

**AGENDA**  
**City of Sand Springs**  
**BOARD OF ADJUSTMENT**  
**Regular Meeting**

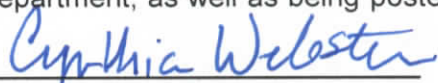
March 20, 2017 6:00 p.m.  
100 E. Broadway, Council Chambers Room 203

1. Call to Order
2. Attendance
3. Consider Approval of Minutes of BOA Meeting of February 20, 2017
4. SSBOA-718 – Daniel Miller STR 23-19N-11E  

Board will discuss and consider the request by Daniel Miller requesting a Special Exception to the Sand Springs Zoning Code, Section 5.03.B.1.d Accessory Use Conditions, to allow a 720 sf detached accessory building in a RS-2 (Residential, Single-Family Medium Density) District and a Special Exception to Section 5.03.B.1.g, Accessory Use Conditions, to allow an all-metal detached accessory structure exceeding 200 sf at property legally described as Lots 7 and 8, Blk G, Garden Heights Addn Res PRT L5-8, Blk 8, and commonly known as 3500 S. Rawson Rd in Section 23, Township 19 North, Range 11 East.
5. SSBOA-719 – Infinity Investment Group STR 11-19N-11E  

Board will discuss and consider the request by Infinity Investment Group requesting a Variance to the Sand Springs Zoning Code, Section 2.09, One Single-Family Dwelling Per Lot of Record, to allow the construction of a second dwelling on one lot of record at property legally described as Lots 10, 11 and 12, Blk 24, Oak Ridge Addition, and commonly known as 702 N. Cleveland Avenue in Section 11, Township 19 North, Range 11 East.
6. Director's Report
7. Adjournment

This agenda was posted at 2:50 a.m. / o.m. on March 15, 2017, on the digital display board located in the lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, 74063, by Cynthia Webster, Planning Department, as well as being posted on the Sand Springs Website at [www.sandspringsok.org](http://www.sandspringsok.org).

  
Cynthia Webster

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
February 20, 2017 – 6:00 p.m.  
Municipal Building  
100 East Broadway, Room 203**

**MEMBERS PRESENT:** Kenny Roberts, Vice-Chairman 4-2  
Larry Johnston, Secretary 5-1  
Dennis Currington 6-0  
Nancy Riley 4-2

**MEMBERS ABSENT:** Randy Beesley, Chairman 5-1

**OTHERS PRESENT:** Brad Bates, City Planner  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in regular session on February 20, 2017, 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 3:20 p.m., on February 15, 2017, on the digital 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**

Vice-Chairman Roberts called the meeting to order at the noted time of 6:00 p.m.

**2. Attendance**

Vice-Chairman Roberts called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Mr. Roberts, here; Mr. Beesley, no response; Mr. Currington, here; Ms. Riley, here. Mr. Beesley was noted as absent.

**3. Consider Approval of Minutes of BOA Meeting of December 19, 2016**

The minutes of the December 19, 2016, Regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Johnston made a motion to approve the Minutes of the December 19, 2016 regular Board of Adjustment meeting, as presented. Mr. Currington seconded the motion.

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

**4. SSBOA-717**

City Planner Brad Bates presented the staff report. The subject property is located at 409 N. Cleveland and contains two existing dwellings. The applicant appeared before the Planning Commission earlier today with a request to split the property into two (2) tracts. The tracts created on the property will require variances for lot size, front yard and rear yard setbacks. Public Works has reviewed the application and noted the need for private utility easements.

Applicant Dan Hobson was present for questions. He stated that he and his wife are in the process of remodeling both of the homes on the property and the lot split was requested in order to allow for the possible future sale of one or both of the dwellings. The home on the western portion of the property is accessed from Cleveland Avenue and the home on the eastern portion of the lot is accessed from the alley. Mr. Hobson stated they are not changing the footprint of the homes but the variances are needed to accommodate the lot size of the tracts created by the lot split.

Discussion was held among the Board regarding the existing, non-conformity of the subject property and dwellings and it was noted that the only change will be that the properties are now considered two separate lots.

Mr. Johnston made a motion to approve the Variance to the Sand Springs Zoning Code, Section 2.07, Division of Lots, to allow a division of a parcel into two (2) non-conforming lots not meeting the Bulk and Area Requirements in a RS-3 District. Ms. Riley seconded the motion.

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

Mr. Johnston made a motion to approve the Variance to Section 5.04A, Table 3, to allow a reduction of the required land area per dwelling from 8,400 sf to 3,900 sf for the proposed West 78' of Lot 13, Block 23, Sand Springs Original Town and a reduction of the required land area from 8,400 sf to 3,100 sf for the proposed East 62' of Lot 13, Block 23, Sand Springs Original Town to allow a lot split. Ms. Riley seconded the motion.

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

Mr. Currington made a motion to approve the Variance to Section 5.04.A Table 3, to allow a reduction of the required front yard from 25' to 8' on the East 62' of Lot 13, Block 23, Sand Springs Original Town to allow a lot split. Mr. Roberts seconded the motion.

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

Mr. Currington made a motion to approve the Variance to allow a reduction of the required rear yard from 20' to 15'6" on the East 62' of Lot 13, Block 23, Sand Springs Original Town to allow a lot split. Mr. Roberts seconded the motion.

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

**5. Director's Report**

City Planner Bates advised that the applicant for the case considered at the December Board of Adjustment meeting may come before the Planning Commission with a rezoning request.

**6. Adjournment**

There being no further business, the meeting adjourned at the noted time of 6:20 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Larry Johnston, Secretary



# CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063  
Phone: 918.246.2500 • sandspringsok.org

## **STAFF REPORT – SSBOA-718**

**TO:** Board of Adjustment Members

**MEETING DATE:** March 20<sup>th</sup>, 2017

**REQUEST:** Special Exception to the Sand Springs Zoning Code, Section 5.03.B.1.d, Accessory Use Conditions, to allow a 720 sf detached accessory building in a RS-2 (Residential, Single-Family Medium Density) District and a Special Exception to Section 5.03.B.1.g, Accessory Use Conditions, to allow an all-metal detached accessory structure exceeding 200 sf.

