AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday February 20, 2024, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 528

Consider, Discuss and/or Take Action On:

1. Approval of Minutes of January 16, 2024 (Meeting No. 527).

UNFINISHED BUSINESS

2. CBOA – 3130 Marlene Brown  WITHDRAWN BY APPLICANT
   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

NEW APPLICATIONS

3. CBOA – 3132 Jakes Fireworks - Jason Marietta
   Action Requested:
   Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district. (Sec. 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). Location: 17734 E 121st St S

4. CBOA – 3133 Bob Lomax
   Action Requested:
   Variance of the street frontage from 30' to 0' in an AG district to permit a lot split (Section 207). Location: 16404 S Yale Ave

5. CBOA – 3134 Billy Conley
   Action Requested:
   Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330). Location: 15105 N Peoria Ave
6. CBOA – 3135 Letty Vazquez
   **Action Requested:**
   Variance of the street frontage from 30' to 0' in an RS district to permit a lot split (Section 207).
   **Location:** 5912 W 2nd St S

7. CBOA – 3136 Andrew Wilson
   **Action Requested:**
   Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).
   **Location:** West of the NWC E 168th St S & S 195th E Ave

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**OTHER BUSINESS**

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** [https://www.in cog.org/Land_Development/land_main.html](https://www.in cog.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-3132
Hearing Date: 02/20/2024 1:30 PM

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Jason Marietta
Property Owner: MATHEWS, BILLY JOE

Action Requested: Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district. (Sec. 310); Variance of the all-weather surface material requirement for parking (Section 1340.D).

Location Map:

Additional Information:
Present Use: Residence
Tract Size: 6.22 acres
Location: 17734 E 121 ST S
Present Zoning: AG
Fenceline/Area: Broken Arrow
Land Use Designation: Level 2 - Urban Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7401
CZM: 59, 64
CASE NUMBER: CBOA-3132
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 02/20/2024 1:30 PM
APPLICANT: Jason Marietta

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district. (Sec. 310); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 17734 E 121 ST S
ZONED: AG

FENCeline: Broken Arrow

PRESENT USE: Residence
TRACT SIZE: 6.22 acres

LEGAL DESCRIPTION: N273.58 W990.15 LT 4 SEC 1 17 14 6.219ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2714 August 2018: The Board approved a Special Exception to permit a fireworks stand in an AG district and a Variance of the all-weather surface requirement for parking (Section 1340.D) with a 5 year time limit.

CBOA-2515 November 2014: The Board approved a Special Exception to permit a fireworks stand in an AG district and a Variance of the all-weather surface requirement for parking (Section 1340.D) with a 5 year time limit.

CBOA-2321-A September 2009: The Board approved an amendment to a previously approved Special Exception for a fireworks stand in the AG district, to extend the time limit for 5 years from September 15, 2009 with the condition that hours of operation from 6/22 to 7/1 be 9AM to 9PM and from 7/2 to 7/4 from 9AM to 10PM, trash be kept clear, grass mowed and no use of fireworks within a 500 ft radius.

CBOA-2321 September 2018: The Board approved a Special Exception to permit a fireworks stand in an AG district and a Variance of the all-weather surface requirement for parking (Section 1340.D) for one year from June 22, 2009.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The tract abuts AG zoning to the east and south and R-2 (Broken Arrow) zoning to the west containing single-family residences. The tract abuts A-1 (Broken Arrow) zoning to the north containing a dog boarding and training facility.
STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district. (Sec. 310); Variance of the all-weather surface material requirement for parking (Section 1340.D).

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

Section 1340.D of the Tulsa County Zoning Code requires that unenclosed off-street parking areas be surfaced with an all-weather material. The applicant is requesting a variance of that requirement so that the existing gravel parking area may be used.

The applicant provided the statement “This will be a temporary use of this area. Seasonal only from June 15th – July 15th of each year. We will not compromise or change the land owner’s property in any way that would be a permanent change.”

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 Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district. (Sec. 310) and Variance of the all-weather surface material requirement for parking (Section 1340.D).

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

Subject to the following conditions, if any: ____________________________.

Finding the hardship to be ________.

Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan
Subject tract looking Southeast from E 121st St S (E Tucson St)

Subject tract looking Southwest from E 121st St S (E Tucson St)
Case Number: CBOA-3133
Hearing Date: 02/20/2024 1:30 PM

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Bob Lomax
Property Owner: Same

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: Residence
Tract Size: 5.03 acres
Location: 16404 S YALE AV E
Present Zoning: AG
Fenceline/Area: Bixby
Land Use Designation: Rural Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7328  
CZM: 67, 66  

CASE NUMBER: CBOA-3133
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 02/20/2024 1:30 PM
APPLICANT: Bob Lomax

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

LOCATION: 16404 S YALE AV E  
ZONED: AG

FENCeline: Bixby

PRESENT USE: Residence  
TRACT SIZE: 5.03 acres

LEGAL DESCRIPTION: N/2 N/2 N/2 SE NE SEC 28 17 13 5.03AC

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-824 June 1988: The Board approved a Variance of frontage requirement to zero to permit creation of separate lot for mobile home.

Surrounding Property:

CBOA-2013 November 2002: The Board denied a Variance of land area per dwelling unit from 2.1 to 1.47 acres to permit two dwellings in an AG district.

CBOA-1330 February 1995: The Board approved a Variance of the street frontage from 30' to 0' in an AG district.

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

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 plat for lot split exhibit provided by the applicant. After the lot split there will be an eastern lot containing 2.5 acres with access to South Yale Avenue and a western lot containing 2.5 acres with access being per a proposed 30 ft easement along the northern edge of the eastern lot connecting to South Yale Avenue.

The applicant provided the statement “I am trying to split this lot for my son and daughter to each own half.”
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 to permit a lot split (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 tract looking Southwest from S Yale Ave

Subject tract looking West from S Yale Ave
PLAT FOR LOT SPLIT

DESCRIPTION (PARENT TRACT TO BE SPLIT)


DESCRIPTION (WEST HALF)


DESCRIPTION (EAST HALF)

THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 N/2 N/2 N/2 SE/4 NE/4 OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER THE NORTH 30 FEET THEREOF CONTAINING 2.5 ACRES MORE OR LESS.

NOTE: NO BOUNDARY CORNERS SET ON THESE TRACTS BY THIS FIRM AT THIS TIME

SURVEYOR'S STATEMENT

I, JACK D RAMSEY, OKLAHOMA LAND SURVEYOR #387, A SOLE PROPRIETOR DOING BUSINESS AS RAMSEY SURVEYING SERVICE AND THE UNDERSTOOD, DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HERETO, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. I DO FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL REDIGGED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPROPRIATE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO ME PRIOR TO THE TIME OF THIS SURVEY; THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HERETO AND INTO ADDING PREMISES FROM THE PROPERTY DESCRIBED HERETO BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HERETO AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION OR CONVEYANCE.

WITNESS MY HAND AND SEAL THIS 11th DAY OF JANUARY 2024

JACK D. RAMSEY R.L.S. 387

THIS PLAT REVISED 1/11/2024

RAMSEY SURVEYING SERVICE
P.O. BOX 366 BIXBY, OKLAHOMA 74008
918 740 1124
OKLAHOMA CERTIFICATE OF AUTHORIZATION NUMBER 3112 EXPIRES JUNE 30, 2025
ramseysurvey686@gmail.com

CBOA-3133 5.7
**Board of Adjustment**

**Case Number:** CBOA-3134  
**Hearing Date:** 02/20/2024 1:30 PM

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Billy Conley  
**Property Owner:** HUNT, LORNA AND JAMES F AND

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

**Location Map:**

**Additional Information:**  
**Present Use:** Vacant  
**Tract Size:** 2.03 acres  
**Location:** 15105 N PEORIA AV E  
**Present Zoning:** AG  
**Fenceline/Area:** Skiatook  
**Land Use Designation:** Urban Residential
HEARING DATE: 02/20/2024 1:30 PM

APPLICANT: Billy Conley

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

LOCATION: 15105 N PEORIA AV E

ZONED: AG

FENCENAME: Skiatook

PRESENT USE: Vacant

TRACT SIZE: 2.03 acres

LEGAL DESCRIPTION: TR BEG NWC GOV LT 3 OR NW SW TH E303 S192 SW232 W116 N336 POB SEC 19 22 13 2.028ACS, 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 no longer in use. The tract is surrounded by AG zoning containing single-family residences.

