

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday November 21, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 525

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of October 17, 2023 (Meeting 524).

UNFINISHED BUSINESS

2. **CBOA - 3091 - Timothy Merrill**

Action Requested:

Use Variance to allow Use Unit 15, Other Trades and Services to permit a personal shop building as the primary use (Section 410). Variance of the street frontage from 30' to 0' (Section 207). Variance for size of an accessory building in an RS district from 750 sf (Section 410). **Location:** 4315 W 46th St S

3. **CBOA - 3102 - Luis Raul Hernandez Galindo**

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410)
Location: 6314 N Trenton Ave

4. **CBOA - 3110 – John Wilson**

Action Requested:

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 3719 S 60th W Ave

NEW APPLICATIONS

5. **CBOA – 3113 - Linda C. Morton**

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district to permit a lot split (Section 207). **Location:** 2652 E 171st St S

6. **CBOA – 3114 - John Neffendorf**

Action Requested:

Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310).
Location: E of NEC W 161st St S and Hwy 75

7. **CBOA – 3115 - Jerusha Daniel**

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 17120 W Wekiwa RD

8. **CBOA – 3116 - Camps Construction**

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 8150 N 70th E Ave

9. **CBOA – 3117 - 2235 State RE Partners, LLC**

Action Requested:

Variance to permit a detached accessory building in the side yard in the RE district (Section 420.2.A.2) **Location:** 1821 E 66th St N

10. **CBOA – 3119 - T & S Harmon Properties LLC**

Action Requested:

Variance of the all-weather surface material requirement for parking (Section 1340.D). **Location:** 10505 N Garnett Rd

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsaplanning.org

E-mail: 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.



Case Number: CBOA-3091

Hearing Date: 11/21/2023 1:30 PM
(Continued from 08/15/2023 & 09/19/2023 & 10/17/2023)

Case Report Prepared by:

Jay Hoyt

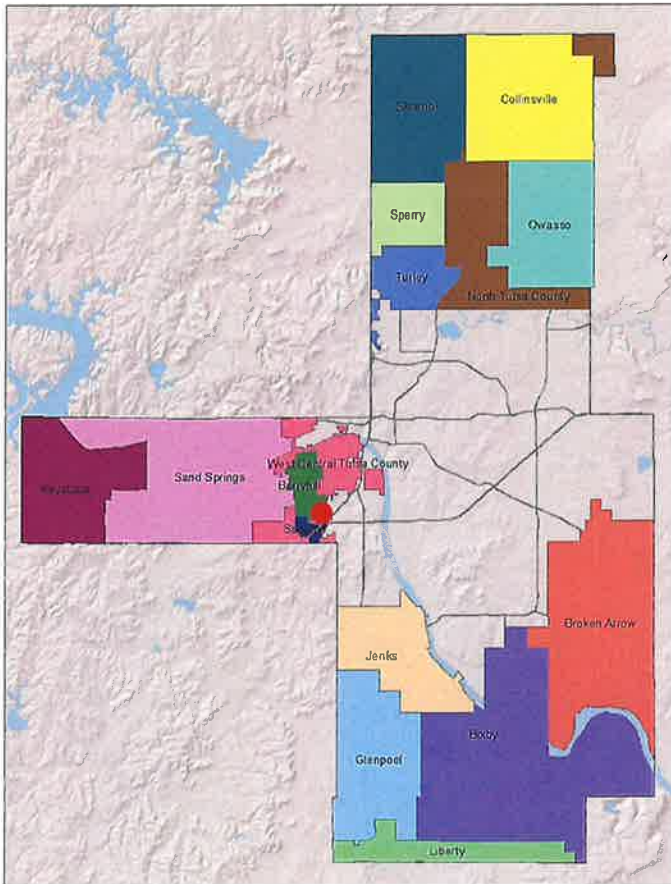
Owner and Applicant Information:

Applicant: Timothy Merrill

Property Owner: MERRILL, TIMOTHY JOEL

Action Requested: Use Variance to allow Use Unit 15, Other Trades and Services to permit a personal shop building as the primary use (Section 410). Variance of the street frontage from 30' to 0' (Section 207). Variance for size of an accessory building in an RS district from 750 sf (Section 410).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 2.14 acres

Location: 4315 W 46 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: 9228

CZM: 45

CASE NUMBER: CBOA-3091

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM (Continued from 08/15/2023, 09/19/2023 & 10/17/2023)

APPLICANT: Timothy Merrill

ACTION REQUESTED: Use Variance to allow Use Unit 15, Other Trades and Services to permit a personal shop building as the primary use (Section 410). Variance of the street frontage from 30' to 0' (Section 207). Variance for size of an accessory building in an RS district from 750 sf (Section 410).

LOCATION: 4315 W 46 ST S

ZONED: RS

FENCELINE: West Central Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 2.14 acres

LEGAL DESCRIPTION: LT 2 BLK 2, YARGEE HOMESITE ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-2919 September 2021: The Board approved a 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 currently vacant. The site abuts RS zoning to the North containing single-family residences, RS zoning to the East containing vacant land, to the West by IL zoning containing vacant land and to the South by IM zoning containing vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow Use Unit 15, Other Trades and Services to permit a personal shop building as the primary use (Section 410), a Variance of the street frontage from 30' to 0' (Section 207) and a Variance for size of an accessory building in an RS district from 750 sf (Section 410).

The applicant intends to build a shop on the subject property for their own personal use. The zoning code requires accessory buildings in the RS district to be associated with a residence. No residence currently exists there, so the proposed shop would be considered the primary use of the lot. As a primary use, a shop would fall under Use Unit 15, which is not permitted in the RS district, therefore a Use Variance would be required for the shop to be located on the lot, without a residence. Additionally, the floor area of the proposed shop is approximately 2,970 sf. The zoning code limits accessory buildings in an RS district to 750 sf.

The subject property does not have frontage onto a public street, as required by the zoning code, which requires a minimum of 30 ft of frontage. The site is currently accessed via a dirt road that comes off of S 45th W Ave.

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 Use Unit 15, Other Trades and Services to permit a personal shop building as the primary use (Section 410), a Variance of the street frontage from 30' to 0' (Section 207) and a Variance for size of an accessory building in an RS district from 750 sf (Section 410).

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

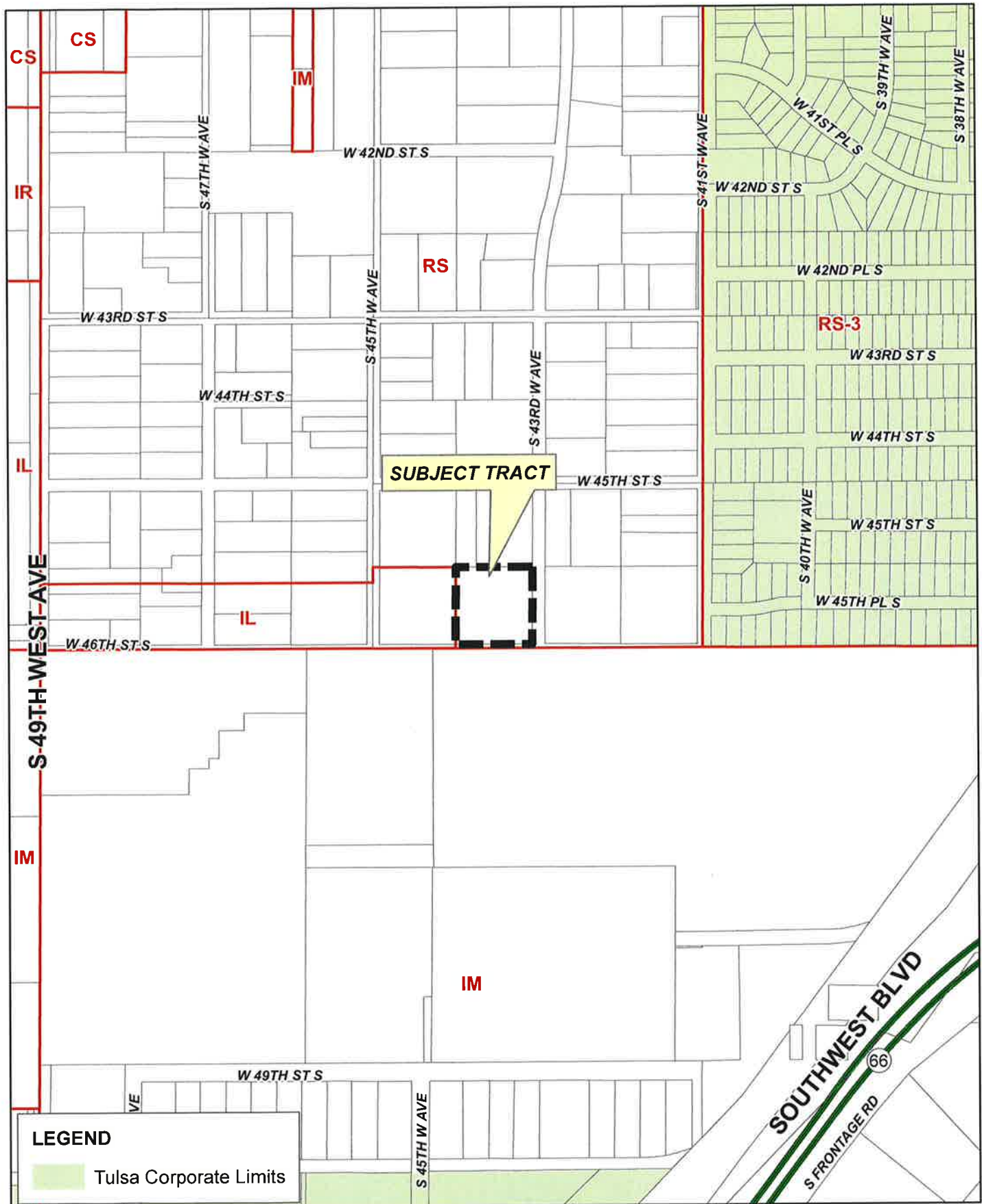
Subject to the following conditions, if any: _____.

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



View of current access to subject lot looking East from S 45th W Ave



CBOA-3091

19-12 28





S 49TH WEST AVE

W 43RD ST S

W 44TH ST S

W 46TH ST S

W 49TH ST S

W 42ND ST S

S 45TH W AVE

S 43RD W AVE

W 45TH ST S

S 41ST W AVE

W 42ND ST S

W 42ND PL S

W 43RD ST S

W 44TH ST S

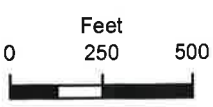
W 45TH ST S

W 45TH PL S

S 39TH W AVE

S 38TH W AVE

SOUTHWEST BLVD
66
S FRONTAGE RD



 Subject Tract

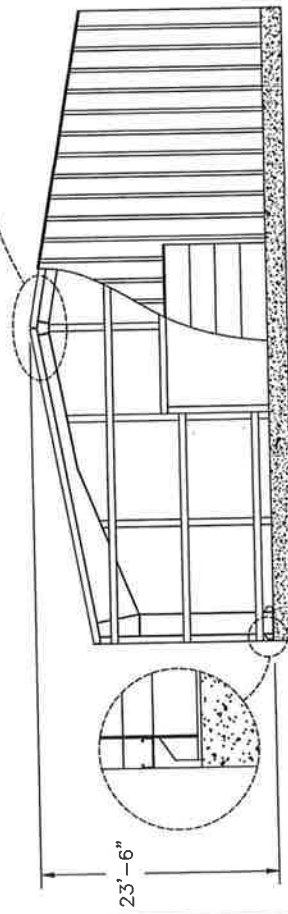
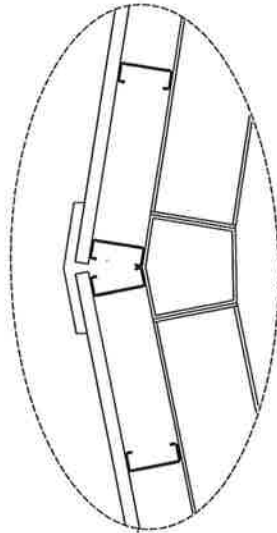
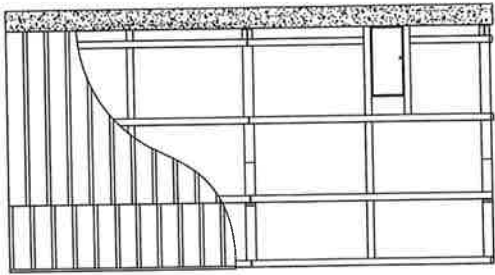
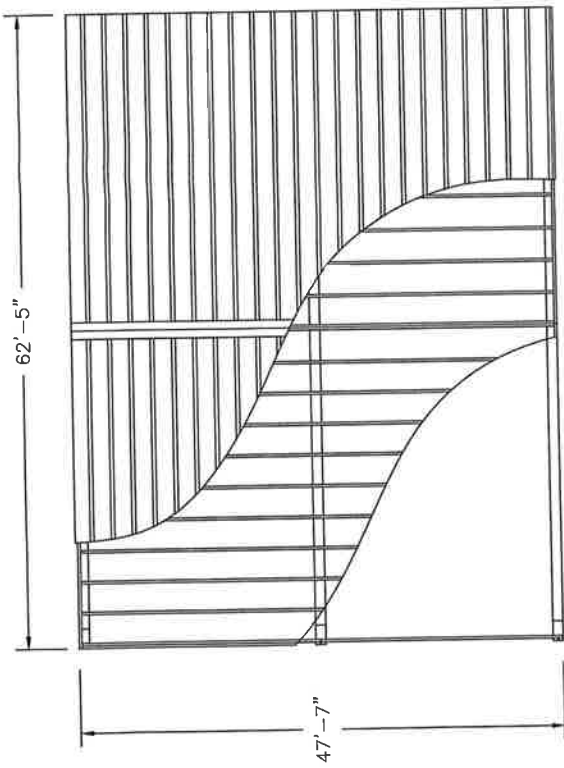
CBOA-3091

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

Aerial Photo Date: 2023

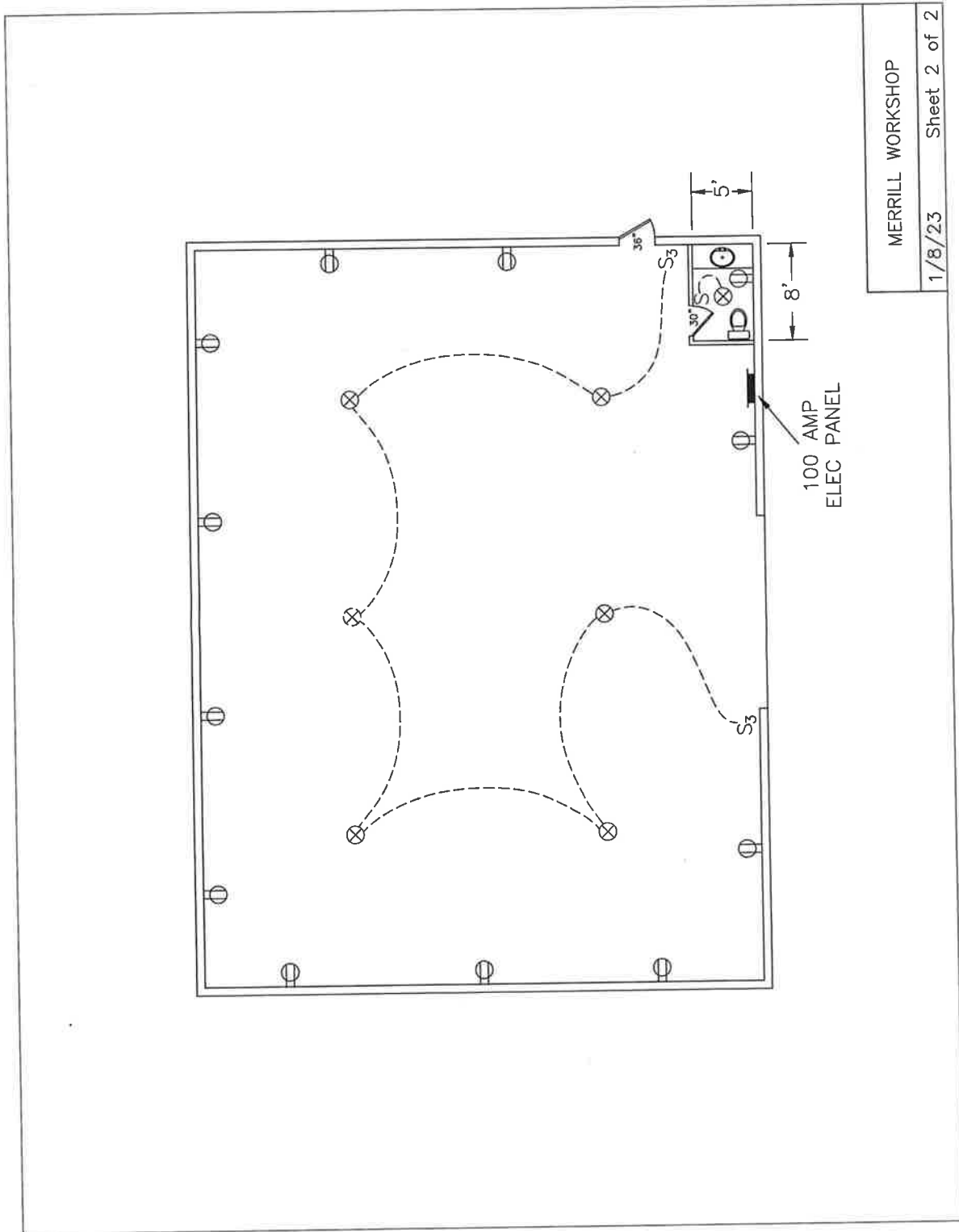


19-12 28

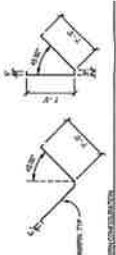


MERRILL WORKSHOP

1/8/23 Sheet 1 of 2



- GENERAL FOUNDATION NOTES**
1. SEE GENERAL SHEET NOTES AND ANY NOTES TO THIS SHEET.
 2. SEE SHEET 3091 FOR CONCRETE NOTES.
 3. SEE SHEET 3091 FOR REINFORCEMENT NOTES.
 4. SEE MECHANICAL AND ELECTRICAL NOTES FOR USE AND LOCATION OF MECHANICAL AND ELECTRICAL SERVICES.
 5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION TO PREVENT WATER FROM ACCUMULATING IN ANY UNDESIRABLE AREAS.
 6. SEE SHEET 3091 FOR REINFORCEMENT AT REINFORCEMENT CORNERS AND JOINTS.
 7. PREPARE FLOOR REFERENCE ELEVATION = 102.2. TYPICAL FLOOR SLAB SHALL BE 12" THICK CONCRETE ON 4" GRANULAR FILL ON 12" COMPACTED SUBGRADE.
 8. CONTROL JOINTS (C.J.) AND WALL JOINTS (W.J.) SHALL BE SPACED MORE THAN 15' O.C. AND THE JOINTS SHALL BE PROPERLY REINFORCED.
 9. TOP OF EXTERIOR FOOTING (TOP) = 89' 11" O.D.



