



NOTICE OF PUBLIC HEARING
GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY JUNE 8th, 2015
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
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MAY 11th, 2015.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA#439
Jim Estes has submitted a request for a Variance to allow a 24' x 30' garage in a RS-3 (Residential Single Family High Density) zoning district on property located at 14408 South Barber Street.

4. ADJOURNMENT

A handwritten signature in black ink that reads "Rick Malone".

Rick Malone, City Planner

This notice was posted on or before Friday, June 5th, 2015 at 5:00pm on the bulletin board located on the west side of the Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma 74033, and on the City's website at www.glenpoolonline.com.



MINUTES OF PUBLIC HEARING

GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY MAY 11th, 2015
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

Chairman Watts called the meeting to order at 6:58 pm and requested a roll call.

Members present: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan

Members absent: None

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 27th, 2015.

Motion: Mr. Nelson to approve the minutes as written.

Second: Vice-Chairman Calvert.

Voting Aye: Chairman Watts, Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Voting Nay: Chairman Watts, Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Abstaining: Chairman Watts, Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Motion Passed: 4-0-0

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA#438

Richard Watts has submitted a request for a Special Exception to allow a carport at 572 West 149th Street that is located in a RS-3 zoned district.

Motion: Vice-Chairman Calvert made a motion to approve an 18' x 21' carport.

Second: Mr. Buchanan.

Voting Aye: Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Voting Nay: None

Abstaining: Chairman Watts,

Motion Passed: 3-0-0

4. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 7:11 p.m

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT

FROM: RICK MALONE, CITY PLANNER

RE: GBOA-439: A request by Jim Estes for a Variance to allow a 24' x 30' garage in a RS-3 (Residential Single Family High Density) zoning district on property located at 14408 South Barber Street. Lots 1-5, Block 13 Stewart's Plat.

DATE: June 8th, 2015

BACKGROUND:

Mr. Estes met with staff to discuss the steps required to allow the construction of a large garage on his property located at 14408 South Barber Street. He was informed that an oversized garage requires approval from the Board of Adjustment on a case by case basis. Mr. Estes was informed that he would have to prove a hardship in this case in order to be successful. As you remember, Mr. Estes was at the 5/11/15 Planning Commission meeting requesting a Lot Split (combination) GLS-209 which was approved essentially tying these lots together and cannot be sold separately without Planning Commission approval.

- The proposed garage is 24' x 30' 720sf and the maximum allowable size for accessory buildings in an RS zoning district is 600sf per section 11-4-7 B(5)b of the Glenpool Zoning Code.

SURROUNDING PROPERTY:

The subject tract is abutted by on the north, east and south sides by single family residences that are also zoned RS-3 and to the west by Black Gold Park which is zoned AG (Agriculture). There are several large garages in the area.

STAFF COMMENTS:

- Per Code, this case has been advertised in the newspaper.
- Per Code, the property owners within a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.
- The applicant must conform to the following sections of the Glenpool Zoning Code.

11-4-7: YARDS AND SETBACKS:

B. Permitted Yard Obstructions: Obstructions are permitted in required yards as follows:

5. In the RE and RS residential districts, a detached accessory building or buildings may be located in a required rear yard, provided:

b. The total gross floor area for any accessory building or buildings located in the rear yard, required rear yard, and/or both, does not exceed six hundred **(600) square feet.**

B. Accessory Use Conditions:

1. General Conditions:

b. A **detached** accessory building shall not be located in the front or side yard or encroach upon a minimum building setback line,

c. **Within the rear yard, a detached accessory building shall be located at least five feet (5') from any interior lot line.**

