

**MINUTES
BOARD OF ADJUSTMENT
7:00 P.M., THURSDAY, FEBRUARY 5, 2015
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037**

Members Present

Steve Murtha
Larry Hengst
Gina Wilson
Shari Keathley

Members Absent

Paul Greek

Staff Present

Robert Bell

The Jenks Board of Adjustment was called to order at 7:00 p.m. on Thursday, February 5, 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 December 4, 2014, Board of Adjustment meeting and asked if there were any corrections or omissions. There were no comments or corrections to the minutes of December 4, 2014. Chairman Shari Keathley declared the minutes approved as written.

BOARD CASES

1. JBOA-380 (2582) Request by Castle Rock Builders for an approval of a Variance to Section 430 of the Jenks Zoning Code and Section III of Planned Unit Development Number 58 that requires a 30 foot building line from the front property line by allowing a 6 inch encroachment of the north east corner of the residence into said building line on property described as:

Lot 12, Block 2, "Brook at Stone Bluff", an addition to the City of Jenks, Tulsa County, Oklahoma

General Location: 914 West 108th Place.

Robert Bell addressed the Board and stated this is an architectural feature of rock that is attached to the masonry of a building. A survey identified that the architectural feature was over the line by six inches. The exceptional circumstance is the lot configuration related to the road system and intersection. We do a good job of catching most of these, and I think we do a pretty good job when we only have six or seven of these a year. Because this building line area is also a utility

easement I had to get Council to approve an encroachment agreement rather than a vacation of the easement. It allowed for the encroachment to remain in place since there are no utilities close to it. Council did approve subject to your approval of the variance. Staff is supportive and recommends approval of JBOA-380. Chairman Shari Keathley asked Steven Wright to briefly tell the Board anything further regarding the application. Steven Wright addressed the Board and stated that it is everything that Robert Bell said. It's a 3-foot rock wainscot, and back six to seven inches from that is the building structure. After the rock was added the one corner of the garage was over. Something like this is usually accepted through title companies, but this couple had never bought a house before. They're nervous, they don't want to have problems reselling it, and they didn't understand and didn't want to feel like someone was trying to lead them in the wrong direction. I told them I would go through the proper channels to get this passed. Larry Hengst asked was that part of the house for decoration or something? Steven Wright replied the thickness of the rock wainscot goes over the line. With it being a radius it's hard to measure when you come from a radius point to make sure you get it right there. Of course when you start a house you don't know what rock you'll be picking, if it's three inches, five inches, six inches. That's what happened. Larry Hengst made a motion to approve JBOA-380. Seconded by Steve Murtha.

A roll call vote was taken as follows:

Steve Murtha	Yes
Larry Hengst	Yes
Gina Wilson	Yes
Shari Keathley	Yes

Motion carried.

Meeting adjourned at 7:08 p.m.