

AGENDA
JENKS BOARD OF ADJUSTMENT
6:00 P.M., THURSDAY, SEPTEMBER 13, 2018
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

CALL TO ORDER

ROLL CALL

REQUEST TO APPROVE MINUTES OF JULY 12, 2018_____ 2

NEW BUSINESS

1. **JBOA-412:** Request by Barton Smith for a Special Exception to permit construction of a 960 square-foot storage/garage building in the front yard in an RS-1 Zoned District

General Location: 12501 South Florence Avenue_____ 4

2. **JBOA-413:** Request by James and Sandra Fraser for a Variance to permit construction of a swimming pool within 5 feet of the property line in the side yard in a RS-2 and PUD-61 Zoned District.

General Location: 12919 South 2nd Place_____ 8

OTHER BUSINESS

ADJOURNMENT

MINUTES
BOARD OF ADJUSTMENT
6:00 P.M. THURSDAY, JULY 12, 2018
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

The Jenks Board of Adjustment was called to order at 6:00 p.m. on July 12, 2018, at Jenks City Hall by Chair Shari Keathley. A roll call vote was taken by Planning Assistant Malea Stoner as follows:

Members Present

Gina Wilson
Larry Hengst
Paul Greek
Chair Shari Keathley

Members Absent

Staff Present

Jim Beach
Malea Stoner

Request to approve minutes of June 14, 2018. Larry Hengst made a motion to approve the minutes of June 14, 2018. Seconded by Gina Wilson. A roll call vote of members was taken as follows:

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

Motion carried.

New Business

1. JBOA-408: Request by Mike Thedford for Wallace Engineering for a Variance from Jenks Zoning Code Section 330, Table 3 and any other Zoning Code provision to reduce the required minimum lot width from 300 feet to 96 feet; the required minimum lot area from 2 acres to .90 acre; and required minimum land area per dwelling unit from 2.5 acres to .90 acres and required minimum side yard from 10 feet to 5 feet to permit a lot split in an AG (Agriculture) Zoned District.

General Location: 10709 South Elgin Avenue. Jim Beach addressed the Board and presented his Staff report. Chair Shari Keathley asked the applicant to come forward. Gene Phillips with Wallace Engineering, 977 W. 106th St., addressed the Board and gave background information and an overview of the requested variances. Chair Shari Keathley opened the floor. Carl Joy, 119 W. 108th Pl., addressed the Board and spoke in opposition to the variance. Daniel Gutterman, 10708 S. Holley St., addressed the Board and spoke in opposition to the variance. Dana Krumme, 1117 W. 108th Pl., addressed the Board and spoke in opposition to the variance. Gene Phillips gave a rebuttal. Following questions by the Board of Gene Phillips, Larry Hengst made a motion to deny the variances. Seconded by Paul Greek. A roll call vote of members was taken as follows:

Gina Wilson	Yes
Larry Hengst	Yes
Paul Greek	Yes
Chair Shari Keahtley	Yes

Motion carried.

Other Business. No Other Business.

Adjournment. Gina Wilson made a motion to adjourn. Seconded by Larry Hengst. A roll call vote of members was taken as follows:

Gina Wilson	Yes
Larry Hengst	Yes
Paul Greek	Yes
Chair Shari Keahtley	Yes

Motion carried. The Jenks Board of Adjustment adjourned at 6:37 p.m.

STAFF REPORT

TO: Board of Adjustment

FROM: Jim Beach, Planning Director

DATE: September 13, 2018

RE: **JBOA-412:** Request by Barton Smith for a Special Exception to permit construction of a 960 square-foot storage/garage building in the front yard in an RS-1 Zoned District