**LOCATION:** Lots 7 and 8, Blk G, Garden Heights Addn Res PRT L5-8, Blk 8, and commonly known as 3500 S. Rawson Rd in Section 23, Township 19 North, Range 11 East.

### **Site Conditions:**

The property is zoned RS-2 (Residential Single-Family). All the surrounding property is zoned RS-2 as well. The property backs up to a property with an allowed Multi-Family use on the property, as well as a property with a church and large metal accessory structure. There are numerous accessory structures located on properties in the general area.

### **Applicable BOA Activities in the Area:**

SSBOA-706      Vernon Eldridge. Special Exception to allow a 1206 s.f. accessory building (Section 5.03.B.1.d) in a RS-2 district located at 3109 S. Summit Blvd.  
BOA: 12/07/2015 Approved 5-0-0 as requested

SSBOA-678      204 E. Rawson Rd., Jim Pritchard, Special Exception to 2.12.B, Permitted Obstructions in Required Yards, to allow a 1200 s.f. (30x40) storage building in required rear yard.  
BOA: June 17, 2013 Approved 3-0-0 as requested.

SSBOA-651      3219 Summit Blvd, Lot B, Block 4, Rock Hill Resub C, Jeff Glore. Request for Variance to Section 2.12B, Permitted Obstructions in Required Yards, to allow 30' X 25' accessory building in the rear yard.  
BOA March 21, 2011 Approved 4-0-0 as requested.

- SSBOA-646            3217 Rawson Rd., S/2 Lot 6 and all Lot 7 less S30, Block 2, Rock Hill Resub, Block E, Garden Heights Addition, Joseph and Shelly Jones. Request for Variance to Section 2.12B, Permitted Obstructions in Required Yards, to allow a 30' X 40' metal garage building in side/front yard.  
BOA September 20, 2010 Approved 4-0-0 as requested.
- SSBOA-524            3807 S. Summit Blvd, Lot 5, Block A, Garden Heights, William Talley; Variance pursuant to Section 2.11.B, Permitted Obstructions in Required Yards, to allow construction of an 864 s.f. accessory carport (24' X 36') in the rear yard which is larger than the allowed 600 s.f., and pursuant to Section 5.03, Accessory Use Conditions in Residential Districts, to permit detached accessory buildings in the aggregate to exceed 750 s.f. of floor area.  
Approved 11-02.

**Zoning Code References:**

Section 5.03.B1.d of the Zoning Code provides that Special Exceptions may be granted to modify the accessory structure size limitation.

Special exceptions may be granted by the Board if the request is in harmony with the spirit of the Zoning Code and does not create a detriment to the neighborhood or public good. The Board may place specific conditions or safeguards upon the request as it sees fit. If approved, the applicant has 2 years to utilize the special exception.

**Staff Summary & Recommendation:**

The subject property has historically had a dwelling and an accessory building located on the lot. The applicant decided to demo the previously existing metal accessory structure that was there before. The City of Sand Springs Zoning Code Requirements have changed and now require accessory structures exceeding 200sf in size to utilize Customary Residential Exterior Finishing Materials as defined by Chapter 3 of the code.

**Customary Residential Exterior Finishing Materials:** Roof and siding materials traditionally used to provide the finished exterior of single-family dwellings. Customary roofing materials include composition shingles, fiberglass shingles, wood shingles (shakes), wrinkled or flat aluminum, wrinkled or flat steel or any other type of combination of metals, and clay tile applied according to the manufacturer's specifications. Customary siding materials include aluminum lap or vinyl lap siding, cedar or other wood siding, masonry (stucco, brick, stone, block, tilt-up panel) and woodgrain weather resistant pressboard siding and exclude wrinkled or flat aluminum, wrinkled or flat steel or any other type of combination of metals, whether coated or not.

This parcel is .79 acres (34,445sf) in size which far exceeds the size requirement for an RS-2 lot (required 9,000sf of Lot-Area). The applicant however is only allowed by the code to have a 600sf Accessory Structure in an RS-2 District. Due to the size and nature of the lot and other large structures that exist in the general area staff does not feel that the request of a 720sf accessory structure would be out of character for the area, nor would it be detrimental to other abutting property owners.

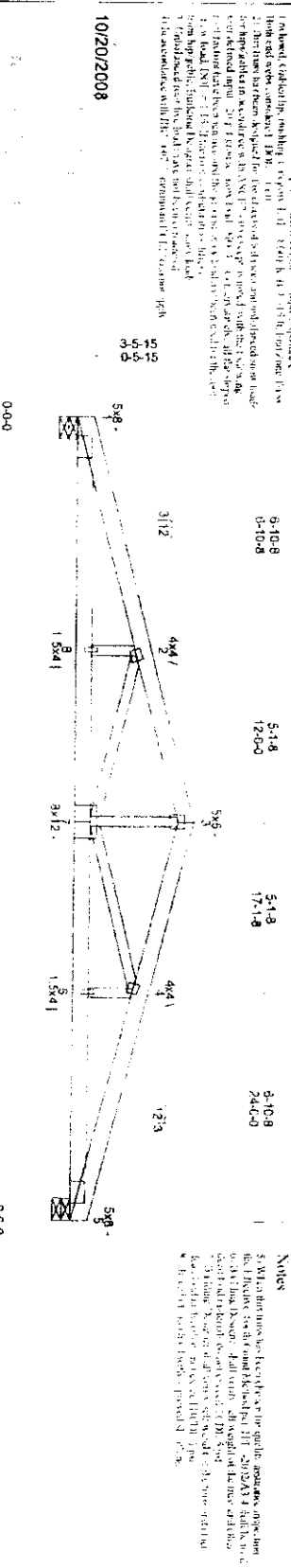
Staff recommends **APPROVAL** of the Special Exception request to allow a 720sf detached accessory building in a RS-2 District

Staff recommends **APPROVAL** of the Special Exception request to allow an all-metal detached accessory structure exceeding 200 sf to be located in a RS-2 District.

