

AGENDA
JENKS BOARD OF ADJUSTMENT
6:00 P.M., THURSDAY, JANUARY 14, 2021
COMMUNITY ROOM, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. REQUEST TO APPROVE MINUTES OF JULY 16, 2020

Documents:

[2020.07.16 BOA MINUTES.PDF](#)

IV. BUSINESS

1. JBOA 20-434: Request by Jake Riffe for 3 variances - for the building setback, parking, and floor area ratio. General Location: 1124 W Main St

Documents:

1. SR.JBOA 20-434 01.08.21.PDF
2. 1124 COMMERCIAL BUILDING ADDTION NOTES.PDF
3. 1124 W MAIN TULSA COUNTY ASSESSOR.PDF
4. HIGHLAND ADDITION-TULSA.TIF.PDF
5. MEMO - JL-165 10.31.96.PDF
6. BOA-098 RAY TUCKER S OF KOA MAIN VARIANCE OF SETBACKS 2482 61982.PDF
7. BOA-121, RAY TUCKER, MAIN KOA, VARIANCES,(2482), 2.1983.PDF
8. JBOA - 352 - APPROVAL LETTER.PDF

V. OTHER BUSINESS

VI. ADJOURNMENT

MINUTES
BOARD OF ADJUSTMENT
6:00 P.M. THURSDAY, JULY 16, 2020
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM
JENKS, OKLAHOMA 74037

The Jenks Board of Adjustment was called to order at 6:00 p.m. on July 16, 2020, by Chair Shari Keathley. A roll call vote was taken as follows:

Present

Erik Enyart – Videoconference
Paul Greek – Videoconference
Chair Shari Keathley - Teleconference

Absent

Gina Wilson
Larry Hengst

Request to approve minutes of June 11, 2020. Paul Greek made a motion to approve the minutes. Erik Enyart seconded the motion. A roll call vote of members was taken as follows:

YEA: Enyart, Greek, Keathley

NAY: None

Business

1. **JBOA 20-432: Request by Travis Small for a variance to allow for a pool in the side yard. General Location: 118 E 129th Pl S.**

Planning Director Marcaé Hilton presented her staff report. Travis Small (applicant) addressed the Board and answered questions. Erik Enyart made a motion to approve Item 1. Paul Greek seconded the motion. A roll call vote of members was taken as follows:

YEA: Enyart, Greek, Keathley

NAY: None

Motion carried.

2. **JBOA 20-433: Request by Robert Ward for a variance to allow for a pool in the side yard. General Location: 605 E 119th St S**

Planning Director Marcaé Hilton presented her staff report. Robert Ward (applicant) addressed the Board and answered questions. Paul Greek made a motion to approve Item 2. Erik Enyart seconded the motion. A roll call vote of members was taken as follows:

YEA: Enyart, Greek, Keathley

NAY: None

Motion carried.

Other Business:

1. Horizon Jenks – Comprehensive Plan Project Update. Planning Director Marcaé Hilton gave an update on the Jenks Comprehensive Plan.

Adjournment. The Jenks Board of Adjustment adjourned at 6:30 p.m.

To	Board of Adjustment
Hearing Date	January 12, 2021
Case Number	JBOA 20-434 Rife
Request	3 Variance Requests To the building setback, parking, and floor area ratio
Location	1124 W Main Street
Applicant	Jake Riffe

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ RELEVANT DOCUMENTS

Preparer

INCOG
Applicant

Background Information

STAFF COMMENTARY | Mr. Jake Riffe has operated an office at 1124 W Main for several years. He and his wife need additional space for clients. The site is peculiar and has a severe encumbrance due to the build line as established in the Plat "Highland Addition." There are several Board of Adjustment cases related to this stretch of Main Street. Staff has included the background information for your convenience. Mr. Riffe is asking for parking relief, lot area coverage relief and relief from the setback along Main Street. Mr. Riffe plans to construct an additional two-story structure similar in style to the existing building. These office buildings will continue to serve his construction and design business.

PLANNING DATA

Intended Use	No Change Office Space
General Location	1124 W Main South of Main between Elwood and Elm Street
Comprehensive Plan	Local Commercial
Zoning	OL Office Light Use Unit 11. Offices and Studios
Plat	Highland Addition No. 1712 W/2 PARCEL J
Lot History	Per Robert Bell SR January 28, 2011 JBOA 52 Request Variance to Front BL, Variance to Side Yard setback (KOA) Lot Split JL 108 (Two Parcels incomplete) Lot Split JL 165 Approved November 4, 1996 West 20-foot Road Access platted for access to recreational property (S)

Expansion of KOA street for ball fields
 20 feet access became 20 of ROW dedication
 20 feet ROW added on the east
 BOA 352 – 1124 W Main | Approved as requested 3.3.11
 Section: 24, Township: 18, Range: 12
 12 required based on 2,540 SF of Office Space
 8 provided | subject to change due to setback requirements

STR
 Parking

Comparison Table		
	OL	BOA 20-434
Lot Area Minimum (sq. ft.)	N/A	Meets Code
Frontage (min. ft.)		
— Arterial Main Street W 96 th Street S	75	125.02
— Not an Arterial Koa Street	50	(Staff acknowledges deficit and rounds up) 49.83
Floor Area Ratio (maximum)² Lot Area West: 49.83, North: 125.02, East: 70.57, South 126.55=7,521 Sq. Ft. (TCA)	0.25	(will change if building footprint is decreased to meet staff setback requests) 0.31
Setback from Centerline of Abutting Street (min. ft.)		
— Arterial Main Street W 96 th Street S	50	Plat shows 50 ft. from centerline of property line Site Plan confirms 64 ft. +/-
— Not an Arterial Koa Street	25	Previous BOA allowed 5 ft. Meet previous required 5 ft. setback
Setback from Abutting AG or R District boundary lines (min. ft.)	10 ¹	Previous BOA approval allowed for 5 ft. setback Revise site plan to meet 5 ft. setback
Building Height (max. ft.)	35	Must meet 35 feet max height
¹ Plus one foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District. ² Floor Area: The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of the determining compliance with the permitted floor area, of enclosed required off-street parking areas shall not be included.		



Figure 1: Zoning Map with Aerial View



Figure 2: Zoning Map



Land Use Plan

Low Intensity Single-Family	Light Industrial
Medium Intensity Single-Family	Heavy Industrial
High Intensity Single-Family	Parks and Open Space
Multi-Family Residential	Public and Semi-Public
Business Park	Utility
Regional Commercial	Potential South Tulsa-Jenks Bridge
Local Commercial	Potential Road Connections
Downtown	

SUPPLEMENTAL INFORMATION

BOA | [Variance](#) Request

- a. *Relief from build line*
 - b. *Relief from floor area ratio*
 - c. *Relief from Parking*
- BOA 98 – Tract J | Approved as requested 6.3.82
 1. Variance of 50' setback to 40' setback
 2. Variance of Setback form AG 10' to 1'
 - BOA 121 – Main and KOA, Ray Tucker
 - Floor Area ratio for two buildings on the lot
 - Variance to allow two principal structures on one lot
 - Variance to allow existing building to remain and separate utilities with no encroachments
 - BOA 337 – Not sure if passed *NEVER MADE TO JBOA*
 - BOA 352 – 1124 W Main | Approved as requested 3.3.11
 1. (1) Pursue | Encroachment agreement with City for sign and parking lot ([not confirmed](#))
 2. (2) [Existing storage building shall be removed](#) and relocated to another location on property
 3. (3) Proposed building site to be resubmitted | building must be relocated per approved variance criteria as outlined by the Board of Adjustment
 - ✓ (4) Structure no closer than 20 feet of front property line
 - ✓ (4) [Structure no less than 5 feet from rear property line](#)

- ✓ (5) Placement of the structure will observe a separation of no greater than 20.7 ft from the west wall of the existing structure
 - Allow for two 10' parking spaces to remain between existing & proposed buildings
 - Allow for a 5' setback from West property line (maximum variance necessary to accommodate the proposed use and protect the intent of the code in the requiring a setback from Koa Street)
- 4. (6) Building shall be completed to match existing structure on all 4 sides and the roof
- 5. (7) Approval per (6) shall recognize as being in compliance with Appearance Review Criteria
- 6. (8) Approval recognizes approved variance to Front Building Line for existing encroachment of main structure
- 7. (9) *No additional buildings on the property or additions to the existing structure that fall within the required 35-foot setback may be performed or constructed without processing additional variance request through the JBOA.*
- 8. Limits of No Access shall be established along west property line

Sec. 16-5-3. - Powers of Zoning Board of Adjustment.

(A) The zoning board of adjustment shall have the following powers:

(1) Administrative review.

(2) Variances. To authorize upon appeal in specific cases such variances from the terms of this article as will not be contrary to the public interest where,

- ✓ owing to special conditions,
- ✓ a literal enforcement of the provisions of this article will, in any individual case, result in unnecessary hardship, so that the spirit of this article shall be observed,
- ✓ public safety and welfare secured,
- ✓ and substantial justice done.

Such variances may be granted in such individual case of unnecessary hardship upon a finding by the board of adjustment that:

(a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

This lot is extraordinary due to the size and shape, it has been deemed so through other granted variances.

(b) The application of this article to this particular piece of property would create an unnecessary hardship;

... an unnecessary hardship was created when the Lot Split was granted.

(c) Such conditions are peculiar to the particular piece of property involved; and
Yes, the conditions are peculiar to the particular plat and lots involved. The 35' build line encumbers this property and several others adjacent to this one.

(d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan.

Relief would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or comp plan.

(e) Provided that the board in granting a variance shall prescribe appropriate conditions and safeguards, and shall require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

Staff Evaluation & Recommendation

Evaluation | Please see BOA action below

Sec. 1370. - Variances.

1370.1. General.

The Board of Adjustment, upon application, and after notice (when notice is required) and public hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such variance from the terms of this zoning code as will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this zoning code, or the Comprehensive Plan, whereby reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstances peculiar to a particular property, the literal enforcement of the code will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

1370.2. Application.

A request for a variance shall be initiated by the filing of an application with the City Clerk and shall be set for public hearing by the Secretary in accordance with the rules established by the Board.

1370.3. Board of Adjustment Action.

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

- a. That by the reasons 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 hardship.*
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.*
- c. 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.*

Provided that the Board in granting a variance shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

1370.4. Time Limitation on Variances.

A variance which has not been utilized within one year from the date of the order granting the variance shall thereafter be void. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

Staff Comments | Staff has the following conditions for approval

1. Pursue | Encroachment agreement with City for space used privately within the dedicated ROW
2. Keep sign and parking out of City ROW
3. Existing storage building shall be removed
4. Proposed building site to be resubmitted | building must be resized and relocated per the following approved variance criteria as outlined by the Board of Adjustment approval on March 03, 2011
 - Structure no closer than 20 feet from front property line
 - Structure no closer than 5 feet from rear property line
 - Structure no closer than 5 feet from west property line (maximum variance necessary to accommodate the proposed use and protect the intent of the code in the requiring a setback from Koa Street
5. Building shall be completed to match existing structure on all 4 sides and the roof
 - Staff approval of item (5) shall be recognized as being in compliance with Appearance Review Criteria
6. Approval recognizes approved variance to Front Building Line (Build line should be 14 feet to remove encroachment)
7. Limits of No Access shall be established along west property line

Recommendation | *Grant the three Variance Requests per conditions of Staff and any added conditions of Board of Adjustment.*

EXISTING BUILDING (OFFICE) - 2,140 SF / 400 = 5.35

NEW STAIR (OFFICE) - 80 SF / 400 = .2

TOTAL SPACES PROVIDED = 8

HANDICAP SPACES PROVIDED = 1



REAL:

PROJECT:

PROJECT #
20253

CONSULTANT:

REVISIONS:

SUE DATE:

2.09.2020

SHEET NAME:

SITE PLAN

SHEET #:



A101

AWN BY: CMS

Assessor

JOHN A. WRIGHT

Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #	R56050822400150	
Parcel #	56050-82-24-00150	
Situs address	1124 W MAIN ST S JENKS 740372310	
Owner name	PLATINUM WINDOW COVERINGS LLC	
Fair cash (market) value	\$201,700	
Last year's taxes	\$2,788	
Legal description	Subdivision: HIGHLAND ADDN Legal: W/2 PARCEL J Section: 24 Township: 18 Range: 12	

General Information

Situs address	1124 W MAIN ST S JENKS 740372310
Owner name	PLATINUM WINDOW COVERINGS LLC
Owner mailing address	1124 W MAIN ST JENKS, OK 740372310
Land area	0.17 acres / 7,521 sq ft
Tax rate	JK-5A [JENKS]
	Subdivision: HIGHLAND ADDN
Legal description	Legal: W/2 PARCEL J Section: 24 Township: 18 Range: 12
Zoning	LOW DENSITY OFFICE DISTRICT [OL]

Values

	2018	2019	2020
Land value	\$35,000	\$35,000	\$35,000
Improvements value	\$158,800	\$162,700	\$166,700
Fair cash (market) value	\$193,800	\$197,700	\$201,700

Exemptions claimed

	2018	2019	2020
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax Information

	2018	2019	2020
Fair cash (market) value	\$193,800	\$197,700	\$201,700
Total taxable value (capped)	\$193,800	\$197,700	\$201,700
Assessment ratio	11%	11%	11%
Gross assessed value	\$21,318	\$21,747	\$22,187
Exemptions	\$0	\$0	\$0
Net assessed value	\$21,318	\$21,747	\$22,187
Tax rate	JK-5A [JENKS]		
Tax rate mills	129.09	128.22	128.22*
Estimated taxes	\$2,752	\$2,788	\$2,845*
Most recent NOV	March 3, 2020		

* Estimated from 2019 millage rates

Tax detail (2019 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$57.24
City-County Library	4.1	5.32	\$118.03
Tulsa Technology Center	10.4	13.33	\$295.75
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.6	7.21	\$159.97
School Locally Voted	26.5	33.97	\$753.69
City Sinking	7.4	9.45	\$209.67
School County Wide Bldg	4.1	5.20	\$115.37
School County Wide ADA	3.1	4.00	\$88.75
School County Wide General	28.4	36.40	\$807.61
County Government	8.4	10.76	\$238.73

(Continued on next page)

Improvements

Bldg ID#	Property type	Use	Year built	Year remodeled	GBA †	NRA †	Stories	Story height
1	Commercial	Office Building	1965	—	1,578 SF	1,898 SF	1.0	8.0
1	Commercial	Office Building	2014	—	320 SF	1,898 SF	1.0	8.0

Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Aug 29, 2014	LDKC INVESTMENTS LLC	PLATINUM WINDOW COVERINGS LLC	\$186,000	General Warranty Deed	2014077969
Aug 29, 2006	DMB ENTERPRISES, INC	LDKC INVESTMENTS LLC	\$141,000	General Warranty Deed	2006104648
Jun 29, 2000			\$54,000	General Warranty Deed	06383-02550
Oct 8, 1999	TUCKER LEANNE	KBM CONSTRUCTION SERVICES INC	\$63,500	General Warranty Deed	06281-00943

Images

Photo/sketch
 (Click to enlarge)

† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — Tulsa County Assessor

Tulsa County Administration Building, Room 215 | 500 S. Denver | Tulsa, OK 74103

Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org

Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

87003

Plat #1712

HIGHLAND ADDITION

TULSA COUNTY OKLAHOMA.

DECEMBER 10, 1951.

OWNERS & SUBDIVIDERS:

WILLIAM S. BAYOUTH: JENKS, OKLAHOMA.

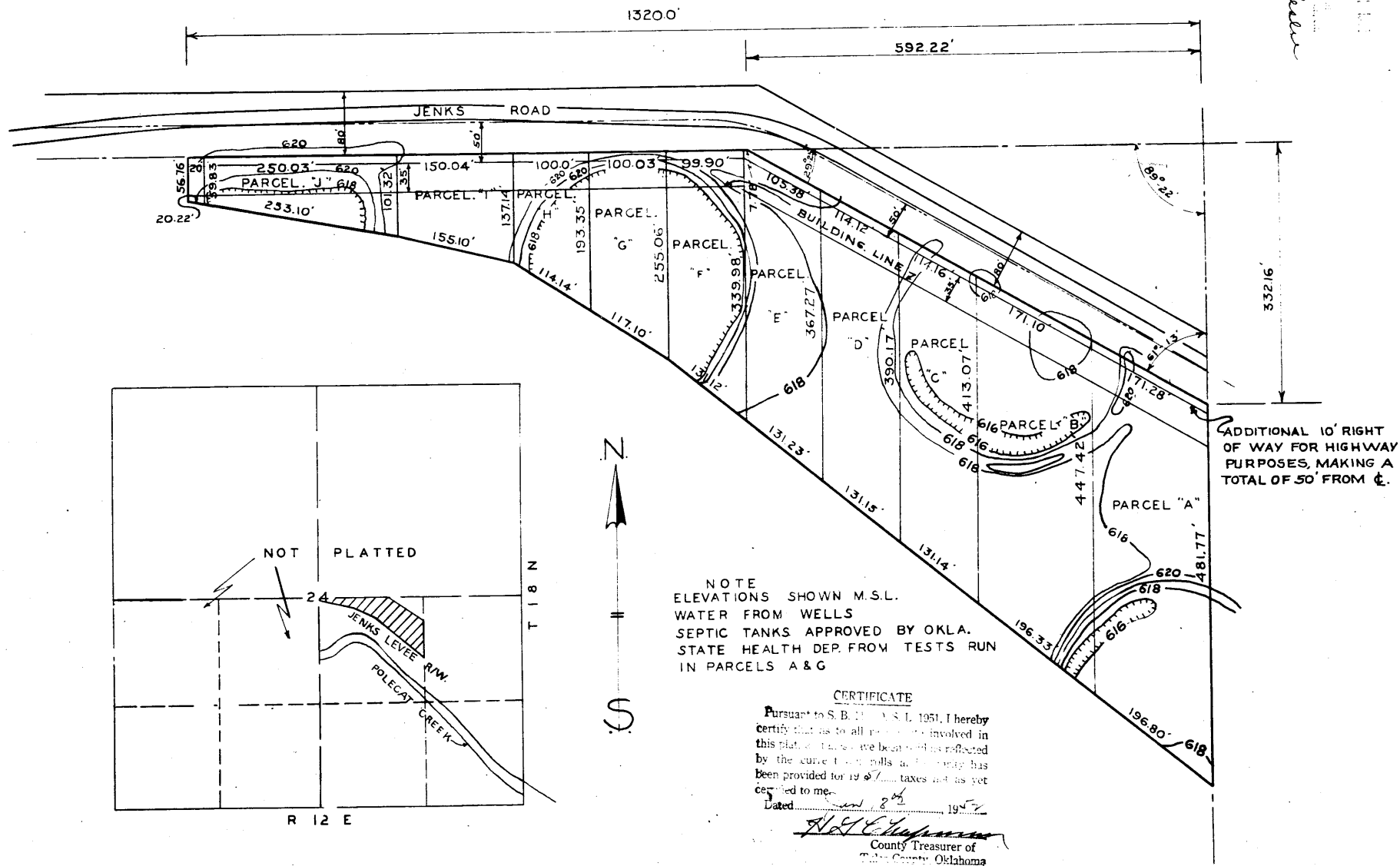
JESS L. GREGORY: JENKS, OKLAHOMA.

ENGINEER:

PATE ENGINEERING COMPANY, TULSA, OKLA.

SCALE - 1" = 100'

LEGAL DESCRIPTION: ALL OF THE N.W. 1/4 OF S.E. 1/4 SEC. 24 T.18 N. R.12 E. LYING NORTH OF THE JENKS LEVEE R/W & SOUTH OF THE SOUTH R/W LINE OF THE JENKS ROAD TULSA COUNTY OKLAHOMA. CONTAINING 7.47 AC.





CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

MEMORANDUM

To: Mayor and City Council
From: City Planner Bob Richards *BR*
Date: October 31, 1996
Re: JL-165, Request of Ray Tucker

The Planning Commission heard this request at its October 24, 1996 meeting. The Commission voted to recommend approval to the City Council subject to the Technical Advisory Committee's conditions.

This request is a duplicate of JL-108 approved on the subject property May 29, 1990, but never filed of record.

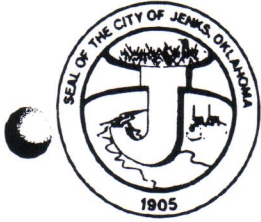
Mr. Tucker would like to be allowed a single-family residential use on one of the lots which are currently zoned OL. However, the Zoning Code does not allow single-family residential uses in the OL Zoning District. Staff and Mr. Tucker have discussed preparation of an amendment to the Zoning Code to allow such uses in office and commercial zoning districts. Should an amendment fail to be adopted by the City Council in the future, Mr. Tucker may file for down-zoning on the subject property.

The previous conditions of JL-108 were carried forward to JL-165. They are:

- 1) Levee District No. 13 regulations to be followed and the Levee Commissioner's approval to be secured prior to any changes from the previously approved Site Plan or drainage on the subject property.
- 2) 6" water line, if still existing under the office building on the western tract, is required to be relocated at owner's expense prior to any removal or change to the existing utilities and shall meet the requirements of the City Engineer.

As the request is a duplicate of the previously approved 1990 case, planning staff is supportive of the request with the above TAC and Planning Commission conditions.

B:/L165CCMe



CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

MEMORANDUM

To: Planning Commission
From: City Planner Bob Richards *BR*
Date: October 19, 1996
Re: JL-165, Request of Ray Tucker

JL-165, Request of Ray Tucker was approved at the Technical Advisory Committee meeting held October 10, 1996. This request is a duplicate of JL-108 approved on the subject property May 29, 1990, but never filed of record.

Prior to the TAC meeting on October 10th, the utility companies had no comments and none reported conditions to be attached for approval.

As the request is designed to implement a previous approval, staff is supportive of the request. Staff would also note that an amendment to the Zoning Code modifying the provisions pertaining to living quarters in office and commercial zoning districts is being prepared for consideration. Should the amendment not be adopted by the City Council, Mr. Tucker may file for down-zoning on the subject property.