General Location: 12501 South Florence Avenue

EXHIBITS

Location Map

Applicant's Site Plan

Aerial Photo

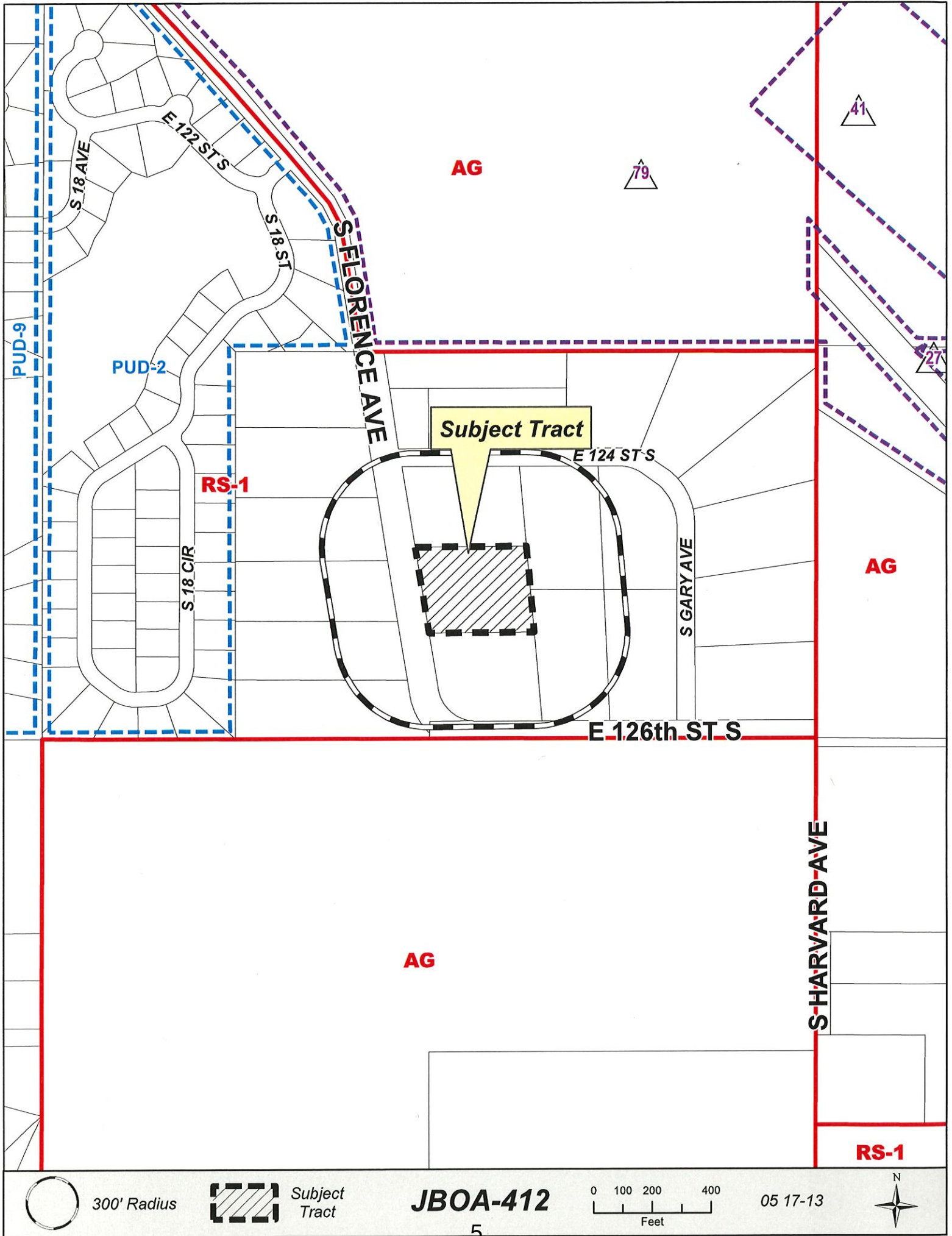
INTRODUCTION

The applicant wishes to build a 24' x 40' for garage and storage. The lot is approximately 2.5 acres and heavily wooded. A retaining wall, the septic tank, and lateral field take up most of the rear yard behind the house. The remainder of the rear yard is wooded.

The area proposed for the building is in the southwest portion of the front of the property, situated behind a wooded area that would screen the building from the street. The building would be behind the 50-foot building line.

STAFF COMMENTS

Due to the heavy tree cover, limited open areas in which to place the building, the fact that it would be screened from the street by existing trees, and the unusually large lot for an RS-1 zoned district, Staff is supportive of the special exception.

