

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday November 15, 2022, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 513

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 September 20, 2022 (Meeting No. 511)
2. Approval of Minutes of October 18, 2022 (Meeting No. 512)

3. 2914-A - Joanna Ford

Action Requested:

Modification to previously approved conditions regarding exterior material of accessory building. **Location:** 12833 S 121 Ave E **(CD 3)**

4. 3009 - Janetta & Bobbi Martin

Action Requested:

Variance to allow a horse (Use Unit 3) on RS zoned property (Section 410)

Location:

6504 W. 60th St. South **(CD 2)**

5. 3010 - Chase Slatton

Action Requested:

Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330) **Location:** 2727 W. 114 St. S. **(CD 2)**

6. **3011 - Ronald W. Hale**

Action Requested:

Variance to allow two dwelling units on a single lot of record in an RE district (Section 208) **Location:** 9210 N Yale Ave. East **(CD 1)**

7. **3012 - Steve Lowe**

Action Requested:

Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207) **Location:** North and east of the northeast corner of East 126th St. N and N. Peoria Ave. **(CD 1)**

8. **3013 - Mitchel Gibson**

Action Requested:

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

Location: 6511 N. St. Louis Ave **(CD 1)**

9. **3014 - Claude Taylor**

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 12438 N Lewis Ave **(CD 1)**

10. **3015 - Edgar Duesenberg**

Action Requested:

Special Exception to permit a mobile home dwelling in the AG district (Section 310)

Location: 6115 E 106th St N **(CD 1)**

11. **3016 - Nathalie Cornett**

Action Requested:

Variance of the minimum land area per dwelling unit requirement and the minimum lot area requirement in an AG district to permit a lot split (Section 330, Table 3).

Location: 16400 S Yale Ave. East **(CD 3)**

OTHER BUSINESS

ELECTION OF OFFICERS:

Current Positions Held:

David Charney – Chair
Don Hutchinson – Vice Chair
Vacated – Secretary
Scott Houston
Michael Hicks
William Tisdale

Review and Approval of 2023 Meeting Schedule.

NEW BUSINESS

BOARD MEMBER COMMENTS

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.



Case Number: CBOA-2914-A

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

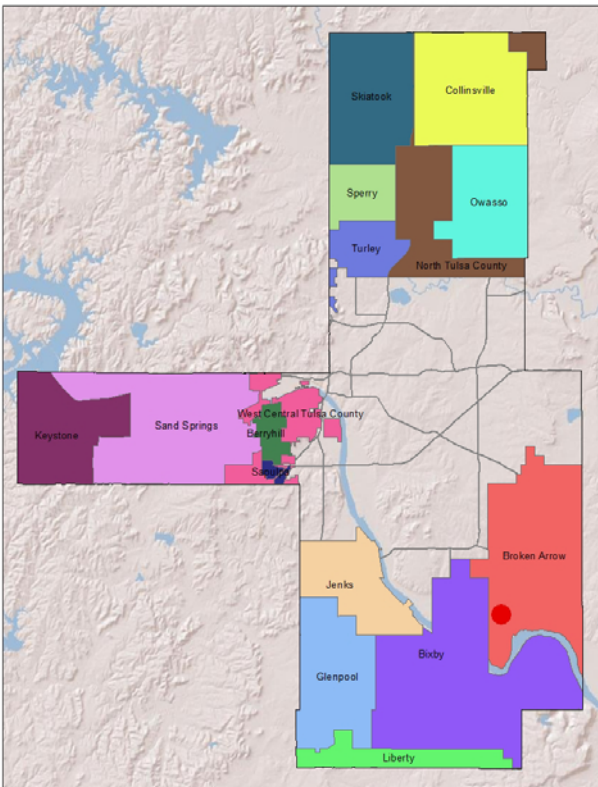
Owner and Applicant Information:

Applicant: Joanna Ford

Property Owner: JOFO LLC

Action Requested: Modification to previously approved conditions regarding exterior material of accessory building (CBOA-2914)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.46 acres

Location: 12833 S 121 AV E

Present Zoning: RS

Fenceline/Area: Broken Arrow

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7405

CZM: 63

CASE NUMBER: **CBOA-2914-A**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Joanna Ford

ACTION REQUESTED: Modification to previously approved conditions regarding exterior material of accessory building. (CBOA-2914)

LOCATION: 12833 S 121 AV E

ZONED: RS

FENCELINE: Broken Arrow

PRESENT USE: Residential

TRACT SIZE: 0.46 acres

LEGAL DESCRIPTION: LT 8 BLK 11, WILLOW SPRINGS ESTATES ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: See Attachment

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

STAFF COMMENTS:

The applicant is before the Board to request a Modification to conditions for a previously approved Variance to permit a detached accessory building to exceed 750 sf in the RS district and a previously approved Variance to allow a detached accessory building to be located in the side yard in an RS district (CBOA-2914 October 2021)

The motion to approve the variance requests of CBOA-2914 required that the accessory building be an all-brick structure. The applicant is requesting that, in lieu of an all-brick structure, they be allowed to use Hardie Architectural Siding (Fiber Cement with Stucco Finish) as the exterior material of the accessory building. They have provided photos of the subject property showing the accessory building and detail of how the finished siding appears. They have also provided photos of other accessory buildings in the neighborhood for reference.

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

Sample Motion:

“Move to _____ (approve/deny) a Modification to conditions of a previously approved Variance (CBOA-2914).”

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

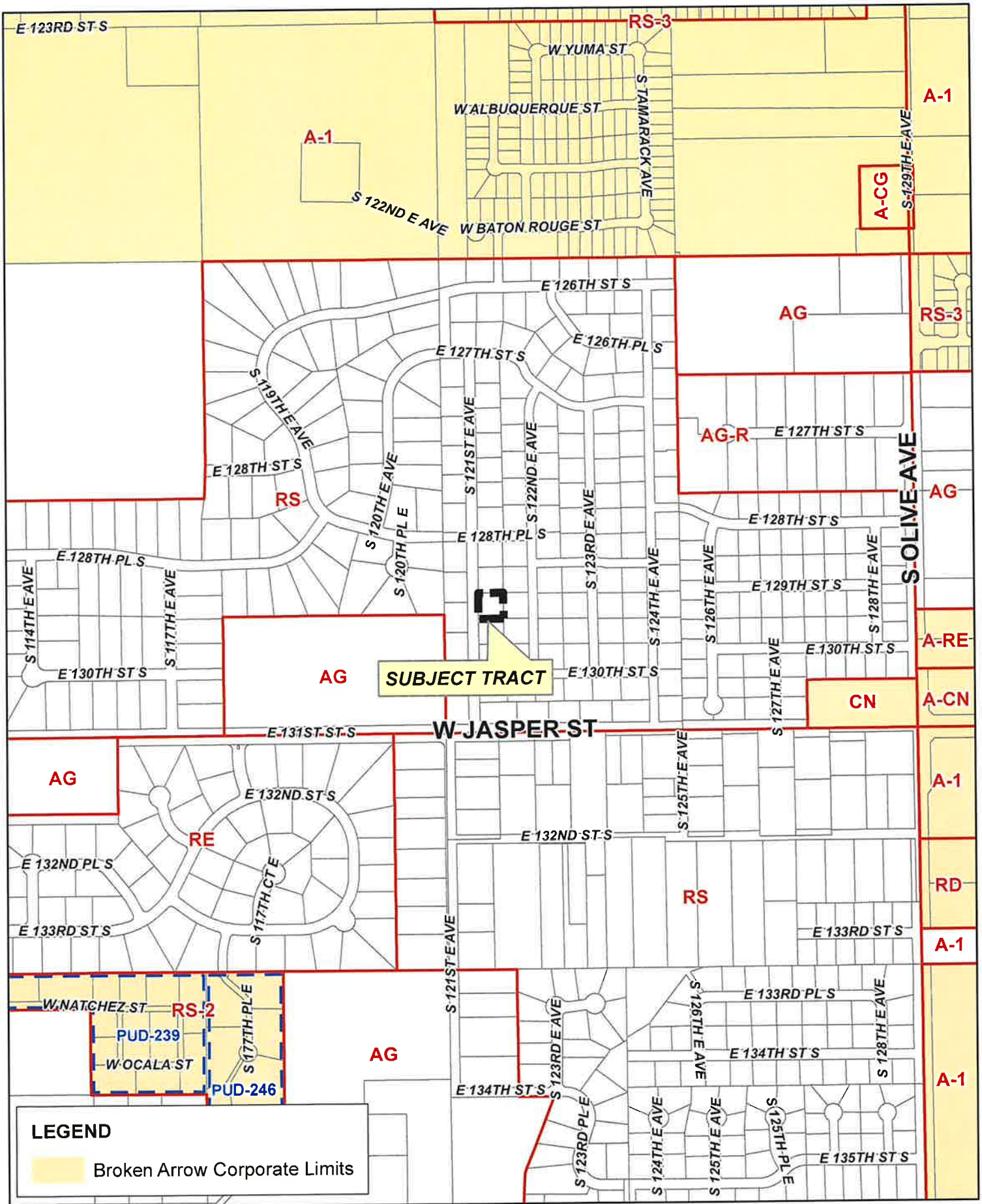
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.

Summary of Surrounding Cases for Detached Accessory Buildings in same neighborhood as
CBOA-2914-A

Case Number	Address	Date	Result	Size of Property	Size of Accessory Building
CBOA-2762	11431 E. 130 th St. S.	08/20/2019	Approved	0.8+ acre	1200 sq. ft.
CBOA-2522	12727 S. 122 nd E. Ave.	01/20/2015	Approved	0.5+ acre	1200 sq. ft.
CBOA-2361	12606 E. 128 th St. S.	01/16/2010	Approved	0.4+ acre	1200 sq. ft.
CBOA-2309	11752 E. 128 th Pl. S.	10/21/2008	Approved	1.1+ acre	2717 sq. ft.
CBOA-1905	11911 E. 126 th St. S.	09/17/2001	Approved	1.4+ acre	1500 sq. ft.
CBOA-1820	12827 S. 117 th E. Ave.	03/20/2001	Denied	0.8+ acre	1454 sq. ft.
CBOA-1402	12856 S. 114 th E. Ave.	03/19/1996	Approved	1.4+ acre	1080 sq. ft.

Subject Lot

CBOA-2914	12833 S. 121 st E. Ave.	10/20/2021	Approved	0.46+ acre	2400 sq. ft.
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CBOA-2914-A



17-14 05





CBOA-2914-A

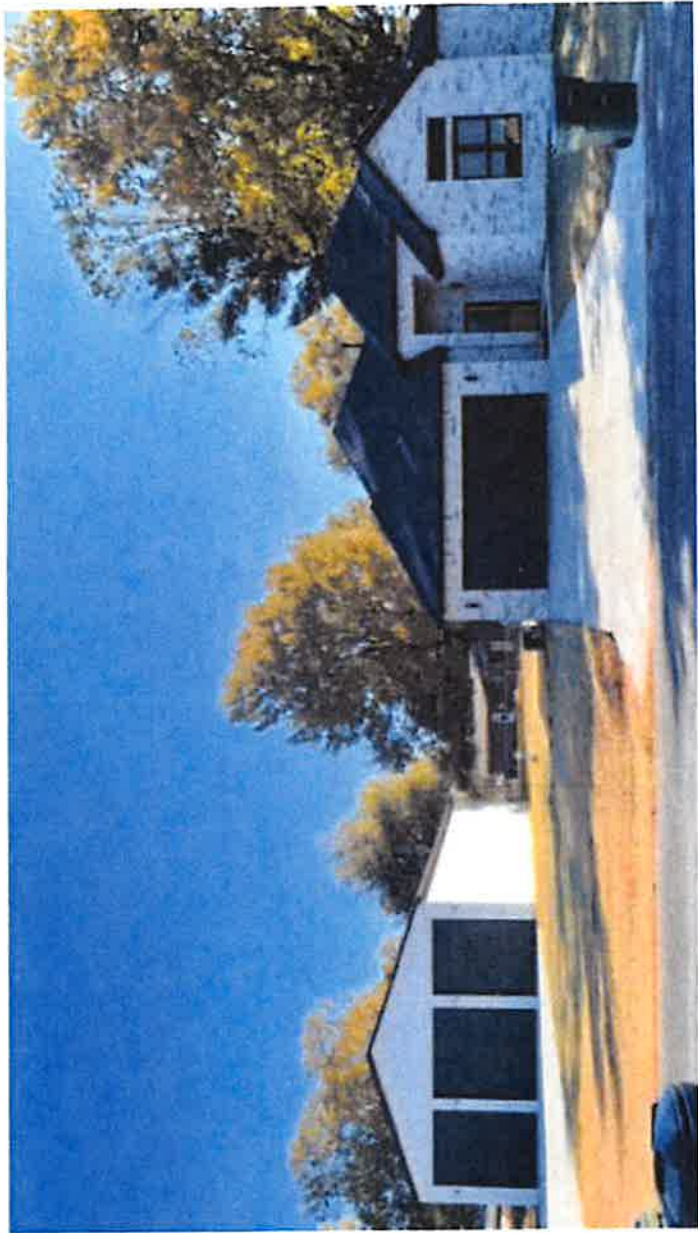
17-14 05

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

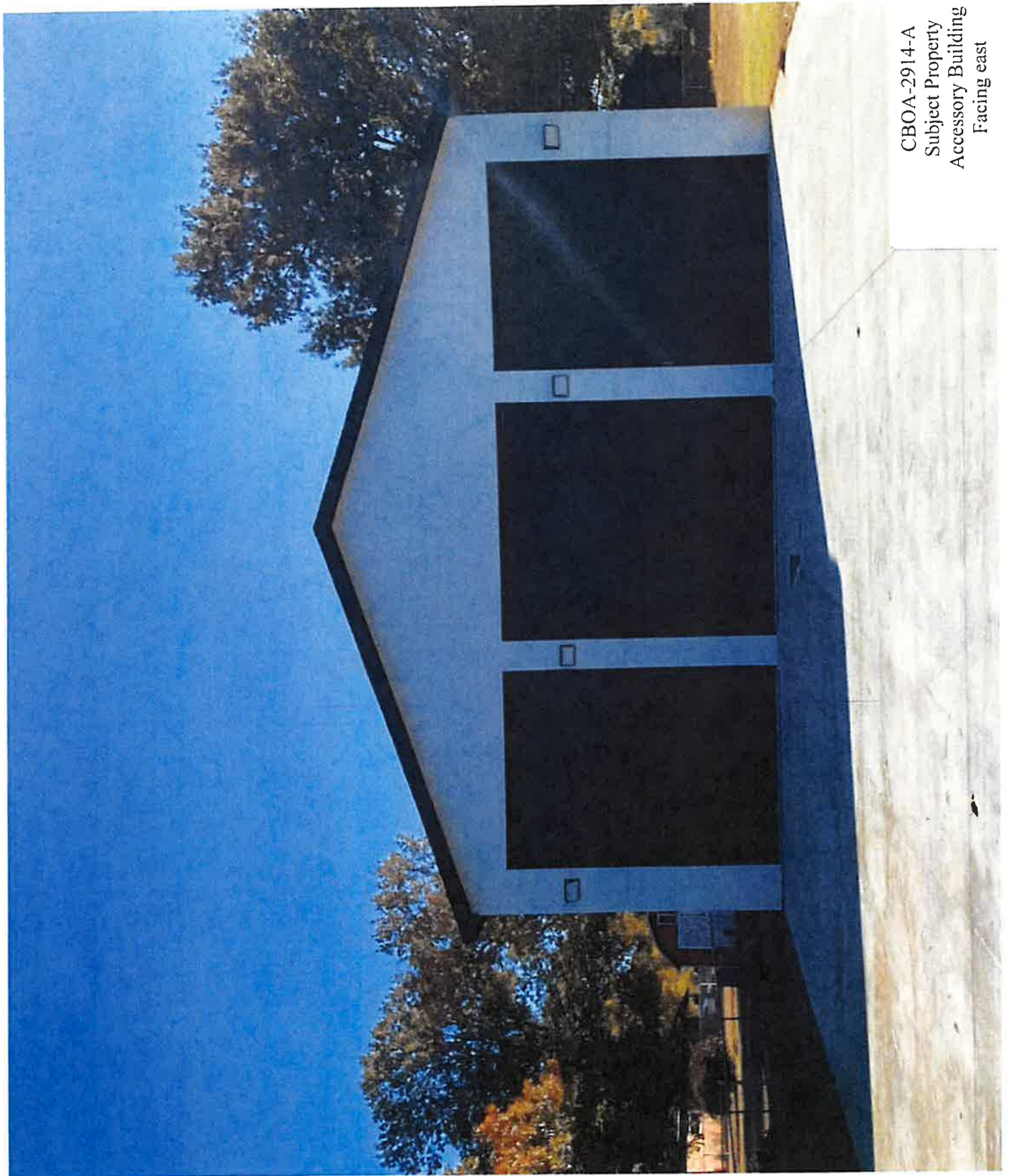
Aerial Photo Date: 2020/2021



CBOA-2914-A 3.6



CBOA-2914-A
Subject Property
Facing east

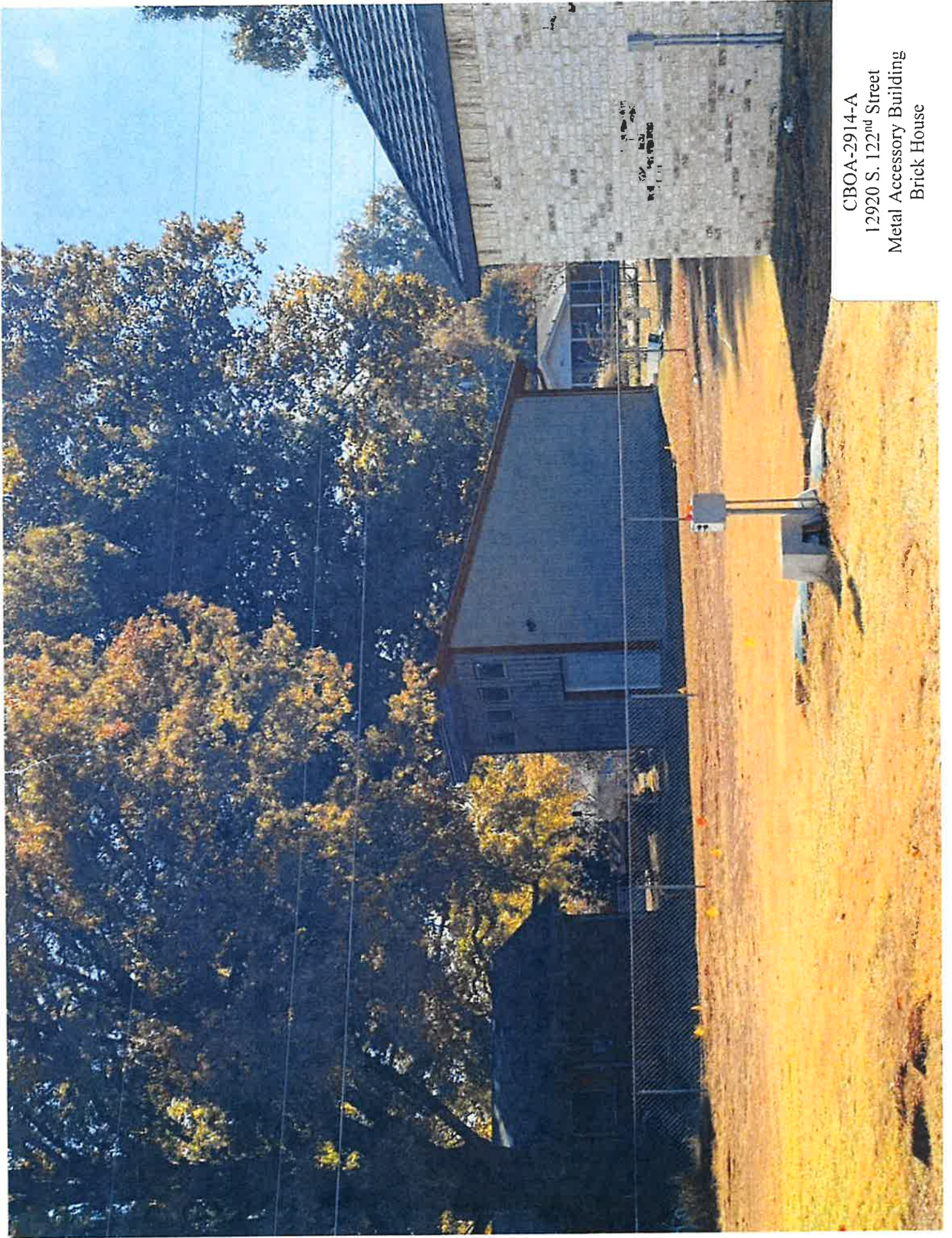


CBOA-2914-A
Subject Property
Accessory Building
Facing east



CBOA-2914-A
Hardie Architectural Siding
(Fiber Cement with Stucco Finish)

