

**AMENDED
AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday, September 21, 2021, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room**

Meeting No. 498

INTRODUCTION AND NOTICE TO THE PUBLIC

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

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

1. Approval of **Minutes** of August 17, 2021 (Meeting No. 497).

UNFINISHED BUSINESS

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

2. **2900—Patricia Contreras**
Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG District (Section 1202); Variance from the all-weather parking surface requirement (Section 1340.D). **LOCATION:** 14225 North Yale Avenue East

NEW APPLICATIONS

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

3. **2912—AAA Glass & Mirror**
Variance of the required 75-foot setback from an abutting AG District in an IL District (Section 930); Variance from the all-weather parking surface requirement (Section 1340.D). **LOCATION:** 4532 South 265th Avenue West

4. **2913—Christopher & Rebecca Voight**
Variance to allow two dwelling units on a single lot of record in an AG-R District (Section 208); Special Exception to permit a mobile home in an AG-R District (Section 310, Table 1). **LOCATION:** 5801 South 155th Avenue West
5. **2914—Joanna Ford**
Variance to permit a detached accessory building to exceed 750 square feet in the RS District (Section 240); Variance to allow a detached accessory building to be located in the side yard in an RS District (Section 420.2.A-2). **LOCATION:** 12833 South 121st East Avenue
6. **2915—Erick Maupin**
Use Variance to allow Light Manufacturing Industry, Use Unit 25, to permit a medical marijuana processing facility in an RE District (Sections 1225 & 410). **LOCATION:** 13101 East 66th Street North
7. **2916—Camran Durham**
Variance to permit three dwelling units on a single lot of record in an AG District (Section 208). **LOCATION:** 9001 West 51st Street South
8. **2917—Don Gant**
Special Exception to permit a single-wide mobile home in an RS District (Section 410). **LOCATION:** 6512 West 60th Street South
9. **2918—Patty Nobles**
Special Exception to permit a single-wide mobile home in an RS District (Section 410); Variance of the rear yard setback from 20 feet in an RS District to permit a single-wide mobile home in an RS District (Section 430, Table 3). **LOCATION:** 802 West Katy Street
10. **2919—J. R. Donelson**
Special Exception to permit a single-wide mobile home in an RS District (Section 410). **LOCATION:** 4322 West 45th Street
11. **2920—William D. & Barb McCalip**
Variance of the minimum land area per dwelling unit from 2.1 acres in the AG District to permit a lot line adjustment (Tract B); Variance of the minimum lot area from 2 acres in the AG District to permit a lot line adjustment (Tracts B & C); Variance of the minimum lot width from 150 feet in the AG District to permit a lot line adjustment (Tracts B & C); Variance of the rear and side setbacks in the AG District to permit a lot line adjustment (Tract B) (Section 330, Table 3). **LOCATION:** 18707 & 18715 West 51 Highway South

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

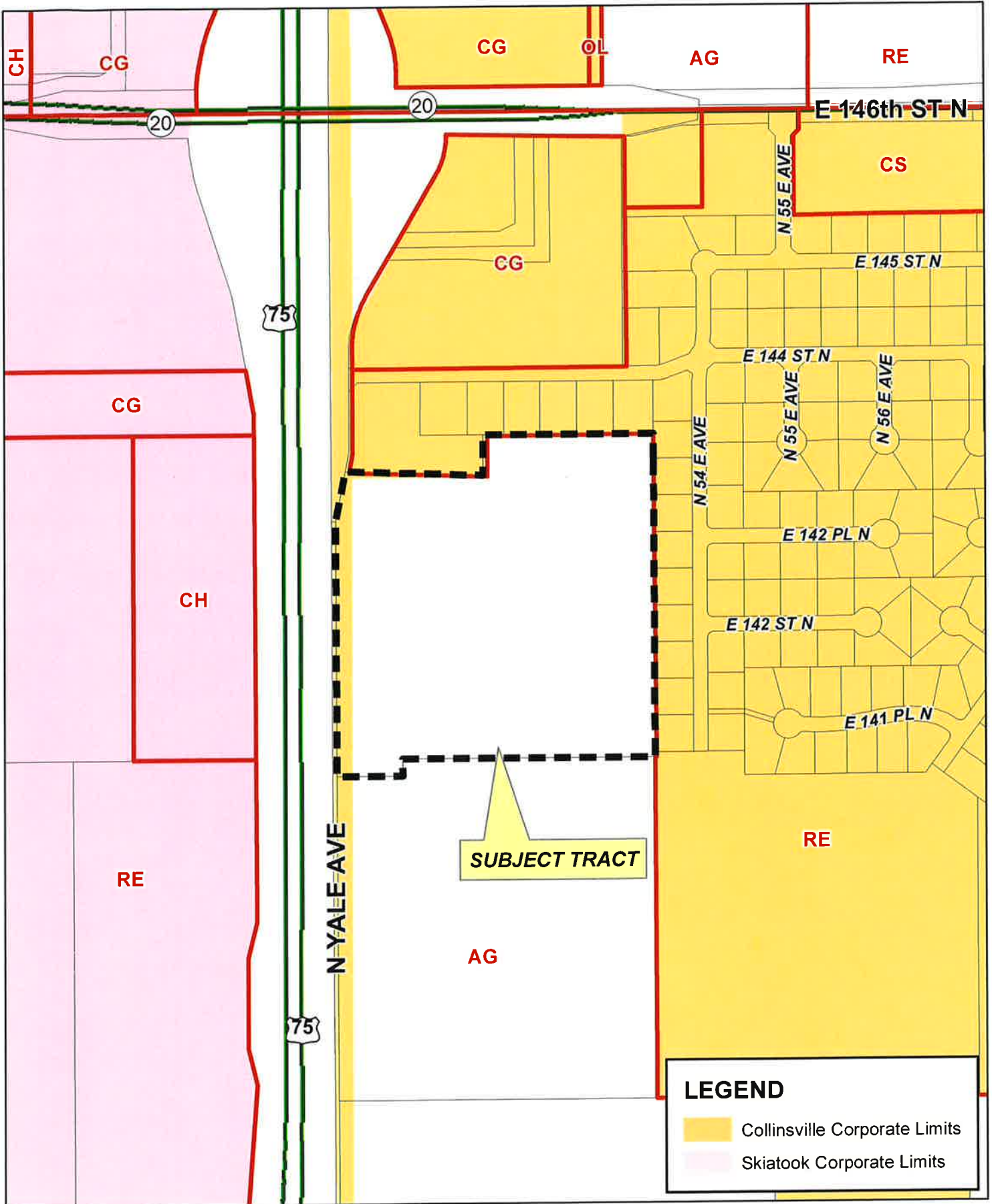
Website: tulsaplanning.org

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.

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



CBOA-2900

22-13 27

2.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2327

CZM: 7

CASE NUMBER: CBOA-2900

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Patricia Contreras

ACTION REQUESTED: Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 14225 N YALE AV E

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Residential

TRACT SIZE: 37.76 acres

LEGAL DESCRIPTION: PRT SW & NW BEG SWC SW NW TH N965.59 E16.5 NE215.17 E564.73 N165 E698.55 S1321.40 W1320.51 POB LESS W16.5 S965.59 SW NW & N70 W285 NW SW LESS W16.5 THEREOF FOR RD SEC 27 22 13 37.758ACS, COOPER CROSSING, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning to the north, west (Highway 75), and south. It abuts RE zoning to the east. Surrounding uses appear to be agricultural with some residential to the north and northeast.

NEW STAFF COMMENTS:

August 17, 2021: Case was continued until 9/21/2021 to give the applicant more time to prepare.

LATER STAFF COMMENTS:

July 20, 2021: Case was continued until 08/17/2021 due to a mapping error.

ORIGINAL STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202); and a Variance from the all-weather parking surface requirement (Section 1340.D).

A Special Exception is required as the proposed use is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed wedding/event center must be found to be compatible with the surrounding area.

The applicant has submitted a site plan and drawings indicating that the site will contain overflow parking on a gravel lot on the southern part of the parcel. The Wedding and Event venue will be located both

indoors in the proposed renovation of a 80'6" x 85'4" building and outdoors near the barns. The applicant lives on the property in a single-family home.

The Code requires all parking surfaces be paved with an all-weather surface so as to maintain a minimum level of aesthetics, but more importantly to control air-borne particulates like dust and to control the tracking of dirt and mud onto public streets. The applicant has requested a variance to permit a gravel parking area.

The applicant provided the following statement. *"Our proposed renovation is approximately 9,837 sf total. 1,466 sf will be used as storage while the other 8,371 sf will be usable event space. Through event planning and management, only half of the usable space will be occupied at one time. For example, a wedding ceremony will be held on one portion of the building and then the entire party will migrate to the other portion of the building for the reception. Considering the worst-case scenario based on preliminary calculations, we are assuming roughly 37 parking spots will be required. For aesthetic design purposes, we would like for the majority of the guests to park on an overflow gravel lot, but if required, we believe we have enough space on the existing all-weather pavement to lay out 37+ parking spots. This gravel lot will connect to a proposed driveway for additional site circulation. Our goal is to stay true to the historic nature of the property and minimize disturbances to the land. If this piece of the property were to one day be reused for agricultural purposes, we believe that removing and rehabilitating a small gravel lot will cause less damage to the property than removing new pavement. This building is truly adored by locals, and we would like to celebrate its uniqueness without bringing too much commercial development to the area.*

The landscape and land features in the area of the proposed gravel lot and driveway provide a water runoff feature and a gravel lot would allow the water to drain by maintaining water control and reducing pooling of water."

The Collinsville Comprehensive Plan as well as the Tulsa County Comprehensive Land Use Plan designate this area as Residential. Residential is defines as follows:

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

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. The Board, if concerned with the performance of such a use, may limit approval for a temporary period to essentially establish a trial period. The Board may consider the following conditions:

- Limiting the number of onsite events per year.
- Limiting the total number of guests permitted at one time.
- Limiting the day and hours of operation.

Sample Motion:

"Move to _____ (approve/deny) a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202).

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

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

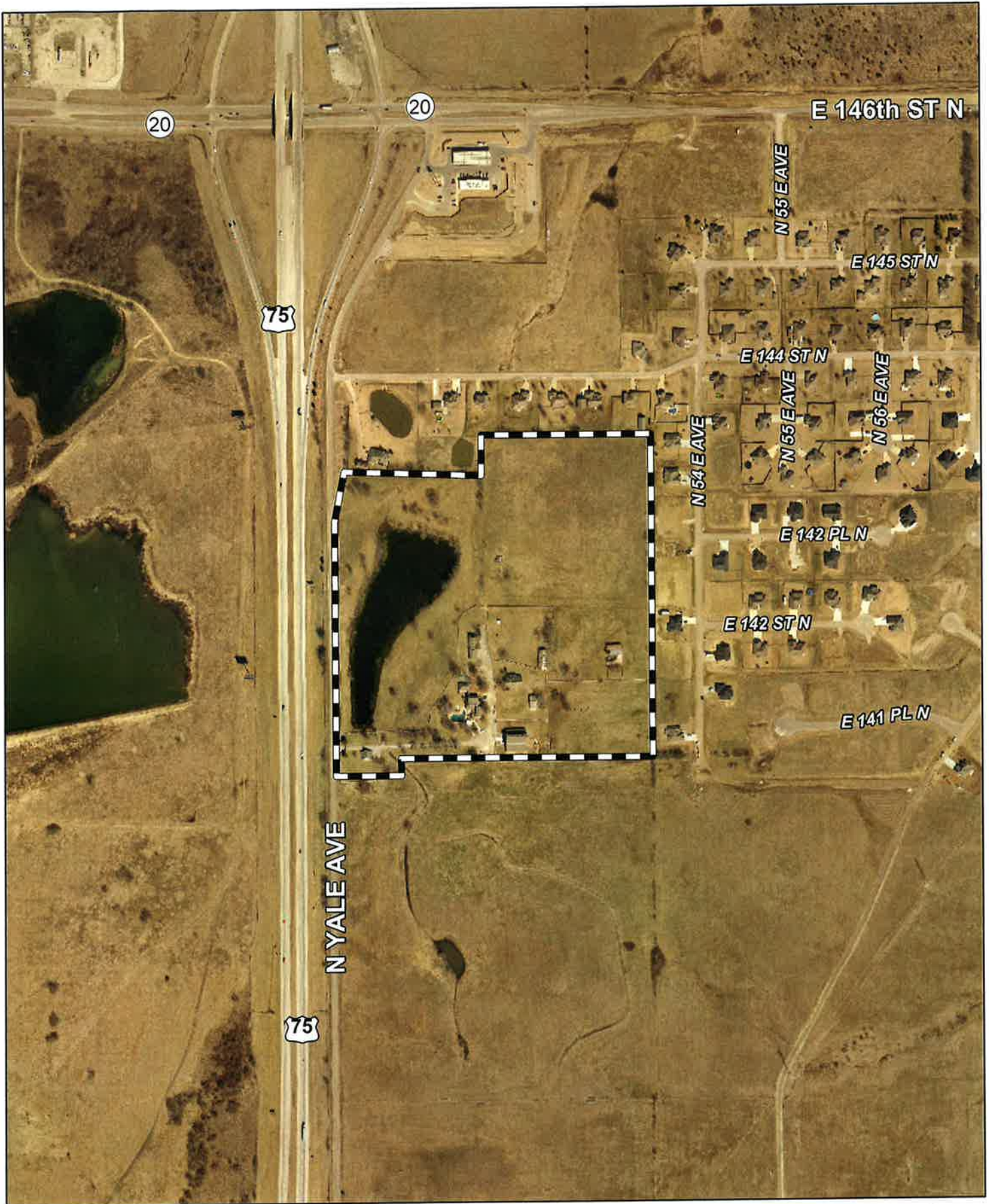
"Move to _____ (approve/deny) a Variance from the all-weather parking surface requirement (Section 1340.D).

Finding the hardship to be _____.

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

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



 Subject Tract

CBOA-2900

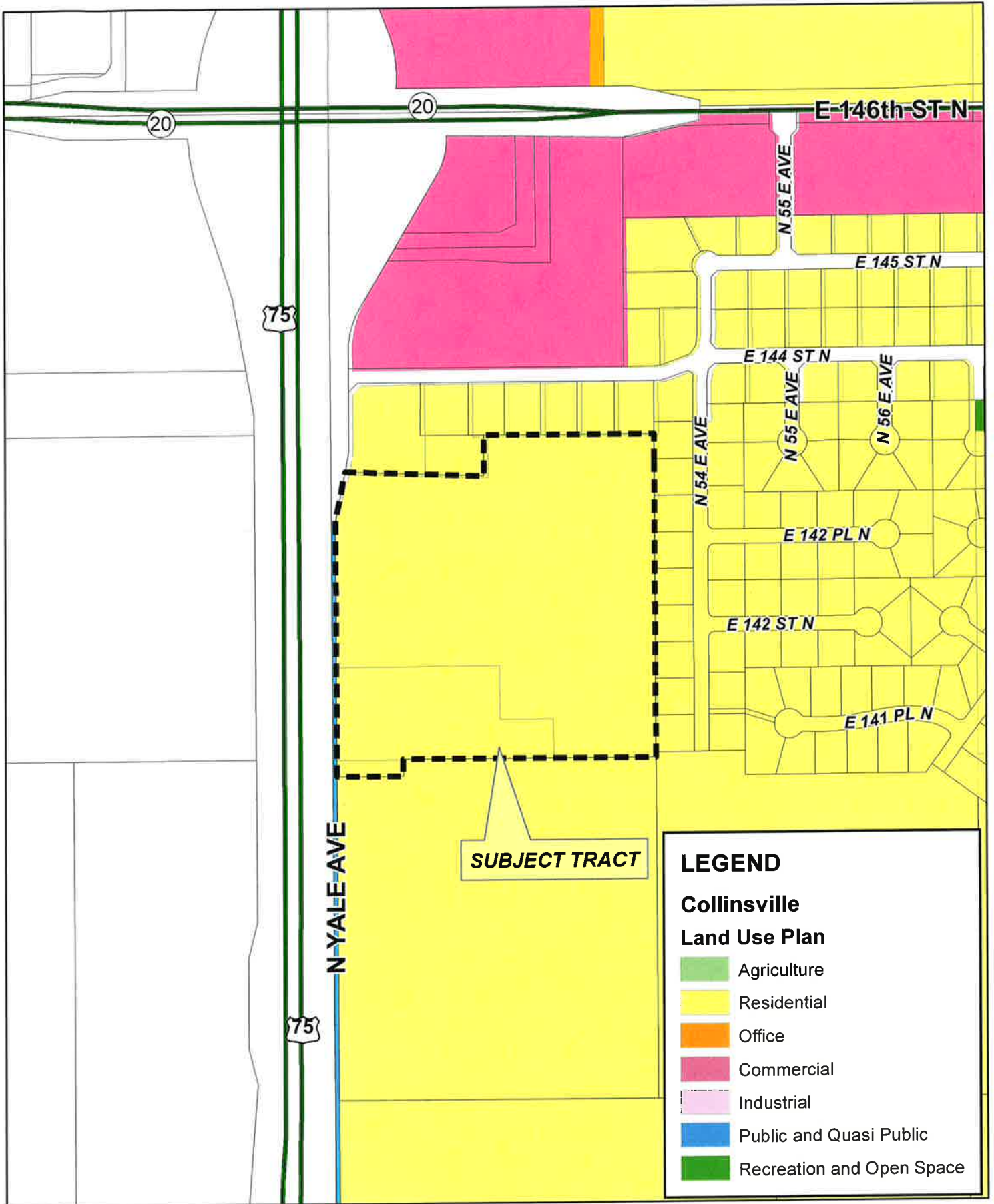
22-13 27

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

Aerial Photo Date: 2020/2021



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CBOA-2900

22-13 27

2.6





Looking north from N. Yale Ave. - subject property is on the east



Looking east from N. Yale Ave. at entrance to the subject property

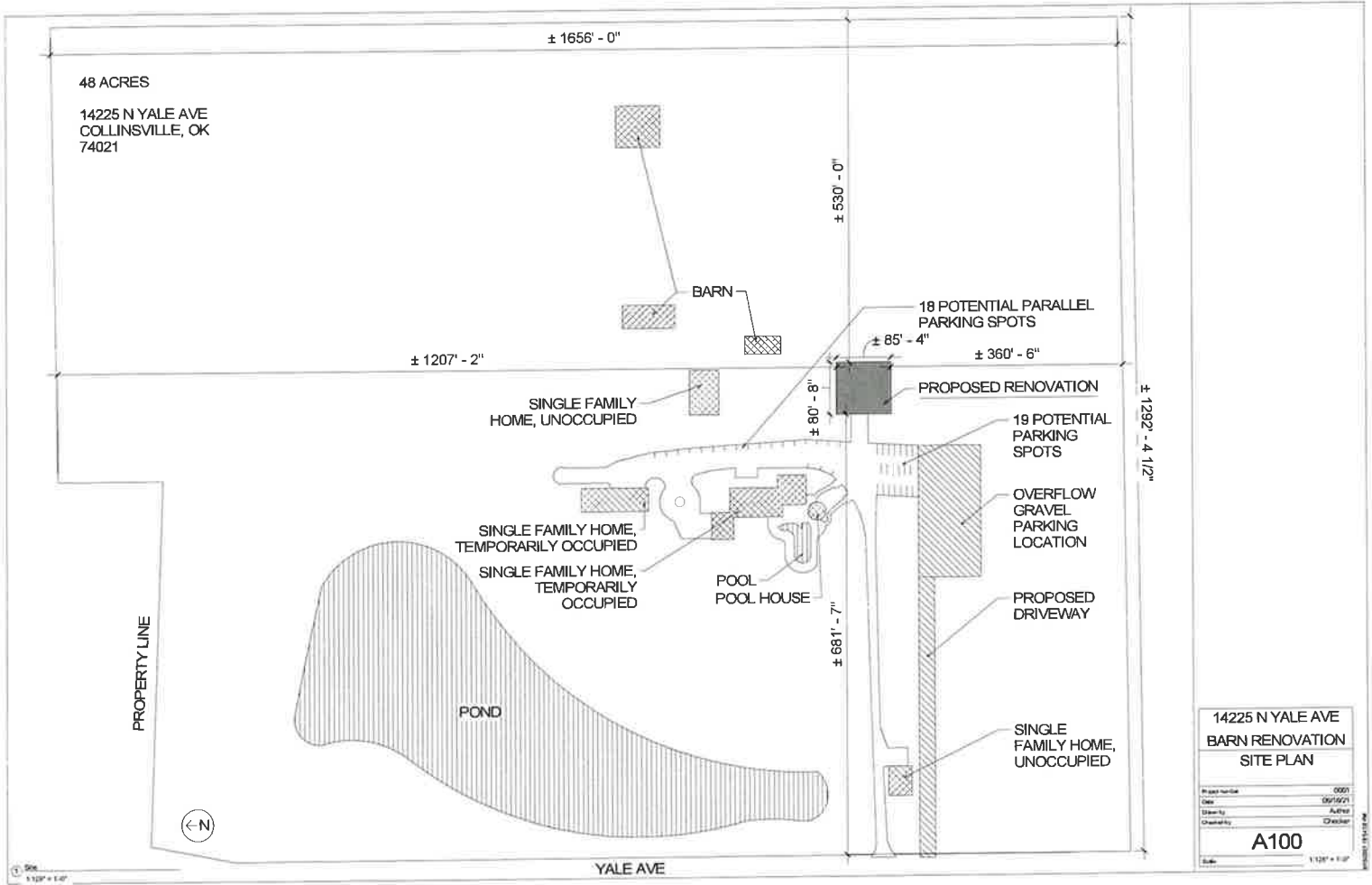


Looking east from N. Yale Ave. towards proposed event venue area on the subject property

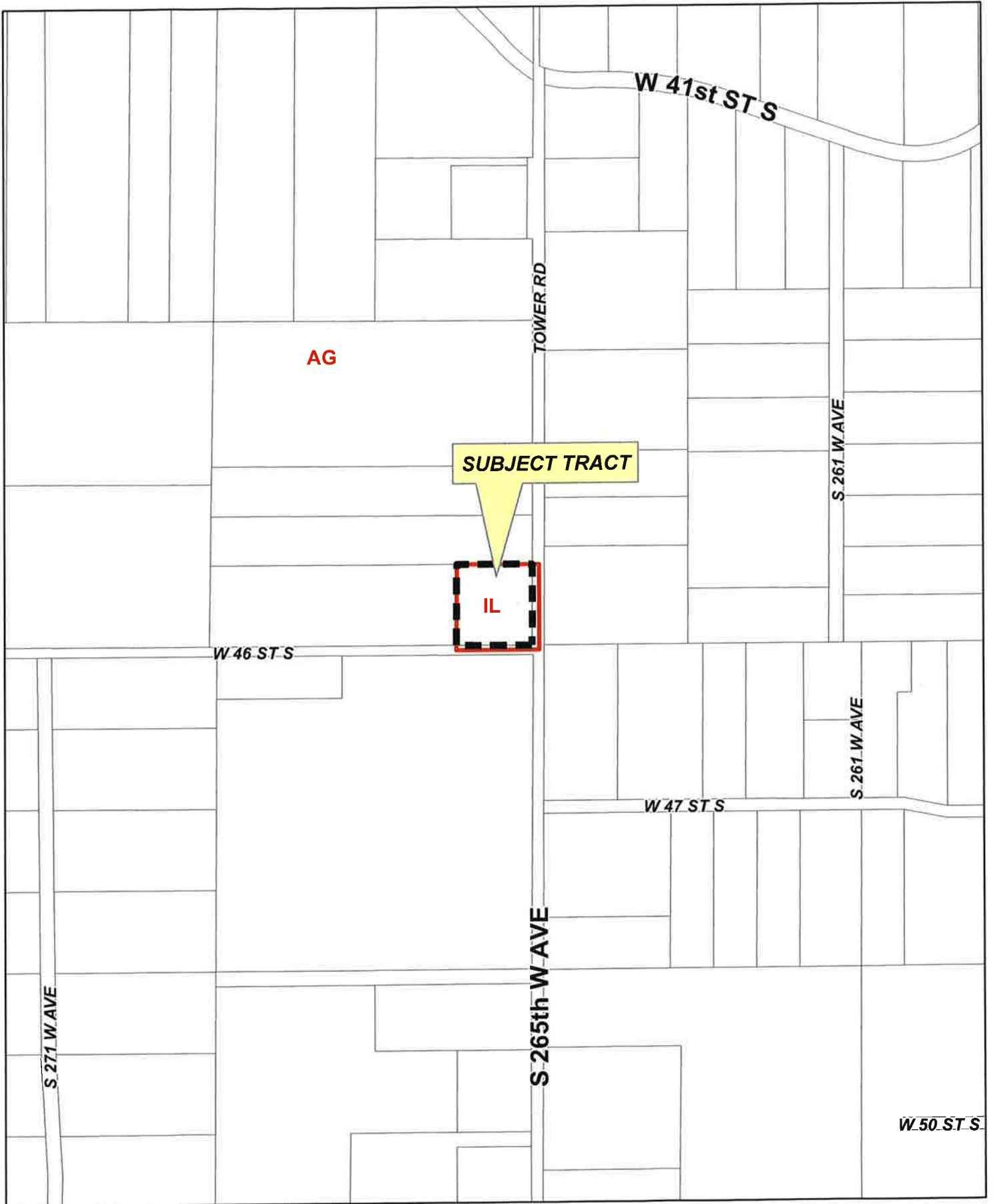
Our proposed renovation is approximately 9,837 sf total. 1,466 sf will be used as storage while the other 8,371 sf will be usable event space. Through event planning and management, only half of the usable space will be occupied at one time. For example, a wedding ceremony will be held in one portion of the building and then the entire party will migrate to the other portion of the building for the reception. Considering the worst case scenario based on preliminary calculations, we are assuming roughly 37 parking spots will be required. For aesthetic design purposes, we would like for the majority of the guests to park on an overflow gravel lot, but if required, we believe we have enough space on the existing all weather pavement to lay out 37+ parking spots. This gravel lot will connect to a proposed driveway for additional site circulation. Our goal is to stay true to the historic nature of the property and minimize disturbances to the land. If this piece of the property were to one day be reused for agricultural purposes, we believe that removing and rehabilitating a small gravel lot will cause less damage to the property than removing new pavement. This building is truly adored by locals and we would like to celebrate its uniqueness without bringing too much commercial development to the area.

The landscape and land features in the area of the proposed gravel lot and driveway provide a water runoff feature and a gravel lot would allow the water to drain by maintaining water control and reducing pooling of water.

Z ←



2.10



SUBJECT TRACT

IL

AG

W 41st ST S

TOWER RD

S 261 W AVE

W 46 ST S

S 261 W AVE

W 47 ST S

S 265th W AVE

S 271 W AVE

W 50 ST S



CBOA-2912

3.1



19-10 30

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9030

CASE NUMBER: CBOA-2912

CZM: 41

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: AAA Glass & Mirror

ACTION REQUESTED: Variance of the required 75' setback from an abutting AG district in an IL district (Section 930); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 4532 S 265 AV W

ZONED: IL

FENCELINE: Keystone

PRESENT USE: Glass & Mirror Business

TRACT SIZE: 2.31 acres

LEGAL DESCRIPTION: SE SE SE NW LESS E25 THEREOF FOR RD SEC 30 19 10 2.311ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2089 March 2004: The Board approved a Use Variance to allow a residence on the property for security purposes. The applicant withdrew the request for a Variance of the required 75' setback from abutting AG zoned property to 43' to permit new construction on property located at 4532 South 265th West Avenue, the subject property.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning with what appears to be a mixture of agricultural and residential uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the required 75' setback from an abutting AG district in an IL district (Section 930); and a Variance from the all-weather parking surface requirement (Section 1340.D).

Section 930, Table 2 requires a 75 ft setback from the boundary lines of an abutting AG district. The site plan submitted by the applicant shows a 47-foot setback from the abutting AG property to the west.

The Code requires all parking surfaces be paved to maintain a minimum level of aesthetics, but more importantly to control air-borne particles like dust and to control the tracking of dirt and mud onto public streets.

The applicant submitted the following statement: *"Foundation is existing, there is only a driveway on other side of north property line. We are not adding parking. Existing drive and parking are gravel, same as every other property in this area."*

3.2

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 of the required 75' setback from an abutting AG district in an IL district (Section 930); and a Variance from the all-weather parking surface requirement (Section 1340.D).

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

In granting a Variance, the Board must find that 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.

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 287
Tuesday, April 20, 2004, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Walker, Chair
Hutson, Vice Chair
Dillard, Secretary
Tyndall
Charney

Butler
Beach
Alberty

West, Co. Inspector

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Thursday, April 15, 2004 at 3:22 p.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Walker called the meeting to order at 1:30 p.m.

REQUEST TO CONTINUE AND CASES TO WITHDRAW

Case No. 2089

Action Requested:

Variance of the required 75' setback from abutting AG zoned property to 43' to permit new construction.

Presentation:

Mr. Beach informed the Board the case was continued today, but has since been withdrawn.

Board Action:

There was no need for Board action regarding the following described property:

SE/4 of SE/4 NW/4 Section 30, T-19-N, R-10-E, Tulsa County, State of Oklahoma.

When Mr. West added there is no code limitation to the size of the building. Mr. Hutson asked if this was not to be for rental property. Ms. Simon replied that no one would be living in it.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion of Hutson**, the Board voted 3-0-0 (Walker, Hutson, Tyndall "aye"; no "nays"; no "abstentions"; Charney, Dillard "absent") to **APPROVE** a **Variance** of land area per dwelling unit from 2.1 to 1 acre to permit two dwelling units on a two acre tract in an AG district, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Commencing at the SE/c SE/4 of Section 25, T-22-N, R-13-E; thence N 00°01'21" W along the E line of said SE/4 a distance of 645.00' to the POB; thence continuing N 00°01'21"W a distance of 225.00'; thence S 89°54'08" W a distance of 438.15'; thence S 00°01'19" E a distance of 225.00'; thence N 89°54'08" E a distance of 438.16' to the POB, Tulsa County, State of Oklahoma.

Case No. 2089

Action Requested:

Use Variance to allow residence on property for security purposes. SECTION 910. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS – Use Unit 6, located: 4532 South 265th West Avenue.

Presentation:

Larry Westfall, 3158 S. 57th W. Ave., stated he owns the subject property. He submitted an amended site plan Exhibit B-1). He pointed out an existing metal building about 50' X 100'. The proposed building site is 80' from any boundary. It would be about 40' X 60' in size. The purpose is for security reasons. There is an existing stem wall foundation with a 45' setback. He proposed using that foundation, though the setback requirement is greater than 45'.

Comments and Questions:

Mr. Beach pointed out that advertisement did not include relief of the required setback. Mr. Walker asked about the materials of the proposed structure. Mr. Westfall replied it would be a pre-fabricated, pre-engineered metal building. There is no garage included. Mr. Westfall asked for a continuance for more relief.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion of Tyndall**, the Board voted 3-0-0 (Walker, Hutson, Tyndall "aye"; no "nays"; no "abstentions"; Charney, Dillard "absent") to **APPROVE** a **Use Variance** to allow a residence on the property for security purposes, finding it is the only IL property in the area; and finding that functionally the surrounding properties have a residence on them.

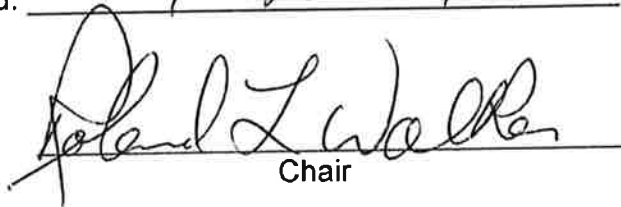
On **Motion of Hutson**, the Board voted 3-0-0 (Walker, Hutson, Tyndall "aye"; no "nays"; no "abstentions"; Charney, Dillard "absent") to **CONTINUE** Case No. 2089 to the meeting on April 20, 2004, on the following described property:

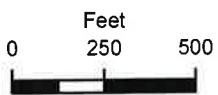
SE/4 of SE/4 NW/4 Section 30, T-19-N, R-10-E, Tulsa County, State of Oklahoma.