The previous conditions of JL-108 are required by JL-165 and the following TAC conditions:

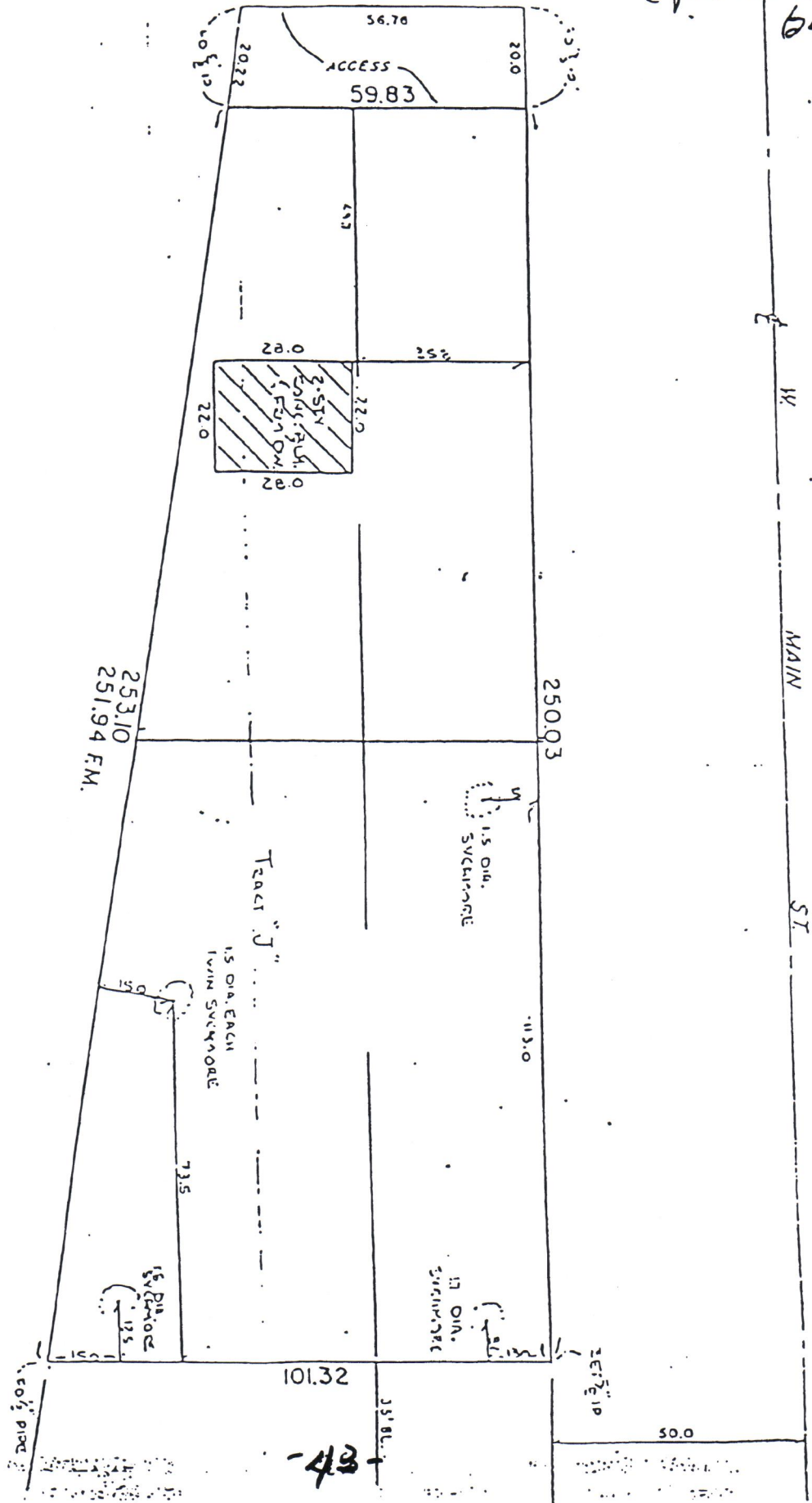
- 1) Levee District No. 13 regulations to be followed and the Levee Commissioner's approval to be secured prior to any changes from the previously approved Site Plan or drainage on the subject property.
- 2) 6" water line, if still existing under the office building on the western tract, is required to be relocated at owner's expense prior to any removal or change to the existing utilities and shall meet the requirements of the City Engineer.

Planning staff is supportive of the request with the above conditions.

B:/JL165Me

JZ-165

(previous JL-108)
(6482)



NOTE: IP IN ON PIN

-43-

CITY OF JENKS

APPLICATION NO.	12-108
STR	2232
RECEIPT NO.	

SPLIT APPLICATION

NOTE: Three copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER	WHAT IS THE PRESENT USE OF THE TRACT?
RAY TUCKER	OL
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, THAT YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK	
A tract of land "Parcel J" HIGHLAND ADDITION, TO The City Of Jenks, Tulsa County	

	LEGAL DESCRIPTION OF PROPOSED TRACT	INST. RELEASED	SOURCE OF WATER SUPPLY FOR THIS TRACT	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT	STREET OR STREETS TRACT WILL FACE	PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT
FIRST TRACT TO BE CREATED	W/2 Parcel J, Highland Addition		☒ CITY ☐ WELL ☐ OTHER	☒ SEWER ☐ SEPTIC ☐ OTHER	Main Street	OL	125 FT. X F
SECOND TRACT TO BE CREATED	E/2 Parcel J, Highland Addition		☒ CITY ☐ WELL ☐ OTHER	☒ SEWER ☐ SEPTIC ☐ OTHER	Main	OL	125 FT. X F
THIRD TRACT TO BE CREATED			☐ CITY ☐ WELL ☐ OTHER	☐ SEWER ☐ SEPTIC ☐ OTHER			FT. X F
FOURTH TRACT TO BE CREATED			☐ CITY ☐ WELL ☐ OTHER	☐ SEWER ☐ SEPTIC ☐ OTHER			FT. X F

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?

☒ PRESENT OWNER	☐ PURCHASER	☐ ATTORNEY FOR OWNER	☐ OTHER
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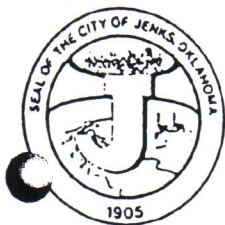
NAME	ADDRESS	PHONE

NAME	ADDRESS	PHONE
	P.O. Box 985, Jenks	299-2606

FOR COMMISSION USE

LOCATION CODE S T R	SUBDIVISION NAME		
LONGING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS	HEALTH DEPT. NEEDS

ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE	COMMENTS
Approval on original	5/29/90 approved w/ staff rec's	44-	5/29/90 approved



CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

MEMO

TO: Mayor Harold Wilmott
Jenks City Council Members

FROM: Diane Fernandez, City Planner *DF*

REGARDING: JL108 (2482)- Ray Tucker, Parcel "J" of the
Highland Addition, 1124 West Main, OL.

DATE: May 29, 1990

The Planning Commission heard this lot split request at their May 24, 1990 meeting. After hearing the applicant, the case report, and discussing the matter, the Commissioners voted 5-0 to recommend approval of the lot split with the staff's recommendations.

No one spoke to oppose the lot split.

Attached is information on the case for your review.

DF/sd

Attachment



CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

M E M O R A N D U M

TO: Jenks Planning Commissioners
FROM: Diane Fernandez, City Planner
SUBJECT: JL108 [2482]- Ray Tucker, Parcel "J" of the
Highland Addition, 1124 West Main, OL.
DATE: May 17, 1990

The applicant is requesting a lot split of one tract into:

1. One tract with 125' frontage, 126.5' rear property line, and sides of 59.83'(west) and 80'(approximate east).
2. One tract with 125' frontage, 126.5' rear property line, and sides of 80' (approximate west) and 101.32'(east).

1) Lot Dimensions and Area- Must be in compliance with the Zoning Code or a variance of the requirements must be obtained from the Board of Adjustment.

Bulk and area requirements in a(n) OL district.

Lot Area
N/A

Lot Area Proposed
N/A

Frontage
75'

Frontage Proposed
125', 125'

(2) Public Water and Sanitary Sewer- available.

(3) Access and Street- available along Main Street.

(4) Floor Area Ratio- Cannot Exceed 25%.

(5) Setback on Main Street- 50 feet.

(6) Building Height Maximum- 18 feet.

DF/sd

+46-

Staff Analysis: The applicant is requesting a split of a previously platted lot into two parcels. The lot split requested meets and exceeds the requirements of the OL (office light) zoning district in which it is located.

The staff is favorable to the lot split because it technically meets zoning code requirements. The lot split should, however, be conditioned upon the requirements of the Levee Commissioner being followed to protect the existing levee easements. The Public Works Director also pointed out that there is a 6" water line existing under the office building on the western proposed tract. Any removal or change to the existing utilities must be at the owner's expense and meet the requirements of the City Engineer.

The Technical Advisory Committee had no comments or concerns other than those expressed in the staff analysis.



TULSA COUNTY DRAINAGE DISTRICT NO. 13

511 South 1st

Jenks, Oklahoma 74137

JIM BAILEY
DRAINAGE COMMISSIONER

OFFICE PHONE
299-5488

PAGER
624-6797

April 30, 1990

Diane Fernandez
City of Jenks
211 North Elm
Jenks, Oklahoma 74037

RE: JL - 108

Dear Diane:

In response to your notice of a lot split, the applicant should be aware of the easements for flood control and the levee that are held by Tulsa County Drainage District No. 13.

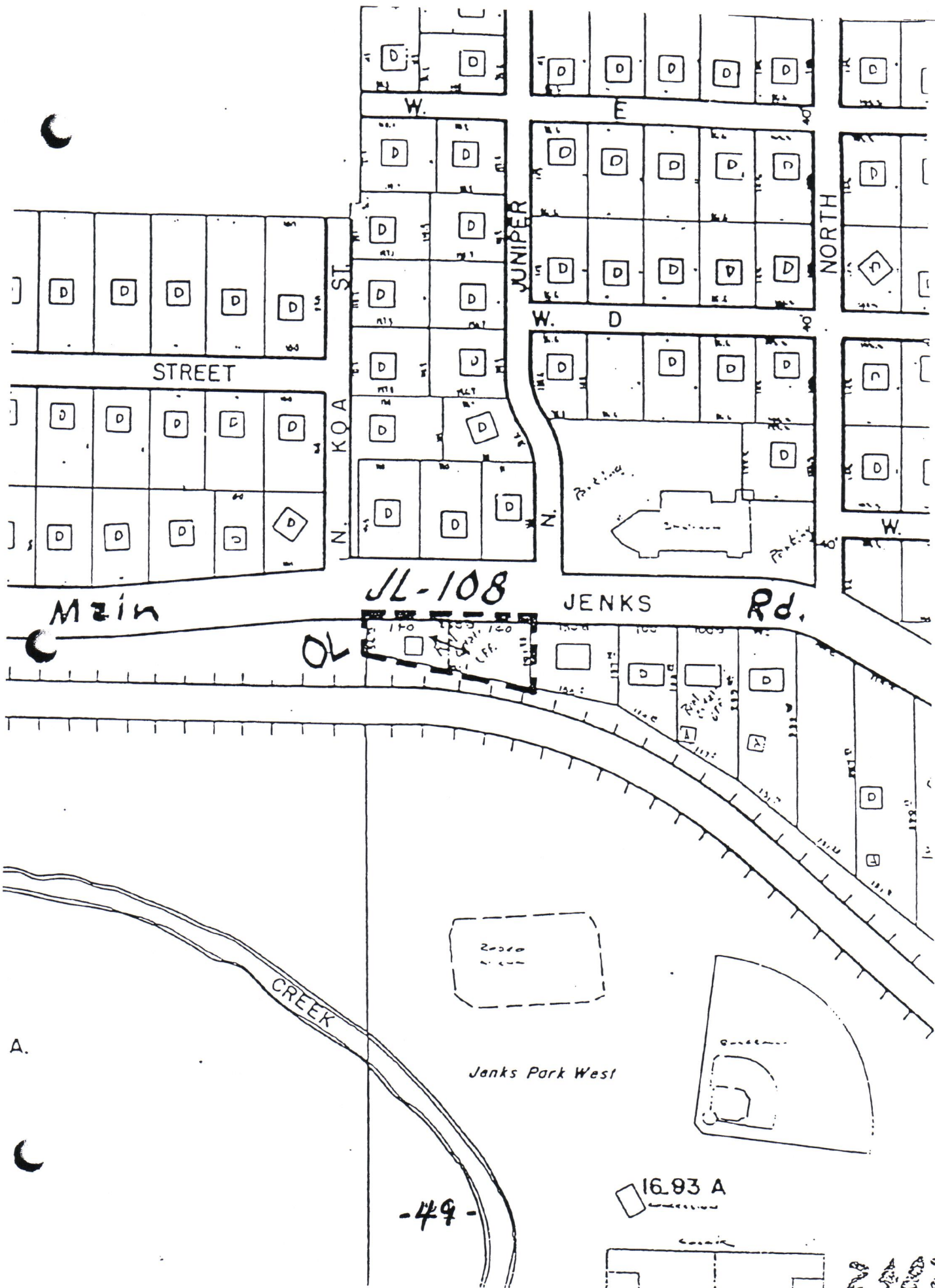
According to my maps the line for our easement on subject property runs east and west across the lot between the existing building and Main Street, therefore the applicants should be advised that before any construction begins they must submit plans through the Drainage District to the Corps of Engineers for approval.

If I can be of further service, please let me know.

