

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

Meeting No.529

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of December 19, 2023 (Meeting No. 526).
2. Approval of **Minutes** of February 20, 2024 (Meeting No. 528).

UNFINISHED BUSINESS

3. 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

NEW APPLICATIONS

4. CBOA – 3137 Melisha Wallace

Action Requested:

Special Exception to permit a home occupation (hair salon) in an RS district (Section 440) **Location:** 6537 N Rockfort Av E

5. CBOA – 3138 Tom Neal

Action Requested:

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 4147 W 59th St S

6. CBOA – 3139 Adam Wheat

Action Requested:

Variance of the required side yard setback in an AG district (Section 330).
Location: 4215 S 78th W Ave

7. CBOA -3141 TNT Fireworks

Action Requested:

Modification of a previously approved Special Exception (CBOA-2737) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**
701 W 41st St S

8. CBOA – 3142 TNT Fireworks

Action Requested:

Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**
4801 E Pine St

9. CBOA – 3143 TNT Fireworks

Action Requested:

Modification of a previously approved Special Exception (CBOA-2735) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**
4221 E Pine St

10. CBOA – 3144 TNT Fireworks

Action Requested:

Modification of a previously approved Special Exception (CBOA-2739) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-24. **Location:**
19214 E 91st St S

11. CBOA- 3145 – TNT Fireworks

Action Requested:

Modification of a previously approved Special Exception (CBOA-2740) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**
SW/c 101st St S & 129th E Ave

- 12. CBOA- 3146 Holly Watkins - WITHDRAWN**
Action Requested:
Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an AG District (Section 310). **Location:** 6903 E 181st St S
- 13. CBOA- 3147 TNT Fireworks WITHDRAWN**
Action Requested:
Special Exception to allow a fireworks stand (Use Unit 2) in a CG zoned district. (Sec. 710); Variance of the all-weather surface material requirement for parking (Section 1340.D) to expire 7-10-29. **Location:** 410 S 209th W Ave
- 14. CBOA- 3148 Scott and Donna Williams**
Action Requested:
Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330). **Location:** 8775 E 86th St N
- 15. CBOA- 3149 TP Wrecker, LLC/Daniel Pollet WITHDRAWN**
Action Requested:
Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to southern portion of property. **Location:** 18227 S Elwood Ave
- 16. CBOA- 3150 Public Service Co. of Oklahoma**
Action Requested:
Variance of the minimum lot area requirement in an AG district (Sec. 330).
Location: 14763 N Memorial Dr
- 17. CBOA- 3151 Anchor Stone**
Action Requested:
Special Exception to permit Use Unit 24 - Mining and Mineral Processing in an AG district (Section 310, Table 1). **Location:** S & E of E 151st St S & S Garnett Rd
- 18. CBOA- 3152 Jashima Deberry**
Action Requested:
Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D). **Location:** 1510 N Vandalia Ave
- 19. CBOA- 3153 Charles Harlan**
Action Requested:
Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310, Table 1). **Location:** 12019 N Yale Ave

20. CBOA- 3155 Donald Cason

Action Requested:

Modification to a previously approved site plan (CBOA-2091). **Location:** 11400 E
116th St N

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: https://www.incog.org/Land_Development/land_main.html

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.



Board of Adjustment

Case Number: CBOA-3113

Hearing Date: 3/19/2024 1:30 PM
(Continued from 11/21/2023,
12/19/2023 and 1/16/2024)

Case Report Prepared by:

Jay Hoyt

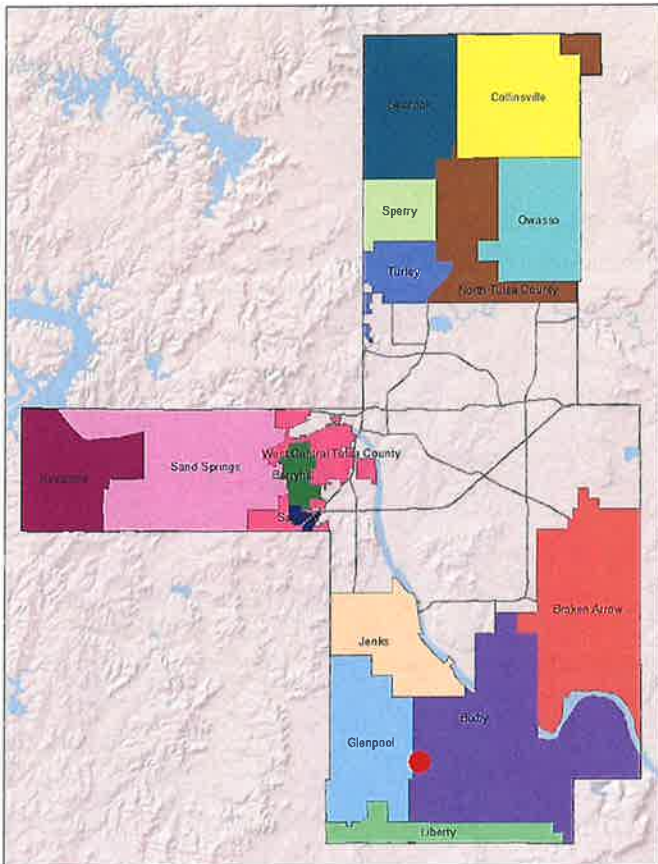
Owner and Applicant Information:

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

CASE NUMBER: **CBOA-3113**

CZM: 66

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 3/19/2024 1:30 PM (Continued from 11/21/2023, 12/19/2023 & 1/16/2024)

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 15.606 AC, 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).

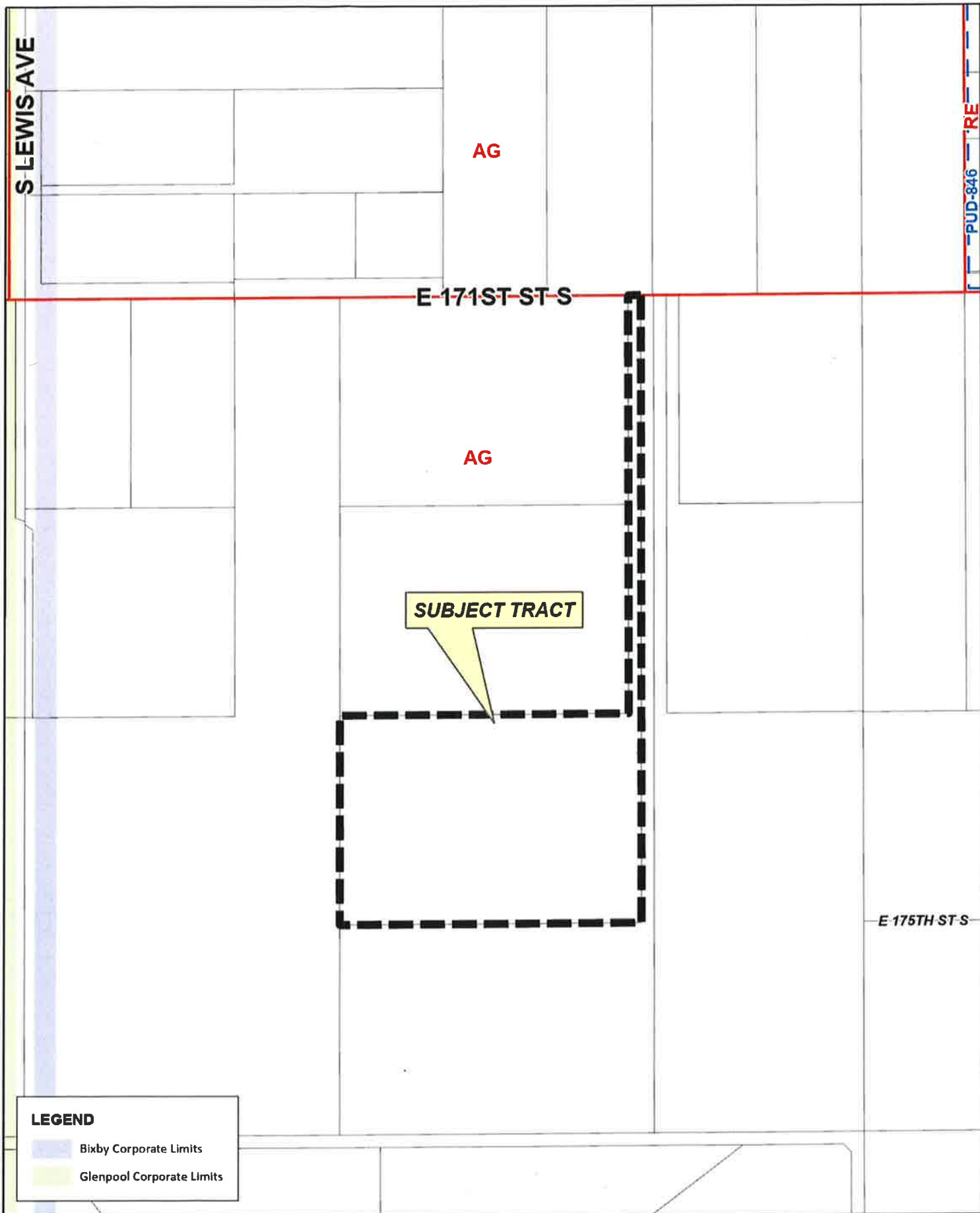
Subject to the following conditions, if any: _____.

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



CBOA-3113

17-13 32

CBOA-3113 3.5

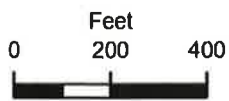




S LEWIS AVE

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.

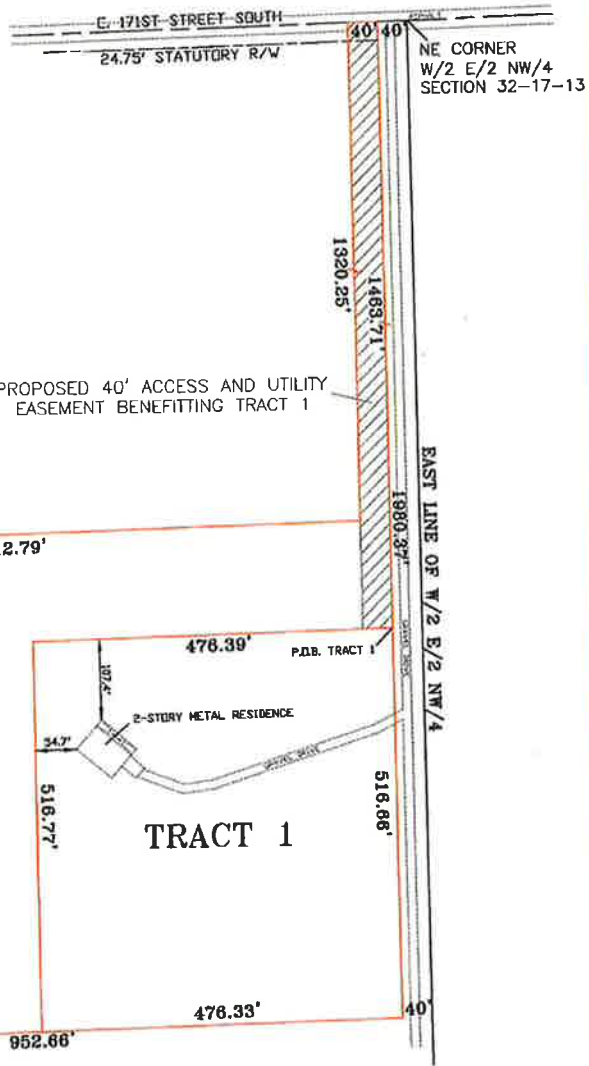
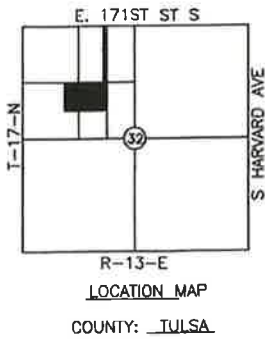
Aerial Photo Date: 2023



CBOA-3113 3.6

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

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



D. GOSS & ASSOCIATES
 12347 HEYWOOD HILL RD
 SAPULPA, OK 74066
 PH (918)371-0096 FAX (918)371-7750

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

Hoyt, Jay

From: Hoyt, Jay
Sent: Thursday, January 11, 2024 1:30 PM
To: Tauber, Sherri; Don Hutchinson; William Tisdale; Michael Hicks; David Charney; Scott Houston
Subject: CBOA-3113 - Continuance Request to 3/19/24

All,

The applicant for CBOA-3113, Linda Morton, has requested an additional continuance request to the 3/19 CBOA meeting. She had previously requested a continuance from her original date of 11/21/23 to 1/16/24, but due to personal health issues that can't be avoided, would like to request that her case be continued once more until the 3/19/24 CBOA meeting. I wanted to let you know of her request as the current agenda lists her case as being heard at the 1/16 CBOA meeting. This was for her request for a Variance of the street frontage requirement from 30 ft to 0 ft.

Please let me know if you have any questions or need any additional information.

Thank you,



Jay Hoyt
Land Development Planner
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
jhoyt@incog.org

Hoyt, Jay

From: Berry Britton <bbritton@tulsacounty.org>
Sent: Tuesday, January 16, 2024 2:27 PM
To: Hoyt, Jay; Alex Mills
Cc: Roger Hughes
Subject: Re: CBOA Items for 1/18 meeting

Hi Jay,

In regards to the continuance of COBA-3113, it looks like their haven't been any changes to the case. Our previous comment regarding this case should stand.

3113 - Due to the number of already present long driveways in this area, drainage issues caused by the driveways, and proximity of existing driveways to one another, it is recommended by the Tulsa County Engineering department that a Mutual Access Easement be drawn up that will give legal access from the driveway currently be used by the original tract to the proposed Tract 2. This existing driveway is located on the flag of Ms. Morton's southern flagged lot. The MAE would need to overlap this flag, and then cross the flagged portion of Ms. Morton's northern lot.

The current proposal as it exists would be denied.

Thank you,
Berry Britton
Engineer
Tulsa County HQ
218 West 6th Street, Room 845
Tulsa, OK 74119
918-596-5734
bbritton@tulsacounty.org

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Thursday, January 11, 2024 9:24 AM
To: Alex Mills <amills@tulsacounty.org>
Cc: Berry Britton <bbritton@tulsacounty.org>; Roger Hughes <rhughes@tulsacounty.org>
Subject: CBOA Items for 1/18 meeting

CAUTION: This email originated from outside of Tulsa County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex,

Attached is the agenda packet for the CBOA meeting on 1/18.

Thank you,



Case Number: CBOA-3137
Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

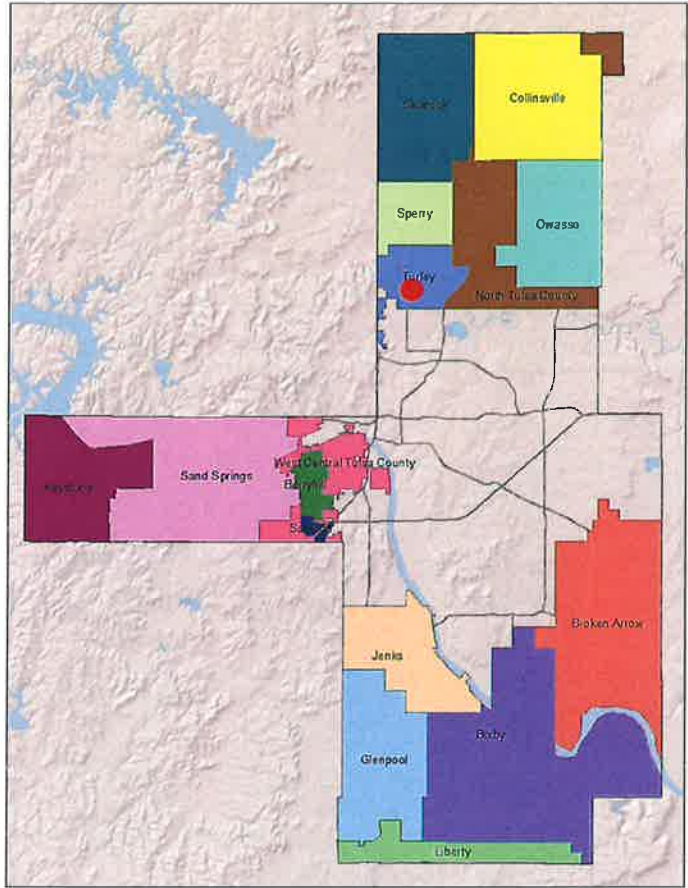
Owner and Applicant Information:

Applicant: Melisha Wallace

Property Owner: SAME

Action Requested: Special Exception to permit a home occupation (hair salon) in an RS district (Section 440)

Location Map:



Additional Information:

Present Use: Residence
Tract Size: 0.64 acres
Location: 6537 N ROCKFORD AV E
Present Zoning: RS
Fenceline/Area: Turley
Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0306

CZM: 22

CASE NUMBER: CBOA-3137

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Melisha Wallace

ACTION REQUESTED: Special Exception to permit a home occupation (hair salon) in an RS district (Section 440)

LOCATION: 6537 N ROCKFORD AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Residence

TRACT SIZE: 0.64 acres

LEGAL DESCRIPTION: LT 34 & PRT LT 33 BEG NWC THEREOF TH S200 E36 N74 NW TO POB BLK 2, PHILLIPS FARMS ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2574 May 2016: The Board approved a Variance of the maximum size of a detached accessory building from 750 sq. ft. to 1,600 sq. ft. in an RS district (Section 240.2.E) and a Variance to allow a detached accessory building in the side yard (Section 420.2).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. 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 home occupation (hair salon) in an RS district (Section 440).

The applicant is proposing to have a hair salon at the current residence. Section 440 allows home occupation uses as a Special Exception in the RS district. Section 440 sets out the restrictions for such a use such as, but not limited to the home occupation shall be engaged in only by the family or person occupying the dwelling as a private residence and no person shall be employed other than an immediate family member residing at the residence. No signs, display or advertising is allowed on the premises, visible from outside the lot. The home occupation shall be conducted entirely within an enclosed principal building or customary accessory building.

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

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a home occupation (hair salon) in an RS district (Section 440).

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.



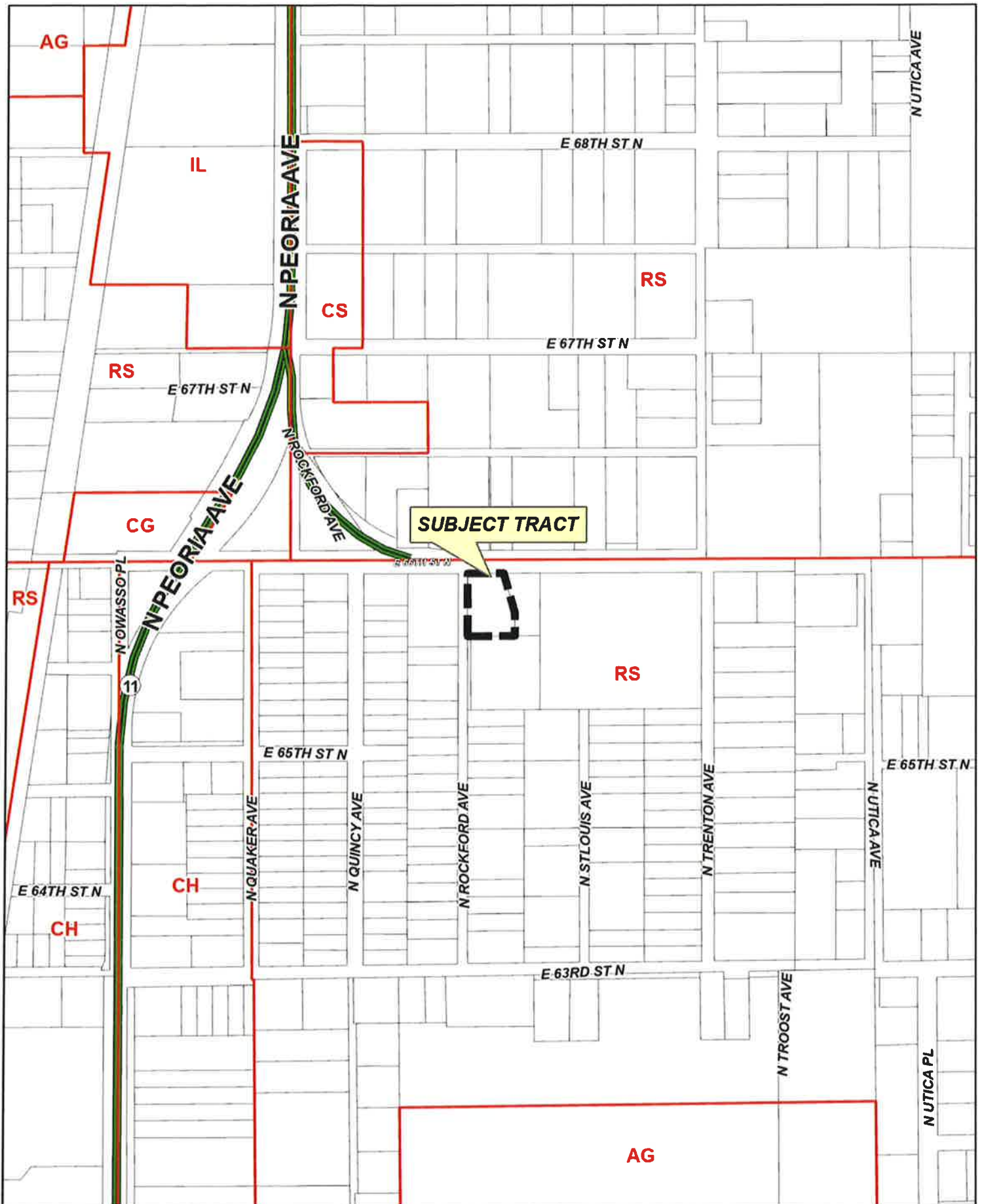
Subject tract looking South from E 66th St N



Subject tract looking Southeast from intersection of E 66th St N & N Rockford Ave



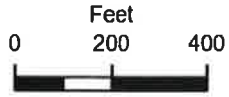
Subject tract looking Northeast from N Rockford Ave