..*.*.*.*.*.*

There being no further business, the meeting was adjourned at 1:49 p.m.

Date approved: 4-20-04


Chair



 Subject Tract

CBOA-2912

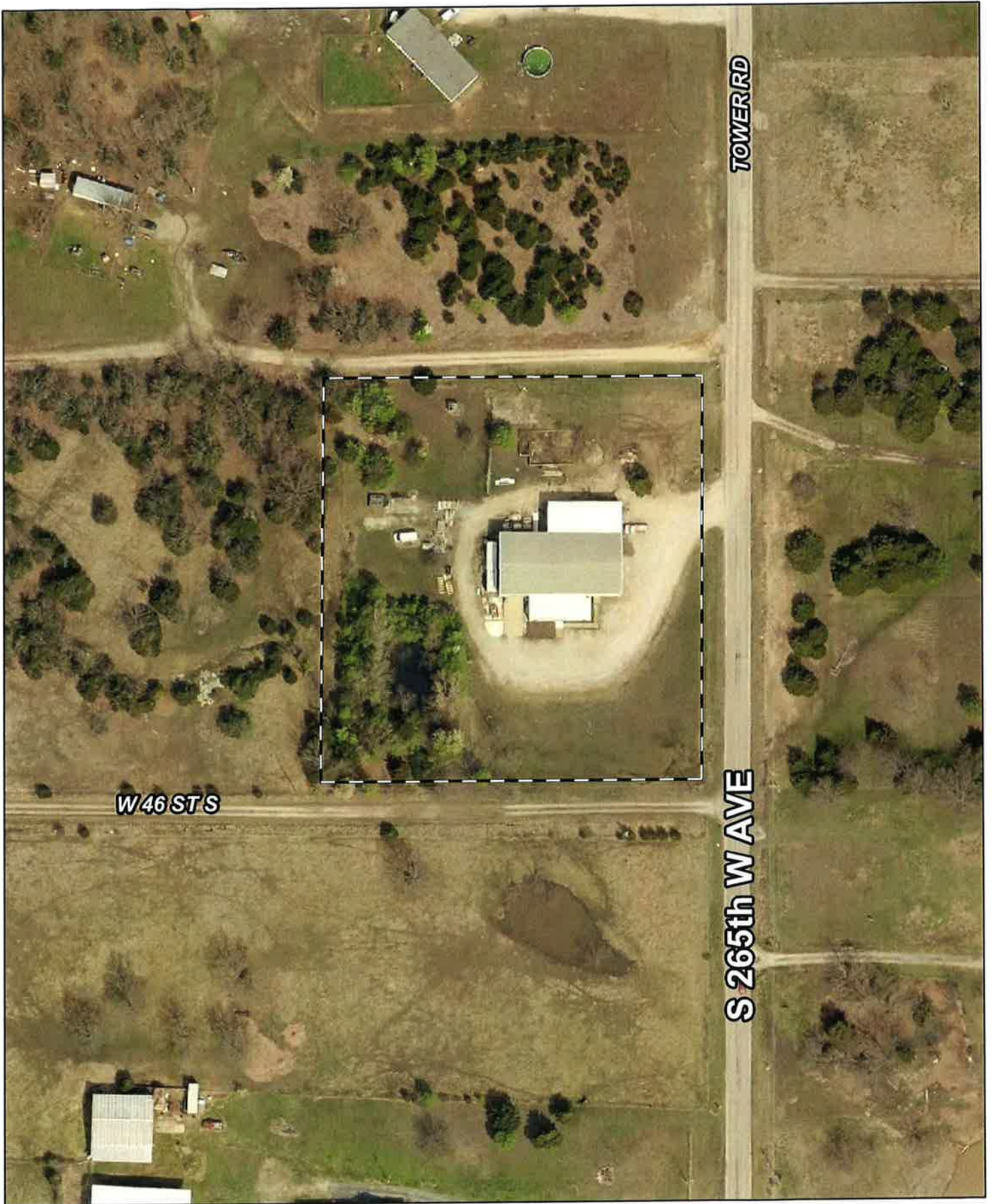
19-10 30

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

Aerial Photo Date: 2020/2021



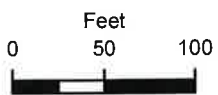
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W 46 ST S

TOWER RD

S 265th W AVE



 Subject Tract

CBOA-2912

19-10 30

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

Aerial Photo Date: 2020/2021



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3.10



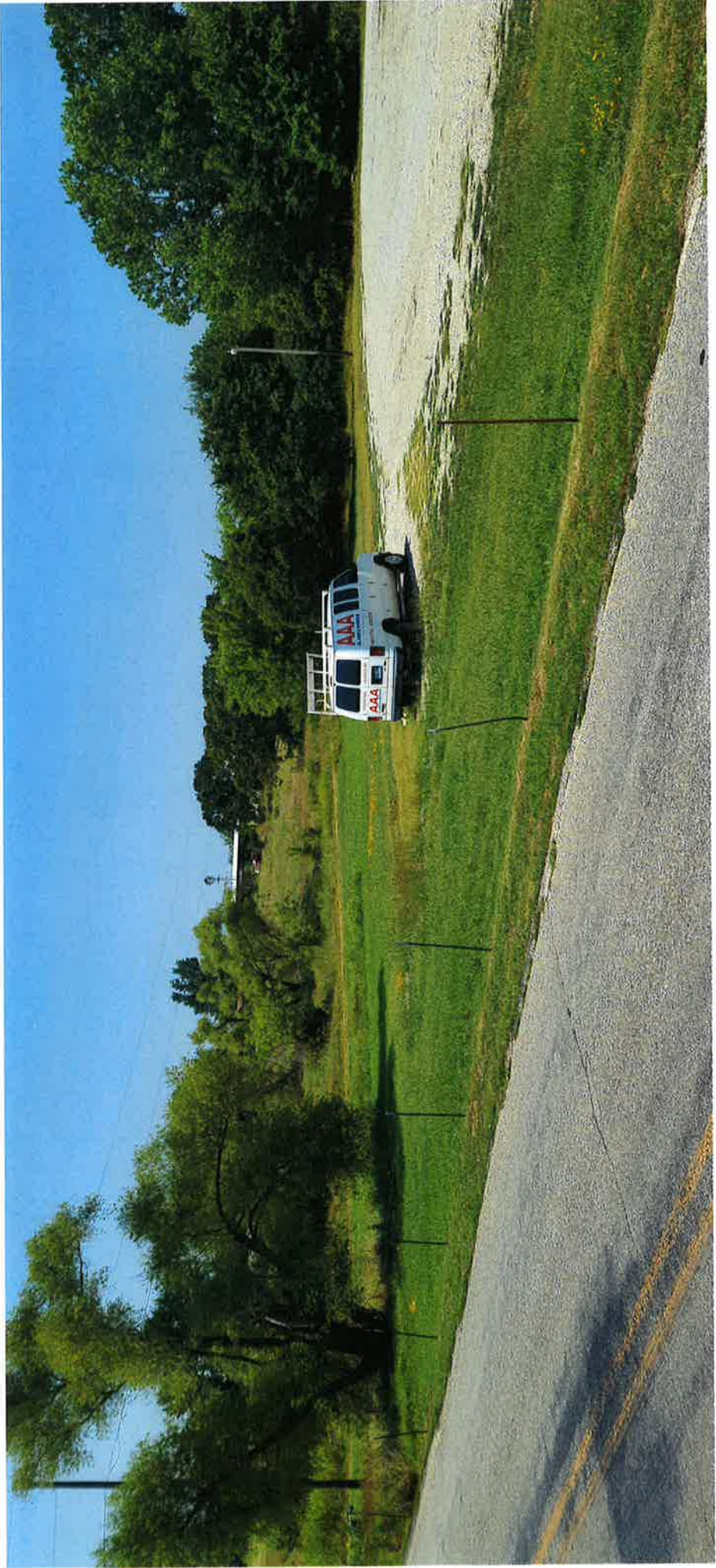
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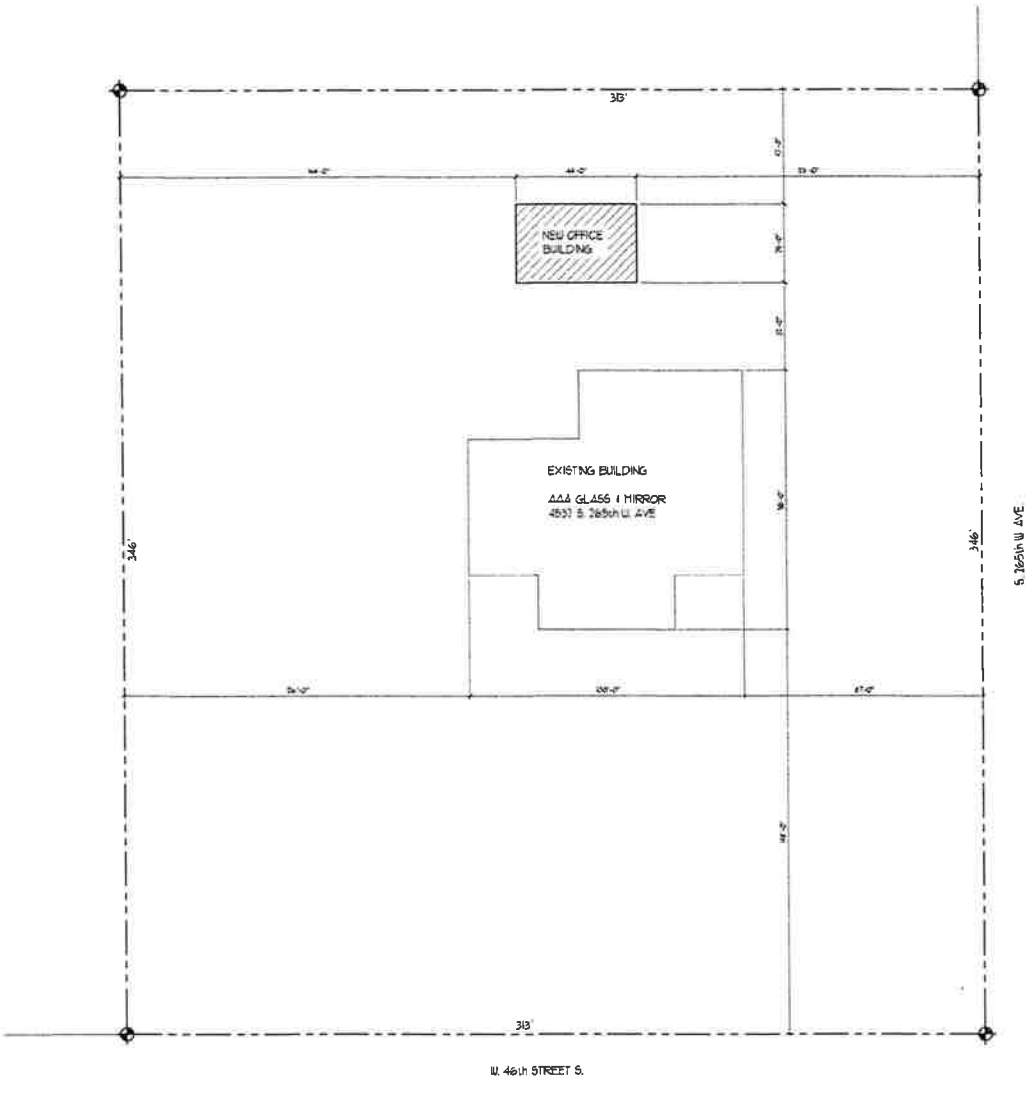
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3.14

3.15

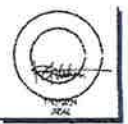


SITE NOTES

1. NEAREST FIRE DEPARTMENT IS LOCATED 1/4 MILE FROM SITE.
2. NEAREST FIRE DEPARTMENT IS LOCATED 1/4 MILE FROM SITE.

SITE VERIFICATION REQUIREMENTS

1. ALL UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL UTILITIES (LINES WHETHER BELOW OR NOT) PRIOR TO THE SUBMISSION OF ANY BID OR THE COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY AND MAKE ANY NECESSARY PREPARATION OF EXISTING OPERATIONAL SYSTEMS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL PROPERTY LINES, EASEMENTS, AND EMBANKMENTS AND REVISIONS. A REGISTERED SURVEYOR SHALL ESTABLISH ALL PROPERTY LINES AND EMBANKMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CLEAR 1' FLAG THROUGH LINES AND EMBANKMENTS. IT REMAINS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS.
4. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDEVELOPED UTILITIES REMAIND FROM TO ANY EXISTING.
5. THE CONTRACTOR SHALL VERIFY ALL GRADES AND PROPOSED FINAL GRADES. FOR TRENCHES, EXPOSED, EXCAVATIONS, PLATFORMS, OR PAVING THAT ARE EXCAVATED, VERIFY FINAL GRADES AROUND THE NEW CONSTRUCTION AND ADJUST CLEAR WIDTHS, RAMP LENGTHS, LIFT OF PAVING, ETC. TO ACCOMMODATE THE REQUIRED RAMP SLOPE, RISE, RISE HEIGHT, OR PAVING MATERIAL. ALL TRENCHES AND EXPOSED SHALL MEET REQUIREMENTS FOR REQUIRED HANDICAP ACCESSIBILITY REQUIREMENTS. IF THERE IS A CONFLICT IN FIELD CONDITIONS, NOTIFY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY DELIVERY OF MATERIALS TO PREVENT DELAYS TO THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
7. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT FOR VERIFICATION, RESPONSES AND SUPERVISION.
8. DURING THE BEFORE CONSTRUCTION PERIOD, PROVIDE ONE (1) LISTED 24 HOUR DRY CHEMICAL FIRE EXTINGUISHER OR ONE BRANCHED UL LISTED 7.5 GALLON JARRED 20 LB AND ONE (1) LISTED TYPE C OR BONDOR EXTINGUISHER (BRANCHED TOGETHER IN EACH 3000 SQ FT OF WORK AREA OR PORTION THEREOF) (WHATEVER IS AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).
9. FUEL AND OILS SHALL BE KEPT IN TIGHTLY CLOSED CONTAINERS TO BE CLEANED IMMEDIATELY.



PROJECT TEAM
 ARCHITECT
 Architectural
 Services PC
 R. G. Collins, PE
 2436 E. 16th St.
 Tulsa, OK 74104
 V. 918.485.1084
 F. 918.485.1480

MECHANICAL /
 ELECTRICAL ENGINEER

STRUCTURE ENGINEER

THESE ARE PRELIMINARY AND
 NOT BE USED FOR CONSTRUCTION
 WITHOUT THE ARCHITECT'S
 APPROVAL. THE ARCHITECT'S
 APPROVAL OF THESE PLANS
 DOES NOT CONSTITUTE A
 GUARANTEE OF THE ACCURACY
 OR COMPLETENESS OF THE
 INFORMATION PROVIDED AND
 THE ARCHITECT SHALL NOT
 BE RESPONSIBLE FOR ANY
 ERRORS OR OMISSIONS
 INCLUDING BUT NOT LIMITED
 TO: DESIGN, CONSTRUCTION,
 MATERIALS, FINISHES, CONTRACTS,
 PERMITS, ETC.

1 New Office
 AAA Glass

1111 S. 26th St. #100
 Muskogee, OK 74401

Project No 2018
 DATE
 12/21/21

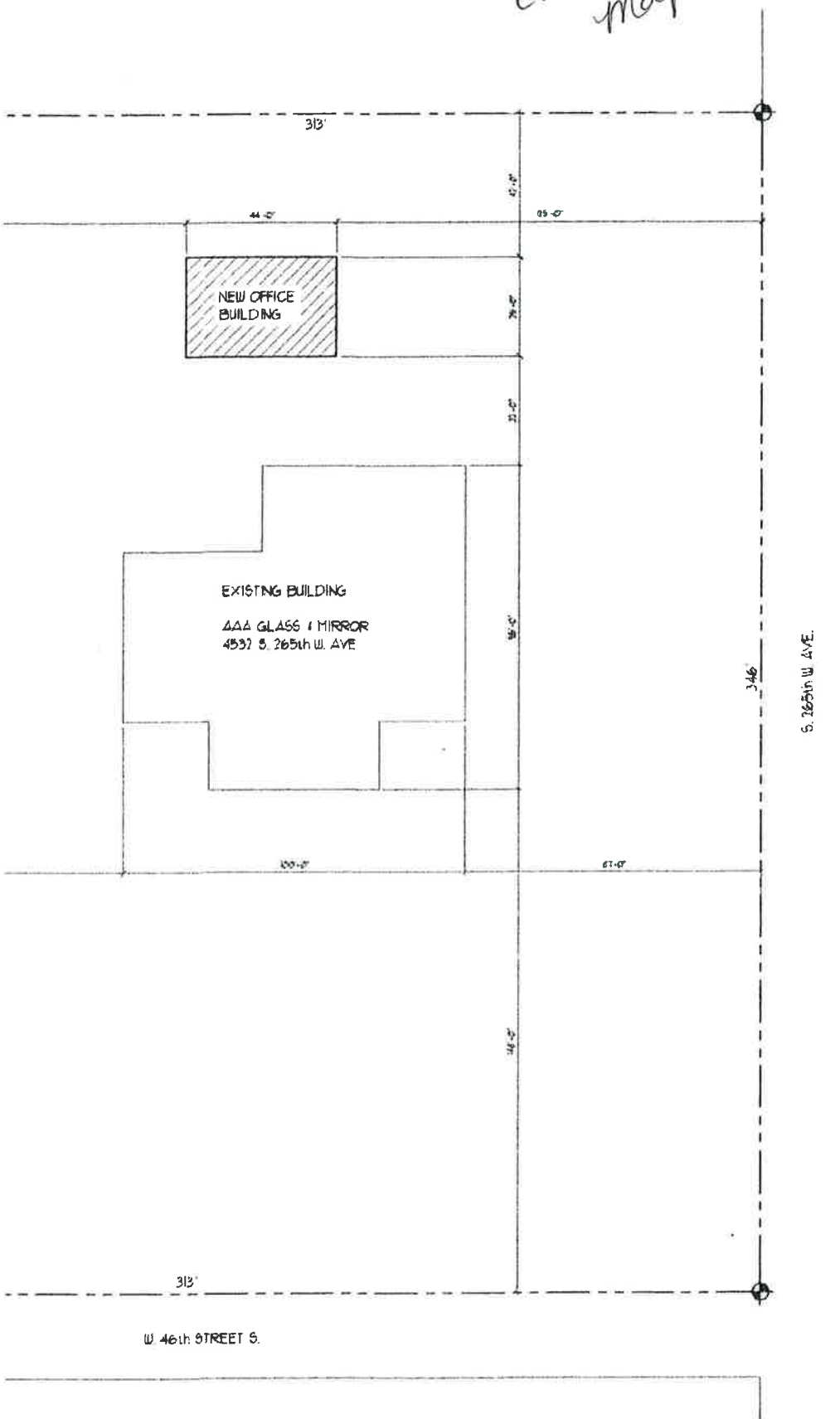
FOR PRELIMINARY
 12/21/21
 FOR CONSTRUCTION
 12/21/21

SUBMIT
 SITE PLAN

1001

1 SITE PLAN
 1/2" = 10'-0"

Enlarged map



PROJECT TEAM :

ARCHITECT
Architectural Services PC
 R. G. Kulkarni, P.E.
 2420 E. 18th St.
 Tulsa, OK 74106
 T 918.452.1004
 F 918.522.1495

MECHANICAL / ELECTRICAL ENGINEERS

STRUCTURAL ENGINEERS

EXAMINED SPECIFICATIONS AND OTHER DOCUMENTS INCLUDING THOSE OF ELECTRICAL ENGINEERS, MECHANICAL ENGINEERS AND THE ARCHITECT'S CONSULTANTS AND INSTRUMENTED BY SERVICE FOR THE PROJECT. THIS ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE LIABLE FOR THE DESIGN AND CONSTRUCTION OF THESE RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL CONFORMING LAWS, STATUTES AND OTHER APPLICABLE RULES, ORDINANCES, REGULATIONS.

A New Office
AAA Glass

W 46th St & S. 265th W. Ave
 Muskogee, OK 74451

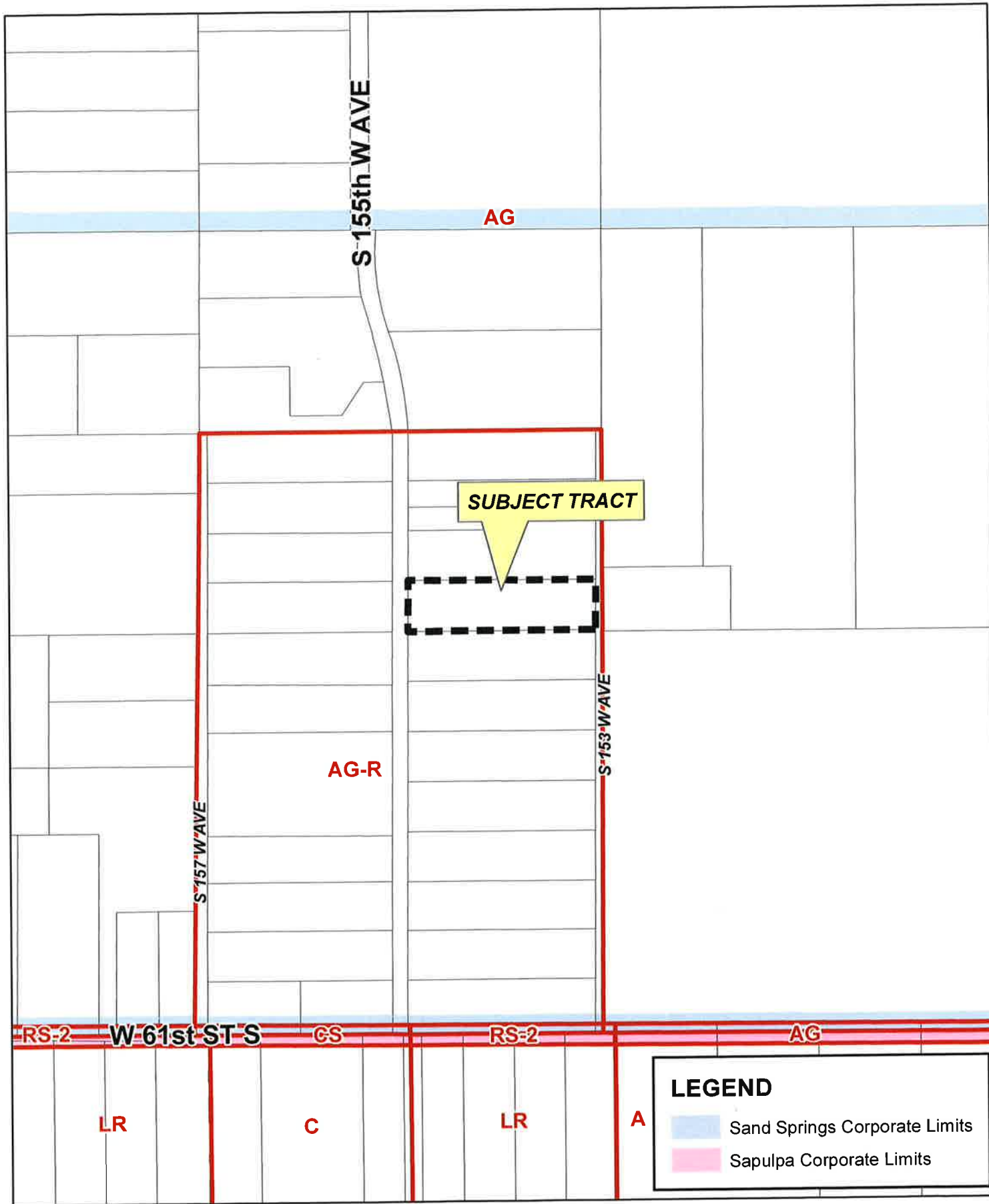
Project No. 2309
 DATE: []
 PRELIMINARY

FOR PERMITTING
 7/19/21
 FOR CONSTRUCTION

REVISIONS

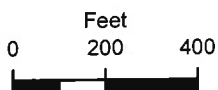
SUBMIT

3.16



CBOA-2913

4.1



19-11 32



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9132

CASE NUMBER: **CBOA-2913**

CZM: 43

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Chris & Rebecca Voight

ACTION REQUESTED: Variance to allow two dwelling units on a single lot of record in an AG-R district (Section 208); Special Exception to permit a mobile home in an AG-R district. (Section 310 Table 1)

LOCATION: 5801 S 155 AV W

ZONED: AG-R

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 2.31 acres

LEGAL DESCRIPTION: S/2 S/2 SE NE SW LESS E25 & W25 THEREOF FOR RD SEC 32 19 11 2.31AC,

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-705 November 1986: The Board approved a *Special Exception* to allow a mobile home in an AG-R district, on property located at 5711 South 155th West Avenue.

CBOA-642 March 1986: The Board approved a *Special Exception* to allow a mobile home in an AG-R district; and approved a *Variance* to allow 2 dwelling units per lot of record, on property located at 5811 South 155th West Avenue.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG & AG-R zoning and what appears to be residential uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to allow two dwelling units on a single lot of record in an AG-R district (Section 208); Special Exception to permit a mobile home in an AG-R district. (Section 310 Table 1).

As shown on the attached plan, the applicant has an existing home on the lot and is proposing to add a single-wide mobile home on the east side of the property. Section 208 of the Code states that not more than one single-family dwelling or mobile home may be constructed or otherwise placed on a lot with the exception in the AG district that there not be more than two dwellings per lot. Additionally, Section 330, Table 3 of the Code requires a minimum lot area of 1 acre and a minimum land area per dwelling unit of 1.1 acres in the AG-R district. The applicant is proposing two dwelling units on the 2.31-acre subject lot.

4.2

The applicant provided the following statement: "1) Variance to allow two dwelling units on a single lot in AG-R District. 2) Exception to permit a mobile home in an AG-R district. 3) Request to park on a gravel surface – Variance from the all-weather parking surface requirement."

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

Sample Motion:

"Move to _____ (approve/deny) a Variance to allow two dwelling units on a single lot of record in an AG-R district (Section 208); Special Exception to permit a mobile home in an AG-R district. (Section 310 Table 1).

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Finding the hardship to be _____.

(Variance) 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"

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

Case No. 704 (continued)

purpose of screening the barn and barn lot; subject to no cows being pastured on the subject property, and being brought to the barn for milking only; and subject to applicant supplying Staff with a plot plan depicting the location of the barn, house and screening fence; finding that the subject tract and adjoining areas to the north and east are predominately agricultural in nature and that the property in question could be downgraded to AG zoning by making application; on the following described property:

W/2, W/2, SW/4, NE/4 of Section 5, T-20-N, R-13-E, Tulsa County, Oklahoma.

Case No. 705

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1209 - Request a special exception to allow a mobile home in an AG-R District, located at 5711 South 155th West Avenue.

Presentation:

The applicant, Nancy Logan, 5711 South 155th West Avenue, Sand Springs, Oklahoma, submitted a petition of support (Exhibit D-1) and asked permission for her son to place a mobile home on the subject property. She informed that the mobile will be located on the north 1 1/4 acres and a septic tank has been installed for sewage disposal. Ms. Logan pointed out that there are other mobile homes in the neighborhood.

Board Action:

On MOTION of TYNDALL, the Board voted 3-0-0 (Alberty, Looney, Tyndall, "aye"; no "nays"; no "abstentions"; Eller, Walker, "absent") to APPROVE a Special Exception (Section 310 - Principal Uses Permitted in Agriculture Districts - Use Unit 1209) to allow a mobile home in an AG-R District; subject to Building Permit and Health Department approval; finding that there are other mobile homes located in the neighborhood; on the following described property:

East 330' of the N/2, S/2, SE/4, NE/4, SW/4, and S/2, S/2, N/2, SE/4, NE/4, SW/4 of Section 32, T-19-N, R-11-E, Tulsa County, Oklahoma.

Case No. 641 (continued)

the lot area from 2 acres to 1.12 acres and a variance of the lot width from 200' to 198' in order to permit a lot split; located on the NW/c of 41st Street and 177th West Avenue.

Presentation:

The applicant, Andrew Underwood, was represented by Alma Underwood, Route 2, Box 55, Sand Springs, Oklahoma. She stated that she owns 10 acres and asked the Board to permit a lot split which would enable her to give each of her 3 children a 1 1/2-acre lot.

Comments and Questions:

Mr. Alberty asked if the lots would have an access road and Ms. Underwood stated that adjoining property is being developed and access is already provided.

Mr. Looney asked Ms. Underwood if the road has been dedicated and she answered that it has not.

Mr. Alberty pointed out that the road is not built to county standards, but the Board accepted it from the standpoint of meeting our requirements.

Mr. Walker voiced a concern that the access is on a road that is not dedicated at this time.

Mr. Gardner informed that TMAPC approved the lot split on March 5, 1986.

Protestants: None.

Board Action:

On MOTION of LOONEY, the Board voted 4-0-0 (Alberty, Looney, Walker, Wines, "aye"; no "nays"; no "abstentions"; Tyndall, "absent") to **APPROVE** a **Minor Variance** (Section 330 - Bulk and Area Requirements in Agriculture Districts - Use Unit 1206) of the lot area from 2 acres to 1.12 acres and a variance of the lot width from 200' to 198' in order to permit a lot split; finding a hardship demonstrated by the shape and size of the tract; on the following described property:

E/2, E/2, SE/4, SE/4, Section 24, T-19-N, R-10-E, Tulsa County, Oklahoma.

Case No. 642

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in Agriculture districts - Use Unit 1209 - Request a special exception to allow a mobile home in an AG-R District.

3.18.86:70(10)

Case No. 642 (continued)

Variance - Section 208 - One Single Family Dwelling Per Lot of Record - Request a variance to allow 2 dwelling units per lot of record, located at 5811 South 155th West Avenue.

Presentation:

The applicant, Tony Barens, was represented by Jean Shook, 5811 South 155th West Avenue, Tulsa, Oklahoma, who is the daughter of the applicant. Ms. Shook asked the Board to allow her parents to live in a mobile home on the back portion of her property. She informed that her home faces 155th Street and the mobile home would face 153rd Street.

Comments and Questions:

Mr. Alberty asked if a percolation test has been acquired for the property and she answered in the affirmative.

Mr. Alberty inquired if this would be a permanent residence for Ms. Shook's parents and she replied that she would like for them to have a permanent home nearby.

Interested Parties:

Pat Grode, 5800 South 155th West Avenue, Tulsa, Oklahoma, stated a concern that other mobile homes would locate on the remaining 2 1/2-acre tracts and that they would be placed too close to the boundary lines.

Mr. Alberty informed that mobiles being placed on any property in the area would be required to comply with the county zoning regulations as to setbacks.

