

**AGENDA**  
**Tulsa County Board of Adjustment**  
**Regularly Scheduled Meeting**  
**Tuesday July 19, 2022, 1:30 p.m.**  
**Williams Tower I**  
**1 West 3rd Street, St. Francis Room**

**Meeting No. 509**

**INTRODUCTION AND NOTICE TO THE PUBLIC**

At this Meeting the Board of Adjustment, in accord with and pursuant to applicable Board of Adjustment Policies and Procedures, will review, consider, discuss, and may take action on, approve, amend, modify, approve with amendment(s) or modification(s), deny, reject, or defer any action on any item listed on this Agenda.

***Review and possible approval, approval with modifications, denial or deferral of the following:***

1. Approval of Minutes of June 21, 2022 (Meeting No. 508)

**UNFINISHED BUSINESS**

**2. 2975 - Susan Christensen**

Variance from the all-weather parking surface requirement (Section 1340.D),

**Location:** 7530 West 41st Street South, Tulsa, OK

**3. 2976 - Billy Driver**

Variance of the street frontage requirements in an AG district from 30' to 0' (Section 207). Variance of the minimum lot width requirement from 150 ft to permit a lot split in an AG district Tract 2 (Section 330 Table 3)

**Location:** 13455 East 66th Street North

## **NEW APPLICATIONS**

***Review and possible approval, approval with modifications, denial or deferral of the following:***

**4. 2980 - Thomas Aleshire**

Use Variance to permit Use Unit 15, Other Trades and Services, to allow a Service Establishment business in an AG district (Section 1215); and a Variance from the all-weather parking surface requirement (Section 1340.D).

**Location:** 9209 East 166th Street North

**5. 2981 - Jamie Bowling**

Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

**Location:** 8387 North 67th East Avenue

**6. 2982 - Lisa Moser**

Use Variance to permit a parrot rescue and rehabilitation center (Use Unit 15) in an RE district (Section 1215); Variance to permit a detached accessory building to exceed 750 square feet in the RE district (Section 240); Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

**Location:** 7403 North 129th East Avenue

**7. 2983 - Esmerelda Duarte**

Special Exception to permit a single-wide mobile home in an RS district (Section 410).

**Location:** 6706 North Victor Avenue

**8. 2984 - Brian Brady**

Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

**Location:** 5723 South 35th West Avenue

**9. 2985 - Thomas Lueb**

Use Variance to allow Use Unit 11, Offices and Studios, to permit a laser and engraving studio in an AG District (Sec.1211)

**Location:** 7940 North 88th East Avenue

**OTHER BUSINESS**

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** [tulsaplanning.org](http://tulsaplanning.org)

**E-mail:** [esubmit@incog.org](mailto:esubmit@incog.org)

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

**NOTE:** Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. *All electronic devices must be silenced* during the Board of Adjustment meeting.

**NOTE:** This agenda is for informational purposes only and is not an official posting. Please contact the Tulsa Planning Office at 918-584-7526 if you require an official posted agenda.



# Board of Adjustment

**Case Number:** CBOA-2975

**Hearing Date:** 07/19/2022 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

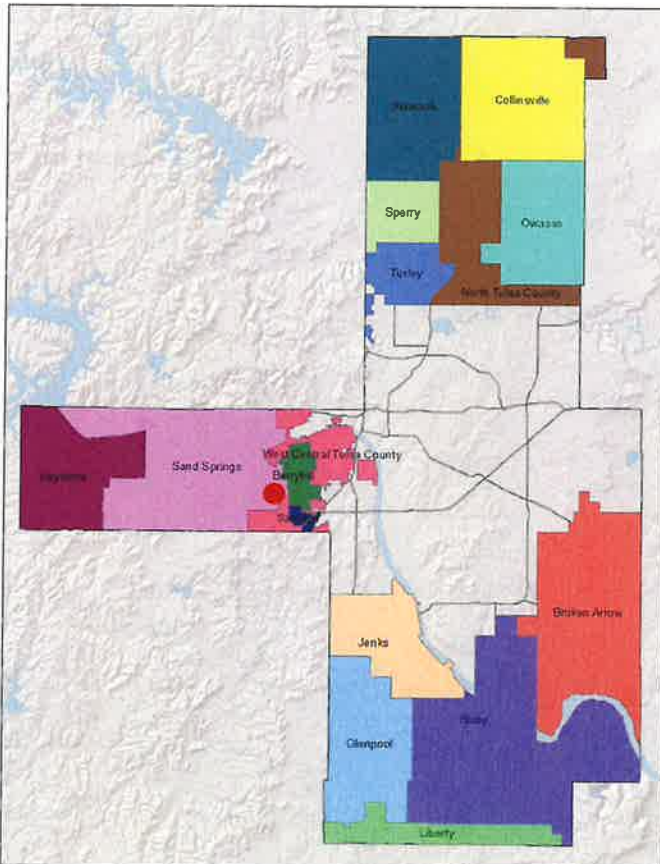
**Owner and Applicant Information:**

**Applicant:** Susan Christensen

**Property Owner:** CHRISTENSEN, JONATHAN M & SUSAN M

**Action Requested:** Use Variance to allow outdoor storage of boats and recreational vehicles (Use Unit 23; Storage, Not Elsewhere Classified) in an AG district (Section 1223) *Approved at 06/21/22 CBOA meeting*; and a Variance from the all-weather parking surface requirement (Section 1340.D),

**Location Map:**



**Additional Information:**

**Present Use:** Mobile Home

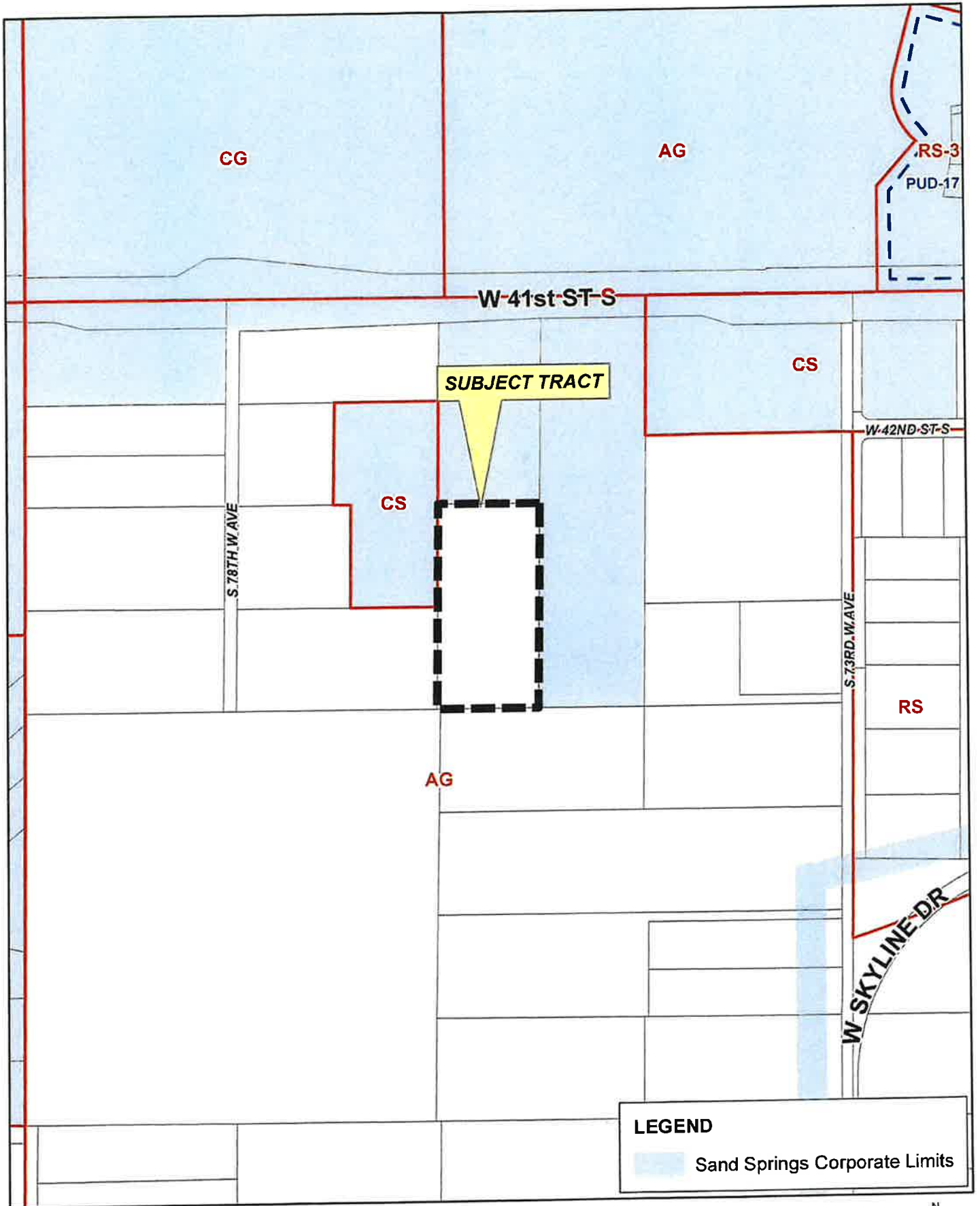
**Tract Size:** 5 acres

**Location:** 7530 W 41 ST S

**Present Zoning:** AG

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Residential



**CBOA-2975**

19-12 30



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9230

**CZM:** 45

**CASE NUMBER:** CBOA-2975

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Susan Christensen

**ACTION REQUESTED:** Use Variance to allow outdoor storage of boats and recreational vehicles (Use Unit 23; Storage, Not Elsewhere Classified) in an AG district (Section 1223) **Approved at 06/21/22 CBOA Meeting**; and a Variance from the all-weather parking surface requirement (Section 1340.D),

**LOCATION:** 7530 W 41 ST S

**ZONED:** AG

**FENCELINE:** Sand Springs

**PRESENT USE:** Mobile Home

**TRACT SIZE:** 5 acres

**LEGAL DESCRIPTION:** S/2 W/2 W/2 NE NW SEC 30 19 12 5AC,

**RELEVANT PREVIOUS ACTIONS:**

**Subject Property:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is currently AG and is use as a single family residence. It is surrounded to the north, south, east and partially to the west by AG zoned properties. CS zoned properties also exist along the northwester portion of the subject lot.

**STAFF COMMENTS:**

The applicant is before the Board requesting a *Use Variance* to allow Outdoor Storage of boats and recreational vehicles (Use Unit 23; Storage, Not Elsewhere Classified) in an AG district (Section 1223), **which was approved by the Board at the 06/21/2022 meeting**; and a *Variance* from the all-weather parking surface requirement (Section 1340.D).

The applicant submitted the following statement: "Subject property receives runoff from the adjacent property to the south. Removal of topsoil and addition of commercially compacted gravel on subject property will provide absorption of water and prevent runoff. There is a paved road to the entrance of proposed open storage lot."

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use of the land is compatible with and non-injurious to the surrounding area.

**SAMPLE MOTION:**

**~~"Move to \_\_\_\_\_ (approve/deny) a Use Variance to allow Outdoor Storage of boats and recreational vehicles (Use Unit 23; Storage, Not Elsewhere Classified) in an AG district (Section 1223); and a Variance from the all-weather parking surface requirement (Section 1340.D).~~**

Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.

Subject to the following conditions, if any: \_\_\_\_\_.

Finding the hardship to be \_\_\_\_\_.

*Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."*



W 41st ST S

W 42nd ST S

S 78th W AVE

S 73rd W AVE

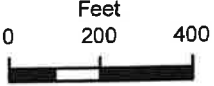
W SKYLINE DR

# CBOA-2975

19-12 30

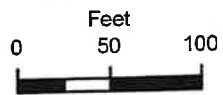
*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2020/2021



Subject Tract





Subject Tract

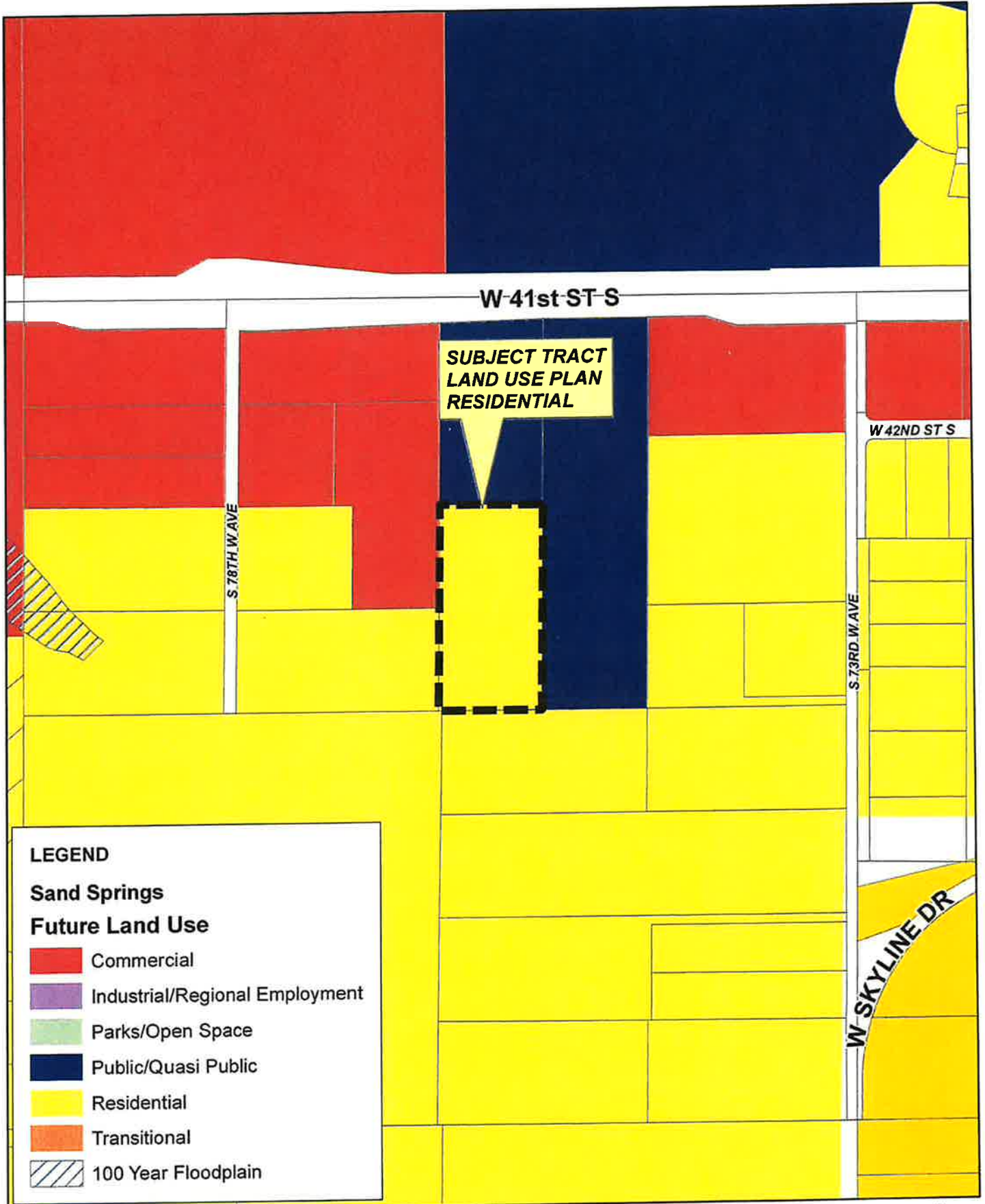
# CBOA-2975

19-12 30

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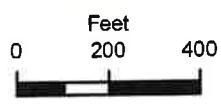
Aerial Photo Date: 2020/2021

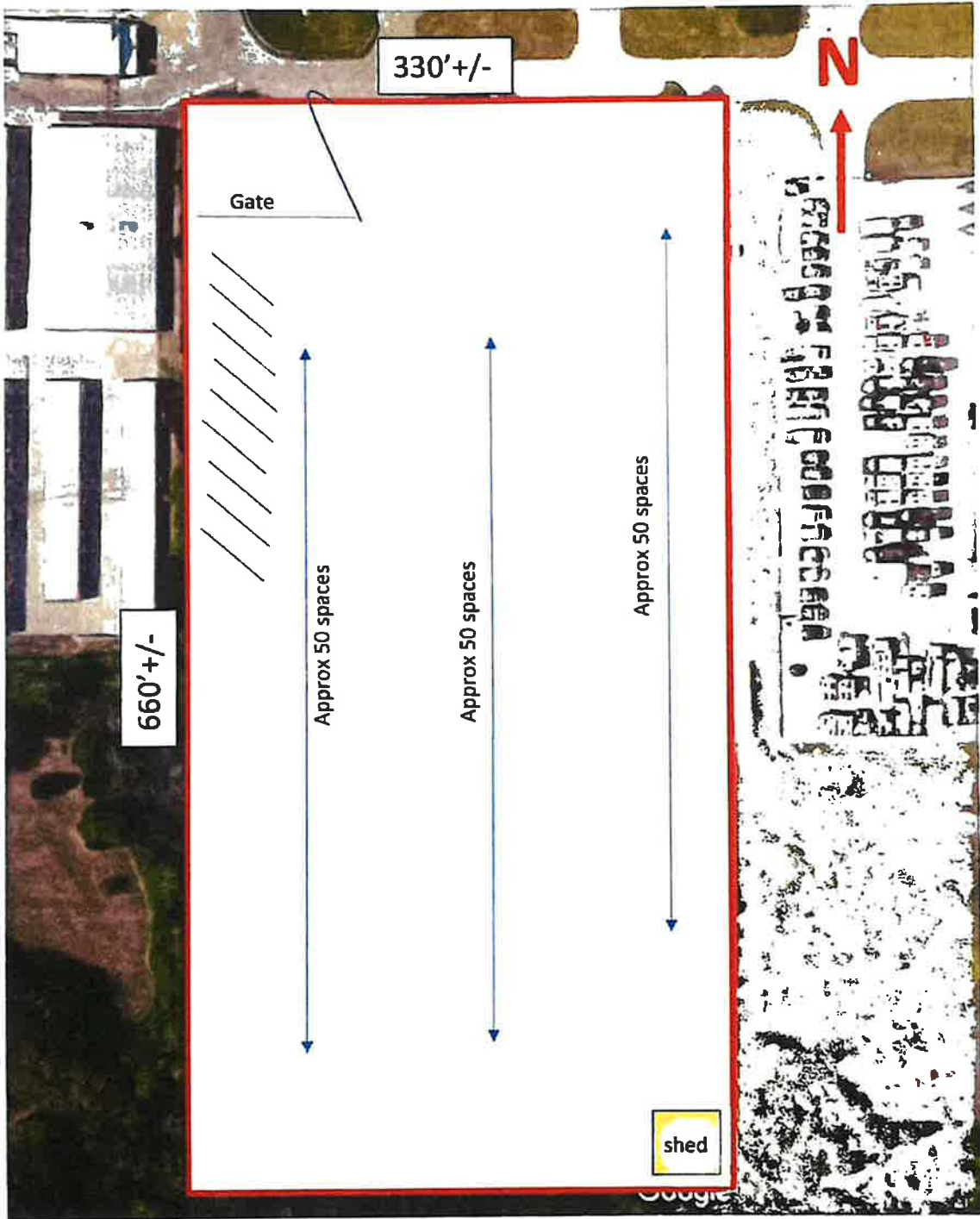




**CBOA-2975**

19-12 30





N



Easement as described in Abstract: ... "as a means of access and a way of ingress and egress to and from Tract II (subject property) for the use and benefit of the present owners, mortgagees and any future owners of Tract II, and their respective lessees, employees, contractors, customers, tenants, licensees and invitees in the full use of enjoyment of Tract II..."