Sincerely,

Jim Bailey, Commissioner
Drainage District No. 13

JB:jf



APPLICATION

BOARD OF ADJUSTMENT
CITY OF JENKS

NO. _____
S.T.R. _____
COUNTY _____

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

ACTION REQUESTED

☐ VARIANCE - SECTION _____
☐ SPECIAL EXCEPTION - SECTION _____

☐ INTERPRETATION OF ZONING TEXT
☐ INTERPRETATION OF ZONING MAP
☐ APPEAL FROM BUILDING INSPECTOR

USE UNIT NO. _____ UNDER THE PROVISIONS OF CHAPTER 13, SECTION _____

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE INDICATE PERTINENT ORDINANCE PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERITS OF YOUR APPLICATION.

Variance of front set back (50' to 40') Variance of setback from
AC district (10' to 1')

PROPERTY LEGAL DESCRIPTION

Tract "J" Highland Addition to the City of Jenks

NAME OF RECORD OWNER

Ray Tucker

GENERAL LOCATION OR ADDRESS

1124 West Main Street, Jenks

AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- ☒ PRESENT OWNER
☐ PURCHASER
☐ ATTORNEY FOR OWNER
☐ AGENT FOR OWNER
☐ OTHER

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

NAME

Ray Tucker

MAILING ADDRESS

P.O. Box 985 , Jenks, Okla. 74037

PHONE

299-2606

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY

DATE

FILING FEE RECEIPT

\$25.00

PRESENT ZONING

PRESENT USE

OTHER PERTINENT INFORMATION

PUBLIC HEARING DATE

DISPOSITION

B.O.A. ACTION

DATE

approved as requested

6-3-82

NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA,

Notice is hereby given that a public hearing will be held before the Board of Adjustment, in the Municipal Courtroom, 205 North Elm, Jenks, Oklahoma, at 7:30 p.m., on the 3rd day of June, 1982.

At which time and place will be heard and considered the application of _____
Ray Tucker for a variance of Zoning Code building setback from a street 50' to
40' and for a variance of the Zoning Code building setback from an AG
(agricultural) district from 10' to 1' on property described as tract "J" of
the Highland Addition, Tulsa County Oklahoma.

General location of the property: Southwest of Juniper and Main Streets

located in a OL (office) zoned district.

All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 17th day of May, 1982.

Richard Hall Secretary
 Board of Adjustment
 Jenks, Oklahoma

On May 19, 1982 this notice was mailed to the following:

Joe & Susan Day
1217 West Main
Jenks, OK 74037

Carlton & Shirley Tate
412 North Juniper
Jenks, OK 74037

Elmo & Jerre Crowell
1214 West "C"
Jenks, OK 74037

Hurbert & Novella Holappa
1030 West Main
Jenks, OK 74037

Cecil & Vesta Bacon
321 N. Koa Street
Jenks, OK 74037

Emma U. Steely
Box 424
Jenks, OK 74037

Jenks Church of Christ
900 West Main
Jenks, OK 74037

Dewayne & Sonya Brooks
1022 West Main
Jenks, OK 74037

City of Jenks
123 East Main
Jenks, OK 74037

Sam Anglin
1223 West Main
Jenks, OK 74037

Lynda Sherrod Weese
C/O Lynda Burris
1123 West Main
Jenks, OK 74037

Zane & Sherrie Carr
1119 West Main
Jenks, OK 74037

Ray G. & Darla Tucker
Box 985
Jenks, OK 74037

Marion E. & Donna Allen
1014 West Main
Jenks, OK 74037

John & Martha Capehart
1500 South Frisco 2F
Tulsa, OK 74119

L.A. & Joyce Felkner
1222 West "C"
Jenks, OK 74037

Russell & Wanda Davis
360 North Juniper
Jenks, OK 74037

PROOF OF PUBLICATION

In the _____ Court of _____ STATE OF OKLAHOMA _____ County,
BOA Hearing _____ Case No. _____

Plaintiff,

vs.

Affidavit of Publication

Defendant,

Ike Massey

_____, of lawful age, being duly sworn, upon oath deposes and says that he is the publisher or editor of the _____ Jenks Journal _____, a weekly newspaper printed in _____ Jenks _____, Tulsa County, Oklahoma, and of bona fide paid general circulation therein printed in the English language, and that the notice by publication, a copy of which is hereto attached, was published in said newspaper for _____ ONE _____ consecutive weeks, the first publication being on the _____ 20th _____ day of _____ May _____, 1982 _____, and the last day of publication being on the _____ 20th _____ day of _____ May _____, 1982 _____, and that said newspaper has been continuously and uninterruptedly published in said county during the period of One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice or advertisement, as required by House Bill 99, (an Act amending Section 54, Oklahoma Statutes 1931), passed by the Fifteenth Legislature and effective July 23, 1935, and thereafter.

The advertisement above referred to, a true and printed copy of which is hereto attached, was published in said _____ Jenks Journal _____ on the following dates, to-wit:

1st Insertion	May 20	1982	6th Insertion	_____	19_____
2nd Insertion	_____	19_____	7th Insertion	_____	19_____
3rd Insertion	_____	19_____	8th Insertion	_____	19_____
4th Insertion	_____	19_____	9th Insertion	_____	19_____
5th Insertion	_____	19_____	Last Insertion	May 20	1982

Said notice was published in the regular edition of said newspaper and not in a supplement thereof.

Publishing Fee \$ 16.32

(Signature)

Subscribed and sworn to before me this _____ day of _____ A. D., 1982
My commission expires _____

Notary Public

Legal Notice

Published in the Jenks Journal, Jenks, Tulsa County, Oklahoma, Thursday, May 20, 1982. NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA.

Notice is hereby given that a public hearing will be held before the Board of Adjustment, in the Municipal Courtroom, 205 North Elm, Jenks, Oklahoma at 7:30 p.m. on the 3rd day of June, 1982.

At which time and place will be heard and considered the application of Ray Tucker for a variance of Zoning Code building setback from a street 50' to 40' and for a variance of the Zoning Code building setback from an AG (agricultural) district from 10' to 1' on property described as Tract "J" of the Highland Addition, Tulsa County, Oklahoma.

General location of the property: southwest of Juniper and Main Streets located in a OL (office) zoned district.

All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 17th day of May, 1982.

Secretary
Board of Adjustment
Jenks, Oklahoma

AFFIDAVIT OF POSTING

J. F. Bedingfield, of lawful age, being duly sworn, upon oath deposes and says that he is the managing agent of the Tulsa Sign Company, and that on the 7th day of May, 1982, signs having the dimensions of 4 feet by 3 feet, were posted on the property described in "Attachment A" and depicted in black 3" lettering on a yellow background was the following information:

NOTICE TO THE PUBLIC OF A HEARING ON A REQUEST FOR A VARIANCES
OF ZONING CODE BUILDING SETBACK REQUIREMENTS ON THIS PROPERTY
ZONED OL OFFICE. A PUBLIC HEARING WILL BE HELD BY THE JENKS
BOARD OF ADJUSTMENT IN THE JENKS MUNICIPAL COURTROOM, 205 N.
ELM, JENKS, OKLAHOMA ON JUNE 3, 1982 AT 7:30 P.M.. FOR MORE
INFORMATION CALL 299-1566.

James F. Bedingfield *

Subscribed and sworn to before me by J. F. Bedingfield, this 10th day of June, 1982.

Heads E. Blank
Notary Public

My Commission Expires 3/17/85

Case No. B.O.A. 98
Location South of Juniper and
Main
Number of Signs 1
Appeals From
Building Inspector
Interpretation
Of front yard setback and
Variance setback from AG district
Special Exception
Date of Hearing June 3, 1982
Time of Hearing 7:30 p.m.
Place of Hearing Municipal Courtroom
Send Bill to Ray Tucker
Address P.O. Box 985
Jenks, OK 74037
Phone No. 299-2606

Staff Recommendation:

June 3, 1982

Zoning Code Section 1370 allows the Board of Adjustment to grant variances from the terms of the Code if the variance will not cause detriment to the public good or impair the purposes or intent of the Code where by reason of exceptional narrowness, shallowness, shape or other circumstance peculiar to the property, the literal enforcement of the Code will result in unnecessary hardship. The subject tract is narrow. The adoption of the Comprehensive Plan in 1978 established the planned right-of-way width of West Main Street as 100 feet or 50 feet south of the street centerline. The Zoning Code requires a 50 feet setback of an office structure from the edge of proposed major street right-of-way. The Code also establishes a 10 feet setback of an office structure from AG zoning boundaries. Given the above Plan and Code restrictions, the buildable area of the lot is approximately 30 feet wide on the east end of the property and that area tapers to nothing on the west end of the property.

I recommend approval of the requested variances to allow the construction of a building on the office zoned property because it appears that the strict enforcement of the Zoning Code presents a hardship to the property owner. I recommend that the building setback from the centerline of Main Street not be less than 90 feet and that the 10' setbacks from the east and west ends of the tract not be reduced, since the levee and levee easement proclude development south of the tract. I recommend approval of the variance of the required setback of a structure from 10' to 1' from the south property line as requested by the applicant.

NO. BOA-98

S.T.R. 24-18-12

BOARD OF ADJUSTMENT
CASE REPORT

ACTION REQUESTED:

The applicant requests a Variance of the Zoning Code building setback from an arterial street from 50 feet to 40 feet and a variance of the Zoning Code setback of a building from an AG zoned property from 10 feet to 1 foot.

SITE & AREA CONDITIONS:

Location: South of Koa and Main

Use: Residence

Zoned: OL (light office)

Tract Size: 0.45 acres

Surrounding Area:

Homes are located east and north of the tract. A church is located to the northeast while a city park is located south of the tract across the Jenks levee.

PREVIOUS ACTIONS:

None

AGENDA
JENKS BOARD OF ADJUSTMENT
Thursday, June 3, 1982, 7:30 p.m.
Jenks Municipal Courtroom, 205 N. Elm

1. Minutes of May 20, 1982

BOARD OF ADJUSTMENT PUBLIC HEARING

2. JB0A-98 Ray Tucker (2482) - South of Koa and Main - Variance
of setbacks from Main and from AG District
3. JB0A-99 Loyd Bell (2582) - West of SW/C of 106th and Elm -
Exception to allow mobile home and Variance of Lot Size
4. JB0A-100 Larry Waid (1983) - West of SW/C 2nd and Main - Minor
Exception for Sign to Extend into street -right-of-way

AFFIDAVIT OF POSTING

J. F. Bedingfield, of lawful age, being duly sworn, upon oath deposes and says that he is the managing agent of the Tulsa Sign Company, and that on the _____ day of _____, 19____, signs having the dimensions of 4 feet by 3 feet, were posted on the property described in "Attachment A" and depicted in black 3" lettering on a yellow background was the following information:

NOTICE TO THE PUBLIC OF A HEARING ON A REQUEST FOR A VARIANCES
OF ZONING CODE BUILDING SETBACK REQUIREMENTS ON THIS PROPERTY
ZONED OL OFFICE. A PUBLIC HEARING WILL BE HELD BY THE JENKS
BOARD OF ADJUSTMENT IN THE JENKS MUNICIPAL COURTROOM, 205 N.
ELM, JENKS, OKLAHOMA ON JUNE 3, 1982 AT 7:30 P.M.. FOR MORE
INFORMATION CALL 299-1566.

Subscribed and sworn to before me by J. F. Bedingfield, this _____ day of _____, 19____.

Notary Public

My Commission Expires _____

Case No. B.O.A. 98
Location South of Juniper and
Main
Number of Signs 1
Appeals From _____
Building Inspector _____
Interpretation _____
Variance Of front yard setback and
setback from AG district
Special Exception _____
Date of Hearing June 3, 1982
Time of Hearing 7:30 p.m.
Place of Hearing Municipal Courtroom
Send Bill to Ray Tucker
Address P.O. Box 985
Jenks, OK 74037
Phone No. 299-2606

CASE # SB0A-98

RECEIVED	<u>5-6 ✓</u>
PUBLICATION NOTICE	<u>5-17 ✓</u>
SIGN NOTICE	<u>5-17 ✓</u>
LETTER NOTICE	<u>5-21 ✓</u>
FIELD CHECK	<u>5-24</u>
CASE REPORT	
& PRELIMINARY AGENDA	<u>5-24</u>
B.O.A. OR P.C. HEARING	<u>6-3</u>
CITY OR TOWN HEARING	

SB0A-98 Ray Tucker (2482)

South of Coe and Main various of
setbacks

Legal Notice

Published in the Jenks Journal, Jenks, Tulsa County, Oklahoma, Thursday, May 20, 1982.
NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA.