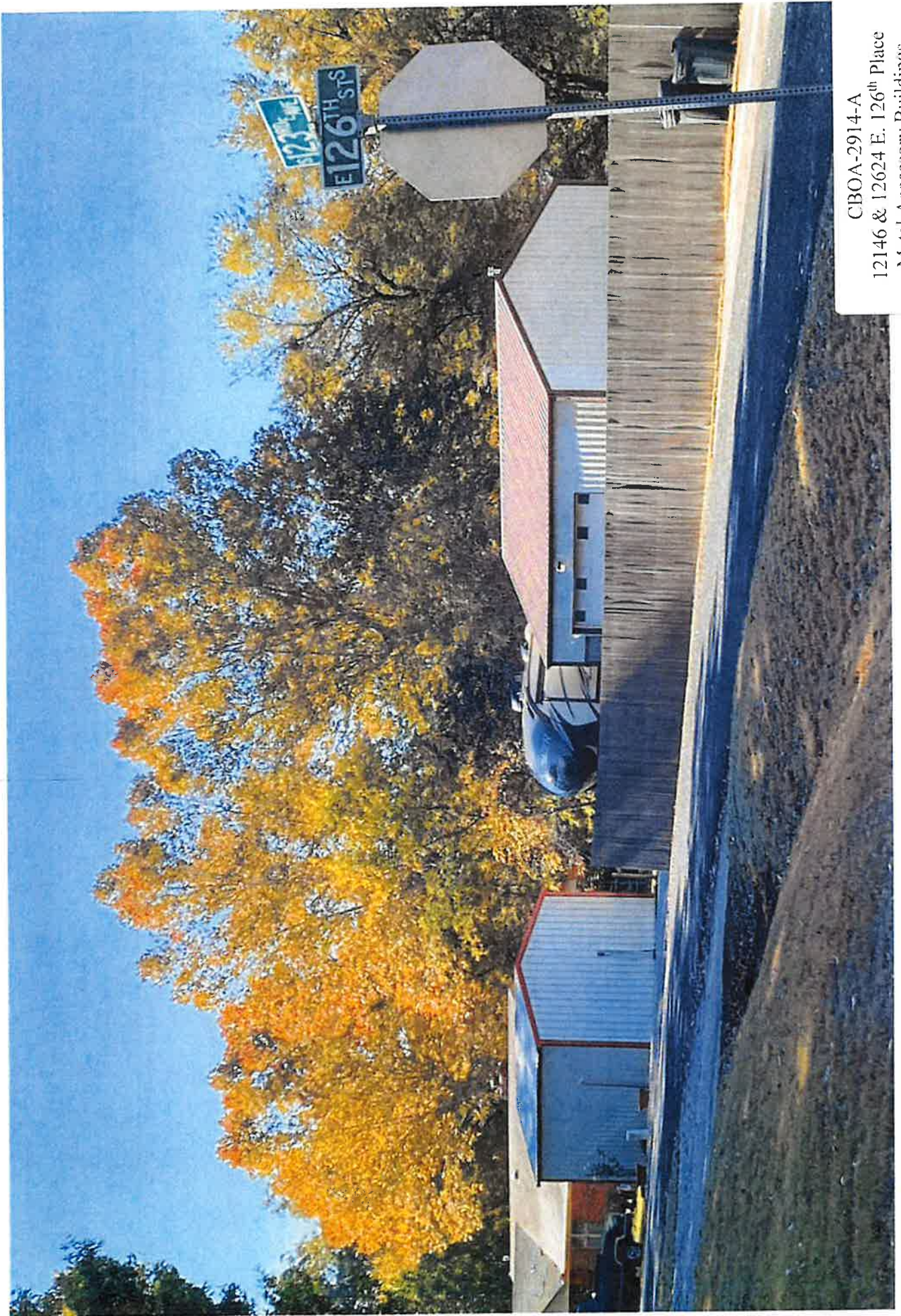
CBOA-2914-A
Examples of Accessory Buildings
in the Neighborhood



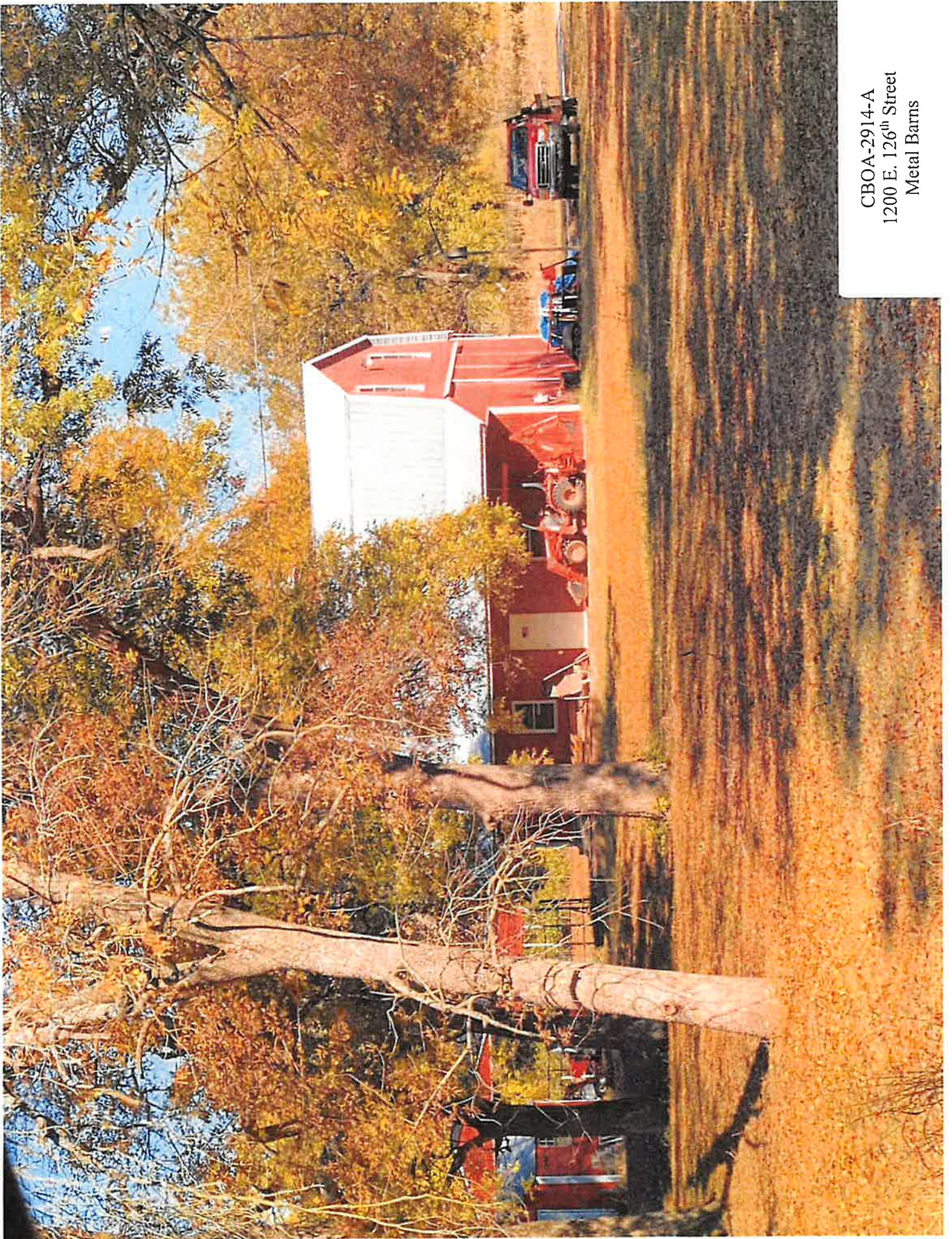
CBOA-2914-A
12920 S. 122nd Street
Metal Accessory Building
Brick House



CBOA-2914-A
12626 E. 126th Place
Metal Accessory Building
Stucco House



CBOA-2914-A
12146 & 12624 E. 126th Place
Metal Accessory Buildings
Brick Homes



CBOA-2914-A
1200 E. 126th Street
Metal Barns



CBOA-2914-A
12600 S. 119th E. Ave.
Metal Accessory Building
Brick House



CBOA-2914-A
12615 S. 119th E. Ave.
Wood Panel Accessory Building
Brick House



CBOA-2914-A
11744 E. 128th Pl.
Metal Accessory Building
Brick House

Approved w/ Board of Adjustments as Plot Plan Shows 5' + 10'

NOTES:



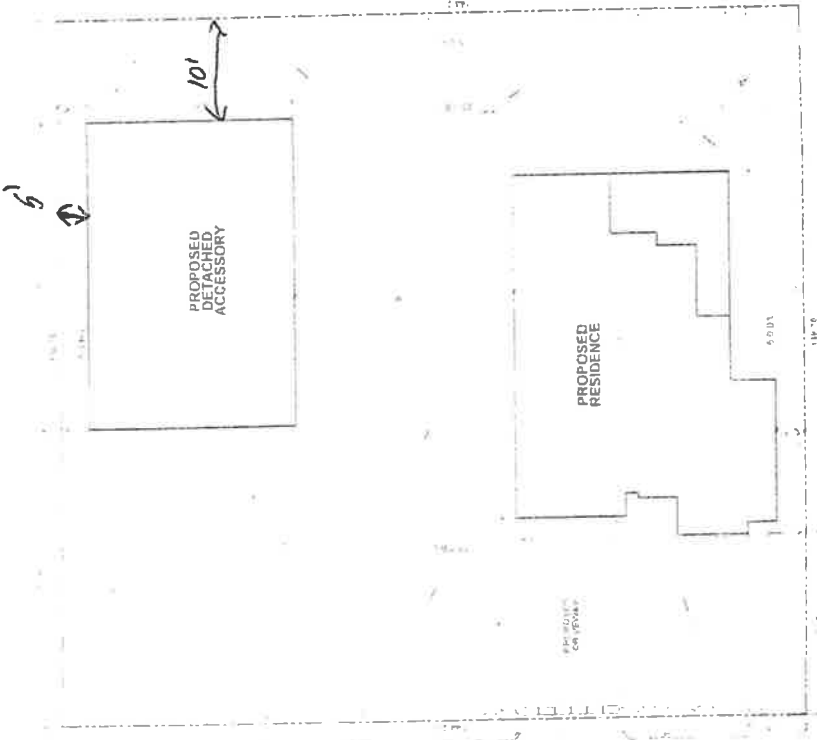
FORD HOMES
WILLOW SPRINGS

PROJECT #
21189

12813 S. 121ST E AVE
BROKEN ARROW OK
74011

ARCHITECTURAL
SITE PLAN

SP



1 ARCHITECTURAL SITE PLAN

LEGAL DESCRIPTION

1.00 ACRES, MORE OR LESS, BEING THE SOUTHWEST 1/4 OF SECTION 16, T12N, R10E, S12E, OKLAHOMA COUNTY, OKLAHOMA.

LIABILITY SPACE

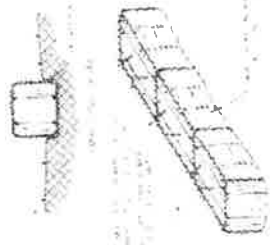
1.00 ACRES, MORE OR LESS, BEING THE SOUTHWEST 1/4 OF SECTION 16, T12N, R10E, S12E, OKLAHOMA COUNTY, OKLAHOMA.



EROSION CONTROL LEGEND

1.00 ACRES, MORE OR LESS, BEING THE SOUTHWEST 1/4 OF SECTION 16, T12N, R10E, S12E, OKLAHOMA COUNTY, OKLAHOMA.

3 SILT FENCE DETAIL



2 HAY BALE DIKE DETAIL



Board of Adjustment

Case Number: CBOA-3009

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

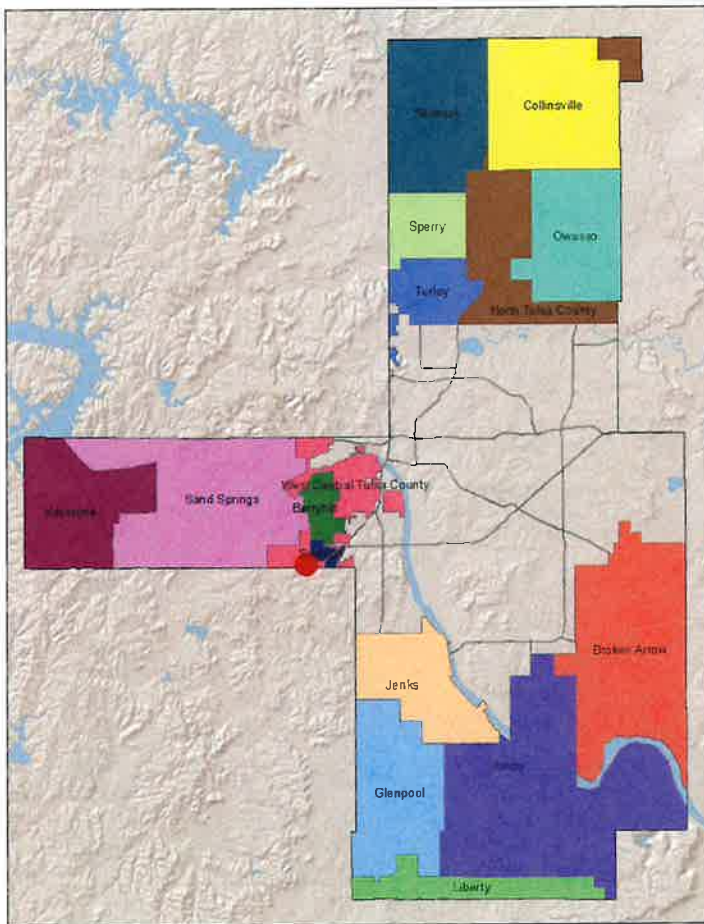
Owner and Applicant Information:

Applicant: Janetta & Bobbi Martin

Property Owner: MARTIN, BOBBI & JANETTA

Action Requested: Variance to allow a horse (Use Unit 3) on RS zoned property (Section 410)

Location Map:



Additional Information:

Present Use: RS

Tract Size: 0.15 acres

Location: 6504 W 60 ST S

Present Zoning: RS

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9231

CZM: 45

CASE NUMBER: CBOA-3009

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Janetta & Bobbi Martin

ACTION REQUESTED: Variance to allow a horse (Use Unit 3) on RS zoned property (Section 410).

LOCATION: 6504 W 60 ST S

ZONED: RS

FENCELINE: West Central Tulsa County

PRESENT USE: RS

TRACT SIZE: 0.15 acres

LEGAL DESCRIPTION: LTS 1 2 BK 60, TANEHA Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. The property is surrounded to the north, south, east and west by RS zoned lots containing single-family residences, with the exception of the lot immediately to the north which contains a church.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to allow a horse (Use Unit 3) on RS zoned property (Section 410).

The keeping of horses on a property is considered a Use Unit 3 – Agriculture use in the Tulsa County Zoning Code. The subject lot is zoned RS, which, per Section 410, Table 1 of the zoning code, does not allow Use Unit 3 uses, therefore the keeping of horses on the subject lot would be require a use variance to allow agriculture uses on the lot.

The applicant provided the statement “I have 2 special needs horses I cannot keep just anywhere. They also serve as therapy horses.” In addition they also stated they were requesting the variance “to keep my horses on our property and continue as holding pens for Tulsa County as they request.”

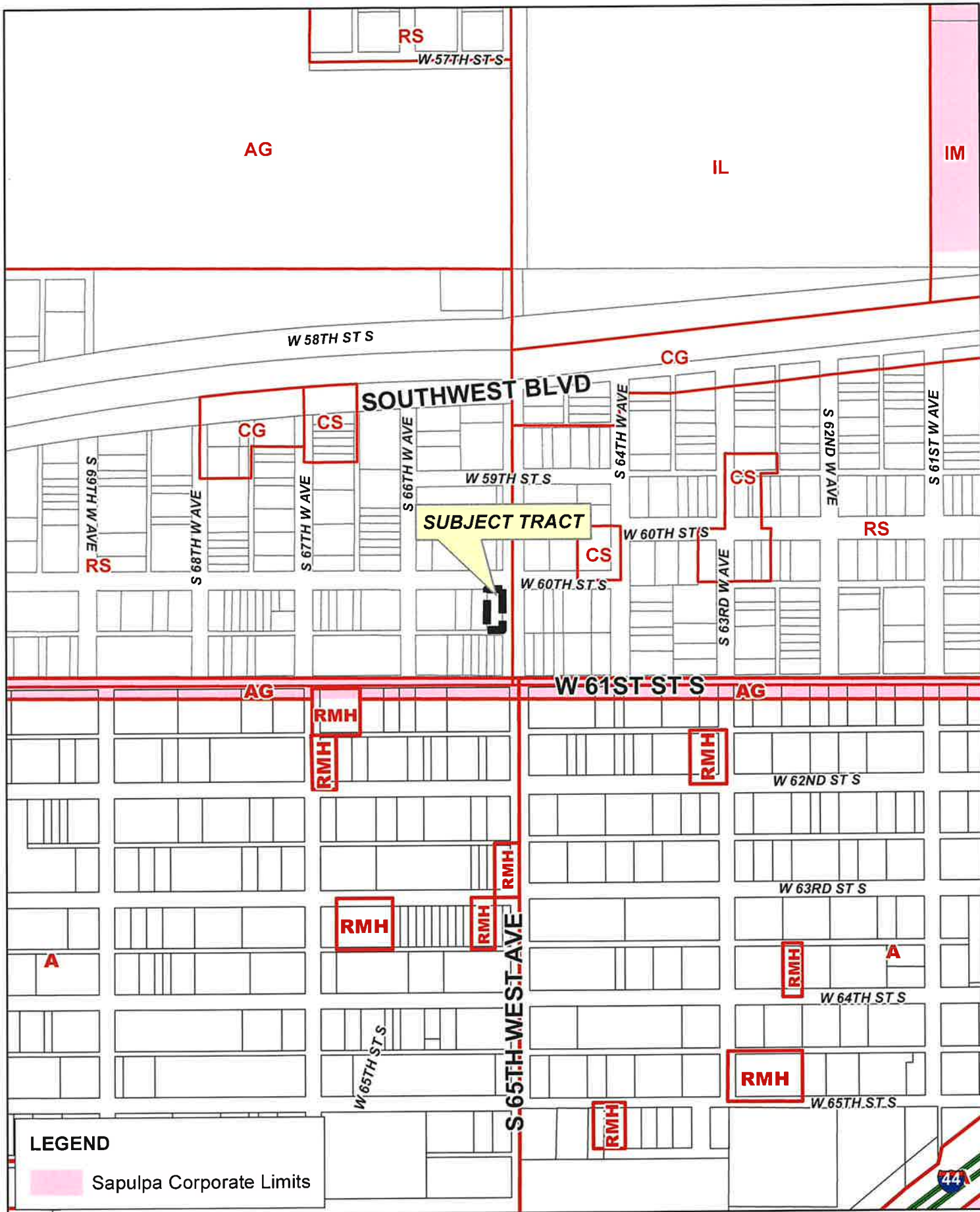
If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) Use Variance to allow horses (Use Unit 3 - Agriculture) on RS zoned property (Section 410).

Finding the hardship to be _____.