**Case Number: CBOA-2976**

**Hearing Date: 07/19/2022 1:30 PM**

***Continued from 6/21/22***

**Case Report Prepared by:**

Jay Hoyt

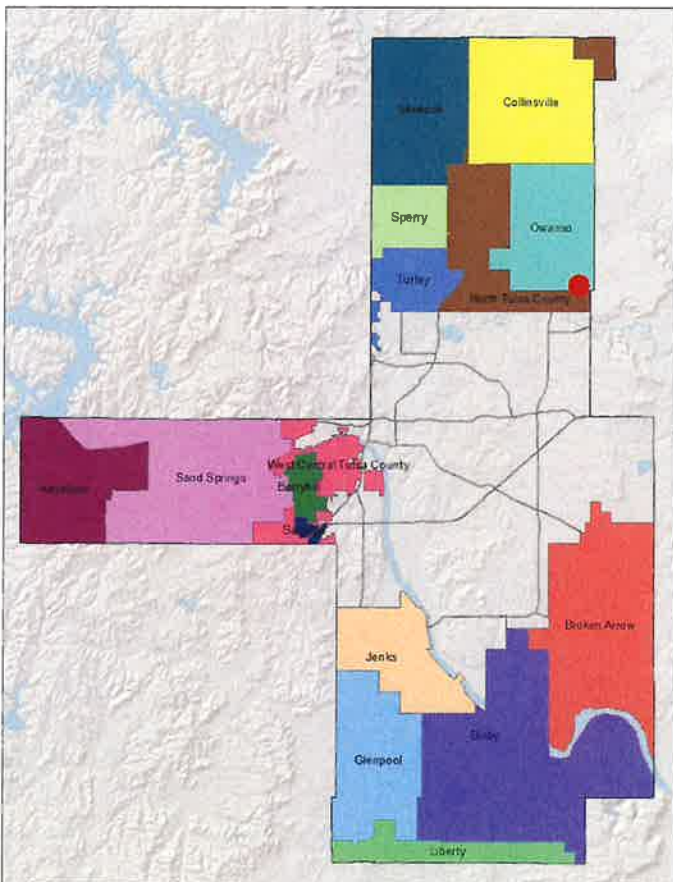
**Owner and Applicant Information:**

**Applicant: Billy Driver**

**Property Owner: DRIVER, BILLY D AND MONA C**

**Action Requested:** Variance of the street frontage requirements in an AG district from 30' to 0' Tract 1(Section 207). Variance of the minimum lot width requirement from 150 feet to permit a lot split in an AG district. Tract 2(Section 330 Table 3)

**Location Map:**



**Additional Information:**

**Present Use: Residential**

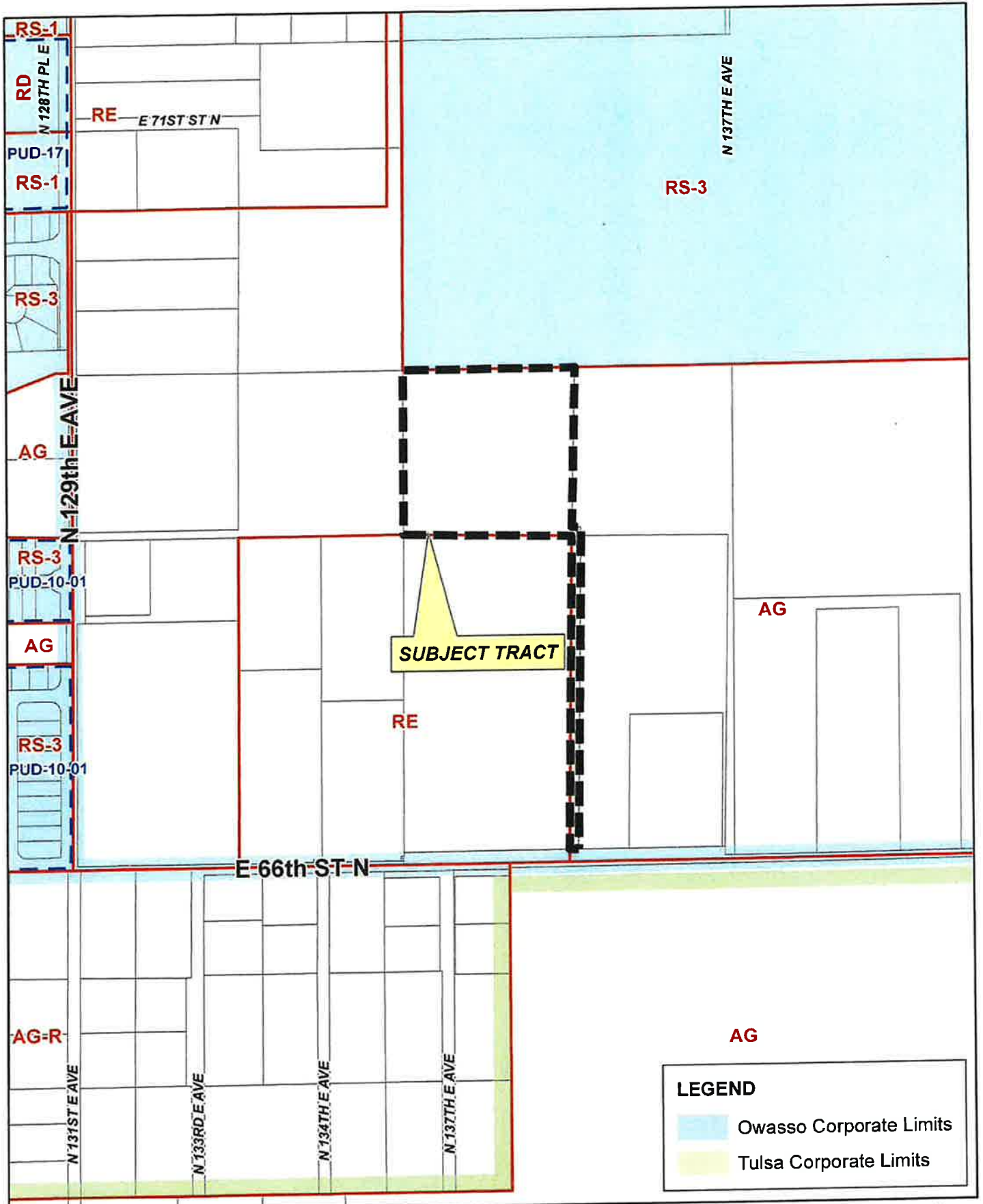
**Tract Size: 11.05 acres**

**Location: 13455 E 66 ST N**

**Present Zoning: AG**

**Fenceline/Area: Owasso**

**Land Use Designation: Residential**



**LEGEND**

- Owasso Corporate Limits
- Tulsa Corporate Limits



# CBOA-2976

21-14 33



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1433

**CZM:** 18

**CASE NUMBER:** CBOA-2976

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Billy Driver

**ACTION REQUESTED:** Variance of the street frontage requirements in an AG district from 30' to 0' Tract 1(Section 207). Variance of the minimum lot width requirement from 150 feet to permit a lot split in an AG district. Tract 2(Section 330 Table 3)

**LOCATION:** 13455 E 66 ST N

**ZONED:** AG

**FENCELINE:** Owasso

**PRESENT USE:** Residential

**TRACT SIZE:** 11.05 acres

**LEGAL DESCRIPTION:** SW NE SW & S35 W35 SE NE SW & W35 E/2 SE SW LESS S50 THEREOF FOR RD SEC 33 21 14 11.049ACS, MINGO HOLINESS ASSEMBLY OF GOD CHURCH

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned AG with AG zoning to the west and east, RS-3 zoning (Owasso) to the north and RE zoning to the south.

**STAFF COMMENTS:**

The applicant is before the Board requesting a Variance of the street frontage requirements in a AG district from 30 ft to 0 ft (Section 207) and a Variance of the minimum lot width in the AG district to permit a lot split. (Section 330, Table 3)

As shown on the plans provided by the applicant, they propose to split the existing lot into two lots of 8.1 and 3.0 acres in size. Access to the lots would be per the 35 ft wide segment of the existing lot that extends to E 66<sup>th</sup> St N.

The applicant provided the following statement *"We are hoping to acquire a lot split from Tulsa County with an easement variance on our property that our son and family currently lives. There is no easement property available for purchase.*

*The high cost of housing or land for a modular home seemed to be out of reach for them. If we can deed them a piece of our land at no cost to them makes it affordable for a modular permanent home and have our son near by to help us stay on the property as long as possible during our old age. We are in our seventies.*

*We also want to deed our other two children a fair and equal part of the property after we have passed."*

If inclined to approve, the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the additional dwelling is not injurious to the surrounding agricultural district.

**Sample Motion:**

**“Move to \_\_\_\_\_ (approve/deny) a Variance of the street frontage requirements in an AG district from 30 ft to 0 ft (Section 207) and a Variance of the minimum lot width in the AG district to permit a lot split in an AG district. (Section 330, Table 3)**

- **Subject to the following conditions (if any) \_\_\_\_\_**
- **Per the Conceptual Plan(s) shown on page(s) \_\_\_ of the agenda packet**
- **Finding the hardship to be \_\_\_\_\_.**

***Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan”***





Subject Tract

**CBOA-2976**

21-14 33

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021





1"=200'



# WHITE SURVEYING COMPANY

providing land surveying services since 1940

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### LEGEND

- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- W/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)

## LOT LINE ADJUSTMENT

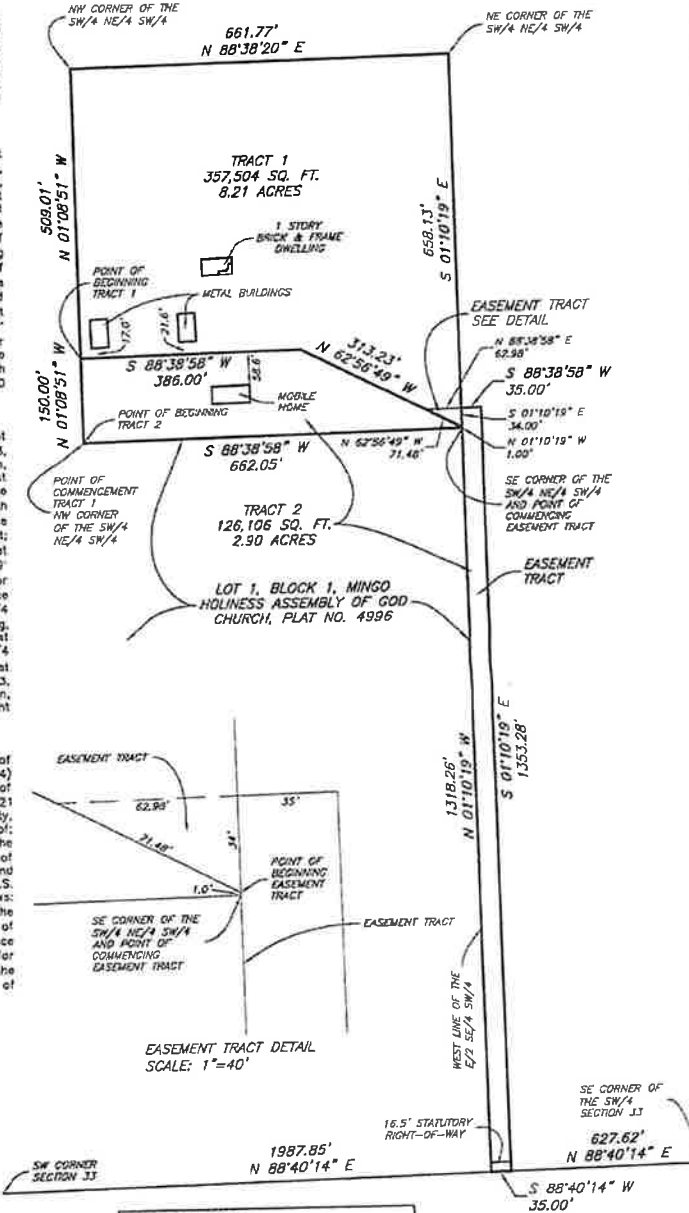
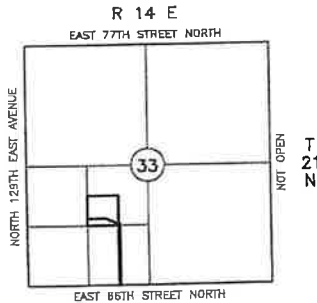
INVOICE NO.: STK 22-108740  
CLIENT: BILL DRIVER

**Existing Un-Divided Tract:**  
A tract of land being the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4 NE/4 SW/4) AND the South 35.00 feet of the West 35.00 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4 NE/4 SW/4) AND the West 35.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter (E/2 SE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

**Tract 1:**  
A tract of land being a part of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4 NE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows: Commencing at the Southwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 150.00 feet to the Point of Beginning; Thence continuing North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 509.01 feet to the Northwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 88°38'20" East along the North line of the SW/4 of the NE/4 of the SW/4 for 661.77 feet to the Northeast corner of the SW/4 of the NE/4 of the SW/4; Thence South 01°10'19" East along the East line of the NE/4 of the SW/4 for 658.13 feet to a point, said point being 1.00 foot North of the Southeast corner of the SW/4 of the NE/4 of the SW/4; Thence North 62°56'49" West for 313.23 feet; Thence South 88°38'58" West for 386.00 feet to the Point of Beginning.

**Tract 2:**  
A tract of land being a part of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4 NE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows: Beginning at the Southwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 150.00 feet; Thence North 88°38'58" East for 386.00 feet; Thence South 62°56'49" East for 313.23 feet to a point on the East line of the SW/4 of the NE/4 of the SW/4; Thence South 01°10'19" East along the East line of the SW/4 of the NE/4 of the SW/4 for 1.00 feet to the Southeast corner of the SW/4 of the NE/4 of the SW/4; Thence South 88°38'58" West along the South line of the SW/4 of the NE/4 of the SW/4 for 82.05 feet to the Point of Beginning, AND the South 35.00 feet of the West 35.00 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4 NE/4 SW/4) AND the West 35.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter (E/2 SE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

**Easement Tract:**  
South 35.00 feet of the West 35.00 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4 NE/4 SW/4) AND the West 35.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter (E/2 SE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof; AND A tract of land being a part of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4 NE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows: Commencing at the Southeast corner of the SW/4 of the NE/4 of the SW/4; Thence North 01°10'19" West along the East line of the SW/4 of the NE/4 of the SW/4 for 1.00 feet to the Point of Beginning; Thence North 62°56'49" West for 71.48 feet; Thence North 88°38'58" East for 62.98 feet; Thence South 01°10'19" East along the East line of the SW/4 of the NE/4 of the SW/4 for 34.00 feet to the Point of Beginning.



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	6/10/22	MA	ADDED EASEMENT TRACT

**GENERAL NOTES**  
THE BEARINGS SHOWN HEREON ARE BASED ON: THE SOUTH LINE OF THE SW/4 OF SECTION 33 BEING N 88°40'14" E AS TIED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

### SURVEYOR'S STATEMENT

I, JOHN L. LIBBY, JR., CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION  
NO. CA1098

DATE: 6/10/22  
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1666

HardShip

659.08

vanwhye  
35'x35'

MINE HUFF  
39'x130'

661.77

BILL-MONA DRIVER  
13455 E 66 ST. N.