Notice is hereby given that a public hearing will be held before the Board of Adjustment, in the Municipal Courtroom, 205 North Elm, Jenks, Oklahoma at 7:30 p.m. on the 3rd day of June, 1982.

At which time and place will be heard and considered the application of Ray Tucker for a variance of Zoning Code building setback from a street 50' to 40' and for a variance of the Zoning Code building setback from an AG (agricultural) district from 10' to 1' on property described as tract "J" of the Highland Addition, Tulsa, County, Oklahoma.

General location of the property: southwest of Juniper and Main Streets located in a OL (office) zoned district.

All persons interested in the above the matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 17th day of May, 1982.

Richard Hall
Secretary
Board of Adjustment
Jenks, Oklahoma

APPLICATION

BOARD OF ADJUSTMENT
CITY OF JENKS

NO. 121
S.T.R.
COUNTY

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

ACTION REQUESTED

☒ VARIANCE - SECTION
☐ SPECIAL EXCEPTION - SECTION

☐ INTERPRETATION OF ZONING TEXT
☐ INTERPRETATION OF ZONING MAP
☐ APPEAL FROM BUILDING INSPECTOR

USE UNIT NO. UNDER THE PROVISIONS OF CHAPTER 13, SECTION

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE INDICATE PERTINENT ORDINANCE PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERITS OF YOUR APPLICATION.

1. Allow existing building to remain and separate utilities with no encroachments
2. To allow two principal structures on same lot
3. Variance of floor area ratio for two buildings exceeding 25% of area in an OL district. P.T.

PROPERTY LEGAL DESCRIPTION

Lot J, Block I, Highland Addition to the City of Jenks, Tulsa County, State of Oklahoma

NAME OF RECORD OWNER

Ray G. & Darla S. Tucker

GENERAL LOCATION OR ADDRESS

1124 West Main, Jenks, Oklahoma

AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- ☒ PRESENT OWNER
☐ PURCHASER
☐ ATTORNEY FOR OWNER
☐ AGENT FOR OWNER
☐ OTHER

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

NAME Ray G. Tucker

P.O. Box 985, Jenks, Oklahoma 74037

MAILING ADDRESS

PHONE 299-2606 299-2832

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY

Camela White

DATE 2-23-83

FILING FEE RECEIPT

\$35.00

PRESENT ZONING

OL

PRESENT USE

Office

OTHER PERTINENT INFORMATION

3-17-83

PUBLIC HEARING DATE

DISPOSITION

B.O.A. ACTION

DATE

approved 4-0 w/ stipulations:

3-17-83

(1) 1 year allowance to complete building after issuance of b. permit. 60 day limit to tear down existing structure after new building occupancy permit issued. No extensions.

(2) Lot can't be split after new building is completed

(3) no add ons to existing building over a waterline

(4) require plot to show 10 feet of row and

sign dedication form prior to building permit
(5) drainage plans submitted to city engineer

DEED OF DEDICATION

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Ray G. and
Darla S. Tucker, the undersigned, being the sole owners of all interests, both legal
and equitable, in the following described property, to-wit:

Parcel "J" of the Highland Addition to Tulsa County, Oklahoma

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the special benefits
to the remainder of the above described property, accruing thereto upon this dedication,
do hereby dedicate to the Public, for the use and enjoyment of the Public, the following
described portion thereof, to-wit:

The North 10 feet of Parcel "J" of the Highland Addition to Tulsa County, Oklahoma

To have and to hold said described premises into the said Public forever.
Signed and delivered this _____ day of _____, 19_____.

ATTEST (SEAL):

STATE OF _____)
COUNTY OF _____) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this
_____ day of _____, 19_____, personally appeared _____
_____, to me known to be the identical
person who subscribed the name of the maker thereof to the foregoing instrument as its
_____ and acknowledged to me that _____ executed the
same as _____ free and voluntary act and deed of such
corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires _____

Notary Public

ZONING CLEARANCE PERMIT AND/OR

BUILDING PERMIT

CITY OF JENKS

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot; indicate type construction and use of each building.

STREET ADDRESS

☒ ZONING CLEARANCE PERMIT ☒ BUILDING PERMIT

DATE
12-1-82

No. 127

OWNER
Ray & Darla Tucker

CONTRACTOR

Same

ADDRESS

P. O. Box 985

Jenks, OK 74037

299-2696

PROPOSED USE

Offices-Real Estate

ZONING DISTRICT	DISTRICT OL	SUP. DIST.	BOARD OF ADJUSTMENT - NO 98	USE UNIT NUMBER 11	USE BY ☒ RIGHT	INTERPRETATION ☐ VARIANCE	SPECIAL EXCEPTION ☐
LOT INFORMATION	FRONTAGE 250.03	AVERAGE DEPTH 80.6	LOT AREA 20146.2	LAND AREA	LAND AREA PER D.U.	PARKING SPACES 20	LOADING BERTHS

USE CONDITIONS

ESTIMATED COST OF BUILDING

\$ 256,148.90

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET) 99' Main Street	EAST SIDE 18'	WEST SIDE 154'	REAR 2'	FROM CENTER LINE MAJOR STREET	LIVABILITY SPACE
BUILDING INFORMATION	WIDTH 35'	LENGTH 72'	HEIGHT 18'	FLOOR AREA 5342	NO FLOORS 2	BUILDING AREA
	NO DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	TYPE CONSTRUCTION Post & Beam	EASEMENTS None	Stone, Glass & Steel	Steel Sheetrock	Comp.	Sheetrock
	OTHER RESTRICTIONS (Steel Studs & Conduit through out)					

TYPE OF WORK TO BE DONE	☒ NEW BUILDING	☐ ENLARGE EXISTING BLDG.	☐ REPAIR - NO EXPANSION	☐ INTERIOR REMODELING	☐ OCCUPANCY	☐ ACCESSORY
-------------------------	--	---	--	--	------------------------------------	------------------------------------

ZONING OFFICER _____ APPLICANT'S SIGNATURE _____ INSPECTOR _____

INSPECTION RECORD	DATE	INSPECTOR	COMMENT	SPECIAL FEATURES REQUIRED
FOUNDATIONS				
FRAMING				
FINAL				
CERT. OF OCCUPANCY				

* Permits: 640.37 Bldg.
50.00 Mech.
135.00 Elec.
45.00 Plbg.
870.37

See below"

DISTRIBUTION-WHITE - Post on Job BLUE - Applicant GREEN - Number File
CANARY - Assessor PINK - Inspection Record File GOLDENROD - TMAPC

- Install panic hardware all exterior doors.
- Install emergency lighting per marked plans.
- Existing two story building shown on site plans to the West of proposed new office building to be removed completely to existing grade before any site work or construction of new building begins, or approval by the Board of Adjustment allowing existing building to remain including lot split and separate utilities with no encroachments.
- Owner to install a fire hydrant 80' South of the center line of West Main Street including going South parallel to owners west property line to rear of property and tying on to existing city water main at that location, also dedicating an easement for servicing, all to city design inspection and approval prior to any new construction.

main and plans received

BOARD OF ADJUSTMENT CHECKLIST

BOA 121

1. Date of Application 2-23-83
2. BOA Case Report 3-9-83
3. BOA Map 3-1-83
4. Letter to City Depts. 3-3-83
5. Letter to Applicant 3-1-83
- Publications
4. Sign 3-1-83
5. Property Owners 3-1-83
6. Newspaper 3-1-83
7. Proof of Publication 3-7-83
8. Field Check 3-3-83
9. Staff Recommendation 3-9-83
10. Agenda 3-1-83
11. Public Hearing Date 3-17-83
12. Public Hearing Minutes 4-8-83

Variance (1) to allow existing building to remain + separate utilities
~~Special Exception~~ with no encroachments; (2) to allow 2 principal
~~Minor Variance or Exception~~ structures on one lot; (3) and variance of floor
Legal Description area ratios for two buildings on the lot,
Lot J to Highland Addition to Tulsa County

JENKS BOARD OF ADJUSTMENT
MINUTES of Regular Session
Thursday, March 17, 1983

MEMBERS PRESENT

Paul Greek
Ken Holcomb
Charlotte Langley
Jackie Rush

MEMBERS ABSENT

Burl Ragland

STAFF PRESENT

Pamela White
Randy Ewing
Dick Moore

The agenda for the meeting was posted in Jenks City Hall on March 14, 1983.

Paul Greek called the meeting to order at 7:36 p.m. and declared a quorum present.

The Board reviewed the Minutes of March 3, 1983. There being no additions or corrections, those Minutes were approved as written.

BOARD OF ADJUSTMENT PUBLIC HEARING

JBOA-121 Ray Tucker (2482) - Main and Koa, variances for: 1) floor area ratio for two buildings on the lot; 2) variance to allow two principal structures on one lot; and 3) variance to allow existing building to remain and separate utilities with no encroachments

Pamela White gave the case report and location of the subject tract.

Mrs. Tucker, applicant's wife, spoke for the proposals. The intent is to remain in the existing structure until the new building is completed. She stated that the new building may have to be cut down to keep both buildings at the maximum floor ratio allowed by OL zoning. No construction arrangements have been made at present. Mrs. Tucker thought the building would be completed in six months to one year's time.

No protestors were present.

Pamela White read the following analysis and recommendation:

Analysis: The applicant has requested to stay at his present location in the existing building until the new structure is built and he may move into it. Two principal structures would be temporarily located on the site causing the floor area ratio to exceed the 25% maximum. If the applicant would like to keep the two structures on the lot, a rezoning to Medium Office where the floor area ratio maximum is 50% would be the appropriate avenue for the applicant to pursue.

Because of the uniqueness of the situation and the amount of variances proposed, steps must be taken to insure the requests by the applicant are not abused if approved by the Board.

A time limit should be imposed stating when the existing structure must be torn down and lot split requests in the future for this tract should be denied if the proposed circumstances remain.

A plat was required by the City in the applicant's rezoning request in April of 1982. The applicant has not shown the additional right-of-way on the new office site plan or signed a right-of-way dedication form at City Hall. This shall be done prior to obtaining a building permit for the new building.

RECOMMENDATION:

If passed, the Staff would recommend that the following be added to the motion:

- (1) The existing two story structure on the site be removed completely to existing grade before issuance of the occupancy permit for the proposed new office building.
- (2) The lot cannot be split after the new office building has been completed as long as the proposed building occupies the tract.
- (3) The existing building cannot be added on to because of the waterline directly under the building.
- (4) Require the plat show the 10 feet right-of-way dedication for a total of 60 feet from the centerline of Main Street and have the applicant sign a right-of-way dedication form at City Hall prior to issuance of a building permit.
- (5) Drainage plans be submitted to City Engineer prior to issuance of a building permit.

The Board discussed the application.

Motion was made by Charlotte Langley and seconded by Rush to approve JBOA-121 with these stipulations:

- (1) The applicant if given one year from the time of the building permit to complete the new office building. The existing two story structure on the site shall be removed completely to existing grade 60 days after the occupancy permit is granted for the new office building. The sixty day period cannot be extended.
- (2) The lot cannot be split after the new office building has been completed as long as the proposed building occupies the tract.
- (3) The existing building cannot be added on to because of the waterline directly under the building.
- (4) Require the plat show the 10 feet right-of-way dedication for a total of 60 feet from the centerline of Main Street and have the applicant sign a right-of-way dedication form at City Hall prior to issuance of a building permit.
- (5) Drainage plans be submitted to City Engineer prior to issuance of a building permit.

JENKS BOARD OF ADJUSTMENT
MINUTES of March 17, 1983
Page 3

A roll call vote on the motion was recorded as follows:

Greek	Yes
Holcomb	Yes
Langley	Yes
Rush	Yes

the motion carried.

