

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday January 17, 2023, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 515

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:

UNFINISHED BUSINESS

1. 3014 - Claude Taylor

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) and a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310). **Location:** 12438 N Lewis Ave **(CD 1)**

2. 3018 – Guadalupe Juan Varela

Action Requested:

Use Variance to allow for a food truck (Use Unit 12) in an RS district. (Section 410)
Location: 1725 E 66th St N **(CD 1)**

3. 3022 - Clifford Mordhorst

Action Requested:

Variance to permit three dwelling units on a single lot of record in an RS district (Section 208). **Location:** 3140 S 59th W Ave **(CD 2)**

4. 3025 - Jennifer Osborn

Action Requested:

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 5311 S 107th W Ave **(CD 2)**

5. 3026 - Alan Ringle

Action Requested:

Variance to allow a Chrysanthemum greenhouse (Use Unit 3) on RMH zoned property (Section 410) **Location:** 14109 W 56 St S **(CD 2)**

6. 3032 - Joshua Keech

Action Requested:

Variance of the minimum lot area and land area required and Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330). **Location:** 6807 E 76th St N **(CD 1)**

NEW APPLICATIONS

7. 3033 - Hess Law Firm

Action Requested:

Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207) **Location:** 13216 N. 129th E Ave **(CD 1)**

8. 3034 - Ron Sterling

Action Requested:

Variance to permit a detached accessory building in a side yard in an RE zoned district (420.2.A.2) **Location:** 26121 W 27th St S **(CD 2)**

9. 3035 - Jacob Holmes

Action Requested:

Variance of the required side yard setback in an AG district (Section 330) **Location:** 904 E 86th St N **(CD 1)**

10. 3036 - Abdual Almudalal & Deeann

Action Requested:

Use Variance to allow Outdoor Storage and Warehousing (Use Unit 23) on RS zoned lot (Section 410) **Location:** 5320 S. 83rd Ave W **(CD 2)**

11. 3037 - Murray Adams

Action Requested:

Variance of the rear setback from 40 ft in the AG-R district (Section 310, Table 3). **Location:** 12822 E 107th St N **(CD 1)**

12. 3038 - Raychel & Rusty Stamper

Action Requested:

Use Variance to allow (Use Unit 15) in an AG District to permit other trades and services (Section 310). variance of the all-weather surface requirement for parking. **Location:** 11716 N 97 E Ave **(CD 1)**

13.3039 - Justin Tate

Action Requested:

Special Exception to allow a manufactured home (Use Unit 9) in a RS district.

Location: 5812 N Madison Ave **(CD 1)**

14. 3040 - David Henke

Action Requested:

Variance for Temporary Gravel parking lot for 7 buses during design and construction activities are underway on adjacent east lot which is owned by same owner (Section 1340) **Location:** W of NWC 106th St N and N Garnett Rd **(CD 1)**

15.3041 - Todd Godfrey

Action Requested:

Use Variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225) **Location:**

18216 N 97 Ave E **(CD 1)**

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.



Board of Adjustment

Case Number: CBOA-3014

Hearing Date: 01/17/2023 1:30 PM
(Continued from 11/15/2022)

Case Report Prepared by:

Jay Hoyt

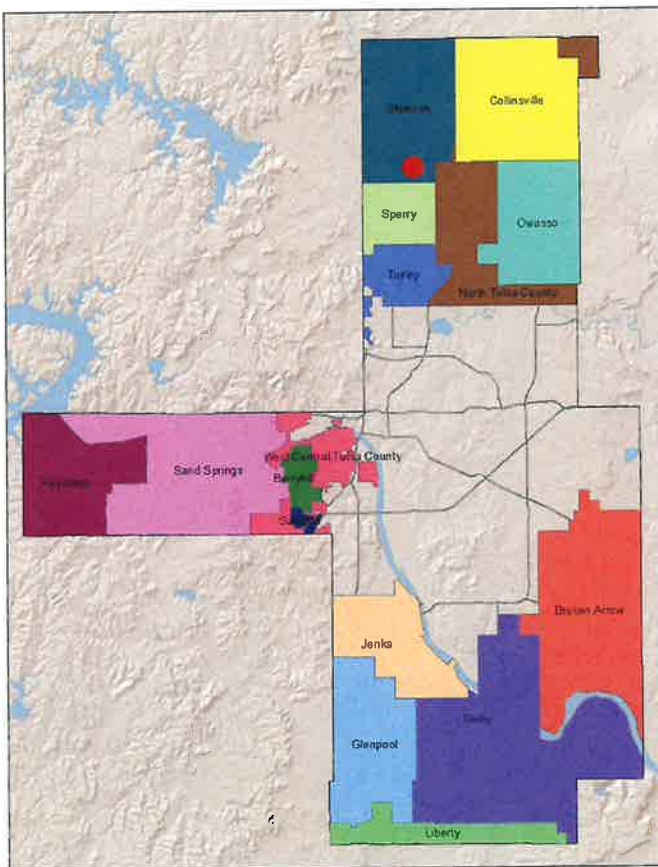
Owner and Applicant Information:

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) and a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310)

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: 01/17/2023 1:30 PM

APPLICANT: Claude Taylor

ACTION REQUESTED: Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) and a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310)

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) and a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310).

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) and a Use Variance to allow Use Unit 19 to permit a recreation center (Sec. 310)

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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

AG

N COOPERRIDGE RD

E-126TH-ST-N

SUBJECT TRACT




E-122ND PL-N

AG

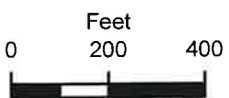
E-123RD ST-N

N LEWIS AVE

LEGEND

 Skiatook Corporate Limits

E-121ST-ST-N



CBOA-3014

21-13 06





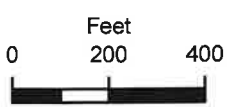
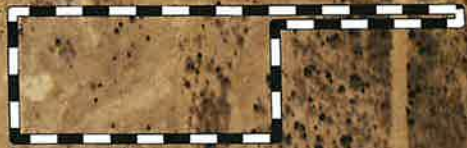
E 126TH ST N

N COOPER RIDGE 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

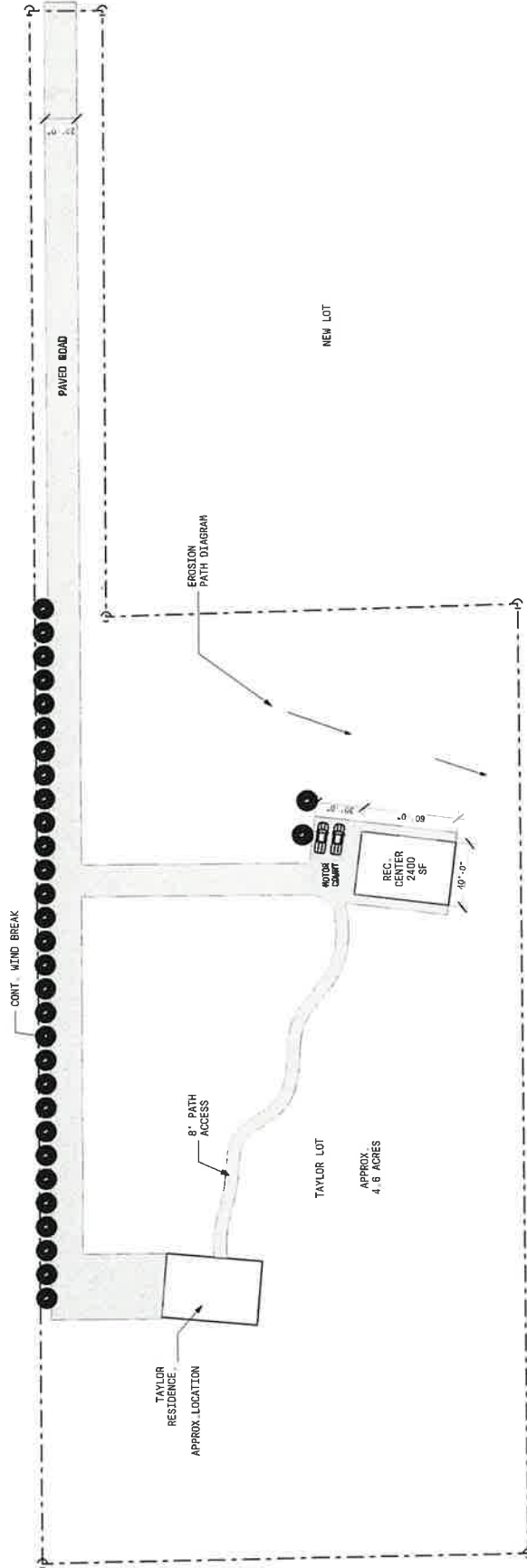


CBOA-3014 1.5

- SITE PLAN CORRECTION NOTES**
1. REVISIONS TO THE SITE PLAN SHALL BE MADE IN ACCORDANCE WITH THE CITY OF SKIATOOK, OKLAHOMA, AND THE STATE OF OKLAHOMA.
 2. THE CITY OF SKIATOOK, OKLAHOMA, HAS REVIEWED THE SITE PLAN AND HAS APPROVED THE SITE PLAN FOR THE PROJECT.
 3. THE CITY OF SKIATOOK, OKLAHOMA, HAS REVIEWED THE SITE PLAN AND HAS APPROVED THE SITE PLAN FOR THE PROJECT.
 4. THE CITY OF SKIATOOK, OKLAHOMA, HAS REVIEWED THE SITE PLAN AND HAS APPROVED THE SITE PLAN FOR THE PROJECT.
 5. THE CITY OF SKIATOOK, OKLAHOMA, HAS REVIEWED THE SITE PLAN AND HAS APPROVED THE SITE PLAN FOR THE PROJECT.

17 AUGUST 2024 - REVISION SET

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



SCHEMATIC FOOTAGE
TOTAL



PROJECT NO.
2401
DRAWN BY
AKA

ARCHITECTURAL SITE
PLAN

SP1

SQUARE FOOTAGE
TOTAL

REVISIONS
NO. NAME DATE

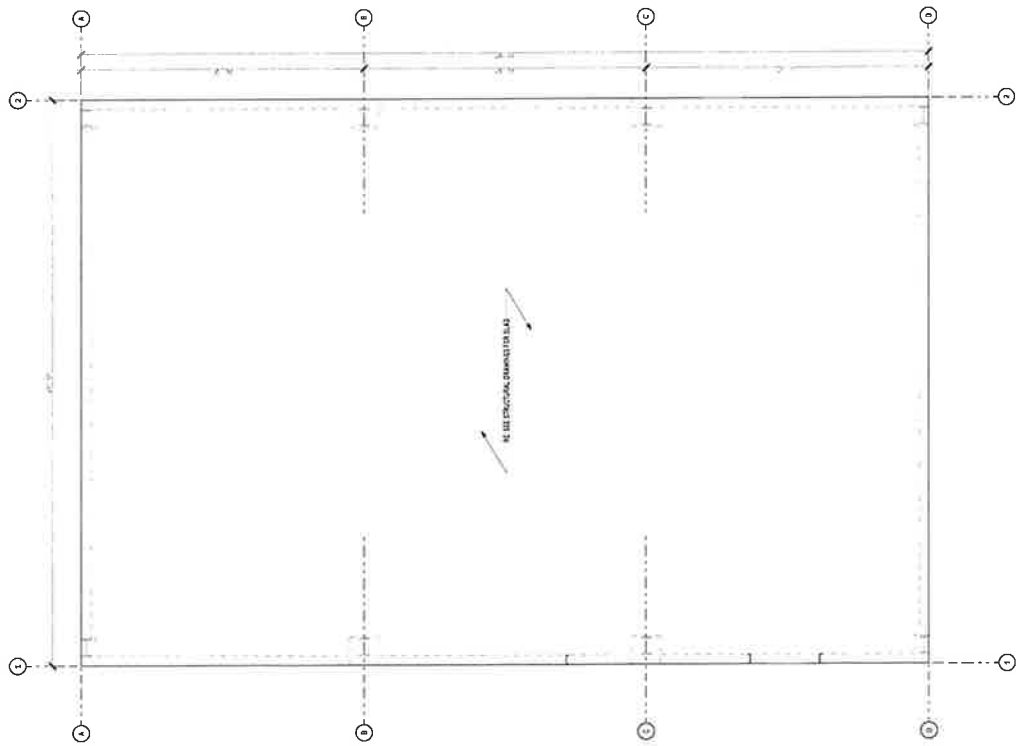
PROJECT NO.
DATE
DRAWN BY
CHECKED BY

FOUNDATION PLAN &
DETAILS

S1.1

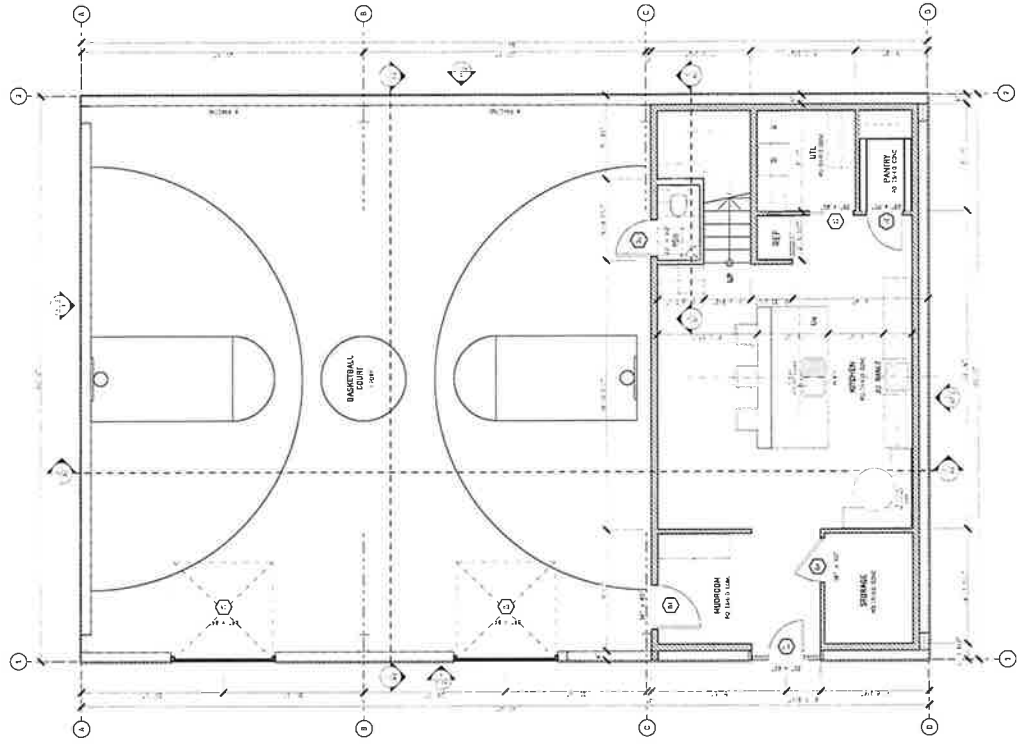
FOUNDATION GENERAL NOTES

1. Foundation shall be constructed in accordance with the provisions of the Oklahoma Building Code, 2018 Edition, Chapter 5, Section 503.1.1.
2. Provide all required details for all foundation elements including the base, exterior, and interior walls.
3. All foundation elements shall be constructed with concrete having a minimum compressive strength of 4000 psi.
4. All foundation elements shall be constructed with a minimum thickness of 12 inches.
5. All foundation elements shall be constructed with a minimum width of 12 inches.
6. All foundation elements shall be constructed with a minimum height of 4 feet.
7. All foundation elements shall be constructed with a minimum depth of 4 feet.
8. All foundation elements shall be constructed with a minimum length of 4 feet.
9. All foundation elements shall be constructed with a minimum width of 4 feet.
10. All foundation elements shall be constructed with a minimum height of 4 feet.

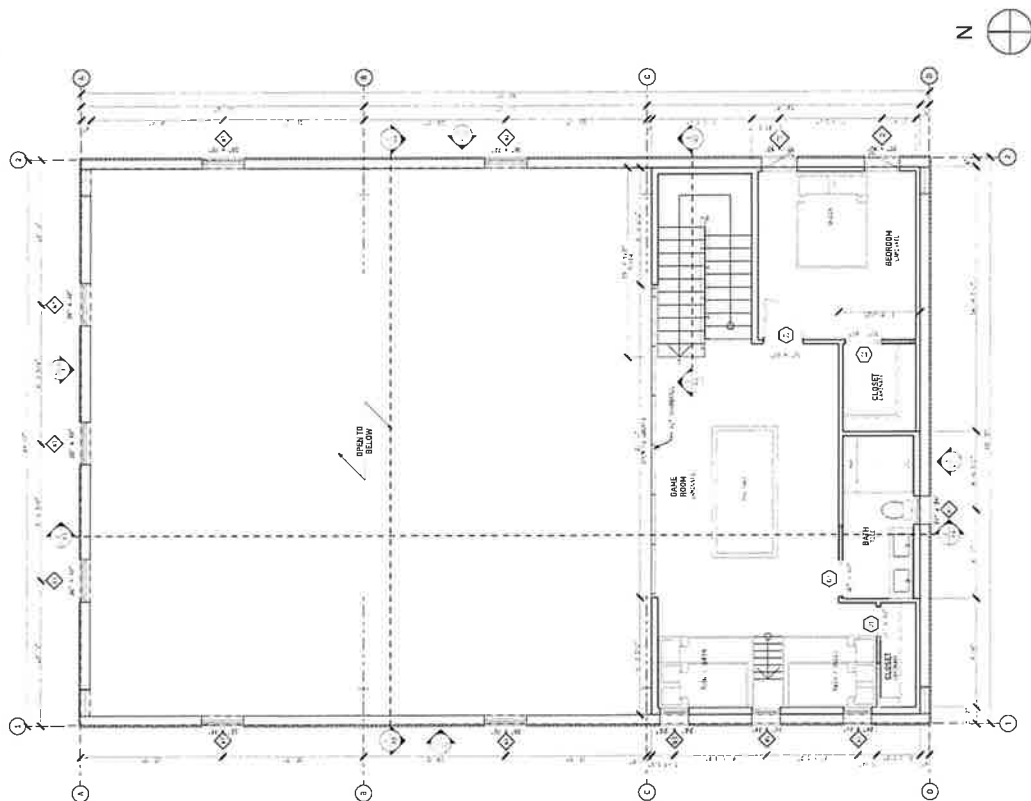


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



NO.	DESCRIPTION	AREA		PERIMETER		TOTAL
		SQ. FT.	SQ. YD.	LINEAL FT.	LINEAL YD.	
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
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GENERAL NOTES:

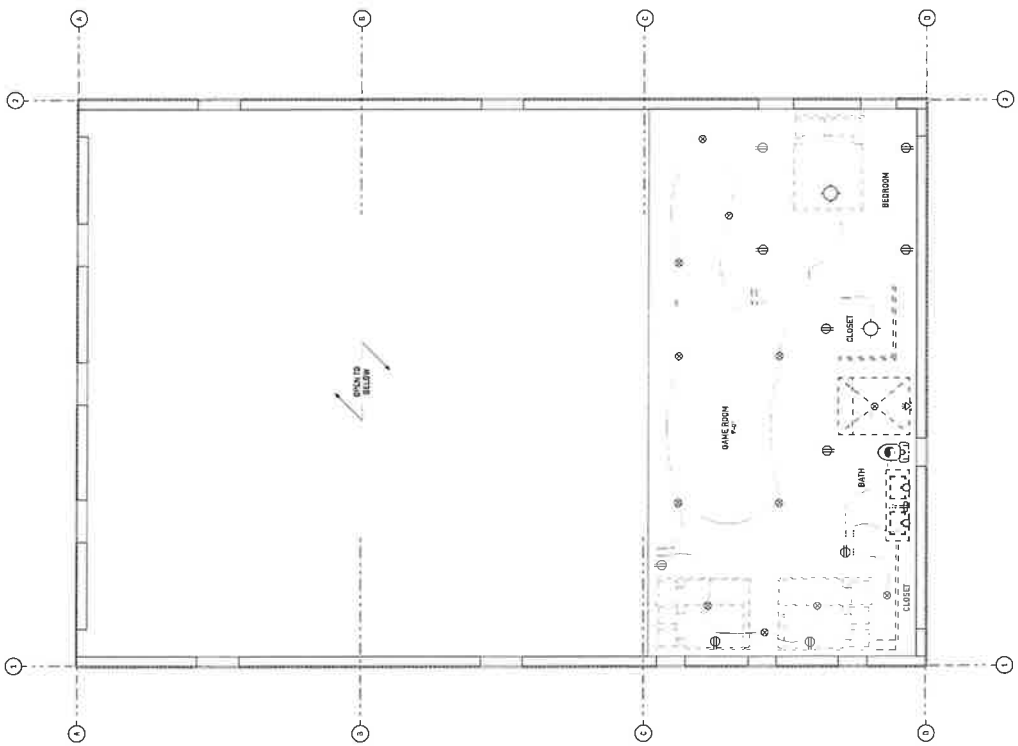
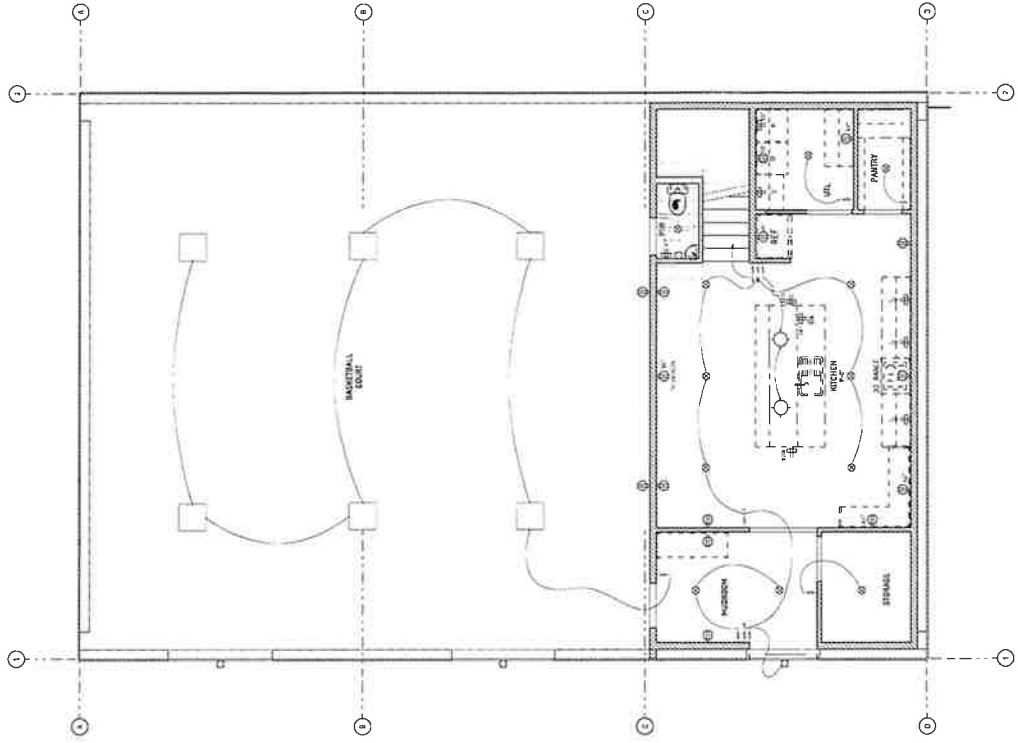
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL ELECTRICAL CODE (NEC).
2. SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL ELECTRICAL CODE (NEC).
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL ELECTRICAL CODE (NEC).
4. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL ELECTRICAL CODE (NEC).

LEGEND

	1/2" SWIFT SWITCH
	3" SWIFT SWITCH
	4" SWIFT SWITCH
	6" SWIFT SWITCH
	8" SWIFT SWITCH
	12" SWIFT SWITCH
	18" SWIFT SWITCH
	24" SWIFT SWITCH
	30" SWIFT SWITCH
	36" SWIFT SWITCH

LEGEND

	1" RECESSED TRACK
	2" RECESSED TRACK
	3" RECESSED TRACK
	4" RECESSED TRACK
	6" RECESSED TRACK
	8" RECESSED TRACK
	12" RECESSED TRACK
	18" RECESSED TRACK
	24" RECESSED TRACK
	30" RECESSED TRACK
	36" RECESSED TRACK