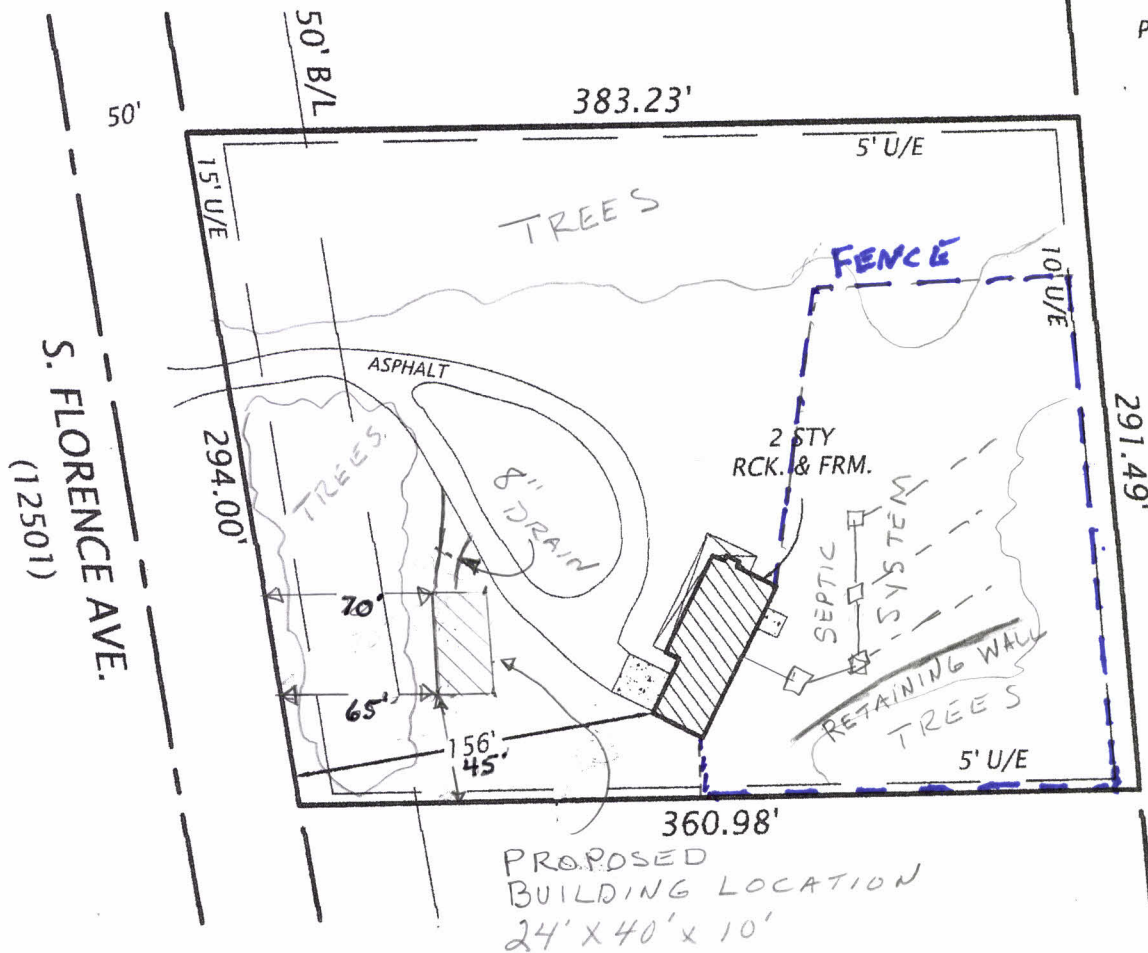


JBOA-412

PROPERTY INFORMATION



SCALE
1" = 80'
PLAT NO. 3408





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E 126th St

STAFF REPORT

TO: Board of Adjustment

FROM: Jim Beach, Planning Director

DATE: September 13, 2018

RE: **JBOA-413:** Request by James and Sandra Fraser for a Variance to permit construction of a swimming pool within 5 feet of the property line in the side yard in a RS-2 and PUD-61 Zoned District