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



CBOA-3009

19-12 31

CBOA-3009 4.4





W 57TH ST S

W 58TH ST S

SOUTHWEST BLVD

S 69TH W AVE

S 68TH W AVE

S 67TH W AVE

S 66TH W AVE

W 59TH ST S

S 64TH W AVE

W 60TH ST S

S 62ND W AVE

S 61ST W AVE

W 60TH ST S

S 63RD W AVE

W 61ST ST S

S 65TH WEST AVE

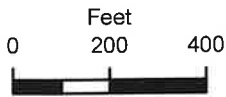
W 62ND ST S

W 63RD ST S

W 64TH ST S

W 65TH ST S

W 65TH ST S



Subject Tract

CBOA-3009

19-12 31

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

Aerial Photo Date: 2020/2021



CBOA-3009 4.5



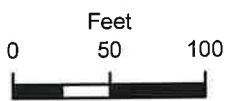
W 59TH ST S

W 60TH ST S

W 61ST ST S

S 66TH W AVE

S 65TH WEST AVE



Subject Tract

CBOA-3009

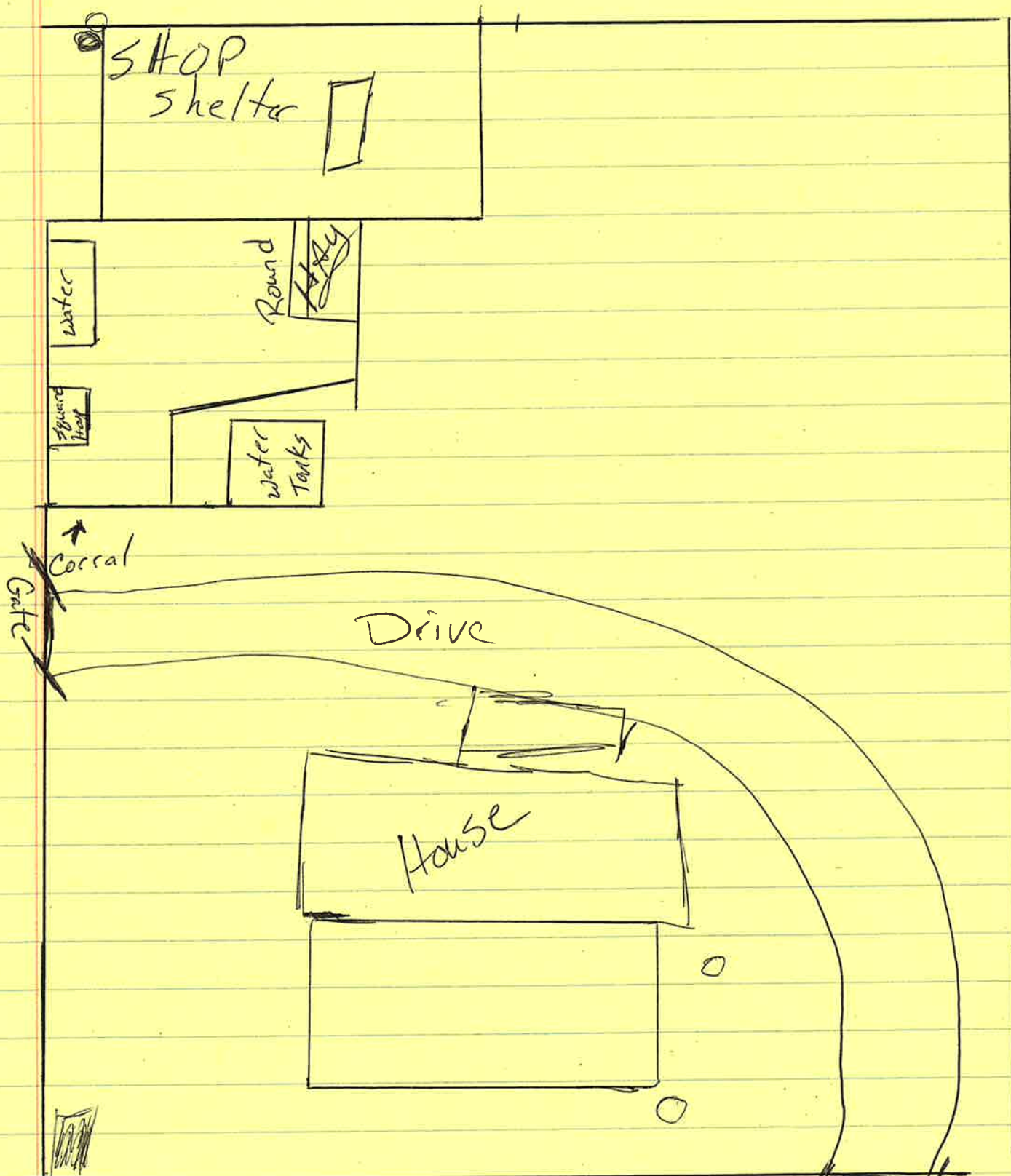
19-12 31

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

Aerial Photo Date: 2020/2021



CBOA-3009 4.6



Case Number CBOA-3009

- ① 6504 W 60th The property is 6500 sqft before you take off for the house foundation the travel trailer the shed + several cars + trailers. O SU Extension Center calls for 5 to 10 acres per horse in Oklahoma that is 217,800 sqft to 435,600 sqft Not quite enough Room.
- ② The person to the west just put in a new mobil home and when he comes out his front door this lot with all the storage stuff + now a horse is what he has to look at.
- ③ I understand they have been told to move the horse a few times because of zoning they move it then move it right back in a week or so.
- ④ Horses + livestock draw a large number of flies mosquitos ticks + rodents



Managing Grazing of Horses

Dr. David W. Freeman
Extension Equine Specialist

Daren D. Redfearn
Extension Forage and Pasture Management Specialist

Oklahoma Cooperative Extension Fact Sheets
are also available on our website at:
<http://osufacts.okstate.edu>

Few horse owners prioritize grazing and forage management. Money is wasted by feeding more supplemental feed, and the appearance of the grazing area is undesirable. Lack of expertise and prioritizing of forage management may be the most frequently occurring mismanagement practice.

How can horse owners control grazing of horses so they get the "best" out of pastures, and keep them from "tearing up" a pasture?

These are simple questions with not so simple answers. In order to maximize utilization of pasture on the farm, owners need a general understanding of how horses utilize forage, factors affecting animal performance on pastures, and knowledge of grazing behavior of horses. Combining these "animal factors" with agronomic factors will allow owners to set realistic goals and design pasture plans that meet them.

Outlined below are several considerations for management of the "animal factors" that can assist in the success of maximizing forage utilization for horses. Additional information, including recommendations on forage types and agronomic practices to enhance forage production, can be obtained from OSU Extension Facts, ANSI-3980 "Forage for Horses."

Intake Limits of Horses on Forage Diets

How much forage a horse **can** eat and how much forage a horse **will** eat are two entirely different items. Mature horses on complete hay diets can consume up to 2.25 percent to 2.75 percent of their body weight in hay on a daily basis. Therefore, in situations where hay is full fed and highly palatable, a mature 1,200 pound horse can consume about 30 pounds of hay per day. The upper limit of dry matter intake on pasture should be similar or slightly less than the dry matter intake expected on all hay diets. Wet forages such as immature winter grains may have less intake of dry matter because large amounts of water are ingested as part of the plant.

Several factors influence voluntary intake, making it difficult to estimate how much pasture forage a horse will eat. Some pastures and grasses are more palatable than others. Lush, immature, growing forages are more readily consumed than tall, weedy, unpalatable forages. Horses introduced to lush pastures from a dry lot or stall will routinely graze aggressively the first few days as compared to their intakes after they are acclimated to the forage. Initial intake can be large enough to cause founder or colic unless owners restrict grazing.

Extremely cold, wet, windy, or hot weather reduces the

amount of time horses graze. Supplemental feeding decreases the amount of time horses graze. In addition to the obvious reduction of appetite from the supplemental feed, horses will quit grazing and stand around feeding areas for several hours in anticipation of receiving grain mixes.

Forage palatability. Palatability refers to a horse's preference for different forages. Typically, small grains, annual and perennial ryegrass, bluestems, and bermudagrass are highly palatable for most horses. Ryegrass, wheat, oat, rye and triticale forages are acceptable to horses. Of these, ryegrass, wheat, and oats are the most preferred. Palatability studies on legumes suggest that horses readily accept crimson, berseem and subterranean clovers. Arrowleaf clovers and vetch have significantly lower palatability.

Palatability is relative between different horses and the previous forages they have eaten. Forage types that are the sole source of pasture may show high palatability, whereas the same forage in a multi-forage pasture may go ungrazed. Given time, horses will pick and choose one forage over others in pastures with several forage species. Spot grazing occurs in horse pastures because of forage preference.

The order of palatability of different forages changes as the pasture changes with the seasons that affect growth of different forages in the pasture. Also, horses raised on a particular forage accept forage more than horses without previous exposure to the forage.

Forage Nutrient Utilization

A limited amount of research and a large amount of casual observation indicates forage diets can supply the nutrient needs of several classes of horses. Availability of sufficient amounts of high quality forage is usually the limiting factor.

Compared to cattle, horses have less ability to digest energy of high quality forages. When consuming high quality forage, horses will compensate for slightly lower digestion rates and faster passage rates by higher voluntary intakes of dry matter. Horses digest highly lignified forage (mature, stemmy forage) poorly. Energy digestibility coefficients for forages decrease from more than 50 percent to less than 30 percent as quality of forages decreases. Similar ranges of forage quality may affect energy digestibility in cattle 2 or 3 percent compared with the 10 to 20 percent in horses.

Protein digestibility in hays typically range from 50 to 70 percent. Protein digestibility of forages in pastures would be

expected to be similar to hays of similar maturities. As with energy, digestibility of protein in forages can be expected to vary between forage species and within species at different stages of growth. One research trial comparing different hays calculated the protein digestibility of high quality bermudagrass at 57 percent, low quality alfalfa at 66 percent, and high quality alfalfa at 73 percent.

Protein digestion within the horse's digestive tract is also significant. Feed not absorbed in the small intestine travels to the hind gut. Protein in forage is better utilized when digested in the small intestine rather than the hind gut. Horses digest protein in low quality forage (stemmy, mature) mainly in the hind gut. Protein in low quality alfalfa is digested mainly in the hindgut, whereas almost $\frac{1}{3}$ of the protein in high quality is digested in the small intestine. Maximizing protein digestion in the small intestine is especially important when meeting needs of growing horses and broodmares.

Forages are also a good source of minerals and vitamins. Mineral content of forages vary between different forage species and in similar forages at different stages of growth and pasture locations. Agronomic practices such as fertilization alter mineral profiles of forages. As a general rule, balance calcium to phosphorus in forages for all classes of horses. However, the amounts of the two minerals may be deficient, especially for growth, exercise, and broodmare production. Additional minerals should be fed as a supplement at regulated intakes. Mineral supplement with equal parts of calcium and phosphorus can be supplied free choice, however, large variations of intake will occur nonrespective of a horse's nutrient needs. Forages also are an important source of many vitamins, especially vitamin A containing compounds.

Estimating Correct Stocking Rates

Proper stocking rates, or the number of horses per unit of land area, are affected by several factors such as size of horses, forage species, soil type, season of the year, environmental moisture, fertilization, and length of time horses have access to a pasture. These factors make it difficult to provide stocking rate recommendations at rates of number of head per land area. To avoid variability, research trials quantify stocking rates as amounts of forage per amounts of animal weight, e.g. pounds of forage dry matter per 100 pounds of live animal weight.

In one study of yearling horses grazing high quality, well-managed bermudagrass pasture, forage allowance of 60 pounds of forage dry matter per 100 pounds of live weight provided the maximum average of daily gain. Denser stocking rates greatly reduce average daily gain. At proper stocking rates, thick stands of bermudagrass of 4 to 6 inches in height are grazed to a minimum of 2 to 3 inches, and managed so the grass does not become in short supply or too mature. Under optimal conditions, non-supplemented yearlings on well-managed, high quality bermudagrass can gain 1 to 1.2 pounds of body weight per day. Yearling gains on well managed cool season, small grain pastures (rye, wheat) may be slightly less (.8 to 1 pound per day), probably due to the intake of large amounts of water in small grains. Water fill may not allow for enough dry matter intake to facilitate moderate growth rate.

The availability of supplemental grain has been shown to affect yearling growth both positively and negatively in several grazing trials. Yearling gains on properly stocked,

well-managed bermudagrass pasture have been improved by supplementing grain at 1 percent (6 to 8 pounds grain per day) of body weight per day. However, yearling gain was decreased in another group in which half this amount of grain was fed daily. The probable cause was the grazing behavior was altered by them spending more time waiting around feed troughs. Apparently, the benefit of the supplemented grain did not offset the lower forage intake from less time spent grazing.

Supplemental feeding of yearlings on small grain pastures appears to be of more value for increasing performance compared with bermudagrass pastures. One trial reported yearling gains on small grain pastures increased from 0.8 pounds per day to over 1.5 pounds per day when grain was fed at 1 percent of body weight per day.

Considerable management accompanied the previously mentioned research to manage forage quantity and quality. Bermudagrass was managed so horses grazed thick stands that were 4 to 6 inches in height. Small grains should be managed so forage growth is 6 to 8 inches tall. This will result in maximum quantity and quality of forage. Animal performance will be extremely limited at high stocking densities, seasons of the year when grasses are dormant, and in pastures with poor quality forage.

Usually, forage heights are too short on horse farms because of overgrazing. Overgrazing severely limits forage production and forage intake. When the herbage height of bermudagrass decreases below 3 inches in height, it severely reduces the average daily gain of yearlings. This relates to the increased nutrient availability in leaves, compared to the stem portions of the plant. The top layer of pastures have a higher leaf content. **It is important for horse performance as well as forage growth to allow a pasture to develop adequate leaf area before grazing, and provide periodic rest from grazing to allow forages to recuperate and maintain productivity.**

As previously noted, nutrient content and digestibility can be expected to decrease as forage becomes mature. Some species of forages, such as bermudagrass, grow rapidly in optimal environmental conditions. During these times, grazing might need intensified to maintain acceptable maximum plant heights and maturity. Bermudagrass should be managed to remain 3 to 6 inches tall during grazing periods.

Differences in forage growth during different times of the year, the available forage per land area, and horse weight make general recommendations for stocking rates of number of head per land area inaccurate. Under controlled grazing systems which allow optimal quantity and quality of forage, stocking rates as intense as one mature, nonproducing horse to 1 to 1.5 acres of thick, productive bermudagrass at 4 to 6 inches of growth have been successful. The same stocking rates on small grains would require 6 to 7 inches of plant growth. Pastures that have less dense forage, shorter forage heights, or not intensely managed will require more acreage per horse. Unimproved, productive, native grass pastures in Oklahoma may require 5 to 10 acres per horse.

Grazing Behavior of Horses

Horses tend to be the hardest type of livestock on pastures. Pastures with cattle are usually more uniformly grazed, weeds are not as large a problem, and overgrazing is not

as immediate. Many of these observations are true because horse pastures tend to be overstocked.

These observations are also true because of the grazing differences between horses and cattle. Horses' biting style allows them to clip plants off close to the ground causing severe problems for plant regrowth. Also, horses tend to group around certain areas, killing the forage in this area and exposing the bare ground to erosion and propagation of weeds. Some horses tend to defecate in localized areas which causes manure buildup and reduced palatability of forage in these areas. The most difficult behavioral trait to overcome in horses is their selective grazing instinct.

Horses selectively graze pasture because of palatability of different types of forages and different stages of maturity of a specific forage. Horses selectively graze immature and less stemmy varieties of forage. This selectivity continues so small areas with short, new growth are continually overgrazed while surrounding areas grow past the point of desired maturity and palatability.

Selectivity results in spot grazing which reduces forage production and intake of high quality forage. As desirable species of forages are grazed out in the spots of overgrazing, less desirable, weedy species tend to increase. Surrounding areas become overly mature, and less digestible and palatable. Horses can quickly turn a pasture into a weed patch or dry lot unless both grazing and agronomic practices are employed.

Use of controlled grazing. Many horse farms, especially those with small acreages, can benefit from some type of controlled grazing system. Controlled grazing can be practiced by limiting the time per day horses have access to a pasture and/or by dividing pastures into smaller areas or "cells" and practicing rotational grazing. These practices will increase total forage production, increase the days that forage is available, and will help sustain higher stocking rates.

Access to pastures can be implemented around other farm routines such as morning and evening feedings. In that plan, horses could graze for 8 to 10 hours between feedings. However, shorter grazing periods, such as 4 hours per day, may provide better results, especially when forage supply or land area is limited.

Rotational grazing plans require the use of more than one pasture, or larger pastures can be subdivided into two or more grazing cells by the use of temporary fencing. Horses are moved as a group from one cell to the next as forage growth and consumption dictate. The time for grazing one cell may vary from one or two days to several weeks depending on stocking rates and forage growth. Although stocking rates are increased because of the reduction of land area, the grazing relief periods that the nongrazed cells receive help to prolong the forage growing season. Also, spot grazing typically will be reduced and horses can have access to forage maturities that are most efficiently digested.

A rotational system for bermudagrass pastures should maintain a minimum of 2 inches of grass in each cell. The pasture should be subdivided so it takes 3 to 4 weeks to move horses through all the cells. Cool season heights should be grazed to maintain a 3- to 4-inch minimum. Small grain cool season forages are especially susceptible to trampling, so restricting animal traffic during wet weather will help maintain forage growth.

Typical fencing alternatives include the use of multi-wire electric fencing or electrified poly-tape. Horses placed behind

temporary fencing must be adapted to it. Using temporary fencing in large areas will allow horses to become accustomed to it before confinement in smaller grazing cells. Providing visibility of temporary fencing by using ribbons on wire fencing or by using products such as poly-tape will assist the success of confinement. Also, horse behavior must be understood. Horses cannot be stocked as densely as other species of livestock because of their high level of aggressive behavior. So, use of small cell grazing for large numbers of horses has limitations.

Considerations for Small Acreages

Small acreage horse farms are difficult to manage so that forage is optimized for both esthetic and nutritional value. Horse owners must be realistic about the limitations of land area and stocking rates. Some areas are too small to grow forage and are better defined as dry lots rather than pastures. Nonetheless, some forage species are better at recovering from overgrazing and trampling in smaller areas. Bermudagrass is an example of a tolerant grass species that will stand significant abuse while maintaining significant regrowth. The best recommendation for small areas is to restrict grazing by limiting grazing time. When areas are large enough, divide the pasture into cells and rotate horses around areas during times that forage is productive.

Small acreage horse owners must aggressively practice agronomic measures to promote forage growth. Introducing improved varieties of forage, dragging manure piles, and fertilization are common practices that need implemented. Areas that are subject to erosion and near flowing watersheds may need protected by fencing to prevent overgrazing, loss of soil, and silting of waterways.

Some Recommendations to Manage Grazing in Horses

The scope of this article is confined more to grazing considerations than forage management practices such as forage specie selection, fertilization, weed control, and mowing. Oklahoma Cooperative Extension offices provide additional resources on these subjects. Several recommendations for managing grazing of horses are provided below.

- The goal of forage management is to maintain the desired supply of digestible forage to grazing horses. Mature forage and weedy forage types are not efficiently digested.
- Establishing forage depends largely on what plant species are best adapted to the soil type and geographical area, and the types and levels of agronomic inputs owners are willing to employ.
- The length of forage grazing season will depend on use of warm and cool season forages, rainfall, grazing management, and agronomic practices employed.
- Don't overestimate the available forage for stocking rate determination. Trees, sacrifice areas, overgrazed areas, and brush must be considered.
- If pastures are of adequate size, decrease sacrifice areas by practices such as frequently relocating feed troughs in pastures.
- Consider time limit grazing and rotational grazing programs, especially when housing horses on small acreages.

- Rotational grazing, companion grazing with other types of livestock, spreading of manure piles, and other management practices will reduce spot grazing.
- Pasture forage should be maintained at minimum optimal heights. Although complete removal of horses from pastures is not possible on many farms, rotational grazing or limited turnout time will help establish initial growth, and allow for regrowth during the active season of forage growth.
- Horses should be gradually introduced to forage types that are high in nutrients such as winter annuals. For example, start turn outs for 30 minutes once or twice per day for a couple of days, followed by a couple of days with access of 4 to 6 hours before continual turnout. Watch the horse's health and behavior to determine how quickly to advance this introductory period. Allowing horses free choice hay while not on pastures during the introductory period will help decrease their appetite when they are turned out.
- Selection of forages to establish needs to be based on desired forage production times and amounts, forage compatibility to the geographical area, the expected grazing and trampling pressure, and the expected grazing and agronomic practices to be followed. In Oklahoma, the most common warm season perennials are bermudagrass and native prairie grasses. More information on specie selections and agronomic practices are found in OSU Extension Facts, ANSI-3980 "Forage for Horses" and from the Oklahoma Cooperative Extension Office in each county.

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Fly Control for Suburban or Small Acreage Horse Owners

Justin Talley
Assistant Professor

Oklahoma Cooperative Extension Fact Sheets
are also available on our website at:
<http://osufacts.okstate.edu>

Introduction

Increased horse ownership in or near suburban areas can lead to difficult pest management decisions, especially when dealing with arthropod pests associated with horses. Arthropod pests of horses can range from on-host parasites (e.g., lice, ticks, mites) to flying pests (e.g., mosquitoes, stable flies, horse flies) that are a nuisance to neighbors. There are three basic issues to consider when assessing pest populations in or near horse barns: 1) Is this pest considered a vector of a detrimental disease to horses or humans (e.g., mosquitoes and West Nile Virus)?; 2) What potential areas exist that could serve as breeding habitats for pests?; and 3) What type of control strategy should be implemented to reduce the pest population? These issues are important, especially in areas where your nearest neighbor is just a few feet away instead of a mile or more.

IPM

Integrated Pest Management (IPM) is a "whole-concept" approach to pest management and incorporates several different control strategies to suppress the pest. While most IPM efforts are focused on crops, it is applicable to livestock systems as well. When used properly, a good IPM program can lead to a reduction in the use of pesticides. This is important in suburban areas where improper use of pesticides can lead to environmental contamination and poisoning. The main goal of an IPM program is prevention of pest outbreaks, especially when dealing with arthropods that can transmit diseases. However, prevention does not necessarily mean employing control strategies on a continual basis to discourage pest development. One of the major aspects of a successful IPM program is employing control strategies that are timed to be economically beneficial while maintaining environmental integrity.

Flies

Flies are considered the most important insect pest of horses. The fly complex includes mosquitoes that can carry West Nile Virus (WNV), blood feeders such as horse flies and stable flies, nuisance pests such as house flies, and gastrointestinal parasites such as bot flies.

All flies have the same life stages that include egg, larva, pupa, and the adult (Figure 1). The adult is the pest stage of the life cycle for most flies, but the horse bot fly is one of several exceptions where the larva is the primary pest stage. The specifics of the fly complex will be highlighted below.

