

City of Collinsville

Board of Adjustments

Minutes of the

July 10th, 2023

Regular Meeting

The meeting was called to order at 6:08 P.M.

Roll Call:

Connie Goad	Present
Sharon Wilkinson	Absent
Tyson Baker	Present
Shelley Nachtigall	Present
Jason Montroy	Absent

PUBLIC HEARING

Reading and consideration for approval of the meeting Minutes from the April 10th regular Board of Adjustments meeting.

A motion was made by Ms. Goad to approve the meeting minutes. This motion was seconded by Ms. Nachtigall.

Connie Goad	YES
Tyson Baker	YES
Shelley Nachtigall	YES

Agenda Item #4:

BOA Case No. 351

Board of Adjustments Application CBOA-351 from Mr. Robert Brown regarding a special exception request for their residence in 4-Bar Ranch Subdivision, located at 6901 E 143rd St. N. Collinsville, OK. The following special exception is being requested in order to construct a pool and pool house in the side yard of the lot.

The staff report was presented by the City Planner, Jessi Stringer: *“The City Staff recommends the Board grant CONDITIONAL APPROVAL for the applicant’s request for a special exception. The applicant is requesting to construct the pool and pool house in the side yard because of where the house is located on the lot. The back yard is relatively small, limiting the property owners to utilize only their side yard for an amenity of this scale. The pool will be 440 square feet, the impervious surface around the pool will be roughly 300 square feet, and the pool house is planned to be 360 square feet. The total area of impervious surface is 1,100 square feet. Though over the 600 square feet limitation in the zoning code, the additional amenities would still allow more than 80% of the side yard to remain pervious in nature. Staff does suggest the*

City of Collinsville

pool and pool house be located as close to the rear property line as possible, similar to another accessory structure located on a parcel that is a few properties to the west.”

The applicant and resident of the property, Mr. Robert Brown, approached the podium and stated that he has no issue moving the addition as far back towards the rear property line as feasible. He said he will give the Building Inspector an updated site plan pending approval.

A motion was made by Ms. Goad to APPROVE the special exception under the condition that the pool and pool house will be located as far into the rear yard as possible. This motion was seconded by Ms. Nachtigall.

Connie Goad	YES
Tyson Baker	YES
Shelley Nachtigall	YES

Agenda #5:

BOA Case No. 352

Board of Adjustments Application CBOA-352 from Mr. Robert Brown regarding a special exception request for their residence in 4-Bar Ranch Subdivision, located at 6901 E 143rd St. N. Collinsville, OK. The following special exception is being requested in order to construct a detached structure and RV parking area in the side yard of the lot.

The staff report was presented by the City Planner, Jessi Stringer: *“The City Staff recommends the Board grant CONDITIONAL APPROVAL for the applicant’s request for the special exception. The proposed shop is 480 square feet, so the size of the shop is not a concern to City staff. Like the case mentioned previously, the shop does not take up more than 20% of the side yard. City Staff believes this shop will be in harmony with the neighborhood as there are many other shops located throughout 4-Bar Ranch. Staff does suggest the structure be located as close to the rear property line as possible, similar to another accessory structure located on a parcel that is a few properties to the west. As for the RV parking area, the City staff does not recommend approval of this due to its location. The code states that any RV within a residential zone must be located in the rear of the home. City staff feels strongly that this is enforced consistently, so RVs remain out of sight from the street for the purpose of maintaining an orderly appearance throughout the city. The City code enforcement department already dedicates much of their time to enforcing this rule, as it has become a more frequent issue throughout the city. Staff feels strongly that we do not become lenient on this rule in order to maintain the intent of the neighborhood’s aesthetic. The RV parking area could be in the rear yard because pavement alone can be located over an easement, but not a structure.”*

The applicant, Robert Brown, shared with the room that he is flexible and will reconfigure his site plan to locate the RV parking pad in the rear yard.

The City Planner noted to the applicant that though structures are not allowed to be located in the easement, a concrete slab is permitted as long as the applicant is aware that it is subject to removal at the will of a utility company and at the cost of the owner.

The applicant agreed to comply with the condition. He also noted that the shop will no longer be 20'x24', but rather 24'x24'. At 576 SQFT, the shop is still below the 600sqft limit as well as the 20% limitation.

A motion was made by Ms. Nachtigall to APPROVE the special exception under the condition that the shop will be located as far into the rear yard as possible, and the RV pad will be located in the rear yard and as hidden as possible from the view of the road. This motion was seconded by Ms. Goad.

Connie Goad	YES
Tyson Baker	YES
Shelley Nachtigall	YES

Agenda #6:

BOA Case No. 353

Board of Adjustments Application CBOA-353 from Mr. Robert Brown regarding a special exception request for their residence in 4-Bar Ranch Subdivision, located at 6901 E 143rd St. N. Collinsville, OK. The following special exception is being requested in order to construct a 14'-0" wide driveway near their existing driveway.

The staff report was presented by the City Planner, Jessi Stringer: *"The City Staff recommends the Board APPROVE the applicant's request for the special exception. The driveway is similar to other special exceptions granted in this neighborhood and the surrounding area. The driveway pending approval would give the applicant access to their new shop from 143rd street."*

The applicant, Robert Brown, approached the podium and explained that he has worked with civil engineers to ensure that the driveway is designed to the same standards as the rest of his neighborhood.

The City Planner noted that the driveway, though increased in length with the shop pushed closer to the rear yard, will still not exceed the 20% of pervious surface limitation.

A motion was made by Mr. Baker to APPROVE the special exception request for an additional driveway. This motion was seconded by Ms. Nachtigall.

Connie Goad	YES
Tyson Baker	YES
Shelley Nachtigall	YES

City of
Collinsville

Chairperson: Connie Goad

Date: August 14, 2023