

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
August 20, 2018 – 6:00 p.m.  
Municipal Building  
100 East Broadway, Room 203**

**MEMBERS PRESENT:** Dennis Currington, Chairperson, 1-0  
Dianne Dinkel, Vice-Chairperson, 1-0  
Larry Johnston, Secretary, 1-0  
Nancy Riley, 1-0  
Merle Parsons, 1-0

**MEMBERS ABSENT:** None

**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 August 20, 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 3:15 p.m., on August 14, 2018, on the 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](http://www.sandspringsok.org).

**1. Call to Order**

Chairperson Currington called the meeting to order at the noted time of 6:00 pm.

**2. Attendance**

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

**3. Consider Approval of Minutes of BOA Meeting of June 18, 2018**

The minutes of the June 18, 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 June 18, 2018 regular Board of Adjustment meeting, as presented. Ms. Dinkel seconded the motion.

Board members discussed the issue of Mr. Parsons not being a sworn-in member of the Board. It was decided that Mr. Parsons could participate in the discussions but would not be voting on the cases.

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

**4. SSBOA-740**

City Planner/Assistant Community Developer Brad Bates presented the staff report. The subject property is located at 5 W. 44<sup>th</sup> St. The applicant is requesting a Special Exception to the Sand Springs Zoning Code, Section 5.03.B.1.d and 5.03.B.1.g, to allow a 720 sf all-metal detached accessory building in a RS-2 District.

The applicant, Jack Allen II, was present for questions. He stated the building would be used to store his boat and other personal items.

Discussion was held regarding the small storage building already on the property and applicant said he would be willing to remove that building. Discussion was also held regarding access and the requirement to provide an all-weather surface to the building.

Keith Toller, 10 W. 43<sup>rd</sup> St., said he lives adjacent to the property. Mr. Toller stated it is his opinion that the building is too large for the area.

Norma Wilson, 14 W. 43<sup>rd</sup> St., stated she fears the garage would be used for a business.

Ms. Riley made a motion to deny SSBOA-740 as presented. The motion died for lack of a second.

Mr. Johnston made a motion to approve a 720 sf accessory building conditional upon the small shed being removed and access to the new storage building being paved with an all-weather surface. Ms. Dinkel seconded the motion.

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

Mr. Johnston made a motion to deny the request for an all-metal exterior façade. Ms. Dinkel seconded the motion.

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

**5. SSBOA-741**

City Planner/Assistant Community Developer Bates presented the staff report. The subject property is located at 1008 N. Wilson Ave. The applicant is proposing to build a 400 sf garage at the rear of his property. Applicant is requesting a Special Exception for

an all-metal exterior façade. Discussion was held regarding the location of the garage and street-view.

Applicant, Zachary Flora, was present for questions.

Ms. Dinkel made a motion to approve SSBOA-741, as presented. Chairperson Currington seconded the motion.

With no further discussion, Chairperson Currington called for the vote recorded as follows: Mr. Johnston, nay; Mr. Currington, aye; Ms. Riley, nay; Ms. Dinkel, aye. The motion failed 2-2-0.

**6. SSBOA-742**

City Planner/Assistant Community Developer Bates presented the staff report. The subject property is located at 412 W. 41<sup>st</sup> St. The applicant is requesting to build a 600 sf detached accessory building at the rear of his property. The applicant is seeking relief from the exterior façade requirements in order to construct an all-metal building.

Applicant, Lance Cochran, was present for questions.

Mr. Johnston made a motion to deny SSBOA-742, as presented. Ms. Riley seconded the motion.

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

**7. SSBOA-743**

City Planner/Assistant Community Developer Bates presented the staff report. The subject property is located at 320 N. Lincoln Ave. The applicant is requesting a Special Exception to Chapter 6 of the Zoning Code, Section 6.02, Table 1, in order to build a single-family dwelling in an OM (Office Medium) district. The City owned the vacant lot for many years and it was sold as surplus on the condition that a single-family dwelling be constructed on the property. It was discovered that the property was rezoned to OM in the past, which is why the Special Exception is needed.

Applicant, Shaun Fisher, was present for questions.

Barry Winchester, 1001 N. McKinley, stated he owns the property just to the south. He was interested in the floor plan of the house and exterior façade.

Lorie McClaren, 400 N. Washington, was concerned with traffic, especially when church is being held.

Discussion was held regarding the zoning of adjacent properties with single-family residences but actually being zoned Commercial.

Mr. Johnston made a motion to approve SSBOA-743 conditional upon the lot being used for a single-family residence. Ms. Dinkel seconded the motion.

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

**8. SSBOA-744**

City Planner/Assistant Community Developer Bates presented the staff report. The subject property is located at 404 W. 41<sup>st</sup> St. The applicant is proposing to build a carport on the west side of his property. This is a section, township and range that has numerous requests and approvals for carports.

Applicant, Ronnie Adams, was present for questions.

Ms. Dinkel made a motion to approve SSBOA-744, as presented. Ms. Riley seconded the motion.

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

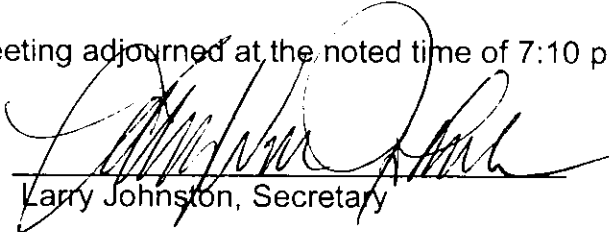
**9. Director's Report**

No director's report was given at this time.

**10. Adjournment**

There being no further business, the meeting adjourned at the noted time of 7:10 p.m.

9/17/18  
Date

  
Larry Johnston, Secretary