Tabanids (Fig. 2)

- More commonly known as deer flies and horse flies (1/2 to 1.5 inch).
- Blood sucking pest.
- Only females feed on horses, they need blood specifically as a nutrient requirement for egg development.
- Larvae develop in aquatic or semi-aquatic areas.
- Usually just one generation per year, but can vary between species.
- Bites are annoying and painful to horses.

Control:

- Frequent use of a pyrethroid insecticide formulated with a repellent.
- Locate animals away from wooded areas during peak tabanid activity (June through September).
- Most tabanid flies do not enter barns, so stabling your horses during peak activity (June through September) can be beneficial.

Biting Midges (Fig. 3)

- More commonly known as "no-see-ums."
- Blood-sucking pests.
- Very small (1/16 to 1/8 inch).
- Only females feed on horses, they need blood specifically as a nutrient requirement for egg development.
- Prefer to feed on calm, windless nights.
- Many different species with diverse larval habitats.
- Usually have multiple generations per year.
- Can cause hypersensitivity in horses.

Control:

- Stabling horses during peak activity (calm nights) provides protection.
- Biting midges are weak-flying insects, so fans can be helpful.
- Insecticide-treated screens can provide a protective barrier.

Stable Flies (Fig. 4)

- Resemble house flies, but have rigid piercing mouthpart, that protrude forward (1/4 to 3/8 inch)
- Blood feeder.
- Optimum habitat for larval development includes areas of hay/feed mixed with manure.
- Multiple generations per year.
- Both males and females feed on horses.

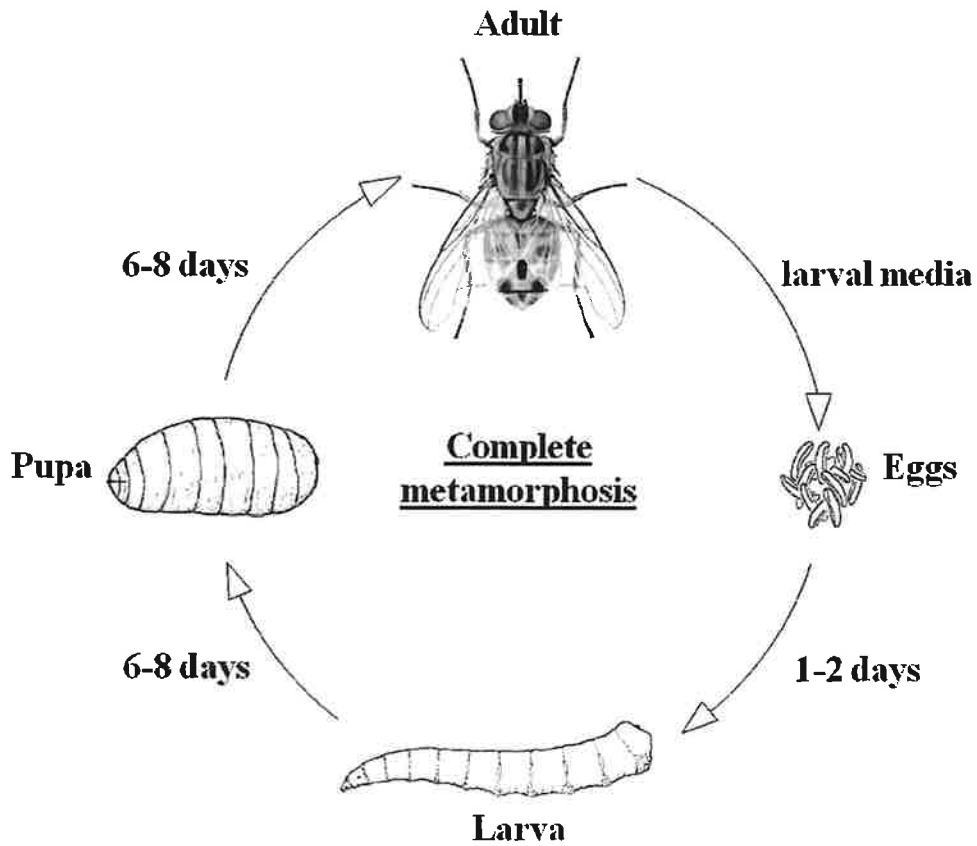


Figure 1: Genral life cycle of flies.
 Credit: R. Grantham, Oklahoma State University

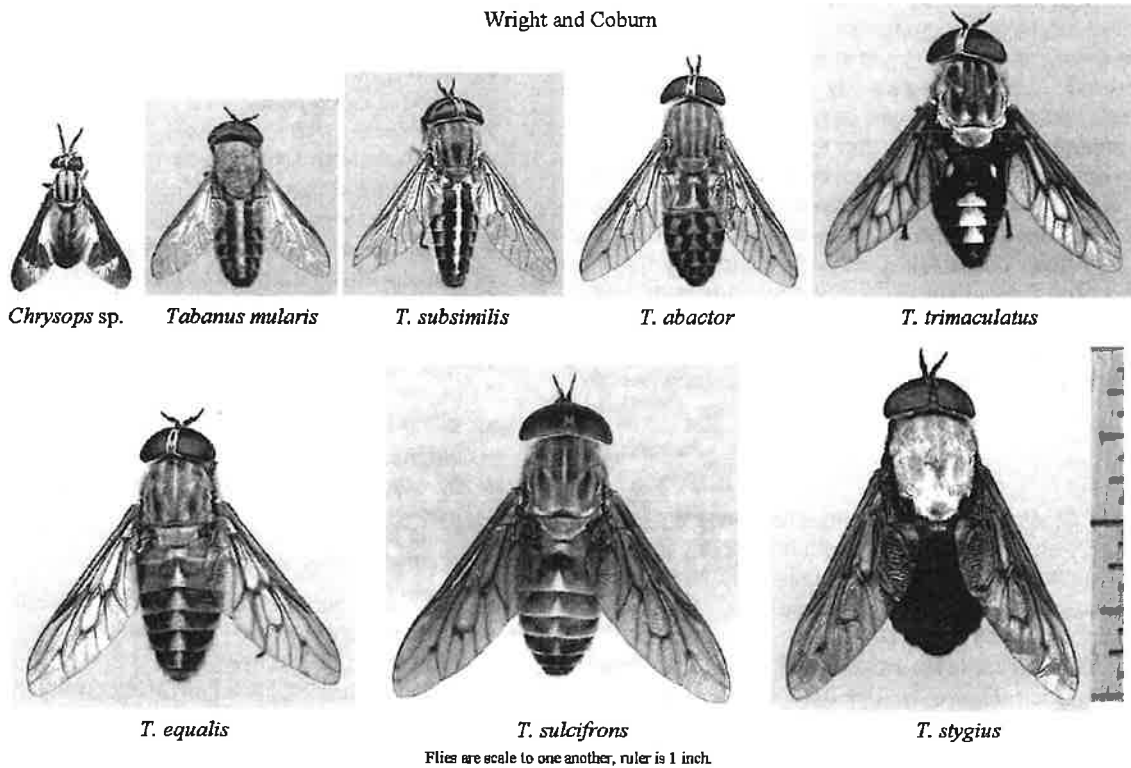


Figure 2: Common horse and deer flies in Oklahoma.
 Credit: Wright, Coburn, and Grantham; Oklahoma State University.

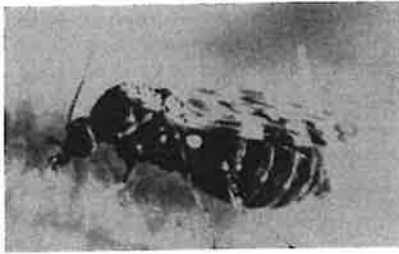


Figure 3: Culicoides midge.
Credit: USDA

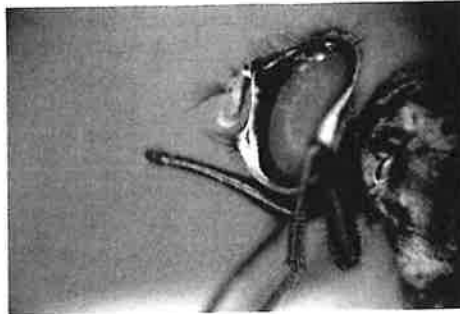


Figure 4: Stable fly.
Credit: A. Broce. Kansas State University.



Figure 5: Adult mosquito.
Credit: R. Wright. Oklahoma State University.



Figure 6: Adult house fly.
Credit: R. Brown. Kansas State University



Figure 7: Adult common horse bot fly (left) and a generalized life cycle (TB= throat bot; CHB= common horse bot; NB= nose bot) (right).
Credit: A. Broce. Kansas State University.

- Preferred feeding sites are the legs or underside of the animal.
- Bite is painful and results in leg stomping behavior in horses.

Control:

- Most effective measure is the removal of larval habitats such as spilled feed or hay.
- Residual insecticide applications should be directed toward the legs and underside.
- Stable flies rest on vertical surfaces such as barn walls, so residual insecticide should be directed in those areas.

Mosquitoes (Fig. 5)

- Usually go unnoticed.
- Most active feeding period is two hours after sunset
- Blood feeder (<1/16 to 1/8 inch)
- Only the female feeds, they need blood specifically as a nutrient requirement for egg development.
- Larvae develop in permanent water sources or areas with fluctuating water such as low lying areas, tree holes, old tires, or containers.
- Multiple generations per year.
- Horses located near urban areas are more likely to experience higher mosquito pressures due to artificial habitats that retain water.
- Primary concern is disease transmission (e.g., West Nile Virus, Eastern Equine Encephalitis, Western Equine Encephalitis).

Control:

- Reducing larval habitats is a key component to a successful control program (eliminate standing water).
- Direct insecticide application to the horse can be beneficial, but may not be adequate during heavy mosquito outbreaks.

House Flies (Fig. 6)

- Non-biting fly.
- Medium-sized fly (3/8 inch).
- Larvae develop in many sources, but are most commonly found in decaying organic matter and prefer manure.
- Cause stress to horses by feeding on eye secretions.
- Large populations can create problems with non-agricultural neighbors.

Control:

- Sanitation is a key component to reducing house fly populations.
- Chemical control strategies are helpful, but should always be combined with routine sanitation practices.
- Residual sprays applied to barn walls can also limit house fly populations.
- Fly baits, strips, sticky traps, and electric grids can be helpful in enclosed spaces.
- Fly masks will limit irritation to horses.

Bot Flies (Fig. 7)

- Large flies that are bee-like in appearance (1/2 inch).

- Three main species throat bot, common horse bot, and nose bot.
- Larval stage causes injury in horses.
- Life cycle approximately one year.
- Adult flies attach their eggs to the horse's hair.
- Larvae (bots) burrow into the lips and tongue causing temporary irritation.
- Larvae then migrate to the stomach and remain there for up to 10 months.
- Larvae travel through gut and are excreted with manure.
- Larvae pupate in the ground for one to two months.

Control:

- Many of the currently available endectocides that contain ivermectin for the treatment of internal parasites will control horse bots when routinely applied.

Special points should be considered for horse owners in suburban areas:

1. While flies may be perceived as an everyday issue for horse owners, non-agricultural residents around you may perceive flies as an indication of unsanitary conditions.

2. Sanitation is a good overall management technique and reduces the amount of larval habitats where flies can lay eggs.
3. If insecticide applications are warranted, they should be applied when human activity is low, and when environmental conditions are favorable, such as when winds are low and temperatures are moderate.
4. Using property barriers, such as trees to limit dispersal of fly populations onto your neighbor's property.
5. Sometimes flies can originate from non-agricultural settings, but the horse owner unfortunately, is the one who is blamed. For this reason it is important to retain detailed records of your pest control activities.

Source:

Baldwin, J., L. Foil, and C. Foil. 2005. Fly control for horses. Pub.2913. Louisiana State University Agricultural Center, Baton Rouge, LA.

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Board of Adjustment

Case Number: CBOA-3010

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

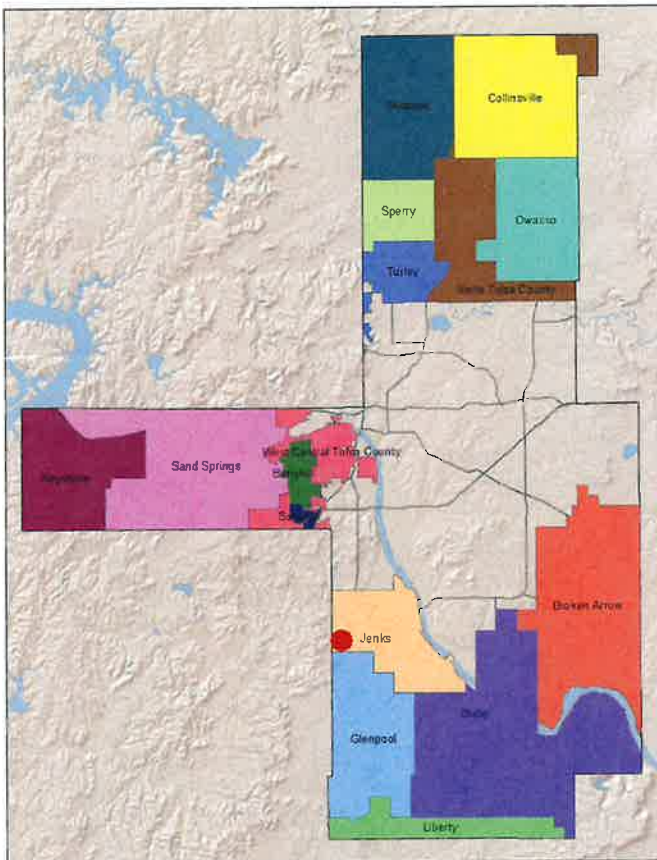
Owner and Applicant Information:

Applicant: Chase Slatton

Property Owner: STEWART, CHERYL

Action Requested: Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 4.28 acres

Location: 2727 W 114 ST S

Present Zoning: AG

Fenceline/Area: Jenks

Land Use Designation: Medium Intensity Single-Family

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 8234

CZM: 55

CASE NUMBER: CBOA-3010

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Chase Slatton

ACTION REQUESTED: Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330)

LOCATION: 2727 W 114 ST S

ZONED: AG

FENCELINE: Jenks

PRESENT USE: Residential

TRACT SIZE: 4.28 acres

LEGAL DESCRIPTION: E228 W456 N454.6 SE NW & BEG 456E NWC SE NW TH E155.95 S245.9 E44 S208.7 W212 N454.6 POB SEC 34 18 12 4.278ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2292 April 2008: The Board approved a Variance of the minimum required lot area, land area per dwelling, and lot width to permit a lot split in the AG district (Section 330)

CBOA-2961 April 2022: The Board approved a Variance of the minimum lot area, land area per dwelling unit, and lot width in the AG district to permit two dwelling units on one lot of record. (Section 330, Table 3)

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330).

The Tulsa County Zoning Code requires a minimum of 2 acres for each AG zoned lot and 2.1 acres per dwelling unit on an AG zoned lot. The applicant is proposing to split the existing subject lot into two lots, one approximately 1.3 acres (Tract A on the surveys provided by the applicant) and one approximately 3 acres (Remainder Tract on the surveys provided by the applicant). A single-family home is proposed for each of the two resulting lots.

The applicant provided the statement "We are trying to split the land. We want one small tract for me to build a house on. My grandma raises sheep. We want them to be able to legally be on the new tract. If the

new tract is changed to AG-R it will create livestock restrictions” In addition, they stated they wished to “keep zoning as AG to allow farm animals to access both lots once split with no restrictions.”

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

Sample Motion:

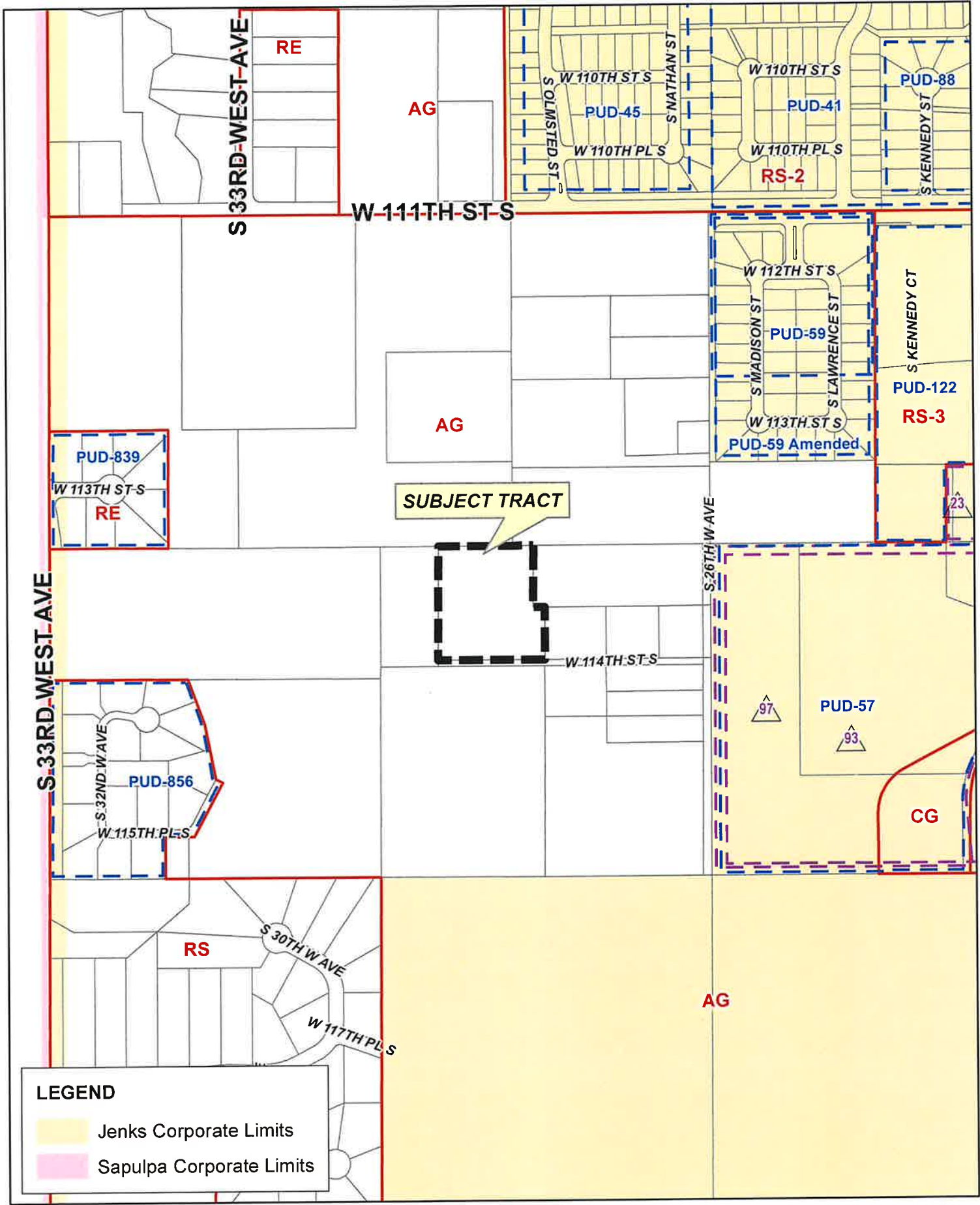
“Move to _____ (approve/deny) a Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330).

