



11:09 am, Jul 08, 2024

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

Meeting No. 533

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of May 21, 2024 (Meeting No. 531).
2. Approval of **Minutes** of June 18, 2024 (Meeting No. 532).

UNFINISHED BUSINESS

3. CBOA 3179 - Jeremiah Mefford

Action Requested:

Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 3706 S 265th W Ave

4. CBOA 3185 - Dean Belcher

Action Requested:

Variance of the land area per dwelling unit in an AG district (Section 330) and a Variance of the lot area requirement in an AG district (Section 330). **Location:** 21330 W Hwy 51

5. CBOA 3186 - Joshua Harbin

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in a CH district for a period of five years 3 (Section 710, Table 1). **Location:** 5602 N Lewis Ave

6. CBOA 3187 - Jon & Diana Kreder

Action Requested:

Variance of the land area per dwelling unit in an AG district (Section 330) and Variance of the lot area requirement in an AG district (Section 330) to permit a lot split. **Location:** 13019 N 97th E Ave

7. CBOA 3188 - Terry Crow

Action Requested:

Use Variance to allow for recreational vehicles (Use Unit 17) in an RS district (Section 410). **Location:** 5769 W 1st St

8. CBOA 3189 - Bennie Thurman

Action Requested:

Special Exception to permit a single-wide manufactured home (Use Unit 9) in the AG-R district (Section 310). **Location:** 13831 N 90th E Ave

9. CBOA 3190 - Dennis R. Eastham

Action Requested:

Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410). **Location:** 13808 E 60th PI N

10. CBOA – 3191 Jody Cullison

Action Requested:

Variance of the land area per dwelling unit and lot area in an AG district (Section 330) and Variance of the 30 ft frontage requirement in an AG district (Section 207). **Location:** 9236 N Cincinnati 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.



Board of Adjustment

Case Number: CBOA-3179

Hearing Date: 07/16/2024 1:30 PM
(Continued from 06/18/2024)

Case Report Prepared by:

Jay Hoyt

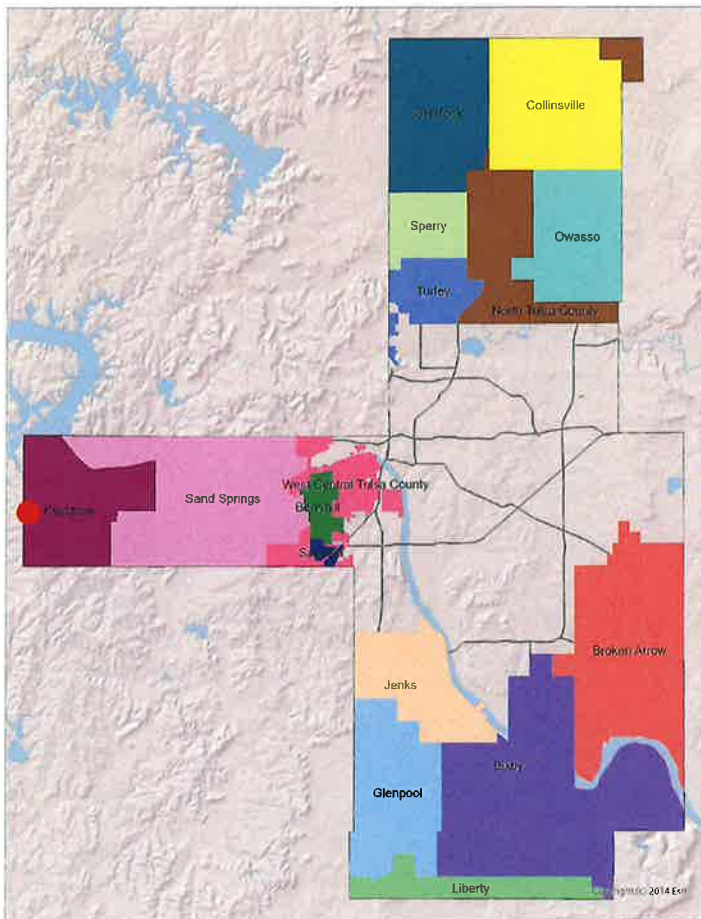
Owner and Applicant Information:

Applicant: Jeremiah Mefford

Property Owner: Jeremiah Mefford

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

Location Map:



Additional Information:

Present Use: Agricultural

Tract Size: 48.03 acres

Location: 3706 S 265 AV W

Present Zoning: AG

Fenceline/Area: Keystone

Land Use Designation: Rural
Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9019

CASE NUMBER: CBOA-3179

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM (Continued from 06/18/2024)

APPLICANT: Jeremiah Mefford

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

LOCATION: 3706 S 265 AV W

ZONED: AG

FENCELINE: Keystone

PRESENT USE: Agricultural

TRACT SIZE: 48.03 acres

LEGAL DESCRIPTION: BEG SWC NW SW TH E1207.87 N945 E1324.60 N371.49 W2535.45 S1324.36
POB SEC 19 19 10 48.034ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and currently contains agricultural land and vacant land. The tract abuts AG zoning to the North, East and South containing single-family residences, agricultural land and vacant land and to the West by A zoning (Creek County) containing vacant land.

STAFF COMMENTS:

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

The Tulsa County zoning code requires 2 acres minimum for a lot within the AG district and 2.1 acres of land area per dwelling. The applicant proposes to split off a 1.57 acre tract from the subject tract. The proposed tract contains 1.57 acres which is under the requirement for land area for a lot in the AG district and for a lot with one dwelling. Due to the lot size being smaller than the requirement for a lot in the AG district and smaller than the lot area per dwelling requirement, a Variance would be required for the applicant to construct a home on the proposed 1.57 acre tract.

