

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday January 16, 2024, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 527

Consider, Discuss and/or Take Action On:

UNFINISHED BUSINESS

1. CBOA – 3095 Wendell Brewer

Action Requested:

Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410). **Location:** 412 W 61st St N

2. CBOA – 3113 Linda C. Morton

Action Requested:

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

3. CBOA – 3124 Brenda Mendenhall

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410). **Location:** 5712 N Norfolk Ave

NEW APPLICATIONS

4. CBOA – 3126 Sherry Rackliff

Action Requested:

Use Variance to permit Use Unit 16 - Mini-Storage in an AG district (Section 310)
Location: 6455 E 106th St N

5. CBOA – 3127 Justin and Kerry Banzet

Action Requested:

Special Exception to permit a Pet Aquamation facility (Use Unit 2) in an RE district (Section 410) **Location:** 17707 N 129th E Ave

6. CBOA – 3128 Luis Flores

Action Requested:

Special Exception to permit a single-family home in the CH district (Section 710)
Location: 6332 N Quaker Ave

7. CBOA – 3129 Larry Chalmers

Action Requested:

Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RE District (Section 410). **Location:** South of the SWC E 76th St N & N 117th E Ave

8. CBOA – 3130 Marlene Brown

Action Requested:

Special Exception to permit Use Unit 5 - Community Service and Similar Uses to permit a school (Section 310) **Location:** 8050 W Old North Road

9. CBOA – 3131 Sally McGrew

Action Requested:

Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E). **Location:** 5821 S 58th W Ave

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

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

E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. *All electronic devices must be silenced* during the Board of Adjustment meeting.



Case Number: CBOA-3095

Hearing Date: 1/16/2024 1:30 PM
(Continued from 09/19/2023,
10/17/2023 & 12/19/2023)

Case Report Prepared by:

Jay Hoyt

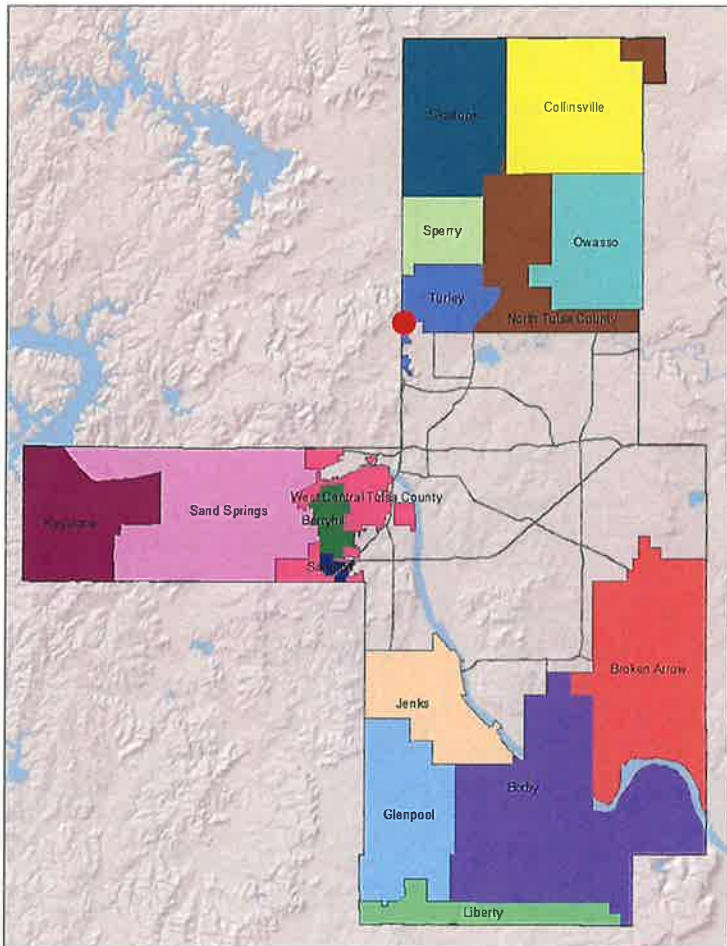
Owner and Applicant Information:

Applicant: Wendell Brewer

Property Owner: BREWER, DOROTHY A

Action Requested: Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.77 acres

Location: 412 W 61 ST N

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0202

CASE NUMBER: CBOA-3095

CZM: 21

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/16/2024 1:30 PM (Continued from 09/19/2023, 10/17/2023 & 12/19/2023)

APPLICANT: Wendell Brewer

ACTION REQUESTED: Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

LOCATION: 412 W 61 ST N

ZONED: RS

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 0.77 acres

LEGAL DESCRIPTION: LT 1 BLK 1, VINING ACRES Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is currently vacant. The tract abuts RS zoning to the east, west and south, containing single-family residences and to the north by RS-3 zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

The applicant proposes to construct a storage structure on the subject lot. The lot does not currently contain a home, which would normally permit an accessory structure to be associated with the home, however the applicant wishes to build the storage structure before a home is build on the lot, meaning that it would not be associated with an existing home and would be considered the primary use of the lot until a home is constructed. The applicant has requested a Use Variance for Use Unit 23, Warehousing and Wholesaling in order to be able to construct the storage structure and utilize it before a home is built.

The applicant provided the statement, "Currently the lot is vacant and the owner wants to build a storage structure first before building the primary residence. The current zoning does not allow for development to commence in that sequence. The owner requests that the Board allow him to build his accessory structure first."

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

Sample Motion:

"Move to _____ (approve/deny) a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

Finding the hardship to be _____.

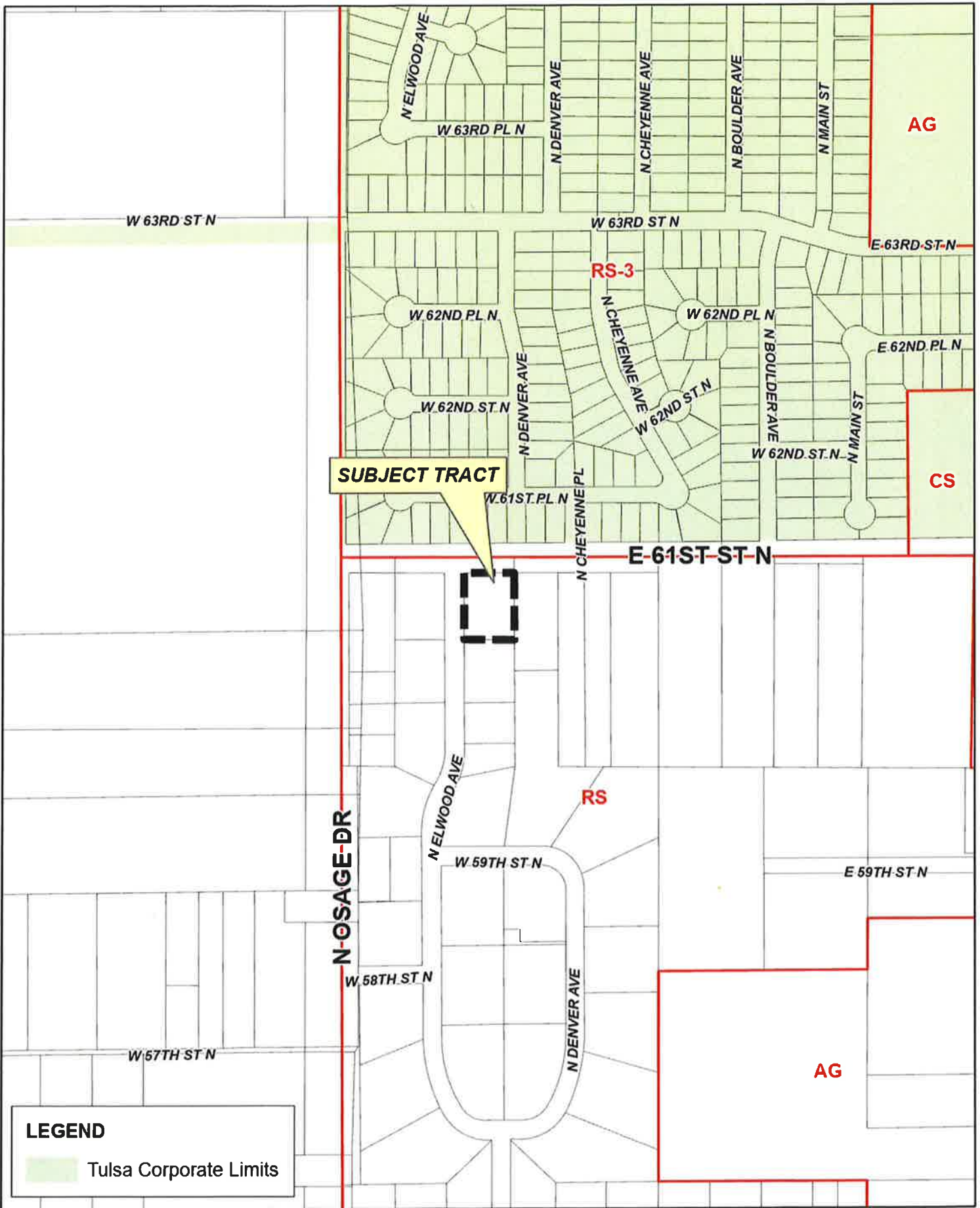
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



Subject tract looking South from E 61st St N



Subject tract looking Southeast from E 61st St N



CBOA-3095

20-12 02

CBOA-3095 1.5



Subject Tract

CBOA-3095

20-12 02

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

Aerial Photo Date: 2023

CBOA-3095 1.6





W 61ST PL N

N CHEYENNE PL

E 61ST ST N

N ELWOOD AVE



CBOA-3095

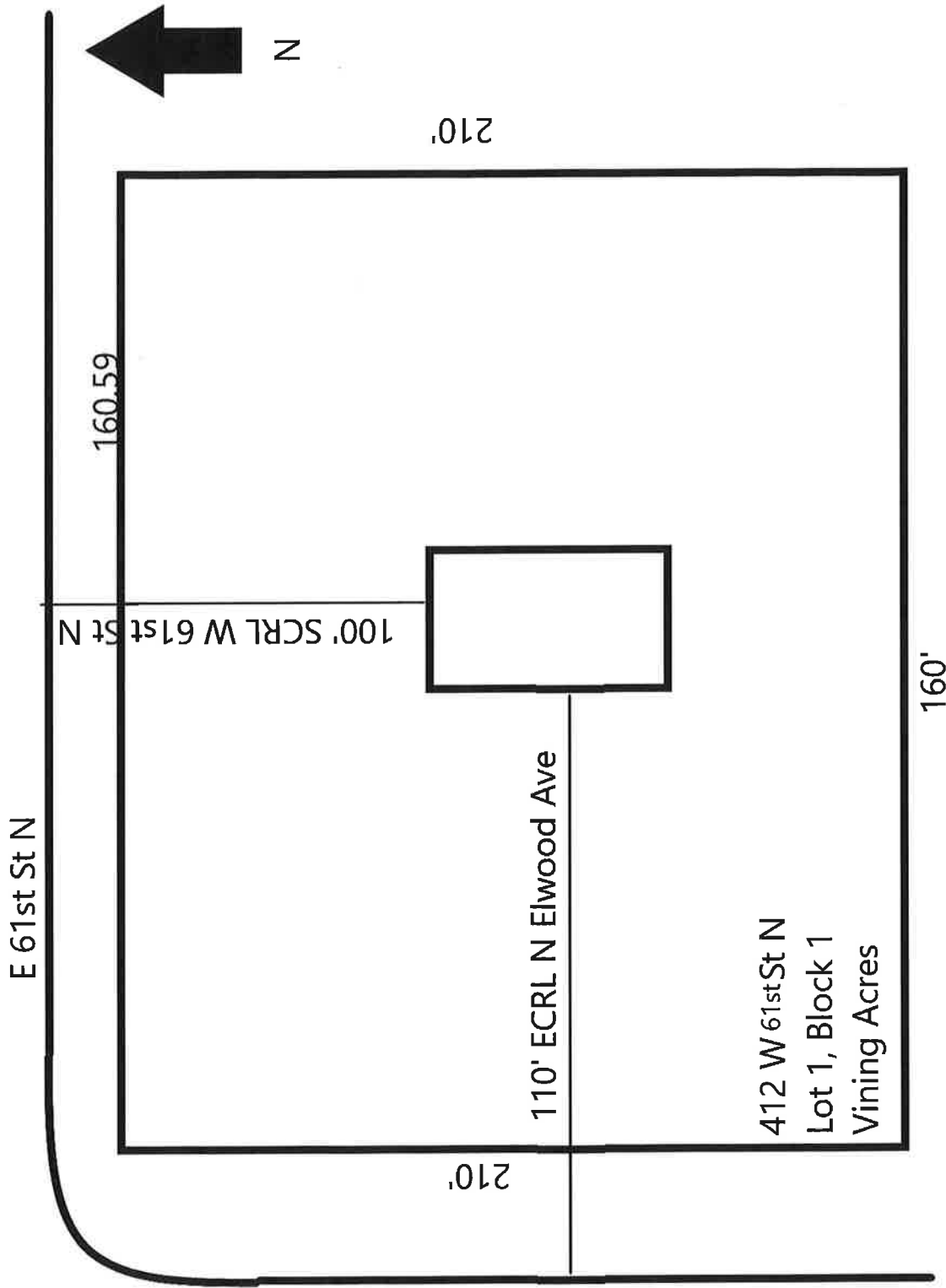
20-12 02

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

Aerial Photo Date: 2023

CBOA-3095 1.7





N Elwood Ave



Case Number: CBOA-3113

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

Case Report Prepared by:

Jay Hoyt

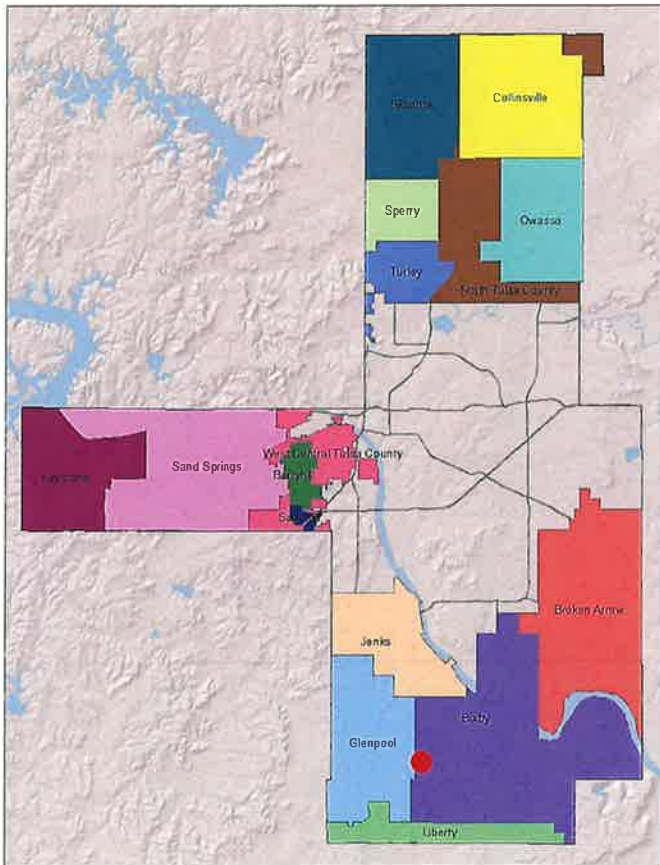
Owner and Applicant Information:

Applicant: Linda C. Morton

Property Owner: MORTON, LINDA C & ANTHONY L

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

Location Map:



Additional Information:

Present Use: Residential/AG

Tract Size: 15.61 acres

Location: 2652 E 171st St S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7332

CZM: 66

CASE NUMBER: CBOA-3113

CASE REPORT PREPARED BY: Jay Hoyt

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

APPLICANT: Linda C. Morton

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

LOCATION: 2652 E 171st St S

ZONED: AG

FENCELINE: Rural Residential

PRESENT USE: Residential/AG

TRACT SIZE: 15.61 acres

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

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

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

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

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

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

Sample Motion:

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

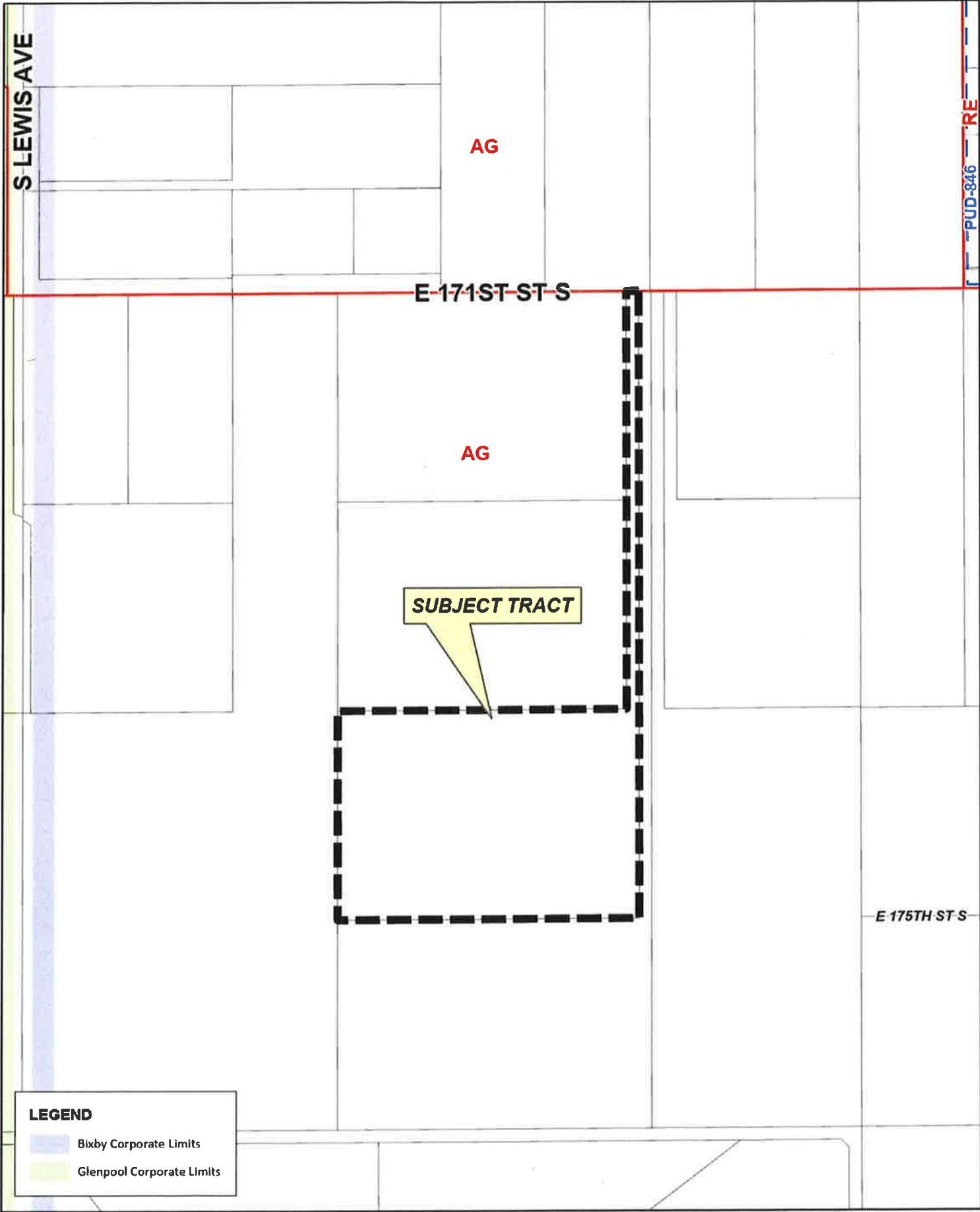
Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



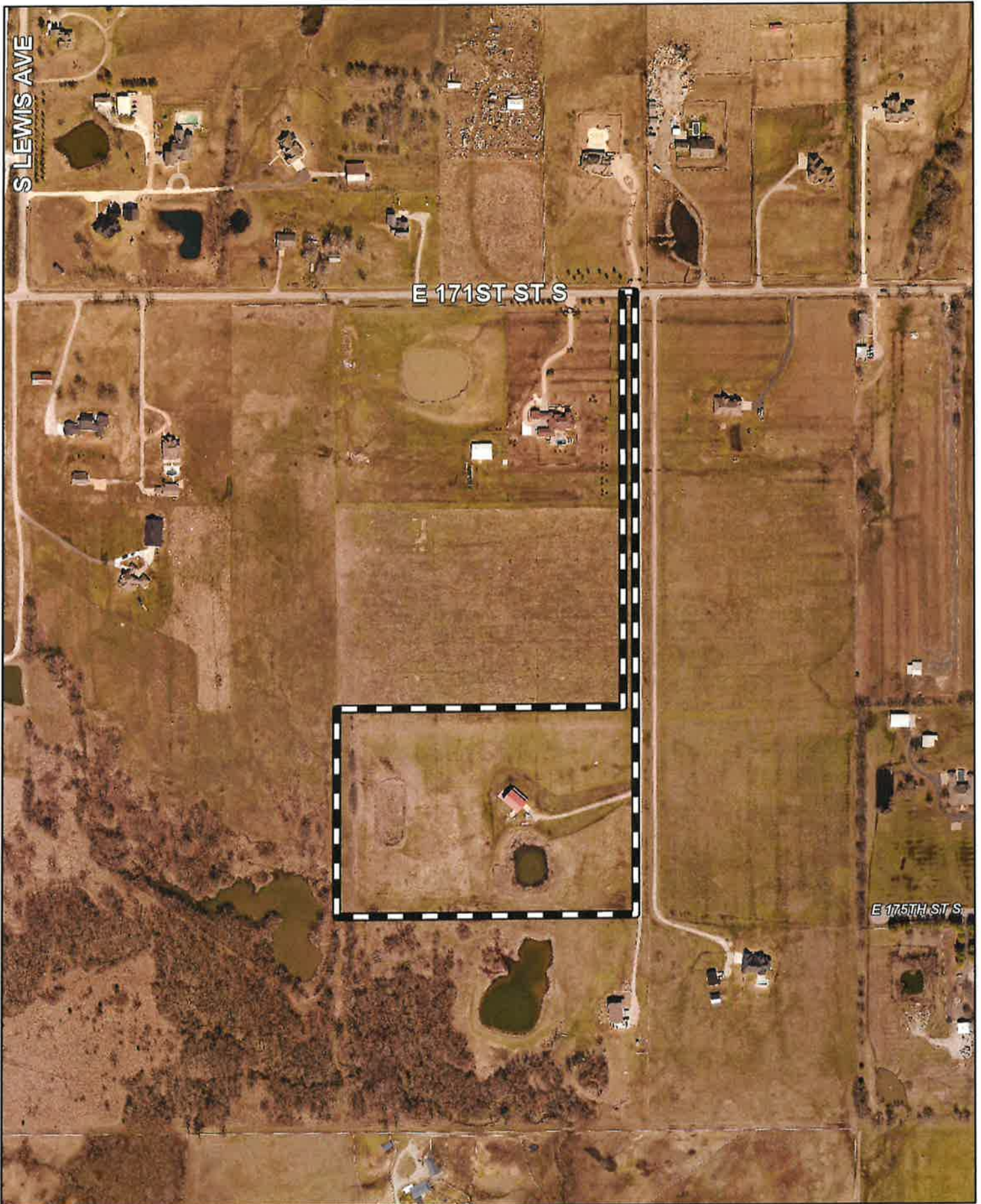
Subject Property access looking South from E 171st St S



CBOA-3113

17-13 32

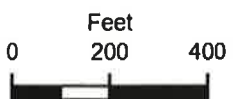
CBOA-3113 2.5



S LEWIS AVE

E 171ST ST S

E 175TH ST S



 Subject Tract

CBOA-3113

17-13 32

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

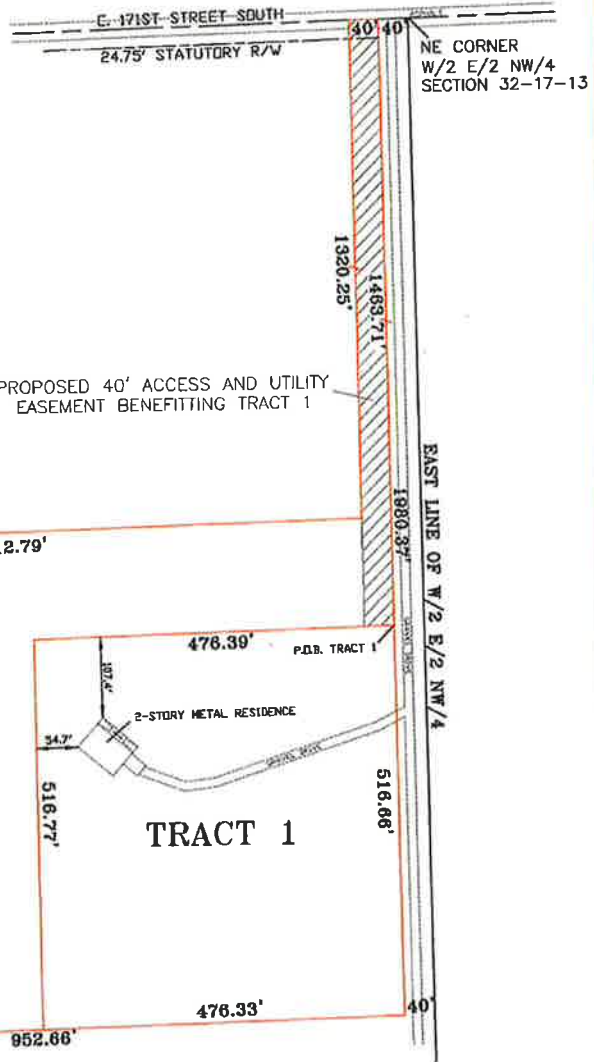
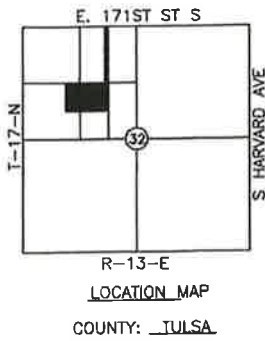
Aerial Photo Date: 2023



CBOA-3113 2.6

LOT SPLIT PLAT

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



FOR LEGAL DESCRIPTIONS
 "SEE ATTACHMENT"

CERTIFICATE

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

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

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

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



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

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

Hoyt, Jay

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

To Whom It May Concern,

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

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

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

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

Thank you for your consideration to our comments,

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



Board of Adjustment

Case Number: CBOA-3124

Hearing Date: 1/16/2024 1:30 PM
(Continued from 12/19/2023)

Case Report Prepared by:

Jay Hoyt

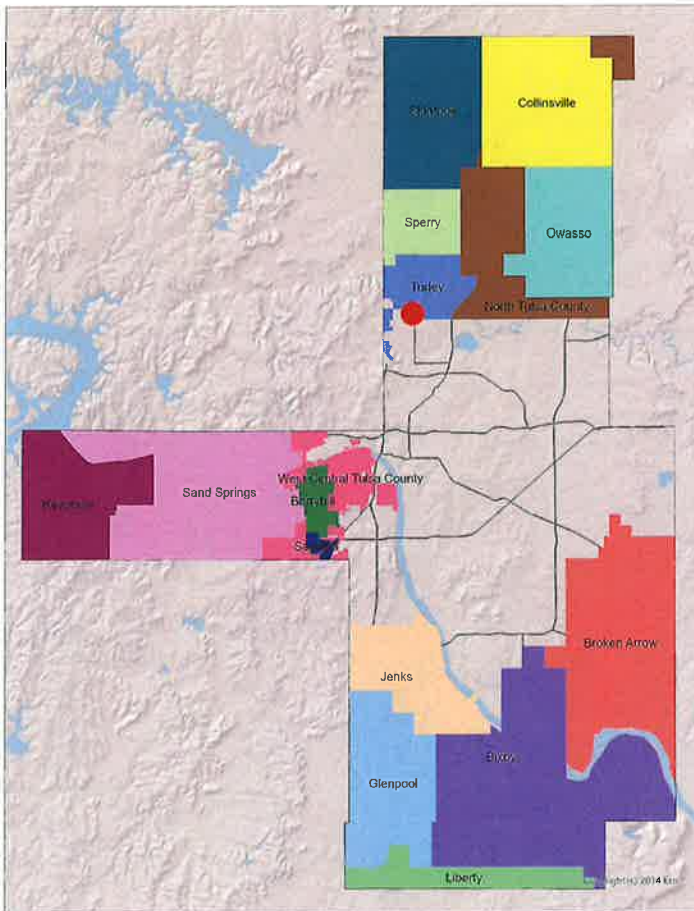
Owner and Applicant Information:

Applicant: Brenda Mendenhall

Property Owner: BURRIS, ELMER & VIRGINIA

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.83 acres

Location: 5712 N NORFOLK 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-3124

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/16/2024 1:30 PM (Continued from 12/19/2023)

APPLICANT: Brenda Mendenhall

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

LOCATION: 5712 N NORFOLK AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Residential

TRACT SIZE: 0.83 acres

LEGAL DESCRIPTION: N120 OF TR BEG 753W & 468.7N OF SECR SE SE TH W430.3 TO RY NELY ON R/W TO PT E285 S POB SEC 1 20 12, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-3080 July 2023: The Board approved a Special Exception to permit a single-wide manufactured home in an RS district (Section 410).

CBOA-2591 September 2016: The Board approved a Special Exception to permit a manufactured home (Use Unit 9) in an RS district (Section 410).

CBOA-1907 October 2001: The Board approved a Special Exception to permit a single-wide manufactured home in an RS district (Section 410).

CBOA-1643 May 1999: The Board approved a Variance to allow two dwelling units per lot of record (Section 208) and a Special Exception to allow a mobile home on an RS zoned lot (Section 410).

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

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

The site contains 0.83 acres. The existing home on the tract is intended to be removed prior to the manufactured home being placed on the lot. There are several other manufactured homes in the general vicinity of the subject tract.

A special exception is required as the proposed mobile home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular

instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

Subject to the following conditions, if any: _____.