Proposed Split

Road  
317'

662.09

1301.77

35' ESM

627.09

TRINITY church PROPERTY

No Easement For Sale

663

N ↑

54'-6"  
287'-6"  
214'-6"

House 29'

18'-8"  
37'-6"  
171'  
30'  
54'-8"  
80'  
226'-6'-House 30'  
159'-9"

15'

170-8

166-3

383'

150'

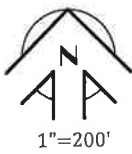
E66 ST. N.

**We are hoping to acquire a lot split from Tulsa County with an easement variance on our property that our son and family currently lives. There is no easement property available for purchase.**

**The high cost of housing or land for a modular home seemed to be out of reach for them. If we can deed them a piece of our land at no cost to them makes it affordable for a modular permanent home and have our son near by to help us stay on the property as long as possible during our old age. We are in our seventies.**

**We also want to deed our other two children a fair and equal part of the property after we have passed.**

*Bill Dier  
Mona Dier*



# WHITE SURVEYING COMPANY

providing land surveying services since 1940

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### LEGEND

- F- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)

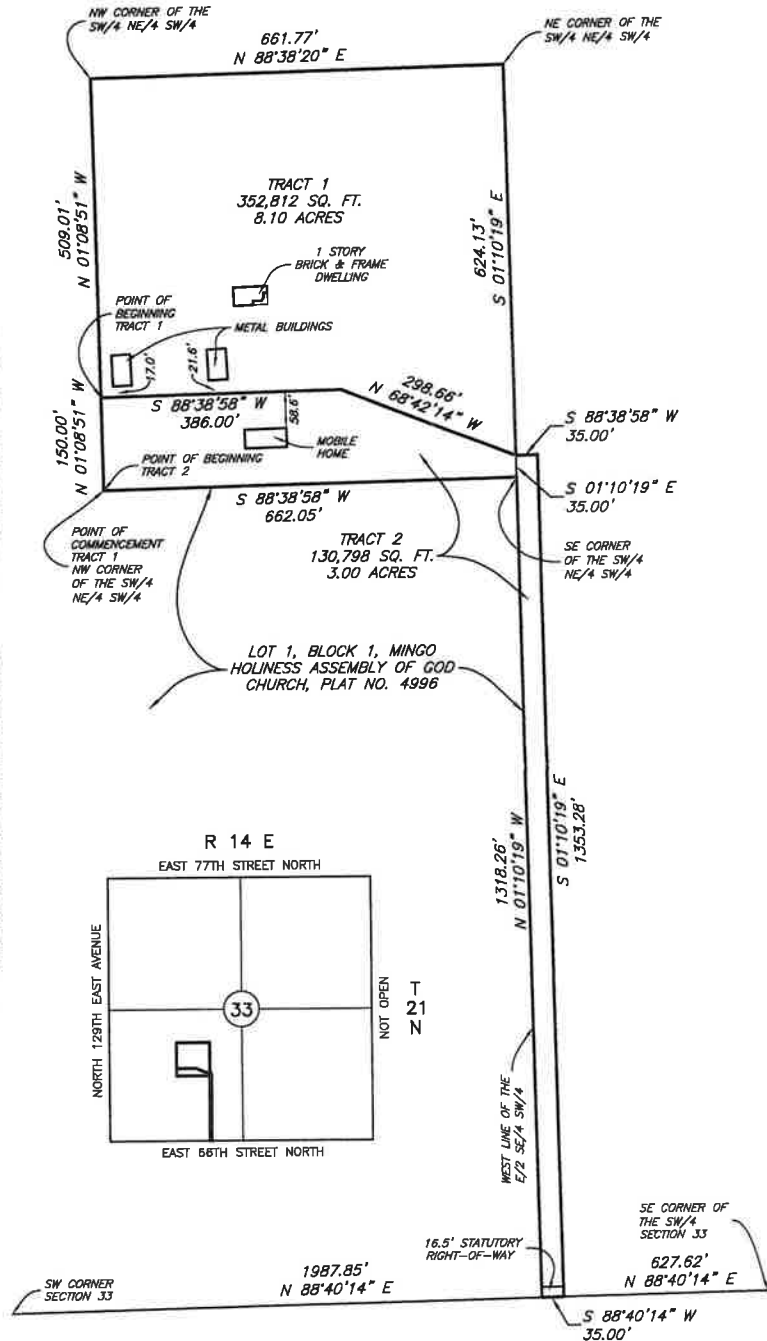
## LOT LINE ADJUSTMENT

INVOICE NO.: STK 22-108740  
CLIENT: BILL DRIVER

**Existing Un-Divided Tract:**  
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**Tract 1:**  
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**Tract 2:**  
A tract of land being a part of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4 NE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows: Beginning at the Southwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 150.00 feet; Thence North 88°38'58" East for 386.00 feet; Thence South 68°42'14" East for 298.66 feet to a point on the East line of the SW/4 of the NE/4 of the SW/4; Thence South 01°10'19" East along the East line of the SW/4 of the NE/4 of the SW/4 for 35.00 feet to the Southeast corner of the SW/4 of the NE/4 of the SW/4; Thence South 88°38'58" West along the South line of the SW/4 of the NE/4 of the SW/4 for 662.05 feet to the Point of Beginning, AND the South 35.00 feet of the West 35.00 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4 NE/4 SW/4) AND the West 35.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter (E/2 SE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof



### GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

### SURVEYOR'S STATEMENT

I, RANDY K. SHOEFSTALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



WHITE SURVEYING COMPANY  
CERTIFICATE OF  
AUTHORIZATION NO. CA1098

DATE: 5/10/2022  
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1676





**Case Number:** CBOA-2980

**Hearing Date:** 07/19/2022 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

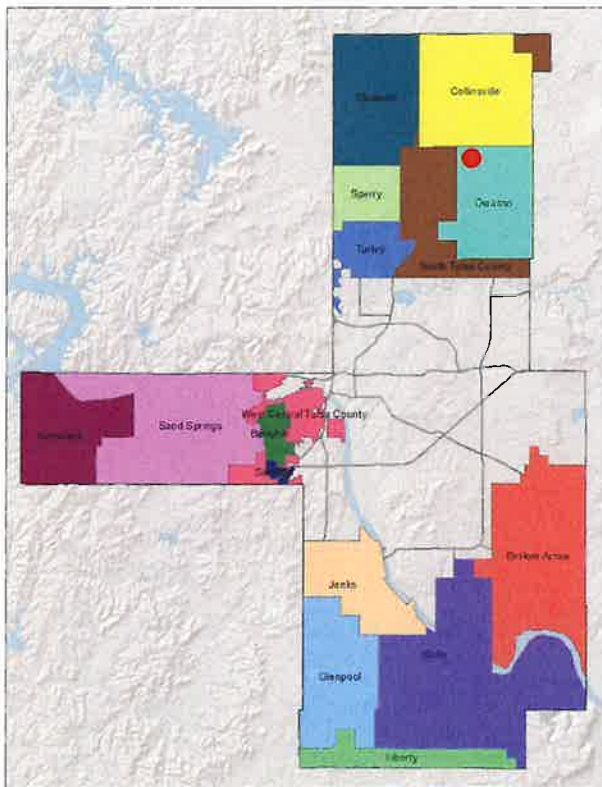
**Owner and Applicant Information:**

**Applicant:** Thomas Aleshire

**Property Owner:** ALESHIRE, THOMAS D & REBECCA S TTEES

**Action Requested:** Use Variance to permit Use Unit 15, Other Trades and Services, to allow a Service Establishment business in an AG district (Section 1215); and a Variance from the all-weather parking surface requirement (Section 1340.D).

**Location Map:**



**Additional Information:**

**Present Use:** Residential with Personal Office

**Tract Size:** 7.28 acres

**Location:** 9209 E 116 ST N

**Present Zoning:** AG-R, AG

**Fenceline/Area:** Owasso

**Land Use Designation:** Residential

Tulsa County Comprehensive Land Use Plan

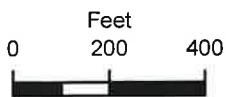


**LEGEND**

 Owasso Corporate Limits

**CBOA-2980**

21-13 01



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1301

**CZM:** 11

**CASE NUMBER:** **CBOA-2980**

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Thomas Aleshire

**ACTION REQUESTED:** Use Variance to permit Use Unit 15, Other Trades and Services, to allow a Service Establishment business in an AG district (Section 1215); and a Variance from the all-weather parking surface requirement (Section 1340.D).

**LOCATION:** 9209 E 116 ST N

**ZONED:** AG-R, AG

**FENCELINE:** Owasso

**PRESENT USE:** Residential with Personal Office

**TRACT SIZE:** 7.28 acres

**LEGAL DESCRIPTION:** BEG 1032.76E SWC SE TH N1324.46 W31.31 N240 E232.40 S1564.36 W200 POB LESS S16.5 THEREOF FOR RD SEC 1 21 13 7.283ACS, Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by AG and AG-R zoning and residential uses.

**STAFF COMMENTS:**

The applicant is before the Board to request a Use Variance to permit Use Unit 15, Other Trades and Services, to allow a Service Establishment business in an AG district (Section 1215); and a Variance from the all-weather parking surface requirement (Section 1340.D).

The applicant has provided the statement "I, Thomas Aleshire, live on the property described in the Tulsa County Board of Adjustment Application. I also own and operate Allied Industrial Coatings. Allied Industrial Coatings is a service-based business with all business activities conducted off site with the exception of storage of equipment and supplies, and my personal office in which I have no other office employees. I currently have 3-4 application technicians which park their personal vehicles at the shop area shown on the site plan, load the necessary equipment and supplies for the job requirements and leave for the job site. There are times when these job sites are located out of state and the shop may not be accessed for several days or weeks.

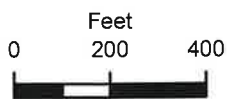
I have owned the said property since July 18, 2005 and have conducted the same said business out of the property since that time. I am requesting that the Board of Adjustment grant the use variance to permit Use Unit 15, Other Trades and Services."

***Sample Motion:***



*Finding the hardship to be \_\_\_\_\_.*

*Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”*



Subject Tract

# CBOA-2980

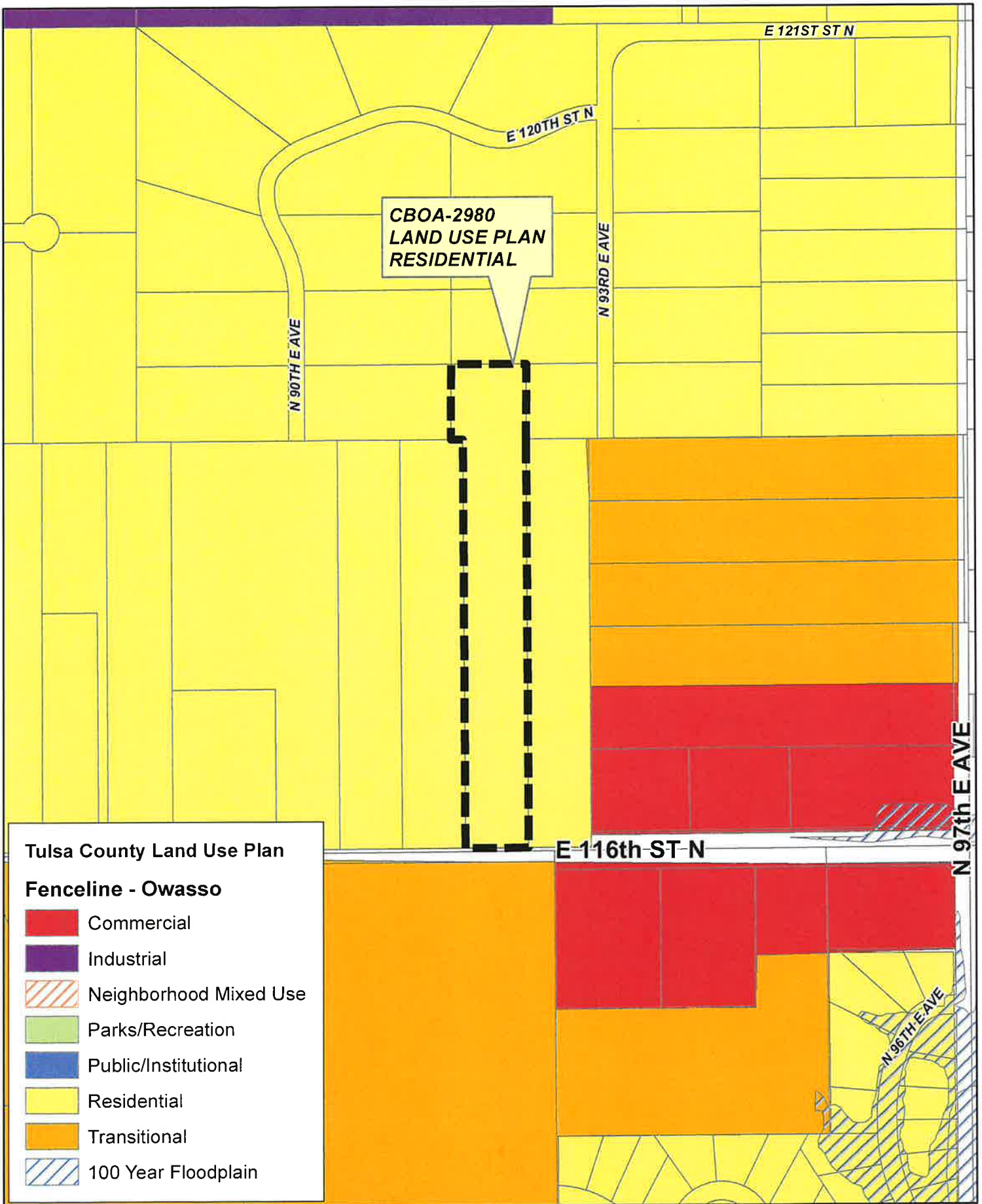
21-13 01

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

CBOA-2980 4.5





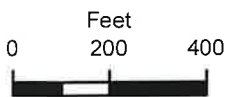
**Tulsa County Land Use Plan**

**Fenceline - Owasso**

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional
- 100 Year Floodplain

**CBOA-2980**

21-13 01



**HARDSHIP:**

I, Thomas Aleshire, live on the property described in the Tulsa County Board of Adjustment Application. I also own and operate Allied Industrial Coatings. Allied Industrial Coatings is a service-based business with all business activities conducted off site with the exception of storage of equipment and supplies, and my personal office in which I have no other office employees. I currently have 3-4 application technicians which park their personal vehicles at the shop area shown on the site plan, load the necessary equipment and supplies for the job requirements and leave for the job site. There are times when these job sites are located out of state and the shop may not be accessed for several days or weeks.

I have owned the said property since July 18, 2005 and have conducted the same said business out of the property since that time. I am requesting that the Board of Adjustment grant the use variance to permit Use Unit 15, Other Trades and Services.

*Thomas Aleshire*

**LEGAL DESCRIPTION:**

A tract of land in the South Half of the Southeast Quarter (S/2 SE/4) of Section One (1), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

COMMENCING at the Southwest Corner of the SE/4 of Section One (1); thence North 89°59'30" East along the South line of the SE/4 a distance of 1032.76 feet to the Point of Beginning; thence North 00°23'55" East a distance of 1321.72 feet; thence North 89°54'16" East a distance of 200 feet; thence South 00°23'55" East a distance of 1322.02 feet to a point on the South line of said SE/4; Thence South 89°59'30" West along said South line a distance of 200 feet to the POINT OF BEGINNING. Said property subject to any easements and /or right-of-ways that may be of record.