Board Action:

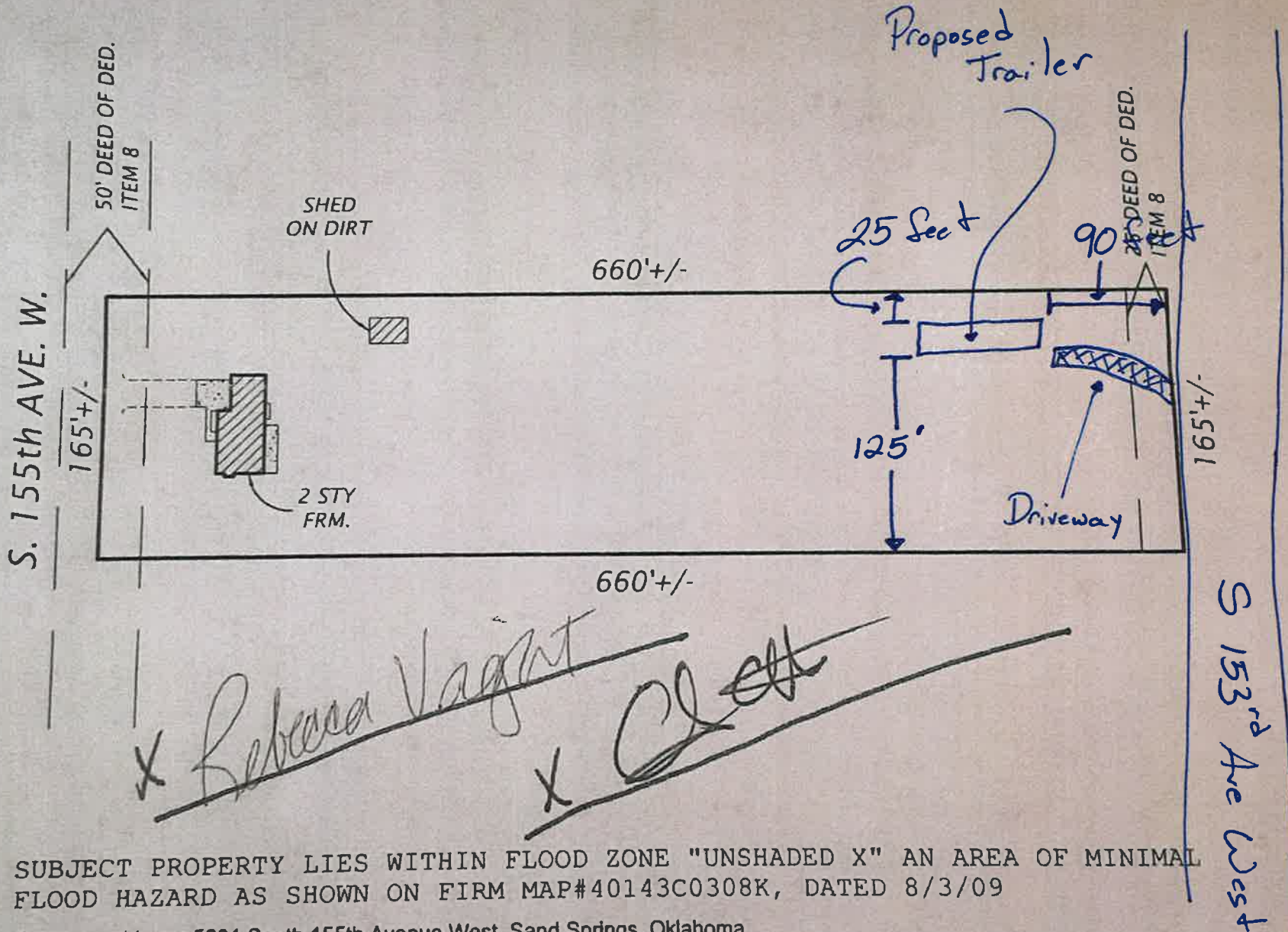
On MOTION of LOONEY, the Board voted 4-0-0 (Alberty, Looney, Walker, Wines, "aye"; no "nays"; no "abstentions"; Tyndall, "absent") to **APPROVE** a **Special Exception** (Section 310 - Principal Uses Permitted in Agriculture districts - Use Unit 1209) to allow a mobile home in an AG-R District; and to **APPROVE** a **Variance** (Section 208 - One Single Family Dwelling Per Lot of Record) to allow 2 dwelling units per lot of record; subject to a Building Permit and Health Department approval; subject to the mobile home being occupied by a family member only; finding a hardship imposed on the applicant by the size and shape of the tract; and finding that that there are other mobile homes in the area and the granting of the special exception request will not be detrimental to the neighborhood; on the following described property:

S/2, N/2, NE/4, SE/4, SW/4 of Section 32, T-19-N, R-11-E, Tulsa County, Oklahoma.

3.18.86:70(11)

4.6

2.4.7



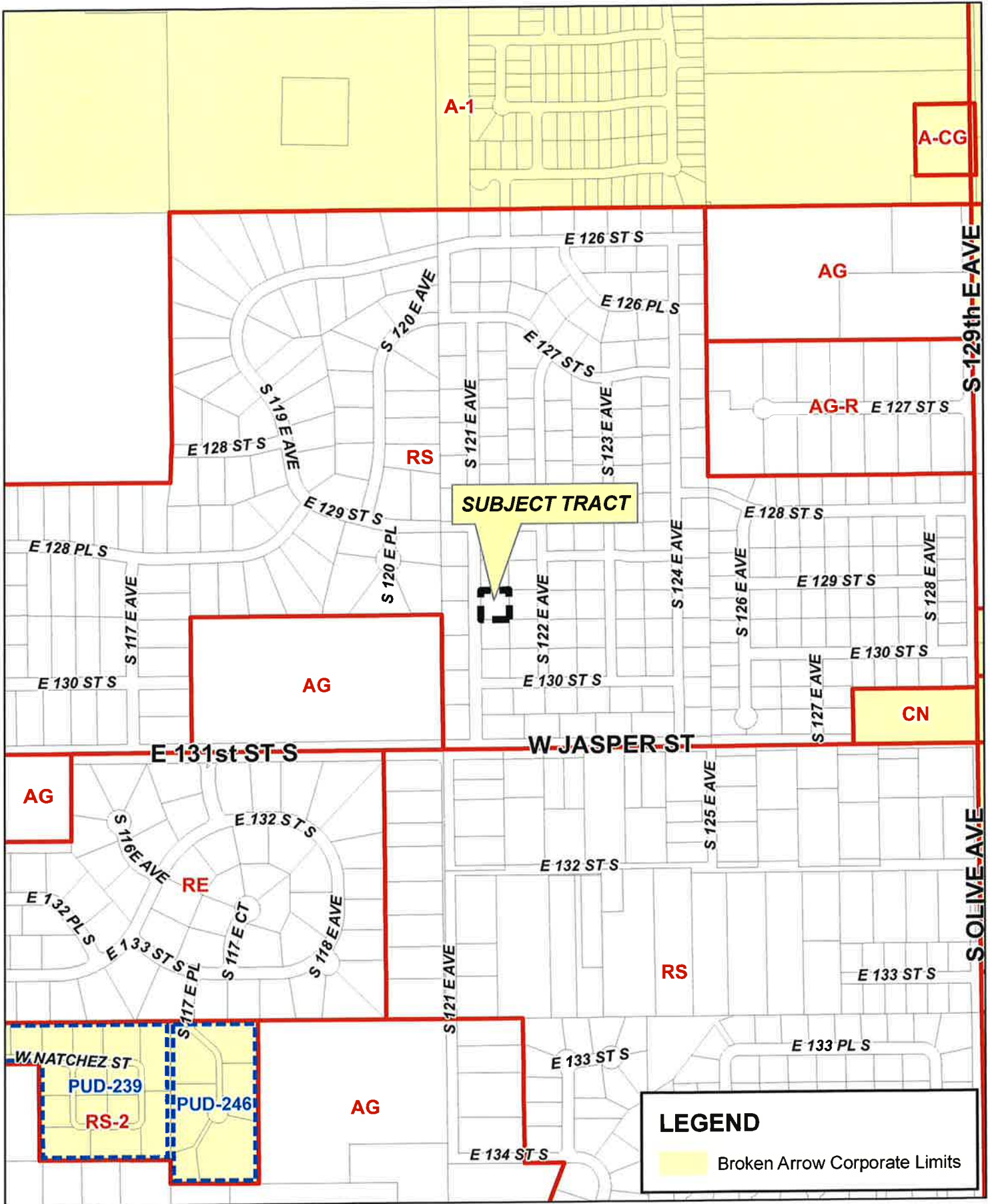
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#40143C0308K, DATED 8/3/09

Property address: 5801 South 155th Avenue West, Sand Springs, Oklahoma

SURVEYORS STATEMENT

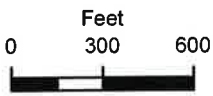
I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS.

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CBOA-2914

5.1



17-14 05



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7405

CZM: 63

CASE NUMBER: CBOA-2914

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Joanna Ford

ACTION REQUESTED: Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Sec. 240); Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2).

LOCATION: 12833 S. 121st E. Ave.

ZONED: RS

FENCELINE: Broken Arrow

PRESENT USE: Vacant

TRACT SIZE: 0.46 acres

LEGAL DESCRIPTION: LT 8 BLK 11, WILLOW SPRINGS ESTATES ADDN

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoning in a residential neighborhood.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Sec. 240); and a Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2).

Section 240.2.E permits accessory buildings in the RS district; the total square footage of all accessory buildings on the lot cannot exceed 750 SF of floor area. The provision of the Code attempts to establish and maintain development intensity of the district, preserve the openness of living areas and avoid overcrowding by limiting the bulk of structures.

The client has provided the following statement: *"We purchased this lot to build this shop and home specifically. Otherwise, it will stay vacant land or park the RV's on the lot. The neighborhood doesn't have covenants and there are several shops this size. This will increase the value of the homes."*

According to the drawing provided by the applicant, they are proposing to construct a 40'x 60', (2,400 SF), detached accessory building north of the existing house on the site. The applicant has requested a variance to increase the total permitted square footage of accessory buildings to 2,400 SF. The applicant is also requesting a variance to allow a detached accessory building in the side yard.

5.2

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 permit a detached accessory building to exceed 750 square feet in the RS district. (Sec. 240); Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2).

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



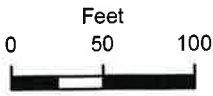
E 128 PLS

S 122 E AVE

E 129 ST S

S 121 E AVE

E 130 ST S



Subject Tract

CBOA-2914

17-14 05

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

Aerial Photo Date: 2020/2021



5.5

Jones, Robi

From: Tina <tina.troxell@gmail.com>
Sent: Sunday, September 5, 2021 12:51 PM
To: esubmit
Subject: CBOA-2914

I live close to this and DO NOT want a commercial building going in that will cause more traffic and larger vehicles on the roadway.

I vote NO

Thank you

Tina Troxell

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit; Jones, Robi
Subject: CBOA-2914

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,
Amanda Coats
918-852-2669
12821 S 121st E Ave, Broken Arrow, OK 74011

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 13, 2021 4:15 PM
To: Jones, Robi
Cc: esubmit
Subject: Re: CBOA-2914
Attachments: image002.png; 20210913_160556.jpg; 20210913_160612.jpg; 20210913_160759.jpg; 20210913_160614.jpg

Thank you. I just got home from work and it appears they are continuing construction without approval. Please see attached.

On Mon, Sep 13, 2021, 9:00 AM Jones, Robi <rjones@incog.org> wrote:

I will submit these comments to the County Board of Adjustment. If you wish to submit a signed petition, please email it to me at least a day before the scheduled meeting.



Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit <esubmit@incog.org>; Jones, Robi <rjones@incog.org>
Subject: CBOA-2914

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,

Amanda Coats

918-852-2669

12821 S 121st E Ave, Broken Arrow, OK 74011



5.10



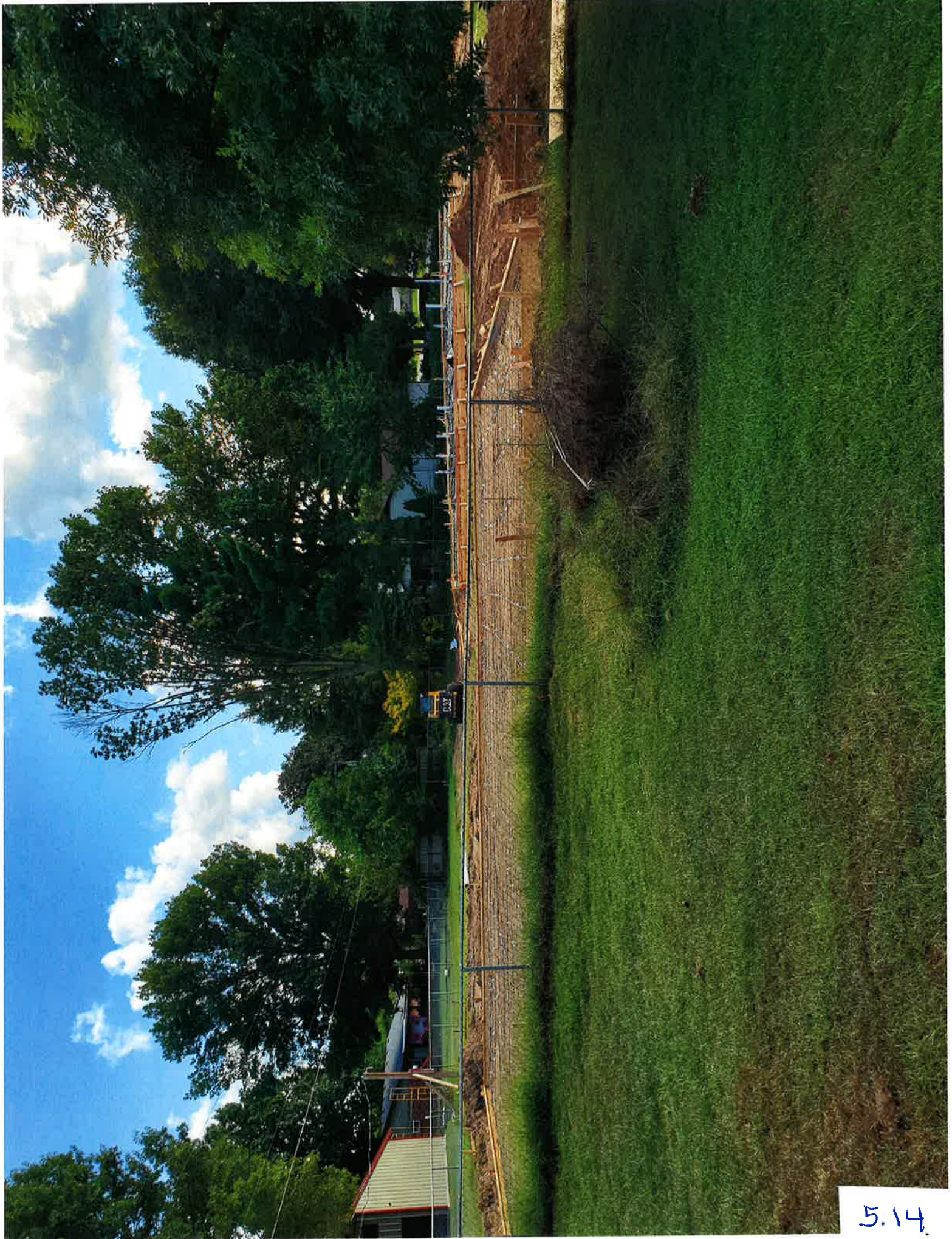
5.11



5.12.



5.13'



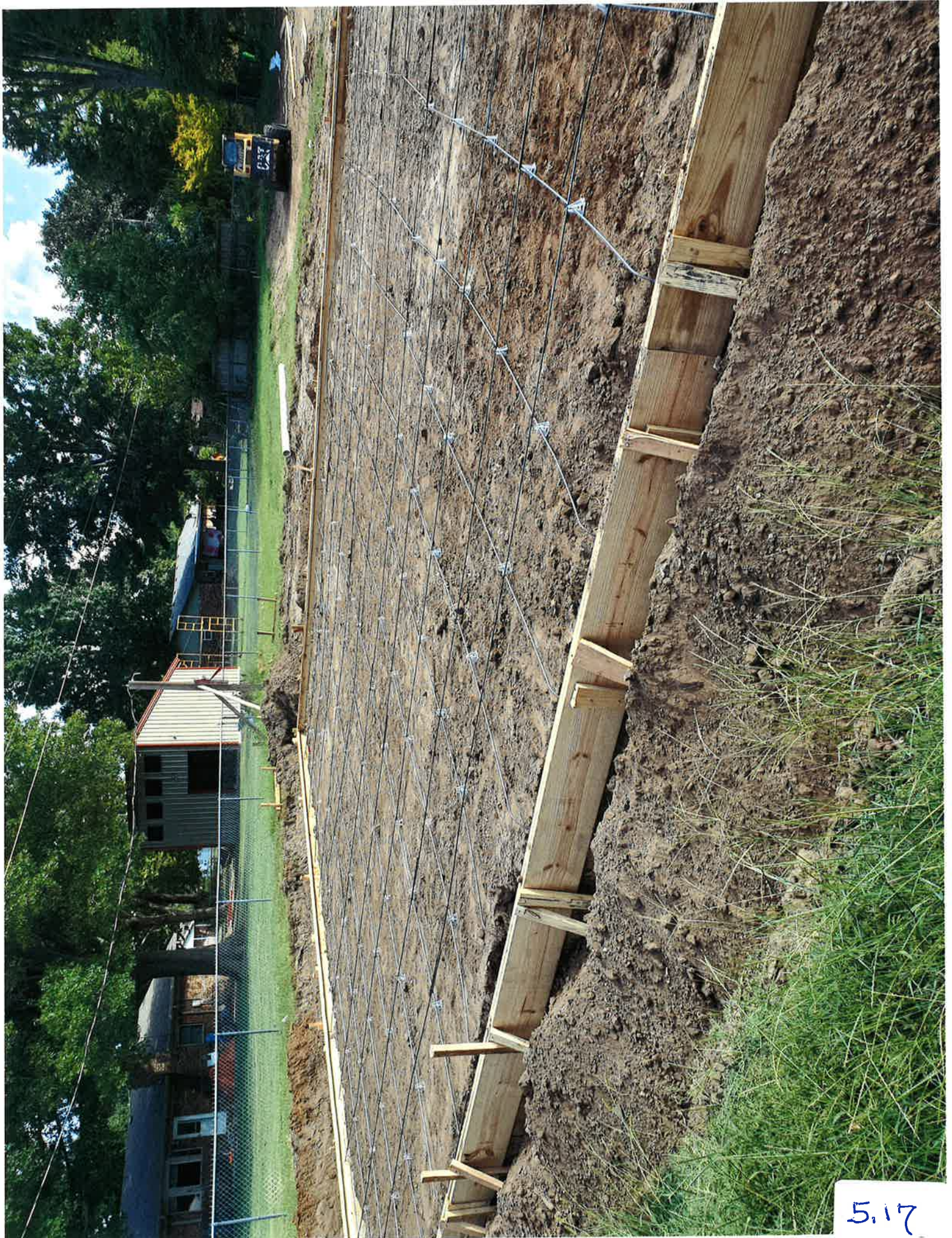
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5.15



5.16



5.17



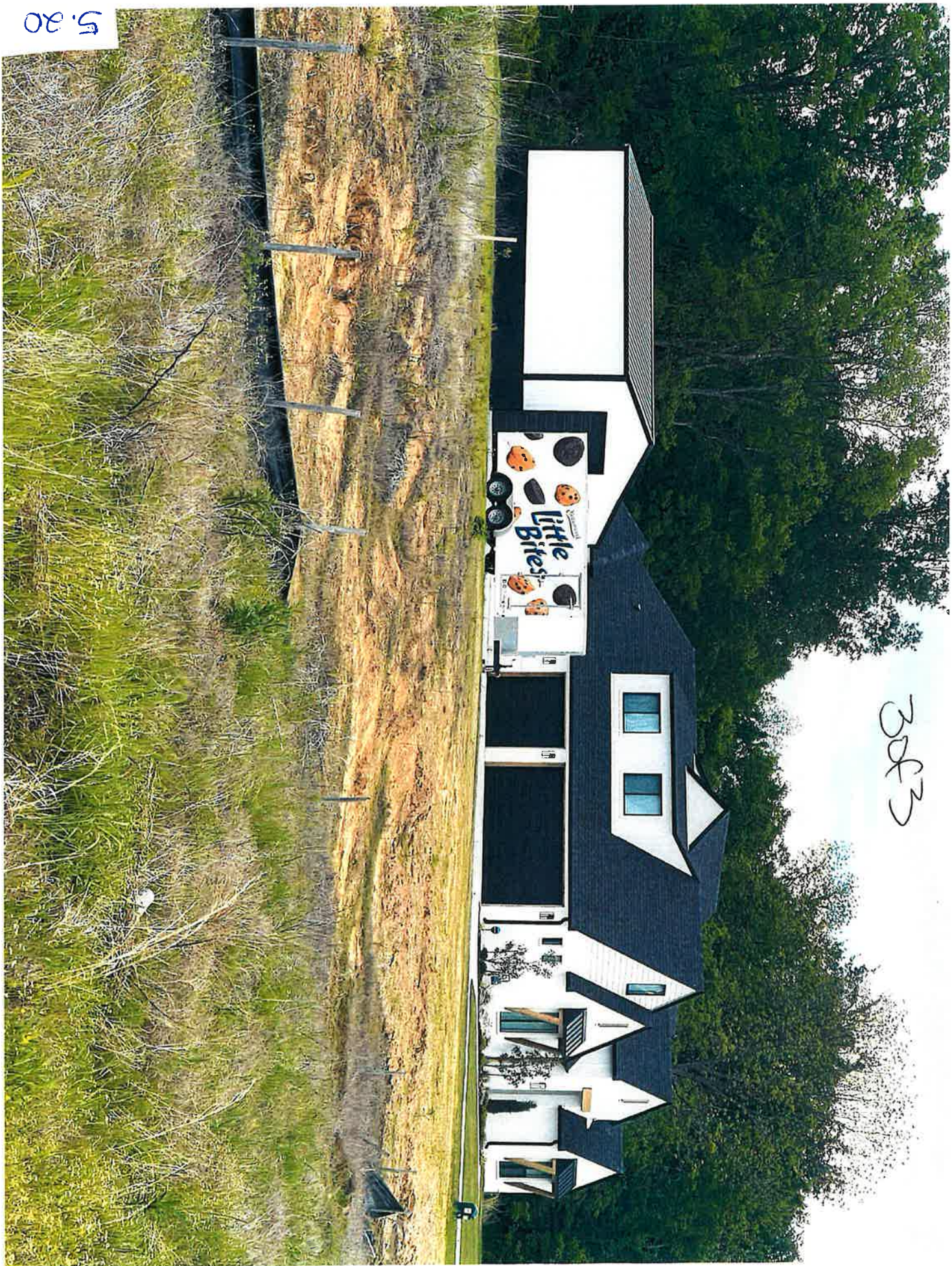
What this will look like some
colors as well as

1 of 3



2 of 3

3063



5.20



D Cross Barn Co

4999 N. 260 Rd
Beggs, OK 74421
866-749-7627



PROPOSAL SUBMITTED TO
Joshua Ford
512 E Glendale St
Broken Arrow, OK 74011
joshford@cbtulsa.com

PHONE
(918) 724-7604
COMPANY

JOB SITE LOCATION
Broken Arroe

DATE
5/15/2021
CONTRACT NUMBER
21-0409
JOB PHONE
(918) 724-7604

We hereby submit specifications and estimates for a: **40x60x16**

- 6 x 6 MCA POSTS 10' ON CENTER
- 2 X 6 CCA BOTTOM BAND
- 2 X 6 SIDEWALL GIRTS 2' O.C.
- 2 X 10 DOUBLE HEADERS
- 2 X 6 TRUSSES 5' O.C.
- 2 X 4 ROOF PURLINS 2' O.C.

- 29 GAUGE PANELS
- NO INSULATION
- 1 - ENTRY DOOR
- 1 - GARAGE DOOR - 12W X 14H - INSULATED
- 0 - WINDOWS
- 40x60x4" SLAB W/FIBERMESH & WATER REPELLANT**
- WAINSCOTING

- FOR SOLARGUARD INSULATION ADD \$4,350

- FOR 1" CLOSED CELL FOAM INSULATION ADD \$8,700

Roof Color _____

Body Color _____

Trim Color _____

Ridge Cap Color _____

Wainscot Color _____
(if applicable)

Fill Dirt Not Included. Customer is responsible to have 30 Yards at a minimum at site before construction starts if D Cross Barn Co pours the slab.

Subtotal	\$44,200.00
Delivery	\$0.00
Total	\$44,200.00

Is there electricity at the barn site? Yes ___ No ___

* - SEE PARA 4 OF TERMS CONDITIONS

We Propose Hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
Forty-Four Thousand Two Hundred Dollars

Payment to be made as follows:

\$1,000 Deposit to get on the schedule, \$30240 Due Upon Arrival of Materials And \$12960 Due Upon Completion of Work. An additional \$150 per day charge will be added if not paid upon completion.

All material is guaranteed to be as specified*. All work is to be completed in a workmanlike manner according to standard practice and warranted for two (2) years. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within 15 Days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.



Date of Acceptance: _____

Signature _____

ADDITIONAL TERMS AND CONDITIONS

1. Customer is responsible for getting all construction site pre-work: (Note: We highly encourage owners to submit pictures of their job-site to DCB.)
 - a) Customer must provide a level building site with a maximum slope no greater than 8". Post depth of 36" is based on level ground. If ground is out of level and extra length posts are required, the customer will be responsible for the extra cost, which will include material and delivery.
 - b) Customer is responsible for getting any utility lines clearly marked.
 - c) Customer must have the exact location of the building clearly marked. (Setting stakes or flags at the building corners and door locations is adequate. DCB is responsible for squaring all marked locations.)
 - d) Arrangements for fill dirt, if DCB is pouring the concrete, should be made before materials are delivered. Amount of fill dirt is an estimate. If more fill dirt is needed it is the customer's responsibility. If sufficient fill dirt is not provided by customer and extra concrete is required to complete the job, customer will pay for the extra concrete.
2. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices and warranted for two (2) years. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon circumstances beyond our control.
3. If rock is encountered and the holes cannot be drilled in a reasonable amount of time, customer will pay an additional fee to the buider of \$30 per hole, plus the cost of the auger rental and/or use of special equipment and any required freight. delivery.
4. If the customer has DCB pour concrete, DCB makes no warranty against the concrete cracking, breaking, or corrodng in any way in the concrete work performed. It is the customer's responsibility to prepare the ground to minimize shifting or any other factor that would affect the slab.
5. If placement of a door does not allow for the use of an existing post a \$50 charge will be added for each additional post required.
6. Customer is responsible for construction debris.(Two piles will be left: One is burnables and one is scrap metal.Usually only a small amount.
7. Lead times are estimated based on the number of active contracts DCB is currently working. This time may vary based on weather conditions and production. DCB will contact the customer to make specific arrangements prior to delivery.
8. Once the materials have been delivered to customer's property, damage or theft of materials is the customer's responsibility.
9. It shall be the responsibility of the customer to obtain any building or construction permits required by any state, county, or municipality before construction begins. Customer must also inform DCB of any structural or material changes required by that county's specific building codes prior to DCB's arrival at the job site. While DCB will make every effort to complete the building to the specific codes and adhere to common construction methods, should the construction process vary from our normal process, there will be additional labor expenses involved. The customer may not withhold final payment while waiting for inspection approval.
10. Once building materials have been ordered there will be no refunds and the customer is responsible for full payment under the terms of the contract.
11. Please be aware that if your building has a slab the interior wall height is 12" shorter than the outside wall height due to the slab and trusses. If you have a 12' outside wall your interior wall height will be 11'.

Customer's Initials _____ Date _____

5/15/2021
21-0409

Joshua,

Thank you for choosing D Cross Barn Co. to help you with your project in Broken Arroe. We realize that your building is an important investment and addition to your property. We do not take this responsibility lightly and will handle the process with honesty and integrity, leaving you a quality structure you can take pride in and can utilize for years to come.

When comparing quotes please remember that the items listed below are standard features for D Cross Barn Buildings:

- Rat Guard
- 26 Gauge Trim
- 2 x 6 Sidewall Purlins
- 2 x 8 Double Headers for 30' wide or less, 2 x 10 for anything wider than 30'
- Diagonal Bracing in all corners
- Unlike some of our competitors, we are fully insured.

Please review the proposal to ensure it meets your specifications. If it doesn't, please call me and we will work on it until it does.

If it does meet your specifications, please do the following in order for us to get you on the schedule:

- Review the color palette and write your choices down on the contract
- Include Driving Directions to Property if not available on Google Maps/MapQuest
- Include a Copy of Farm Tax Card if applble.
- Sign the contract, initial the Additional Terms & Conditions Page and send them with a deposit check for \$1,000 and mail it to us.