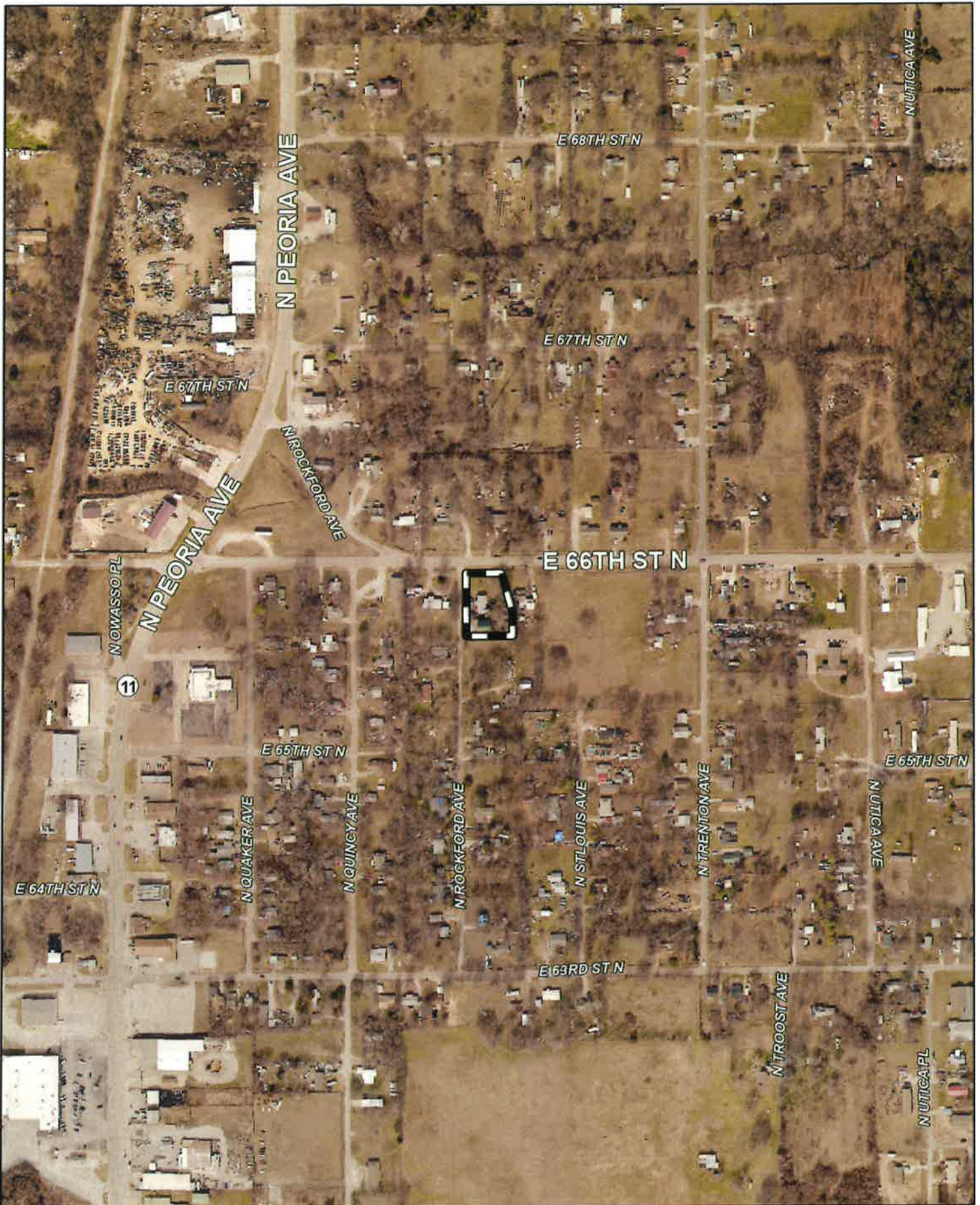


CBOA-3137

20-13 06

CBOA-3137 4.6





Subject Tract

CBOA-3137

20-13 06

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

Aerial Photo Date: 2023

CBOA-3137 4.7





E 66TH ST N



Subject Tract

CBOA-3137

20-13 06

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

Aerial Photo Date: 2023

CBOA-3137 4.8





Board of Adjustment

Case Number: CBOA-3138

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

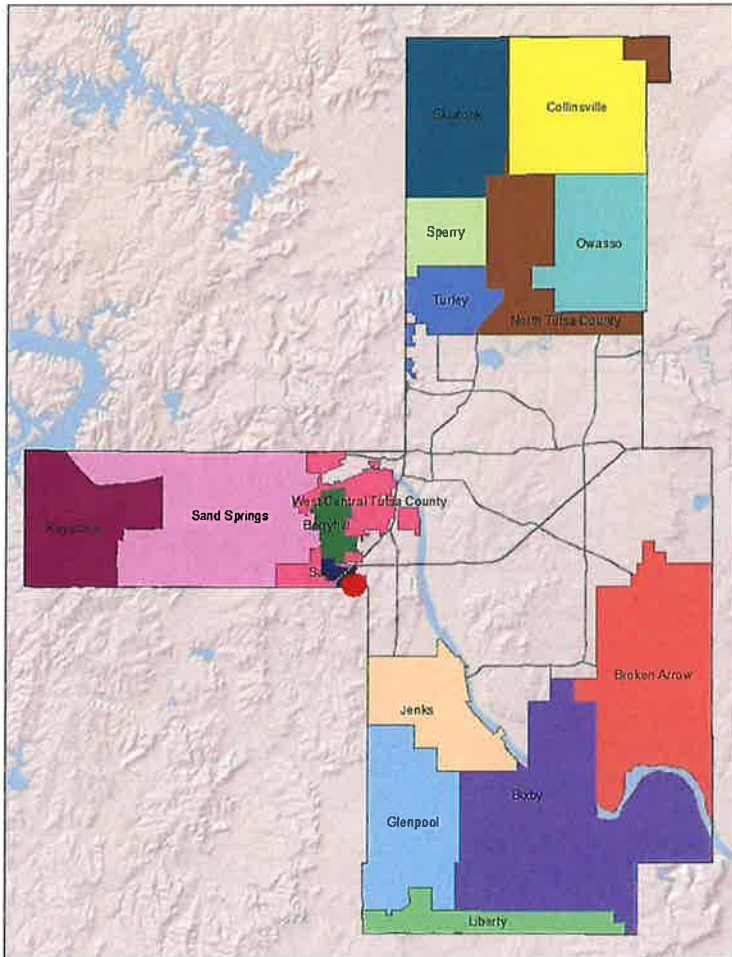
Owner and Applicant Information:

Applicant: Tom Neal

Property Owner: ACKLEY, KEN

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: 3.47 acres

Location: 4147 W 59 ST S

Present Zoning: RS

Fenceline/Area: W Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9233

CZM: 45

CASE NUMBER: **CBOA-3138**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Tom Neal

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

LOCATION: 4147 W 59 ST S

ZONED: RS

FENCELINE: W Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 3.47 acres

LEGAL DESCRIPTION: BEG 3070W NEC SE SE TH W300 S408.5 E120 S160 E180 N568.5 TO BEG SEC 33-19-12

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. The site abuts RS zoning to the South, East and West as well as RS-3 zoning (City of Tulsa) to the North containing single-family residences.

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 8,400 sf of land area per dwelling unit. The subject tract contains 3.47 acres in area, so has enough land area to support two dwelling units.

The applicant provided the statement "Main house is from the 1970's. Accessory Dwelling Unit probably from the 1940's, being rehabbed. It's 13'-6" from property line instead of 15', but predates existing zoning regulations."

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 _____.

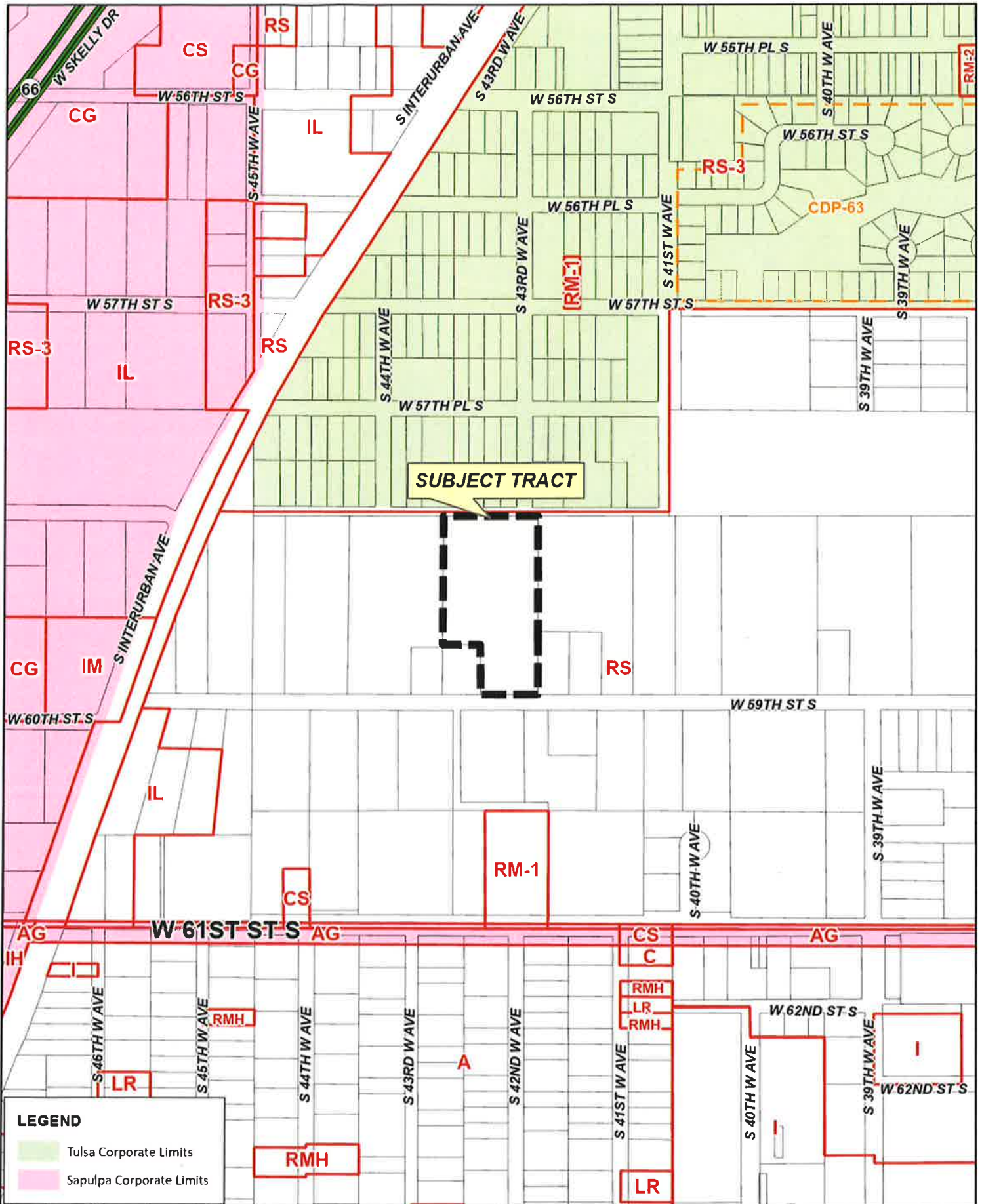
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 tract looking North from W 59th St S



Subject tract looking Northwest from W 59th St S



LEGEND

- Tulsa Corporate Limits
- Sapulpa Corporate Limits

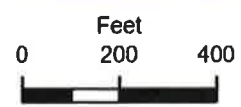


CBOA-3138

19-12 33

CBOA-3138 5.5





 Subject Tract

CBOA-3138

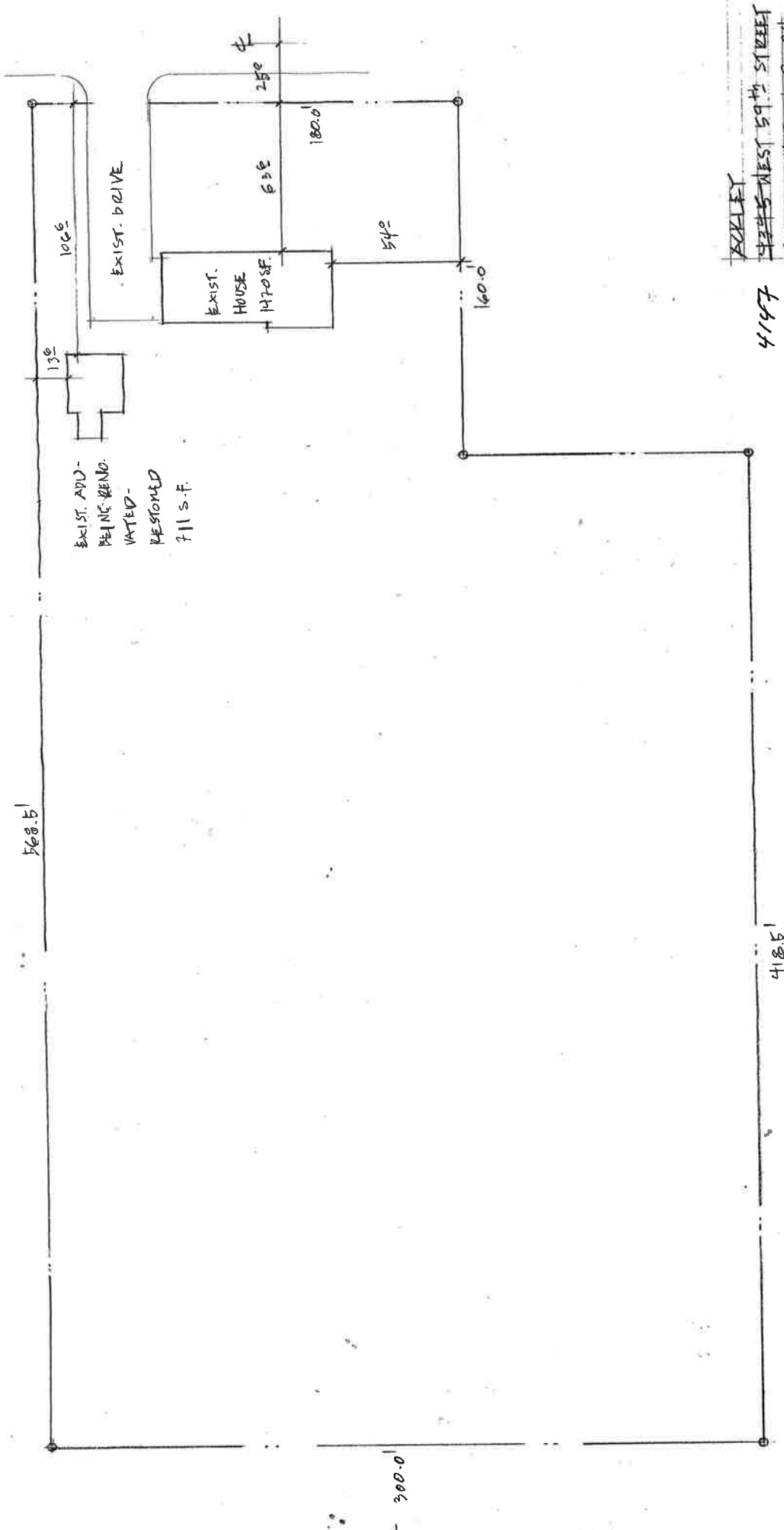
19-12 33

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

Aerial Photo Date: 2023

CBOA-3138 5.6





~~ALLEY~~
~~5335 WEST 59TH STREET~~
~~TULSA, OKLA 74124~~

TOM NEAL
 DESIGN
 Associate member, American Institute of Architects
 918.231.7372



Board of Adjustment

Case Number: CBOA-3139

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

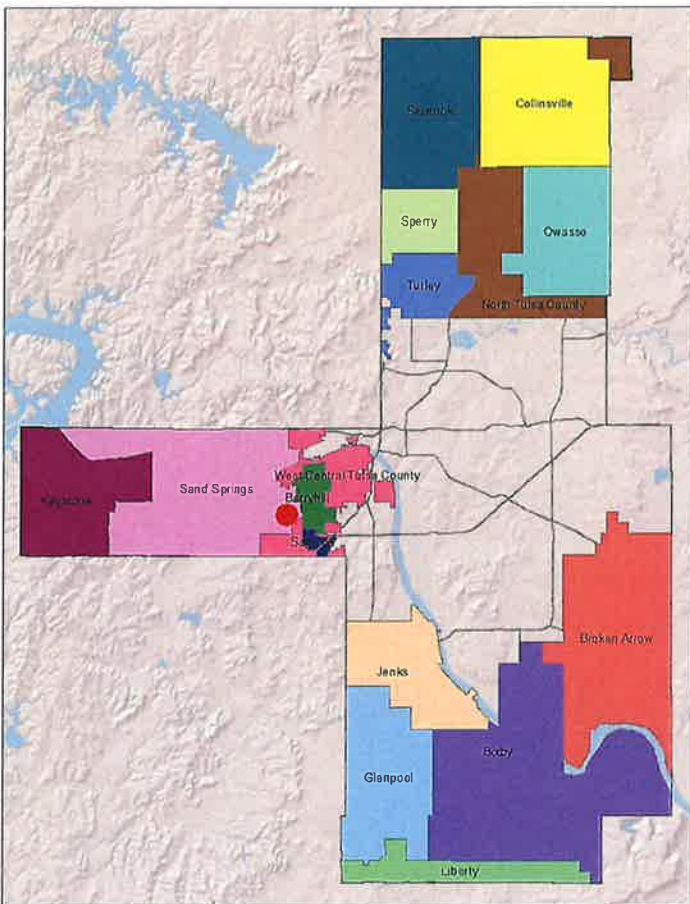
Owner and Applicant Information:

Applicant: Adam Wheat

Property Owner: WHEAT, ADAM J & HOLLY

Action Requested: Variance of the required side yard setback in an AG district (Section 330).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.35 acres

Location: 4215 S 78 AV W

Present Zoning: AG

Fenceline/Area: Sand Springs

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9230

CZM: 45

CASE NUMBER: **CBOA-3139**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Adam Wheat

ACTION REQUESTED: Variance of the required side yard setback in an AG district (Section 330).

LOCATION: 4215 S 78 AV W

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Residence

TRACT SIZE: 2.35 acres

LEGAL DESCRIPTION: W310 N330 S990 E640 NW NW SEC 30 19 12 2.35ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-1613 November 1998: The Board approved Variance of the 30' frontage requirement on a public road down to 0' and a Variance of the 200' lot width requirement in an AG district down to 165' to permit a lot split.

CBOA-2148 March 2005: The Board approved Variance of street frontage required per lot from 30' to 0' to enable a lot split (Section 207).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The tract abuts AG zoning to the North, South and West containing single-family residences and to the East by CS zoning (Sand Springs) containing a mini-storage facility.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the required side yard setback in an AG district (Section 330).

Per the Tulsa County Zoning Code, the side yard setback in an AG district is 15 feet. The applicant would like to place an accessory building onto the subject tract that is closer to the side yard property line. They are requesting that the side yard setback be reduced to 6 feet.

The applicant provided the statement "My building will be in the middle of my driveway if I have to move it to 15 feet from the propert line. I need it to be 6 feet from the property 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 required side yard setback in an AG district (Section 330).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

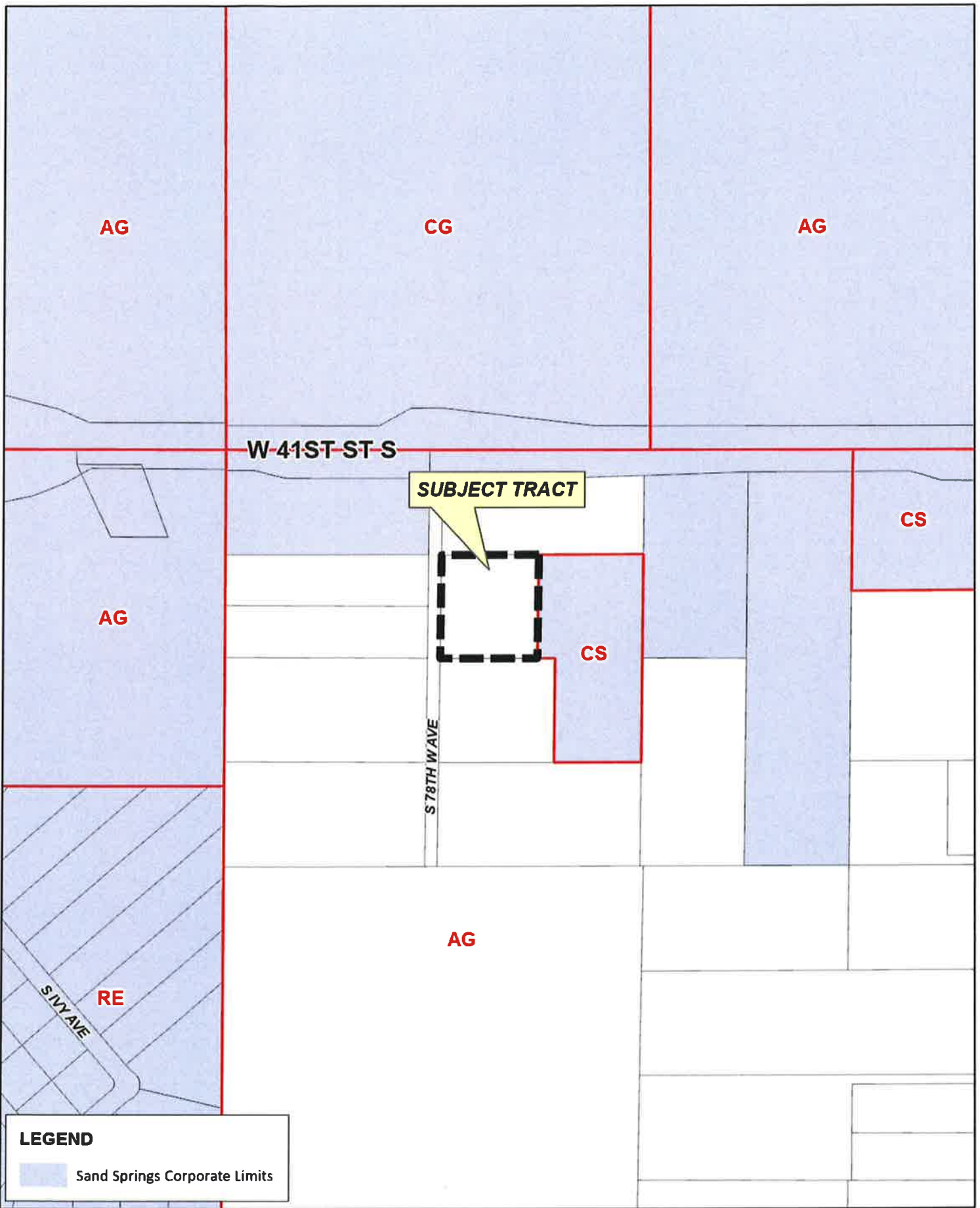
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



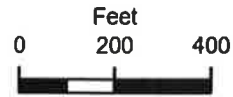
Subject tract looking Southeast from S 78th W Ave



