



**NOTICE OF PUBLIC HEARING
GLENPOOL BOARD OF ADJUSTMENT**

TYPE OF MEETING: REGULAR

MEETING DATE: MONDAY FEBRUARY 10th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

THIS NOTICE POSTED ON OR BEFORE 5:00 PM, ON FRIDAY, FEBRUARY 7th, 2014.

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR JANUARY 14th, 2014.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA #426,
A request by Ivan Bell for a Special Exception in order to allow a Carport in a RS-3 (Residential Single Family High Density) zoned district. This property located at 147 South Broadway in Glenpool, Ok.
4. ADJOURNMENT

Rick Malone

Rick Malone, Planning Director



MINUTES OF PUBLIC HEARING GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: REGULAR

MEETING DATE: TUESDAY JANUARY 14th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM

Vice-Chairman Calvert called the meeting to order at 6:30pm and requested a roll call:

Members present: Vice Chairman Calvert, Mr. Nelson and Mr. Buchanan were present,
Members absent: Chairman Watts and Mr. Ranford.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR DECEMBER 9th, 2013.

Motion: Mr. Buchanan
Second: Mr. Nelson
Voting Aye: Vice Chairman Calvert, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE: **GBOA# 425:**

A request by Myanmar Christian Church for a Special Exception to allow Church use in an AG district on property located at 2271 West 181st Street. Glenpool, Ok. This property is zoned AG (Agriculture)

Motion: Mr. Buchanan to approve GBOA#425.
Second: Mr. Nelson
Voting Aye: Vice Chairman Calvert, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0



4. **ADJOURNMENT**

There being no further business; Chairman Watts declared the meeting adjourned at 6:48 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT

FROM: RICK MALONE, PLANNING DIRECTOR

RE: GBOA #426, a request by Ivan Bell for a Special Exception in order to allow a Carport in a RS-3 (Residential Single Family High Density) zoned district. This property located at 147 South Broadway in Glenpool, Ok.

DATE: FEBRUARY 10th, 2014

BACKGROUND:

My office received a call about a carport being installed on the property, I contacted the property owner and informed him of the procedure in order to allow a carport and he filed this case to the Board of Adjustment.

SURROUNDING PROPERTY:

The subject tract is zoned RS-3 (Residential Single Family- High Density) and it contains a single family residence that was moved onto this lot in 2011 by building permit #20110072. This property is surrounded by single family residences and the zoning to the south, west and east is RS-3 and OL (Office Light Density) zoning to the north.

- A previous specific building permit #20110072 was issued to move this house onto the lot 6/6/2011.
- The 2030 Glenpool Comprehensive Plan designates this property for residential use.

STAFF COMMENTS:

- Per Code, this case has been advertised in the South County News and the applicant was billed.
- Per Code, the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.

SPECIAL EXCEPTION:

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of three members, may grant the Special Exception after finding that the Special Exception will be:

1. In harmony with the spirit and intent of the code,
Staff: The Glenpool Zoning Code does make provisions to allow carports by approval of a Special Exception on a case by case basis.
2. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
Staff: To be determined by the Board of Adjustment.

3. Provided that the Board in granting a Special Exception shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions.

Staff: To be determined by the Board of Adjustment.

ATTACHMENTS:

1. Case Map
2. Site Plan Map
3. Site Pictures
4. Zoning Code Excerpts





C/L Broadway Street

C/L E. 147th Street

40' R/W

40' R/W

50' Building Line Setback

100'

36'

Existing Residence moved in with building permit #20110072.

45'

20' Rear Yard Building Line Setback

71'

140'

21'

Newly constructed Garage and Carport without a building permit.

30'

5' Sideyard Setback per Zoning

5'

5' Sideyard Setback for detached accessory buildings

Table 2 Accessory Uses permitted in Residential Districts		
No.	Uses	District
1	Home Occupations	All R Districts
2	Roomers and Boarders	
	Two Persons	All R Districts
	More than two persons	All R Districts
3	Shelters	All R Districts
4	Signs	All R Districts
	Bulletin Board	
	Identification Sign	
	Real Estate	
	Construction Sign	
5	Swimming Pool	All R Districts
6	Management Office and Private Recreation, Laundry, and Storage Facilities	RM-1, RM-2, RMH, RM-T
7	Wind Energy Conversion Systems	RE, RS-1*
8	Satellite Receiving Dish	All R Districts**
9	Family Day Care Home	All R Districts
10	Carport	All R Districts*

*by Special Exception requiring Board of Adjustment approval.

**in rear yards only.

420.2 Accessory Use Conditions

A. General Conditions

1. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
2. A detached accessory building shall not be located in the front or side yard or encroach upon a minimum building setback line, but this limitation shall not apply to carports, provided the minimum required front yard or side yard or setback line is observed.
3. Within the rear yard, a detached accessory building shall be located at least five feet from any interior lot line.
4. One unoccupied recreational vehicle, a length of 30 feet or less, may be parked upon a lot as an accessory use.



Subject Tract looking NW to SE from Broadway Street



Subject tract looking from West to East from Broadway Street



Subject Tract, looking from West to East showing carport at SE/corner of tract.



Subject tract: from alley on south side looking at garage with Carport.



Subject tract: looking south from 147th Street. (Shows relationship of carport to adjacent buildings.)



Subject Tract: Looking from 147th Street showing carport.