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

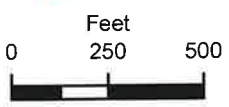
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



SUBJECT TRACT

LEGEND

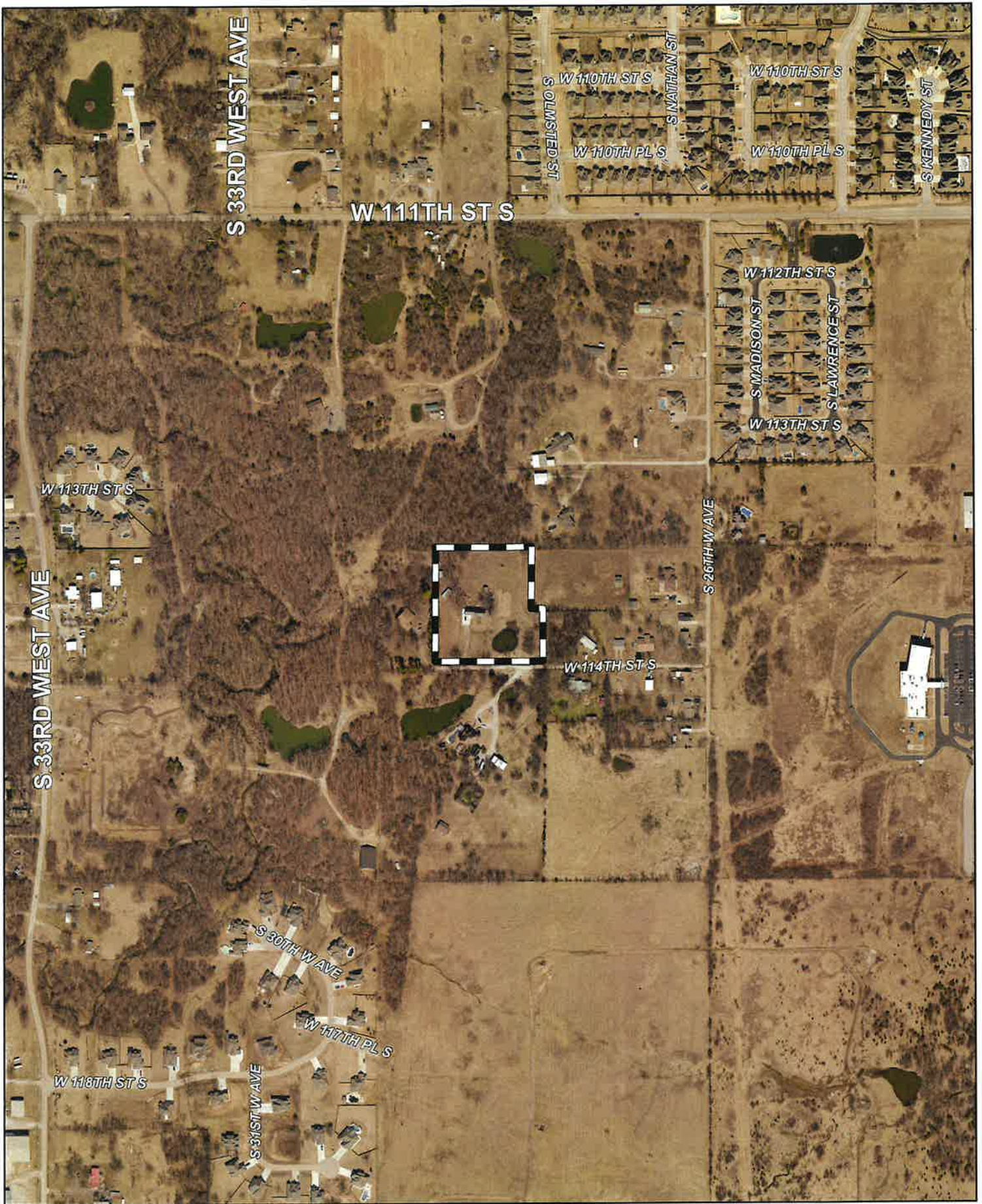
- Jenks Corporate Limits
- Sapulpa Corporate Limits



CBOA-3010

18-12 34





 Subject Tract

CBOA-3010

18-12 34

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

Aerial Photo Date: 2020/2021



CBOA-3010 5.5

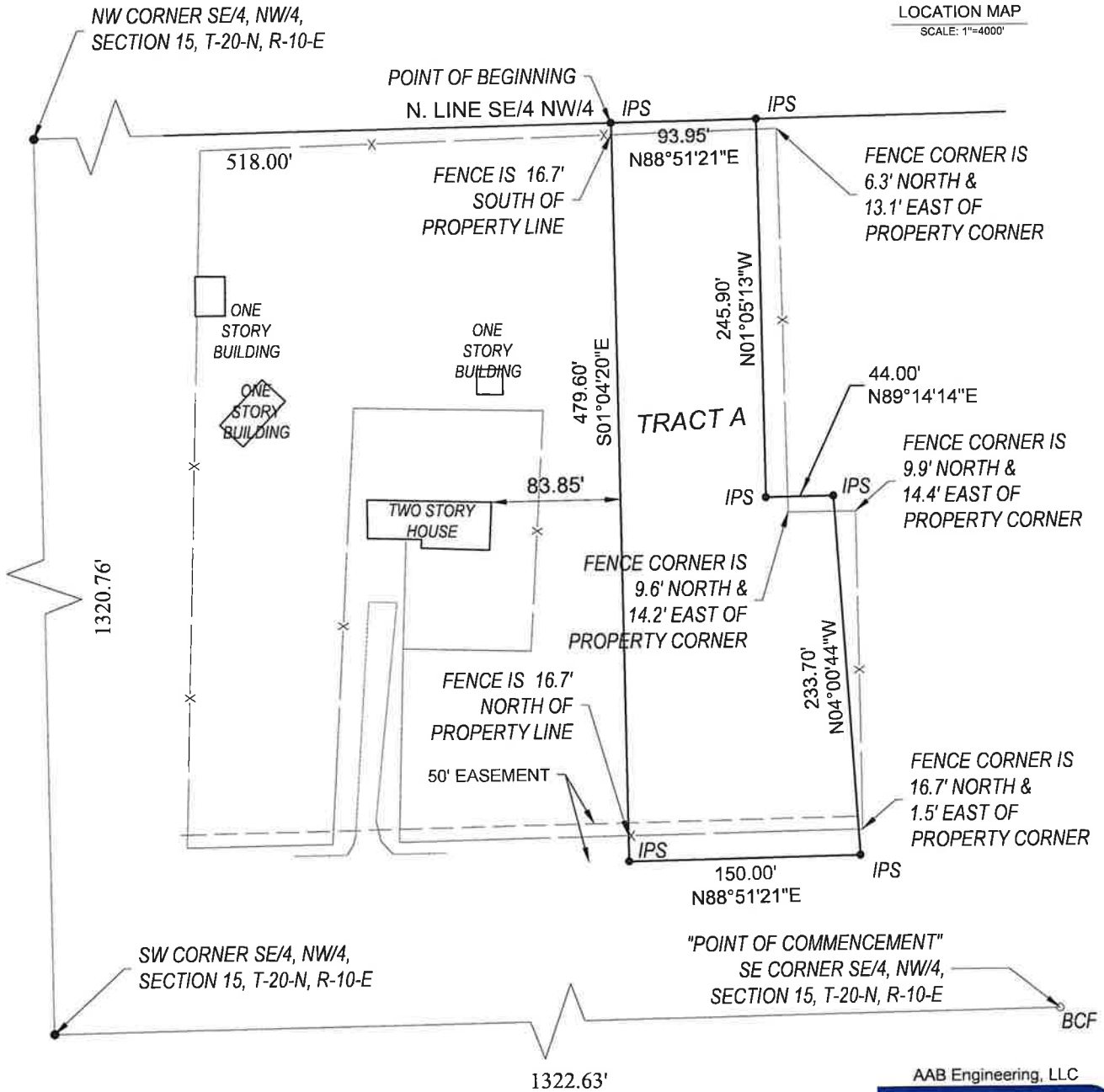
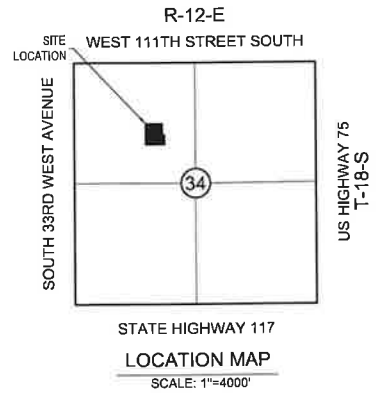
Tract A

PART OF THE SE/4 OF THE NW/4, SECTION 34, T-18-N, R-12-E,
TULSA COUNTY, STATE OF OKLAHOMA,
(PAGE 1 OF 2)



0 50' 100'

DRAWING SCALE: 1" = 100'



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

BASIS OF BEARINGS IS ASSUMED BEARINGS WITH THE NORTH
LINE OF SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER BEING N 88°51'21" E

AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA6318 Exp. June 30, 2024
IG CA62292 Exp. April 30, 2022
Office: (918) 514-4263 Fax: (918) 514-4268

Remainder Tract

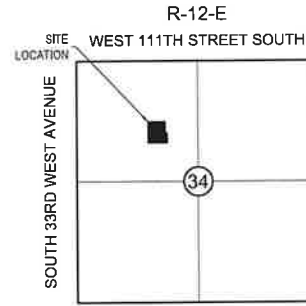
PART OF THE SE/4 OF THE NW/4, SECTION 34, T-18-N, R-12-E,
TULSA COUNTY, STATE OF OKLAHOMA,

(PAGE 1 OF 2)



0 50' 100'

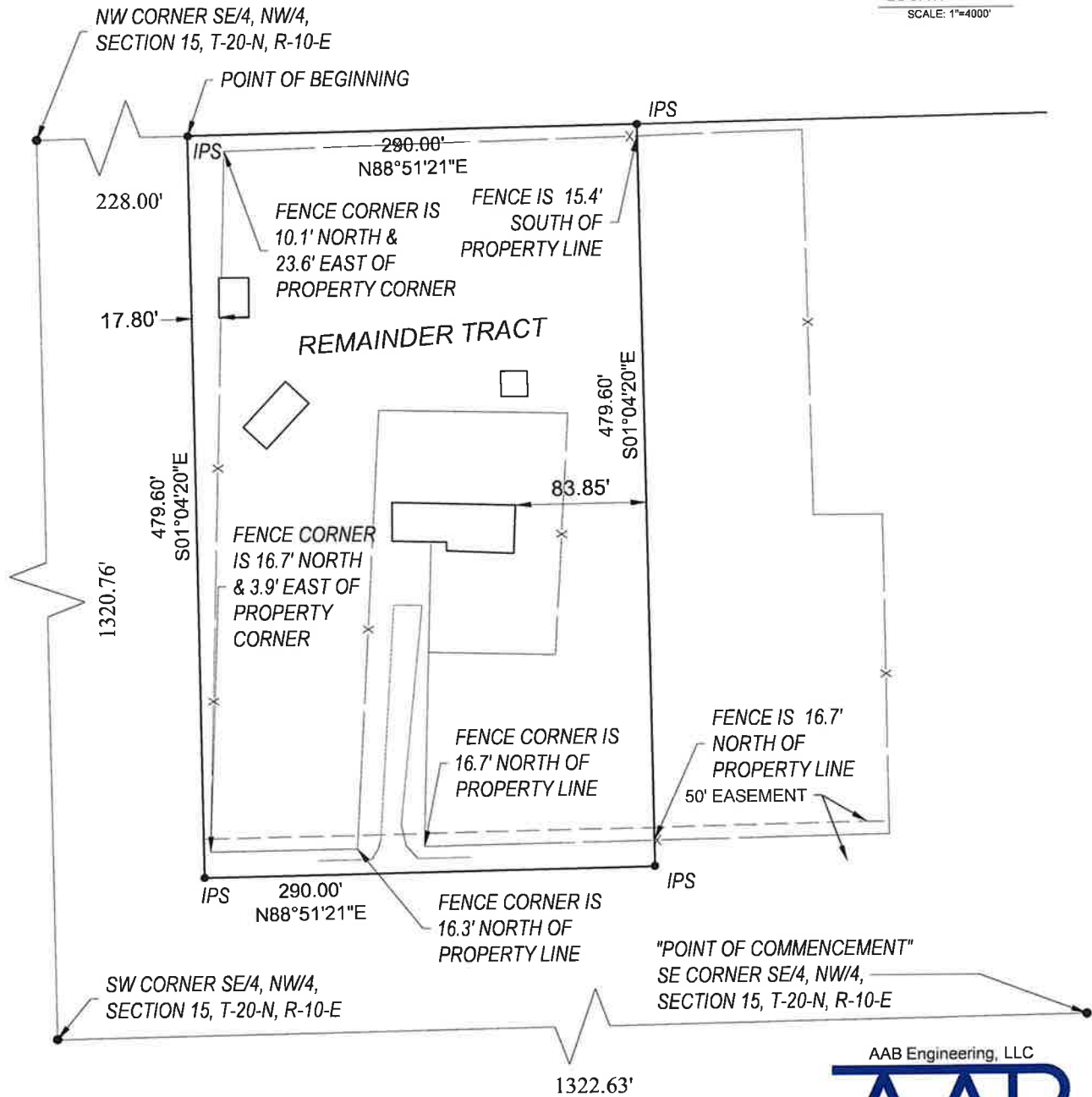
DRAWING SCALE: 1"= 100'



STATE HIGHWAY 117

LOCATION MAP

SCALE: 1"=4000'



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

BASIS OF BEARINGS IS ASSUMED BEARINGS WITH THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER BEING N 88°51'21\"/>

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Board of Adjustment

Case Number: CBOA-3011

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

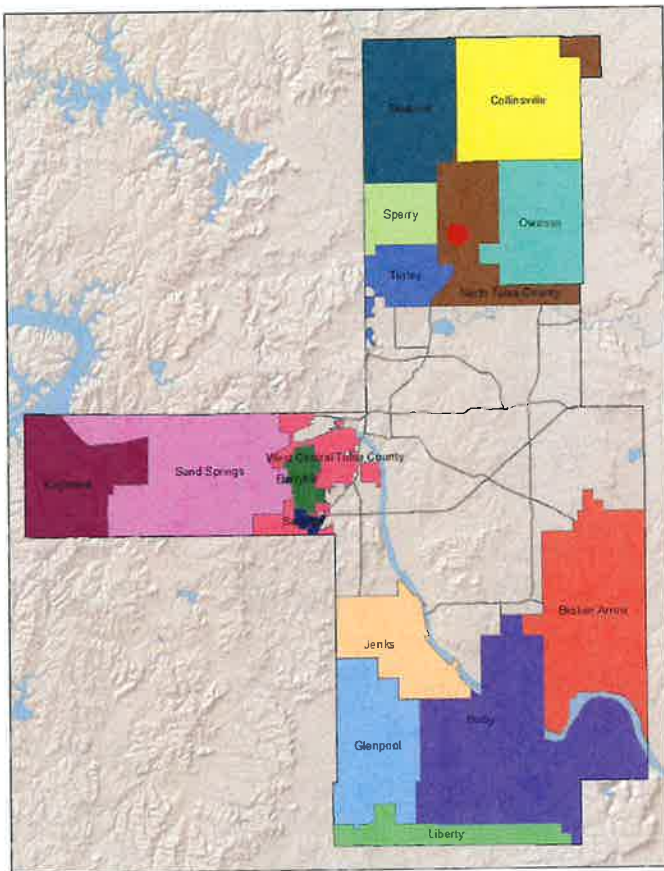
Owner and Applicant Information:

Applicant: Ronald Hale

Property Owner: HALE JOINT REV TRUST

Action Requested: Variance to allow two dwelling units on a single lot of record in an RE district (Section 208)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3.86 acres

Location: 9210 N YALE AV E

Present Zoning: RE

Fenceline/Area: Tulsa

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1321
CZM: 16, 17

CASE NUMBER: **CBOA-3011**
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Ronald Hale

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

LOCATION: 9210 N YALE AV E

ZONED: RE

FENCELINE: Tulsa

PRESENT USE: Residential

TRACT SIZE: 3.86 acres

LEGAL DESCRIPTION: BEG 267.04N SECR NE TH N393.75 W540 S316.36 E195.10 CRV RT 86.54 SE97.44 CRV LF 73.97 E101.73 POB LESS E50 THEREOF FOR RD SEC 21 21 13 3.862 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2725 December 2018: The Board approved a Special Exception to permit a manufactured home in an RE District (Sec. 410) and Variance to permit two dwelling units on a single lot of record (Sec. 208)

ANALYSIS OF SURROUNDING AREA: The subject tract is RE and has RE zoning to the West, South and East containing a mixture of vacant land, agricultural land and single-family residences and AG zoning to the North containing agricultural land and a single-family residence.

STAFF COMMENTS:

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

The subject lot is approximately 3.86 acres in size. The minimum land area per dwelling unit in the RE district is 26,250 sf, so the subject lot would contain enough land area to support the request for two dwelling units on the subject lot. There is one house currently existing which the applicant intends to use as a temporary dwelling until a new house is constructed.

The applicant provided the following statement "We are using the current dwelling as temporary housing until the new house is built on the property."

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

Sample Motion:

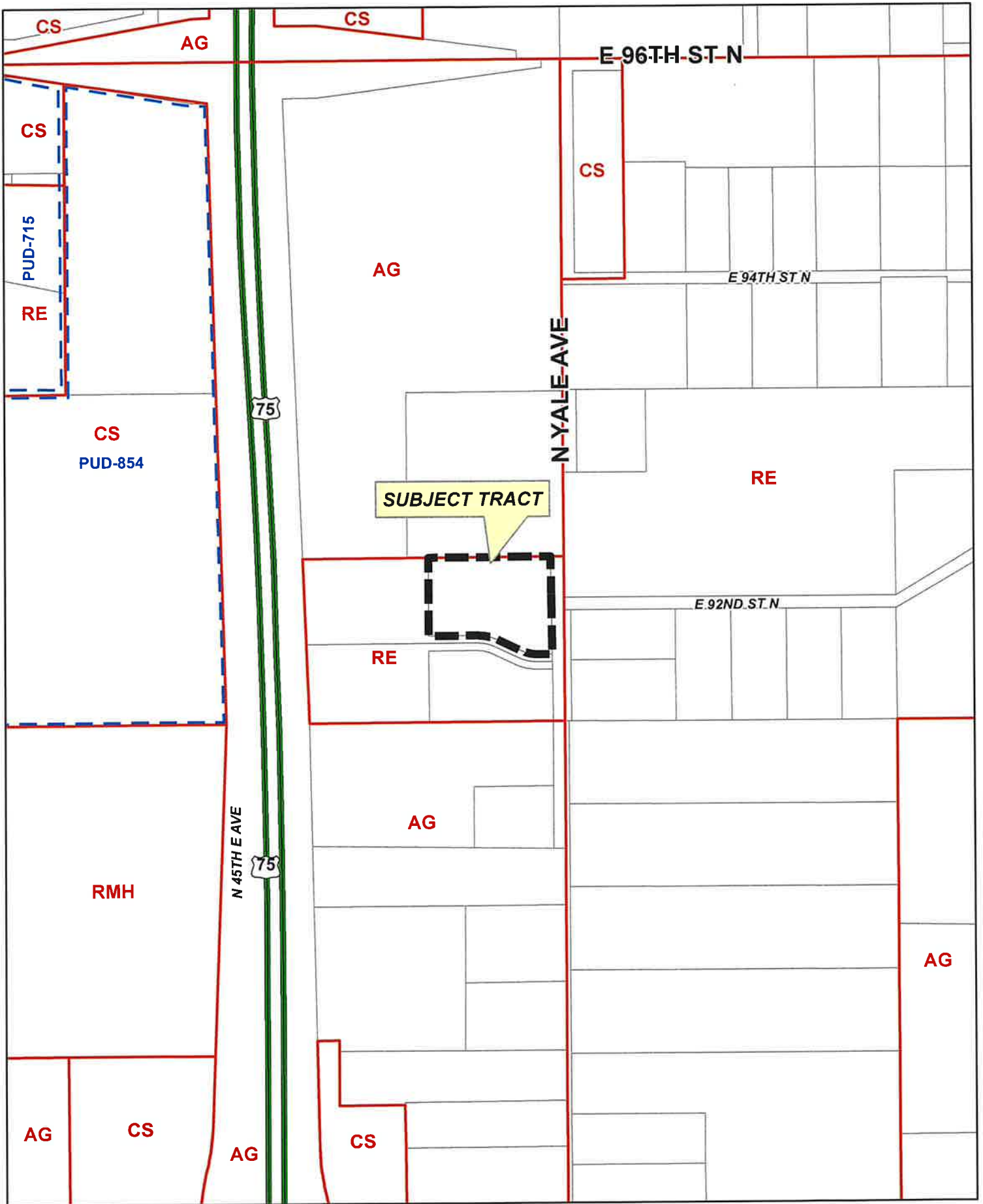
"Move to _____ (approve/deny) a Variance to allow two dwelling units on a single lot of record in an RE district (Section 208).

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.



