

**AGENDA**  
**Tulsa County Board of Adjustment**  
**Regularly Scheduled Meeting**  
**Tuesday, April 18, 2023, 1:30 p.m.**  
**Tulsa City/County Central Library**  
**400 Civic Center, Tulsa, OK 74103**  
**Aaronson Auditorium**

**Meeting No. 518**

**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 March (Meeting No. 516).

**UNFINISHED BUSINESS**

2. **3044 - Steven Graves**

**Action Requested:**

Use Variance to allow Warehousing (Use Unit 23) and Automotive Repair (Use Unit 17) in the RS District (310). **Location:** 5403 S. 113th W. Ave. **(CD 2)**

**NEW APPLICATIONS**

3. **3046 - Clifford R & Elizabeth Honeycutt**

**Action Requested:**

Variance of the rear and side setbacks in the AG district to permit a lot split (Section 330- Table 3) **Location:** 12901 N. Memorial Dr. **(CD 1)**

4. **3047 - Randy Scott**  
**Action Requested:**  
Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310) **Location:** 14003 E 116th St N **(CD 1)**
  
5. **3054 - Ryan Strode**  
**Action Requested:**  
Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 12813 S 128th E Ave **(CD 3)**
  
6. **3055 - Mildred Williams**  
**Action Requested:**  
Special Exception to permit a single-wide mobile home in an RS district (Section 410).  
**Location:** 10881 W 61st St S **(CD 2)**
  
7. **3056 – Al Dennis WITHDRAWN BY APPLICANT**  
**Action Requested:**Variance of the required Side setback in the IM district from 75' to 14' (Section 930 Table 2) **Location:** 6518 N Yale Ave **(CD 1)**
  
8. **3057 - Casey Allison**  
**Action Requested:**  
Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 17793 S Harvard Ave **(CD 3)**
  
9. **3058 - Andres Vazquez**  
**Action Requested:**  
Special Exception to permit a manufactured home in an RS district (Section 410).  
**Location:** 6412 W. 60th St. **(CD 2)**
  
10. **3059 - Anna Raylynn Blue**  
**Action Requested:**  
Special Exception to permit a single-wide mobile home in an RS district (Section 410).  
**Location:** 6511 N Quincy Ave E **(CD 1)**
  
11. **3060 - Tony Atzbah**  
**Action Requested:**  
Use variance to permit Other Trades and Services ( Use Unit 15) on an AG zoned lot. Use Variance to permit Storage, (Use Unit 23) in an AG zoned lot. (Section 310).

**Location:** E of the NEC N 137th E Ave and E 156th St N (CD 1)

**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.



**Case Number: CBOA-3044**

**Hearing Date: 04/18/2023 1:30 PM**  
(Continued from 02/21/2023)

**Case Report Prepared by:**

Jay Hoyt

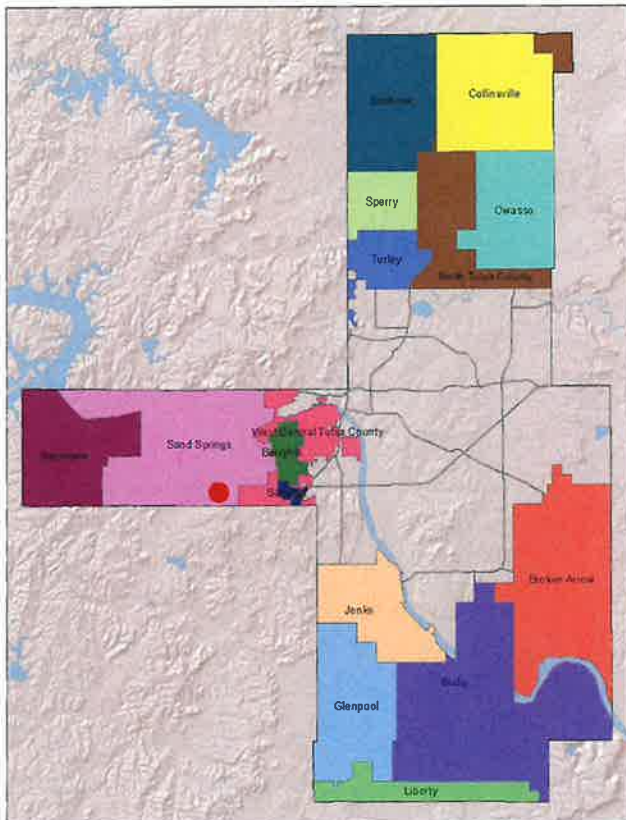
**Owner and Applicant Information:**

**Applicant: Steven Graves**

**Property Owner: SGJCC PROPERTY LLC**

**Action Requested:** Use Variance to allow Warehousing (Use Unit 23) and Automotive Repair (Use Unit 17) in the RS District (310).

**Location Map:**



**Additional Information:**

**Present Use: Vacant**

**Tract Size: 1.38 acres**

**Location: 5403 S 113 AV W**

**Present Zoning: RS**

**Fenceline/Area: Sand Springs**

**Land Use Designation: Residential**

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9135

**CZM:** 44

**CASE NUMBER:** **CBOA-3044**

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Steven Graves

**ACTION REQUESTED:** Use Variance to allow Warehousing (Use Unit 23) and Automotive Repair (Use Unit 17) in the RS District (310).

**LOCATION:** 5403 S 113 AV W

**ZONED:** RS

**FENCELINE:** Sand Springs

**PRESENT USE:** Vacant

**TRACT SIZE:** 1.38 acres

**LEGAL DESCRIPTION:** N/2 LT 3 BLK 3; S/2 LT 3 BLK 3, BUFORD COLONY SECOND ADDN Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned RS and is currently vacant. It is surrounded by RS zoning to the North, South and East containing a combination of single-family residences and vacant land and to the West by Hwy 97, zoned AG with RM-2 and CG zoning to the West of 97 containing multi-family and commercial uses.

**STAFF COMMENTS:**

The applicant is before the Board to request a Use Variance to allow Warehousing (Use Unit 23) and Automotive Repair (Use Unit 17) in the RS District (310).

The applicant is proposing to construct a metal building on the subject lot similar to the example they have provided for warehousing and automotive repair. The proposed uses would fall under Use Unit 23 – Warehousing and Wholesaling and use Unit 17 – Automobile and Allied Activities, which are not allowable uses in the RS district. This would require a use variance allowing Use Units 17 & 23 on the subject lot in order to permit the uses of the proposed building.

The applicant has stated that they the building is intended to be a 100x100 FT building divided into four sections, with office and warehouse space. The intended use is for the applicant to have one of the four sections for automotive repair and the other three sections rented out to other professionals such as residential or commercial contracting companies.

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

**Sample Motion:**

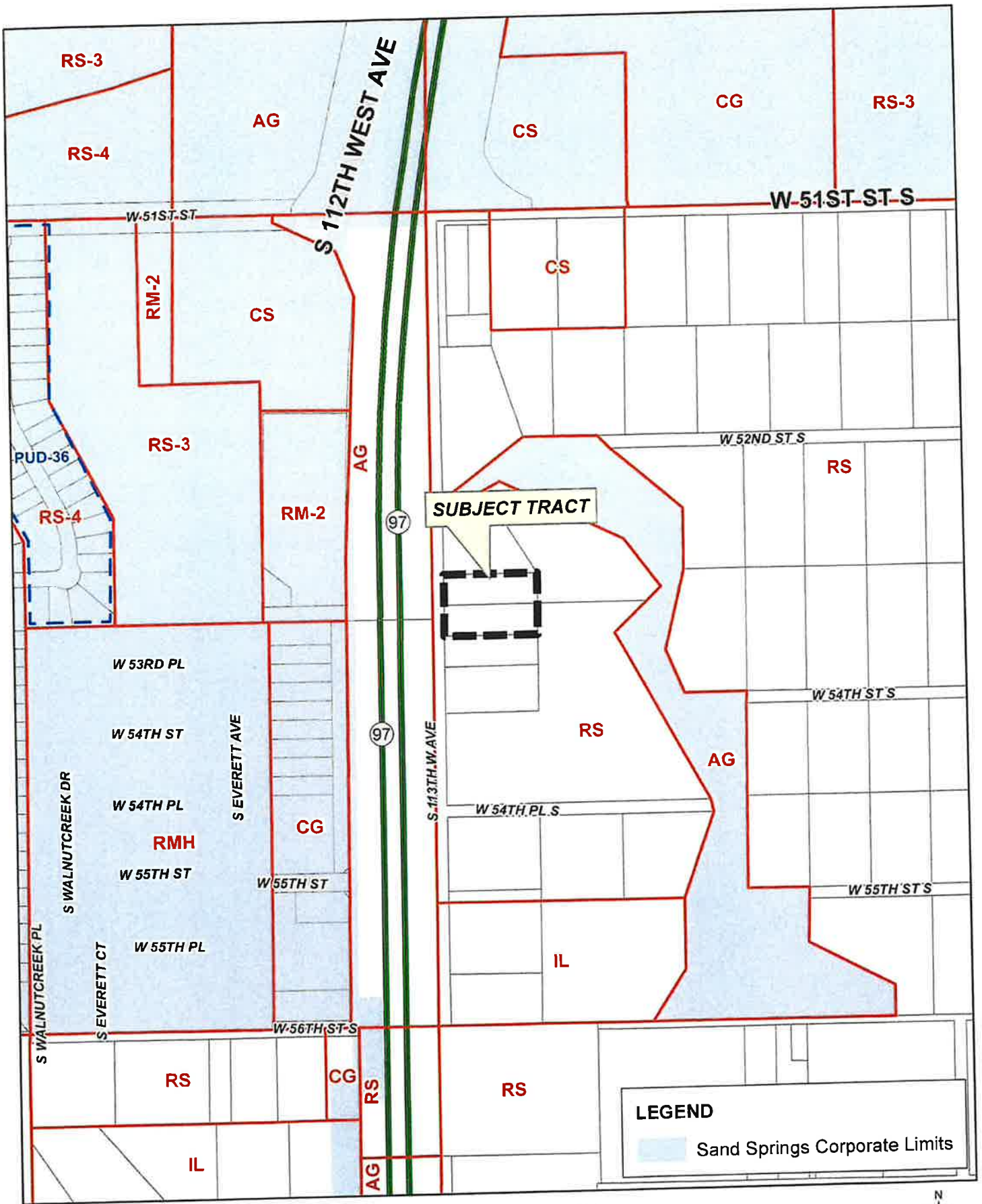
**"Move to \_\_\_\_\_ (approve/deny) a Use Variance to allow Warehousing (Use Unit 23) and Automotive Repair (Use Unit 17) in the RS District (310).**

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

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

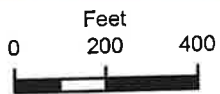
**Finding the hardship to be \_\_\_\_\_.**

**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-3044**

19-11 35



Subject Tract

**CBOA-3044**

19-11 35

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

Aerial Photo Date: 2020/2021

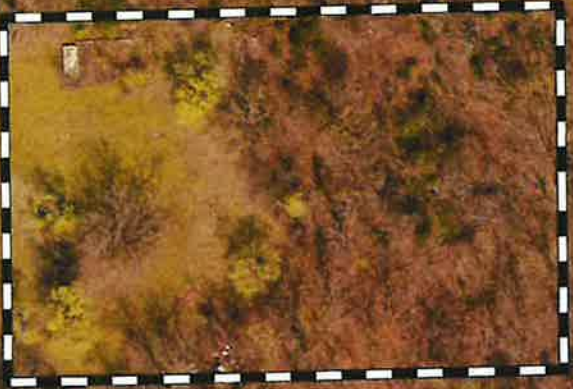






97

S 113TH WAVE



Subject Tract

**CBOA-3044**

19-11 35

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

*Aerial Photo Date: 2020/2021*



Near Exact Example of Building Project.

51403 S. 113 W Ave  
Sand Springs, OK 74063

Legal - Lot 3 Block 3

Butford Colony 2<sup>nd</sup> Addition  
Tulsa County.

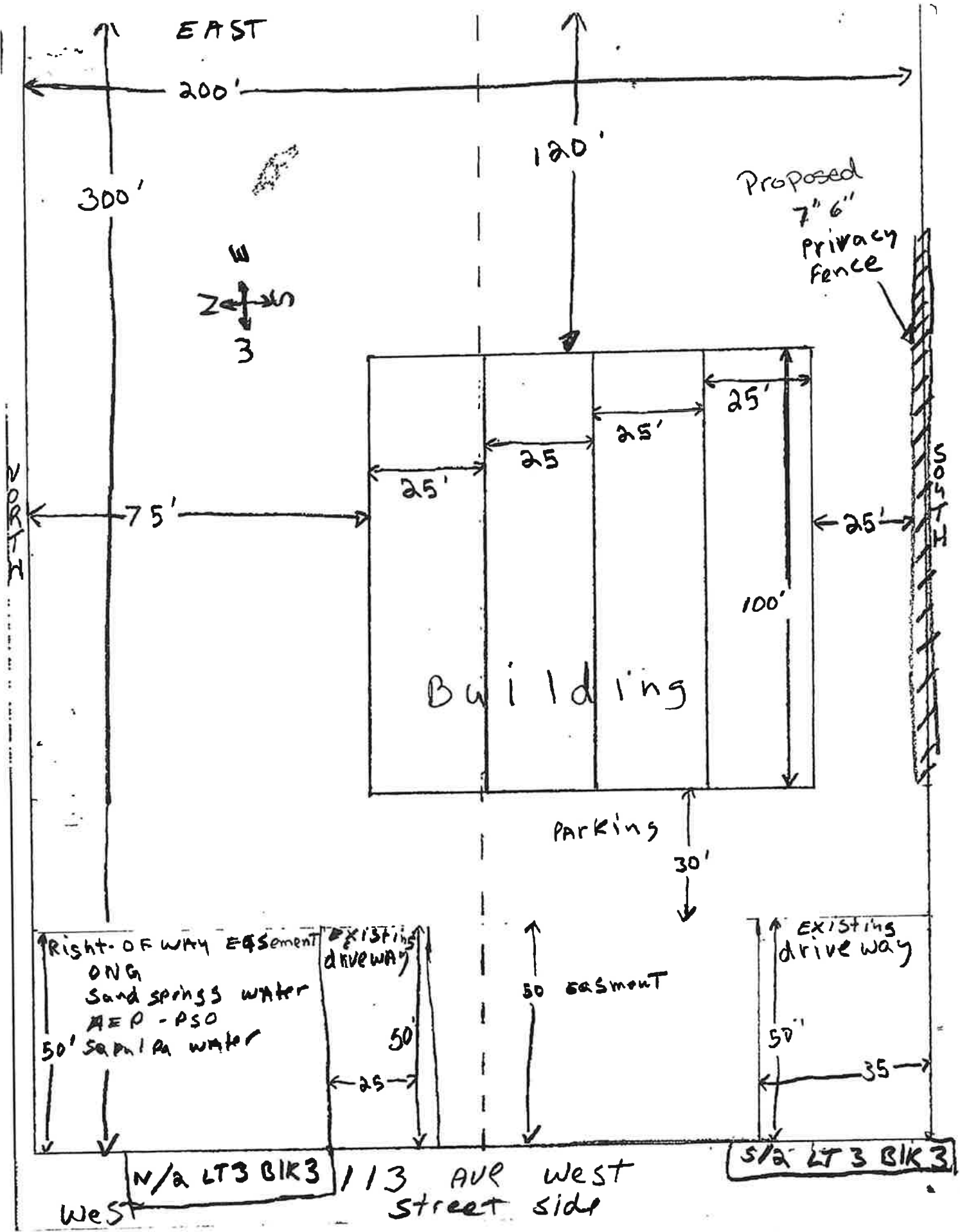
100' x 100' Length

16' Side Walls

20' @ the highest Peak

This would be the Street Side View.