A motion was made by Greek and seconded by Holcomb to adjourn the meeting at 8:04 p.m. A roll call vote on the motion was recorded as follows:

Greek	Yes
Holcomb	Yes
Langley	Yes
Rush	Yes

the motion carried. Meeting adjourned.

Date Approved _____

Chairman

ATTEST:

Secretary

AGENDA
JENKS BOARD OF ADJUSTMENT
Thursday, March 17, 1983
Jenks Municipal Courtroom, 205 N. Elm
7:30 p.m.

1. Minutes of March 3, 1983

BOARD OF ADJUSTMENT PUBLIC HEARING

2. BOA-121 Ray G. Tucker (2482) - Main Street and Koa
 - (a) Variance to allow existing building to remain and separate utilities with no encroachments; and a
 - (b) Variance to allow two principal structures on one lot, and
 - (c) A variance of the floor area ratio for two buildings on the lot

NO BOA-121

S.T.R. 24-18-12

HEARING DATE 03-17-83

BOARD OF ADJUSTMENT
STAFF REPORT

APPLICANT: Ray Tucker

ACTION REQUESTED: The applicant requests variances to allow:

- (1) the existing building to remain on the lot and separate facilities with no encroachments; and
- (2) two principal structures on one lot; and
- (3) a floor area ratio exceeding the 25% maximum in an OL zone so he may construct an office building on the lot and use the existing structure during the period of construction

EXISTING ZONING: OL, Light office District

LOCATION: 1124 West Main South Side of West Main and Koa

SIZE: .44 acres

EXISTING LAND USE: Office

SURROUNDING LAND USE: North: Single family dwellings
East: dwellings and offices
South: City Park
West: Vacant

SURROUNDING ZONING: North: RS-1
East: RS-1, OL and RM-1
South: AG
West: AG

COMPREHENSIVE PLAN DESIGNATION: Medium Intensity Commercial

EXISTING ROW WIDTH: 80'

ROW ON STREET PLAN: 100'

FLOOR AREA RATIO: 25%

SPECIAL INFORMATION:

Public Utilities and Services: Adequate. The existing building on tract is located directly over the waterline.

Lot Split:

The office building proposed is at the maximum floor area ratio of 25%. The two structures on the lot together raise the ratio to 35%. If the applicant would try to split the lot after the new building was constructed, the floor area ratio would rise drastically above 35%.

Right-of-way Dedication: An additional 10' right-of-way is needed to conform to the Comprehensive Plan at this location.

ANAYLSIS:

The applicant has requested to stay at his present location in the existing building until the new structure is built and he may move into it. Two principal structures would be temporarily located on the site causing the floor area ratio to exceed the 25% maximum. If the applicant would like to keep the two structures on the lot, a rezoning to Medium Office where the floor area ratio maximum is 50% would be the appropriate avenue for the applicant to pursue.

Because of the uniqueness of the situation and the amount of variances proposed, steps must be taken to insure the requests by the applicant are not abused if approved by the Board.

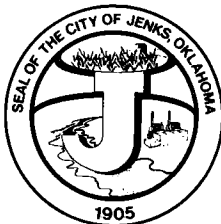
A time limit should be imposed stating when the existing structure must be torn down and lot split requests in the future for this tract should be denied if the proposed circumstances remain.

A plat was required by the City in the applicant's rezoning request in April of 1982. The applicant has not shown the additional right-of-way on the new office site plan or signed a right-of-way dedication form at City Hall. This shall be done prior to obtaining a building permit for the new building.

RECOMMENDATION:

If passed, the Staff would recommend that the following be added to the motion:

- (1) The existing two story structure on the site be removed completely to existing grade before issuance of the occupancy permit for the proposed new office building.
- (2) The lot cannot be split after the new office building has been completed as long as the proposed building occupies the tract.
- (3) The existing building cannot be added on to because of the waterline directly under the building.
- (4) Require the plat show the 10 feet right-of-way dedication for a total of 50 feet from the centerline of Main Street and have the applicant sign a right-of-way deication form at City Hall prior to issuance of a building permit.
- (5) Drainage plans be submitted to City Engineer prior to issuance of a building permit.



JENKS PUBLIC WORKS AUTHORITY

123 EAST MAIN STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5363

M E M O

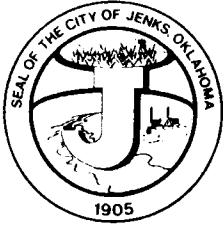
March 7, 1983

TO: City Planner

FROM: Public Works Director *AL*

SUBJECT: BOA #121 recommendations

1. Require the plat show the 10' street easement dedication.
2. The existing building is built over the city water line. No additions may be added to this building to the east or to the west.
3. Before any permits are issued for a new building in the future, applicant will be required to submit drainage plans to the city engineer.



CITY OF JENKS

PLANNING COMMISSION

123 EAST MAIN STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5700

To: Pam

March 3, 1983

Dear Mr. Ewing:

BOA 121

The attached rezoning application Z-112, has been submitted to the Jenks Planning Commission for review at its March 24, 1983 meeting.

Please send a written response within five days of receiving this letter. It will be for the official file stating your position on the rezoning according to your particular expertise. If changes or updates occur, please inform me in writing in order for the information to be kept accurate. This way, I will be able to know your position and make certain all specifications will be met before the rezoning can be approved.

Thank you for your cooperation. If you have any questions or comments, please do not hesitate to call me at 299-1566.

Sincerely,

3.7-83

Pamela White

Pamela White
Jenks City Planner

PW:bc

Enclosures

cc: Bernice Foster, City Clerk
Leon Earp, JPWA Director
Dick Moore, Inspector
Bill Heinen, Fire Chief
Lloyd Ruddell, Police Chief

Pam -
I would like
to see all
staff comments
& your recommendation
on this one prior
to the meeting.
Wm/KS
March 1983

NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA,

Notice is hereby given that a public hearing will be held before the Board of Adjustment, in the Municipal Courtroom, 205 North Elm, Jenks, Oklahoma, at 7:30 p.m., on the 17th day of March, 1983.

At which time and place will be heard and considered the application of _____
Ray Tucker to (1) allow the existing building to remain and separate
utilities with no encroachments (2) allow two principal structures to
remain on the same lot; and (3) a variance of the 25% floor area ratio
needed for two buildings on the lot

General location of the property: 1124 West Main

located in a OL zoned district.

All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 1st day of March, 1983.

Pamela White Secretary
Board of Adjustment
Jenks, Oklahoma

Airport
Clear Zone

AG

C STREET

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RS-2

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Church

RS-1

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W. MAIN

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RM-1

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City
Park

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2482

NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA,

Notice is hereby given that a public hearing will be held before the Board of Adjustment, in the Municipal Courtroom, 205 North Elm, Jenks, Oklahoma, at 7:30 p.m., on the 17th day of March, 1983.

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Ray Tucker to (1) allow the existing building to remain and separate
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All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

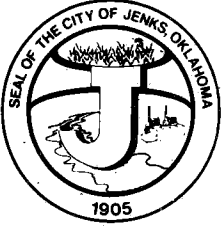
Dated at Jenks, Oklahoma, this 1st day of March, 1983.

Pamela White Secretary
Board of Adjustment
Jenks. Oklahoma

3.8.83

Existing two story building shown on site plans to the West of proposed new office building to be removed completely to existing grade before any site work or construction of new building begins

Not a move



JENKS FIRE DEPARTMENT

205 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-4488

March 8th 1983

Memorandum

To: Pamela White
City Planner
From: The Fire Chief *Bill Heinen*
Subj.: BOA 121 rezoning application

The area south of Main Street from Peoria or Elm west to the City Park seems to be changing from residential to light office or commercial use.

I have no problem with the change in zoning, however, as this area continues to be approved for commercial or OL use adequate width driveways should be considered for use by Fire Department apparatus, also, water lines and placement of Fire Hydrants should also be considered.

BH:jh

From the Desk of . . .

BERNICE FOSTER

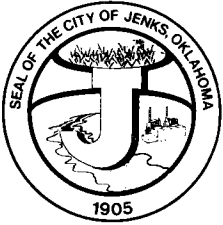
TO: Pamela White, City Planner

SUBJECT: JBOA-121 & JZ-112

FROM: City Clerk

I have no objections to either of the
above zoning cases.

Please remove my name from the list of
department heads required to submit
information.



JENKS POLICE DEPARTMENT

205 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-6311

March 8, 1983

Memo To: Pamela White

From: Chief Lloyd Ruddell *LR*

Ref: Board of Adjustment #121, 1124 West Main

We have no comments concerning the above.

NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA,

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General location of the property: 1124 West Main

located in a OL zoned district.

All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 1st day of March, 1983.

Pamela White Secretary
Board of Adjustment
Jenks, Oklahoma

(Note: To be published once, not less than 10 full days prior to date of hearing.)

Send Bill for Publication and
Copy of Publication to:

Ray Tucker
P.O. Box 985
Jenks, OK 74037
299-2606 299-2832

PROOF OF PUBLICATION

In the _____ County, _____

STATE OF OKLAHOMA

BOA Hearing

Case No. _____

Plaintiff,

vs.

Affidavit of Publication

Defendant,

Ike Massey, of lawful age, being duly sworn, upon oath deposes and says that he is the publisher or editor of the _____ Jenks Journal

a weekly newspaper printed in _____ Jenks, Tulsa County, Oklahoma, and of bona fide paid general circulation therein printed in the English language, and that the notice by publication, a copy of which is hereto attached, was published in said newspaper for _____ One consecutive weeks, the first publication being on the _____ third day of _____ March 1983, and the last day of publication being on the _____ third day of _____ March 1983, and that said newspaper has been continuously and uninterruptedly published in said county during the period of One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice or advertisement, as required by House Bill 99, (an Act amending Section 54, Oklahoma Statutes 1931), passed by the Fifteenth Legislature and effective July 23, 1935, and thereafter.

The advertisement above referred to, a true and printed copy of which is hereto attached, was published in said _____ Jenks Journal _____ on the following dates, to-wit:

1st Insertion	March 3	19 83	6th Insertion	19 _____
2nd Insertion	_____	19 _____	7th Insertion	19 _____
3rd Insertion	_____	19 _____	8th Insertion	19 _____
4th Insertion	_____	19 _____	9th Insertion	19 _____
5th Insertion	_____	19 _____	Last Insertion	March 3, 19 83

Said notice was published in the regular edition of said newspaper and not in a supplement thereof.

Publishing Fee \$ 18.00

(Signature)

Subscribed and sworn to before me this _____ 3 _____ day of _____ March _____ A. D., 19 83
My commission expires _____ 11-3-86 _____
Carolyn Sue Sidman
Notary Public

Published in the Jenks Journal, Jenks, Tulsa County, Oklahoma, Thursday, March 3, 1983.
NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA.
Notice is hereby given that a public hearing will be held before the Board of Adjustment, in the Municipal Courtroom, 205 North Elm, Jenks, Oklahoma at 7:30 p.m. on the 17th day of March, 1983.
At which time and place will be heard and considered the application of Ray Tucker to (1) allow the existing building to remain and separate utilities with no encroachments (2) allow two principal structures Jenks, Oklahoma
Dated at Jenks, Oklahoma, this 1st day of March, 1983.
Board of Adjustment
Pamela White
Secretary
Jenks, Oklahoma
(3) a variance of the 25% floor area ratio needed for two buildings on the lot.
General location of the property: 1124 West Main located in a OL zoned district.
All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Legal Notice

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spection. Bids must be re-
ceived by March 15, 1983. Mail
to: Jenks Sports, Inc., P.O. Box
1005, Jenks, OK 74037.

1tc34

HELP WANTED

WANTED—Someone in the
Jenks school district to care for
6th grade boy after school, un-
til 5 p.m. Call after 5 p.m.
446-1930.

1tc34

CHRISTIAN LADY to work in
local Mother's Day Out. Call
299-6323.