FOOTING OR FOUNDATION SHALL BE CONSTRUCTED TO SUPPORT THE DESIGN LOADS. THEREFORE FOUNDATION IS DESIGNING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL SOIL CONDITIONS AND PROVIDING THE NECESSARY FOUNDATION SYSTEM TO ACCOMMODATE ACTUAL SITE CONDITIONS.

REINFORCEMENT SHALL BE CONSTRUCTED TO SUPPORT THE DESIGN LOADS. THEREFORE FOUNDATION IS DESIGNING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL SOIL CONDITIONS AND PROVIDING THE NECESSARY FOUNDATION SYSTEM TO ACCOMMODATE ACTUAL SITE CONDITIONS.

EXTERIOR FOOTING SCHEDULE

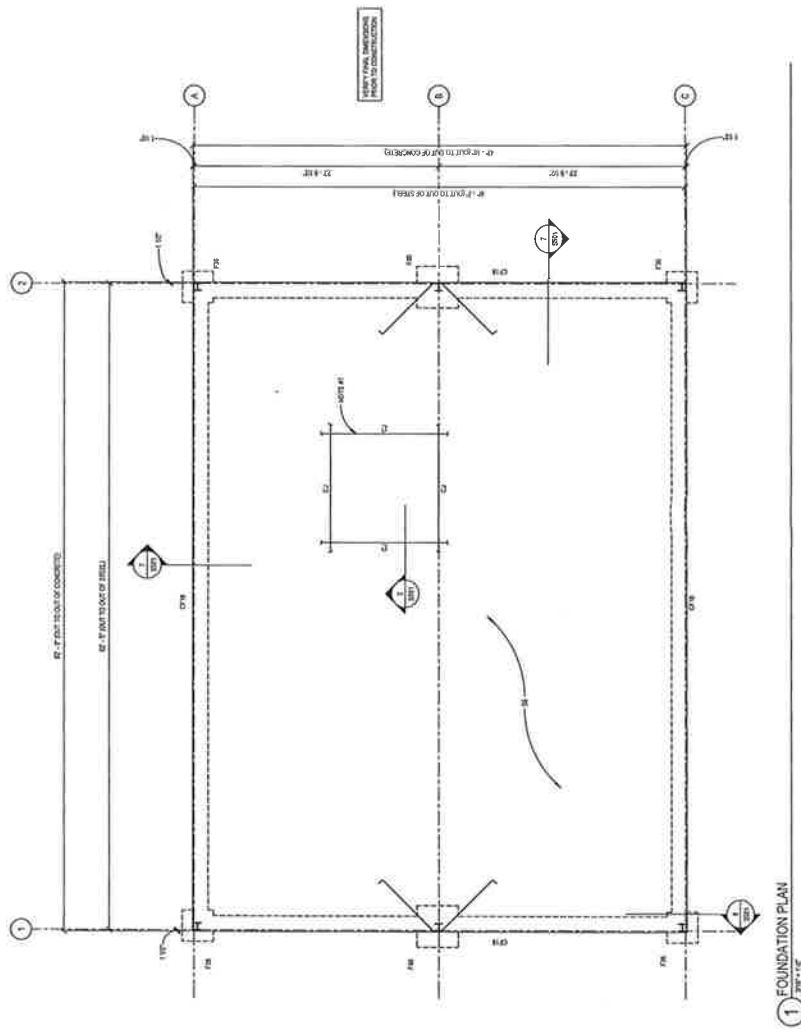
MARK	TYPE	SECTION	REINFORCEMENT
1	12" x 12"	1'-0" x 1'-0"	4#4 @ 12" O.C.
2	12" x 12"	1'-0" x 1'-0"	4#4 @ 12" O.C.

CONCRETE FOOTING SCHEDULE

MARK	TYPE	SECTION	REINFORCEMENT
1	12" x 12"	1'-0" x 1'-0"	4#4 @ 12" O.C.
2	12" x 12"	1'-0" x 1'-0"	4#4 @ 12" O.C.

SLAB ON GRADE SCHEDULE

MARK	TYPE	SECTION	REINFORCEMENT
1	12" x 12"	1'-0" x 1'-0"	4#4 @ 12" O.C.
2	12" x 12"	1'-0" x 1'-0"	4#4 @ 12" O.C.

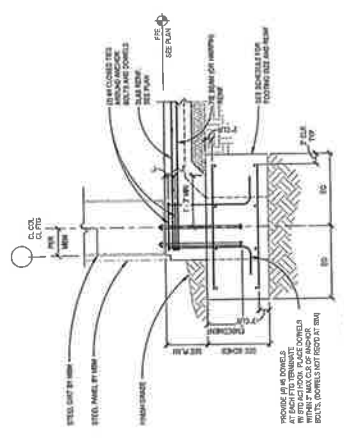


1 FOUNDATION PLAN
1/8" = 1'-0"

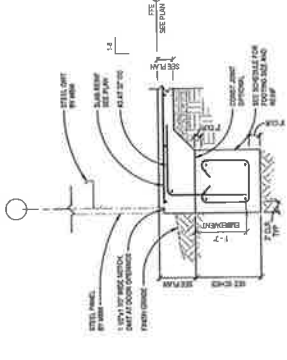




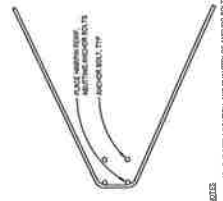
Checked by:	
Reviewed by:	
Client Project No.:	23395
Date:	06.08.2023
Scale:	AS SHOWN
Sheet:	S501



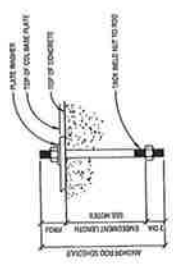
8 FOUNDATION DETAIL
3/4" = 1'-0"



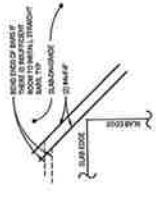
7 FOUNDATION DETAIL
3/4" = 1'-0"



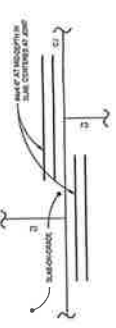
6 ANCHOR ROD AT HAIRPIN
3/4" = 1'-0"



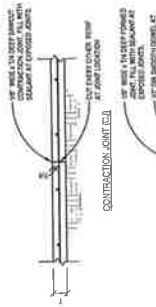
5 ANCHOR RODS
3/4" = 1'-0"



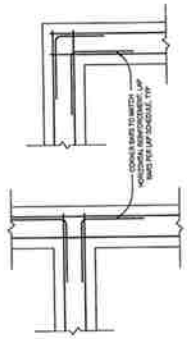
4 TYP RE-ENTRANT CORNER BAR
3/4" = 1'-0"



3 REINFORCING AT SLAB JOINT
3/4" = 1'-0"



2 SLAB JOINTS
3/4" = 1'-0"



1 CORNER BAR REINFORCING
3/4" = 1'-0"

NOTES:
1. ANCHOR RODS SHALL MEET THE REQUIREMENTS OF AISC 308 (SECTION 13.2.2) FOR WELDED CONNECTIONS.
2. ANCHOR RODS SHALL BE WELDED TO THE REBAR WITH AN EPOXY-BASED WELDING MATERIAL.
3. ANCHOR RODS SHALL BE WELDED TO THE REBAR WITH AN EPOXY-BASED WELDING MATERIAL.
4. ANCHOR RODS SHALL BE WELDED TO THE REBAR WITH AN EPOXY-BASED WELDING MATERIAL.

NOTES:
1. SEE FOUNDATION DETAIL FOR ANCHOR ROD INFORMATION INCLUDING:
2. THE ANCHOR RODS SHALL BE WELDED TO THE REBAR WITH AN EPOXY-BASED WELDING MATERIAL.
3. ANCHOR RODS SHALL BE WELDED TO THE REBAR WITH AN EPOXY-BASED WELDING MATERIAL.

NOTES:
1. CORNER BARS TO MATCH REBAR AT JOINT OF CONCRETE.
2. CORNER BARS TO MATCH REBAR AT JOINT OF CONCRETE.

W 45th St W 45th St W 45th St W 45th St W 45th St W 45th St W 45th St

4370

4375

4504

W 45th St

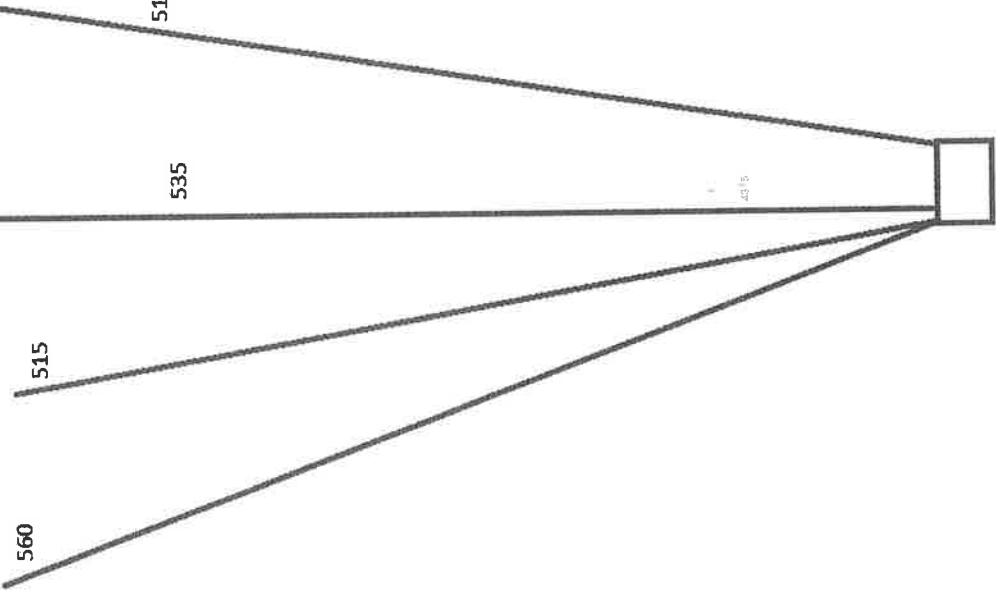
4375



4322

W 45th St

4460



Distance To Nearest Residences

Hoyt, Jay

From: Joel Merrill <joel.merrill@gmail.com>
Sent: Thursday, May 04, 2023 3:56 PM
To: Hoyt, Jay
Subject: Fwd: FW: 4315 W 46th St
Attachments: Workshop Sht-1-2.pdf; FILLEDresidential-building-permit-application.pdf

William e-mailed my work account but I would prefer to use my personal/gmail account. Either will work of course.

I'm looking at building a shop on my land. The proposed shop is larger than the maximum 750sqft allowed.

Below are the 3 variances that I'm told I need.

Let me know what I need to do to get started on the process or if you have any questions.

I've attached the drawing for the material I have purchased. I have requested a drawing for the foundation plan but I'm not sure what a construction plan. Is that ground work?

Thank you!!
Joel Merrill
918-200-1526

From: William Brunton <wbrunton@tulsacounty.org>
Sent: Thursday, May 4, 2023 8:58 AM
To: Joel Merrill <jmerrill@mcelroy.com>
Cc: Kerrick Edenborough <kedenborough@tulsacounty.org>; Lucky Airehrour <lairehrour@tulsacounty.org>
Subject: 4315 W 46th St

CAUTION! Email is from an external source.

Good Morning,

We have looked over your plans for building a hobby shop, and as I discussed with you the other day there are going to be a few hoops to jump through before we can get the project going.

Plans Review: I have CC'd Lucky our plans examiner into this email. He will be able to explain the specifics to you a little better, but we will need a foundation plan and construction plans.

Zoning Review: As discussed we will need a site plan showing the location of the proposed building, and distances to property lines. Also there are a few zoning issues with the project.

1. This property is zoned RS (residential) but currently has no house on it. By code the only allowed use for a residential lot is for residential purposes. You will need to get a variance for the primary use of the lot to not be a dwelling unit.

2. This lot has no frontage to a county maintained road. By code all lots need to have a minimum of 30ft of frontage to a road. You will need a variance to allow for no frontage. One thing that might help the board allow this is to set a permanent access easement to the property. Since you own an abutting lot on 45th you should be able to do this relatively easily. That way you can demonstrate permanent access.

3. The maximum size for an accessory building in an RS district is 750sqft. You are planning to build just a little bigger than that. This variance is straight forward. Your only options here are to apply for the variance or reduce the size of the structure.

None of these issues will stop the project from happening, but all 3 will require you to go to the Board of Adjustment for variances. The board is operated through INCOG, and their phone number is 918-579-9476. You have a lot of options for how to address some of these issues. INCOG should be able to help you with everything. If you have any questions feel free to reach out.

William Brunton

Tulsa County Zoning Inspector

wbrunton@tulsacounty.org

Office: 918-596-5299

Cell: 918-231-1831

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Case Number: CBOA-3102

Hearing Date: 11/21/2023 1:30 PM
(Continued from 09/19/2023 & 10/17/2023)

Case Report Prepared by:

Jay Hoyt

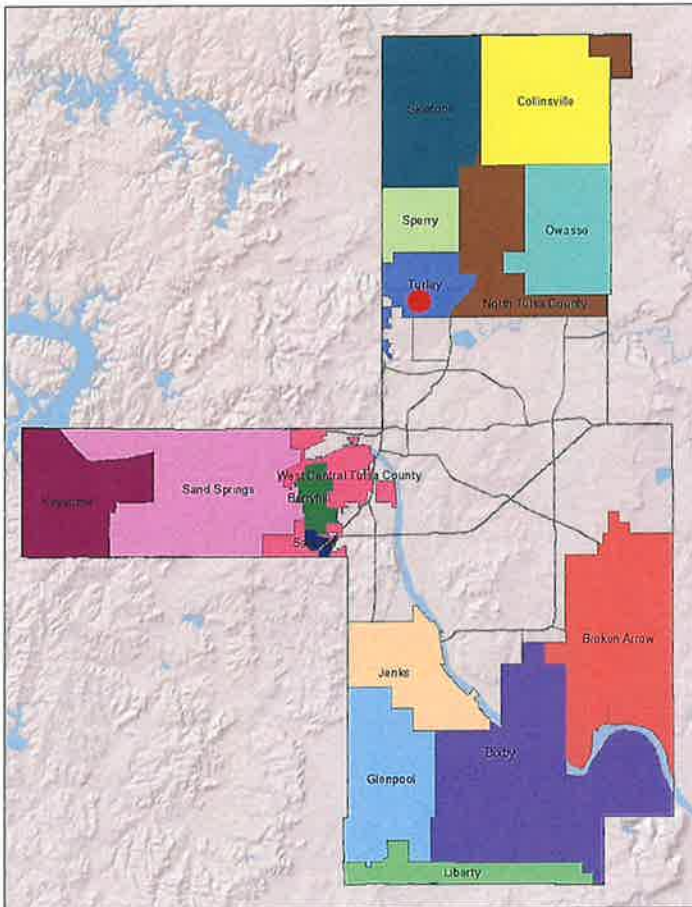
Owner and Applicant Information:

Applicant: Luis Raul Hernandez Galindo

Property Owner: ANKA REAL ESTATE & HOLDINGS LLC

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

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.22 acres

Location: 6314 N TRENTON AV E

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0306

CASE NUMBER: **CBOA-3102**

CZM: 22

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM (Continued from 09/19/2023 & 10/17/2023)

APPLICANT: Luis Raul Hernandez Galindo

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

LOCATION: 6314 N TRENTON AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 0.22 acres

LEGAL DESCRIPTION: LT 13 BLK 3, PHILLIPS FARMS ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-526 January 1985: The Board approved a Special Exception to permit a manufactured home in the RS district (Section 410).

CBOA-2065 October 2003: The Board approved a Special Exception to permit a manufactured home in the RS district (Section 410).

CBOA-2596 September 2003: The Board approved a Special Exception to permit a manufactured home in the RS district (Section 410).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is currently vacant. The tract 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 the RS district (Section 410).

