



A G E N D A

Sapulpa Board of Adjustment

August 29, 2017 11:00 A.M.
Sapulpa City Hall - 2nd Floor Council Chambers
425 East Dewey Sapulpa, Oklahoma

1. Call to Order
2. Roll Call
3. Approval of July 25, 2017 Minutes
4. Public Hearing
5. Old Business

None

6. New Business
 - A. SBOA – 603 – Location: Lots 12 and 13, Block 2, Country Hills subdivision to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof, more commonly known as: 11158 South 55th West Avenue. The request is for a Variance of Section 240.2(E) to allow a 1,000 square foot accessory building; Variance of Section 430.1, to reduce the side setback from 15 feet to 5 feet.
7. Adjournment

Posted By: NW
On: 8/22/17



MINUTES

Sapulpa Board of Adjustment
Regular Meeting
July 25, 2017 11:00 A.M.
Sapulpa City Hall - 2nd Floor Council Chambers
425 East Dewey Sapulpa, Oklahoma

1. Call to Order

Meeting Called to Order by Chairman Tom Hughes at 11 am

2. Roll Call

Members Present: Engleman, Frost, Young, Hughes
Members Absent: None

3. Approval of June 27, 2017 Minutes

Motion to APPROVE the June 27, 2017 meeting minutes made by Frost and seconded by Engleman

AYE – Engelman, Frost, Young
NAY – None
ABSTAIN – Hughes

Motion PASSED 3-0-1

4. Public Hearing - **None**

5. Old Business

- A.** *Item SBOA-598 was granted temporary and conditional approval at the March 28, 2017 BOA meeting.
There was not a quorum at the April 25, 2017 BOA meeting.
Motion to TABLE at the May 23, 2017 BOA meeting.
Motion to TABLE at the June 27, 2017 BOA meeting.
This will be the fourth (4th) public hearing for this item.*

SBOA-598 – Donald Jernigan with Gemini Outdoor Advertising – the subject of the VARIANCE requests is a billboard located northeast of the intersection of New Sapulpa Road (Route 66) and the Creek Turnpike in the City of Sapulpa, Creek County, State of Oklahoma.

The applicant requests two VARIANCES. The first request is for a VARIANCE to Sapulpa Zoning Code (ZC) Section 921.9(B)(1) for an off-premises ground sign (billboard) with a display area larger than the maximum 300 sq.ft. -- an additional +/- 372 sq. ft in **surface display area (total 672 sq. ft.)**

The second request for a VARIANCE to Section 921.9(A)(1) to allow an outdoor advertising (billboard) **measuring approximately 60-feet (60') in height**. The ZC allows for a maximum height of fifty-feet (50') with an additional one foot (1') setback for each foot of height exceeding the 30-feet (30'). Per Section 921.9 of the Sapulpa Zoning Code, "*No sign shall exceed 50-feet (50') in height regardless of setback.*"

Staff report was presented to the SBOA by Asst. City Manager Rick Rumsey. The SBOA members and city staff agreed all previous conditions were met by SBOA-598 applicant. City staff recommended approval for the two VARIANCES requested.

**Motion to APPROVE made by Frost seconded by Young
AYE – Engleman, Frost, Young, Hughes
NAY – None**

Motion PASSED 4-0

6. New Business - None

7. Adjournment

Motion to ADJOURN made by Frost and seconded by Engleman

**AYE – Engleman, Frost, Young, Hughes
NAY – None**

The meeting was adjourned at 11:18 am

SBOA Chairman

Date



TO: Sapulpa Board of Adjustment

FROM: Nikki White, Urban Development Director

DATE: August 29, 2017

SUBJECT: SBOA-603 – Request for a VARIANCE to place a 1,000 sq. ft. accessory building and a VARIANCE to reduce the side setback from 15 feet to 5 feet.

Description

The subject property is located at 11158 South 55th West Avenue, more specifically known as Lots 12 and 13, Block 2, 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 1,000 sq.ft. accessory building and a VARIANCE of the required side setback from 15 feet to 5 feet (Section 430.1, table 3).