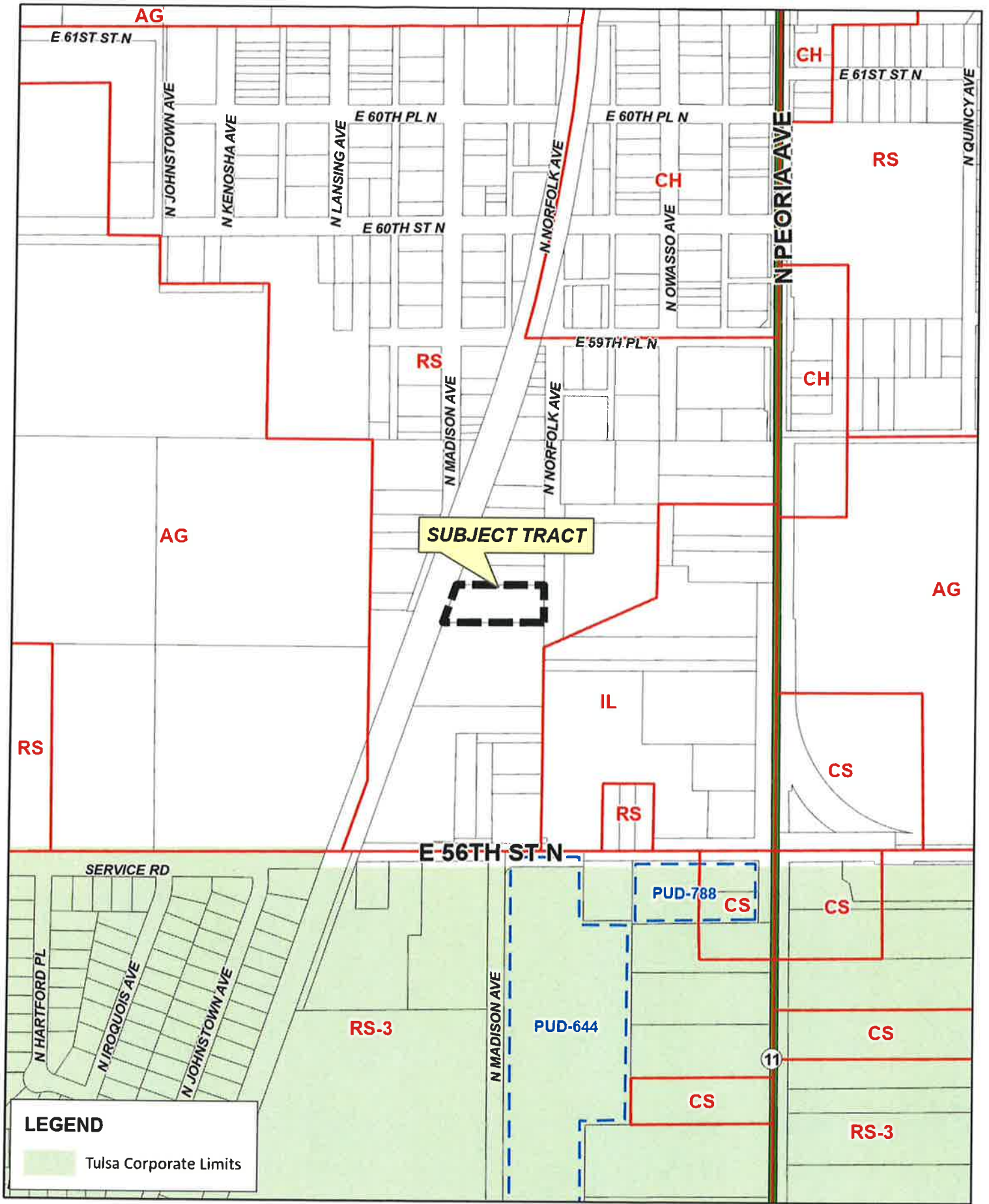
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Southwest from N Norfolk Ave



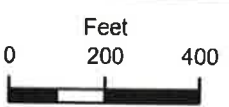
Subject tract looking Northwest from N Norfolk Ave



SUBJECT TRACT

LEGEND

Tulsa Corporate Limits

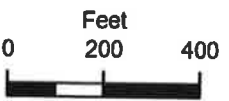


CBOA-3124

20-12 01

CBOA-3124 3.5





Subject Tract

CBOA-3124

20-12 01

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

Aerial Photo Date: 2023

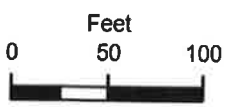
CBOA-3124 3.6





N MADISON AVE

N NORFOLK AVE



Subject Tract

CBOA-3124

20-12 01

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

Aerial Photo Date: 2023
CBOA-3124 3.7





Board of Adjustment

Case Number: CBOA-3126

Hearing Date: 01/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

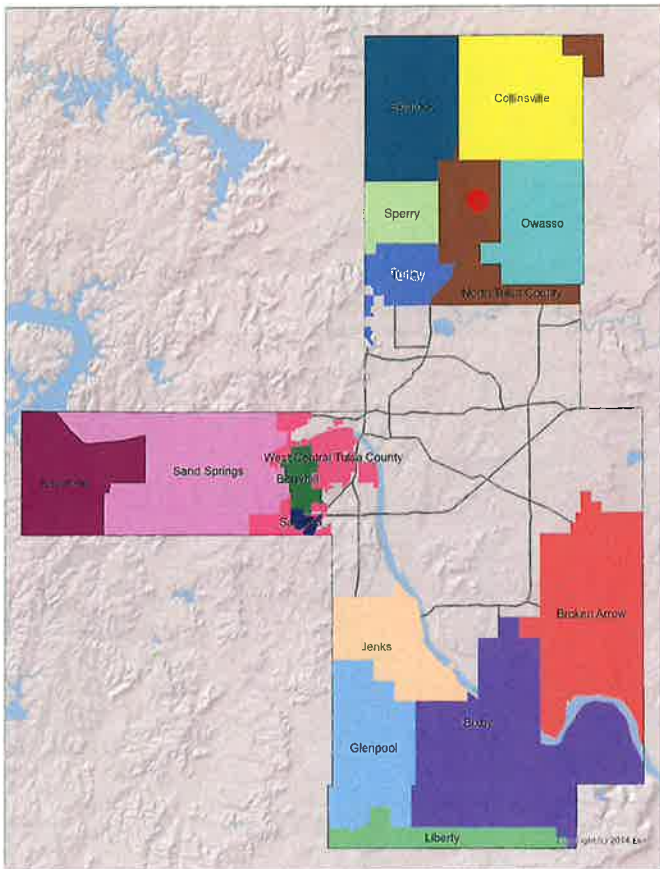
Owner and Applicant Information:

Applicant: Sherry Rackliff

Property Owner: WASHINGTON COUNTY CHILD CARE

Action Requested: Use Variance to permit Use Unit 16 - Mini-Storage in an AG district (Section 310)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 10 acres

Location: 6455 E 106 ST N

Present Zoning: AG

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1310

CZM: 11

CASE NUMBER: CBOA-3126

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/16/2024 1:30 PM

APPLICANT: Sherry Rackliff

ACTION REQUESTED: Use Variance to permit Use Unit 16 - Mini-Storage in an AG district (Section 310)

LOCATION: 6455 E 106 ST N

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 10 acres

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

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2759 June 2019: The Board approved a Modification of a previously approved site plan to include a storm shelter (CBOA-2678).

CBOA-2678 May 2019 (Remand): The Board moved to **confirm** the submissions by Applicant related to the paper copies of the site plan shown on the poster boards that were resented at the hearing in Meeting No 457 on June 19, 2019 along with signed confirmation that the paper copies are identical representations of the exhibits shown on the poster boards that the Board required Applicant to submit as a condition or safeguard to the Board's motion approving the Special Exception in the matter, case no. CBOA-2678; and the Board moved to **find** that based on the evidence in the Record in Case No. CBOA-2678, including, without limitation the Application, various submittals prior to the Hearing, the Hearing that took place in Meeting no. 457 on June 19, 2018 along with the submittals and deliberations during the Hearing, the minutes of the Hearing and related transcript, and the written confirmation submitted by the Applicant at this special hearing, we 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, on property located at 6941 East 106th Street North.

CBOA-2678 June 2018: The Board **approved** a request for a *special exception* to allow a Community Services & Similar Uses (Use Unit 5) in an AG District (Section 310) to permit a child nursery/child development center, subject to the site plan as submitted at today's meeting; and **approved** the request for a *variance* of the all-weather surface material requirement for parking (Section 1340.D); the required parking spaces per Code will have hard surfaces, and the overflow parking spaces only will not be required to have hard surfaces, on property located at 6491 East 106th Street North.

ANALYSIS OF SURROUNDING AREA: The subject tract is zone AG and currently contains a childcare center. The tract is surrounded by AG zoned lots containing single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Use Unit 16 - Mini-Storage in an AG district (Section 310).

The applicant intends to build a mini-storage facility to the east of the existing childcare center as illustrated on the site plan provided by the applicant. The applicant stated that the intent is to provide storage service for customers in the area. They had also indicated that the intent is to use a portion of the profits from the storage facility to help fund the adjacent childcare center.

Use Unit 16 – Mini-Storage is not a use that is permitted by right or exception in the AG district, necessitating the need for a Use Variance. A Use Variance is required as the proposed use is not permitted by right in the AG district because of the potential adverse effects, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed use must be found to be compatible with and non-injurious to the surrounding area.

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

Sample Motion:

"I Move to _____ (approve/deny) a Use Variance to permit Use Unit 16 - Mini-Storage in an AG district (Section 310).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



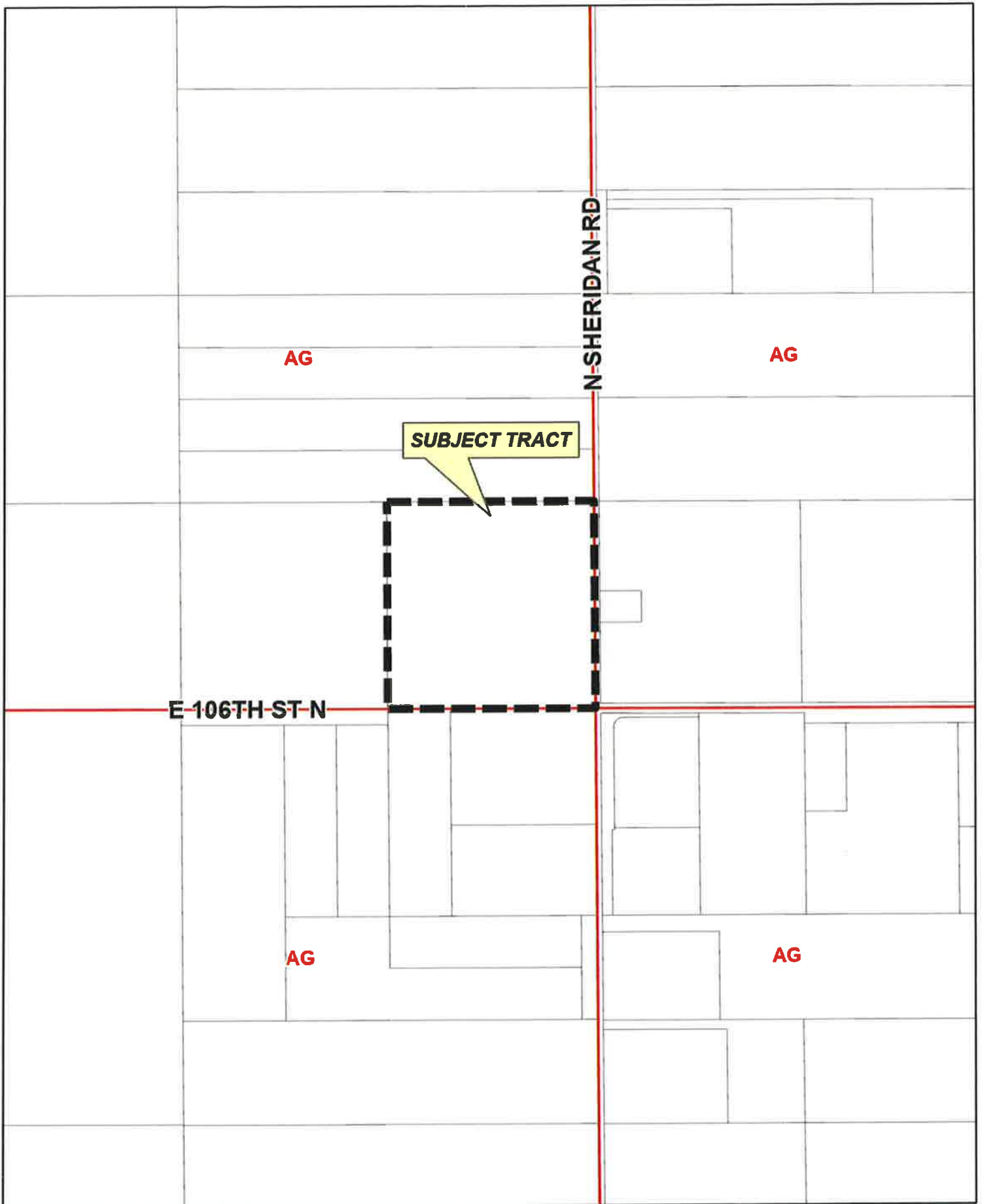
Subject tract looking Northwest from the intersection of E 106th St N and N Sheridan Road



Subject tract looking Northeast from the intersection of E 106th St N



Subject tract looking Southwest from N Sheridan Road



CBOA-3126

10 21-13



CBOA-3126 4.6



E 106TH ST N

N SHERIDAN RD

CBOA-3126

10 21-13

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

Aerial Photo Date: 2023

CBOA-3126 4.7



**Subject
Tract**





Board of Adjustment

Case Number: CBOA-3127

Hearing Date: 01/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

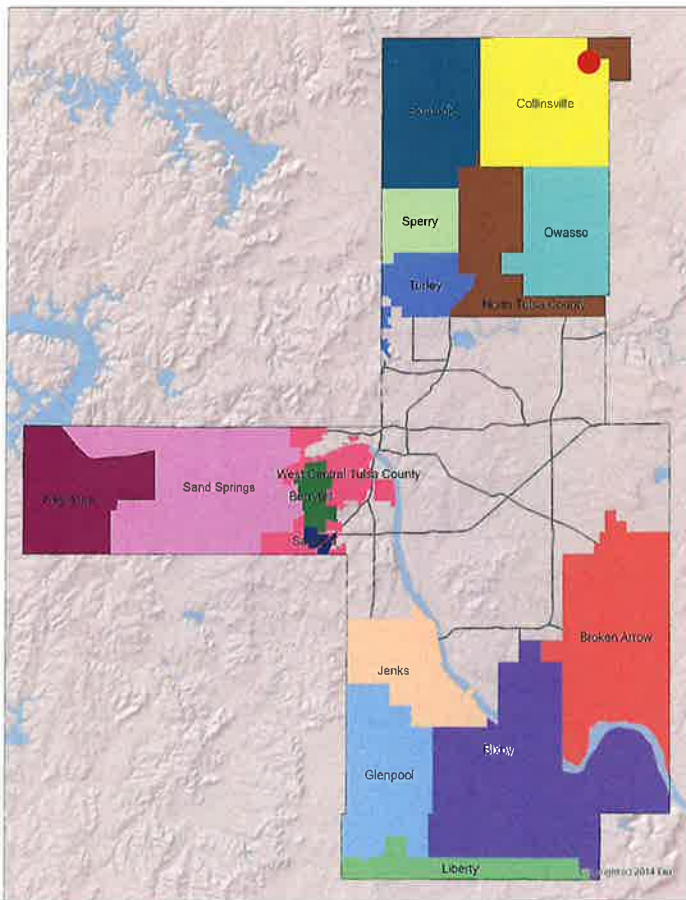
Owner and Applicant Information:

Applicant: Justin & Kerry Banzet

Property Owner: BANZET, JUSTIN P & KERRY M

Action Requested: Special Exception to permit a Pet Aquamation facility (Use Unit 2) in an RE district (Section 410).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.5 acres

Location: 17707 N 129 AV E

Present Zoning: RE

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2404

CZM: 4

CASE NUMBER: **CBOA-3127**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/16/2024 1:30 PM

APPLICANT: Justin & Kerry Banzet

ACTION REQUESTED: Special Exception to permit a Pet Aquamation facility (Use Unit 2) in an RE district (Section 410).

LOCATION: 17707 N 129 AV E

ZONED: RE

FENCELINE: North Tulsa County

PRESENT USE: Residence

TRACT SIZE: 2.5 acres

LEGAL DESCRIPTION: BEG 500N & 16.5E SWC SW TH N347.50 E313.26 S347.50 W313.26 POB SEC 4 22 14 2.499ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-1570 May 1998: The Board denied a Variance of the minimum lot area in an AG district from 2 acres to 1.14 acres, a variance of 2.2 acres per dwelling unit to 1.14 acres, a Variance of the 200 ft lot width requirement down to 150 ft.

CBOA-1590 July 1998: The Board approved a Variance of the the setback from the centerline of abutting streets from 85 ft to 45 ft.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE and contains a single-family residence. The tract abuts RE zoning to the north and south containing a single-family residence and vacant land as well as AG zoning to the east and west containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a Pet Aquamation facility (Use Unit 2) in an RE district (Section 410).

The applicant intends to utilize the subject lot for a Pet Aquamation facility, which falls under Use Unit 2 – Area Wide Special Exception in the Tulsa Count Zoning Code. Aquamation is an alternative to cremation and is generally considered to have less environmental impact.