Due to volatility of current metal and lumber costs, contract price is good for 15 days from contract date

Thank You,

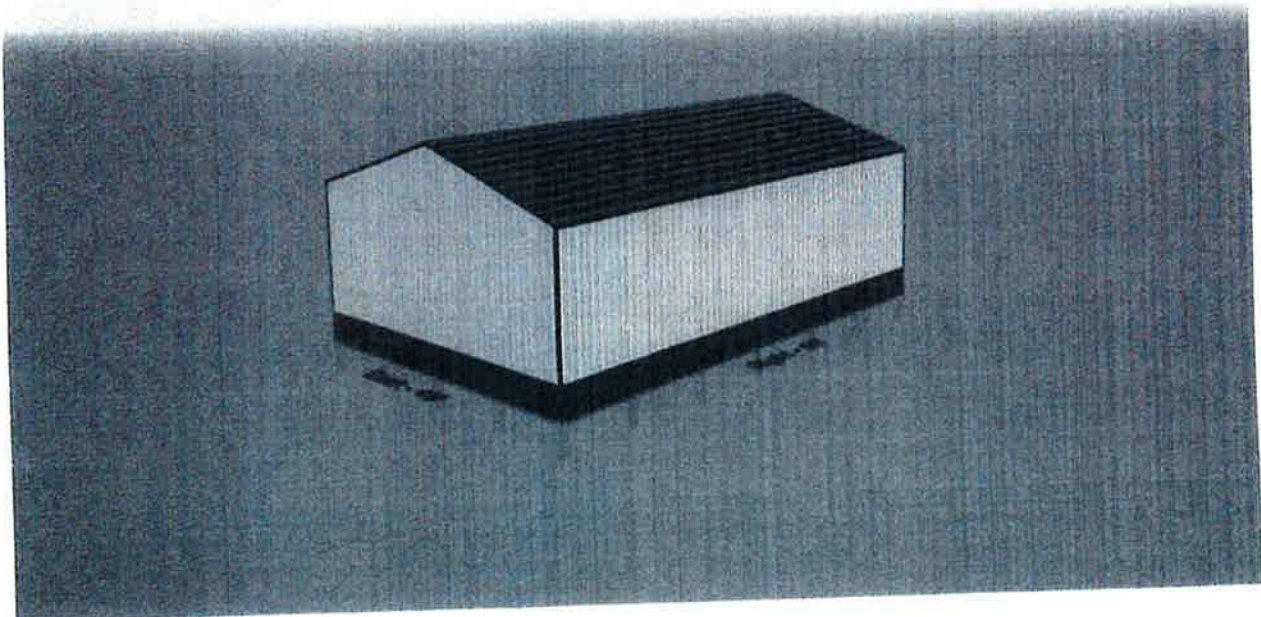
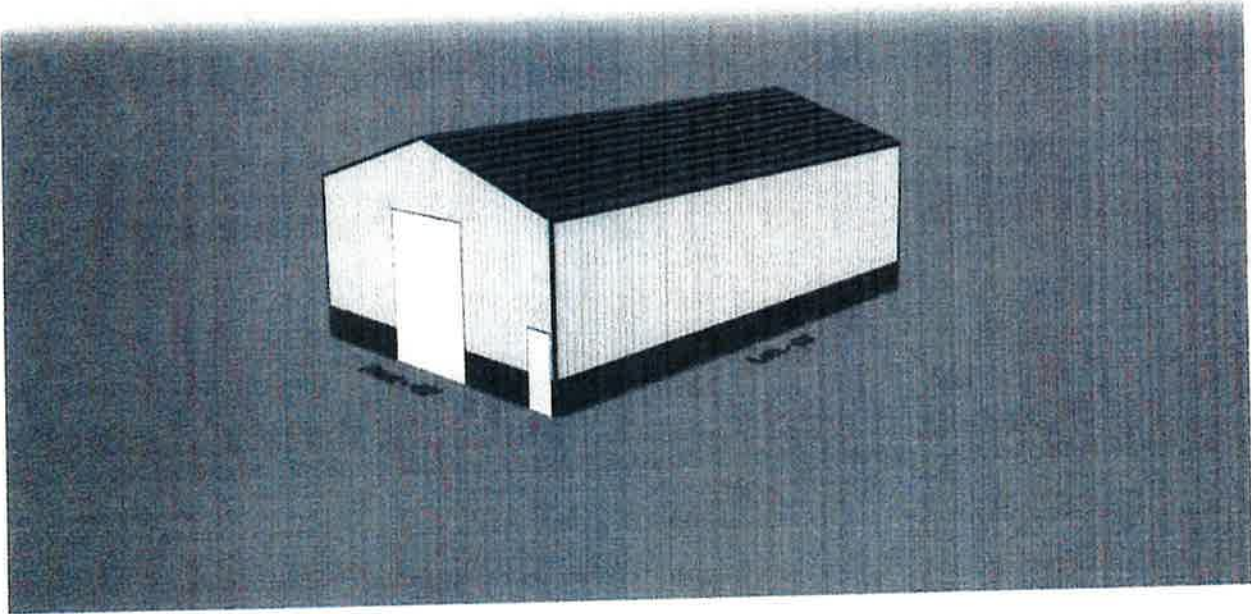


Eddie Daggett
President
D Cross Barn Co



Example Only

Image Does Not Show Slab If Included

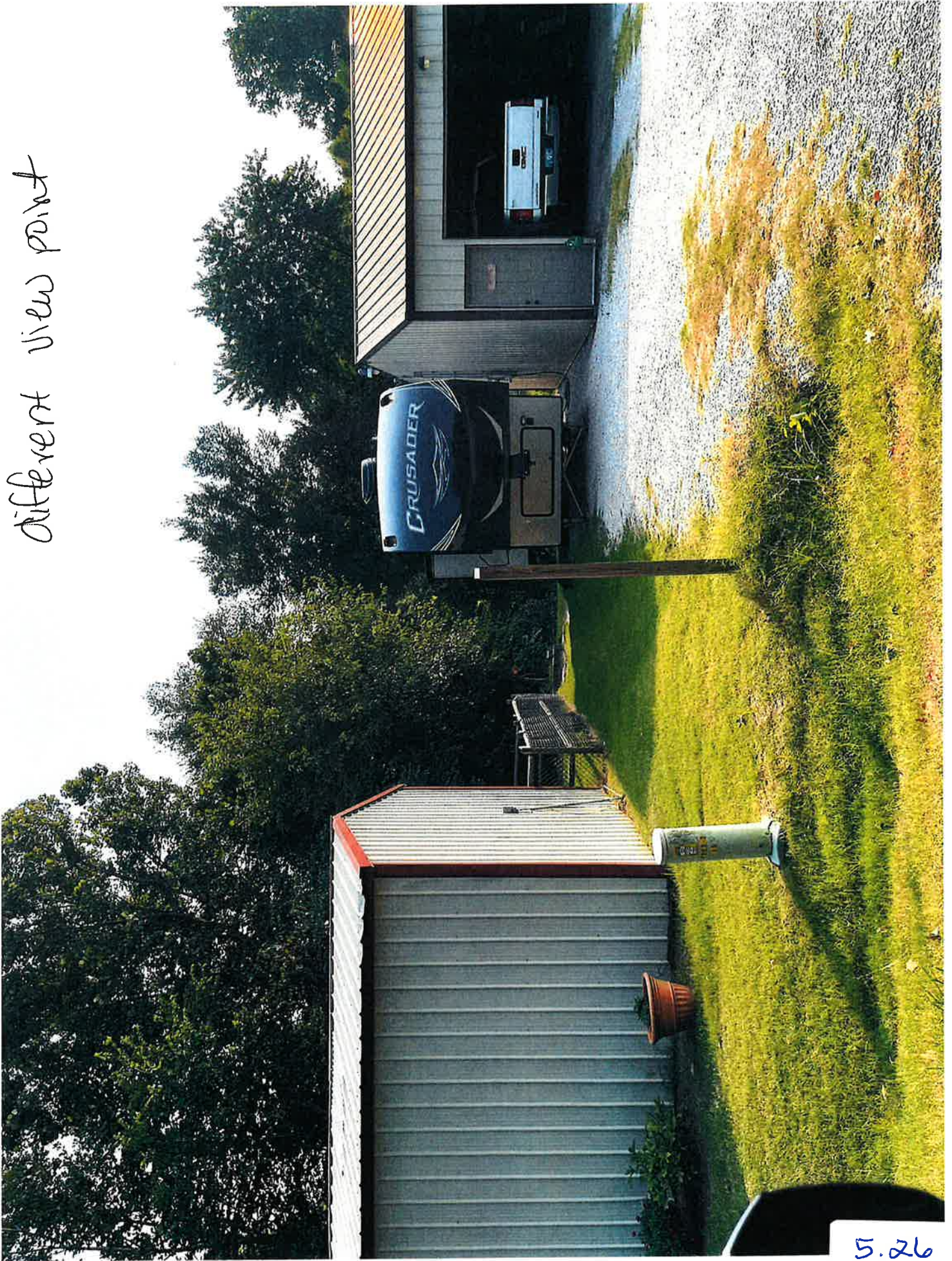




Just off
Park Lane +
Sandy Stream off

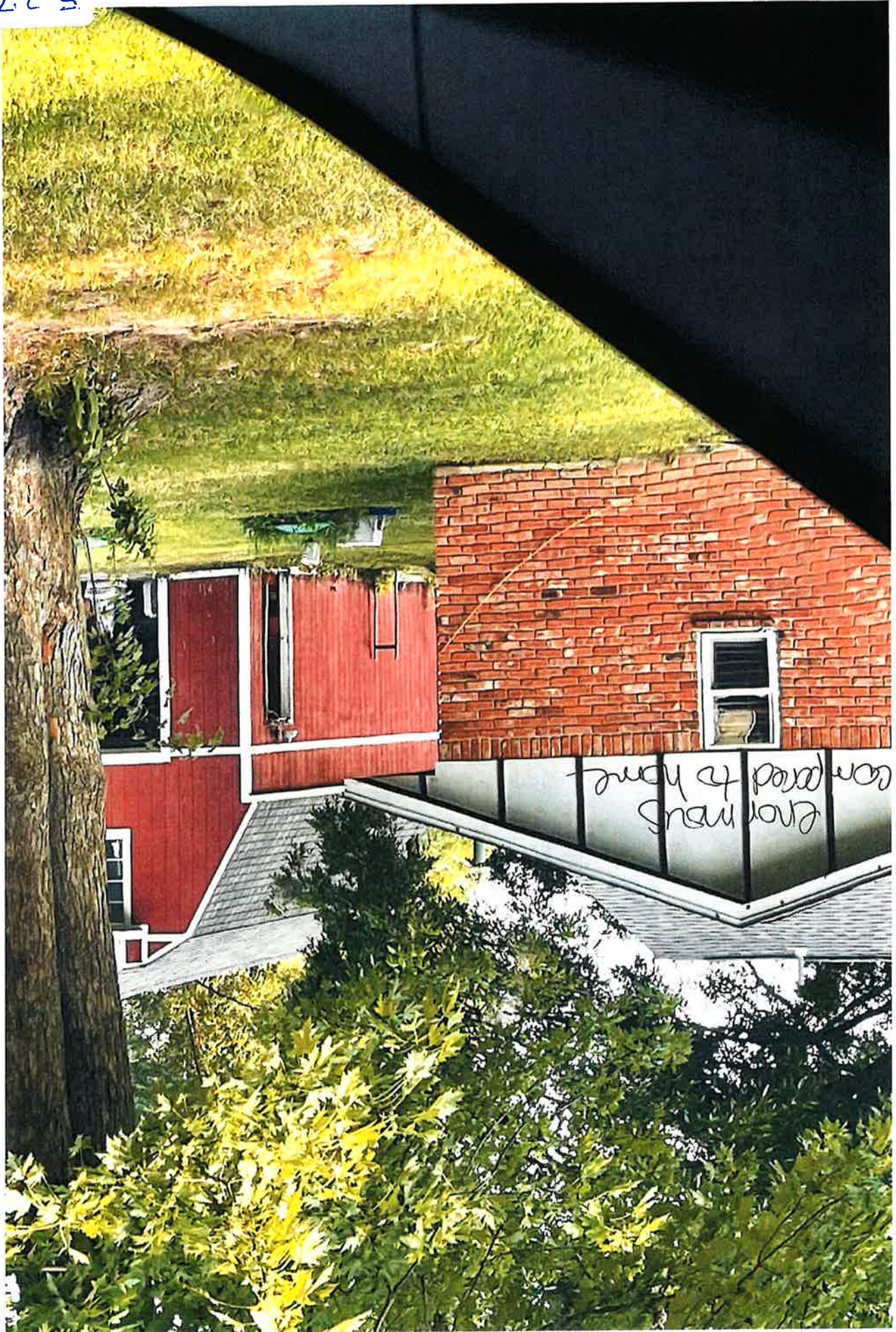
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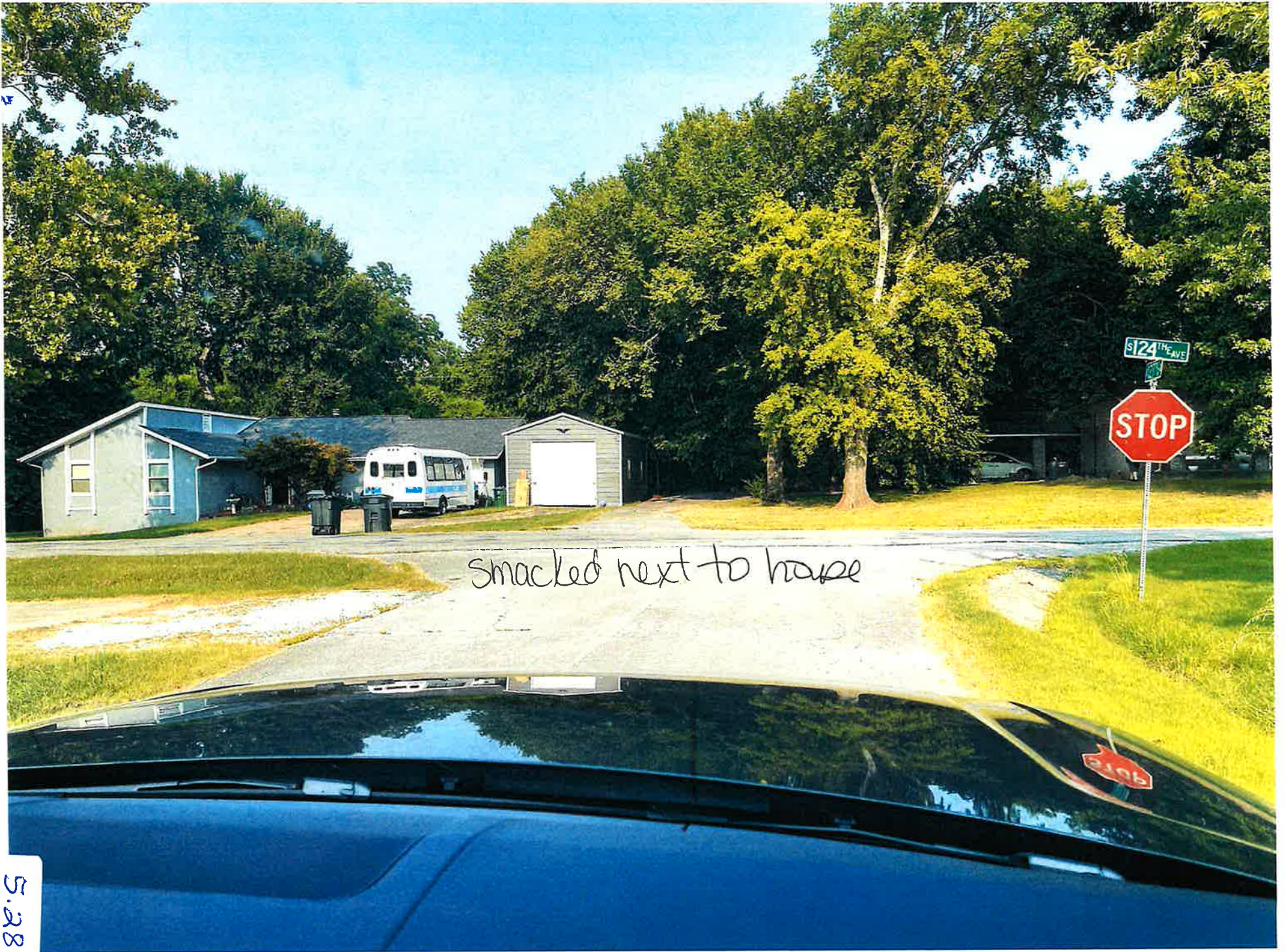
different view point



5.26

2.8.15





Smacked next to house

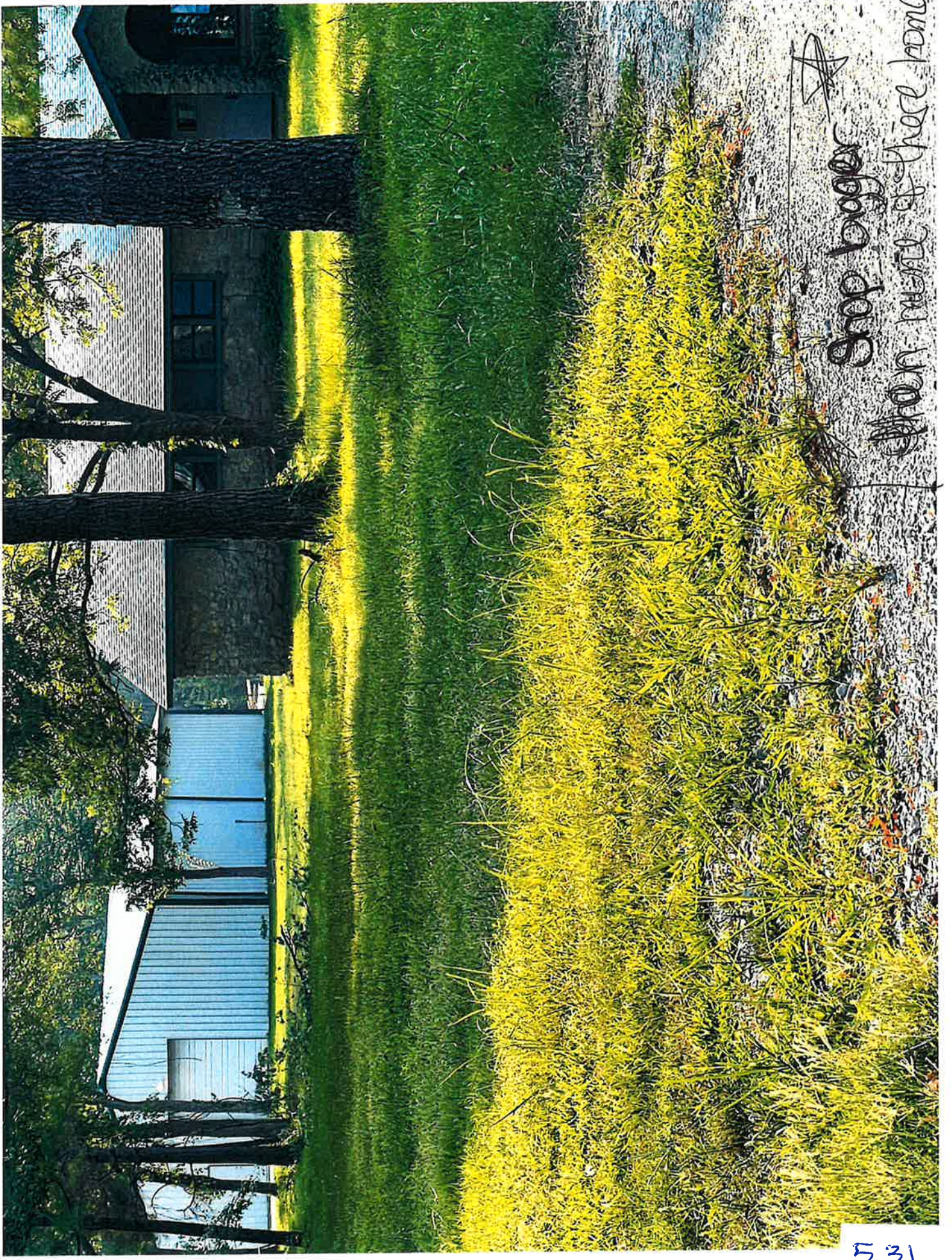
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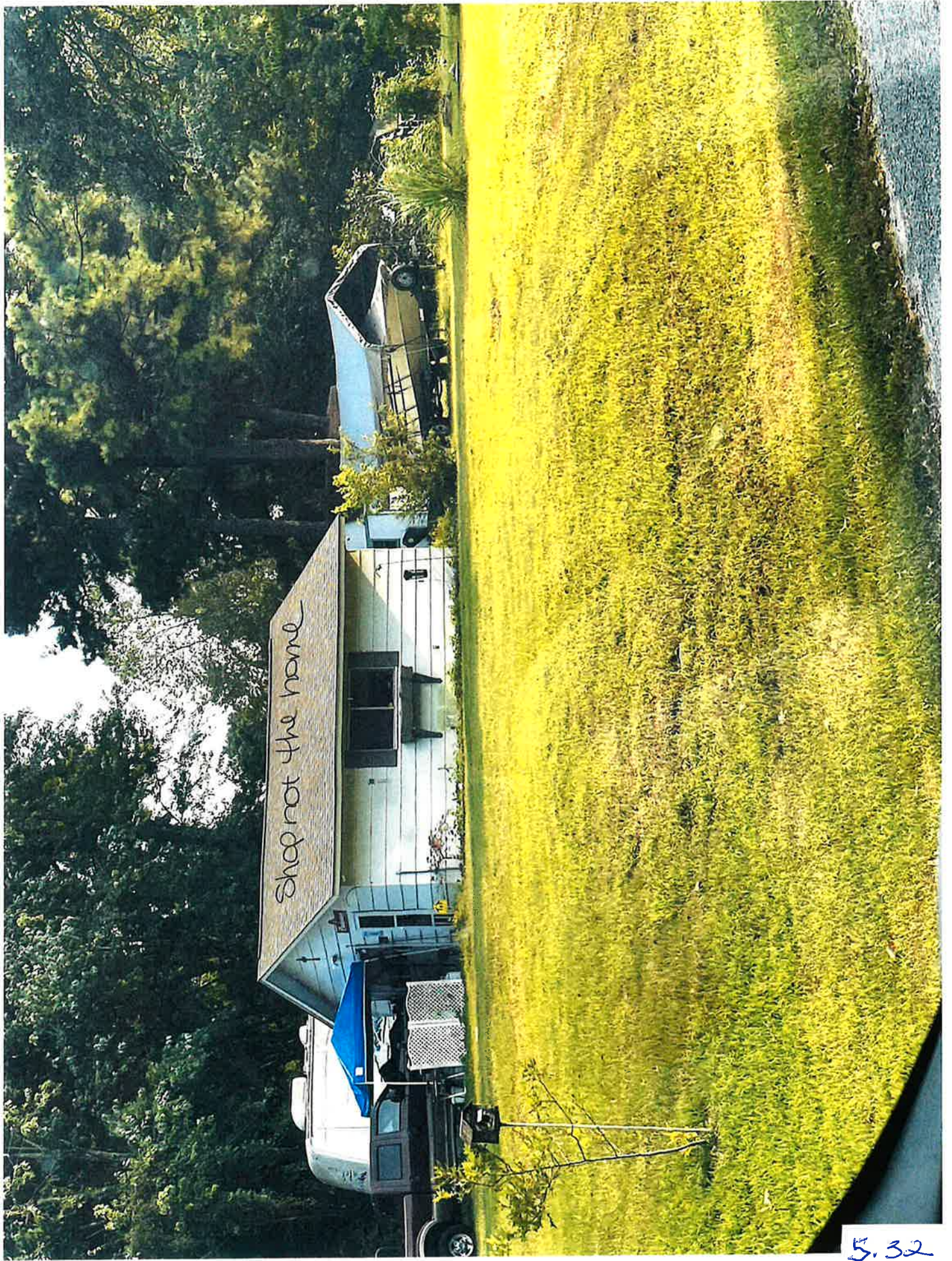
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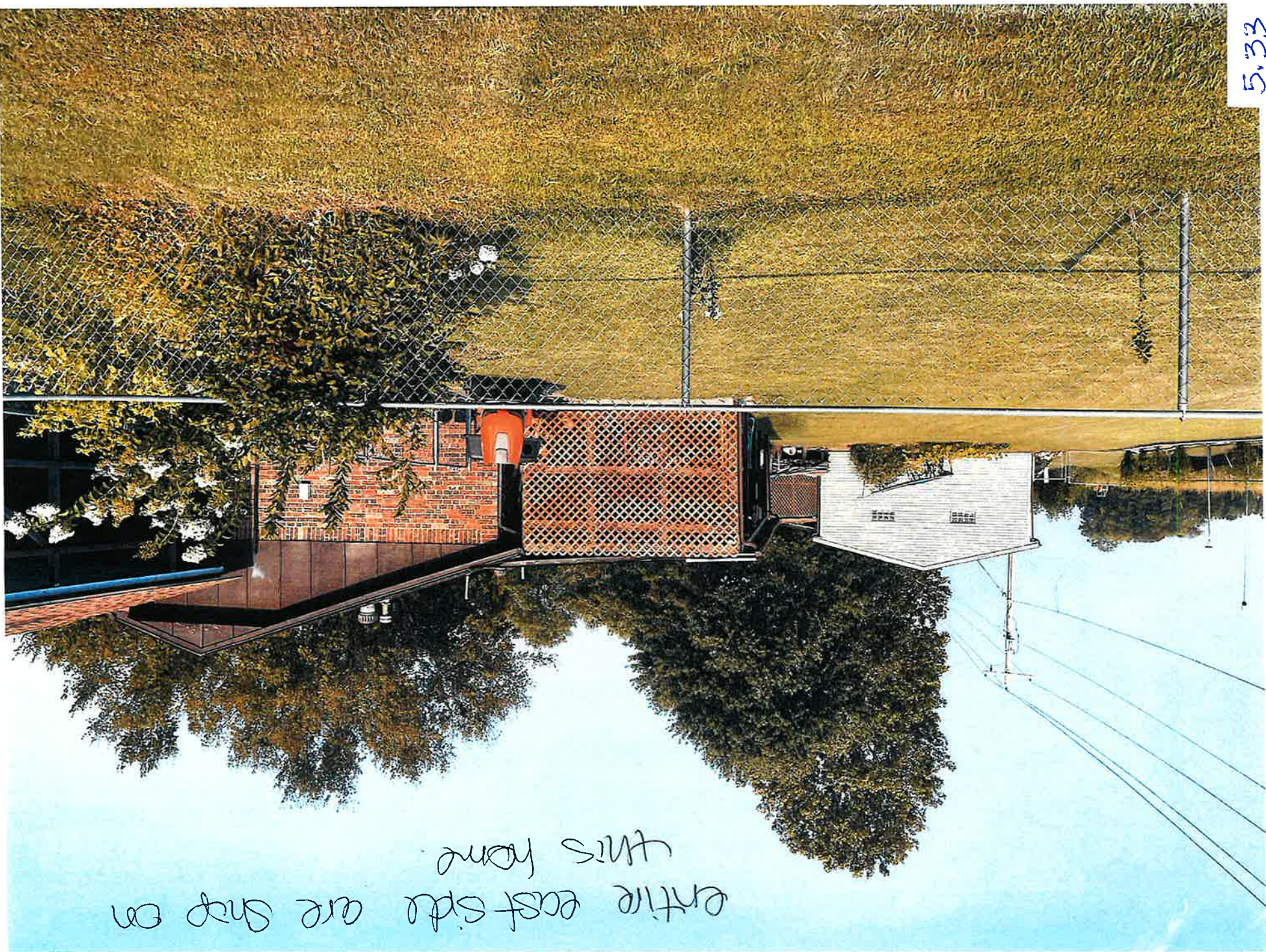
Shop bagger

Shon merrill of these homo

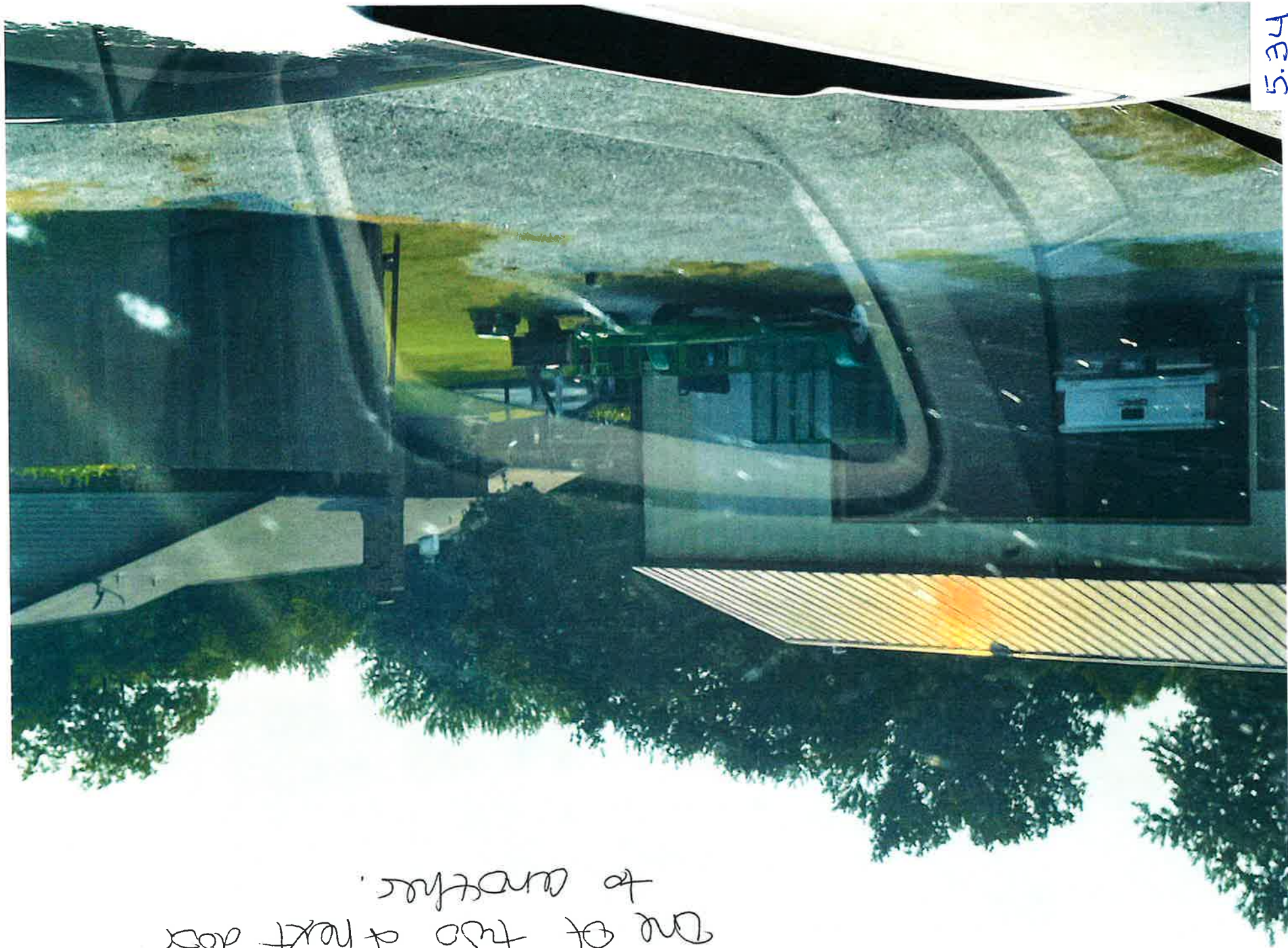


5.32

entire east side are snap on
this home



one of two next door
to another.



5.34



2022

5.35

21146037

LEGEND

- CL - CENTERLINE
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- SE - SERVICE ENTRANCE
- ROW - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- BE - BURIED ELEC. ESMT
- LE - LANDSCAPE ESMT
- DE - DRAINAGE ESMT
- WUE - WATERLINE ESMT
- TRNSFRMR - TRANSFORMER



MORTGAGE INSPECTION REPORT
NOT A LAND OR BOUNDARY SURVEY

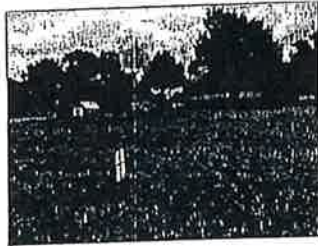


SCALE: 1"=40'

SELLER: Homan Homes, LLC

BUYER: Ford Homes, LLC Inc.

CLIENT: Apex Title & Closing Services, LLC



FLOOD PLAIN STATEMENT:

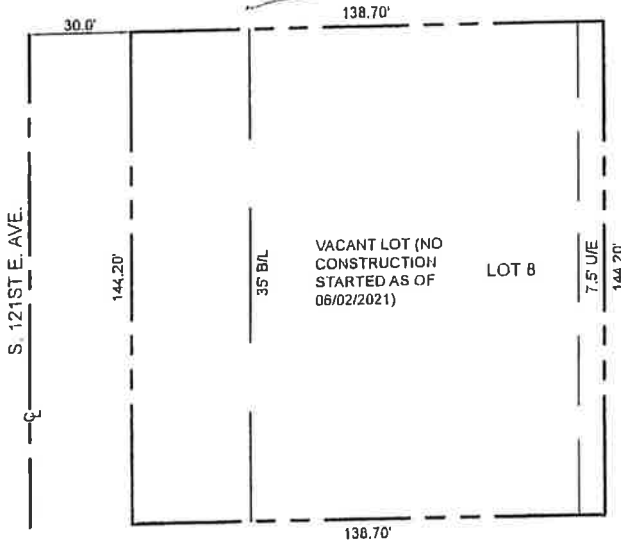
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 40143C0452L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

SURVEYOR'S NOTE:

THE FOLLOWING FOUND IN TITLE OPINION #21146037, DATED 05/17/2021: DOES AFFECT THE PROPERTY:

- #2 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF WILLOW SPRINGS ESTATES, PLAT NO. 2787

[Handwritten signatures]



DATE OF FIELD INSPECTION:
JUNE 2ND, 2021

LEGAL DESCRIPTION:

LOT EIGHT (8), BLOCK ELEVEN (11), WILLOW SPRINGS ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. ALSO KNOWN AS:
12833 SOUTH 121ST EAST AVENUE, BROKEN ARROW, OK 74011

CERTIFICATION:

THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR APEX TITLE & CLOSING SERVICES, LLC. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: JUNE 4TH, 2021

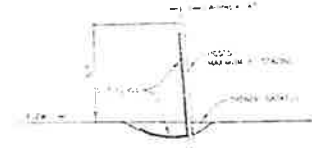
BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5783



5.36

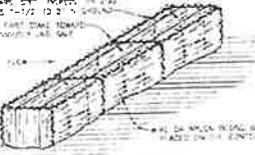
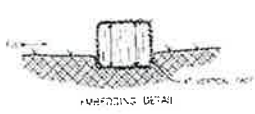
NOTES:

1. ALL WORKING AND DESIGN DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE INSTALLED BY THE PUBLIC WORKS DEPARTMENT UNDER INSPECTION IN ACCORDANCE WITH THE PERMITS.
3. EROSION CONTROL SHALL START WITH FINAL CONSTRUCTION AND IS MAINTAINED THROUGHOUT THE PROJECT.
4. ALL SILT FENCE OR SILT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SOIL FROM LEAVING THE SITE AND IN ALL AREAS THAT HAVE EXISTING OR NEW STORM DRAINAGE SYSTEMS.
5. ALL SILT BARRIERS SHALL BE PROPERLY STAKED AND MAINTAINED TO REMAIN EFFECTIVE THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING AND PROPOSED STORM DRAINAGE SYSTEMS THROUGHOUT THE PROJECT.
7. THERE SHALL BE NO EXCESS MATERIAL WASTE STORAGE OR STORAGE AREAS.
8. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES SHALL BE DESIGNED TO MAINTAIN EXISTING AND PROPOSED STORM DRAINAGE SYSTEMS THROUGHOUT THE PROJECT.



1. SILT FENCES SHALL BE ANGLED 45 DEGREES TOWARD PUNDING SOURCE.
2. THE TOP OF THE SILT FENCE SHALL BE FINISHED TO AND MAINTAINED.
3. THE SILT FENCE SHALL BE 18" TO 24" HIGH TO ALLOW FOR FLOW TO BE USED IN A BAY AND MAINTAINED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO EXISTING AND PROPOSED STORM DRAINAGE SYSTEMS.
5. VEGETATION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT REQUIRED.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE AND SHALL NOT BE REUSED FOR CONSTRUCTION PURPOSES.
7. REPAIRS TO SILT FENCES SHALL BE MADE AS SOON AS POSSIBLE AND LOCATION AND REPAIR SHALL BE RECORDED IN ADDITIONAL DRAWINGS.
8. ALL SILT FENCES SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 12" TO 18" AND REPAIRS SHALL BE MADE AS SOON AS POSSIBLE.