Discussion

Per the Code, the Board of Adjustment may grant a **variance** after finding:

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

It is staff's opinion that all criteria are satisfied by the request for the following reasons:

- A. The subject property contains two (2) adjacent lots that exceed the minimum requirements for the Zoning District. The literal enforcement of the Code would prevent the applicant from securing his possessions from weather and theft.
- B. An accessory building of the requested size is common within the surrounding neighborhood, as well as in areas with similar sized lots.
- C. The granting of the variance request would not be a detriment to the community but a more appropriate accessory building in both function and form.

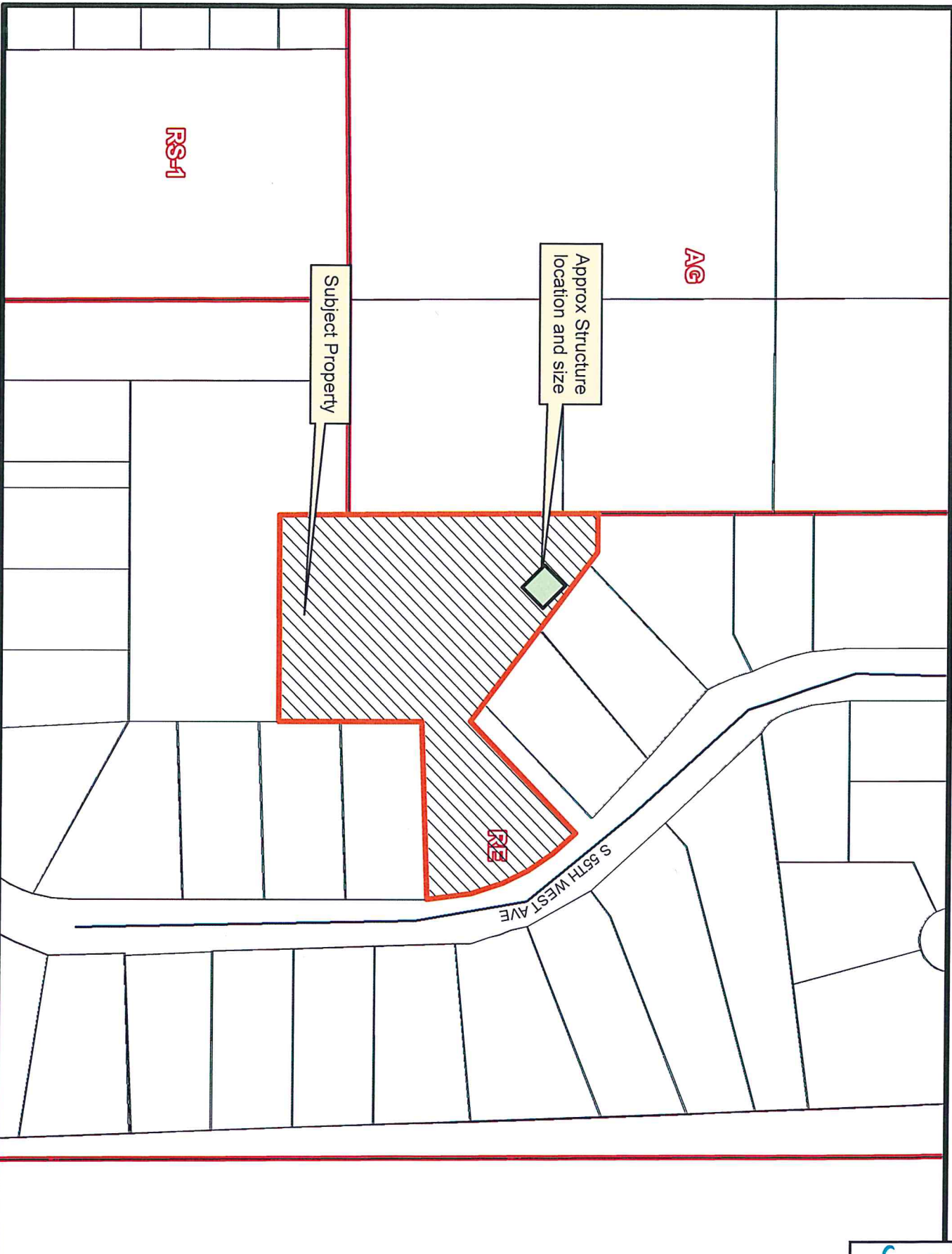


Urban Development - City of Sapulpa, Oklahoma

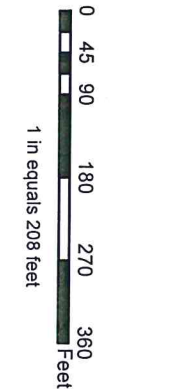
Recommendation

Staff recommends that the Board of Adjustment **approve** the request for VARIANCES with conditions:

1. All existing drainage on the property and from the property to remain as is and is unaltered.
2. Contractor shall install and maintain all barriers for erosion control for the duration of the project.
3. All gutters, downspouts and surface drains shall tightline to storm drain system.
4. New construction shall not cause any additional runoff onto adjacent properties.



Vicinity Map
 SBOA-603 James Newell
 Lots 12 & 13, Block 2, Country
 Hills Addition, Sapulpa,
 Creek County, Oklahoma.
 E-911: 11158 S 55th W Ave



Map Prepared by:
 City of Sapulpa
 Date: 8/14/2017
 Source Data:
 Creek County Assessors
 City of Sapulpa, Incog

Legend

- SECTION
- Highways & Interstates
- Roads & Streets

Tulsa Zoning

- Commercial
- Industrial
- Residential Single-Family

Sapulpa Zoning

- A-1
- AG
- C
- CG
- CS
- CBD
- IL
- IM
- IH
- IR
- IR
- CL
- OM
- RD
- RE
- RM-1
- RM-2
- RM-2PUD
- RMH
- RMT
- RS
- RS-1
- RS-2
- RS-3
- RS-3PUD

2008_Sapulpa_City Limit

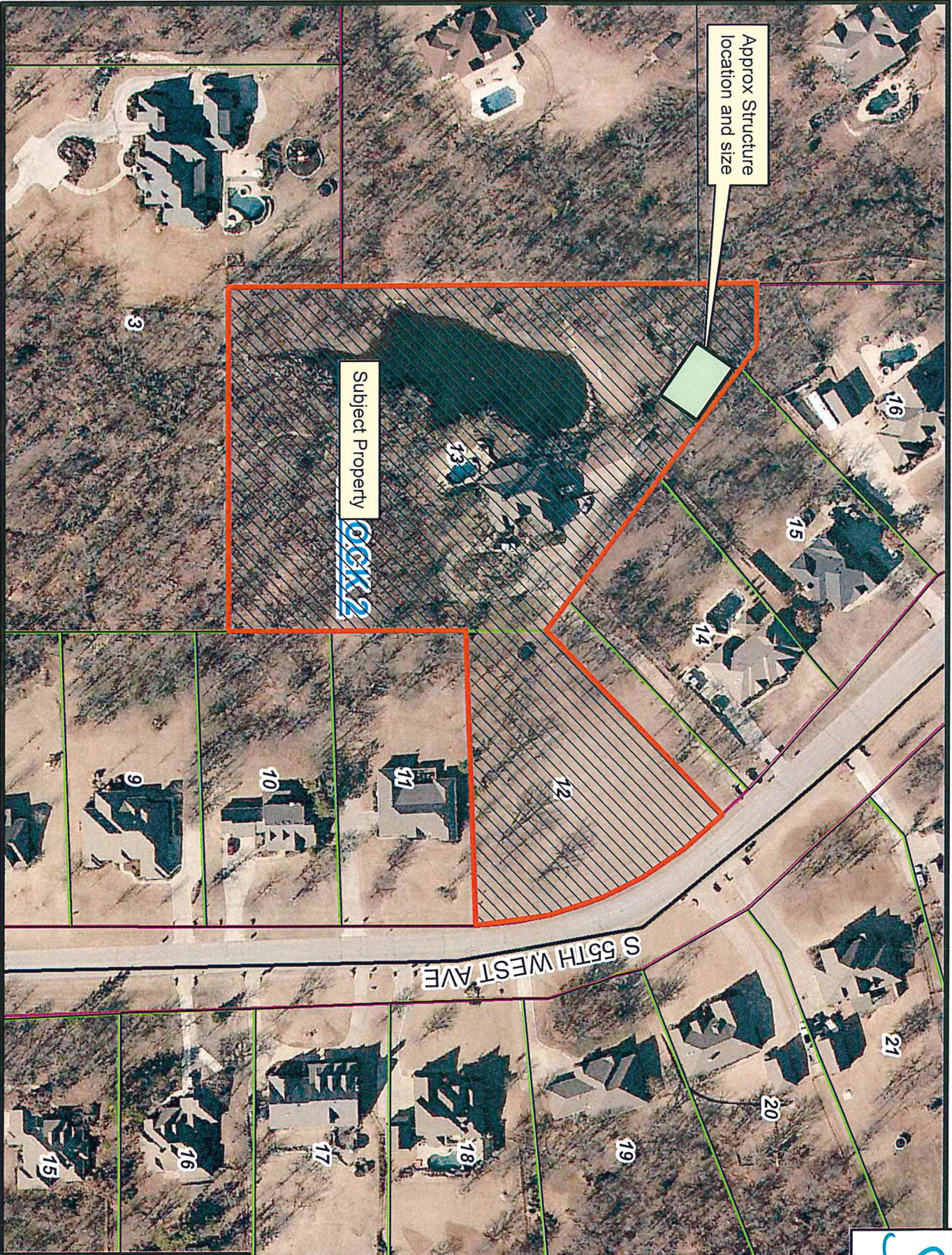
Subject Property

CITY OF SAPULPA
 MAP PRODUCTS

These map products and all underlying data were developed for use by the City of Sapulpa for not-for-profit purposes only and were not developed, intended, or used for use by members of the public. The City makes no representation or warranty of accuracy, or in labeling or displaying someone's contours property boundaries, or any map features thereon.

THE CITY OF SAPULPA MAKES NO WARRANTY AS TO THE ACCURACY OR FITNESS OF ANY MAP PRODUCT FOR ANY PARTICULAR PURPOSE. THE CITY DISCLAIMS ALL LIABILITY ARISING FROM ANY USE OF THIS MAP PRODUCT, IN CONSIDERATION OF THE CITY'S PROVIDING THIS INFORMATION AS SHOWN.

Independent verification of all data contained herein should be obtained by the user. The City disclaims, and shall not be held liable for, any and all damage, loss, or liability, whether direct or indirect, arising from these map products or the use thereof by any person or entity.