The following is an excerpt from an online article explaining a general overview of the Aquamation process (*Wikipedia – Water Cremation – Process*) “*The process is based on alkaline hydrolysis: the body is placed in a pressure vessel that is then filled with a mixture of water and potassium hydroxide, and heated to a temperature around 160 °C (320 °F), but at an elevated pressure, which prevents boiling. Instead, the body is effectively broken down into its chemical components, which takes approximately four to six hours. A lower temperature and pressure may be used, but for a longer duration (98 °C (208 °F), 14 to 16*

CBOA-3127 5.2

REVISED 1/8/2024

hours). At the beginning of the process, the mixture is very basic, with a pH level of approximately 14; pH drops to 11 by the end, but the final pH level depends on the total operation time and the amount of fats in the body." Please note: This excerpt is for informational purposes only and is not intended to fully encompass or represent the process that is proposed to be utilized by the applicants, which may vary.

A special exception is required as the proposed Use Unit 2 is a use which is not permitted by right but by exception in the RE district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a Pet Aquamation facility (Use Unit 2) in an RE district (Section 410).

Subject to the following conditions, if any: _____.

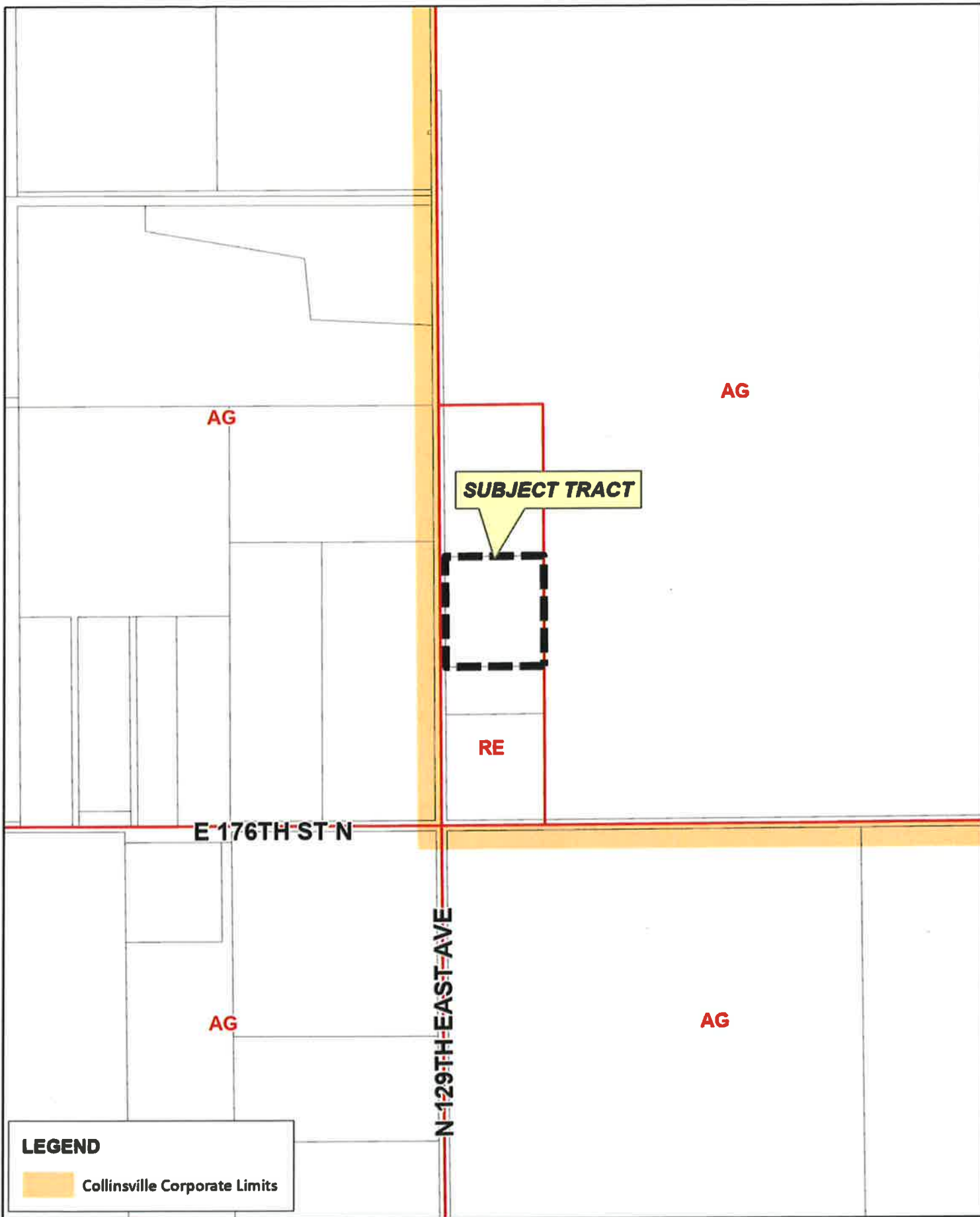
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northeast from N 129th E Ave



Subject tract looking Southeast from N 129th E Ave



CBOA-3127

22-14 04

CBOA-3127 5.5





E 176TH ST N

N 129TH EAST AVE



Subject Tract

CBOA-3127

22-14 04

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

Aerial Photo Date: 2023



CBOA-3127 5.6



N 129TH EAST AVE



Subject Tract

CBOA-3127

22-14 04

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

Aerial Photo Date: 2023



CBOA-3127 5.7



Board of Adjustment

Case Number: CBOA-3128

Hearing Date: 01/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

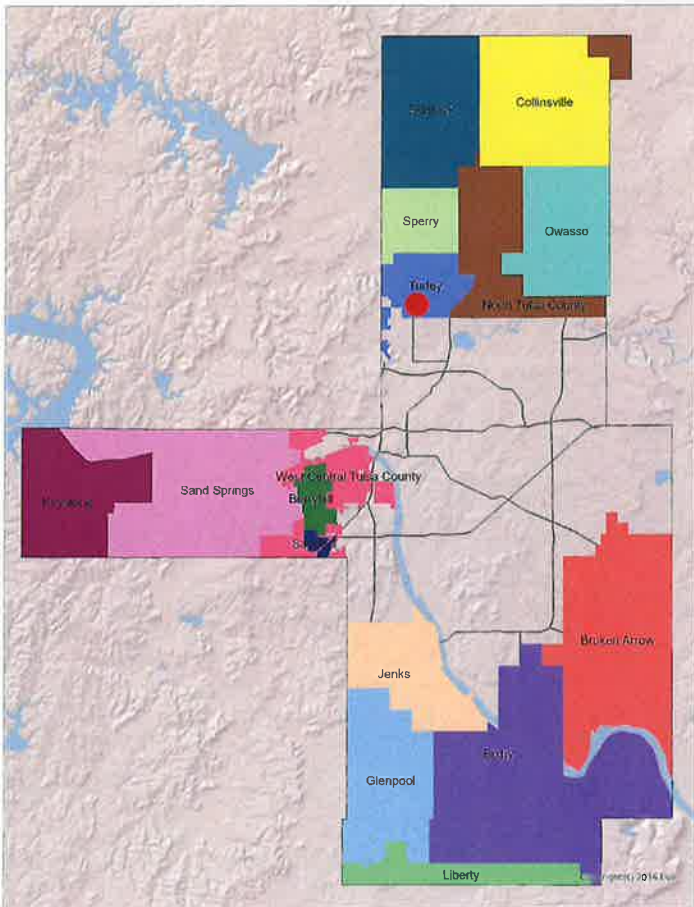
Owner and Applicant Information:

Applicant: Luis Flores

Property Owner: COFFEY, MARY V

Action Requested: Special Exception to permit a single-family home in the CH district (Section 710)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.21 acres

Location: 6332 N QUAKER AV E

Present Zoning: CH

Fenceline/Area: Turley

Land Use Designation: Rural Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0306

CZM: 22

CASE NUMBER: **CBOA-3128**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/16/2024 1:30 PM

APPLICANT: Luis Flores

ACTION REQUESTED: Special Exception to permit a single-family home (Use Unit 6) in the CH district (Section 710).

LOCATION: 6332 N QUAKER AV E

ZONED: CH

FENCELINE: Turley

PRESENT USE: Residence

TRACT SIZE: 0.21 acres

LEGAL DESCRIPTION: BEG. 200 S NE COR W 184.8 S 50 E 184.8 N50 TO BEG BLK 16, GOLDEN HILL SECOND ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CH and contains a single-family residence. The tract abuts RS zoning to the east and CH zoning to the north and south containing single-family residences. The tract also abuts CH zoning to the west containing a commercial business.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-family home in the CH district (Section 710).

The applicant and the Muscogee Creek Nation intend to construct a new home on the subject tract for the current property owners. Single-family residences are not permitted by right in the CH district and require a special exception to be approved in order to have a home on the lot.

A special exception is required as the proposed Use Unit 6 is a use which is not permitted by right but by exception in the CH district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a single-family home (Use Unit 6) in the CH district (Section 710).

Subject to the following conditions, if any: _____.

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



Subject tract looking West from N Quaker Ave



Subject tract looking Southwest from N Quaker Ave



Subject
Tract

CBOA-3128

20-13 06

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

Aerial Photo Date: 2023

CBOA-3128 6.6





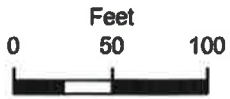
11

E 65TH ST N

N PEORIA AVE

N QUAKER AVE

E 63RD ST N



Subject Tract

CBOA-3128

20-13 06

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

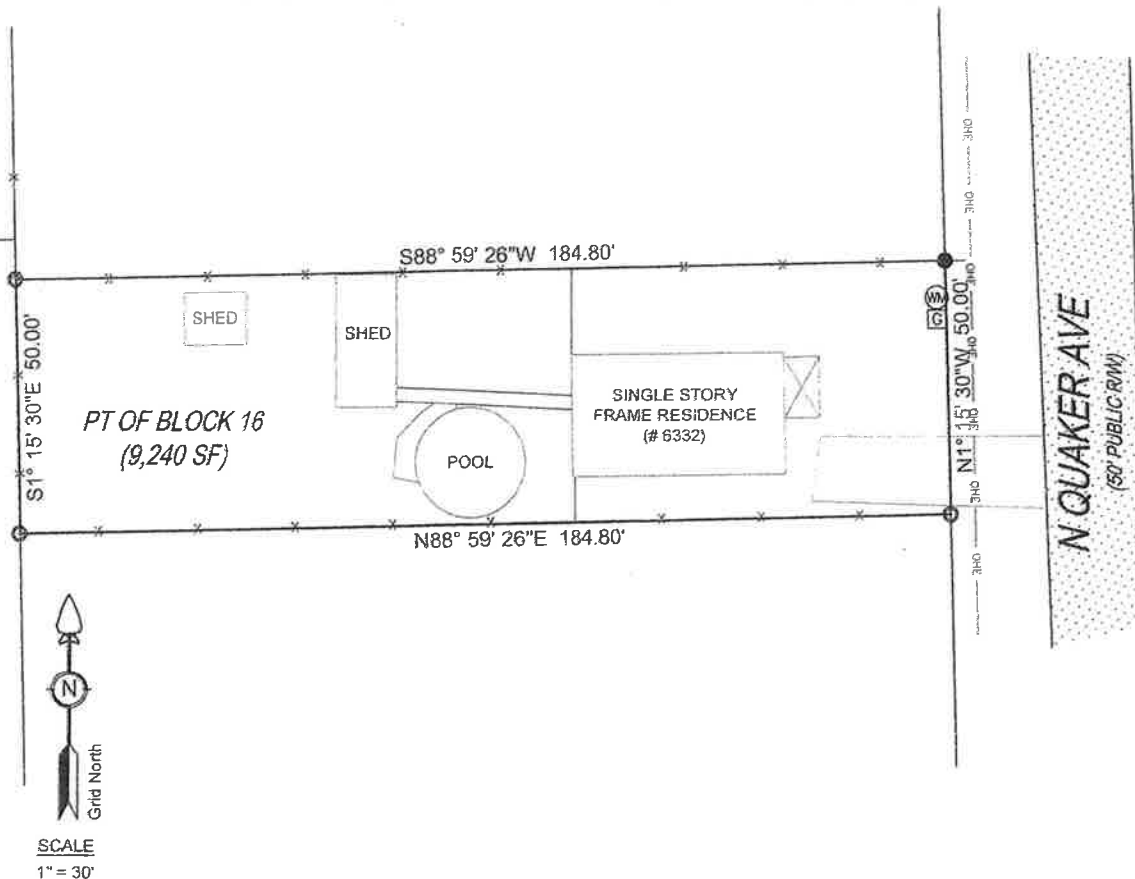
Aerial Photo Date: 2023

CBOA-3128 6.7



BOUNDARY SURVEY PLAT

That part of Block Sixteen (16), Golden Hill Second Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma according to the Recorded Plat thereof, more particularly described as follows, to-wit: Beginning at a point 200 feet South of the Northeast Corner of said Block 16 and extending Southerly a distance of 50 feet along the East boundary line; Thence extending Westerly and parallel to the North and South lines of said Block 16 a distance of 184.8 feet; Thence Northerly and parallel to the East line of said Block 16 a distance of 50 feet; Thence extending Easterly and parallel to the North and South lines of said Block 16 a distance of 184.8 feet to the Point of Beginning.



GENERAL NOTES

1. Current Owner: Mary Coffey per Quit Claim deed recorded in document #2013053898 in the Tulsa County Clerk's Office.
2. No title report furnished. Easements, rights of way, or other encumbrances other than those shown hereon may exist.
3. Property subject to all covenants, easements, restrictions, reservations, conditions, and rights of way of public record.
4. Property appears to lie within F.E.M.A. defined Flood Zone "X" (Area determined to be outside the annual 0.2% chance floodplain) as shown on Flood Insurance Rate Map Number 40143C0226L, effective 10/16/2012.
5. The basis of bearings is Grid North (Oklahoma State Plane, Zone North), NAD83 (2011).
6. The distance between the existing steel fence corners measured the same as the record plat distances. It is believed that these posts were set over the original property corners; therefore, these were held as the best available evidence of the location of the original boundary lines. This also closely agrees with corners recovered along the West line of Block 16.
7. Address: 6332 N Quaker Ave, Tulsa, OK

LINE AND SYMBOL LEGEND

- Steel Fence Corner
- 1/2" Iron Rod Set
- Ⓜ Gas Meter
- Ⓜ Water Meter
- Property Line
- - - Fenceline
- OHE Overhead Electric
- ▨ Asphalt
- ▭ Gravel

SURVEYOR'S CERTIFICATE

I, Jason R. Lilly, a Registered Professional Land Surveyor of the State of Oklahoma, do hereby certify that I or others under my direct supervision have made a careful survey of the property shown hereon. I further certify that this Plat of Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



FORESIGHT LAND SURVEYING, LLC

318 WEST MAIN STREET
HENRYETTA, OK 74437
918-268-2502
OFFICE@FORESIGHTSURVEYING.NET
WWW.FORESIGHTSURVEYING.NET
CA #7652

Sheet:	1 of 1
Date:	04/19/2023
Drawn by:	JRL
Fieldwork by:	JCW
Owner:	Coffey
Buyer:	MCN Housing
Project No.:	314652



Board of Adjustment

Case Number: CBOA-3129

Hearing Date: 01/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

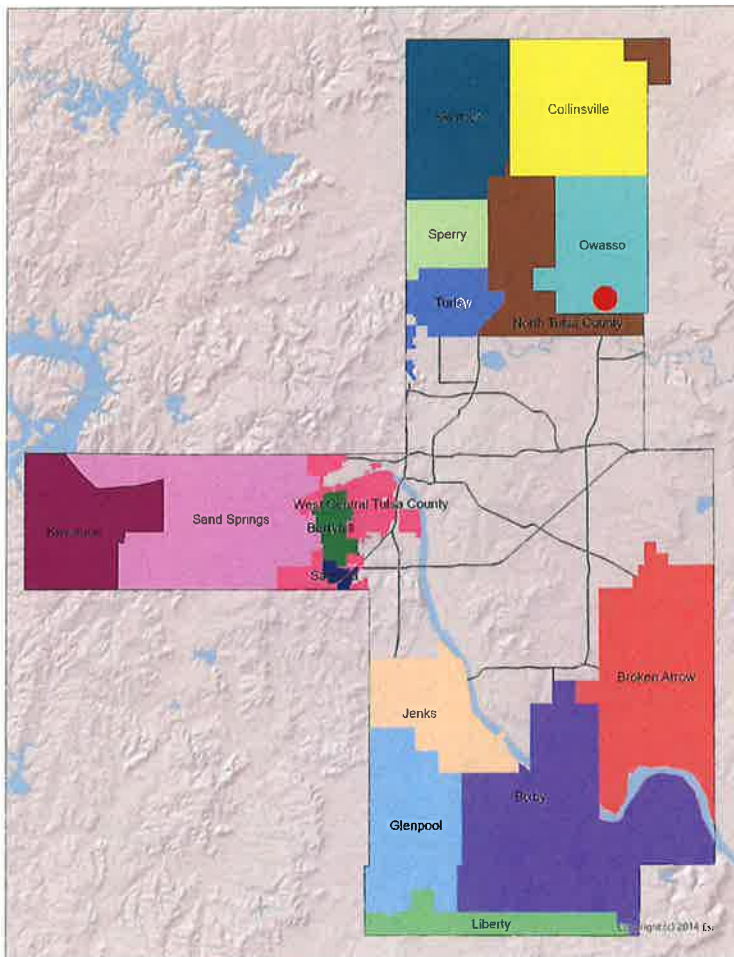
Owner and Applicant Information:

Applicant: Larry Chalmers

Property Owner: CHALMERS, LARRY A JR & LISA C

Action Requested: Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RE District (Section 410).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 1.25 acres

Location: South of the SWC E 76th St N & N 117th E Ave (7274 N 117th E Ave)

Present Zoning: RE

Fenceline/Area: Owasso

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1432

CZM: 18

CASE NUMBER: CBOA-3129

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/16/2024 1:30 PM

APPLICANT: Larry Chalmers

ACTION REQUESTED: Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RE District (Section 410).