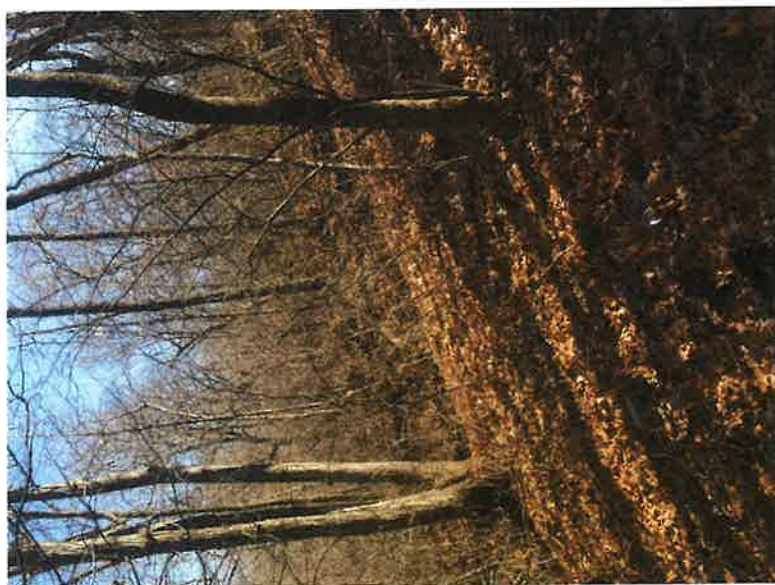
















# Noble

February 13, 2023

From: Jerry R. Sr. & Gloria J. Noble  
Address: 5235 South 113<sup>th</sup> W. Ave Sand Springs, OK 74063-3360  
Phone: 918-313-1031  
To: Tulsa County Adjustment Board  
Phone: 918-579-9476  
Case Number: CBOA-3044

To whom it may concern:

My name is Gloria J. Noble and I am writing this letter with the concern of the letter that we (Jerry Noble and Gloria Noble) received per mail on Saturday, February 4, 2023.

The concern is that Mr. Steven Graves is wanting to put a business in an residential area, which is next door to our property of 5235 South 113<sup>th</sup> W. Avenue Sand Springs, OK 74063.

We are in our 80's and have been here at this residence since November 1977 and need much sleep and sometimes it has to be done during the day.

We highly object of the building a business next door to us for serval reasons.

1. Too much light adjacent to our property at night.
2. Too much noise during the day and or night, building and operative.
3. There will be a parking problem, on the street and blocking each driveways.
4. Too much traffic.
5. If we have to move, because of the change it would be a inconvenient for us at this age to pick up and start over somewhere else.
6. Property value will decrease because of the business.
7. Paint, gas or oil fumes will enhance the Asthma problem that my wife has.
8. With the 7" 6" fence it will block any view, and we will be blocked in from both sides.

This is our concern for which we are putting in writing; and are opposing the building of a commercial building in an residential area.

Concerns:

Jerry R. Noble

Gloria J. Noble



Urgent     For Review     Please Comment     Please Reply     Please Recycle

CBOA-3044 2.20



**Case Number:** CBOA-3046

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

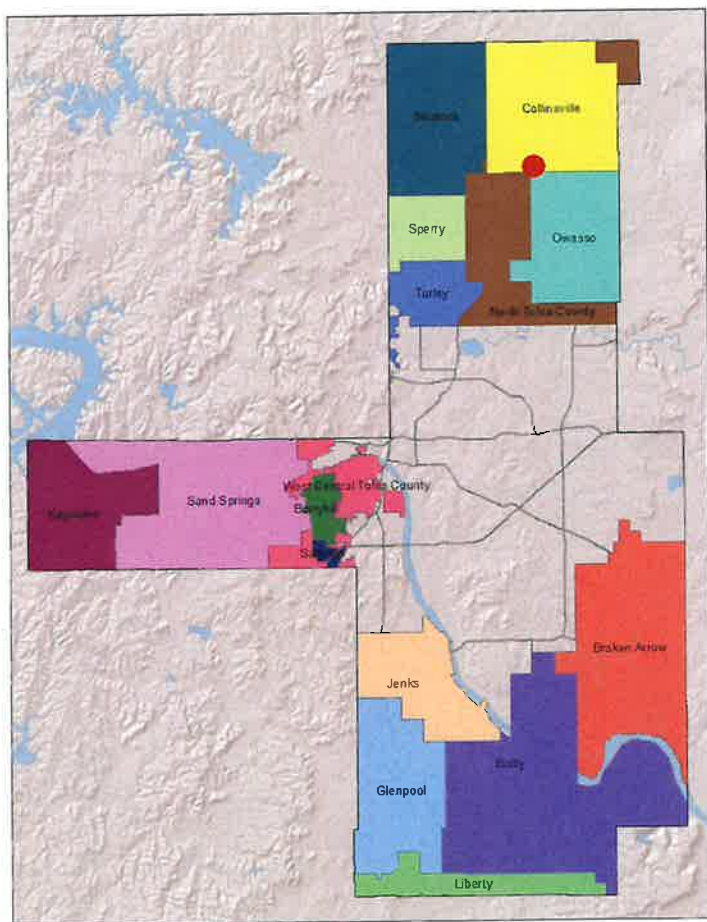
**Owner and Applicant Information:**

**Applicant:** Elizabeth Honeycutt

**Property Owner:** HONEYCUTT, CLIFFORD & ELIZABETH

**Action Requested:** Variance of the rear and side setbacks in the AG district to permit a lot split (Section 330- Table 3)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** 4.66 acres

**Location:** 12901 N MEMORIAL DR E

**Present Zoning:** AG

**Fenceline/Area:** Collinsville

**Land Use Designation:** Residential



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 2336

**CZM:** 7

**CASE NUMBER:** CBOA-3046

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Elizabeth Honeycutt

**ACTION REQUESTED:** Variance of the rear and side setbacks in the AG district to permit a lot split (Section 330- Table 3)

**LOCATION:** 12901 N MEMORIAL DR E

**ZONED:** AG

**FENCELINE:** Collinsville

**PRESENT USE:** Residential

**TRACT SIZE:** 4.66 acres

**LEGAL DESCRIPTION:** BEG 330N SWC NW SW TH E630.75 S330 W630.75 N330 POB LESS .314AC FOR RDS SEC 36 22 13 4.686ACS, 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 zoned land with single-family residences and agricultural land.

**STAFF COMMENTS:**

The applicant is before the Board to request a Variance of the rear and side setbacks in the AG district to permit a lot split (Section 330- Table 3).

The Tulsa County Zoning Code (Section 330) requires a 40 ft rear yard and 15 ft side yard for any lot in the AG district. The applicant is proposing to split the subject lot as illustrated on the material provided by the applicant. There are multiple buildings on the subject lot which encroach upon the required setbacks if the lot were to be split as illustrated.

The applicant provided the statement "There are buildings that we are requesting to remain on split property that are useful to the property. They have been there for several years with no problem of being near the fence line."

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

**Sample Motion:**

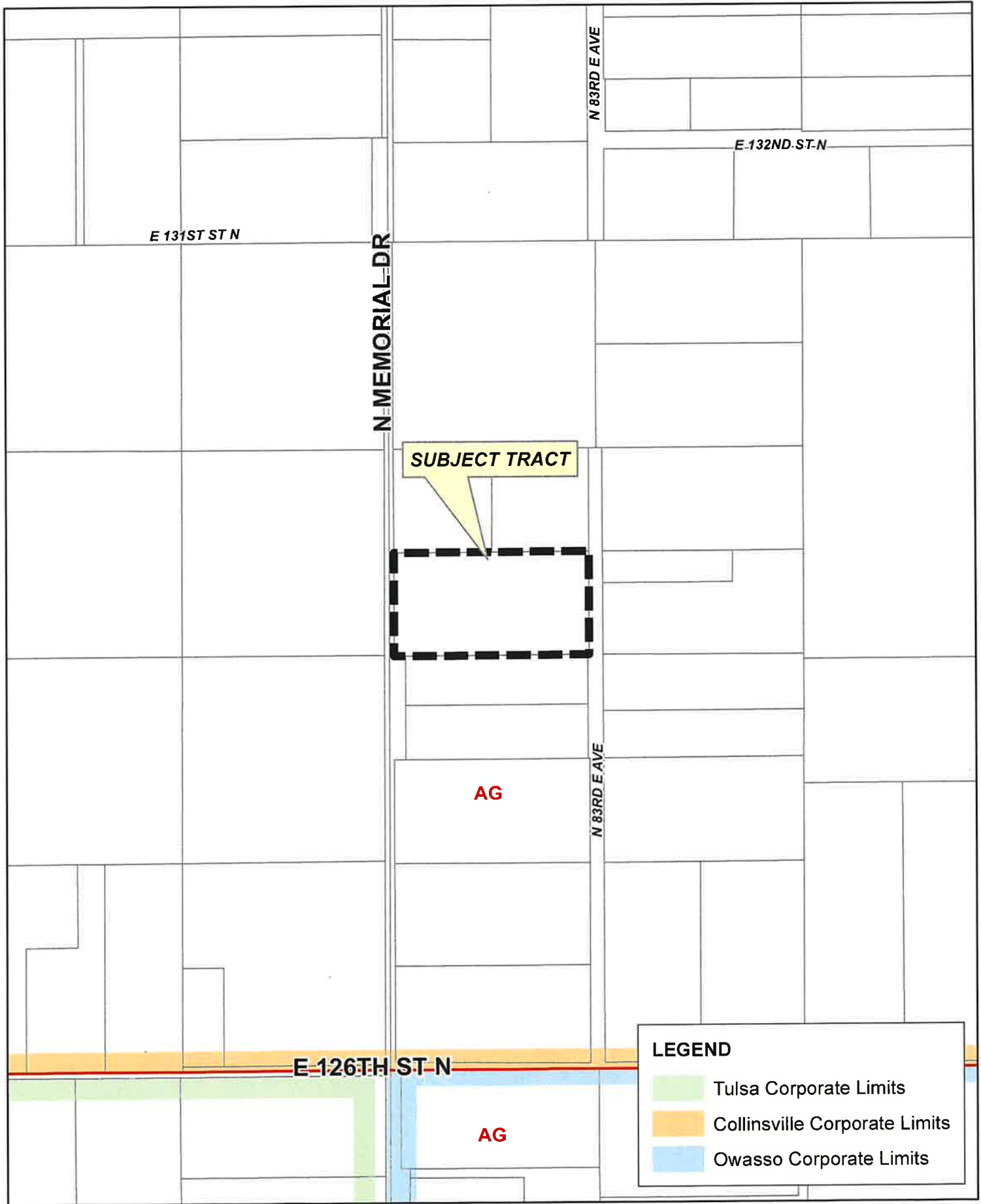
*"Move to \_\_\_\_\_ (approve/deny) a Variance of the rear and side setbacks in the AG district to permit a lot split (Section 330- Table 3).*

*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-3046

22-13 36





E 131ST ST N

N MEMORIAL DR

N 83RD E AVE

E 132ND ST N



N 83RD E AVE

E 126TH ST N



Subject Tract

**CBOA-3046**

22-13 36

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

Aerial Photo Date: 2020/2021

CBOA-3046 3.5



# PREPARED FOR RANDY HONEYCUTT

RANDY & ELIZABETH HONEYCUTT  
12901 N MEMORIAL DRIVE  
COLLINSVILLE, OK 74021



## LEGAL DESCRIPTION

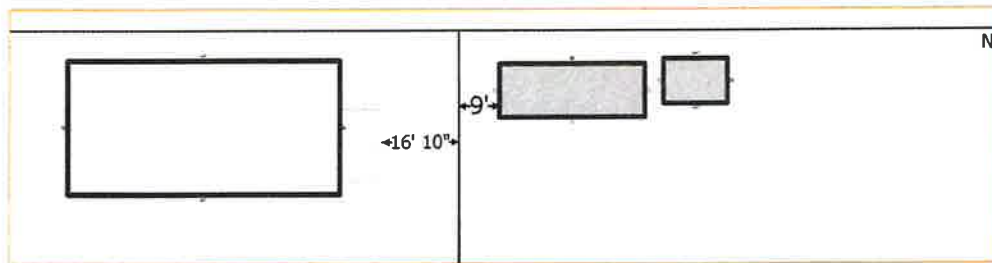
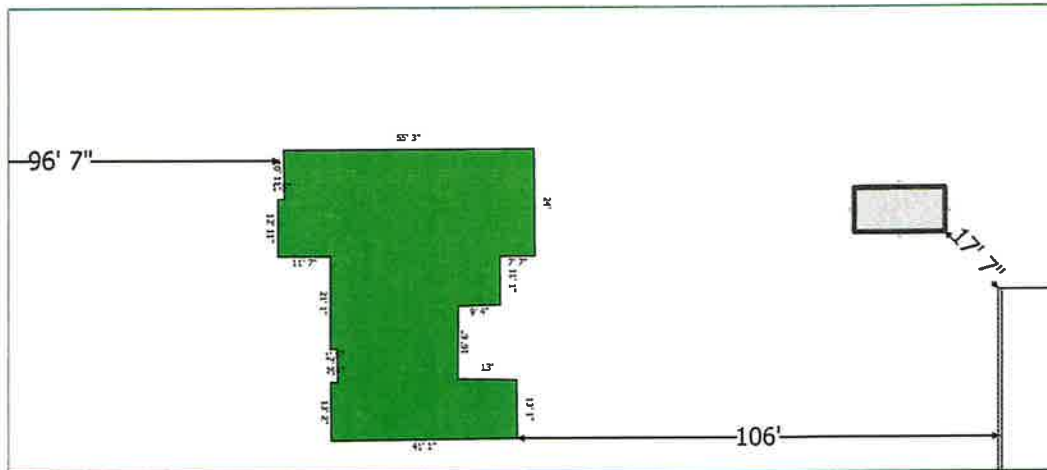
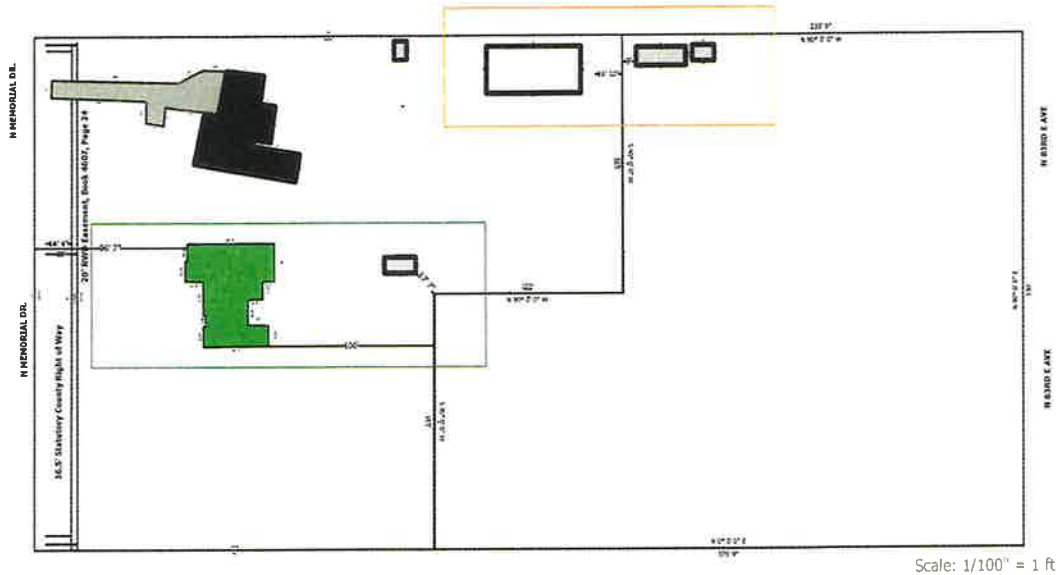
### TRACT 1

The West 255.75 feet of the S/2 and the West 375.00 feet of the N/2 of the following described tract:  
A portion of the S/2 of the NW/4 of the SW/4 of Section 36, Township 22 North, Range 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: Beginning at the West line of said Section 36, 330 feet North of the SW corner of the NW/4 SW/4; thence East a distance of 630.75 feet to a point; thence South a distance of 330 feet to a point; thence West a distance of 630.75 feet to a point; thence North a distance of 330 feet to the point of beginning. Less and Except an undivided one-half interest in and to all mineral rights thereunder which have been retained by prior owner...containing 2.4 acres, more or less

### TRACT 2

A portion of the S/2 of the NW/4 of the SW/4 of Section 36, Township 22 North, Range 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: Beginning at the West line of said Section 36, 330 feet North of the SW corner of the NW/4 SW/4; thence East a distance of 630.75 feet to a point; thence South a distance of 330 feet to a point; thence West a distance of 630.75 feet to a point; thence North a distance of 330 feet to the point of beginning. Less and Except an undivided one-half interest in and to all mineral rights thereunder which have been retained by prior owner...LESS...The West 255.75 feet of the S/2 and the West 375.00 feet of the N/2 thereof...containing 2.4 acres, more or less.

