

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7 PM, APRIL 4, 2005**

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

- 1. CALL TO ORDER**
- 2. Approval of Minutes from January 3, 2005.** Hill made a motion to approve as corrected, seconded by Jeffries
VOTING FOR: Jeffries, Hill, & Mullins
VOTING AGAINST: None
ABSTAINING: Wilson
MOTION PASSED: 3-0-1
- 3. BBOA 437** Discussion and possible action to approve a variance to the building set back line, Chapter 3 Section 430 as amended, on property located on Lot 33, Block 8, Legacy Park II 10520 South 91st Street, Bill Haynes applicant.

STAFF REPORT New House, New owners, encroachment is only 9 inches. Recommend approval.

PUBLIC HEARING No respondents

Hill moved and Jeffries seconded for approval
VOTING FOR: Jeffries, Hill, Mullins, & Wilson
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 4-0-0

- 4. OLD BUSINESS** None
- 5. NEW BUSINESS** None
- 6. ADJOURNMENT**

Approved _____ **Date** _____

The house is an existing structure built some time ago. A recent survey uncovered the encroachment of the house on the front building set back line along 94th East Avenue from 0 to 7.6 feet on the curve.

The house has been in place for some time. At this time it would be a hardship to move the in place structure in fact it would not be possible when you consider the placement of the house on the lot and the pond in the back yard... The problem is particular to this structure and does not generally apply to other structure in the area. It is not a detriment to public good nor impairs the spirit of the code. Staff recommends approval.

Mullins asked the applicants attorney to explain the hardship. He pointed to what the planner had in his report

Carnahan asked if anyone present wanted to speak in opposition to the action. There was no one to speak

Hill moved and Mullins seconded for approval.

VOTING FOR: Carnahan, Hill, Jeffries, & Mullins

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

4. New Business: None

5. Old Business: None

6. Adjournment

Approved _____ **Date** _____