LOCATION: South of the SWC E 76th St N & N 117th E Ave (7274 N 117th E Ave)

ZONED: RE

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: 1.25 acres

LEGAL DESCRIPTION: PRT SW NW BEG 494.99N SECR N/2 SW NW TH N164.94 W331.33 S164.99 E331.05 POB SEC 32 21 14 1.246ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE and is currently vacant. The tract abuts RE zoning to the north, south and east containing single-family residences. The tract abuts IL zoning to the west containing a light industrial park.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RE District (Section 410).

The applicant intends to build a barn to be used as a shop and storage at the initially, but then add living quarters as shown on the plans provided by the applicant, at a later date. As Use Variance is required since the barn would be considered the principal use of the structure until the living quarters are constructed.

Use Unit 23 – Warehousing and Wholesaling is not a use that is permitted by right or exception in the RE district, necessitating the need for a Use Variance. A Use Variance is required as the proposed use is not permitted by right in the RE district because of the potential adverse effects, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed use must be found to be compatible with and non-injurious to the surrounding area.

The applicant provided the statement “We want to build the barn first and then finish the 1,000 sf of living area at a later time.”

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

Sample Motion:

"I Move to _____ (approve/deny) a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RE District (Section 410).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

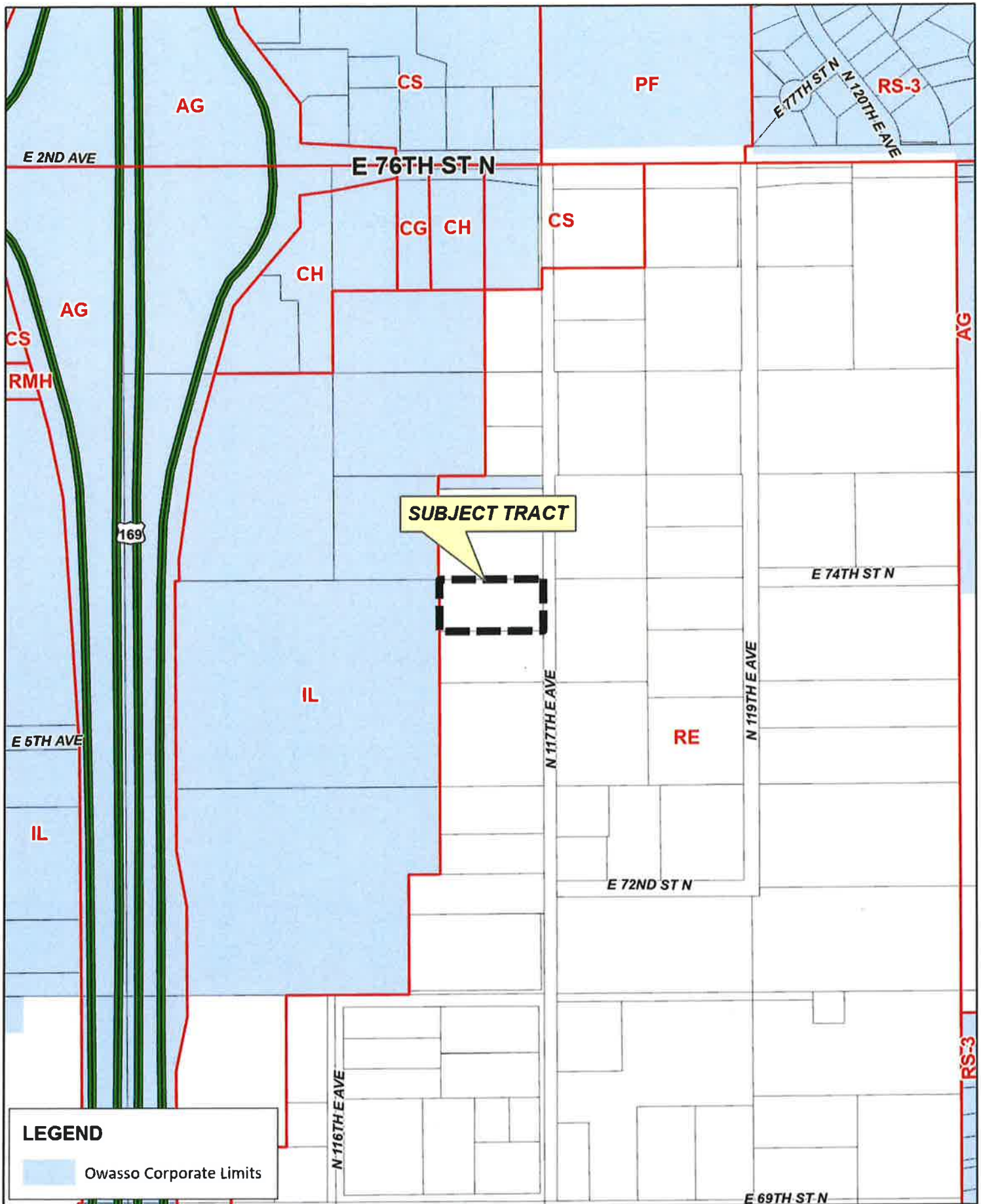
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



Subject tract looking Southwest from N 117th E Ave



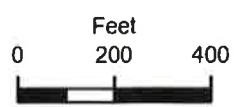
Subject tract looking Northwest from N 117th E Ave



SUBJECT TRACT

LEGEND

Owasso Corporate Limits



CBOA-3129

32-21 14

CBOA-3129 7.5





**Subject
Tract**

CBOA-3129

32-21 14

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

Aerial Photo Date: 2023

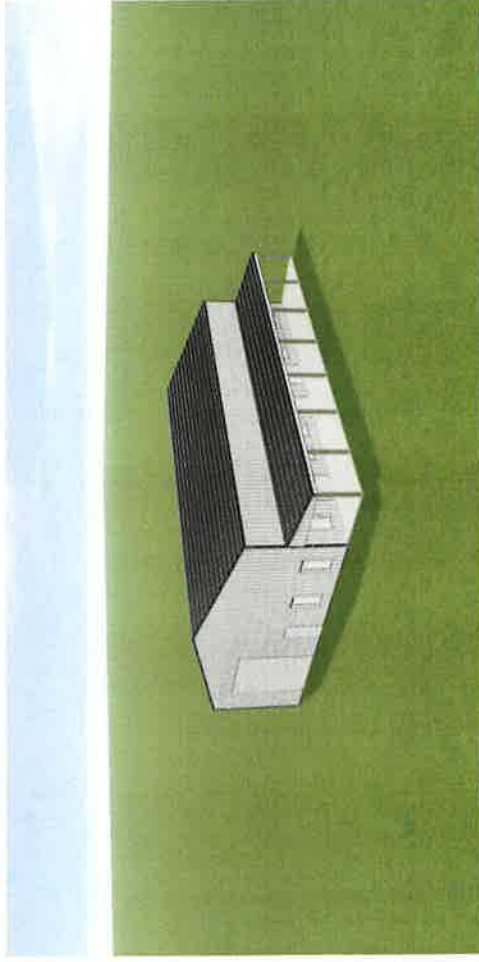
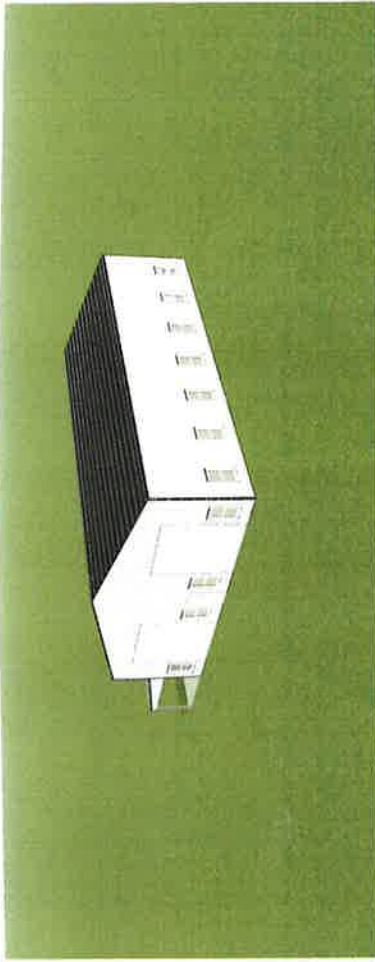
CBOA-3129 7.6

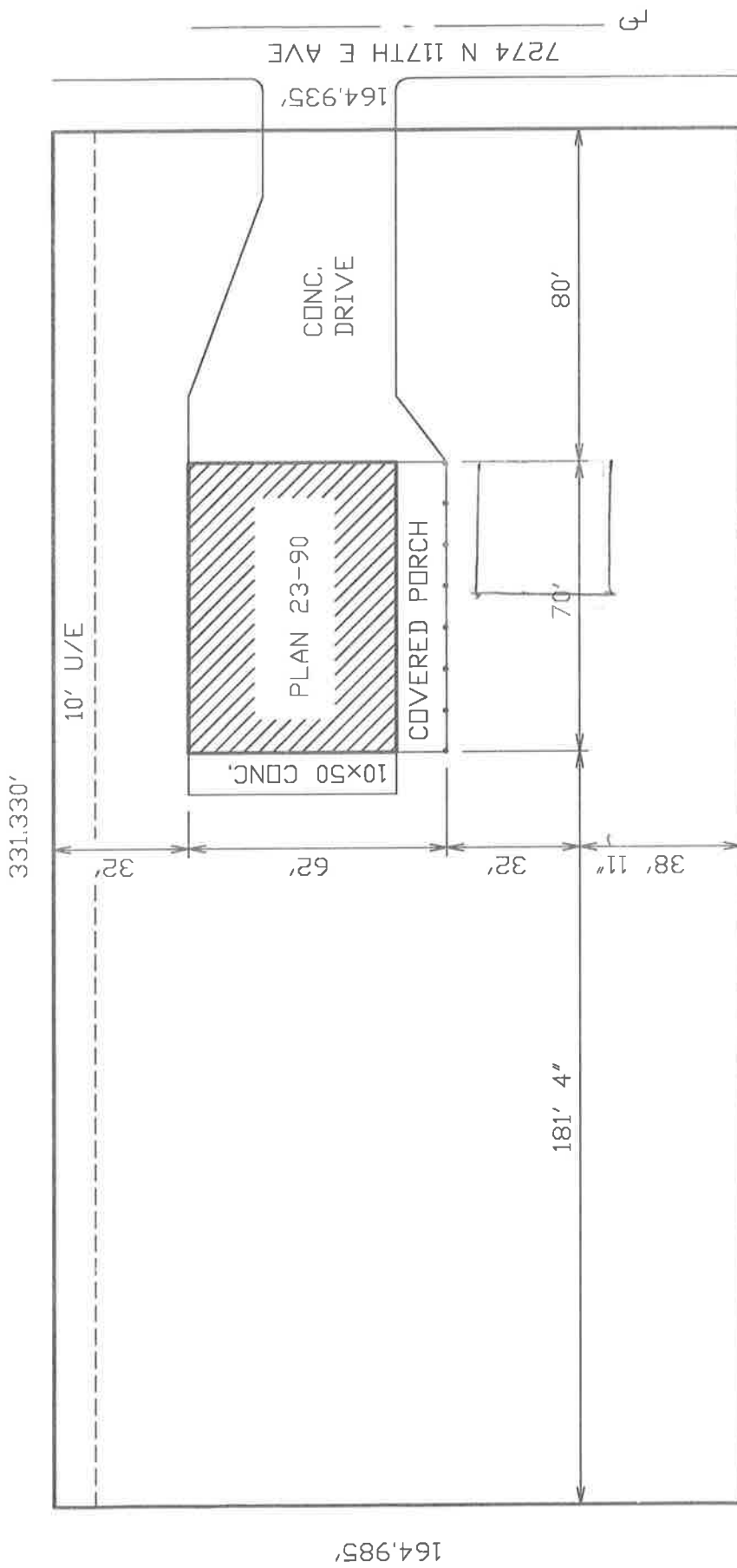


Summary Sheet

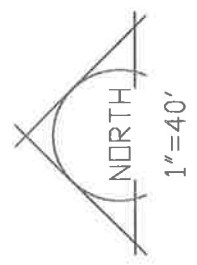
Summary	
Width	50'
Length	70'
Ceiling Height	16.5416666666667'
Slab Depth	0.333333333333333'
Overhangs	0
Roof Pitch	3/12

Job Information	
Customer Name	Larry C
Customer Address	
City	
State	
Zip	
PO:	Larry C
Phone Number	
Email Address	
RequestDate	
NeedByDate	
QuoteNum	
OrderNum	0
Salesperson	
CustomerCustID	
Loading	20/5/1
Company	BPFS01
SmartBuild	TRUE



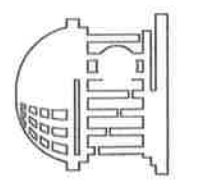


LEGAL DESCRIPTION:
 ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:
 FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (N/2 SW/4 NW/4) OF SECTION 32; THENCE NORTH A DISTANCE OF 494.985 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 164.835 FEET; THENCE WEST A DISTANCE OF 331.330 FEET; THENCE SOUTH A DISTANCE OF 164.985 FEET; THENCE EAST A DISTANCE OF 331.305 FEET TO THE POINT OF BEGINNING
 ALSO KNOWN AS:
 7274 NORTH 117TH EAST AVENUE, OWASSO, OK 74055