1 LOWER RCP & POWER PLAN
SCALE: 1/4" = 1'-0"

2 UPPER RCP & POWER PLAN
SCALE: 1/4" = 1'-0"

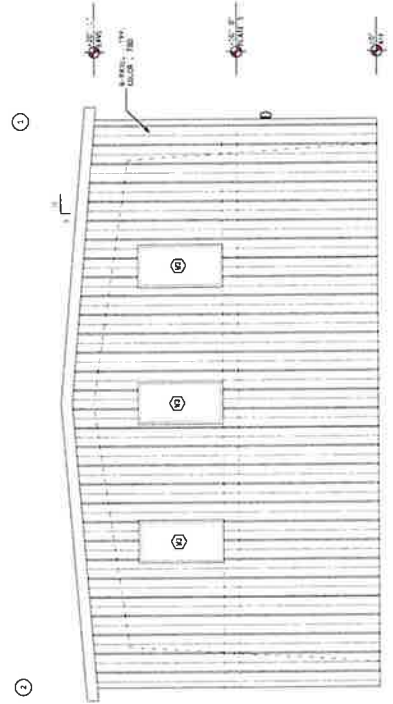
SHOWN CONTIGUOUS

REVISIONS

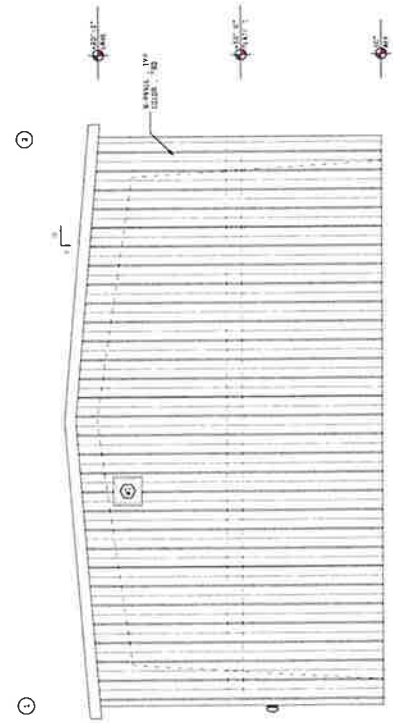
PROJECT NO.
DATE
DRAWN BY
CHECKED BY

RCP, POWER & FLOOR
FINISH PLAN

A1.2



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



2 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

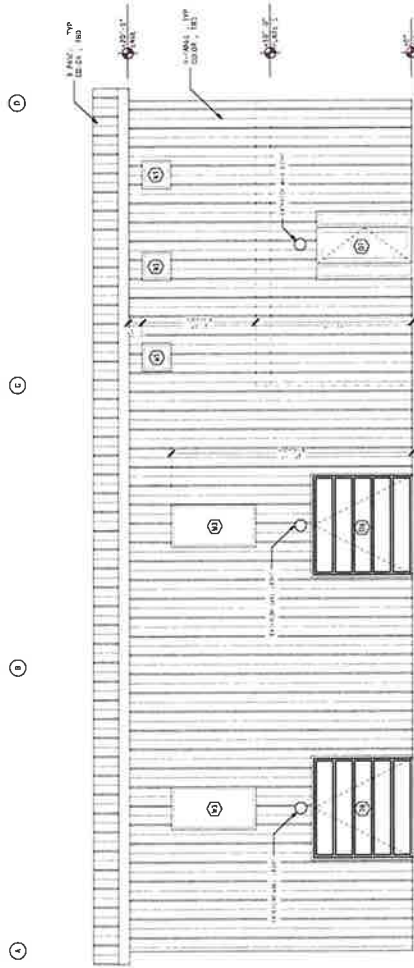
SQUARE FOOTAGE
TOTAL

SECTIONS
NO. NAME DATE

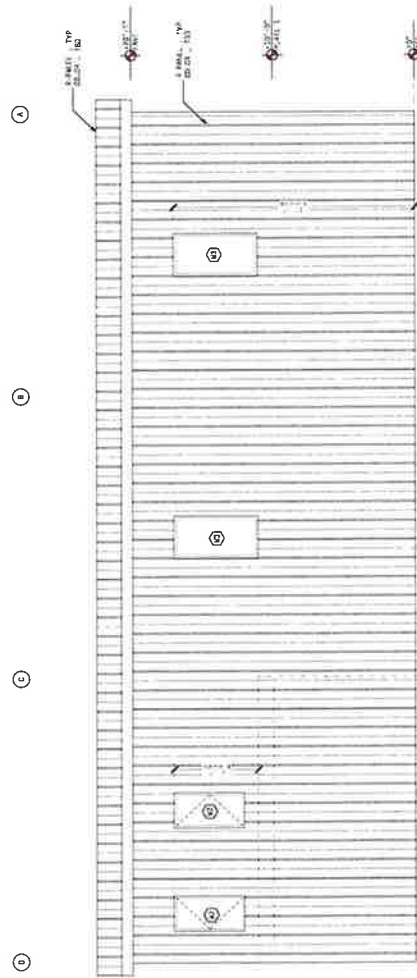
PROJECT NO.
DRAWN BY
DATE

EXTERIOR ELEVATIONS

A2.1



2 - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

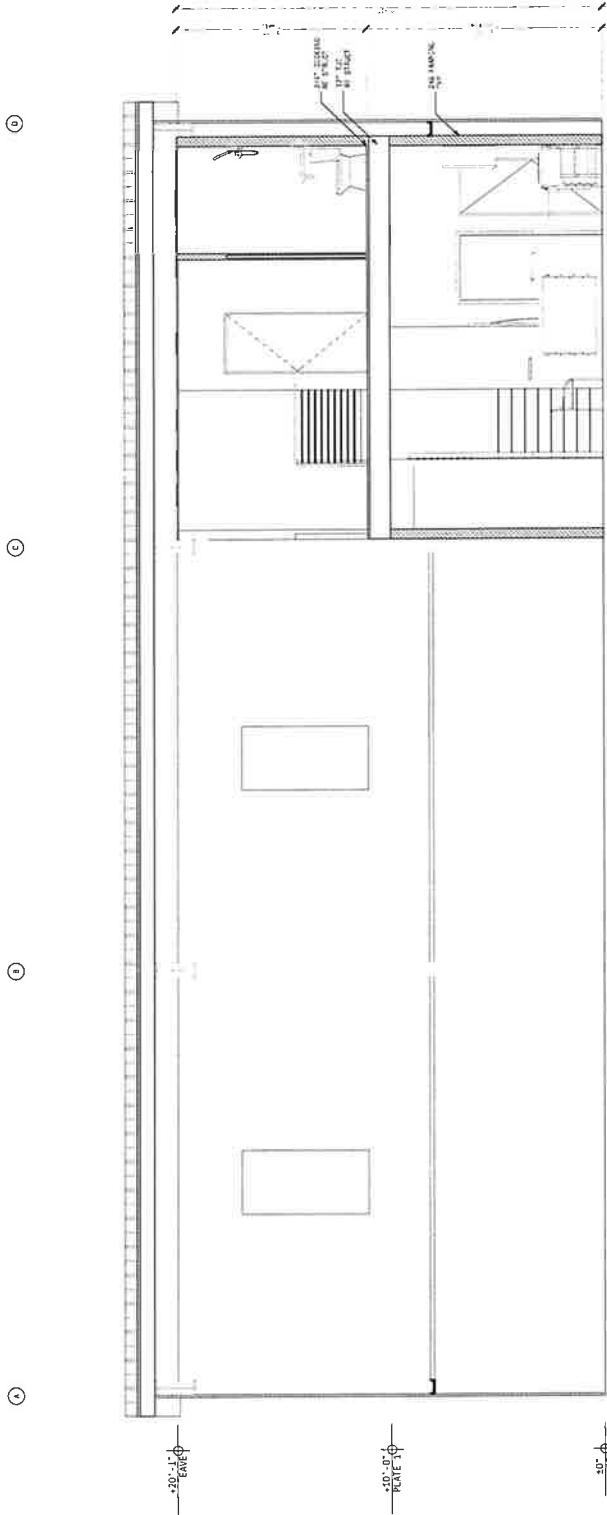
SQUARE FOOTAGE
TOTAL

REVISIONS
NO. NAME DATE

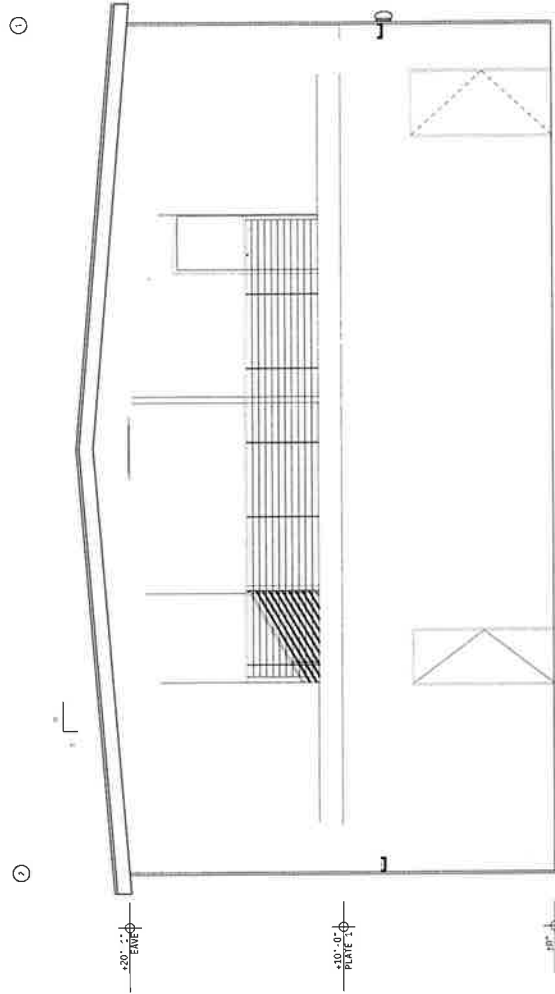
PROJECTING
ARCHITECT
NO. DRAWING
DATE

SECTION

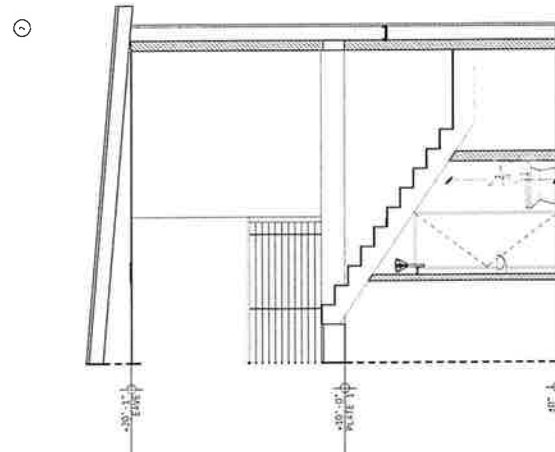
A3



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 TYP. SECTION
SCALE: 1/4" = 1'-0"



3 SECTION AT STAIR
SCALE: 1/4" = 1'-0"

Hoyt, Jay

From: Jena Bishop <jbishop918@yahoo.com>
Sent: Friday, November 11, 2022 9:14 AM
To: Hoyt, Jay
Subject: Rec Building

Good Morning

This letter is sent to you with my concerns for a proposed Rec Building being built adjacent to the land where my husband and I are currently building our home. We purchased the piece of land and are building this home for our family to get out of the small neighborhood setting with the hustle and bustle and constant traffic to be in a more rural setting with peace and quiet. My main concern with the Rec Building being built is that it will create a lot of traffic alongside our property. We would like to please make sure this Rec Center is always only for personal use and never for commercial and or public use. Also allowing a reduction in minimum acreage for dwelling unit creates a precedence for additional small lots.

Please make mandatory the wind break that is on the proposed plan with mature vegetation that is evergreen and will provide privacy year long. Also we ask to have the Rec Center owner provide a Privacy Fence along side of proposed driveway.

Thank you for your time.

Sincerely

Jena Bishop



Board of Adjustment

Case Number: CBOA-3018

Hearing Date: 01/17/2023 1:30 PM
(Continued from 12/20/2022)

Case Report Prepared by:

Jay Hoyt

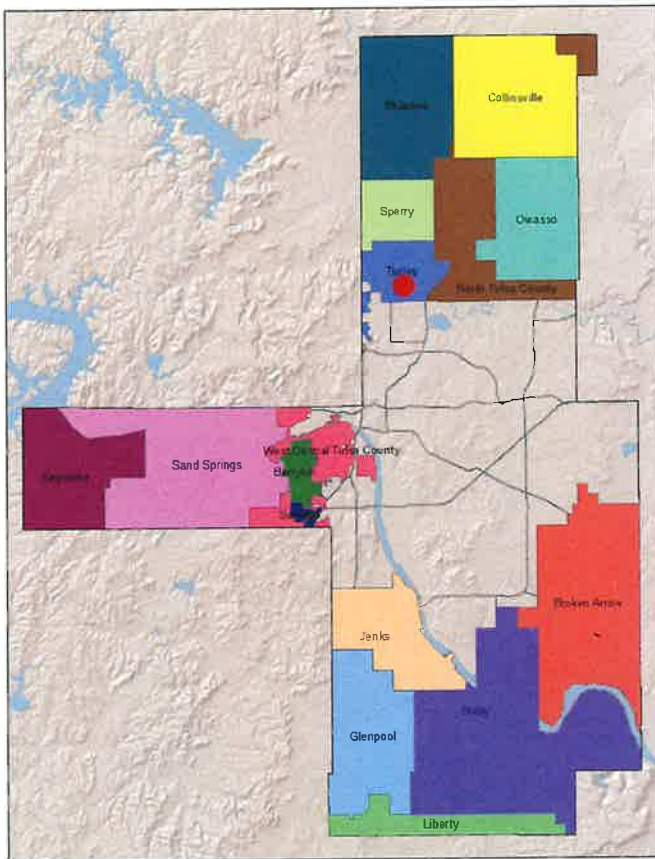
Owner and Applicant Information:

Applicant: Guadalupe Juan Varela

Property Owner: DOWNING, CRAIG & LENDA

Action Requested: Use Variance to allow for a food truck (Use Unit 12) in an RS district. (Section 410)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.76 acres

Location: 1725 E 66 ST N

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1331

CZM: 16

CASE NUMBER: CBOA-3018

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Guadalupe Juan Varela

ACTION REQUESTED: Use Variance to allow for a food truck (Use Unit 12) in an RS district. (Section 410)

LOCATION: 1725 E 66 ST N

ZONED: RS

FENCELINE: Turley

PRESENT USE: Residential

TRACT SIZE: 0.76 acres

LEGAL DESCRIPTION: PRT E/2 SE SE SE SW BEG SECR THEREOF TH N199.70 W165.21 S199.73 E165.21 POB SEC 31 21 13 .7574ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and currently contains a single-family residence. The surrounding lots are zoned RS and contain single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow for a food truck (Use Unit 12) in an RS district. (Section 410).

A food truck is classified as Use Unit 12 – Eating Places Other Than Drive-Ins by the Tulsa County zoning code. The applicant wishes to be able to park their food truck on the RS zoned subject lot and operate at this location. Per the photos provided by the applicant, the truck is to be parked on the southeast corner of the subject lot.

The applicant provided the statement: “I am wanting to put my food trailer next to the house, where I live at. The food trailer is my only job to work.”

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

Sample Motion:

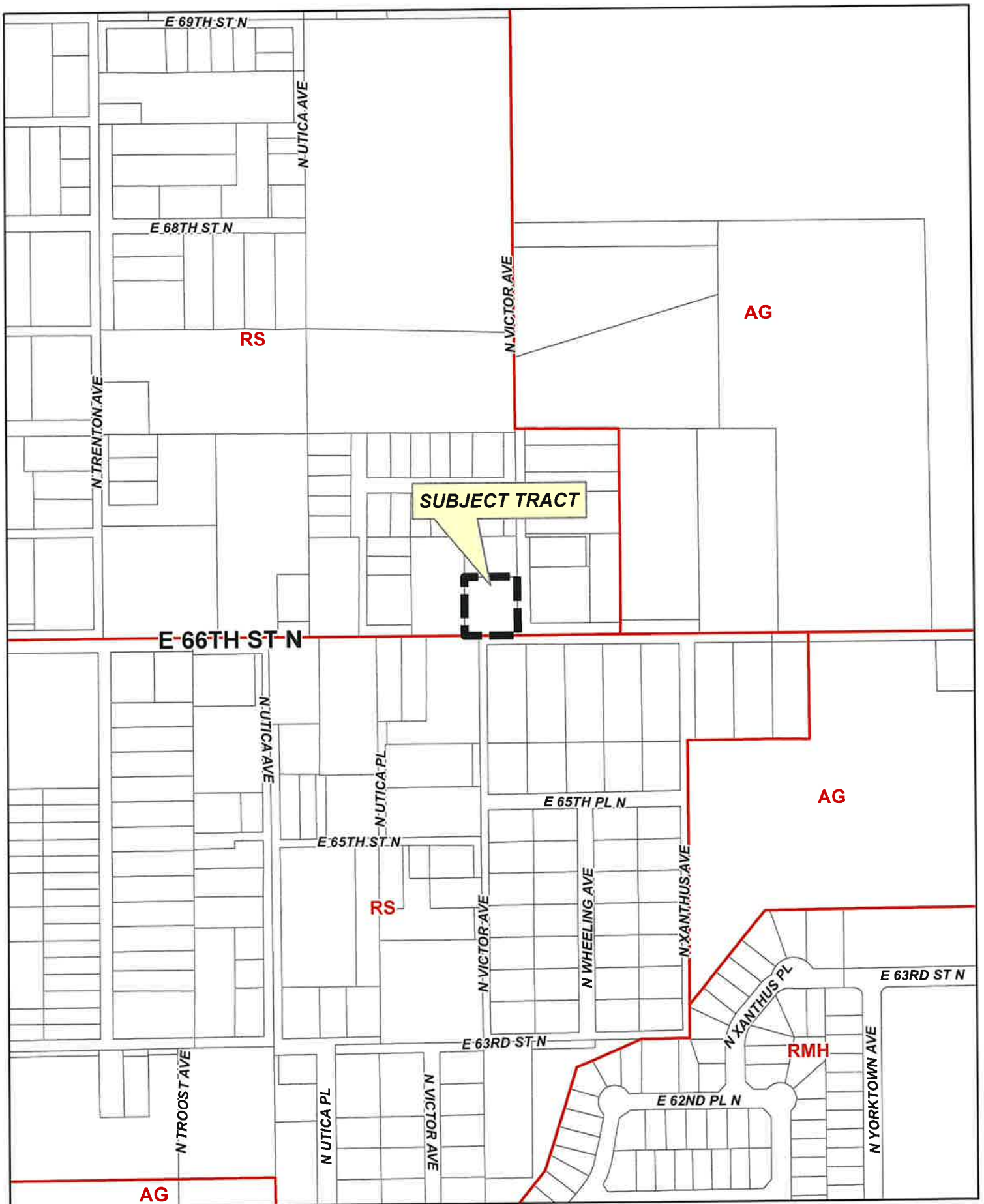
“Move to _____ (approve/deny) a Variance to allow for a food truck (Use Unit 12) in an RS district. (Section 410)

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

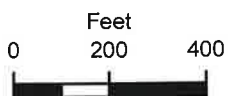
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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

CBOA-3018

21-13 31





E 69TH ST N

E 68TH ST N

N TRENTON AVE

N UTICA AVE

N VICTOR AVE

E 66TH ST N

N UTICA AVE

E 65TH PL N

E 65TH ST N

N VICTOR AVE

N WHEELING AVE

N XANTHUS AVE

E 63RD ST N

N TROOST AVE

N UTICA PL

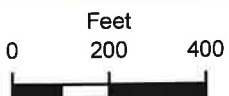
N VICTOR AVE

E 63RD ST N

E 62ND PL N

N XANTHUS PL

N YORKTOWN AVE



Subject Tract

CBOA-3018

21-13 31

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

Aerial Photo Date: 2020/2021



CBOA-3018 2.5



E 66TH ST N

N VICTOR AVE

N VICTOR AVE



Subject Tract

CBOA-3018

21-13 31

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

Aerial Photo Date: 2020/2021

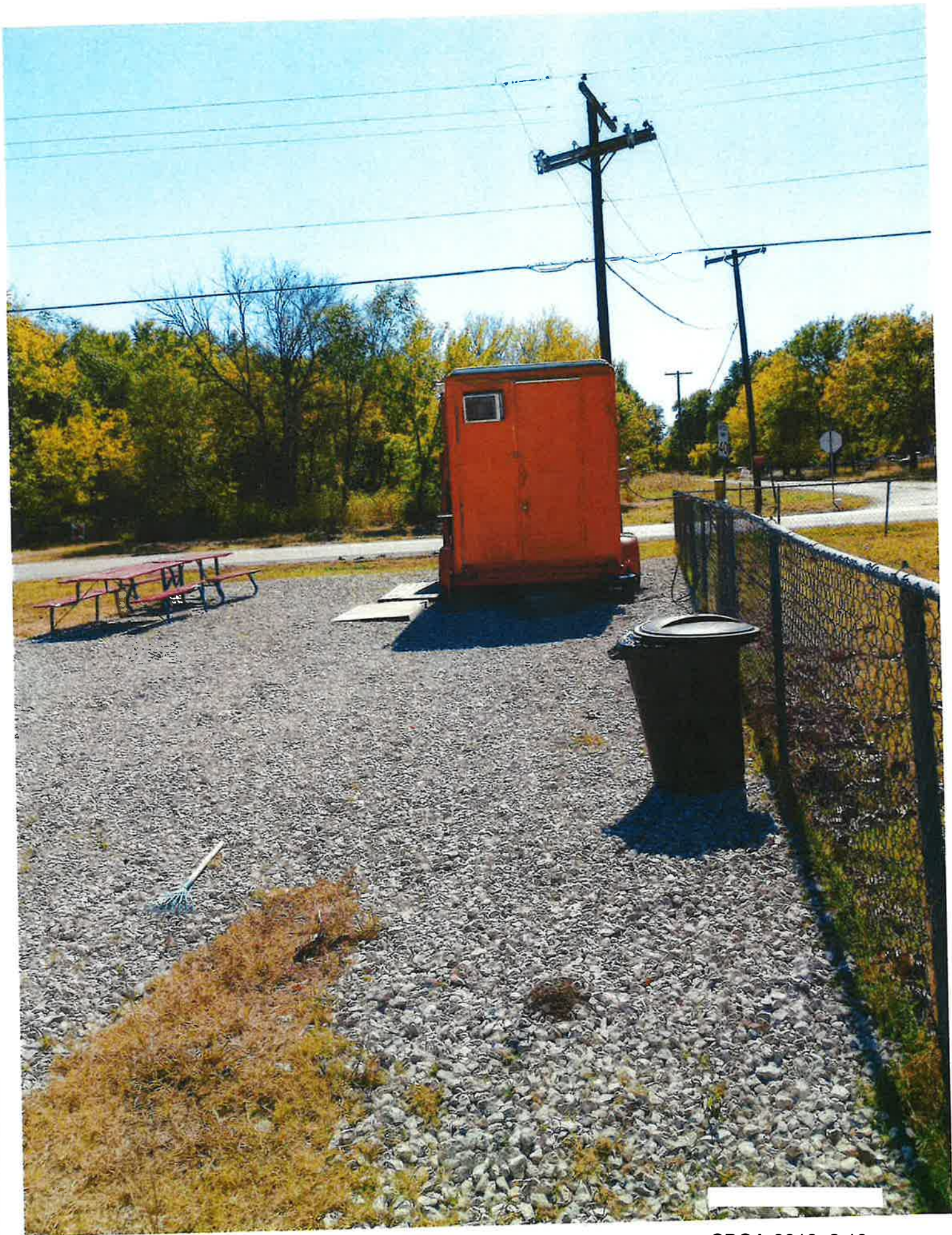


CBOA-3018 2.6













Board of Adjustment

Case Number: CBOA-3022

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

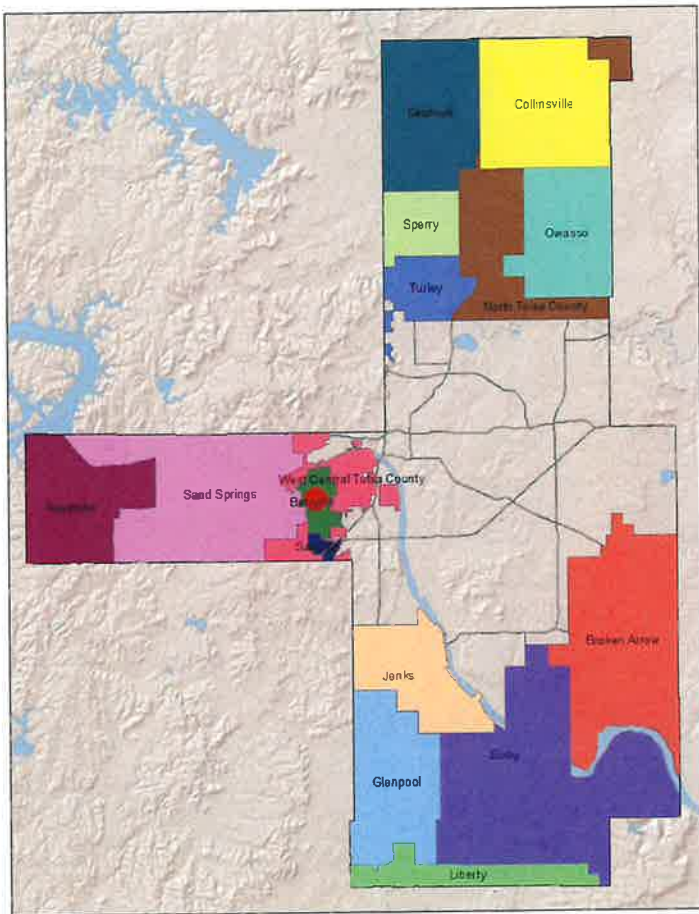
Owner and Applicant Information:

Applicant: Clifford Mordhorst

Property Owner: MORDHORST,
CLIFFORD DANIEL TRUST

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.55 acres

Location: 3140 S 59 AV W

Present Zoning: RS

Fenceline/Area: Berryhill

Land Use Designation: Existing
Neighborhood

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9220

CZM: 45

CASE NUMBER: **CBOA-3022**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Clifford Mordhorst

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

LOCATION: 3140 S 59 AV W

ZONED: RS

FENCELINE: Berryhill

PRESENT USE: Residential

TRACT SIZE: 0.55 acres

LEGAL DESCRIPTION: LT 20 BLK A, BERRY HILL GARDENS Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Lot: None Relevant

Surrounding Property:

CBOA-0595 October 1985: Special exception to allow a mobile home in a RS zoned district and a variance to allow two dwelling units on one lot of record.

CBOA-2437 September 2012: Variance of the maximum permitted floor area from 750 sq. ft. to 1,500 sq. ft. for a detached accessory building in an RS district (Section 240.2.E)

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

STAFF COMMENTS:

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

The subject lot is approximately 0.55 acres in size. The minimum land area per dwelling unit in the RS district is 6,900 sf, so the subject lot would contain enough land area to support the request for three dwelling units on the subject lot. There are currently three homes existing on the subject lot.

The applicant provided the following statement "This property was purchased with three small houses on it. It has three separate addresses to it also. This should have been done 30 years ago, I believe."

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:

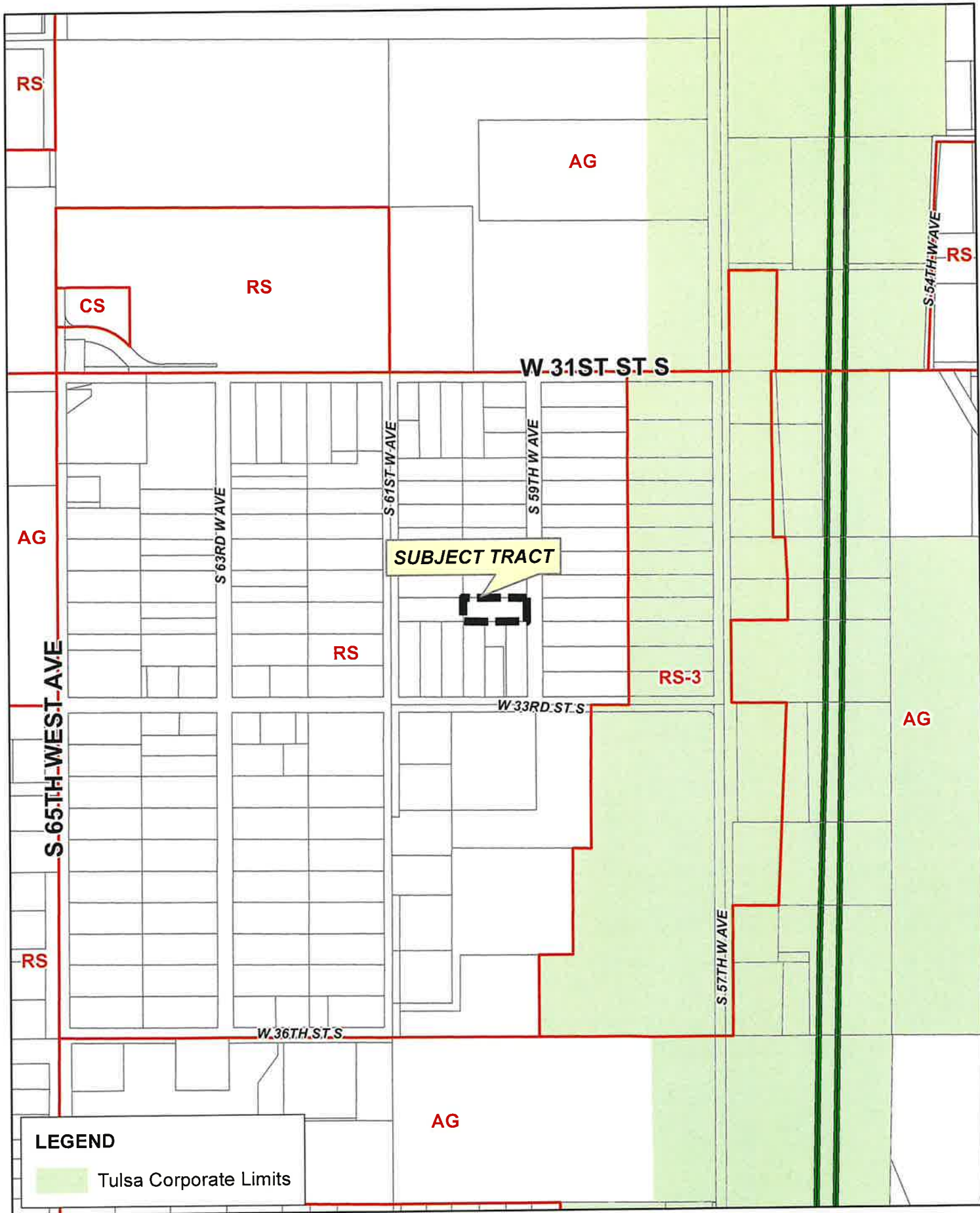
“Move to _____ (approve/deny) a Variance to allow three dwelling units on a single lot of record in an RS district (Section 208).

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

Subject to the following conditions, if any: _____.

