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

**TYPE OF MEETING:** REGULAR  
**MEETING DATE:** MONDAY FEBRUARY 8th, 2016  
**TIME:** 6:30 PM,  
**LOCATION:** GLENPOOL CITY HALL 3<sup>RD</sup> 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 SEPTEMBER 14th, 2015.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA #442, a request by Harvey & Dana Cates to allow a carport on their property located at 14276 S. Barber Street Glenpool, Ok 74033
4. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA #443, a request by Carl & Kathleen Taylor to allow a carport on their property located at 84 West 144<sup>th</sup> Street Glenpool, Ok 74033.
5. ADJOURNMENT

*Rick Malone*

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Rick Malone, City Planner

This notice was posted on or before Friday, September 11th, 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](http://www.glenpoolonline.com).



**MINUTES OF PUBLIC HEARING**  
**GLENPOOL BOARD OF ADJUSTMENT**

**TYPE OF MEETING:** REGULAR  
**MEETING DATE:** MONDAY SEPTEMBER 14th, 2015  
**TIME:** 6:30 PM,  
**LOCATION:** GLENPOOL CITY HALL 3<sup>RD</sup> 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 6:31 pm and requested a roll call.

Members present: Richard Watts, Shayne Buchanan, Debra Cutsor

Members absent: Howard Nelson, Joyce Calvert

**2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR AUGUST 10th, 2015.**

Motion: Shayne Buchanan to approve the minutes as written.

Second: Debra Cutsor

Voting Aye: Richard Watts, Shayne Buchanan, Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

**3. ADJOURNMENT**

There being no further business; Chairman Watts declared the meeting adjourned at 6:32 p.m.

\_\_\_\_\_  
Signature: Chairman Watts

ATTEST:

\_\_\_\_\_  
Rick Malone, Secretary

**TO: GLENPOOL BOARD OF ADJUSTMENT**

**FROM: RICK MALONE, CITY PLANNER**

**RE: GBOA #442**, a request by Harvey & Dana Cates for a Special Exception to allow a carport on their property located at 14276 S. Barber Street Glenpool, Ok 74033.

Zoning: RS-3 (Residential Single Family High Density)  
Size: .283 Acres  
Legal: Lot 6-8, Block 7 Stewarts Plat, City of Glenpool

**DATE:** February 8th, 2016

**BACKGROUND:**

- Our office received a call about a carport being installed and they wanted to know if permit had been issued. After researching it was determined that a request had not been submitted to the Community Development Department. I sent the owners a letter stating the process that needed to be followed in order to allow this carport. Mr. & Ms. Cates came to my office, I went through the process and they submitted the information in order to bring this to the Board of Adjustment for consideration.

**SURROUNDING PROPERTY:**

The subject tract is abutted to the east and south by single family residences that are also zoned RS-3 and to the north by a parking lot and to the west by Black Gold Park. There several carports in the area.

**STAFF COMMENTS:**

- Per Code, this case has been advertised in the newspaper.
- 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.
- The applicant must conform to the following sections of the Glenpool Zoning Code.

**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 the allow carports by Special Exception to the Board of Adjustment 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:**

- Case Map



Site Photo



Site Photo



**TO: GLENPOOL BOARD OF ADJUSTMENT**

**FROM: RICK MALONE, CITY PLANNER**

**RE: GBOA #443**, a request by Carl & Kathleen Taylor for a Special Exception to allow a carport on their property located at 84 West 144<sup>th</sup> Street Glenpool, Ok 74033

Zoning: RS-3 (Residential Single Family High Density)  
Size: .241 Acres  
Legal: Lot 1-3, Block 12 Stewarts Plat, City of Glenpool

**DATE:** February 8th, 2016

**BACKGROUND:**

Our office received a call about a carport being installed and they wanted to know if permit had been issued. After researching it was determined that a request had not been submitted to the Community Development Department. I sent the owners a letter stating the process that needed to be followed in order to allow this carport. Mr. & Ms. Taylor came to my office, I went through the process and they submitted the information in order to bring this to the Board of Adjustment for consideration.

**SURROUNDING PROPERTY:**

The subject tract is abutted by on all sides by single family residences that are also zoned RS-3. There are several carports in the area.