# 12901 N Memorial Dr. Collinsville OK 74021



## Legal Description:

A portion of the S/2 of the NW/4 of the SW/4 of Section 36, Township 22 North, Range 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: Beginning at the West line of said Section 36 to a point 330 feet North of the SW corner of the NW/4 SW/4; thence East a distance of 630.75 feet to a point; thence South 330 feet to a point; thence West a distance of 630.75 feet to a point; thence North a distance of 330 feet to the point of beginning. Less and except an undivided one-half interest in and to all mineral rights thereunder which have been retained by prior owner.  
12901 N Memorial, Collinsville, OK 74021

## Easements

16.5 feet Statutory County Right of Way, (shown above)  
Right of Way recorded in Book 4607 at page 24 (shown above)  
No additional easements per Title Commitment No, 2012-865, Commitment Date; August 9, 2012, as provided to surveyor.



# Board of Adjustment

**Case Number:** CBOA-3047

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

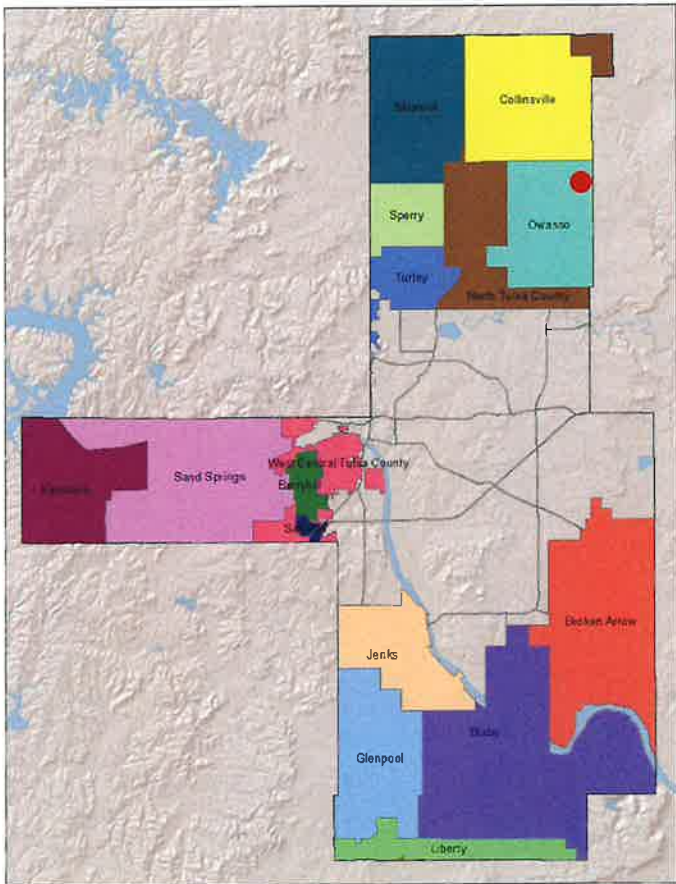
**Owner and Applicant Information:**

**Applicant:** Randy Scott

**Property Owner:** DESTINY LIFE CHURCH INC

**Action Requested:** Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)

**Location Map:**



**Additional Information:**

**Present Use:** Church

**Tract Size:** 6.06 acres

**Location:** 14003 E 116 ST N

**Present Zoning:** AG

**Fenceline/Area:** Owasso

**Land Use Designation:** Commercial/US-169 Overlay

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 1404  
**CZM:** 12

**CASE NUMBER: CBOA-3047**  
**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Randy Scott

**ACTION REQUESTED:** Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)

**LOCATION:** 14003 E 116 ST N

**ZONED:** AG

**FENCELINE:** Owasso

**PRESENT USE:** Church

**TRACT SIZE:** 6.06 acres

**LEGAL DESCRIPTION:** LT 1 LESS BEG SWC TH N100 CRV LF 336.22 NW57.57 E276.63 SE259.98 CRV LF 120.91 CRV RT 170.63 S9.42 NW414.61 POB BLK 1, CROSSROADS CHRISTIAN CENTER Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**

**Subject Lot:**

**CBOA-2597 September 2016:** The Board approved a Special Exception to allow a fireworks stand in the AG district (Sec.310); subject to a 7 year time limit.

**CBOA-2323 April 2009:** The Board approved a Special Exception to allow a fireworks stand in the AG district (Sec.310); subject to a 7 year time limit.

**CBOA-2094 April 2004:** The Board approved a Special Exception to allow a fireworks tent sales in the AG district (Sec.310); subject to a 5 year time limit.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is abutted by AG zoning on the north and east; US Hwy 169 on the west; E 116 St N and CS zoned commercial abuts the site on the south.

**STAFF COMMENTS:**

The applicant is before the Board to request a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310).

A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in the AG district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding neighborhood.



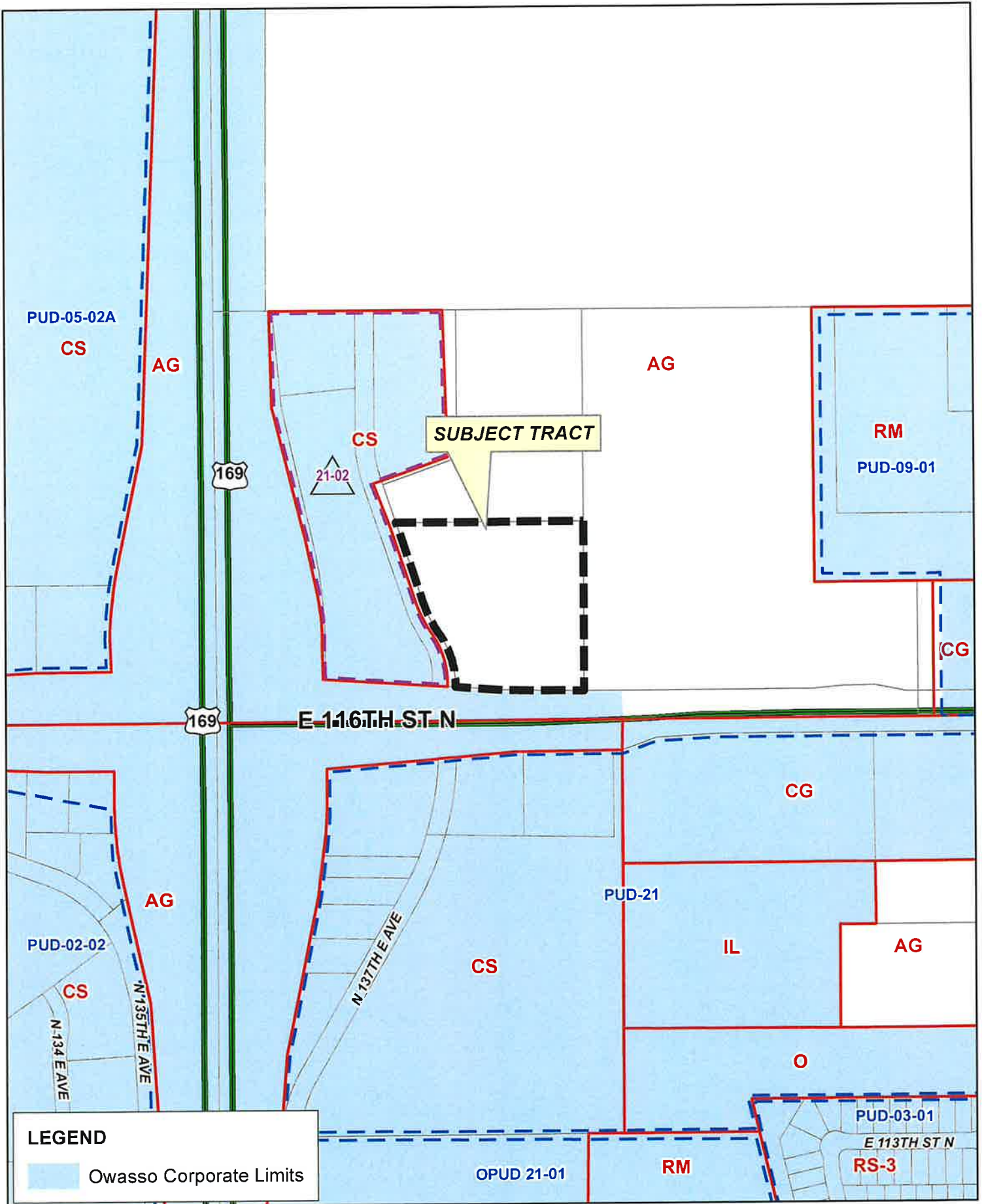
The site had been previously approved by the Board for a Special Exception to permit fireworks sales on the subject lot in 2004, 2009 and 2016.

**Sample Motion:**

***“Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)***

***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.***



# CBOA-3047

21-14 04

CBOA-3047 4.4



Subject Tract

**CBOA-3047**

21-14 04

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

Aerial Photo Date: 2020/2021



CBOA-3047 4.5



# Board of Adjustment

**Case Number:** CBOA-3054

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

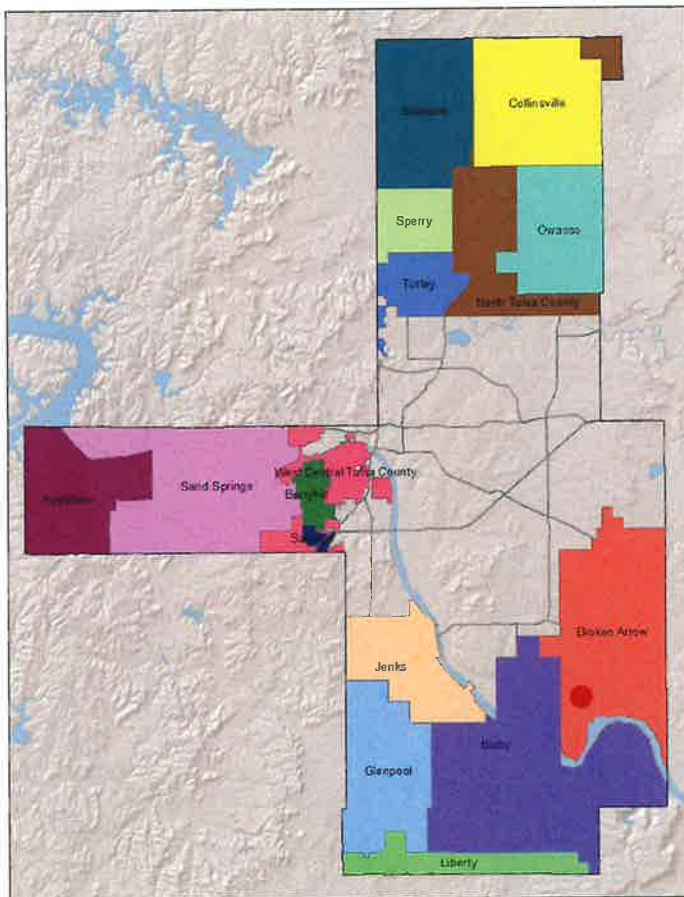
**Owner and Applicant Information:**

**Applicant:** Ryan Strode

**Property Owner:** LANGGUTH, LEON & SOMSAVATH

**Action Requested:** Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

**Location Map:**



**Additional Information:**

**Present Use:** Residence

**Tract Size:** 0.35 acres

**Location:** 12813 S 128 AV E

**Present Zoning:** RS

**Fenceline/Area:** Broken Arrow

**Land Use Designation:** Level 1 – Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 7405

**CZM:** 63

**CASE NUMBER: CBOA-3054**

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Ryan Strode

**ACTION REQUESTED:** Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

**LOCATION:** 12813 S 128 AV E

**ZONED:** RS

**FENCELINE:** Broken Arrow

**PRESENT USE:** Residence

**TRACT SIZE:** 0.35 acres

**LEGAL DESCRIPTION:** LT 2 BLK 2, WILLOW SPRINGS PLAZA ADDN Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**

**Surrounding Property:**

**CBOA-2382 September 2010:** Variance of the required yard abutting an arterial street as measured from the centerline from 85 ft to 67 ft (Section 430)

**CBOA-1383 November 1995:** Variance of the required setback from the centerline of 129<sup>th</sup> E Ave from 85 ft to 67.5 ft to permit an addition to an existing house.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by RS zoned single-family residential to the north, south and west and AG zoned land and large lot residential to the east.

**STAFF COMMENTS:**

The applicant is before the Board to request a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

The RS district is limited to one dwelling unit per lot of record per Section 208 of the Tulsa County Zoning Code. The applicant is requesting that a second dwelling unit be allowed to permit family members to live on the site of the currently existing home.

The applicant is proposing to construct a 1,014 sf dwelling unit on the site and is requesting a variance to allow two dwelling units on a single lot of record due to the existing home currently located on the site. The applicant provided the statement that they are "In need of accessory dwelling unit, similar to adjacent properties, for family members.

**Sample Motion:**

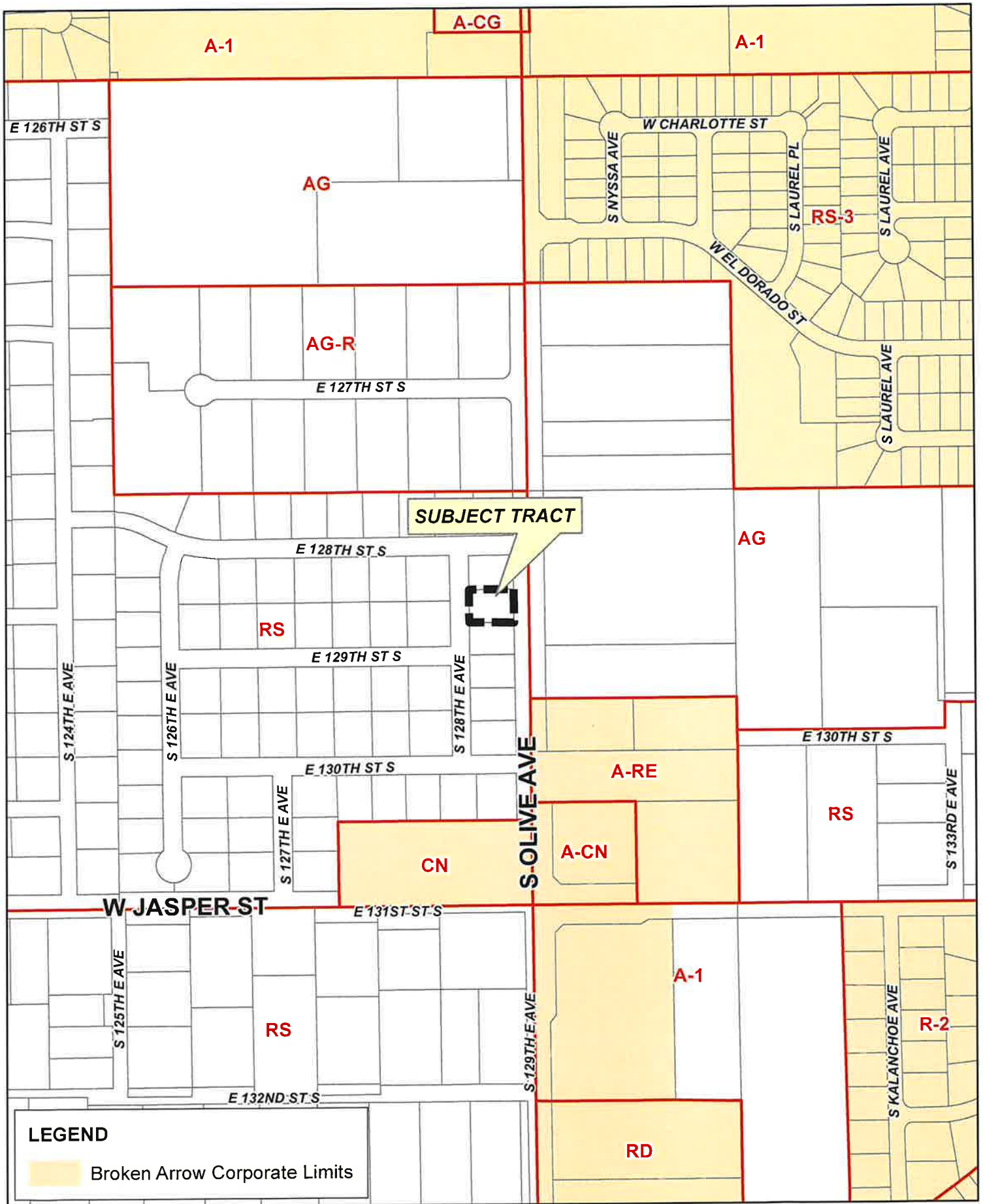
**"Move to \_\_\_\_\_ (approve/deny) a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).**