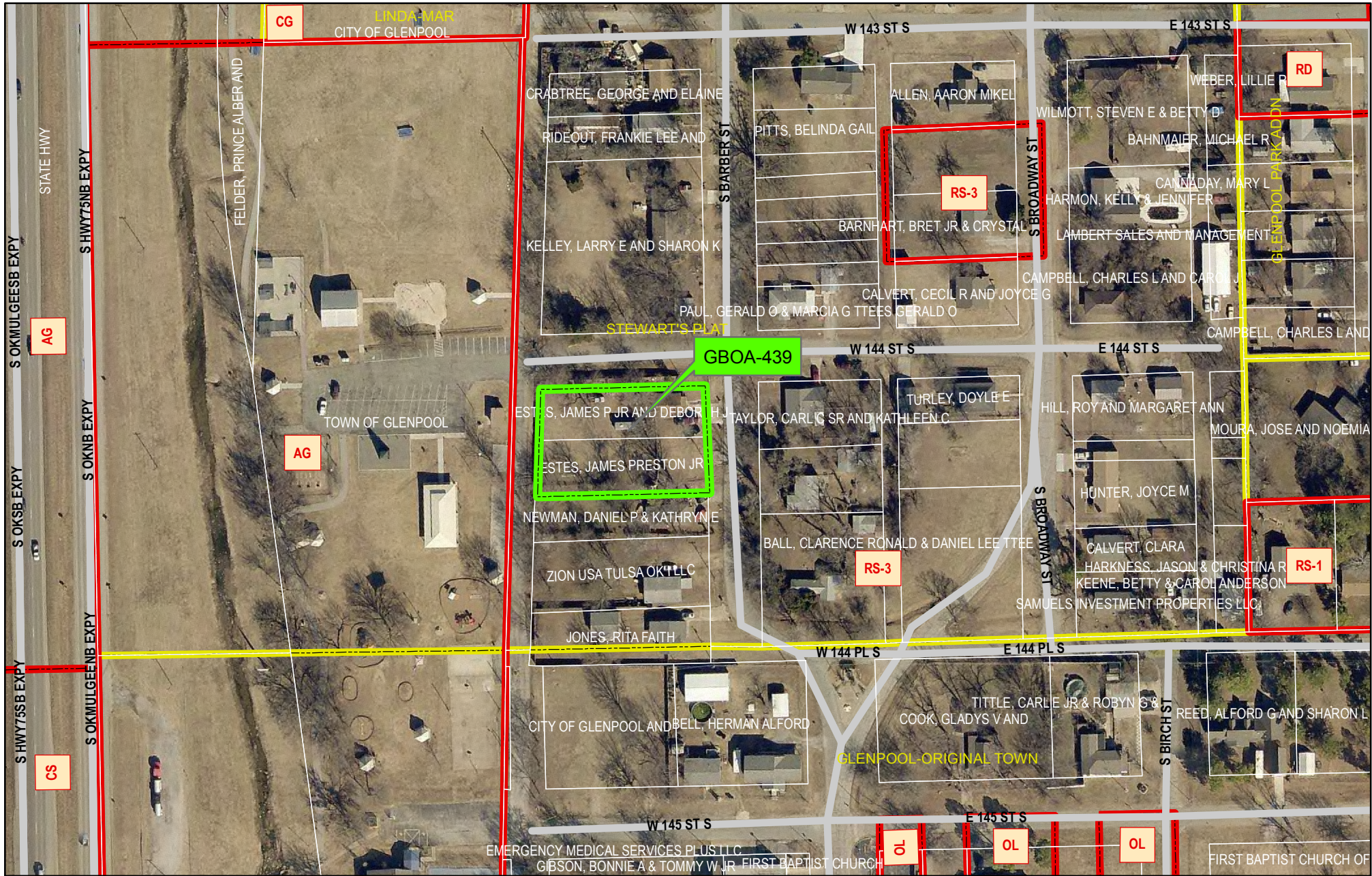
VARIANCE:

The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:

1. That by reasons of extraordinary or exceptional conditions or circumstances that are peculiar to the land, structure, or building involved, the literal enforcement of the terms of the code would result in unnecessary hardship;
Staff: To be determined by the Board of Adjustment.
2. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district;
Staff: To be determined by the Board of Adjustment.
3. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of the code, or the comprehensive plan.
Staff: To be determined by the Board of Adjustment.