AND

The South 240 feet of the West 470 feet of the East 1650.03 feet of the North Half of the Southeast Quarter (N/2 SE/4) of Section One (1), Township Twenty -one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

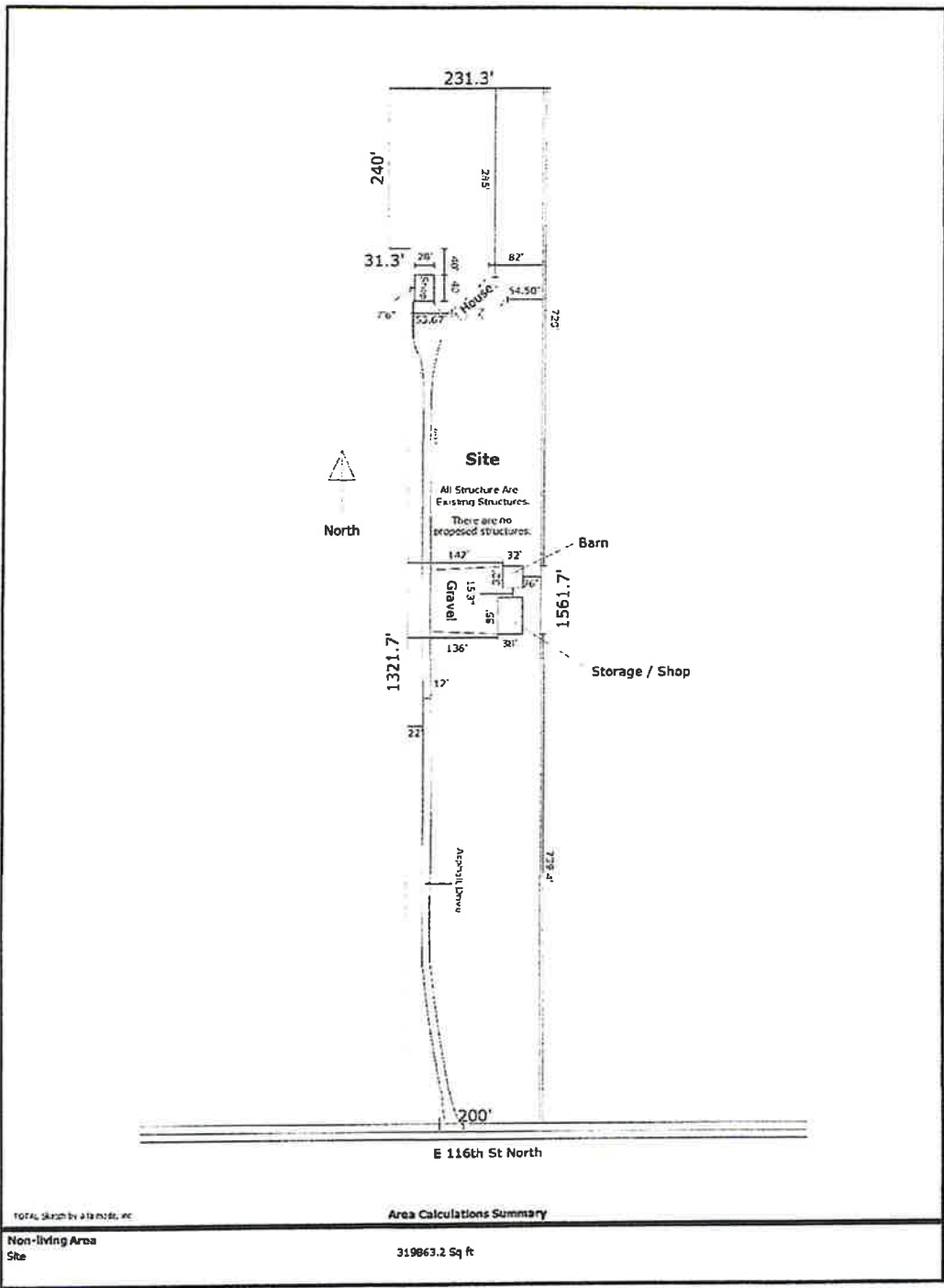
Less and Except

A tract of land in the North Half of the Southeast Quarter (N/2 SE/4) of Section One (1), Township Twenty-One North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing as the Southeast Corner of the Northeast Quarter (NE/4) of said Section One (1); thence South 88°27'36" West a distance of 1180.03 feet; thence South 01°32'05" East a distance of 1084.24 feet to the POINT OF BEGINNING; thence continuing South 01°32'05" East a distance of 240 feet to a point on the South line of the North Half of said Southeast Quarter (SE/4); thence South 88°26'13" West along the South line of the North Half of said Southeast Quarter (SE/4) a distance of 238.68 feet; thence North 01°16'35" West a distance of 239.98 feet; thence North 88°26'12" East a distance of 237.60 feet point of beginning. Said tract containing 57,151.24 square feet or 1.3 Acres more or less.

### Building Sketch

Owner	Tom & Becky Aleshire Revocable Trust, dated December 15, 2014		
Property Address	9209 E 116th St N		
City	Owasso	County	Tulsa
Lender/Client	N/A	State	OK
		Zip Code	74055





**Case Number: CBOA-2981**

**Hearing Date: 07/19/2022 1:30 PM**

**Case Report Prepared by:**

**Jay Hoyt**

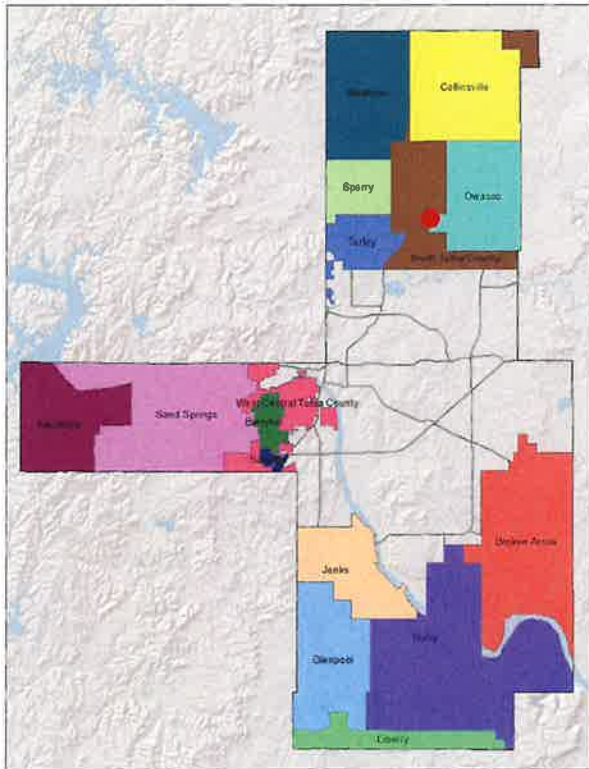
**Owner and Applicant Information:**

**Applicant: Jamie Bowling**

**Property Owner: BOWLING, JAMES W JR AND LACI**

**Action Requested:** Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

**Location Map:**



**Additional Information:**

**Present Use: Residential**

**Tract Size: 0.52 acres**

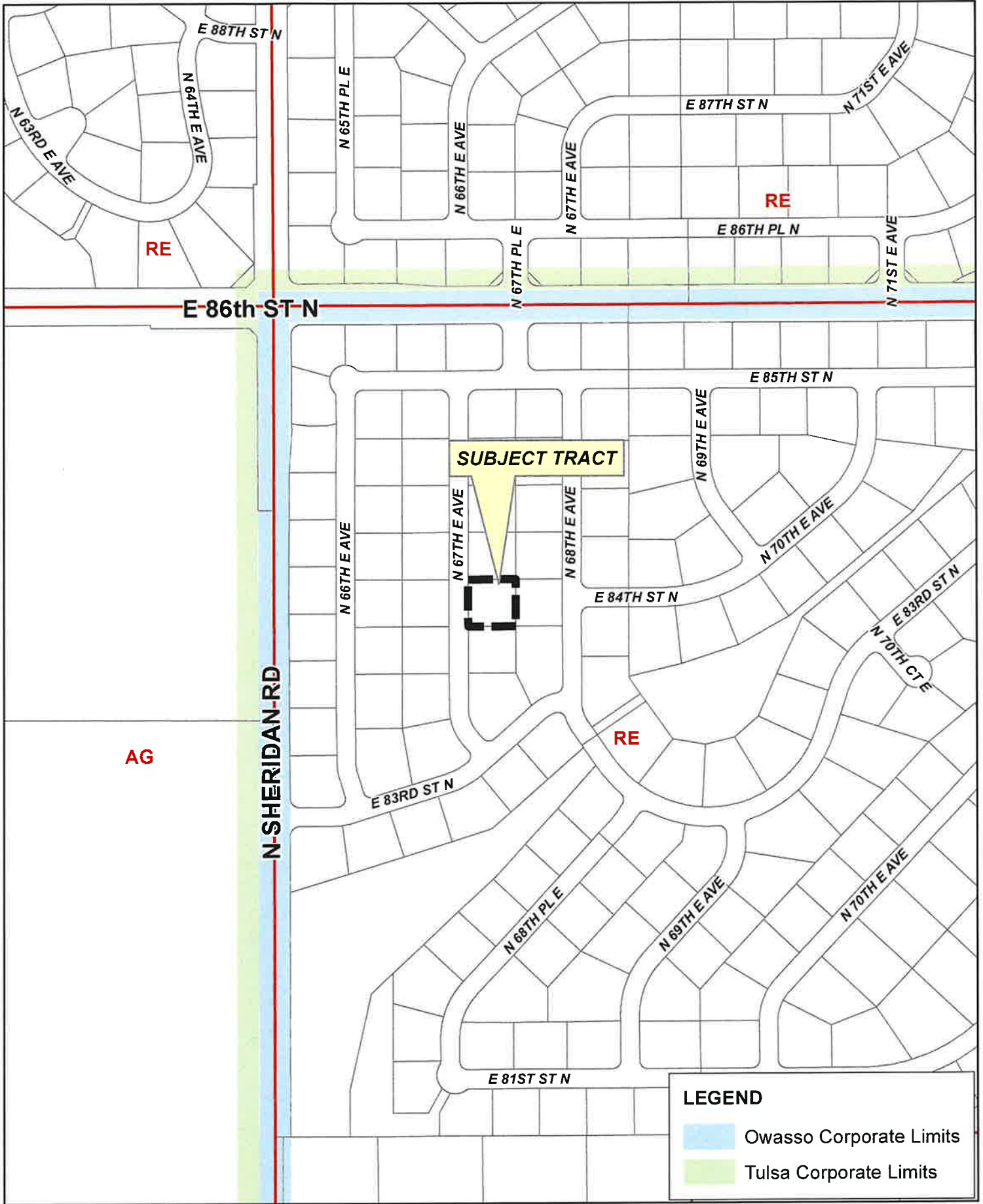
**Location: 8387 N 67 AV E**

**Present Zoning: RE**

**Fenceline/Area: Owasso**

**Land Use Designation: Residential**

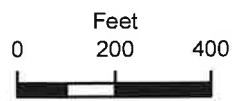
**Tulsa County Comprehensive Land Use Plan**



**LEGEND**

- Owasso Corporate Limits
- Tulsa Corporate Limits

**CBOA-2981**



21-13 26





**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1326

**CZM:** 17

**CASE NUMBER:** CBOA-2981

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Jamie Bowling

**ACTION REQUESTED:** Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

**LOCATION:** 8387 N 67 AV E

**ZONED:** RE

**FENCELINE:** Owasso

**PRESENT USE:** Residential

**TRACT SIZE:** 0.52 acres

**LEGAL DESCRIPTION:** LT 3 BLK 7, CROSSING AT 86TH STREET PHASE I Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by RE zoning and residential uses.

**STAFF COMMENTS:**

The applicant is before the Board to request a Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

According to the site plan provided by the applicant, they propose to construct a 24'-10" X 24'-10" garage adjacent to the existing home.

The applicant provided the statement "Size of rear yard makes it difficult to fit garage without encroaching into side yard. Additionally drainage of current yard would be affected creating additional problems.

*If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.*

*Sample Motion:*

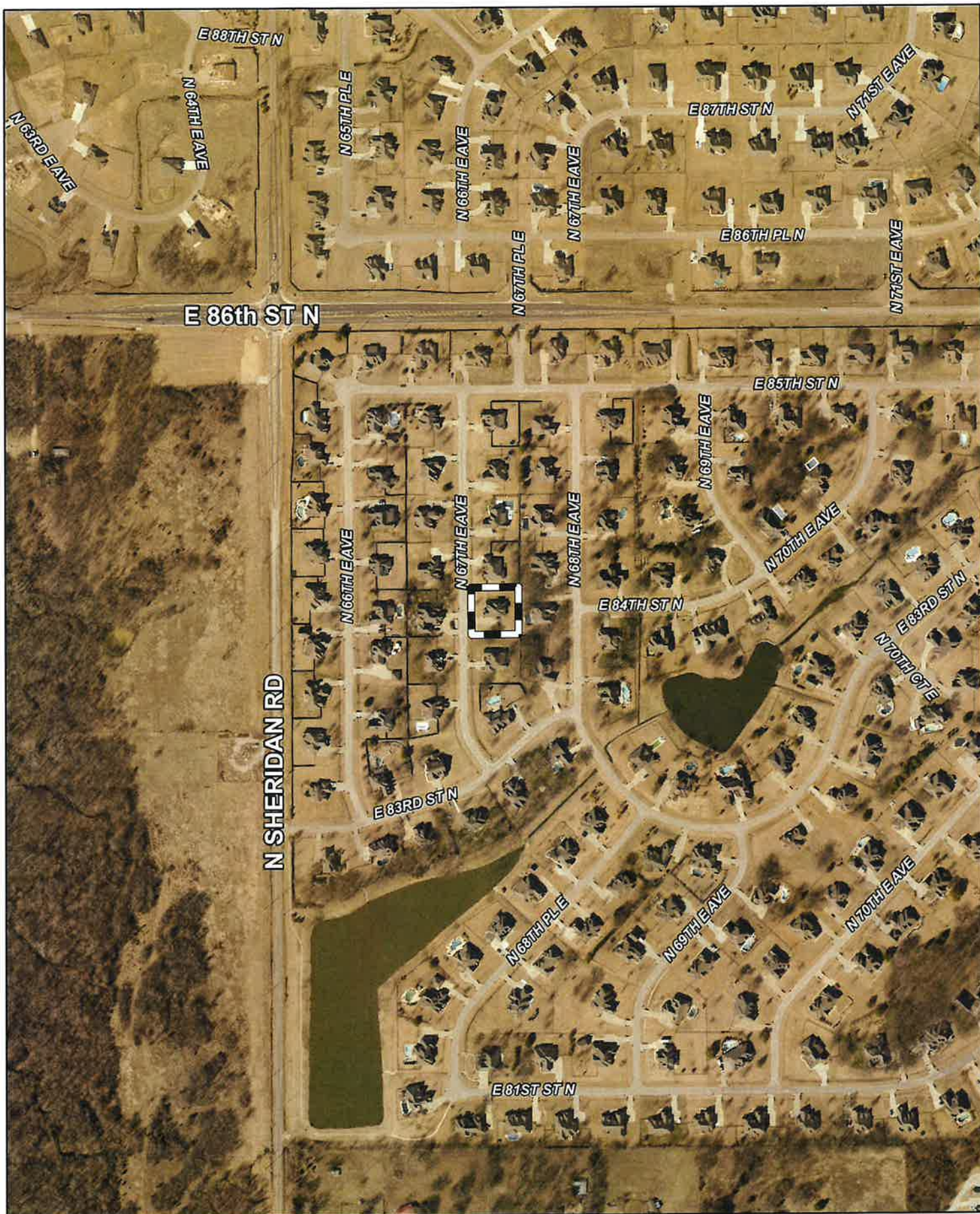
*"Move to \_\_\_\_\_ (approve/deny) a Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)*

*Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

*Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*



**CBOA-2981**

Note: Graphic overlays may not precisely align with physical features on the ground.



21-13 26

Aerial Photo Date: 2020/2021

CBOA-2981 5.5



Subject Tract



N 67TH E AVE

N 68TH E AVE

E 84TH ST N

E 83RD ST N

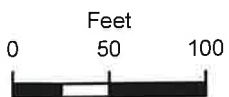
**CBOA-2981**

21-13 26

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2020/2021

CBOA-2981 5.6

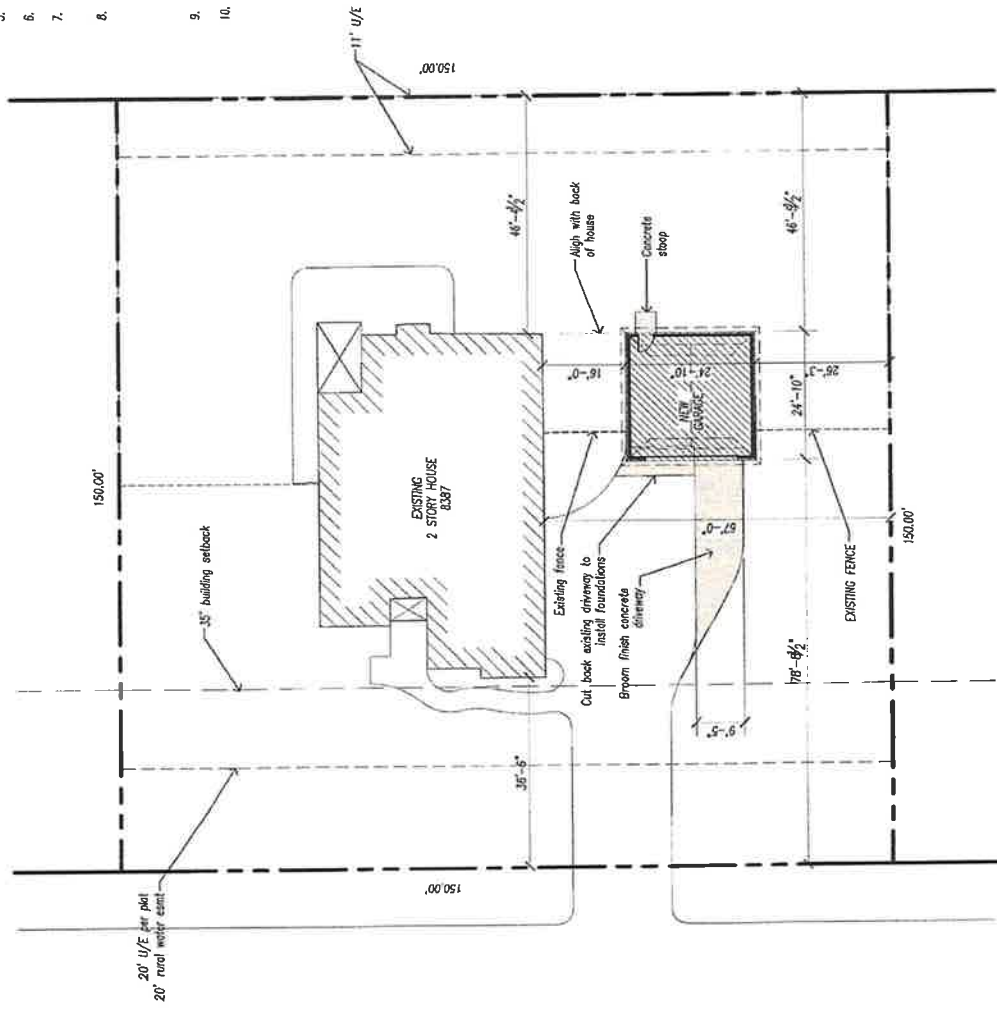


Subject Tract



**Site Notes:**

1. This site plan was prepared based on the survey.
2. The contractor is to verify existing conditions prior to beginning new construction.
3. The general contractor shall locate all utilities prior to beginning construction and protect same from damage during construction.
4. The contractor shall obtain all permits and pay all fees required to finish the project as part of the base bid.
5. The contractor shall furnish any fill dirt or dispose of excess cut at no additional cost to the owner.
6. Re-grade, seed, and slope mullch all existing and new lawn areas delineated by new construction.
7. The contractor shall grade the site so that all water will drain away from the building and shall not pond on site.
8. Concrete sidewalk and drive to be 4" air entrained concrete slab. The concrete shall include new 06-41, 41M1.4 WMA and be finished over 4" base rock over composite earth. Provide 1/2" pre-embedded expansion joints at 25' c.c. maximum. Provide control joints at 5'-0" c.c. light broom finish. Formwork shall be set up so that water will not pond.
9. Minimum slope shall be 1/8" on concrete and 1% on soil.