1tc34

CHRISTIAN LADY to work in
church nursery, 18 or older.
Sundays and Wednesdays, AM
and PM. 252-7949.

3tc36

EXTRA INCOME!! Ladies,
full or part-time opportunities,
good income, flexible hours,
free training. 258-1345.

1tc34

CHILD CARE

EXCELLENT CHILD
CARE...Available starting
Monday, March 14. Age 2 and
older. Monday through Friday,
day or night, full time or drop-
ins available. If you've been
looking for some peace of mind
in regards to your child's wel-
fare, call 299-4667.

2tc35

LADY would like to sit with
your child. 299-3711.

1tc34

LICENSED CHILD CARE
HOME, opening for pre-
schooler, full or part time care
available, degreed school
teacher. Glenwood South Addi-
tion. 299-1367.

2tc35

LICENSED DAYCARE HOME
2 years & older, 2 hot meals,
afternoon snack, educational
activities; \$40 per week, 4
openings. Call now 299-7565.

1tc

MOBILE & MOTOR HOMES

14x60 Mobile Home in Jenks
park; 2 bedroom, living room
and dining room furniture.
Equity plus assumable loan.
299-1882, before 2 p.m. week

1tc34

HOUSE FOR RENT--2 bed-
room, 1 bath, 1/4 acre, fenced
yard, 316 N. 5th. \$385 month.
299-4253.

1tc34

Miscellaneous Merchandise

BEDDING CLOSE-OUTS

Just received solid truckload of
famous brand bedding to be sold
at 1/2 retail. Posture firm twin sets
\$79.95, full sets \$84.95, queen sets
\$129.95, king sets \$169.95. Hurry!
Offer limited to one truckload. On
public display at Freight Sales
Co., Inc., 4287 Southwest Blvd.,
Tulsa. Open 9-9 daily, 9-6 Sat., 1-6
Sun.

BANKRUPT STOCK FURNITURE SALE

Huge high quality stock from
famous decorator. Reg. \$1649 Sin-
ger 9 piece dining rooms, now only
\$766. Reg. \$1225 contemporary
sleeper sofa and matching
loveseat, both for \$544. Reg.
\$999.95 Basset 6 piece traditional
pecan bedroom, now for \$563.
Hundreds of other name brand
bargains at Freight Sales Co., Inc.,
4287 SW Blvd., Tulsa. Open 9-9
daily, 9-6 Sat., 1-6 Sun.

Legal Notice

Published in the Jenks Jour-
nal, Jenks, Tulsa County, Okla-
homa, Thursday, March 3,
1983.

NOTICE OF A HEARING BE-
FORE THE BOARD OF AD-
JUSTMENT OF THE CITY OF
JENKS, OKLAHOMA.

Notice is hereby given that a
public hearing will be held be-
fore the Board of Adjustment,
in the Municipal Courtroom,
205 North Elm, Jenks, Oklaho-
ma at 7:30 p.m. on the 17th day
of March, 1983.

At which time and place will
be heard and considered the
application of Ray Tucker to
(1) allow the existing building
to remain and separate utilities
with no encroachments (2)
allow two principal structures

to remain on the same lot; and
(3) a variance of the 25% floor
area ratio needed for two build-
ings on the lot.

General location of the prop-
erty: 1124 West Main located in
a OL zoned district.

All persons interested in the
above matter to be consid-
ered are hereby notified to be
present at the above mentioned
time and place in order to pre-
sent their arguments for or
against same.

Dated at Jenks, Oklahoma,
this 1st day of March, 1983.

Board of Adjustment
Pamela White
Secretary
Board of Adjustment
Jenks, Oklahoma

Miscellaneous Merchandise

STEEL

26 ga. Galvanized

"DURA-BILT"

Commercial

Agricultural

POLE



\$3995

40x50x15
1-20x14 St. Dr

\$5995

2 1/2" Cor
Galv

\$3695

Delivery Not Included Prices Subject To Change

30x50x12

30x50x8

-The Jenks Journal—Thursday, March 3, 1983

Legal Notice

Published in the Jenks Journal, Jenks, Tulsa County, Oklahoma, Thursday, March 3, 1983.

NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA.

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to remain on the same lot; and (3) a variance of the 25% floor area ratio needed for two buildings on the lot.

General location of the property: 1124 West Main located in a OL zoned district.

All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 1st day of March, 1983.

Board of Adjustment
Pamela White
Secretary
Board of Adjustment
Jenks, Oklahoma

Miscellaneous

NOTICE OF A HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA,

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General location of the property: 1124 West Main

located in a OL zoned district.

All persons interested in the above matter to be considered are hereby notified to be present at the above mentioned time and place in order to present their arguments for or against same.

Dated at Jenks, Oklahoma, this 1st day of March, 1983.

Pamela White Secretary
Board of Adjustment
Jenks. Oklahoma

On March 2, 1983 this notice was mailed to the following:

L.A. & Joyce Felkner
1222 West "C"
Jenks, OK 74037

Elmo & Jerre Crowell
1214 West "C"
Jenks, OK 74037

Marion E. & Donna Allen
1014 West Main
Jenks, OK 74037

Hubert & Novella Holappa
1030 West Main
Jenks, OK 74037

John & Martha Capehart
1500 S. Frisco 2F
Tulsa, OK 74119

Carlton & Shirley Tate
412 North Juniper
Jenks, OK 74037

Zane & Sherri Carr
1119 West Main
Jenks, OK 74037

Russell & Wanda Davis
360 North Juniper
Jenks, OK 74037

Lynda Sherrod Weese
C/O Lynda Burris
1123 West Main
Jenks, OK 74037

Sam Anglin
1223 West Main
Jenks, OK 74037

City of Jenks
123 East Main
Jenks, OK 74037

Dewayne & Spny Brooks
1022 West Main
Jenks, OK 74037

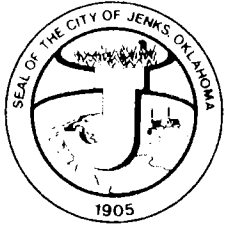
Jenks Church of Christ
900 West Main
Jenks, OK 74037

Joe & Susan Day
1217 West Main
Jenks, OK 74037

Cecil & Vesta Bacon
321 North Koa Street
Jenks, OK 74037

Emma U. Steely
Box 424
Jenks, OK 74037

- ✓ Emma U. Steely
Box 424
Jenks, Okla. 74037
- ✓ Marion E. & Donna Allen
1014 West Main
Jenks, Okla. 74037
- ✓ Dewayne & Sonya Brooks
1022 West Main
Jenks, Okla. 74037
- ✓ Hubert & Novella Holappa
1030 West Main
Jenks, Okla. 74037
- ✓ Ray G. & Darla Tucker
Box 985
Jenks, Okla. 74037
- ✓ Jenks Church of Christ
900 Main
Jenks, Okla. 74037
- ✓ Carlton & Shirley Tate
412 North Juniper
Jenks, Okla. 74037
- ✓ Zane & Sherrie Carr
1119 West Main
Jenks, Okla. 74037
- ✓ Cecil & Vesta Bacon
321 North Koa Street
Jenks, Okla. 74037
- ✓ Russell & Wanda Davis
360 North Juniper
Jenks, Okla. 74037
- ✓ Lynda Sherrod Weese
% Lynda S. Burris
1123 West Main
Jenks, Okla. 74037
- ✓ Elma & Jerre Crowell
1214 West C St.
Jenks, Okla. 74037
- ✓ L. A. & Joyce Felkner
1222 West C Street
Jenks, Okla. 74037
- ✓ Sam & Lillian Anglin
1223 West Main
Jenks, Okla. 74037
- ✓ Joe & Susan Day
1217 West Main
Jenks, Okla. 74037
- ✓ John & Martha Capehart
1500 South Frisco, 2F
Tulsa, Okla. 74119
- ✓ City of Jenks
123 East Main
Jenks, Okla. 74037



CITY OF JENKS

PLANNING COMMISSION

123 EAST MAIN STREET JENKS, OKLAHOMA 74037

PHONE (918) 299-5700

March 4, 1983

TO: Necia Pearson
City Sign Company
P.O. Box 1286
Sand Springs, OK 74063

BOA-121 at 1124 West Main shall be billed to:

Ray G. Tucker
P.O. Box 985
Jenks, OK 74037
299-2606 299-2832

The Legal Description of the tract is: Parcel J to the Highland Addition
To Tulsa County, Oklahoma

JZ-112 at 1030 West Main shall be billed to:

Duane Snapp and Company
8260 South Harvard
Tulsa, OK 74136

The Legal Description of the tract is: Parcel I to the Highland Addition
To Tulsa County, Oklahoma

Case No. B.O.A.: 121

Location: 1124 West Main Street

Number of Signs: 1

Variance: Ray Tucker to (1) allow the existing building to remain and separate utilities with no encroachments; (2) allow two principal structures to remain on the same lot; and (3) a variance of the 25% floor area ratio needed for two buildings on the lot

Date of Hearing: March 17, 1983

Time of Hearing: 7:30 p.m.

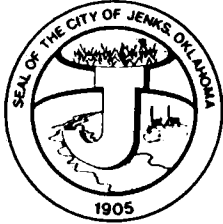
Place of Hearing: Jenks Municipal Courtroom

Send Bill to: Ray Tucker

Address P.O. Box 985

Jenks, OK 74037

Phone Number 299-2606 299-2832



CITY OF JENKS

PLANNING COMMISSION

123 EAST MAIN STREET JENKS, OKLAHOMA 74037

PHONE (918) 299-5700

March 3, 1983

Dear Mr. Ewing:

The attached Board of Adjustment application, BOA 121, has been submitted to the Jenks Board of Adjustment for review at its March 17, 1983 meeting.

Please send a written response within five days of receiving this letter. It will be for the official file stating your position on the application according to your particular expertise. If changes or updates occur, please inform me in writing in order for the information to be kept accurate. This way, I will be able to know your position and make certain all specifications will be met before the application can be approved.

Thank you for your cooperation. If you have any questions or comments, please do not hesitate to call me at 299-1566.

Sincerely,

Pamela White
Jenks City Planner

PW:bc

Enclosures

cc: Leon Earp, Public Works Director
Bernice Foster, City Clerk
Bill Heinen, Fire Chief
Lloyd Ruddell, Police Chief
Dick Moore, Inspector

CITY SIGN COMPANY

POST OFFICE BOX 1286, SAND SPRINGS, OKLA. 74063

March 9, 1983

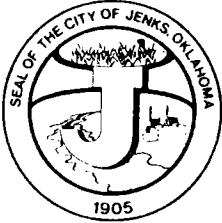
Mrs. Pamela White
City of Jenks
123 East Main
Jenks, Oklahoma 74037

Mrs. White:

The CITY SIGN COMPANY has posted the PUBLIC NOTICE SIGN as required by state law for case number BOA121. The sign was posted before midnight on the 4th day of March, 1983, and will remain until March 18th, 1983.

If you have any questions regarding this matter please contact us.

CITY SIGN COMPANY



CITY OF JENKS

PLANNING COMMISSION

123 EAST MAIN STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5700

Dear *Mr. Ray Tucker*

Your Board of Adjustment request, JBOA-121, will be heard by the Jenks Board of Adjustment at 7:30 p.m. on *March 17, 1983* at the Jenks Municipal Courtroom, 205 North Elm, Jenks, Oklahoma. Either you or your representative should be at the public hearing to speak about your request.

City ordinances require that public notice be given on the Board of Adjustment hearing of your request. The notices must be given by publication in a newspaper, by posting a sign on the involved property and by mailed notice. I will have a notice printed in the Jenks Journal and you will be billed for the publication. I will have a notification sign or signs posted on the involved property for which you will also be billed. Notices must also be mailed to all property owners within a 300' radius of the involved property. You are responsible for supplying me with stamped envelopes addressed to the property owners; I will print and mail the notices in the envelopes that you provide. The notices must be mailed at least 10 days before the Board of Adjustment public hearing. Inadequate public notice will cause postponement of the required Board of Adjustment hearing. Any appeal of a Board of Adjustment ruling must be made to District Court; the Jenks City Council does not act on Board of Adjustment matters. Please contact me if you need assistance or if you have questions about your responsibilities regarding Jenks Board of Adjustment procedures.