**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 \_\_\_\_\_.**

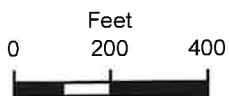
**Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do 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.**



**SUBJECT TRACT**

**LEGEND**

 Broken Arrow Corporate Limits



**CBOA-3054**

17-14 05





Subject  
Tract

**CBOA-3054**

17-14 05

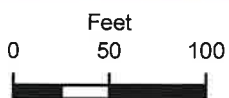
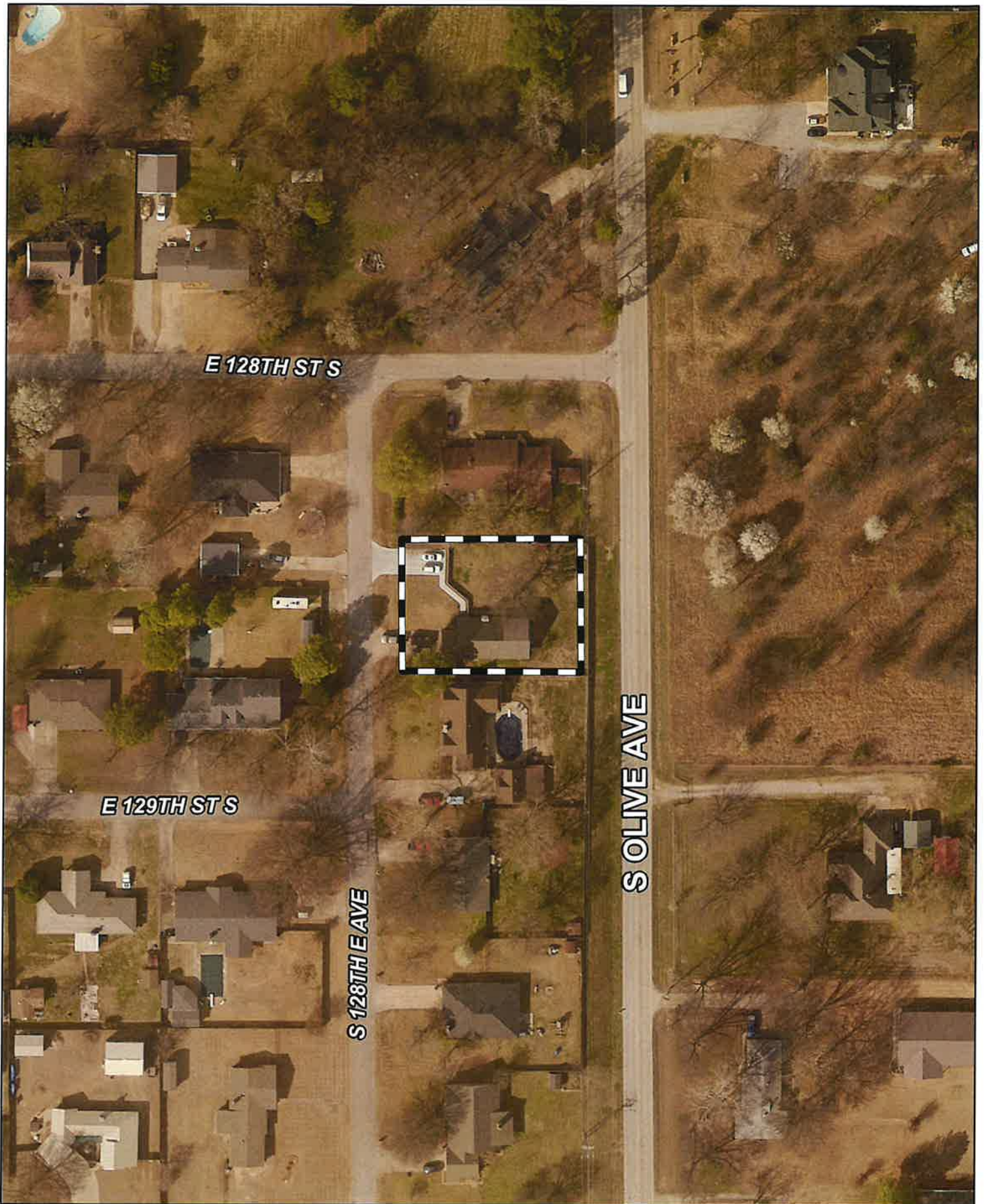
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

CBOA-3054 5.5







**CBOA-3054**

17-14 05

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

Aerial Photo Date: 2020/2021



CBOA-3054 5.6

**STRODE DESIGN**  
 DESIGN & PLANNING  
 RESIDENTIAL & COMMERCIAL  
 RYAN STRODE  
 918.607.4192  
 WWW.STRODEDESIGN.COM

NO.	DATE	REVISION

LANGGUTH RESIDENCE  
 12813 S. 128TH E AVE  
 BROKEN ARROW, OK. 74011

4 JANUARY, 2023

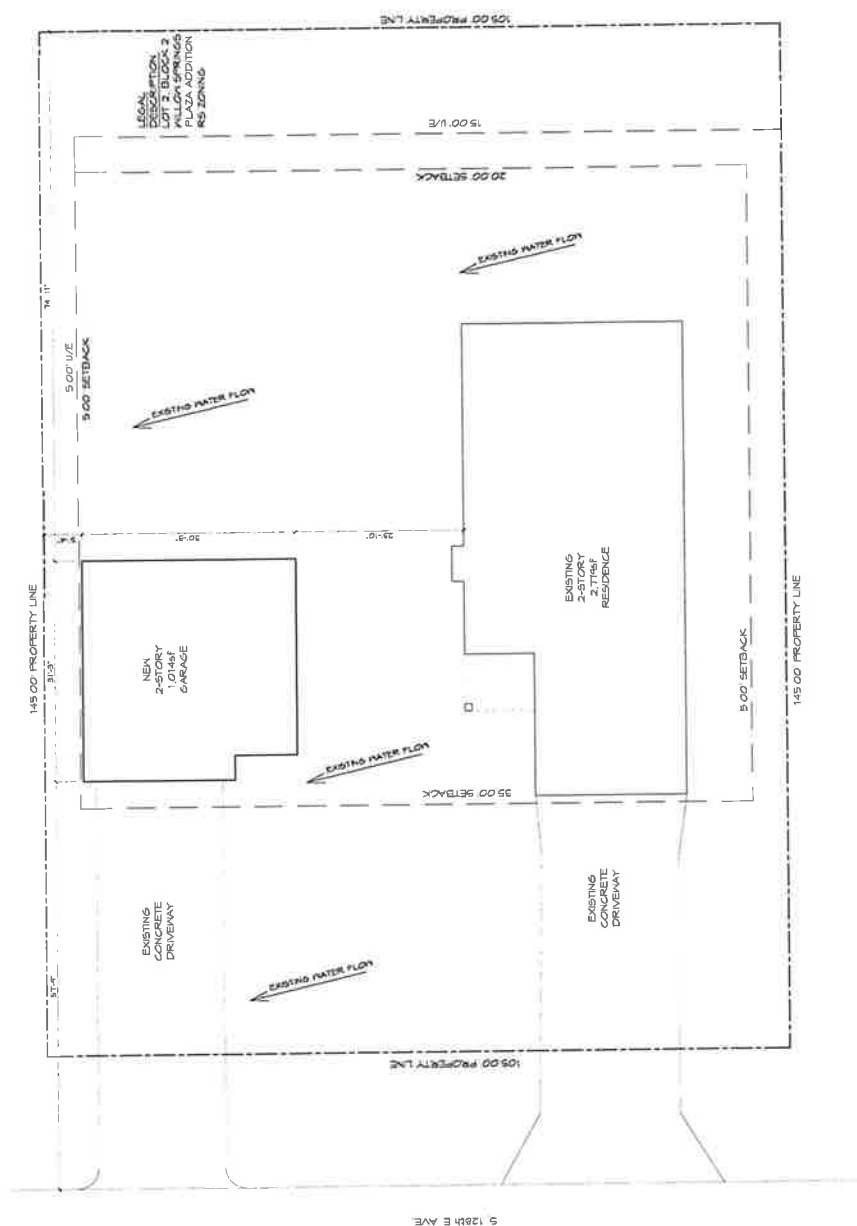
SCALE: AS NOTED

SITE PLAN

SHEET

SP1.0

© 2023 STRODE DESIGN LLC



1" = 10' SCALE  
 N  
 1 SITE PLAN



NO.	DATE	REVISION

LANGGUTH RESIDENCE  
 12813 S. 128TH E AVE  
 BROKEN ARROW, OK. 74011

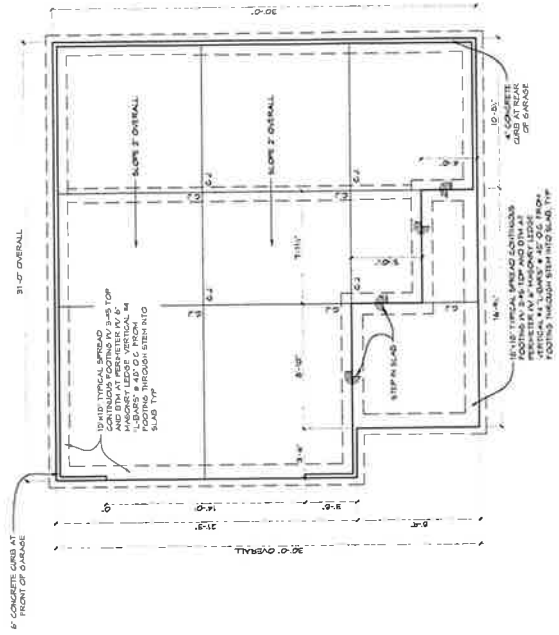
4 JANUARY, 2023

SCALE: AS NOTED

FOUNDATION & FRAMING PLANS

SHEET  
**A1.1**

© 2023 STRODE DESIGN LLC



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



**FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

LANGUETH RESIDENCE  
 12813 S. 128TH E AVE  
 BROKEN ARROW, OK. 74011

4 JANUARY, 2023

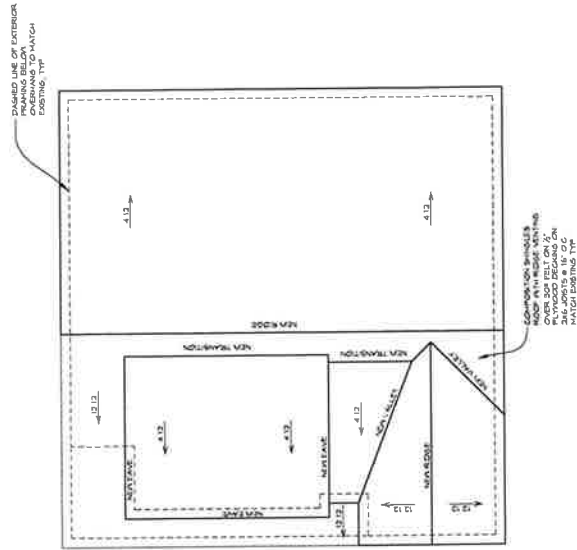
SCALE: AS NOTED

ROOF PLAN

SHEET

A1.2

© 2023 STRODE DESIGN, LLC



N  
 1" = 8'-0"  
 ROOF PLAN  
 SHEET

NO.	DATE	REVISION

LANGGUTH RESIDENCE  
 12813 S. 128TH EAST AVE  
 BROKEN ARROW, OK. 74011

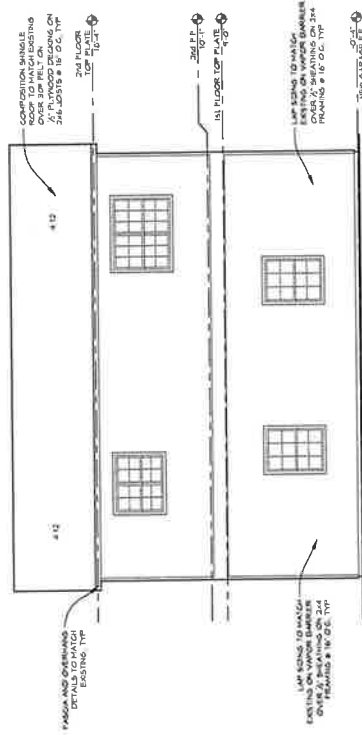
4 JANUARY, 2023

SCALE: AS NOTED

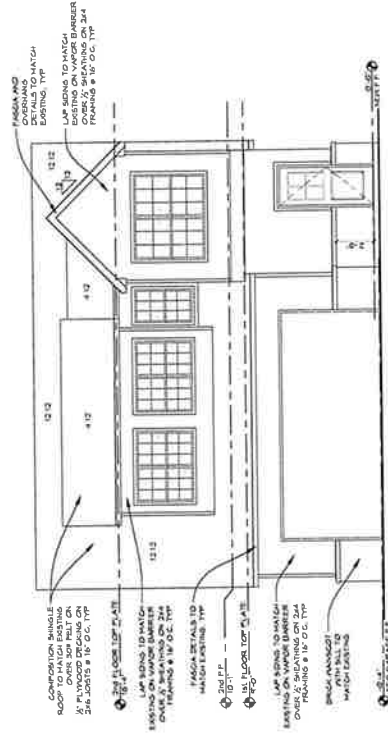
ELEVATIONS

SHEET

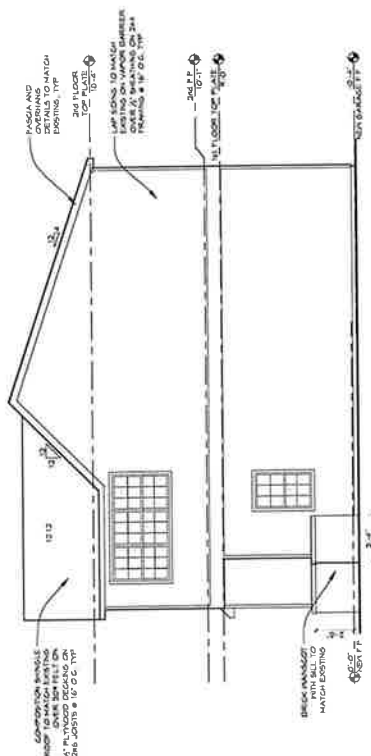
A2.0



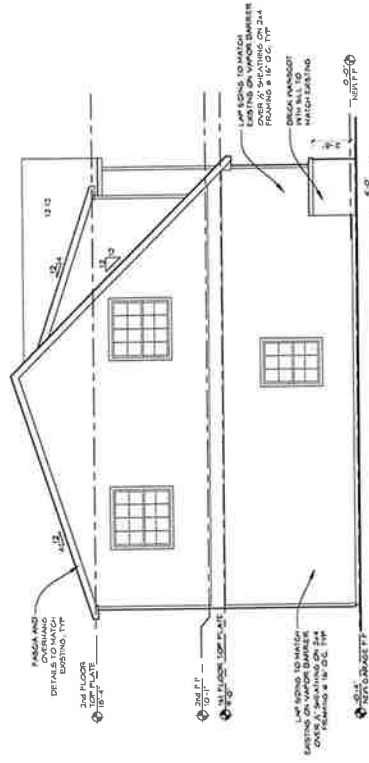
3 WEST ELEVATION  
 1/8" = 1'-0"



1 EAST ELEVATION  
 1/8" = 1'-0"



4 NORTH ELEVATION  
 1/8" = 1'-0"



2 SOUTH ELEVATION  
 1/8" = 1'-0"



## Tulsa County Application for Building Permit @ 12813 S 128 E AVE (Garage/Mother In Law Quarters)

5 messages

Lucky Airehrour <lairehrour@tulsacounty.org>

Fri, Jan 20, 2023 at 3:01 PM

To: "ryan@strodedesign.com" <ryan@strodedesign.com>

Cc: Teresa Tosh <ttosh@tulsacounty.org>, Kerrick Edenborough <kedenborough@tulsacounty.org>, William Brunton <wbrunton@tulsacounty.org>, Sabrina Martin <sabrina.martin@tulsacounty.org>, Lisa Krebsbach <lkrebsbach@tulsacounty.org>

Good Afternoon,

I hope all is well! With regards to the application for building permit received by our office on or near 1/10/2023, a building & zoning review was conducting on the construction documents. The review(s) were based on requirements of the International Residential Code (2015 Version), Tulsa County Zoning Code, OUBCC Emergency Rule Document and accepted construction and life safety practices. Review comments are listed below.