CBOA-3011

21-13 21





E 96TH ST N

E 94TH ST N

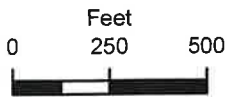
N YALE AVE

E 92ND ST N

75

N 45TH E AVE

75



Subject Tract

CBOA-3011

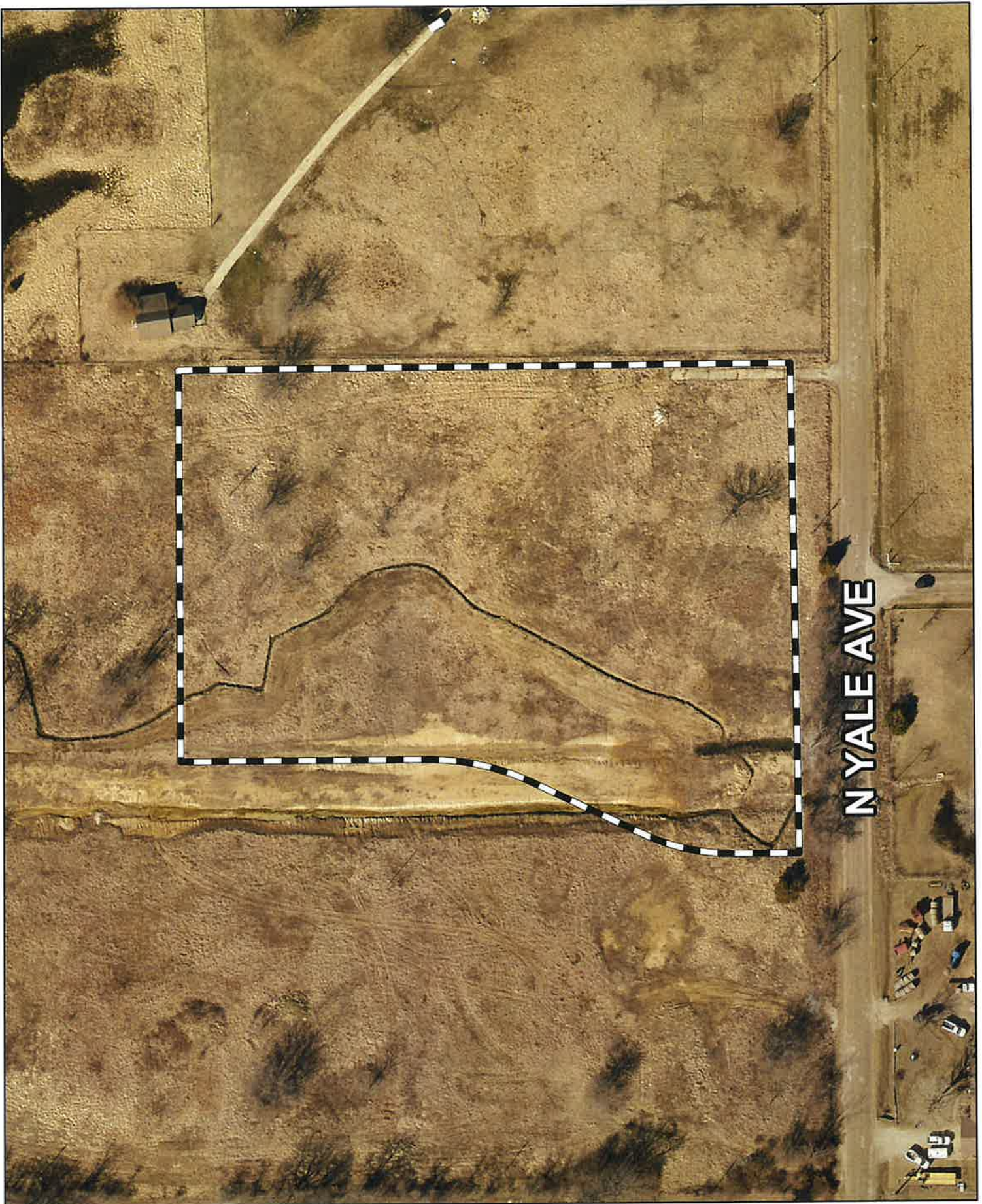
21-13 21

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

Aerial Photo Date: 2020/2021



CBOA-3011 6.5



N YALE AVE



Subject Tract

CBOA-3011

21-13 21

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

Aerial Photo Date: 2020/2021



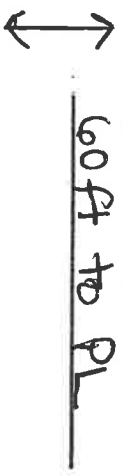
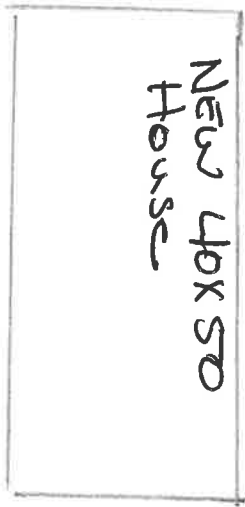
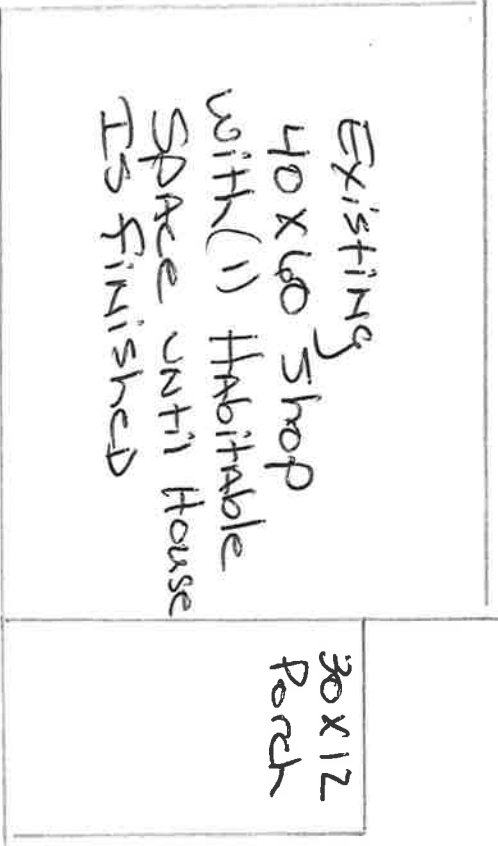
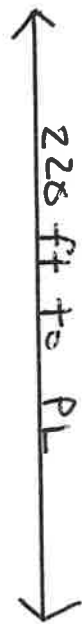
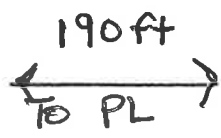
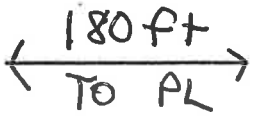
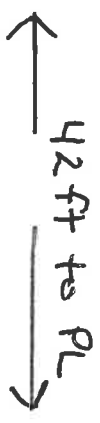
CBOA-3011 6.6

9210 N. Yale 393.75

Hale Residence

540 ft

Existing Drive



316.35



Board of Adjustment

Case Number: CBOA-3012

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

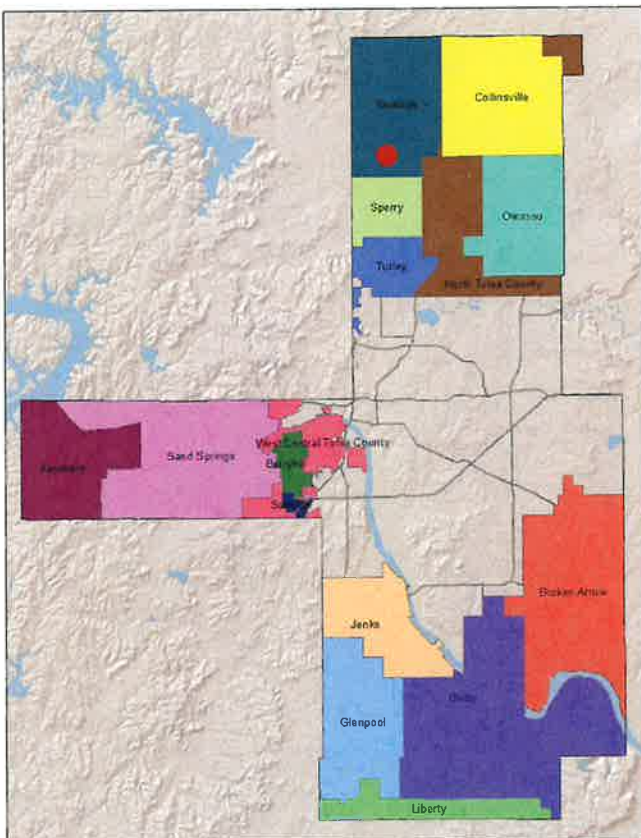
Owner and Applicant Information:

Applicant: Steve Lowe

Property Owner: LOWE, STEVEN LEE II

Action Requested: Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

Location Map:



Additional Information:

Present Use: Agricultural / Residential

Tract Size: 10 acres

Location: North and East of the Northeast corner E 126th St N and N Peoria Ave

Present Zoning: AG

Fenceline/Area: Skiatook

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2331

CZM: 6

CASE NUMBER: **CBOA-3012**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Steve Lowe

ACTION REQUESTED: Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

LOCATION: North and East of the Northeast corner E 126th St N and N Peoria Ave

ZONED: AG

FENCELINE: Skiatook

PRESENT USE: Agricultural / Residential

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: NE SW SW SEC 31 22 13 10ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2977 June 2022: The Board approved a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 0 feet to allow construction on a home (Section 207).

ANALYSIS OF SURROUNDING AREA: The subject tract is AG and is surrounded by AG zoning containing a mixture of vacant land, agricultural land and single-family residences.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207).

The applicant is proposing to have access through an easement along the eastern boundary of the lot immediately to the south of the subject lot, which would connect to E 126th St N, as shown on the Plat of Survey drawing provided by the applicant. A single-family residence currently exists on the subject lot with access provided by a gravel drive located in the area of the proposed access easement.

The applicant provided the following the statement that the reason they are are requesting the variance is “need for street access to land locked property.”

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

Sample Motion:

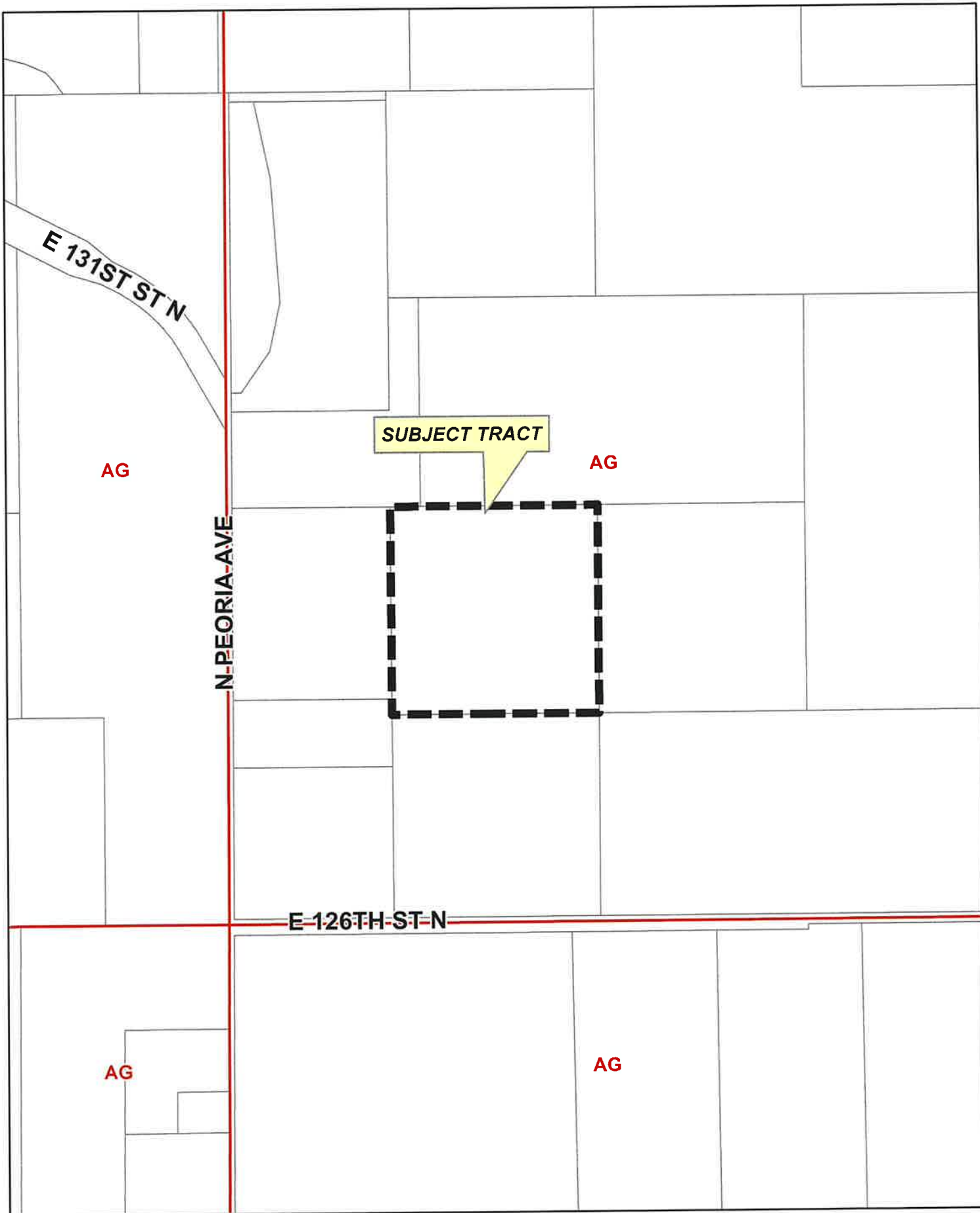
"Move to _____ (approve/deny) a Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



SUBJECT TRACT

AG

AG

N-PEORIA-AVE

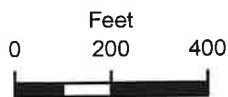
E-126TH-ST-N

AG

AG

CBOA-3012

22-13 31

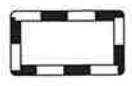
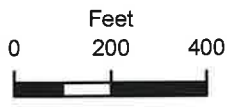




E 131ST ST N

N PEORIA AVE

E 126TH ST N



Subject Tract

CBOA-3012

22-13 31

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

Aerial Photo Date: 2020/2021



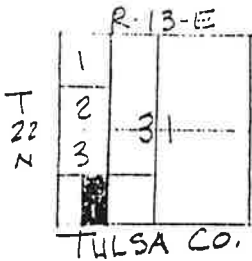
CBOA-3012 7.5

Baffly Stillwell - Skiatook

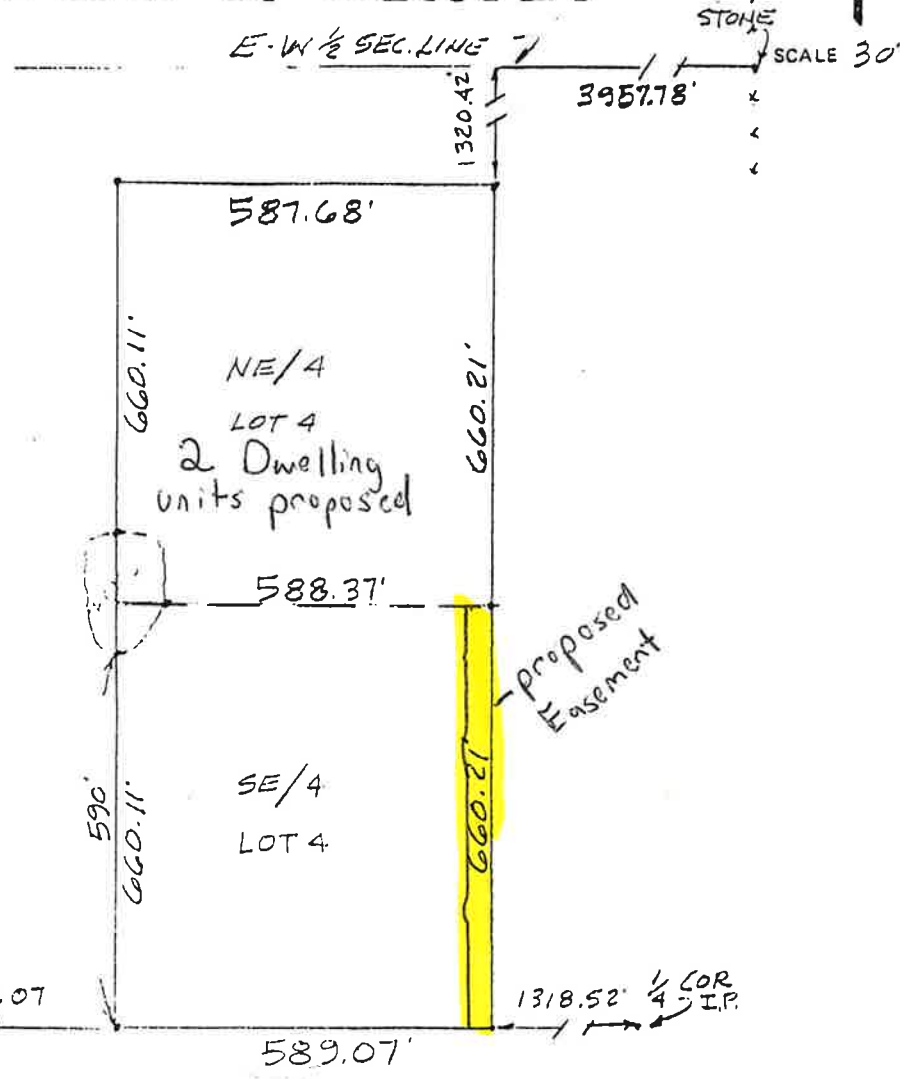
ANGLE SURVEYING SERVICE

SKIATOOK, OKLAHOMA
ZIP 74070

TELEPHONE 396-2829
TULSA 288-7765



PLAT of SURVEY



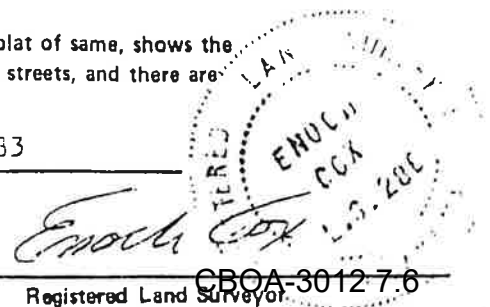
CERTIFICATE

I, Enoch Cox of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that I have made a survey of the following described property, to-wit:

The NE¼ and the SE¼ of U. S. Government Lot 4, Section 31, T-22-N, R-13-E, Tulsa County, State of Oklahoma.

We further certify that the above and foregoing is a true and correct plat of same, shows the location of buildings, the dimensions of the property and distances to streets, and there are no encroachments thereon.

WITNESS my hand and seal this 24th day of January, 1983



Registered Land Surveyor. CBOA-3012-7.6



Board of Adjustment

Case Number: CBOA-3013

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

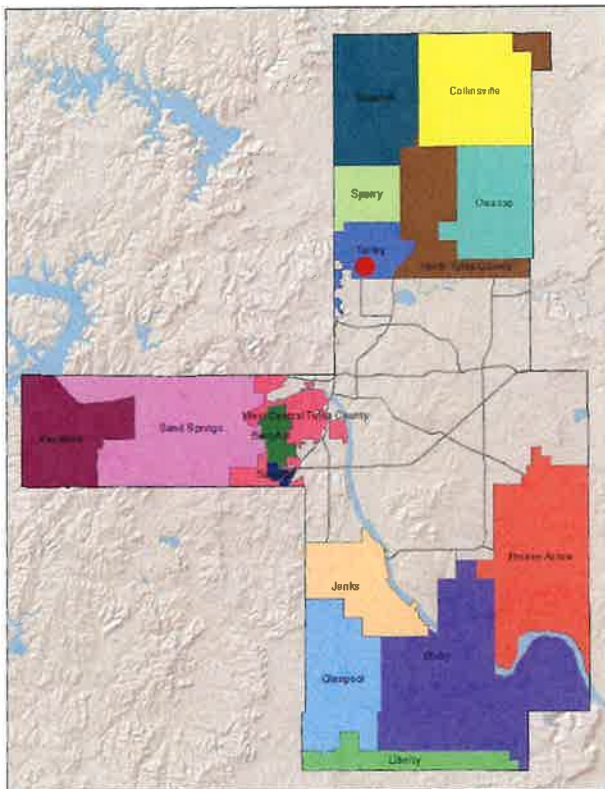
Owner and Applicant Information:

Applicant: Mitchel Gibson

Property Owner: GIBSON, BECKY MAE

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.22 acres

Location: 6511 N ST LOUIS AV E

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0306

CZM: 22

CASE NUMBER: **CBOA-3013**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Mitchel Gibson

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

LOCATION: 6511 N ST LOUIS AV E

ZONED: RS

FENCELINE: N/A

PRESENT USE: Residential

TRACT SIZE: 0.22 acres

LEGAL DESCRIPTION: LT 30 BLK 3, PHILLIPS FARMS ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

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

CBOA-1818 February 2001: The Board approved a Special Exception to allow a manufactured home in an RS district (Section 410)

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

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is vacant. The tract is surrounded by RS zoning containing single-family homes, except the lot to the north which also contains agricultural uses.

