

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
July 12, 2021 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 2-0
Jerry Riley, Vice-Chairperson, 2-0
Dianne Dinkel, 1-1
Justin Tockey, 2-0

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Carter, City Manager
Brad Bates, City Planner/Neighborhood Services Director
Cynthia Webster, Recording Secretary

The Board of Adjustment met in a regular session on July 12, 2021, in Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 12:15 p.m., on June 29, 2021, on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs website www.sandspringsok.org.

1. Call to Order

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

2. Attendance

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

3. Consider Approval of Minutes of BOA Meeting of June 14, 2021

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of June 14, 2021.

Mr. Riley made a motion to approve the minutes of June 14, 2021. Mr. Tockey seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Ms. Dinkel, abstain; Mr. Phillips, aye; Mr. Tockey, aye; Mr. Riley, aye.

The motion carried 3-0-1.

4. **SSBOA-796**

The Board is being asked to consider approving, denying, amending or revising of the request of Alexander Saravilla, on behalf of Saravilla Homes, to allow a Variance to the Sand Springs Zoning Code, Section 5.04.A.Table 3, Bulk and Area Requirements in Residential Districts, to allow an encroachment of 1.5' into the required side yard setback at property located at 4817 S. Rustic Rd.

City Planner Bates presented the staff report. A recent mortgage survey on the property found that a corner of the garage was 1.5' over the front building line setback.

Chairperson Phillips called for speakers on the sign-in sheet.

The following citizens spoke in opposition to the request:

Delbert Sloan, 305 E. 48th Pl.
Tony Moore, 308 E. 48th Pl.
Roy Wagner, 4811 S. Rustic Rd.

Applicant Alex Saravilla spoke and explained how the encroachment occurred.

Extended discussion was held among the citizens, the Board and applicant.

Chairperson Phillips made a motion to approve SSBOA-796 as presented. Mr. Tockey seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Tockey, aye; Mr. Riley, nay.

The motion carried 3-1-0.

5. **SSBOA-794**

City Planner Brad Bates presented the staff report. This item is a continuation from last month's agenda. Applicant Grady Whitaker had submitted a revised rendering of the proposed construction. The applicant is seeking a Variance to the Sand Springs Zoning Code, Sections 9.02.A.1, and 9.02.A.2, to allow a variance to the façade requirements for a building that will be constructed in an IM (Industrial Moderate) district. According to the Zoning Code, the building should have 67% coverage of non-metal materials on the front façade, and 25% coverage of non-metal materials on each side. Since the rear of the building faces an industrial area, the back of the building can be 100% metal. The applicant is requesting all-metal coverage on each side and 56% non-metal coverage on the front.

Extended discussion was held regarding the request, the surrounding businesses and future development.

Chairperson Phillips made a motion to approve SSBOA-794 as presented. Ms. Dinkel seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Tockey, aye; Mr. Riley, nay.

The motion carried 3-1-0.

6. Director's Report

City Planner Bates thanked the Board members for their service and advised that a new Board member was being recruited.

7. City Manager's Report

No City Manager's report was given as City Manager Carter had stepped away to speak to citizens.

8. Adjournment

There being no further business, the meeting adjourned at the noted time 7:07 p.m.

8/9/21
Date


Justin Tockey, Secretary