The applicant provided the statement that they are "Building on 1.57 acres of land with the understanding the acreage needed to be 2.1 acres. We have provided a site plan, which is attached"

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 per dwelling unit requirement in an AG district (Sec. 330)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

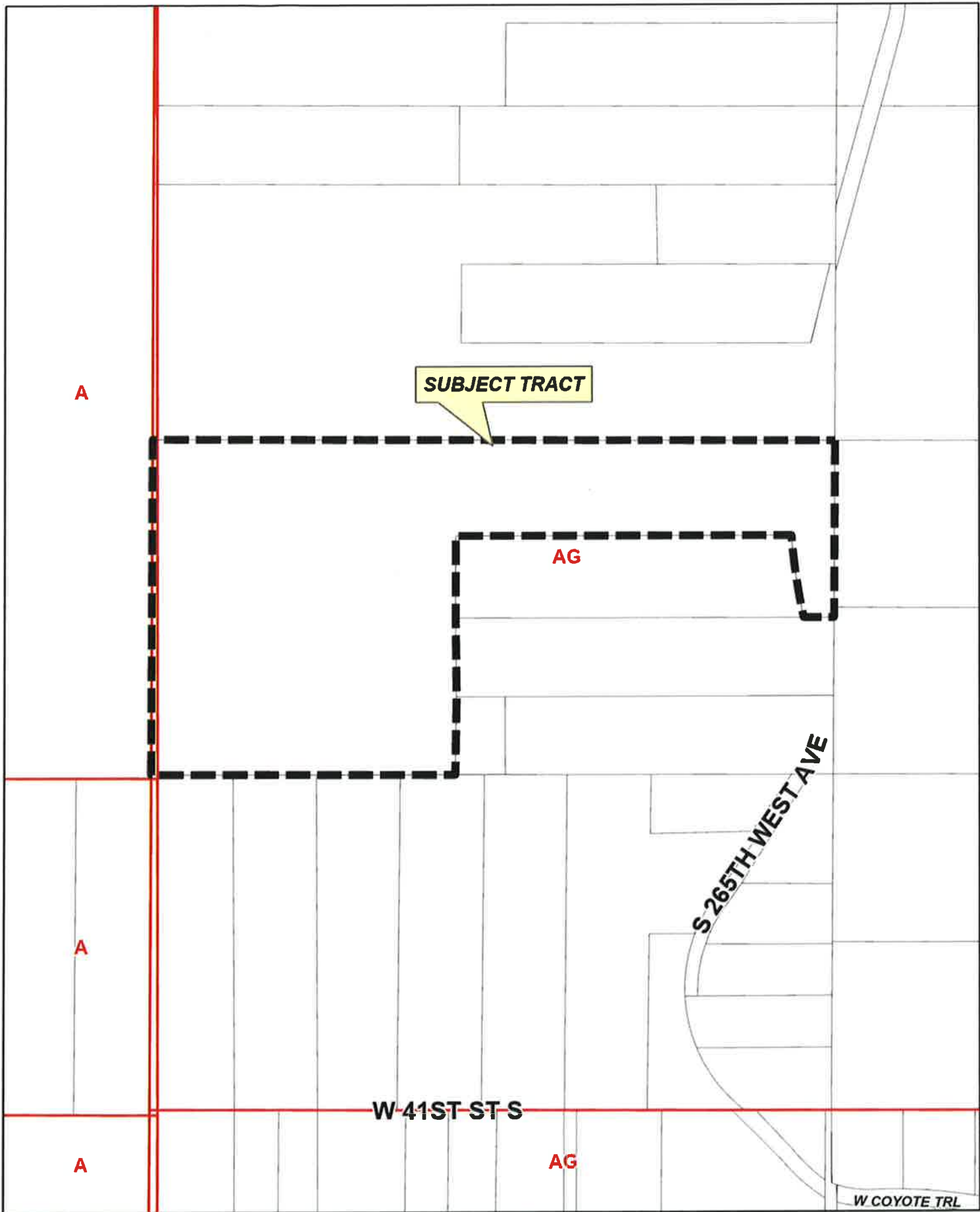
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 Northeast from S 265th W Ave (area of proposed 1.57 acre tract)



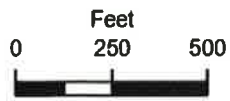
Subject tract looking Southeast from S 265th W Ave (area of proposed 1.57 acre tract)