3 SILT FENCE DETAIL
SCALE: NONE



1. SILES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT SILES.
2. EACH SILE SHALL BE EMBELLED IN THE GROUND A MINIMUM OF FOUR INCHES WHERE POSSIBLE.
3. SILES SHALL BE SECURELY ANCHORED IN PLACE BY STAPLES OR WELDBARS DRIVEN THROUGH THE SILES. THE FIRST STAPLE IN EACH SILE SHALL BE ANGLED TOWARD PROPOSED AND EXISTING STORM DRAINAGE SYSTEMS.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. SILES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE AND SHALL NOT BE REUSED FOR CONSTRUCTION PURPOSES.
6. ALL SILES SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 12" TO 18" AND REPAIRS SHALL BE MADE AS SOON AS POSSIBLE.

2 HAY BALE DIKE DETAIL
SCALE: NONE

LEGAL DESCRIPTION

LOT 8 BLOCK 11
WILLOW SPRINGS ESTATES
BROKEN ARROW OLA-NOVA

LIVABILITY SPACE

ZONING	RS
LOT SIZE	23,000 SQ FT
STRUCTURE HEIGHT	20 FT
FIRST FLOOR FRAMED	1,000 SQ FT
SECOND FLOOR FRAMED	1,000 SQ FT
TOTAL FRAMED	2,000 SQ FT
GARAGE	500 SQ FT
PORCH	100 SQ FT
DRIVEWAY	311 SQ FT
LIVABILITY SPACE REQUIRED	4,900 SQ FT
LIVABILITY SPACE	16,500 SQ FT

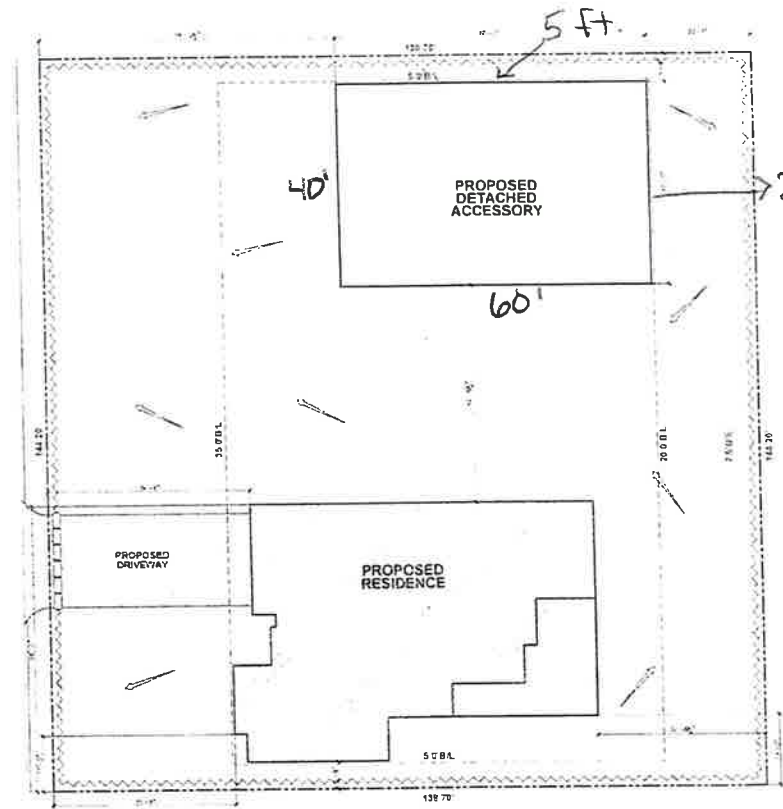


EXISTING EROSION CONTROL MEASURES AND NEW SHALL BE SHOWN TO THE EXISTING AND PLANS HAVE BEEN SENT TO THE APPLICANT BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF BROKEN ARROW, OK. (PHONE: 335-5541)

A. & B. COMPANY
CIVIL ENGINEERING
1200 W. HURON, SUITE 100
BROKEN ARROW, OK 74011

EROSION CONTROL LEGEND

- SILT IN GRADE
- DOWNSPOUT
- UNDERGROUND LEADER DISCONNECT AT CURB
- NEW DRAINAGE FLUM
- EXISTING DRAINAGE FLOW
- SILT FENCE
- HAY BALE
- SILT FENCE



FORD HOMES
WILLOW SPRINGS

PROJECT #
21189

12833 S. 121ST E. AVE
BROKEN ARROW, OK
74011

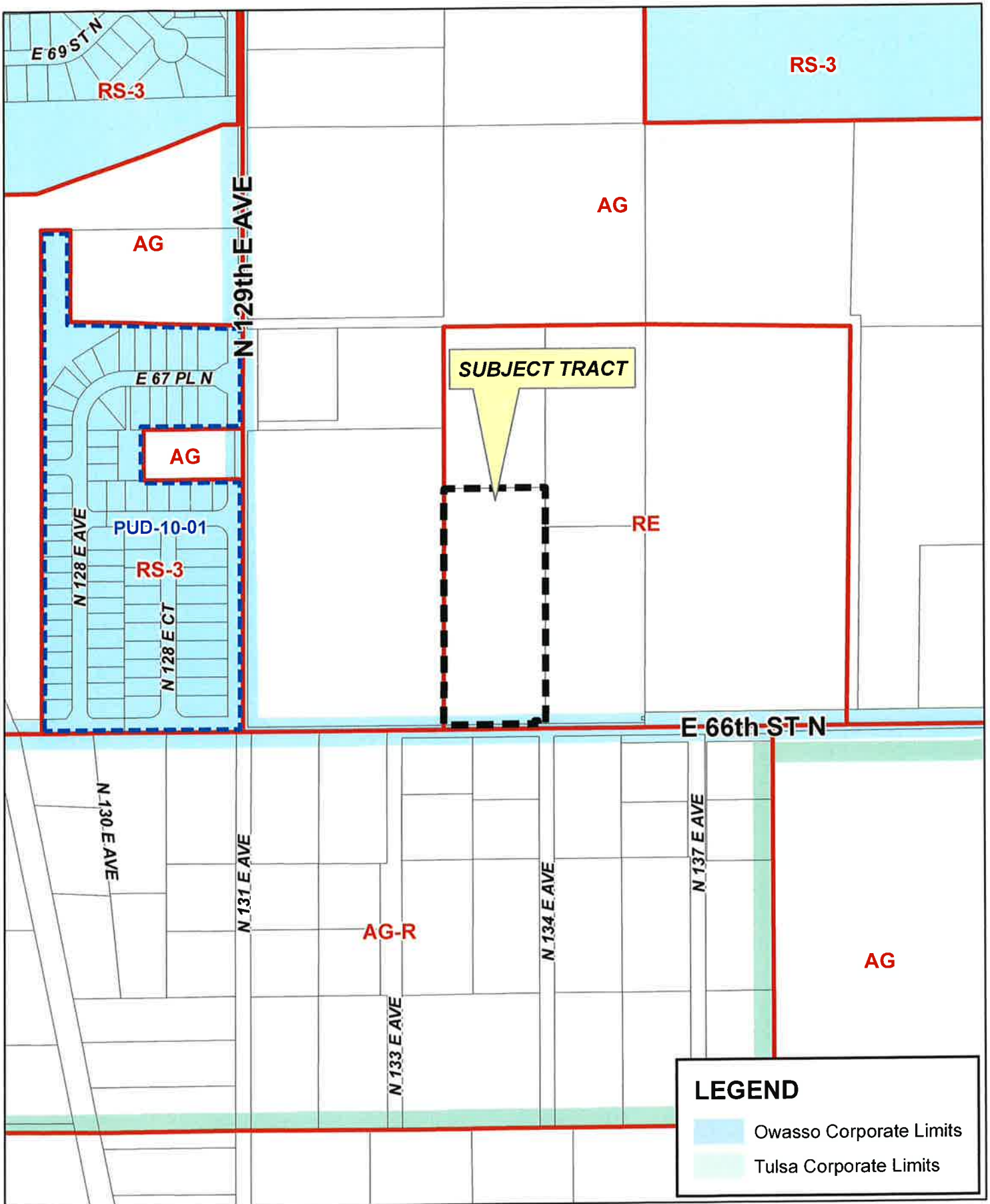
6.15.2021

ARCHITECTURAL
SITE PLAN

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

SP

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LEGEND

- Owasso Corporate Limits
- Tulsa Corporate Limits



CBOA-2915

6.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1433

CZM: 18

CASE NUMBER: CBOA-2915

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Erick Maupin

ACTION REQUESTED: Use Variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an RE district (Section 1225 and Section 410).

LOCATION: 13101 E 66 ST N

ZONED: RE

FENCELINE: Owasso

PRESENT USE: Residential/Personal Storage

TRACT SIZE: 5.86 acres

LEGAL DESCRIPTION: S790 W/2 E/2 SW SW LESS W10 E361 N10 S26.5 E/2 SW SW & LESS S16.5 THEREOF FOR RD SEC 33 21 14 5.858ACS,

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning to the west and AG-R zoning to the south. It abuts RE zoning to the north and east. Surrounding properties appear to have residential uses with the exception of the property to the east which appears to be vacant or used for agricultural purposes.

STAFF COMMENTS:

The applicant is before the Board requesting a Use Variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an RE district (Section 1225 and Section 410).

A Use Variance to allow Use Unit 25, Light Manufacturing Industry, for Industrial Light uses is required as Use Unit 25 is not allowed by right in an RE district. Section 1225.1 describes Light Manufacturing Industry:

Light manufacturing and industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise, or vibration. The following use conditions will apply:

1225.3 Use Conditions

- A. The uses included in Use Unit 25, which are located within 300 feet of an R District, shall be conducted with enclosed buildings. **The use will be conducted within an enclosed building.**
- B. The uses included in Use Unit 25, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with



the R District. The applicant will be required to install a fence along the north and east lot lines if the request is approved.

The applicant has supplied the following statement: "My closest neighbor is over 370 feet from my shop. There's a total of 4 houses in my addition and one way in and out. It's super secure. Please help!"

The Tulsa County Comprehensive Land Use Plan as well as the Owasso Comprehensive Plan designate this property as Residential in their Land Use Plans.

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 and future development of the subject property is compatible with and non-injurious to the surrounding area.

Sample Motion:

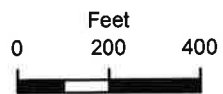
"Move to _____ (approve/deny) a Use Variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an RE district (Section 1225 and Section 410).

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



Subject Tract

CBOA-2915

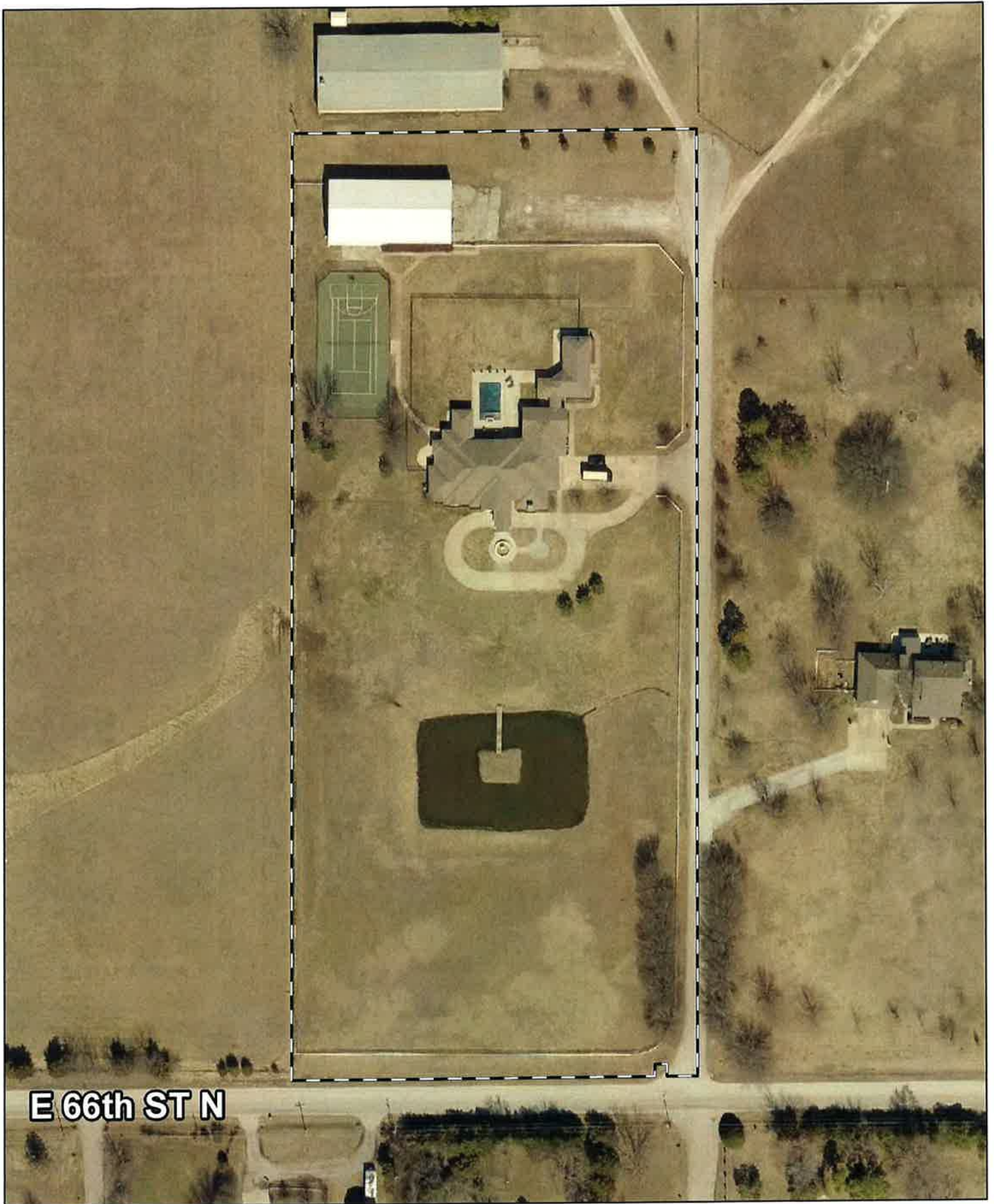
21-14 33

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

Aerial Photo Date: 2020/2021



6.4



E 66th ST N



Subject Tract

CBOA-2915

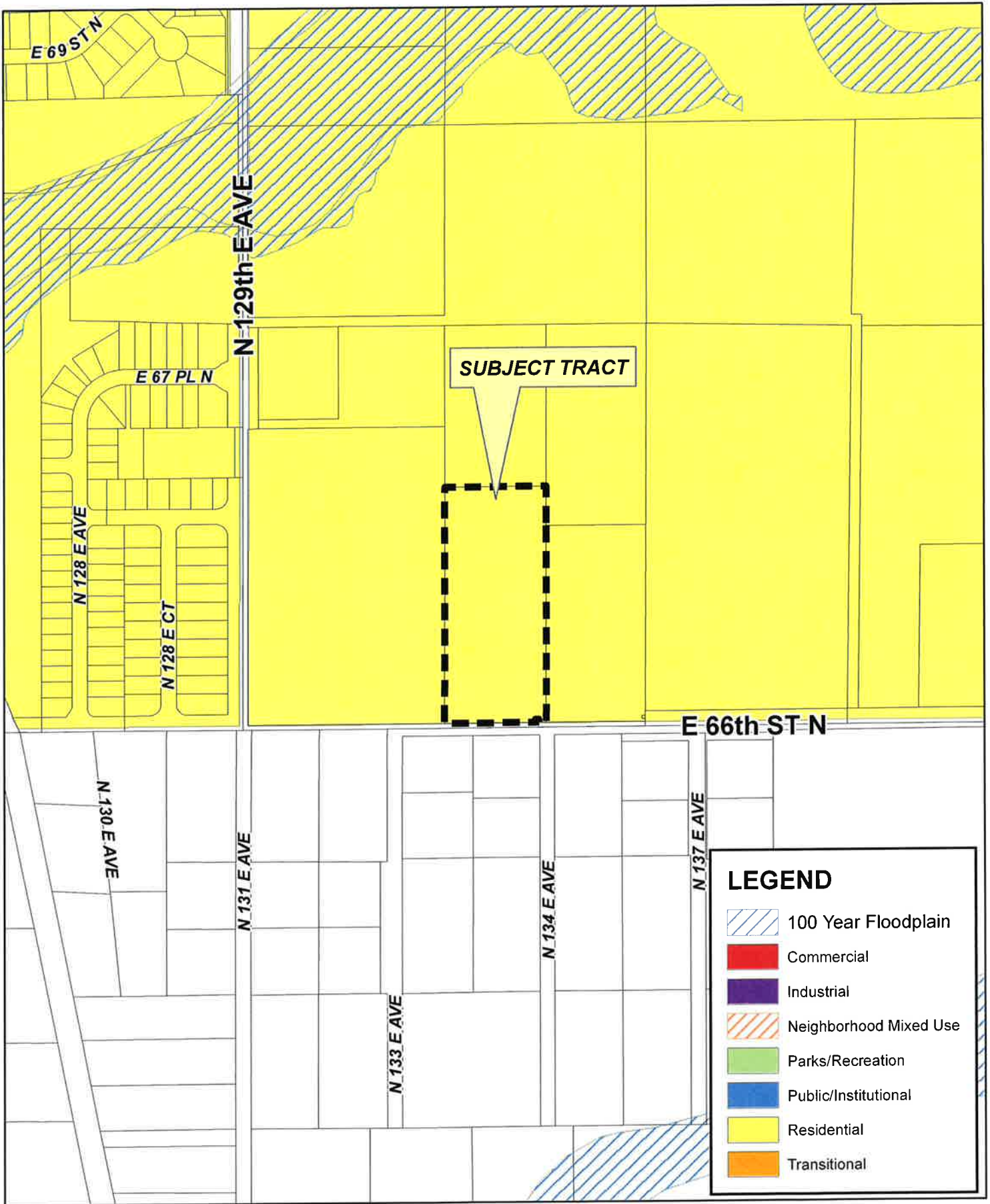
21-14 33

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

Aerial Photo Date: 2020/2021



6.5



SUBJECT TRACT

LEGEND

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



CBOA-2915

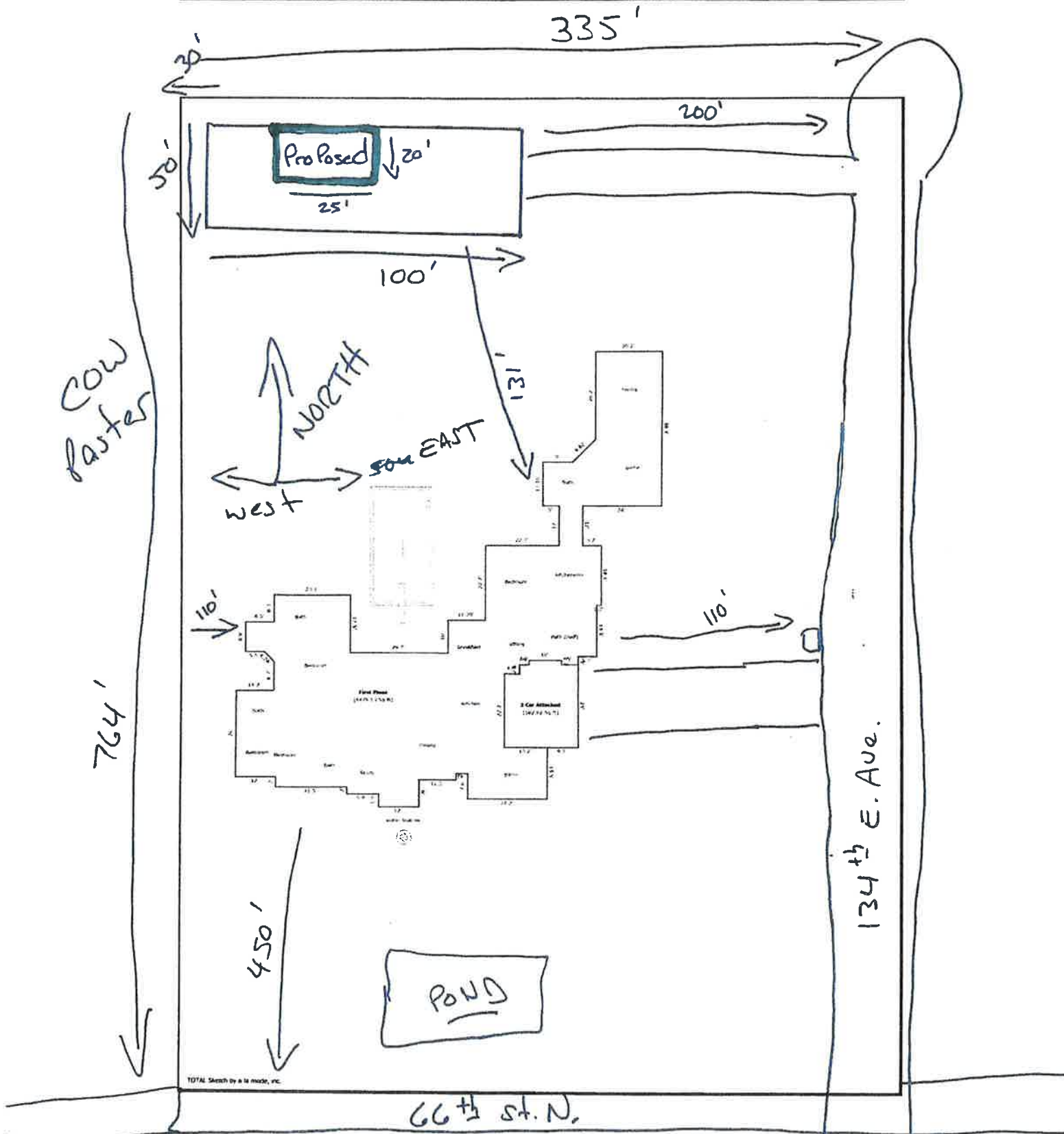
21-14 33



6.6

Building Sketch

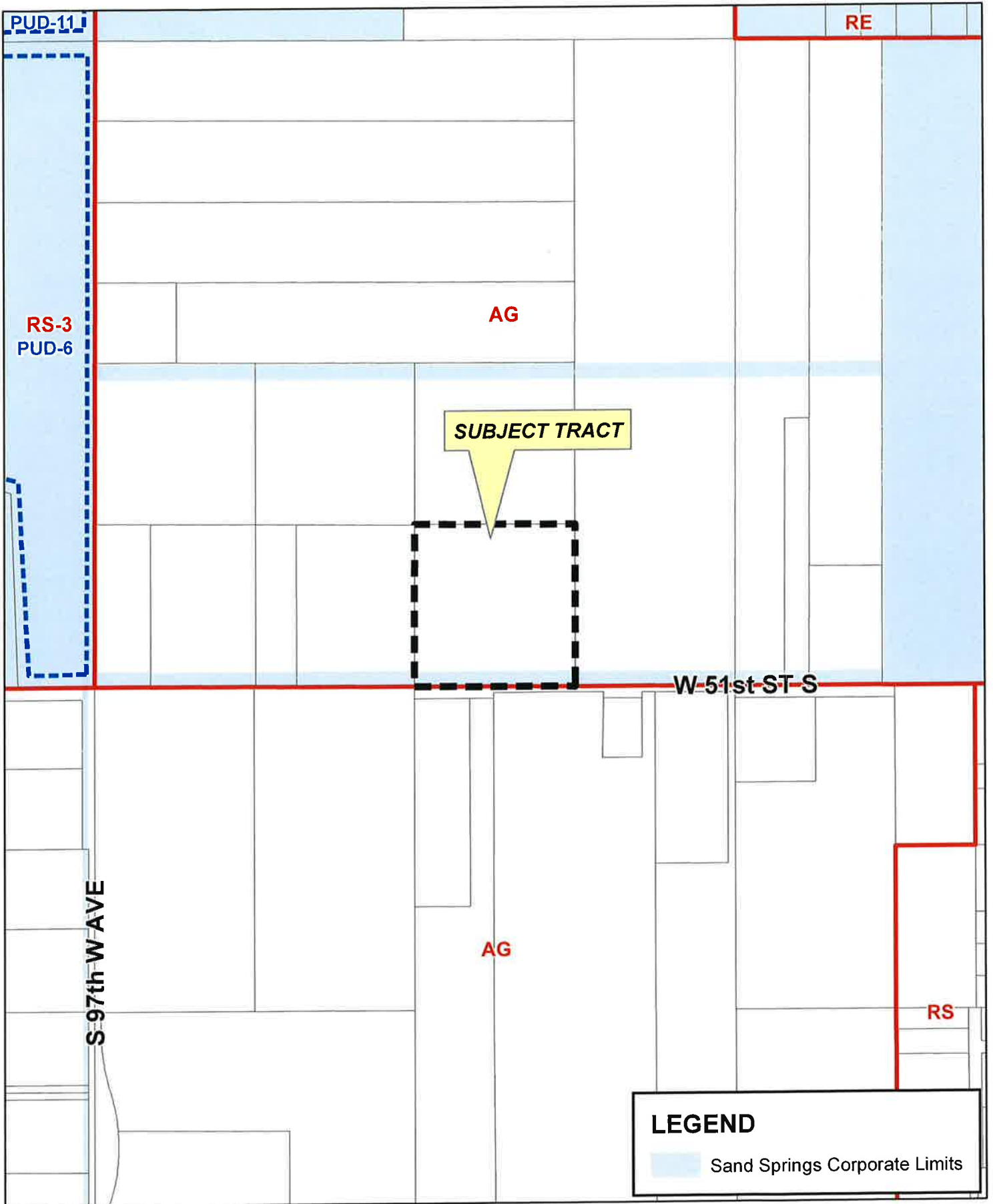
Borrower/Client	Erick Maupin		
Property Address	13101 E 66th St N		
City	Owasso	County	Tulsa
Lender	AMC Mortgage	State	OK
		Zip Code	74055



TOTAL Sketch by a la mode, inc.

6.7

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CBOA-2916

19-11 25

7.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9125

CZM: 44

CASE NUMBER: CBOA-2916

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Camran Durham

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

LOCATION: 9001 W 51 ST S

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: SW SE SW SEC 25 19 11 10ACS,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoned properties with both agricultural and residential uses.

STAFF COMMENTS:

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

Section 208 states: *No more than one single-family dwelling or mobile home may be constructed or otherwise placed on a lot, except in the case of a lot which is within an approved PUD, in an RMH district, or in an AG district, with the exception in the AG district that there be no more than two dwellings per lot.*

The Bulk and Area requirements in an AG district are described in the following table:

	AG-R District	Subject Property
Lot Width	Minimum 150 feet	Approx. 660 feet
Lot Area	Minimum 2 acres	10 acres
Land Area per Dwelling Unit	Minimum 2.1 acres	3.33 acres if approved

The attached site plan shows the location of the proposed structure to the east of the existing home on the subject lot. Single-wide mobile homes are allowed in AG zoning by right.

The applicant has provided the following statement: *"Prior to making the decision to moving the mobile home onto my mom's property, me and my wife were going to move to Shadow Valley Mobile Home Park. During this process, several occurrences happened which include my wife losing her job, as well as her mother. This move made things difficult with a newborn. Moving onto my mom's land will lift a heavy burden on what has been a difficult year."*

7.2

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

Sample Motion:

“Move to _____ (approve/deny) a Variance to permit three dwelling units on a single lot of record in an AG district (Section 208).