Subject tract looking Northeast from S 78th W Ave



LEGEND
Sand Springs Corporate Limits

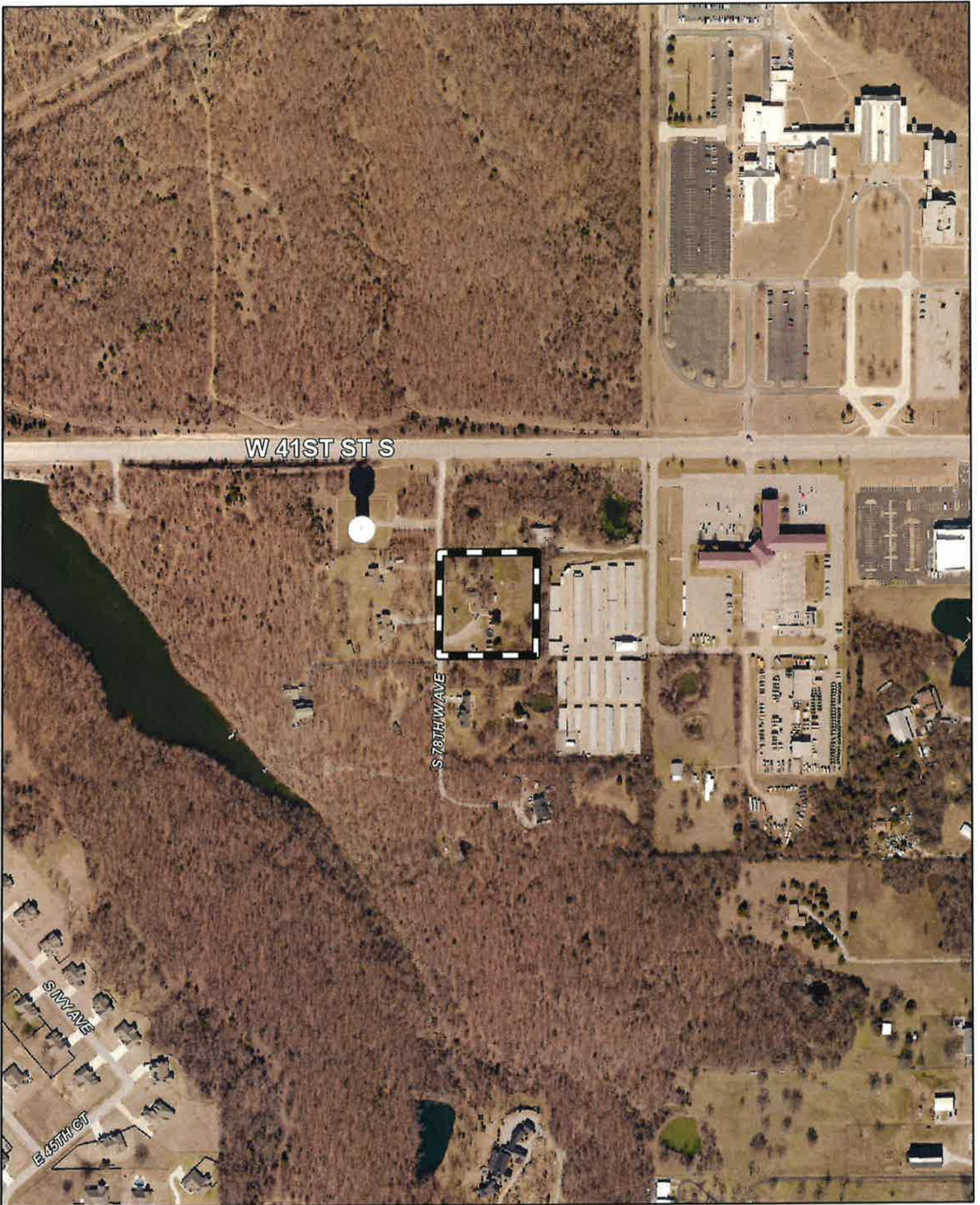


CBOA-3139

19-12 30



CBOA-3139 6.5



W 41ST ST S

S 78TH WAVE

S MY AVE

E 45TH ST



Subject Tract

CBOA-3139

19-12 30

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

Aerial Photo Date: 2023



CBOA-3139 6.6



Board of Adjustment

Case Number: CBOA-3141

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

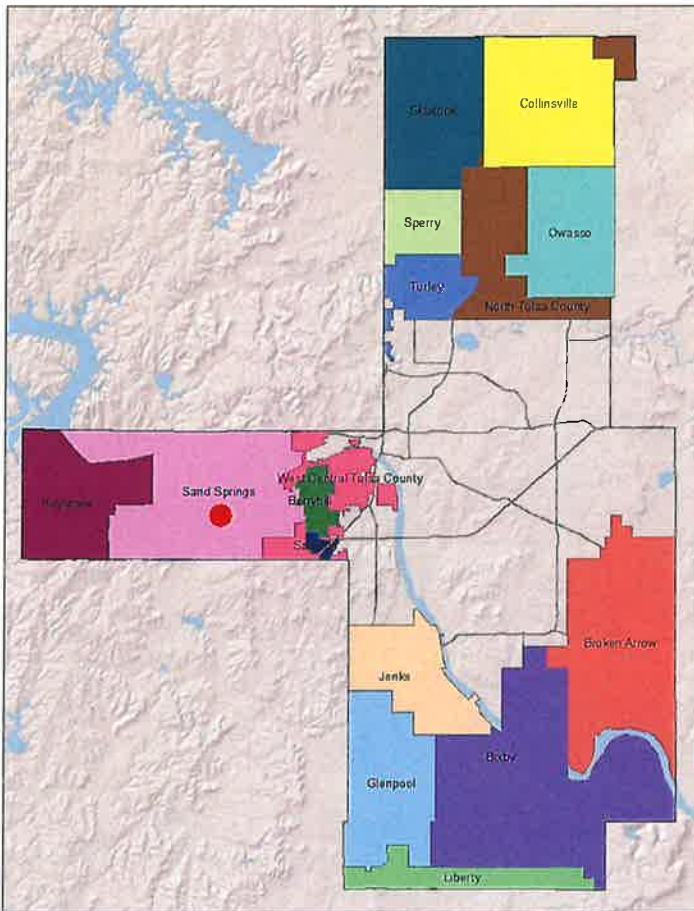
Owner and Applicant Information:

Applicant: TNT Fireworks

Property Owner: BLAIR FAMILY TR

Action Requested: Modification of a previously approved Special Exception (CBOA-2737) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 8.92 acres

Location: 701 W 41 ST S

Present Zoning: AG, CS

Fenceline/Area: Sand Springs

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9122

CZM: 44

CASE NUMBER: **CBOA-3141**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception (CBOA-2737) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

LOCATION: 701 W 41 ST S

ZONED: AG, CS

FENCELINE: Sand Springs

PRESENT USE: Vacant

TRACT SIZE: 8.92 acres

LEGAL DESCRIPTION: SW SW SW LESS S50 & W50 N280 S330 FOR STS SEC 22 19 10 8.921ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2737 March 2019: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG/CS and contains a single-family residence and a cell tower. The site abuts RS-3 (Sand Springs) zoning to the North and East containing single-family residences, to the West by OL/CS zoning containing a mini-storage facility and to the South by CS zoning (Sand Springs) containing commercial businesses.

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved Special Exception (CBOA-2737) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

The applicant was previously granted a Special Exception to permit a fireworks stand as well as a Variance of the all-weather parking requirement in case CBOA-2737. The approval was for a 5 year time limitation ending in March of 2024. Other conditions of the approval were that the days of operation are to be June 20th to July 6th, with the hours of operation to be 10:00 AM to 10:00 PM from June 20th through July 2nd, July 5th and July 6th and 10:00 AM to 12:00 midnight on July 3rd and July 4th.

The applicant is requesting that the approval be extended until July 10th, 2029.

If inclined to approve the Board may consider the following conditions or others as deemed appropriate to the request:

- *Placing a time limit for approval of the modification request.*

“Move to _____ (approve/deny) a Modification of a previously approved Special Exception (CBOA-2737) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

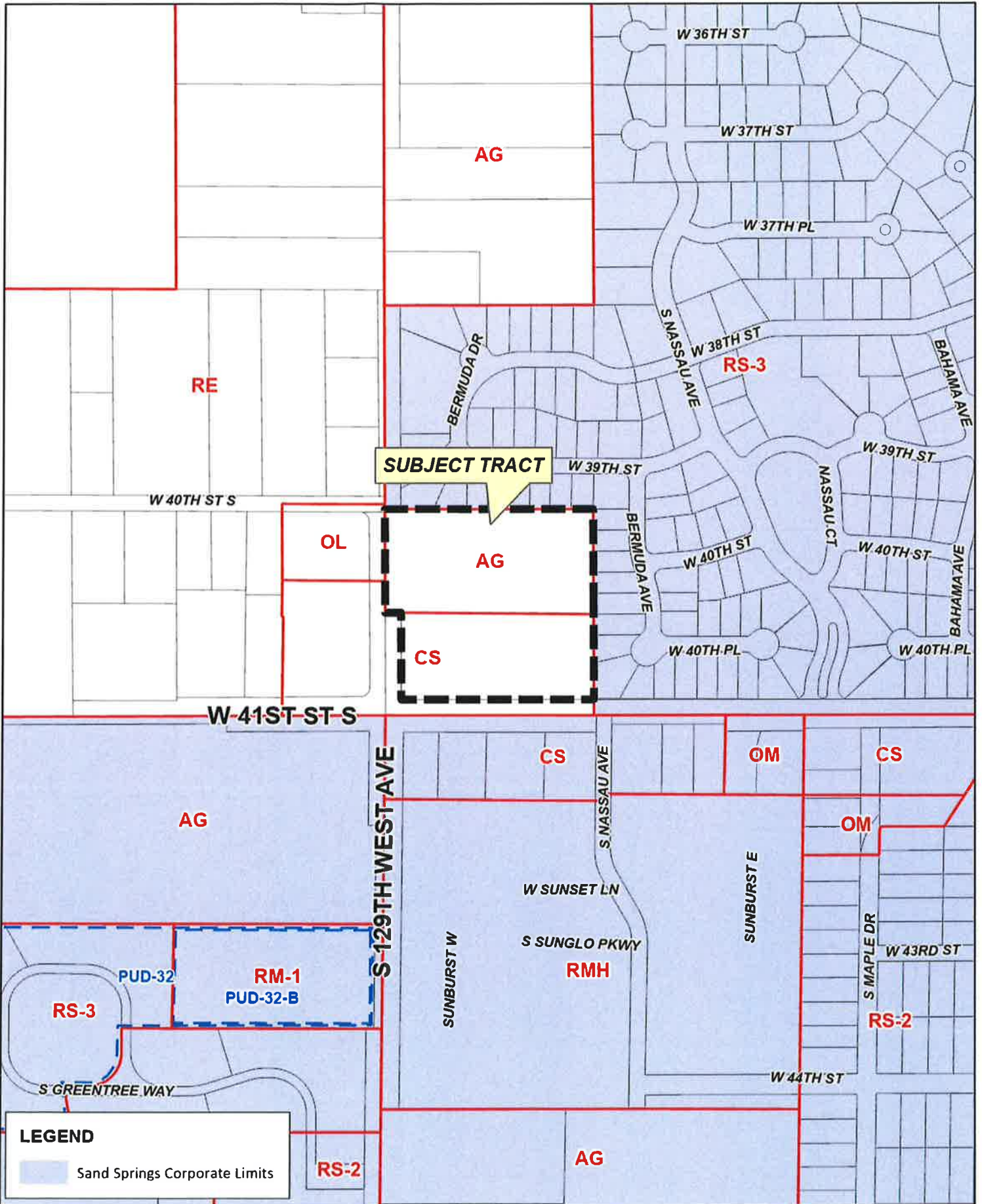
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.



Subject tract looking Northeast from the intersection of W 41st St S and S 129th W Ave



Subject tract looking Northwest from W 41st St S



LEGEND

Sand Springs Corporate Limits



CBOA-3141

19-11 22

CBOA-3141 7.5





Board of Adjustment

Case Number: CBOA-3142

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

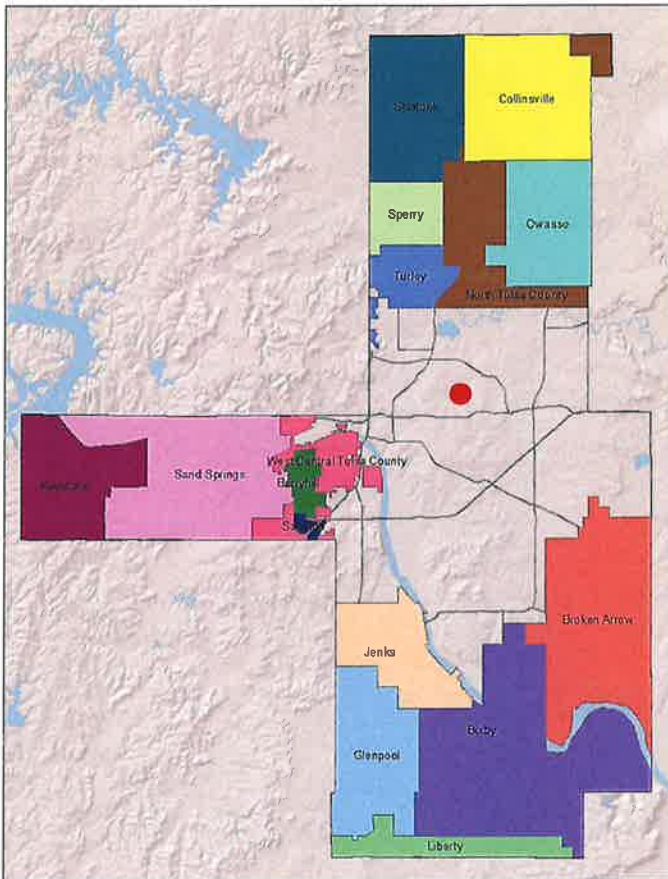
Owner and Applicant Information:

Applicant: TNT Fireworks

Property Owner: WRC LAND COMPANY LLC

Action Requested: Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.49 acres

Location: 4801 E Pine St

Present Zoning: CH

Fenceline/Area: Tulsa

Land Use Designation: None

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0328

CZM: 29

CASE NUMBER: CBOA-3142

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

LOCATION: 4801 E Pine St

ZONED: CH

FENCELINE: Tulsa

PRESENT USE: Vacant

TRACT SIZE: 0.49 acres

LEGAL DESCRIPTION: BEG 348.16W & 50N SECR SE TH N175 E123.19 S175 W123.16 POB SEC 28 20 13 .495AC, WEE RANCHO ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2736 March 2019: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

CBOA-2771 October 2019: The Board approved a Variance to reduce the off-street parking requirements from 41 spaces to 30 spaces (Section 1214.4).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CH and is currently vacant. The tract abuts CH zoning to the North, East and South (City of Tulsa) containing commercial uses and RS-3 zoning (City of Tulsa) to the West containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

The applicant was previously granted a Special Exception to permit a fireworks stand as well as a Variance of the all-weather parking requirement in case CBOA-2736. The approval was for a 5 year time limitation ending in March of 2024. Other conditions of the approval were that the days of operation are to be June 20th to July 6th, with the hours of operation to be 10:00 AM to 10:00 PM from June 20th through July 2nd, July 5th and July 6th and 10:00 AM to 12:00 midnight on July 3rd and July 4th.

The applicant is requesting that the approval be extended until July 10th, 2029.

The applicant also provided the statement "Hard surface parking is not feasible for a seasonal use."

If inclined to approve the Board may consider the following conditions or others as deemed appropriate to the request:

- *Placing a time limit for approval of the modification request.*

"Move to _____ (approve/deny) a Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

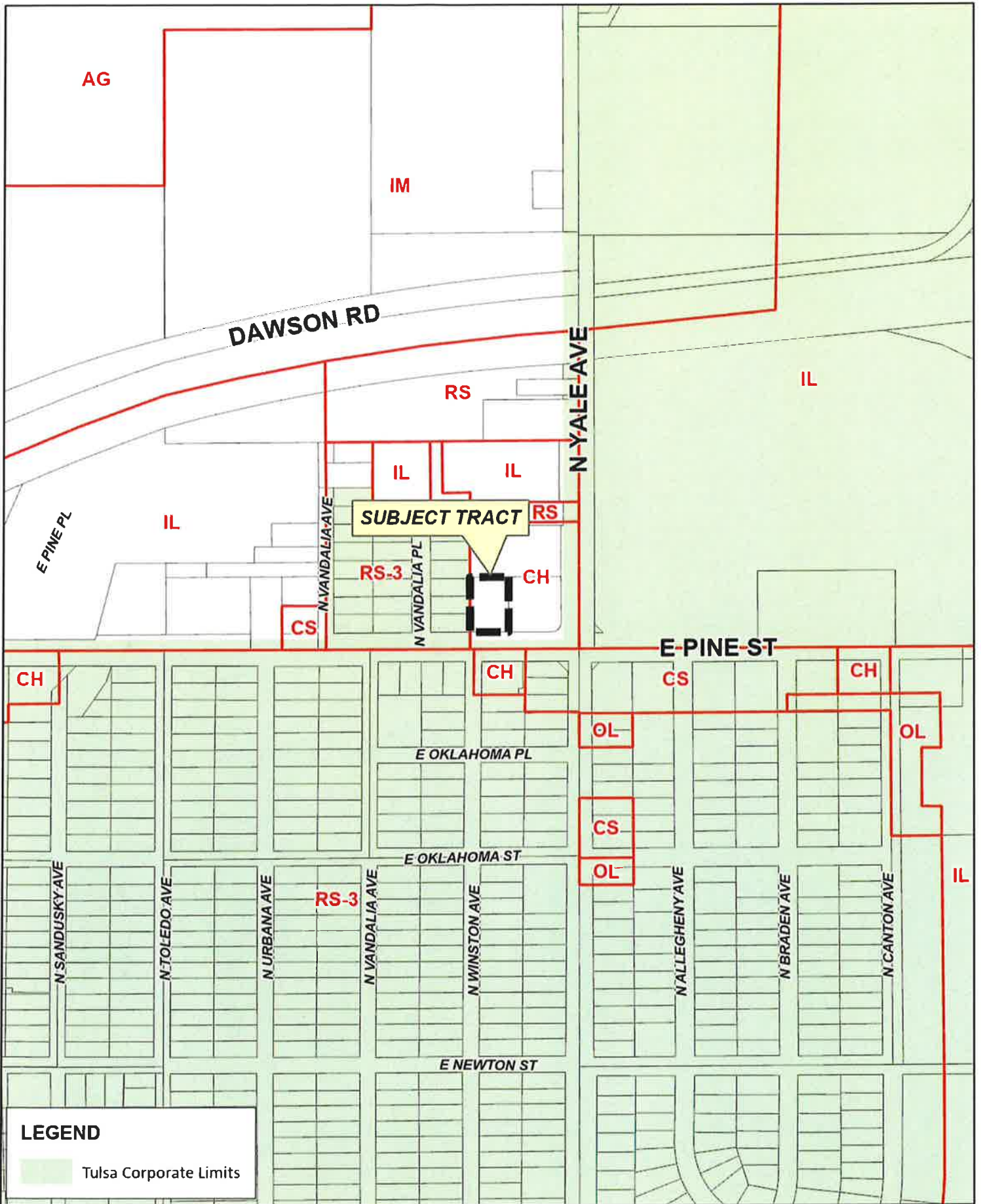
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.



Subject tract looking North from E Pine St



Subject tract looking Northwest from E Pine St



LEGEND

Tulsa Corporate Limits

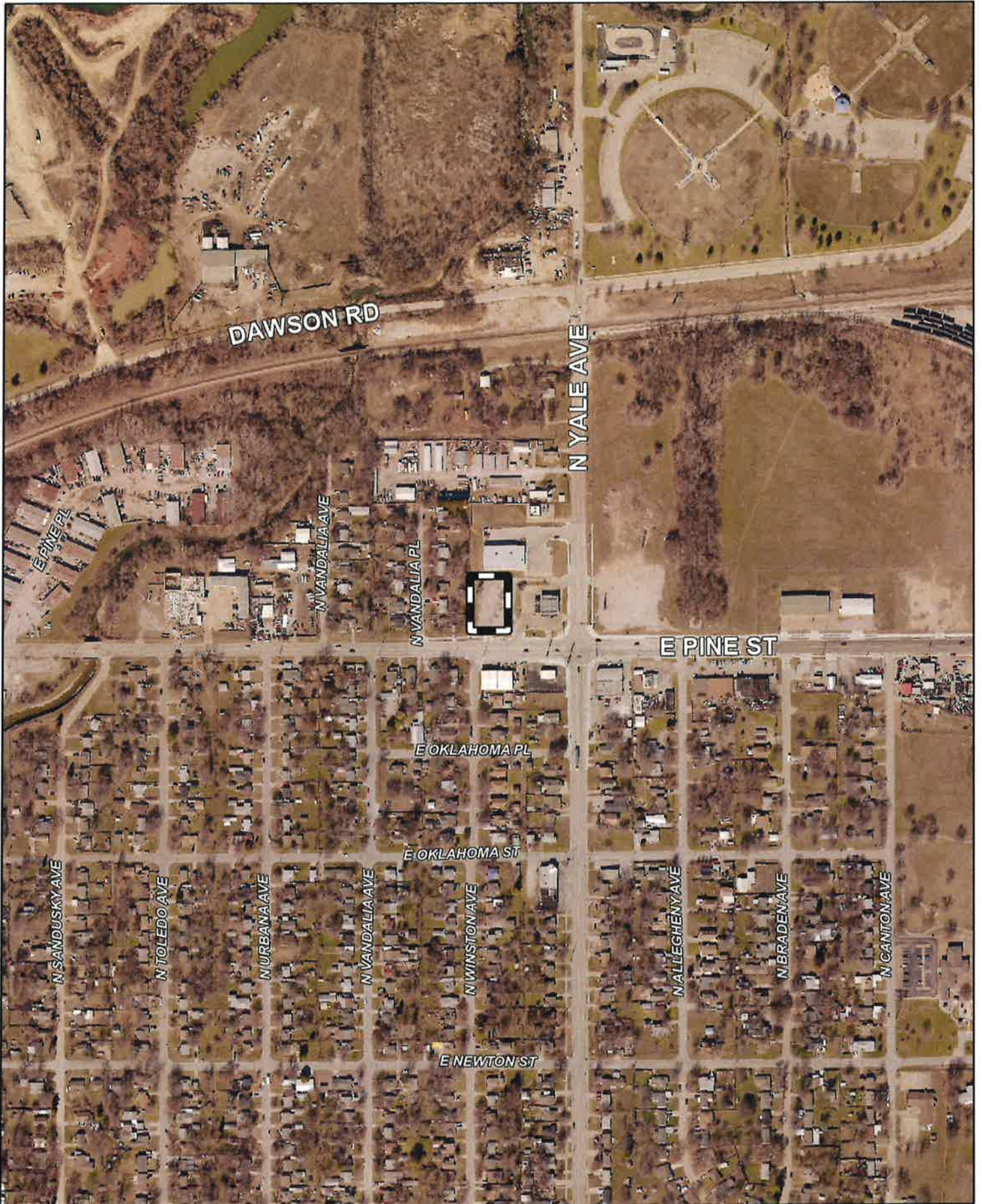


CBOA-3142

20-13 28

CBOA-3142 8.5





Subject Tract

CBOA-3142

20-13 28

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

Aerial Photo Date: 2023

CBOA-3142 8.6





N VANDALIA AVE

N VANDALIA PL

E PINE ST

N WINSTON AVE

E OKLAHOMA PL

N YALE AVE



Subject Tract

CBOA-3142

20-13 28

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

Aerial Photo Date: 2023

CBOA-3142 8.7





Case Number: CBOA-3143

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

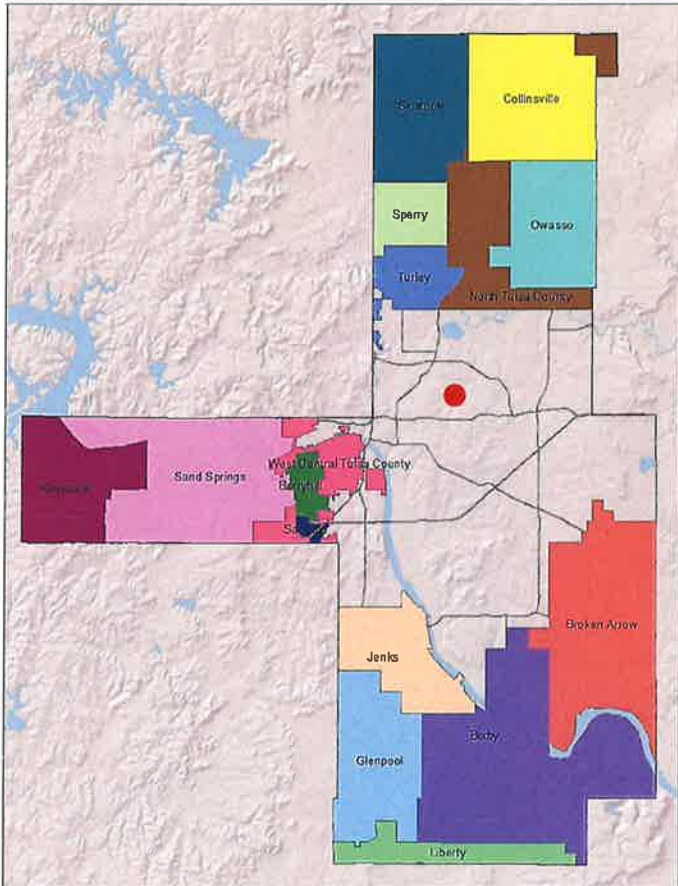
Owner and Applicant Information:

Applicant: TNT Fireworks

Property Owner: ECONOMY LUMBER CO INC

Action Requested: Modification of a previously approved Special Exception (CBOA-2735) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

Location Map:



Additional Information:

Present Use: Lumber Yard

Tract Size: 4.89 acres

Location: 4221 E PINE ST N

Present Zoning: IL

Fenceline/Area: Tulsa

Land Use Designation: None

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0328

CZM: 29

CASE NUMBER: **CBOA-3143**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception (CBOA-2735) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

LOCATION: 4221 E PINE ST N

ZONED: IL

FENCELINE: Tulsa

PRESENT USE: Lumber Yard

TRACT SIZE: 4.89 acres

LEGAL DESCRIPTION: PRT SW SE BEG 35N SWC SW SE TH N97.35 TO A PT NO SELY R/W OF SL & SF RR TH NE684.63 TH ON CRV RT274.77 SW568.49 W638.69 POB SEC 28 20 13 4.8928ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2735 March 2019: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

Subject Property:

CBOA-2325 May 2009: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) with conditions on property located at 4415 E Pine St.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned IL and currently contains a lumber yard. The tract abuts IL zoning to North and West containing a railroad, to the East by IL zoning containing an Industrial Park and to the South by IL/CS zoning (City of Tulsa) that is currently vacant.