### Zoning Review Comments:

- Section 208 Of the Zoning Code states "Not more than one single-family dwelling or mobile home may be constructed or otherwise placed on a lot, except in the case of a lot which is within an approved Planned Unit Development, in an RMH district, or in an AG district, with the exception in the AG district that there be no more than two dwellings per lot. Provided construction plans indicate that this structure would be considered a dwelling unit according to the 2015 IRC

### Building Review Comments:

- Per our How to guide (Attached to this email for reference) Please provide ODEQ approved paperwork for the septic/aerobic system if planning on using a new one or connecting to an existing.
- Please provide a typical section or detail of the foundation plan.
- Please provide additional 911 registered address. To do this, you will need to reach out to Andrew with INCOG.
- An egress able window or door will be required for upstairs Theater Room.

Regarding the upstairs Theater room, Tulsa County passed a resolution amending the Building Code requiring all rooms upstairs (except bathrooms) have a window. I have included the portion of the resolution to this email for your information.

To seek relief from Section 208 of the Tulsa County Zoning Code, you will need to go through the Tulsa County Board of Adjustment. This will require you to file for a Board meeting with INCOG ([www.incog.org](http://www.incog.org)). Their contact information (phone number) is on their website. Tell the first person that you need to file for a variance for the Tulsa County Board of Adjustment. Tell the person that they direct you to speak with what you intend on doing and that you need a variance of the above section(s). They will get you set up with an appointment with the Board.

Once the above mentioned/attached review comments are addressed, we can move forward with review and approval. I will get everything into our permitting system so that when review comments have been addressed we should be able to

quickly and efficiently move forward with permitting

In the meantime, we will place your permit in a pending status for up to thirty days from today. After the thirty day period you will want to reapply for permitting.

If any questions, please feel free to contact our office.

Thank you,



**Lucky Airehrour**

Inspections—Plans Examiner

Tulsa County HQ

218 West 6th Street

Tulsa, OK 74103

(918) 596-8815

lairehrour@tulsacounty.org

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 **residential-building-permit-requirements.pdf**  
170K

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**Ryan Strode** <ryan@strodedesign.com>

Thu, Jan 26, 2023 at 11:30 AM

To: Lucky Airehrour <lairehrour@tulsacounty.org>

Cc: Teresa Tosh <tosh@tulsacounty.org>, Kerrick Edenborough <kedenborough@tulsacounty.org>, William Brunton <wbrunton@tulsacounty.org>, Sabrina Martin <sabrina.martin@tulsacounty.org>, Lisa Krebsbach <lkrebsbach@tulsacounty.org>

Thanks Lucky. I will get with the home owner and let them know we are ready to go to the BoA, as expected.

I'll let you know when we get on the agenda.

[Quoted text hidden]

--

Ryan Strode

CBOA-3054 5.13





# Board of Adjustment

**Case Number:** CBOA-3055

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

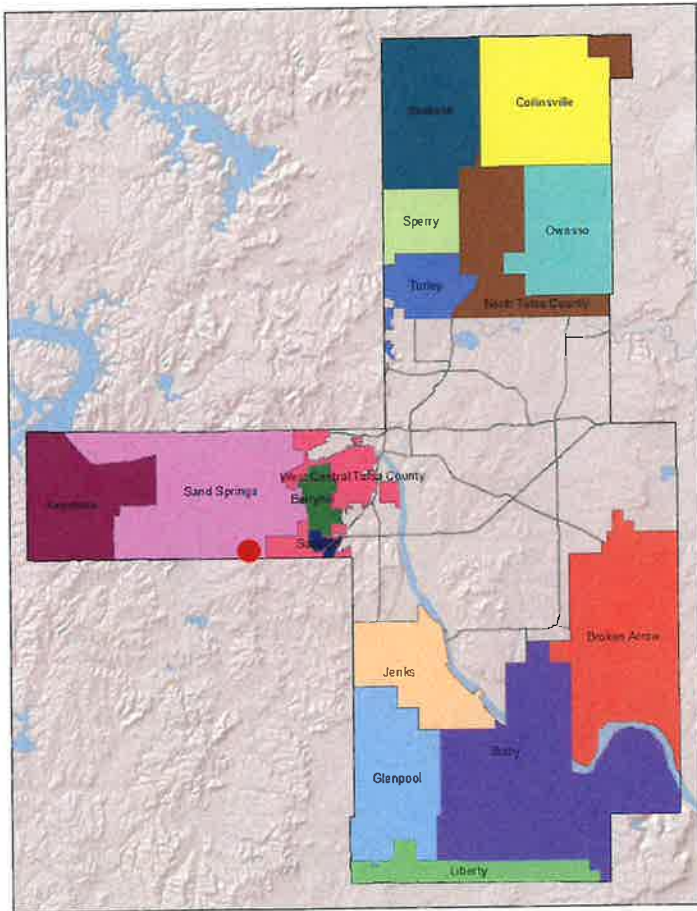
**Owner and Applicant Information:**

**Applicant:** Mildred Williams

**Property Owner:** BRUNER, MILDRED

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

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** 0.96 acres

**Location:** 10881 W 61 ST S

**Present Zoning:** RS

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Residential

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9135

**CZM:** 44

**CASE NUMBER:** CBOA-3055

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Mildred Williams

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

**LOCATION:** 10881 W 61 ST S

**ZONED:** RS

**FENCELINE:** Sand Springs

**PRESENT USE:** Vacant

**TRACT SIZE:** 0.96 acres

**LEGAL DESCRIPTION:** LT 12 LESS N253 BLK 2, BUFORD-COLONY Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned RS and abuts RS zoned properties to the north, east and west containing single-family residences and to the south by AG zoned property containing forested land.

**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 tract contains an area of just under an acre (0.96 acres). A special exception is required as the proposed mobile home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.

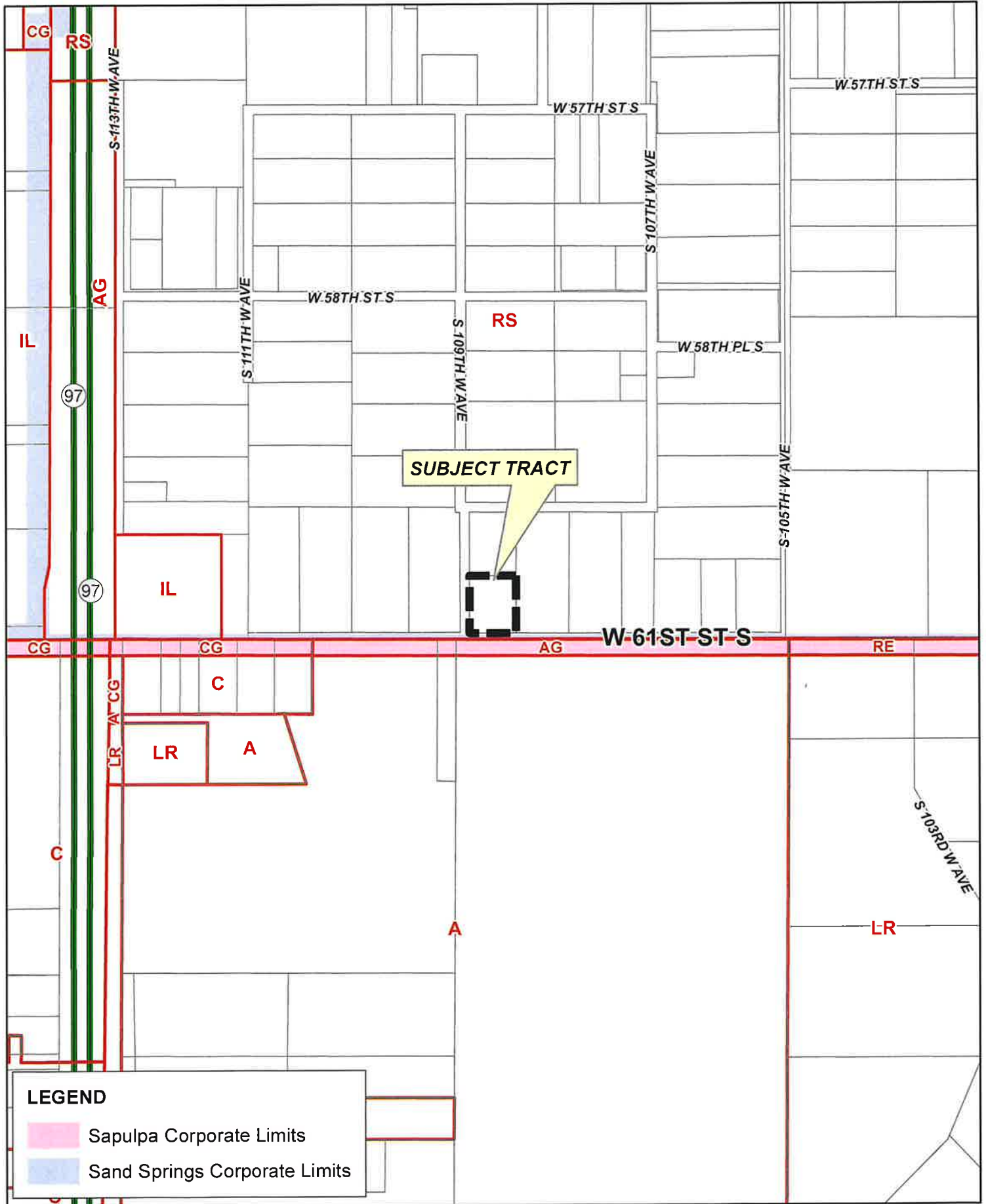
**Sample Motion:**

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

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

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

*In granting a Special Exception, the Board must find that 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