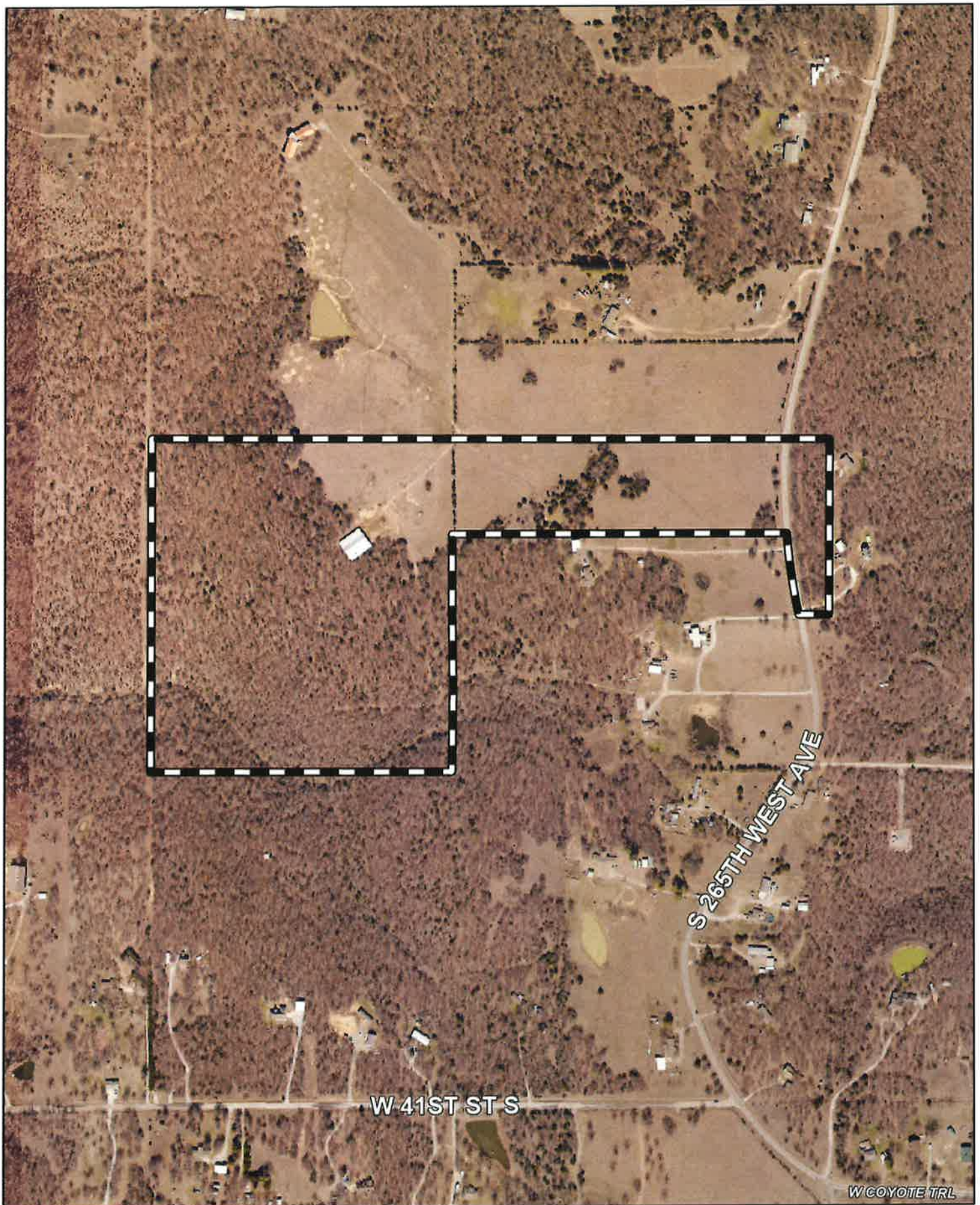


CBOA-3179

19-10 19

CBOA-3179 3.5





0 Feet 250 500



Subject
Tract

CBOA-3179

19-10 19

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

Aerial Photo Date: 2023

CBOA-3179 3.6



BOUNDARY SURVEY

PREPARED JEREMIAH & ASHLEY MEFFORD

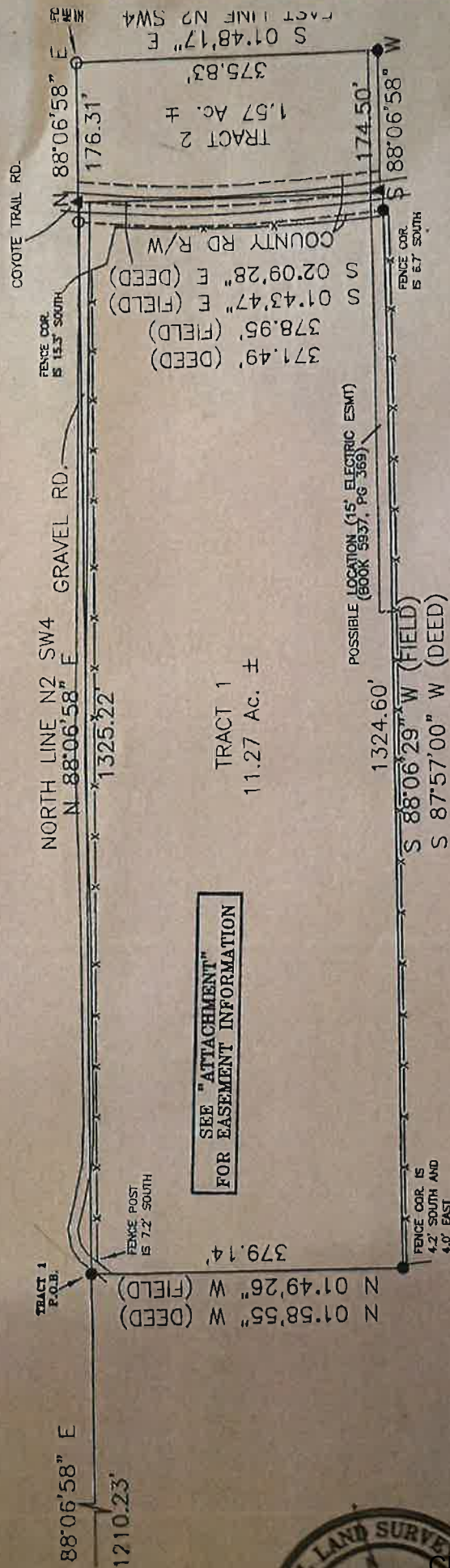
LEGAL DESCRIPTION

TRACT 1:

A tract of land situated in the N2 SW4 of Section 19, T19N, R10E, I.B.&M., Tulsa County, Oklahoma, described as follows: Commencing at the NW corner of the N2 SW4 of said Section; thence N 88°06'58" E a distance of 1210.23 feet to the POINT OF BEGINNING; thence continue N 88°06'58" E a distance of 1325.22 feet; thence S 01°43'47" E a distance of 378.95 feet; thence S 88°06'29" W a distance of 1324.60 feet; thence N 01°49'25" W a distance of 379.14 feet to the POINT OF BEGINNING, LESS & EXCEPT: The Westerly County Road Right-of-Way, Containing 11.27 Acres, more or less...Basis of Bearings: Assumed, Legal Description prepared by: Daniel S. Goss PLS 1316, February 07, 2024.

TRACT 2:

All that part of the North 375.83 feet of the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Nineteen (19), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, lying East of the centerline of Coyote Trail, an existing North/South Public Roadway through said Section Nineteen (19)... (By others), containing 1.57 acres, more or less.



CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE REPRESENTATION OF SAID SURVEY, NO UNDERGROUND UTILITY LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK'S OFFICE, AND HAS LEGAL ACCESS.

WITNESS MY HAND AND SEAL THIS 07 DAY OF FEBRUARY, 2024.

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3032 (EXP. 06/30/2024)

D. GOSS & ASSOCIATES

12247 HEYWOOD HILL RD.
SAPULPA, OK 74066

PLS 019171-0006

EMAIL: SURVEY@DGOSS-SURVEY.COM

WEBSITE: DGOSS-SURVEY.COM

Scale: No Scale	DATE: 02/07/2024
MEFFORD	DRAWN BY: CJ
JOB # 14262	REVISED:
SITE LAST VISITED: 08/18/15	

CBQA-3179 3.7

176.31'



265th
W.
Ave

375.83'

40' x 100'
Metal Building

174.50'



Board of Adjustment

Case Number: CBOA-3185

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

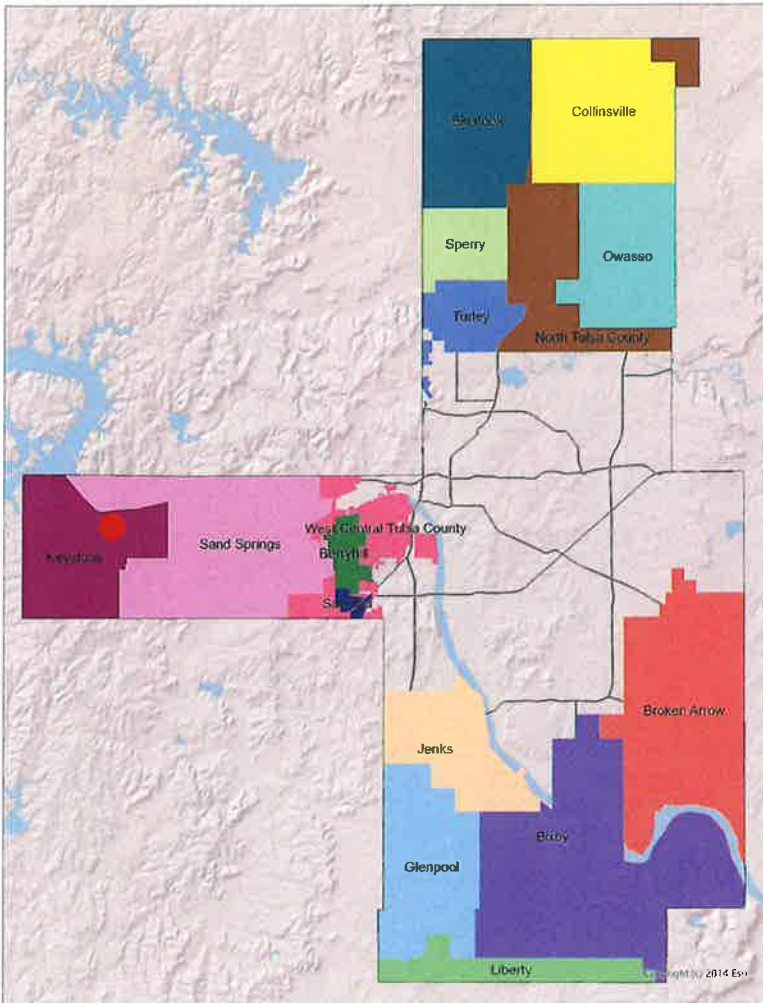
Owner and Applicant Information:

Applicant: Dean Belcher

Property Owner: BELCHER, DEAN

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

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.49 acres

Location: 21330 W 51 HY S

Present Zoning: AG

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9015

CASE NUMBER: **CBOA-3185**

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Dean Belcher

ACTION REQUESTED: Variance of the land area per dwelling unit in an AG district (Section 330) and a Variance of the lot area requirement in an AG district (Section 330).

LOCATION: 21330 W 51 HY S

ZONED: AG

FENCELINE: Keystone

PRESENT USE: Residence

TRACT SIZE: 0.49 acres

LEGAL DESCRIPTION: BEG 1153.78E & 201.75S NWC NE TH S128.25 E165 N128.25 W165 POB SEC 15 19 10 .485AC, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2904 August 2021: The Board approved a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 25 feet in the AG district to permit the construction of a single-family home (Section 207).