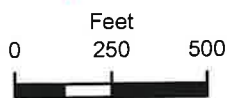
Finding the hardship to be _____.

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



LEGEND

 Tulsa Corporate Limits



CBOA-3022

19-12 20





Subject Tract

CBOA-3022

19-12 20

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

Aerial Photo Date: 2020/2021



CBOA-3022 3.5



W 33RD ST S

S 59TH W AVE



Subject Tract

CBOA-3022

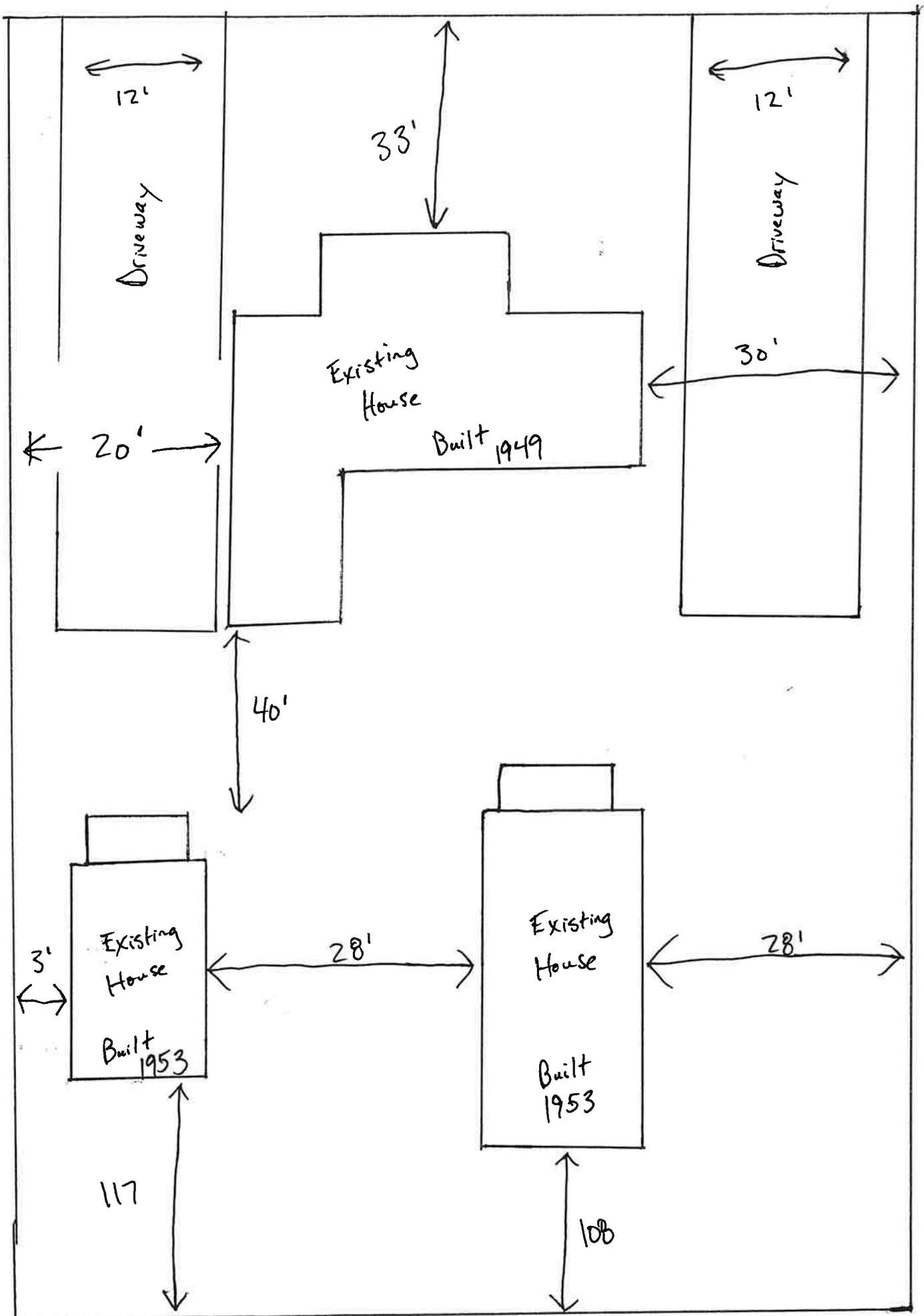
19-12 20

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

Aerial Photo Date: 2020/2021



CBOA-3022 3.6





Board of Adjustment

Case Number: CBOA-3025

Hearing Date: 01/17/2023 1:30 PM
(Continued from 12/20/2022)

Case Report Prepared by:

Jay Hoyt

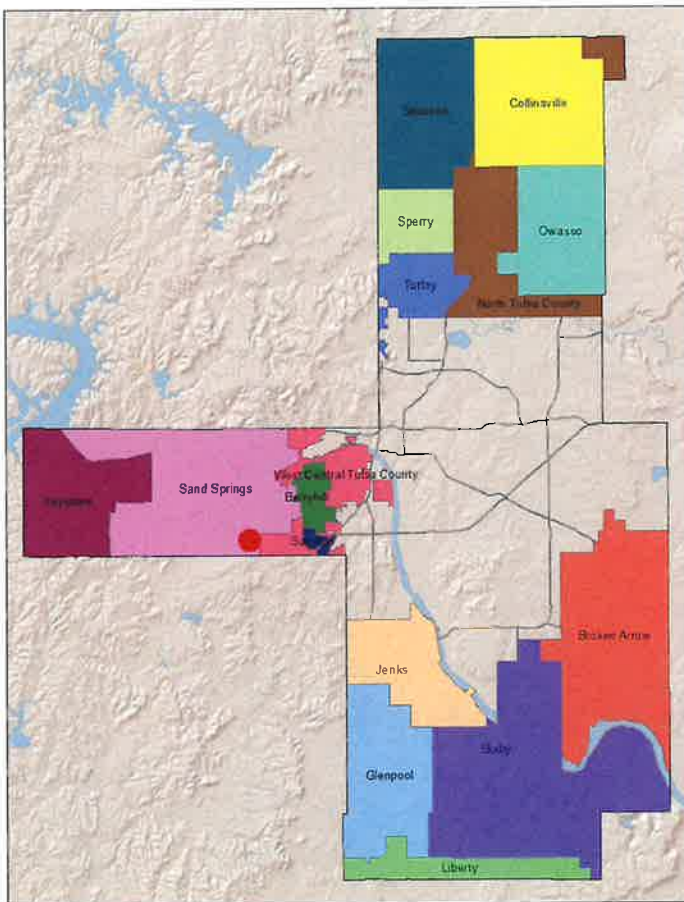
Owner and Applicant Information:

Applicant: Jennifer Osborn

Property Owner: Mathew & Jennifer Osborn

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

Location Map:



Additional Information:

Present Use: Single-Family

Tract Size: 5.8 acres

Location: 5311 S 107 AV W

Present Zoning: RS

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9135
CZM: 44

CASE NUMBER: CBOA-3025
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Jennifer Osborn

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

LOCATION: 5311 S 107 AV W

ZONED: RS

FENCELINE: Sand Springs

PRESENT USE: Single-Family

TRACT SIZE: 5.8 acres

LEGAL DESCRIPTION: LOT 6 BLK 1; LOT 5 BLK 1; N100 LT 7 BLK 1, BUFORD COLONY SECOND ADDN
Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Lot:

CBOA-3003 September 2022: Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family home. The surrounding lots are zoned RS and AG and contain single-family homes and vacant agricultural land.

STAFF COMMENTS:

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

The subject lot was previously approved for a variance to permit a detached accessory building to be greater than 750 sf (CBOA-3003). The applicant is proposing to construct an accessory building approximately 2,500 sf in area and would like a dwelling unit to be located within this accessory building.

The applicant provided the statement "We are trying to build a metal shop with living quarters attached so that we can care for my in-laws as they grow older. They have already sold their home and are living with us until we can get this shop built. We require approval from the Board because the current laws limit the size of the building you can add and we have to have approval to build a second dwelling on our property as well.

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:

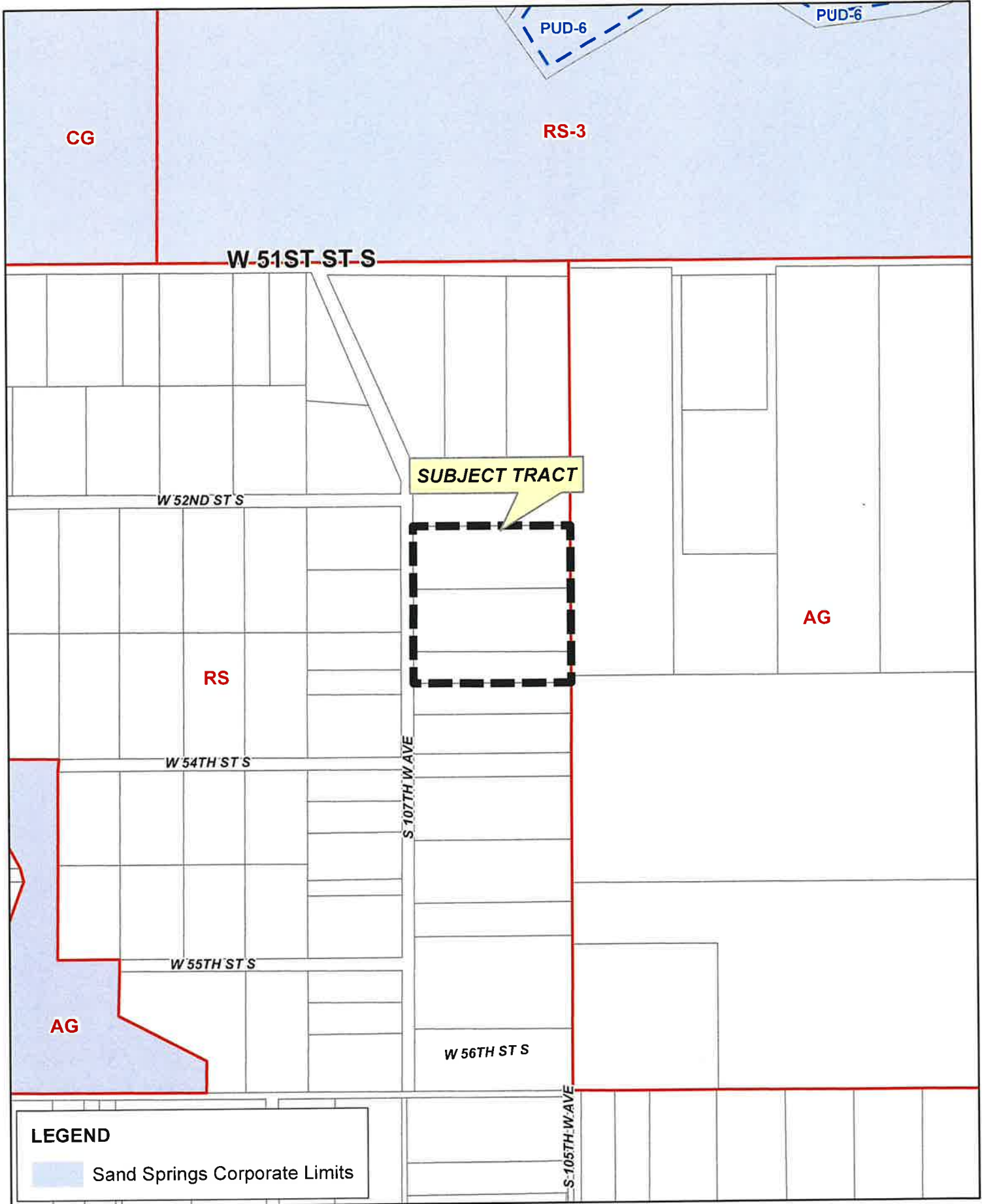
"Move to _____ (approve/deny) a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

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

Subject to the following conditions, if any: _____.

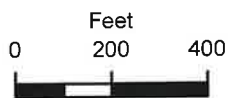
Finding the hardship to be _____.

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



LEGEND

 Sand Springs Corporate Limits

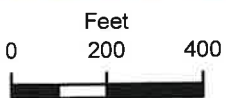


CBOA-3025

19-11 35



CBOA-3025 4.4



Subject Tract

CBOA-3025

19-11 35

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

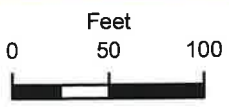
Aerial Photo Date: 2020/2021



CBOA-3025 4.5



S 107TH W AVE



 Subject Tract

CBOA-3025

19-11 35

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

Aerial Photo Date: 2020/2021



CBOA-3025 4.6

5311 South 107th West Avenue
Sand Springs, Oklahoma 74063

OSBORN HOUSE

NO. DATE REVISIONS

A0

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



5311 SOUTH 107TH WEST AVENUE

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. THE HOUSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAND SPRINGS, OKLAHOMA ZONING ORDINANCES.
3. THE PERMITS FOR THIS PROJECT SHALL BE OBTAINED FROM THE CITY OF SAND SPRINGS, OKLAHOMA.
4. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE HOMEOWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE.
7. THE HOMEOWNER SHALL MAINTAIN THE EXISTING DRIVEWAY AND LANDSCAPING.
8. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
9. THE HOMEOWNER SHALL MAINTAIN THE EXISTING CURB AND GUTTER.
10. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.



Board of Adjustment

Case Number: CBOA-3026

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

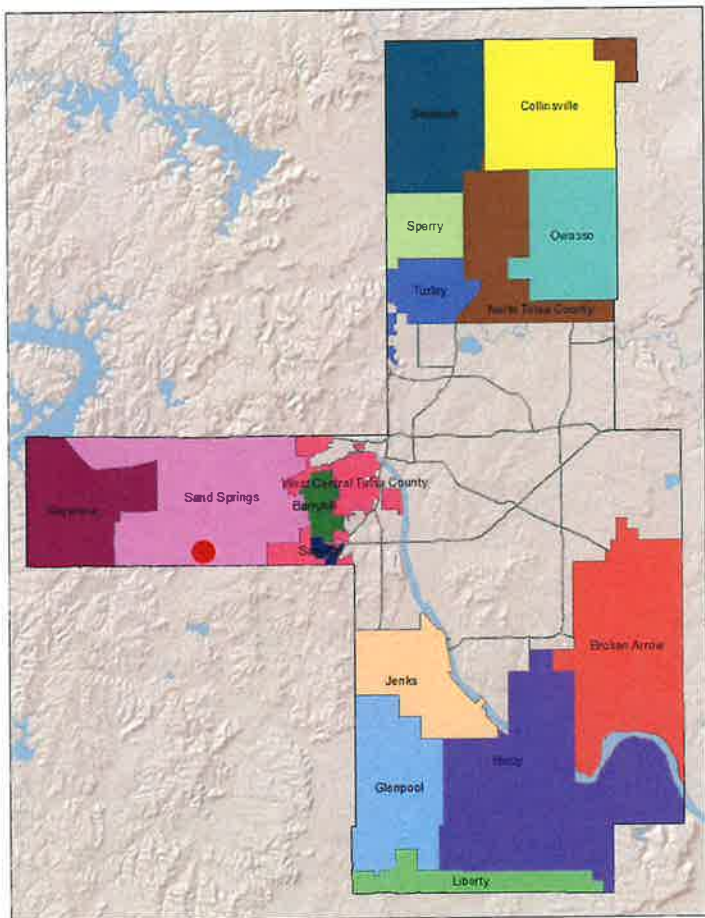
Owner and Applicant Information:

Applicant: Alan Ringle

Property Owner: KANOTZ, SHEILA D & BRIAN

Action Requested: Variance to allow a Chrysanthemum greenhouse (Use Unit 3) on RMH zoned property (Section 410)

Location Map:



Additional Information:

Present Use: Chrysanthemum Farm/Residential

Tract Size: 9.02 acres

Location: 14109 W 56 ST S

Present Zoning: AG,RMH

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9133

CZM: 43

CASE NUMBER: **CBOA-3026**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Alan Ringle

ACTION REQUESTED: Variance to allow a Chrysanthemum greenhouse (Use Unit 3) on RMH zoned property (Section 410)

LOCATION: 14109 W 56 ST S

ZONED: AG,RMH

FENCELINE: Sand Springs

PRESENT USE: Chrysanthemum Farm/Residential

TRACT SIZE: 9.02 acres

LEGAL DESCRIPTION: S880 E/2 E/2 SW NW & S880 E/2 W/2 E/2 SW NW LESS W40 THEREOF SEC 33 19 11 9.19ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG/RMH and contains a single-family residence. The site is surrounded by AG zoning to the north, east and a portion of the west containing single-family residences and agricultural land as well as vacant RE zoning to the south and RMH zoning containing a single-family residence to the west.

STAFF COMMENTS:

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

The applicant has constructed two greenhouses on the subject lot for the purpose of growing chrysanthemums, which is considered Use Unit 3 – Agriculture and is not allowed in the RMH district. A use variance would be required to allow Use Unit 3 uses on the subject lot.

The applicant has submitted the statement: “Property owner was unaware of multiple zonings on the rural property. Greenhouses for Chrysanthemum cuttings – Horticulture Nursery (Use Unit 3) are permitted by right in an AG zoning classification (part of the property) and not permitted in a RMH zoning classification where they exist.

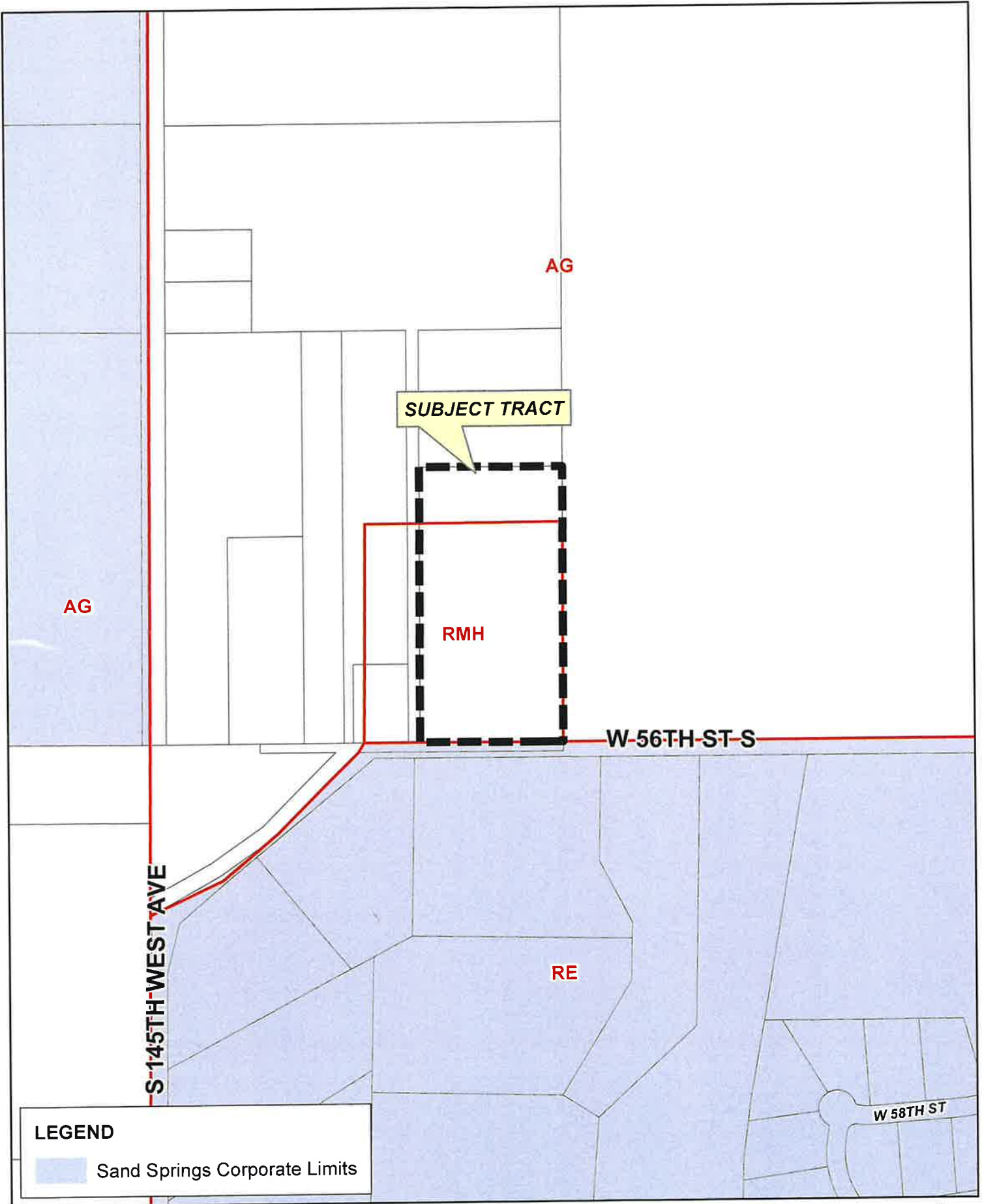
If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) Use Variance to allow a Chrysanthemum greenhouse (Use Unit 3) on RMH zoned property (Section 410).

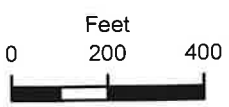
Finding the hardship to be _____.

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.”



LEGEND

 Sand Springs Corporate Limits



CBOA-3026

19-11 33

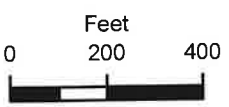




S 145TH WEST AVE

W 56TH ST S

W 58TH ST



Subject Tract

CBOA-3026

19-11 33

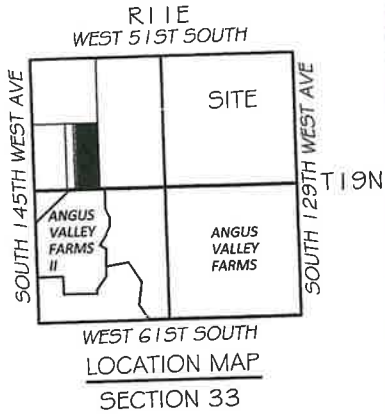
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



CBOA-3026 5.5

SITE PLAN KANOTZ PROPERTY



PROPERTY OWNER:
 Brian and Sheila Kanotz
 14109 W 56th Street South
 Sand Springs, Ok. 74063

LEGAL DESCRIPTION

THE SOUTH 880 FEET OF THE
 E/2 E/2 SW NW AND THE
 SOUTH 880 FEET OF THE E/2
 W/2 E/2 SW NW LESS THE
 WEST 40 FEET THEREOF, ALL
 IN SECTION 33 T19N, R11E,
 TULSA COUNTY, OK

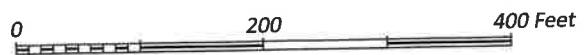
PROPERTY ADDRESS:
 14109 W 56th Street South
 &
 14115 W 56th Street South
 Sand Springs, Ok. 74063



SURVEYOR/PLANNER
 RINGLE PLANNING & SURVEYING INC.
 5615 NORTH HIGHWAY 97
 SAND SPRINGS, OK. 74063
 PH (918) 637-2452
 CA # 4164 (EXPIRES 06-30-23)



ANGUS VALLEY FARMS 2



NOVEMBER 7, 2022



Board of Adjustment

Case Number: CBOA-3032

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

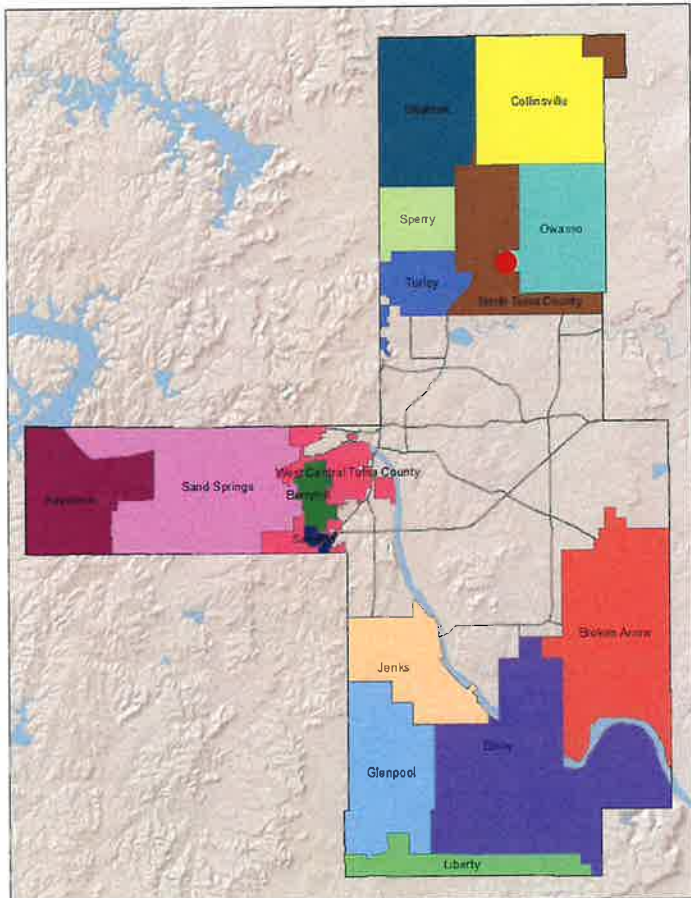
Owner and Applicant Information:

Applicant: Joshua Keech

Property Owner: KEECH, JOSHUA R & SHANNON M

Action Requested: Variance of the minimum lot area and land area required and Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.46 acres

Location: 6807 E 76 ST N

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Transitional

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1326

CZM: 17

CASE NUMBER: CBOA-3032

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Joshua Keech

ACTION REQUESTED: Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330) and a Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330)

LOCATION: 6807 E 76 ST N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 2.46 acres

LEGAL DESCRIPTION: BEG 180.50W SECR SW SW TH W164 N389.83 W316.86 TO PT ON WL E/2 SW SW N132.66 E316.92 SE210.78 S389.86 POB LESS S60 THEREOF FOR RD SEC 26 21 13 2.455ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. AG is adjacent to the north, east and west containing single-family residences and agricultural land. IL/IM zoning is adjacent to the south across E 76th St N containing industrial uses.

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) and a Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330).

The minimum land area per dwelling unit per the Tulsa County Zoning Code is 2.1 acres. The applicant is proposing to split the subject tract into two lots containing 1.77 acres and 0.91 acres, which are below the required minimum land area. In addition the applicant will need a variance of the minimum lot width. The minimum lot width in the AG district is 150 ft. The proposed lots, as shown on the lot split exhibit provided by the applicant would not meet the minimum lot width requirement.

The applicant has provided the statement "This is a unique parcel of land already. Split will create a more uniform parcel for the home on the road frontage and retain the pasture land in a separate, unique lot which will still have 30' of access should it be needed.

