

MINUTES for Sapulpa Board of Adjustment meeting on February 28, 2017
Sapulpa City Hall, 2nd Floor, 425 East Dewey Avenue

1. Meeting called to order by Chair Tom Hughes at 11:00 a.m.

2. Roll Call:

Members Present: Rick Engleman, Tom Hughes, John Mark Young
Member Absent: Deborah Frost

3. Approval of the January 24, 2017 BOA Minutes

Motion to **APPROVE** made by Hughes, seconded by Engleman

AYE – Young, Hughes, Engleman
NAY --

MOTION PASSED 3-0

4. Public Hearing Items

- A. **SBOA-597** – Larry J. Tillman – 4117 Dogwood Lane, more specifically known as Lots 16 and 17, Block 4, Country Hills subdivision, in the City of Sapulpa, Creek County, State of Oklahoma requests a **VARIANCE**, as allowed by the Sapulpa Zoning Code, to Section 240.2(E) of the Sapulpa Zoning Code for a 2,000 sq.ft. accessory building for as storage and as a workshop.

Chairman Hughes introduced SBOA-597 and requested a staff report.

Urban Development Director Rachel Clyne presented the staff report and recommended conditional approval.

Chairman Hughes asked for any questions for staff, confirmed the applicant was present, and opened the public hearing.

The BOA members discussed the conditions of approval such as the accessory building must be similar in appearance to the primary residence in color, materials, style, etc.

The applicant stated he intended to construct a metal building with a metal roof in colors similar to primary structure.

Clyne stated that several neighbors within the Country Hills subdivision had contacted staff about the subdivision's covenants regarding the construction of accessory buildings. Staff advised the citizens that although the City cannot enforce covenants, the concerns voiced would be shared with the BOA members. The concerns were voiced through approximately five (5) individual phone calls and at least four (4) in-person visits.

Scott Stidham, 4101 Dogwood Lane, was unable to attend the meeting. Mr. Stidham provided a letter to staff and requested his message be included in the meetings minutes and shared with the Board members. A copy of that email correspondence is attached to these minutes.

The Board members stated it was understood that the subdivision, Country Hills, does not have an HOA (Home Owners' Association). However, based upon the communication of neighbors within the subdivision which were specific about the use of materials outlined in the Restrictive Covenants, the Board felt it was in the applicant's best interest to oblige. Using the covenants as guidelines for construction the accessory building would reduce the possibility of civil action among the homeowner's of the subdivision.

The applicant stated he was willing to build with the materials similar to that of the primary residence and intended to widen the driveway to 18' to avoid directly backing out onto the street (Dogwood Lane)

No other members of the public spoke, and the public hearing was closed.

Board members discussed possible and necessary conditions for approval of the variance request.

Motion to **APPROVE with CONDITIONS SBOA-597** made by Young, seconded by Engleman

Conditions for Approval of SBOA-597:

- Maximum two-thousand (2,000) sq. ft. accessory building.
- Slab and driveway must be concrete.
- Building permits and inspections are required.
- Driveway permit and inspection may be required.
- No metal roofing.
- No metal siding.
- Materials used must follow the Restrictive Covenants of the subdivision (Country Hills).
- Colors and materials used must match those of the primary structure – including:
- Building exterior must be at least one-half (1/2) brick
- Roof must have asphalt shingles.
- Compliance with conditions is the homeowner's responsibility.

AYE – Young, Hughes, Engleman

NAY –

MOTION PASSED 3-0

5. **Old Business** – None

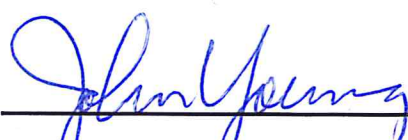
6. **New Business** – None

7. **Adjournment**

Motion to **ADJOURN** made by Engleman, seconded by Young

All members present stated "AYE"

The meeting was **adjourned**.


Chairman, SBOA (signature)
Vice –

3/28/17

Date