The site contains 0.22 acres. There are several manufactured homes in the general vicinity of 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 manufactured home in the RS district (Section 410).

Subject to the following conditions, if any: _____.

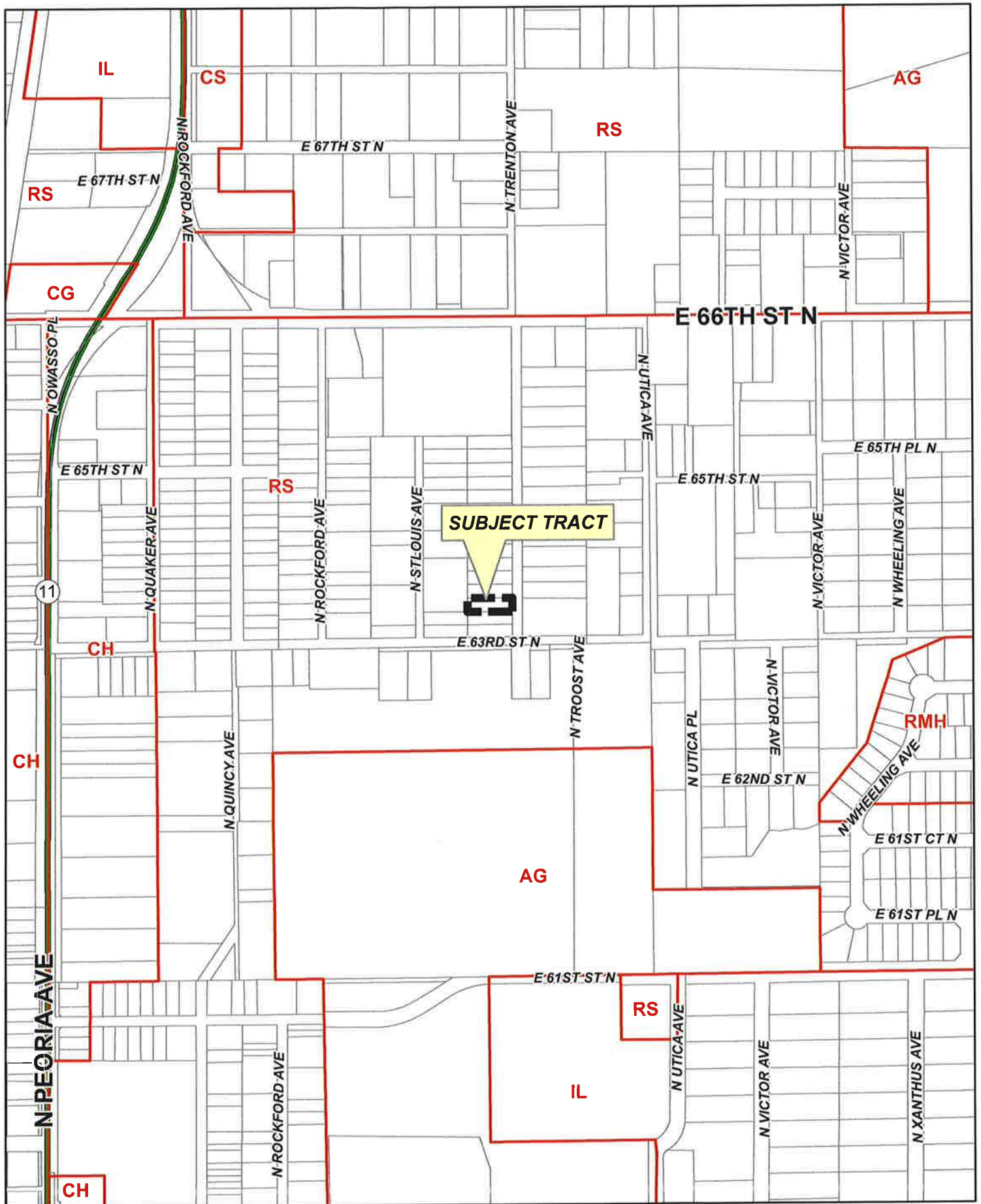
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northwest from N Trenton Ave



Subject tract looking Southwest from N Trenton Ave



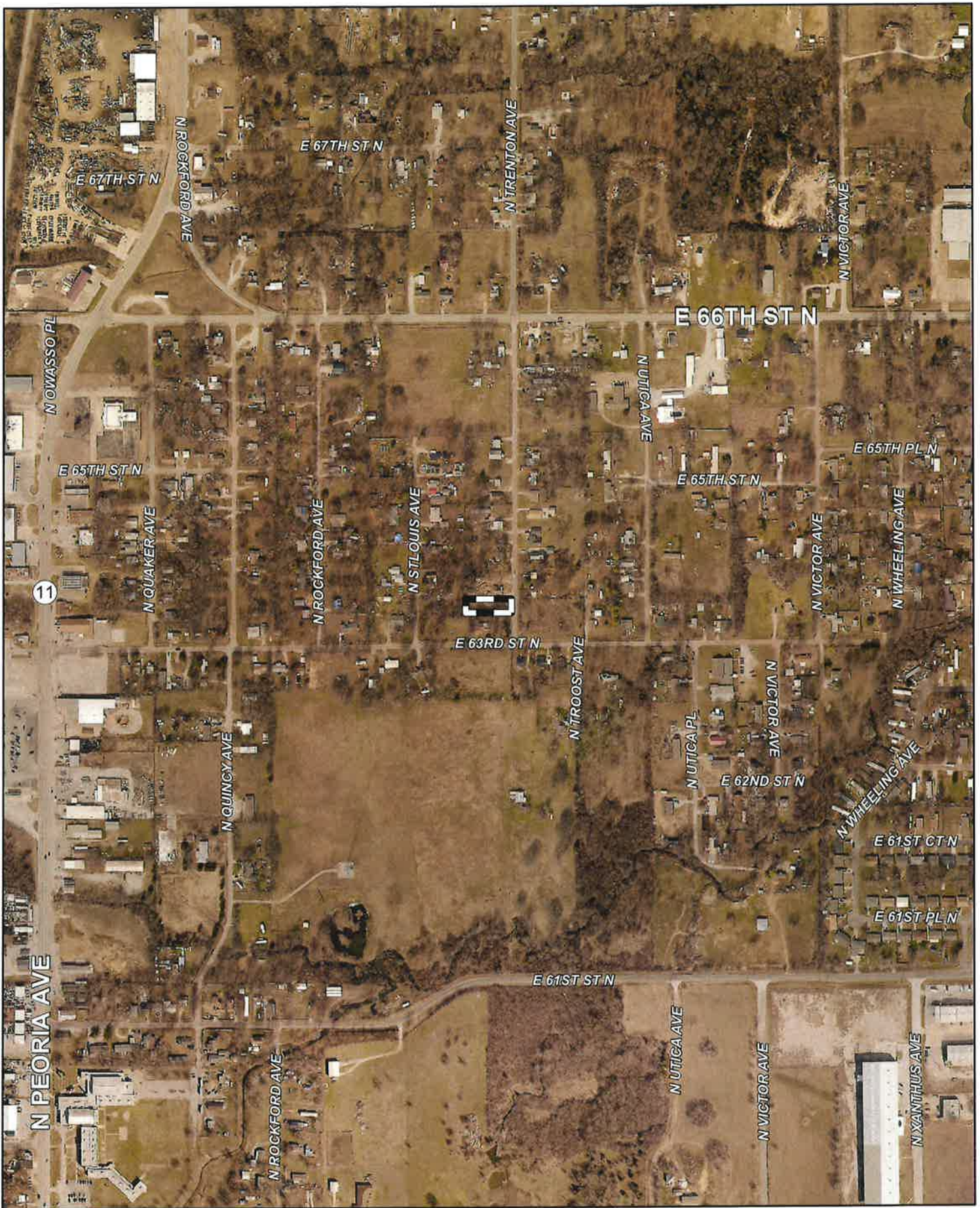
SUBJECT TRACT

CBOA-3102



20-13 06





 Subject Tract

CBOA-3102

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

20-13 06

Aerial Photo Date: 2023



CBOA-3102 3.6

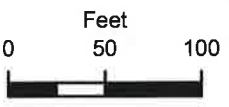


N ST LOUIS AVE

N TRENTON AVE

E 63RD ST N

N TROOST AVE



Subject Tract

CBOA-3102

20-13 06

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

Aerial Photo Date: 2023



CBOA-3102 3.7



Board of Adjustment

Case Number: CBOA-3110

Hearing Date: 11/21/2023 1:30 PM
(Continued from 10/17/2023)

Case Report Prepared by:

Jay Hoyt

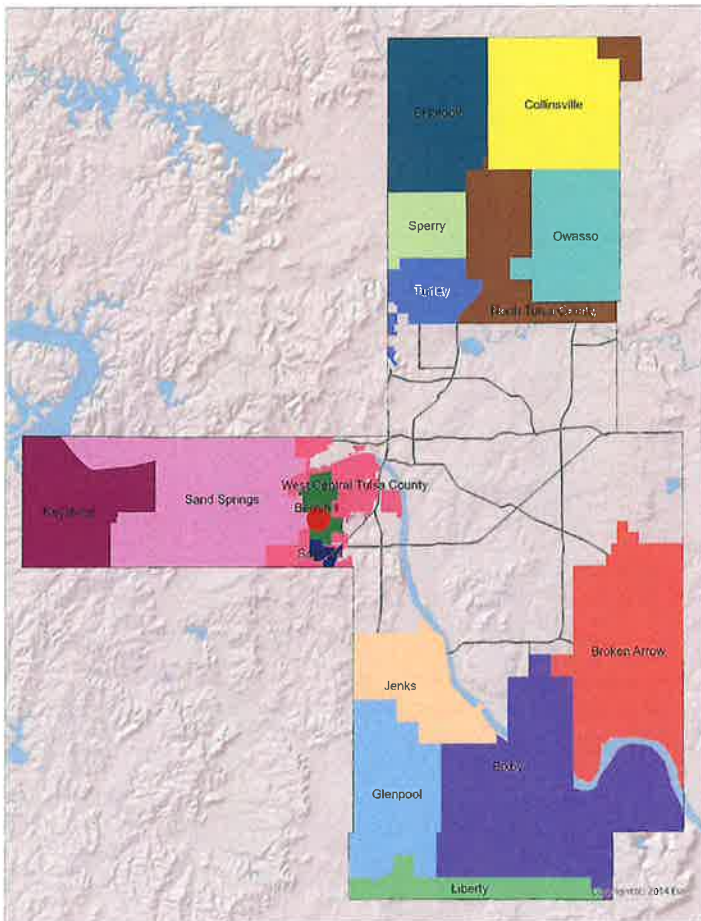
Owner and Applicant Information:

Applicant: John Wilson

Property Owner: WILSON, JOHN W & CARAJO E

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: 0.47 acres

Location: 3719 S 60 AV W

Present Zoning: RS

Fenceline/Area: Berryhill

Land Use Designation: Existing Neighborhood

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9220

CZM: 45

CASE NUMBER: CBOA-3110

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM (Continued from 10/17/2023)

APPLICANT: John Wilson

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

LOCATION: 3719 S 60 AV W

ZONED: RS

FENCELINE: Berryhill

PRESENT USE: Residence

TRACT SIZE: 0.47 acres

LEGAL DESCRIPTION: LT 3 BLK 2, PLEASURE ACREAGE 3RD ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-1039 September 1991: The Board approved a Special Exception to permit a home occupation, real estate office, in and RS zoned district (Section 420)

CBOA-2431 June 2012: The Board approved a Variance to allow a detached accessory structure in an RS District to exceed 750 sf (section 240.2.E).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence and abuts RS zoning to the North, West and South containing single-family residences and to the East by AG zoning containing a single-family residence.

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 Tulsa County Zoning Code requires 6,900 sf of land area per dwelling unit. The subject tract contains 0.47 acres in area, so has enough land area to support two dwelling units.

The applicant provided the statement that they "Would like to add another small house to the property to move my elderly parents into.

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

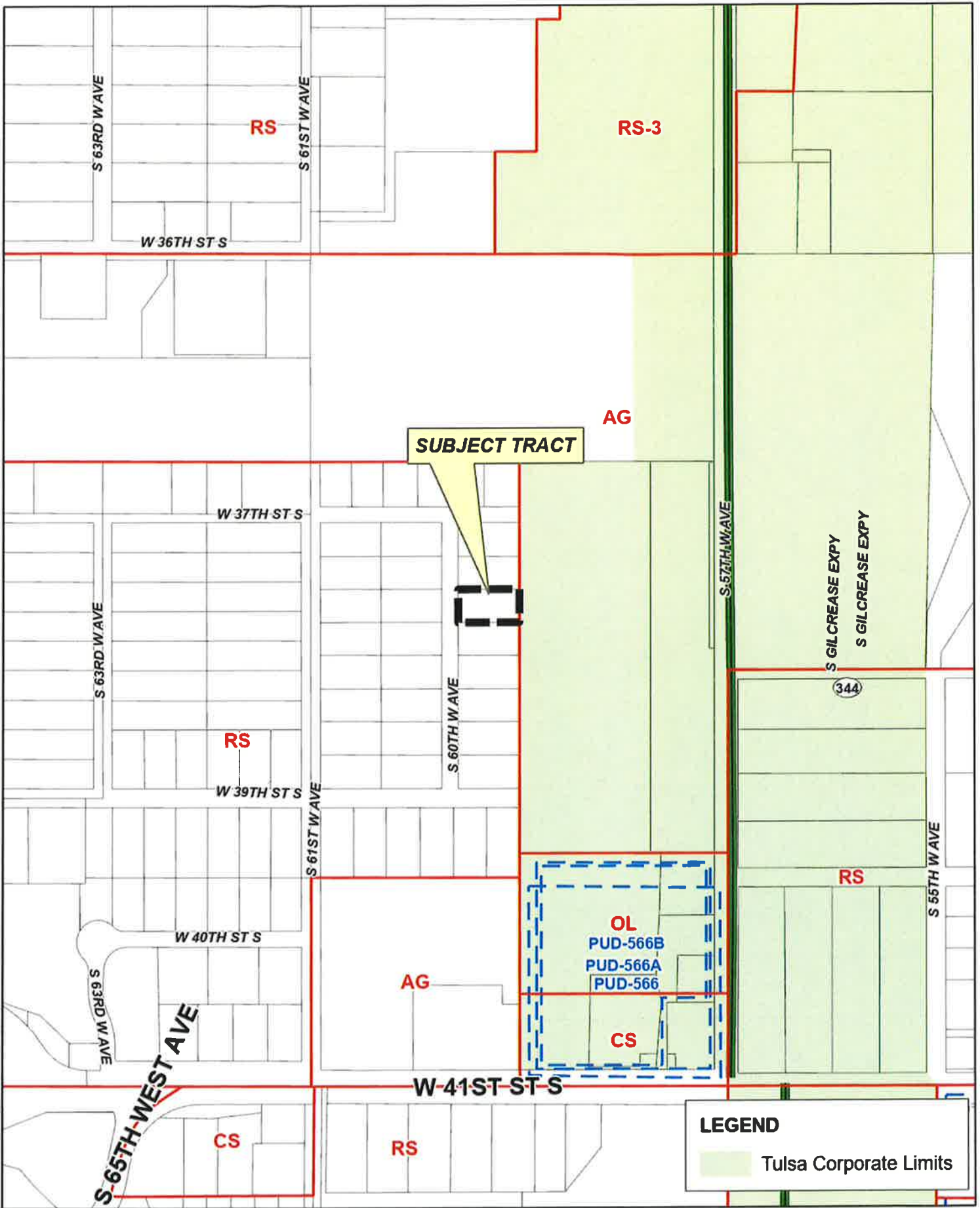
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 property looking Southeast from S 60th W Ave