ATTACHMENTS:

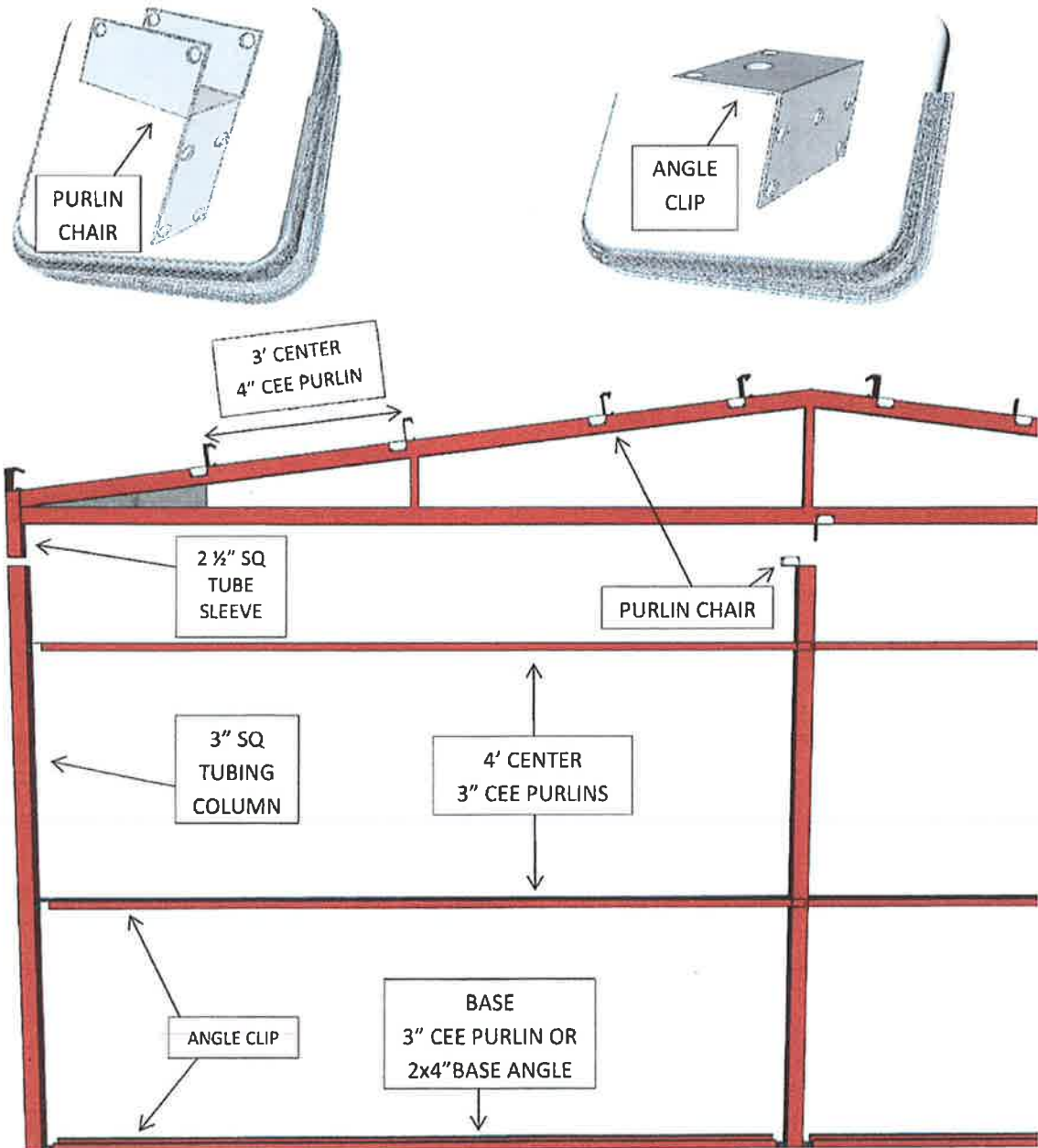
- Case Map
- Garage Plans
- Setback Plan
- Bulk and Area Requirements for RS-3 Districts.