ANALYSIS OF SURROUNDING AREA: The subject tract is zone AG and is currently vacant. The lot is surrounded by AG zoning containing a combination of vacant land and single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the land area per dwelling unit in an AG district (Section 330) and a Variance of the lot area requirement in an AG district (Section 330).

The Tulsa County zoning code requires 2 acres minimum for a lot within the AG district and 2.1 acres of land area per dwelling. The applicant intends to have a single-family residence on the subject lot. Due to the lot size being smaller than the requirement for a lot in the AG district and smaller than the lot area per dwelling requirement, a Variance would be required for the applicant to construct a home on the proposed 0.49 acre tract.

The applicant provided the statement that their hardship is due to the small size of the currently existing lot.

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 land area per dwelling unit in an AG district (Section 330) and a Variance of the lot area requirement in an AG district (Section 330).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

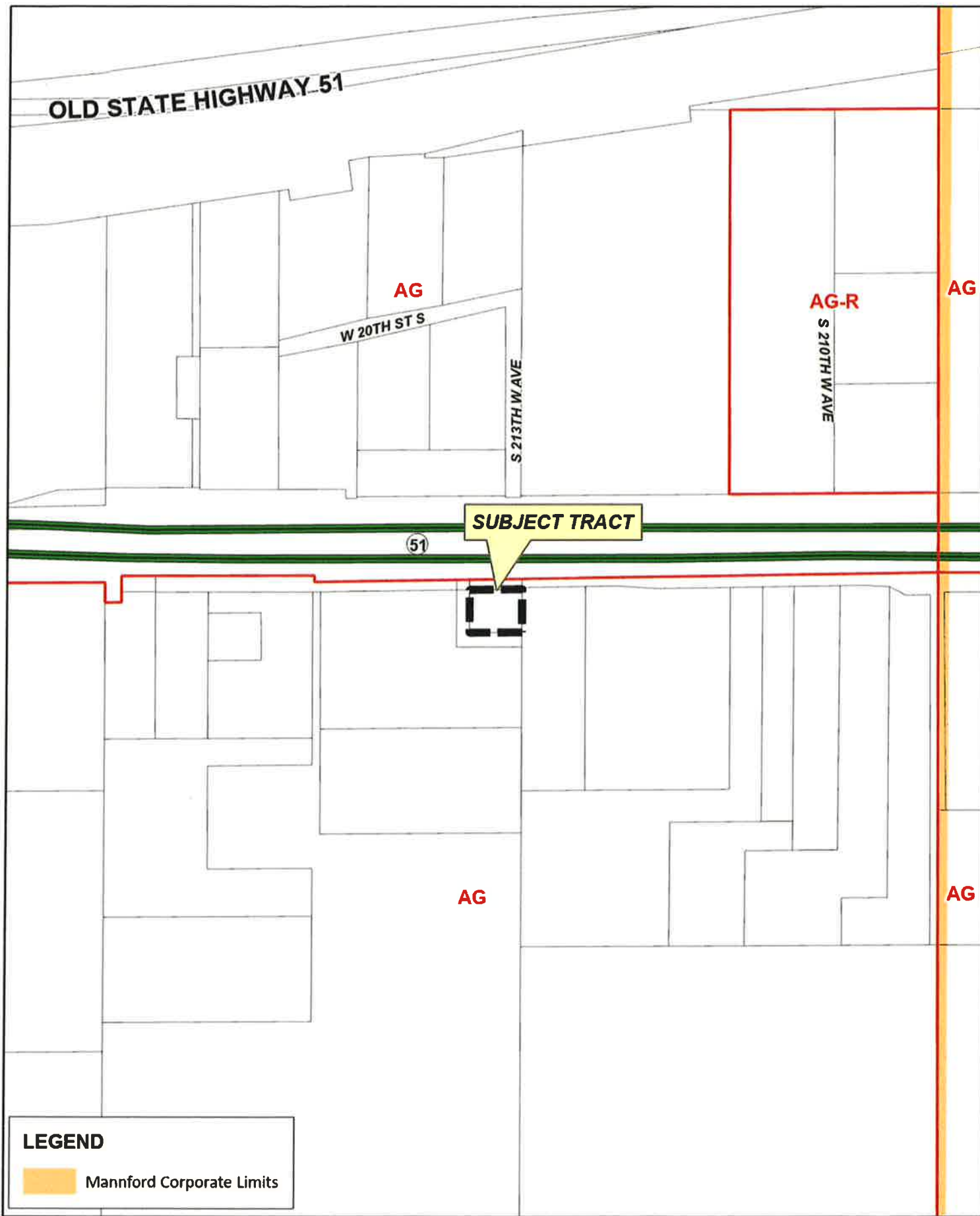
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 Highway 51