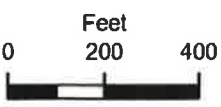


Subject property looking Northeast from S 60th W Ave



CBOA-3110

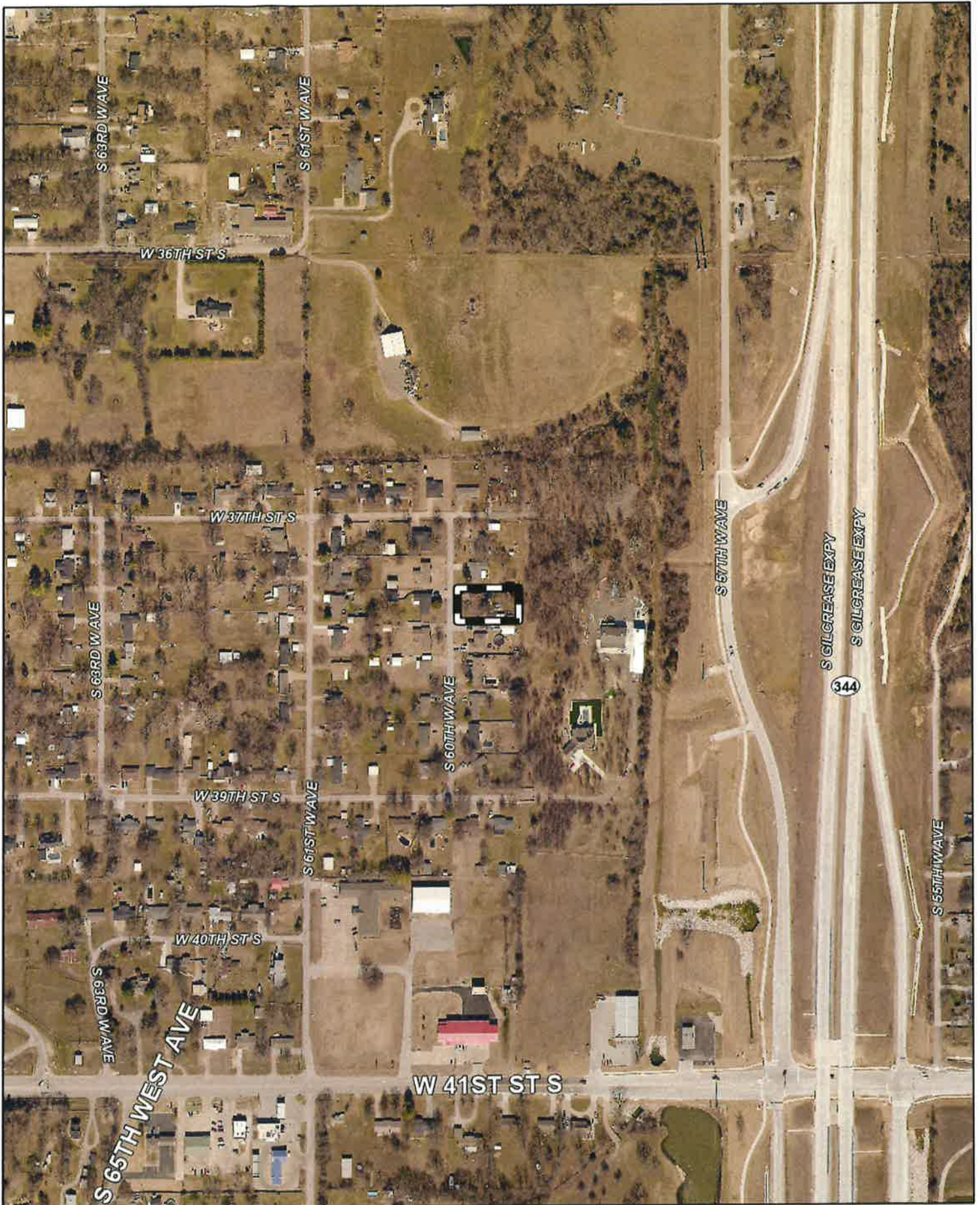
19-12 20



LEGEND

- Tulsa Corporate Limits





Subject Tract

CBOA-3110

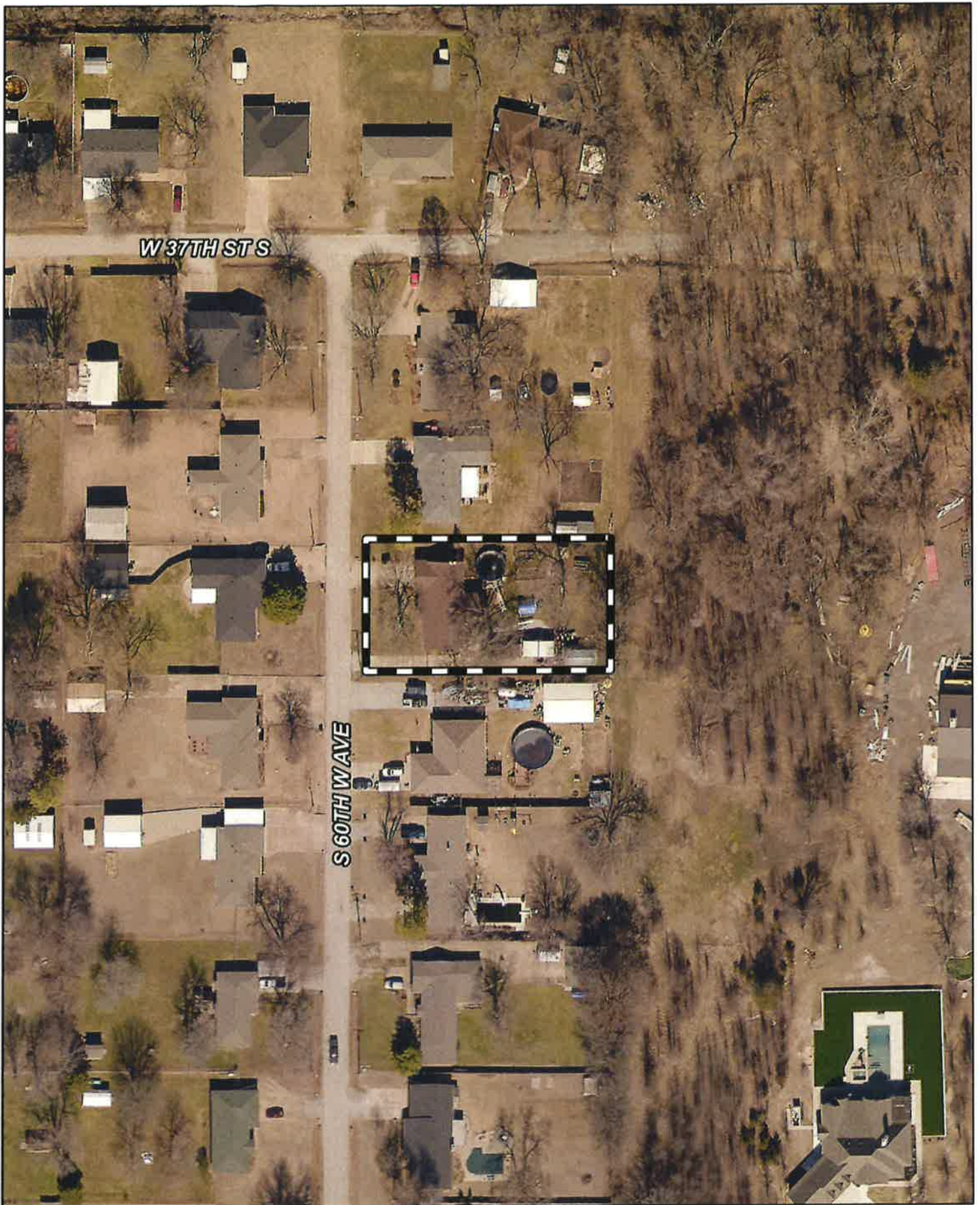
19-12 20

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

Aerial Photo Date: 2023

CBOA-3110 4.6





W 37TH ST S

S 60TH WAVE



Subject Tract

CBOA-3110

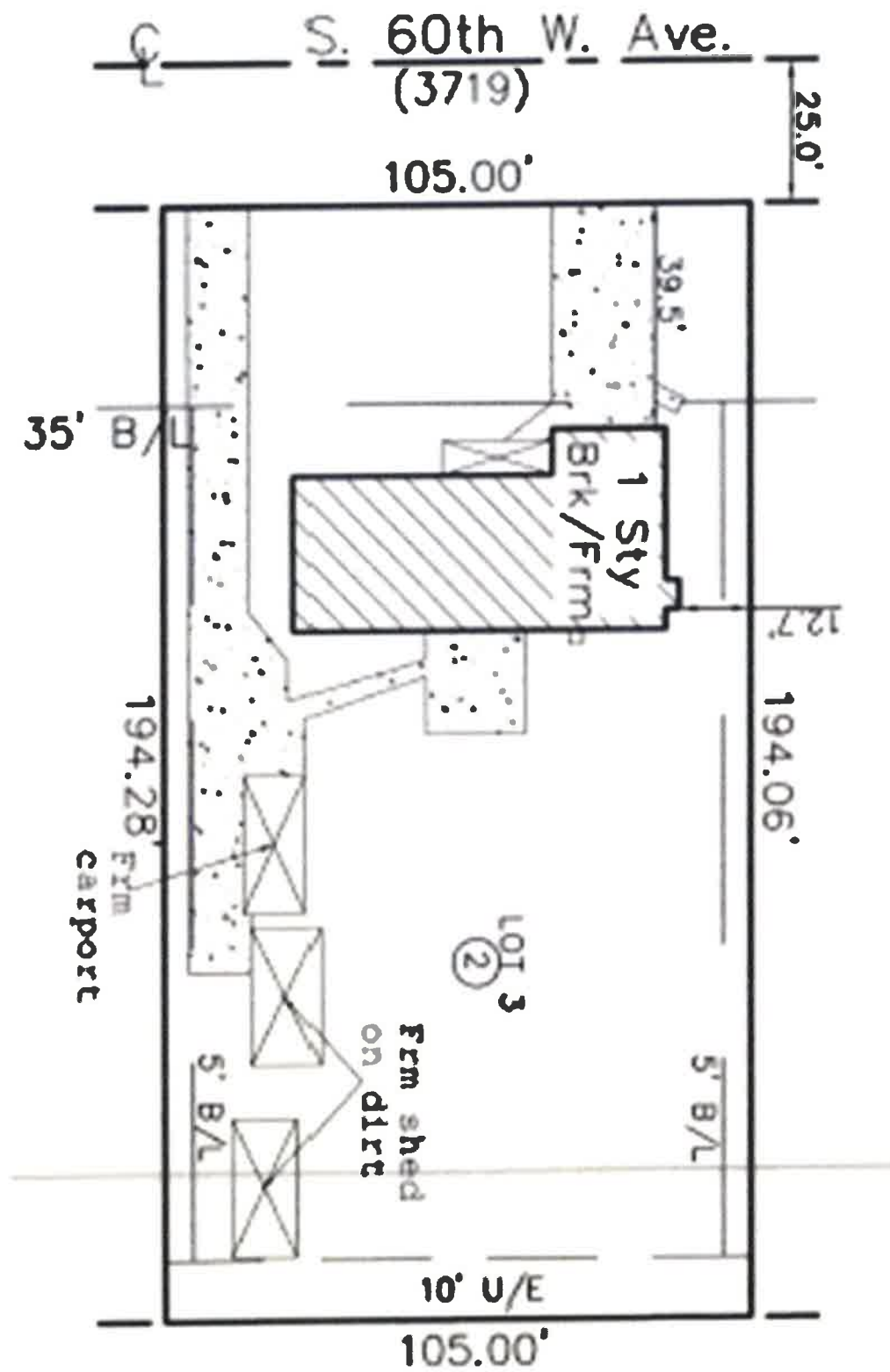
19-12 20

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

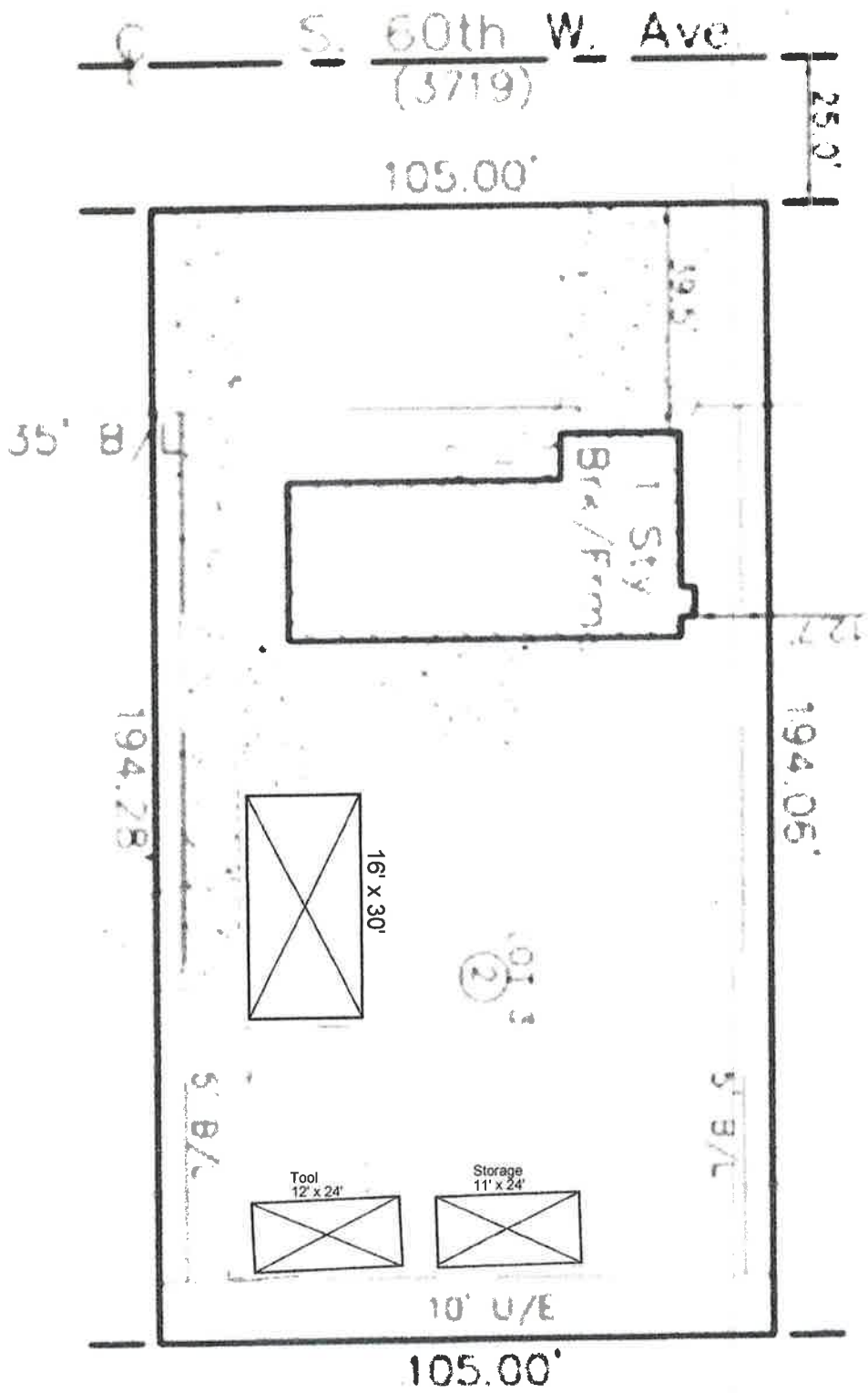
Aerial Photo Date: 2023

CBOA-3110 4.7





Existing



Proposed



Case Number: CBOA-3113

Hearing Date: 11/21/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

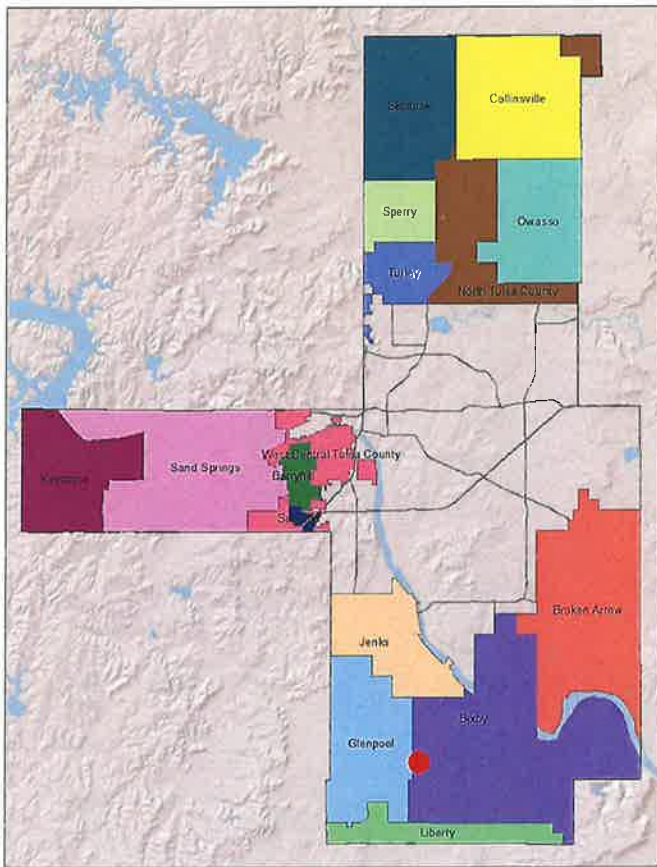
Owner and Applicant Information:

Applicant: Linda C. Morton

Property Owner: MORTON, LINDA C & ANTHONY L

Action Requested: Variance of the street frontage from 30' to 0' in an AG district to permit a lot split (Section 207).

Location Map:



Additional Information:

Present Use: Residential/AG

Tract Size: 15.61 acres

Location: 2652 E 171st St S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7332
CZM: 66

CASE NUMBER: **CBOA-3113**
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM

APPLICANT: Linda C. Morton

ACTION REQUESTED: Variance of the street frontage from 30' to 0' in an AG district to permit a lot split (Section 207).

LOCATION: 2652 E 171st St S

ZONED: AG

FENCELINE: Rural Residential

PRESENT USE: Residential/AG

TRACT SIZE: 15.61 acres

LEGAL DESCRIPTION: E/2 NE SW NW & NW SE NW LESS E40 THEREOF & W40 E80 SW NE NW & W40 E80 NW NE NW SEC 31 17 13 15.606ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is tract is zoned AG and contains a single-family residence. The tract is surrounded by AG zoning containing single-family homes and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the street frontage from 30' to 0' in an AG district to permit a lot split (Section 207).

The applicant intends to split the subject tract into two tracts as shown on the lot split exhibit provided by the applicant. After the lot split, the resulting Tract 2 will have access to E 171st St S via 40 ft wide portion of the lot. The resulting Tract 1 will not have access to E 171st St S. Lots are required to have a minimum of 30 feet of frontage on a publicly maintained road. The applicant intends to provide an access and utility easement along the 40 ft wide portion of Tract 2 that connects to 171st to provide access for Tract 1.