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



S 97th W AVE

W 51st ST S



Subject Tract

CBOA-2916

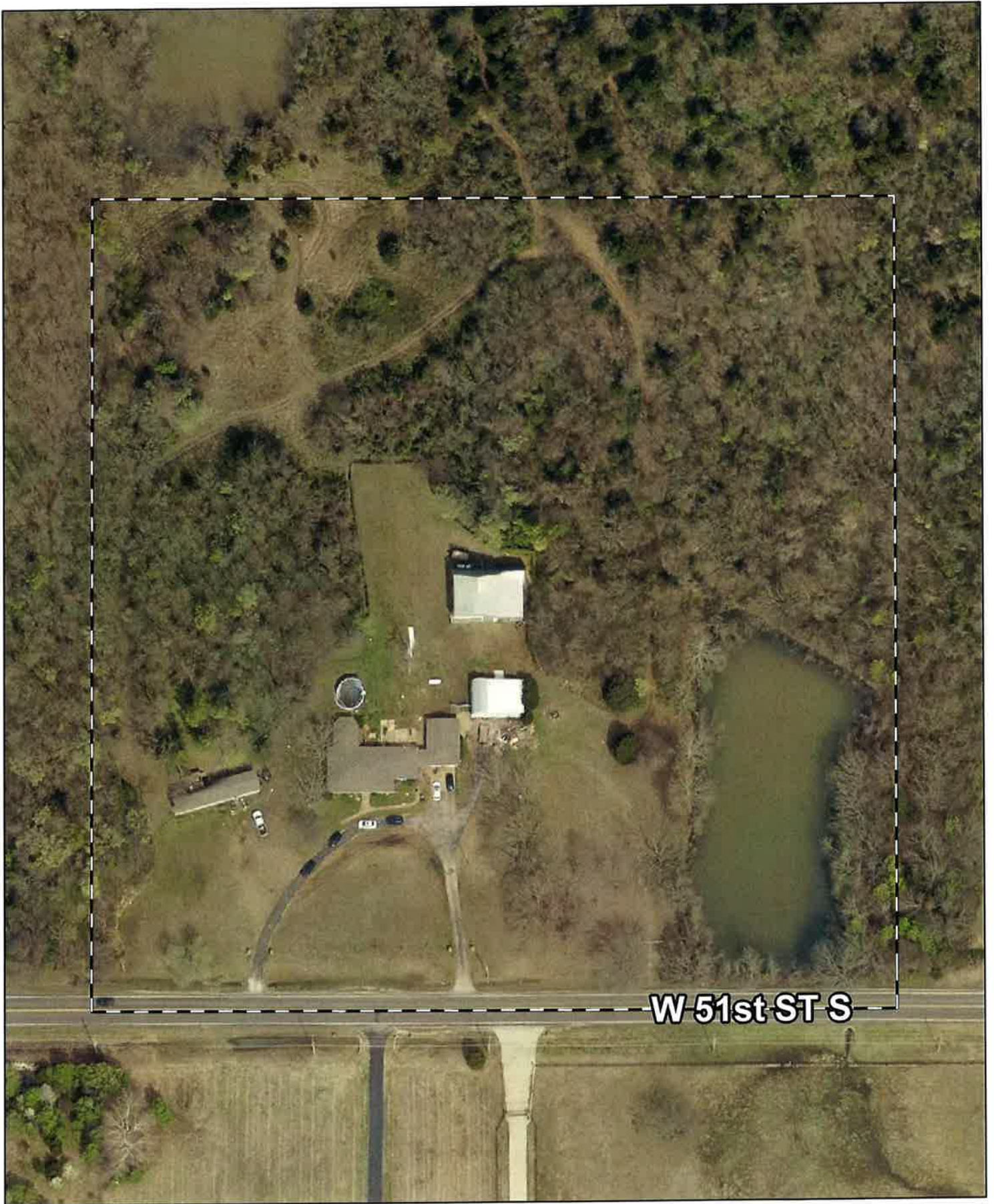
19-11 25

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

Aerial Photo Date: 2020/2021



7.4



W 51st ST S

0 Feet 50 100



Subject Tract

CBOA-2916

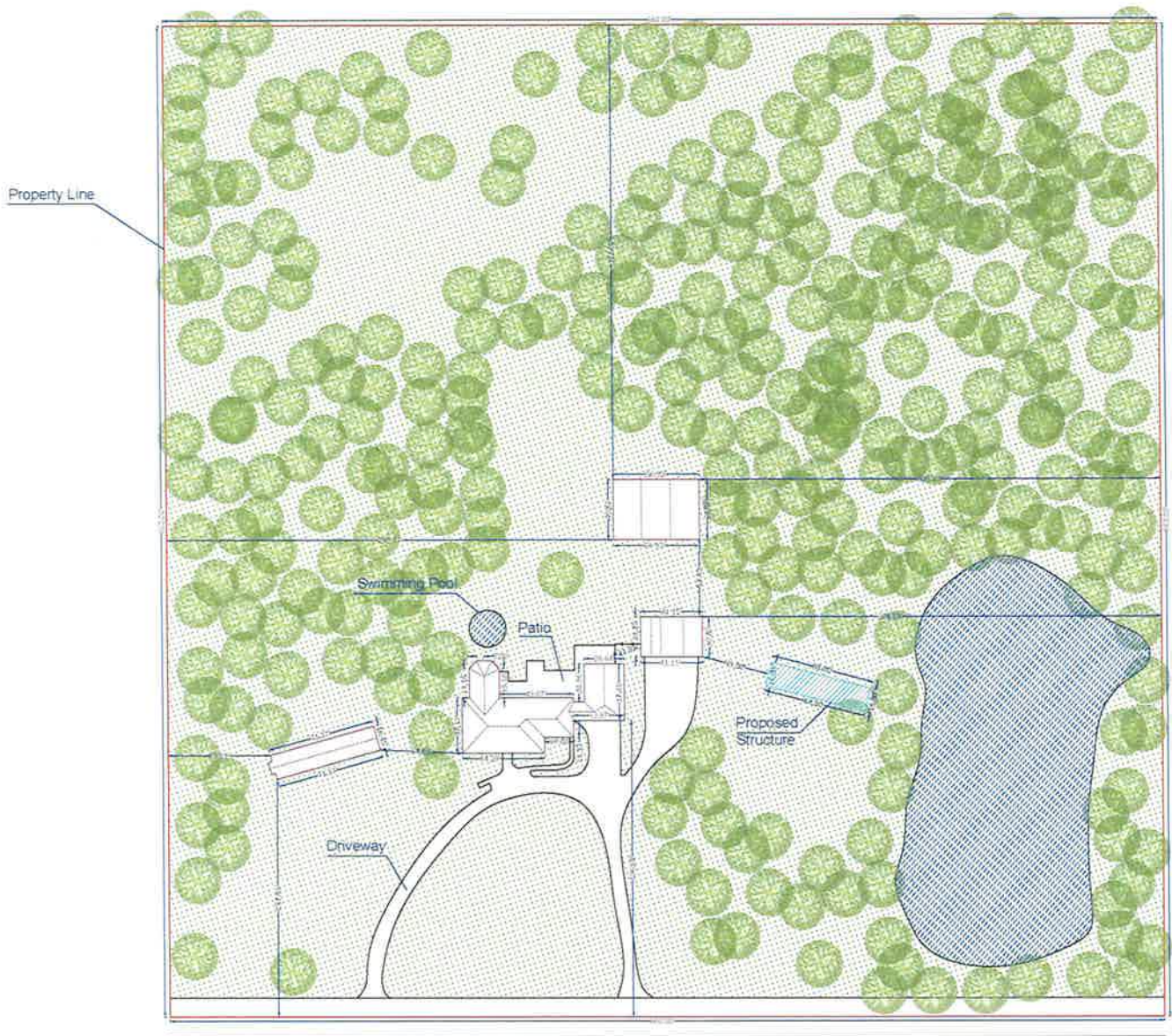
19-11 25

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

Aerial Photo Date: 2020/2021



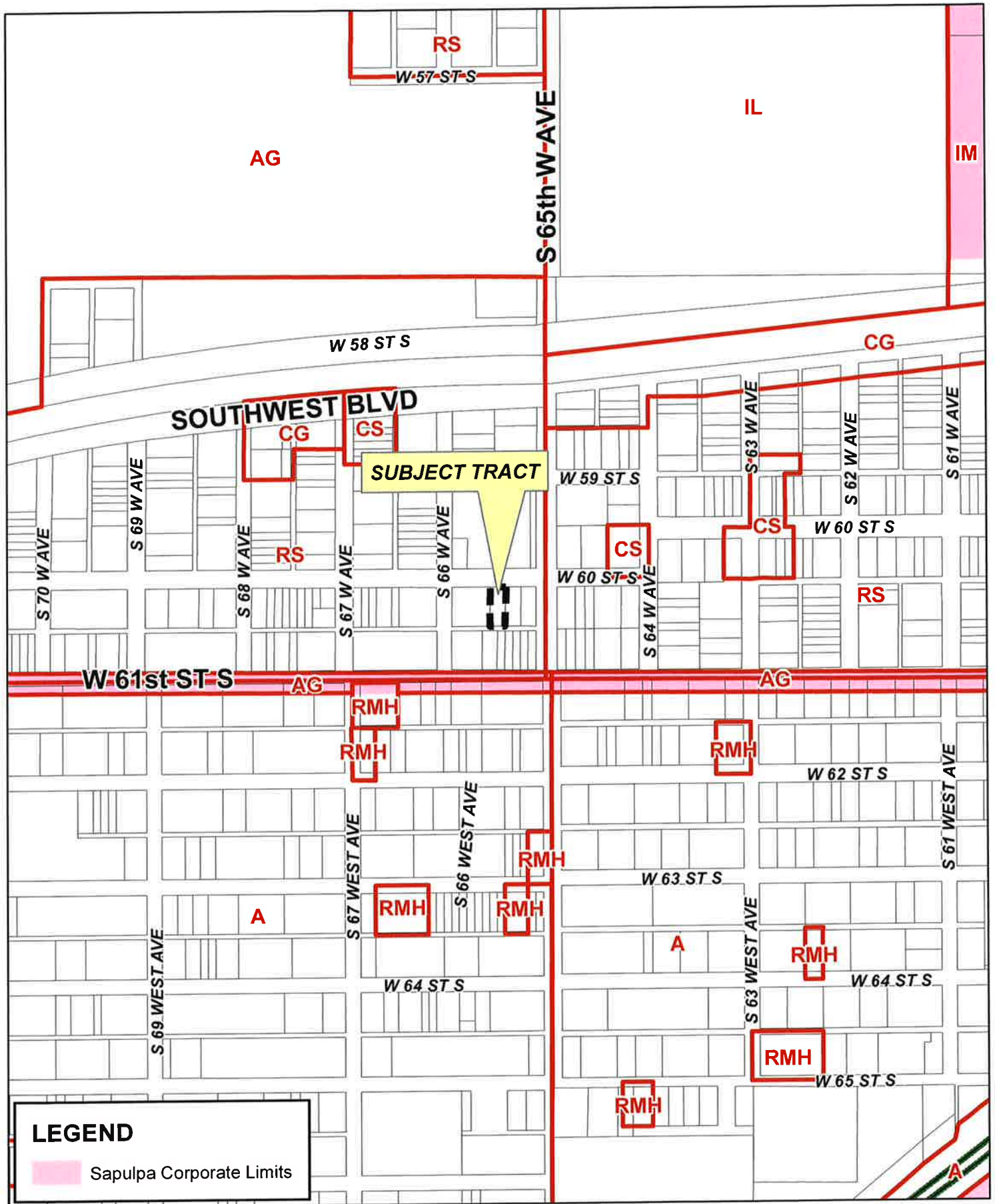
7.5



W 51st St

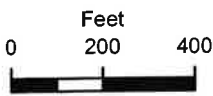


9001 W 51st St
Tulsa, OK 74107
Scale: 1"=70'



LEGEND

 Sapulpa Corporate Limits



CBOA-2917

19-12 31

8.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9231

CZM: 45

CASE NUMBER: CBOA-2917

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Don Gant

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

LOCATION: 6512 W 60 ST S

ZONED: RS

AREA: West Central Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 0.15 acres

LEGAL DESCRIPTION: LTS 5 6 BK 60, TANEHA

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoning. Properties to the west and east are residential. The property to the south is vacant and the property to the north is a church.

STAFF COMMENTS:

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

A special exception is required as the proposed mobile home is a use which is not permitted by right 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.

According to the site plan, the applicant is proposing to place a 16' x 60' mobile home on the property.

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

Sample Motion:

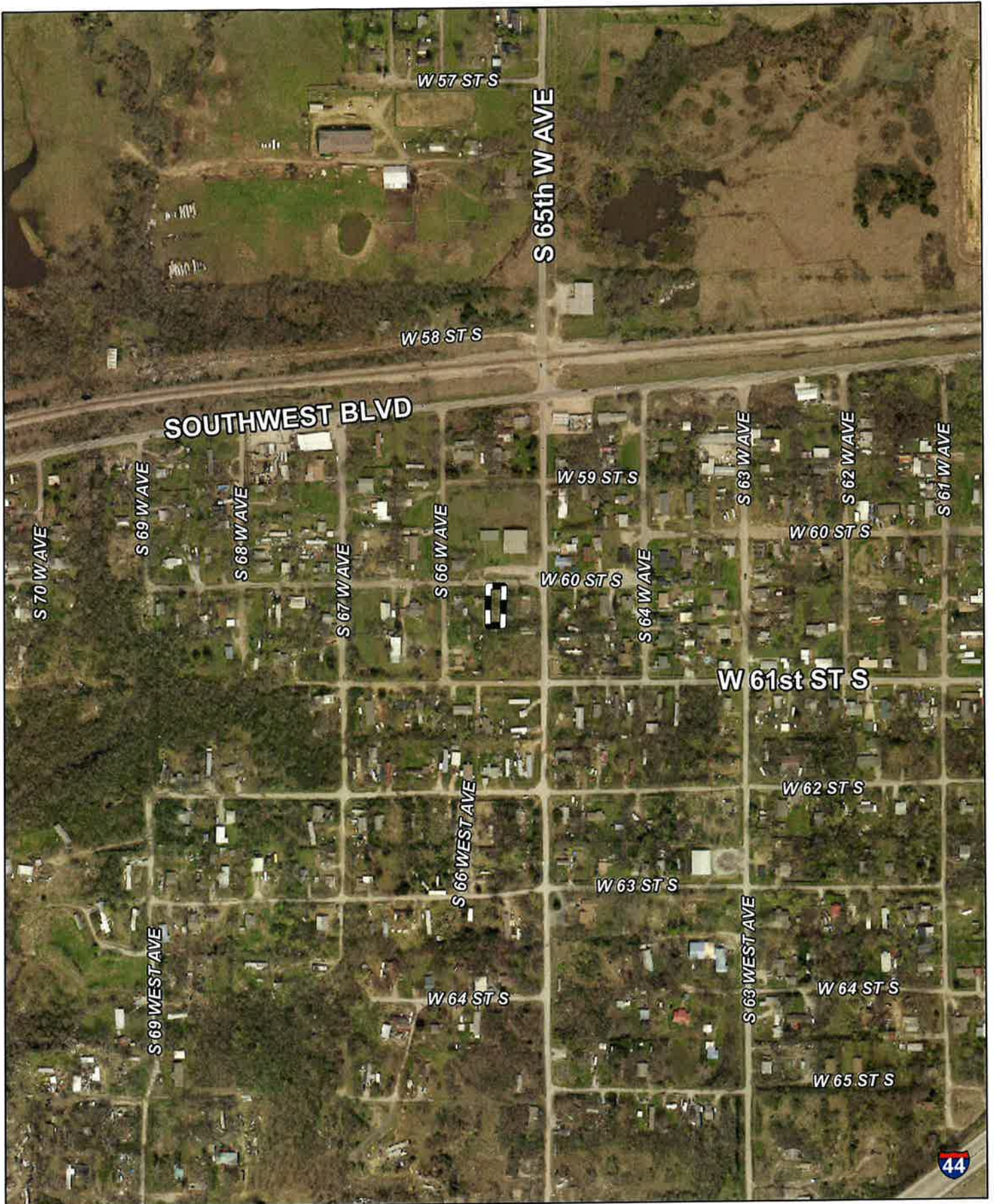
"Move to _____ (approve/deny) a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

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

Subject to the following conditions, if any: _____.

8.2

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



Subject Tract

CBOA-2917

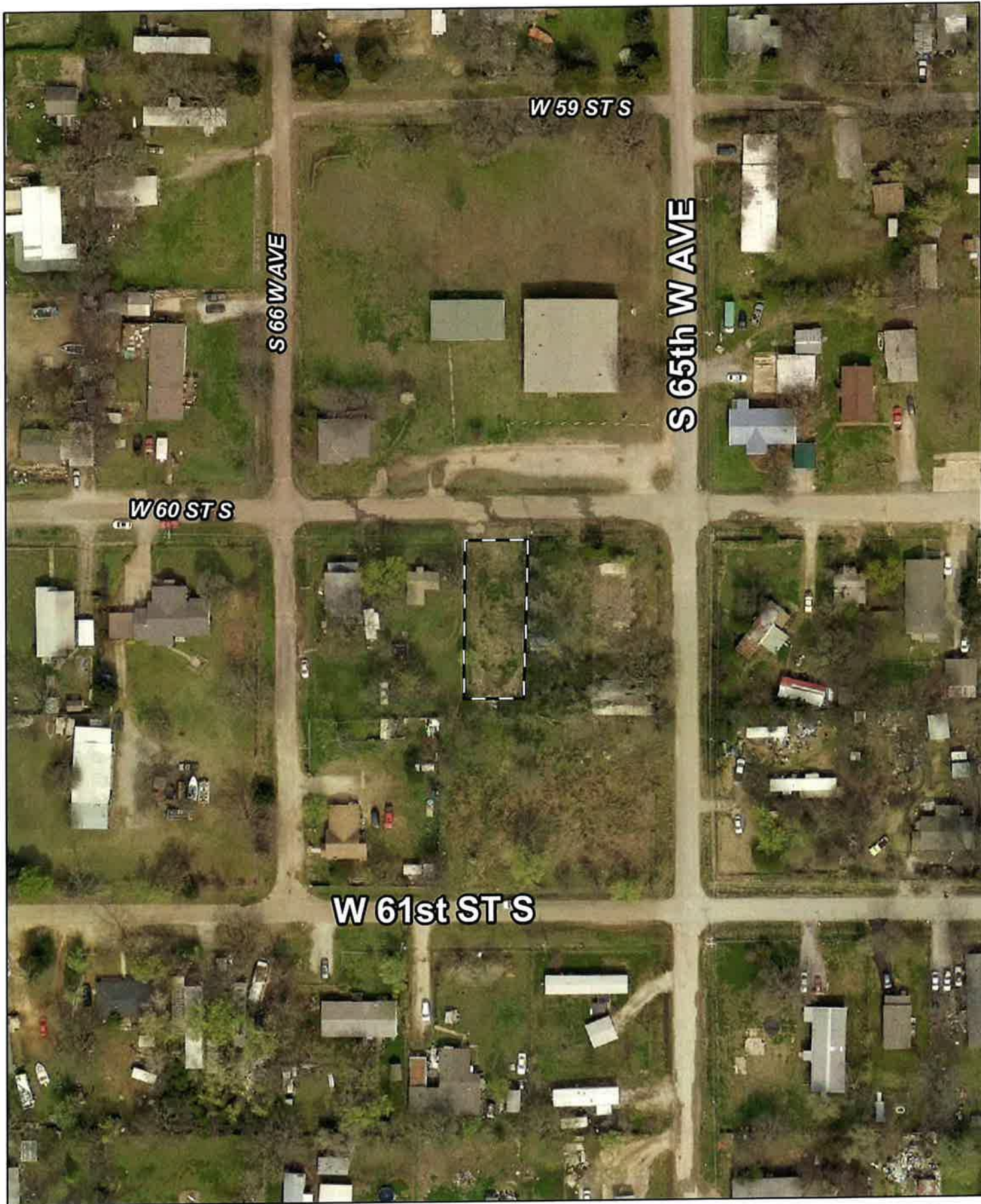
19-12 31

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

Aerial Photo Date: 2020/2021



8.4



Subject Tract

CBOA-2917

19-12 31

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

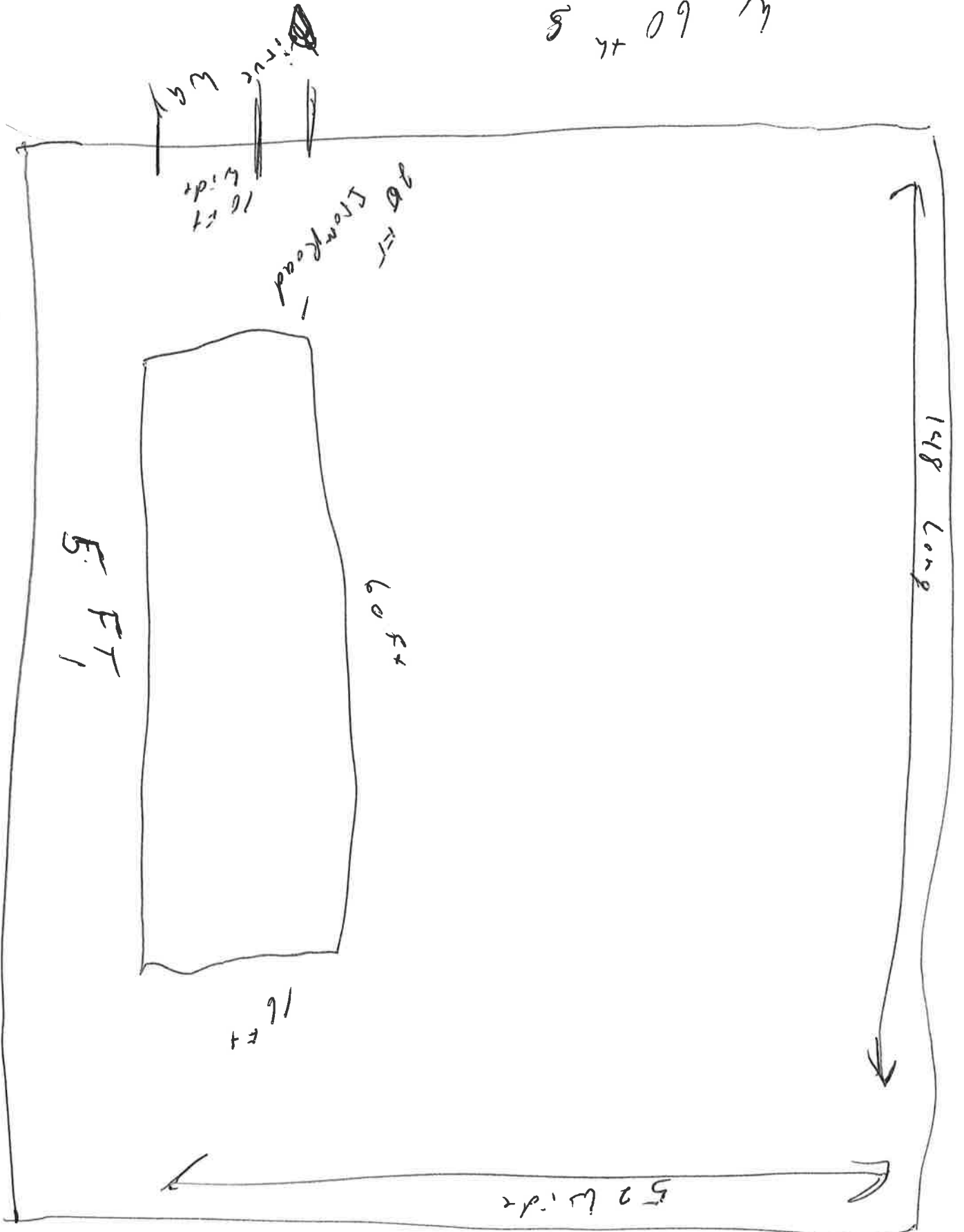
Aerial Photo Date: 2020/2021

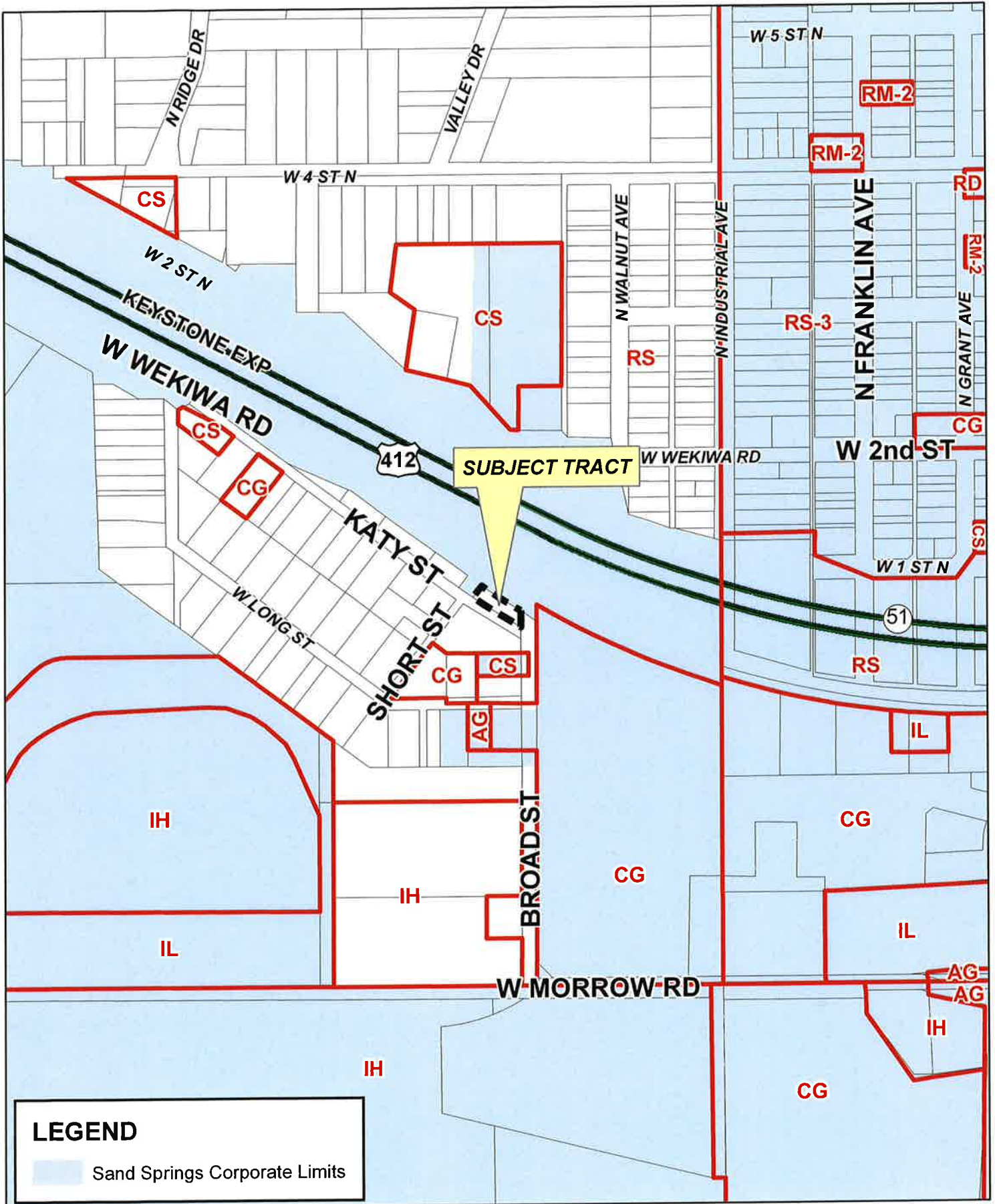


8.5

8.8

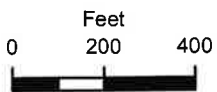
5 60 4 5





LEGEND

Sand Springs Corporate Limits



CBOA-2918

19-11 10

9.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9110

CZM: 76

CASE NUMBER: **CBOA-2918**

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Patty Nobles

ACTION REQUESTED: Special Exception to permit a single-wide mobile home in an RS district (Section 410); Variance of the rear yard setback from 20 feet in an RS district to permit a single-wide mobile home in an RS district (Section 430 Table 3).

LOCATION: 802 W KATY ST S

ZONED: RS

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 0.21 acres

LEGAL DESCRIPTION: PRT RES BEG SECR TH N TO NEC NW ON NL 177.05 TO HWY SW49.85 SE APP 190 POB, HALL'S GARDEN ADDN

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoning to the west, north, and south. There are CG and CS zoned properties nearby. The surrounding area has a mixture of residential uses and commercial uses.

STAFF COMMENTS:

The applicant is requesting a Special Exception to permit a single-wide mobile home in an RS district (Section 410); Variance of the rear yard setback from 20 feet in an RS district to permit a single-wide mobile home in an RS district (Section 430 Table 3).

A special exception is required as the proposed mobile home is a use which is not permitted by right 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.

According to the site plan, the applicant is proposing to place a new 74' x 14' mobile home on the property to replace the current mobile home which has been on the property for about 51 years. The proposed mobile home will be 12'6" from the rear property line; the rear yard setback requirement is 20' in the RS district. The applicant has requested a Variance to reduce the rear yard setback in an RS district.

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.

9.2

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a single-wide mobile home in an RS district (Section 410); Variance of the rear yard setback from 20 feet in an RS district to permit a single-wide mobile home in an RS district (Section 430 Table 3).

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

Subject to the following conditions, if any: _____.

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

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



Subject
Tract

CBOA-2918

19-11 10

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

Aerial Photo Date: 2020/2021



9.4

W WEKIWA RD

412

51

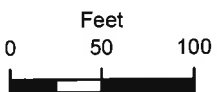
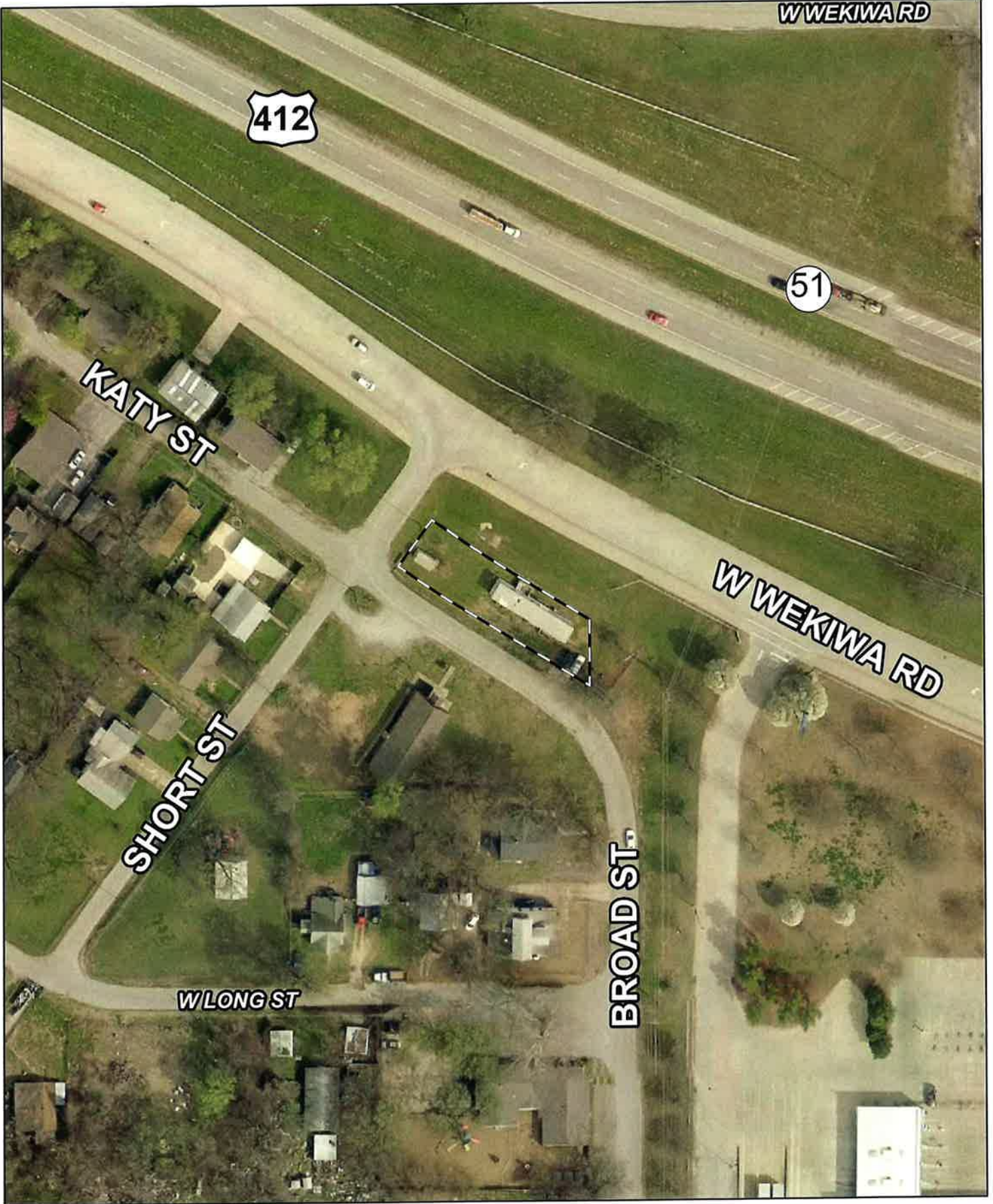
KATY ST

W WEKIWA RD

SHORT ST

BROAD ST

W LONG ST



Subject Tract

CBOA-2918

19-11 10

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

Aerial Photo Date: 2020/2021

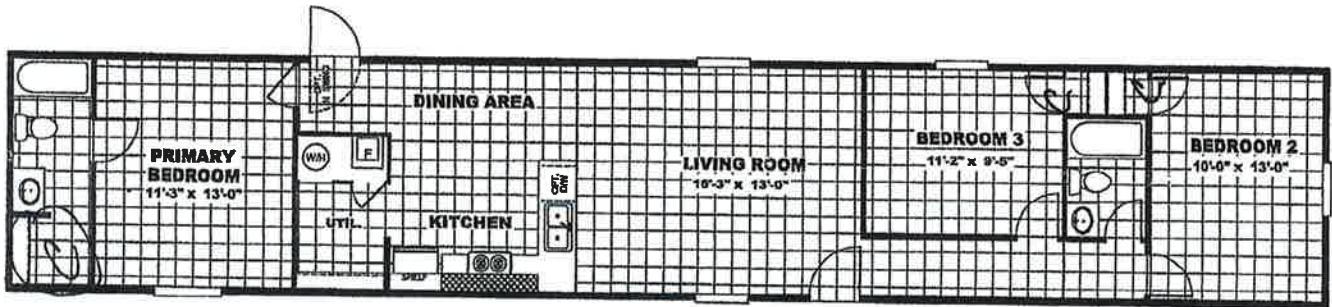


9.5

GLORY

TRS14763B

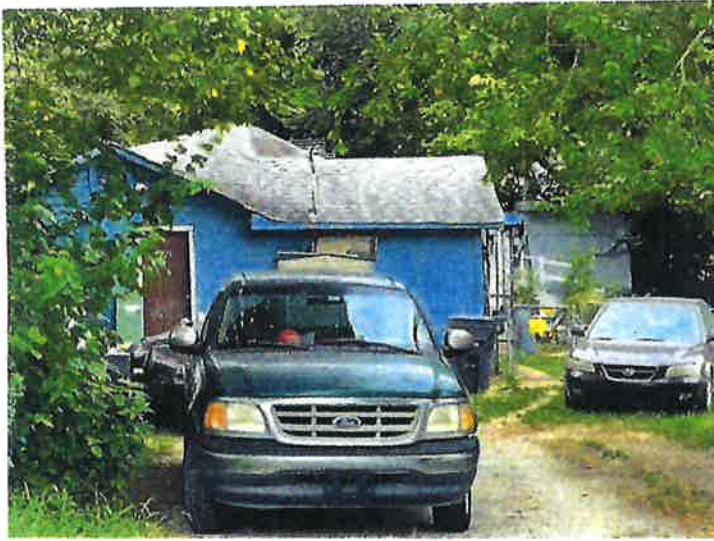
1,038 sq ft // 3 beds // 2 baths



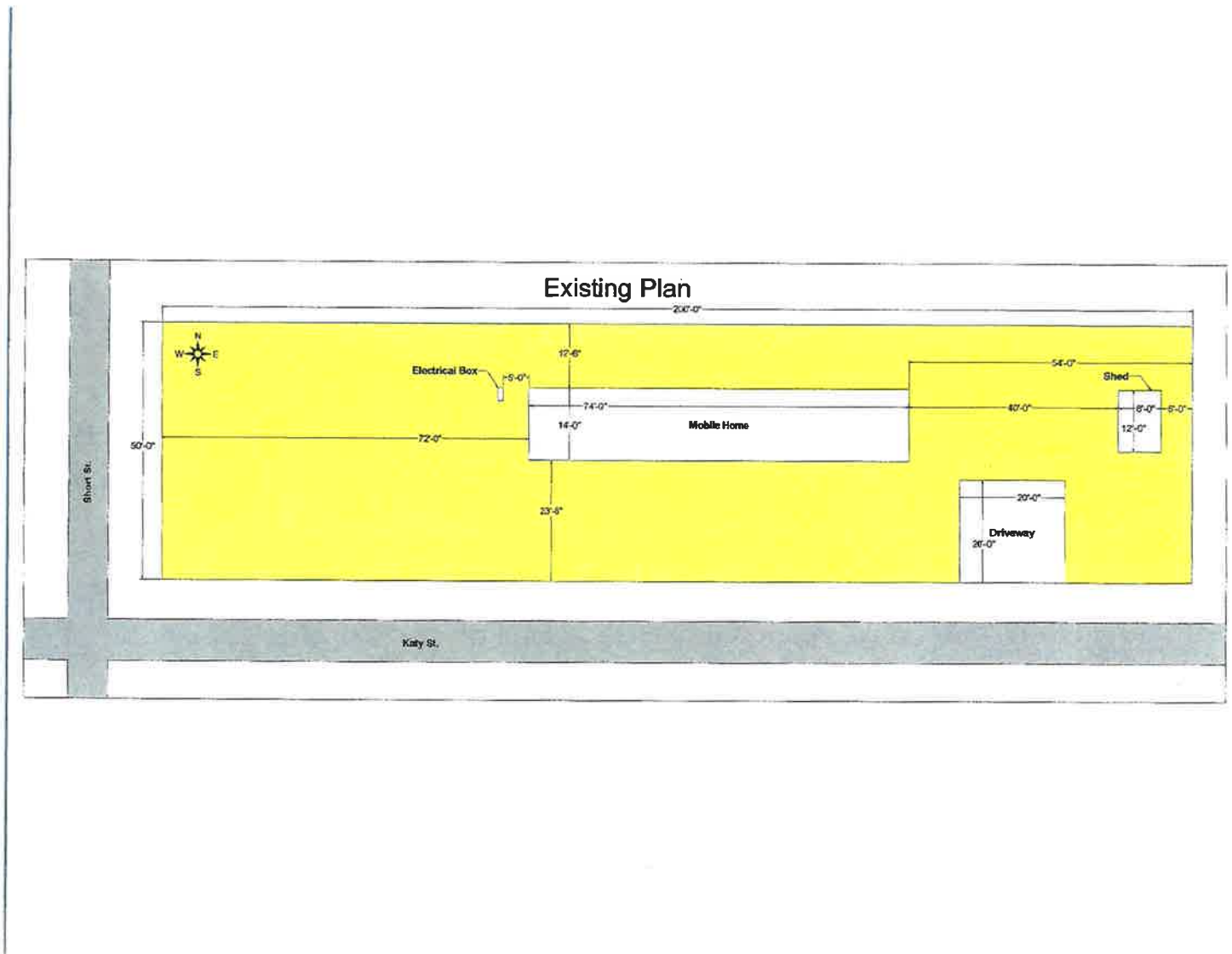
The home series and floor plans shown all have starting prices within the price range indicated. Your local Home Center can quote you specific prices and terms of purchase for specific homes. TRU invests in continuous product and process improvement. All home series, floor plans, specifications, dimensions, features, materials, availability, and starting prices shown are artist's renderings or estimates and are subject to change without notice or obligation. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. Starting prices include the home only, plus typical delivery and installation. Starting prices do not include other costs such as taxes, title fees, insurance premiums, filing or recording fees; land or improvements to the land, optional home features, optional delivery or installation services, wheels and axles, community or homeowner association fees, or any other items not shown on your Retailer Closing Agreement and related documents (your RCA). Your RCA will show the details of your purchase. 2020 TRU. All rights reserved.