STAFF COMMENTS:

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

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

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

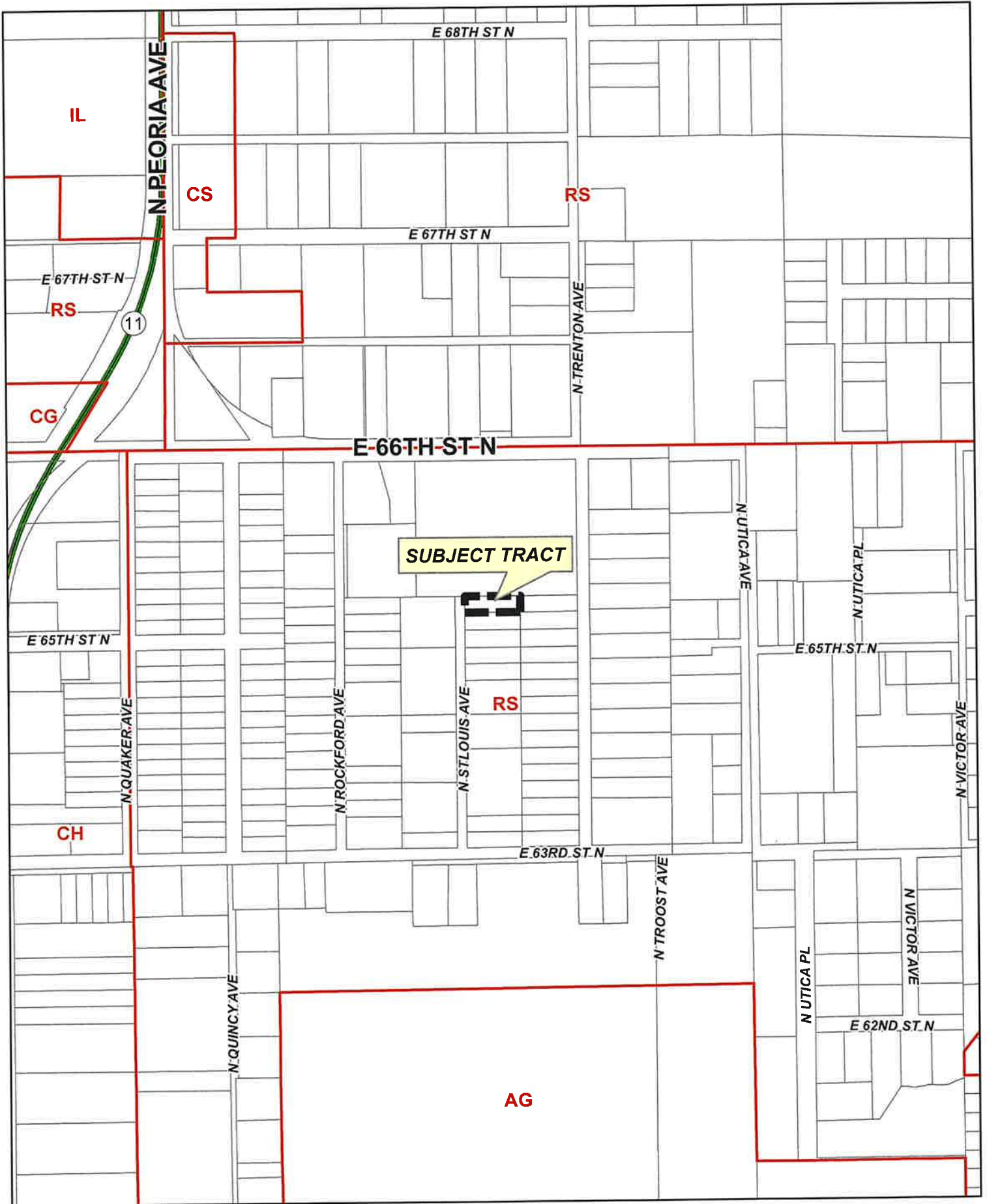
Sample Motion:

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

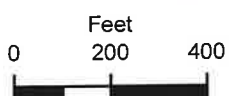
Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Subject to the following conditions, if any: _____.

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



SUBJECT TRACT



CBOA-3013

20-13 06





E 68TH ST N

N PEORIA AVE

E 67TH ST N

E 67TH ST N

11

N TRENTON AVE

E 66TH ST N

N UTICA AVE

E 65TH ST N

E 65TH ST N

N QUAKER AVE

N QUINCY AVE

N ROCKFORD AVE

N ST LOUIS AVE

N VICTOR AVE

E 63RD ST N

N TROOST AVE

N VICTOR AVE

N UTICA PL

E 62ND ST N



Subject Tract

CBOA-3013

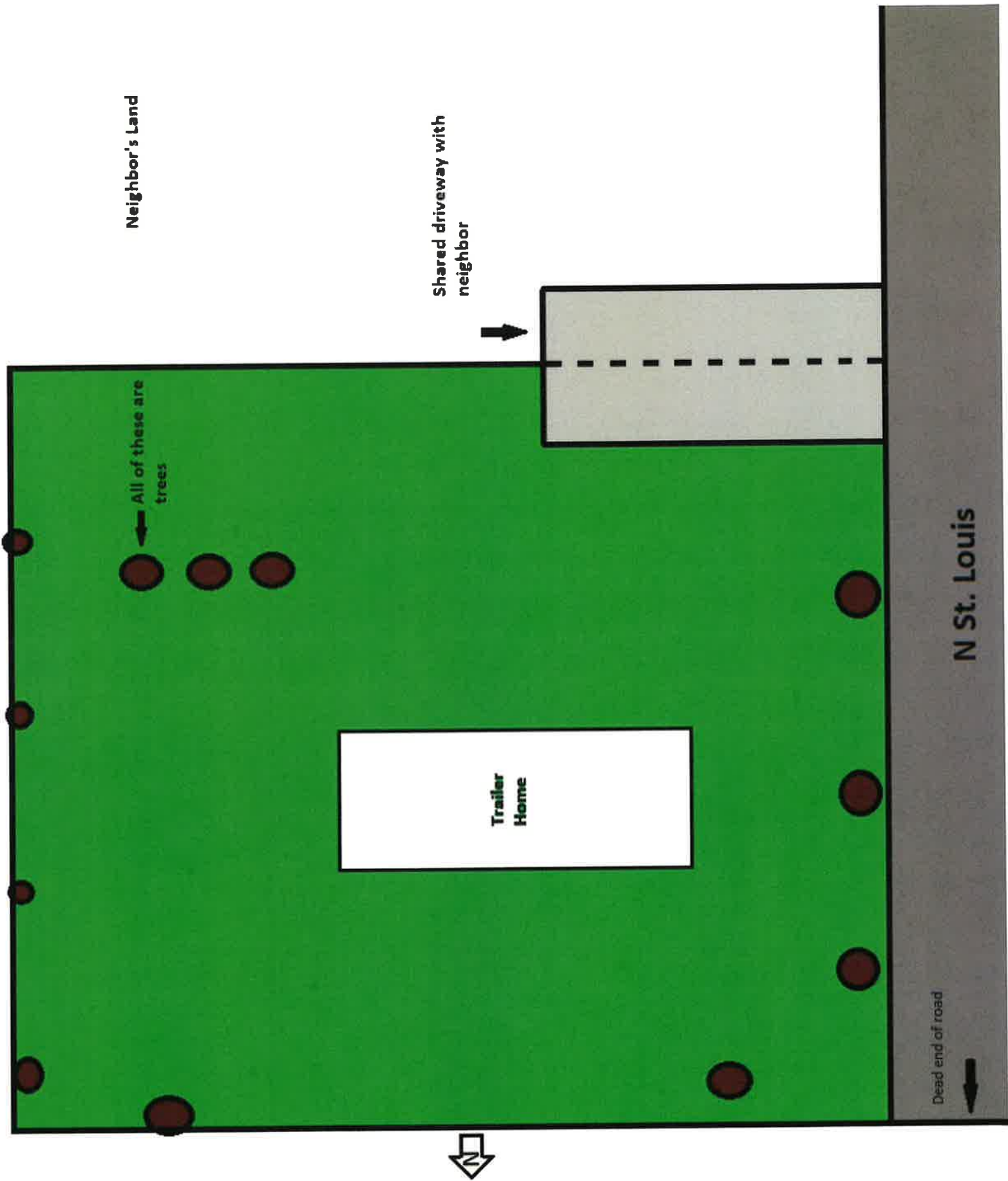
20-13 06

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

Aerial Photo Date: 2020/2021



CBOA-3013 8.5



Hoyt, Jay

From: Vicki Ready <crypsgirl94@gmail.com>
Sent: Sunday, November 06, 2022 9:41 AM
To: esubmit
Subject: CBOA-3013

I am writing this letter in response to the case number CBOA-3013 listed above. We will be out of town when the hearing is set to happen therefore will not be able to attend. I own the properties at 6501, 6502, and 6507 North Saint Louis Ave, Tulsa Oklahoma. I am NOT in favor of a single wide trailer being moved in at the property listed. I have sunk a lot of money in these properties to help bring up my property values. I feel moving a single wide, a USED single wide that requires work to be livable, which was told to me by the people themselves, is not going to help my situation at all. My neighbor next to me moved in a double wide because he was told he couldn't have a single wide moved in. Therefore I feel that this should not be able to be approved. When these people lived there previously, they allowed the property to deteriorate, while still living in it, they had to move out leaving it to be vandalized to the point that the county had to come and remove the house and all belongings from that address. This property since then has barely been touched including the regular mowing of the property. There were homeless living in the house before it was demolished causing us much grief and thievery. Please, I ask that you not let this happen. I ask if they are moving in a trailer, it needs to be up to date and at least a double wide so as to not depreciate our properties any further.

Thank you,

Mike and Vicki Ready
November 6, 2022
case# CBOA-3013



Board of Adjustment

Case Number: CBOA-3014

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

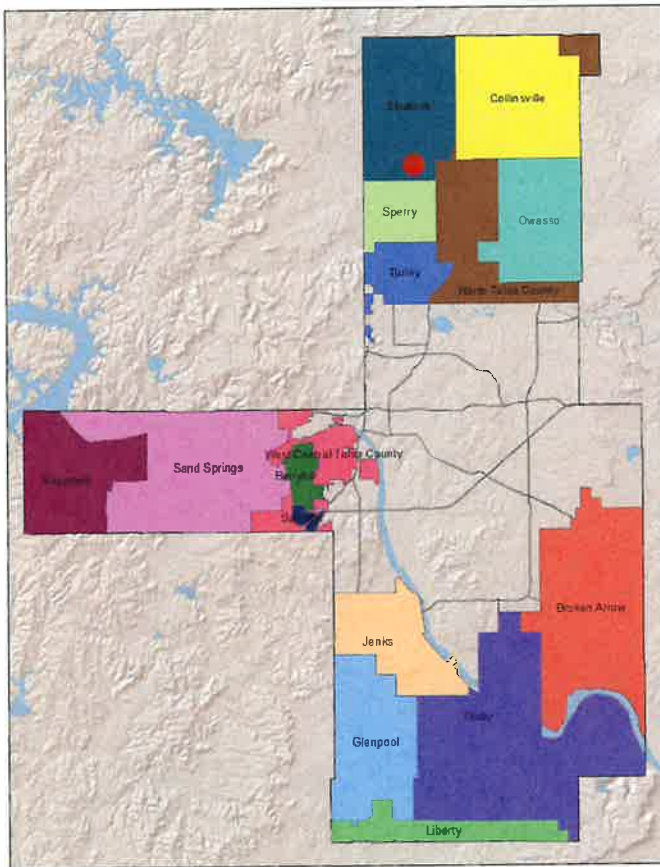
Owner and Applicant Information:

Applicant: Claude Taylor

Property Owner: TAYLOR, CLAUDE ARTHUR JR

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3.66 acres

Location: 12438 N LEWIS AV E

Present Zoning: AG

Fenceline/Area: Skiatook

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1306

CZM: 10

CASE NUMBER: CBOA-3014

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Claude Taylor

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

LOCATION: 12438 N LEWIS AV E

ZONED: AG

FENCELINE: Skiatook

PRESENT USE: Residential

TRACT SIZE: 3.66 acres

LEGAL DESCRIPTION: PRT GOV LT 1 BEG 802.30S NEC NE TH W988.79 S266.79 E553.92 N237.16 E435 N30 POB LESS E50 THEREOF FOR RD SEC 6 21 13 3.659 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is surrounded by AG zoning containing a mixture of single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum lot area per dwelling unit in the AG district to permit two dwelling units on one lot of record. (Section 330).

The subject lot is 3.66 acres in size. The Tulsa County Zoning Code requires 2.1 acres per dwelling unit, which necessitates the requested variance if two dwelling units are to be placed on the lot. The applicant does not intend to use the second dwelling unit as a residence.

The applicant provided the following statement: "The second dwelling I am looking to add to my property isn't to be used as a residence but as a gathering place for our kids and neighbors kids, who are in the same age group. It is intended to be used as a recreational hangout with a basketball court and other fun activities."

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

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum lot area per dwelling unit in the AG district to permit two dwelling units on one lot of record. (Section 330, Table 3)

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

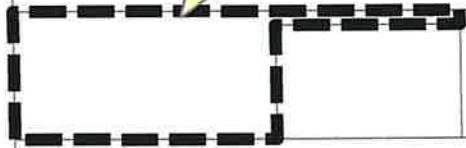
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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

AG

N COOPERRIDGE RD

E-126TH-ST-N

SUBJECT TRACT



E-122ND PL-N

AG

E-123RD ST-N

N-LEWIS-AVE

LEGEND

 Skiatook Corporate Limits

E-121ST-ST-N



CBOA-3014

21-13 06





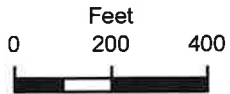
E 126TH ST N

N COOPERRIDGE RD

E 123RD ST N

N LEWIS AVE

E 121ST ST N



Subject Tract

CBOA-3014

21-13 06

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

Aerial Photo Date: 2020/2021



CBOA-3014 9.5

CITY PLAN ORDINANCE NOTES

1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

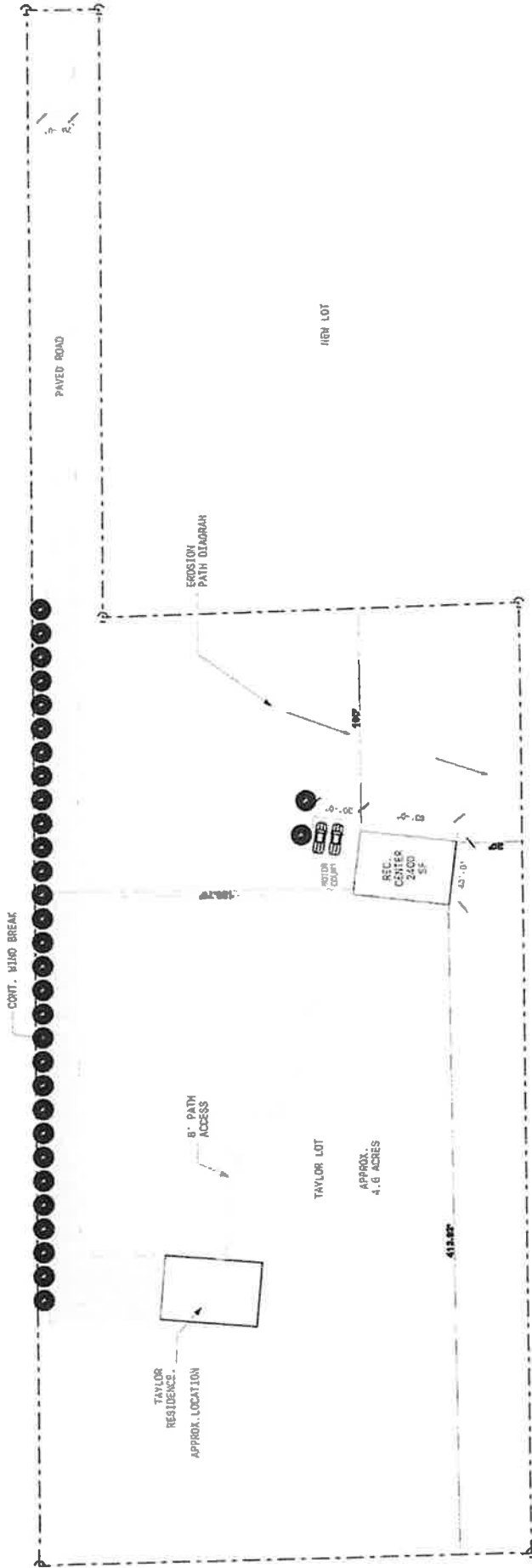
2. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.

3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.

4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.

5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.

TAYLOR REC CENTER
12438 N Lewis Ave
Skiatook, OK, 74070



SEATTLE PRODUK
TOTAL

N



PROJECT NO.
DATE
DRAWN BY



Case Number: CBOA-3015

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

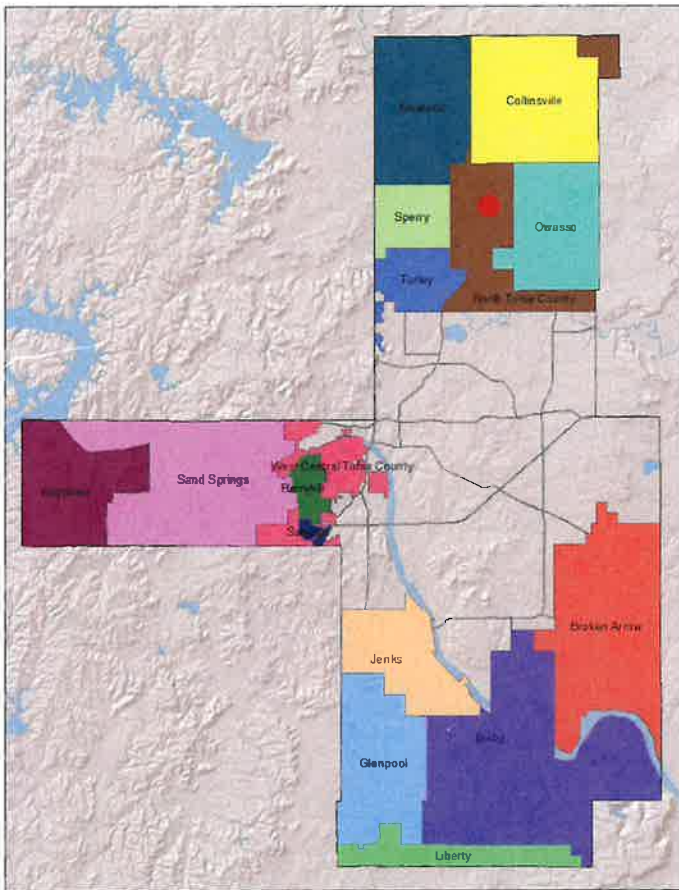
Owner and Applicant Information:

Applicant: Edgar Duesenberg

Property Owner: Same

Action Requested: Special Exception to permit a mobile home dwelling in the AG district (Section 310)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 10 acres

Location: 6115 E 106 ST N

Present Zoning: AG

Fenceline/Area: Tulsa

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1310

CZM: 11

CASE NUMBER: CBOA-3015

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Edgar Duesenberg

ACTION REQUESTED: Special Exception to permit a mobile home dwelling in the AG district (Section 310)

LOCATION: 6115 E 106 ST N

ZONED: AG

FENCELINE: Tulsa

PRESENT USE: Vacant

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: SW SE SE SEC 10 21 13 10ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is surrounded by AG zoning containing single-family/agricultural uses to the north, west and south and a child care facility to the east.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide mobile home in an AG district (Section 310).

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

The Tulsa County Zoning Code allows single-wide mobile home dwellings in the AG district, but only on a temporary basis while a single-family dwelling is being constructed on the same lot. The applicant wishes to place a single-wide mobile home on the subject lot on a permanent basis.