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved Special Exception (CBOA-2735) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

The applicant was previously granted a Special Exception to permit a fireworks stand as well as a Variance of the all-weather parking requirement in case CBOA-2735. The approval was for a 5 year time limitation ending in March of 2024. No other conditions were place on the approval at the time.

The applicant is requesting that the approval be extended until July 10th, 2029.

The applicant also provided the statement "Hard surface parking is not feasible for a seasonal use."

If inclined to approve the Board may consider the following conditions or others as deemed appropriate to the request:

- *Placing a time limit for approval of the modification request.*

"Move to _____ (approve/deny) a Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

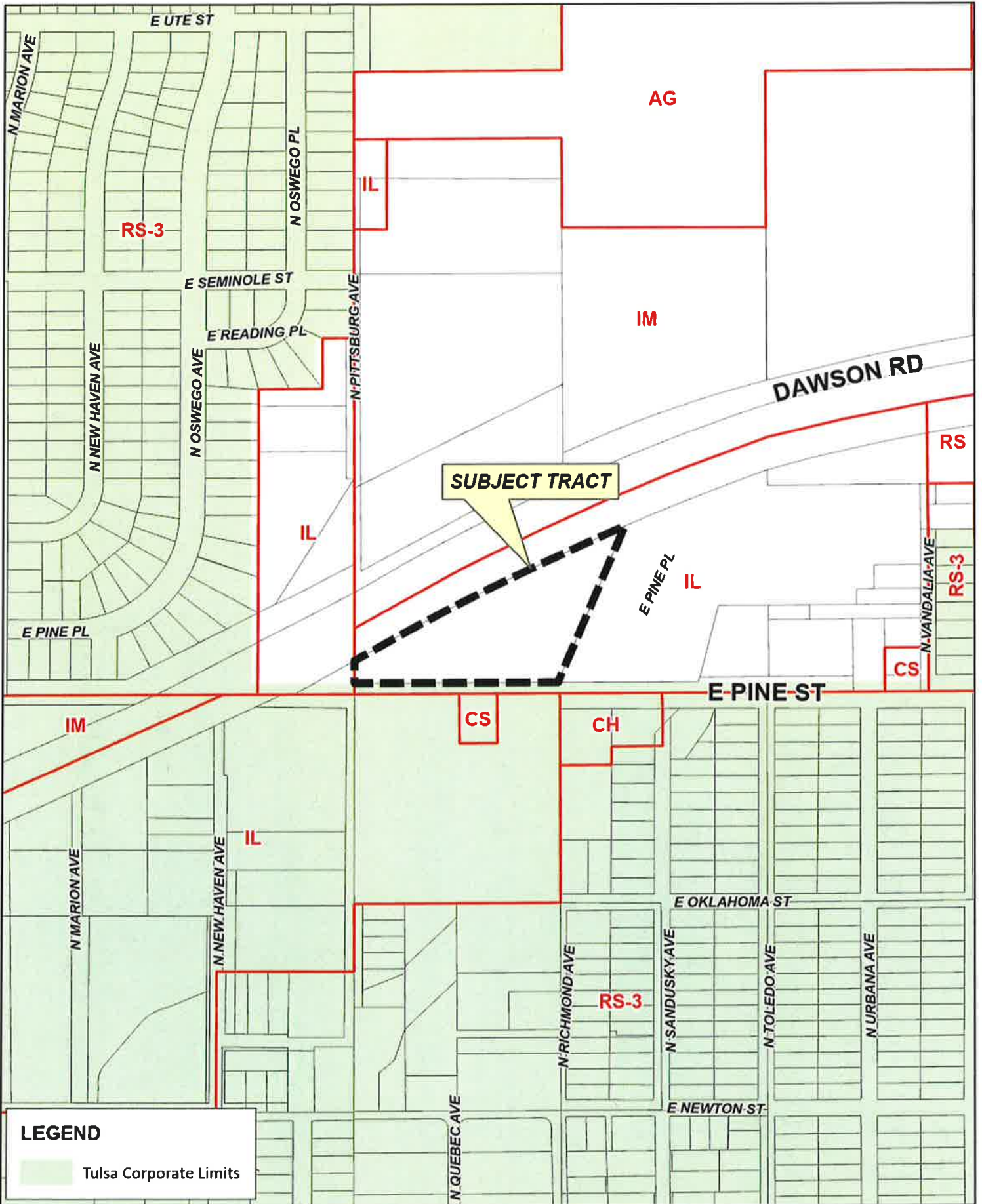
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.



Subject tract looking Northeast from E Pine St



Subject tract looking Northwest from E Pine St



LEGEND

Tulsa Corporate Limits



CBOA-3143

20-13 28

CBOA-3143 9.5



Subject
Tract

CBOA-3143

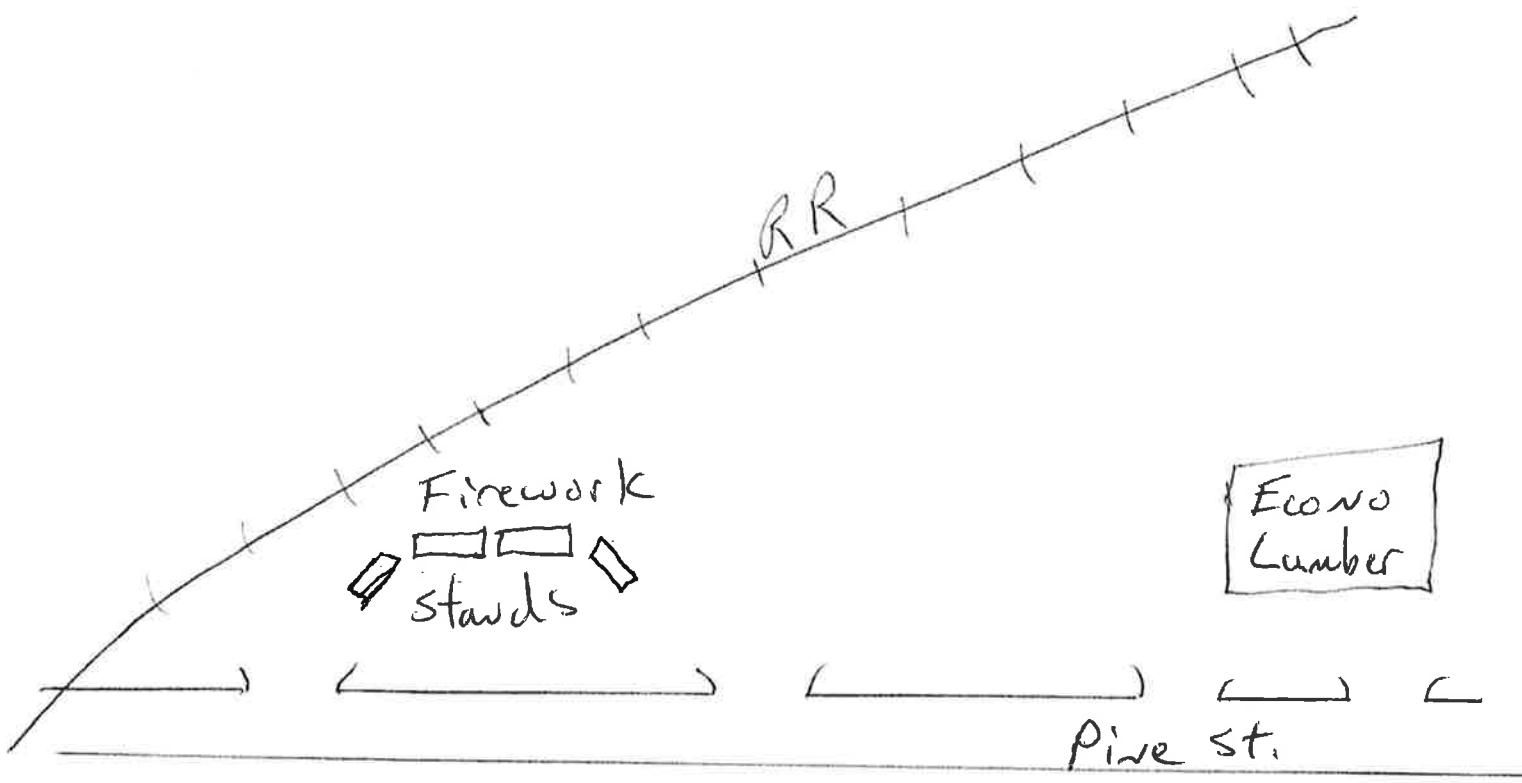
20-13 28

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

Aerial Photo Date: 2023

CBOA-3143 9.6







Board of Adjustment

Case Number: CBOA-3144

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

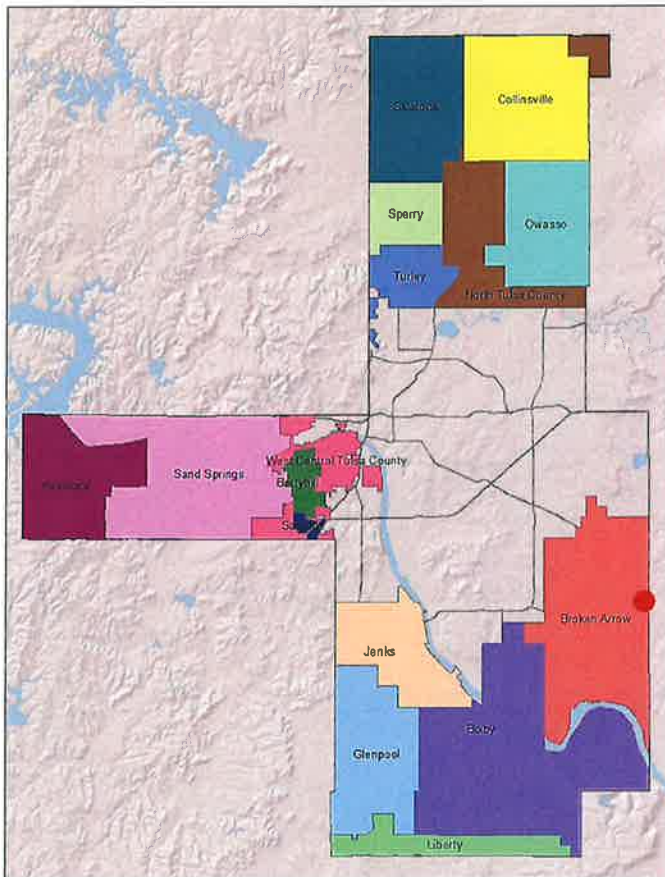
Owner and Applicant Information:

Applicant: TNT Fireworks

Property Owner: GRACE COMMUNITY CHURCH

Action Requested: Modification of a previously approved Special Exception (CBOA-2739) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-24.

Location Map:



Additional Information:

Present Use: Church Parking

Tract Size: 1.74 acres

Location: 19214 E 91 ST S

Present Zoning: AG-R

Fenceline/Area: Broken Arrow

Land Use Designation:
Greenway/Floodway

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 8424

CZM: 59

CASE NUMBER: **CBOA-3144**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception (CBOA-2739) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-24.

LOCATION: 19214 E 91 ST S

ZONED: AG-R

FENCELINE: Broken Arrow

PRESENT USE: Church Parking

TRACT SIZE: 1.74 acres

LEGAL DESCRIPTION: E317.5 N343 NE NE LESS N60 & E50 THEREOF SEC 24 18 14 1.737AC

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2739 March 2019: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG-R and contains a church. The tract abuts AG-R zoning to the West and South containing single-family residences and to the North and East by A-1 zoning (Broken Arrow) containing vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved Special Exception (CBOA-2739) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

The applicant was previously granted a Special Exception to permit a fireworks stand as well as a Variance of the all-weather parking requirement in case CBOA-2739. The approval was for a 5 year time limitation ending in March of 2024. Other conditions of the approval were that the days of operation are to be June 20th to July 6th, with the hours of operation to be 10:00 AM to 10:00 PM from June 20th through July 2nd, July 5th and July 6th and 10:00 AM to 12:00 midnight on July 3rd and July 4th.

The applicant is requesting that the approval be extended until July 10th, 2024 so that the approval may continue through this Independence Day holiday season but not continue after.

The applicant also provided the statement "Hard surface parking is not feasible for a seasonal use."

If inclined to approve the Board may consider the following conditions or others as deemed appropriate to the request:

- *Placing a time limit for approval of the modification request.*

“Move to _____ (approve/deny) a Modification of a previously approved Special Exception (CBOA-2739) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-24.

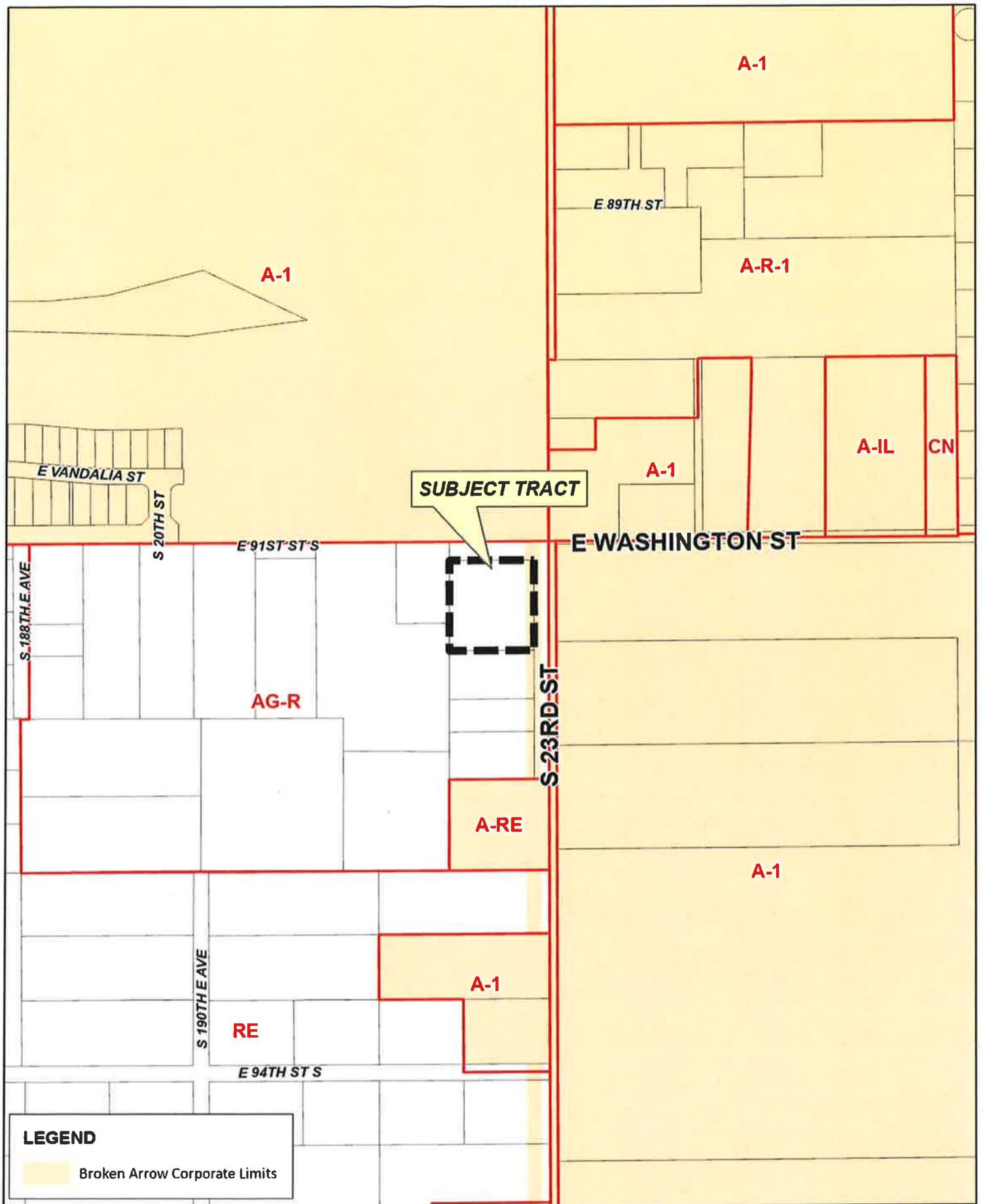
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.



Subject tract looking Southwest from intersection of E 91 St S (E Washington St) and S 23rd St (S 193rd E Ave)



Subject tract looking West from S 23rd St (S 193rd E Ave)



SUBJECT TRACT

LEGEND

 Broken Arrow Corporate Limits



CBOA-3144

18-14 24



CBOA-3144 10.5



**Subject
Tract**

CBOA-3144

18-14 24

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

Aerial Photo Date: 2023

CBOA-3144 10.6

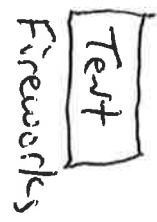




19214 E. 91st,
Broken Arrow, OK

193rd E. Av.

91st. S.





Board of Adjustment

Case Number: CBOA-3145

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

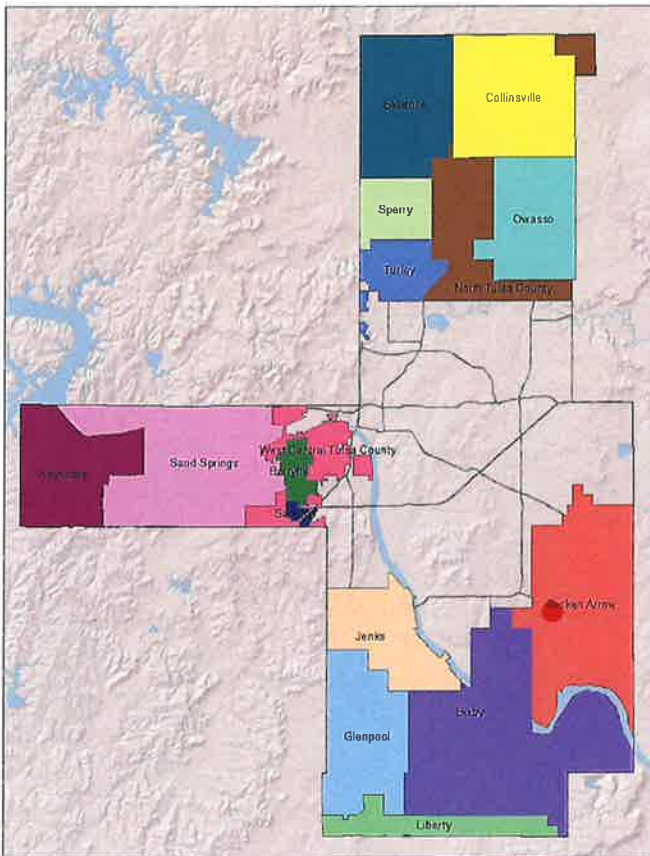
Owner and Applicant Information:

Applicant: TNT Fireworks

Property Owner: REAVES COL LLC ETAL

Action Requested: Modification of a previously approved Special Exception (CBOA-2740) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

Location Map:



Additional Information:

Present Use: Commercial

Tract Size: 11.68 acres

Location: SW/c 101st St S & 129th E Ave

Present Zoning: CS, RM-0

Fenceline/Area: Broken Arrow

Land Use Designation: Level 4 – Commercial/Employment Nodes

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 8429

CZM: 58

CASE NUMBER: **CBOA-3145**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception (CBOA-2740) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

LOCATION: SW/c 101st St S & 129th E Ave

ZONED: CS, RM-0

FENCELINE: Broken Arrow

PRESENT USE: Commercial

TRACT SIZE: 11.68 acres

LEGAL DESCRIPTION: NE NE LESS N24.75 & W24.75 THEREOF & LESS BEG 24.75S & 24.75E NEC NE TH S419.19 N140.83 N178.89 NW105.91 W273.88 WLY201.59 E564.21 TO POB& LESS PRT NE NE BEG 659.77W NEC NE TH W659.77 S1321.49 E1319.87 N409.03 W448 N252 W211.85 N660.89 TO POB LESS N2

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2740 March 2019: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CS/RM-0 and is currently vacant. The tract abuts RS-3 zoning (Broken Arrow) to the West and South containing single-family residences and to the North and East by A-1 zoning (Broken Arrow) containing vacant agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved Special Exception (CBOA-2740) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

The applicant was previously granted a Special Exception to permit a fireworks stand as well as a Variance of the all-weather parking requirement in case CBOA-2740. The approval was for a 5 year time limitation ending in March of 2024. Other conditions of the approval were that the days of operation are to be June 20th to July 6th, with the hours of operation to be 10:00 AM to 10:00 PM from June 20th through July 2nd, July 5th and July 6th and 10:00 AM to 12:00 midnight on July 3rd and July 4th.

The applicant is requesting that the approval be extended until July 10th, 2029.

The applicant also provided the statement "Hard surface parking is not feasible for a seasonal use."