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:

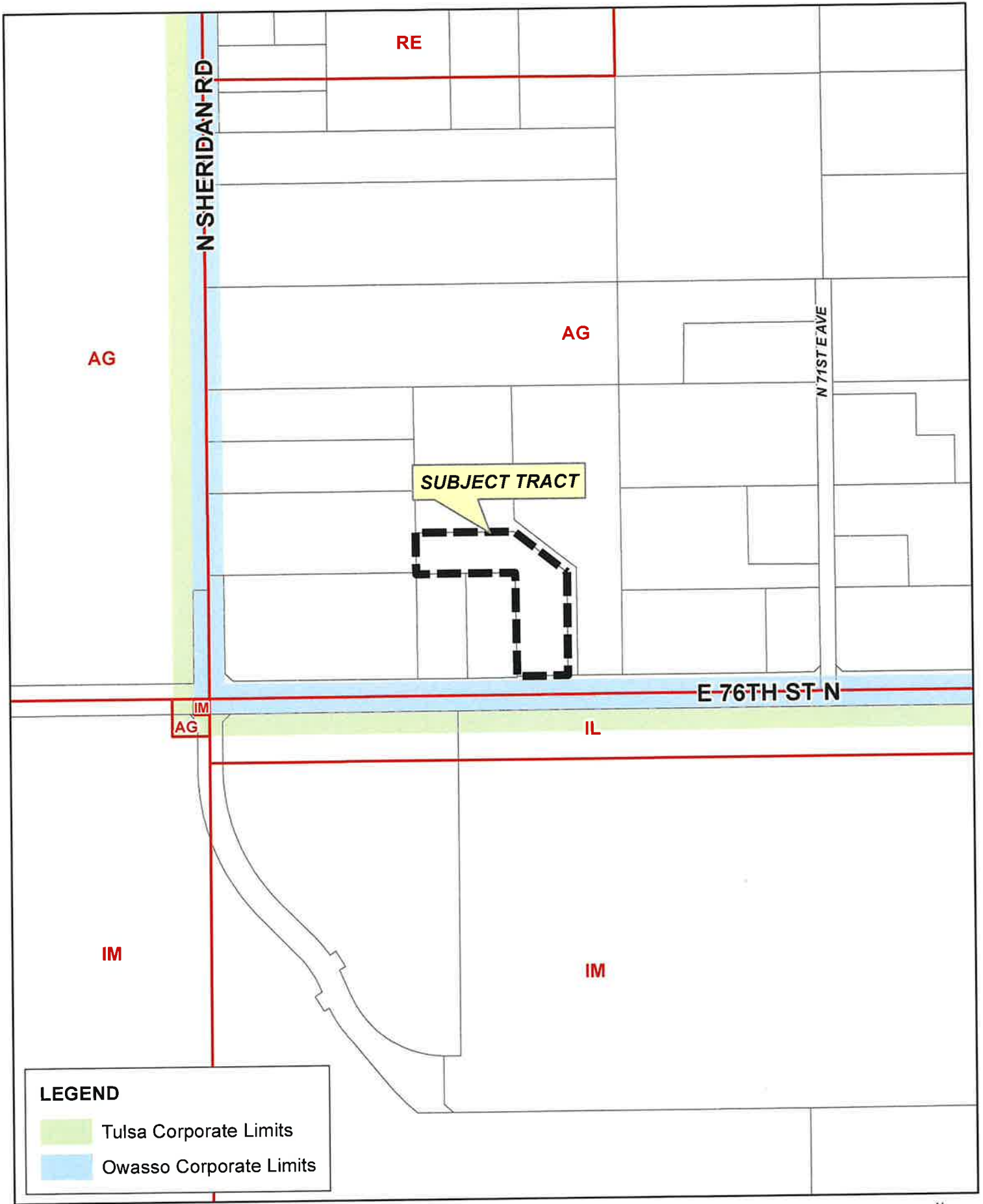
"Move to _____ (approve/deny) a Variance of the minimum lot area and land area required in an AG district to permit a lot split (Sec 330) and a Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330)

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

Subject to the following conditions, if any: _____.

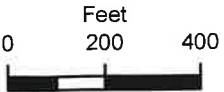
Finding the hardship to be _____.

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.



LEGEND

- Tulsa Corporate Limits
- Owasso Corporate Limits



CBOA-3032

21-13 26

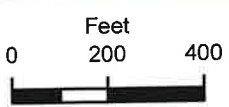




N SHERIDAN RD

N 71ST E AVE

E 76TH ST N



 Subject Tract

CBOA-3032

21-13 26

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

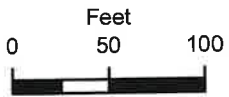
Aerial Photo Date: 2020/2021



CBOA-3032 6.5



E 76TH ST N



Subject Tract

CBOA-3032

21-13 26

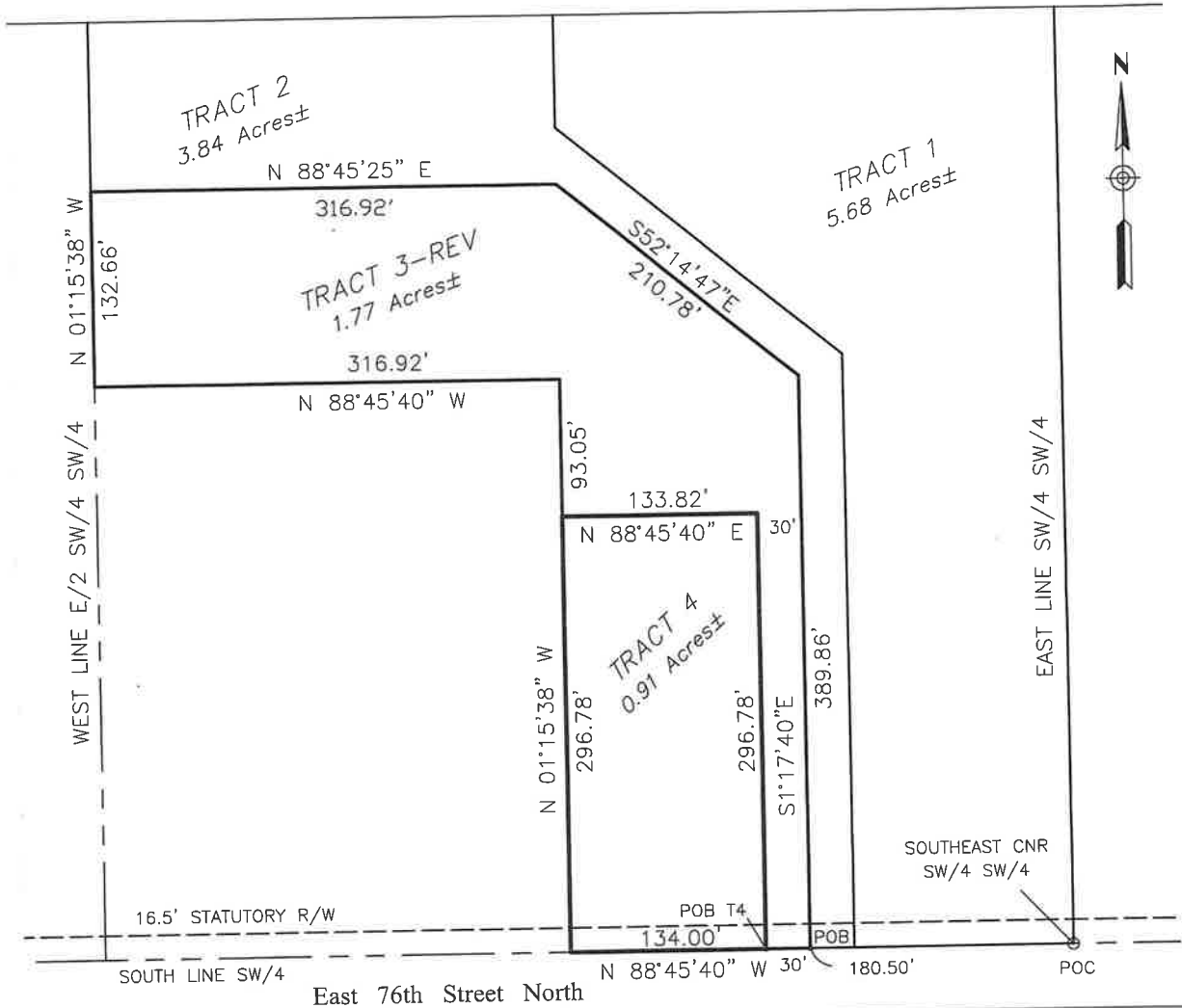
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



CBOA-3032 6.6

LOT SPLIT EXHIBIT



LEGAL DESCRIPTION – TRACT 3–REV

A PART OF THE SW/4 OF SW/4 OF SECTION 26, T–21–N, R–13–E, 1B&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SAID SW/4 SW/4 OF SECTION 26, T–21–N, R–13–E; THENCE S88°45'40"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 180.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°45'40"W ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET; THENCE N01°17'40"W A DISTANCE OF 296.78 FEET; THENCE S88°45'40"W A DISTANCE OF 133.82 FEET; THENCE N01°15'38"W A DISTANCE OF 93.05 FEET; THENCE N88°45'25"E A DISTANCE OF 316.92 FEET TO A POINT ON THE WEST LINE OF THE E/2 OF SAID SW/4 SW/4; THENCE N01°15'38"W ALONG SAID WEST LINE A DISTANCE OF 132.66 FEET; THENCE N88°45'25"E A DISTANCE OF 316.92 FEET; THENCE S52°15'47"E A DISTANCE OF 210.78 FEET; THENCE S01°17'40"E A DISTANCE OF 389.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1.77 ACRES MORE OR LESS.

LEGAL DESCRIPTION – TRACT 4

A PART OF THE SW/4 OF SW/4 OF SECTION 26, T–21–N, R–13–E, 1B&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SAID SW/4 SW/4 OF SECTION 26, T–21–N, R–13–E; THENCE S88°45'40"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 210.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°45'40"W ALONG SAID SOUTH LINE OF SW/4 A DISTANCE OF 134.00 FEET; THENCE N01°15'38"W A DISTANCE OF 296.78 FEET; THENCE N88°45'40"E A DISTANCE OF 133.82 FEET THENCE S01°17'40"E A DISTANCE OF 296.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES MORE OR LESS.

NOTES

1. NO EASEMENTS WERE PROVIDED AT THE TIME OF SURVEY
2. THIS TRACT HAS ACCESS TO EAST 76TH STREET NORTH, A PUBLIC RIGHT–OF–WAY

SURVEYOR'S STATEMENT

I, MICHAEL ROYCE, HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED ON SITE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THIS DATE. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF OKLAHOMA.



SIGNATURE: *Michael Royce*

MICHAEL ROYCE
PLS 1627

DATE: 11/10/02

DRAWING NAME	PROJECT NUMBER
KEETCH–PLAT	2211–01

1805 N 128TH E AVE
OWASSO, OK 74055
mroyce1627@gmail.com 918.633.5263

SCALE	DATE
1"=100'	11/10/2022

CBOA-3032 6.7



Board of Adjustment

Case Number: CBOA-3033

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

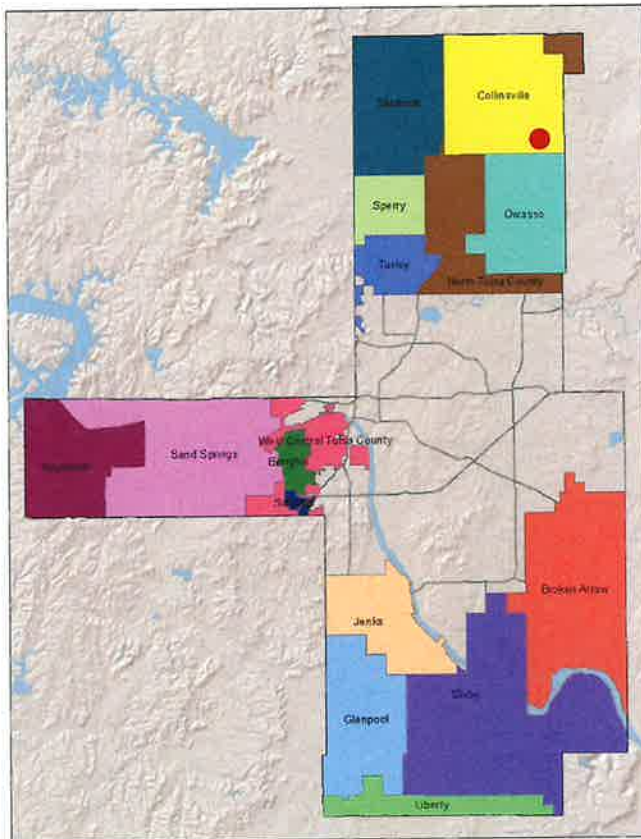
Owner and Applicant Information:

Applicant: Hess Law Firm

Property Owner: WHITE, KAREN W REV TRUST

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: AG

Tract Size: 45.32 acres

Location: 13216 N 129 AV E

Present Zoning: AG

Fenceline/Area: Collinsville

Land Use Designation:
Residential/Medium Intensity

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2432
CZM: 75

CASE NUMBER: CBOA-3033
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Hess Law Firm

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

LOCATION: 13216 N 129 AV E

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: AG

TRACT SIZE: 45.32 acres

LEGAL DESCRIPTION: S/2 N/2 NE & TR BEG SECR SE NE NW TH W528.67 N461.78 E528.69 S POB SEC 32 22 14 45.320ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and abuts AG zoned lots to the north, south and west containing single-family residential and agricultural land as well as RS-3 zoned lots to the east containing single-family residential.

STAFF COMMENTS:

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

The applicant is proposing to split the subject tract as shown on Exhibit A, provided by the applicant. The lot is proposed to be split into an east and west tract. The west tract does not currently have frontage with access being provided via an easement from 136th St N.

The applicant has provided the statement "The property identified as Tract 1 (West Tract) does not have frontage but is accessed via easement from 136th St North (see Exhibit A). Water is available (Exhibit B)

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:

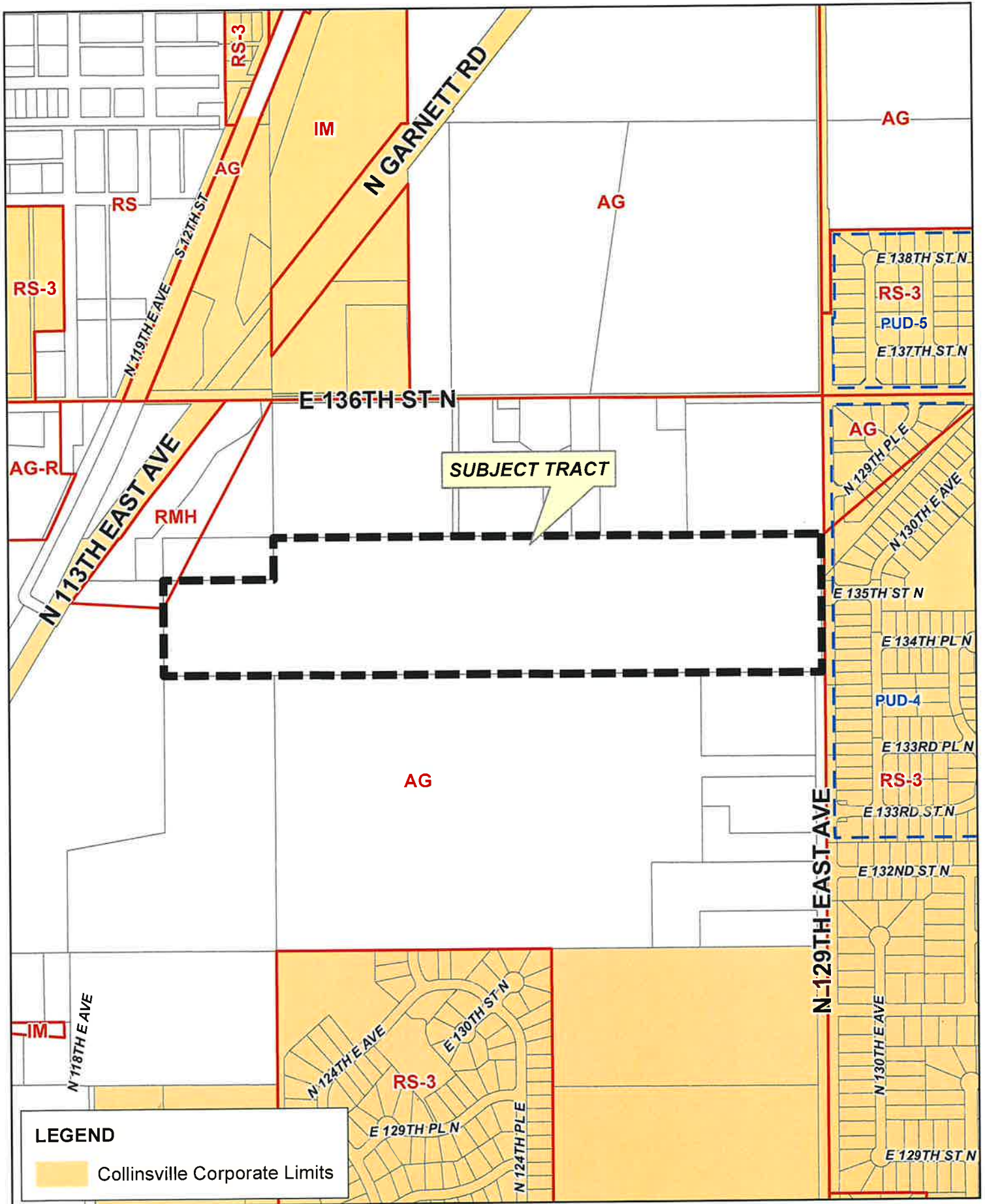
"Move to _____ (approve/deny) a Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

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

LEGEND

 Collinsville Corporate Limits



CBOA-3033

22-14 32

CBOA-3033 7.4





Subject Tract

CBOA-3033

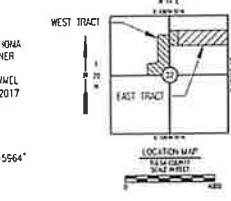
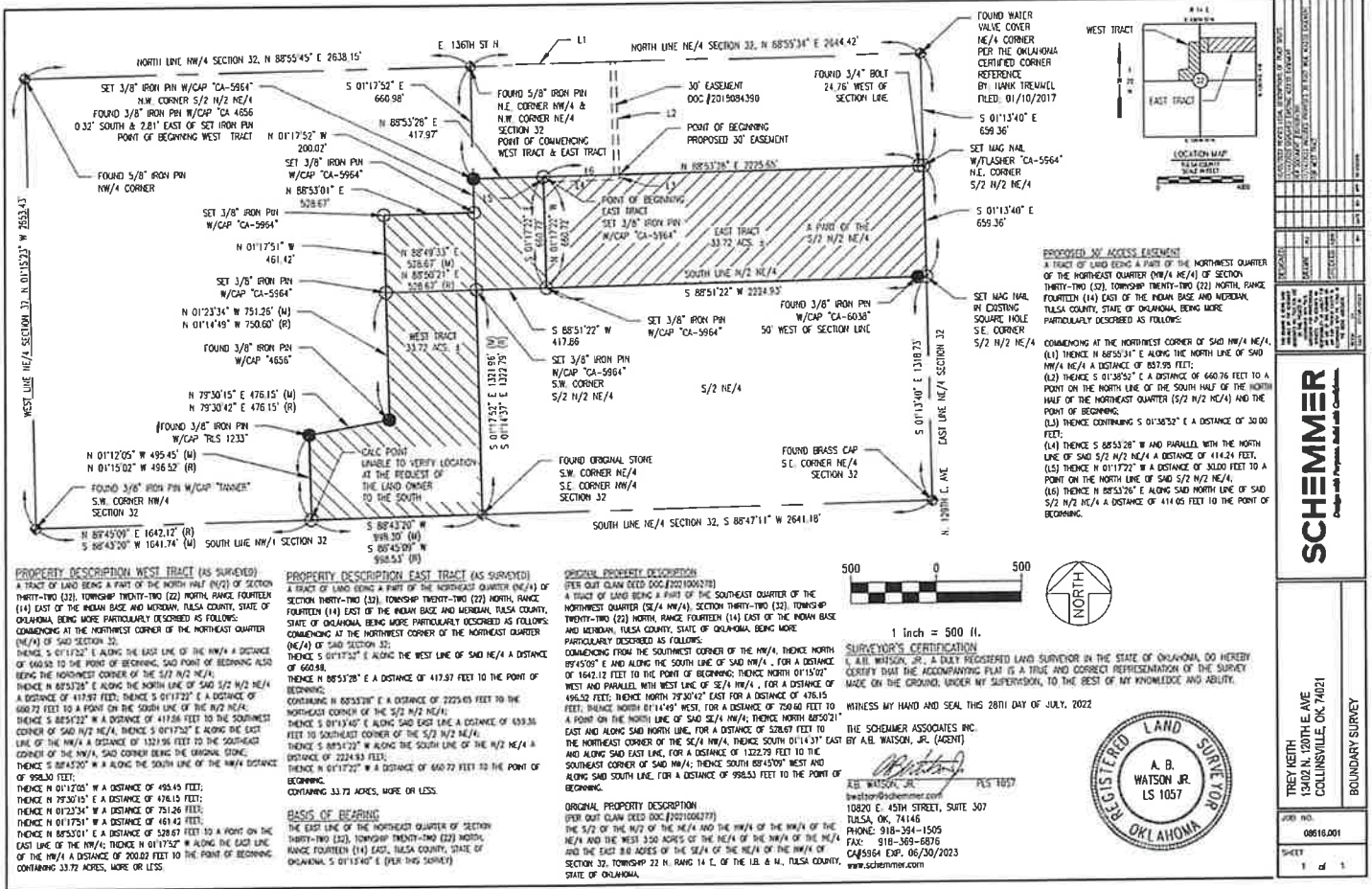
22-14 32

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

Aerial Photo Date: 2020/2021



CBOA-3033 7.5



PROPOSED 30' ACCESS EASEMENT
 A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- (1) COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 NE/4 (14) THENCE IN 88°55'45" E ALONG THE NORTH LINE OF SAID NW/4 NE/4 A DISTANCE OF 857.95 FEET;
- (2) THENCE S 01°15'02" E A DISTANCE OF 640.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER (S/2 N/2 NE/4) AND THE POINT OF BEGINNING;
- (3) THENCE CONTINUING S 01°15'02" E A DISTANCE OF 30.00 FEET;
- (4) THENCE S 88°55'28" E AND PARALLEL WITH THE NORTH LINE OF SAID S/2 N/2 NE/4 A DISTANCE OF 414.24 FEET;
- (5) THENCE N 01°17'22" W A DISTANCE OF 640.76 FEET TO A POINT ON THE NORTH LINE OF SAID S/2 N/2 NE/4;
- (6) THENCE N 88°53'28" E ALONG SAID NORTH LINE OF SAID S/2 N/2 NE/4 A DISTANCE OF 414.65 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION WEST TRACT (AS SURVEYED)
 A TRACT OF LAND BEING A PART OF THE NORTH HALF (N/2) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 32;

THENCE S 01°17'22" E ALONG THE EAST LINE OF THE NW/4 A DISTANCE OF 640.52 TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE S/2 N/2 NE/4;

THENCE N 88°53'28" E ALONG THE NORTH LINE OF SAID S/2 N/2 NE/4 A DISTANCE OF 417.87 FEET; THENCE S 01°17'22" E A DISTANCE OF 640.72 FEET TO A POINT ON THE SOUTH LINE OF THE N/2 NE/4;

THENCE S 88°51'22" E ALONG SAID EAST LINE A DISTANCE OF 439.36 FEET TO SOUTHWEST CORNER OF THE S/2 N/2 NE/4;

THENCE S 88°53'22" W ALONG THE SOUTH LINE OF THE N/2 NE/4 A DISTANCE OF 1322.95 FEET TO THE SOUTHWEST CORNER OF THE NW/4, SAID CORNER BEING THE ORIGINAL 1206;

THENCE S 88°43'20" W A DISTANCE OF 598.33 FEET TO THE POINT OF BEGINNING;

THENCE N 01°17'22" W A DISTANCE OF 495.45 FEET;

THENCE N 79°30'15" W A DISTANCE OF 476.15 FEET;

THENCE N 01°23'34" W A DISTANCE OF 751.26 FEET;

THENCE N 01°17'51" W A DISTANCE OF 461.42 FEET;

THENCE N 01°14'49" W A DISTANCE OF 750.60 FEET TO THE POINT OF BEGINNING, CONTAINING 33.72 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION EAST TRACT (AS SURVEYED)
 A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 32;

THENCE S 01°17'22" E ALONG THE WEST LINE OF SAID NE/4 A DISTANCE OF 660.88;

THENCE N 88°53'28" E A DISTANCE OF 417.87 FEET TO THE POINT OF BEGINNING;

CONTINUING IN 88°53'28" E A DISTANCE OF 2224.93 FEET TO THE NORTHWEST CORNER OF THE S/2 N/2 NE/4;

THENCE S 01°13'40" E ALONG SAID EAST LINE A DISTANCE OF 659.36 FEET TO SOUTHWEST CORNER OF THE S/2 N/2 NE/4;

THENCE S 88°53'22" W ALONG THE SOUTH LINE OF THE N/2 NE/4 A DISTANCE OF 1322.95 FEET;

THENCE N 01°17'22" W A DISTANCE OF 640.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 33.72 ACRES, MORE OR LESS.

BASIS OF BEARING
 THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, STATE OF OKLAHOMA, S 01°15'40" E (PER THIS SURVEY)

ORIGINAL PROPERTY DESCRIPTION
 (PER OUT CLAIM DEED DOC#2021006278)

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NW/4, THENCE NORTH 89°45'00" E AND ALONG THE SOUTH LINE OF SAID NW/4, FOR A DISTANCE OF 1642.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°15'02" WEST AND PARALLEL WITH WEST LINE OF SE/4 NW/4, FOR A DISTANCE OF 495.52 FEET; THENCE NORTH 78°32'42" EAST FOR A DISTANCE OF 476.15 FEET; THENCE NORTH 01°14'49" WEST, FOR A DISTANCE OF 750.60 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 NW/4; THENCE NORTH 88°52'21" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 528.67 FEET TO THE NORTHWEST CORNER OF THE SE/4 NW/4; THENCE SOUTH 01°14'37" EAST BY A.B. WATSON, JR. (AGENT) AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1322.79 FEET TO THE SOUTHWEST CORNER OF SAID NW/4; THENCE SOUTH 88°43'09" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 598.33 FEET TO THE POINT OF BEGINNING.

ORIGINAL PROPERTY DESCRIPTION
 (PER OUT CLAIM DEED DOC#2021006277)

THE S/2 OF THE N/2 OF THE NE/4 AND THE NW/4 OF THE NW/4 OF THE NE/4 AND THE WEST 330 ACRES OF THE NE/4 OF THE NW/4 OF THE NE/4 AND THE EAST 330 ACRES OF THE SE/4 OF THE NE/4 OF THE NW/4 OF SECTION 32, TOWNSHIP 22 N. RANGE 14 E. OF THE 1B. & N., TULSA COUNTY, STATE OF OKLAHOMA.

500 0 500

1 inch = 500 ft.

SURVEYOR'S CERTIFICATION
 I, A.B. WATSON, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF JULY, 2022

THE SCHEMMER ASSOCIATES INC.
 10820 E. 45TH STREET, SUITE 307
 TULSA, OK. 74146
 PHONE: 918-394-1505
 FAX: 918-369-8876
 CA88564 EXP. 06/30/2023
 www.schemmer.com

A.B. WATSON, JR. PLS 1057
 a.watson@schemmer.com

REGISTERED LAND SURVEYOR
 A. B. WATSON, JR.
 LS 1057
 OKLAHOMA

TREY KEITH
 13402 N. 120TH AVE
 COLLINSVILLE, OK 74021
 BOUNDARY SURVEY

08616.001
 SHEET 1 of 1

Rural Water District No. 3 Washington County, Oklahoma

17227 N. 129th E. Ave., P.O. Box 70, Collinsville, OK 74021-0070
Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

November 18, 2022

INCOG
201 West 5th Street
Suite 600
Tulsa, OK 74101-4236
FAX 583-1024

To Whom It May Concern:


Rural Water District #3, Washington County is currently serving water to the property located at 12322 E. 136 St. N., Collinsville, OK.