**STAFF COMMENTS:**

- Per Code, this case has been advertised in the newspaper, and the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.
- It was noted while investigating this case that there is a grass and gravel driveway from the street to the carport. The zoning code requires the driveway to be made of an all-weather surface (asphalt or concrete). If an approval of this request was the inclination of the Board, it would be staff recommendation to impose a time limit for an all-weather surface to be installed.
- **ALL WEATHER MATERIAL:** A material capable, during ordinary use, of withstanding, without substantial deterioration, normal weather conditions.

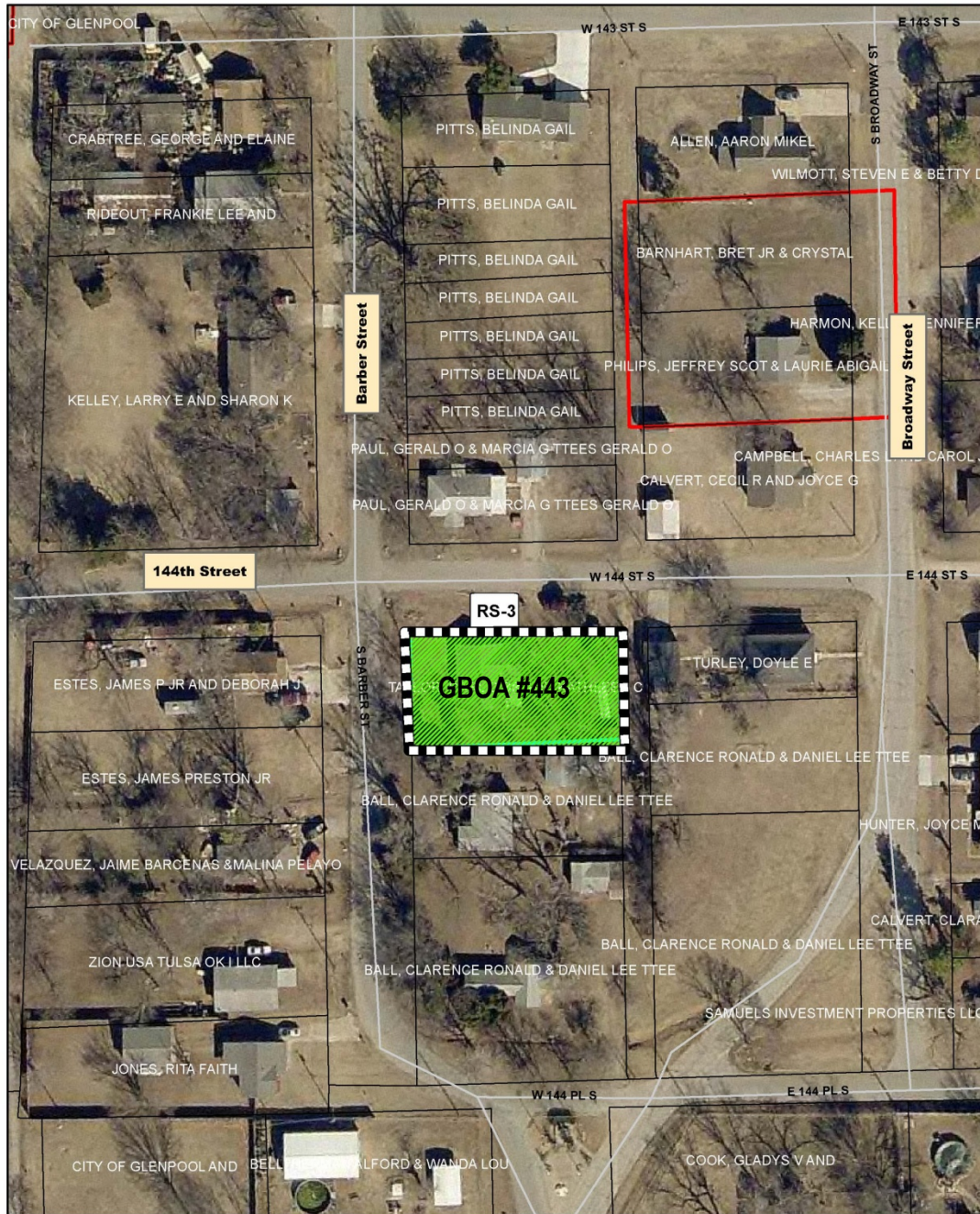
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**Staff: The Glenpool Zoning Code does make provisions to the allow carports by Special Exception to the Board of Adjustment on a case by case basis.**
2. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.  
**Staff: 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:**

- Case Map



GBOA #443  
Subject  
Tract

STR  
14-17-12



Site Photo

