

MINUTES
BOARD OF ADJUSTMENT
6:00 P.M. THURSDAY, APRIL 5, 2018
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

The Jenks Board of Adjustment was called to order at 6:01 p.m. on April 5, 2018, at Jenks City Hall by Vice Chair Paul Greek. A roll call vote was taken by Planning Assistant Malea Stoner as follows:

Members Present

Steve Murtha
Larry Hengst
Gina Wilson
Vice Chair Paul Greek

Members Absent

Chair Shari Keathley

Staff Present

Jim Beach
Malea Stoner

BOARD CASES

New Business

1. JBOA-401: Request by Kazda Living Trust, Gary M. and Cherie L. Kazda, Trustees, for a Special Exception from Jenks Zoning Code Section 240.2.f., and any other Zoning Code provision to permit construction of a 1,000 square foot metal shop building in the rear yard in a RS-2 (Residential Single-Family Medium Density) Zoned District.

Legal Description: Lot 1, Block 5, Melody Lane II, an addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 2657.

General Location: 1123 West E Street. Jim Beach presented his Staff report and site plan to the Board.

Chair Shari Keathley arrived at 6:03 p.m.

Paul Greek asked the applicant to come forward. Gary Kazda, 9906 S. 241st W. Ave., Sapulpa, addressed the Board. Gary Kazda stated what we'd like to do is build this 20 x 50 building and remove the 3 smaller structures in the back. The usage will be to put my woodworking tools in it. Chair Shari Keathley asked is woodworking a hobby? Gary Kazda replied yes. The Board asked about the color of the building, the total square

footage of the 3 smaller buildings combined that are currently in place, if the new structure will have utilities. Gary Kazda replied that the building will be a coated metal building and will not be galvanized, and that there will be electricity only run to the building. The Board asked if there will be any business conducted from the building or if it will be only for personal storage and hobby. Gary Kazda replied it will be for personal storage and hobby only. The Board asked about fencing. Gary Kazda replied that there is a privacy fence in place and a chain link fence behind that belonging to the golf course. Chair Shari Keathley opened the floor. Carol Quick, 1122 W. F St., addressed the Board and stated my back yard backs up to this back yard. I really don't want to walk out in my back yard every day and look at a 1,000 square foot building. They don't even live in the house, and I'm afraid they're going to make it something other than just a building. I think it will be an eyesore and I don't want it. David Barton, 1123 W. F St., addressed the Board and stated I don't know that I'm for or against it. I'm concerned about the height of the building. I don't understand why someone needs 1,000 square foot of storage. Somewhere he's got to sell the woodworking that he does. I'm concerned about commercial traffic. Jim Beach stated commercial activities are completely prohibited in that location. If you see commercial activity, you can file a complaint with the City and then there would be a Code investigation and he would be ordered to stop. The Board asked if a proposed plan has been submitted. Jim Beach replied no, he would have to get a permit to erect this building and he would have to submit plans to the City for review to get the permit. Chair Shari Keathly asked Gary Kazda to come forward and address the concerns. Gary Kazda stated I was planning on having a 14 foot eave height. The roof pitch will be 4:12, or 1:12 if we go with a Butler type building. It will be on a slab. There will be no commercial activities. We're doing some cleanup on the inside of the house and will be moving in there. We'll probably use a tan color on the building. Jim Beach stated the Board can impose a screening requirement. The building height limit in residential is 35 feet on the primary structure, so this building would be half the height of a 2-story house. The maximum height of the fence allowed in residential is a standard maximum of 8 feet. In front yards it has to be no taller than 4. Paul Greek asked Gary Kazda if he would be opposed to making the fence 8 feet tall. Gary Kazda said not really. Larry Hengst asked if the current fence is in good shape. Gary Kazda replied it's due for repair or replacement. Following further discussion by the Board, Steve Murtha made a motion to approve JBOA-401 with the condition that the back privacy fence be replaced by an 8 foot privacy fence. Seconded by Paul Greek. A roll call vote of members was taken as follows:

Steve Murtha	Yes
Larry Hengst	Yes
Paul Greek	Yes
Gina Wilson	Yes

Chair Shari Keathley Yes

Motion carried.

2. JBOA-402: Request by Nathalie Cornett, attorney representing Bradley and Victoria Suhomske, for a Variance from Jenks Zoning Code Section 430.1 (Table 3), and any other Zoning Code provision to permit a portion of a single-family residence to be located within the front yard setback in a RS2 (Residential Single Family Medium Density) Zoned District.

Legal Description: Lot 9, Block 16, Birmingham at Yorktown, and a tract of land that is part of Lot 8, Block 16, Birmingham at Yorktown, an addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

General Location: 12806 South Birch Street. Jim Beach presented his Staff report and property history to the Board. Steve Murtha asked the applicant to come forward. Nathalie Cornett with Eller and Detrich, 2727 E. 21st St., Tulsa, addressed the Board and stated Jim did a very good job of laying out the background of this. This is a variance request. It's pretty minimal at 1.7 feet and 3.1 feet. As Jim mentioned, the house is constructed. The house is located on the bend of the street, so we really don't have any issues with line of sight in our setback. Following questions by the Board, Steve Murtha made a motion to approve JBOA-402. Seconded by Gina Wilson. A roll call vote of members was taken as follows:

Steve Murtha	Yes
Larry Hengst	Yes
Paul Greek	Yes
Gina Wilson	Yes
Chair Shari Keathley	Yes

Motion carried.

Adjournment. A motion was made a seconded to adjourn. The Jenks Board of Adjustment adjourned at 6:40 p.m.