STAFF COMMENTS:
The applicant is before the Board to request a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330)

The Tulsa County zoning code requires 2.1 acres of land area per dwelling in the AG district. The applicant is proposing to move a home onto the lot. The lot contains 2.03 acres, which is just under the required land area for a lot containing a dwelling.

The applicant provided the statement “Lot is just under the are required to move a home onto the property. The lot is 0.07 acres under.”

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

Sample Motion:

“Move to ________ (approve/deny) a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330).

Subject to the following conditions, if any: ________________________________.”

CBOA-3134 6.2
REVISED 2/12/2024
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 Northeast from N Peoria Ave

Subject tract looking Southeast from N Peoria Ave
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>CBOA-3135</th>
</tr>
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<tbody>
<tr>
<td><strong>Hearing Date:</strong></td>
<td>02/20/2024 1:30 PM</td>
</tr>
</tbody>
</table>

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**

**Applicant:** Letty Vazquez

**Property Owner:** WILLIAMS, KYLE & LETTY VASQUEZ

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

**Location Map:**

**Additional Information:**

**Present Use:** Residence

**Tract Size:** 5.98 acres

**Location:** 5912 W 2 ST S

**Present Zoning:** RS

**Fenceline/Area:** West Central Tulsa County

**Land Use Designation:** Rural Residential/Agricultural
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9205
CZM: 35

CASE NUMBER: CBOA-3135
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 02/20/2024 1:30 PM

APPLICANT: Letty Vazquez

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

LOCATION: 5912 W 2 ST S
Zoned: RS

PRESENT USE: Residence
TRACT SIZE: 5.98 acres

LEGAL DESCRIPTION: BEG NWC OF SE SW TH W714.08 NE244.63 NW208 NE451.03 E63.01 SE166 NE70.65 S TO POB SEC 5 19 12 5.98 ACS, BLUE RIDGE SUB Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3121 December 2023: The Board approved a Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. The site is surrounded by RS zoning containing single-family residences with the exception of abutting Highway 412 to the north

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

The applicant recently received approval for a manufactured home (Use Unit 9, CBOA-3121) to be placed on the lot. The applicant is now requesting a variance of the requirement of the Tulsa County Zoning code (Section 410) that requires 30 ft of frontage on a publicly maintained road so that she may split the lot with one lot containing the home and, at a minimum, the required lot area for a single-family dwelling with the remainder of the land being undeveloped. Access to the current lot is from West 2nd Street. An access easement would be required to provide access to the proposed land locked portion of the tract.

The applicant provided the statement “Requesting for lot split due to mortgage for new manufactured home. There is no desire to move or sell and the remaining property would not need a frontage.”

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 RS district to permit a lot split (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 tract looking West from W 2\textsuperscript{nd} St S (Note: Items in foreground are located on an adjacent tract and not on subject tract. Existing home shown is near property line. This home is being replaced with a manufactured home approved by CBOA-3121.)
**Case Number:** CBOA-3136
**Hearing Date:** 02/20/2024 1:30 PM

**Case Report Prepared by:** Jay Hoyt

**Owner and Applicant Information:**
- **Applicant:** Andrew Wilson
- **Property Owner:** T-TOWN HOMES & LAND LLC

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

**Location Map:**

**Additional Information:**
- **Present Use:** Vacant
- **Tract Size:** 0.2 acres
- **Location:** West of the NWC E 168th St S & S 195th E Ave
- **Present Zoning:** RS
- **Fenceline/Area:** Bixby
- **Land Use Designation:** Rural Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7427
CZM: 69

CASE NUMBER: CBOA-3136
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 02/20/2024 1:30 PM

APPLICANT: Andrew Wilson

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

LOCATION: West of the NWC E 168th St S & S 195th E Ave

ZONED: RS

FENCeline: Bixby

PRESENT USE: Vacant

TRACT SIZE: 0.2 acres

LEGAL DESCRIPTION: LTS 15 THRU 18 LESS N19.5 THEREOF BLK 30, LEONARD 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 is surrounded by RS zoning containing single-family residences and a church.

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 0.2 acres (8,712 sf). The minimum lot size in the RS district is 8,400 sf, so the lot has enough area to support one dwelling, per the Tulsa County Zoning Code. The lot is currently vacant. The applicant intends to place a 15x40 single wide manufactured home on the lot as well as construct a 24x30 shop/garage as shown on the drawing provided by the applicant.

