

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7 PM, APRIL 2, 2007**

MEMBERS PRESENT	STAFF PRESENT	MEMBERS ABSENT
JEFF WILSON	JIM COFFEY	MURRY KING
DAVE HILL		DARRELL MULLINS
LONNIE JEFFRIES		

- 1. CALL TO ORDER**
- 2. Approval of Minutes from February 5 2007.** Wilson moved for approval with corrections, and Hill seconded to approve minutes.
VOTING FOR: Jeffries, Hill, & Wilson
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 3-0-0

BBOA 451 Discussion and possible action to approve a Variance to Chapter 11-7b-4 Building Set Back Line on property located at 3311 East 142nd Street South, applicant Chris & Mary Smith.

The property was sold to the Smith's in 1997 and the problem did not come to light on the survey at that time. Now that the property is for sale again the survey shows an encroachment on a 35 foot set back. Since the time of the sale in 1997 the ordinance for a setback in RS-1 has been changed to 25 foot not the 35 ft shown on the plat. A visual inspection of the property does not show the encroachment. No response has been received in opposition to the legal notices. Staff recommends approval.

No respondents to Public Hearing

Applicant Chris Smith explained the encroachment that was present at the time he purchased the property. He answered several questions concerning encroachment, survey, and stated the problem was discovered in the sale of the property.

Hill moved and Jefferies seconded for approval

VOTING FOR: Jeffries, Hill, & Wilson

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

OLD BUSINESS None

NEW BUSINESS None

ADJOURNMENT

Approved Date: _____

By _____

Chairman

The tape for this meeting did not record and minutes were done with incomplete notes.