Sincerely,

Pamela White

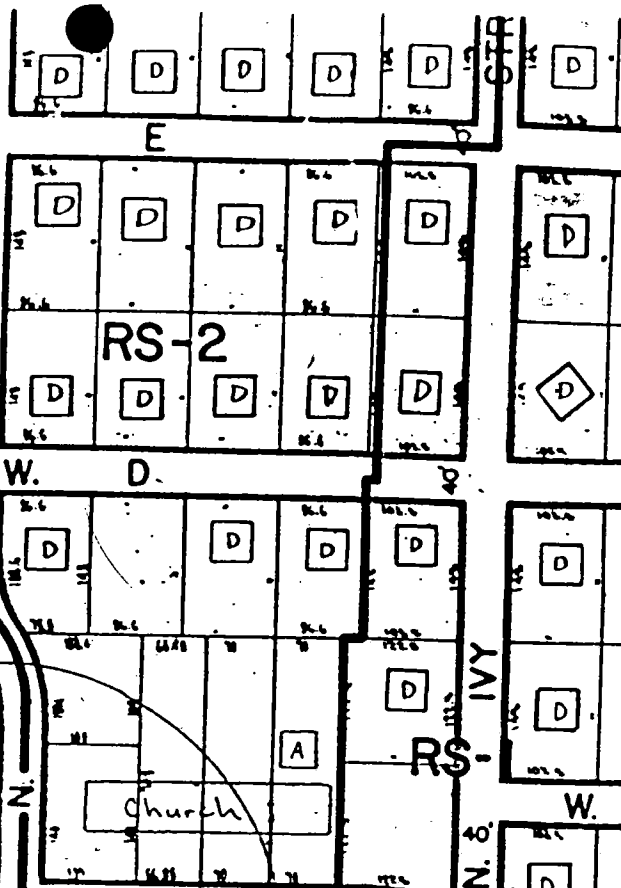
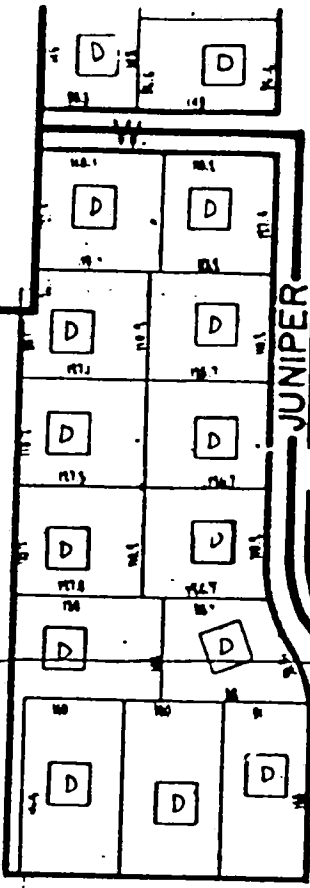
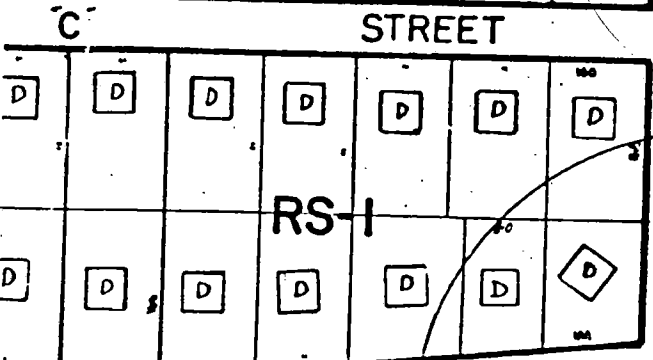
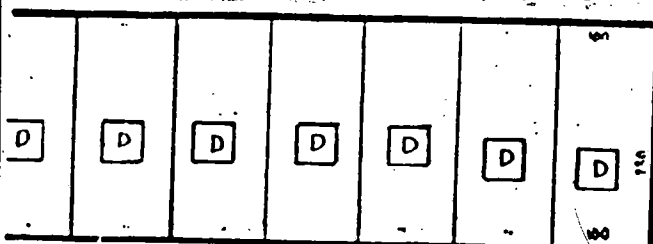
Pamela White
Jenks City Planner

PW:bc

*Sign - 10 days
Letters - March 4, 1983*

Airport
Clear Zone

AG



W. MAIN

JENKS

BOA 121

AG

City
Park

40 A.

16.93 AC.

April 19, 1982
City Council of Jenks
Minutes.

J. W. Ledford
Mayor Parker

Yes
Yes

motion carried.

Emergency Clause. Larry Hengst made a motion to attach the emergency clause to the above ordinance. Seconded by Harold Wilmott. A roll call of members was recorded as follows:

Larry Hengst	Yes
Fred Hare	Yes
Harold Wilmott	Yes
Richard Neal	Yes
Helen Ramey	Yes
J. W. Ledford	Yes
Mayor Parker	Yes

motion carried.

JZ-101/Ordinance #432. Larry Hengst made a motion to approve the zoning change from RS-1 to OL with platting requirements held for the dedication of road. Seconded by J. W. Ledford. Paul Leeds was present and was against the zoning change. He said everyone is going to ask for strip zoning. The applicant was not present. Mr. Neal asked that no decision be made until the study of the comprehensive plan is complete. Larry Hengst withdrew the motion and J. W. Ledford withdrew his second.

Oil Well Ordinance - Section 11. A great deal of discussion was held concerning the number of feet for the wells to be located to a home or subdivision line. People present contributing to the discussion with the city council were the following: Mike Garrison, Farris Saffa, Paul Leeds, Kay Park, Bob Sharp, Ed Fisher, and John Trepp. Much discussion was held concerning the line that they should start measuring from. Richard Neal suggested that the closest property line of a platted residential subdivision be the start. A show of hands were in favor of. J. W. Ledford suggested 400 feet distance from the subdivision line for the first producing well. The vote was 4 to 3 for. J. W. Ledford suggested an additional 330 feet for total of 740 feet for injection wells. The show of hands were 5 to 2 for.

Richard Neal wanted same 740 feet for injection plant.

The show of hands were all for.

Richard Neal wants enhanced recovery wells put into the definition section.

Section 12. Larry Hengst said strike steel tanks and to go with prompt removal.

Mr. Ewing suggested that the removal not be less than 20 days. 6 agreed.

Under Section B. Richard Neal suggested that the tanks be 1 foot above the 100 year flood plain. 7 was vote for.

Sections 13 and 14. No changes

Section 15-E. Staff will rework and bring back.

Sections 16 and 17. No changes

Section 18-A. No changes.

Section 19/Landscaping. They want it to read maintain with grass and plants or shrubs.

Sections 20, 21, and 23. No changes.

Section 23. Residential streets cannot be used unless the well is totally surrounded by residential streets. The operator must restore the streets to the present condition.

Section 24. No Change.

Section 25. Strike the word time in the sentence where it said reasonable amount of time. In the last sentence when the permit is revoked the permittee may ask for reissuance within 30 days.

Ordinance 432/JZ-101. Larry Hengst made a motion to adopt Ordinance #432 changing the zoning from RS-1 to OL with platting requirements held for the dedication of road. Seconded by Helen Ramey. A roll call of members was recorded as follows:

Larry Hengst	Yes
Fred Hare	No
Harold Wilmott	Yes
Richard Neal	Yes
Helen Ramey	Yes
J. W. Ledford	Yes
Mayor Parker	Yes

motion carried.

Emergency Clause. Larry Hengst made a motion to attach the emergency clause

Jenks City Council

to the above ordinance. Seconded by Richard Neal. A roll call of members was recorded as follows:

Larry Hengst	Yes
Fred Hare	Yes
Harold Wilmott	Yes
Richard Neal	Yes
Helen Ramey	Yes
J. W. Ledford	Yes
Mayor Parker	Yes

motion carried.

Executive Session. Harold Wilmott made a motion to adjourn into an executive session. Seconded by J. W. Ledford. A roll call of members was recorded as follows:

Larry Hengst	Yes
Fred Hare	Yes
Harold Wilmott	Yes
Richard Neal	Yes
Helen Ramey	Yes
J. W. Ledford	Yes
Mayor Parker	Yes

motion carried. The City Council adjourned into an executive session at 9:18 p.m.

The Jenks City Council reconvened at 9:45 p.m. with a roll of members recorded as follows:

Larry Hengst	Present
Fred Hare	Present
Harold Wilmott	Present
Richard Neal	Present
Helen Ramey	Present
J. W. Ledford	Present
Mayor Parker	Present

Personnel matters were discussed in the executive session.

Jenks Industrial Trust Authority Appointment. Larry Hengst made a motion to appoint Tuck Link to the authority for a five year term from ward 3. Seconded by J. W. Ledford. A roll call of members was recorded as follows:

Larry Hengst	Yes
Fred Hare	Yes
Harold Wilmott	Yes
Richard Neal	Yes
Helen Ramey	Yes
J. W. Ledford	Yes
Mayor Parker	Yes

motion carried.



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007

JENKS, OKLAHOMA 74037-2007

PHONE (918) 299-5883 • FAX (918) 299-4489

March 4, 2011

David Kerns
1124 W. Main
Jenks, OK 74037

RE: JBOA-352 (2482) Request by LD Kerns Contractors for an approval of a Variance to the front building lines associated with Main Street as established within the subdivision plat for the "Highland Addition" and for a Variance to the side yard setback associated with South Koa Street for the construction of an accessory building to the existing office facility located on property described as:

The W ½ of Parcel "J", Highland Addition, an addition to the City of Jenks, Tulsa County, Oklahoma.

General location: 1124 W. Main

Dear Mr. Kerns:

Official notice is hereby given of the decision of the Jenks Board of Adjustment in the matter of the Variance application JBOA-352 for which action was completed on March 3, 2011.

The above application has been APPROVED granting the Variance on the described property subject to the following 10 conditions.

1. The existing business sign and an area of the existing parking lot are located off the subject property, and a violation of City Land Use Regulations, the applicant shall process an encroachment agreement with Jenks City Council for these uses.
2. The existing storage building shall be removed from the property or relocated through a building permit process to another location on the property.
3. The proposed building site on the drawing submitted would be located off the property and within the right of way associated with South Koa Street. The building per the site plan must be relocated as per the approved variance criteria as outlined by the Board of Adjustment.

4. The proposed structure shall be located no closer than 20 feet of the front property line. This will satisfy the needs and requirements along the front property line and will create a setback of being no less than 5 feet from the rear property line, based upon the length of the west property boundary.
5. Placement of the structure will observe a separation requirement of no greater than 20.7 feet from the west wall of the existing structure, this will allow for two 10' wide parking spaces to remain between the existing and proposed buildings and allow for a 5 foot setback from the west property line which shall be recognized as the maximum variance necessary to accommodate the proposed use and protect the intent of the code in requiring a setback from South Koa Street.
6. The proposed building shall be completed with vinyl siding to match the existing structure on all 4 sides and the roof of the building shall be finished utilizing a composition shingle to match the roof of the principal structure.
7. Approval of the variance request and construction of the building in compliance with Condition 6 above shall be recognize as being in compliance with the Appearance Review Criteria.
8. Approval of JBOA-352 will recognize an approved variance to the Front Building Line requirement for the existing encroachment of the main structure.
9. No additional buildings on the property or additions to the existing structure that fall within the required 35 foot setback area may be performed or constructed without processing additional variance request through the Jenks Board of Adjustment.
10. Limits of no access shall be established along west property line.

The staff report has been included and provides a detailed accounting of the history and development issues related to this property.

Should you require any assistance or additional information please feel free to contact the Planning Department at 299-5883.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Bell', with a stylized, looping flourish extending from the end.

Robert Bell
Planning Director

cc: Mike Tinker, City Manager
Joe Robertson, Chief Building Inspector
Gary Friedel, Fire Chief