N. 57th E. Ave.



**1 Site Layout**  
Scale: 1" = 20'-0"

**TOM STREET**  
Architect  
1736 Wilwood Ln.  
Sperry, OK 74073  
(417) 234-9800  
tom.street2@gmail.com

Owner: Jamie & Laci Bowling  
Address: 6387 N. 57th E. Ave., Okmulgee, Oklahoma  
Blanchard - Items 6, 204, 6936



**New Garage**  
for  
**Jamie & Laci Bowling**  
6387 N. 57th E. Ave., Okmulgee, Oklahoma

Date:  
10/14/2021  
10/14/2021

Floor Plan  
**C1**

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# Board of Adjustment

**Case Number:** CBOA-2982

**Hearing Date:** 07/19/2022 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

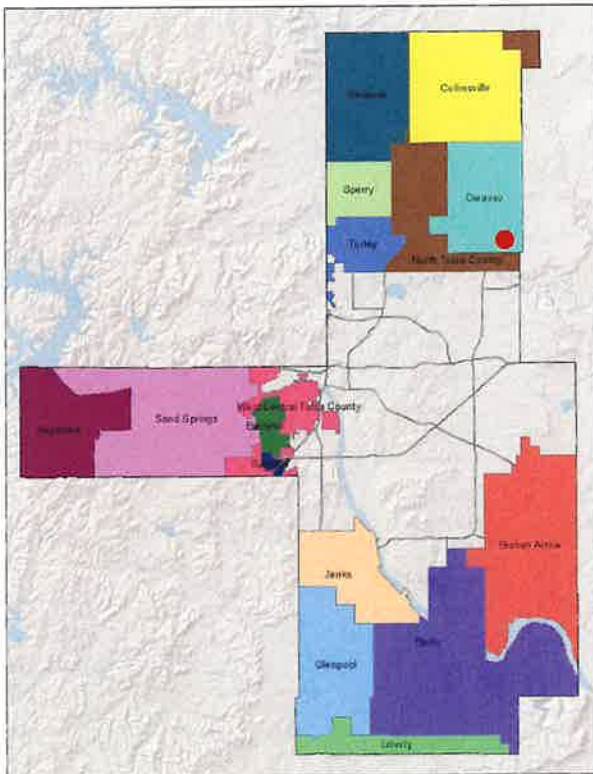
**Owner and Applicant Information:**

**Applicant:** Lisa Moser

**Property Owner:** MOSER, CHAD AARON & LISA D

**Action Requested:** Use Variance to permit a parrot rescue and rehabilitation center (Use Unit 15) in an RE district (Section 1215); ~~Variance to permit a detached accessory building to exceed 750 square feet in the RE district (Section 240);~~ Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

**Location Map:**



Tulsa County Comprehensive Land Use Plan

**Additional Information:**

**Present Use:** Residential

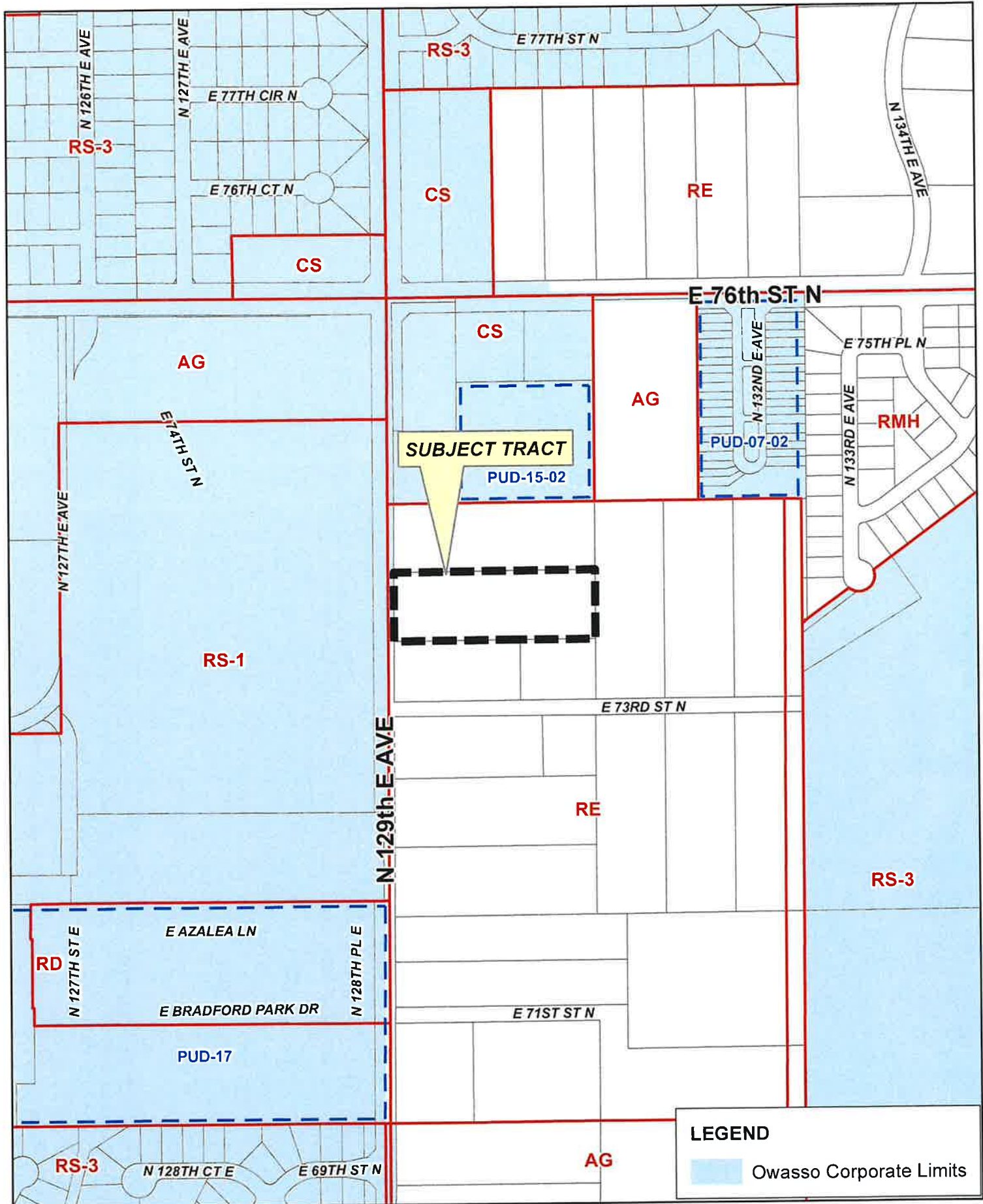
**Tract Size:** 3.25 acres

**Location:** 7403 N 129 AV E

**Present Zoning:** RE

**Fenceline/Area:** Owasso

**Land Use Designation:** Residential



**LEGEND**

Owasso Corporate Limits



# CBOA-2982

21-14 33



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1433

**CZM:** 18

**CASE NUMBER:** CBOA-2982

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Lisa Moser

**ACTION REQUESTED:** Use Variance to permit a parrot rescue and rehabilitation center (Use Unit 15) in an RE district (Section 1215); ~~Variance to permit a detached accessory building to exceed 750 square feet in the RE district (Section 240);~~ Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)

**LOCATION:** 7403 N 129 AV E

**ZONED:** RE

**FENCELINE:** Owasso

**PRESENT USE:** Residential

**TRACT SIZE:** 3.25 acres

**LEGAL DESCRIPTION:** S220 N440 SW NW NW LESS W16.5 THEREOF FOR RD SEC 33 21 14 3.25ACS, Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded to the north, east and south by RE zoning, with RS-1 (Owasso) zoning to the west. The site currently contains a single-family residence.

**STAFF COMMENTS:**

The applicant is before the Board to request a Use Variance to permit a parrot rescue and rehabilitation center (Use Unit 15) in an RE district (Section 1215); Variance to permit a detached accessory building to exceed 750 square feet in the RE district (Section 240); Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2).

**Please Note:** The Variance request for a detached accessory building to exceed 750 square feet in the RE district is not needed, since there is not a size limitation on accessory buildings in the RE district.

The applicant provided the following statement: "We feel that the lot is of sufficient size to easily accommodate the proposed additional building The proposed location will be 220 feet from the neighboring house to the north and 270 feet from the house to the southeast. Soft Landings Parrot Rescue is the only parrot rescue/sanctuary in the North Eastern part of Oklahoma. We provide a valuable service not only to the public, but to government agencies when they request our assistance with surrendered, seized, or found parrots. With Covid, the demand for surrendered and found outside birds has increased drastically as people are unable to financially care for their companion parrots. Therefore, we have had no choice but to expand our rescue space to appropriately accommodate the need of the parrots. The impact to the area will be very minimal as some of our neighbors are not residential and in fact businesses, such as the storage unit facility to the North of our property."



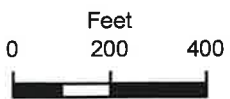
*If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Use Variance to permit a parrot rescue and rehabilitation center (Use Unit 15) in an RE district (Section 1215); Variance to allow a detached accessory building to be located in the side yard in an RE district. (Section 420.2.A-2)*

*Finding the hardship to be \_\_\_\_\_.*

*Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”*



Subject  
Tract

**CBOA-2982**

21-14 33

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

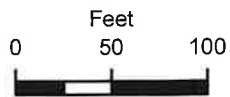


CBOA-2982 6.5



N 129th E AVE

E 73RD ST N



Subject Tract

**CBOA-2982**

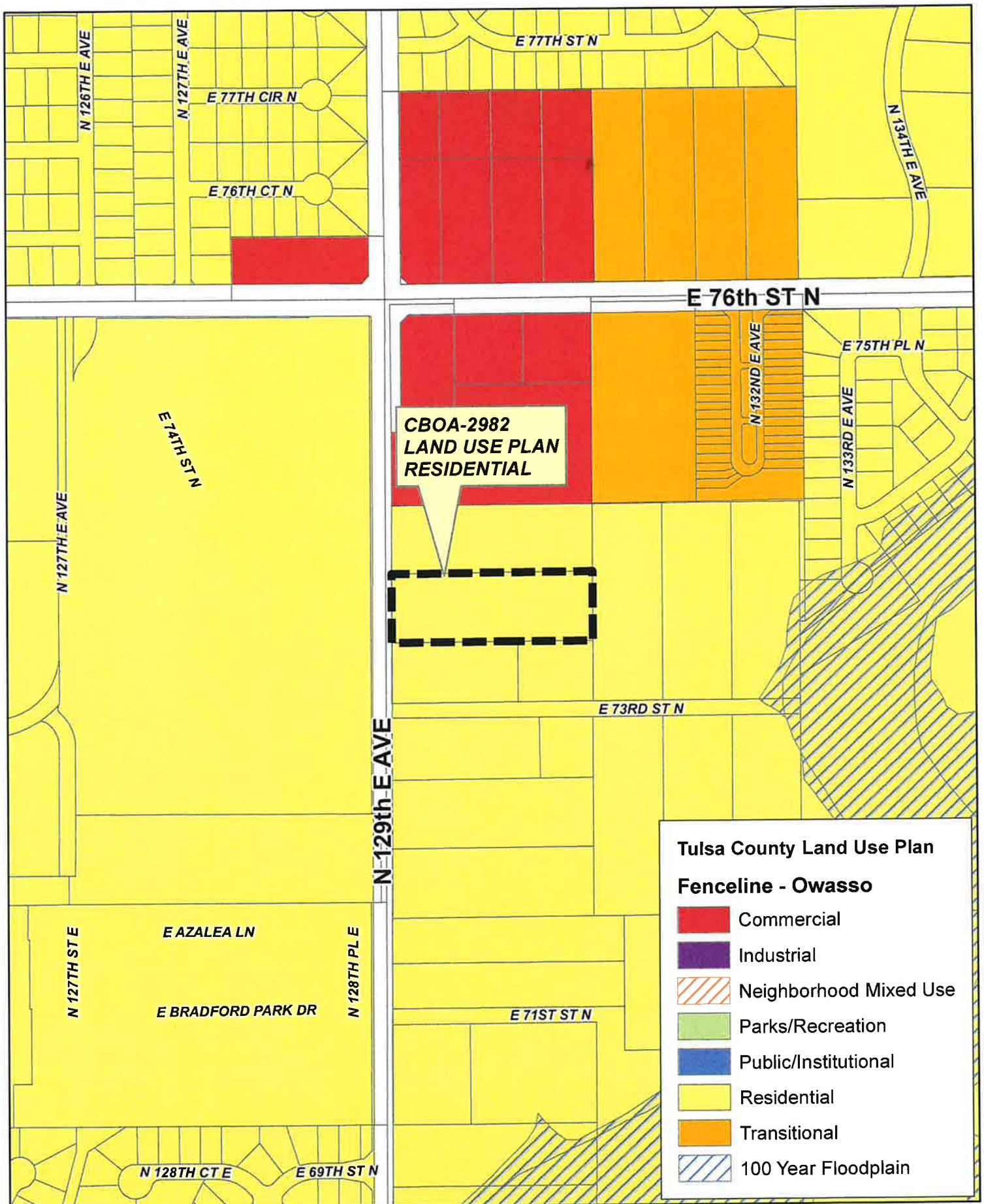
21-14 33

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

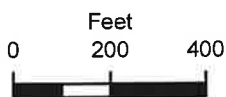


CBOA-2982 6.6



# CBOA-2982

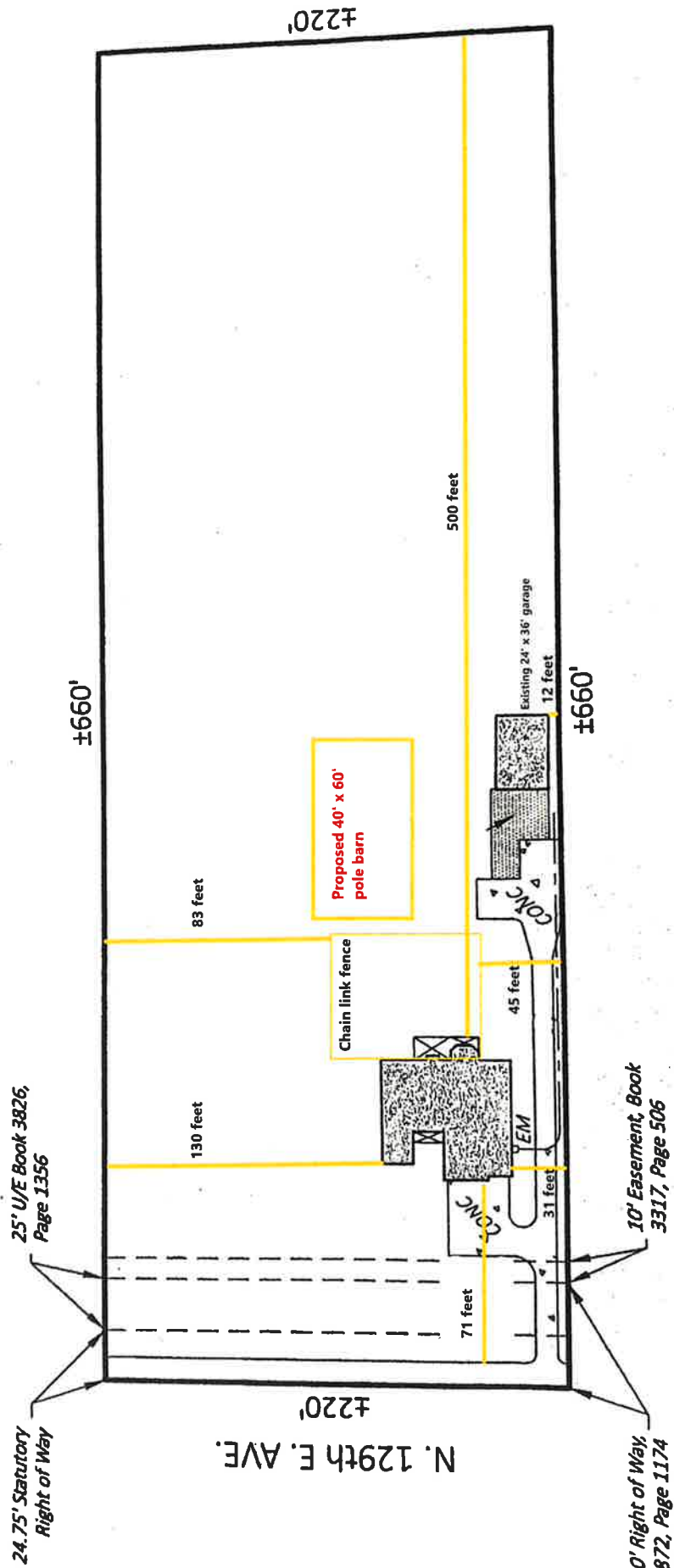
21-14 33



CBOA-2982 6.7

We feel that the lot is of sufficient size to easily accommodate the proposed additional building. The proposed location will be 220 feet from the neighboring house to the north and 270 feet from the house to the southeast.