The applicant provided the statement "We are splitting the original tract into two (2) tracts and therefore are needing to provide an easement to Tract 1 on the 40 ft wide access land to 171st St S, Mounds, OK."

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 street frontage from 30' to 0' in an AG district (Section 207).

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 Property access looking South from E 171st St S

S LEWIS AVE

PUD-846 RE

AG

E 171ST ST S

AG

SUBJECT TRACT

E 175TH ST S

LEGEND

-  Bixby Corporate Limits
-  Glenpool Corporate Limits



CBOA-3113

17-13 32



CBOA-3113 5.5



S LEWIS AVE

E 171ST ST S

E 175TH ST S



Subject Tract

CBOA-3113

17-13 32

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

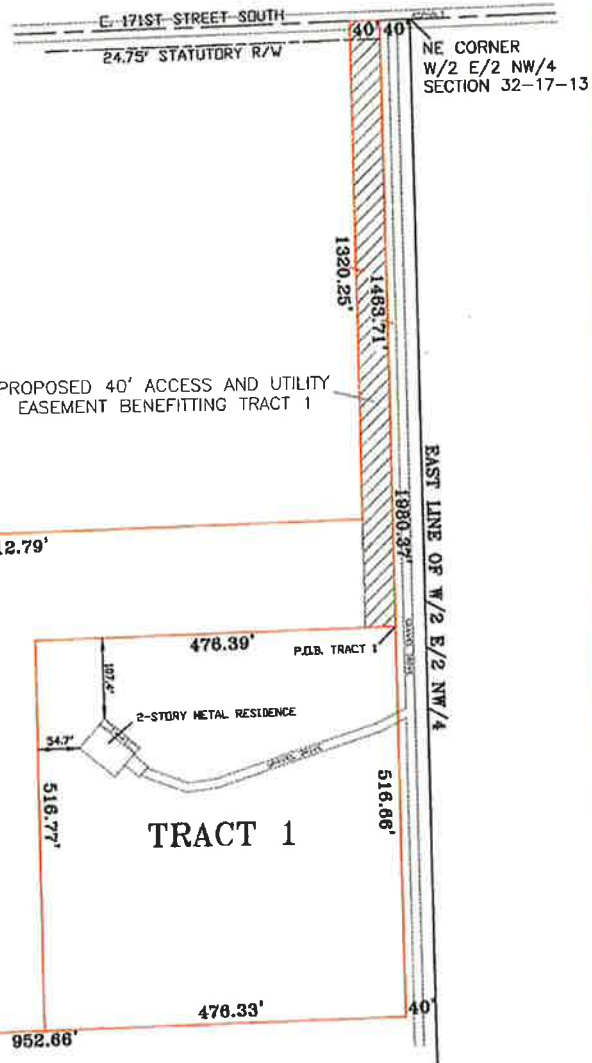
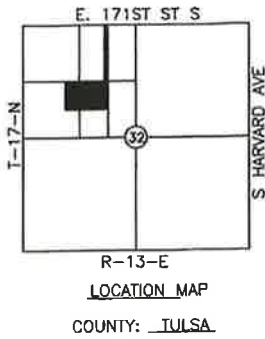
Aerial Photo Date: 2023

CBOA-3113 5.6



LOT SPLIT PLAT

PREPARED FOR LINDA & ANTHONY MORTON
 PROPERTY ADDRESS: 2652 E. 171ST ST. S.,
 MOUNDS, OK 74047



FOR LEGAL DESCRIPTIONS

"SEE ATTACHMENT"

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS IS NOT A LAND OR BOUNDARY SURVEY AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY OTHER EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE AND FENCING IS NOT SHOWN.

THIS PLAT WAS PREPARED FOR LOT SPLIT PURPOSES ONLY, AS REQUIRED.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, 2023

DANIEL S. GOSS P.L.S. NO. 1316



D. GOSS & ASSOCIATES
 12347 HEYWOOD HILL RD
 SAPULPA, OK 74066
 PH (918) 771-0096 FAX (918) 771-7750

Scale: NONE	DATE: 9/20/23
MORTON	DRAWN BY: DG
JOB # 13826	REVISED:

Hoyt, Jay

From: Stephanie Bradley <sbradley@olp.net>
Sent: Thursday, November 09, 2023 12:28 PM
To: esubmit
Subject: Comments to Case number CBOA-3113

To Whom It May Concern,

We disagree with the lot split as well as the additional easement request. We purchased our land with the expectation that all lots would remain the same as sold at the original identified acre lots allocated at the time of the land auction. By allowing this lot split; it allows the potential for other lots to be split into small acreages which in our opinions hurts the value of our property.

So far, with only the two "driveways" currently built...the water run off issue creates pools of water onto the adjoining properties and damages the roads.

Having two "houses" share one driveway (approximately 0.4 mile long) which will have to be maintained by the 10 acre lot but driven on by the 5.6 acre lot will only lead to conflict. As that long of a driveway is costly to maintain. We just don't understand how this arrangement is going to work with an easement only arrangement.

We request the lot split be denied as to keep the lot size as purchased at the auction in 2012. And therefore request the easement be denied.

Thank you for your consideration to our comments,

Mike & Stephanie Bradley
2720 E. 171st St. S.
Mounds, OK 74047



Case Number: CBOA-3114

Hearing Date: 11/21/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

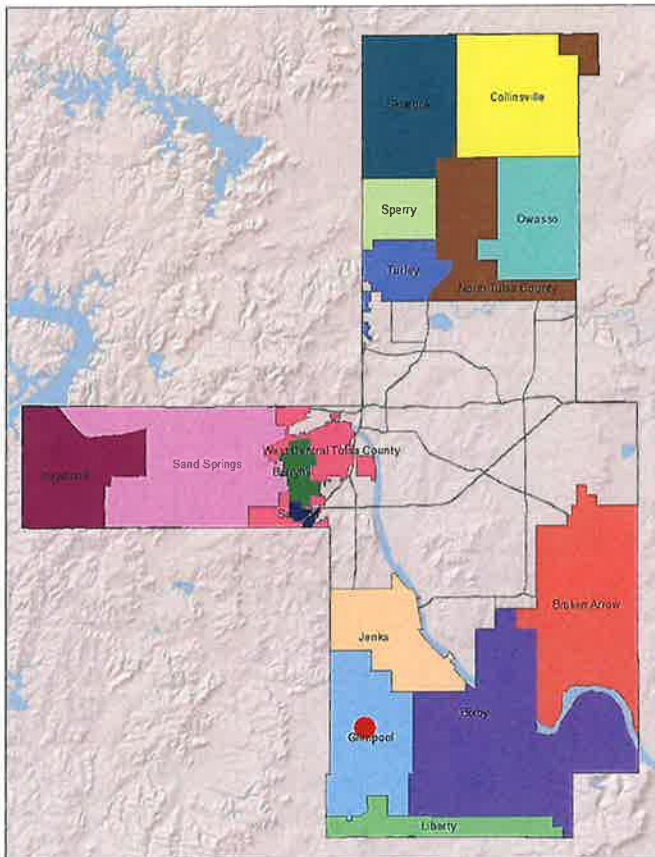
Owner and Applicant Information:

Applicant: John Neffendorf

Property Owner: HYE-SAIN TRUST

Action Requested: Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 80 acres

Location: E of NEC of W 161st St S and Hwy 75

Present Zoning: AG

Fenceline/Area: Glenpool

Land Use Designation: Suburban Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7223
CZM: 65

CASE NUMBER: CBOA-3114
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM

APPLICANT: John Neffendorf

ACTION REQUESTED: Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310).

LOCATION: E of NEC of W 161st St S and Hwy 75 **ZONED:** AG

FENCELINE: Glenpool

PRESENT USE: Vacant

TRACT SIZE: 80 acres

LEGAL DESCRIPTION: W/2 SE SEC 23 17 12 80AC, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-1270 June 1994: The Board approved a Special Exception to permit a drive-through Christmas display to begin Thanksgiving week, Use Unit 2 (Section 310).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. The tract is bounded to the North, East and West by AG zoning containing single-family residences and agricultural land. Additionally the tract is bounded to the West by IL zoning containing vacant land and to the South by RE zoning containing single-family residences and vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310).

The applicant intends to construct a basketball facility as illustrated on the materials provided by the applicant. The basketball facility is intended to serve the surrounding residential areas and provide recreational activities.

A use variance would be required due to Use Unit 19 – *Hotel, Motel and Recreational Activities* is not a use that is permitted by right or exception within the AG zoning district.

The applicant has provided the statement “Zoning requirements do not capture the residential benefit to the area. Basketball facilities, while requiring additional space, add value and can even be part of residential planning. Request is to allow for a facility under the agricultural usage or residential.”

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

Sample Motion:

"Move to _____ (approve/deny) a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310).

Finding the hardship to be _____.

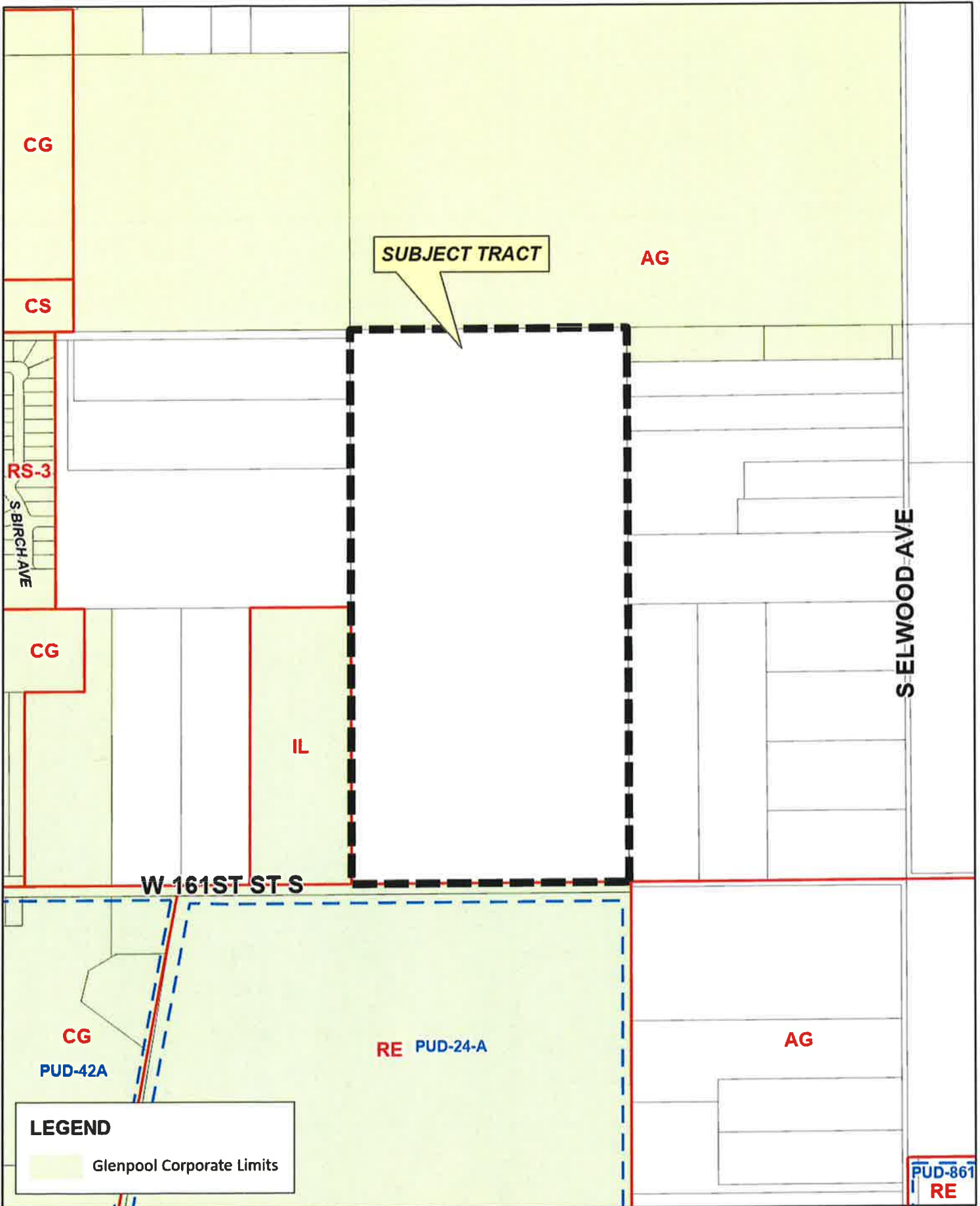
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking Northwest from W 161st St S



Subject tract looking North from W 161st St S



CBOA-3114

17-12 23

CBOA-3114 6.5



 Subject Tract

CBOA-3114

17-12 23

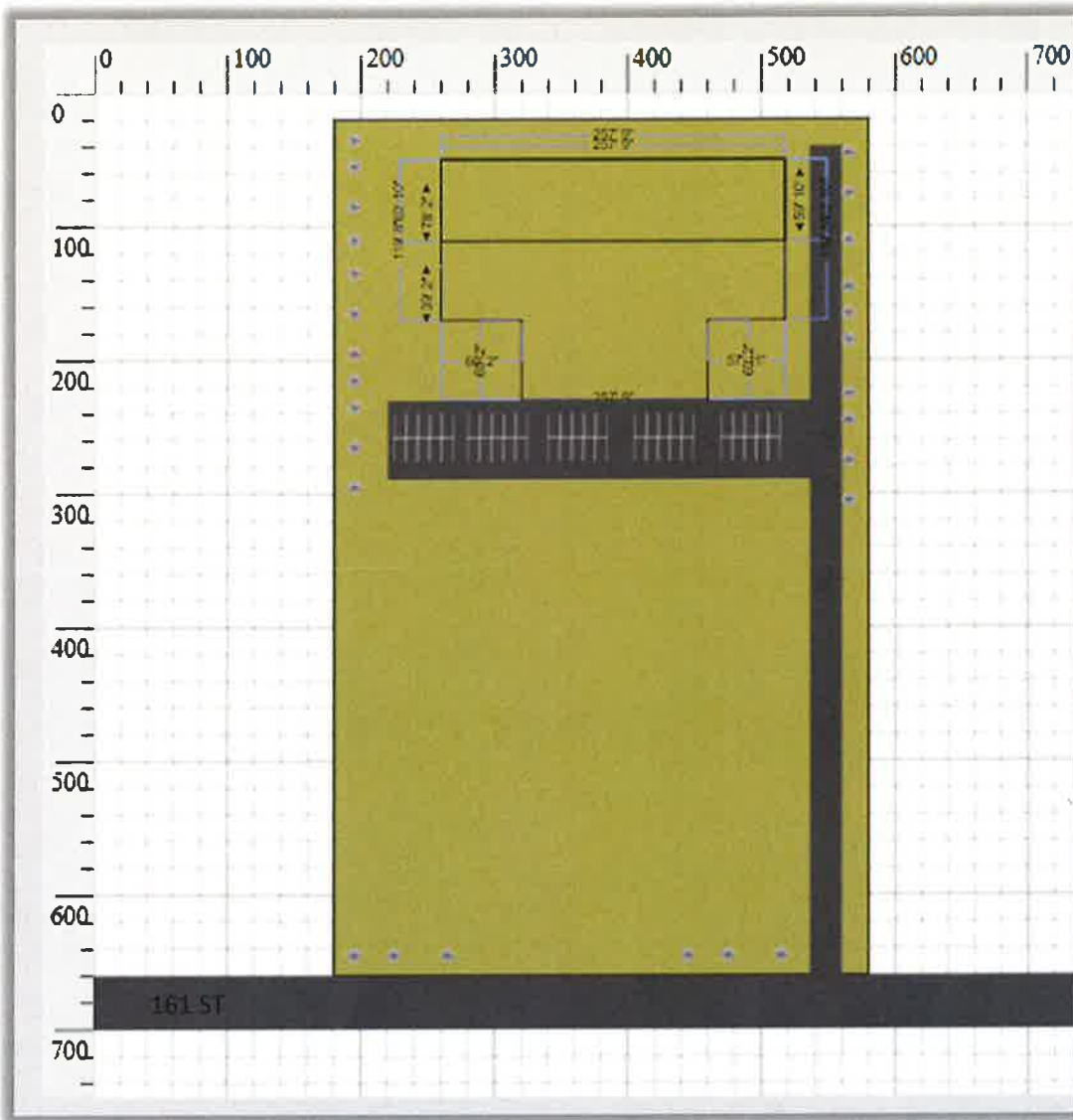
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