A special exception is required as the proposed manufactured home (Use Unit 9) 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 manufactured 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 Northeast from intersection of S 157th E Ave & E 168th St S (Single-Family home shown is on adjacent tract to the east of subject tract. Small shed shown is in the NW corner of subject tract.)

Subject tract looking Southwest from intersection of S 159th E Ave & E 168th St S
Subject Tract

CBOA-3136

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

Aerial Photo Date: 2023

CBOA-3136 8.7
24' x 30' shop/garage

15' x 40' Tiny Home/Single Wide

6' wood privacy fence around entire perimeter with electric gate

168th Street
LOT SPLITS BLOCK 30 AND VACATED ALLEY AND STREET G.T. LEONARD, TULSA COUNTY, STATE OF OKLAHOMA

**DESCRIPTION**

Lots 12, 13, and 14, of Block 30, of the Original Town of Leonard, Tulsa County, State of Oklahoma, according to the recorded plat thereof, less and except the north 19.3 feet thereof and including the vacated 19.3 foot alley, adjacent thereto and including the north 19.3 feet of Lots 18, 19, 20, and 21 of said Block 30.

**DESCRIPTION**

Lots 6, 7, 8, 9, and 11, of Block 30, of the Original Town of Leonard, Tulsa County, State of Oklahoma, according to the recorded plat thereof, less and except the north 19.3 feet thereof and including the vacated 19.3 foot alley, adjacent thereto and including the north 19.3 feet of Lots 12, 13, 14, 15, and 17 of said Block 30, and the east half of the vacated street west of and adjacent thereto.

**DESCRIPTION**

Lots 15, 16, 17, and 18, of Block 30, of the Original Town of Leonard, Tulsa County, State of Oklahoma, according to the recorded plat thereof, less and except the north 19.3 feet thereof.

**DESCRIPTION**

Lots 19, 20, 21, and 22, of Block 30, of the Original Town of Leonard, Tulsa County, State of Oklahoma, according to the recorded plat thereof, less and except the north 19.3 feet thereof.

**SURVEYOR'S STATEMENT**

L. Jack O. Ramsey, Oklahoma Land Surveyor #287, a sole proprietor doing business as Ramsey Surveying Service and the undersigned, do hereby state that in my professional opinion the aforesaid plat of survey is an accurate representation of a careful boundary survey of the property described herein, and that the above and foregoing plat of survey accurately shows the location of the boundary corners and there are no other visible features on the surface of the earth, the locations of all buildings on permanent foundations, all recorded plat elements and building set-back lines, or any other visible structures or features of record, as they stood as of the date and time of this survey, except as shown, and that the plat of survey was prepared solely for the parties listed herein as of the last date stated herein and may not be used for any subsequent loan closing, refinance, or other transaction or conveyance.

Witness my hand and seal this 10th day of November 2023.

[Signature]
To Board of Adjustments Tulsa County
Case # CBOA-3136

Our first concern about the upcoming special exemption you are asking for of Lts.15 thru 18 Less N 19.5 There of Blk 30 Leonard, Tulsa County.

We are not in favor of this. Let us begin by saying this type of home (a single or double wide trailer-Mobile Home) devalues the adjacent properties.

The request for a privacy fence and a permanent structure (Lg 24x30 shop/garage) leads me to believe in the future this may become a business property instead of a single home dwelling.

The families in this neighborhood have a history. My family alone in this neighborhood have been here for 5 generations and 3 of us still live here.

We are not on a city sewer system and I do not believe this property is big enough for a septic system.

Thank You

2-7-2024

Peggy Edmonson
15930 E 168th St. S.
Bixby, OK 74008

Case # CBOA-3136
To Board of Adjustments Tulsa County
Case # CBOA – 3136

Out first concern about the upcoming special exemption you are asking for on Lts. 15 thru 18 Less N 19.5 There of Blk 30 Leonard, Tulsa County.

We are not in favor of this. Let us begin by saying this type of home devaluates the adjacent properties.

The request for a privacy fence and a permanent structure (Lg 24x30 shop/garage) leads me to believe in the future this may become a business property instead of a single home dwelling.

The families in this neighborhood have a history. My family alone in this neighborhood have been here for 5 generations and 3 of us still live here.

We are not on a city sewer system and I do not believe this lot is big enough for a septic system.

Thank YOU

Michael Jones

15808 E 168th
Leonard, OK
74053