Loading		General		CSI Summary		Deflection		Allowd		Material Summary		Bracing Summary	
Wind	100	Region	100	Area	100	100	100	100	100	100	100	100	100
Dead	100	Region	100	Area	100	100	100	100	100	100	100	100	100
Live	100	Region	100	Area	100	100	100	100	100	100	100	100	100
Seismic	100	Region	100	Area	100	100	100	100	100	100	100	100	100

Member Forces Summary		Material Summary		Bracing Summary	
Member	Force	Material	Bracing	Member	Force
1	100	100	100	1	100
2	100	100	100	2	100
3	100	100	100	3	100
4	100	100	100	4	100
5	100	100	100	5	100
6	100	100	100	6	100
7	100	100	100	7	100
8	100	100	100	8	100
9	100	100	100	9	100
10	100	100	100	10	100

Loads Summary		Material Summary		Bracing Summary	
Member	Load	Material	Bracing	Member	Load
1	100	100	100	1	100
2	100	100	100	2	100
3	100	100	100	3	100
4	100	100	100	4	100
5	100	100	100	5	100
6	100	100	100	6	100
7	100	100	100	7	100
8	100	100	100	8	100
9	100	100	100	9	100
10	100	100	100	10	100



Date	Time	Location	Notes
10/20/2008	10:00	10/20/2008	Initial design and load calculations.
10/20/2008	10:00	10/20/2008	Revised design based on feedback.
10/20/2008	10:00	10/20/2008	Final design and material selection.
10/20/2008	10:00	10/20/2008	Construction details and specifications.
10/20/2008	10:00	10/20/2008	Final review and approval.