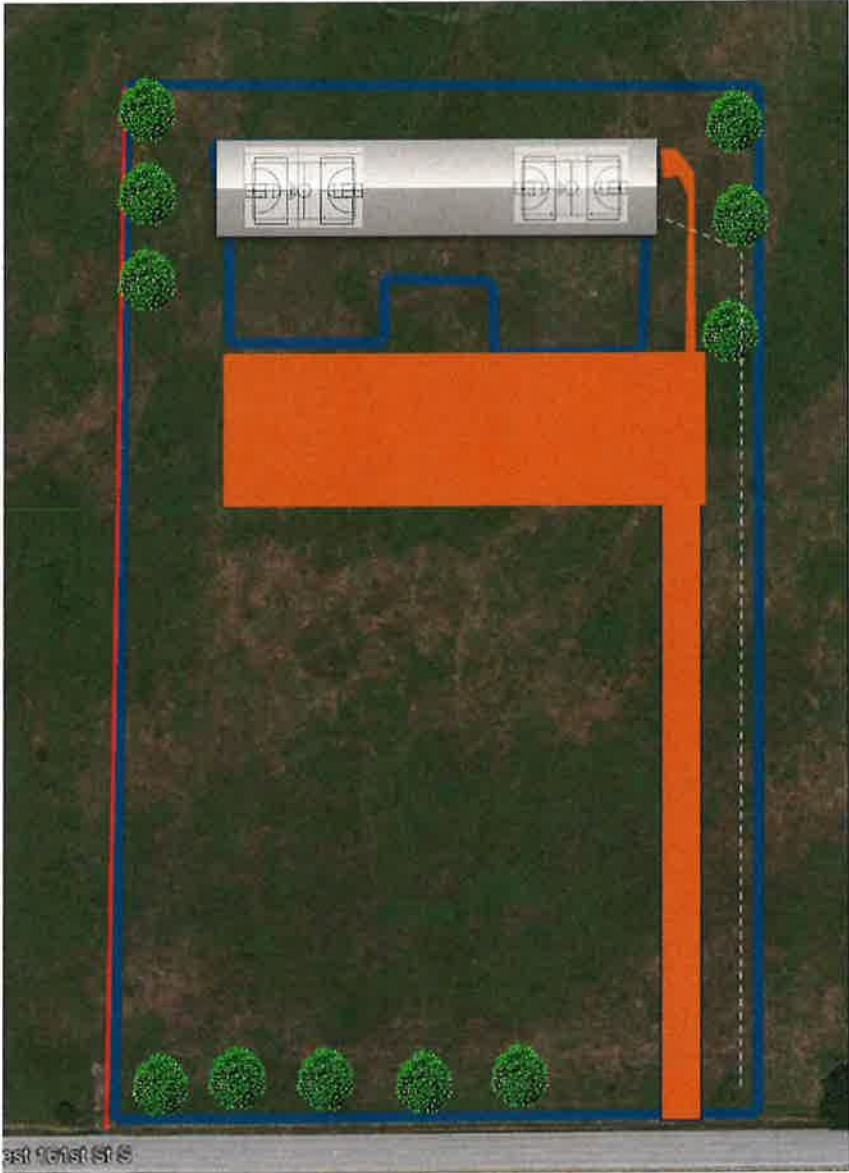
CBOA-3114 6.6

SITE PLAN (FT)



FINAL PHASE CONCEPT RENDERING

Site Plan





Board of Adjustment

Case Number: CBOA-3115

Hearing Date: 11/21/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

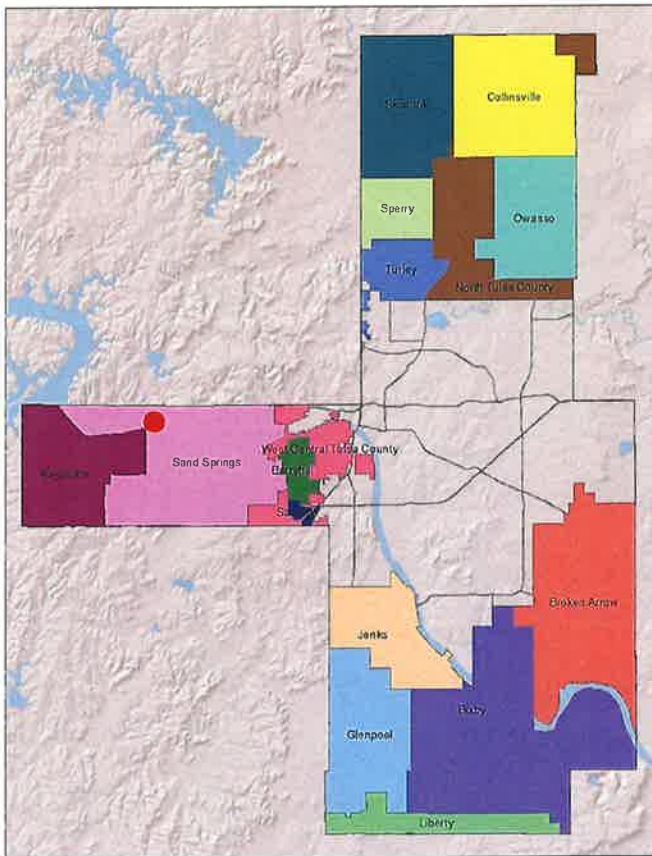
Owner and Applicant Information:

Applicant: Jerusha Daniel

Property Owner: BRUNER, GERALD & SHARON REV LIVING TRUST

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

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.98 acres

Location: 17120 W WEKIWA RD S

Present Zoning: AG

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9106

CZM: 34

CASE NUMBER: CBOA-3115

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM

APPLICANT: Jerusha Daniel

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

LOCATION: 17120 W WEKIWA RD S

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Vacant

TRACT SIZE: 0.98 acres

LEGAL DESCRIPTION: PRT GOV LT 9 BEG 850SWLY EL ALG SL WEKIWA RD TH SWLY100 S417 E TO PT DUE S OF POB TH N436 TO POB SEC 6 19 11 .979AC, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2383 August 2010: The Board approved a Special Exception to permit church use (Use Unit 5) in an AG district (Section 310); and a Variance of the minimum lot area and lot width for a church in the AG district from one (1) acre and a 100 ft. width (Section 1205.3)

CBOA-2924 October 2021: The Board approved a Variance of the side setback from 15 feet to 5 feet in an AG district; and a Variance of the minimum lot width in an AG district to permit a single-family home and detached accessory building (Section 330, Table 3).

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

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 AG district requires minimum of 2.1 acres per dwelling unit. The subject tract is 0.98 acres in size and contains and is currently vacant. The applicant intends to place a new mobile home on the lot, which necessitates the need for a variance of the lot area per dwelling unit. Mobile homes fall within Use Unit 9 of the Tulsa County Zoning Code and are allowed by right in the AG district.

The applicant provided the statement that the reason they are requesting the Variance is to permit "moving a mobile home onto the 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 variance 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).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

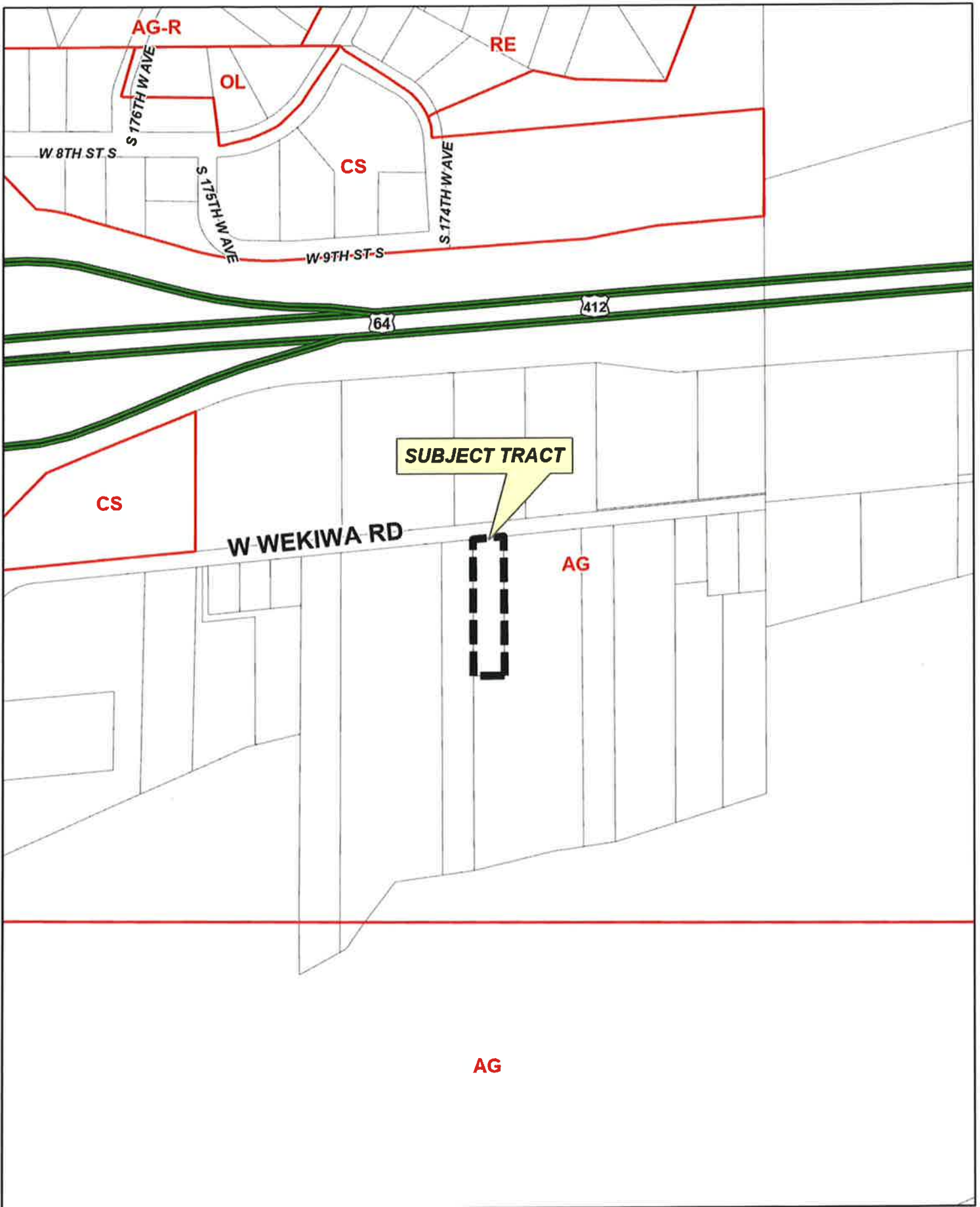
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 Property access looking Southwest from W Wekiwa Rd



Subject Property access looking Southeast from W Wekiwa Rd

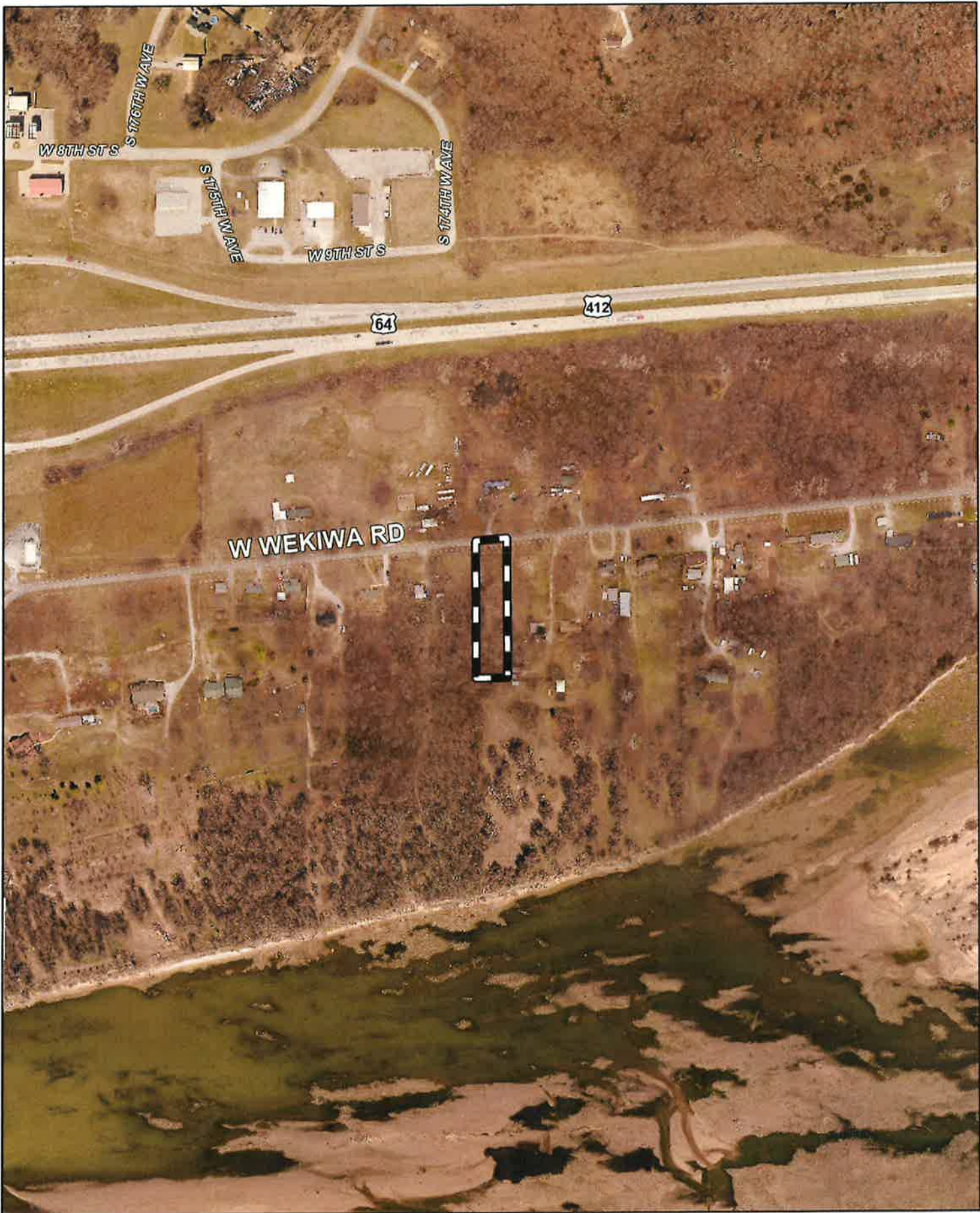


CBOA-3115

19-11 06



CBOA-3115 7.5



W 8TH ST S

S 176TH WAVE

S 175TH WAVE

W 9TH ST S

S 174TH WAVE

64

412

W WEKIWA RD



Subject Tract

CBOA-3115

19-11 06

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

Aerial Photo Date: 2023



CBOA-3115 7.6



W WEKIWA RD



Subject Tract

CBOA-3115

19-11 06

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

Aerial Photo Date: 2023



CBOA-3115 7.7



Board of Adjustment

Case Number: CBOA-3116

Hearing Date: 11/21/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

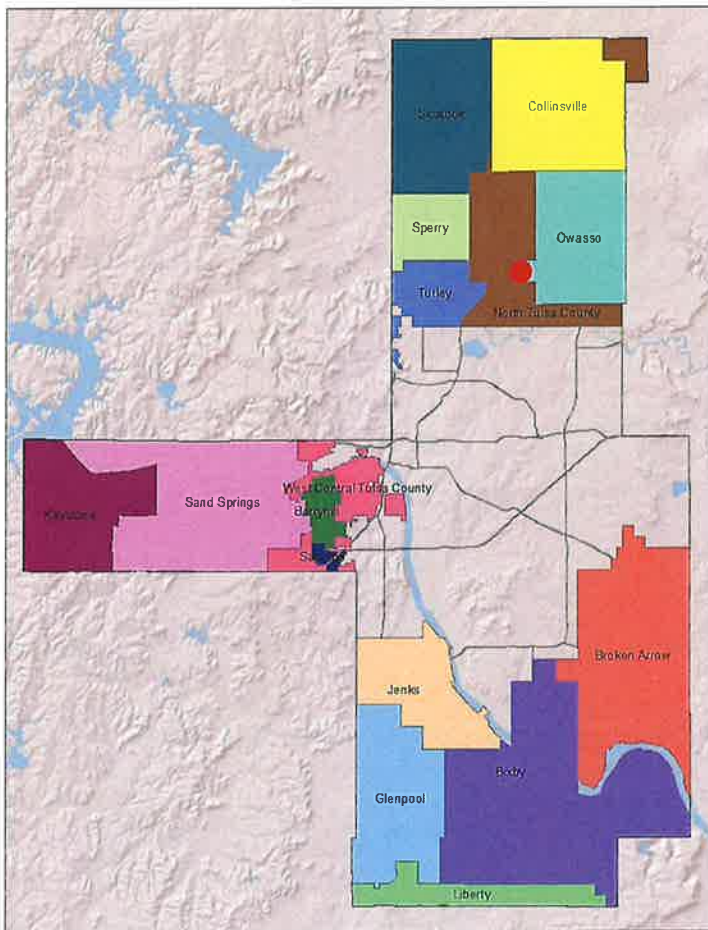
Owner and Applicant Information:

Applicant: CAMPS Construction

Property Owner: SMITH, BARRETT M & CARRIE C

Action Requested: Variance to permit a detached accessory building in the side yard in the RE district (Section 420.2.A.2)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.61 acres

Location: 8150 N 70 AV E

Present Zoning: RE

Fenceline/Area: Owasso

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1326

CZM: 17

CASE NUMBER: **CBOA-3116**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM

APPLICANT: CAMPS Construction

ACTION REQUESTED: Variance to permit a detached accessory building in the side yard in the RE district (Section 420.2.A.2)

LOCATION: 8150 N 70 AV E

ZONED: RE

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 0.61 acres

LEGAL DESCRIPTION: LOT 10 BLOCK 4, CROSSING AT 86TH STREET PHASE V, CROSSING AT 86TH STREET PHASE IV Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2318 April 2009: The Board approved a Variance to permit a detached accessory building in a side yard in the RE district (Section 420.2.A.2).

CBOA-2819 June 2020: The Board approved a Variance to permit a detached accessory building in a side yard in the RE district (Section 420.2.A.2).

CBOA-2860 December 2020: The Board approved a Variance to permit a detached accessory building in a side yard in the RE district (Section 420.2.A.2).

CBOA-2880 April 2021: The Board approved a Variance to permit a detached accessory building in a side yard in the RE district (Section 420.2.A.2).

CBOA-2950 February 2022: The Board approved a Variance to permit a detached accessory building in a side yard in the RE district (Section 420.2.A.2).

