

AGENDA
JENKS BOARD OF ADJUSTMENT
6:00 P.M., THURSDAY, FEBRUARY 11, 2021

I. CALL TO ORDER

II. ROLL CALL

1. MEMBERS MEETING REMOTELY

- Chair Shari Keathley - Teleconference
- Erik Enyart - Videoconference
- Gina Wilson - Videoconference
- Ricky Patel - Videoconference
- Paul Greek - Videoconference

The meeting will be live-streamed on the [CITY OF JENKS' YOUTUBE CHANNEL](#). If you would like to make a comment about any item on the agenda, please send them to bmacy@jenksok.org.

III. REQUEST TO APPROVE MINUTES OF JANUARY 14, 2021

Documents:

[2021.01.14 BOA MINUTES.PDF](#)

IV. BUSINESS

1. JBOA 21-435: Request by Bell Land Use, LLC, for approval of a special exception to allow for a 1200sqft accessory building in the side yard of an RS-1 zoned district.
General Location: 13001 S 28th Place East

Documents:

1. [SR.JBOA 21-435 13001 S 28TH PL E.PDF](#)
2. [GARAGE_FRAIZER LAKE L2B2.PDF](#)
3. [JBOA_21-435.PDF](#)

V. OTHER BUSINESS

VI. ADJOURNMENT

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

The Jenks Board of Adjustment was called to order at 6:00 p.m. on January 14, 2021, by Chair Shari Keathley. A roll call vote was taken as follows:

Present

Gina Wilson
Erik Enyart
Paul Greek
Ricky Patel
Chair Shari Keathley

Absent

Request to approve minutes of July 16, 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: Wilson, Enyart, Greek, Keathley

NAY: None

ABSTAIN: Patel

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.**

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

YEA: Wilson, Enyart, Greek, Patel, Keathley

NAY: None

Motion carried.

Other Business:

1. Other Business. Planning Director Marcaé Hilton gave an update on the Jenks Comprehensive Plan and Unified Development Ordinance.

Adjournment. The Jenks Board of Adjustment adjourned at 6:45 p.m.

To	Board of Adjustment
Hearing Date	February 11, 2021
Case Number	JBOA 21-435
Request	Special Exception Accessory building Size - 1200 sq ft Side yard
Location	13001 S 28 th Pl E Frazier Lake Estates
Applicant	Bell Land Use, LLC
Current Zoning	RS-1 PUD 104

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- CASE MAP
- APPLICANT SITE PLAN/DOCUMENTS

Preparer

INCOG
Bell Land Use

Background Information

STAFF COMMENTARY | Bell Land Use, LLC, is submitting this application on behalf of the lot owner Justin Phillips. The request is for a Special Exception to allow for an accessory “building area” of 1200 total square feet in the side yard at 13001 S 28th Pl E. There are currently no other accessory structures on the lot. The accessory building will be a detached garage for the single-family residential house on the lot.