If inclined to approve the Board may consider the following conditions or others as deemed appropriate to the request:

- *Placing a time limit for approval of the modification request.*

“Move to _____ (approve/deny) a Modification of a previously approved Special Exception (CBOA-2740) to extend the time limitation and the variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29.

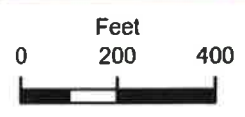
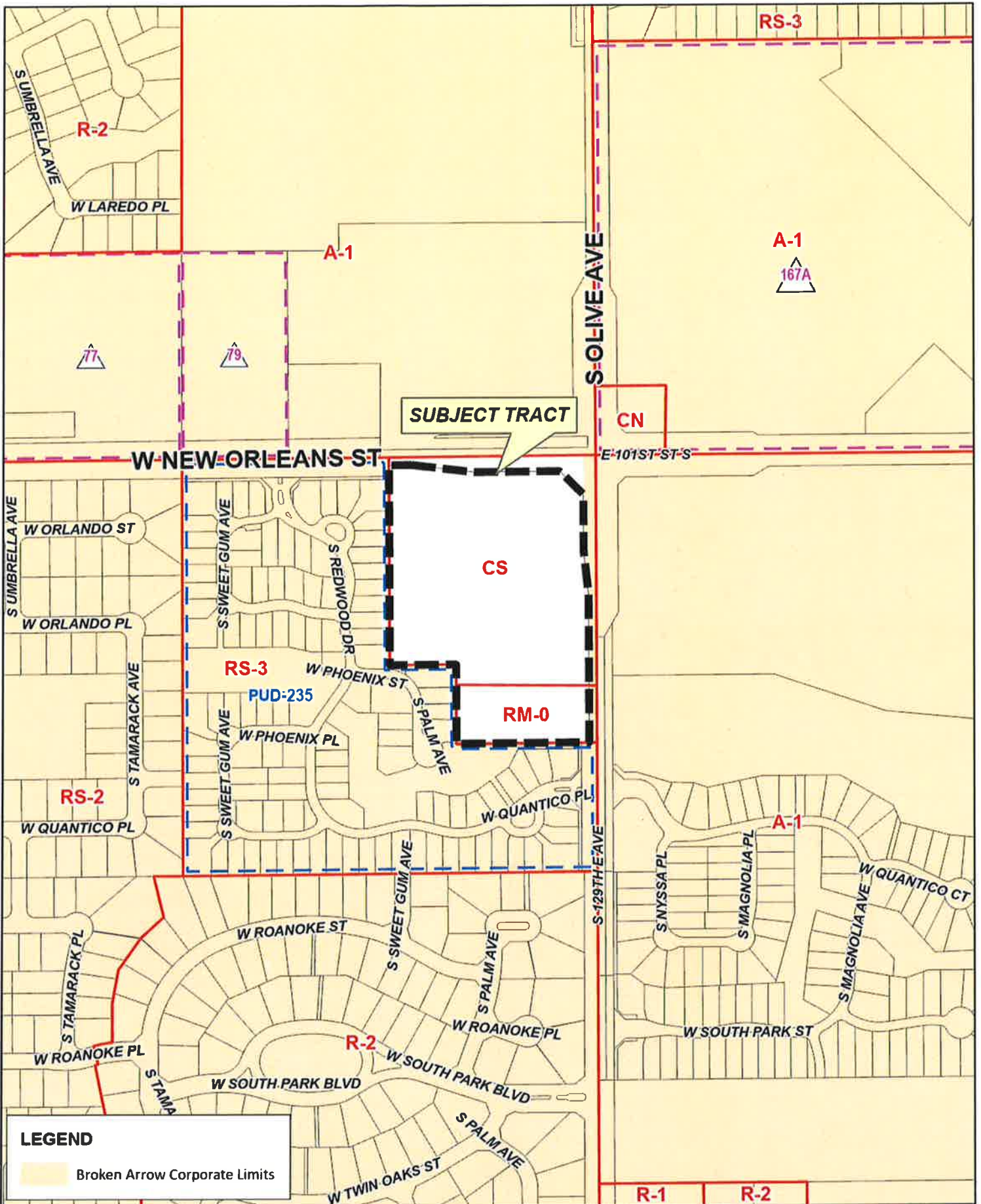
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.

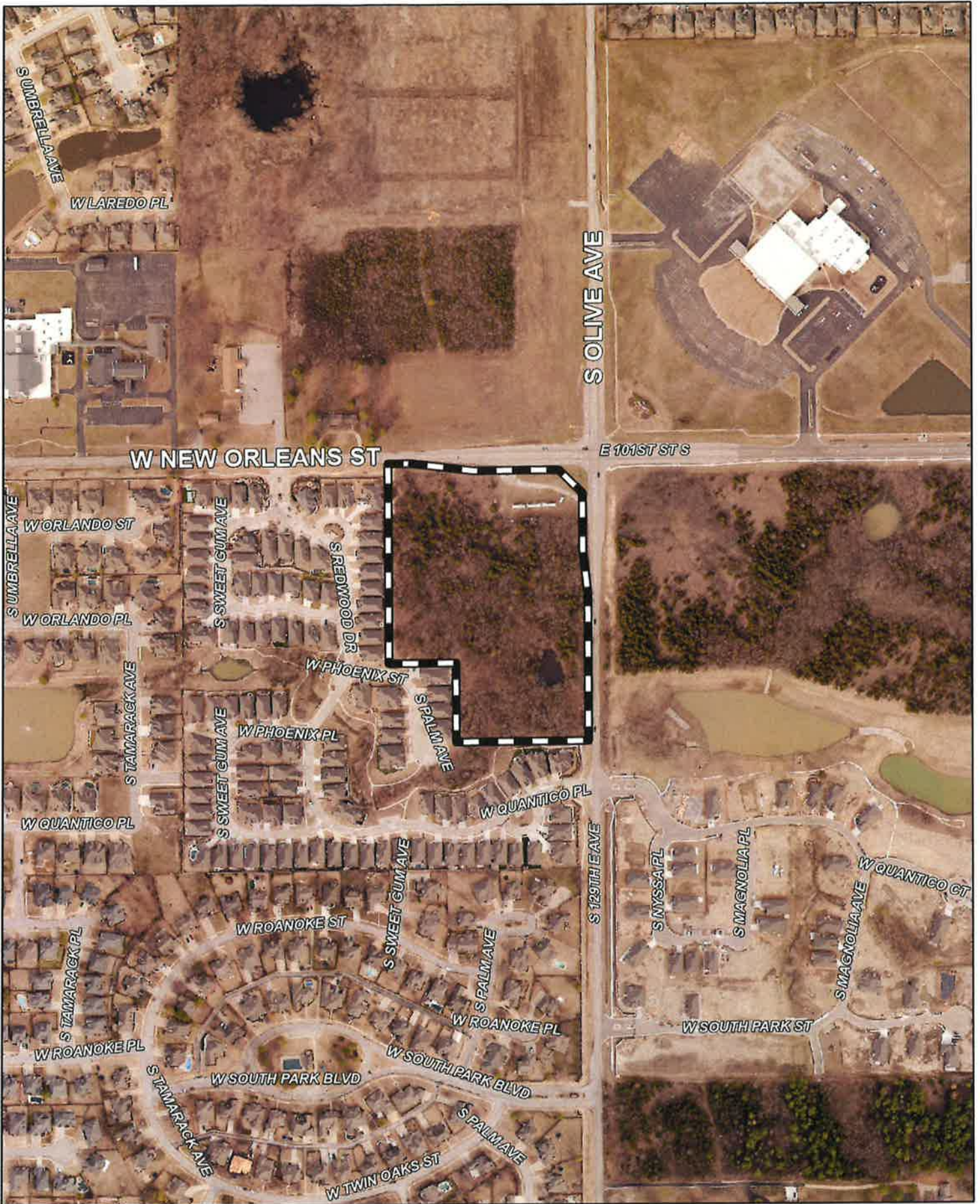


Subject tract looking Southwest from intersection of E 101st St S (W New Orleans St) and S 129th E Ave (S Olive Ave)



Subject tract looking Southeast from E 101st St S (W New Orleans St)





S OLIVE AVE

W NEW ORLEANS ST

E 101ST ST S

S UMBRELLA AVE

W LAREDO PL

S UMBRELLA AVE

W ORLANDO ST

W ORLANDO PL

S SWEET GUM AVE

S REDWOOD DR

W PHOENIX ST

S PALM AVE

W PHOENIX PL

S TAMARACK AVE

W QUANTICO PL

S SWEET GUM AVE

W QUANTICO PL

S TAMARACK PL

W ROANOKE PL

W ROANOKE ST

S SWEET GUM AVE

S PALM AVE

W ROANOKE PL

S 129TH E AVE

S NYSSA PL

S MAGNOLIA PL

S MAGNOLIA AVE

W QUANTICO CT

W SOUTH PARK ST

S TAMARACK AVE

W SOUTH PARK BLVD

W SOUTH PARK BLVD

S PALM AVE

W TWIN OAKS ST



Subject Tract

CBOA-3145

18-14 29

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

Aerial Photo Date: 2023

CBOA-3145 11.6





10102 S. 129th E. Av.
Broken Arrow, OK

129th E. Av.

101st S.



Firework Stands



Board of Adjustment

Case Number: CBOA-3148

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

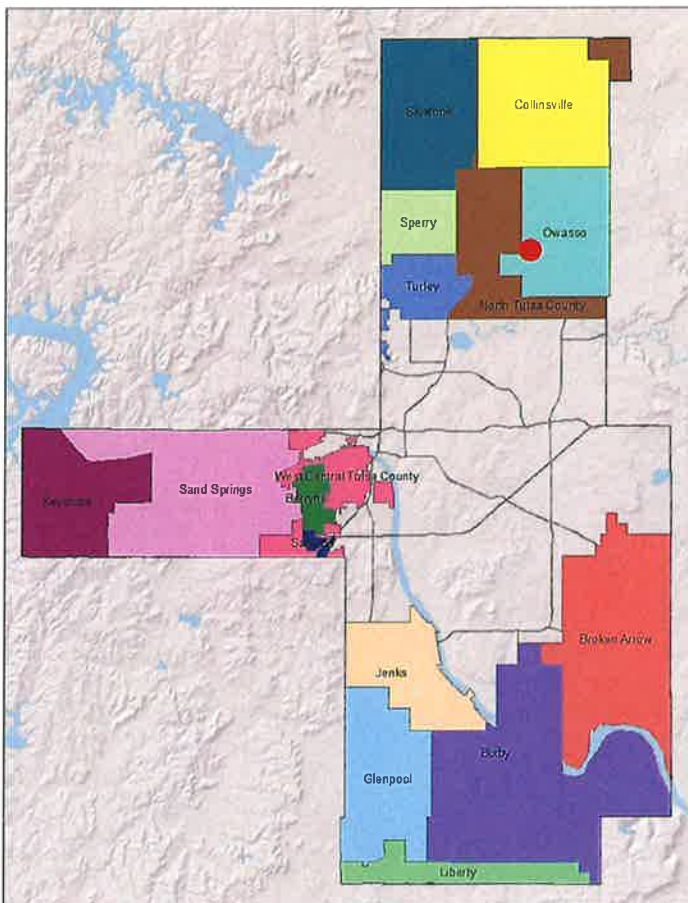
Owner and Applicant Information:

Applicant: Scott & Donna Williams

Property Owner: WILLIAMS, SCOTT H AND DONNA KAYE

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: 2.41 acres

Location: 8775 E 86 ST N

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Transitional/Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1324
CZM: 17

CASE NUMBER: CBOA-3148
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Scott & Donna Williams

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

LOCATION: 8775 E 86 ST N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Residence

TRACT SIZE: 2.41 acres

LEGAL DESCRIPTION: W100 S1100 E/3 SE SW LESS S50 THEREOF FOR RD SEC 24 21 13 2.410ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-1990 August 2002: The Board approved a Variance of the required lot width in an AG district from 150 ft to 100 ft to permit a lot split.

Surrounding Property:

CBOA-1670 September 1999: The Board approved a Variance to allow two dwelling units on one lot of record (Section 208), a Variance of the minimum land area per dwelling unit (Section 330).

ANALYSIS OF SURROUNDING AREA: The subject tract is zone AG and contains a single-family residence. The tract is surrounded by AG zoning containing a mixture of single-family residences and vacant 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 2.1 acres of land area per dwelling in the AG district. The applicant is proposing to move a second dwelling (a mobile home) onto the lot. Two dwellings on one lot of record would require 4.2 acres. The lot contains 2.41 acres, which is under the required land area for a lot containing two dwellings.

The applicant provided the statement that they are seeking the Variance for "Placing a mobile home behind my house.

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 _____.

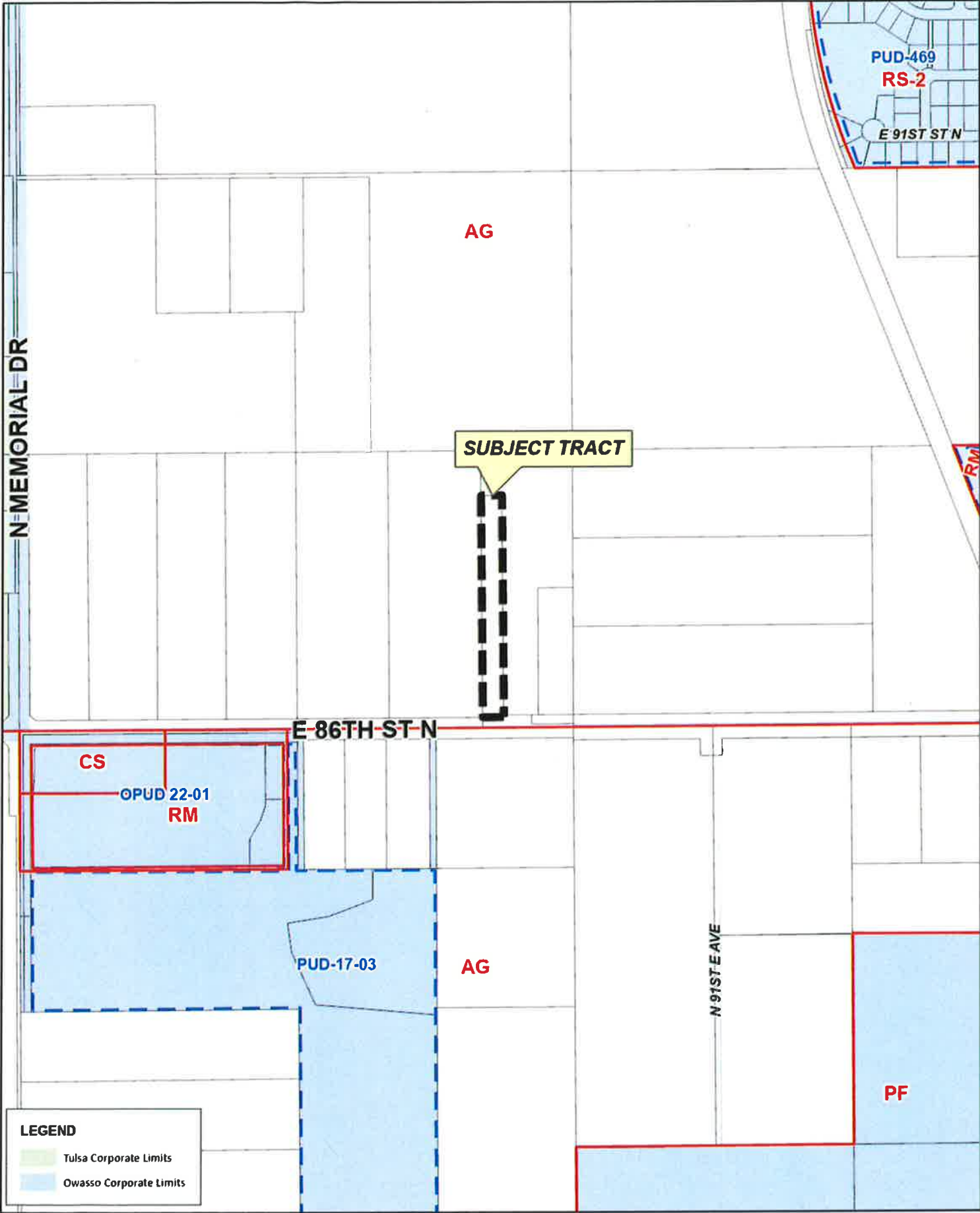
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 tract looking Northwest from E 86th St N



Subject tract looking Northeast from E 86th St N



LEGEND

- Tulsa Corporate Limits
- Owasso Corporate Limits



CBOA-3148

21-13 24

CBOA-3148 14.5





N MEMORIAL DR

E 91ST ST N

E 86TH ST N



N 81ST AVE



Subject Tract

CBOA-3148

21-13 24

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

Aerial Photo Date: 2023

CBOA-3148 14.6





Board of Adjustment

Case Number: CBOA-3150

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

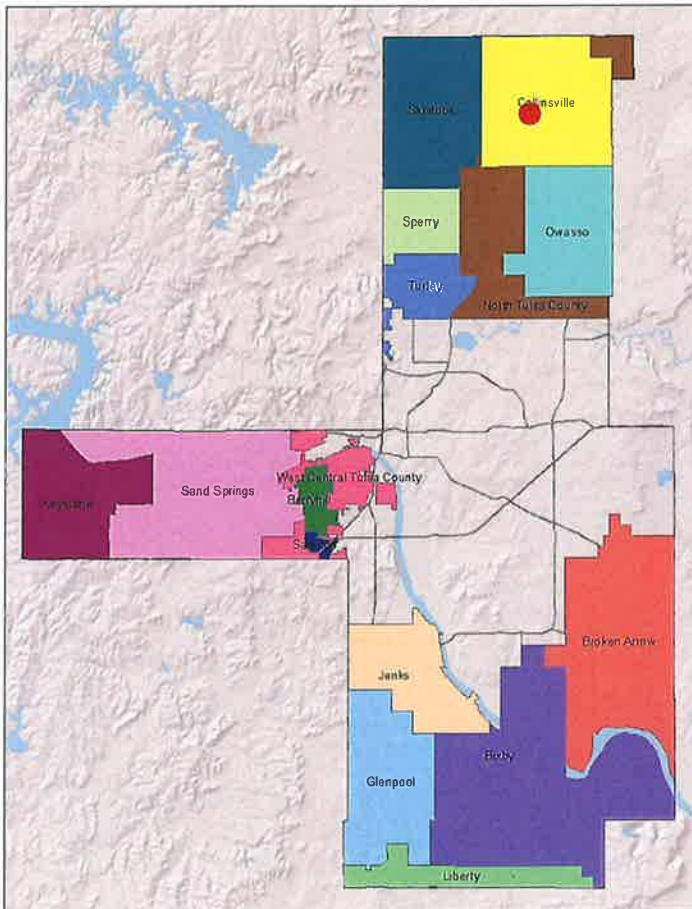
Owner and Applicant Information:

Applicant: Public Service Co. of Oklahoma

Property Owner: THE SMALYGO RANCH LLC

Action Requested: Variance of the minimum lot area requirement in an AG district (Sec. 330).

Location Map:



Additional Information:

Present Use: Agriculture

Tract Size: 157.5 acres

Location: 14763 N Memorial Dr

Present Zoning: AG

Fenceline/Area: Collinsville

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2324

CZM: 7

CASE NUMBER: CBOA-3150

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Public Service Co. of Oklahoma

ACTION REQUESTED: Variance of the minimum lot area requirement in an AG district (Sec. 330).

LOCATION: 14763 N Memorial Dr

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Agriculture

TRACT SIZE: 157.5 acres

LEGAL DESCRIPTION: SW NW & N/2 SE NW & SW SE NW & N/2 SW & NW SW SW LESS 2.5 FOR RD SEC 24 22 13

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

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

The Tulsa County Zoning Code requires a minimum lot area of 2 acres in the AG district. The applicant is proposing to split off a portion of the subject tract in order to construct an electrical substation. The proposed tract to be split from the subject tract is proposed to be 0.64 acres in area as shown on the lot split exhibit provided by the applicant.

The applicant provided the statement "Intended use does not need to take up the required amount of land area, per code." The applicant proposes to only split off the land that is necessary to facilitate the electrical substation.