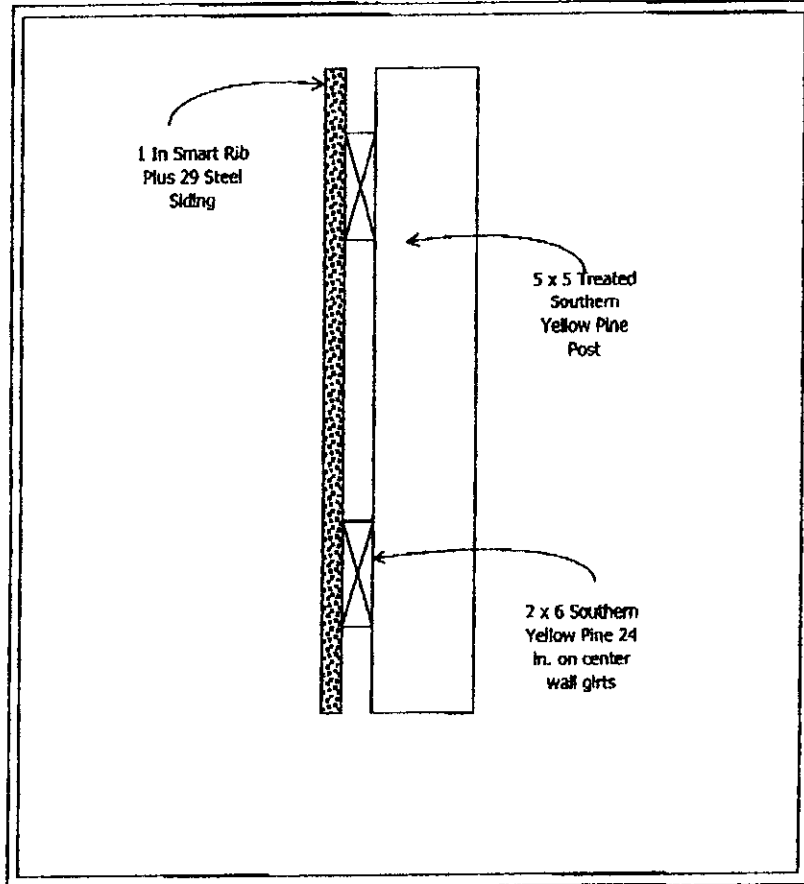


Craco Truss



Post Frame Supply, LLC

Wall Section 1-W

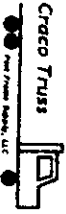


Thad Reazor  
Estimate Number: 4747  
10/19/2011

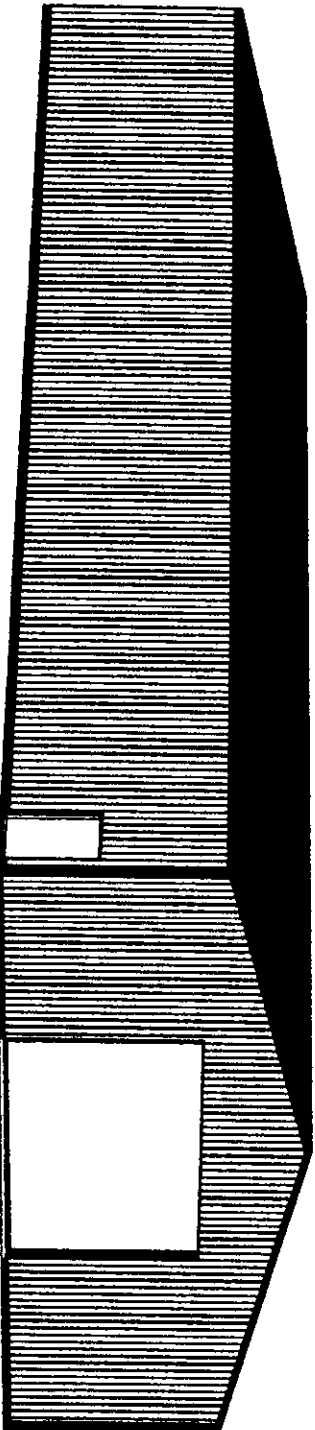
10/19/2011 8:59AM

CRACO TRUSS

10/19/2011 8:59AM



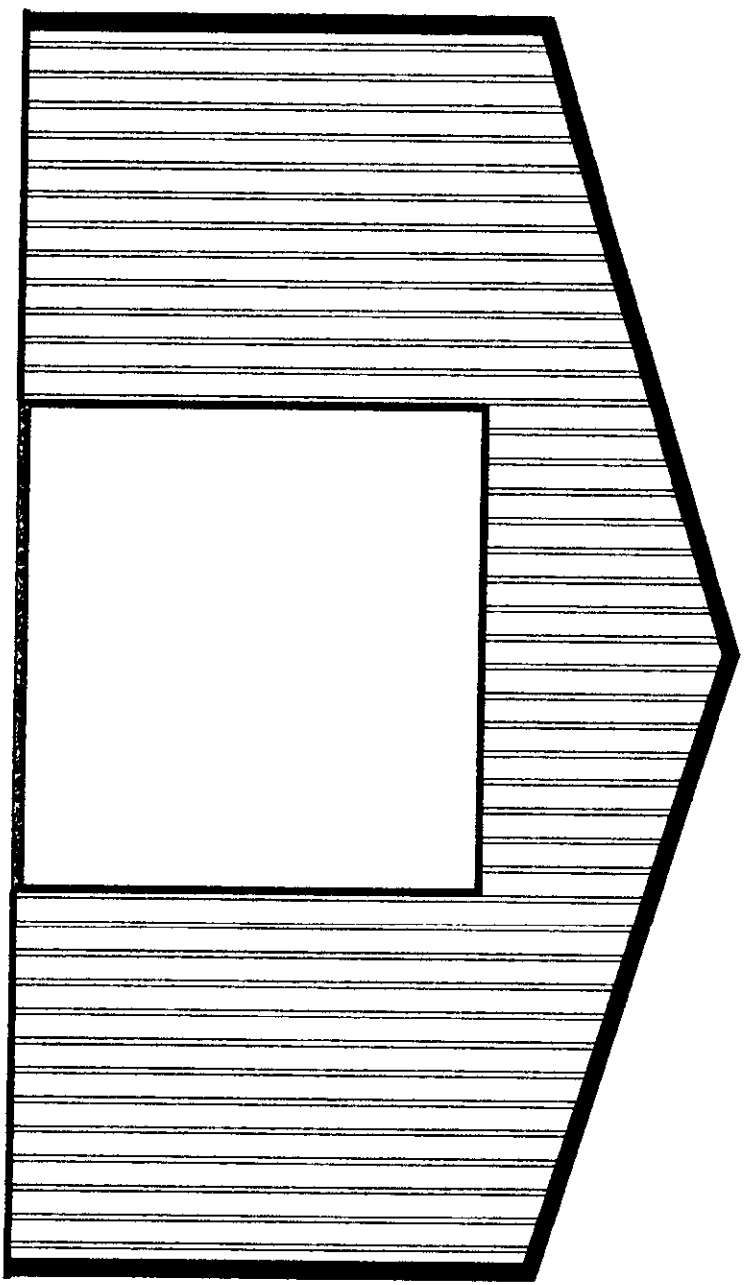
**EAVE SIDE 2/ GABLE SIDE 2 3D PERSPECTIVE**



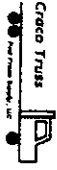
Boone McLaughlin  
Estimate Number 4821  
8/25/2011