Sincerely,

Chad Pennington
Field Supervisor

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

CBOA-3033 7.7 



Board of Adjustment

Case Number: CBOA-3034

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

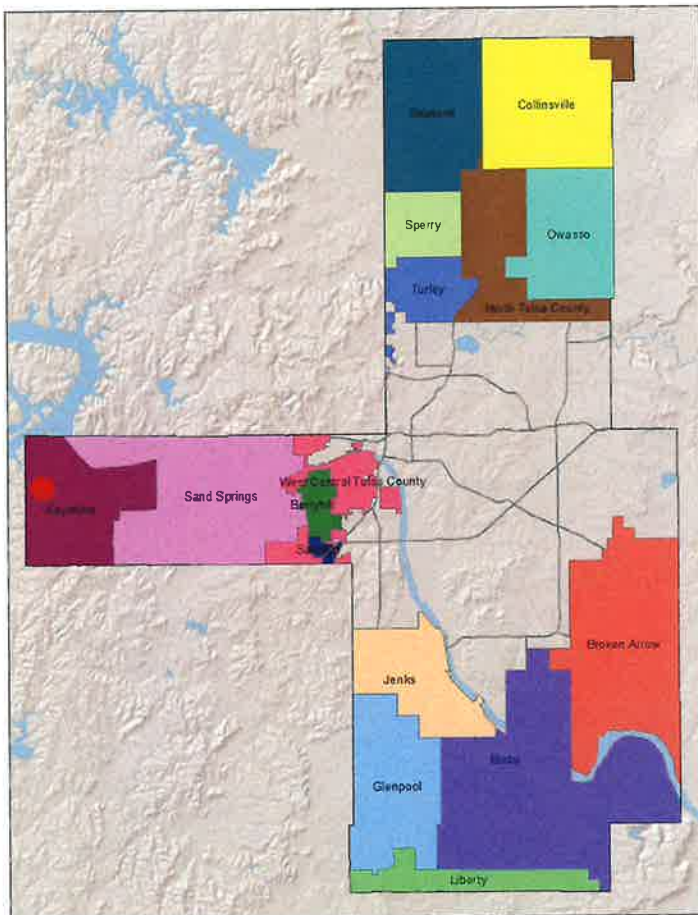
Owner and Applicant Information:

Applicant: Ron Sterling

Property Owner: STERLING, RON E & ROXANE

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 1.25 acres

Location: 26121 W 27 ST S

Present Zoning: RE

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9018

CASE NUMBER: CBOA-3034

CZM: 32

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Ron Sterling

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

LOCATION: 26121 W 27 ST S

ZONED: RE

FENCELINE: Keystone

PRESENT USE: Residential

TRACT SIZE: 1.25 acres

LEGAL DESCRIPTION: LT 8 BLK 1, LAKE SUBURBAN ESTATES Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE and is abutted by RE zoning to the east, west and south containing single-family residences as well as AG zoning to the north containing vacant agricultural land.

STAFF COMMENTS:

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

The Tulsa County Zoning code (Section 420.2.A.2) prohibits accessory buildings in Residentially zoned districts from being constructed in the front or side yards of a residential lot. The applicant is proposing to finish construction of a 20' x 30' garage in the side yard of the subject lot, as illustrated by the site plan provided by the applicant, that was previously begun by the prior property owner.

The applicant has provided the statement "Property has an existing detached garage that has already passed final framing inspection 12-17-18 Permit # 19518. I purchased the property from Sharp Marle in September 2022. The property is unfinished and I am trying to renew the building permit."

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

Sample Motion:

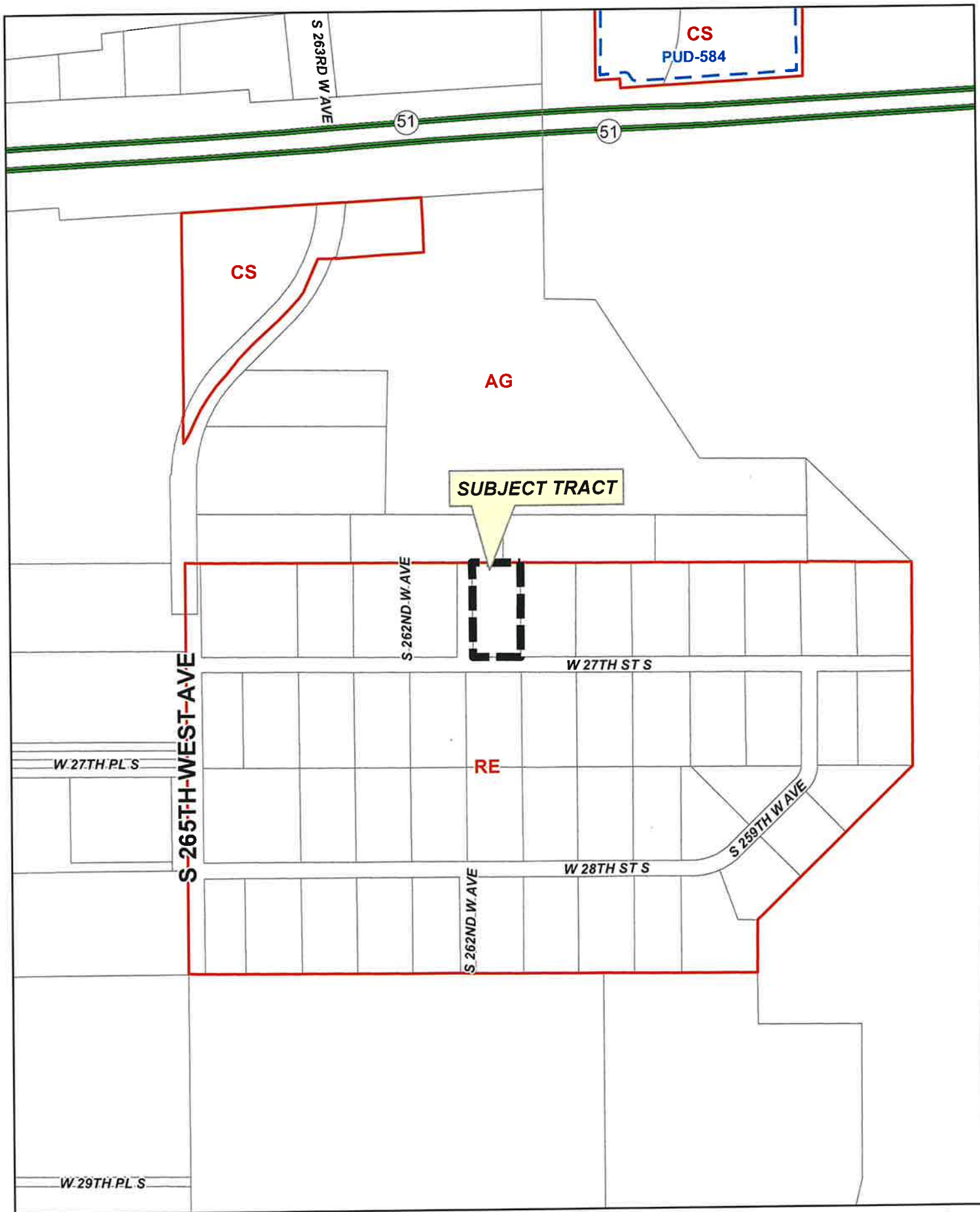
"Move to _____ (approve/deny) a Variance to permit a detached accessory building in a side yard in an RE zoned district (420.2.A.2)

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

Subject to the following conditions, if any: _____.

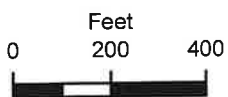
Finding the hardship to be _____.

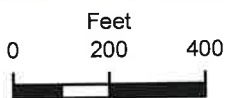
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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-3034

19-10 18





Subject Tract

CBOA-3034

19-10 18

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

Aerial Photo Date: 2020/2021

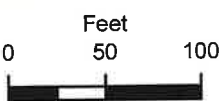


CBOA-3034 8.5



S 262ND W AVE

W 27TH ST S



Subject Tract

CBOA-3034

19-10 18

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

Aerial Photo Date: 2020/2021

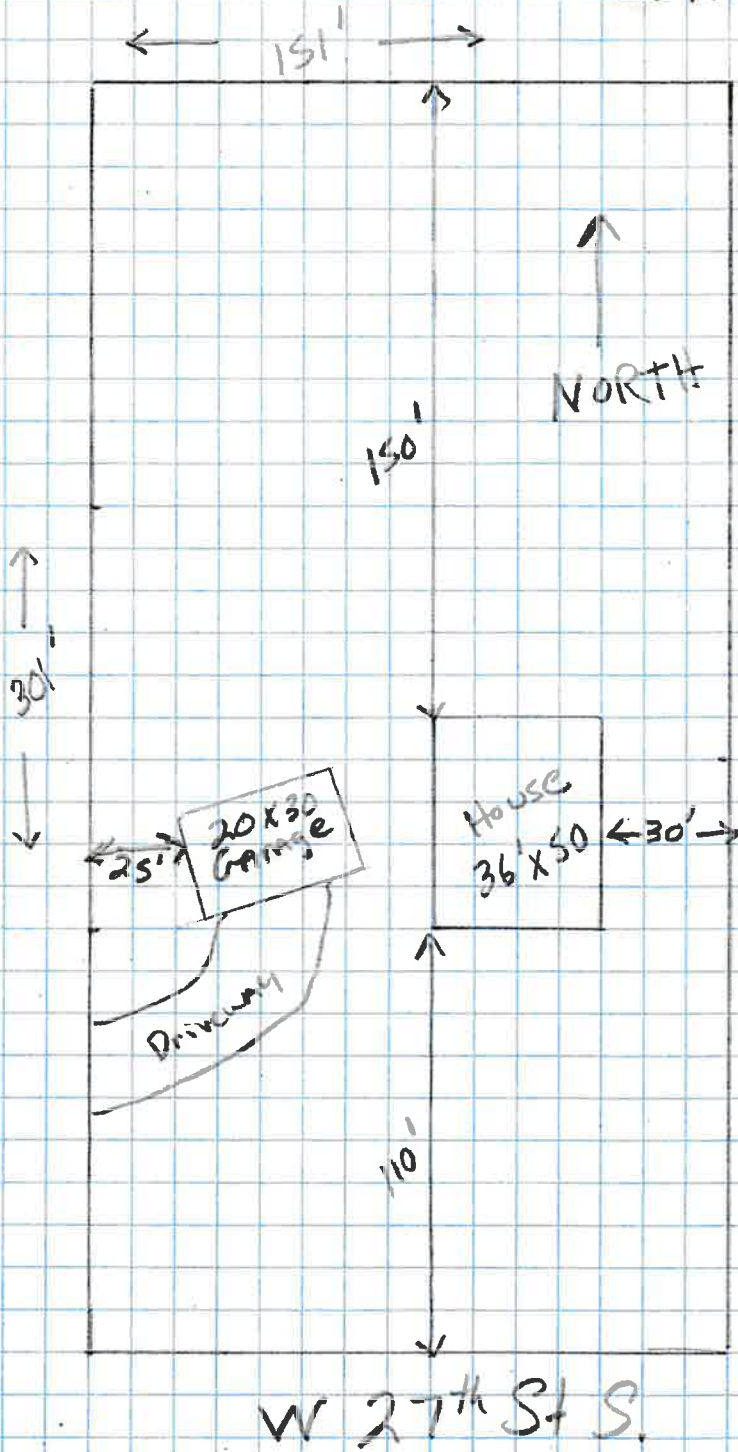


CBOA-3034 8.6

SCALE: one sq = 10'

26121 W 27th ST S

SAND SPRING 74063





Board of Adjustment

Case Number: CBOA-3035

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

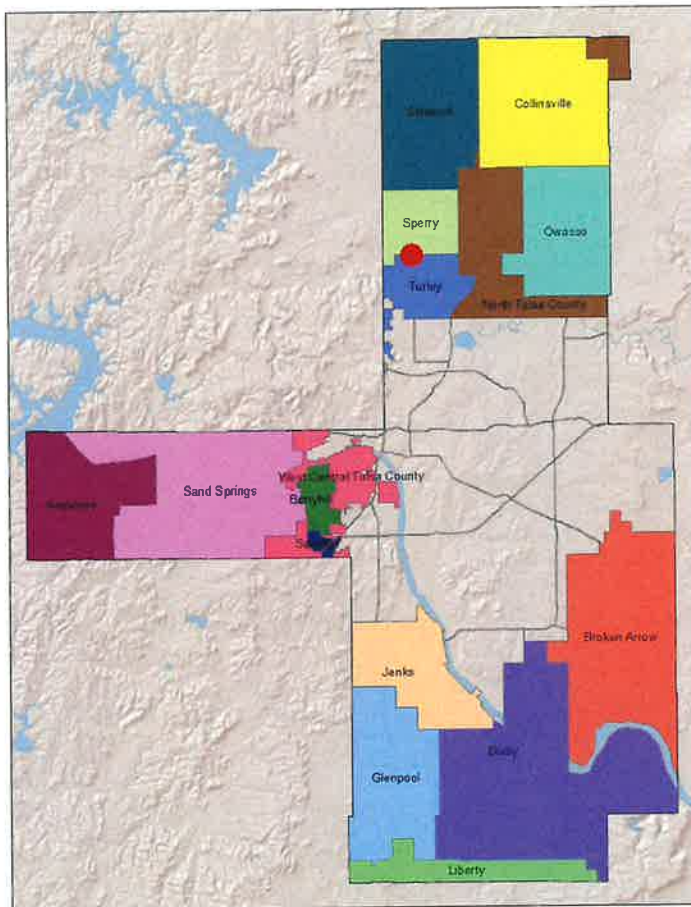
Owner and Applicant Information:

Applicant: Jacob Holmes

Property Owner: HOLMES, JACOB ET AL

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3 acres

Location: 904 E 86 ST N

Present Zoning: AG

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1225
CZM: 15

CASE NUMBER: CBOA-3035
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Jacob Holmes

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

LOCATION: 904 E 86 ST N

ZONED: AG

FENCELINE: Turley

PRESENT USE: Residential

TRACT SIZE: 3 acres

LEGAL DESCRIPTION: TR IN NE NE BEG 1113.23W NEC NE NE TH S594 W220 N594 E220 POB SEC 25 21 12 3ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

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

The Tulsa County Zoning code requires side yards in an AG district to be 15 feet minimum. The applicant is proposing to reduce the side yard setback requirements to permit an existing building that was constructed over the required 15 foot setback line and sits adjacent to the western property line, so would require a variance of the side yard setback of 9 feet.

The applicant has provided the statement that the variance is needed due to "Existing building that was built over the line 30 years ago."

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

Sample Motion:

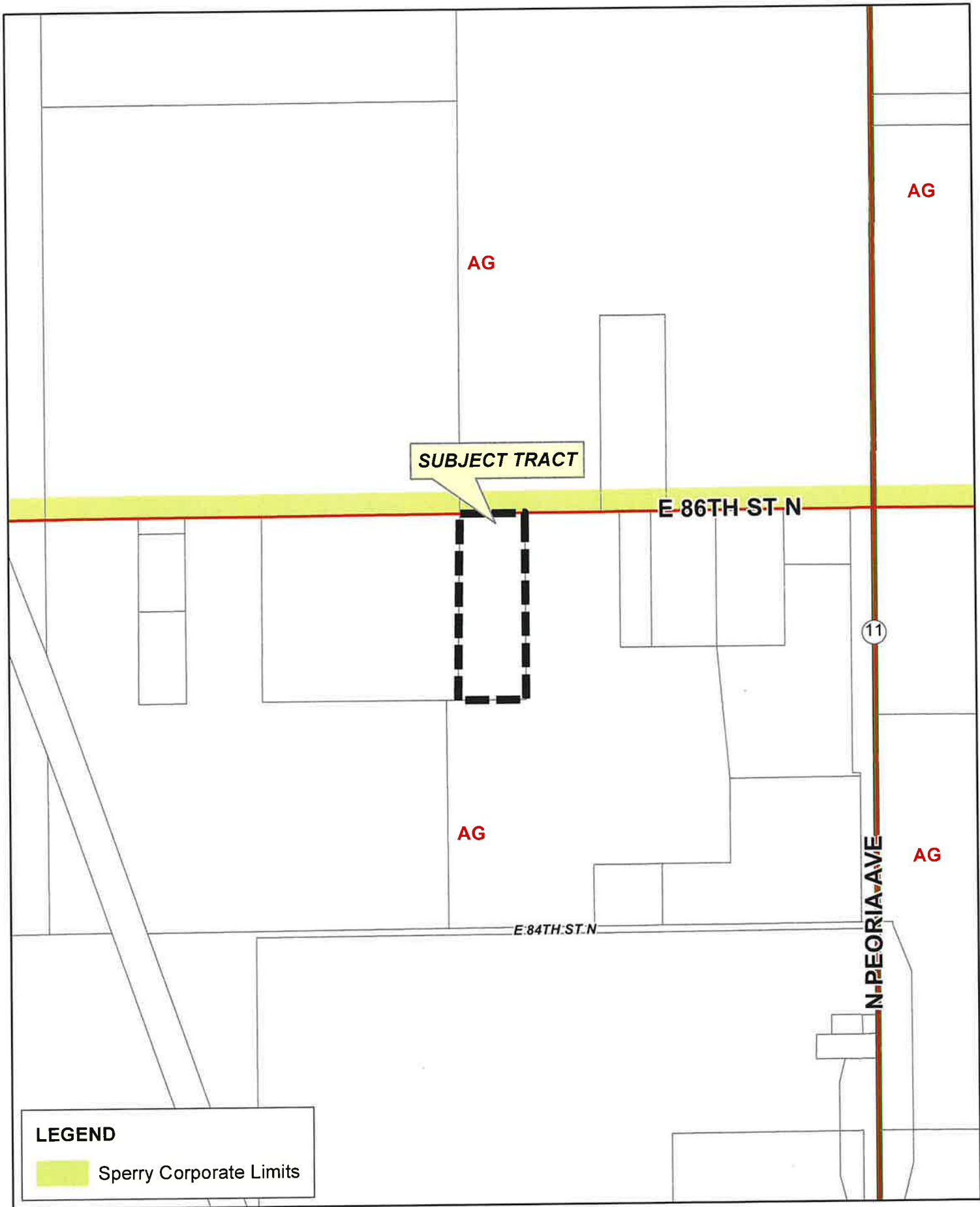
"Move to _____ (approve/deny) a Variance of the required side yard setback in an AG district (Section 330).

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



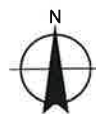
LEGEND

 Sperry Corporate Limits



CBOA-3035

21-12 25



CBOA-3035 9.4

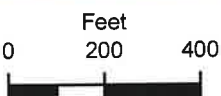


E 86TH ST N

E 84TH ST N

11

N PEORIA AVE



Subject Tract

CBOA-3035

21-12 25

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

Aerial Photo Date: 2020/2021



CBOA-3035 9.5



E 86TH ST N



Subject Tract

CBOA-3035

21-12 25

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

Aerial Photo Date: 2020/2021



CBOA-3035 9.6

8609



PANEL
40143(0115)
CR. 10/16/2012



Board of Adjustment

Case Number: CBOA-3036

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

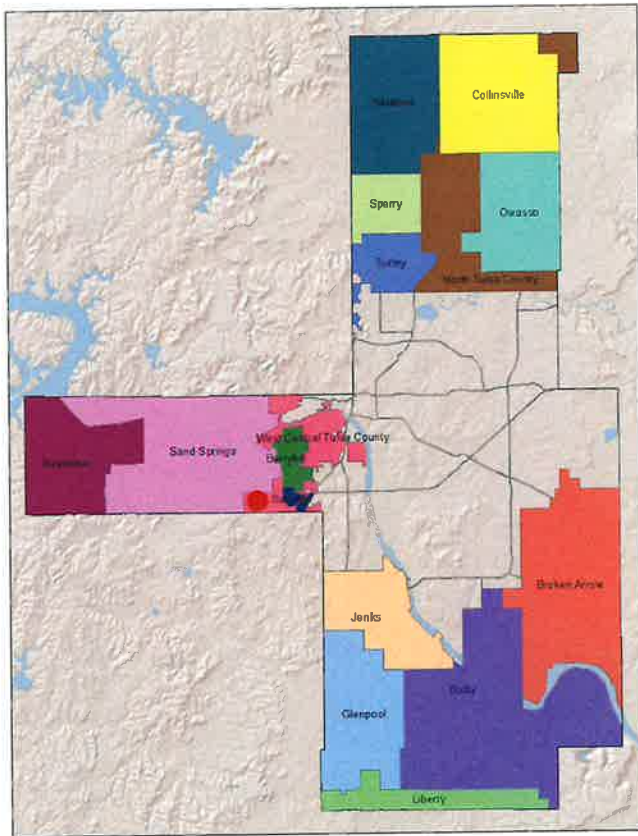
Owner and Applicant Information:

Applicant: Abdual Almudalal

Property Owner: AMUDALAL, ABDUAL & DEEANN

Action Requested: Use Variance to allow Outdoor Storage and Warehousing (Use Unit 23) on RS zoned lot (Section 410)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 5 acres

Location: 5320 S 83 AV W

Present Zoning: RS

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9136

CZM: 44

CASE NUMBER: CBOA-3036

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Abdual Almudalal

ACTION REQUESTED: Use Variance to allow Outdoor Storage and Warehousing (Use Unit 23) on RS zoned lot (Section 410)

LOCATION: 5320 S 83 AV W

ZONED: RS

FENCELINE: West Central Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: S/2 W/2 E/2 NW NE SEC 36-19-11, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2274 August 2007: Approved Special Exception to permit a manufactured home in an RS district (Section 410); Denied Special Exception to permit an 8 ft. fence in the required front yard (Section 240.2.C); and Denied a Use Variance to permit a residential accessory structure on a lot not containing the principal use.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is currently vacant. The lot is abutted by RS zoning to the south and east containing single-family residential and to the north and west by AG zoning containing single-family residential as well as agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow Outdoor Storage and Warehousing (Use Unit 23) on RS zoned lot (Section 410).

The applicant is proposing to construct a storage building on the subject lot. The lot does not currently contain a residential structure, so the storage building would be considered the principal use of the lot and would fall under Use Unit 23 – Warehousing and Wholesaling, which is not an allowable use in the RS district. This would require a use variance allowing Use Unit 23 on the subject lot in order to permit the proposed storage building as a principal use.

The applicant did not provide a written statement or hardship but did indicate that the proposed storage building would for personal use only.

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

Sample Motion:

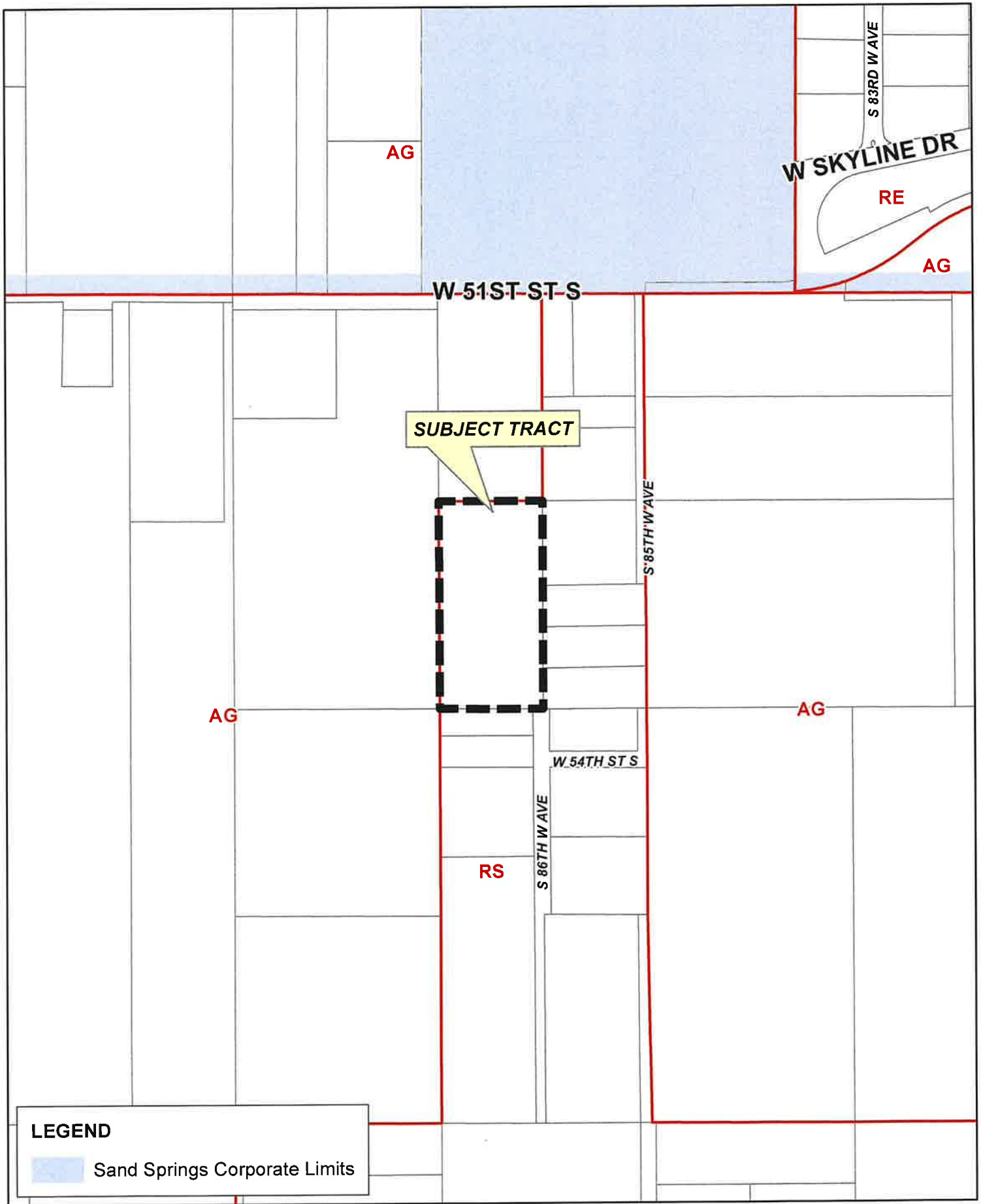
“Move to _____ (approve/deny) a Use Variance to allow Outdoor Storage and Warehousing (Use Unit 23) on RS zoned lot (Section 410).

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


Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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

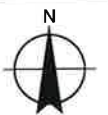
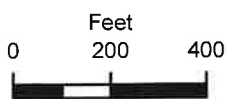


LEGEND

 Sand Springs Corporate Limits

CBOA-3036

19-11 36



CBOA-3036 10.4



W 51ST ST S

W SKYLINE DR

S 88RD W AVE

S 85TH W AVE

W 54TH ST S

S 86TH W AVE



CBOA-3036

19-11 36

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

Aerial Photo Date: 2020/2021



CBOA-3036 10.5

CDOA-3036



CBOA-3036 10.6



Board of Adjustment

Case Number: CBOA-3037

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

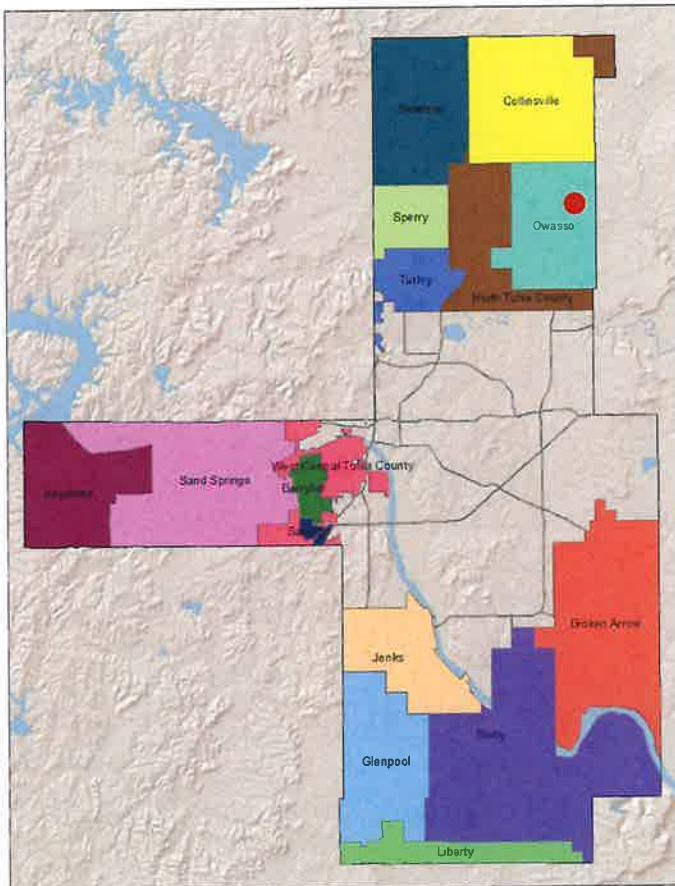
Owner and Applicant Information:

Applicant: Murray Adams

Property Owner: ADAMS, MURRAY D AND PAULA E

Action Requested: Variance of the rear setback from 40 ft in the AG-R district (Section 310, Table 3).