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 lot area requirement in an AG district (Sec. 330).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

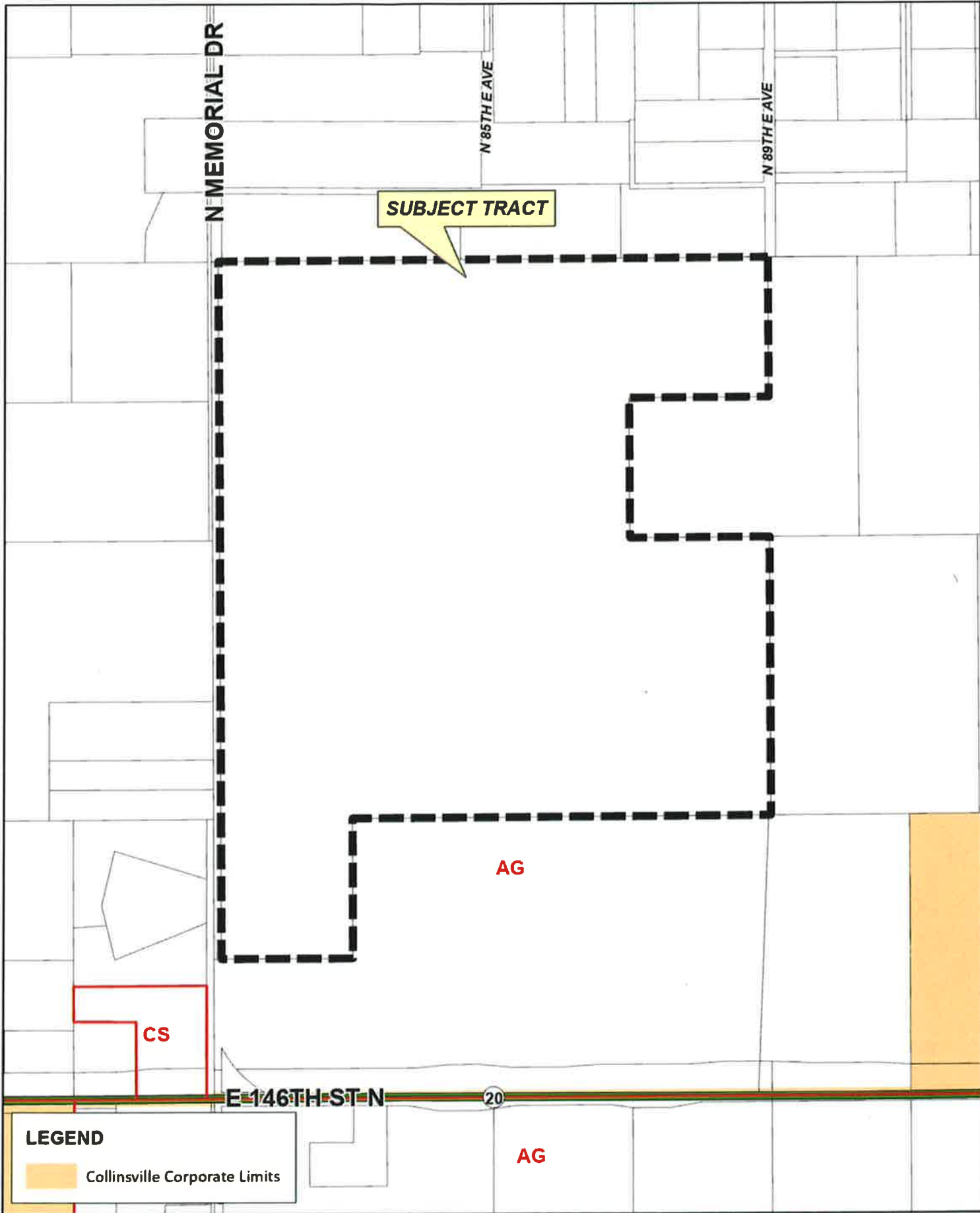
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



Subject tract looking Southeast from N Memorial Dr



SUBJECT TRACT

N MEMORIAL DR

N 85TH AVE

N 89TH AVE

AG

CS

E 146TH ST N

20

AG

LEGEND

 Collinsville Corporate Limits



CBOA-3150

22-13 24

CBOA-3150 16.5





N MEMORIAL DR

N 85TH AVE

N 89TH AVE

E 146TH ST N

20



Subject Tract

CBOA-3150

22-13 24

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

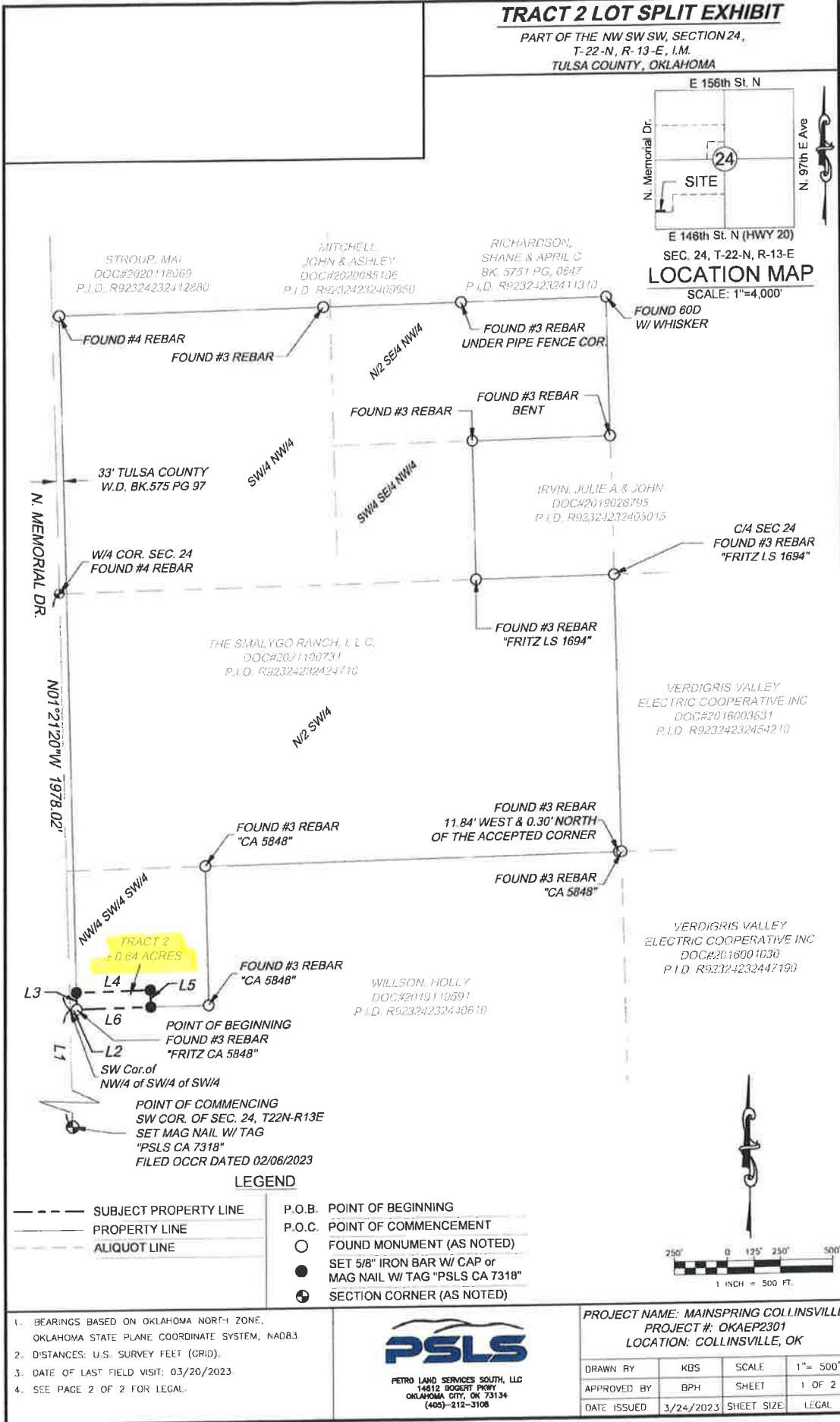
Aerial Photo Date: 2023

CBOA-3150 16.6



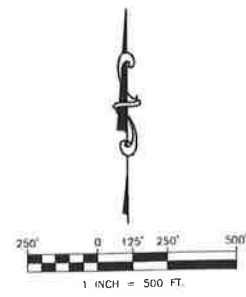
TRACT 2 LOT SPLIT EXHIBIT

PART OF THE NW SW SW, SECTION 24,
T-22-N, R-13-E, I.M.
TULSA COUNTY, OKLAHOMA



---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	ALIQUOT LINE

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
○	FOUND MONUMENT (AS NOTED)
●	SET 5/8" IRON BAR W/ CAP or MAG NAIL W/ TAG "PSLS CA 7318"
⊕	SECTION CORNER (AS NOTED)



- BEARINGS BASED ON OKLAHOMA NORTH ZONE, OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD83.
- DISTANCES: U.S. SURVEY FEET (GRID).
- DATE OF LAST FIELD VISIT: 03/20/2023.
- SEE PAGE 2 OF 2 FOR LEGAL.

PSLS
PETRO LAND SERVICES SOUTH, LLC
14612 BOBERT PKWY
OKLAHOMA CITY, OK 73134
(405)-212-3108

PROJECT NAME: MAINSPRING COLLINSVILLE			
PROJECT #: OKAEP2301			
LOCATION: COLLINSVILLE, OK			
DRAWN BY	KBS	SCALE	1" = 500'
APPROVED BY	BPH	SHEET	1 OF 2
DATE ISSUED	3/24/2023	SHEET SIZE	LEGAL



Board of Adjustment

Case Number: CBOA-3151

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

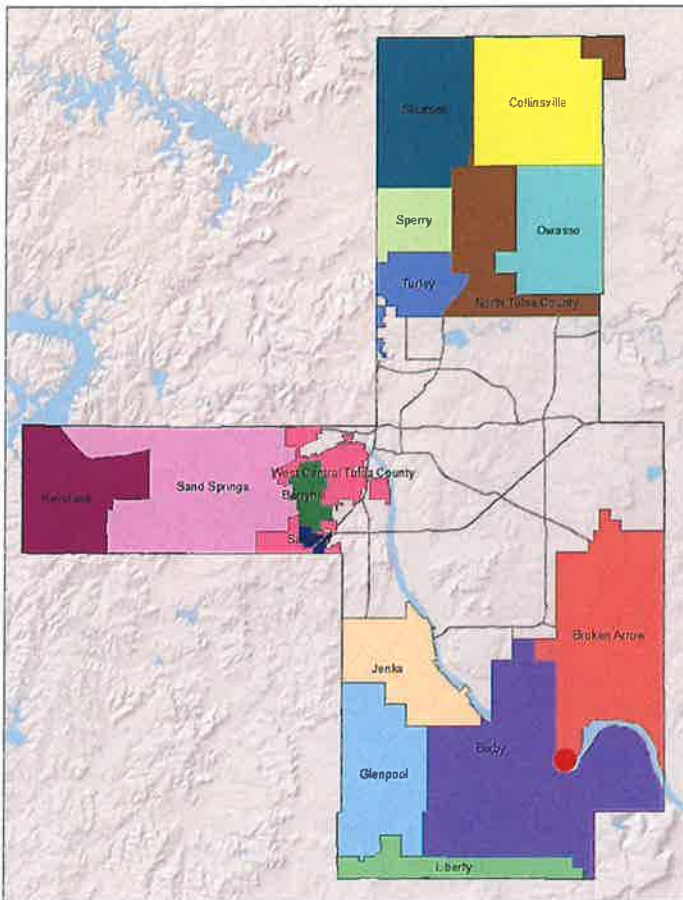
Owner and Applicant Information:

Applicant: Anchor Stone

Property Owner: CARTER, B F & CITY OF TULSA

Action Requested: Special Exception to permit Use Unit 24 - Mining and Mineral Processing in an AG district (Section 310, Table 1).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 109.27 acres

Location: South and East of the intersection of E 151st St S & S Garnett Rd

Present Zoning: AG

Fenceline/Area: Broken Arrow

Land Use Designation: Greenway/Floodplain

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7420
CZM: 68

CASE NUMBER: **CBOA-3151**
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Anchor Stone

ACTION REQUESTED: Special Exception to permit Use Unit 24 - Mining and Mineral Processing in an AG district (Section 310, Table 1).

LOCATION: South and East of the intersection of E 151st St S & S Garnett Rd **ZONED:** AG

FENCELINE: Broken Arrow

PRESENT USE: Vacant

TRACT SIZE: 109.27 acres

LEGAL DESCRIPTION: LTS 2 3 4 & W30 E/2 NE SEC 20 17 14 84.87AC; LT 6- OR PART SE SW SEC-20-17-14; LT 5 OR PART SW SE SEC 20-17-14, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tracts are zoned AG and currently vacant. The tracts are surrounded by vacant AG zoned land with the Arkansas River located along the southern boundary of the subject tracts.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit Use Unit 24 - Mining and Mineral Processing in an AG district (Section 310, Table 1).

The applicant intends to utilize the subject tracts for sand extraction and processing. The sand will be extracted from along the Arkansas River along the southern portions of the subject tracts. Access to the tracts will be via a connection to E 151st St S.

A special exception is required as the proposed Use Unit 24 - Mining and Mineral Processing 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.

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

Sample Motion:

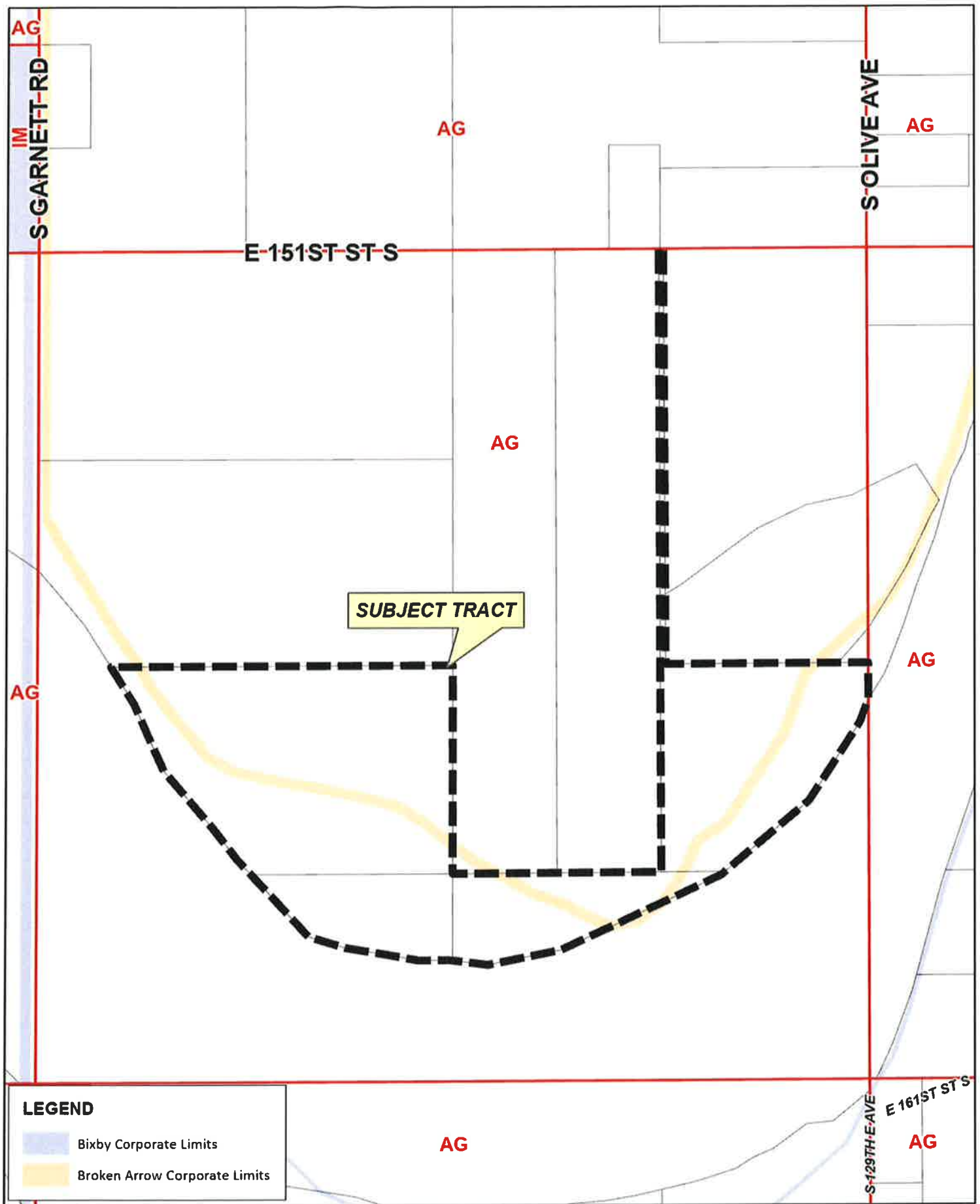
“Move to _____ (approve/deny) a Special Exception to permit Use Unit 24 - Mining and Mineral Processing in an AG district (Section 310, Table 1).

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.

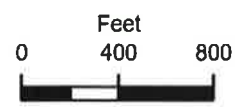


Proposed access point to subject tracts looking South from E 151st St



LEGEND


-  Bixby Corporate Limits
-  Broken Arrow Corporate Limits

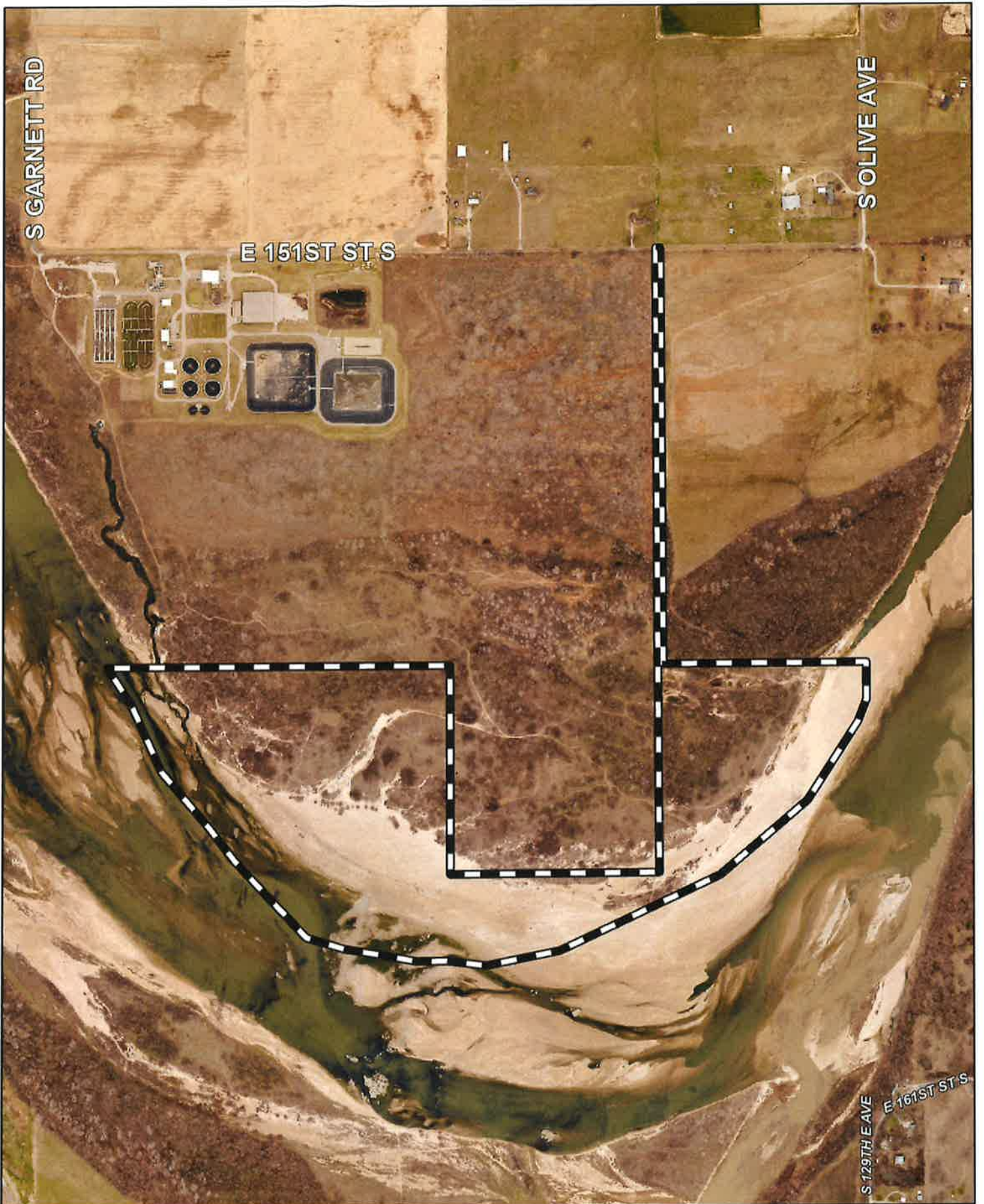


CBOA-3151

17-14 20

CBOA-3151 17.5





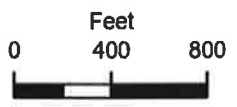
S GARNETT RD

S OLIVE AVE

E 151ST ST S

S 129TH E AVE

E 161ST ST S



CBOA-3151

17-14 20



CBOA-3151 17.6



N

Subject Property

1000ft

151st Street

Hinkley Creek Sewage Treatment Plant

LANDMARK SURVEYING, L.L.C.

Brett King, L.S.
245 South Taylor Street
Pryor, Ok. 74361

PHONE 918-825-2804
C.A. 4572 EXP. 6/30/2023

**CITY OF TULSA PROPERTY
LEGAL DESCRIPTION IN SECTION 20, TOWNSHIP 17 NORTH, RANGE
14 EAST, TULSA COUNTY, OKLAHOMA**

CITY OF TULSA SURVEY DESCRIPTION

The East 70.00 feet of the East Half of the West Half of the Northeast Quarter of Section 20, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, State of Oklahoma, and being more particularly described as follows: Beginning at a MAG nail at the Northeast corner of the East Half of the West Half of the Northeast Quarter, thence S 88°22'56" W along the North line of the East Half of the West Half of the Northeast Quarter a distance of 70.00 feet to a MAG nail; thence S 01°07'41" E 2638.55 feet to a ½" iron pin on the South line of the East Half of the West Half of the Northeast Quarter; thence N 88°46'42" E 70.00 feet to the Southeast corner of the East Half of the West Half of the Northeast Quarter; thence N 01°07'41" W 2639.05 feet to the point of beginning. Said tract contains 4.24 acres more or less and is subject to easements of record.

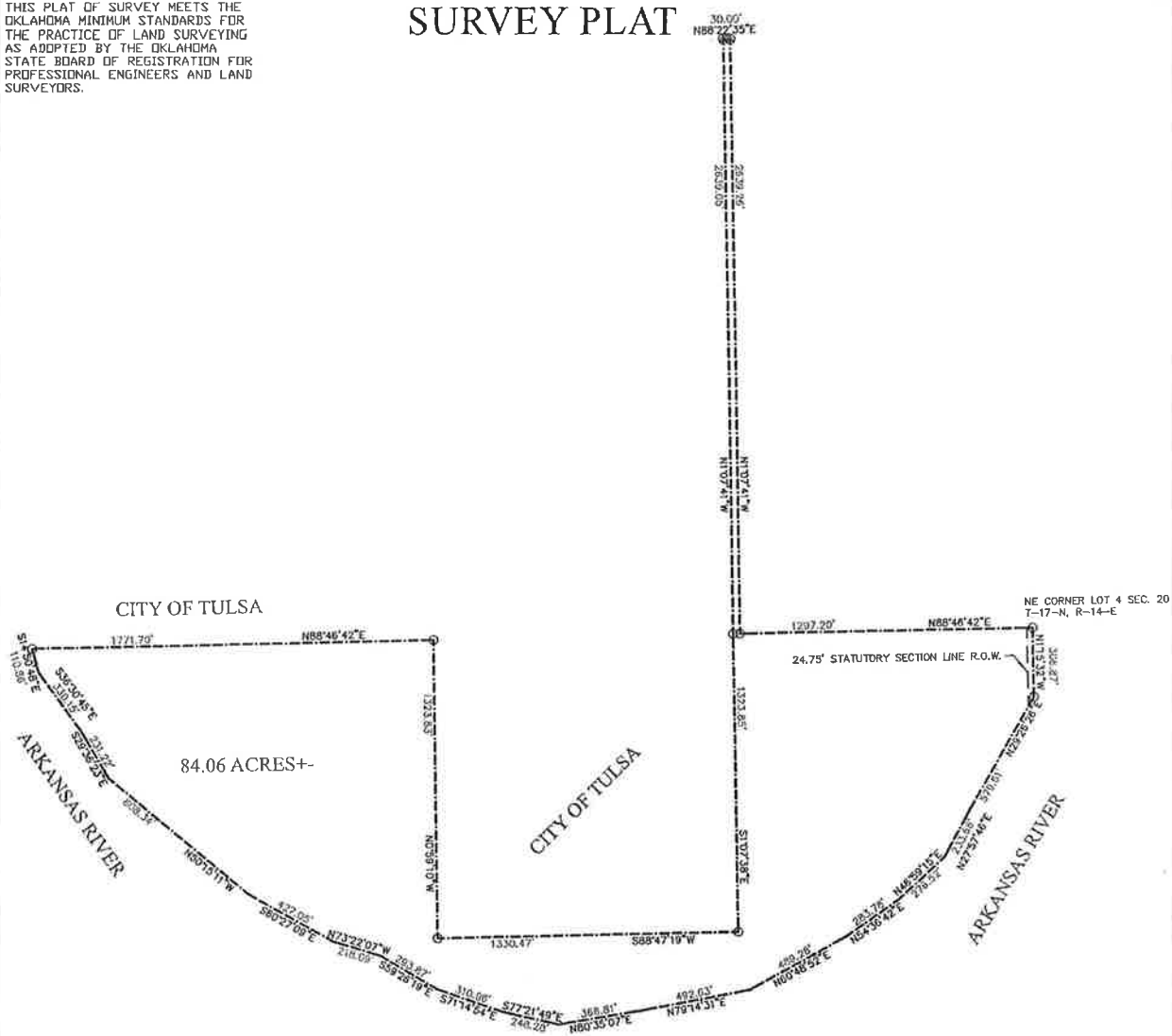
I certify that the above description was created by L.S. 1533 on November 18, 2023.

