

MINUTES
Bixby Board of Adjustments
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
July 3, 2006

Members Present:
Jeff Wilson
Dave Hill
Darrell Mullins

Staff Present:
Jim Coffey
Janae Beebe

Members Absent:
Murray King
Lonnie Jeffries

1. Call to Order

Chairman Wilson called meeting to order at 7:00 pm.

2. Approval of Minutes for June 5, 2006

Hill motioned for approval, Mullins seconded.

VOTING FOR: Hill, Mullins, Wilson

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 3-0-0

- 3. BBOA 443:** Discussion and action on a variance to chapter 4 section 11-7B-4, Bulk Area Requirement, to allow an encroachment on the building line setback of approximately six (6) inches on lot 7, block 6, Amended Legacy Park, also known as 8727 E. 101st Place S. David Alexander, Eagle Custom Homes, Applicant.

STAFF REPORT

This issue was continued from June's meeting. Construction of the home is complete and the corner of the garage is encroached about 6 inches into the Building Set Back Line. Changes at this point are virtually impossible and the encroachment is minor. It would be a hardship to remove the area of encroachment because it would mean a major reconstruction of the garage and the roof line over the living areas. It is difficult to see and aligns well with other properties when you look at it from any angle. Request such as this item have been greatly reduced because the builders are taking more care in the field and inspectors are trying to address problems before they are constructed. Staff recommends approval.

PUBLIC HEARING

Mr. Coffey: Mentioned that Mr. Fingerlin, the gentleman who brought up the fence concern at the last meeting, had called and said that the issue had been resolved and the fence was in the right place.

Mr. Hill:

Mr. Mullins:

Hill's motion to continue was

VOTING FOR: Mullins, Hill, King, Jeffries, Wilson

VOTING AGAINST: none

ABSTAINING: none

5 Old Business: none

6 New Business: none

7 Adjournment

Approved _____ Date _____