

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7 PM, OCTOBER 6, 2003**

MEMBERS PRESENT STAFF PRESENT MEMBERS ABSENT
CARL CARNAHAN JIM COFFEY
DAVE HILL
JEFF WILSON
DARRELL MULLINS
LONNIE JEFFRIES (arrived after item 2)

- 1. CALL TO ORDER**
- 2. APPROVE MINUTES FOR September 2, 2003**

Carl Carnahan moved and Dave Hill seconded for approval as amended.

VOTING FOR: Carl Carnahan, Dave Hill, and Jeff Wilson

VOTING AGAINST: None

ABSTAINING: Darrell Mullins

MOTION PASSED: 3-1-0

Note: Lonnie Jeffries joined the meeting. All members of the Board of Adjustment are present. Chairman Wilson asked for the arrival of Jeffries is noted.

- 3. BBOA 411 Discussion and possible action to approve a variance to Section 1021.4a Bixby City Code for overall height of business sign to be 50 feet instead of 30 feet.**

Staff Report: The property is located at the congested intersection of 151 Street and Memorial Road. Quik Trip is frequented by many customers and knowing where the store is located is key in controlling traffic so customers can get in the proper lane and makes the turn into the store. It seems reasonable to place the sign at a higher level so it can be readily seen.

Staff recommends approval.

Walt Richardson representing QT explained that they believed for visual purposes to advertise their store they needed to exceed 30 feet. They will use an engineer to determine the proper height and the height will not exceed 50 feet but would most likely be somewhere between 30 and 50 feet.

Darrell Mullins said he had a hard time picturing what a sign would look like at 50 foot. The planner gave him some examples of signs in the area that are 50 foot.

Dave Hill moved and Lonnie Jeffries seconded for approval.

VOTING FOR: Carl Carnahan, Dave Hill, Lonnie Jeffries, and Jeff Wilson

VOTING AGAINST: None

ABSTAINING: Darrell Mullins

MOTION PASSED: 4-1-0

4. BBOA 412 Discussion and possible action to approve a variance to Chapter 4, Section 430, Table 3, Building line set back from 30 foot to 25 foot.

Staff Report: Lot 24, Block 1 of Devonshire at Graystone is an unusual lot in several ways. The lot is very wide but not very deep. In fact a lot line adjustment has been done on the rear, shorting the depth of the lot even more. The lot faces a cul-de-sac and the east side of the lot is in the 100-year flood plain. Shifting a house trying to make it fit the lot within the bulk area requirements of the code is difficult. These problems are particular to this lot and the staff recommends approval.

Keith Sprik, 5718 E 109th Builder and Applicant. The change will allow me to place a house on the lot. It is a speck house but I have a prospective buyer. He show the home to the board. He agrees with the planners report.

Steve Smith 11402 S 69th East Ave. & his wife Lorraine. He said there are several houses that approach a million dollars in this development and they did not want their property values affected by allowing buildings to close to the street.

Darrell Mullins asked them to point out where they live in relation to the house. He mentioned he had visited the site and the property owner across the street was not opposed.

Smith wanted standards respected and the building line respected.

Carl Carnahan asked why 5 foot would make a difference. And Smith said it was the value of the house. Lorraine, his wife, thought it was curb appeal.

Jeff Wilson asked if there were other houses in the area that were at 25 foot or covenants that restrict the change to 25 foot. The planner said it was a PUD and in the plat some houses were placed at 25 foot and some at 30 foot depending on their location. This house is in a cul-de-sac and part of the rear of the lot was taken for an adjacent lot. Do to the circumstances it appears the 25 foot is appropriate.

The Board asked questions about the PUD, set backs, size of lots, value of homes, and were told that this change is particular to this lot, a hardship due to the shortening of the lot and location of the floodplain.

The Board discussed the placement of the house with the builder to better understand the need for a 25 building line set back.

Dave Hill moved and Darrell Mullins seconded for approval.

VOTING FOR: Carl Carnahan, Dave Hill, Darrell Mullins, Lonnie Jeffries, and Jeff Wilson

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

4. Old Business: None

5. New Business: None

6. Adjournment

Approved _____ **Date** _____