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 1.93 acres

Location: 12822 E 107 ST N

Present Zoning: AG-R

Fenceline/Area: Owasso

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1408

CASE NUMBER: CBOA-3037

CZM: 12

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Murray Adams

ACTION REQUESTED: Variance of the rear setback from 40 ft in the AG-R district (Section 310, Table 3).

LOCATION: 12822 E 107 ST N

ZONED: AG-R

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 1.93 acres

LEGAL DESCRIPTION: N325 E/2 SE SE SE LESS N25 & E50 THEREOF FOR RD SEC 8 21 14 1.928ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2017 January 2003: Variance to permit an accessory structure as a principal use.(Section 301)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG-R and contains a single-family residence. The site is abutted by AG-R and AG zoned lots to the north, west and south containing single-family residences as well as abutted to the east by vacant CS zoned property.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the rear setback from 40 ft in the AG-R district (Section 310, Table 3).

The applicant is proposing to construct a 70' x 40' accessory building on the subject lot. The Tulsa County zoning code requires a 40 foot rear setback in AG-R zoned lots. Per the applicant, due to the configuration of the existing lot and structures, including an existing home, septic system and large trees, the proposed building will need to be constructed 15 feet from the rear property line.

The applicant has provided the statement "I want to build a pole barn in the location in question. The 40 ft setback is not possible without taking out huge trees. This is the only place to place building with home and trees and septic system. I have already purchased the building." The applicant also stated "When I purchased the property in 1994 we were told the front of the lot faced 129th E Ave. Our abstract even calls our address 10625 N 129th E Ave. The post office gave us the address 12822 E 107th St N. We built our home facing north and east towards 129th. This would make the south the side lot which would not require a 40 ft setback. With the house, trees and septic system this is the only area for such a building. I have already contracted for the building."

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

Sample Motion:

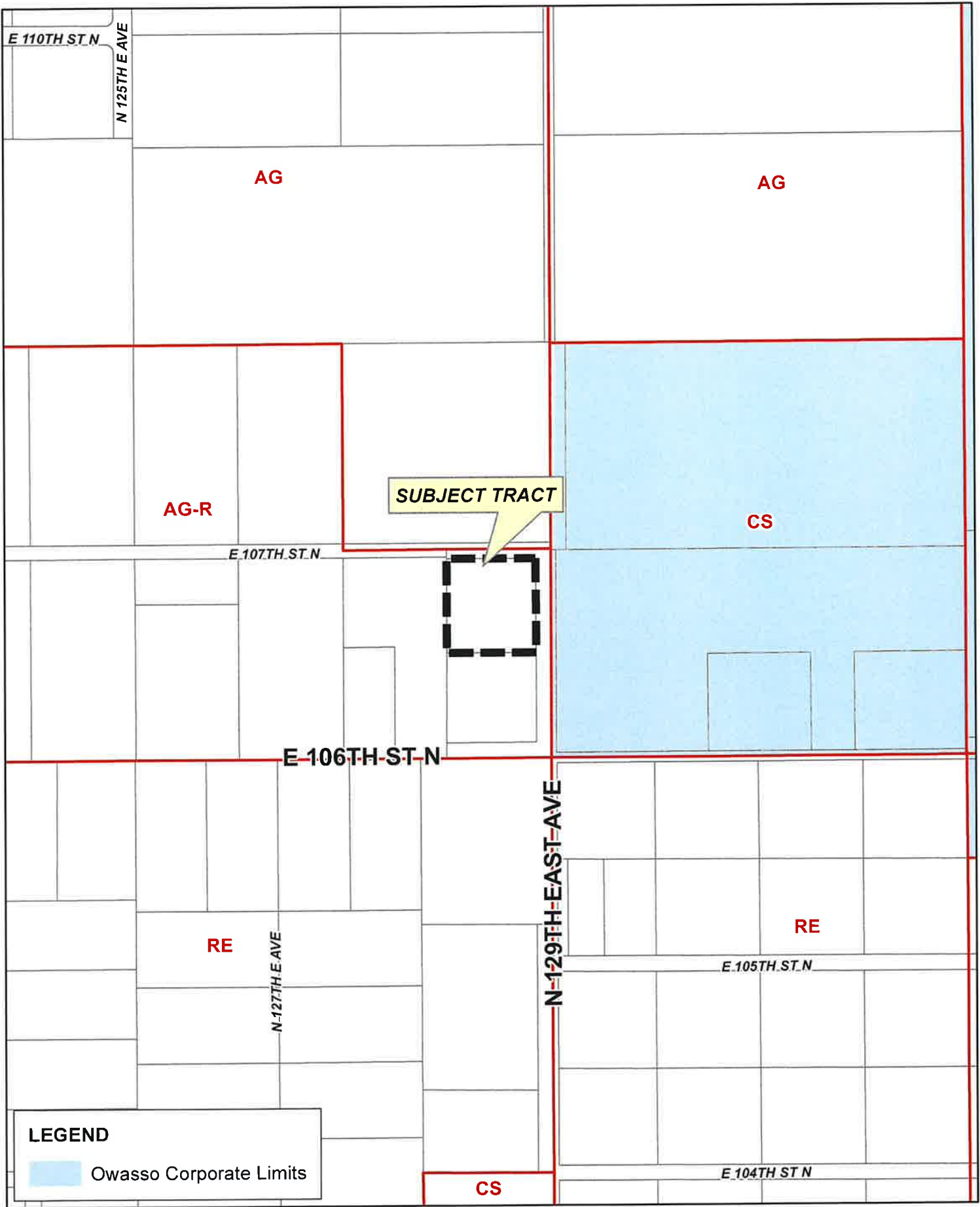
“Move to _____ (approve/deny) a Variance of the rear setback from 40 ft in the AG-R district (Section 310, Table 3).

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 _____.

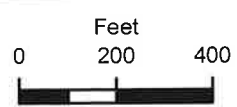
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



SUBJECT TRACT

LEGEND

 Owasso Corporate Limits



CBOA-3037

21-14 08





E 110TH ST N
N 125TH E AVE

E 107TH ST N

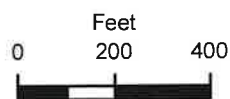
E 106TH ST N

N 127TH E AVE

N 129TH EAST AVE

E 105TH ST N

E 104TH ST N



 Subject Tract

CBOA-3037

21-14 08

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

Aerial Photo Date: 2020/2021

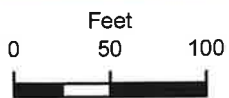
CBOA-3037 11.5





E 107TH ST N

N 129TH EAST AVE



Subject Tract

CBOA-3037

21-14 08

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

Aerial Photo Date: 2020/2021

CBOA-3037 11.6



You are currently running an experimental version of Earth.

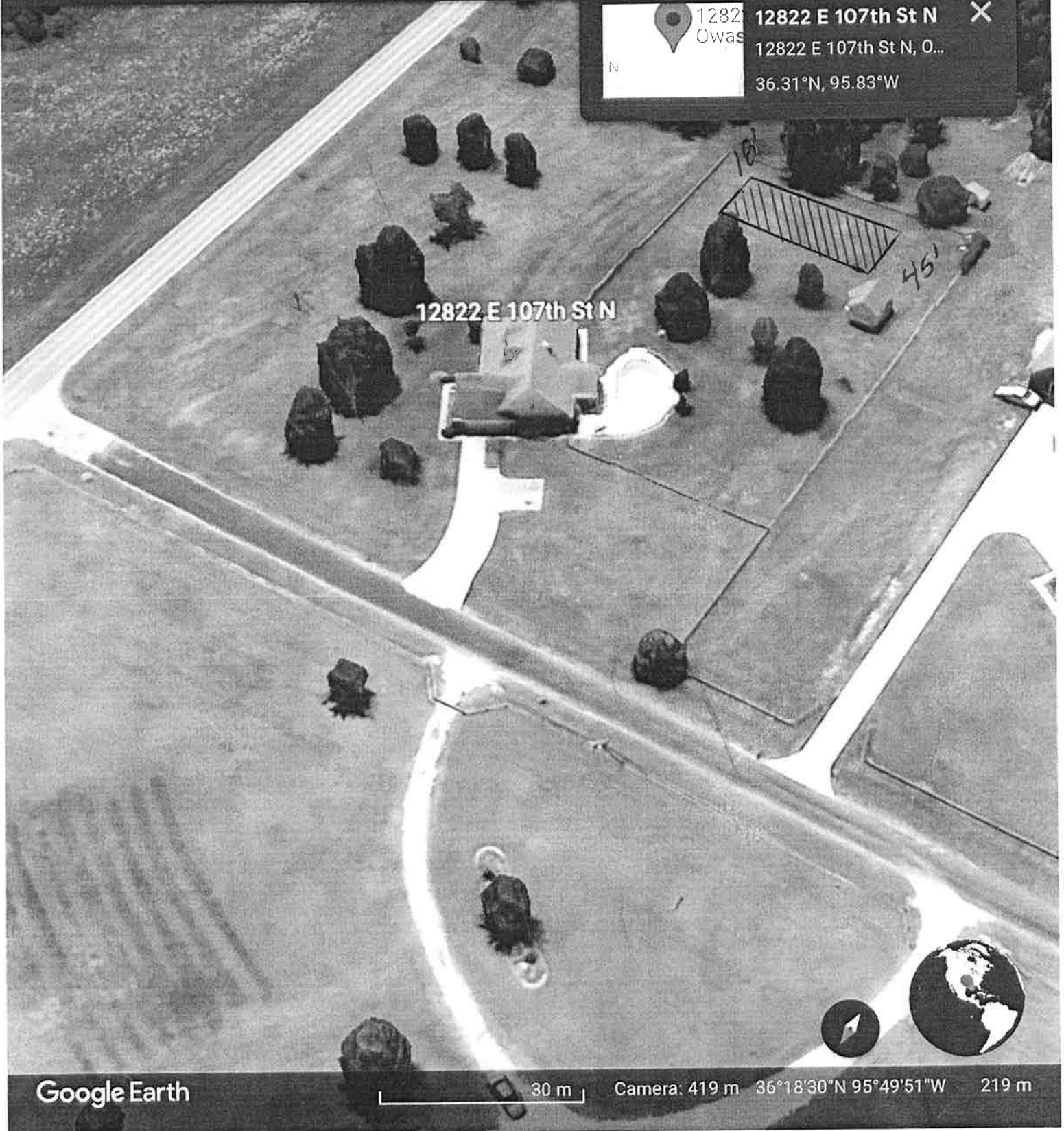
Learn more

Send feedback



12822 E 107th St N
Owas
N

12822 E 107th St N
12822 E 107th St N, O...
36.31°N, 95.83°W



Google Earth

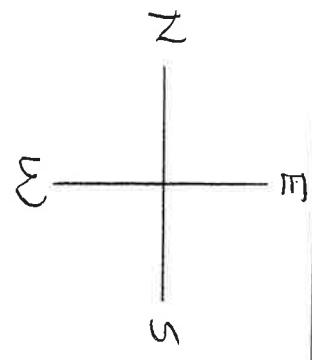
30 m

Camera: 419 m

36°18'30"N 95°49'51"W

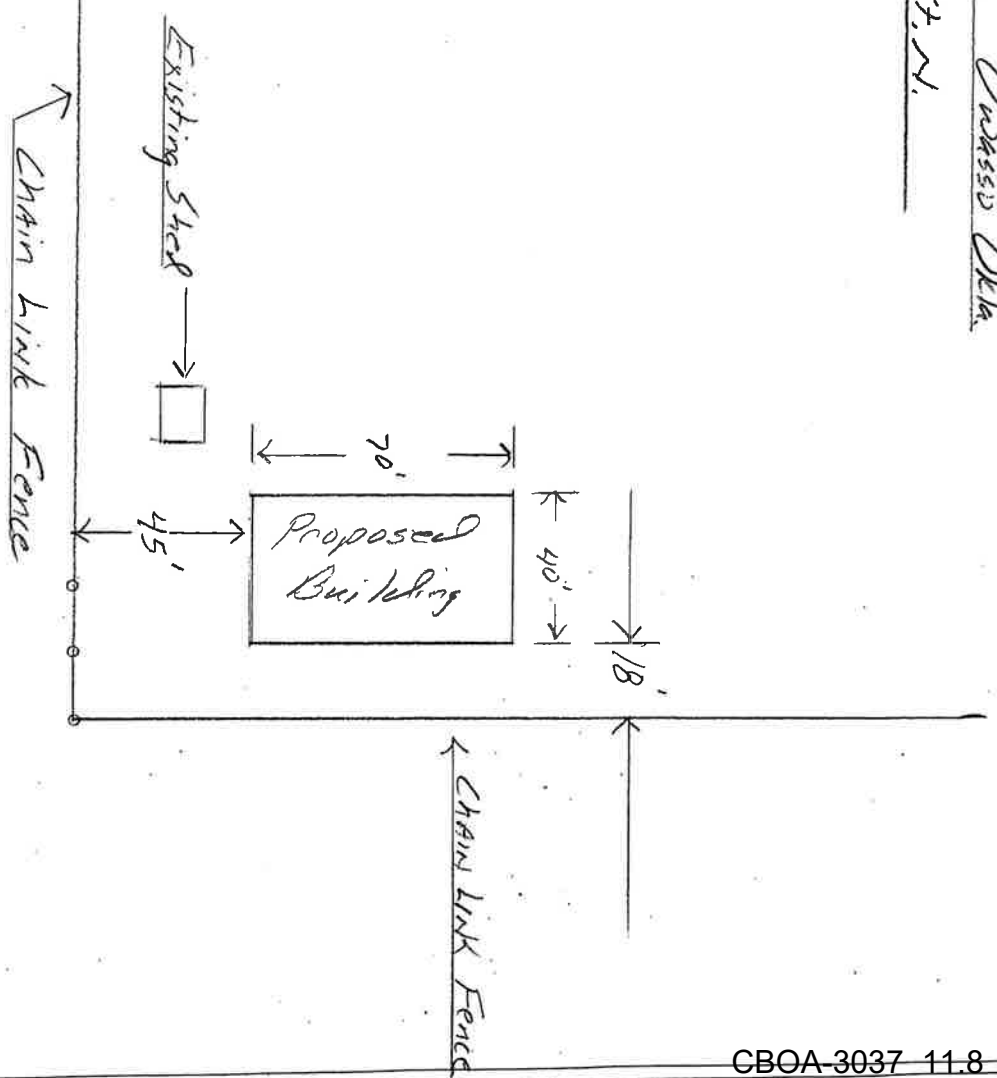
219 m





Murray Adams Dressed Dlx

12822 E 103rd St. N.



HARDSHIP TULSA COUNTY BOARD OF ADJUSTMENT

When i purchased this property in 1994 we were told the front of the lot faced 129th E Ave. Our abstract even calls our address 10625 N. 129TH E Ave. The post office gave us the address 12822 E 107th St. N We built our home facing north and east towards 129th. This would make the south, the side of the lot which would not require a 40" setback. With the house, trees, and septic system this is the only area for such a building. I have already contracted for the building. Thank you

January 3, 2023

Tom Thorisch
12803 E 106th St N
Owasso, OK 74055
918-406-5935
totot57@yahoo.com

Re: Murray Adams building permit request

To Whom it May Concern:

My wife and I own the 12803 E 106th St N property in Owasso, OK 74055.
Our lot is south of and adjacent to Mr. Murray Adams (12722 E 107th St N).
We do not have any objections to Mr. Adams' building plans for a shop and its location.

I'll be happy to answer further questions via cellphone or by email (see above).

Tom Thorisch & Alexa Larson-Thorisch



Board of Adjustment

Case Number: CBOA-3038

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

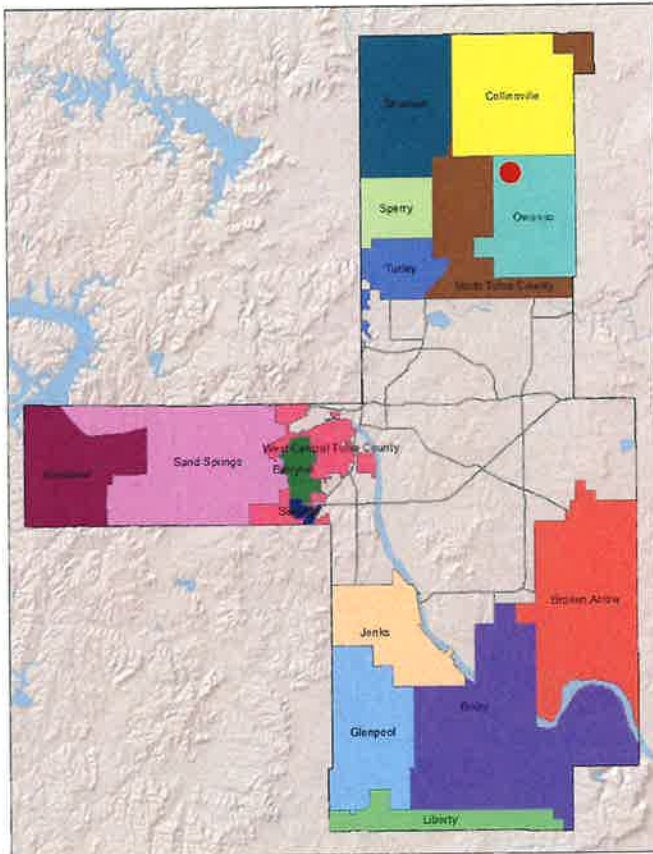
Owner and Applicant Information:

Applicant: Raychel Stamper

Property Owner: STAMPER, GARY

Action Requested: Use Variance to allow (Use Unit 15) in an AG District to permit other trades and services (Section 310) a Variance of the all weather surface requirement for parking (Section 1340.D).

Location Map:



Additional Information:

Present Use: AG

Tract Size: 5.48 acres

Location: 11716 N 97 AV E

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1301

CZM: 11

CASE NUMBER: CBOA-3038

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Raychel Stamper

ACTION REQUESTED: Use Variance to allow (Use Unit 15) in an AG District to permit other trades and services (Section 310). Variance of the all weather surface requirement for parking (Section 1340.D).

LOCATION: 11716 N 97 AV E

ZONED: AG

FENCELINE: Owasso

PRESENT USE: AG

TRACT SIZE: 5.48 acres

LEGAL DESCRIPTION: A TRACT OF LAND IN S/2 SE BEG 724.17N SECR SE TH N200 W1210.66 S200 E1210.9 POB LESS E16.5 FOR RD SEC 1 21 13 5.483ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2980 July 2022: Use Variance to permit Use Unit 15 Other Trades and Services, to allow a service establishment in an AG district (Section 1215) and a Variance from the all-weather parking surface requirement (Section 1340.D).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The site is abutted by AG zoning to the north, south and west containing single-family residences and to the east by AG-R zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow (Use Unit 15) in an AG District to permit other trades and services (Section 310) and a Variance of the all weather surface requirement for parking (Section 1340.D).

The subject lot is currently used by a plumbing company, Gary's Plumbing, for storage of equipment and supplies and office space. The applicant states that Gary Stamper is the only office employee on the site with two plumbing employees who park their personal vehicles on site to pick up supplies for plumbing jobs.

The applicant provided the statement "I, Gary R Stamper, live on the property described in the Tulsa County Board of Adjustment Application. I also own and operate Gary's Plumbing LLC. Gary's Plumbing LLC is a service based business with all businesses activities conducted off-site except for the storage of equipment and supplies and my personal office, where I have no other office employees. I currently have 2 plumbing employees who park their personal vehicles at the shop area shown on the site plan, load the necessary equipment and supplies for the job requirements and leave for the job site. I have owned the

said property since April 2006 and have conducted the same business out of the property since that time. I am requesting that the Board of Adjustment grant the use variance to permit Use Unit 15, Other Trades and Services”

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

Sample Motion:

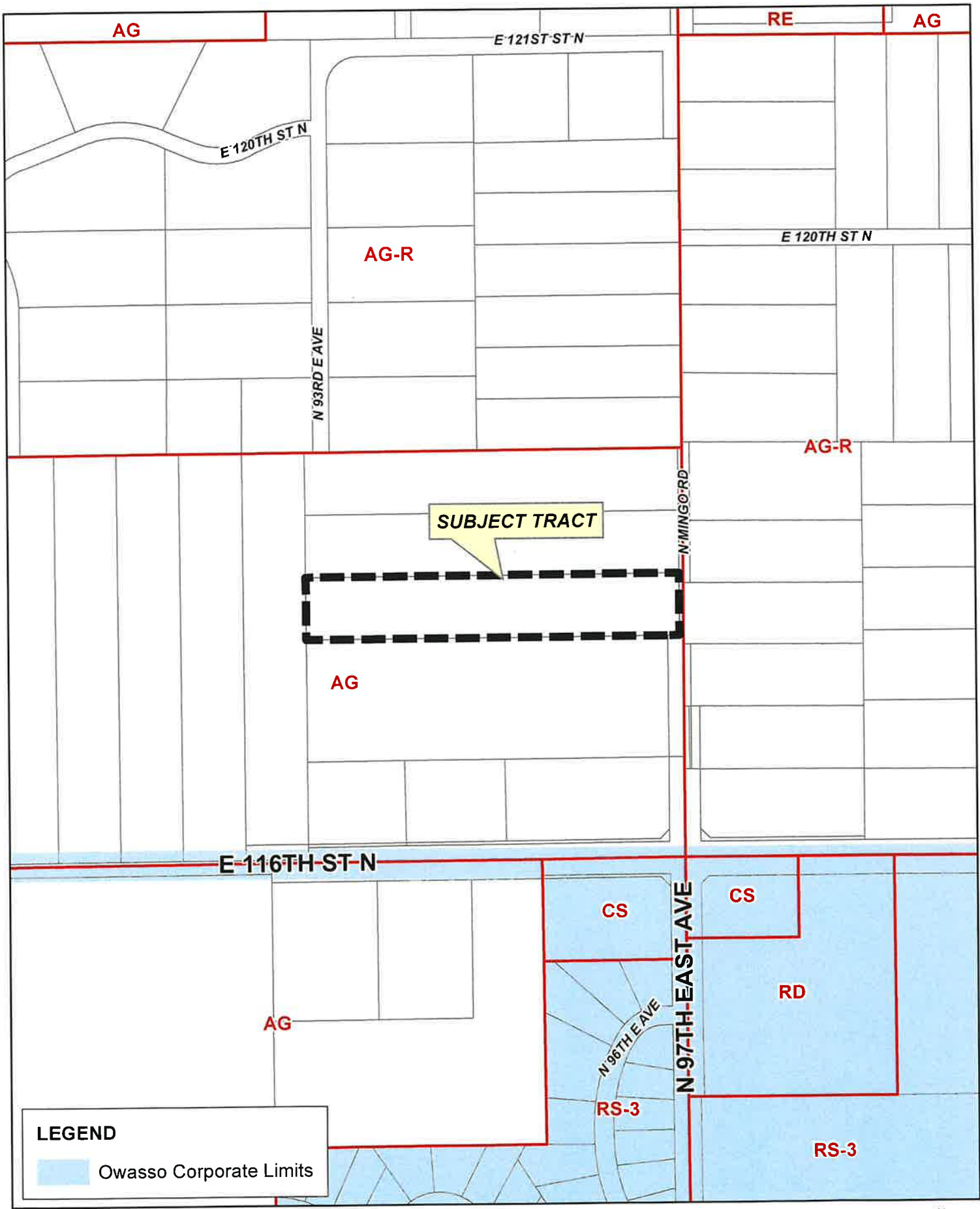
“Move to _____ (approve/deny) a Use Variance to allow (Use Unit 15) in an AG District to permit other trades and services (Section 310) and a Variance of the all weather surface requirement for parking (Section 1340.D).

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

Subject to the following conditions, if any: _____.

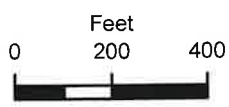
Finding the hardship to be _____.

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



LEGEND

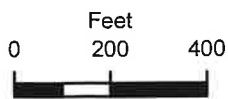
 Owasso Corporate Limits



CBOA-3038

21-13 01





Subject Tract

CBOA-3038

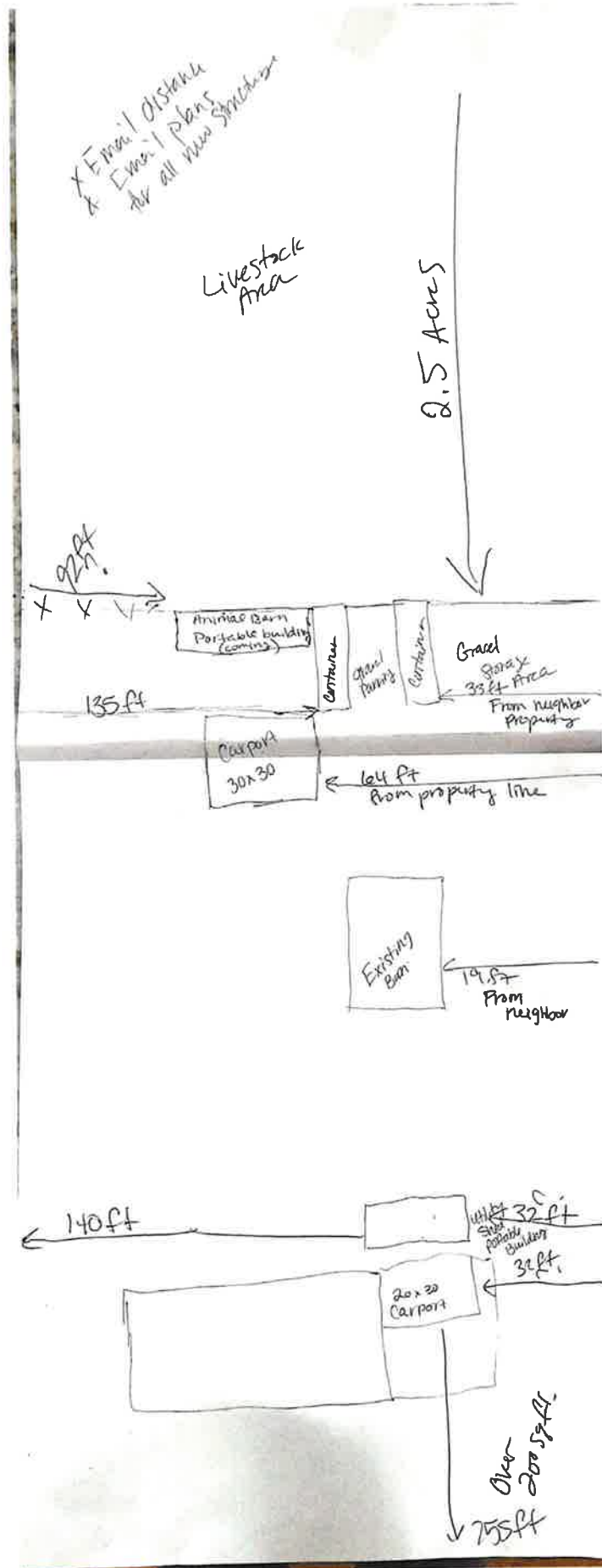
21-13 01

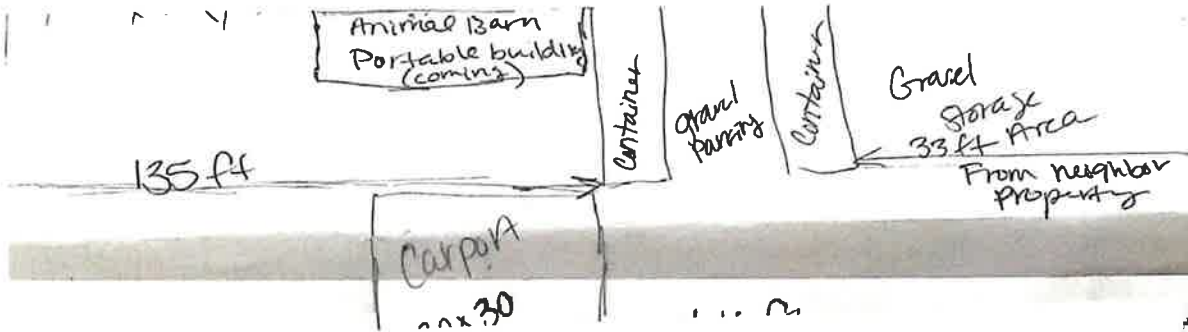
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



CBOA-3038 12.5





12/13/22, 8:40 AM

Untitled document - Google Docs

Hardship:

I, Gary R. Stamper, live on the property described in the Tulsa County Board of Adjustment Application. I also own and operate Gary's Plumbing LLC. Gary's Plumbing LLC is a service-based business with all business activities conducted off-site except for the storage of equipment and supplies and my personal office, where I have no other office employees. I currently have 2 plumbing employees who park their personal vehicles at the shop area shown on the site plan, load the necessary equipment and supplies for the job requirements and leave for the job site.