9/18/23
 JOB 23-90
 (918) 605-5142

CHALMER'S BARN
 OWASSO, OKLAHOMA
 BRIAN J. HALL, ARCHITECT



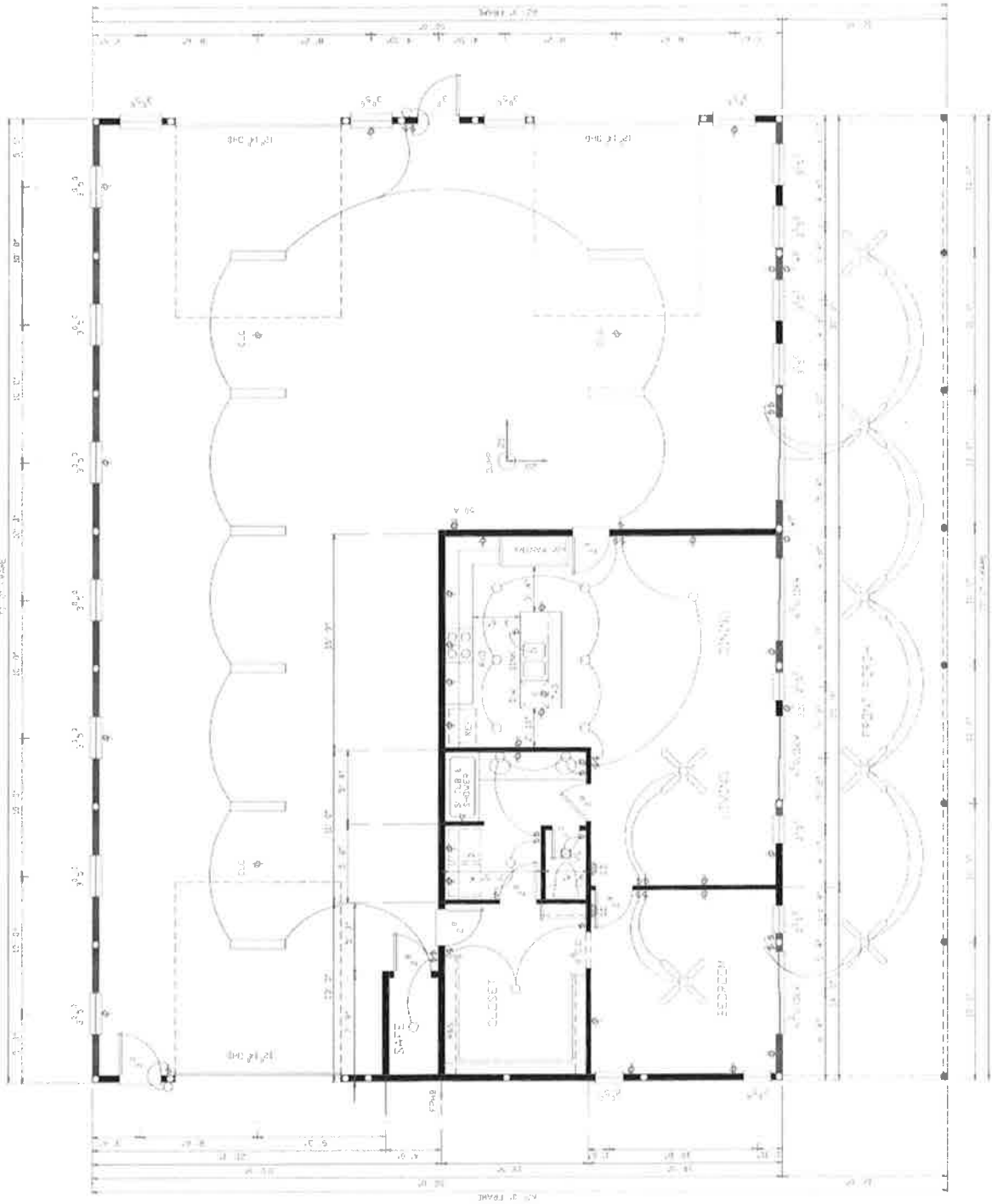


BRIDGES & HIGHWAYS DIVISION
1000 EAST AVENUE, SUITE 1000
TULSA, OKLAHOMA 74101

STATE OF OKLAHOMA
DEPARTMENT OF TRANSPORTATION
BRIDGES & HIGHWAYS DIVISION
1000 EAST AVENUE, SUITE 1000
TULSA, OKLAHOMA 74101



DATE: 10/15/2010
PROJECT: BRIDGE #14 STRADDLING RIVER



COMPLAN TO SET #4 STRADDLING RIVER

PLATE # 14
10/15/2010



CHALMER'S BARN

BRIAN J. HALL, ARCHITECT (918) 605-5142

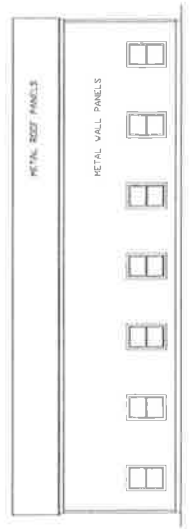
500 W MIAMI STREET - BROKEN ARROW, OKLAHOMA 74011
brianhallwfa@cox.net



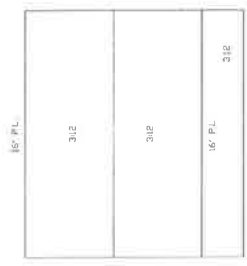
9/25/23

23-90

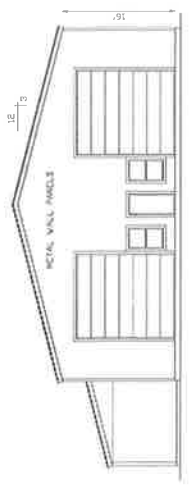
2



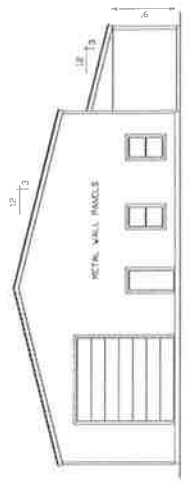
REAR
1/8" = 1'-0"



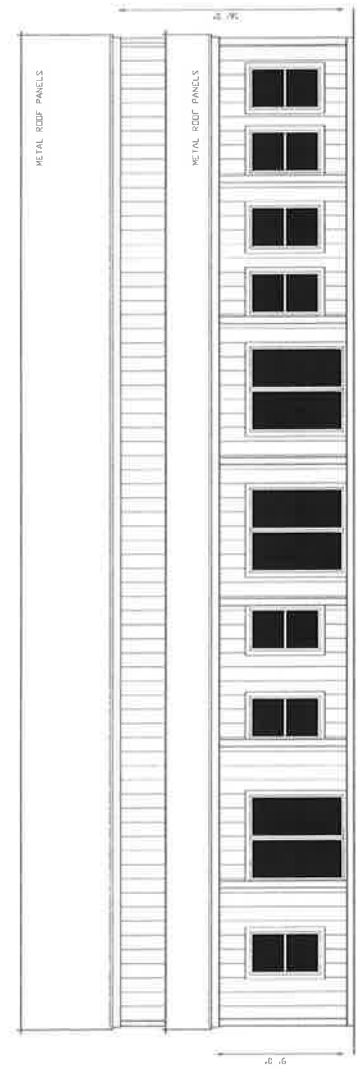
ROOF PLAN
1/8" = 1'-0"



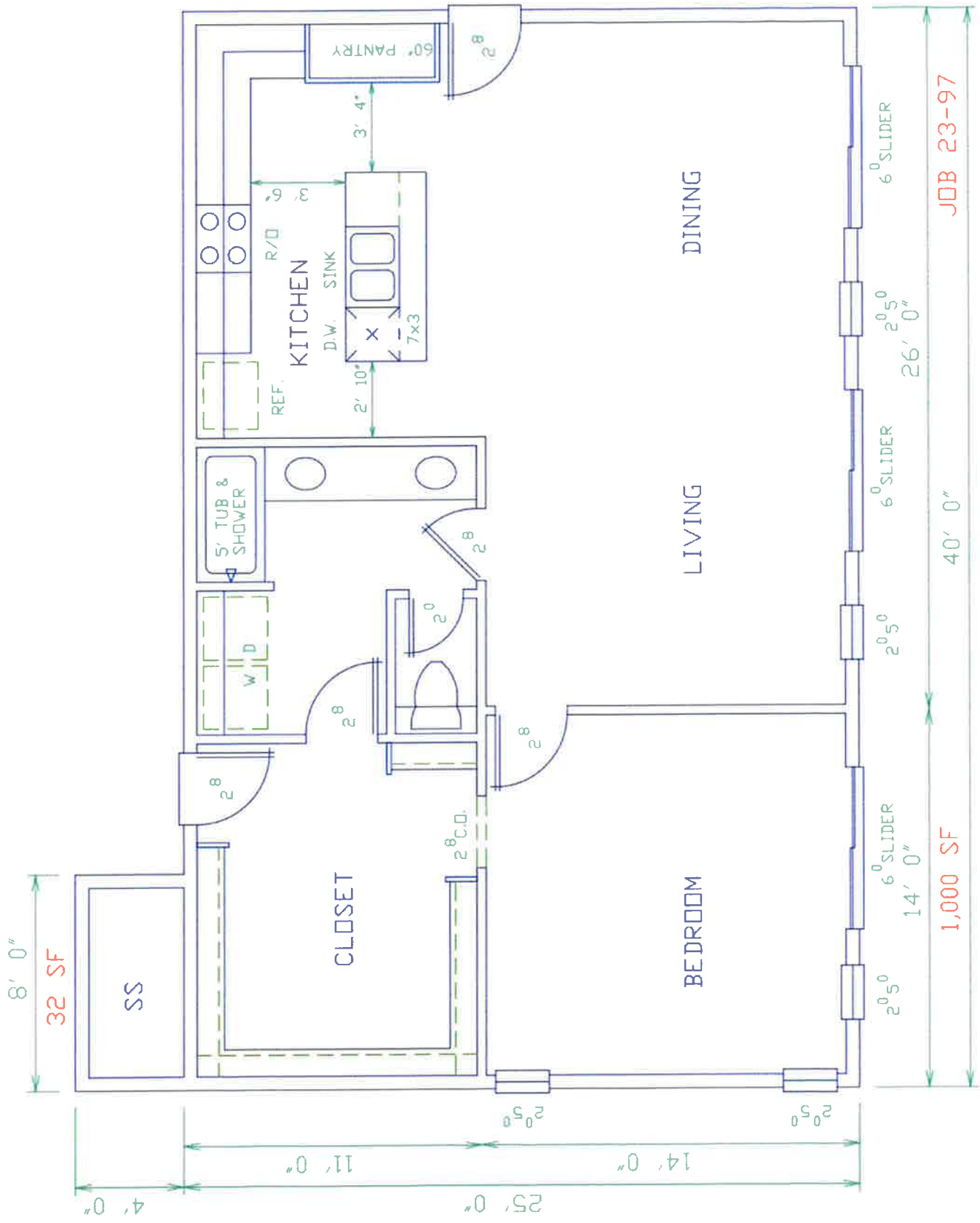
RIGHT SIDE
1/8" = 1'-0"



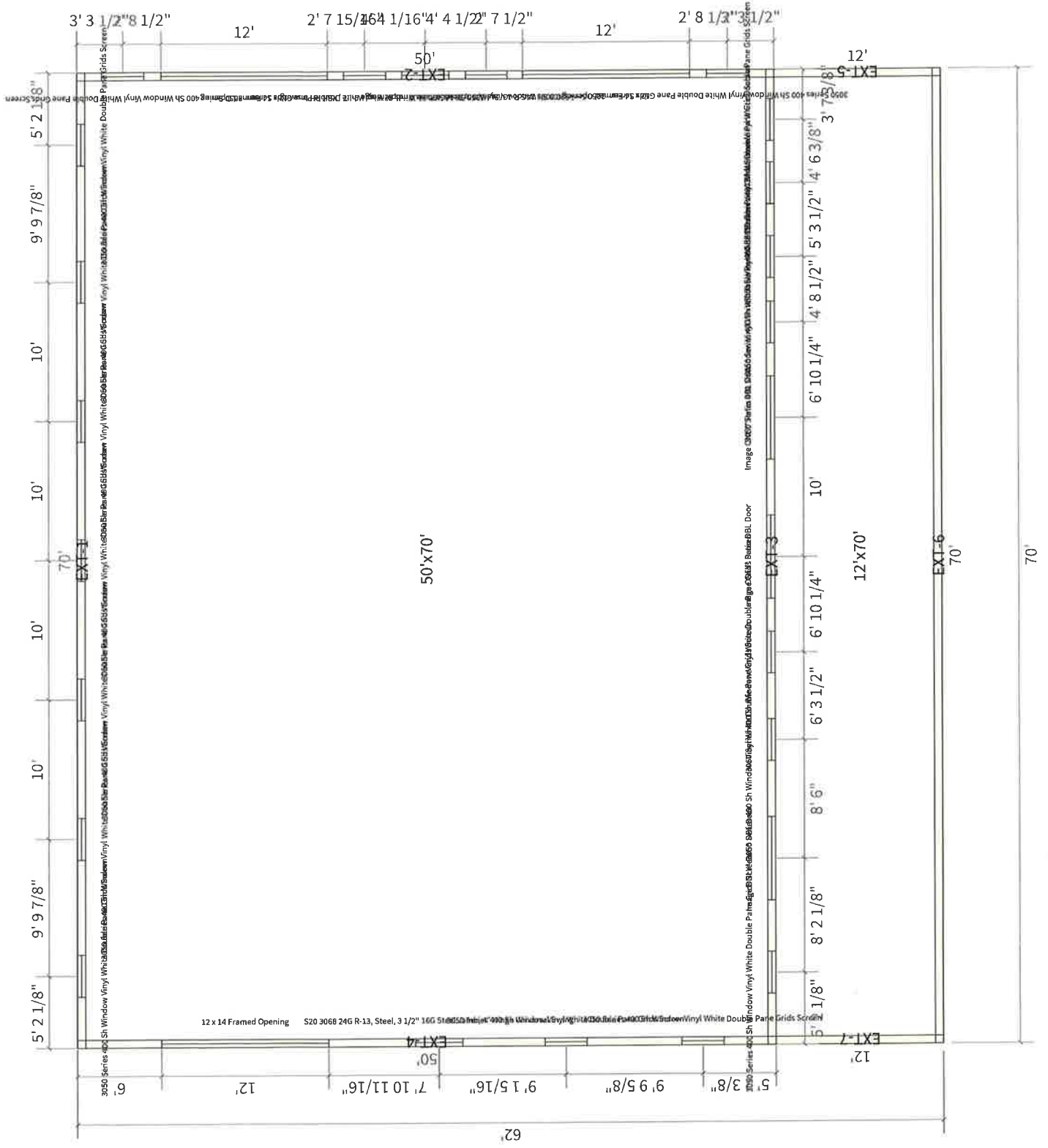
LEFT SIDE
1/8" = 1'-0"



