

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

MEMBERS PRESENT: Nancy Riley, Chairperson 8-0
Larry Johnston, Secretary 7-1
Dennis Currington 5-3
Dianne Dinkel 7-0

MEMBERS ABSENT: Kenny Roberts, Vice-Chairman 4-4

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

The Board of Adjustment met in regular session on March 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 10:45 a.m., on March 15, 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 February 19, 2018

The minutes of the February 19, 2018, Regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Johnston made a motion to approve the Minutes of the February 19, 2018 regular Board of Adjustment meeting, as presented. Mr. Currington 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.

4. SSBOA-737

City Planner Bates presented the staff report. The subject property is located at 403 W. 47th St. The applicant is requesting a Special Exception to the Sand Springs Zoning Code to allow an all-metal building in a RS-2 district. The applicant is proposing either a 22x24 or a 24x24 building and will be replacing the existing storage building that is on the property. The applicant provided a site plan and photos of other storage buildings in the nearby area. City Planner Bates noted that the only issue before the Board is relief from the façade requirements; the applicant's proposed building is within the size limitation set in the Zoning Code.

Mr. Johnston made a motion to approve SSBOA-737 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, nay; Mr. Currington, aye; Ms. Dinkel, aye. The motion carried 3-1-0.

5. SSBOA-735

City Planner Bates presented the staff report. This matter was continued from the February 19th Board of Adjustment meeting in order to allow applicant to be present. City Planner Bates stated he met with applicant and also visited with applicant's surveyor in order to determine the elevation of the property. City Legal was consulted to clarify how height is measured and how the Zoning Code definition is interpreted. The Zoning Code defines building height as: the vertical distance measured from the average ground elevation to the highest horizontal point of the structure provided that the height exceptions listed in Section 2.10 of the Zoning Code shall apply.

The ground elevation of the existing structure is 824'. The ground elevation for the new structure is 813' which means the average elevation is 818 ½'. This means the bottom 5 ½' of the addition should not count in the overall height of the addition.

Knowing that the structure is 41'6" tall and the bottom 5 ½' does not count towards the height; the overall height becomes 36' tall. This means the relief that is being sought by the applicant is for a variance of 1' in height (35' to 36').

Applicant Jim Teague was present and discussion was held regarding permitting, the stop work order and the overall design of the project.

Teresa Spoon, 1325 Old North Rd., stated she has received several calls regarding the structure and discussed the final construction plans.

Mr. Johnston made a motion to approve SSBOA-735 as submitted with a 36' height maximum above average grade finding that extraordinary or exceptional conditions or circumstances that do not generally apply to other properties in the same use district exists, due to the unique topographical challenges of the site with the building pad

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sitting down in a low spot that is below Northridge Court and Old North Rd., also finding that the structure needs to be taller to allow for it to be seamlessly tied into the existing structure's second floor and 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. Ms. Dinkel 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.

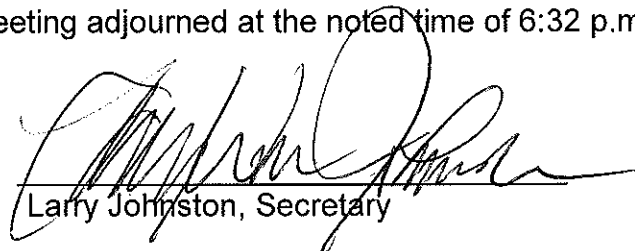
6. Director's Report

City Planner Bates thanked the Board for their commitment and dedication.

7. Adjournment

There being no further business, the meeting adjourned at the noted time of 6:32 p.m.

4/12/18
Date


Larry Johnston, Secretary