I have owned the said property since April 2006 and have conducted the same business out of the property since that time. I am requesting that the Board of Adjustment grant the use variance to permit Use Unit 15, Other Trades and Services.

CBOA-3038

01/03/2023

I am writing to oppose the variances related to the above case.

A commercial plumbing business is being ran on the property. Employees are parking their vehicles and taking the business vehicles to jobs.

There are 4 large work trucks. 1 work van. 1 back hoe and 3 track hoes. multiple heavy equipment trailers. delivery trucks delivering plumbing equipment. multiple large bundles of plumbing pipe. 2 40 ft shipping containers Ferguson and Locke supply equipment deliveries. Please see photos submitted.

There has been multiple tons of gravel brought in to park all of the work trucks and heavy equipment.

This gravel is causing water run off to my property leading to standing water and causing my property to remain wet for long periods.

I have had to move my farm implements and horse trailer to help with the drying to increase air flow and light to help w/evaporation and drying.

Please see photos submitted showing the gravel is about 12 inches above ground level.

I believe my property value has been decreased and is less desirable due to the plumbing business that has been operating for years in a residential/agriculture zoned property.

I am asking you to uphold the law which does not allow for a business of the this size in a residential/ag zoned location.

Again. My property is being affected due to the water run off we are receiving due to all of the gravel to support his commercial business.

Again my wife and I oppose the continued operation of a commercial business and the gravel associated with it.

We oppose all variances related to CBOA-3038.

Thank you.

TODD and ANGIE GODFREY

11804 N.97th E. AVE

Collinsville, ok.

Case # CBOA-3038

We the below oppose any and all variances pertaining to the Above case #.

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
1. <u>Danny Moss</u>	<u>11645 N 97th East Ave</u>	<u>918-202-4829</u>
2. <u>Michelle Heath</u>	<u>11635 N 97th E Ave</u>	<u>918-520-3497</u>
3. <u>Charles & Lucy</u>	<u>11706 N. 97th EAVE</u>	<u>918-948-1949</u>
4. <u>Robert Maren</u>	<u>11949 N. 97th E. Ave Collinsville</u>	<u>918 371 5140</u>
5. <u>J. Thompson</u>	<u>COLLINSVILLE, OK 74021 11990 N. 97th EAST AVE</u>	<u>918-608-8753</u>
6. <u>James</u>	<u>11929 N. 97th E. Ave. Collinsville, OK 74021</u>	<u>(918) 698-6909</u>
7. <u>Ma Howard</u>	<u>11616 N 97 E Ave Collinsville OK 74021</u>	<u>918-695-3137</u>
8. <u>Don</u>	<u>11920 N 97 EAVE Collinsville OK 74021</u>	<u>(918) 271 1202</u>

NAME

Address

Phone #

9. Eldon W Jackson 11922 N 97 918-371-3058
~~1279~~

10. David McAlvor 11881 N. 93rd Ave 918-530-9004
Stacey Cunniff 74021

11. Todd & Angie Godfrey 11804 N 97th 918-371-9438
East AVE Collinsville

12. _____

**NOTICE OF HEARING BEFORE THE
Board of Adjustment
County of Tulsa, Oklahoma**

Case Number: CBOA-3038

Notice is hereby given that a public hearing will be held before the Board of Adjustment to consider the following application. All persons interested in this matter may attend this hearing and present their objections to or arguments for the request.
You have received this notice because your property is near the property (or properties) subject to the application.

The Case

Applicant: Raychel Stamper
9184979499, powersraychel@yahoo.com

Action Requested: Use Variance to allow (Use Unit 15) in an AG District to permit other trades and services (Section 310). variance of the all weather surface requirement for parking.

Location: 11716 N 97 AV E

Property Legal Description: A TRACT OF LAND IN S/2 SE BEG 724.17N SECR SE TH N200 W1210.66 S200 E1210.9 POB LESS E16.5 FOR RD SEC 1 21 13 5.483ACS, . Tulsa County, State of Oklahoma

Current Zoning: AG

View the Application: tulsaplanning.org/countyboa/cases/CBOA-3038.pdf

Read the County Zoning Code: tulsaplanning.org/resources/plans

The Public Hearing

Date: Tuesday, 01/17/2023 1:30 PM

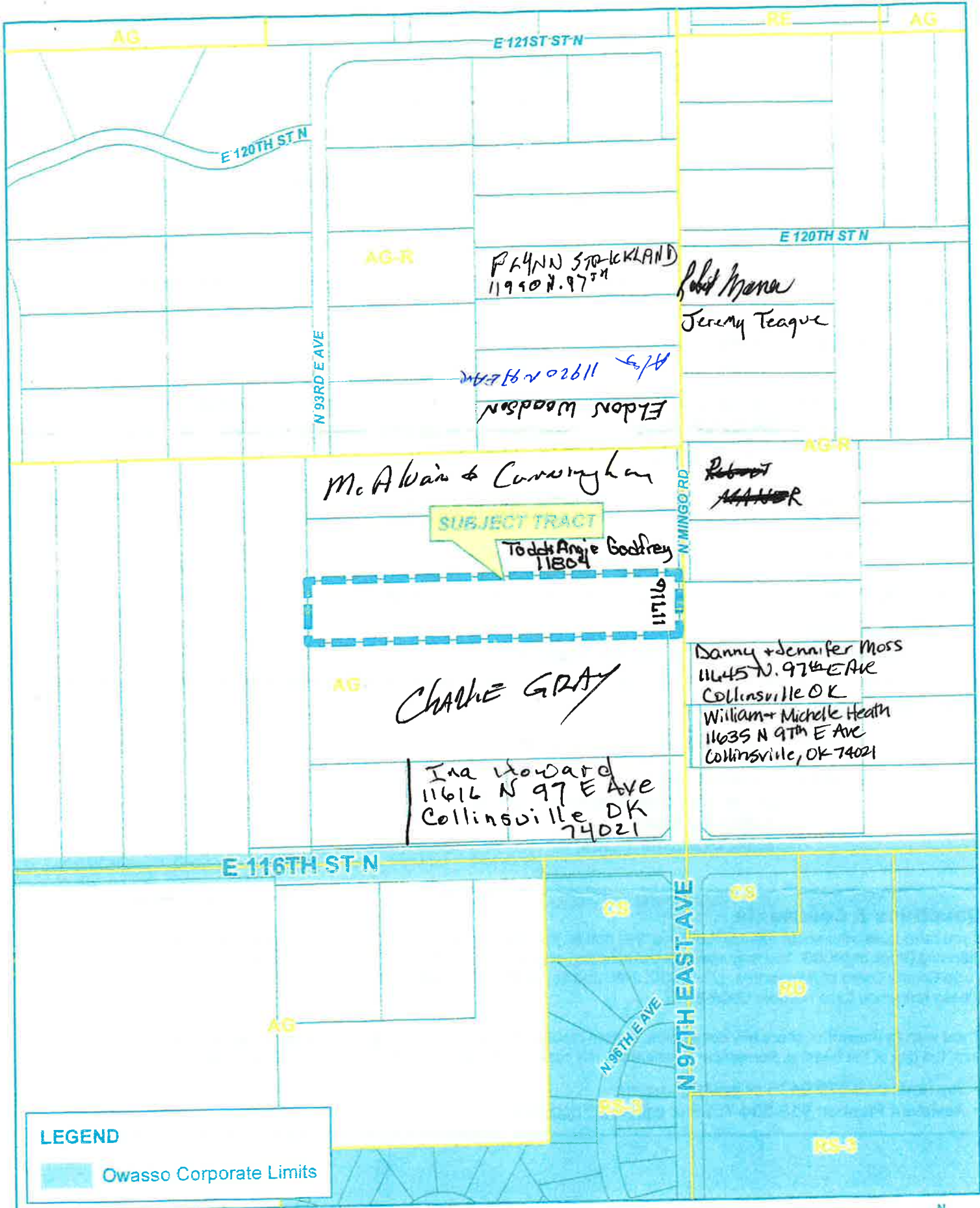
Location: Williams Tower I
St. Francis Conference Room, 1st Floor
1 West 3rd Street
Tulsa, Oklahoma 74103

Questions & Comments

If you have questions about the application or this notice, you may contact the applicant or County BOA staff in the Tulsa Planning Office at INCOG. You may speak at the meeting, or submit written comments via email to esubmit@incog.org or by mail: Tulsa County Board of Adjustment, c/o INCOG, 2 W. 2nd St., Suite 800, Tulsa, OK 74103. Please reference Case Number CBOA-3038.

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Remember to reference the case number and include your name and address.

- Jay Hoyt: 918-579-9476 or jhoyt@incog.org
 - Assistant Planner: 918-584-7526 or esubmit@incog.org
-



LEGEND
 Owasso Corporate Limits

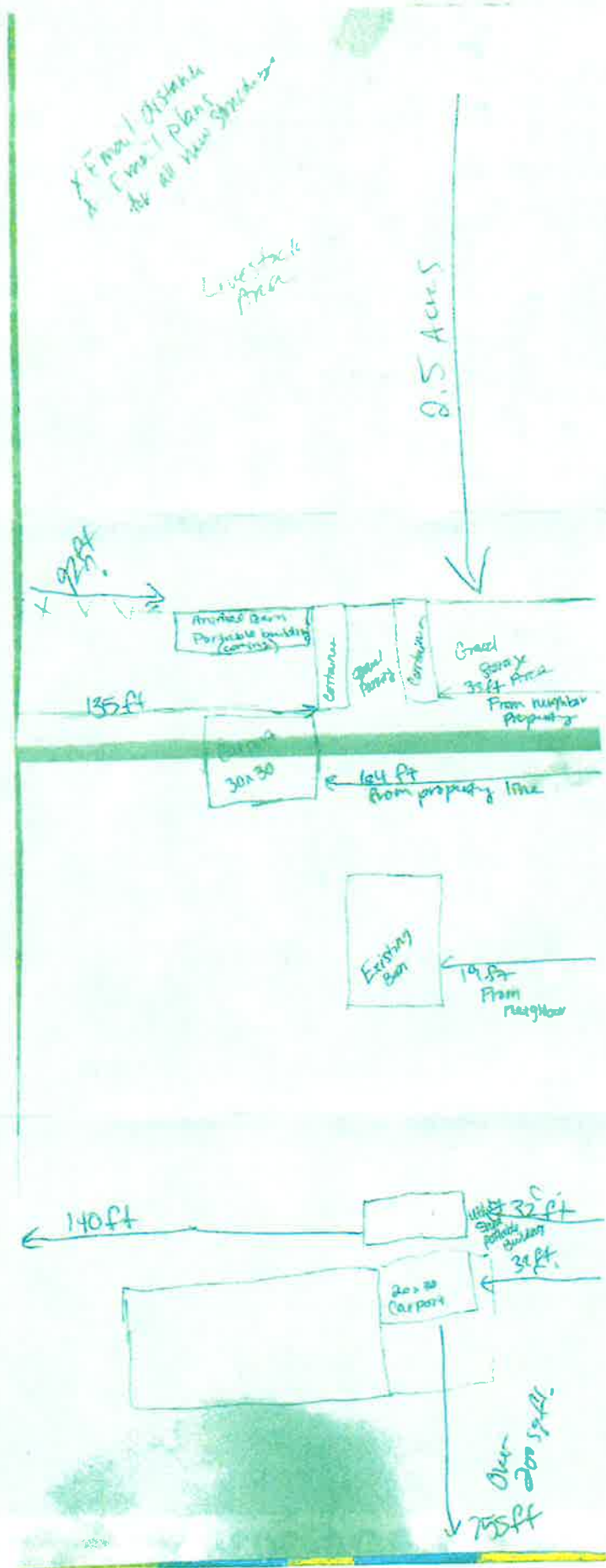


CBOA-3038

21-13 01



CBOA-3038 12.12



#1

Photos of Employees

arriving & leaving in work

truck, Gravel which is

causing water run off to

my property + equipment

Photos - descriptions of back

of photos

CAS# CBOA-3038

Name	Qty	First	Last
4x6	25		

Todd Godfrey 9183719438

Mon Jan 02, 2023 10:50 AM

Order#:990401610



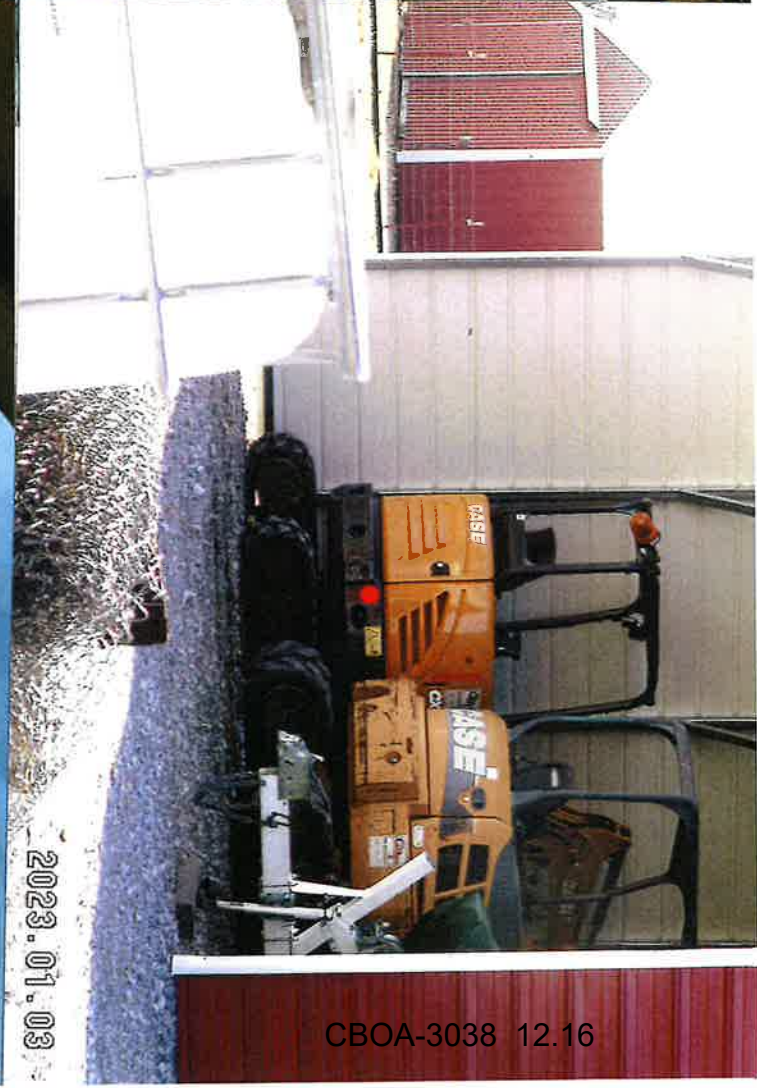
CBOA-3038 12.14

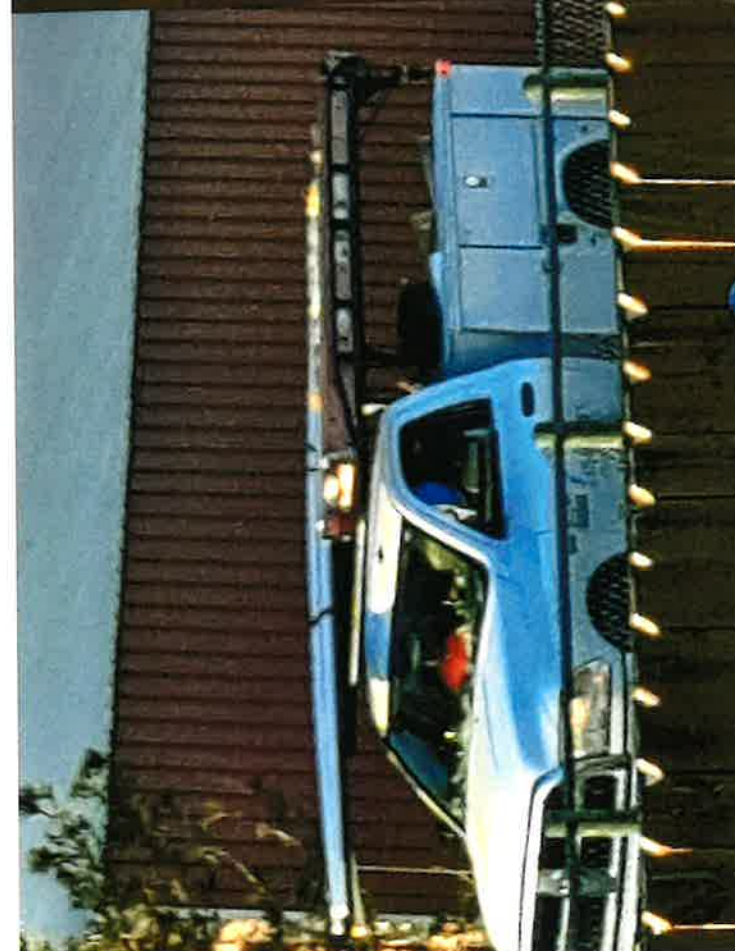


2023.01.03



CBOA-3038-12.15







Name	Qty	First	Last
4x6	15		

CASE # CBDA-3038

#2

More Pictures
of
Gary's Plumbing



Todd Godfrey 9183719438

Mon Jan 02, 2023 10:54 AM

1101 Orange #18110



CBOA-3038 12.19













Board of Adjustment

Case Number: CBOA-3039

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

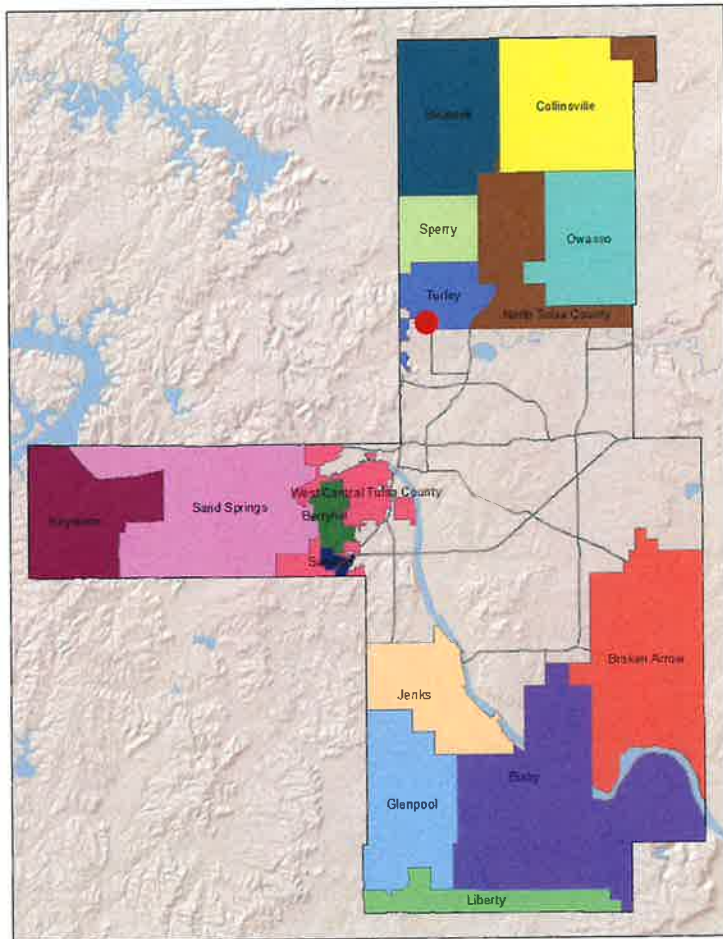
Owner and Applicant Information:

Applicant: Justin Tate

Property Owner: TATE, JACKIE

Action Requested: Special Exception to allow a manufactured home (Use Unit 9) in a RS district. (Section 410)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.26 acres

Location: 5808 N MADISON AV E

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0201

CZM: 21

CASE NUMBER: CBOA-3039

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Justin Tate

ACTION REQUESTED: Special Exception to allow a manufactured home (Use Unit 9) in a RS district. (Section 410)

LOCATION: 5808 N MADISON AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 0.26 acres

LEGAL DESCRIPTION: LT 5, WHITTEN ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-1643 May 1999: The Board approved a Variance to allow two dwelling units per lot of record (Section 206) and a Special Exception to allow a manufactured home in an RS district (Section 410)

CBOA-2364 April 2010: 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 abutted by RS zoning containing single-family homes to the north, south and east and AG zoning to the west containing vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to allow a manufactured home (Use Unit 9) in a 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.

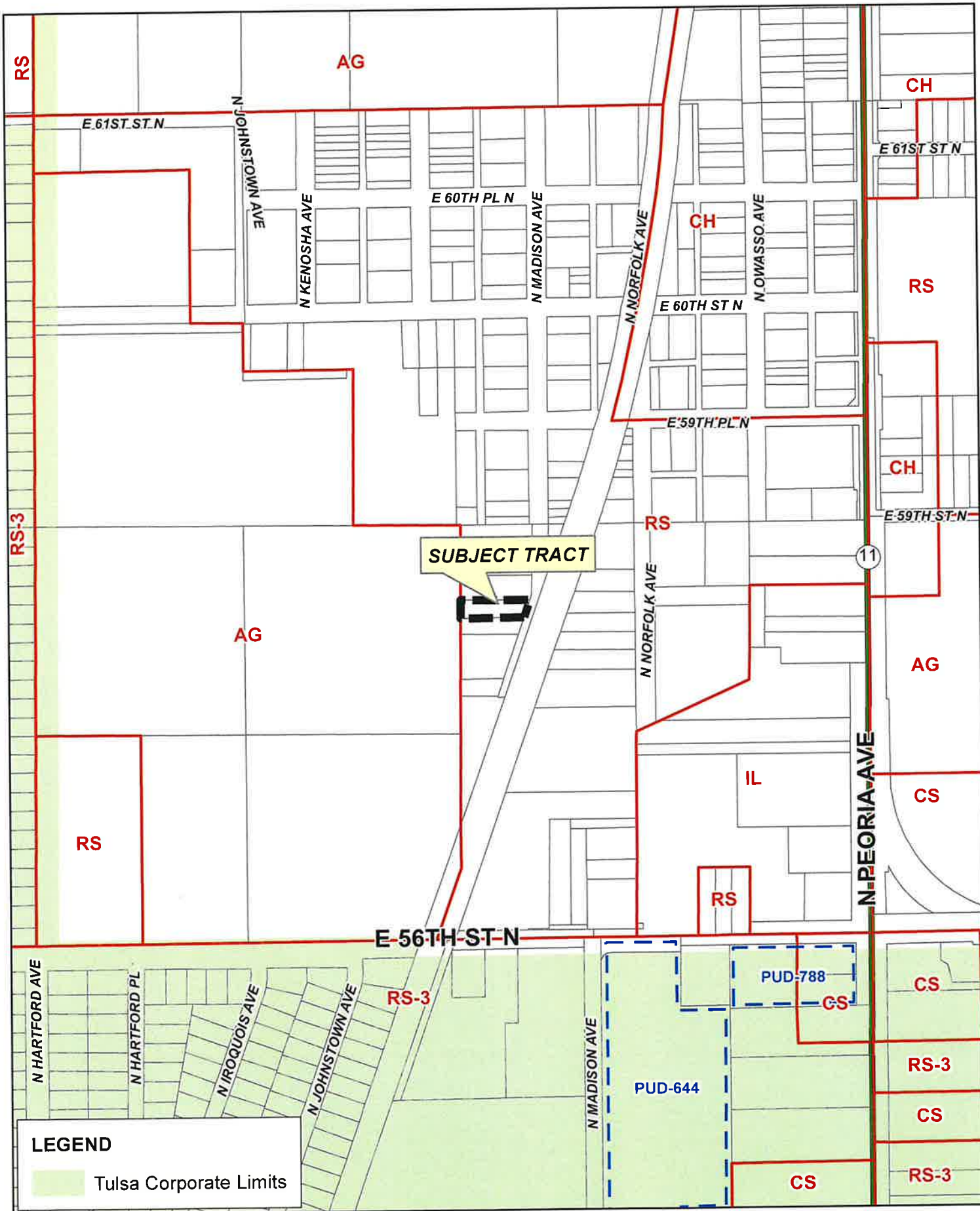
Sample Motion:

“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

LEGEND

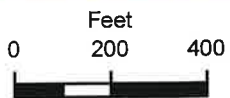
Tulsa Corporate Limits



CBOA-3039

20-12 01





Subject
Tract

CBOA-3039

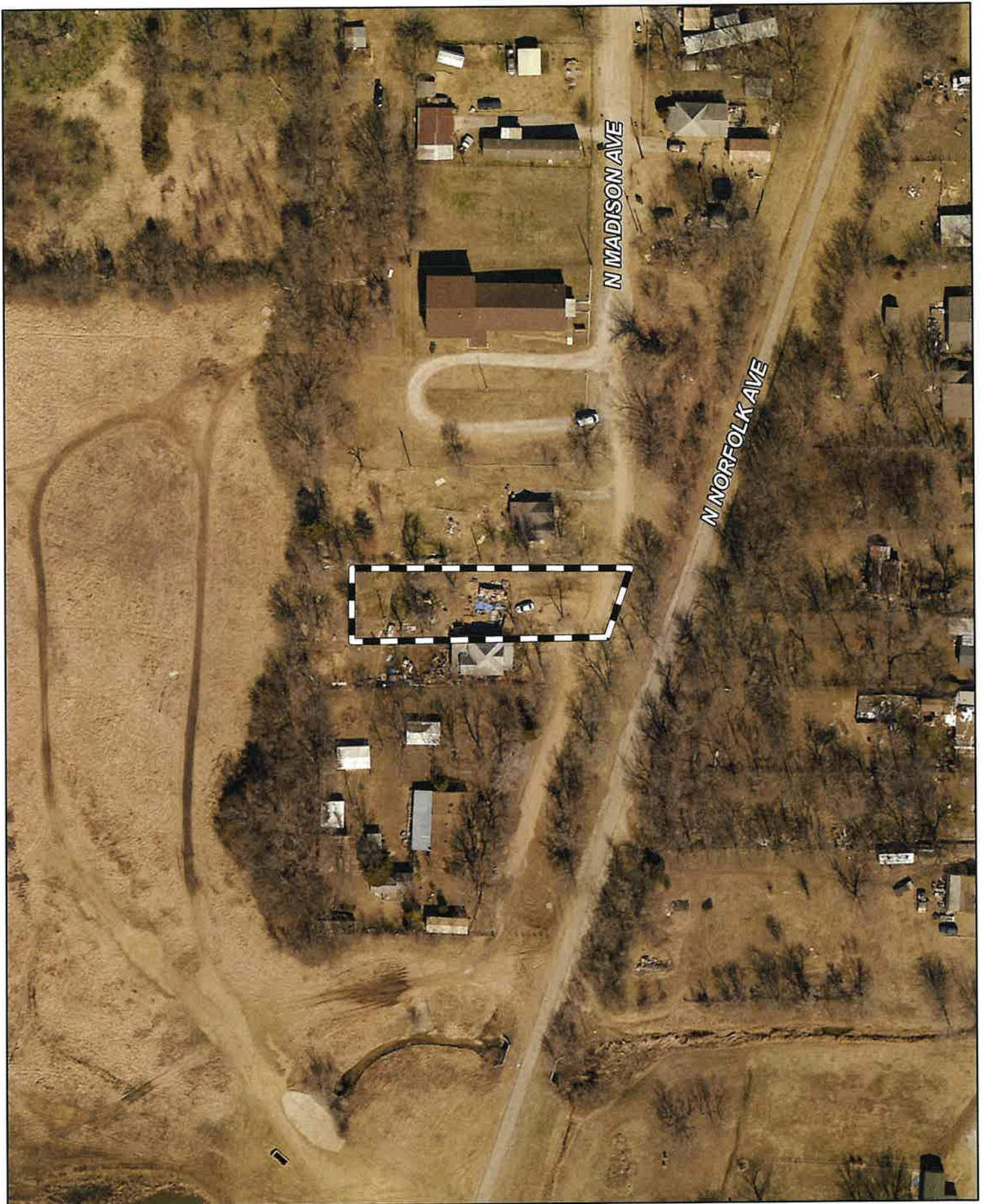
20-12 01

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

Aerial Photo Date: 2020/2021



CBOA-3039 13.5



N MADISON AVE

N NORFOLK AVE



 Subject Tract

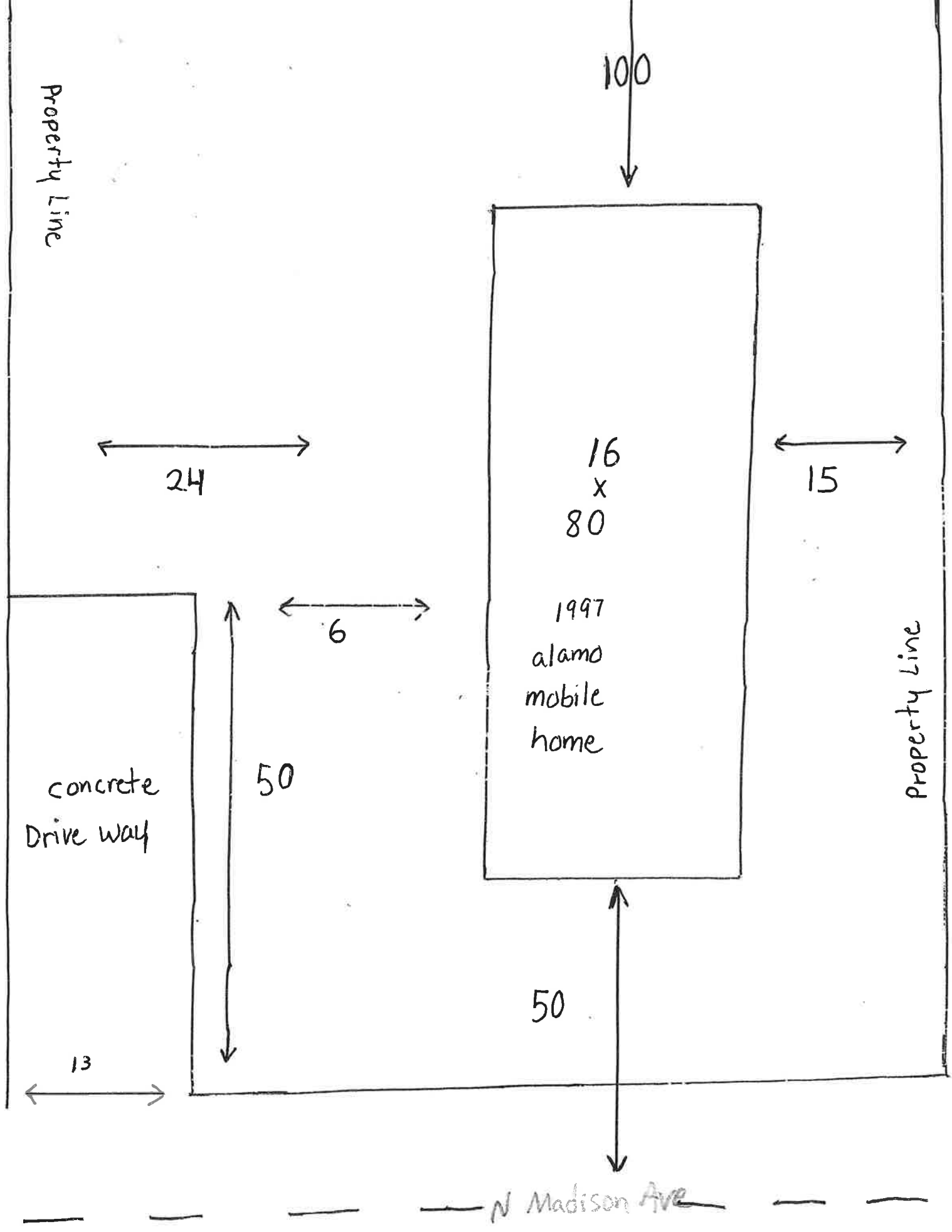
CBOA-3039

20-12 01

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

Aerial Photo Date: 2020/2021









Board of Adjustment

Case Number: CBOA-3040

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

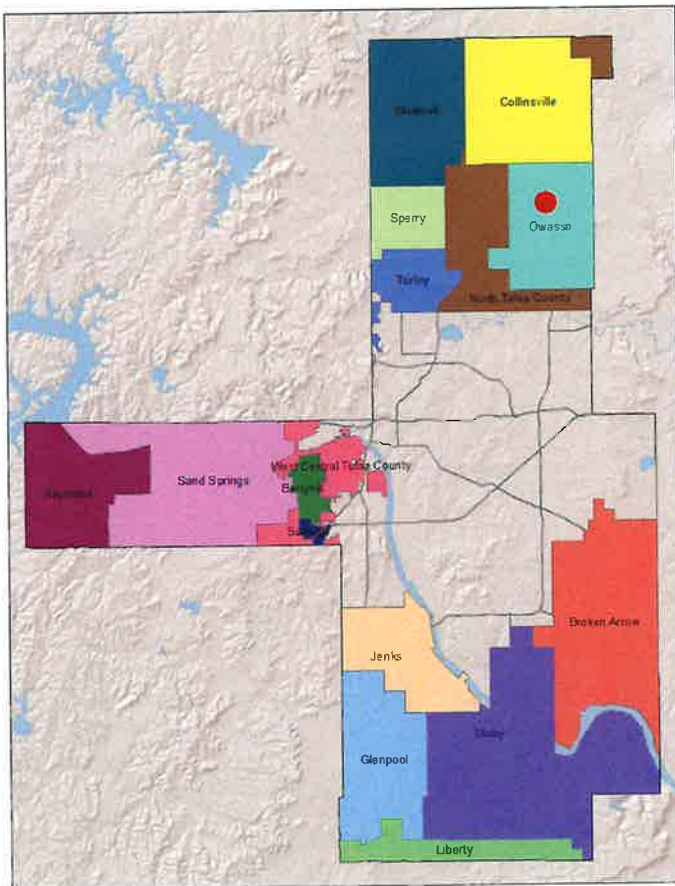
Owner and Applicant Information:

Applicant: David Henke

Property Owner: REVOLUTIONARY INVESTMENTS LIMITED

Action Requested: Variance to permit a temporary Gravel parking lot for 7 buses while design and construction activities are underway on adjacent east lot which is owned by same owner (Section 1340)

Location Map:



Additional Information:

Present Use: AG

Tract Size: 6.58 acres

Location: West of the NWC 106th St N and N Garnett Rd

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Commercial/Transitional

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1407
CZM: 12

CASE NUMBER: CBOA-3040
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: David Henke

ACTION REQUESTED: Variance to permit a temporary Gravel parking lot for 7 buses while design and construction activities are underway on adjacent east lot which is owned by same owner (Section 1340)

LOCATION: West of the NWC 106th St N and N Garnett Rd **ZONED:** AG

FENCELINE: Owasso

PRESENT USE: AG **TRACT SIZE:** 6.58 acres

LEGAL DESCRIPTION: E220 E/2 SW SE LESS S16.5 FOR RD SEC 7 21 14 6.583ACS, MEADOWCREST
Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-1276 July 1994: The Board approved a Variance to permit two dwelling units per lot of record (Section 208).

CBOA-1813 February 2001: The Board approved a Variance to permit two dwelling units per lot of record (Section 208).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. The subject tract abuts AG zoning to the west containing a single-family residence and agricultural land, to the east by RM/CS zoning containing a single-family dwelling and commercial facility operated by the same property owner as the subject tract. Additionally, the subject tract is abutted to the north by RE zoning containing single-family residences and to the south by CS zoning containing a medical center.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a temporary Gravel parking lot for 7 buses during design and construction activities are underway on adjacent east lot which is owned by same owner (Section 1340).

The property owner of the subject tract operates a motor coach business on the lot immediately to the east of the subject tract. Currently, the buses for the operation are stored off-site at a different location. The owner would like to store the buses on-site to prevent vandalism and will be constructing a parking facility and maintenance barn on the lot with the current commercial operation, but is requesting a variance to permit a temporary gravel parking lot to hold seven buses while the parking and maintenance facility are being constructed.

The applicant provided the statement “The owner’s hardship is that their buses are currently being stored off-site at a different location and being vandalized. To prevent vandalism, they would like to move the buses to this location and store them temporarily next to their office facility. This would be temporary while their maintenance yard and parking facility is being designed and constructed on the adjacent lot to the east where the office is located. We are asking for a gravel surface for this parking due to this being a temporary facility.”

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

Sample Motion:

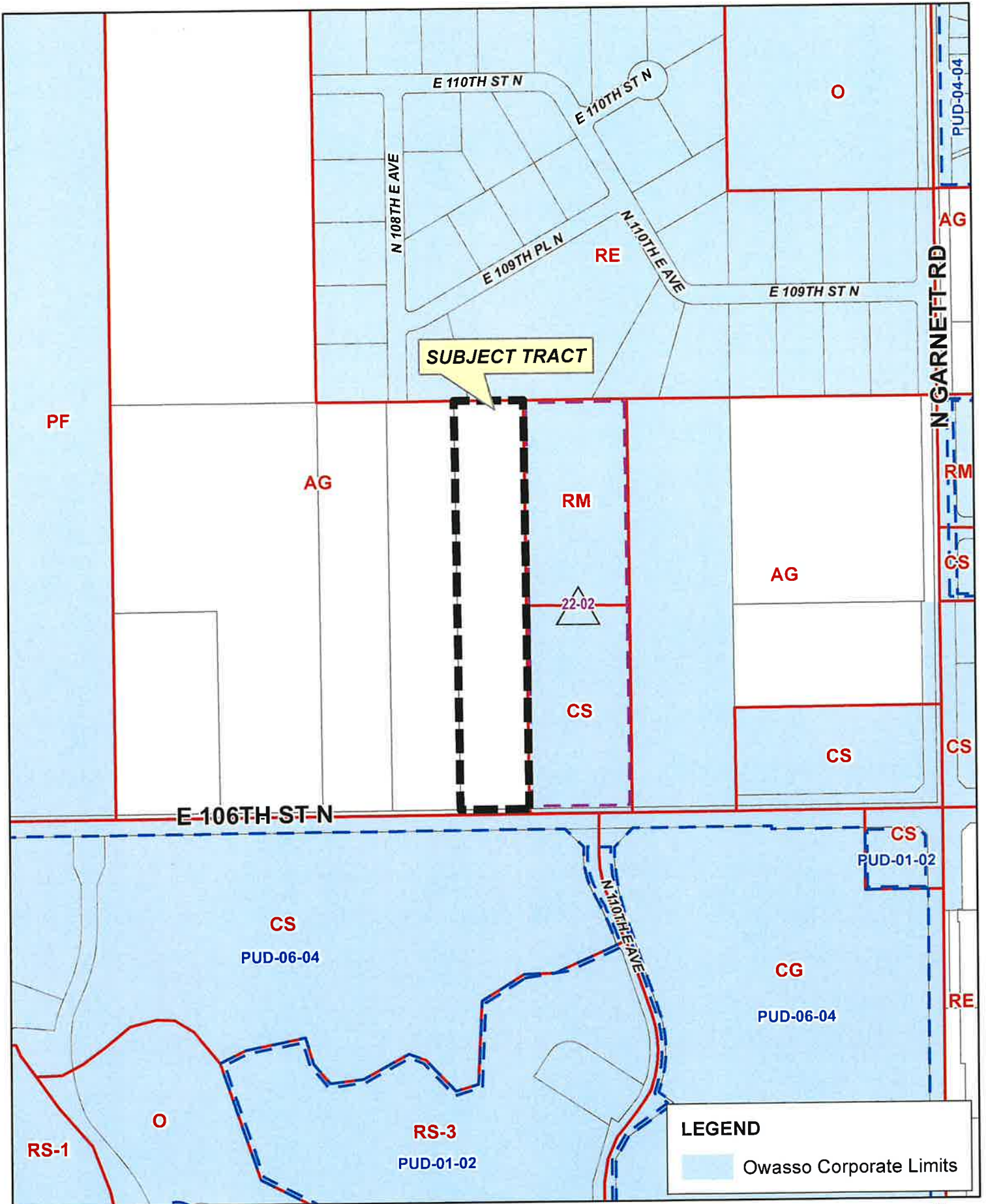
“Move to _____ (approve/deny) a Variance to permit a temporary Gravel parking lot for 7 buses while design and construction activities are underway on adjacent east lot which is owned by same owner (Section 1340)

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

22-02

LEGEND

Owasso Corporate Limits



CBOA-3040

21-14 07



CBOA-3040 14.4



E 106TH ST N

E 110TH ST N

E 110TH ST N

N 108TH AVE

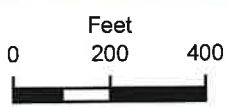
E 109TH PL N

N 110TH AVE

E 109TH ST N

N GARNETT RD

N 110TH AVE



Subject Tract

CBOA-3040

21-14 07

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

Aerial Photo Date: 2020/2021



CBOA-3040 14.5



Board of Adjustment

Case Number: CBOA-3041

Hearing Date: 01/17/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

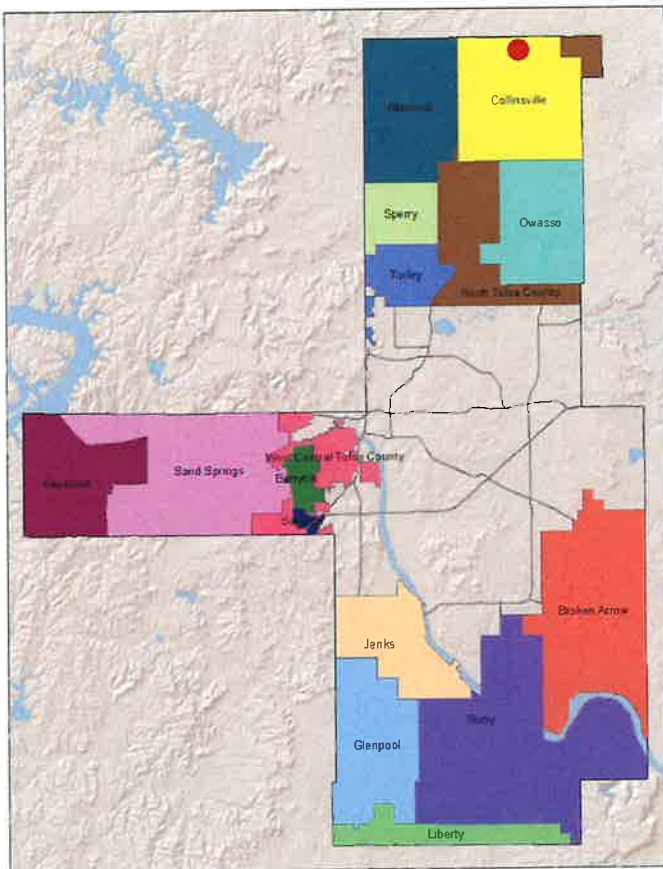
Owner and Applicant Information:

Applicant: Todd Godfrey

Property Owner: GODFREY, TODD JR & MELISSA D

Action Requested: Use variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225)

Location Map:



Additional Information:

Present Use: Grow Facility

Tract Size: 2.44 acres

Location: 18216 N 97 AV E

Present Zoning: AG

Fenceline/Area: Collinsville

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2301
CZM: 3, 4

CASE NUMBER: CBOA-3041
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/17/2023 1:30 PM

APPLICANT: Todd Godfrey

ACTION REQUESTED: Use variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225)

LOCATION: 18216 N 97 AV E

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Grow Facility

TRACT SIZE: 2.44 acres

LEGAL DESCRIPTION: S/2 S/2 NE SE NE LESS 0.06AC RD SEC 1 22 13 2.44ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a medical marijuana cultivation facility. The subject tract is surrounded by AG zoning containing single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Use variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225).

The applicant is proposing to place a medical marijuana processing facility on the subject tract. Currently, a medical marijuana cultivation facility exists on the site. The applicant has a processing license to operate at a different location, but is requesting the use variance to permit medical marijuana processing in order to move their processing activities to this location. They wish to transfer their current processing license to the subject tract.

The applicant provided the statement "Land is currently used as a cultivation facility and need to transfer processing license to the building to expand and continue proper business."

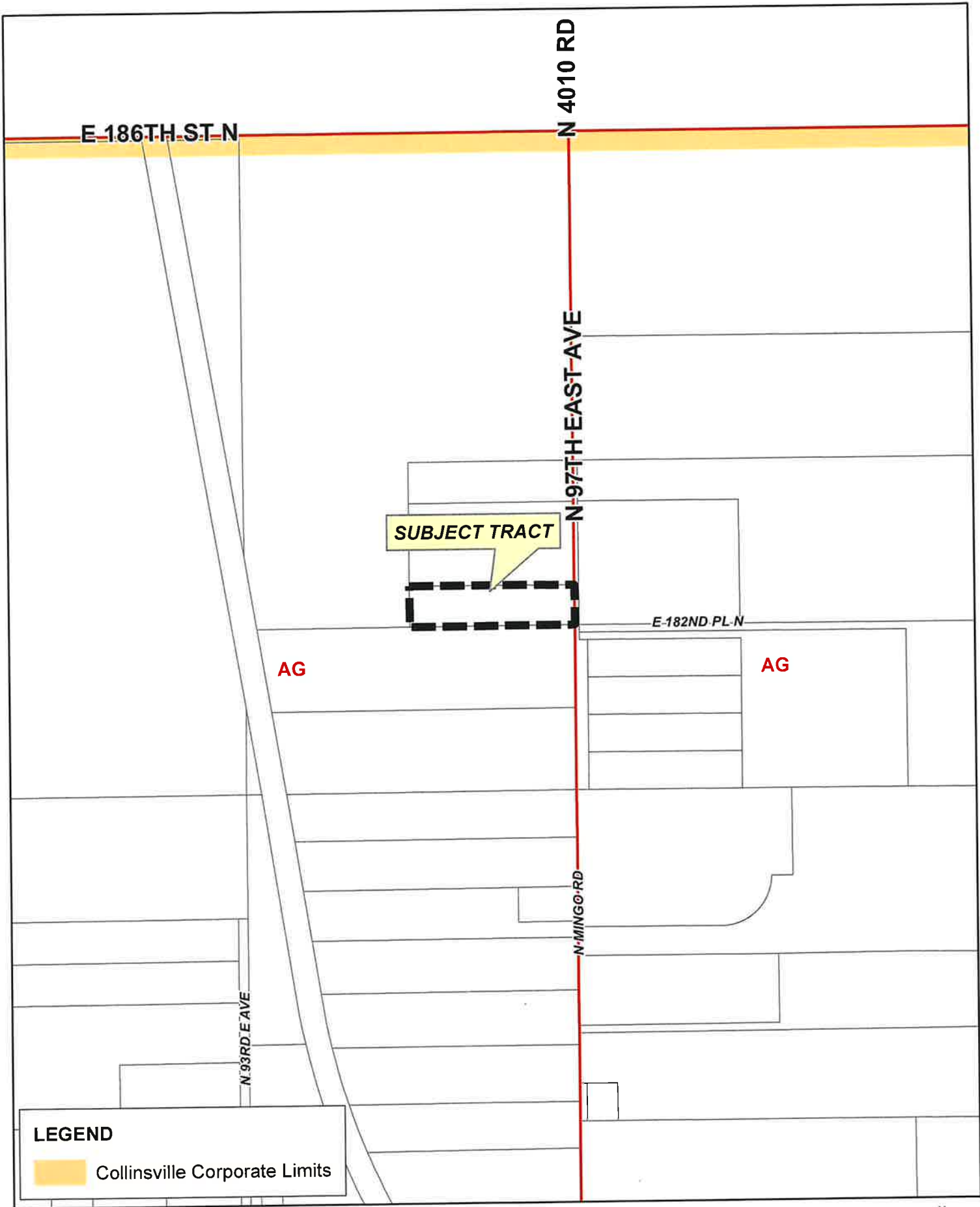
If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:


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

Finding the hardship to be _____.

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



LEGEND

 Collinsville Corporate Limits



CBOA-3041

22-13 01





E 186TH ST N

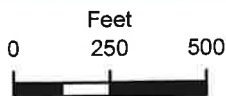
N 4010 RD

N 97TH EAST AVE

E 182ND PL N

N MINGO RD

N 93RD E AVE



Subject Tract

CBOA-3041

22-13 01

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

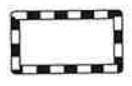
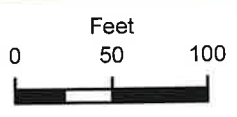
Aerial Photo Date: 2020/2021



CBOA-3041 15.5



N 97TH EAST AVE



Subject Tract

CBOA-3041

22-13 01

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

Aerial Photo Date: 2020/2021



CBOA-3041 15.6



MICHAEL A. DOERFLINGER
 8915 N. 123rd E
 Owasso, OK 74
 Phone: (918) 406

OWNER:
 TODD GODFREY
 18216 N. 97TH E.
 COLLINSVILLE
 74021-1511

REV.

DATE: 07/26/2021
 SHEET

EXISTING
 SITE
 PLAN



NOTE:
 ALL DIMENSIONS ARE FOR
 REFERENCE ONLY AND
 SHALL NOT TO BE USED
 AS AN OFFICIAL SURVEY

1 Existing Site Plan
 SCALE: 1" = 50'-0"



MICHAEL A. DOERFLINGER
 8915 N. 123rd E
 Owasso, OK 74
 Phone: (918) 406

OWNER:
 TODD GODFREY
 18216 N. 97TH E.
 COLLINSVILLE
 74021-1511

REV.

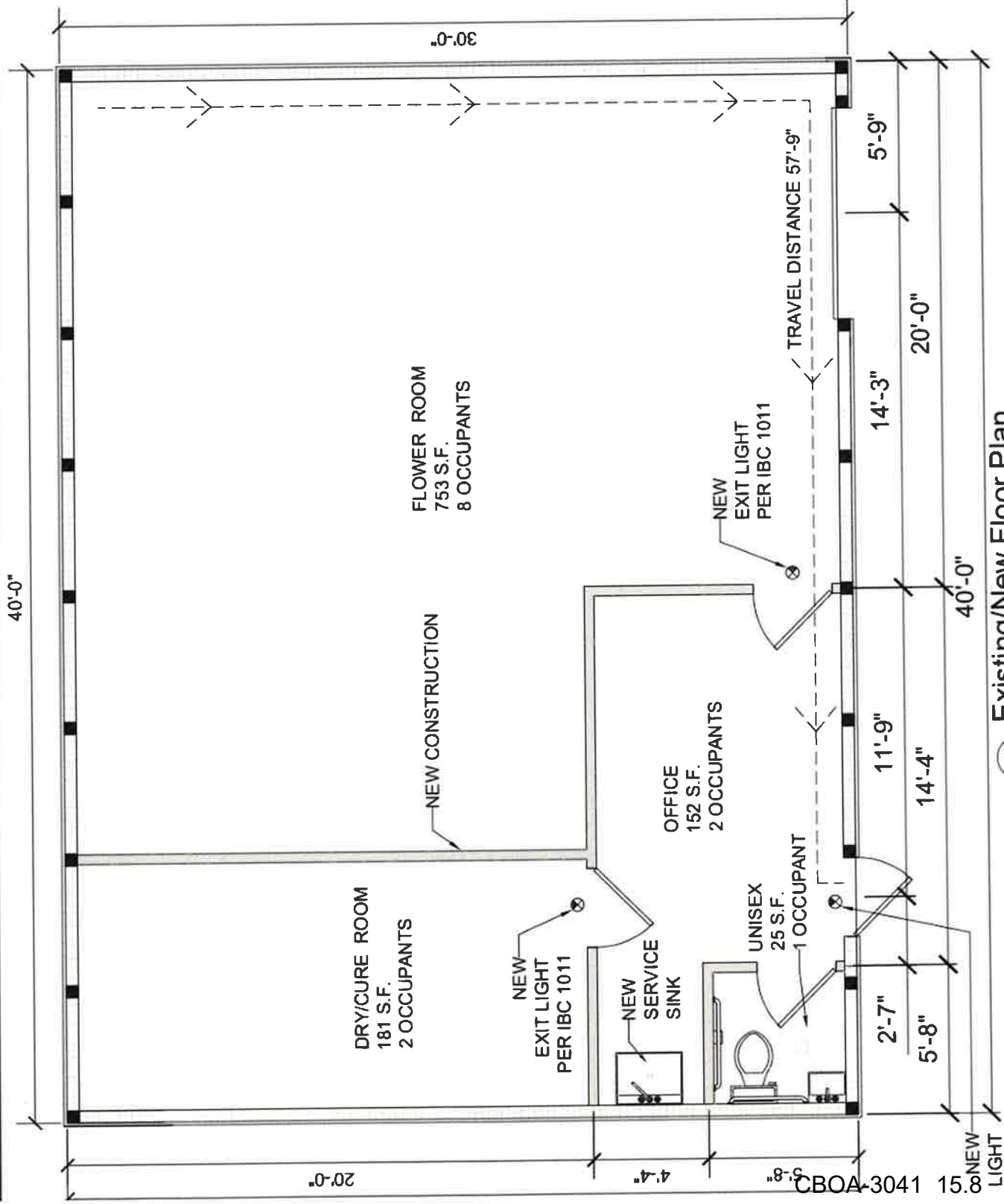
DATE: 07/30/2021
 SHEET

EXISTING
 NEW
 PLAN

NOTE:
 ALL PASSAGE
 DOORS TO BE
 3'-0" x 6'-8"



NORTH



1 Existing/New Floor Plan

SCALE 1/4"=1'-0"

CBOA-3041 15.00 NEW LIGHT C 1011