

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7 PM, March 1, 2004**

MEMBERS PRESENT	STAFF PRESENT	MEMBERS ABSENT
CARL CARNAHAN	JIM COFFEY	JEFF WILSON
DAVE HILL		
DARRELL MULLINS		
LONNIE JEFFRIES		

- 1. CALL TO ORDER**
By Vice Chair Carl Carnahan.
- 2. Approval of Minutes from February 2, 2004. Jeffries moved and Mullins seconded for approval.**
VOTING FOR: Mullins, Jeffries, & Carnahan
VOTING AGAINST: None
ABSTAINING: Dave Hill
MOTION PASSED: 3-0-1
- 3. BBOA 418 Public Hearing, discussion and possible action to approve a variance to Chapter 2, Section 240e, to construct an accessory building of approximately 800 square feet, at 8115 East 112th Street, Bixby, Oklahoma 74008, Billy Ray Cooper, applicant.**

STAFF REPORT: Mr. Cooper's builder failed to secure a building permit before he started the building. The Building Inspector stopped the building and demanded that a building permit be purchased. On application for the permit it was discovered the building was 800 square feet. Without a special exception a building cannot be over 750 square feet. The building is in place with the exception the sides have not been placed on the building to enclose it. For a building permit to be process the special exception must be place.

PUBLIC HEARING:

G. Rogers, 8126 112 Street, felt that the construction of a metal building on the lot devalued his property. Felt like it was a barn. Cooper has several vehicles and parks them at his house. If the barn is approved then we are asking for more vehicles on the property. How many buildings

can be place on an acre and half? I do not like the large metal building. I ask that you deny the variance.

B R Cooper, 8115 E 112th Street, the applicant stated he wanted the building to store his motor home instead of having it on the driveway.

Bert Tunner, 8104 E 111 Place, has no problem with the building. Said it was needed to get the motor home out of the driveway. It is not a problem, he can build 750 and 50 foot more is ok.

Carnahan asked Tunner if he owned the business north of the property that backs us to the back yard of Cooper's property. He said that he did own the business.

Carnahan asked Coffey concerning the set back requirements. Planner explained the set backs and indicated that the building was with the ordinance requirements.

Hill asked if the driveway needed to be paved before action by the Board of Adjustment. The planner said it would be part of the building permit Hill asked the applicant if he understood the paving requirement. He said he did understand. Hill asked the applicant how many buildings he had on the lot. Planner indicated he was within the ordinance.

Carnahan asked the planner what the board was to consider and the planner indicated it was the difference between 750 square feet for the building and 800 square feet. The other items would be on the building permit.

Motion was made by Hill and seconded by Mullins second for approval.

VOTING FOR: Mullins, Jeffries, Carnahan, and Hill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

- 4. BBOA 417 Public Hearing, discussion and possible action to approve a variance to Section 1021.3a sign set back from road right of way from 10 feet to just outside the right of way, Quik Trip, applicant**

Staff Report: Quik Trip is nearing completion and in the process we find the sign needs to be closer than 10 foot from the road right of way. Staff has reviewed this item and recommends approval. Location of property is southwest corner of 151 street and Memorial.

Wade Richardson, Civil Engineer for QT, offered to answer questions.

Mullins, had Richardson point out the sign and its location. The planner explained that the Architectural Committee approved the sign and to question by Mullins and Carnahan, the last action before the board was for the height of a different sign.

Wade Richardson explained after the building was constructed QT realized the view of the sign was blocked and moving it would make in more visible.

Jeffries moved and Hill seconded for approval.

VOTING FOR: Mullins, Jeffries, Carnahan, and Hill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

5. Old Business: None

6. New Business: None

7. Adjournment

Approved _____ **Date** _____