

**NOTICE
GLENPOOL BOARD OF ADJUSTMENT
REGULAR MEETING**

A Regular Session of the Glenpool Board of Adjustment will be held at 6:30 p.m. on Monday, November 14th, 2016, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Board of Adjustment welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the Planning Director "PRIOR TO THE CALL TO ORDER"

AGENDA

- A)** Call to Order – Richard Watts, Chairman
- B)** Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman
- C)** Scheduled Business
 - 1)** Discussion and possible action to approve minutes from October 10th, 2016.
 - 2)** Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #448, a request by Carole Burke for a Special Exception to allow a carport located at 15045 South Yukon Ave.
 - 3)** Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #449, a request by Robert Patel for a variance to allow a gravel parking lot on a temporary basis located at 12209 South Yukon Ave.
- D)** Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on _____, at _____ am/pm.

Signed: _____
City Planner

**MINUTES
GLENPOOL BOARD OF ADJUSTMENT
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AGENDA

A) Call to Order – Richard Watts, Chairman

Chairman Watts called the meeting to order at 6:40 pm.

B) Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman

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

Debra Cutsor

Members absent: None

C) Scheduled Business

1) Discussion and possible action to approve minutes from June 13th, 2016 and September 12th, 2016.

Motion: Joyce Calvert to approve the minutes for June 13th, 2016 as written.

Second: Howard Nelson

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan,
Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed: 5-0-0

Motion: Joyce Calvert to approve the minutes for September 12th, 2016 as written.

Second: Debra Cutsor

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan,
Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed: 5-0-0

2) Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #447, a request by the City of Glenpool for variance to modify the screening requirement when abutting an RS zoned district located at 13800 South Elm/Peoria Ave.

Motion: Shayne Buchanan recommended approval to additional landscaping as per site plan submitted.

Second: Joyce Calvert

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan,

Voting Nay: None

Abstaining: Debra Cutsor

Motion Passed: 4-0-1

D) Adjournment

There being no further business; Chairman Watts declared the meeting adjourned at 6:54 p.m

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT
FROM: RICK MALONE, CITY PLANNER
RE: GBOA #448 A request by Carole Burke for a Special Exception to allow a carport.
LOCATION: 15045 S. Yukon Ave Glenpool, Ok 74033.
ZONING: RS-3 (Residential Single Family High Density)
SIZE: 65' x 116.55'
DATE: November 14th, 2016

BACKGROUND:

As shown in the picture attached with this report, this house along with most of the homes in this area were built with a one car garage which most people use for storage leaving them without anywhere to park their automobile out of the weather. The applicant wants a local dealer to install a 18ft x 26ft, 8ft high carport, ash gray in color with a charcoal colored trim to protect her car from the elements.

CODE EXCERPTS:

11-7-3: ACCESSORY USES PERMITTED IN RESIDENTIAL DISTRICTS:

Carports allowed in all R districts permitted by special exception requiring board of adjustment approval.

SURROUNDING PROPERTY:

The subject tract is abutted by the following:

- Surrounded by developed single family residential lots zoned RS-3 that was platted as Rolling Meadows Addition filed in November of 1979.
- 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.

SPECIAL EXCEPTION:

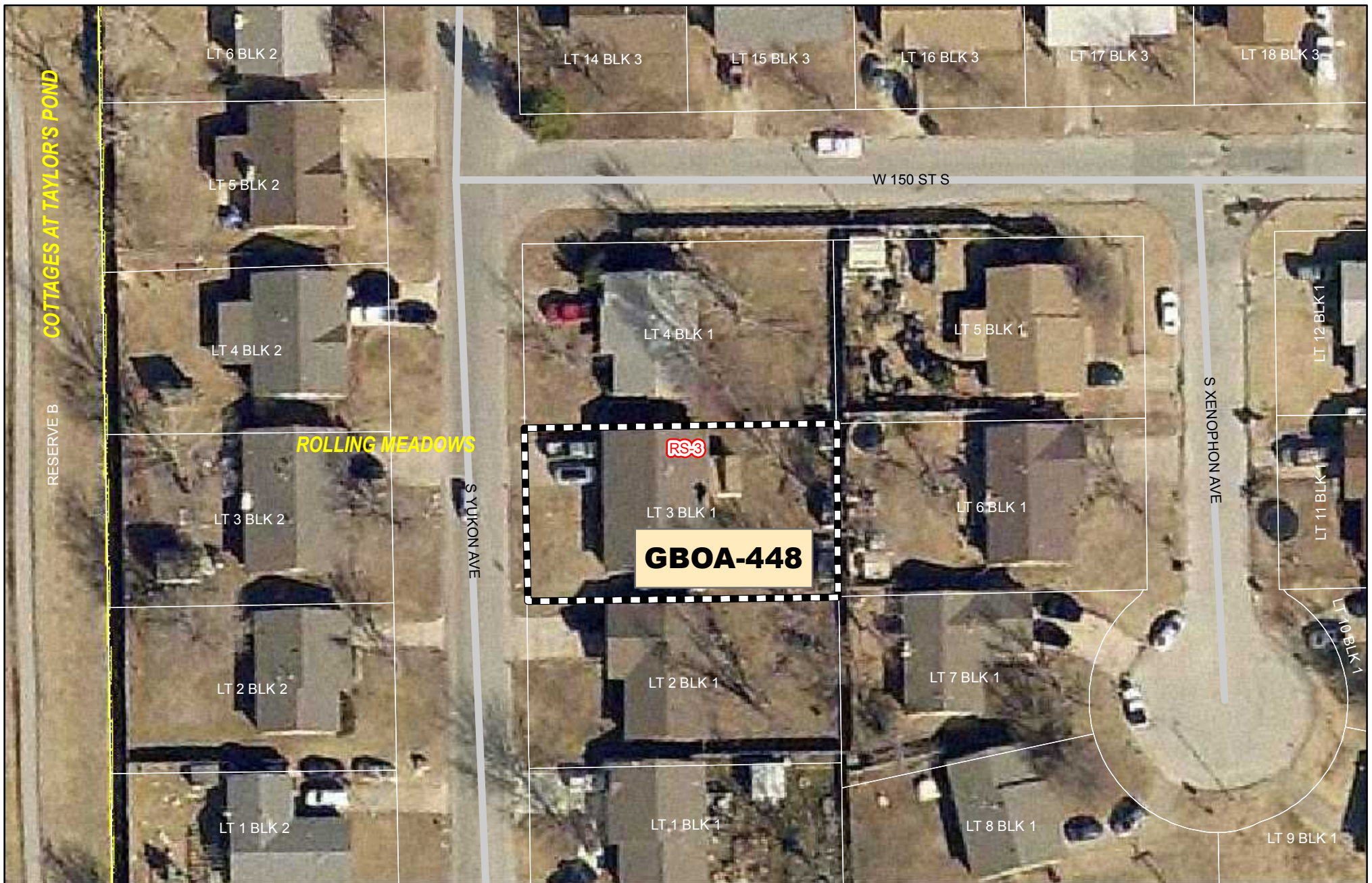
The board of adjustment shall hold the public hearing and, upon the concurring vote of three (3) members, may grant the special exception after finding:

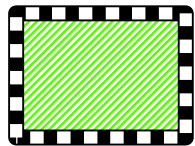
- The special exception will be in harmony with the spirit and intent of this title.
- Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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:

ATTACHMENTS:

- Case Map
- Site Photo
- Carport Photo







07/02/2014



STAFF REPORT

TO: GLENPOOL BOARD OF ADJUSTMENT
FROM: RICK MALONE, CITY PLANNER
RE: GBOA #449 A request by Robert Patel for a variance to allow a gravel parking lot on a temporary basis.
LOCATION: 12209 South Yukon Ave Glenpool, Ok 74033.
ZONING: CG (Commercial General District)
SIZE: .548 of an acre platted as Lot 6, Block 1 Montapp Addition
DATE: November 14th, 2016

BACKGROUND:

The Community Development Department received call about someone spreading gravel on the subject tract (vacant commercial lot) and they had questions about what was being built on that lot. After researching this tract, it was determined that we did not have an active building permit for this property and none requested. After visiting the site, we confirmed that in fact the entire site was covered by gravel and it was being used for parking large trucks. We contacted the owner and he said he plans on building a building on the site in a couple of years but wanted to use it for parking in the interim. I informed him of our zoning ordinance which does not allow gravel parking lots and after discussing his options, he decided to apply for a variance in order to allow him time to build his building and parking lot that conforms to our ordinance.

CODE EXCERPTS:

11-13-3: GENERAL PARKING AND LOADING REQUIREMENTS:

J. Unenclosed off street parking areas shall be surfaced with a dust free ALL WEATHER MATERIAL. Surfacing shall be completed prior to the initiation of the use. (Ord. 665, 9-17-2012)

11-2-2: DEFINITIONS:

ALL WEATHER MATERIAL: A material capable, during ordinary use, of withstanding, without substantial deterioration, normal weather conditions.

SURROUNDING PROPERTY:

The subject tract is abutted by the following:

<u>North</u>	Wal*Mart, zoned CG.
<u>West:</u>	Holiday Inn Express Hotel & Glenpool City Hall/Conference Center zoned CG
<u>South:</u>	Grandview Heights Apartments and a vacant lot zoned CG
<u>East:</u>	Mostly vacant land that will be developed into commercial uses zoned CG

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.

VARIANCE:

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

STAFF REPORT

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
- Site Photo

