into the front building line setback.

Stephan Malinowski, 4817 S. McKinley Ave., stated he was concerned with run-off and topography.

Discussion was held among the Board regarding remedies available to the applicant.

Mr. Phillips made a motion to approve SSBOA-761. Mr. Parsons seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, aye; Mr. Johnston, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 5-0-0.

**6. SSBOA-762**

City Planner Bates presented the staff report. The applicant is asking for a Special Exception to the Sand Springs Zoning Code, Section 5.02, to allow duplex dwellings in a RS-3 (Residential Single Family High Density) district. City Planner Bates stated that applicant is also in the process of building duplex dwellings in the same area at 3<sup>rd</sup> and Franklin.

Applicant Shaun Fisher was present and went over the layout of the property and the proposed dwellings. The units will be one bedroom units so at least one parking spot will be required per unit.

Tina Downing, 5212 S. 155 W. Ave., stated she owns and rents out a home adjacent to this property. Ms. Downing stated her tenants have had problems throughout the construction process with the dwellings being constructed on Franklin. Ms. Downing stated she was opposed to any more rentals in the area as there is already a parking problem.

Mr. Fisher advised that the construction problem Ms. Downing was referring to was actually another neighbor who is rehabbing an adjacent home. Mr. Fisher said he would make certain that his crew wasn't causing any problems with the neighbors.

Mr. Phillips made a motion to approve SSBOA-762. Mr. Riley seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, aye; Mr. Johnston, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 5-0-0.

7. **Director's Report**

City Planner Bates gave a brief update on the City Hall remodel project.

8. **Adjournment**

There being no further business, the meeting adjourned at the noted time 6:30 p.m.

2-10-2020  
Date

L. Mark Parson  
Larry Johnston, Secretary  
VICE - CHAIRMAN