Soft Landings Parrot Rescue is the only parrot rescue/sanctuary in the North Eastern part of Oklahoma. We provide a valuable service not only to the public, but to government agencies when they request our assistance with surrendered, seized, or found parrots. With Covid, the demand for surrendered and found outside birds has increased drastically as people are unable to financially care for their companion parrots. Therefore, we have had no choice but to expand our rescue space to appropriately accommodate the need of the parrots. The impact to the area will be very minimal as some of our neighbors are not residential and in fact businesses, such as the storage unit facility to the North of our property.





**Case Number: CBOA-2983**

**Hearing Date: 07/19/2022 1:30 PM**

**Case Report Prepared by:**

**Jay Hoyt**

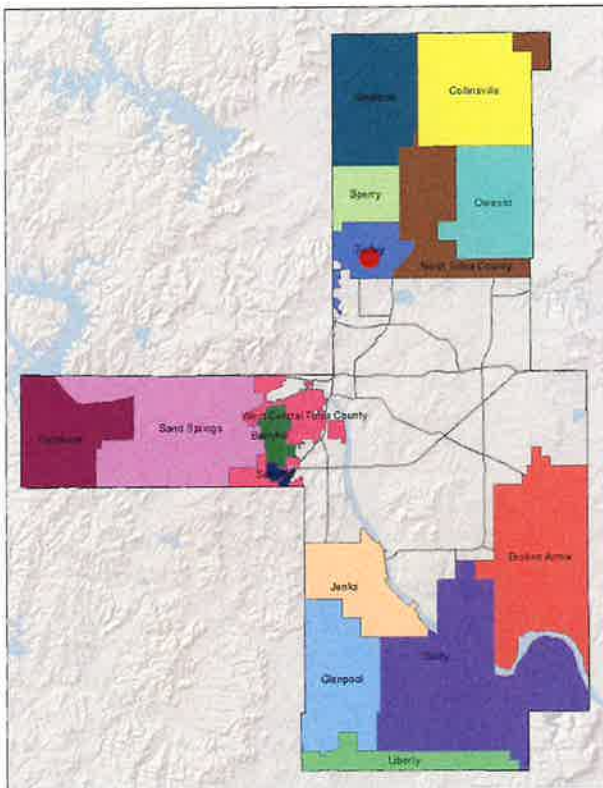
**Owner and Applicant Information:**

**Applicant: Esmeralda Duarte**

**Property Owner: MADRIGAL, JOSE A**

**Action Requested: Special Exception to permit a single-wide mobile home in an RS district (Section 410).**

**Location Map:**



**Tulsa County Comprehensive Land Use Plan**

**Additional Information:**

**Present Use: Vacant**

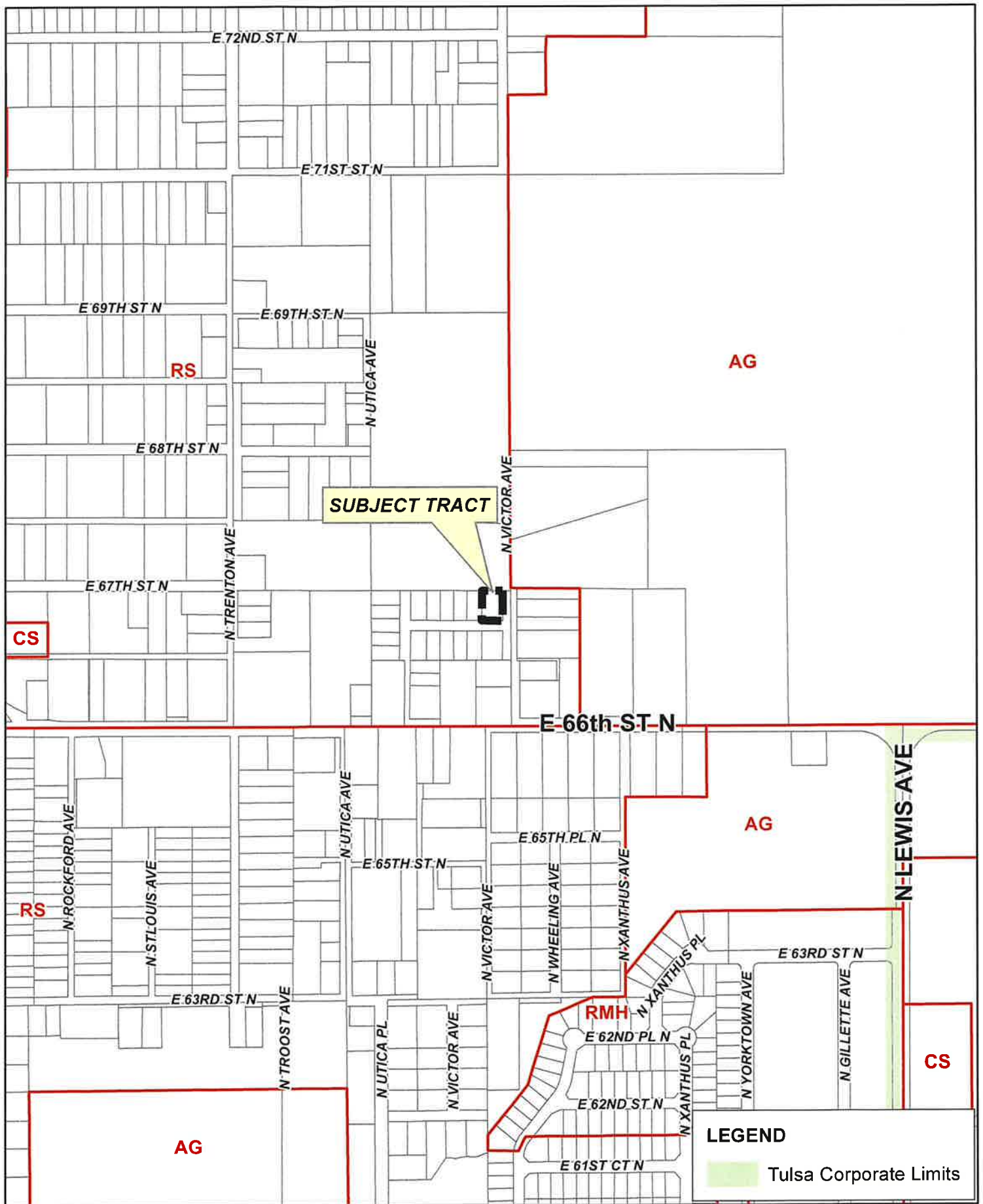
**Tract Size: 0.32 acres**

**Location: 6706 N Victor Ave**

**Present Zoning: RS**

**Fenceline/Area: Turley**

**Land Use Designation: Rural Residential/Agriculture**



**SUBJECT TRACT**

**E 66th St N**

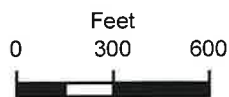
**LEGEND**

Tulsa Corporate Limits

**CBOA-2983**

21-13 31

CBOA-2983 7.2





**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1331  
**CZM:** 16

**CASE NUMBER: CBOA-2983**  
**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Esmeralda Duarte

**ACTION REQUESTED:** Special Exception to permit a single-wide mobile home in an RS district (Section 410).

**LOCATION:** 6706 N Victor Ave

**ZONED:** RS

**FENCELINE:** Turley

**PRESENT USE:** Vacant

**TRACT SIZE:** 0.32 acres

**LEGAL DESCRIPTION:** LT 6 BLK 3, TIBBS ADDN Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned RS with RS zoned lots to the north, south east and west. The sites to the north, south and west are vacant with the lots to the east containing single-family residences.

**STAFF COMMENTS:**

The applicant is before the Board to request a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

The subject lot is currently vacant. The applicant proposes to allow a single-wide mobile home on the lot, as illustrated on the site plan provided by the applicant.

*If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.*

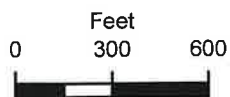
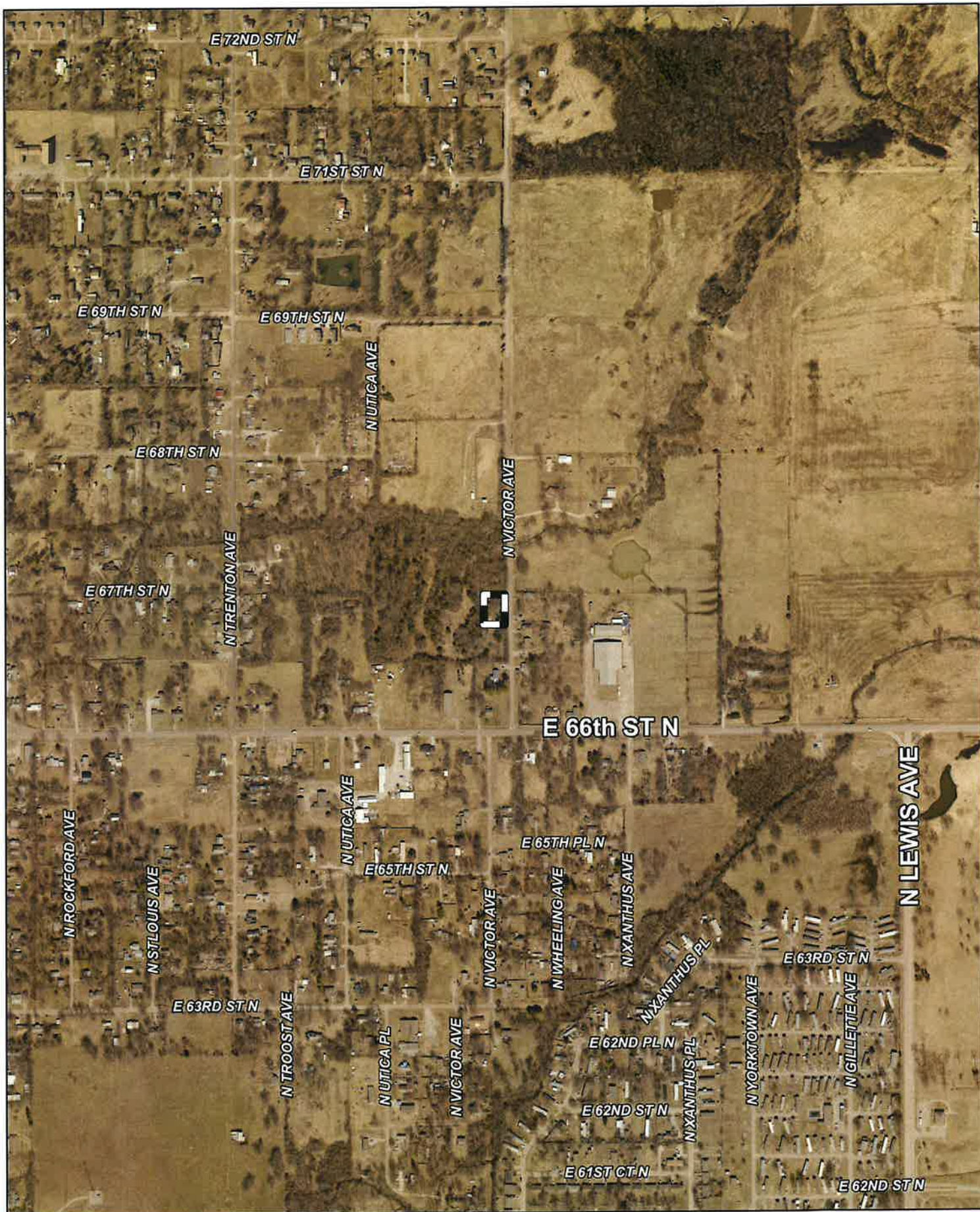
**Sample Motion:**

*"Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a single-wide mobile home in an RS district (Section 410).*

*Approved per conceptual plan on page \_\_\_\_\_ of the agenda packet.*

*Subject to the following conditions (including time limitation, if any): \_\_\_\_\_.*

*Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*



Subject Tract

**CBOA-2983**

21-13 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



CBOA-2983 7.4



N VICTOR AVE



Subject Tract

**CBOA-2983**

21-13 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



CBOA-2983 7.5

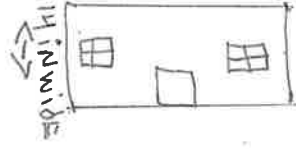
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↔

70  
↔

100.29  
↔

20 FE  
↔

62 FE LONG  
↔



140  
↔

HENZA 8 ft

140  
↔

50 FE  
↓



Enter

5 FE

ELECTRIC POLE

70

VICTOR AVE

67 ST N

50 FE

70  
↔

Parking Car.

Number,

9

140  
↔

↔ CBOA-2983 7.6  
100.43

70



# Board of Adjustment

**Case Number:** CBOA-2984

**Hearing Date:** 07/19/2022 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

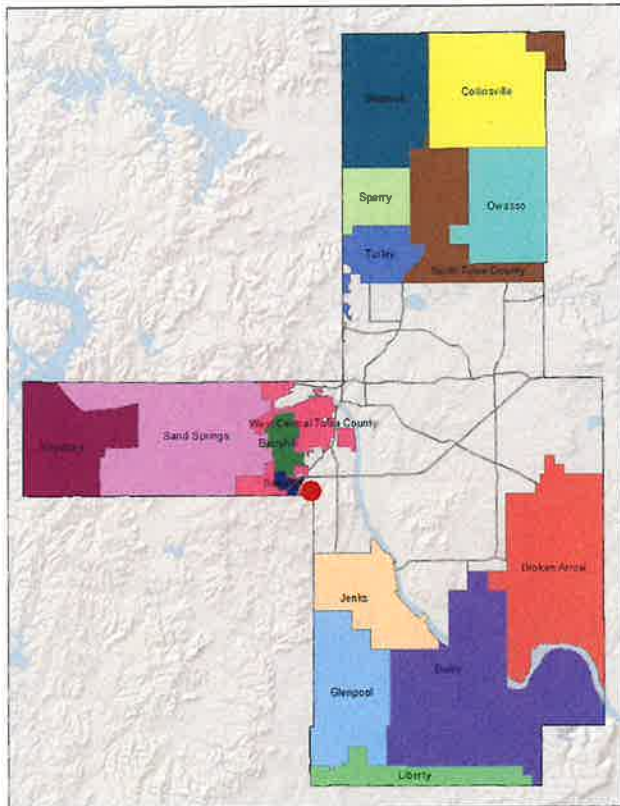
**Owner and Applicant Information:**

**Applicant:** Brian Brady

**Property Owner:** BRADY, PATRICK BRIAN

**Action Requested:** Variance of to permit a detached accessory building in an RS district to be greater than 750 sf of floor area (Section 240.2.E)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** 2.49 acres