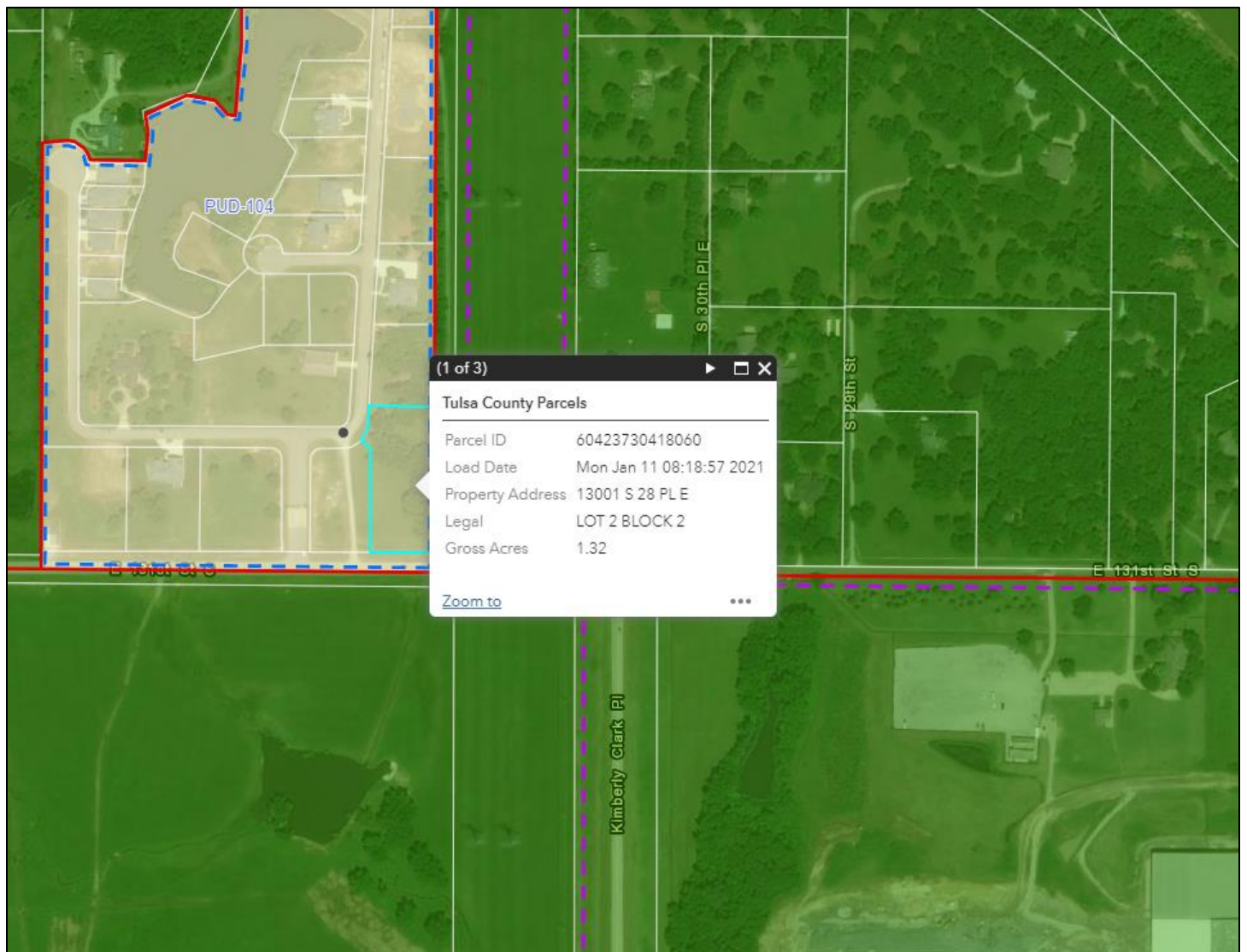
Sec. 240.f of the Jenks Zoning Code allows for 600 sq. ft. of accessory buildings by right in RS districts, and up to 1200 sq.ft. with a Special Exception from the Board of Adjustment. The requirements for this Special Exception are as follows:

1. The buildings cannot exceed 1200 sq. ft.
2. The buildings cannot exceed 20% of the area of the rear yard.

The proposed garage is 40 x 30, making it 1200 sq ft, meeting the first requirement. The rear yard easily surpasses the required 6000 sq ft required to have a 1200 sq ft accessory building, meeting requirement #2 (6000 sq ft x .2= 1200 sq ft).

PLANNING DATA

Intended Use	Garage
Appearance District	None
Zoning	RS-1 PUD 104 Residential Single-Family
Comprehensive Plan	Intensity Low
General Location	13001 S 28 th Pl E
Plat	Frazier Lake Estates LT 2 BLK 2
Gross Acres	1.32 acres
STR	Section: 04, Township: 17, Range: 13
Floodplain	No 100-year FP
Zoning Surrounding	Residential Single-family



Evaluation

Planning Staff | Criteria for consideration:

1. 420.2. Accessory Use Conditions.
 - a. General Conditions.
 2. A detached accessory building shall not be located in the front or side yard or encroach upon a minimum building setback line, but this limitation shall not apply to carports, provided the minimum required front yard or side yard or setback line is observed.
 3. Within the rear yard, a detached accessory building shall be located at least five feet from any interior lot line.
2. Total area of the rear yard
 - a. 13001 S 28th Pl E has a rear yard larger than 6,000 sq. ft.
 - b. This is the minimum required to have the full 1,200 sq. ft. allowance