**LEGEND**

- Sapulpa Corporate Limits
- Sand Springs Corporate Limits

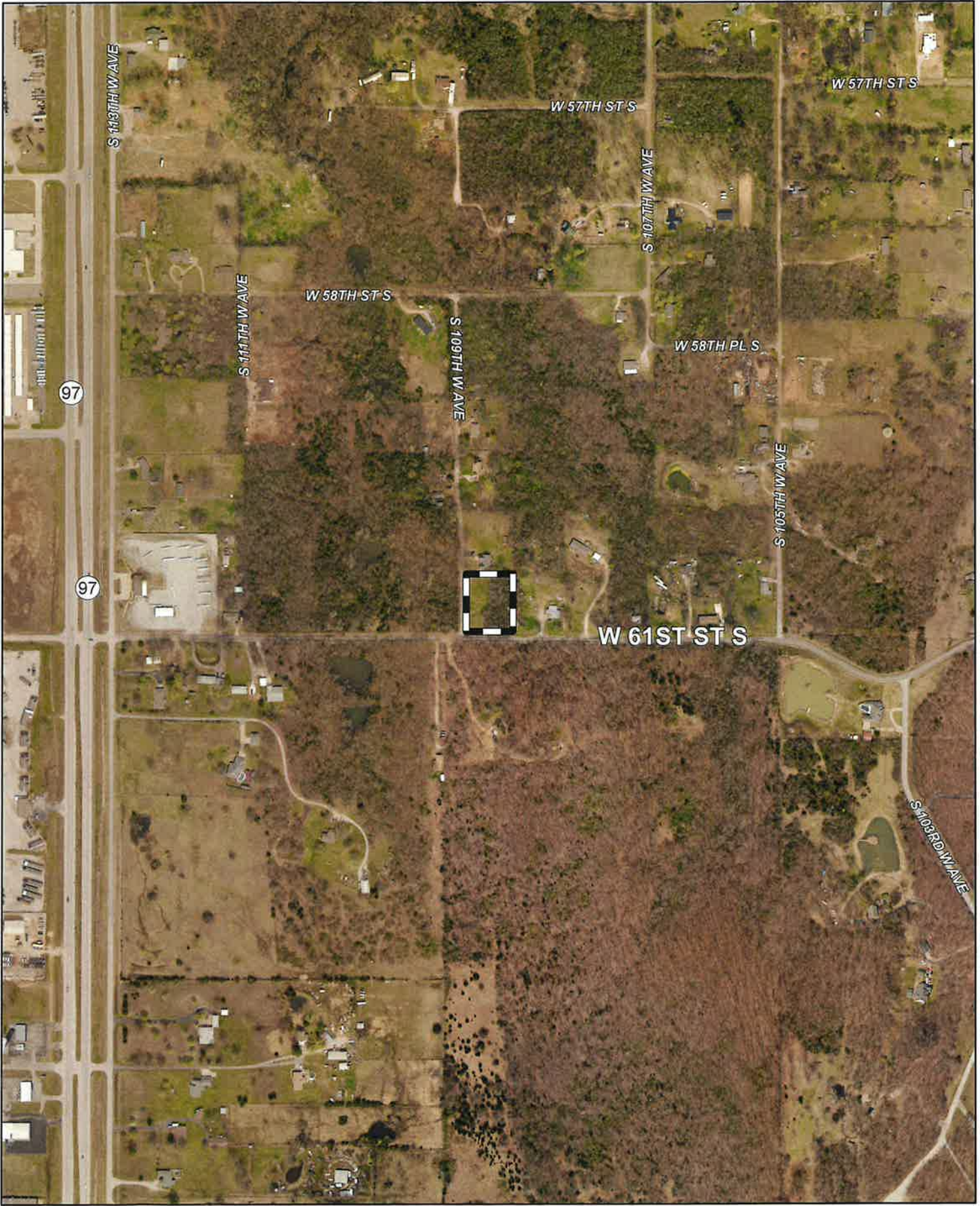


**CBOA-3055**

19-11 35



CBOA-3055 6.4



 Subject Tract

**CBOA-3055**

19-11 35

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

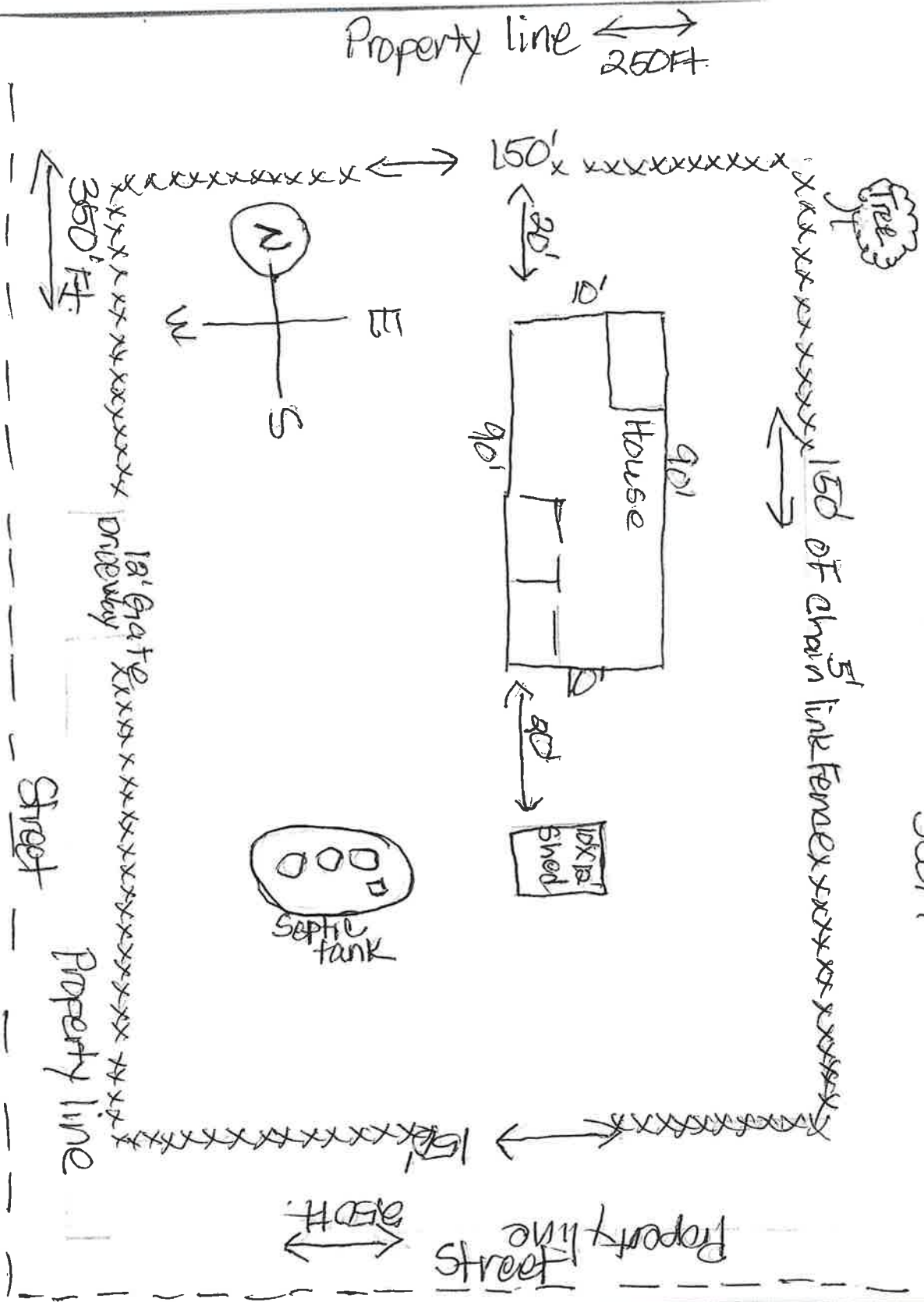
Aerial Photo Date: 2020/2021

CBOA-3055 6.5



MITCHELL WILLIAMS TUISA DOWNTOWN 725 DISTRICT

1 Acre Property line ← 350' →





# Board of Adjustment

**Case Number:** CBOA-3057

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

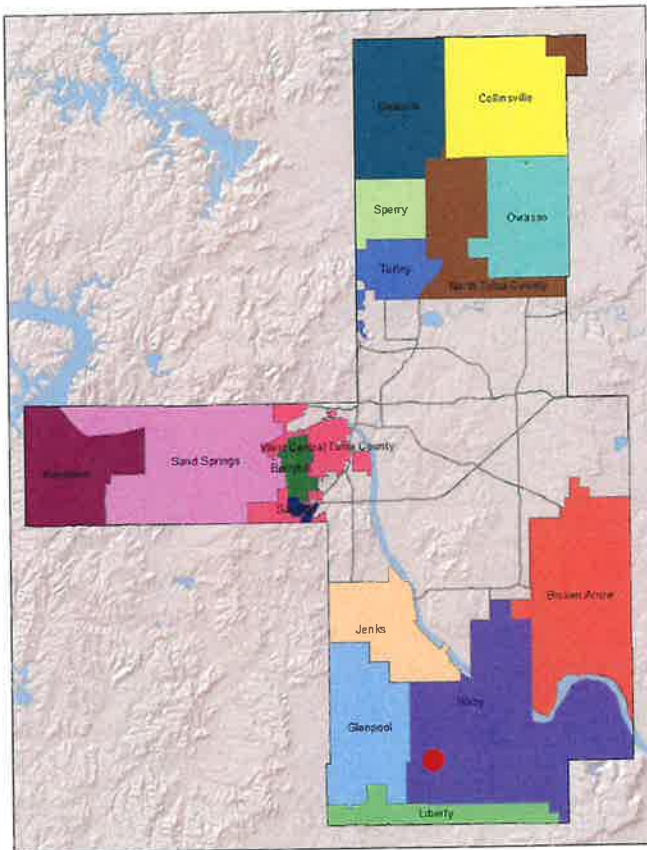
**Owner and Applicant Information:**

**Applicant:** Casey Allison

**Property Owner:** ALLISON, CASEY & KIMBERLEE

**Action Requested:** Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330)

**Location Map:**



**Additional Information:**

**Present Use:** Residence

**Tract Size:** 2.31 acres

**Location:** 17793 S HARVARD AV

**Present Zoning:** AG

**Fenceline/Area:** Bixby

**Land Use Designation:** Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 7333

**CZM:** 66

**CASE NUMBER:** CBOA-3057

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Casey Allison

**ACTION REQUESTED:** Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330)

**LOCATION:** 17793 S HARVARD AV

**ZONED:** AG

**FENCELINE:**

**PRESENT USE:** Residence

**TRACT SIZE:** 2.31 acres

**LEGAL DESCRIPTION:** BEG 825.01N SWC SW TH N165 E660.71 S164.97 W660.69 LESS W50 THEREOF FOR RD SEC 33 17 13 2.31ACS, 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 to the north, south, east and west containing single-family residences and agricultural land.

**STAFF COMMENTS:**

The applicant is before the Board to request a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330)

The Tulsa County Zoning Code requires a minimum of 2 acres for each AG zoned lot and 2.1 acres per dwelling unit on an AG zoned lot. The subject tract is 2.31 acres in area, which would allow for one dwelling, but does not allow for two. The applicant is proposing to build an accessory dwelling unit (ADU) on the lot to function as a pool house and possible as a mother-in-law home in the future.

The applicant provided the statement "Per zoning codes we are not allowed to have an ADU on our property as we only have 2.3 total acres as we are zoned AG. We are asking to build an ADU behind our current residence that will serve as a pool house and will, at some point, serve as a mother-in-law suite for when my mother-in-law is not able to take care of herself."

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

**Sample Motion:**

*"Move to \_\_\_\_\_ (approve/deny) a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330).*

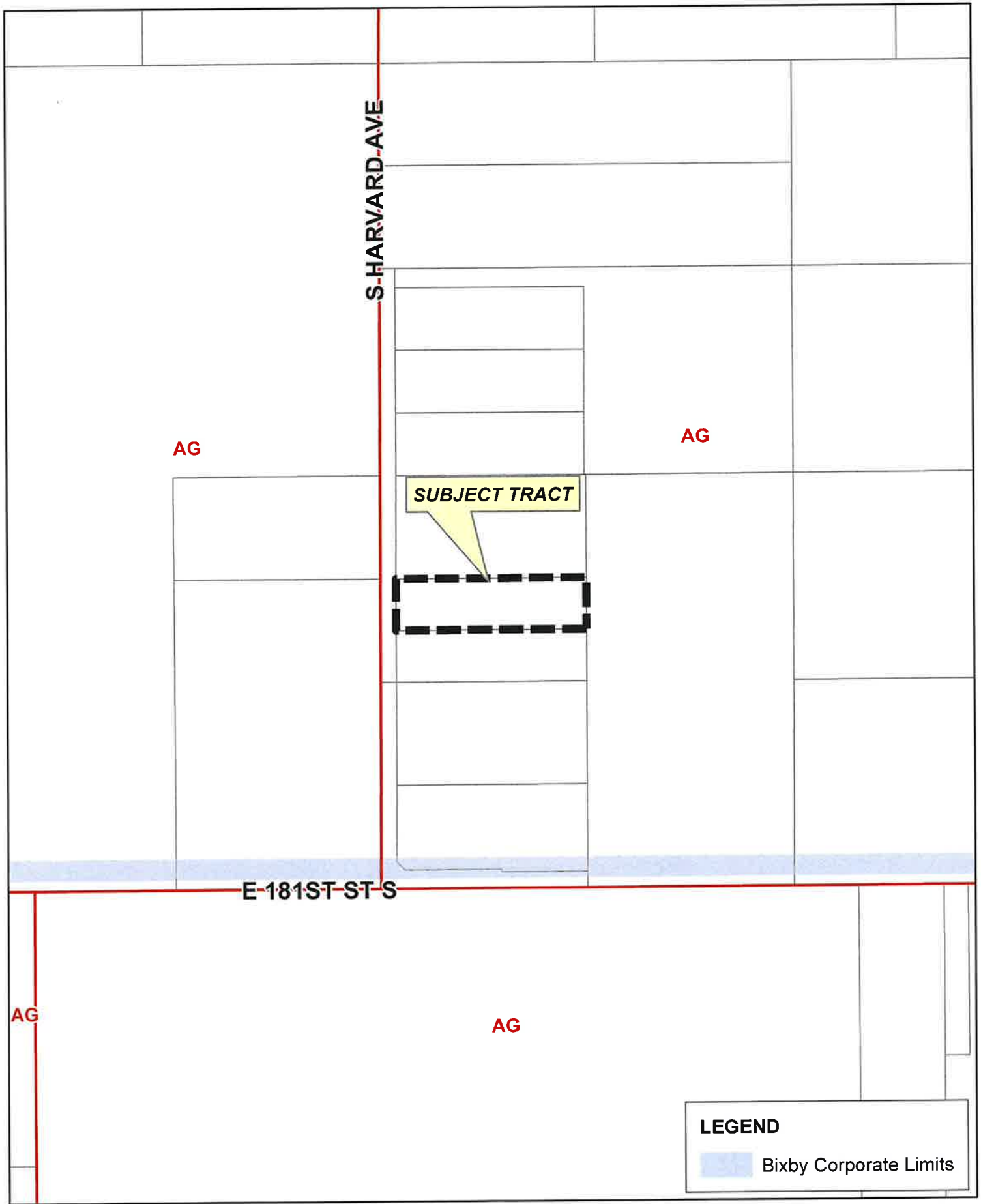
*Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.*




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

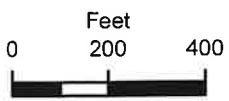
Finding the hardship to be \_\_\_\_\_.

*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.*



**LEGEND**

 Bixby Corporate Limits



**CBOA-3057**

17-13 33

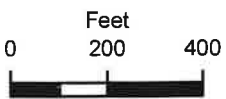


CBOA-3057 8.4



S HARVARD AVE

E 181ST ST S



 Subject Tract

**CBOA-3057**

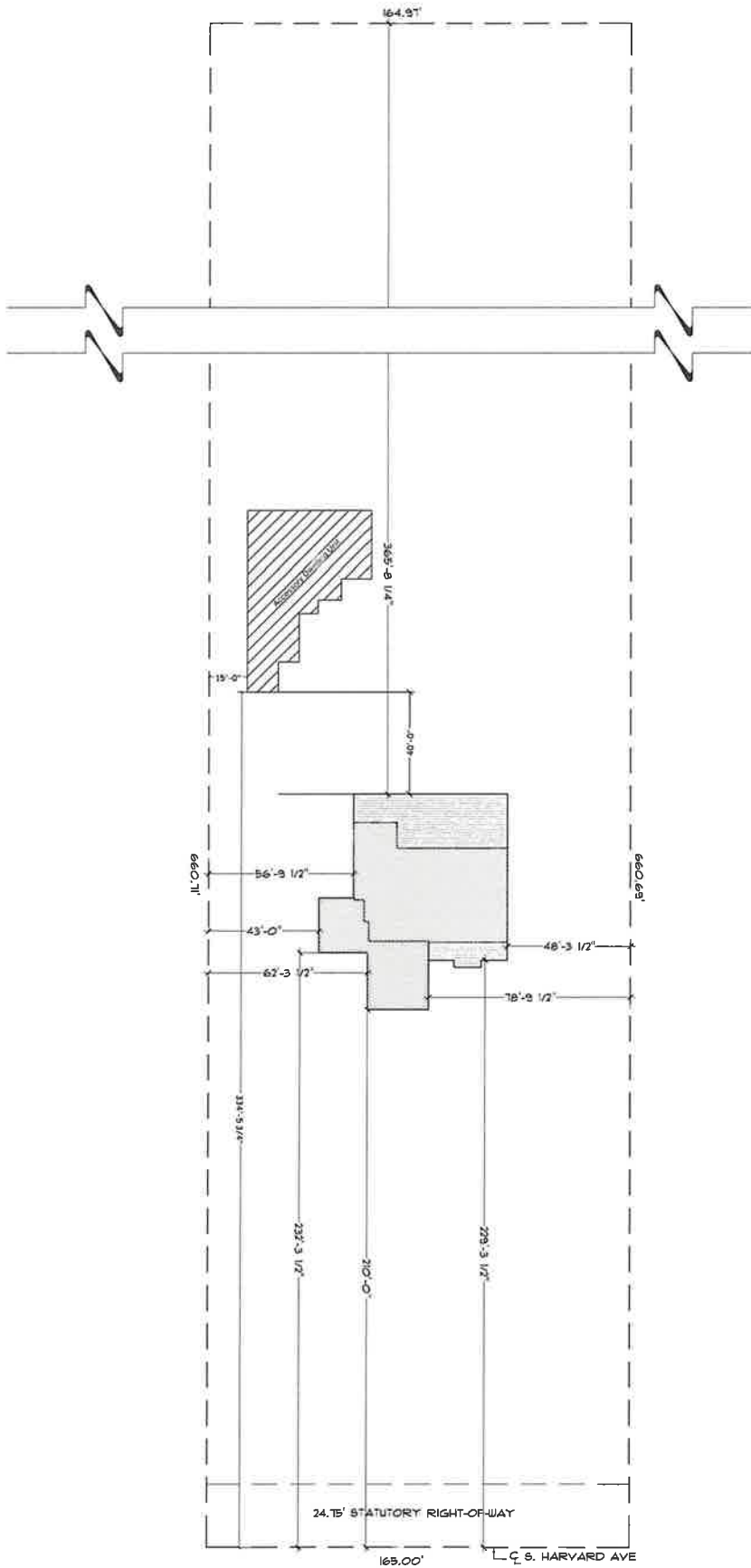
17-13 33

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

Aerial Photo Date: 2020/2021



CBOA-3057 8.5



1 Architectural Site Plan  
1 of 25

C.O.I

OWNER: DAVID	DATE: 04/14/2016
LIBRARY:	

CONSTRUCTION MANAGER:

PROJECT FOR:  
**The Allison Residence**  
 'Pool House'  
 17793 S Harvard Ave.  
 Mounds, OK 74047

WSP HOMES

17793 S HARVARD AVE  
 MOUNDS, OK 74047  
 405.865.0000

This design plan (if any) has been prepared by WSP Homes, LLC (WSP) under the supervision of certain of its licensed employees. The use of this plan by the customer and any contractor working for the customer and customer is made subject to the following limiting conditions: (1) WSP and its liability insurance do not provide or guarantee contractor performance or the final results of the responsibility of customer and contractor contractor. (2) WSP and its liability insurance do not provide or guarantee contractor performance or the final results of the responsibility of customer and contractor contractor. (3) WSP and its liability insurance do not provide or guarantee contractor performance or the final results of the responsibility of customer and contractor contractor.

