

**OWASSO BOARD OF ADJUSTMENT  
MINUTES OF REGULAR MEETING  
Tuesday, September 28, 2021  
Old Central, 109 North Birch**

**MEMBERS PRESENT**

Joe Ramey  
Jim Bausch  
Dean Knoten  
Brian Cook

**MEMBERS ABSENT**

**STAFF PRESENT**

Karl Fritschen  
Brian Dempster  
Marsha Hensley  
Alexa Beemer

The meeting agenda was posted at the west entrance to City Hall on the 22<sup>nd</sup> day of September, 2021 at 2:00 PM.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **Approval of Minutes from the September 22, 2020 Regular Meeting** - Mr. Knoten moved to approve the minutes of September 22, 2020 meeting, Mr. Bausch seconded the motion to approve the minutes.

AYE: Ramey, Bausch, Knoten  
ABSTAIN: Cook  
NAY: None

The motion carried 3-1

**BOARD OF ADJUSTMENT PUBLIC HEARING**

4. **OBOA 21-01 – Special Exception Request** – Consideration and appropriate action relating to a request for approval of a carport over their existing driveway, which would encroach approximately three feet (3') into the required front yard setback. The property is located at 8319 North 125<sup>th</sup> East Avenue (Lot 1, Block 27, Elm Creek Estates) Owasso, Oklahoma and is zoned Residential Single-Family (RS-3).

Ms. Beemer 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 applicant was present to address any comments.

A brief discussion was held regarding the wideness of the carport. The applicant explained that he had the driveway poured wider with anticipation of the construction of the carport. He also stated that he has family and friends visiting often and needs the extra space.

Mr. Bausch moved to approve, Mr. Ramey seconded the motion to approve the special exception request for OBOA 21-01, to allow a carport over their existing driveway, which would encroach approximately three feet (3') into the required front yard setback.

A vote on the motion was recorded as follows:

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

The motion carried 4-0

5. **OBOA 21-02 – Special Exception Request** - Consideration and appropriate action relating to a request for approval of a 744 sq. ft. detached garage that is in excess of the maximum allowed square footage of five-hundred (500) square feet. The property is located at 418 South Cedar Street (Lot 4, Block 2, Ivadel Addition) Owasso, Oklahoma and is zoned Residential Single-Family (RS-3).

Mr. Fritschen 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 applicant was present to address any comments.

Staff recommends approval of OBOA 21-02, a special exception to allow a for approval of a 744 sq. ft. detached accessory building that is in excess of the maximum allowed square footage of five-hundred (500) square feet 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.
3. The structure must meet the required twenty (20) foot rear yard setback as required by the Owasso Zoning Code in RS-3 zoning districts.
4. The structure may not encroach into any easements.
5. No commercial or industrial activities shall be operated within the proposed structure.
6. The proposed structure shall not be used as a residential dwelling.
7. The proposed structure shall not encroach into the front yard setback.
8. Only 10% metal may be allowed on any one side of the structure as per the Downtown Overlay requirements.

Mr. Knoten moved to approve, Mr. Bausch seconded the motion to approve the special exception request for OBOA 21-02, with the above conditions.

A vote on the motion was recorded as follows:

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

The motion carried 4-0

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. Bausch moved for adjournment, seconded by Mr. Knoten. A vote on the motion was recorded as follows:

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

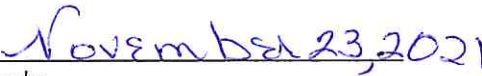
The motion was approved 4-0 and the meeting was adjourned at 6:20 PM.

  
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Chair

  
\_\_\_\_\_

Vice Chair

  
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Date