

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
August 10, 2020 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 1-0
Larry Johnston, Secretary, 1-0
Jerry Riley, 1-0
Dianne Dinkel, 1-0

MEMBERS ABSENT: Merle Parsons, Vice-Chairperson, 0-1

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

The Board of Adjustment met in a regular session on August 10, 2020, 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 3:10 p.m., on August 5, 2020, 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: Mr. Parsons, no response; Mr. Johnston, here; Mr. Phillips, here; Ms. Dinkel, here; Mr. Riley, here.

Mr. Parsons was noted as absent.

3. Consider Approval of Minutes of BOA Meeting of July 13, 2020

The minutes of the July 13, 2020, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Riley made a motion to approve the minutes of July 13, 2020. Mr. Johnston seconded the motion.

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

4. SSBOA-769

City Planner Brad Bates presented the staff report. The applicant is seeking a Special Exception to the Sand Springs Zoning Code, Section 2.12.B.9, to locate a carport in the required front yard in a RS-3 district. The carport will be approximately 15' into the required yard. There will be no line of sight issues. Public Works has reviewed the application and had no comments. Applicant was not present.

Mr. Riley made a motion to approve SSBOA-769 as presented. Ms. Dinkel seconded the motion.

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

5. SSBOA-770

City Planner Bates presented the staff report. The applicant is seeking a Special Exception to the Sand Springs Zoning Code Section 5.03.B.1.d to allow the construction of a 560 sf accessory building in addition to 1120 sf of other accessory buildings currently on the property. City Planner Bates explained that the size of the proposed building is within the allowances of the Zoning Code but the cumulative total of all outbuildings was over the 750 sf limit for a RS-1 (Residential Single-Family Low Density) district. City Planner Bates advised that the subject lot is almost 5 acres in size.

Applicant, John Jobe was present for questions. Mr. Jobe stated the accessory building would be used for storage and hobbies. Mr. Jobe further explained that the large, existing accessory building on the property is located too far away from the home and he has had security issues regarding that building.

Mr. Johnston made a motion to approve SSBOA-770 with the stipulation that no future accessory buildings can be placed on the property unless an existing building is removed. Ms. Dinkel seconded the motion.

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

6. SSBOA-771

City Planner Bates presented the staff report. The applicant is asking for a Variance to the Sand Springs Zoning Code, Section 5.04, Table 3, to allow an encroachment of 1'4" into the required side yard. City Planner Bates explained that the staff report indicated an encroachment of 3'8" but that figure is the actual side yard so the encroachment would only be 1'4".

Applicant, Larry Oswalt, was present. Mr. Oswalt stated that the home was built in 2013 and he purchased the home in 2018. The encroachment was not discovered on his 2018 mortgage survey.

Mr. Johnston made a motion to approve SSBOA-771 as presented. Ms. Dinkel seconded the motion.

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

7. SSBOA-772

City Planner Bates presented the staff report. The applicant is asking for a Special Exception to the Sand Springs Zoning Code, Section 7.02, to allow duplex dwellings in a Commercial district. The 2.5-acre tract is located west of Hwy 97 between 51st and 55th Streets. The applicant would like to divide the parcel into nine equal tracts with a duplex on each tract. City Planner Bates stated that the Comprehensive Plan indicates that this area should be developed in a commercial fashion, which includes multi-family uses. City Planner Bates explained that there is a senior housing complex to the north of the property and a mobile home park to the west so he does not feel duplex dwellings would be out of character for the area in regards to density.

Applicant Justin Tolbert was present for questions.

Mary Smith, 5505 S. Everett Ave., stated she manages Shannon Valley Mobile Home Park. She wanted to know if a fence would be erected between the duplexes and the mobile home park. Mr. Tolbert stated he would be agreeable to install fencing.

Ms. Dinkel made a motion to approve SSBOA-772 as presented, also requiring a screening fence between the duplexes and the mobile home park. Mr. Riley seconded the motion.

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

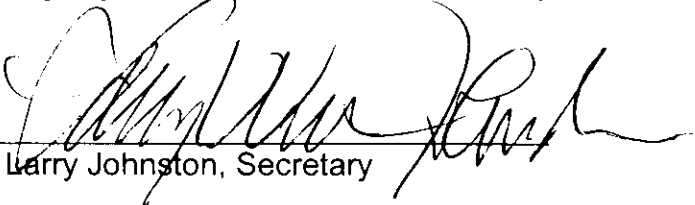
8. Director's Report

City Planner Bates stated that City Staff is monitoring CDC guidelines to determine if future meetings will be held in-person or by teleconference.

9. Adjournment

There being no further business, the meeting adjourned at the noted time 6:20 p.m.

8/14/2020
Date


Larry Johnston, Secretary