

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
February 19, 2018 – 6:00 p.m.
Municipal Building
100 East Broadway, Room 203**

- MEMBERS PRESENT:** Nancy Riley, Chairperson 7-0
Larry Johnston, Secretary 6-1
Dennis Currington 4-3
Dianne Dinkel 6-0
- MEMBERS ABSENT:** Kenny Roberts, Vice-Chairman 4-3
- OTHERS PRESENT:** Brad Bates, City Planner/Asst Director-Community Dev.
Elizabeth Gray, City Manager
Grant Gerondale, Director-Community Development
Cynthia Webster, Recording Secretary

The Board of Adjustment met in regular session on February 19, 2018, 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 12:45 p.m., on February 14, 2018, 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.

1. Call to Order

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

2. Attendance

Chairperson Riley called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Mr. Roberts, no response; Ms. Riley, here; Mr. Currington, here; Ms. Dinkel, here.

Mr. Roberts was noted as absent.

3. Consider Approval of Minutes of BOA Meeting of December 11, 2017

The minutes of the December 11, 2017, Regular Board of Adjustment meeting were presented for members' review and/or approval.

Ms. Dinkel made a motion to approve the Minutes of the December 11, 2017 regular Board of Adjustment meeting, as presented. Mr. Johnston seconded the motion.

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

4. SSBOA-733

City Planner Bates presented the staff report. The subject property is located between 45th and 46th Streets on Spruce Drive. The applicant is requesting a Special Exception to the Sand Springs Zoning Code to allow a carport in a RS-2 (Residential Single-Family Medium density) district. The carport will be located on the north side of the property covering an existing concrete pad.

Mr. Johnston made a motion to approve SSBOA-733 as presented. Ms. Dinkel seconded the motion.

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

5. SSBOA-734

City Planner Bates presented the staff report. The subject property is located in a small subdivision in a cul-de-sac off of 11th St. and Old North Road. The applicant is requesting a Special Exception to allow a carport in a RS-2 district. City Planner Bates stated he wanted to make two corrections to the staff report - the carport will be located on the west side not the east and the pergola that is shown on the Assessor's site has been removed. City Planner Bates stated although there are not a lot of carports in the immediate area, there are numerous carports in this section, township and range and most of the homes have a single car garage.

Mr. Currington made a motion to approve SSBOA-734 as presented. Mr. Johnston seconded the motion.

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

6. SSBOA-735

City Planner Bates presented the staff report. The applicant is requesting a Variance to the Sand Springs Zoning Code to increase the allowable roof height from 35' to 45' in a RD (Residential Duplex) district. The applicant owns 3 lots in the cul-de-sac and the only issue before the Board is the height variance. All other setbacks have been met.

A stop work order was issued in December due to the finding that the roofline exceeded the maximum allowed but the roof has been completed.

Attorney Jonathon Sutton, 4157 S. Harvard, Ste 121, was present for the applicant. Mr. Sutton said he was unaware that any work had been continued after the stop work order was issued. He explained that the increased garage height is due to the possible installation of lifts so that cars can be stacked.

Carol Quitmeyer of 1310 N. Northridge Ct., said she lives next door to the applicant and she has no problems with the height. She believes it will be a very nice addition.

Alan Ernest of 1407 N. Birch Ave., stated he considers this addition an eyesore. He believes it is a three-story building which dominates the area.

City Planner Bates clarified that the addition is two stories with an unfinished attic with dormers but that does not count as a story.

Melinda Ernest of 1407 N. Birch Ave., felt that the addition is actually three stories.

Jim Campbell of 1410 N. Old North Pl., stated the addition is a major distraction and a safety issue.

Phil Nollan of 1220 Renaissance Dr., stated he has received two calls as the City Councilor for this area and both callers were opposed to the construction.

Extended discussion was held regarding the permitting and inspection process.

Discussion was held among the Board regarding the possibility of screening.

Jane Campbell of 1410 N. Old North Pl., stated she believes the structure is three stories.

Extended discussion was held among the Board and staff regarding the elevations of the area and these lots.

Chairperson Riley made a motion to approve SSBOA-735 finding that extraordinary or exceptional conditions or circumstances that do not generally apply to other properties in the same use district exist, due to the unique topographical challenges of the site with the building pad sitting down in a low spot that is below Northridge Court and Old North Road; additionally finding that the structure needs to be taller to allow for it to be seamlessly tied into the existing structure's second floor; further, finding that the proposed variance would not cause substantial detriment to the public good or impair the purposes, spirit and intent of the Code or the Comprehensive Plan.

Mr. Johnston stated he could second the motion with screening requirements.

Chairperson Riley withdrew her motion.

Mr. Johnston made a motion to approve SSBOA-735 using the previously mentioned conditions subject to screening on the entire street side and a drainage plan approved by Public Works.

Discussion was held regarding the drainage of the property and Mr. Johnston withdrew his motion.

Jim Campbell spoke again and reiterated his earlier comments.

Steve Currington, 11709 S. 69th E. Ave., Bixby, stated he has been inside the new addition and it is two stories. He believes the roofline wouldn't match if 10' were taken off the top and believes that the neighbors would consider it even more of an eyesore with a flat roof.

Discussion was held regarding the options to the construction. City Planner Bates stated that the neighborhood covenants require a 9 to 1 pitch so a flat roof is not an option.

Ms. Dinkel made a motion to table SSBOA-735 until the applicant could be present for discussion. Mr. Johnston seconded the motion.

With no further discussion, Chairperson Riley called for the vote recorded as follows: Mr. Johnston, aye; Ms. Riley, nay; Mr. Currington, aye; Ms. Dinkel, aye. The motion carried 3-1-0.

7. SSBOA-736

City Planner Bates presented the staff report. The applicant, Sand Springs Home, is proposing to remove an existing all-metal building located behind Parker Plastics and reassemble it on property the Home owns at 450 S. Lincoln. This removal will allow for an expansion at Parker Plastics. Lincoln Avenue dead-ends at the northern end of the property so there will be minimal frontage.

Taylor King of Brewer Construction was present for the applicant. He stated that if the facade requirements were mandated, the building would have to be retro-fitted and he believes it will always have moisture problems. Mr. King stated the site location is at the dead-end of Lincoln and across from property that the Home owns which cannot feasibly be developed.

Grady Whitaker, 16 W. 2nd St., was present as the representative for Valued Partner Investments and has appeared before this Board for a Special Exception to façade requirements regarding their building at the old Morrow Gill site. Mr. Whitaker stated his client agreed to change the facade on the street side and it is a \$50,000.00 investment. He stated his client may reconsider their plans if this proposal passes.

Ms. Dinkel asked City Manager Elizabeth Gray if the City had any beautification plans for property east of Main. City Manager Gray stated not at this time.

Further discussion was held.

Ms. Dinkel made a motion to approve SSBOA-736 as presented. Mr. Johnston seconded the motion.

With no further discussion, Chairperson Riley called for the vote recorded as follows: Mr. Johnston, aye; Ms. Riley, nay; Mr. Currington, aye; Ms. Dinkel, aye. The motion carried 3-1-0.

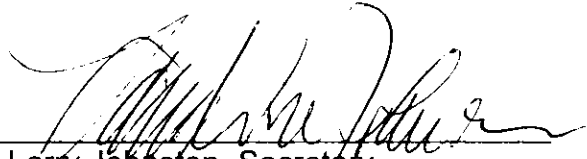
8. **Director's Report**

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

9. **Adjournment**

There being no further business, the meeting adjourned at the noted time of 7:43 p.m.

2/19/2018
Date


Larry Johnston, Secretary