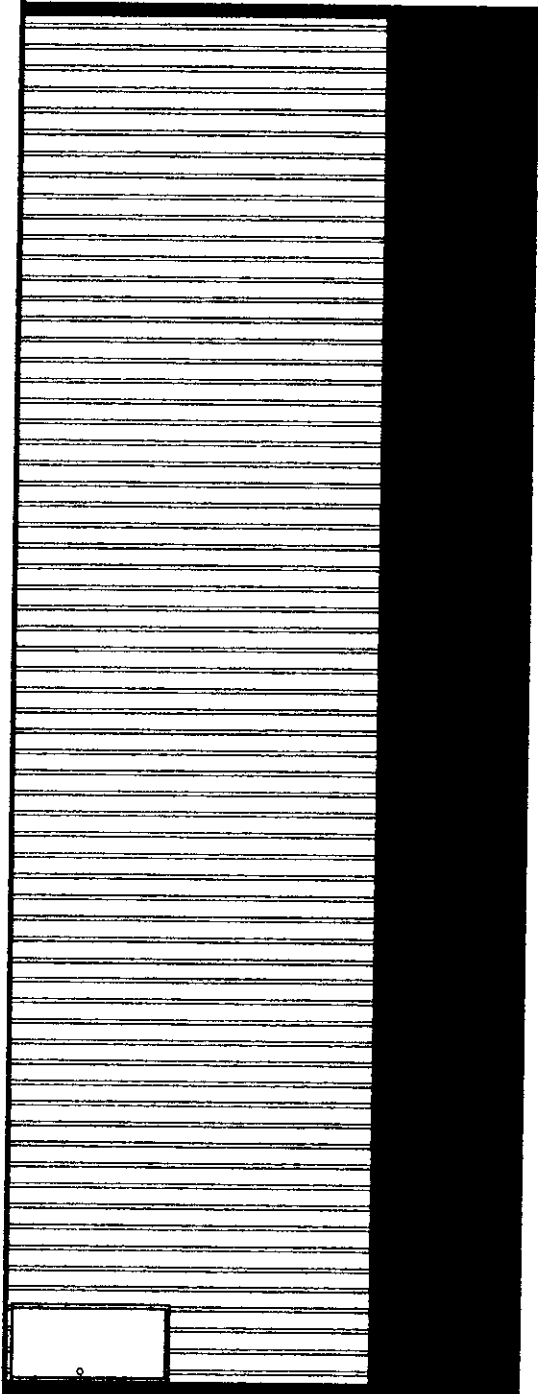
**WEST SIDE-GABLE SIDE 2 ELEVATION**



Boone McLaughlin  
Estimate Number: 4621  
8/25/2011



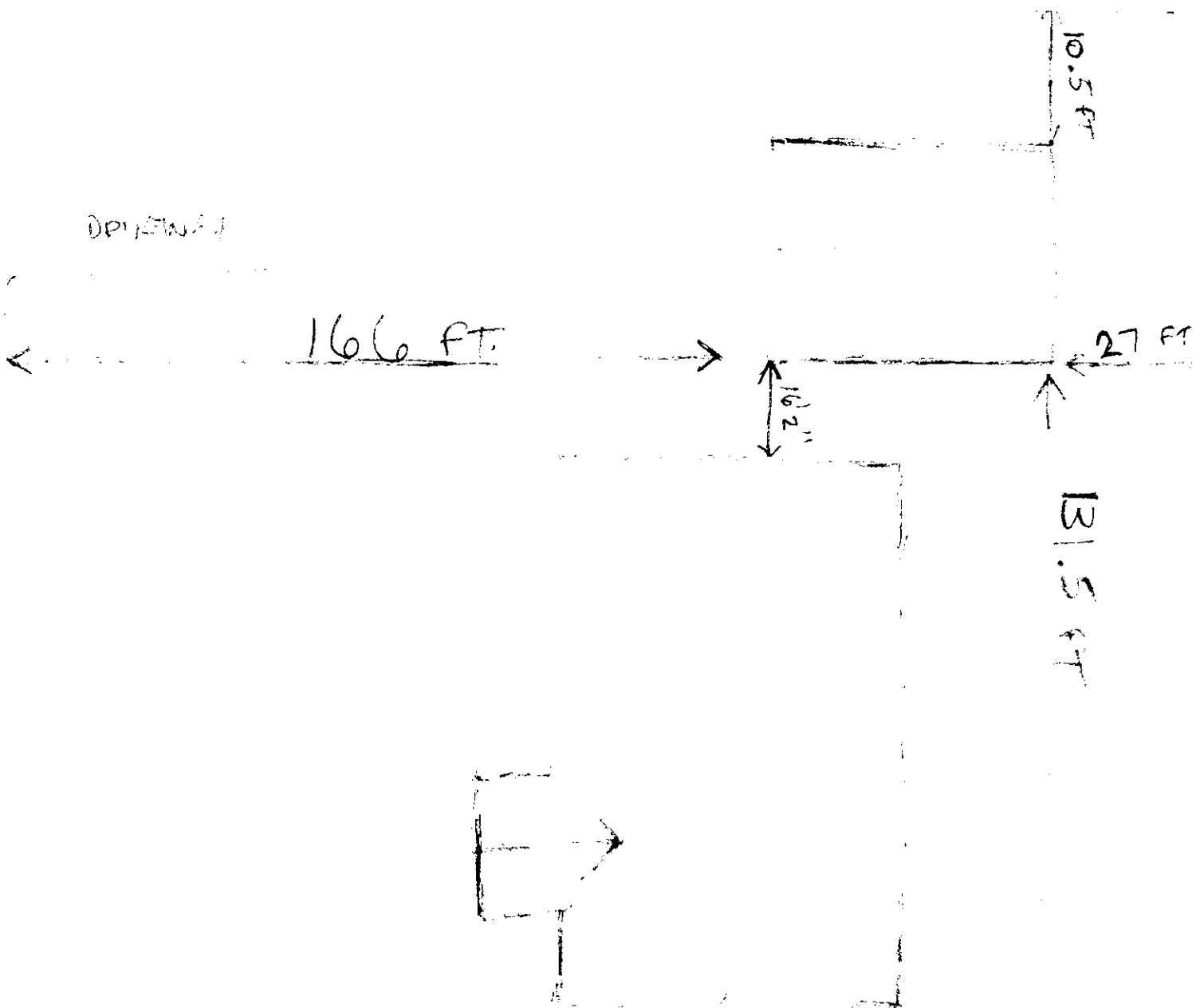
**NORTH SIDE-EAVE SIDE 2 ELEVATION**



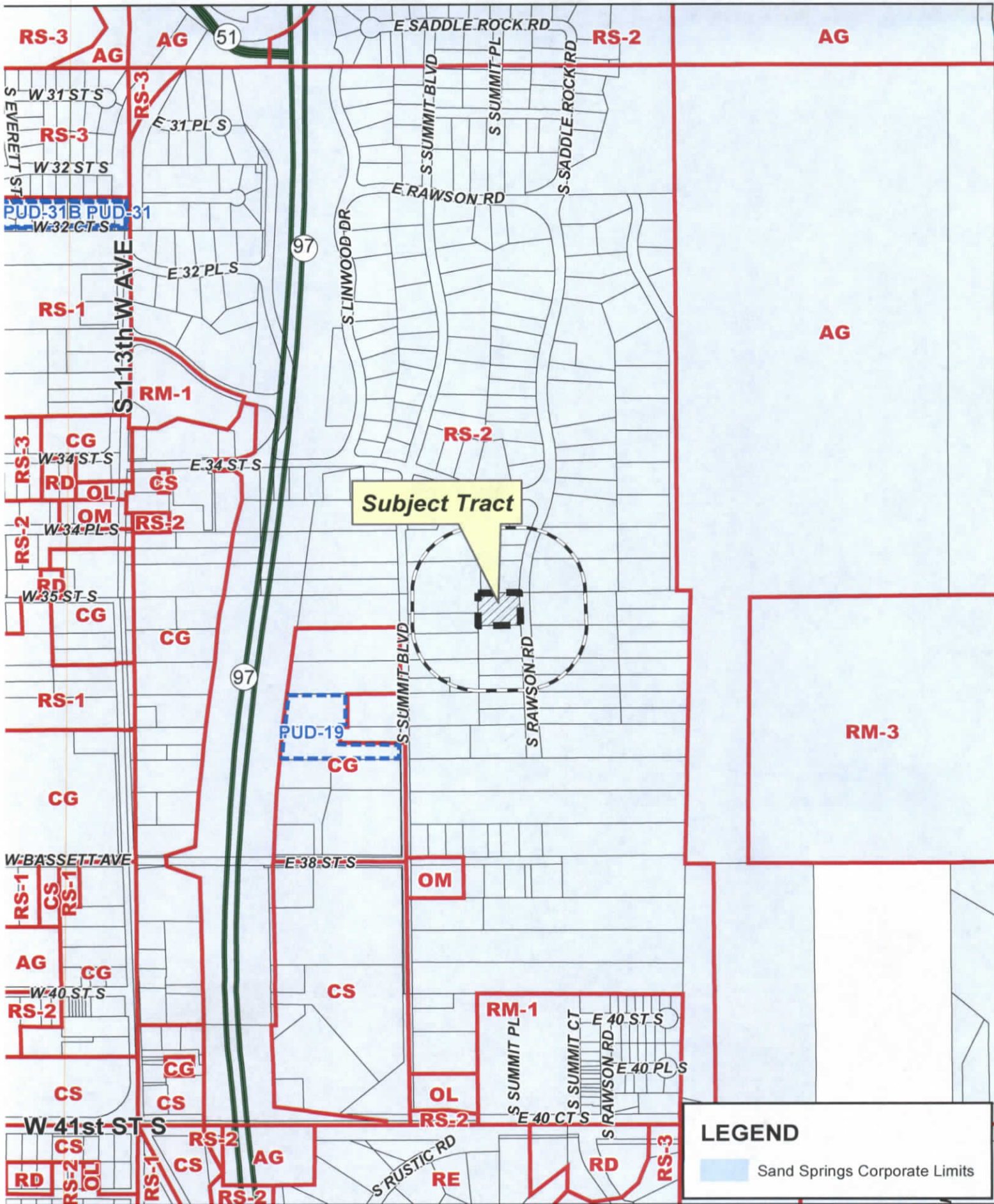
Boone McLaughlin  
Elevation Number: 4021  
82527011