CBOA-2981 July 2022: The Board approved a Variance to permit a detached accessory building in a side yard in the RE district (Section 420.2.A.2).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE and contains a single-family residence and is surrounded by RE zoning containing single-family residences.

STAFF COMMENTS:

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

The applicant did not provide a site plan of the proposed accessory building. Accessory buildings in the RE district are not limited in size as they would be in an RS district, however Section 420.2.A.2 states that detached accessory buildings shall not be located in the front or side yard or encroach on the minimum setback line. There are several homes in the same neighborhood which have detached accessory buildings that have also sought the same relief from the Board of Adjustment. The applicant provided exhibits to illustrate the number of homes in the neighborhood that have a similar configuration of accessory buildings.

The applicant stated that the reason they are seeking the Variance is to permit the accessory building to serve as storage and a garage for the existing home.

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)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

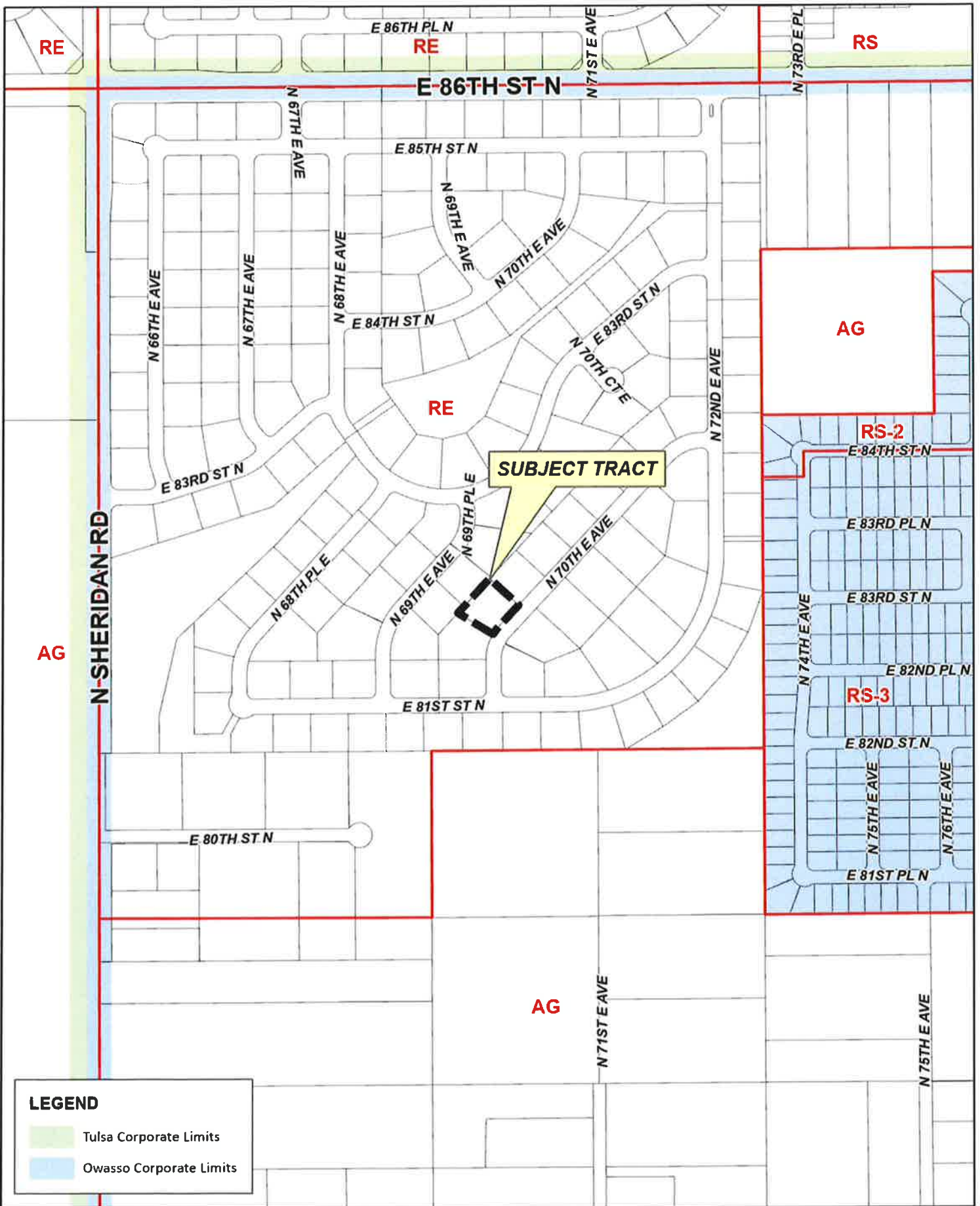
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 Property access looking North from N 70th E Ave



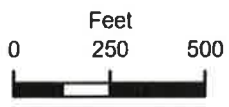
Subject Property access looking West from N 70th E Ave



SUBJECT TRACT

LEGEND

- Tulsa Corporate Limits
- Owasso Corporate Limits



CBOA-3116

21-13 26





Subject
Tract

CBOA-3116

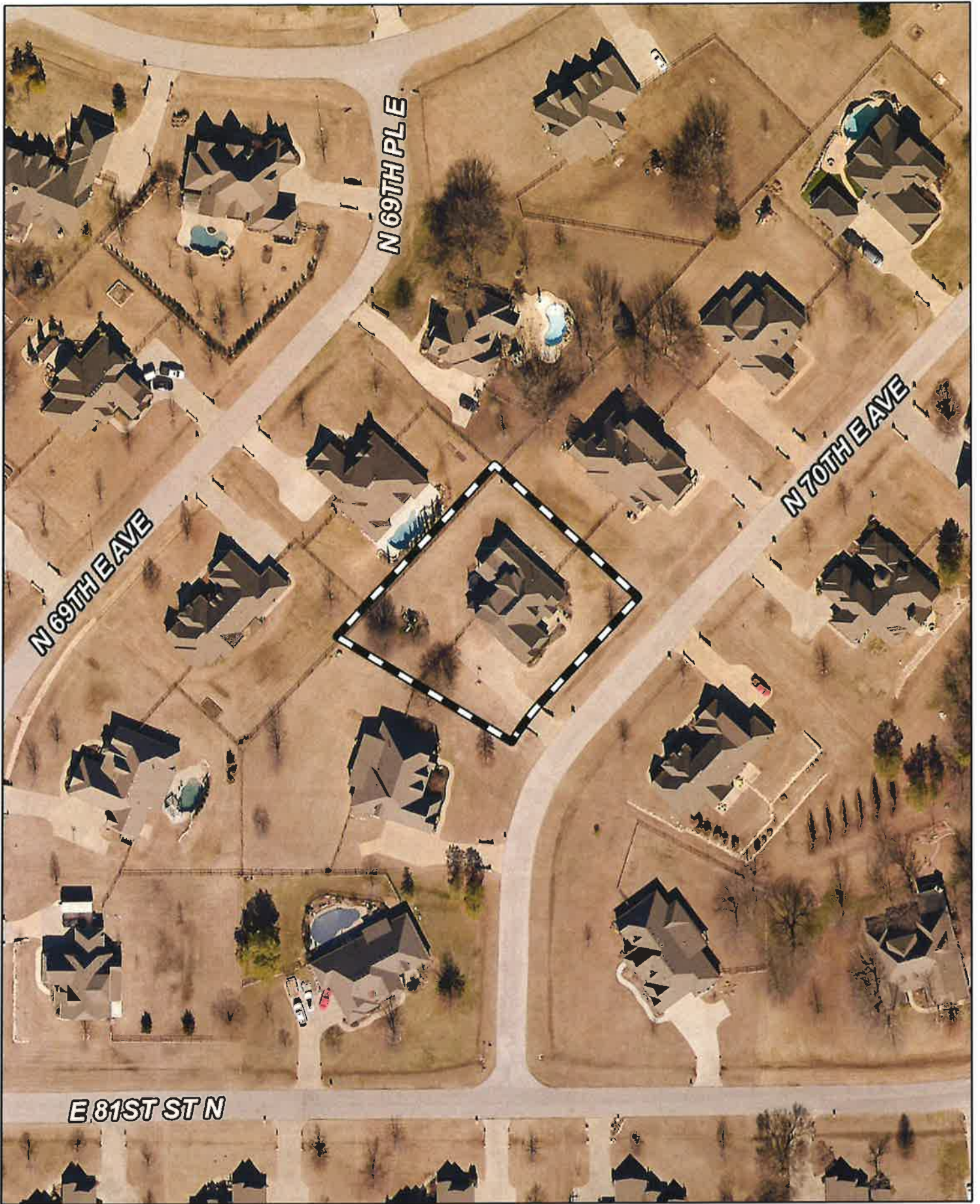
21-13 26

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

Aerial Photo Date: 2023



CBOA-3116 8.6



N 69TH EAVE

N 69TH PLE

N 70TH EAVE

E 81ST ST N



Subject Tract

CBOA-3116

21-13 26

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

Aerial Photo Date: 2023



CBOA-3116 8.7



 Homes w/
building in
side yard

 Applicant
Residence



Hoyt, Jay

From: Morris, Greg <Greg.Morris@eqt.com>
Sent: Monday, November 13, 2023 10:41 AM
To: esubmit
Cc: Hoyt, Jay
Subject: Comments to Case Number CBOA-3116

Good Morning,

This email is in reference to the Case Number CBOA-3116, Location 8150 N 70th Ave East in Owasso, Ok 74055. This is my first time dealing with a case like this so just wanted to initially reach out and say thank you for letting the neighbors known ahead of time and providing ample detail around who/how to contract. Although I have no issue with property adjustments being made as needed, my main concern is being the neighbor directly behind/downhill. My main concern is around proper grading and drainage during construction and after the final project has been completed and what assurances I am able to request or at least have documented by the contractor in order to protect my property from potential issues/damage in the future due to this project. I appreciate your time and look forward to hearing back from you soon. Feel free to call me at 918-991-8129 or email me back here for any questions or clarifications needed.

Thank you,

FOCUS

Zero is Possible



Gregory Morris
Trading & Scheduling Specialist II
EQT Energy
Cell: 412-443-2217
Email: greg.morris@eqt.com
ICE: gmorris1

To learn about EQT's environmental, social and governance efforts visit: <https://esg.eqt.com>



Board of Adjustment

Case Number: CBOA-3117

Hearing Date: 11/21/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

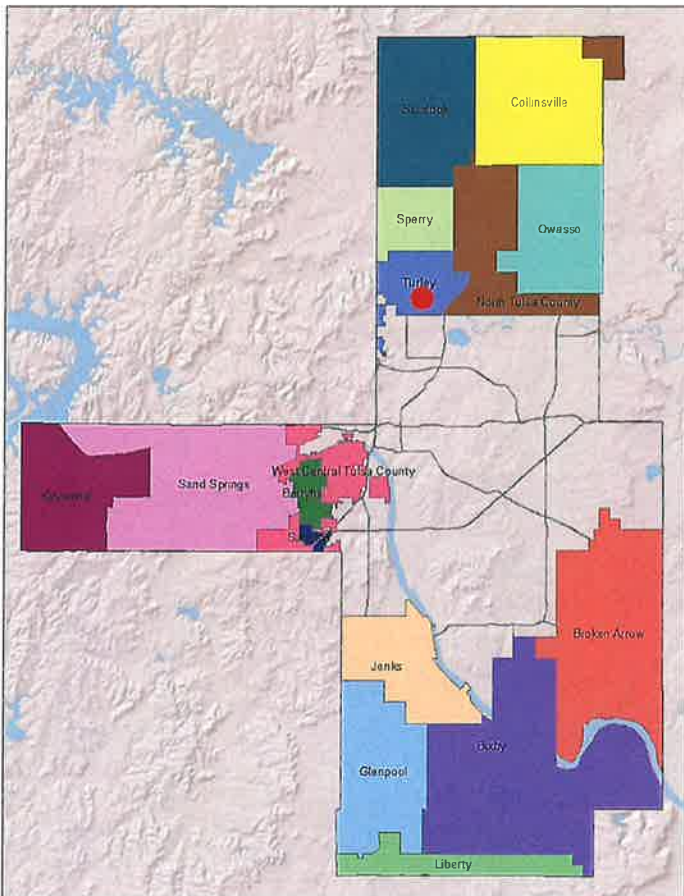
Owner and Applicant Information:

Applicant: 2235 State RE Partners, LLC

Property Owner: CORNERSTONE
FREEWILL BAPTIST

Action Requested: Use Variance to permit Use Unit 23 - Warehousing and Wholesaling in an AG district (Section 310)

Location Map:



Additional Information:

Present Use: Church

Tract Size: 7.29 acres

Location: 1821 E 66 ST N

Present Zoning: AG

Fenceline/Area: Turley

Land Use Designation: Rural
Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1331

CZM: 16

CASE NUMBER: **CBOA-3117**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM

APPLICANT: 2235 State RE Partners, LLC

ACTION REQUESTED: Use Variance to permit Use Unit 23 - Warehousing and Wholesaling in an AG district (Section 310)

LOCATION: 1821 E 66 ST N

ZONED: AG

FENCELINE: Turley

PRESENT USE: Church

TRACT SIZE: 7.29 acres

LEGAL DESCRIPTION: E250 W830 S/2 SW SE SEC 31 21 13 3.788ACS; W250 E/2 SW SW SE LESS S50 THEREOF FOR RD SEC 31 21 13 3.501ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2264 May 2007: The Board Denied a Special exception to permit a halfway house (Use Unit 2) in an AG district (Section 310).

CBOA-2447 May 2007: The Board Approved a Use Variance to allow for a funeral home (Use Unit 11) in an AG district (Section 310, Table 1)

ANALYSIS OF SURROUNDING AREA: The subject tract is zone AG and currently contains a church. The tract is bounded to the North and East by AG zoning containing single-family residences and agricultural land and to the West and South by RS zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Use Unit 23 - Warehousing and Wholesaling in an AG district (Section 310).

The applicant proposes to utilize the existing church and surrounding land to permit a Warehousing and Wholesaling business to be operated on the subject tracts. The applicant did not state a specific business that is intended to be placed on the site, but would like the Use Variance in order to provide more options for the use of the site.

The applicant provided the statement that they are "Asking for a variance to Use Unit 23 - Warehousing and Wholesaling," as they are "Looking for more flexible options of the use of the 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 use variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an AG District (Section 310).

Finding the hardship to be _____.

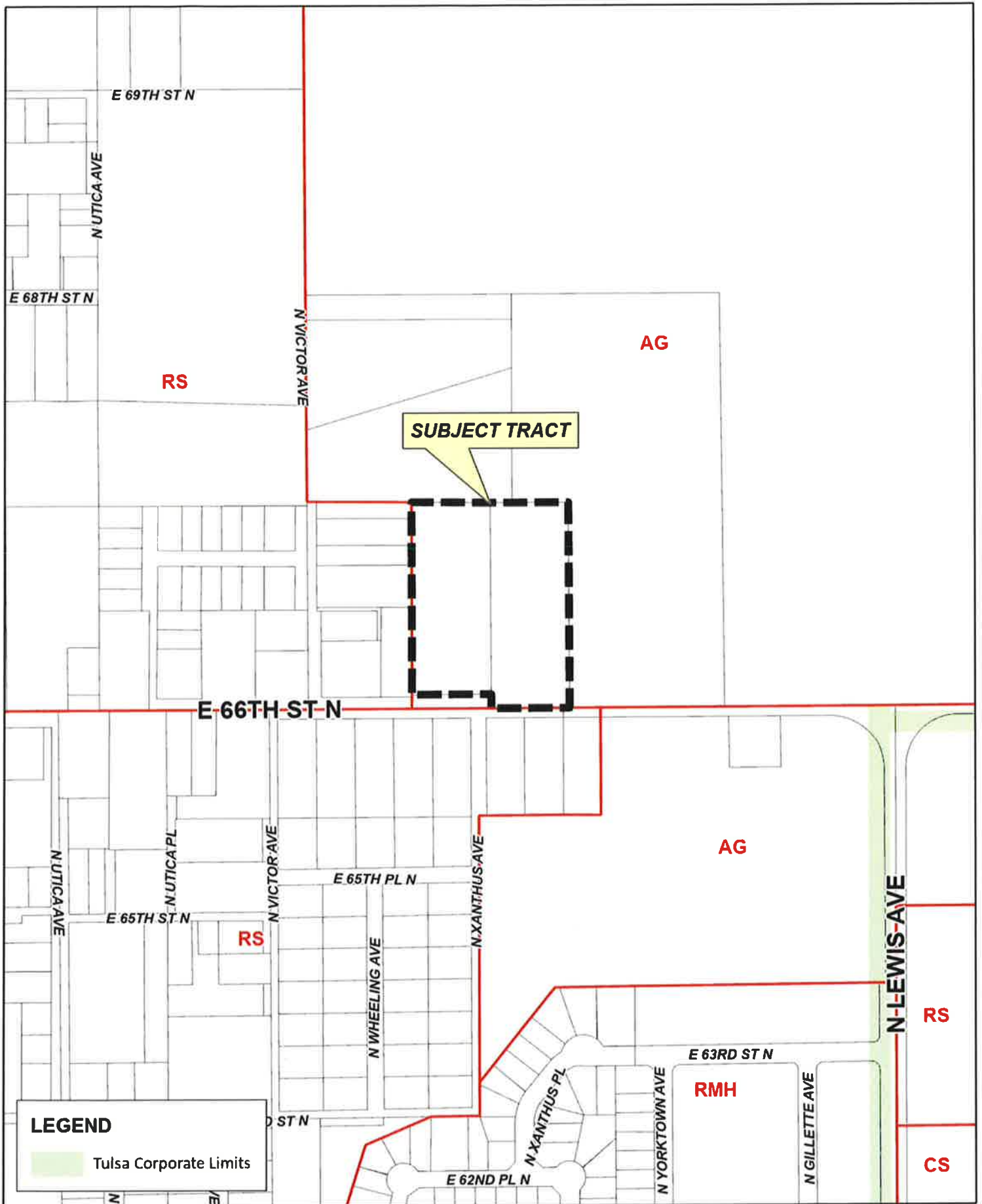
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 Property looking Northeast from E 66th St N



