

**OWASSO BOARD OF ADJUSTMENT
MINUTES OF REGULAR MEETING
Tuesday, MARCH 26, 2019
Old Central, 109 North Birch**

MEMBERS PRESENT

Joe Ramey
Jim Bausch
Abhijeet Utturkar
Dean Knoten

MEMBERS ABSENT

Sherry Jacobs

STAFF PRESENT

Morgan Pemberton
Brian Dempster
Marsha Hensley

The meeting agenda was posted at the west entrance to City Hall on the 21st day of March, 2019 at 11:00 AM.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **Approval of Minutes from the July 24, 2018 Regular Meeting** - Mr. Knoten moved to approve the minutes of July 24, 2018 meeting, Mr. Bausch seconded the motion to approve the minutes.

AYE: Ramey, Bausch, Knoten, Utturkar

NAY: None

The motion carried 4-0

BOARD OF ADJUSTMENT PUBLIC HEARING

6. **OBOA 19-01 – Special Exception Request** – Consideration and appropriate action related to a request for approval of a special exception to allow the construction of a 1,200 sq ft detached garage. The property is located at 11202 N 106 E Ave, Owasso, OK and is zoned RS-1 (Residential Single Family).

Morgan Pemberton presented the item and described the property location. Letters were mailed to property owners within 300' of the subject property and the request was advertised in the Owasso Reporter. The property is located at 11202 N 106 E Ave and is zoned RS-1 (Residential Single Family). The Chair opened the floor for public comments. The applicant was present to address any comments.

Staff recommends approval of OBOA 19-01, a special exception to allow for a deviation from the maximum allowed square footage of five hundred (500 square feet allowed for a detached accessory building in a residential district with the following conditions:

1. If the structure is at or less than fifteen (15) feet in height at the roof peak, it shall be set back a minimum of five (5) feet from side property lines.
2. If the proposed structure exceeds fifteen (15) feet in height at the roof peak, then the structure must be setback a minimum of ten (10) feet from side property lines.

BOARD OF ADJUSTMENT

March 26, 2019

Page 2 of 3

3. The structure must meet the required twenty-five (25) foot rear yard setback as required by the Owasso Zoning Code in RS-1 zoning districts.
4. The structure must be of a complementary type of architecture as the residence and have a wainscot of brick at least five (5) feet in height. A full metal structure will not be permitted.
5. The structure may not encroach into any easements.
6. No commercial or industrial activities shall be operated within the proposed structure.
7. The proposed structure shall not be used as a residential dwelling.
8. No additional detached accessory uses would be permitted on the subject property beyond what currently exists and what is proposed in this application.
9. A building permit shall be required to construct the proposed building.

Discussion was held regarding the proposed structure being complementary to the residence. Also discussed briefly was the gravel access to the detached building. Mr. Dempster stated that gravel would be acceptable if done correctly. The applicant can contact Staff if there are questions regarding the driveway material.

Mr. Knoten moved to approve, Mr. Bausch seconded the motion to approve the Special Exception request for OBOA 19-01, subject to the above conditions. A vote on the motion was recorded as follows:

AYE: Ramey, Bausch, Utturkar, Knoten
NAY: None

The motion carried 4-0

5. Report from Community Development Director
6. Report from Board of Adjustment Members
7. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
8. Adjournment – Mr. Utturkar moved for adjournment, seconded by Mr. Knoten. A vote on the motion was recorded as follows:

AYE: Bausch, Ramey, Utturkar, Knoten
NAY: None

The motion was approved 4-0 and the meeting was adjourned at 6:13 PM.



Chair



Vice Chair

April 23, 2019

Date