Subject tract looking Southeast from Highway 51



LEGEND

 Mannford Corporate Limits



CBOA-3185

19-10 15



CBOA-3185 4.5



OLD STATE HIGHWAY 51

W 20TH ST S

S 213TH W AVE

S 210TH W AVE

51



0 Feet 200 400



Subject Tract

CBOA-3185

19-10 15

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

Aerial Photo Date: 2023

CBOA-3185 4.6





Board of Adjustment

Case Number: CBOA-3186

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

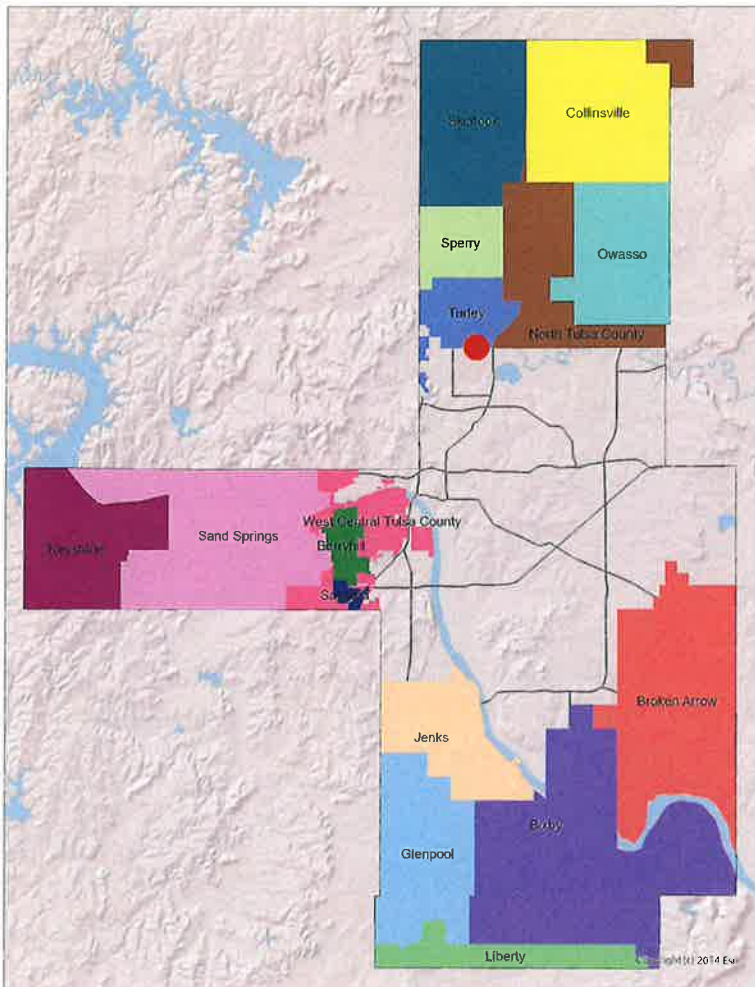
Owner and Applicant Information:

Applicant: Joshua Harbin

Property Owner: JUBILEE CONCESSIONS LLC

Action Requested: Special Exception to permit a fireworks stand (Use Unit 2) in a CH district for a period of five years (Section 710, Table 1)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 1.6 acres

Location: 5602 N LEWIS AV E

Present Zoning: CH

Fenceline/Area: Turley

Land Use Designation: Rural Commercial

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 0306

CZM:

CASE NUMBER: CBOA-3186

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Joshua Harbin

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in a CH district for a period of five years (Section 710, Table 1)

LOCATION: 5602 N LEWIS AV E

ZONED: CH

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 1.6 acres

LEGAL DESCRIPTION: LT 1 LESS BEG SECR LT 1 TH W28 NE39.78 S28 POB FOR RD BLK 2, BELFLOWER HGTS Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2695 July 2018: The Board approved a Special Exception to allow a fireworks stand in a CH zoned district. Use Unit 2 Section 1202.2.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CH and is currently vacant. The tract abuts RS zoning to the North, East and West and RS-3 zoning (City of Tulsa) to the South containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a fireworks stand (Use Unit 2) in a CH district for a period of five years (Section 710, Table 1).

The subject tract where the applicant intends to place the fireworks stand has been use for this purpose for the last 6 years.

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 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 fireworks stand is compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in a CH district for a period of five years (Section 710, Table 1)

Subject to the following conditions, if any: _____.