DRYING



N ↓



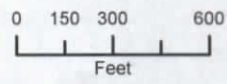
**Subject Tract**

**LEGEND**

 Sand Springs Corporate Limits



**SSBOA-718**



23 19-11





**Subject Tract**

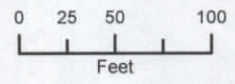
**S RAWSON RD**

*Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016*



*Subject Tract*

**SSBOA-718**



23 19-11





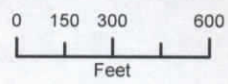


**Subject Tract**



Subject  
Tract

**SSBOA-718**



23 19-11



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016

BOARD OF ADJUSTMENT  
APPLICATION FOR A SPECIAL EXCEPTION

ADDRESS OF REQUESTED SPECIAL EXCEPTION: 3500 Rawson Rd  
GENERAL LOCATION: 35th + Rawson Rd  
LEGAL DESCRIPTION (or attach separate sheet): Lots 7 & 8, B1K G, Garden Heights  
Addn Res PRT L5-8 B1K8

DESCRIBE SPECIFICS OF THE REQUEST: (Include attachments showing photos, plot plans, distances, dimensions, uses, and other pertinent and factual information. Attach any narratives you wish. An application is not complete until required information is submitted).

( ) RECORD OWNER: DANIEL MILLER Does Owner consent to this BOA application? Y

( ) APPLICANT: DANIEL MILLER PHONE: 918 408 5829

ADDRESS: 3500 RAWSON RD CITY SAND SPRINGS ZP: 74063

SIGNED: [Signature] Send Bill to: ( ) Owner  Applicant ( ) Other:

THE BOARD OF ADJUSTMENT CAN ONLY APPROVE A SPECIAL EXCEPTION AFTER DETERMINING FROM THE ZONING CODE THAT THE PARTICULAR USE REQUESTED IS IN ACCORDANCE WITH STATE LAW. (11 O.S. Section 44-106 and the Sand Springs Zoning Code Section 17.09)

1. What activities are anticipated on the property concerning the requested use if a Special Exception is granted?

Hours of Operation: — Number of Anticipated Customers: — Signage? —

Amount of Anticipated Vehicular Traffic: — Number of Parking Spaces Needed: —

Could the following situations become a neighborhood nuisance? Noise NO

Traffic/UPS/FedEx pick-ups & deliveries, etc NO Lights NO

2. What would you do to eliminate any of the above or other potential intrusions in the neighborhood?

NA

3. Has anyone expressed opposition to your request? NO If so, what was the reason? —

4. If a Special Exception is granted, could it cause substantial detriment to the public good, or impair the purpose, spirit and intent of the Zoning Code, the Zoning District, or Comprehensive Plan? NO

\*\*\*\*\* APPLICANT: DO NOT WRITE BELOW THIS LINE \*\*\*\*\* 15.03.B.1.d

Application received 2/23/17 by CW SPECIAL EXCEPTION: Section S.03.B.1.G UU # 5

BOA Hearing Date: 3/20/17 Action: —

CONDITIONS: —



# CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063  
Phone: 918.246.2500 • sandspringsok.org

## STAFF REPORT – SSBOA-719

**TO:** Board of Adjustment Members

**MEETING DATE:** March 20<sup>th</sup>, 2017

**REQUEST:** Variance to the Sand Springs Zoning Code, Section 2.09, One Single-Family Dwelling Per Lot of Record, to allow the construction of a second dwelling on one lot of record in a RS-3 (Residential Single-Family High Density) District.

**LOCATION:** Lots 10, 11 and 12, Blk 24, Oak Ridge Addition and commonly known as 702 N. Cleveland in Section 11, Township 19 North, Range 11 East.

### Site Conditions:

The property is zoned RS-3 (Residential Single-Family). All the surrounding property is zoned RS-3 as well. This property is a 75' x 130' lot that is comprised of 9,750sf. The property has two existing dwellings on the property. The dwellings are considered non-conforming to-date.

### Applicable BOA Activities in the Area:

**SSBOA-573** – Variance to Section 2.08 of the zoning code to allow two dwellings on one lot of record in RS-3 zoning district at 520 N. Lincoln. Approved 08/1995.

### Zoning Code References:

**Section 17.08** of the Code, the Board of Adjustment (Board) may grant such **variance** from the terms of the Code as will not cause substantial detriment to the public good or impair the spirit, purposes and intent of the Code, or the Comprehensive Plan, where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstance peculiar to a particular property, the literal enforcement of the Code will result in unnecessary hardship.

The Board may grant a **variance** after finding:

1. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardships;
2. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and

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 Recommendation:**

The subject property has historically had two dwellings on the property; one being 900sf and the other being 504sf in size. The applicant can remodel and continue with the use of two dwellings as they are considered non-conforming due to the Zoning Code now in place. However, the 904sf home is in disrepair in the opinion of the property owner who wishes to remove the structure and build an all-new home. The Zoning Code does not allow for the continuation of a non-comforming use and structure in the event that the structure is removed. The lot would then need to be developed in accordance with the existing zoning code requirements.