Subject Property looking Northwest from E 66th St N





LEGEND

 Tulsa Corporate Limits

CBOA-3117

21-13 31

CBOA-3117 9.5





Subject Tract

CBOA-3117

21-13 31

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

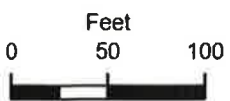
Aerial Photo Date: 2023

CBOA-3117 9.6





E 66TH ST N



**Subject
Tract**

CBOA-3117

21-13 31

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

Aerial Photo Date: 2023

CBOA-3117 9.7





Board of Adjustment

Case Number: CBOA-3119

Hearing Date: 11/21/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

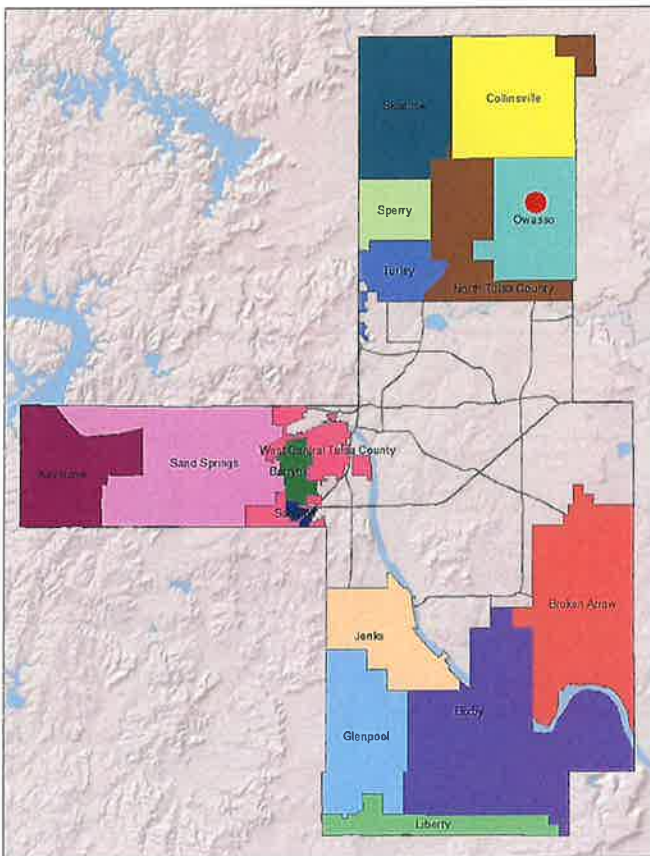
Owner and Applicant Information:

Applicant: T & S Harmon Properties, LLC

Property Owner: T & S HARMON PROPERTIES LLC

Action Requested: Variance of the all-weather surface material requirement for parking (Section 1340.D).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 4.36 acres

Location: 10505 N GARNETT RD E

Present Zoning: CG

Fenceline/Area: Owasso

Land Use Designation: Transitional

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1417
CZM: 12

CASE NUMBER: CBOA-3119
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/21/2023 1:30 PM

APPLICANT: T & S Harmon Properties, LLC

ACTION REQUESTED: Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 10505 N GARNETT RD E

ZONED: CG

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: 4.36 acres

LEGAL DESCRIPTION: N310 S/2 NW NW LESS BEG NWC THEREOF TH E45 S37.19 E5 S272.80 W50 N310 POB SEC 17 21 14 4.355ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CZ-539 April 2023: The Board of County Commissioners approved rezoning the subject tract from RE to CG to permit a self-storage facility.

ANALYSIS OF SURROUNDING AREA: The subject tract is zone CG and currently contains a single-family residence. The tract is bounded to the North, East and South by RE zoning containing single-family residences and to the West by CG zoning that is currently vacant.

STAFF COMMENTS:

The applicant is before the Board to request Variance of the all-weather surface material requirement for parking (Section 1340.D).

The subject lot was successfully rezoned from RE to CG earlier in 2023 and was approved by the Board of County Commissioners in April. The applicant intends to construct the self-storage facility in two stages and is asking for a variance of the all-weather surface material requirement for the first phase of development, with the second phase being developed later, which would utilize an all-weather surface material, as required by the Tulsa County Zoning Code. Section 1340.D of the Tulsa County Zoning Code requires that unenclosed off-street parking areas be surfaced with an all-weather material.

The applicant provided the statement that they "Need to change from pavement to gravel. There are 2 phases for this project and would be better to use gravel until phase 2 is complete."

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 all-weather surface material requirement for parking (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 _____.

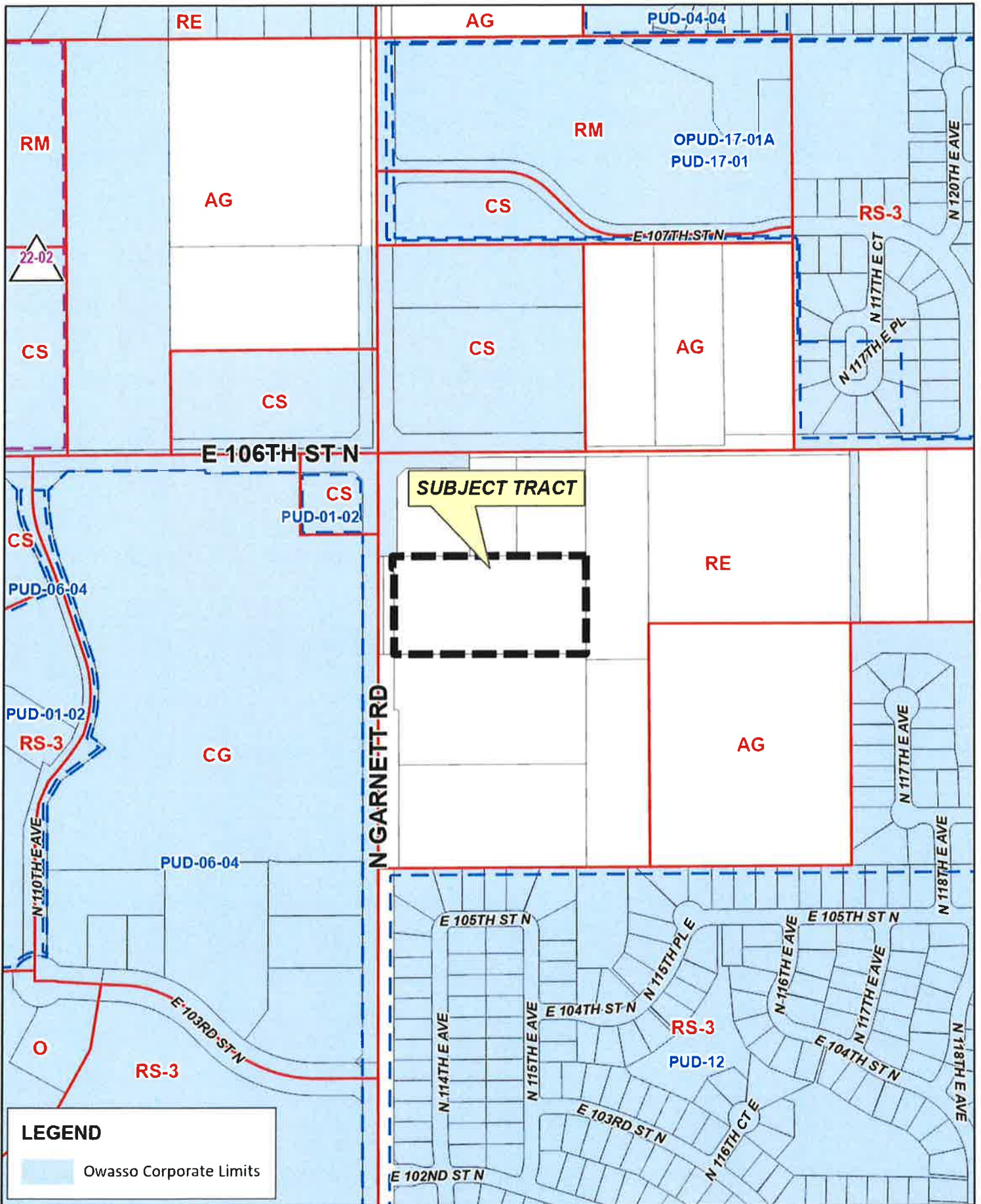
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



Subject Property looking Northeast from N Garnett Rd



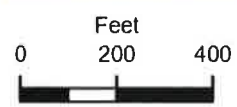
Subject Property looking Southeast from N Garnett Rd



SUBJECT TRACT

LEGEND

Owasso Corporate Limits



CBOA-3119

21-14 17

CBOA-3119 10.5





Subject Tract

CBOA-3119

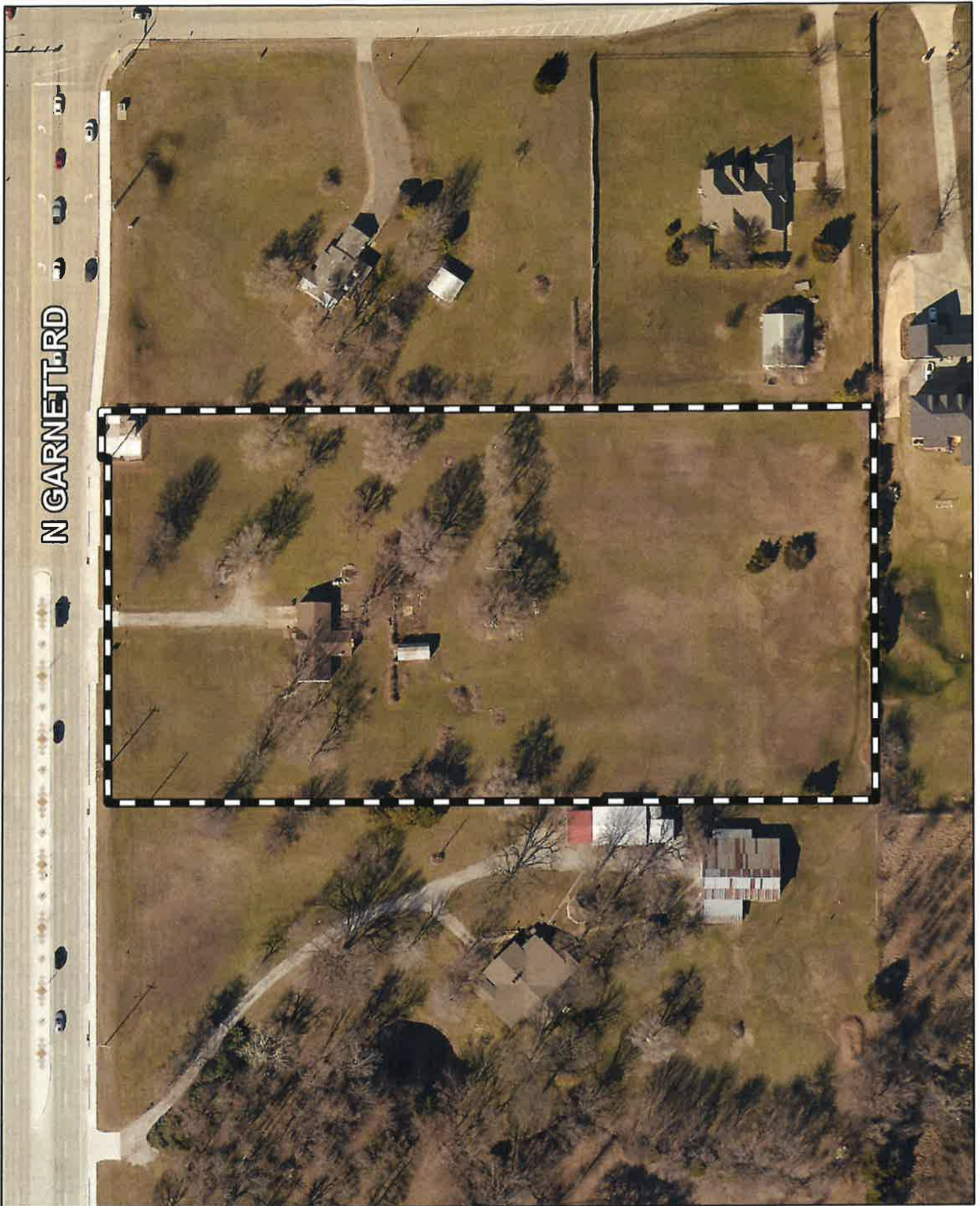
21-14 17

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

Aerial Photo Date: 2023

CBOA-3119 10.6





N GARNETT RD



Subject Tract

CBOA-3119

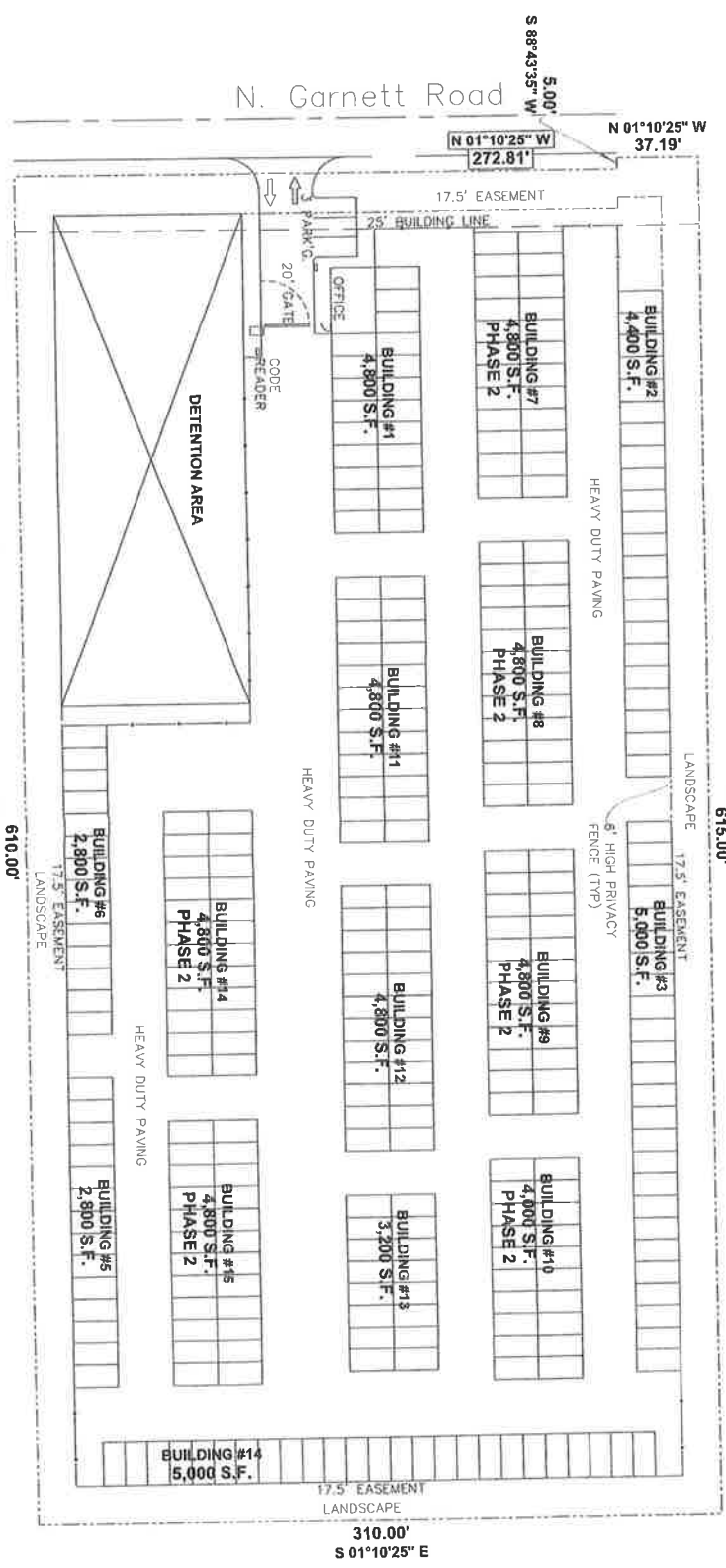
21-14 17

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

Aerial Photo Date: 2023

CBOA-3119 10.7





SITE AREA = 189,285.65 square ft.

S 88°43'35" W

1 SITE PLAN
1" = 20'

HARMON SELF STORAGE

1505 N. GARNETT RD., CITY OF OWASSO, OKLAHOMA

CHECKSET	
DATE	2023-07-19
PROJ. NO.	2023-009
REVISIONS	A
SITE PLAN	
SHEET NO.	SP1
NOT FOR CONSTRUCTION	

CBOA-3119 108

PLANNY & MITCHELL ARCHITECT, P.C.
 MAILING ADDRESS:
 802 W. INSIDE PARKWAY, B
 TULSA, OK 74137
 MOBILE: (918) 523-0240
 EMAIL: DMITCHELL@MPLANNY.COM
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