Witness my hand and seal this 18th day of November 2023.



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SURVEY PLAT

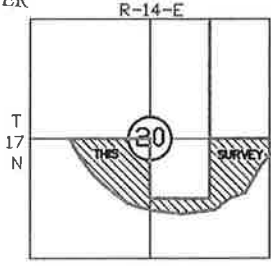


BASIS OF BEARINGS: OKLAHOMA STATE PLANE

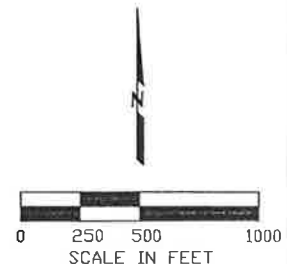
- ⊙ DENOTES SET MAG NAIL W/FLASH
- ⊕ DENOTES FOUND IRON PIN AS NOTED
- DENOTES EXISTING FENCE CORNER
- DENOTES SET 1/2" IRON PIN W/CAP

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ARKANSAS RIVER



LOCATION MAP
SCALE 1"=2640'



CERTIFICATE

I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-23, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

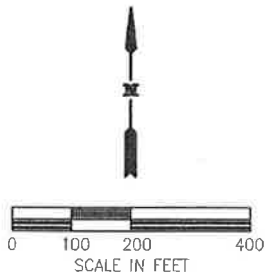
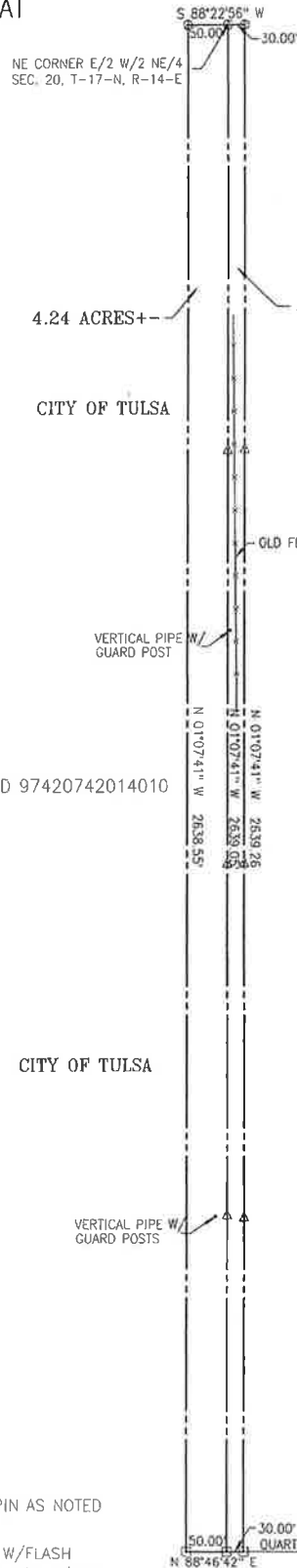
Lots 2,3,4,5 and 6 and the West 30.00 feet of the East Half of the Northeast Quarter of Section 20, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma.

Witness my hand and seal this 29th day of March, 2023.

Brett King
Land Surveyor

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SURVEY PLAT



Legal description prepared by L.S. 1533 on November 18, 2023.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

- ⊙ DENOTES FOUND IRON PIN AS NOTED
- △ DENOTES SET 60D NAIL
- ⊕ DENOTES SET MAG NAIL W/FLASH
- ⊠ DENOTES SET 1/2" IRON PIN W/CAP

CERTIFICATE

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-23, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

Witness my hand and seal this 14th day of January, 2023.

Last visit to site was November 14, 2023.

Brett King
Brett King -- Land Surveyor

Copyright January 2023
CBOA-3151-17.10

(Carter)

Lots 2,3,4,5, and 6 and the West 30 feet of the East Half of the Northeast Quarter of Section 20, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma

(City of Tulsa)

The East 70.00 feet of the East Half of the West Half of the Northeast Quarter of Section 20, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at a MAG nail at the Northeast corner of the East Half of the West Half of the Northeast Quarter, thence S 88°22'56" W along the North line of the East Half of the West Half of the Northeast Quarter a distance of 70.00 feet to a MAG nail; thence S 01°07'41" E 2638.55 feet to a ½" iron pin on the South line of the East Half of the West Half of the Northeast Quarter; thence N 88°46'42" E 70.00 feet to the Southeast corner of the East Half of the West Half of the Northeast Quarter; thence N 01°07'41" W 2639.05 feet to the point of beginning. Said tract contains 4.24 acres more or less and is subject to easements of record.

Property Owners Information

1. Anchor Stone was a lease for the subject properties from B. F. Carter (see attached legal description)
2. Anchor Stone was a lease from the City of Tulsa for the 70' x 2,653' strip for roadway access to the Carter properties. Contact: Roger Acebo, City of Tulsa 918-596-9866
(see attached legal description)



Board of Adjustment

Case Number: CBOA-3152

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

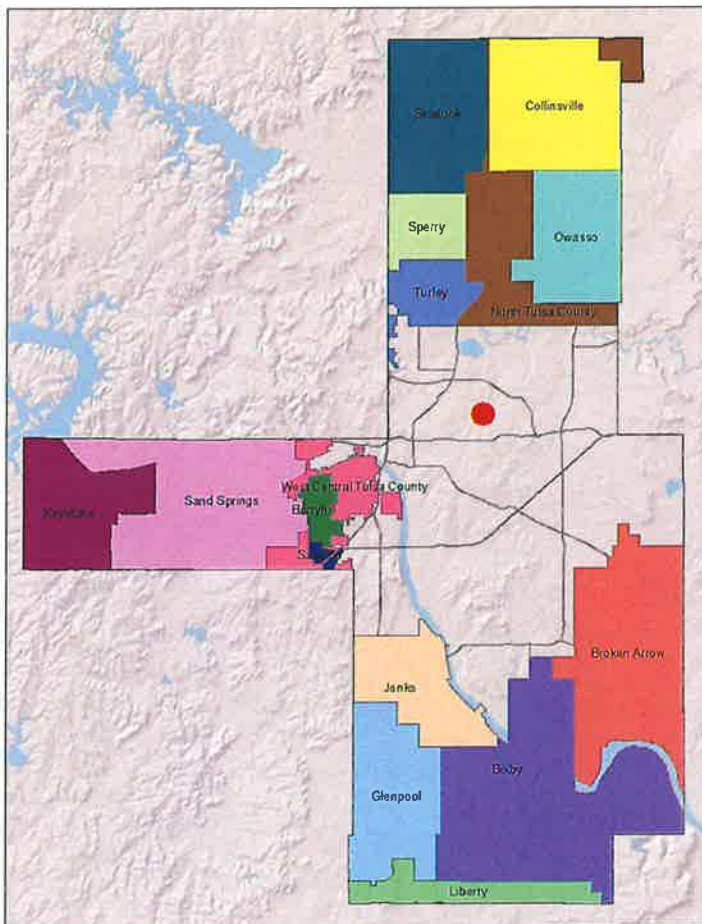
Owner and Applicant Information:

Applicant: Jashima Deberry

Property Owner: MARTINEZ, MANUEL

Action Requested: Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.6 acres

Location: 1510 N VANDALIA AV E

Present Zoning: IL,CS

Fenceline/Area: Tulsa

Land Use Designation: None

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0328

CASE NUMBER: **CBOA-3152**

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Jashima Deberry

ACTION REQUESTED: Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 1510 N VANDALIA AV E

ZONED: IL,CS

FENCELINE: Tulsa

PRESENT USE: Vacant

TRACT SIZE: 0.6 acres

LEGAL DESCRIPTION: E 125 W 495 S 240 SW SE SE LESS S 50 FOR ST. SEC 28-20-13

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2704 July 2018: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

Surrounding Properties:

CBOA-2741 April 2019: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all-weather parking surface requirement (Section 1340.D) for a period of 5 years.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned IL/CS and is a vacant lot periodically used for storage/parking for adjacent automotive uses. The tract abuts IL zoning to the North and West containing automotive services and RS-3 zoning (City of Tulsa) containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district and a Variance of the all-weather surface material requirement for parking (Section 1340.D).

A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in the IL/CS districts 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.

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 is requesting a variance of that requirement so that the existing gravel parking area may be used.

The applicant did not provide a statement.

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

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district and 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.

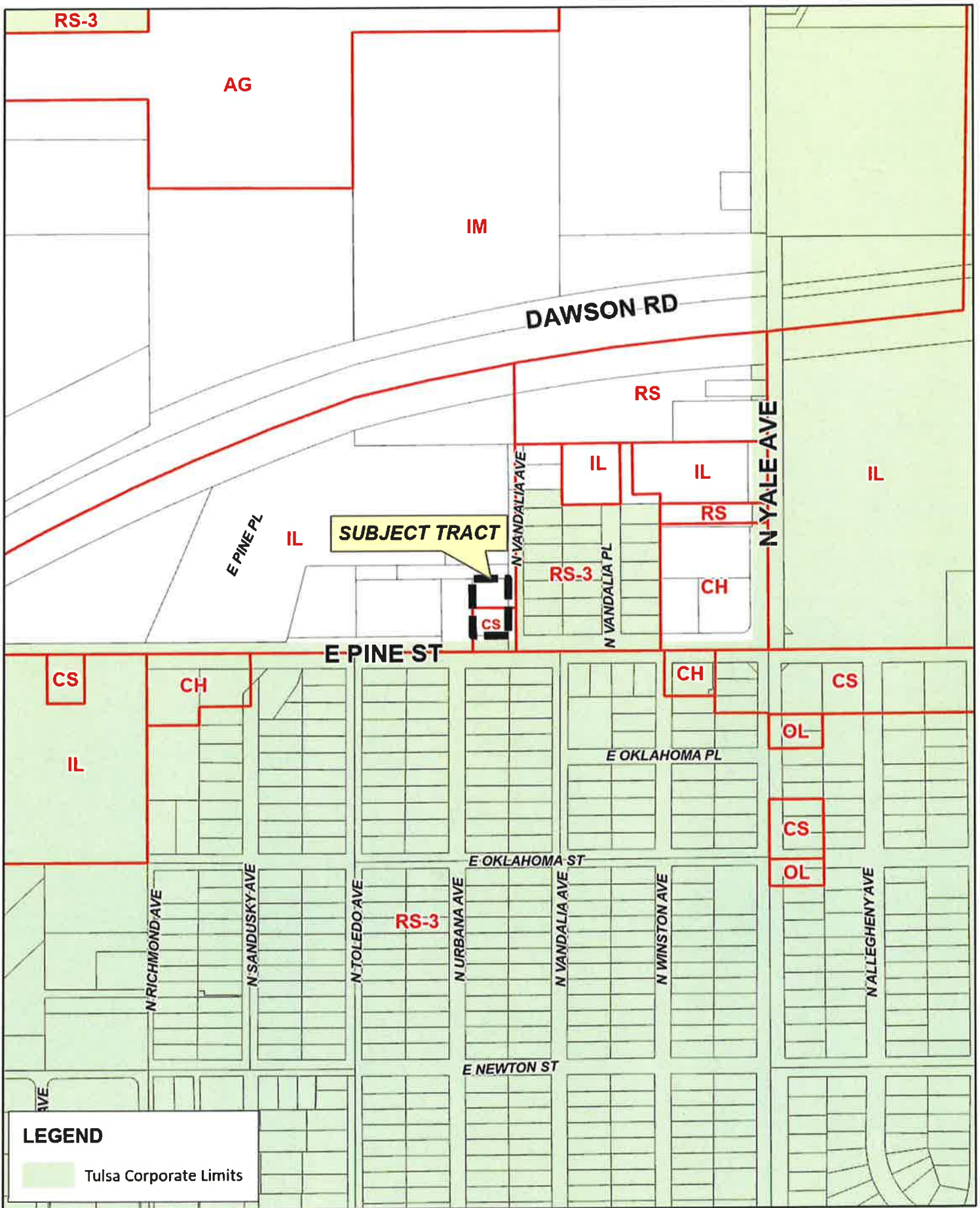
Subject to the following conditions, if any: _____.

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

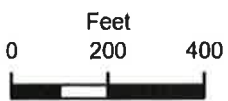


Subject tract looking Northwest from intersection of E Pine St and N Vandalia Ave



LEGEND

 Tulsa Corporate Limits



CBOA-3152

20-13 28



CBOA-3152 18.5



DAWSON RD

N YALE AVE

E PINE ST

N VANDALIA AVE

N VANDALIA PL

E OKLAHOMA PL

E OKLAHOMA ST

N RICHMOND AVE

N SANDUSKY AVE

N TOLEDO AVE

N URBANA AVE

N VANDALIA AVE

N WINSTON AVE

N ALLEGHENY AVE

E NEWTON ST

N QUEBEC AVE



Subject Tract

CBOA-3152

20-13 28

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

Aerial Photo Date: 2023

CBOA-3152 18.6



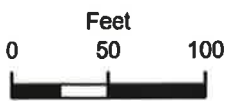


E PINE ST

N VANDALIA AVE

N URBANA AVE

N VANDALIA AVE



Subject Tract

CBOA-3152

20-13 28

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

Aerial Photo Date: 2023

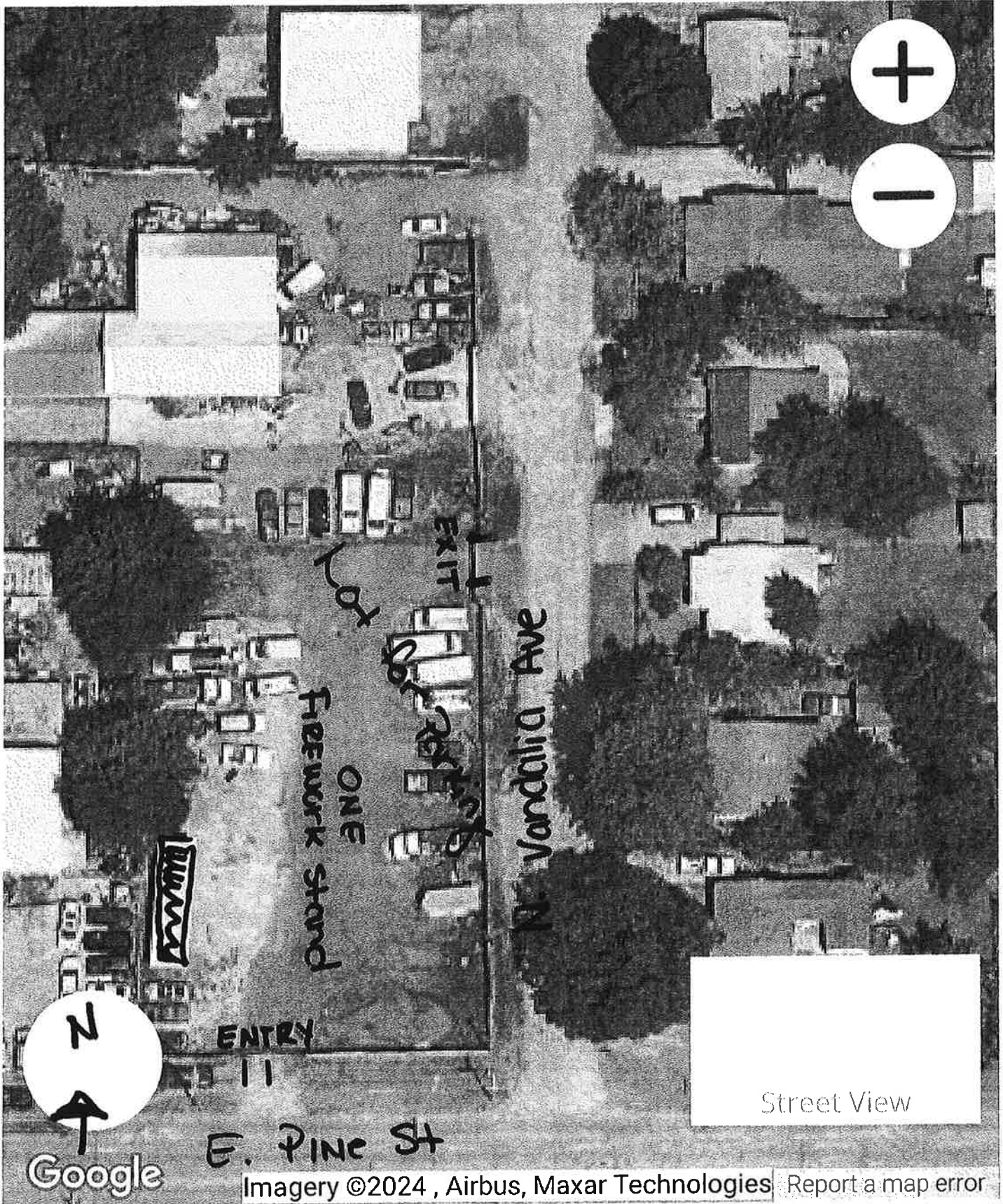
CBOA-3152 18.7



Map

Satellite

Lot lines



Street View

Imagery ©2024, Airbus, Maxar Technologies [Report a map error](#)



Case Number: CBOA-3153

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

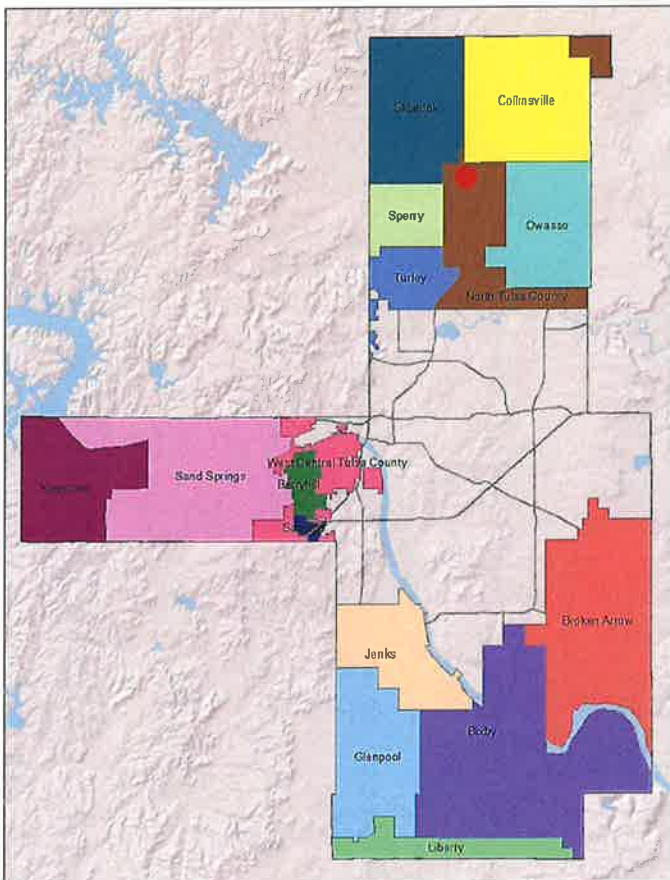
Owner and Applicant Information:

Applicant: Charles Harlan

Property Owner: HARLAN, CHARLES W & MELISSA D

Action Requested: Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310, Table 1).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 4.88 acres

Location: 12019 N YALE AV E

Present Zoning: AG

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1303

CZM: 11

CASE NUMBER: CBOA-3153

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Charles Harlan

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310, Table 1).

LOCATION: 12019 N YALE AV E

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Residence

TRACT SIZE: 4.88 acres

LEGAL DESCRIPTION: N/2 NW NW SW SEC 3 21 13 5ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

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, Table 1).

The subject tract where the applicant intends to place the fireworks stand also contains his personal residence.

A special exception is required as the proposed Use Unit 2 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.

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

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310, Table 1).

Subject to the following conditions, if any: _____.

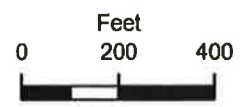
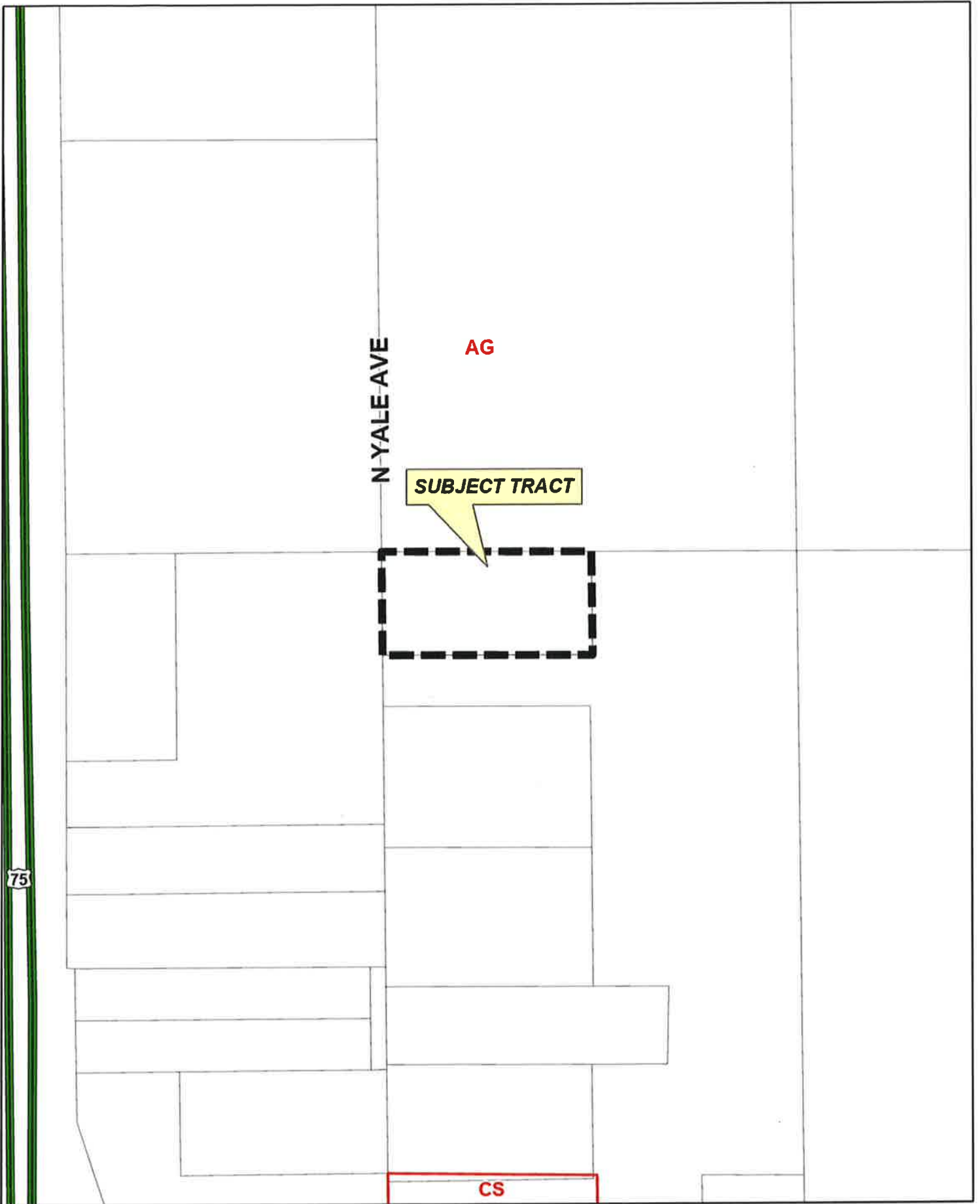
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northeast from N Yale Ave



Subject tract looking Southeast from N Yale Ave



CBOA-3153

21-13 03

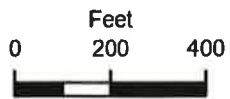
CBOA-3153 19.4





N YALE AVE

75



Subject Tract

CBOA-3153

21-13 03

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

Aerial Photo Date: 2023

CBOA-3153 19.5





Board of Adjustment

Case Number: CBOA-3155

Hearing Date: 03/19/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

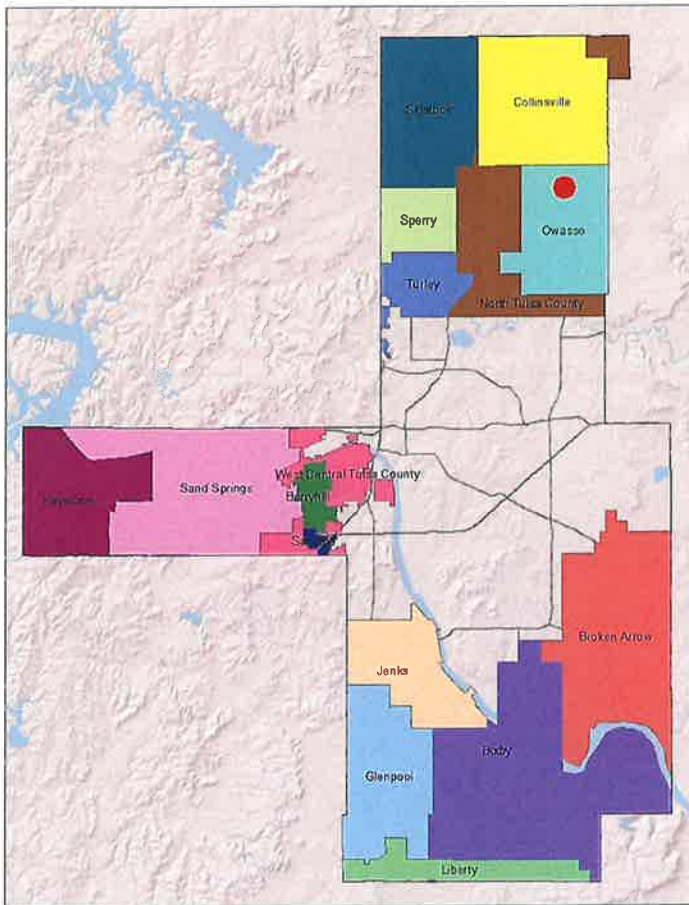
Owner and Applicant Information:

Applicant: Donald Cason

Property Owner: INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL

Action Requested: Modification to a previously approved site plan (CBOA-2091).