Staff Comments | Comply with any permitting and inspection processes for City of Jenks

Recommendation | *Grant the Special Exception to allow for Accessory building of 1200 total square feet in the side yard finding the applicant meets the criteria laid out in the Jenks Zoning Code under Sec. 240.f.*



Zemanek Architecture + Design
 107A East Main Street
 Jenks, OK 74037
 918.606.2090
 zemanekad.com

PROJECT:

**TJ ENTERPRISES
 PHILLIPS
 Frazier Lake
 Block 2, Lot 2**

PROJECT NUMBER:
20027

CONSULTANT:

REVISIONS:

No	Description	Date

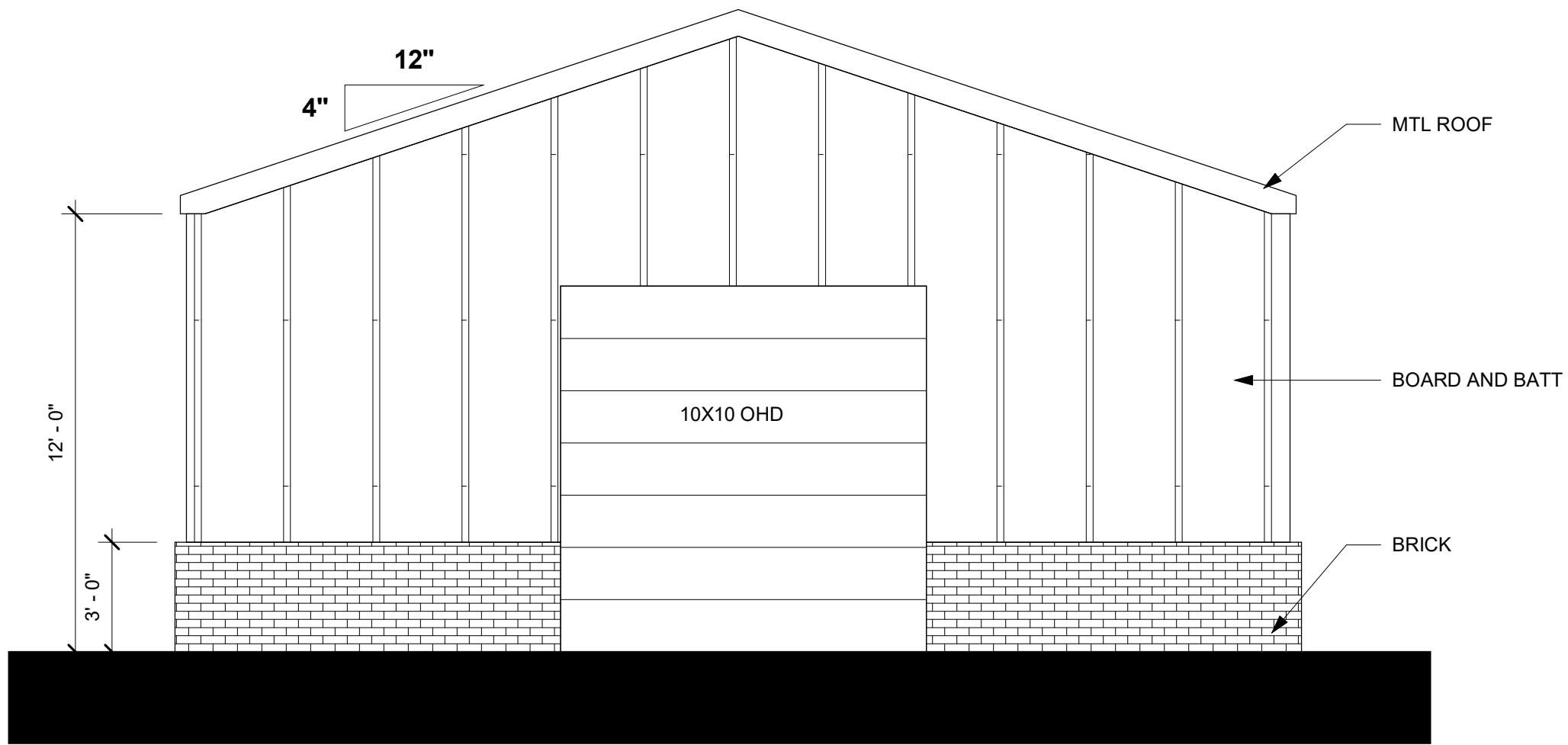
SEAL:



ISSUE DATE:
01.07.21

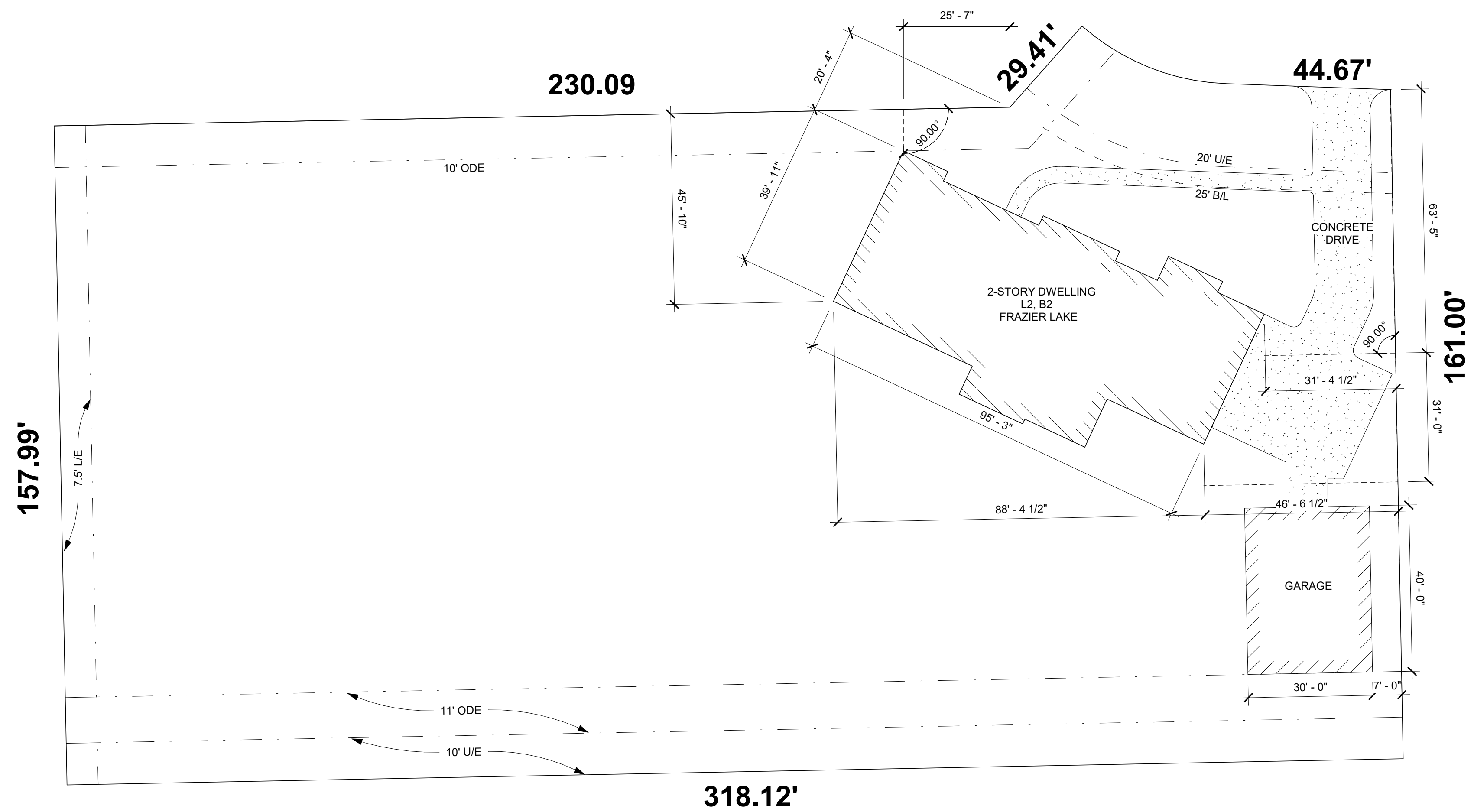
SHEET NUMBER:

A1
 SITE PLAN

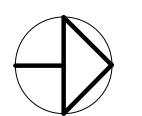


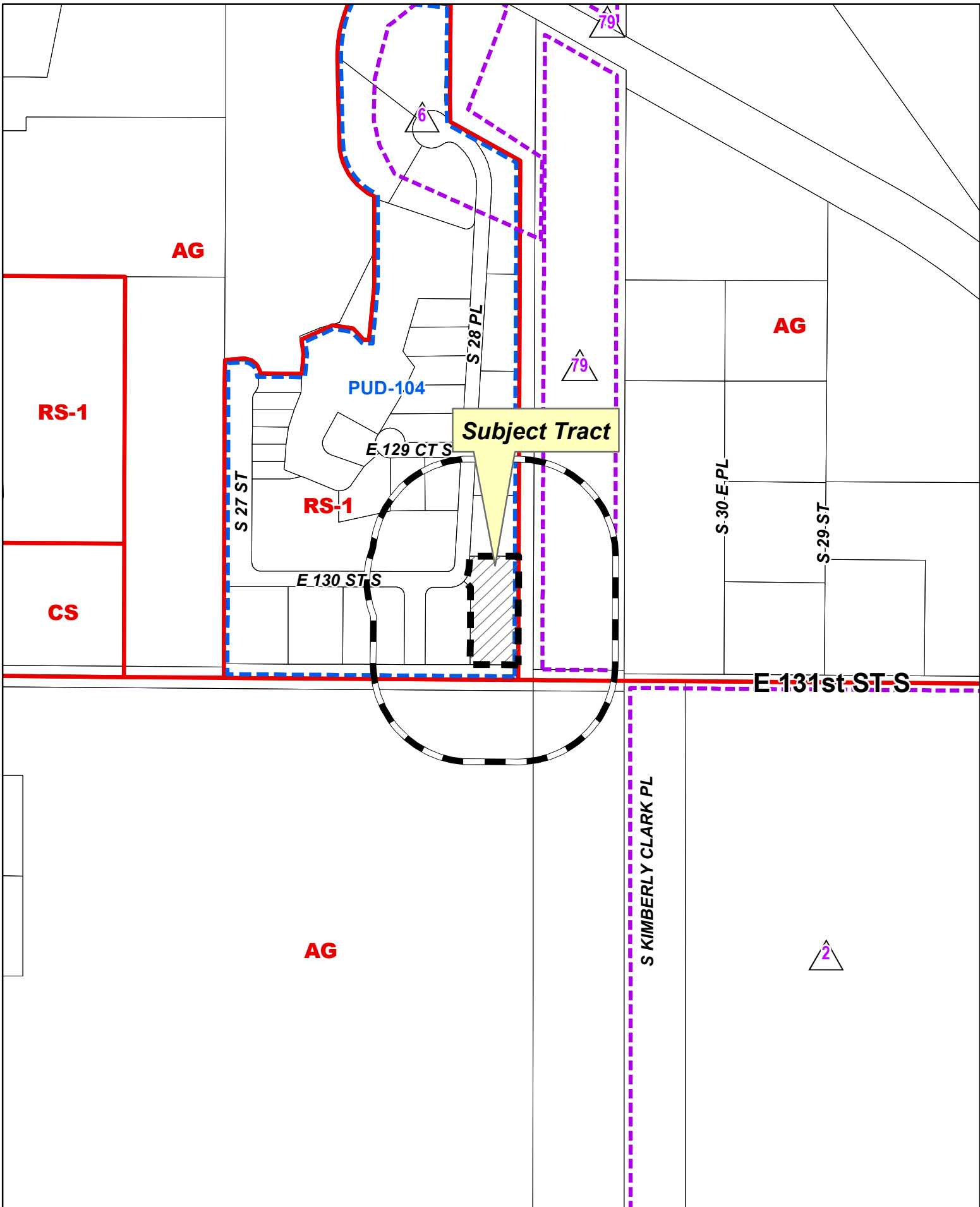
② GARAGE - WEST ELEVATION
 1/4" = 1'-0"

DIMENSIONS ARE OUT TO OUT BRICK



① SITE PLAN
 1" = 20'-0"



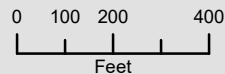


300' Radius



Subject Tract

JBOA 21-435



04 17-13