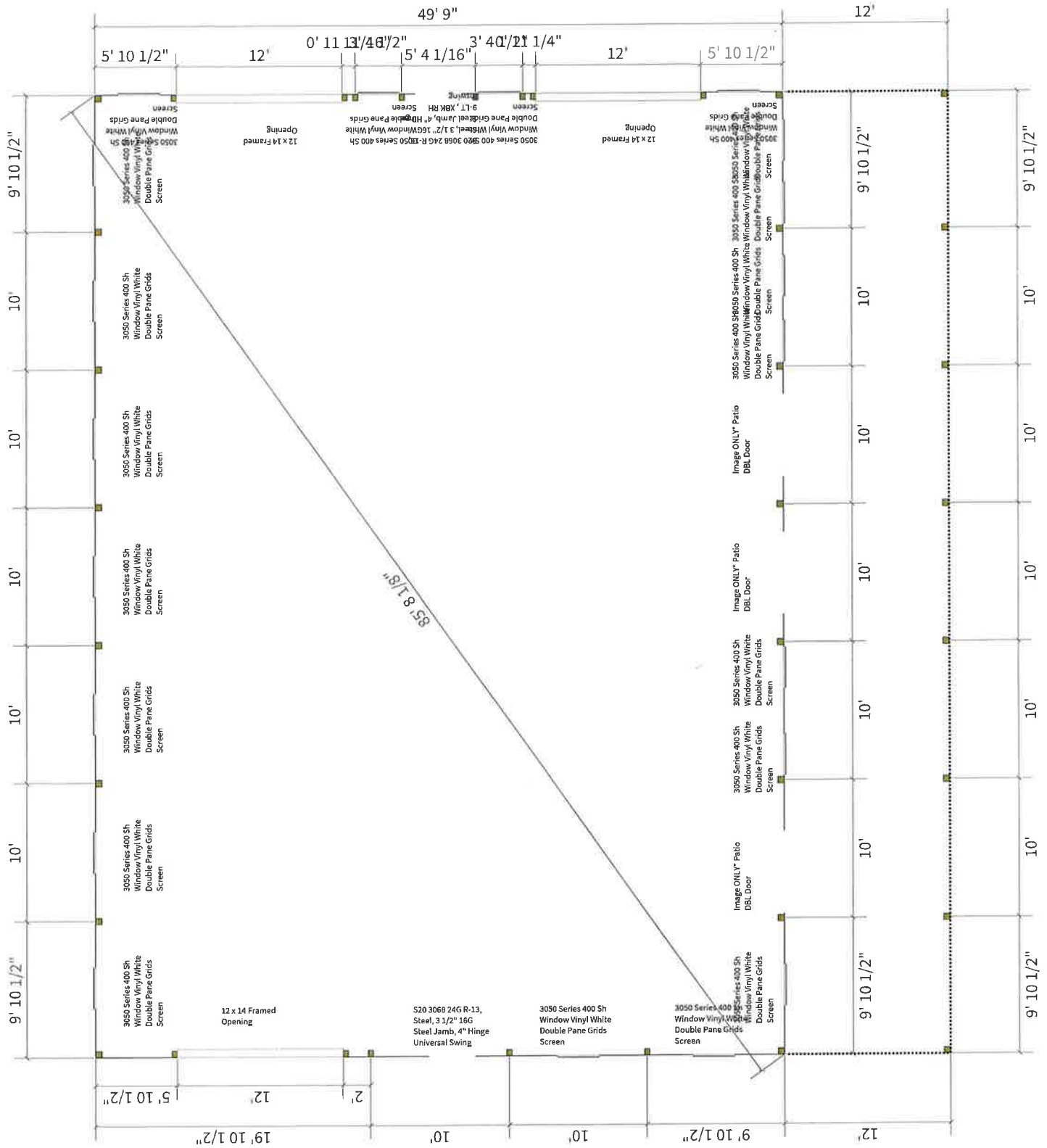
FRONT ELEVATION
1/8" = 1'-0"



Wall Layout



Post Layout



Cross Section - EXT-1

ROOF MATERIAL: Black 26 GA Panel QLOC Plus

PURLINS: 2X4 3YP Flat
SUBFASCIA: 2X6 2YP
FASCIA: (none)
SOFFIT: (none)

WALL MATERIAL: Alamo White 26 GA Panel QLOC Plus

TOP OF WALL: (none)

EXTERIOR CARRIER: 2X12 1YP

EXTERIOR WALL GIRTS: 2X6 3YP

CORNER POSTS: 6X6 MCA
INTERMEDIATE POSTS: 6X6 MCA

EXTERIOR SKIRT BOARD: 2X6 3CCA
BOTTOM IS AT GRADE

OSING BEGINS 0' ABOVE GRADE

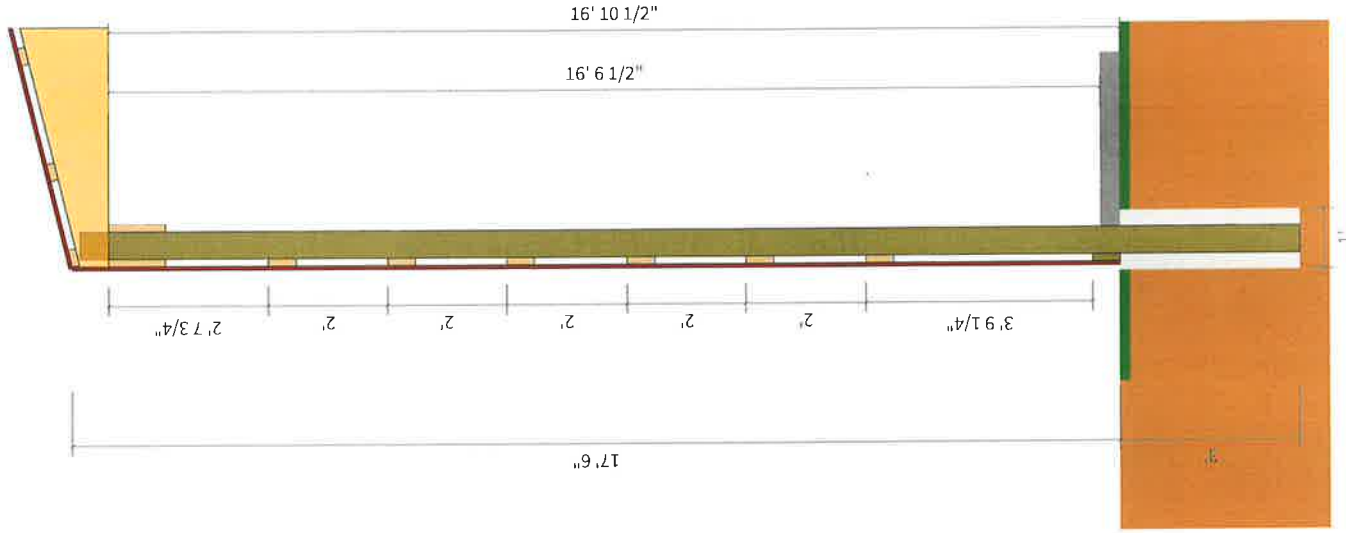
3/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 5 15/16"
TRUSS SPACING: 60 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: 20/5/1

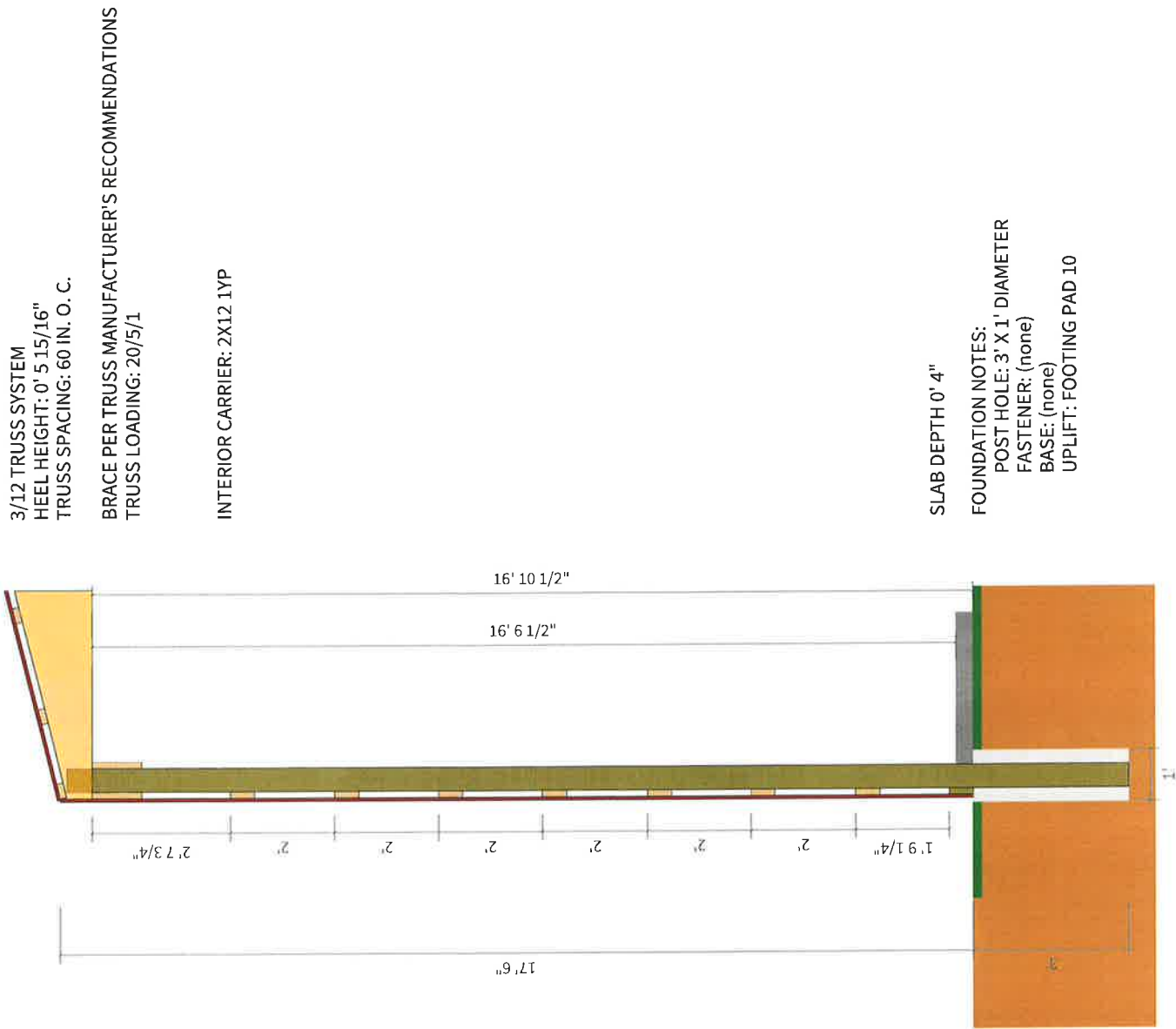
INTERIOR CARRIER: 2X12 1YP

SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 3' X 1' DIAMETER
FASTENER: (none)
BASE: (none)
UPLIFT: FOOTING PAD 10



Cross Section - EXT-3



ROOF MATERIAL: Black 26 GA Panel QLOC Plus

PURLINS: 2X4 3YP Flat
SUBFASCIA: 2X6 2YP
FASCIA: (none)
SOFFIT: (none)

WALL MATERIAL: Alamo White 26 GA Panel QLOC Plus

TOP OF WALL: (none)

EXTERIOR CARRIER: 2X12 1YP

EXTERIOR WALL GIRTS: 2X6 3YP

CORNER POSTS: 6X6 MCA
INTERMEDIATE POSTS: 6X6 MCA

EXTERIOR SKIRT BOARD: 2X6 3CCA
BOTTOM IS AT GRADE

CEILING BEGINS 0' ABOVE GRADE

Cross Section - EXT-6

ROOF MATERIAL: Black 26 GA Panel QLOC Plus

PURLINS: 2X4 3YP Flat
SUBFASCIA: 2X6 2YP
FASCIA: (none)
SOFFIT: (none)

WALL MATERIAL: Alamo White 26 GA Panel QLOC Plus

TOP OF WALL: (none)

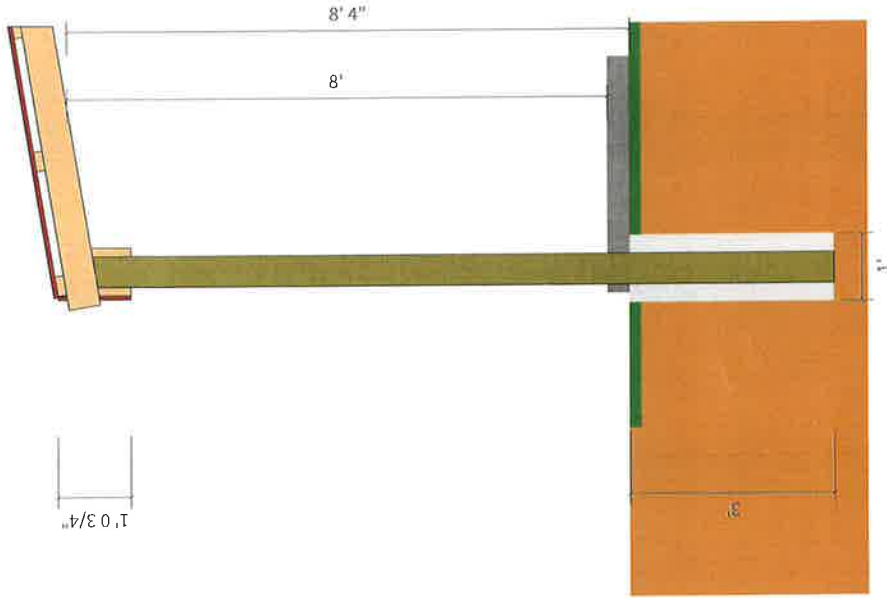
EXTERIOR CARRIER: 2X12 1YP

EXTERIOR WALL GIRTS: 2X6 3YP

CORNER POSTS: 6X6 MCA
INTERMEDIATE POSTS: 6X6 MCA

2/12 RAFTER SYSTEM
RAFTER SPACING: 60 IN. O. C.
RAFTER MATERIAL: 2X6 2YP

INTERIOR CARRIER: 2X12 1YP



SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 3' X 1' DIAMETER
FASTENER: (none)
BASE: (none)
UPLIFT: FOOTING PAD 10



Board of Adjustment

Case Number: CBOA-3130

Hearing Date: 01/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

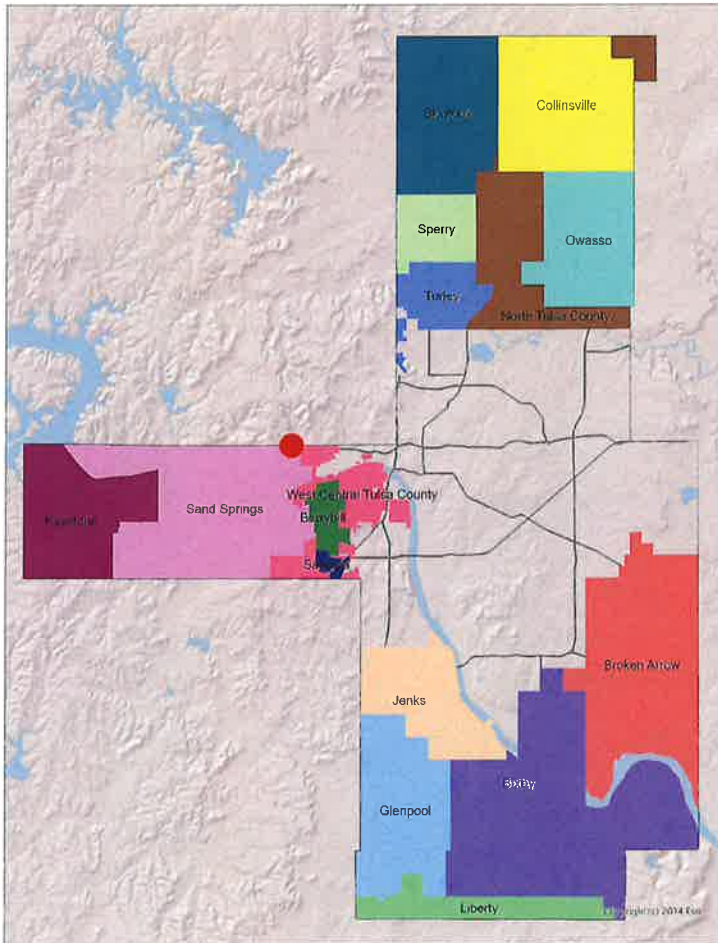
Owner and Applicant Information:

Applicant: Marlene Brown

Property Owner: THURMAN, VICKI K TRUST

Action Requested: Special Exception to permit Use Unit 5 - Community Service and Similar Uses to permit a school (Section 310)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 17.98 acres

Location: 8050 W OLD NORTH RD N

Present Zoning: AG

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9206
CZM: 35, 76

CASE NUMBER: CBOA-3130
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/16/2024 1:30 PM

APPLICANT: Marlene Brown

ACTION REQUESTED: Special Exception to permit Use Unit 5 - Community Service and Similar Uses to permit a school (Section 310)

LOCATION: 8050 W OLD NORTH RD N

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Residence

TRACT SIZE: 17.98 acres

LEGAL DESCRIPTION: BEG 1428N SWC NW TH E500 S413 E660.05 TO PT 1015 N SL NW TH N TO CL OLD NORTH ROAD TH NWLY ALG CL TO NL SEC TH W TO NWC NW TH S592.3 POB SEC 6 19 12 17.980ACS, 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 with agricultural uses. The tract abuts AG zoning to the north, east and south containing vacant agricultural land and AG zoning to the west containing Northwoods Fine Arts Academy.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit Use Unit 5 - Community Service and Similar Uses to permit a school (Section 310).