Location Map:



Additional Information:

Present Use: Church

Tract Size: 4.57 acres

Location: 11400 E 116 ST N

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1408

CZM: 12

CASE NUMBER: **CBOA-3155**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 03/19/2024 1:30 PM

APPLICANT: Donald Cason

ACTION REQUESTED: Modification to a previously approved site plan (CBOA-2091).

LOCATION: 11400 E 116 ST N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Church

TRACT SIZE: 4.57 acres

LEGAL DESCRIPTION: LT 1 BLK 1, BURLINGAME CENTER, HOPE CHAPEL Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2091 April 2004: The Board approved a Special Exception to permit a church and accessory church uses in an AG district.

CBOA-2464 May 2013: The Board approved a Special Exception to permit a fireworks stand in the AG district.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a church. The tract abuts AG zoning to the East containing a single-family residence as well as CS/CG zoning (City of Owasso) to the North, South and West containing commercial development and vacant land.

STAFF COMMENTS:

The applicant is requesting a Modification to a previously approved site plan (CBOA-2091).

In 2004 the Board approved a Special Exception to permit a Church in the AG district, per plan submitted. The applicant plans to build a new accesory building for the church to replace a previously existing building that was damaged and has not been removed. The applicant intends to build a 30 ft x 30 ft pole barn to be used as storage for the church that will be painted to match the existing church. They have also indicated on the site plan provided that they intend to also place an additional building on the site at a later date as well as expand their parking area.

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 is compatible with the surrounding area.

Sample Motion for Modification:

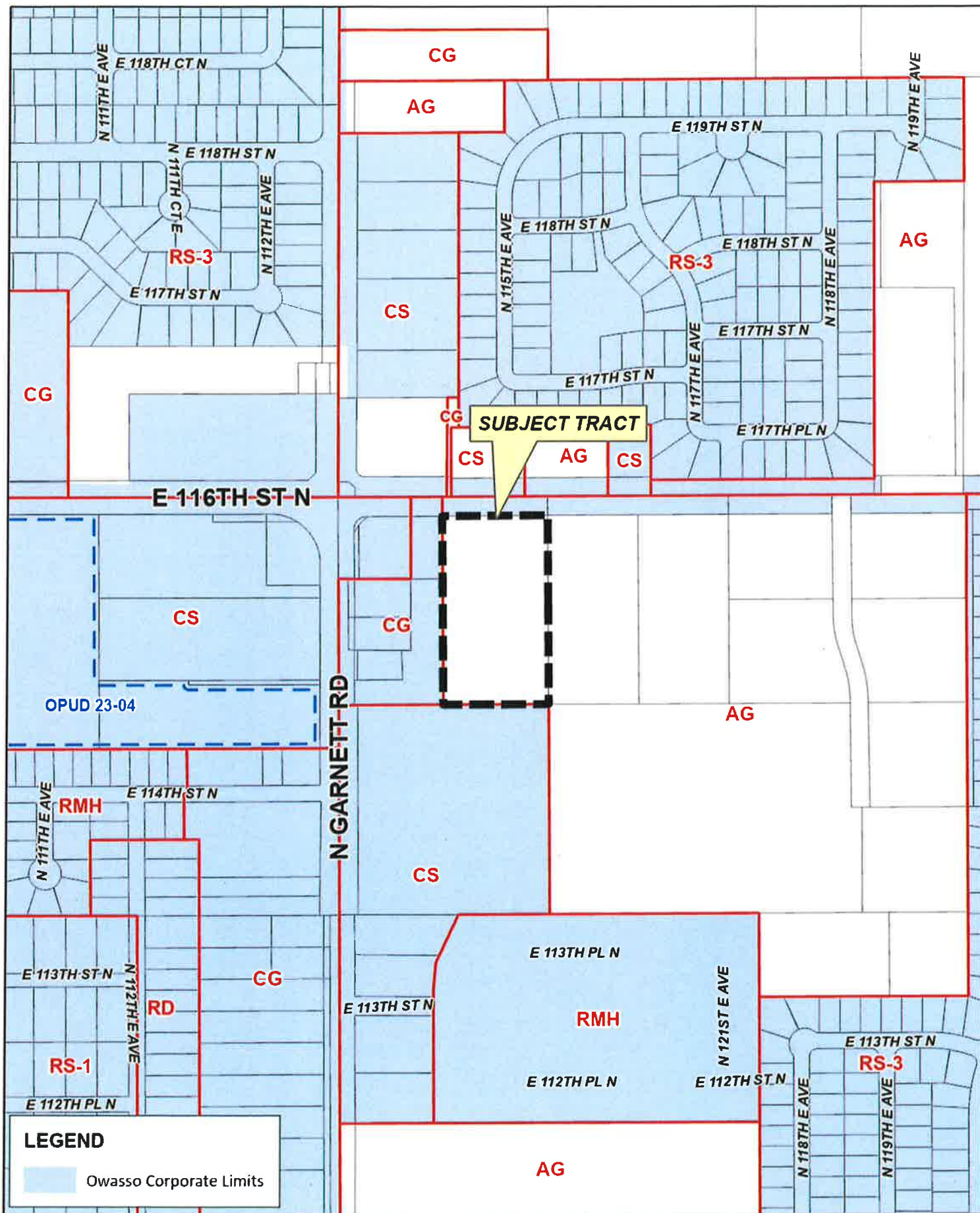
“Move to _____ (approve/deny) a Modification to a previously approved site plan (CBOA-2091).

Subject to the following conditions (if any): _____.

Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.”



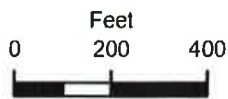
Subject tract looking South from E 116th St N

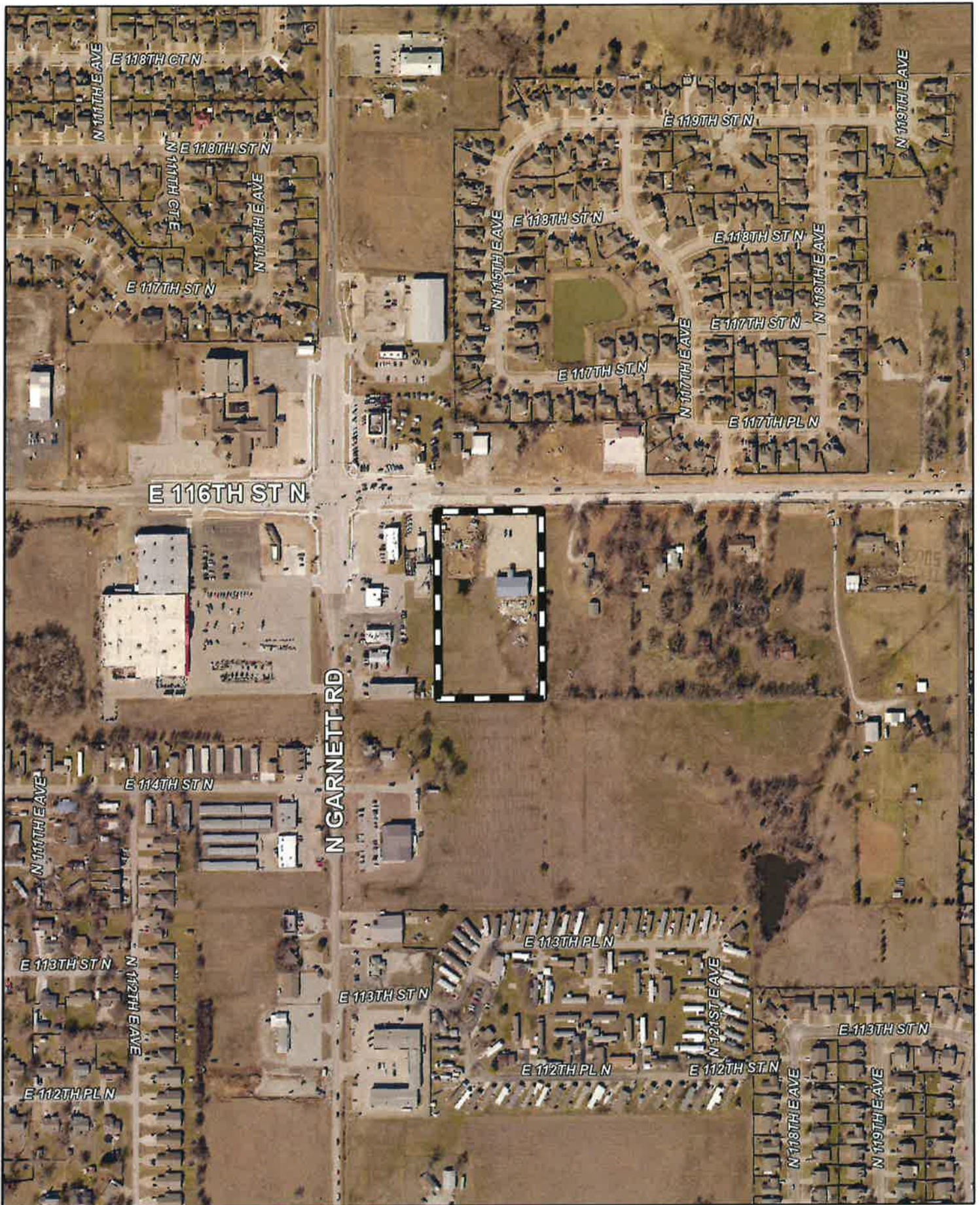


CBOA-3155

21-14 08

CBOA-3155 20.5





Subject
Tract

CBOA-3155

21-14 08

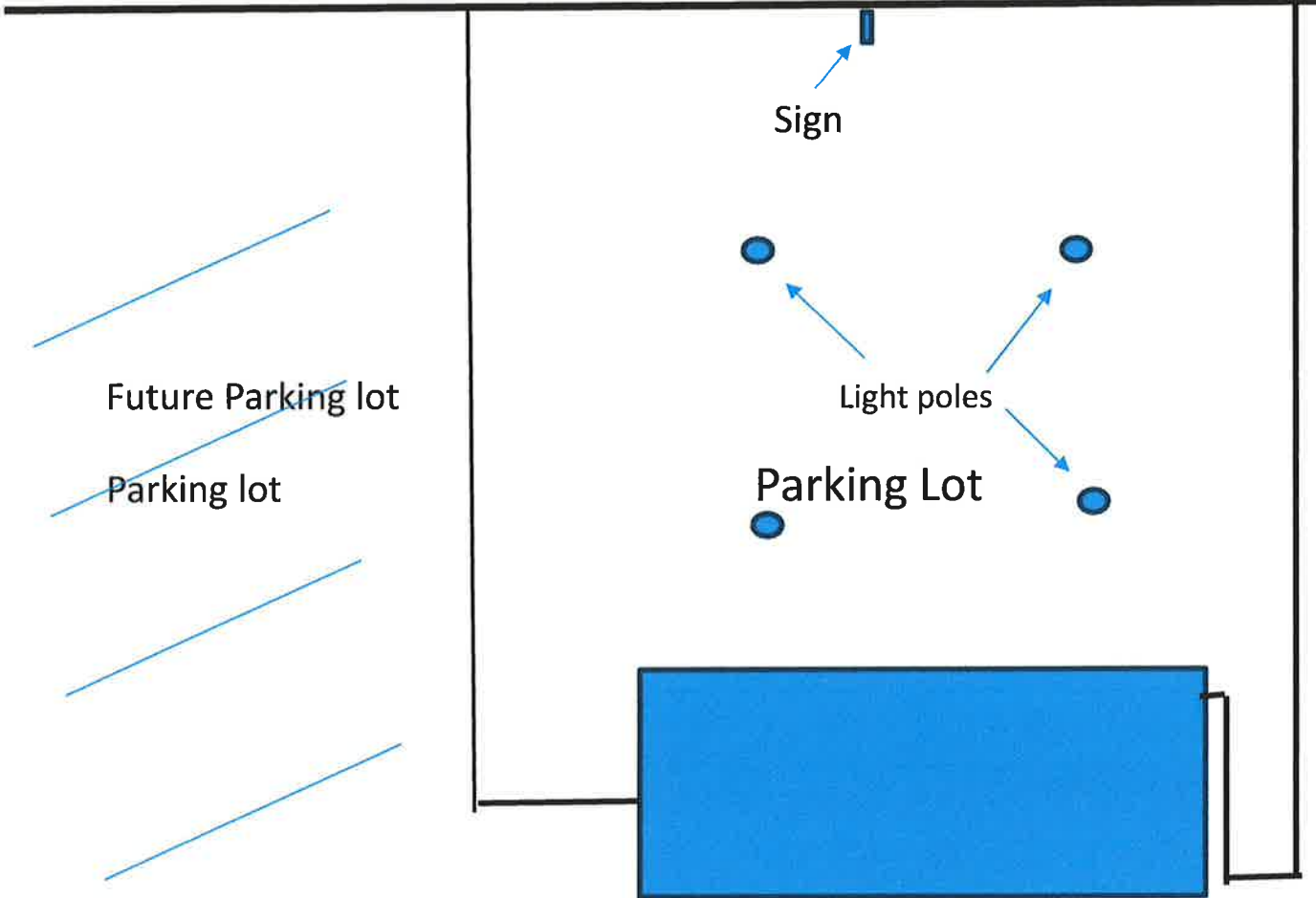
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

CBOA-3155 20.6



116th St N



Auxiliary Building to replace
modular building now
removed

Site for new building
Same color matching Church

Future
building

Owasso Foursquare Church
11400 E 116thSt N.
Owasso Ok
E/2 NW NW NW Sec 8-21-14

NO.	DATE	BY	DESC.
1	1/12/2024	MM	1ST DRAFT FOR REVIEW
2	1/12/2024	MM	MOVED DOORS TO GABLE END

REVISION TABLE

SHEET TITLE:

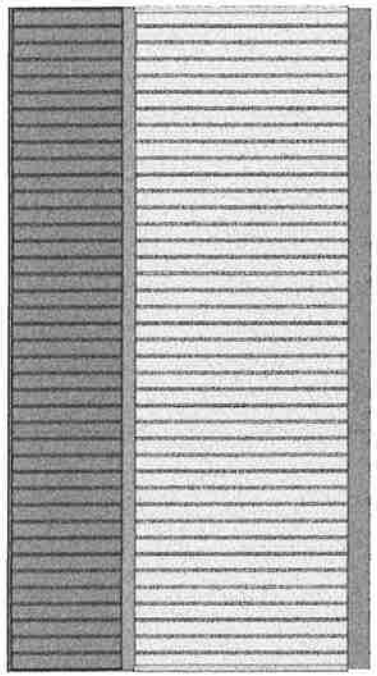
PROJECT DESCRIPTION:
 Sharp Construction
 Hope Chapel
 30'x30'x10' Pole Barn

DRAWINGS PROVIDED BY:
 Cornerstone Building Center
 210 W. Rogers Blvd.
 Muskogee, OK 74470
 918-395-1412

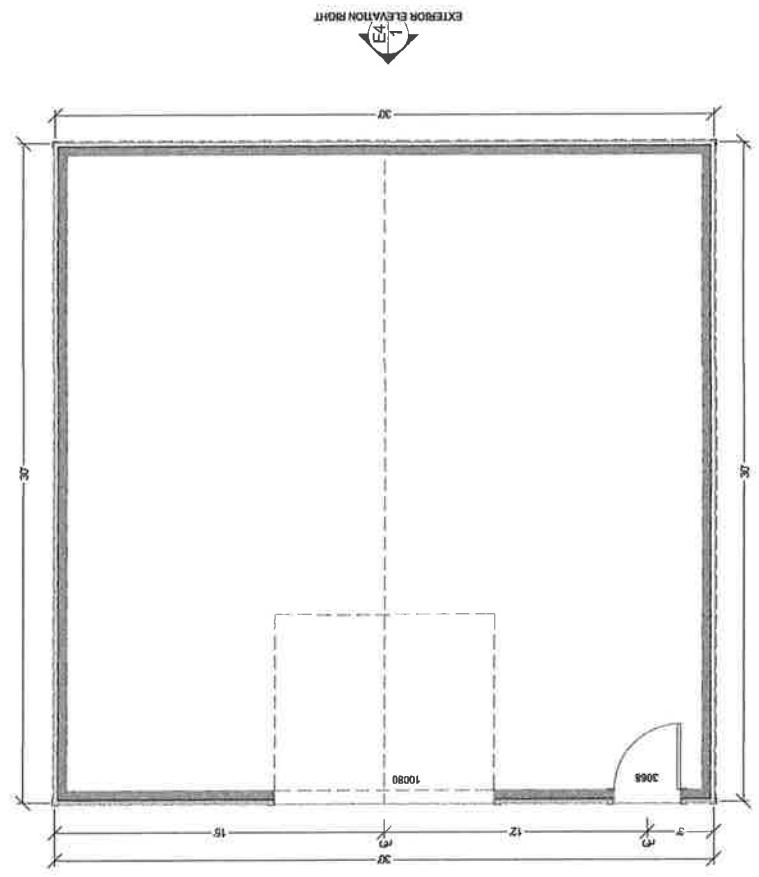
DATE:
 1/12/2024

SCALE:
 1/4"=1'-0"

SHEET:
A-1



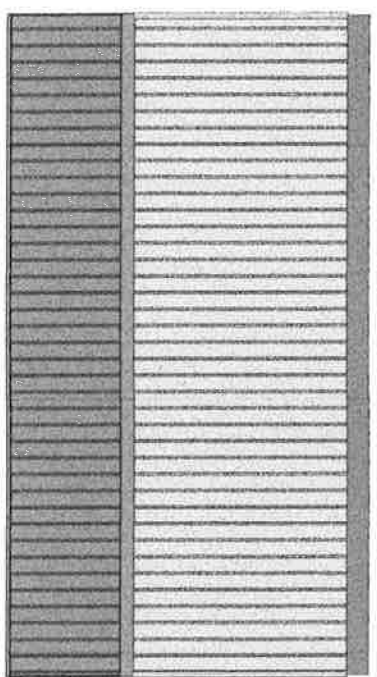
Exterior Elevation Back



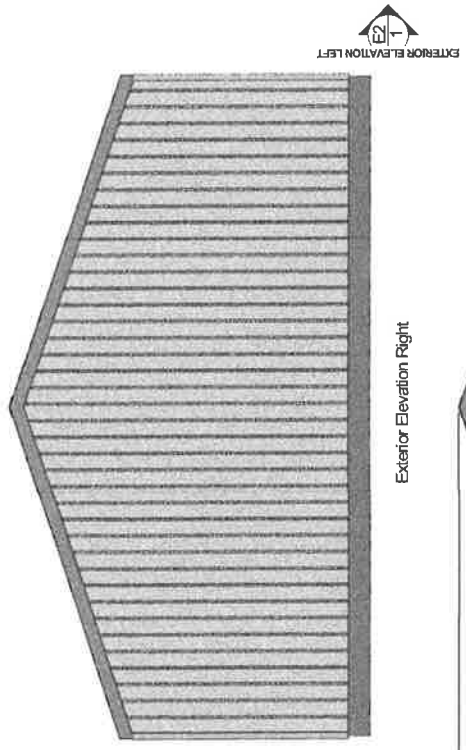
Exterior Elevation Right



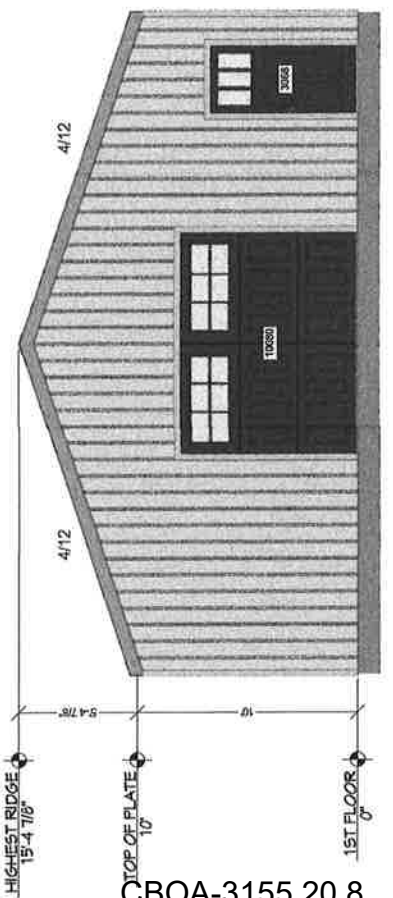
1st Floor



Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Right

CBOA-3155 20.8