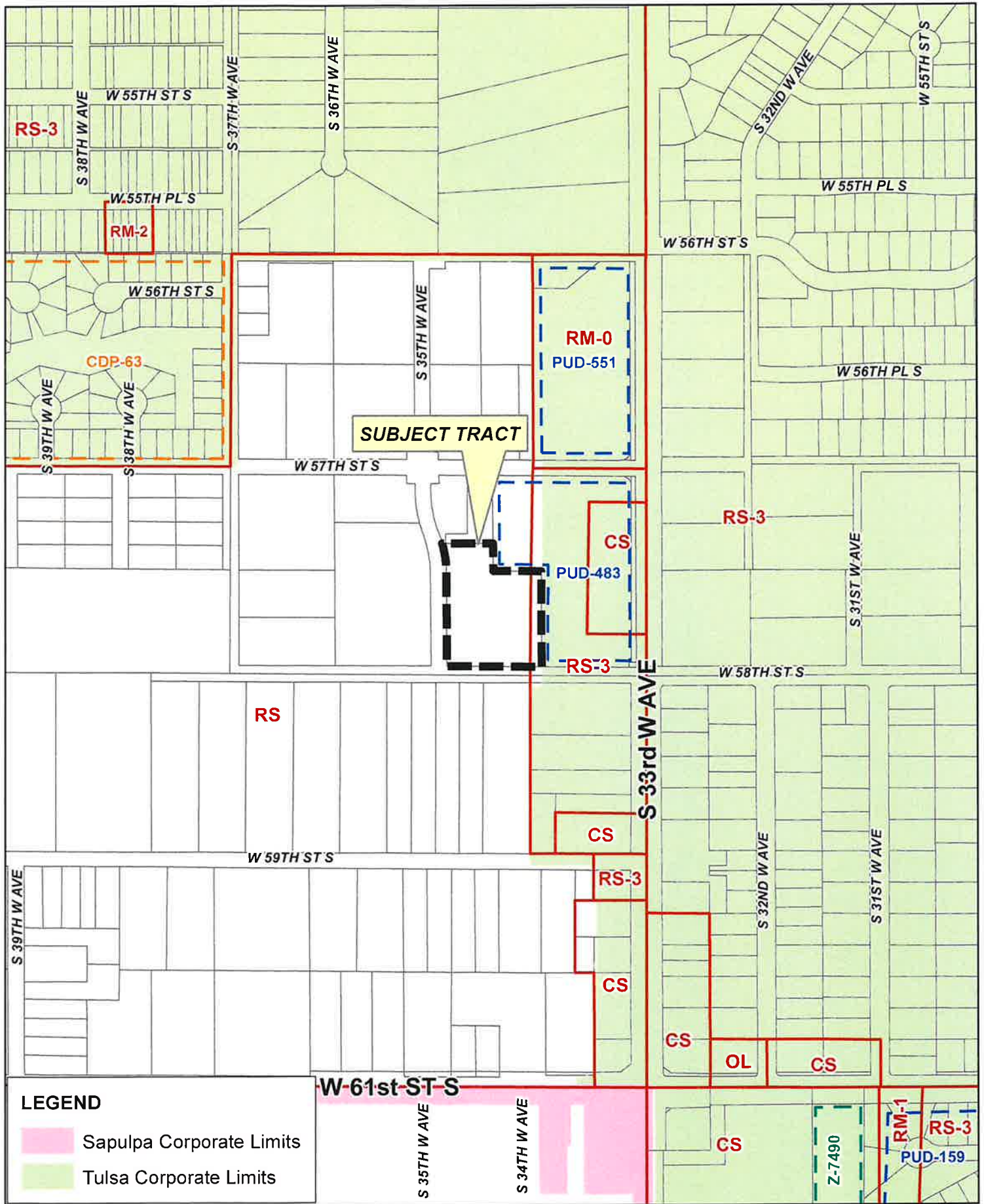
**Location:** 5723 S 35 AV W

**Present Zoning:** RS,RS-3

**Fenceline/Area:** N/A

**Land Use Designation:** Rural Residential/Agricultural

Tulsa County Comprehensive Land Use Plan

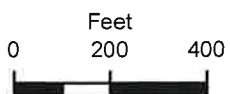


**LEGEND**

- Sapulpa Corporate Limits
- Tulsa Corporate Limits

**CBOA-2984**

19-12 33



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9233

**CZM:** 45

**CASE NUMBER:** CBOA-2984

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Brian Brady

**ACTION REQUESTED:** Variance of to permit a detached accessory building in an RS district to be greater than 750 sf of floor area (Section 240.2.E)

**LOCATION:** 5723 S 35 AV W

**ZONED:** RS,RS-3

**FENCELINE:** N/A

**PRESENT USE:** Residential

**TRACT SIZE:** 2.49 acres

**LEGAL DESCRIPTION:** S90 W/2 LT 11 & ALL LT 14, CAMPBELL HILLS

**RELEVANT PREVIOUS ACTIONS:**

Subject Property:

CBOA-2270 June 2007: The Board denied a Use Variance to permit an existing trucking establishment in an RS district (Section 410) and a Variance of the paving requirement to permit the existing gravel parking and loading surfaces (Section 1340 and 1350).

Surrounding Property: None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract has been used as a trucking facility and is surrounded by RS to the north, south and west, which contain single-family residences and RS-3/PUD-483 to the east (City of Tulsa) containing a self-storage facility.

**STAFF COMMENTS:**

The applicant is before the Board to request a Variance of to permit a detached accessory building in an RS district to be greater than 750 sf of floor area (Section 240.2.E).

The applicant has stated that the proposed accessory building would be used for storage of personal equipment and vehicles and will not be used for commercial purposes. For commercial uses, the site would need to be rezoned to an appropriate commercial zoning district.

The applicant provided the statement: "Allowed detached accessory building square footage needs to be bigger to allow for a 40'X60' (2,400 sf) pole barn.

*If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.*

**"Move to \_\_\_\_\_ (approve/deny) a Variance of to permit a detached accessory building in an RS district to be greater than 750 sf of floor area (Section 240.2.E)**

**Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.**

**Subject to the following conditions, if any: \_\_\_\_\_.**

**Finding the hardship to be \_\_\_\_\_.**

**Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.**





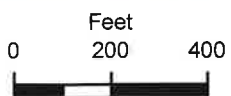
# CBOA-2984

19-12 33

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

CBOA-2984 8.5



Subject Tract

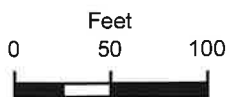




W 57TH ST S

S 35TH W AVE

W 58TH ST S



Subject Tract

**CBOA-2984**

19-12 33

Note: Graphic overlays may not precisely align with physical features on the ground.

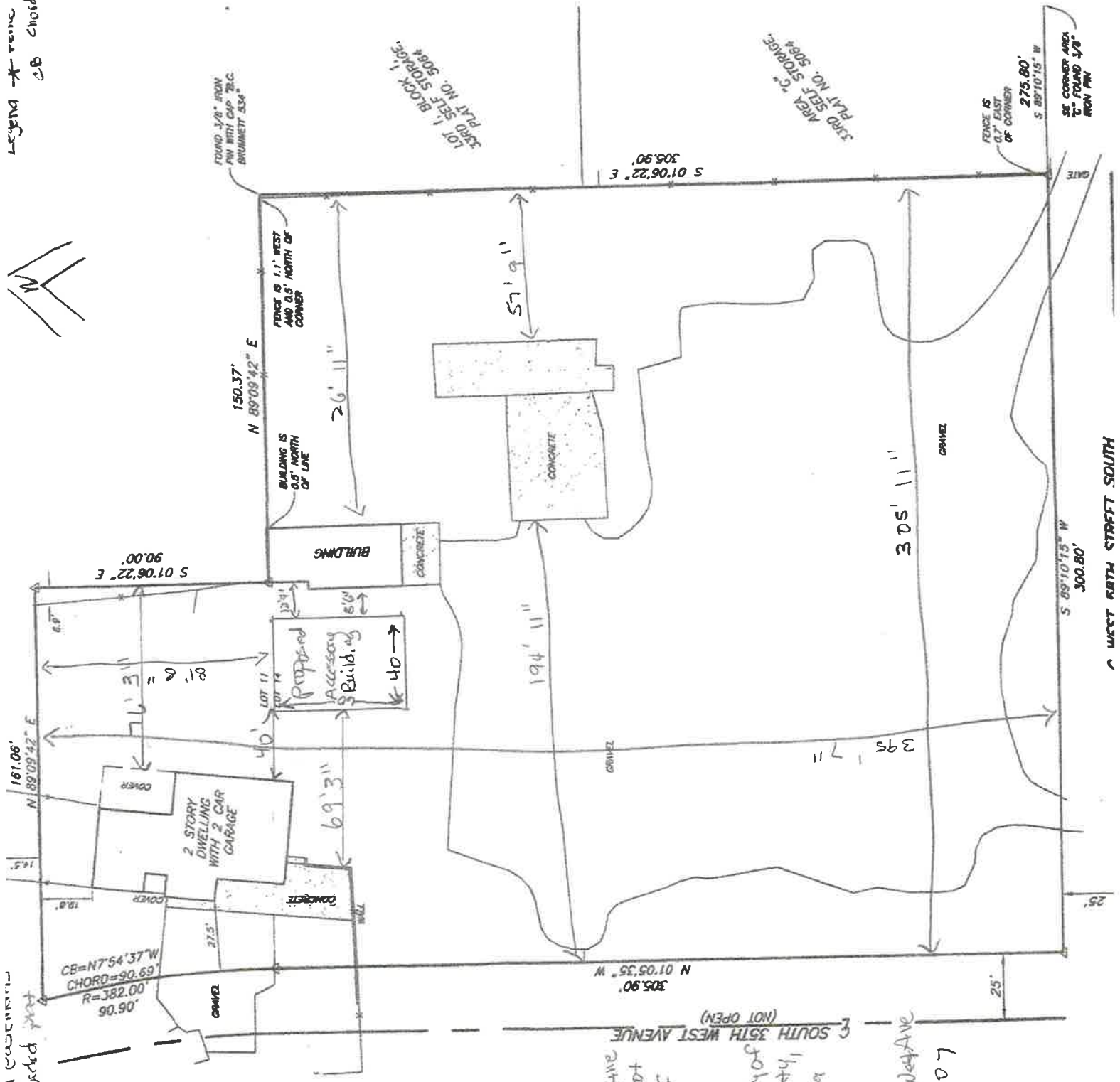
Aerial Photo Date: 2020/2021



CBOA-2984 8.6

NO DRAWING LINES OR CURB LINES  
 WE SHOW OR RECORD THAT  
 X Campbell Hills.

LEGEND \* FENCE  
 CB CHORD BEARING



33rd West Ave

Legal:  
 NE South 90 Feet of Ave  
 West Half (w/2) of Lot  
 11 and all of  
 12 (14)  
 Campbell Hills, an  
 addition to the city of  
 Tulsa, Tulsa County,  
 State of Oklahoma

Address:  
 5723 S 35th West Ave  
 Tulsa, OK 74107

## Hoyt, Jay

---

**From:** Leslie Davis <rdavis153@cox.net>  
**Sent:** Saturday, July 09, 2022 11:28 AM  
**To:** KKeith@tulsacounty.org; dist2@tulsacouncil.org; Hoyt, Jay  
**Cc:** Leslie Davis; bcreagle@att.net  
**Subject:** FW: Board of Adjustment Case Number CBOA-2984 meeting Tuesday7-19-2022 1:30 p.m.  
**Attachments:** Scan\_20220709 (4).pdf

**Subject:** Board of Adjustment Case Number CBOA-2984 meeting Tuesday7-19-2022 1:30 p.m.

Karen Keith – District 2 Tulsa County Commissioner  
Jennie Richardson Cue – District 2 Tulsa City Councilor

I would like to invite our Commissioner and Councilor to come to the Board of Adjustment meeting.

Please see email dated 7-8-22 below to Mr. Hoyt and attached mailing from the Tulsa County Board of Adjustments. This applicant has ignored the order in 2007 where the board ruled against the applicant that they could not operate a business in an RS district. The previous Tulsa County Commissioner (Randi Miller) was present at that meeting. Now the business seems to be expanding. They have already built the building they are seeking a variance for and has already removed the house referenced on his plans from the property. On this parcel of land there is no longer a residential house on it, only numerous large Semi trucks. The person seeking the variance lives in Jenks.

Thank you in advance for your help or guidance.  
The meeting is on July 19 at 1:30 p.m.

Leslie Davis  
918-519-7641  
Rdavis153@cox.net

**From:** [Leslie Davis](#)  
**Sent:** Friday, July 8, 2022 5:30 PM  
**To:** [jhoyt@incog.org](mailto:jhoyt@incog.org)  
**Cc:** [bcreagle@att.net](mailto:bcreagle@att.net); [Leslie Davis](#)  
**Subject:** Board of Adjustment Case Number CBOA-2984 meeting Tuesday7-19-2022 1:30 p.m.

Hello Mr. Hoyt.

We received a copy of a letter - Case number CBOA-2984 with reference to Mr. Brady seeking a variance for a detached accessory building in an RS district to be greater than 750 of the floor area. Mr. Brady's hand written plans are a little misleading. They show a 2 story dwelling with 2 car garage and no building as requested before the board. The house has been demolished from the property and there is a building approximately 40 by 60 already built on the property.

We ask what this building is going to be used for?

The person requesting this variance lives in Jenks and does not live on the property. I don't see a residential dwelling at all on this property. Randi Miller the former Tulsa County Commissioner before Karren Keith, had issued an order in 2007 ruled that no business could be permitted at this address.

The picture provided does not reflect the missing house or the increased number of trucks or the already constructed building.

Can you help me get answers to these questions.

What is the building going to be used for?

How is he allowed to operate a business in an RS District even trying to expand when he was ordered to stop in 2007 when this was brought before the board?

I would call or email Mr. Brady direct but I don't know how it would be received since the 2007 ruling was against him and for the neighbors. (Thank goodness for Randi Miller on this one for looking out for the neighbors in an RS district.) My phone number is 918-519-7641

I will look forward to you call or email.

Email: [Rdavis153@cox.net](mailto:Rdavis153@cox.net)

Email: [BcReagle@att.net](mailto:BcReagle@att.net)

Thank you

Leslie Davis, Milford and Bonnie Reagle



# Board of Adjustment

**Case Number: CBOA-2985**

**Hearing Date: 07/19/2022 1:30 PM**

**Case Report Prepared by:**

Jay Hoyt

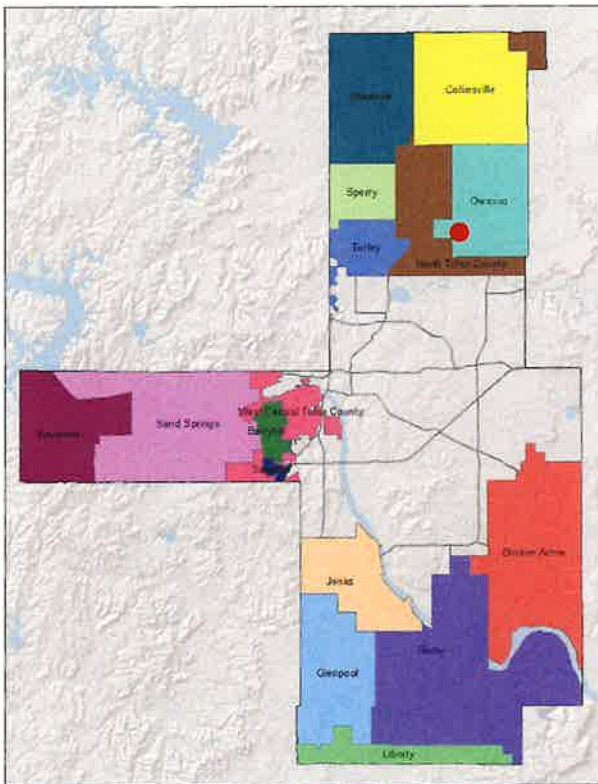
**Owner and Applicant Information:**

**Applicant: Thomas Lueb**

**Property Owner: COOPER, CASSANDRA**

**Action Requested: Use Variance to allow Use Unit 11, offices and Studios, to permit a laser and engraving studio in a AG District (Sec.1211)**

**Location Map:**



**Additional Information:**

**Present Use: AG**

**Tract Size: 2.14 acres**

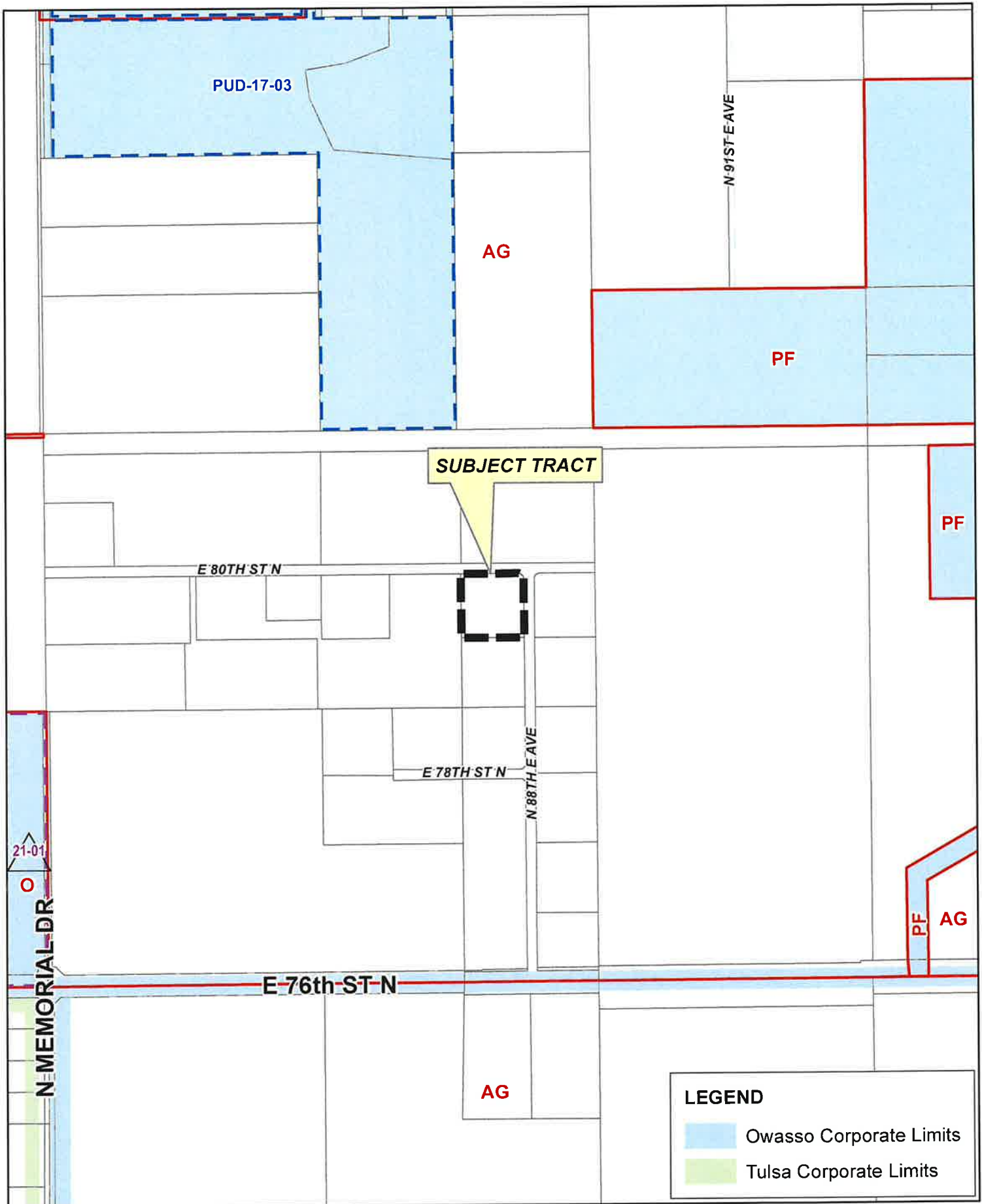
**Location: 7940 N 88 AV E**

**Present Zoning: AG**

**Fenceline/Area: Owasso**

**Land Use Designation: Residential**

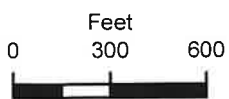
Tulsa County Comprehensive Land Use Plan



# CBOA-2985

21-13 25

CBOA-2985 9.2



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1325  
**CZM:** 17

**CASE NUMBER: CBOA-2985**  
**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 07/19/2022 1:30 PM

**APPLICANT:** Thomas Lueb

**ACTION REQUESTED:** Use Variance to allow Use Unit 11, offices and Studios, to permit a laser and engraving studio in a AG District (Sec.1211)

**LOCATION:** 7940 N 88 AV E

**ZONED:** AG

**FENCELINE:** Owasso

**PRESENT USE:** AG

**TRACT SIZE:** 2.14 acres

**LEGAL DESCRIPTION:** LT 1 BLK 2, KAUFFMAN VIEW ESTATES Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned AG and is surrounded by AG zoning containing single-family residences.