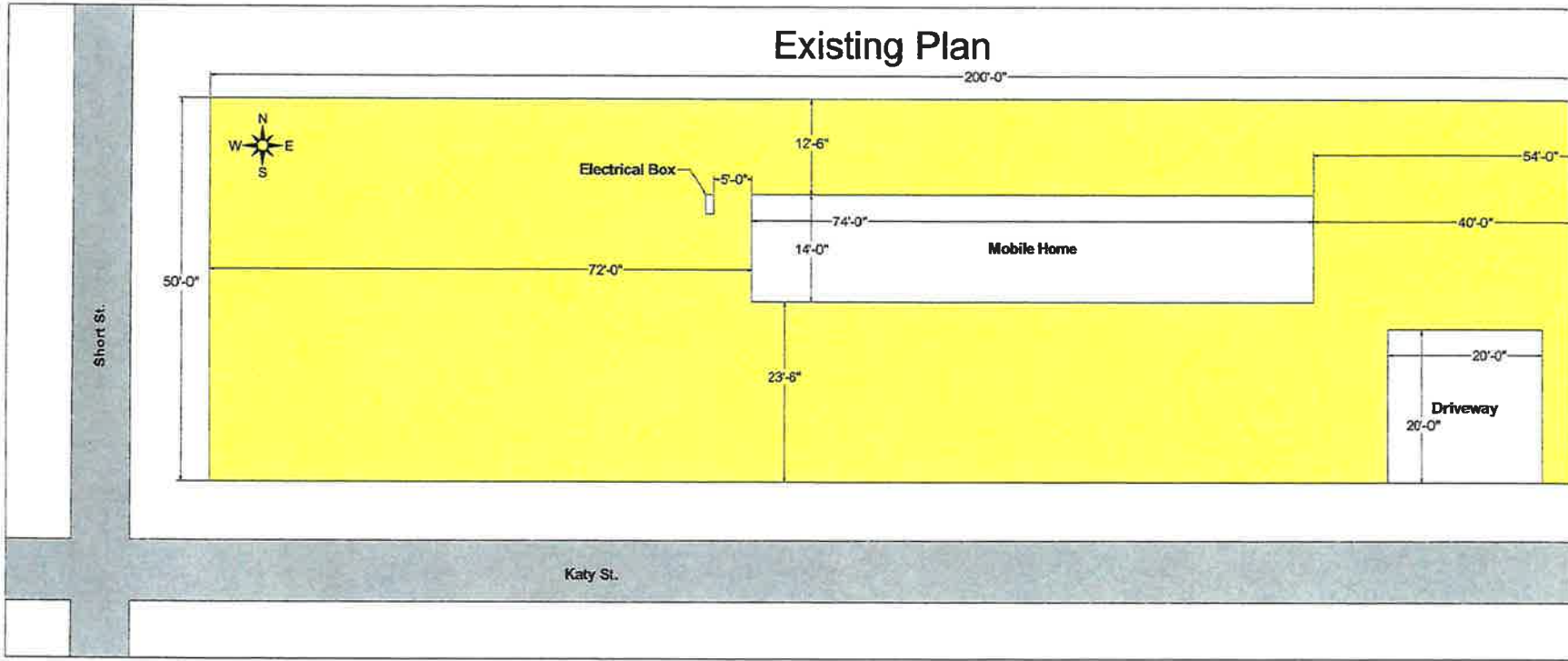


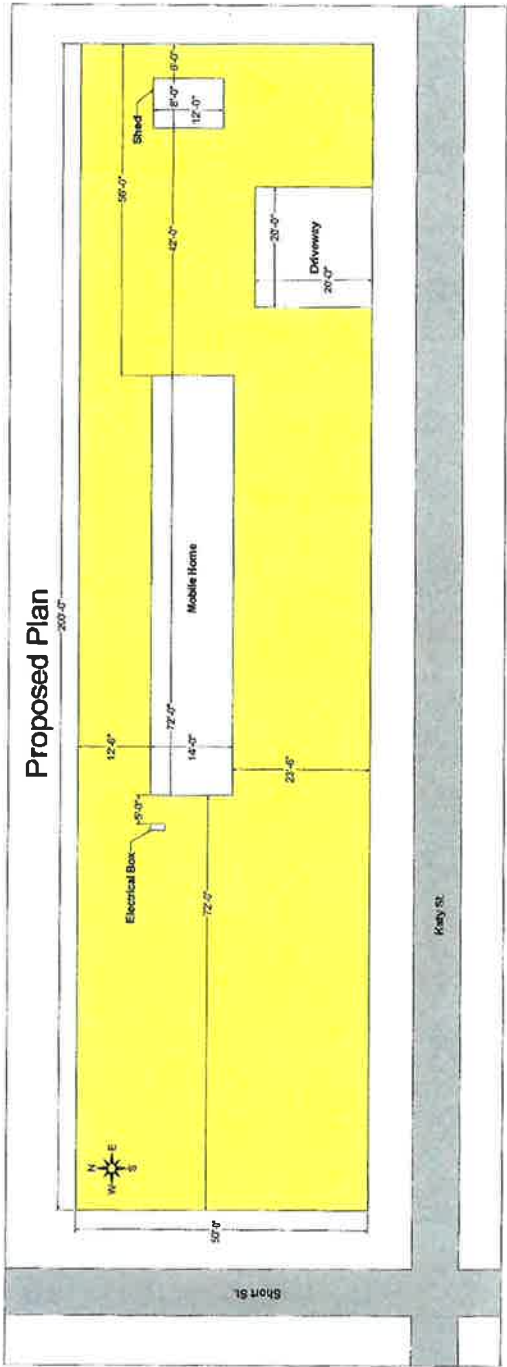




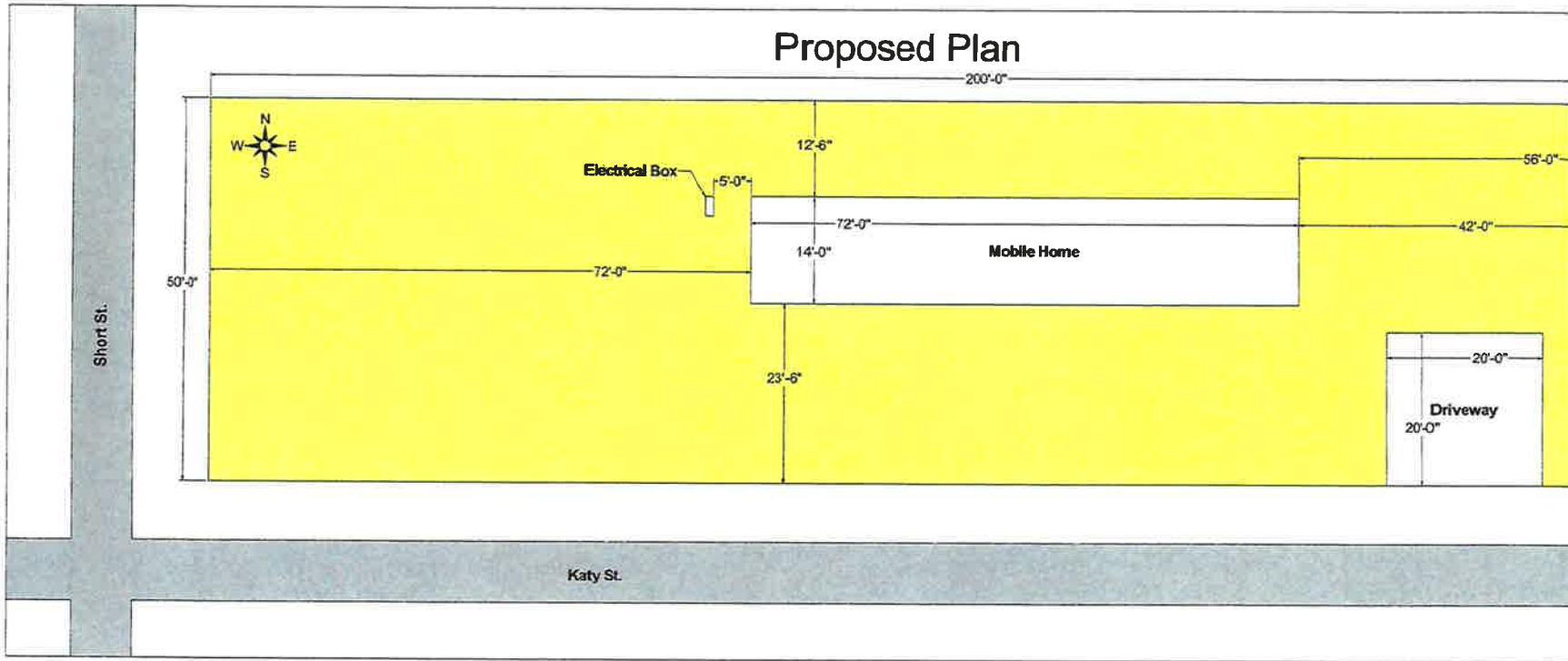


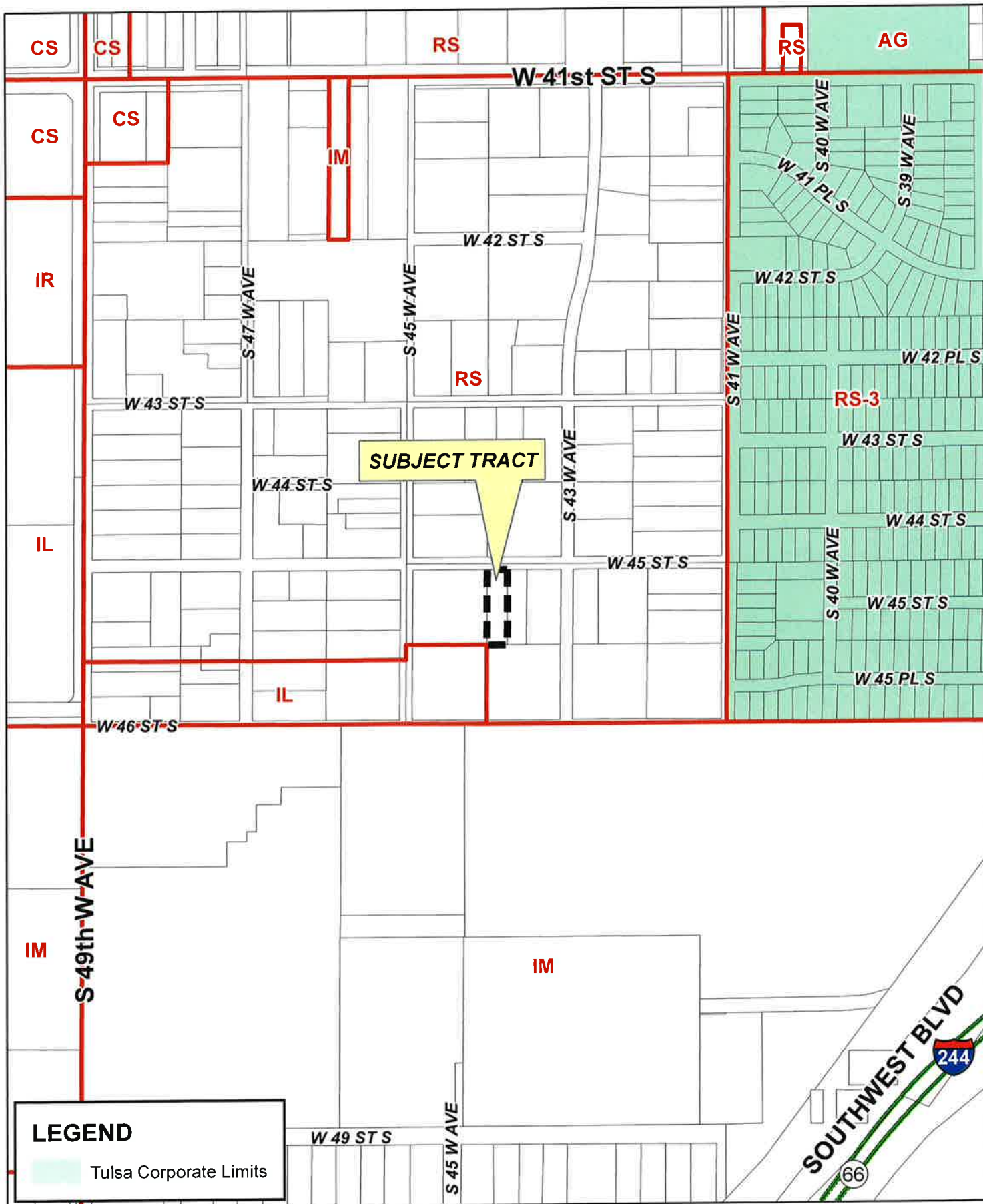
9.12





9.14





LEGEND

Tulsa Corporate Limits



CBOA-2919

10.1

19-12 28



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9228

CZM: 45

CASE NUMBER: CBOA-2919

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: Phillip Bougio

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

LOCATION: 4322 W 45 ST S

ZONED: RS

AREA: Berryhill

PRESENT USE: Residential

TRACT SIZE: 0.56 acres

LEGAL DESCRIPTION: W80 OF LT 1 BLK 2, YARGEE HOMESITE ADDN

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-512 November 1984: The Board approved a *Special Exception* to permit a mobile home in an RS zoned district; and a Variance to permit two dwelling units per lot of record; subject to a five-year limitation, on property located at the northeast corner of 45th West Avenue and 45th Street.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoning to the west, north, east, and south. Southwest of the subject property is IL zoning which appears to be vacant. Other surrounding uses appear to be residential in nature.

STAFF COMMENTS:

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

A special exception is required as the proposed mobile home is a use which is not permitted by right 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.

According to the site plan, the applicant is proposing to place a 16' x 76' mobile home on the subject property.

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:

10.2

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

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

Subject to the following conditions, if any: _____.

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

Case No. 511 (continued)

"abstentions"; Wines, "absent") to AMEND the former motion to include the new dimensions of the lot (i.e. 413.77 and 413.98 x 219.9, or approximately 2.1 acres).

Case No. 512

Action Requested:

Special Exception--Section 410--Principal Uses Permitted in the Residential Districts--Use Unit 1206/09--Request an exception to permit a mobile home in an RS zoned district; and a

Variance--Section 208--One Single-Family Dwelling Per Lot of Record--Request a variance to permit two dwelling units (1 house, 1 mobile home) per lot of record, located on the NE/c of 45th West Avenue and 45th Street.

Presentation:

The applicant, Phyllis Maxwell, 4343 West 45th Street, informed that she is requesting the special exception so her son can put a mobile home on the NE/c of her property. She has a 304.9' frontage. She informed that her son is recently divorced and has custody of two small children. If he is allowed to live near her, she can help with his children. There are other mobile homes in the area. She is not aware of any other lots in the area with more than one dwelling unit on them. She submitted a plat of survey showing where the other mobile homes are located (Exhibit "C-1"). She requests to be allowed to leave the mobile home permanently because the land is deeded to her son in the event of her death. A percolation test has been approved.

Protestants:

Don Davis, 4334 South 45th West Avenue, Tulsa, Oklahoma, informed that he does not want a mobile home in his neighborhood. He feels that the neighborhood is in transition and can be upgraded if mobile homes are kept out. His property is across the street from the NW/c of the subject property and there is already a mobile home on the property. He informed that he has lived on his property since 1943.

Mr. Martin informed that in 1982 this Board granted a mobile home use with a five-year limitation.

Board Action:

On MOTION of WALKER and SECOND by ALBERTY, the Board voted 4-0-0 (Alberty, Martin, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Wines, "absent") to APPROVE a Special Exception (Section 410--Principal Uses Permitted in the Residential Districts--Under the provisions of Use Units 1206/09) to permit a mobile home in an RS zoned district; and a Variance (Section 208--One Single-Family Dwelling Per Lot of Record) to permit two dwelling units (1 house, 1 mobile home) per lot of record; subject a five-year limitation, Health Department approval and a Building Permit; on the following described property:

11.20.84:54(6)

10.4

Case No. 512 (continued)

The South 276' of lot 13, Bridges Park Second Addition to Tulsa County, Oklahoma.

Case No. 513

Action Requested:

Section 310--Principal Uses Permitted In the Agricultural Districts--Use Units 1205--Request a special exception to permit a church and related uses in an AG zoned district; and a

Use Variance--Section 310--Principal Uses Permitted In the Agricultural Districts--Use Unit 1211--Request a variance to allow a radio station in an AG zoned district, located N. of NE/c of 121st St. and 129th East Avenue.

Presentation:

W. Nelson Pendergrass, 110 West Kenosha, Broken Arrow, Oklahoma, 74012, represented Walnut Grove Church, David Ingles Ministries, and Creative Educational Media in their request to allow a facility to house their church and offices, as well as a radio station on the subject tract. They need to relocate their activities, as they have lost their lease on Grace Fellowship Church's building, located at 8600 South Memorial. He submitted a map on which the Broken Arrow Planning Commission designated the 100-year flood plain (Exhibit "D-1"). They will employ an engineering firm to designate the flood plain as it applies to their property. There is no existing structure on the property and their plans have not been finalized. Federal Communications Commission has required the radio station to be "on the air" by February 1, 1985, or their license will be revoked.

Protestants: None

Comments and Questions:

There was discussion about the relationship of the three organizations.

Mr. Gardner informed that the applicant will be required to plat the tract to show the easements and drainage. There was discussion about the transmitting tower. The applicant informed that they will transmit from a dish to a transmitter on the Channel Six tower. Their dish will be on a pole no taller than a telephone pole.

A letter was submitted by the Staff from the City of Broken Arrow which recommended that the approval be conditioned upon the 100-year flood plain area being maintained in its natural state (Exhibit "D-2").

Board Action:

On MOTION of ALBERTY and SECOND by MARTIN, the Board voted 4-0-0 (Alberty, Martin, Tyndall, Walker, "aye"; no "nays"; no

11.20.84:54(7)



 Subject Tract

CBOA-2919

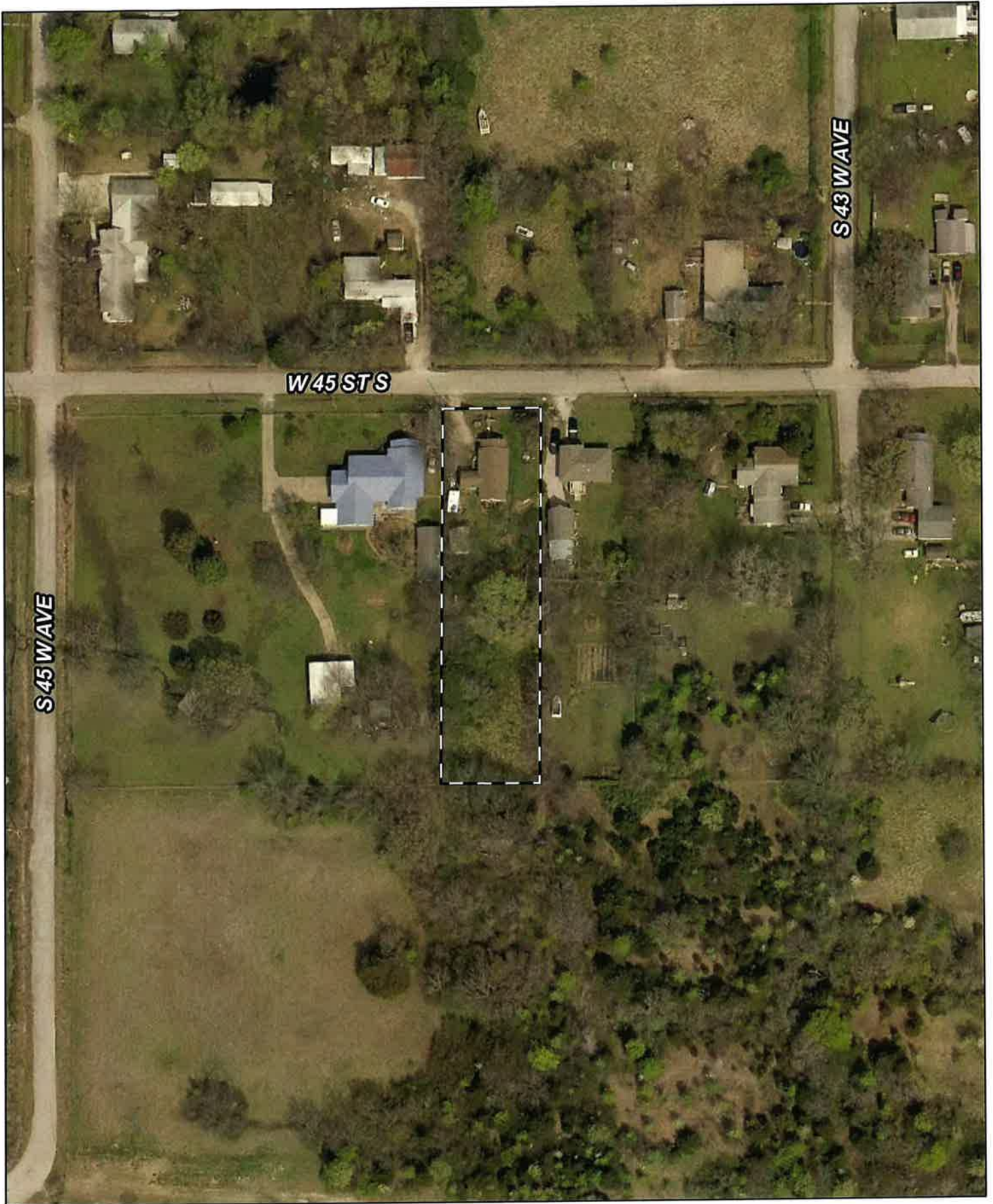
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19-12 28

Aerial Photo Date: 2020/2021



10.6



Subject Tract

CBOA-2919

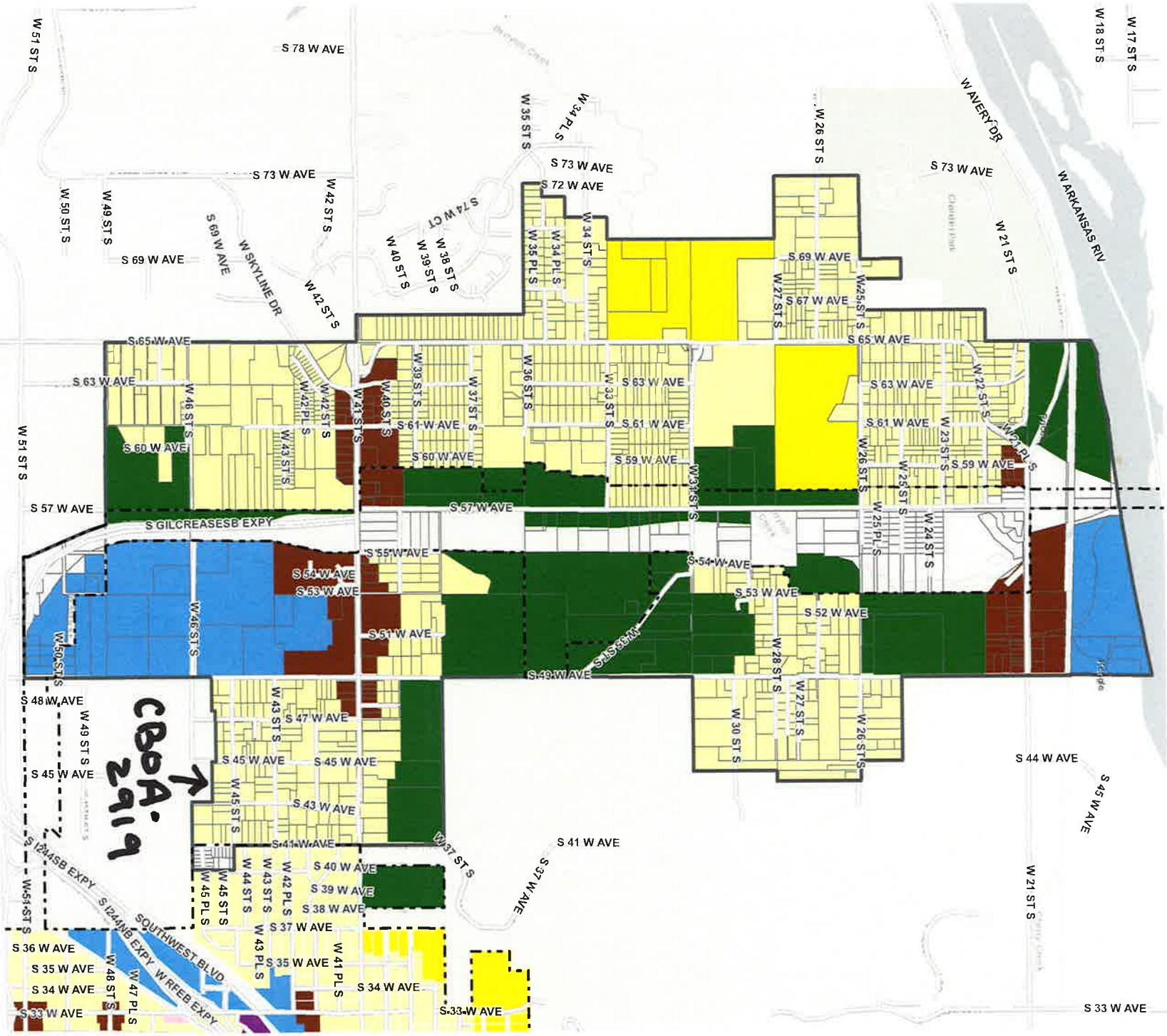
19-12 28

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

Aerial Photo Date: 2020/2021



10.7

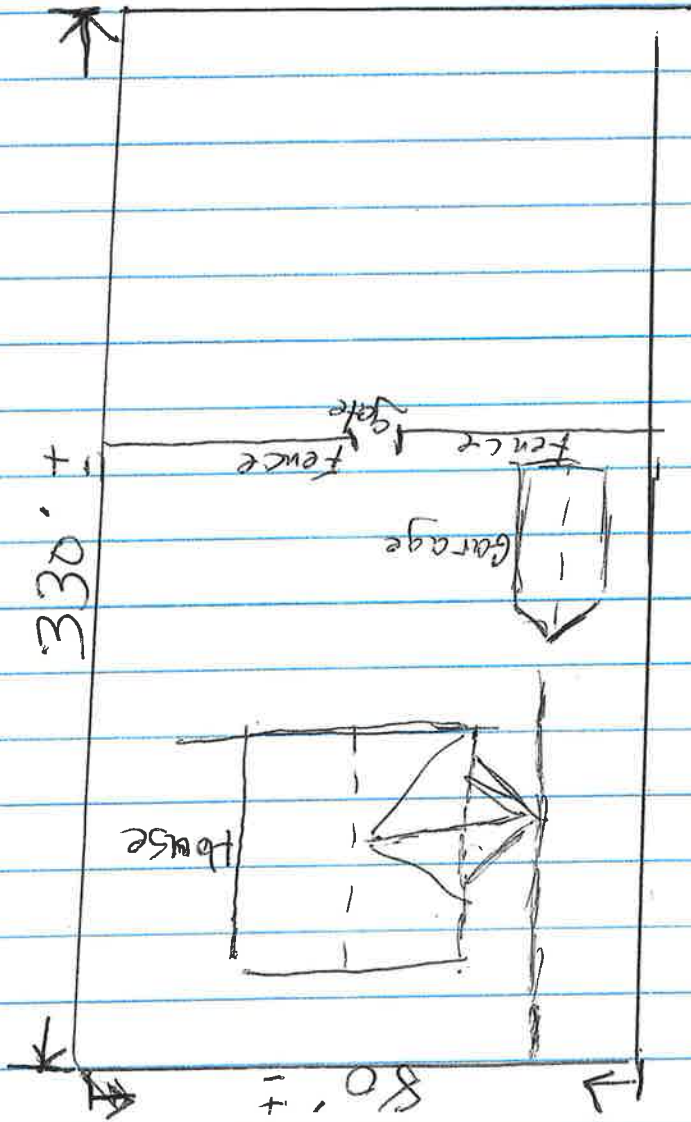


Date: 10/30/2020

- Land Use Plan**
- Downtown
 - Downtown Neighborhood
 - Main Street
 - Mixed-Use Corridor
 - Regional Center
 - Town Center
-
- Neighborhood Center
 - Employment
 - New Neighborhood
 - Existing Neighborhood
 - Park and Open Space
 - Arkansas River Corridor
 - Tulsa City Limits