Approx Structure location and size

Subject Property



S 55TH WEST AVE

Vicinity Map
 SBOA-603 James Newell
 Lots 12 & 13, Block 2, Country
 Hills Addition, Sapulpa,
 Creek County, Oklahoma.
 E-911: 11158 S 55th W Ave



Map Prepared by:
 City of Sapulpa
 Date: 8/14/2017
 Source Data:
 Creek County Assessors
 City of Sapulpa, Inc09

These map products and all underlying data were developed for use by the City of Sapulpa for not-for-profit purposes only and are not to be used for any other purpose without the express written consent of the City of Sapulpa. The City makes no representation or warranty, completeness, and in particular, its accuracy in labeling or displaying dimensions contours property or any map features thereon.

THE CITY OF SAPULPA MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS OF USE FOR A PARTICULAR PURPOSE. RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA.

Any users of these map products, maps, applications, or data, accept same AS IS, WITH ALL FAULTS, and assume all responsibility for the use thereof, and the City disclaims any liability for any damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available.

Independent verification of all data contained herein should be obtained by consulting the City of Sapulpa's GIS department or by other means. The City disclaims, and shall not be held liable for, any and all damage, loss, or liability, whether direct or indirect, arising from the use of these map products or the use thereof by any person or entity.

Legend

- SECTION
- Highways & Interstates
- Roads & Streets
- Tulsa Zoning
 - Commercial
 - Industrial
 - Residential Single-Family
- Sapulpa Zoning
 - A-1
 - A-0
 - C
 - CG
 - CS
 - CBD
 - IL
 - LM
 - M
 - H
 - IR
 - OL
 - OH
 - RO
 - RE
 - RM-1
 - RM-2
 - RM2/POD
 - RWH
 - RMF
 - RS
 - RS-1
 - RS-2
 - RS-3
 - RS2/POD
- 2009 Sapulpa, OK, LHM
- Subject Property