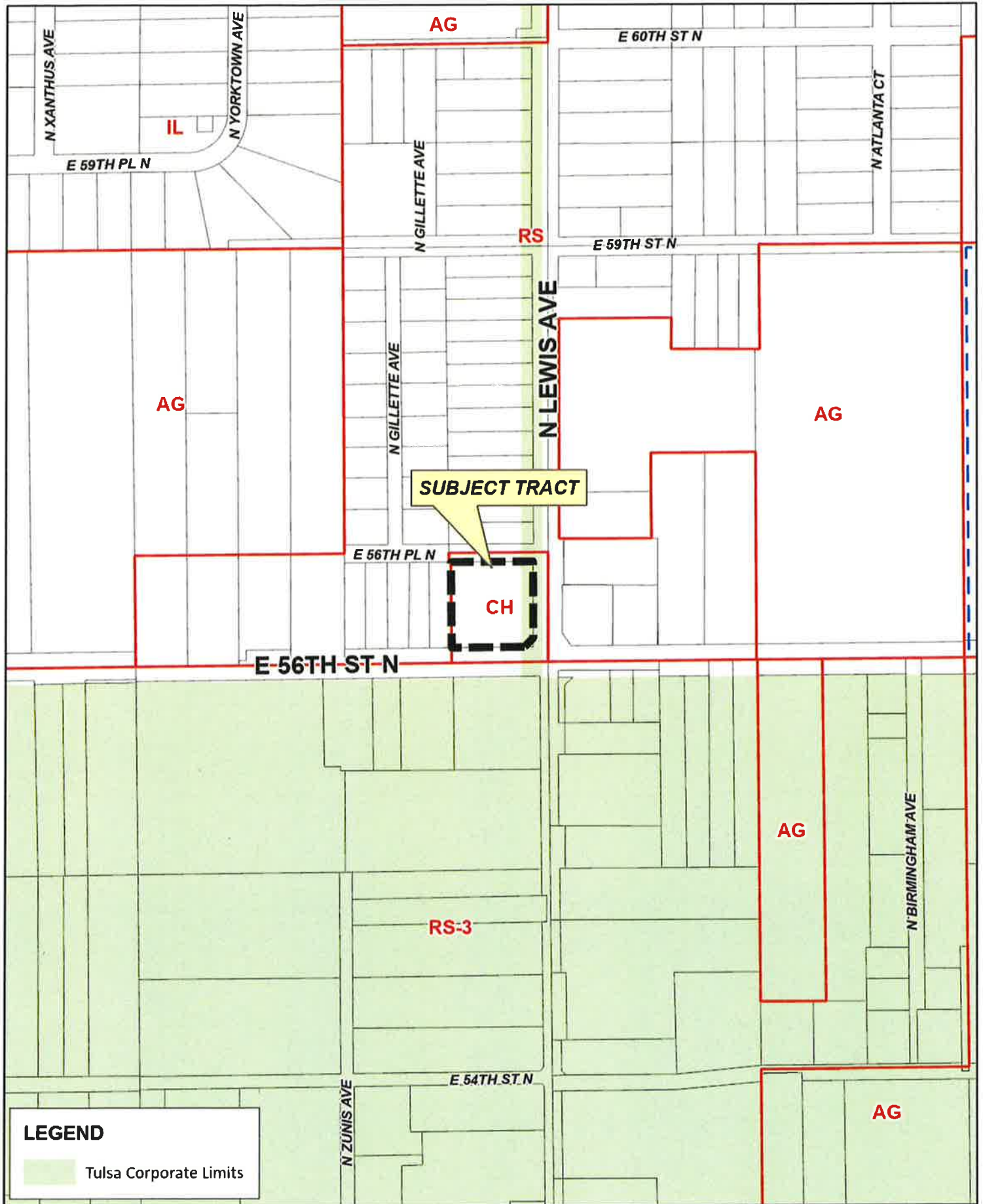
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northwest from the intersection of E 56th St N and N Lewis Ave



Subject tract looking West from N Lewis Ave



LEGEND

Tulsa Corporate Limits

CBOA-3186

20-13 06

CBOA-3186 5.5



0 Feet 200 400



Subject
Tract

CBOA-3186

20-13 06

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

Aerial Photo Date: 2023

CBOA-3186 5.6





Board of Adjustment

Case Number: CBOA-3187

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

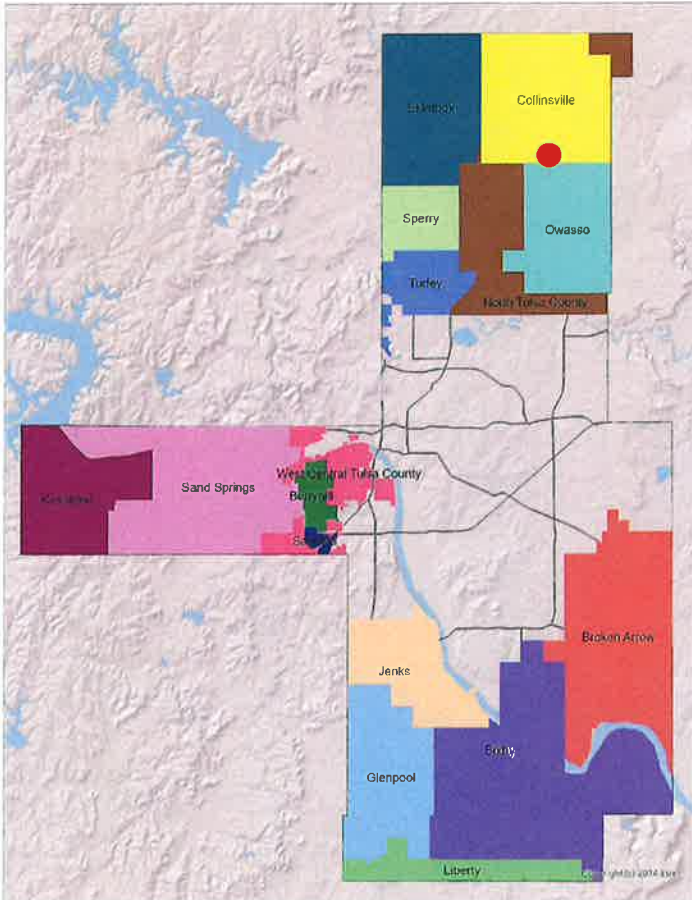
Owner and Applicant Information:

Applicant: Jon & Diana Kreder

Property Owner: KREDER, JOHN ROBERT
& MARK LEWIS

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

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.605 acres

Location: 13019 N 97 AV E

Present Zoning: AG

Fenceline/Area: Collinsville

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2431

CASE NUMBER: CBOA-3187

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Jon & Diana Kreder

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

LOCATION: 13019 N 97 AV E

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Residence

TRACT SIZE: 2.605 acres

LEGAL DESCRIPTION: BEG NWC LT 3 TH S506 E224.73 N506 W223.74 POB SEC 31 22 14 2.605ACS, NORTH-DALE ACRES, DAWN CREST ESTATES Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-803 March 1988: The Board approved a Variance of the lot width requirement in an AG-R district to permit a lot split.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains two single-family residences. The tract abuts AG zoning to the North, South and East containing single-family residences and AG-R zoning to the West containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the land area per dwelling unit in an AG district (Section 330) and Variance of the lot area requirement in an AG district (Section 330) to permit a lot split.