10.8

Note: Yard .56 acre fully fenced

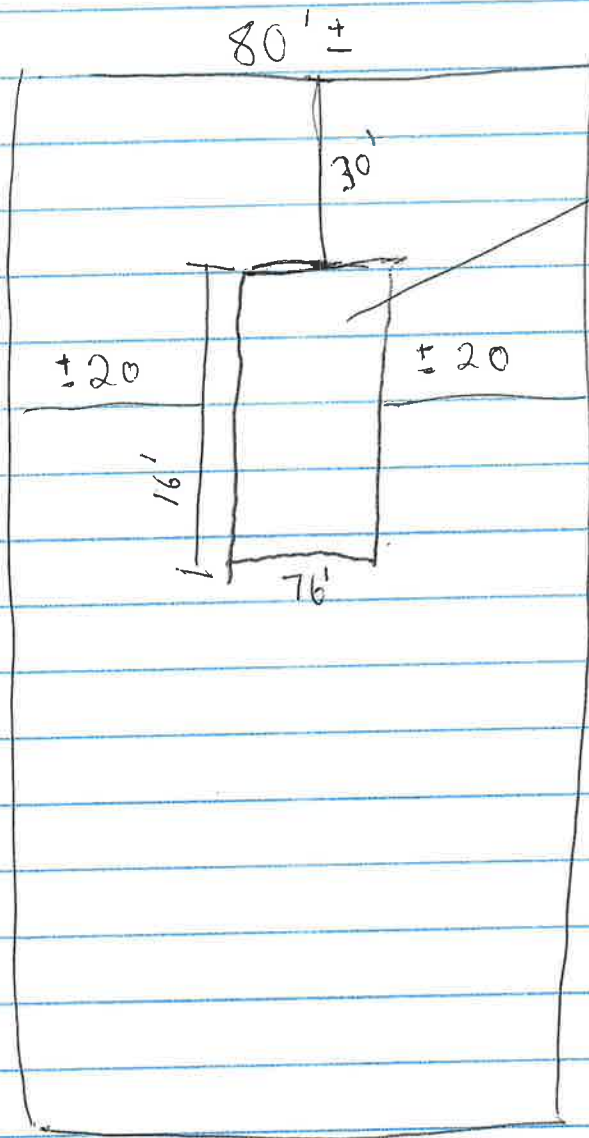


Existing Site:

Philip Bourgo - Site Plan - 8-16-21
 4322 w. 45th St. S.
 Tulsa OK. 74107

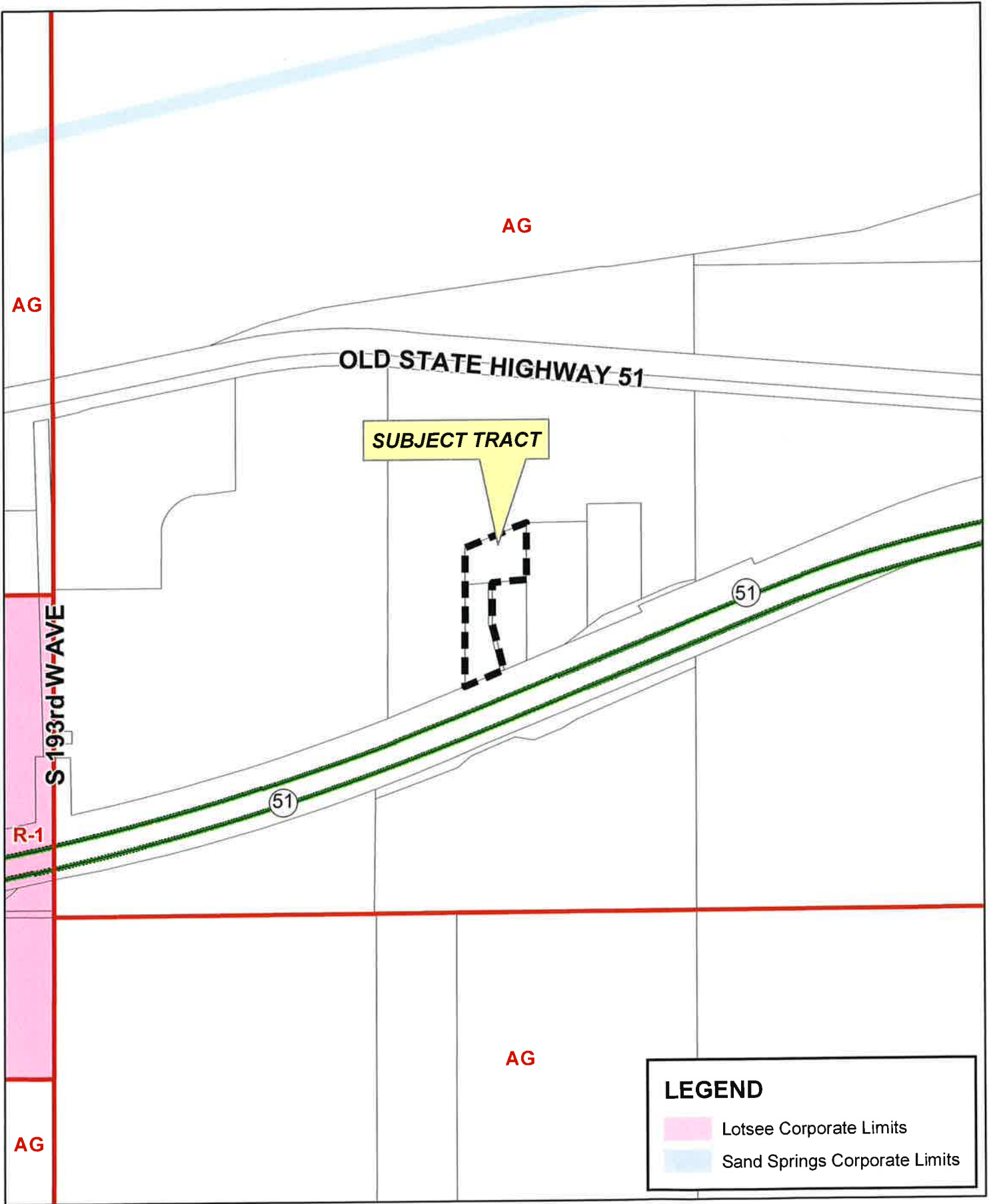
4322 W. 45th St. S
Tulsa, OK 74107

W. 45th St. S.




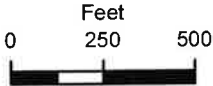
Proposed
Manufactured
Home Site





LEGEND

-  Lotsee Corporate Limits
-  Sand Springs Corporate Limits



CBOA-2920

19-10 12

11.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9012

CASE NUMBER: CBOA-2920

CZM: 33

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 09/21/2021 1:30 PM

APPLICANT: William D. and Barb McCalip

ACTION REQUESTED: Variance of the minimum land area per dwelling unit from 2.1 acres in the AG district to permit a lot line adjustment (Tract B); Variance of the minimum lot area from 2 acres in the AG district to permit a lot line adjustment (Tracts B & C); Variance of the minimum lot width from 150' in the AG district to permit a lot line adjustment (Tracts B & C); Variance of the rear and side setbacks in the AG district to permit a lot line adjustment (Tract B) (Section 330- Table 3).

LOCATION: 18715 and 18707 W 51 HY S

ZONED: AG

AREA: Keystone

PRESENT USE: Residential

TRACT SIZE: 2.14 acres

LEGAL DESCRIPTION: BEG 696.57W & 45.39N OF NEC SE SW TH SW140 S170 SE196.7 SW15 NW196.7 N170 SW96.7 N154 NE270.33 S235 TO POB SEC 12 19 10 1.243; BEG 696.57W & 289.61S NEC SE SW TH SW115 ALONG HWY 51 TO POB TH SW155.33 N416 NE96.7 S170 SE196.7 TO POB SEC 12 19 10 .902AC,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-342 April 1983: The Board approved a Variance of the frontage requirement from 200' to 100' and a variance of the minimum lot size of 2 acres to 1.75 acres and a Variance of the 30' minimum of frontage on a public street requirement to 15' instead on 0' to permit a lot split, on property located north of Highway 51, between 177th West Avenue and 193rd West Avenue.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by agricultural property. The surrounding uses are a mix of agricultural and residential.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum land area per dwelling unit from 2.1 acres in the AG district to permit a lot line adjustment (Tract B); Variance of the minimum lot area from 2 acres in the AG district to permit a lot line adjustment (Tracts B & C); Variance of the minimum lot width from 150' in the AG district to permit a lot line adjustment (Tracts B & C); Variance of the rear and side setbacks in the AG district to permit a lot line adjustment (Tract B) (Section 330- Table 3)

The AG district (Section 330, Table 3) requires a minimum lot area of 2 acres and a minimum land area per dwelling unit of 2.1 acres. The Code also requires a minimum lot width of 150' in an AG district.

11.2

The applicant provided the following statement: *“There is an established driveway and water line running just inside the fence on the west property line of tract B and C that would have to be relocated without the lot line adjustment. The intent is to move the property lines back to where we assumed they always were.”*

As shown on the submitted survey:

Tract B will have a lot size of 1.2 acres and Tract C will have a lot size of .85 acres after the proposed lot split. Therefore, the applicant has requested Variance of the minimum lot area from 2 acres in the AG district to permit a lot line adjustment (Tracts B & C);

Tract B will have a Land Area per Dwelling Unit of 1.2 acres and Tract C will have a Land Area per Dwelling Unit of .94 acres after the proposed lot split. Therefore, the applicant has requested a Variance of the minimum land area per dwelling unit from 2.1 acres in the AG district to permit a lot line adjustment (Tract B). There is not a house on Tract C so the request was not made for that tract;

Tract B will have an average lot width of 81 feet and Tract C will have an average lot width of 90 feet. Therefore, the applicant has requested a Variance of the minimum lot width from 150' in the AG district to permit a lot line adjustment (Tracts B & C);

Tract C has two buildings on it that need relief from the setbacks. The required side yard setback in an agricultural district is 15 feet and the required rear yard setback is 40 feet. Therefore, the applicant has requested a Variance of the rear and side setbacks in the AG district to permit a lot line adjustment (Tract B).

Sample Motion:

“Move to _____ (approve/deny) a Variance of the minimum land area per dwelling unit from 2.1 acres in the AG district to permit a lot line adjustment (Tract B); Variance of the minimum lot area from 2 acres in the AG district to permit a lot line adjustment (Tracts B & C); Variance of the minimum lot width from 150' in the AG district to permit a lot line adjustment (Tracts B & C); Variance of the rear and side setbacks in the AG district to permit a lot line adjustment (Tract B) (Section 330- Table 3).

- Finding the hardship(s) to be _____.
- Subject to the following conditions (if any) _____.

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.”

Case No. 339 (continued)

Commencing at the NE corner of the NE/4 of said Section 12; thence South 0°-00'-01" East along the East Section Line of Said Section 12, a distance of 534.63 feet to the point of beginning; thence South 89°-45'-56" West a distance of 325.52 feet; thence South 0°-00'-01" East a distance of 158.11 feet; thence North 89°-45'-56" East a distance of 325.52 feet; thence North 0°-00'-01" West a distance of 158.11 feet to the point of beginning.

This described tract of land contains 1.00 acre, more or less.

A tract of land in the NE/4 of the NE/4 of Section 12, Township 17 North, Range 12 East, Tulsa County, Oklahoma, and being more particularly described as follows:

Commencing at the NE corner of the NE/4 of said Section 12; thence South 0°-00'-01" East, along the East Section Line of said Section 12, a distance of 692.74 feet to the point of beginning; thence South 89°-45'-56" West a distance of 527.99 feet; thence South 0°-00'-01" East a distance 188.11 feet; thence North 89°-45'-56" East a distance of 251.62 feet; thence North 0°-00'-01" West a distance of 158.11 feet; thence North 89°-45'-56" East a distance of 276.37 feet; thence North 0°-00'-01" West a distance of 30 feet to the point of beginning.

This described tract of land contains 1.00 acre, more or less.

Case No. 342

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in the Agriculture Districts - Request for a variance of the frontage requirement from 200' to 100' and a variance of the minimum lot size of 2 acres and 1-3/4ths acres; and a

Variance - Section 207 - Street Frontage Required - Request for a variance of the 30' minimum of frontage on a public street requirements to 0' to permit a lot split. This property is located north of Highway #51, between 177th West Avenue and 193rd West Avenue.

Presentation:

Betty Harp, 6727 East Oklahoma Place, was present and requested the application be approved to permit a lot split and to allow a mobile home on the new lot. An easement for a roadway and a utility easement was provided for, but it was not written in the deed. Mrs. Harp advised that she has since signed an agreement to put the condition for a 15' utility and roadway easement into the deed.

Protestants: None.

Board Comments:

Chairman Walker advised the Planning Commission approved the lot split subject to approval by this Board, approval of the Health Department and subject to the access handle to the highway (minimum of 15') with utility easement.

Case No. 342 (continued)

Mr. Alberty asked if there would be a home on the north portion of the property and Mrs. Harp answered in the affirmative and advised that there will be three (3) dwellings on the property in question.

Board Action:

On MOTION of MARTIN and SECOND by ALBERTY, the Board voted 3-0-0 (Alberty, Martin, Walker, "aye"; no "nays"; no "abstentions"; Tyndall, Wines, "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in the Agriculture Districts) of the frontage requirement from 200' to 100' and a variance of the minimum lot size of 2 acres to 1-3/4th acre; and a Variance (Section 207 - Street Frontage Required) of the 30' minimum of frontage on a public street requirement to 15' instead of 0' to permit a lot split (L-15741), subject to Tulsa City-County Health Department approval, on the following described property:

A tract of ground situated in the E/2 of the SW/4 of Section 12, Township 19 North, Range 10 East, being more particularly described as: BEGINNING at a point on the Northerly property line of O.S.H. #51 said point being 696.57 feet West and 289.61 feet South of the Northeast Corner of the SE/4 of the SW/4 of Section 12; thence South 67°-38'-06" West along the Northerly right-of-way line of Highway #51 a distance of 100 feet to the Point of Beginning; thence South 67°-38'-06" West a distance of 170.33 feet to a point; thence North a distance of 460 feet to a point; thence East a distance of 110 feet to a point; thence South a distance of 170 feet to a point; thence Southeasterly on a straight line to the POINT OF BEGINNING; reserving to the grantors a 20-foot Roadway Easement along the Easterly boundary, Tulsa County, Oklahoma.

Case No. 343

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in the Agriculture Districts - Request for a Variance of the lot area from two acres to 1-1/2 acre to permit a lot split. This property is located North of 211th Street on Lewis Avenue.

Presentation:

The applicant, Darrell Williams, was not present.

Ricky Jones advised that the Planning Commission approved the lot split on April 6, 1983, subject to this Board's approval and the Health Department approval. The variance request is minor in nature.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by ALBERTY, the Board voted 3-0-0 (Alberty, Martin, Walker, "aye"; no "nays"; no "abstentions"; Tyndall, Wines, "absent") to approve a Variance (Section 330 - Bulk and Area Requirements in the Agriculture Districts) of the lot area from two acres to 1-1/2 acre to permit a lot split (L-15742), subject to Tulsa City-County Health Department, on the following described property:

The NE/4 of the SE/4, less a 2-acre tract beginning at a point located at the SE corner of the NE/4 of the SE/4;

4.15.83:32(3)

11.5



Subject Tract

CBOA-2920

19-10 12

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

Aerial Photo Date: 2020/2021



11.6



Subject Tract

CBOA-2920

19-10 12

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

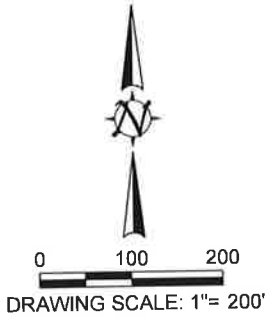
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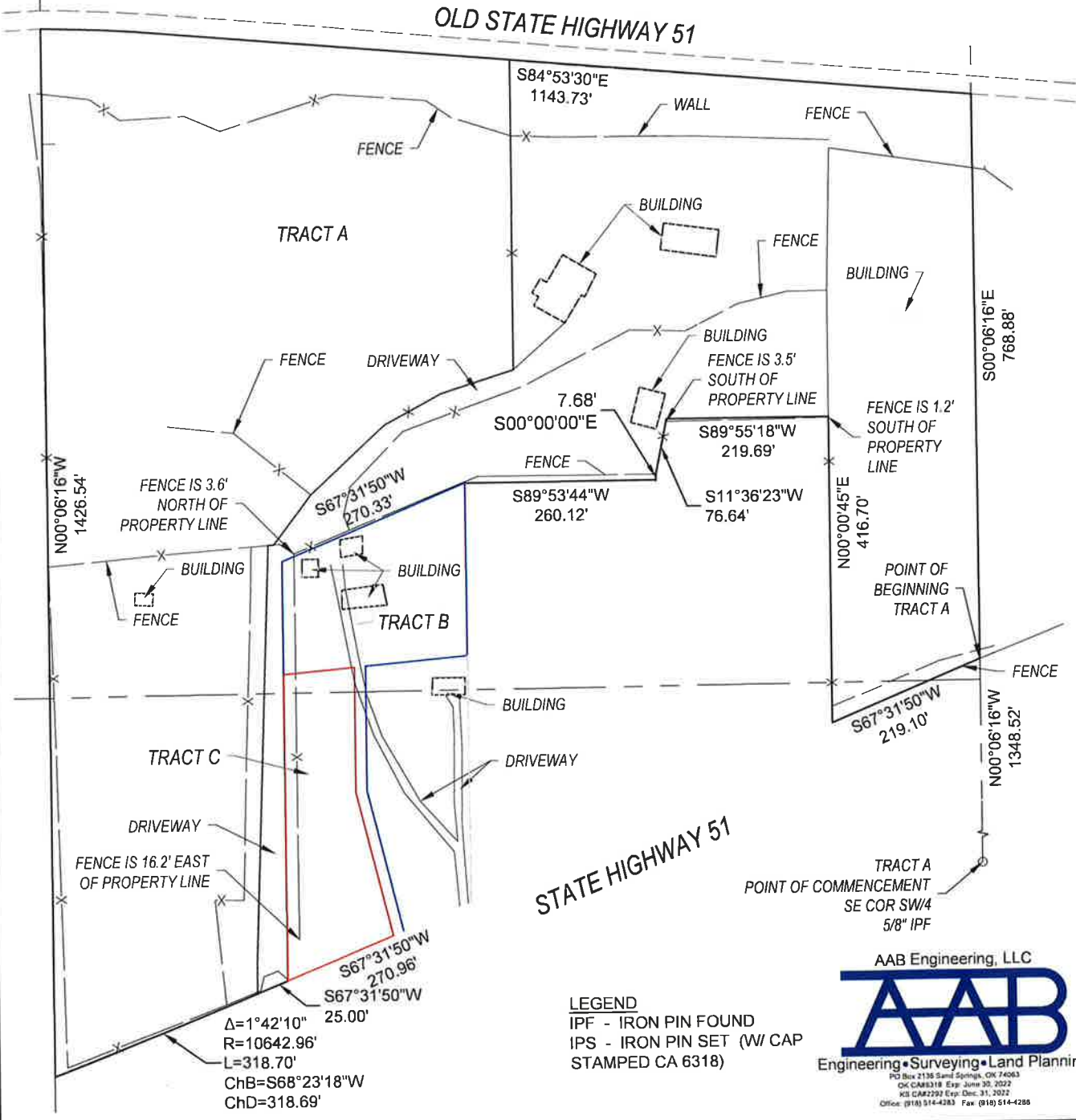
11.7

Existing Lot Configuration

PAGE 1 OF 3



PLOT DATE: Mon, 16 Aug 2021 FILE: P:\1910112-MCCALLIP TRACTS HIGHWAY 51 WEST SURVEY\1910-12 MCCALLIP-HARP LLA SURVEY BASE



LEGEND
 IPF - IRON PIN FOUND
 IPS - IRON PIN SET (W/ CAP
 STAMPED CA 6318)

AAB Engineering, LLC

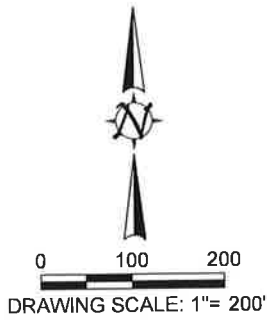
Engineering • Surveying • Land Planning

PO Box 2135 Sand Springs, OK 74063
 OK CARS 18 Exp. June 30, 2022
 KS CARS 2292 Exp. Dec. 31, 2022
 Office: (918) 314-4233 Fax: (918) 514-4286

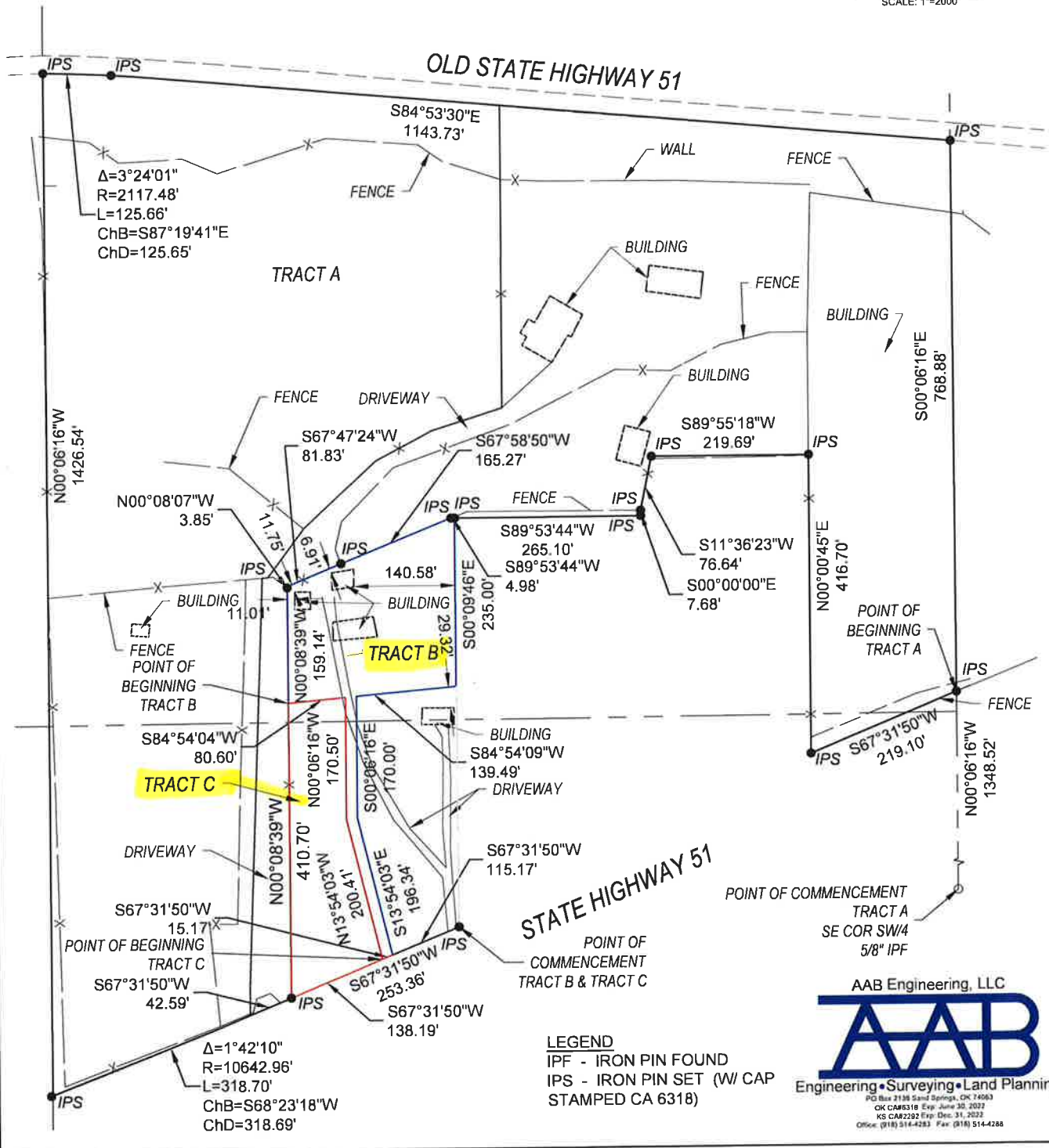
11.8

Proposed Lot Configuration

PAGE 1 OF 6



PLOT DATE: Mon, 16 Aug 2021 FILE: P:\191012\MCCALIP TRACTS HIGHWAY 51 WEST SURVEY\1910-12 MCCALIP-HARP.LLA SURVEY BASE



LEGEND
 IPF - IRON PIN FOUND
 IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)

AAB Engineering, LLC

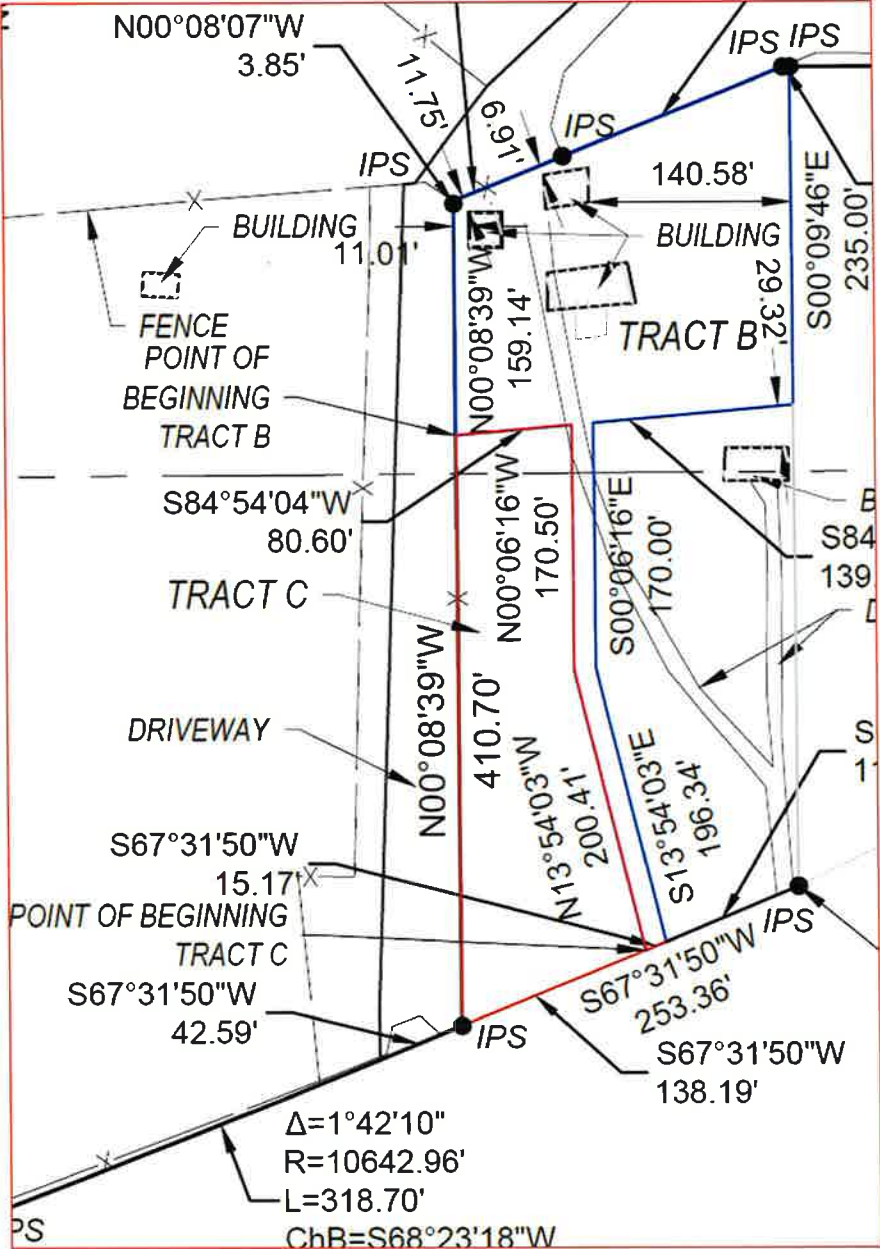
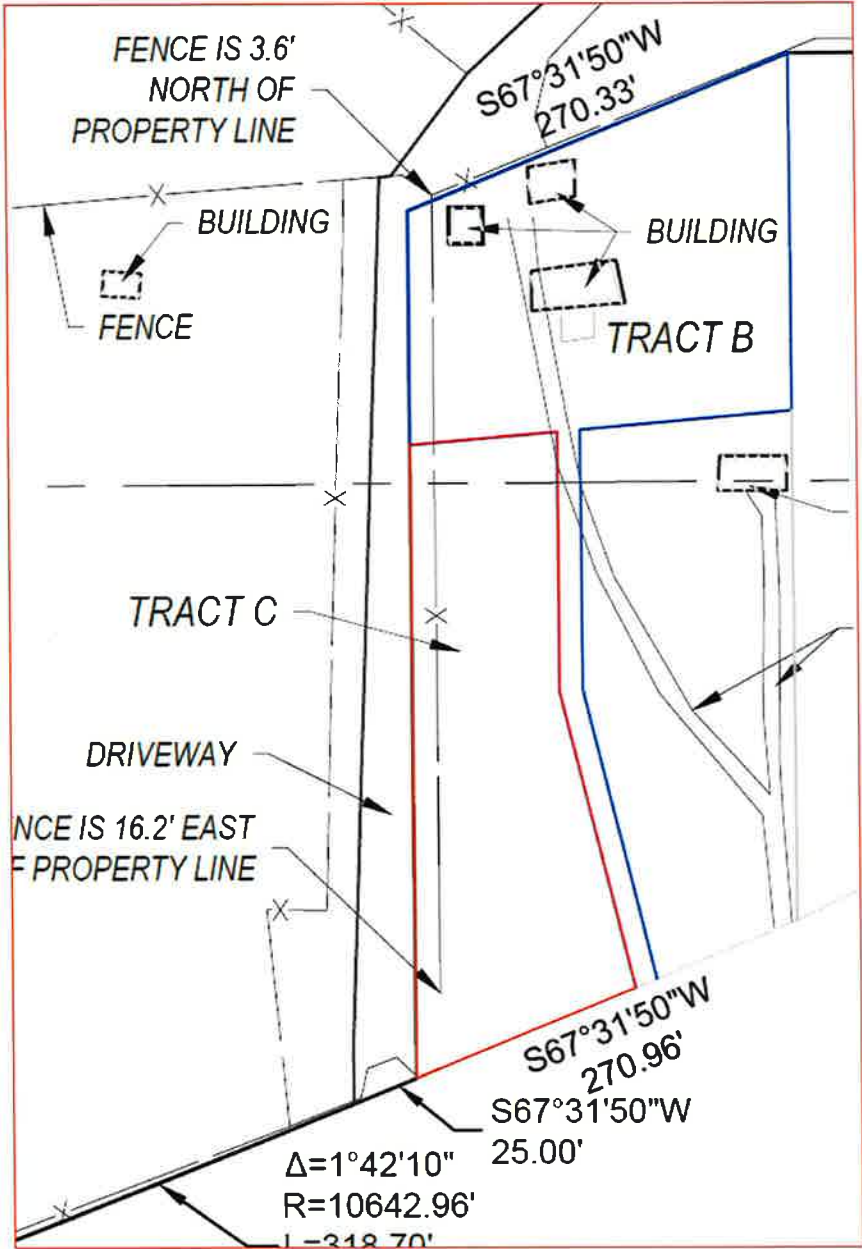
Engineering • Surveying • Land Planning

PO Box 2138 Sand Springs, OK 74063
 OK CA#6318 Exp. June 30, 2022
 KS CA#2292 Exp. Dec. 31, 2022
 Office: (918) 514-4283 Fax: (918) 514-4288

11.9

Existing Property Line

Proposed Property Line



01.11