



A G E N D A

Sapulpa Board of Adjustment

Tuesday – January 29, 2019 – 11:00 a.m. – Special Meeting

City Hall – 2nd Floor – Council Chambers

425 East Dewey Avenue Sapulpa, Oklahoma 74066

1. Call to Order
2. Roll Call
3. Approval of the December 18, 2018 Minutes.
4. Public Hearing:
 - A. **SBOA-628** – CREOKS Mental Health Services – 23 East Ross Avenue - Sapulpa, Oklahoma 74066, More Specifically known as: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), and Twenty-three (23), all in Block Twenty-two (22) and the Platted Alleys over and across Block Twenty-two (22), AND Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), and Thirty-seven (37), all in Block Twenty-three (23), and Beginning at the Northeast Corner of Block Twenty-two (22), SOUTH HEIGHTS ADDITION to the City of Sapulpa, Creek County, State of Oklahoma, thence South 275 feet, thence East 60 feet, thence North 275 feet, thence West 60 feet to the point of beginning, ALL IN SOUTH HEIGHTS ADDITION to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof; applicant requests a VARIANCE as is allowed by the City of Sapulpa's Zoning Code, to Section 510, Table 1, to allow Modular Buildings in an Office Medium Zoning District.
 - B. **SBOA-629** – Sam Stokely– 6205 New Sapulpa Road Tulsa, OK 74131 more specifically known as: A tract of land being a part of the West Half of the Northeast Quarter (W/2 NE/4) of the Section 5, Township 18 North, Range 12 East of the Indian Base and Meridian, Creek County, State of Oklahoma, lying South of US, Highway 66 Right of Way, More particularly described as follows, to-wit: Commencing at a P.K., nail at the Northeast Corner of said W/2 NE/4; thence N89⁰ 55' 59" W a distance of 64.39 feet; thence S 51⁰ 36' 17" W a distance of 303.16 feet; thence N 38⁰ 23' 43" W a distance of 10.00 feet; thence S 51⁰ 36' 17" W a distance of 1090.212 feet; thence S 38⁰ 23' 43" E a distance of 15.00 feet to the Point of Beginning; thence S 38⁰ 23' 43" E a distance of 217.28 feet; thence S 51⁰ 36' 17" W a distance of 353.19 feet; thence N 00⁰ 01' 20" E a distance of 119.02 feet; thence N 10⁰ 50' 07" E a distance of 189.93 feet; thence N 51⁰ 36' 17" E a distance of 135.40 feet to the Point of Beginning; Applicant requests a VARIANCE, as is allowed by the Sapulpa Zoning Code, to Section 921.3.H to reduce the

setback distance of an outdoor advertising sign from an existing ground sign, from 500 feet to 60 feet.

- C. SBOA-630**– Lenora Fielden – 7827 Canyon Road, Tulsa, Oklahoma 74131, more specifically known as: A tract of land located in the South Half of the Southwest Quarter (S/2 SW/4) of Section Eighteen (18), Township Eighteen (18) North, Range Twelve (12) East, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, and more Particularly described as follows: Beginning at a point 379.65 feet East of the Southwest Corner of the said S/2 SW/4 of Section 18, said Point of Beginning also lying on the Easterly Right of Way of the Tulsa-Sapulpa Union Railway; Thence N34°36'40"E along said Right of Way a distance of 3.26 feet; Thence along a curve to the left having a radius of 3267.90 feet a distance of 1244.02 feet along said rail road Right of Way; Thence N12°47'40"E along said Right of Way a distance of 189.73 feet to a point of intersection of the Easterly railroad Right of Way and the North line of said S/2 SW/4 of Section 18; Thence S11°20'47"E a distance of 697.49 feet; Thence N74°17'20"E a distance of 187.00 feet; Thence S37°56'40"E a distance of 250.07 feet; Thence S16°36'07"W a distance of 510.92 feet to a point on the South line of said S/2 SW/4 of Section 18; Thence West along said South line a distance of 865.93 feet to the Point of Beginning; applicant requests a SPECIAL EXCEPTION, as allowed by the Sapulpa Zoning Code, to Section 330, Table 1, to allow a Manufactured Dwelling use in an Agriculture District.
- D. SBOA-631** – Standard Tobacco Co., Inc. – 1211 North Ninth Street - Sapulpa, Oklahoma 74066, More Specifically known as: Lots Eight (8), Nine (9), Twelve (12), Thirteen (13). And the East 130 feet of the South 12 feet of Lot Ten (10), and Lots Eleven (11), Fourteen (14), Fifteen (15), and Eighteen (18), and Lots Sixteen (16) and Seventeen (17), all in Block Two (2), Frisco Place Addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof; applicant requests a VARIANCE as is allowed by the City of Sapulpa's Zoning Code, to Section 610, Table 1, to allow Modular Buildings in a Commercial General District; and a Variance of Section 1020 to allow a gravel parking area on the Northeast corner of the property. (*Applicant requests a continuance to the February 26, 2019 meeting date.*)

5. Old Business:

6. New Business:

7. Adjournment:

Posted By: Nikki White

On: 01/23/2019