**CBOA 3057-86**

Tulsa County Board of Adjustments

Re: Special Exception Variance – Accessory Dwelling Unit

Per zoning codes we are not allowed to have an ADU on our property as we only have 2.3 total acres as we are zoned for AG. We are asking to build an ADU behind our current residence that will serve as a Pool house and will at some point serve as a mother-in-law suite for when my mother-in-law is not able to take care of herself. We want to give her a comfortable place to live and be secure in knowing that we are right there if anything arises. This will never be a rental property or someone living in it full time besides her whenever that time comes. My wife and I have talked to our neighbors on both sides of our property and they have not expressed any type of concern. We have decided to build this on the north side of our property as the Lewis family is further away to the north and won't be a hindrance to anyone. The building will match the color and materials of the primary home. It is set back approximately 40' to the east of the primary home.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Casey Allison". The signature is fluid and cursive, with a long horizontal stroke at the end.

Casey Allison



**Case Number:** CBOA-3058

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

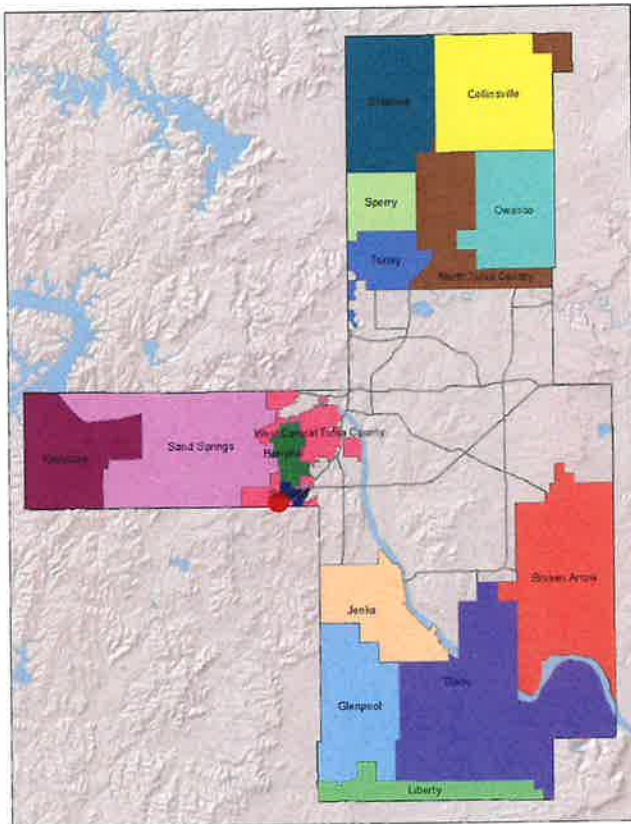
**Owner and Applicant Information:**

**Applicant:** Andres Vazquez

**Property Owner:** REYES, JOCELYN JANNETH &

**Action Requested:** Special Exception to permit a manufactured home in an RS district (Section 410).

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** 0.09 acres

**Location:** 6412 W 60 ST S

**Present Zoning:** RS

**Fenceline/Area:** West Central Tulsa County

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

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9232

**CZM:** 45

**CASE NUMBER: CBOA-3058**

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Andres Vazquez

**ACTION REQUESTED:** Special Exception to permit a manufactured home in an RS district (Section 410).

**LOCATION:** 6412 W 60 ST S

**ZONED:** RS

**FENCELINE:** West Central Tulsa County

**PRESENT USE:** Vacant

**TRACT SIZE:** 0.09 acres

**LEGAL DESCRIPTION:** LT 6 & N7.5 VAC ALLEY ADJ ON S BLK 8, NEW TANEHA Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**

**Surrounding Property:**

**CBOA-2917 September 2021:** Special Exception to permit a single-wide mobile home in an RS district (Section 410).

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

**STAFF COMMENTS:**

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

The site contains 0.09 acres. There are several manufactured homes in the general vicinity of the subject tract, with most being located in AG zoned property to the south located in Creek County.

A special exception is required as the proposed mobile home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.

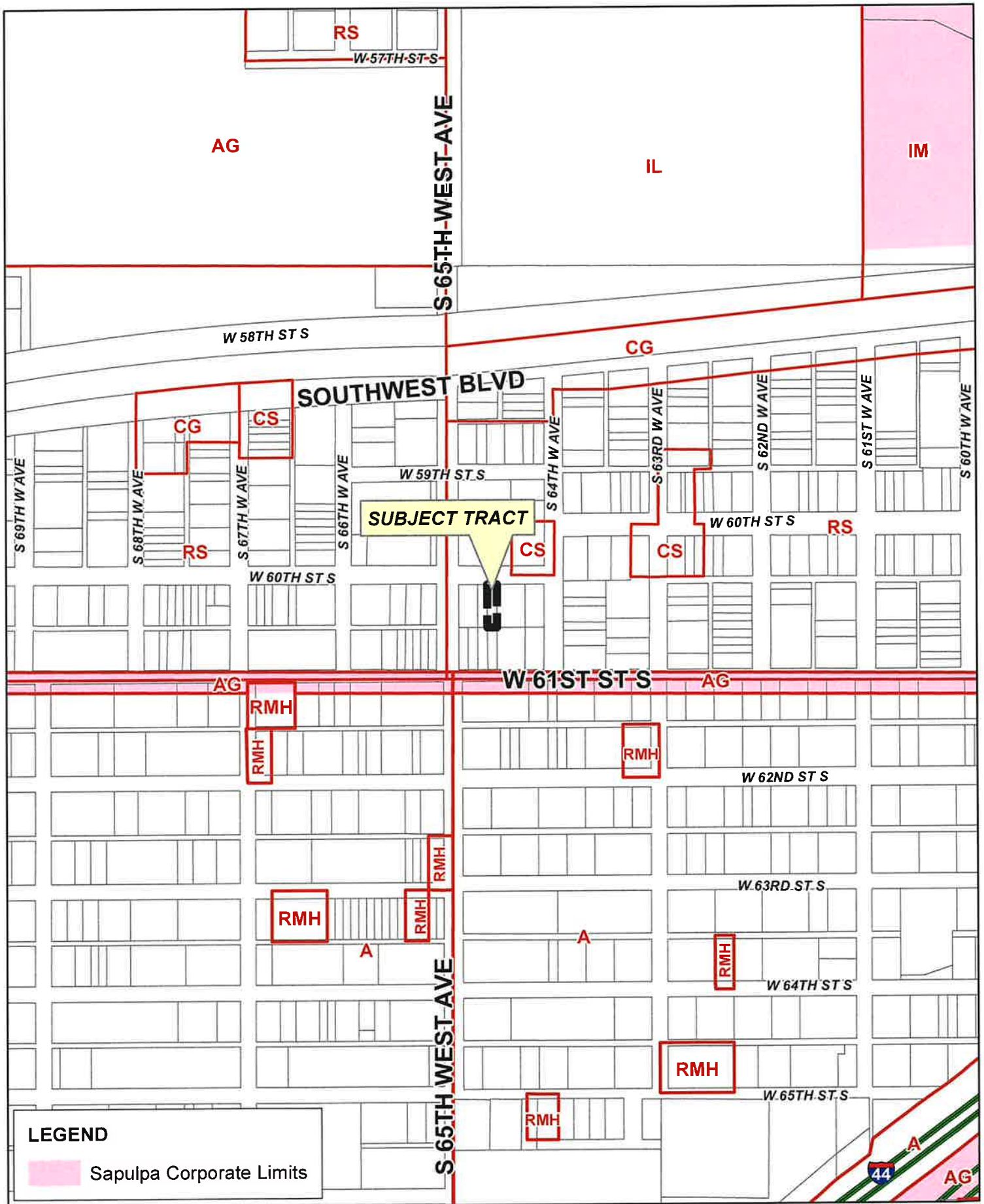
***Sample Motion:***

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

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

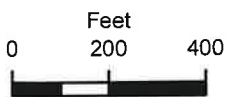
*In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*





**LEGEND**

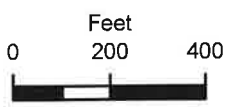
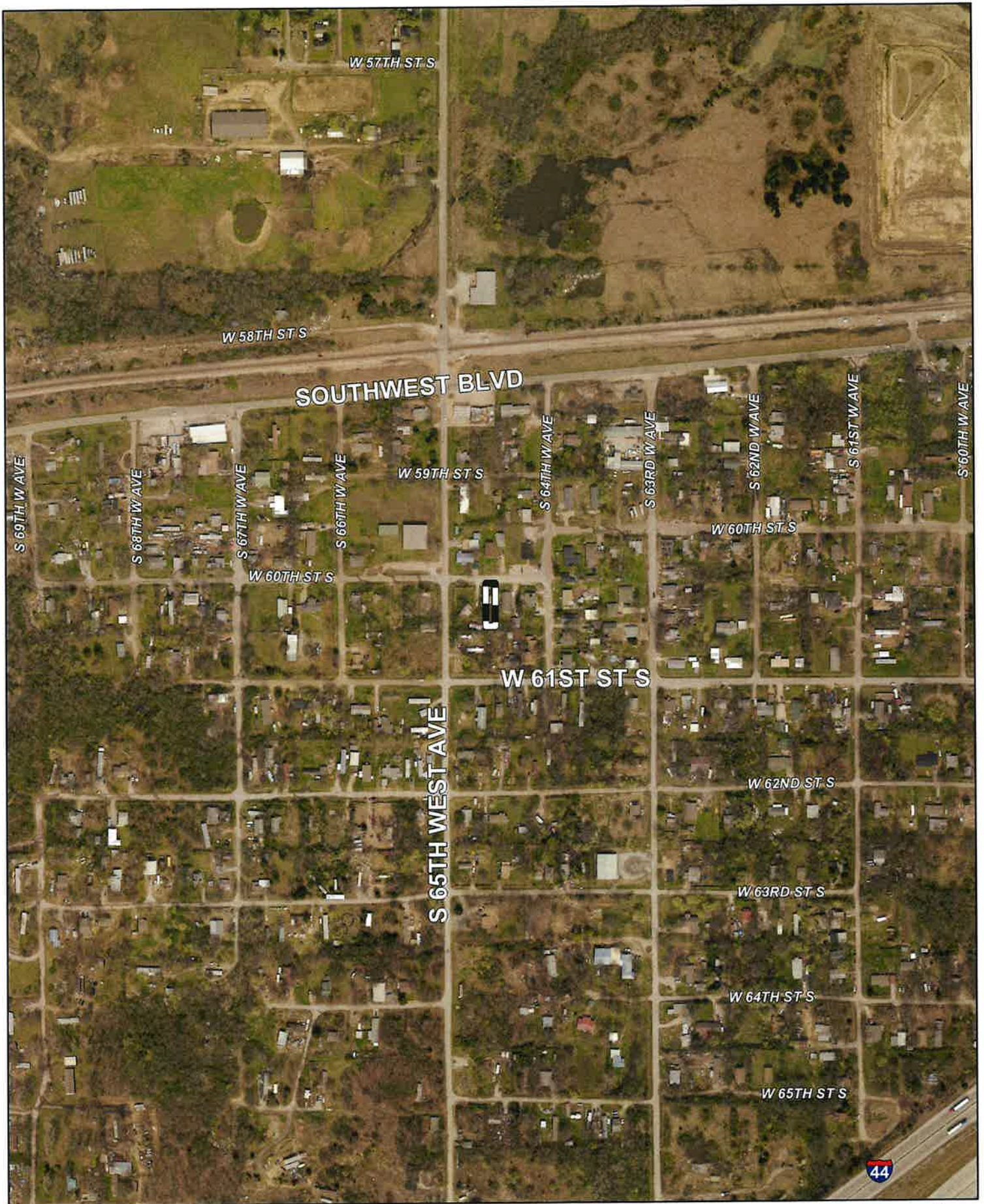
 Sapulpa Corporate Limits



**CBOA-3058**

19-12 32





 Subject Tract

**CBOA-3058**

19-12 32

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

Aerial Photo Date: 2020/2021



CBOA-3058 9.5

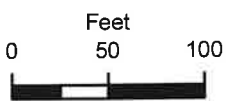


W 59TH ST S

S 64TH W AVE

S 65TH WEST AVE

W 61ST ST'S



**CBOA-3058**

19-12 32

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

Aerial Photo Date: 2020/2021



CBOA-3058 9.6



**Case Number:** CBOA-3059

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

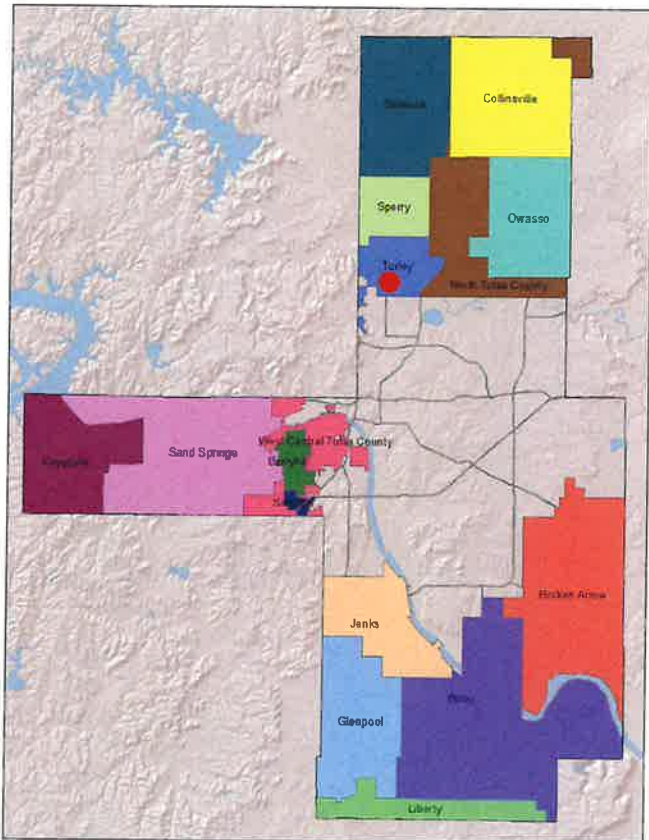
**Owner and Applicant Information:**

**Applicant:** Anna Blue

**Property Owner:** BLUE, ANNA RAYLYNN

**Action Requested:** special exception to permit a single-wide manufactured home in an RS District.

**Location Map:**



**Additional Information:**

**Present Use:** vacant

**Tract Size:** 0.16 acres

**Location:** 6511 N QUINCY AV E

**Present Zoning:** RS

**Fenceline/Area:** Turley

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

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 198

**CZM:** 22

**CASE NUMBER: CBOA-3059**

**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Anna Blue

**ACTION REQUESTED:** special exception to permit a single-wide manufactured home in an RS District.

**LOCATION:** 6511 N QUINCY AV E

**ZONED:** RS

**FENCELINE:** Turley

**PRESENT USE:** vacant

**TRACT SIZE:** 0.16 acres

**LEGAL DESCRIPTION:** LT 9 BLK 13, GOLDEN HILL SECOND ADDN Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**

**Subject Property:**

**CBOA-1555 March 1998:** The Board approved a Special Exception for a mobile home in an RS district. Variance of the minimum lot width from 60 ft to 50 ft.

**Surrounding Property:**

**CBOA-1920 December 2001:** The Board approved a Special Exception for a mobile home in an RS district.

**CBOA-2093 April 2004:** The Board approved a Variance of the allowable square footage for an accessory building from 1,200 sf previously approved (CBOA-1935) to 1,700 sf.

