

MINUTES
BOARD OF ADJUSTMENT
7:00 P.M., THURSDAY, JUNE 4, 2015
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

Members Present

Steve Murtha

Paul Greek

Gina Wilson

Shari Keathley

Members Absent

Larry Hengst

Staff Present

Robert Bell

The Jenks Board of Adjustment was called to order at 7:03 p.m. on Thursday, June 4, 2015, at Jenks City Hall by Chairman Shari Keathley, and following a roll call a quorum was declared present.

Chairman Shari Keathley requested a review of the minutes from March 5, 2015, Board of Adjustment meeting and asked if there were any corrections or omissions. There were no comments of corrections to the minutes of March 5, 2015. Chairman Shari Keathly declared the minutes approved as written.

BOARD CASES

1. JBOA-382 (2582) Request by Tom Decker for an approval Variance to Section 430 of the Jenks Zoning Code allowing the maximum height of the primary structure to be increased from 35 to 45 feet on property described as:

A tract of land in the S/2 of the SE/4 of Section 25, T18N, R12E of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the SE Corner of said SEA; Thence South 89°49'02" West along the South line of said SE/4 a distance of 1841.59 feet to the point of Beginning; Thence continuing South 89°49'02" West a distance of 308.00 feet to the SE Corner of Amended Ponderosa Acres, and Addition in Tulsa County, Oklahoma according to the recorded plat thereof, Thence North 00°09'04" West along the East line of said Amended Ponderosa Acres a distance of 707.54 feet to the centerline of a 100 foot P.S.O. Easement; Thence North 89°43'07" East along said centerline a distance of 308 feet; Thence South 00°09'04" East a distance of 708.07 feet to the Point of Beginning.

General Location: 1027 West 111th Street South.

Robert Bell addressed the Board and stated the subject property is designated low intensity by the Jenks Comprehensive Plan and the property is zoned RS-2. The variance requested is to allow construction of a 10' x 10' stair enclosure on the roof of the existing structure to be used as a roof access point to a roof deck area. The existing structure is 34 feet in height. The addition will raise the height of the structure to 43.5 feet. The subject property is plus or minus five acres in size and is developed with a single family structure and various outbuildings. The property fronts to west 111th Street South and the property is surrounded by residential lands or planned residential lands. The Ponderosa Acres subdivision is located on the west side, and those lots are typically developed with ranch style homes on larger lots. The Jenks Zoning Code specifies that the maximum structure height in residential zones is 35 feet. It has become customary with the estate size home developments in Jenks to allow architectural features to exceed the 35 foot height limitation through the PUD process. Though the requested addition cannot be considered an architectural feature due to the access door to the roof, its size and design would be recognized as what would normally be considered under an architectural feature. This type feature is not habitable and would be allowed in the subdivision located to the north of the subject property. The applicant has provided drawings identifying the variance requested. Staff's review identified that the requested variance does not appear to create any impact on the adjacent properties, and has no effect of the welfare of surrounding properties. The area requested for the variance is the minimum area necessary to perform the activity designed. The structure planned will be completed with exterior finishes to match the existing dwelling, with the exception that the roof structure will be finished with a copper style roof. The subject dwelling is located on a larger rural residential tract within an area that is generally larger homes within gated communities. The subject dwelling's design and style is exceptional and extraordinary related to the size of the lot and the theme of the property. The proposed addition is in keeping with the special architectural design of the existing structure and compliments the existing design. Staff is supportive of the application and notes that an exceptional condition or circumstance related to the overall architectural design of the structure that the literal enforcement of the terms of the Code result in an unnecessary hardship. Staff recommends that the variance be approved as submitted. Chairman Shari Keathley asked Mr. Decker or Mr. Wright to come forward. Steve Wright with Castle Rock Builders addressed the Board and stated he is the builder and remodeler for the project. This is a beautiful piece of property, so we're taking the existing structure and enhancing it. I feel that this is going to enhance the area, too. Chairman Shari Keathley asked if anyone was present who wished to speak in favor of the proposal. No one came forward. Chairman Shari Keathley asked if there was anyone present who wished to speak in opposition to the proposal. No one came forward. Steve Murtha said I went out and looked at the property. This is a unique case. There are no close surrounding properties. I don't see any reason for us to deny this. Steve Murtha made a motion to approve JBOA-382. Seconded by Paul Greek.

A roll call vote was as follows:

Steve Murtha	Yes
Paul Greek	Yes
Gina Wilson	Yes
Shari Keathley	Yes

Motion carried.

A motion was made to adjourn. Meeting adjourned at 7:15 p.m.