**STAFF COMMENTS:**

The applicant is before the Board requesting a Use Variance to allow Use Unit 11, offices and Studios, to permit a laser and engraving studio in a AG District (Sec.1211).

The applicant intends to operate a laser engraving studio on the subject lot. No storefront or direct sales is intended on the property itself.

The applicant provided stated that they are requesting the variance on the property to allow the construction of a 30' X 40' building and operate a laser engraving business.

*If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Use Variance to allow Use Unit 11, offices and Studios, to permit a laser and engraving studio in a AG District (Sec.1211)*

*Finding the hardship to be \_\_\_\_\_.*

*Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply*



*generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”*



**E 80TH ST N**

**N 88TH E AVE**



**Subject Tract**

**CBOA-2985**

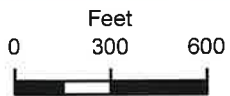
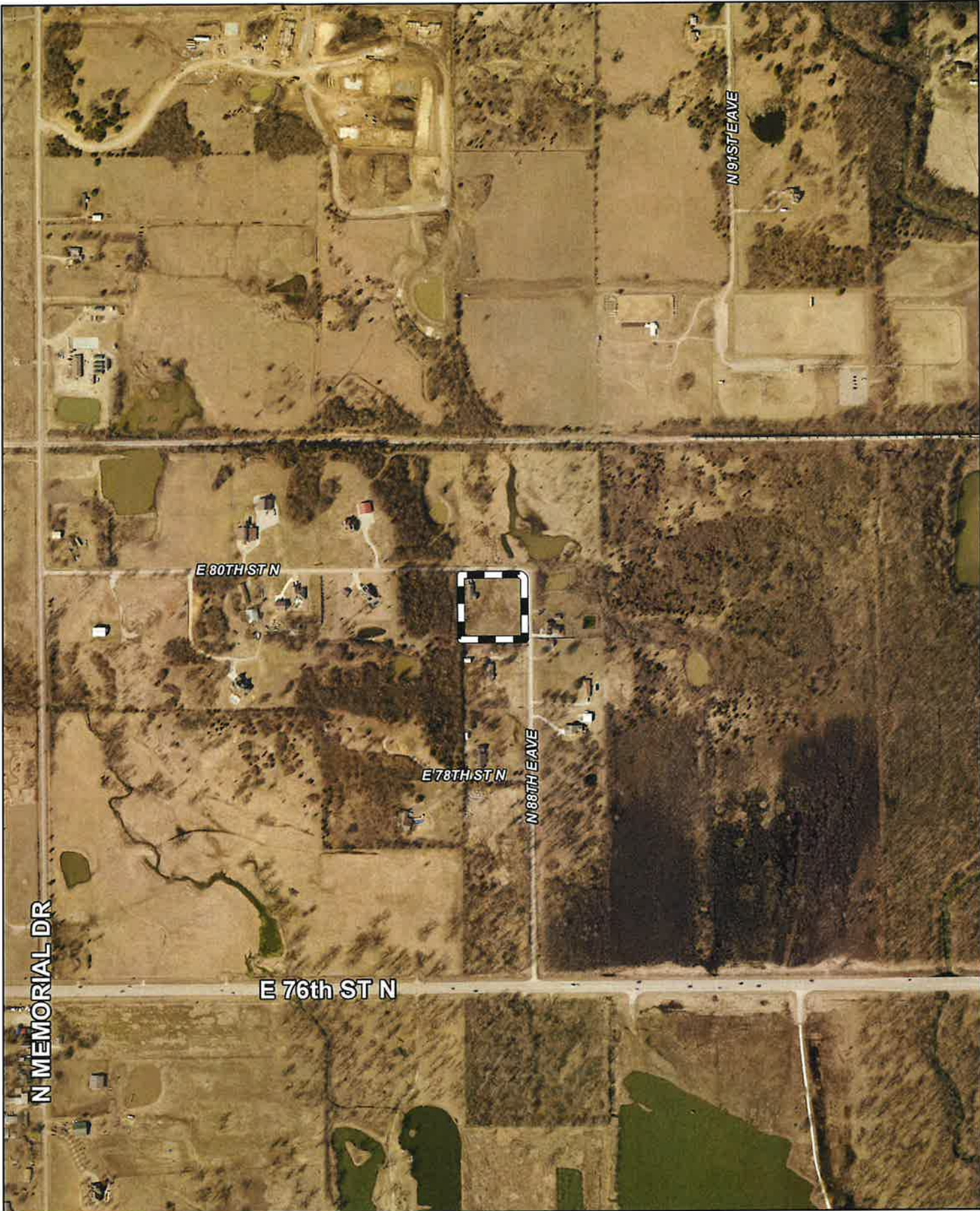
21-13 25

*Note: Graphic overlays may not precisely align with physical features on the ground.*

*Aerial Photo Date: 2020/2021*

**CBOA-2985 9.5**





 Subject Tract

# CBOA-2985

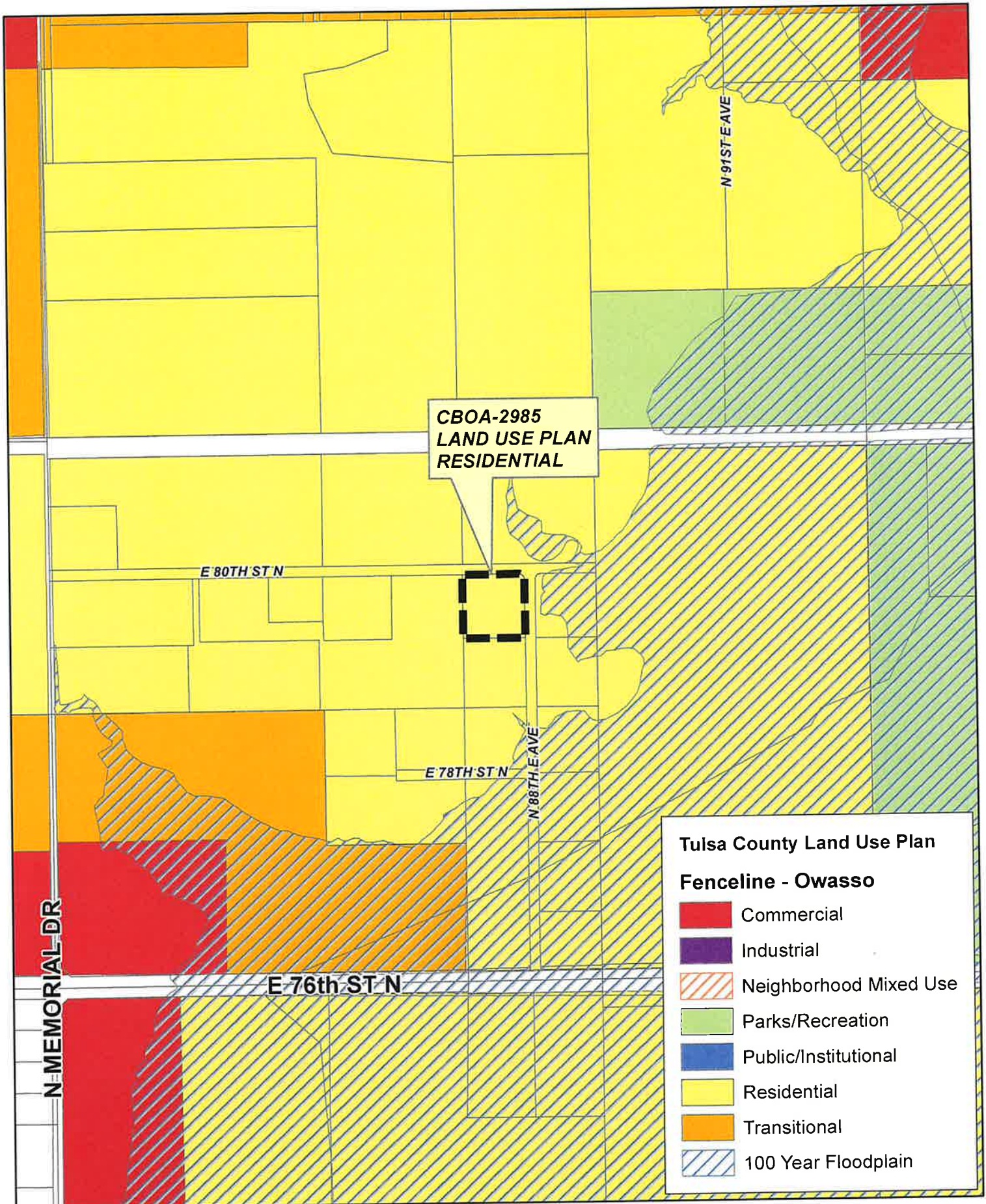
21-13 25

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2020/2021



CBOA-2985 9.6



**CBOA-2985  
LAND USE PLAN  
RESIDENTIAL**

**Tulsa County Land Use Plan  
Fenceline - Owasso**

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional
- 100 Year Floodplain



**CBOA-2985**

21-13 25



PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT  
FOR MORTGAGE LOAN PURPOSE



AMERICAN EAGLE  
LAND SURVEYING, LLC

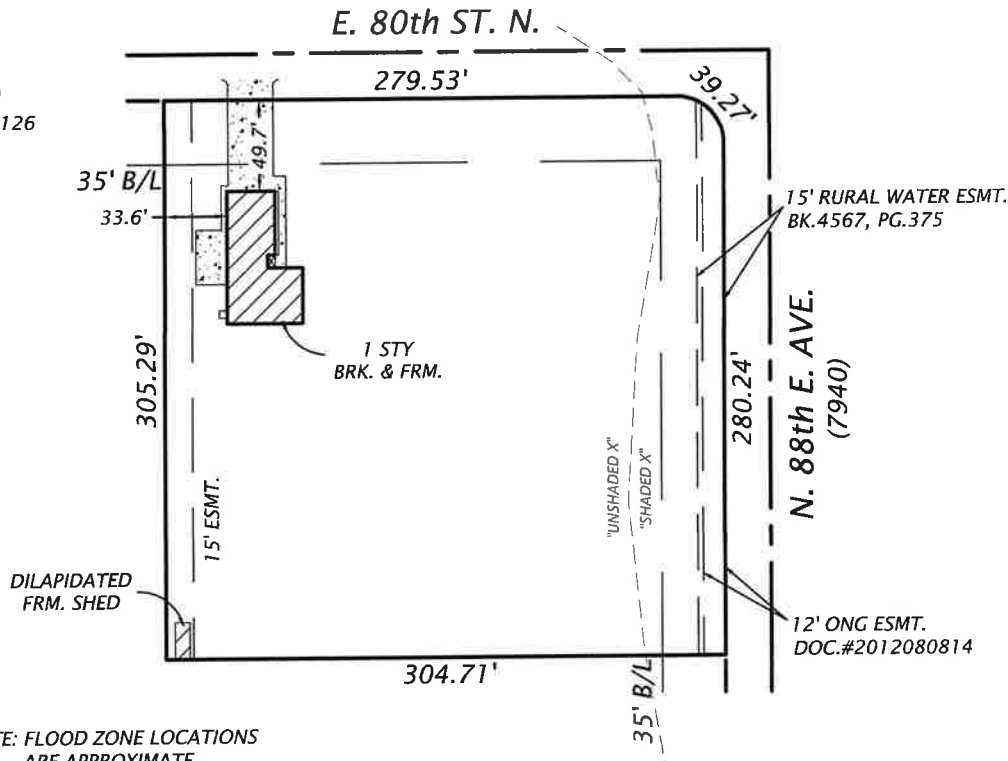
2023 West 111th Street Jenks, OK. 74037  
OFFICE (918)640-4162 FAX (918)894-5248  
darrellbible@gmail.com

Order No. 1609027  
Client: Allegiance Title & Escrow LLC  
Borrower: Cassandra D. Cooper  
File Number: 16-1324  
Lender: Associated Mortgage Corporation

Legal Description

Lot One (1), Block Two (2), KAUFFMAN VIEW ESTATES,  
an Addition in Tulsa County, State of Oklahoma,  
according to the recorded Plat thereof.

SCALE  
1" = 80'  
PLAT NO. 3126



NOTE: FLOOD ZONE LOCATIONS  
ARE APPROXIMATE.

7. Right of Way Easement granted to the Public Service Company of Oklahoma recorded in Book 3896 at Page 604 does not apply to or affect subject property.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "SHADED" AND "UNSHADED X" AS SHOWN ON FIRM MAP#400462 0120L, DATED 10/16/12

Property address: 7940 North 88th East Avenue, Owasso, Oklahoma

SURVEYORS STATEMENT

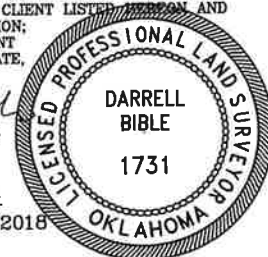
I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED. FENCING NOT SHOWN: THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-8543

LEGEND

B/L=Building Line  
U/E=Utility Esmt.  
R/W=Right of Way  
D/E=Drainage Esmt.  
B/E=Buried Tele. & Elec. Cable Esmt.

*Darrell Bible*

Darrell Bible  
OKLAHOMA REGISTERED  
LAND SURVEYOR NO. 1731  
CA #6588 EXPIRES 6/30/2018  
Final: 10/3/2016



## Hoyt, Jay

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**From:** randy.g@endisco.com  
**Sent:** Monday, June 13, 2022 11:43 AM  
**To:** Hoyt, Jay  
**Cc:** thomas@tclaserdesigns.com  
**Subject:** VARIANCE ON ZONING CODE. REF: THOMAS LUEB

Jay Hoyt,

I am a neighbor of Thomas Lueb who lives on 88<sup>th</sup> E. Avenue in Owasso. He is seeking a variance in the AG zoning so that he can start a laser engraving business on his property. He has my approval to do so, providing that the zoning variance will not affect the AG zoning on my property now or in the future. Per our phone conversation on 6/13/22, you stated that the variance would not have any affect on the AG zoning.  
Case #CBOA-2985.

*Randy Gorrell  
8601 E. 80<sup>th</sup> St. North  
Owasso, Ok. 74055*

## Hoyt, Jay

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**From:** Chris Smith <Chris.Smith@elynxtech.com>  
**Sent:** Tuesday, June 14, 2022 1:21 PM  
**To:** Hoyt, Jay  
**Subject:** Case# CBOA-2985 Thomas Lueb

Good Afternoon Mr. Jay Hoyt,

I am reaching out concerning Case# CBOA-2985 for Thomas Lueb, I am in totally agreement with him having a business on his property. I have no concerns with him moving forward with his building. If you have any questions please feel free to reach out.

Thank you,

*Chris D. Smith*



Accounting Manager

(918) 496-8500 (Main)

(918) 496-8600 (Fax)

[chris.smith@elynxtech.com](mailto:chris.smith@elynxtech.com)

## Hoyt, Jay

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**From:** Jennifer Smith <jennsmith1899@gmail.com>  
**Sent:** Thursday, July 07, 2022 12:24 PM  
**To:** Hoyt, Jay; esubmit  
**Subject:** Case # CBOA-2985

I am writing in regards to my neighbor Thomas Lueb on having a laser and engraving studio at his property.  
I am perfectly fine with him having this studio at 7940 N. 88 E AV  
I will not be able to attend but wanted you to know that I support this

Thank you and if you have any questions, please do not hesitate to reach out to me

Jennifer Smith  
8440 E 80th St N Owasso, OK 74055  
918-706-8248

Jennifer