After review of the application it would appear that by granting the request to allow two dwellings to continue to exist after the demolition of one of the non-conforming structures, it would not create a substantial detriment to the public good or impair the purposes, spirit, and intent of the Code or the Comprehensive Plan. By granting the request, the property would continue to function and be used as it currently exists and would actually be an improvement to the area.

Staff recommends **APPROVAL** of a Variance to the Sand Springs Zoning Code, Section 2.09, One Single-Family Dwelling Per Lot of Record, to allow the construction of a second dwelling on one lot of record in a RS-3 (Residential Single-Family High Density) District, finding that the lot is already a non-conforming lot of record with multiple dwellings that are allowed to continue to exist and that the literal enforcement of the terms of the Code would result in an unnecessary hardship. Additionally, the request is in harmony with the spirit and intent of the Zoning Code and does not create a detriment to the neighborhood or public good.



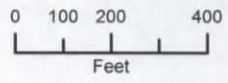
**Subject Tract**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016



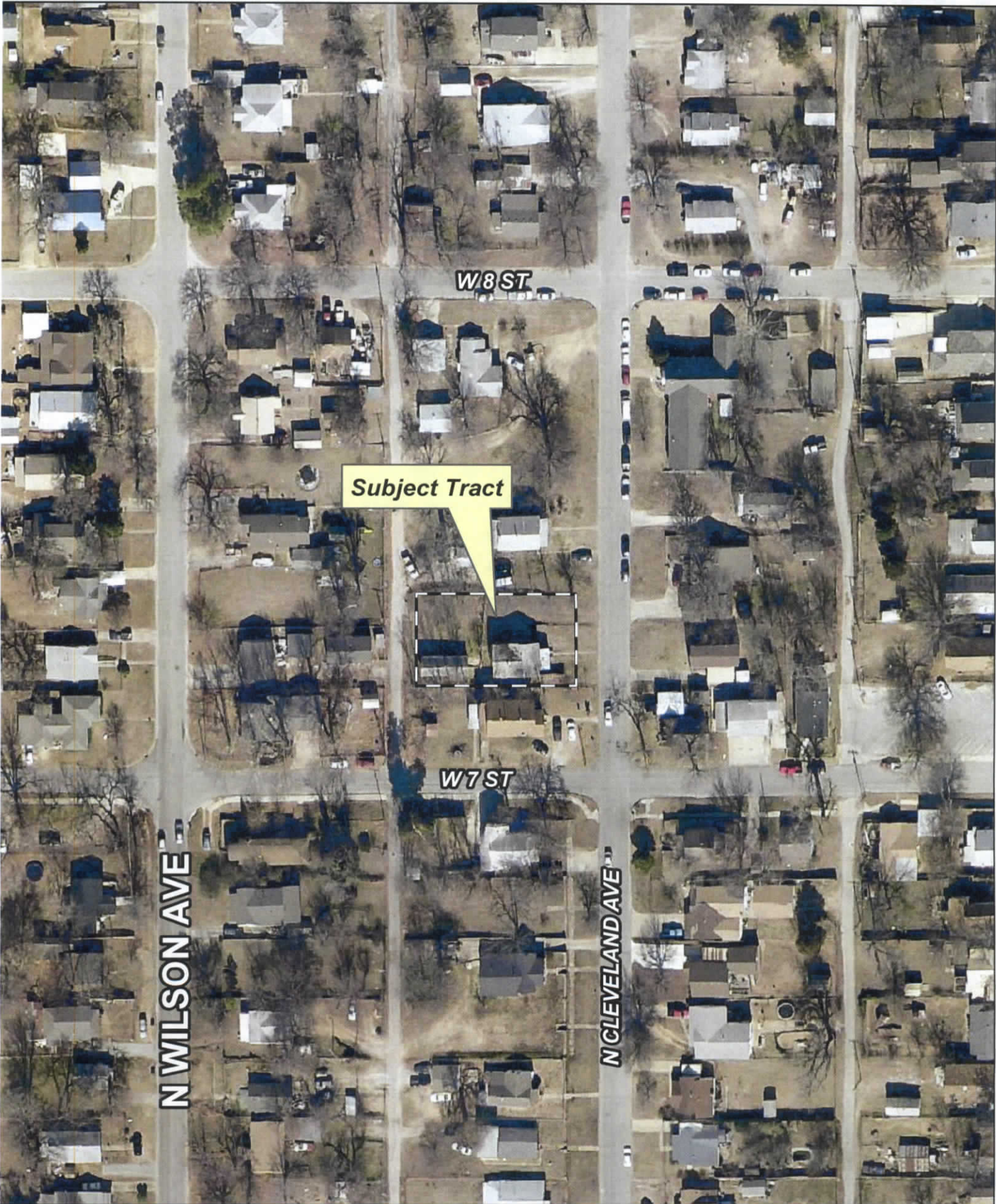
Subject Tract

**SSBOA-719**



11 19-11



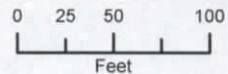


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016



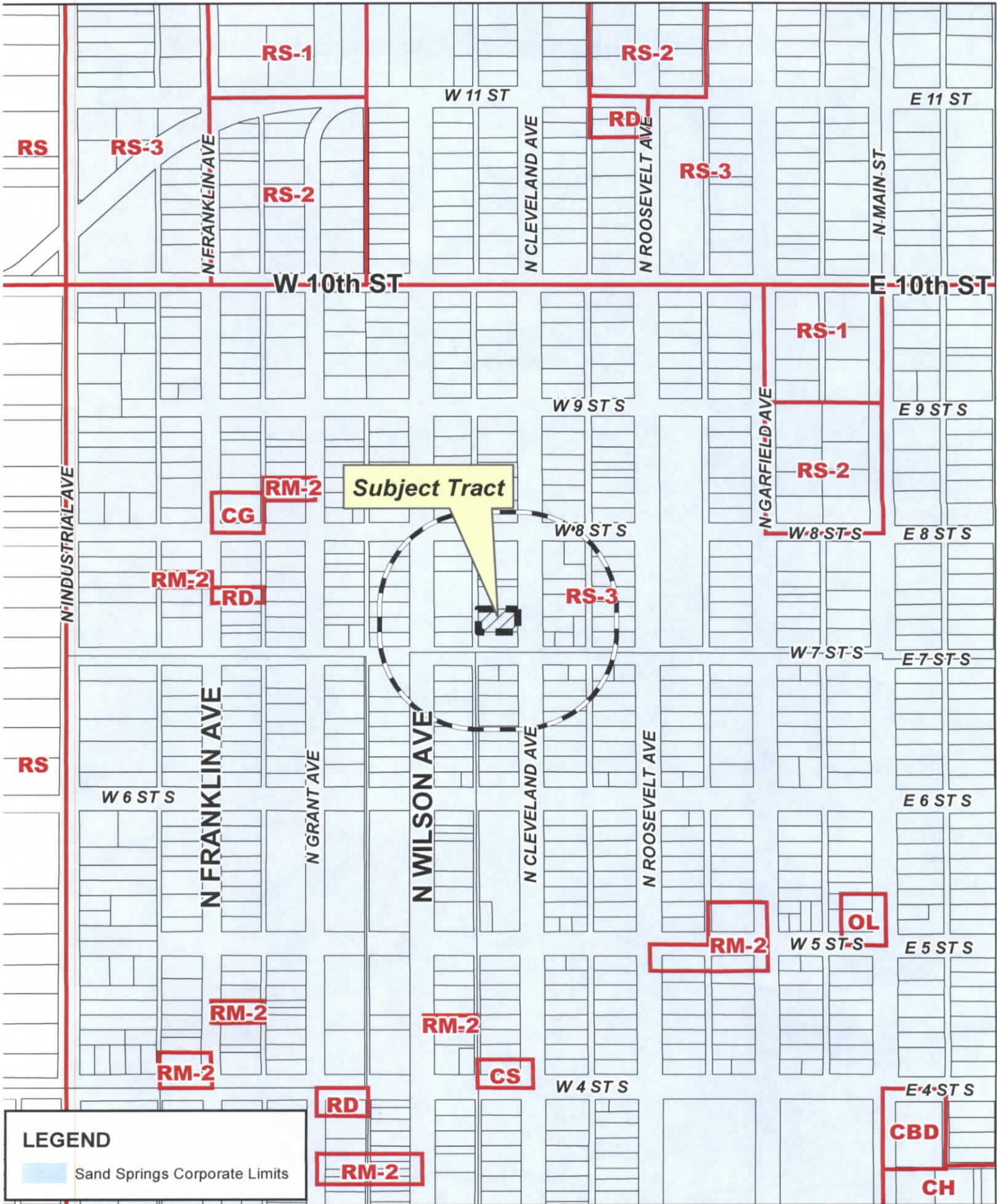
Subject Tract

**SSBOA-719**



11 19-11





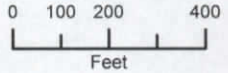
**LEGEND**

Sand Springs Corporate Limits

300' Radius

Subject Tract

**SSBOA-719**



11 19-11



SEE ATTACHMENT

BOARD OF ADJUSTMENT  
APPLICATION FOR A VARIANCE

ADDRESS OF REQUESTED VARIANCE: 702 N. Cleveland Ave, Sand Springs OK, 74063

LEGAL DESCRIPTION (or attach separate sheet): LTS 10 11 12 BLK 24, OAK RIDGE ADDN - SAND SPRINGS