General Location: 12919 South 2nd Place

EXHIBITS

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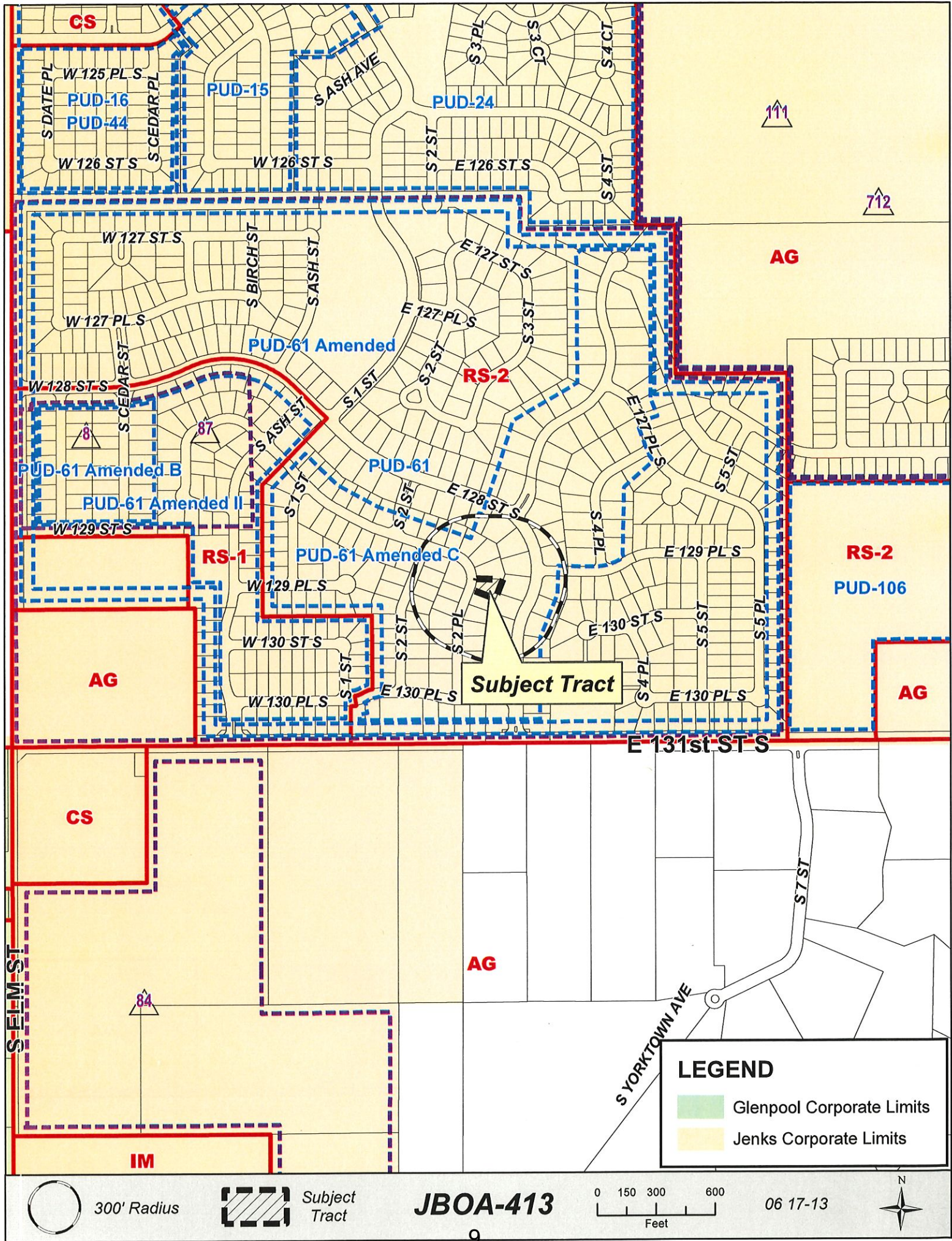
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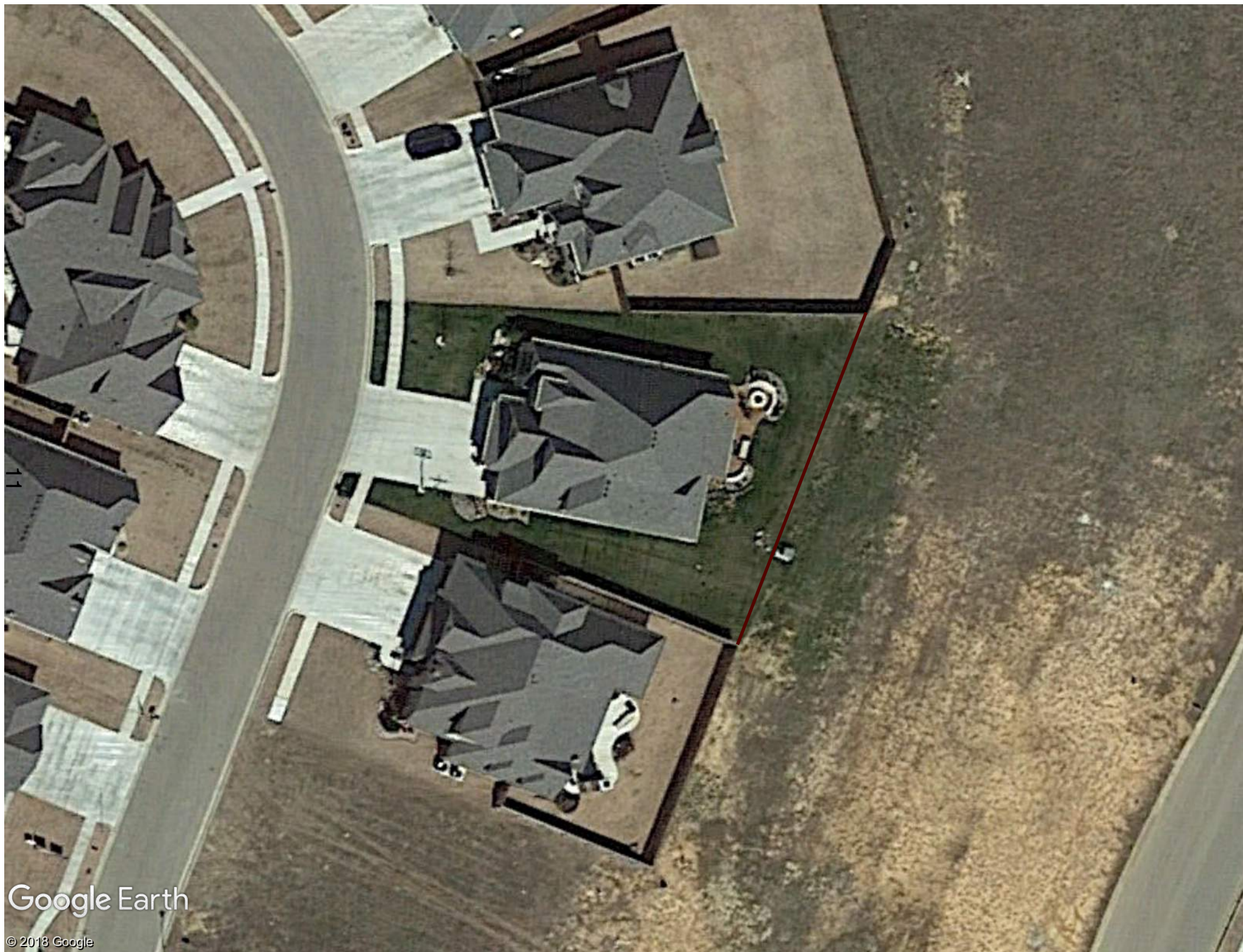
INTRODUCTION

The applicant wishes to build a swimming pool in the southeast corner of the property. In order to stay out of the 15-foot utility easement along the rear property line, the pool wraps around the southeast corner of the house where it would be 5 feet from the side property line. The requirement is 10 feet from the side property line but the Board of Adjustment may approve less than 10 feet by special exception. There is a larger area in the northeast corner of the yard but that area already has landscape structures and an existing patio.

STAFF COMMENTS

Due to the unusually small lot and the large utility easement across the rear, there is little room left for outdoor amenities like a pool. Pools are common in the area. Staff is supportive of the special exception.





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