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

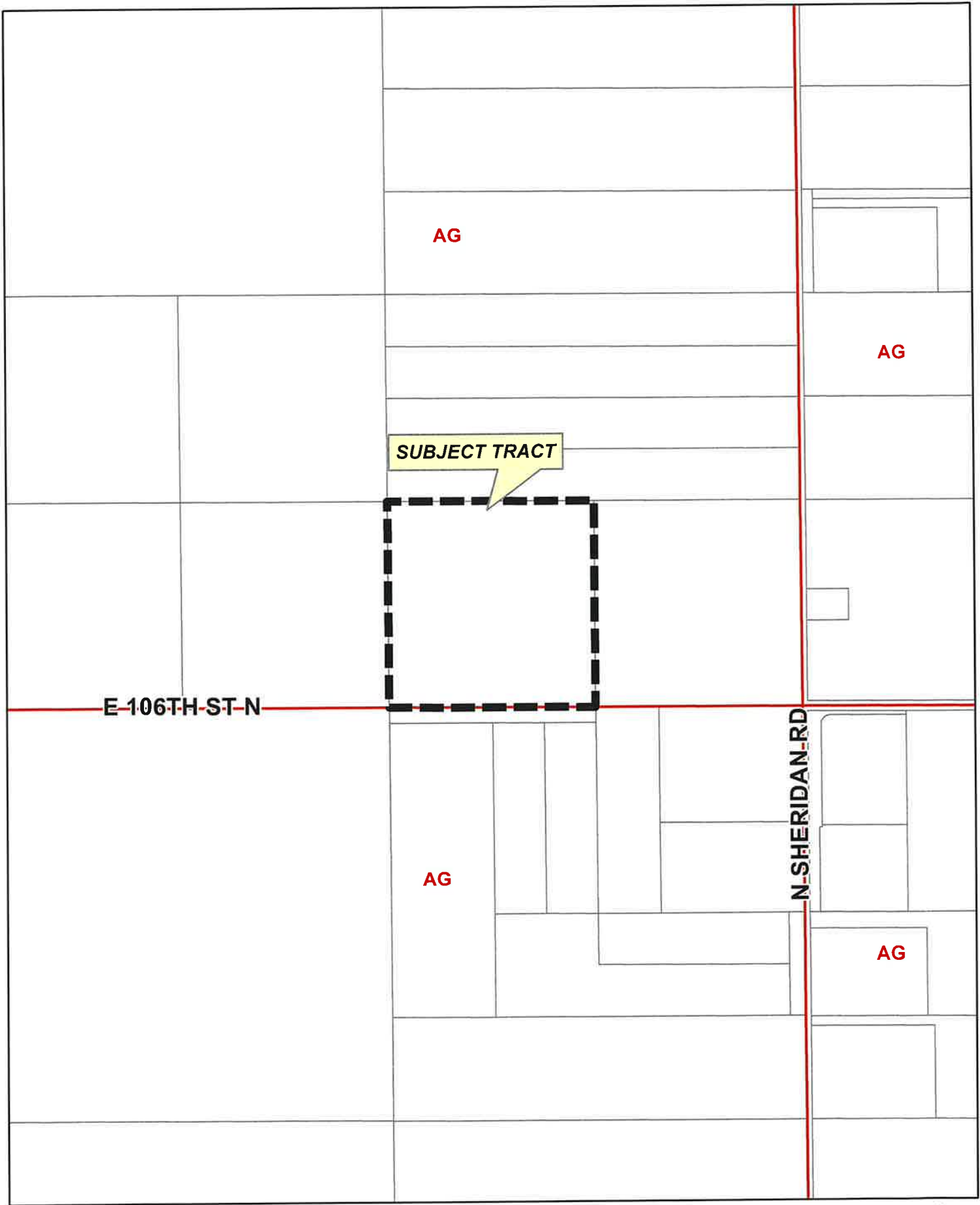
Sample Motion:

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

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

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

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



E 106TH ST N

N SHERIDAN RD

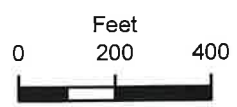
SUBJECT TRACT

AG

AG

AG

AG



CBOA-3015

21-13 10

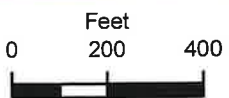


CBOA-3015 10.4



E 106TH ST N

N SHERIDAN RD



Subject Tract

CBOA-3015

21-13 10

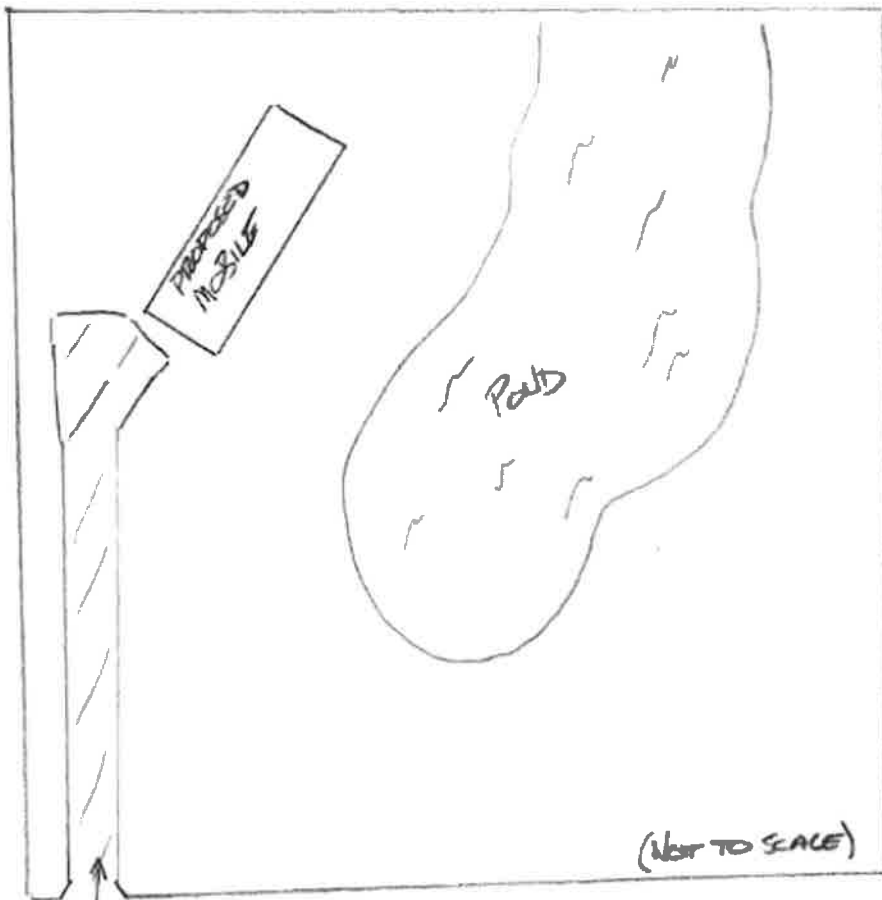
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



CBOA-3015 10.5

CASE # CBOA 3015



PROPOSED DRIVEWAY

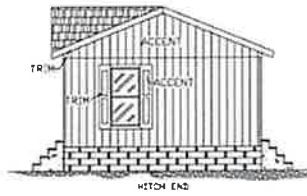
PROPERTY LINE
(660x660)
10 ACRES

6115 E 106 ST. W/
SPERRY, OK
TULSA COUNTY

APPLICANT: EDGAR DUSEN/BEZG
918 906 2247
CBOA-3015



SW-HD-384 POST & DIMMER MEASUREMENTS
19'6" CORNER





Enduring Quality for Timeless Value

SINGLEWIDE STANDARD CONSTRUCTION

½" Sheetrock – tape and textured (thru-out)

2 x 4 Exterior sidewalls on 16" centers

5/8" Tongue and groove sturdy floor plywood flooring over 2 x 6 floor joists on 16" centers

7.5 Foot sidewalls on 16" centers

Techshield radiant barrier roof decking

3 Tab – 20yr rated shingles

LP Smart panel siding (also known as Smart Panel) 50yr limited manufactures warranty

Insulated heat and air ducts (Floor ducting / vents)

Vinyl thermal pane (Energy Efficient) tip in windows

Pex plumbing

18oz Carpet – stretched and tack stripped

Vinyl flooring in the kitchen, laundry room, and bathrooms (in most models).

Solitaire molded one piece fiberglass tubs and showers

Hand painted interior and exterior

Zone 2 Insulation – R-21 (Roof), R-11 (Sidewalls), and R-11 (Floor)

Ceiling fans in the living room and master bedroom

6" Roof eaves with venting (Front and Back side)

6 Panel interior doors

Black whirlpool or Frigidaire appliances (Refrigerator, Stove, and Dishwasher)

Stainless double sided kitchen sink



Board of Adjustment

Case Number: CBOA-3016

Hearing Date: 11/15/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

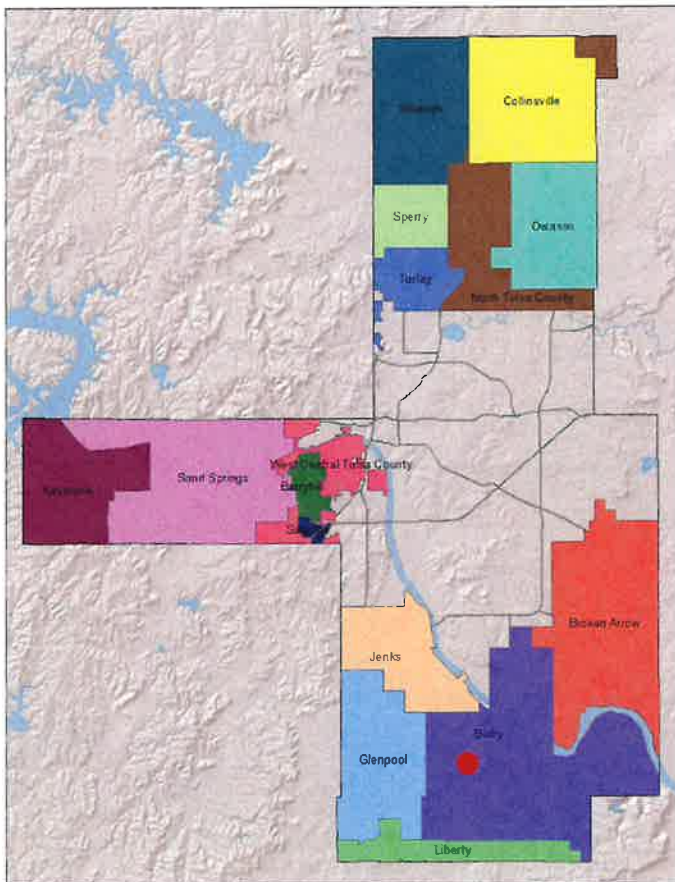
Owner and Applicant Information:

Applicant: Nathalie Cornett

Property Owner: PRADO, LUIS & ROSA A JAIMES

Action Requested: Variance of the minimum land area per dwelling unit requirement and the minimum lot area requirement in an AG district to permit a lot split (Section 330, Table 3).

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 10 acres

Location: 16400 S YALE AV E

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Low Density Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7328
CZM: 67, 66

CASE NUMBER: CBOA-3016
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Nathalie Cornett

ACTION REQUESTED: Variance of the minimum land area per dwelling unit requirement and the minimum lot area requirement in an AG district to permit a lot split (Section 330, Table 3).

LOCATION: 16400 S YALE AV E

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Residential

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: The South Half of the North Half of the Southeast Quarter of the Northeast Quarter (S/2 N/2 SE/4 NE/4 of Section 28, Township North, Range 13 East, Tulsa County Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2850 September 2020: Variance of the minimum lot width to permit a lot-split in an AG district. (Section 330 Table 3)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is surrounded by AG zoning containing a mixture of agricultural land and single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330, Table 3).

The Tulsa County Zoning Code requires a minimum of 2 acres for each AG zoned lot and 2.1 acres per dwelling unit on an AG zoned lot. The applicant is proposing to split the existing subject lot into two lots, one approximately 1 acre in size and one approximately 9 acres in size, as shown on the Lot Split Exhibit provided by the applicant. An existing single-family home is located on the proposed 1 acre tract.

The applicant has indicated that the intention of the lot split is to sell the proposed 1 acre lot with the existing single-family residence. They have also indicated that there is an existing detention pond located in the NE portion of the subject lot that limits the size of the proposed tract and necessitates the proposed lot split configuration, as detailed in Exhibit "B" provided by the applicant.

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

Sample Motion:

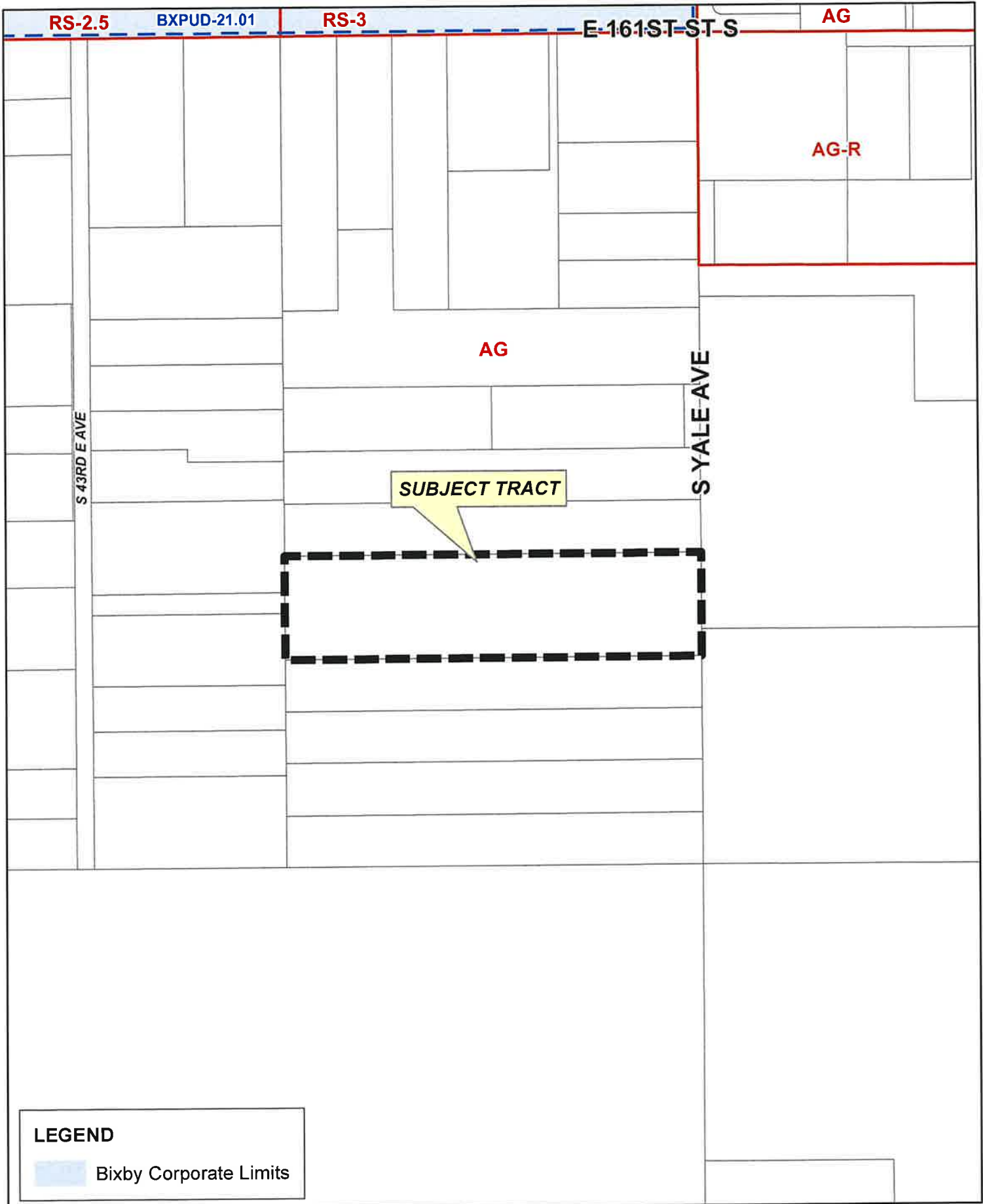
"Move to _____ (approve/deny) a Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330, Table 3).

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

Subject to the following conditions, if any: _____.

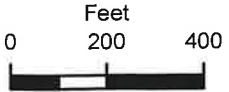
Finding the hardship to be _____.

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



LEGEND

 Bixby Corporate Limits



CBOA-3016

17-13 28

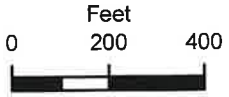




E 161ST ST S

S 43RD AVE

S YALE AVE



CBOA-3016

17-13 28

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

Aerial Photo Date: 2020/2021



CBOA-3016 11.5

LOT SPLIT EXHIBIT

Page 2 of 2

Legend

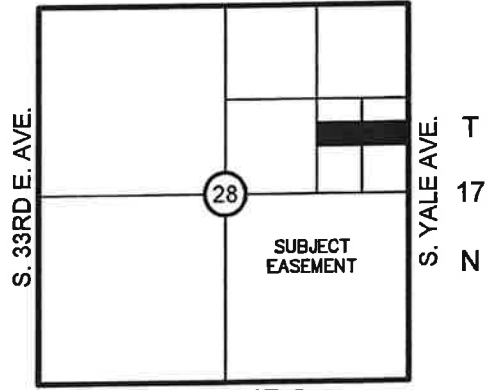
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
	BUILDING SETBACK LINE
	ROAD RIGHT-OF-WAY
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION LOT LINE
	UTILITY EASEMENT



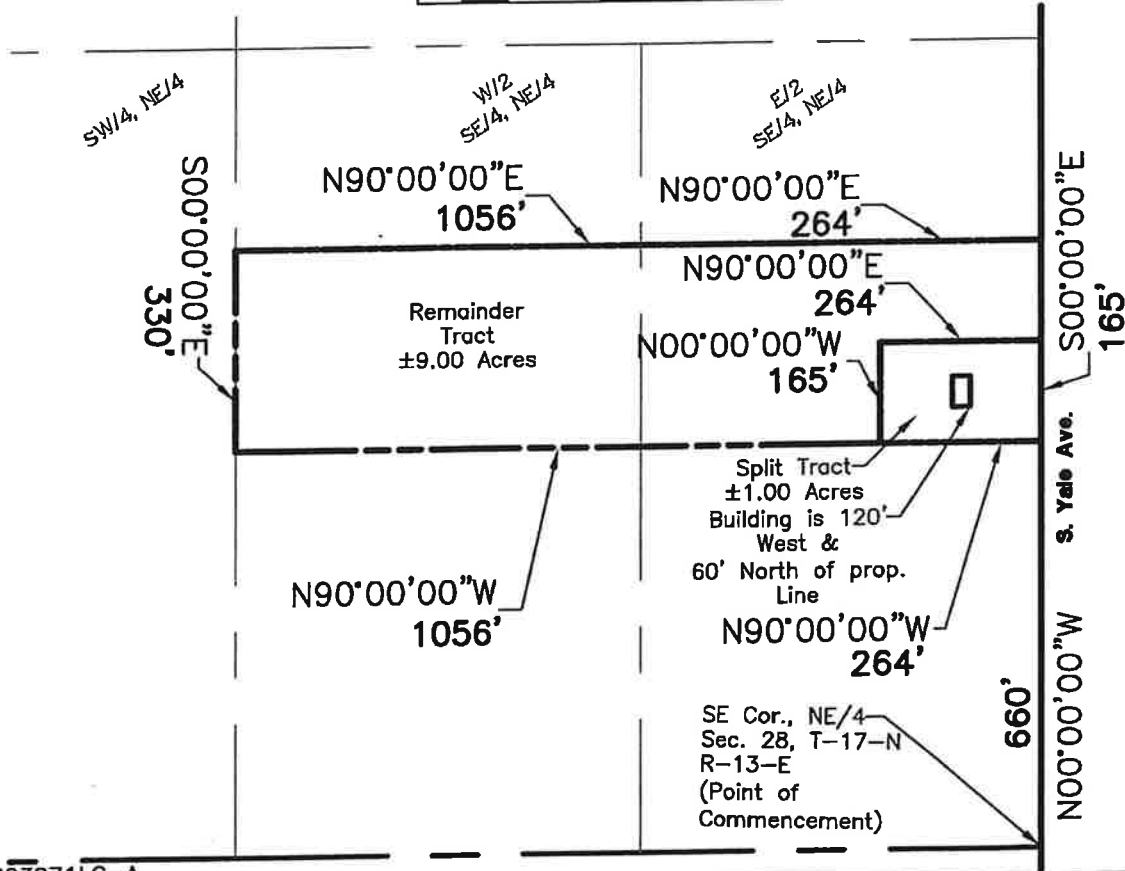
Scale: 1"=300'



R 13 E
E. 161ST. ST. S.



E. 171ST. ST. S.
Location Map



FILE: 223971LG-A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28 T-17-N, R-13-E AS N00°00'00"W.
2. SEE EXHIBIT PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



BENNETT
SURVEYING, INC.

P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 935-0350
C.A. NO.: 4502 EXP. DATE: 6/30/24

Exhibit "A"

Overall Tract:

The South Half of the North Half of the Southeast Quarter of the Northeast Quarter (S/2 N/2 SE/4 NE/4) of Section 28, Township 17 North, Range 13 East, Tulsa County, Oklahoma, containing 10 acres more or less.

Split Tract:

The East 264 Feet of the South Half of the South Half of the North Half of the Southeast Quarter of the Northeast Quarter (S/2 S/2 N/2 SE/4 NE/4) of Section 28, Township 17 North, Range 13 East, Tulsa County, Oklahoma a/k/a 16400 S. Yale Ave, Bixby, OK 74008

Remainder Tract:

The South Half of the North Half of the Southeast Quarter of the Northeast Quarter (S/2 N/2 SE/4 NE/4) of Section 28, Township 17 North, Range 13 East, Tulsa County, Oklahoma LESS AND EXCEPT the East 264 Feet of the South Half of the South Half of the North Half of the Southeast Quarter of the Northeast Quarter (S/2 S/2 N/2 SE/4 NE/4) of Section 28, Township 17 North, Range 13 East, Tulsa County, Oklahoma.

Exhibit “B”

The Applicant requests a Variance from Table 3 of the Tulsa County Zoning Code (the “Code”) to reduce (1) the minimum Lot Area, and (2) the minimum Land Area per Dwelling Unit to one (1) acre in order to permit a lot split for property located at 16400 S. Yale Ave. (the “Property”).

The Property is comprised of 10 acres, with a residence located at the southeast corner of the tract. The Property owners desire to split off the one-acre tract where the residence is located to allow for the sale of the residence pursuant to a Contract for Deed entered into in 2020. The Code requires a minimum lot area of 2 acres and a minimum land area per dwelling unit of 2.1 acres in the AG District.

There are two existing access points to the Property, one to south for the residence, and one to the north for the remaining nine acres. The path of the north drive is restricted due to the location of a detention pond. The detention pond further limits the size of the tract that may be split with the residence. The location of the detention pond is unique to the Property and the proposed lot split is the only configuration that will preserve the access drives to both tracts. As a result, the Lot and Land Area requirements of the Code result in unnecessary hardship to the Property owner.

The Property is located in the Bixby fence line, which designates this Property as Low Density Residential, which are “areas on the fringe of the urbanized area of the City” and development “mostly consist[s] of detached single-family units.” The proposed lot split aligns with the existing and expected development pattern of this area and the requested Variances will not cause any detriment to the public good or impair the spirit and intent of the Code or the Comprehensive Plan.