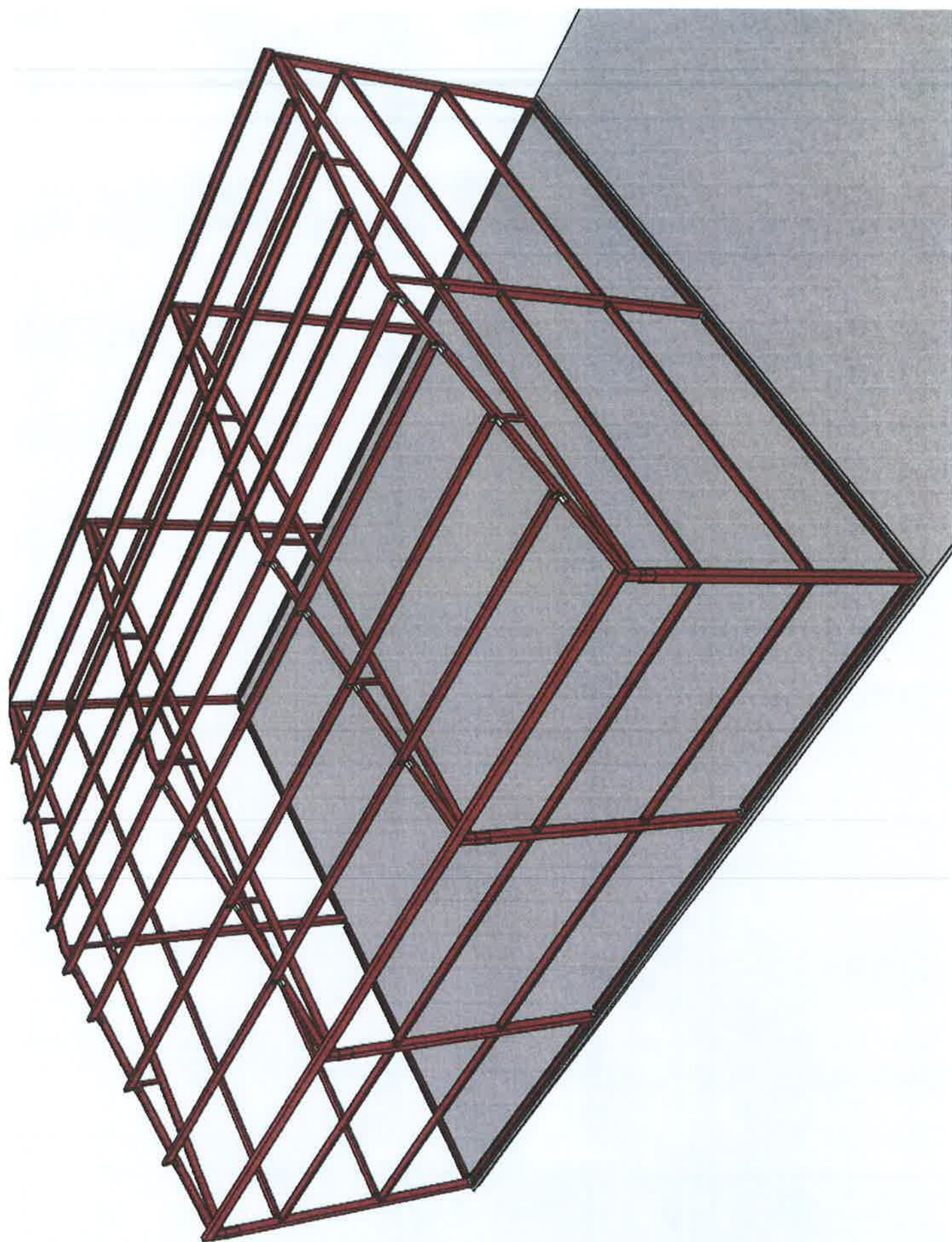


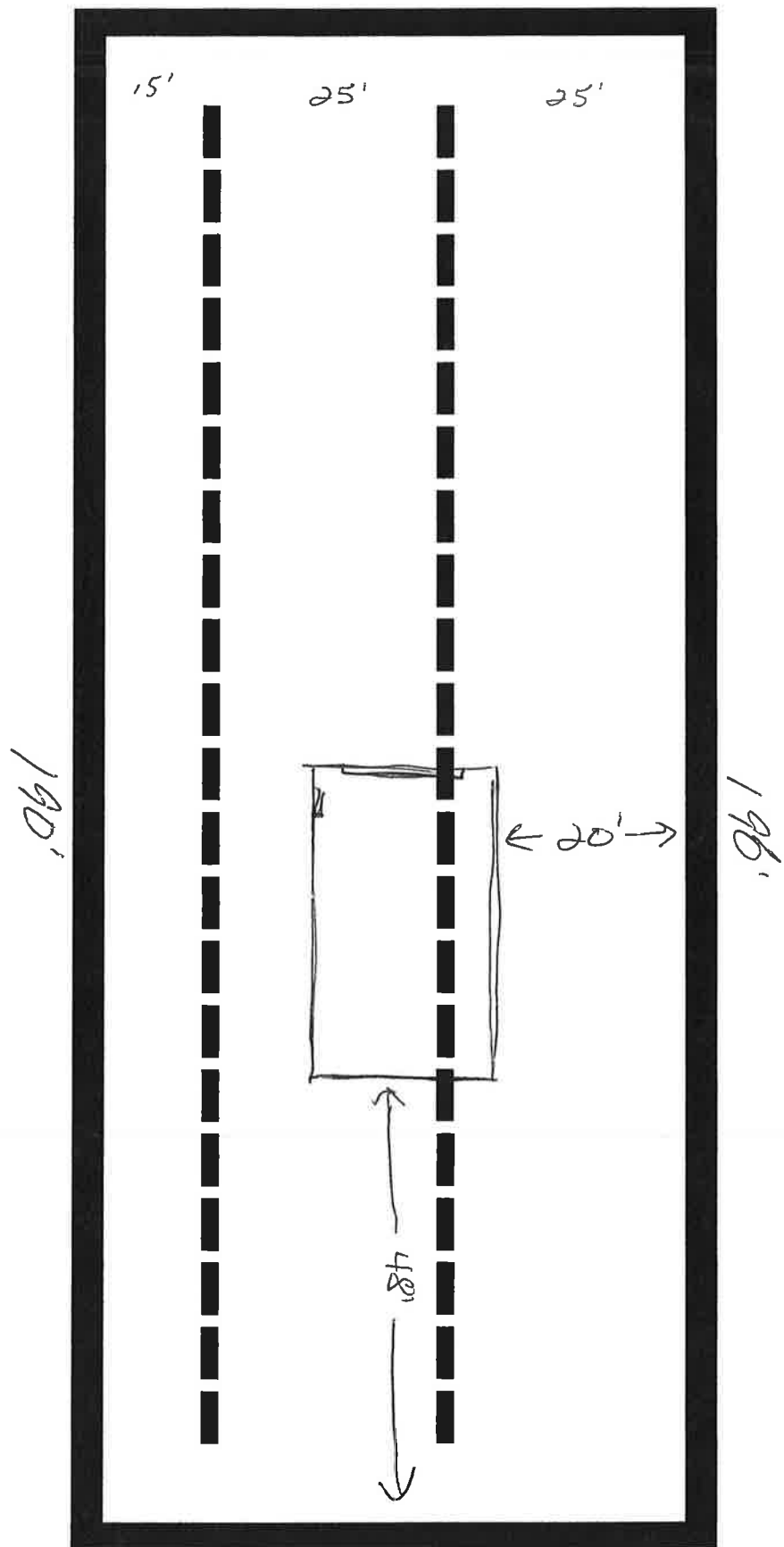


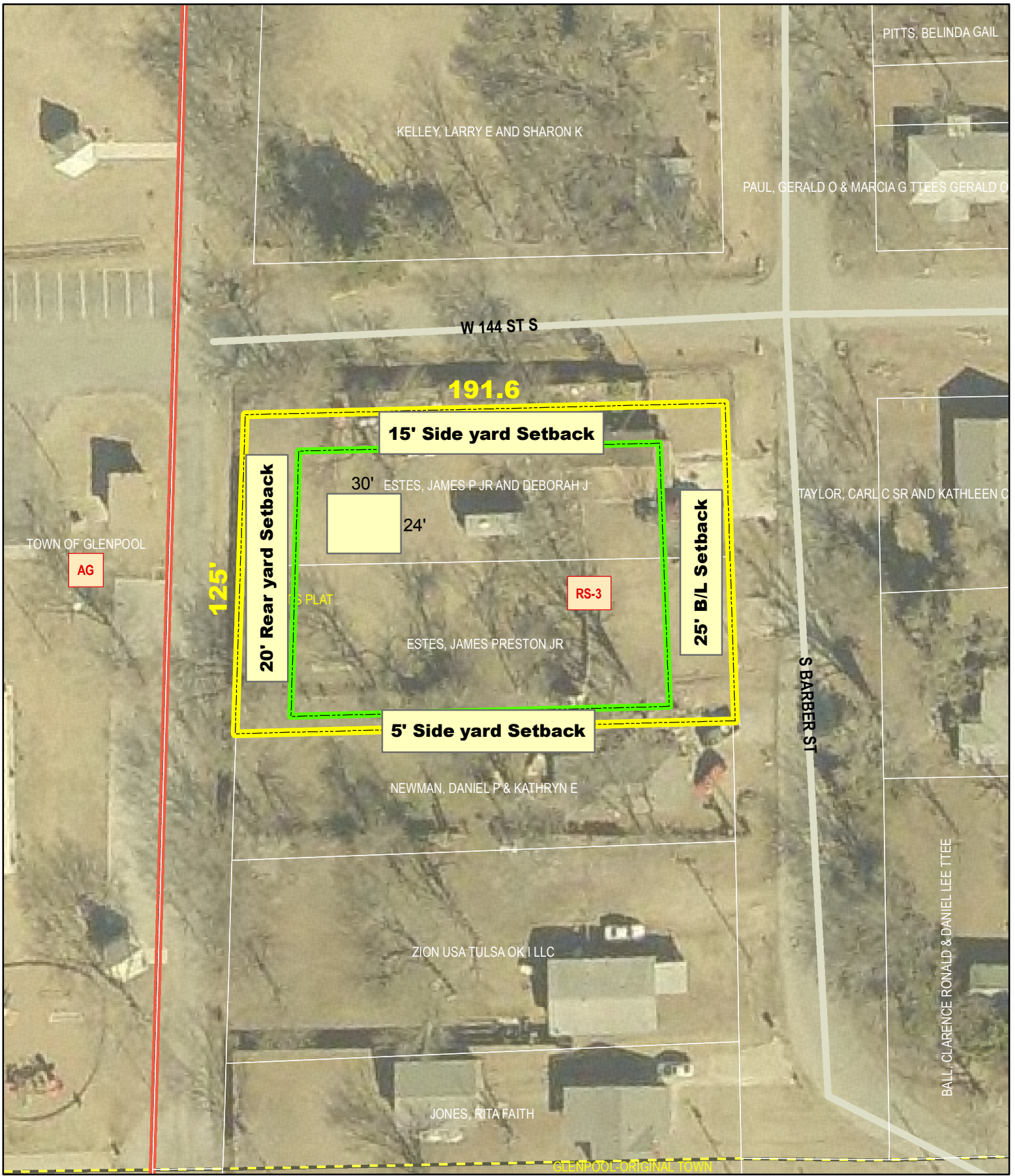
TRUSS STYLE BUILDING

WELD UP OR SCREW TOGETHER KITS









BULK AND AREA REQUIREMENTS IN RE, RS, RD AND RM DISTRICTS	
	RS-3
Lot width (min.ft.):	
Single-family dwelling	75
Single-family dwelling	9,000
Land area per d.u. (min. sq. ft.):	
Single-family dwelling	10,875
Lot width (min. ft.)	
Lot area (min. sq. ft.)	
Land area (of development) per d.u. (min. sq. ft.)	
Structure height (max. ft.)	35
Livability space per d.u. (min. sq. ft.)	5,000
Front yard abutting a public street: Measured from centerline of the abutting street, add to the distances designated in the columns to the right $\frac{1}{2}$ of right of way designated on the major street and highway plan or 25 feet if not designated on the major street and highway plan (min. ft.):	
Arterial	35
Not an arterial	25
Rear yard (min. ft.) ⁵ :	20
Abutting an arterial	30
Side yards (min. ft.) ⁶ :	
One side yard	10
Other side yard	5
All other yards abutting a public street:	
Abutting an arterial	20
Not an arterial	15