**CBOA-1935 February 2002:** The Board approved a Variance of the allowable square footage for an accessory building from 750 sf to 1,200 sf.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is

**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 tract contains 0.16 acres in area. The Board had previously approved a special exception (CBOA-1555) for a mobile home in an RS district on the subject lot as well as for additional locations near the subject tract. A special exception is required as the proposed mobile home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

*If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.*

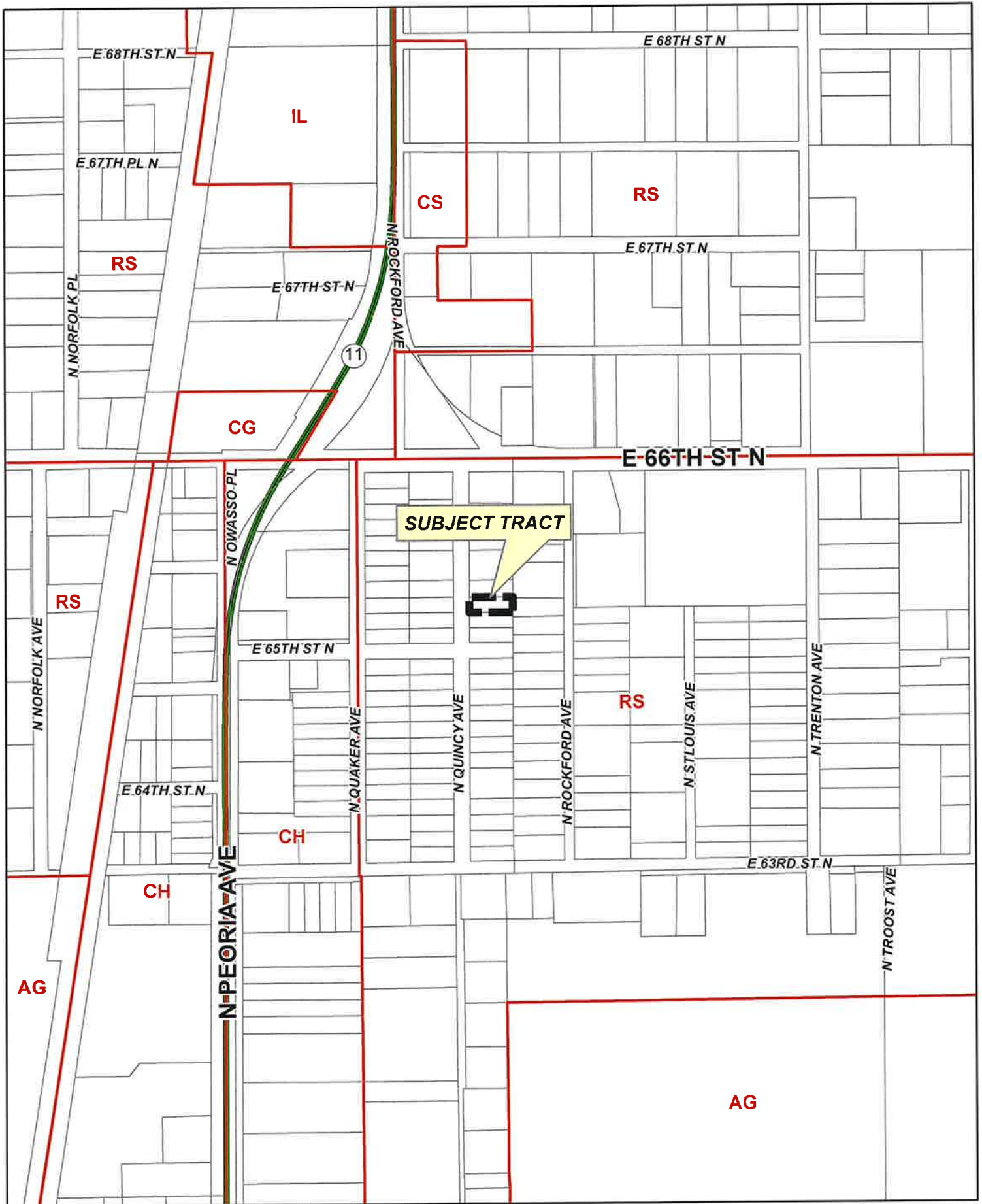
**Sample Motion:**

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

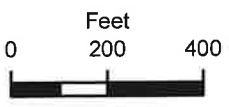
*Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.*

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

*In granting a Special Exception, the Board must find that 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-3059**

20-13 06



CBOA-3059 10.4



Subject  
Tract

**CBOA-3059**

20-13 06

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

Aerial Photo Date: 2020/2021



CBOA-3059 10.5



E 66TH ST N

N QUINCY AVE

N ROCKFORD AVE

E 65TH ST N



Subject Tract

**CBOA-3059**

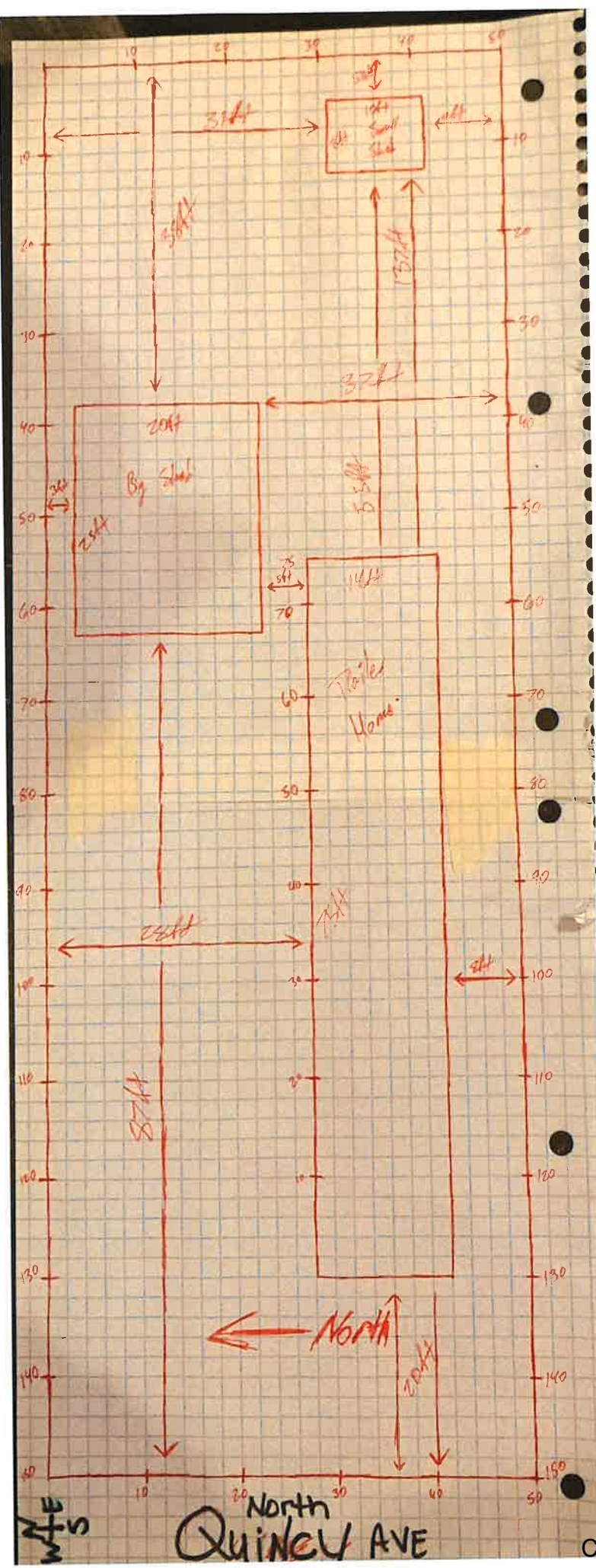
20-13 06

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

Aerial Photo Date: 2020/2021



CBOA-3059 10.6





**Case Number:** CBOA-3060

**Hearing Date:** 04/18/2023 1:30 PM

**Case Report Prepared by:**

Jay Hoyt

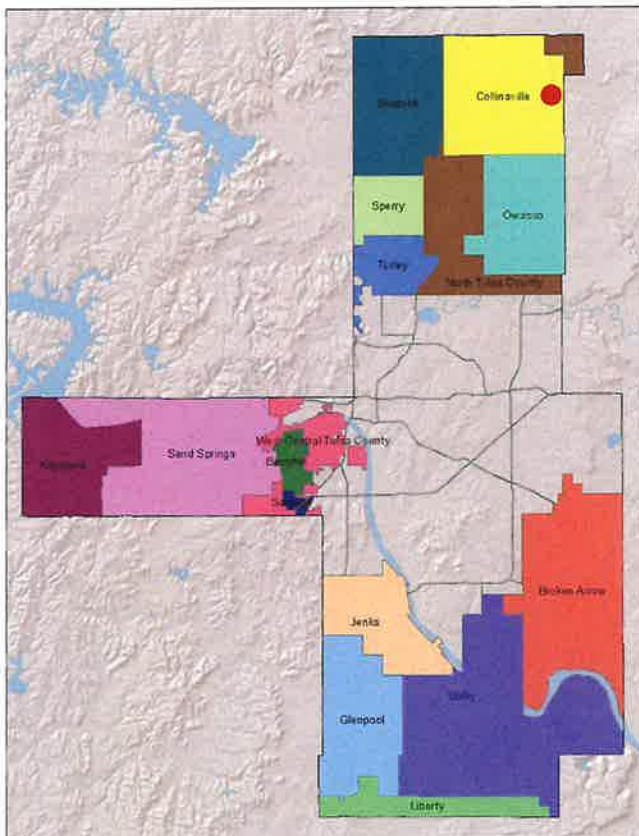
**Owner and Applicant Information:**

**Applicant:** Tony Atzbach

**Property Owner:** COPPEDGE FAMILY REV TRUST

**Action Requested:** Use variance to permit Other Trades and Services (Use Unit 15) on an AG zoned lot. Use Variance to permit Storage (Use Unit 23) in an AG zoned lot. (Section 310)

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** 2.13 acres

**Location:** E of the NEC N 137th E Ave and E 156th St N

**Present Zoning:** AG

**Fenceline/Area:** Collinsville

**Land Use Designation:** Residential

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 2416  
**CZM:** 75, 4

**CASE NUMBER: CBOA-3060**  
**CASE REPORT PREPARED BY:** Jay Hoyt

**HEARING DATE:** 04/18/2023 1:30 PM

**APPLICANT:** Tony Atzbach

**ACTION REQUESTED:** Use variance to permit Other Trades and Services (Use Unit 15) on an AG zoned lot. Use Variance to permit Storage (Use Unit 23) in an AG zoned lot (Section 310).

**LOCATION:** E of the NEC N 137th E Ave and E 156th St N

**ZONED:** AG

**FENCELINE:** Collinsville

**PRESENT USE:** Vacant

**TRACT SIZE:** 2.13 acres

**LEGAL DESCRIPTION:** BEG 1988.41W SECR SEC 16 TH W281.59 N330 E281.59 S330 POB SEC 16 22 14 2.133ACS, Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned AG and abuts AG zoning to the north, south and east containing single-family residences and to the west by IL zoning containing a commercial business which is currently operated by the applicant.

**STAFF COMMENTS:**

The applicant is before the Board to request a Use variance to permit Other Trades and Services (Use Unit 15) on an AG zoned lot. Use Variance to permit Storage (Use Unit 23) in an AG zoned lot (Section 310).

The applicant currently has a septic service business located on the lot immediately to the west of the subject tract. The lot where the current business resides is located within the City of Collinsville. They are seeking the two requested use variances in order to expand the existing business onto the subject lot, which is located in unincorporated Tulsa County. They are wishing to add an office for staff and storage area for supplies and equipment.

The applicant has provided the statement "Our company needs to add a building to office our staff and add additional warehouse space. Our office staff is currently in a different county causing our employees additional miles to drive to work. Our current building/operation has no more room for office and warehouse space. Thank you for your consideration of this issue"

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

**Sample Motion:**

"Move to \_\_\_\_\_ (approve/deny) a Use variance to permit Other Trades and Services (Use Unit 15) on an AG zoned lot. Use Variance to permit Storage (Use Unit 23) in an AG zoned lot (Section 310).

CBOA-3060 11.2

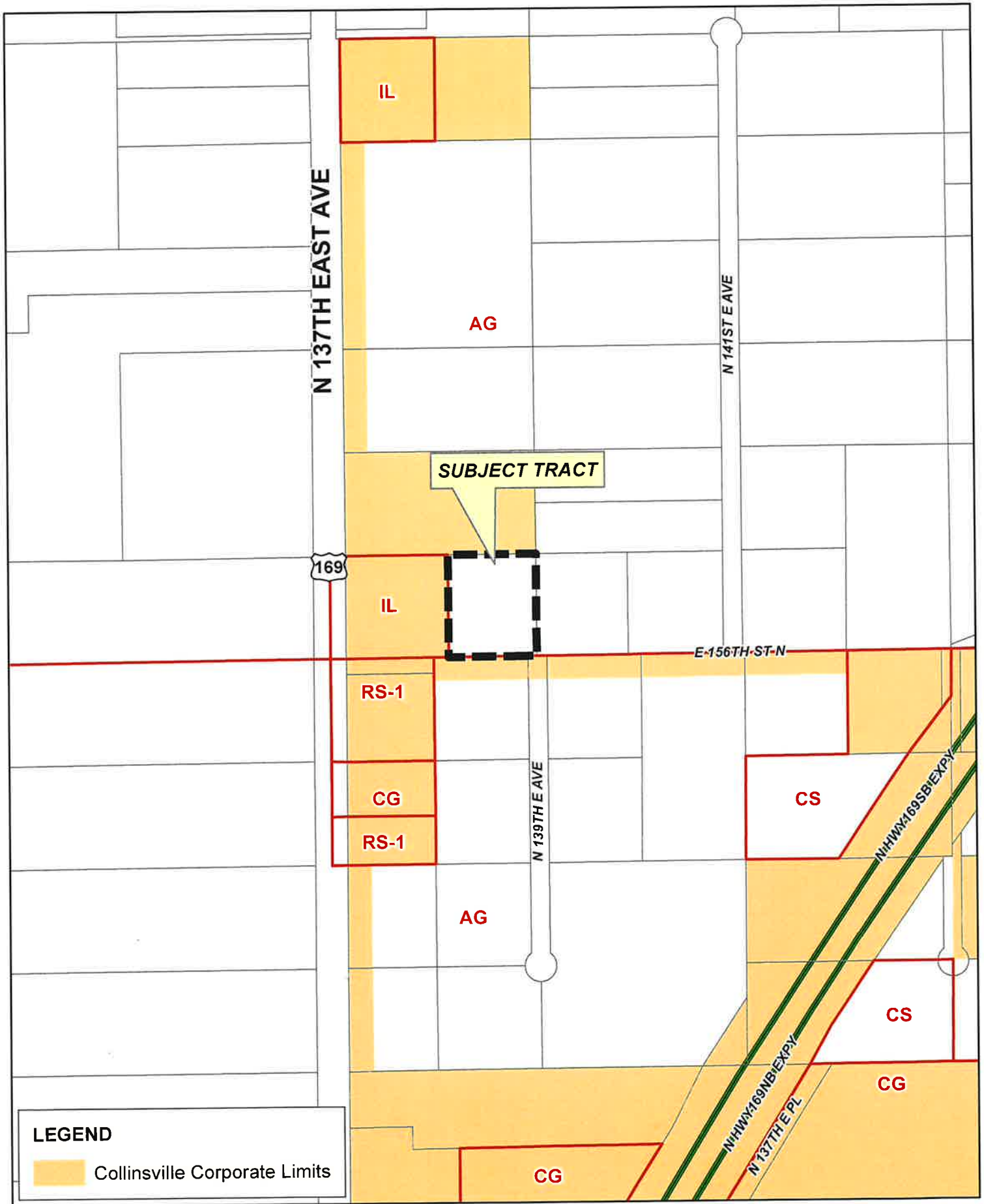
REVISED 4/10/2023

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

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

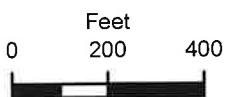
*Finding the hardship to be \_\_\_\_\_.*

*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.*



**LEGEND**

 Collinsville Corporate Limits



**CBOA-3060**

22-14 16





N 137TH EAST AVE

N 141ST AVE

169

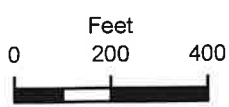


E 156TH ST N

N 139TH AVE

N HWY 169 SB EXPY

N HWY 169 NB EXPY



Subject Tract

**CBOA-3060**

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

Aerial Photo Date: 2020/2021



22-14 16

CBOA-3060 11.5



**E 156TH ST N**

**N 139TH E AVE**



**Subject Tract**

**CBOA-3060**

22-14 16

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

*Aerial Photo Date: 2020/2021*



CBOA-3060 11.6