DESCRIBE SPECIFICS OF THE REQUEST: (Include attachments showing uses, distances, dimensions, plot plans, photos, and other pertinent information. An application is not complete until all information is attached).  
Variance to allow more than one single-family dwelling may be constructed on a lot (Section 2.09)

( ) RECORD OWNER: Shawn Fisher Does Owner consent to this BOA application? Yes  
( ) APPLICANT: Infinity Investment Group PHONE: (w) \_\_\_\_\_ (c) 918-510-2321 (h) \_\_\_\_\_  
ADDRESS: 6666 S. Florence AVE CITY Tulsa ZIP: \_\_\_\_\_  
SIGNED: Shawn Fisher Send Bill to: (x) Owner ( ) Applicant ( ) Other: \_\_\_\_\_

THE BOARD OF ADJUSTMENT WILL ONLY APPROVE VARIANCES AFTER DETERMINING FROM THE EVIDENCE AND ARGUMENTS PRESENTED THAT THE CONDITIONS LISTED BELOW EXIST IN ACCORDANCE WITH STATE LAW (11 O.S. Section 44-107 and the Sand Springs Zoning Code Section 17.08).

IT IS A REQUIREMENT OF OKLAHOMA STATE LAW THAT THE MINUTES OF A MEETING AT WHICH A VARIANCE IS GRANTED SHALL SHOW THAT EACH ELEMENT LISTED BELOW WAS ESTABLISHED AT THE PUBLIC HEARING. PLEASE STATE HOW THE FOLLOWING STATEMENTS APPLY TO YOUR REQUEST AND SATISFIES EACH OF THESE CONDITIONS. (See attached, "What is a Variance?".)

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, how would the literal enforcement of the Zoning Code requirements on this property create an unnecessary hardship?  
Property Already Has two Dwellings I wish to Remove one and Rebuild ~~one~~ using the Same Foundation

2. Are there extraordinary or exceptional conditions or circumstances that apply to you which do not apply to other property in the same zoning district?  
Property Already Has two Dwellings

3. If the Variance is granted, could it cause substantial detriment to the public good, or impair the purpose, spirit and intent of the Zoning Code or Comprehensive Plan?  
No

4. Would the Variance, if granted, be the minimum necessary to alleviate the unnecessary hardship?  
Yes

Application received 2/23/17 by: CW BOA Hearing Date: 3/20/17  
Action: \_\_\_\_\_ CONDITIONS: \_\_\_\_\_