The applicant intends to build a small school (Use Unit 5) on the subject lot.

A special exception is required as the proposed Use Unit 5 is a use which is not permitted by right but by exception in the AG district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit Use Unit 5 - Community Service and Similar Uses to permit a school (Section 310).

Subject to the following conditions, if any: _____.

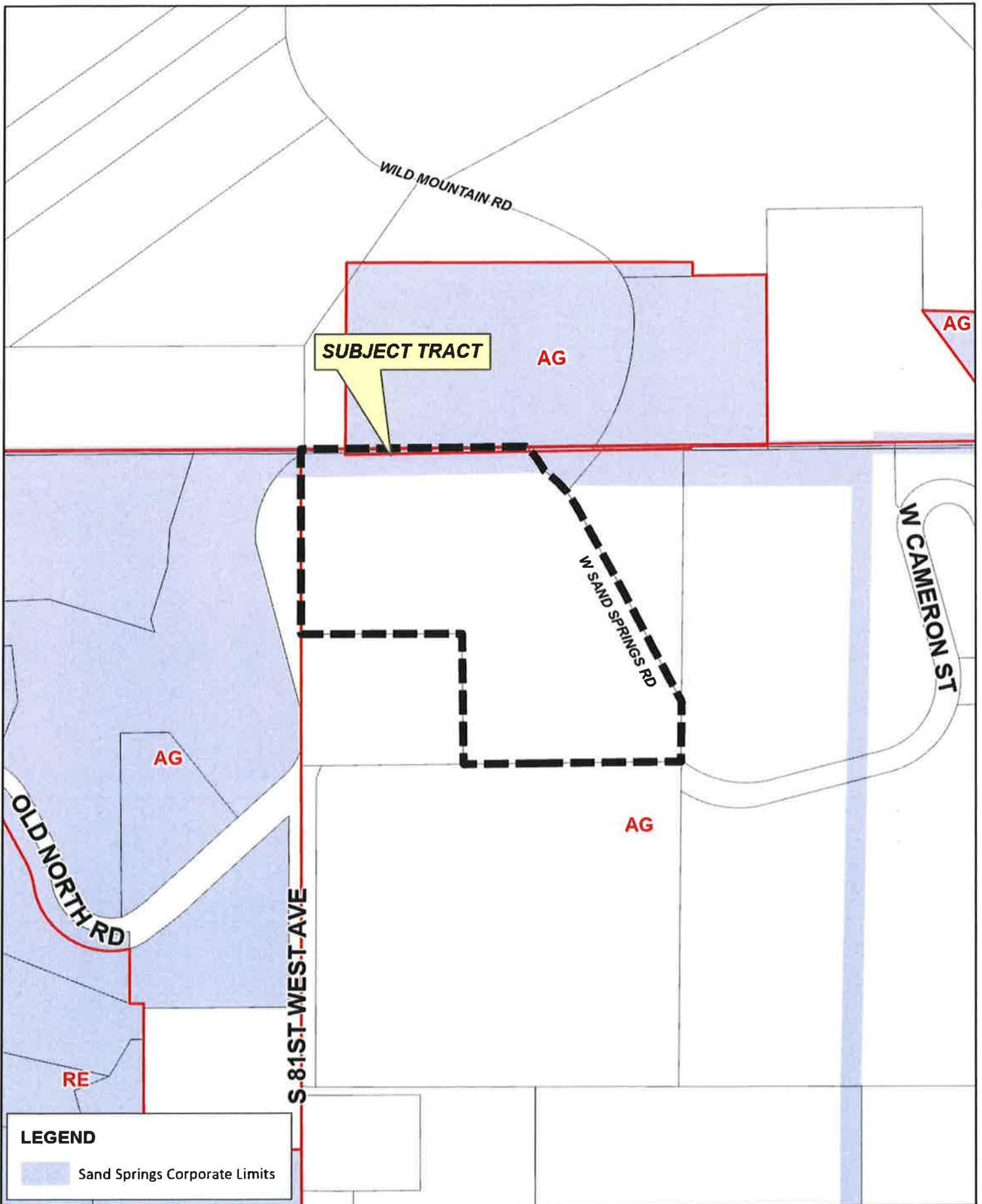
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking South from Old North Road / W Cameron St

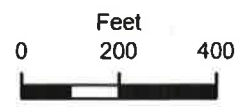


Subject tract looking West from W Cameron St



LEGEND

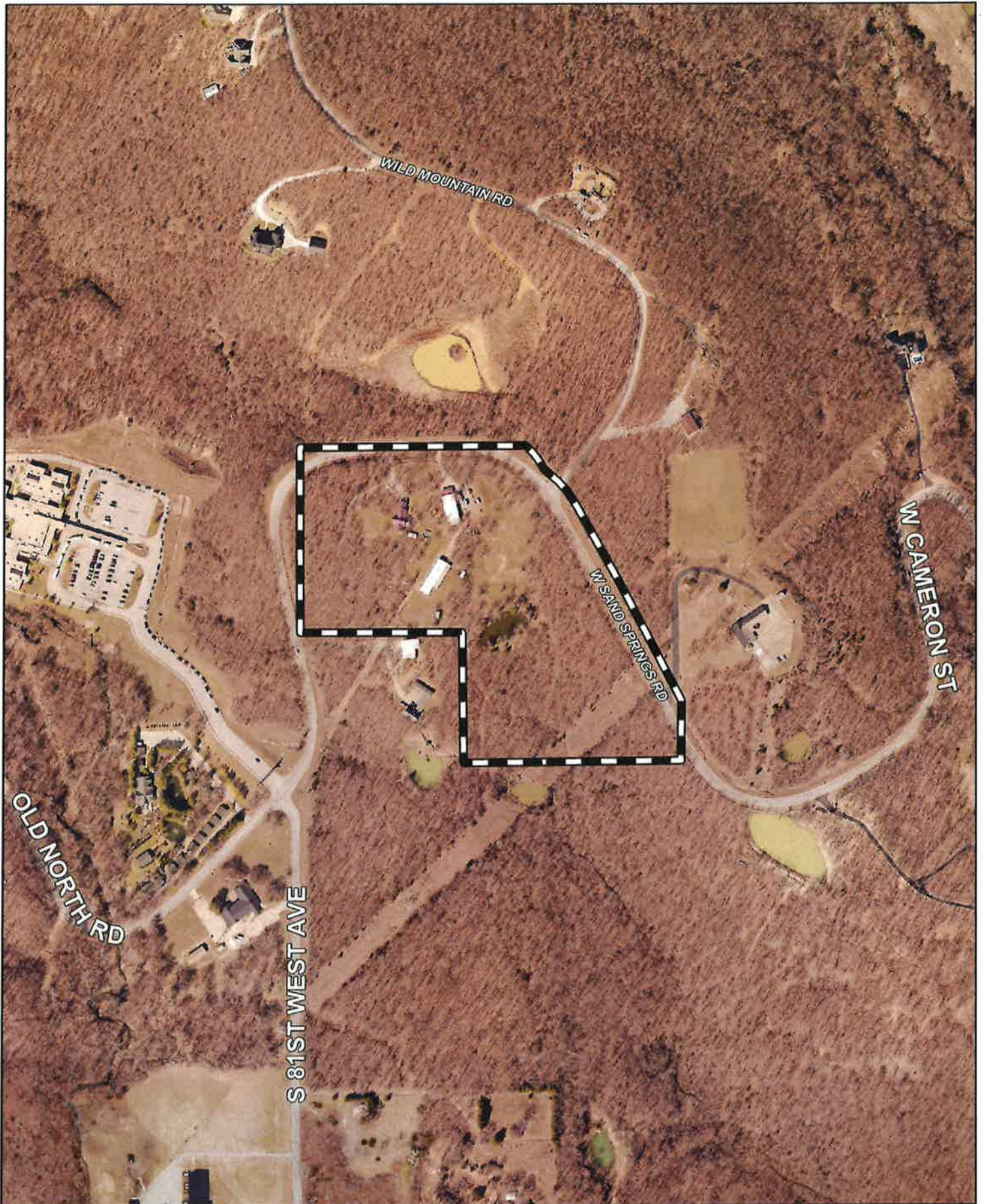
Sand Springs Corporate Limits



CBOA-3130

19-12 06





Subject Tract

CBOA-3130

19-12 06

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

Aerial Photo Date: 2023

CBOA-3130 8.6





Board of Adjustment

Case Number: CBOA-3131

Hearing Date: 01/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

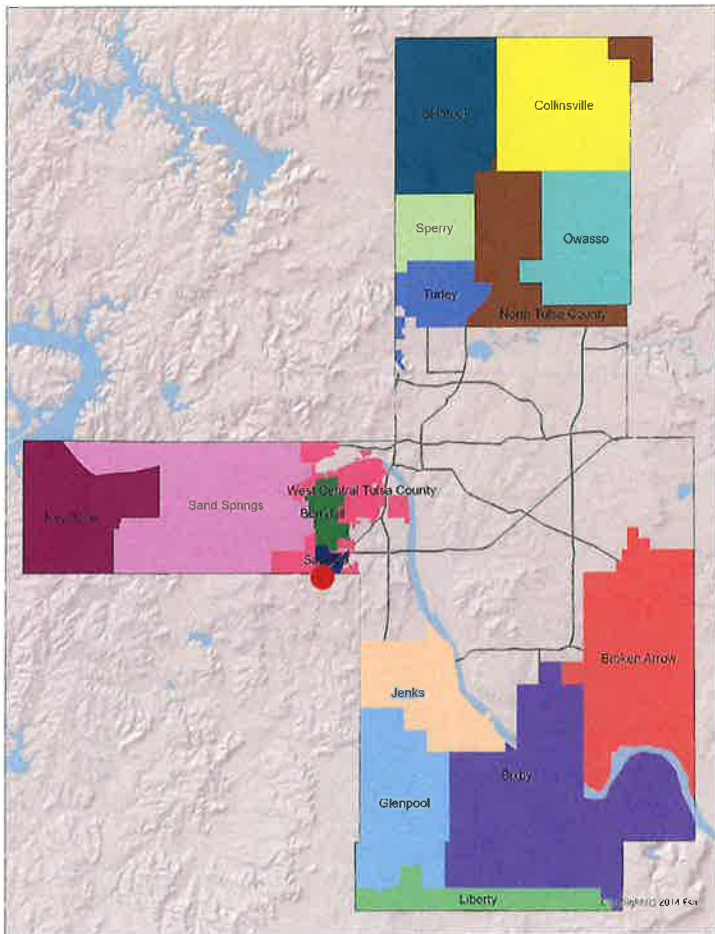
Owner and Applicant Information:

Applicant: Sally McGrew

Property Owner: MCGREW, SALLY ANN

Action Requested: Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.82 acres

Location: 5821 S 58 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: 9232

CASE NUMBER: **CBOA-3131**

CZM: 45

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 01/16/2024 1:30 PM

APPLICANT: Sally McGrew

ACTION REQUESTED: Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E).

LOCATION: 5821 S 58 AV W

ZONED: RS

FENCELINE: West Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 0.82 acres

LEGAL DESCRIPTION: LTS 10 THRU 20 BLK 16, EAST ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-1692 December 1999: The Board approved a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area to allow an 1,800 sf storage building (Section 240.2.E).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. The tract abuts RS zoning to the North, South, East and West containing single-family residences, a utility building, an automotive repair facility and vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

The Tulsa County Zoning Code limits accessory buildings in the RS district to 750 sf. The applicant did not provide a plan or state the size of the proposed accessory building, but did provide the statement that "The building will be used to store lawn and garden maintenance equipment as well as supplies for gardening and beekeeping hobbies. 750 sf is inadequate for my needs."

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

Sample Motion:

"Move to _____ (approve/deny) a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

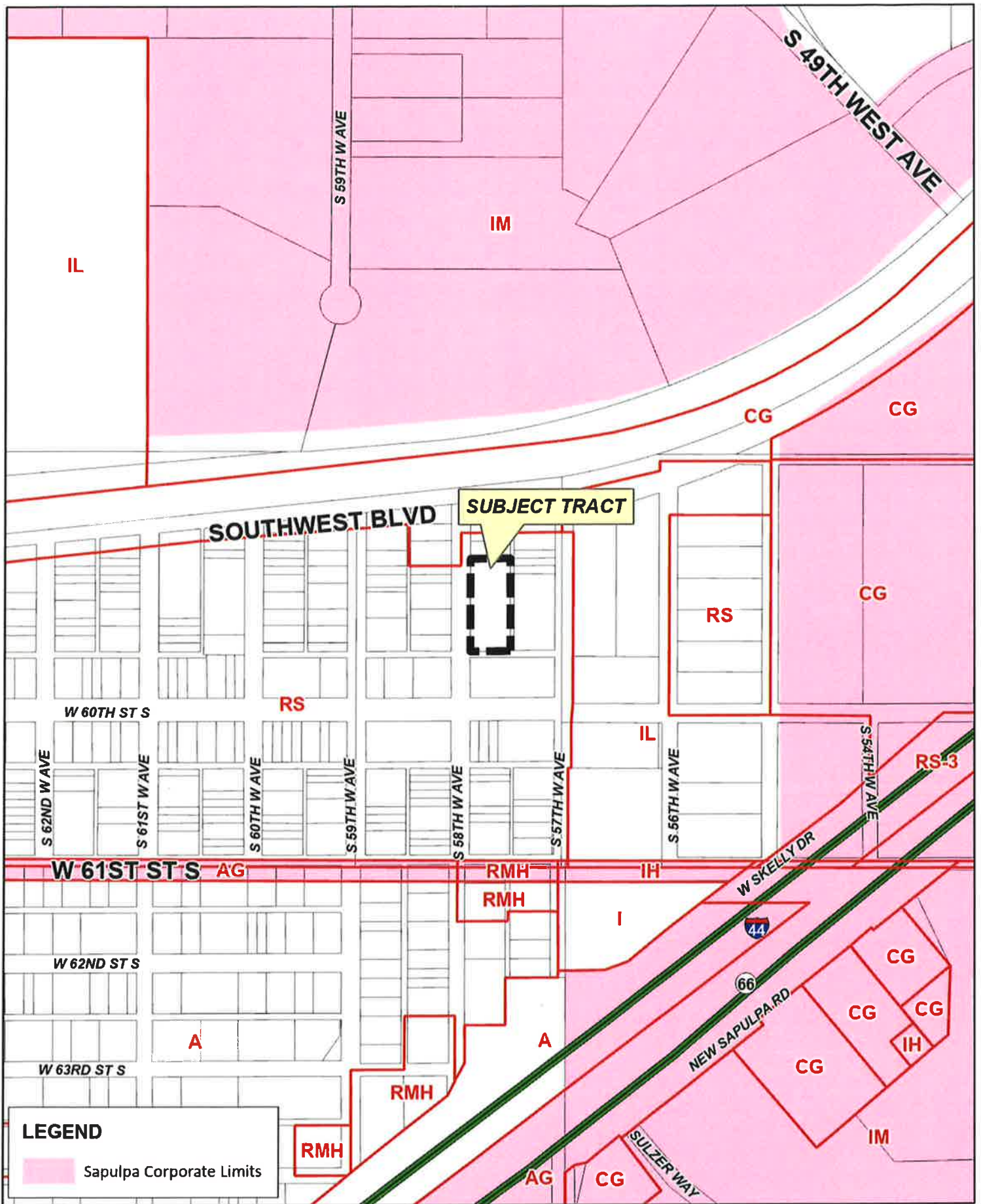
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



Subject tract looking East from S 58th W Ave



Subject tract looking Northeast from S 58th W Ave



CBOA-3131

19-12 32

CBOA-3131 9.5



Subject Tract

CBOA-3131

19-12 32

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

Aerial Photo Date: 2023

CBOA-3131 9.6





SOUTHWEST BLVD

S 58TH WAVE

S 57TH WAVE

W 60TH ST S



Subject Tract

CBOA-3131

19-12 32

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

Aerial Photo Date: 2023

CBOA-3131 9.7