The Tulsa County Zoning Code requires a minimum of 2 acres for each AG zoned lot and 2.1 acres per dwelling unit on an AG zoned lot. The subject tract is approximately 2.605 acres in size and contains two single-family dwellings. The applicant is proposing to split the existing subject lot so that each existing home will be on its own lot, resulting in two lots that are less than the 2.1 acres required per dwelling and the minimum of 2 acres for any lot in the AG district.

The applicant provided the statement "Both property owners would like to request a lot split for the two dwellings that currently exist in order to obtain two separate deeds."

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

Sample Motion:

"Move to _____ (approve/deny) a Variance of the land area per dwelling unit in an AG district (Section 330) and Variance of the lot area requirement in an AG district (Section 330) to permit a lot split.

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.



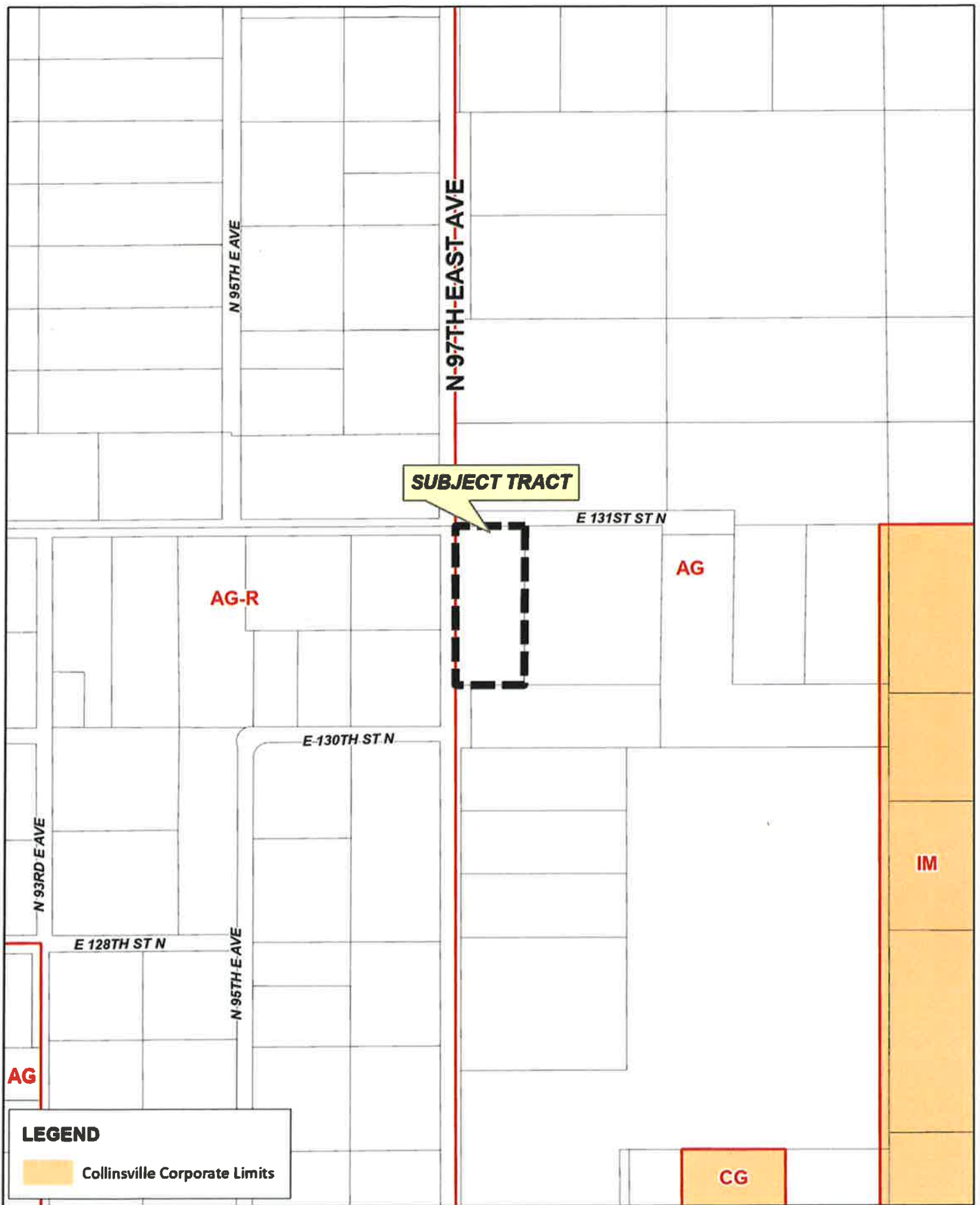
Subject tract looking Northeast from N 97th E Ave



Subject tract looking East from N 97th E Ave

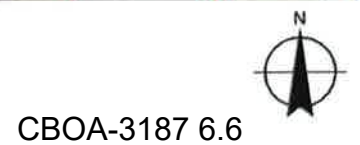


Subject tract looking Southeast from N 97th E Ave



CBOA-3187

22-14 31



CBOA-3187 6.6



0 Feet
200 400



**Subject
Tract**

CBOA-3187

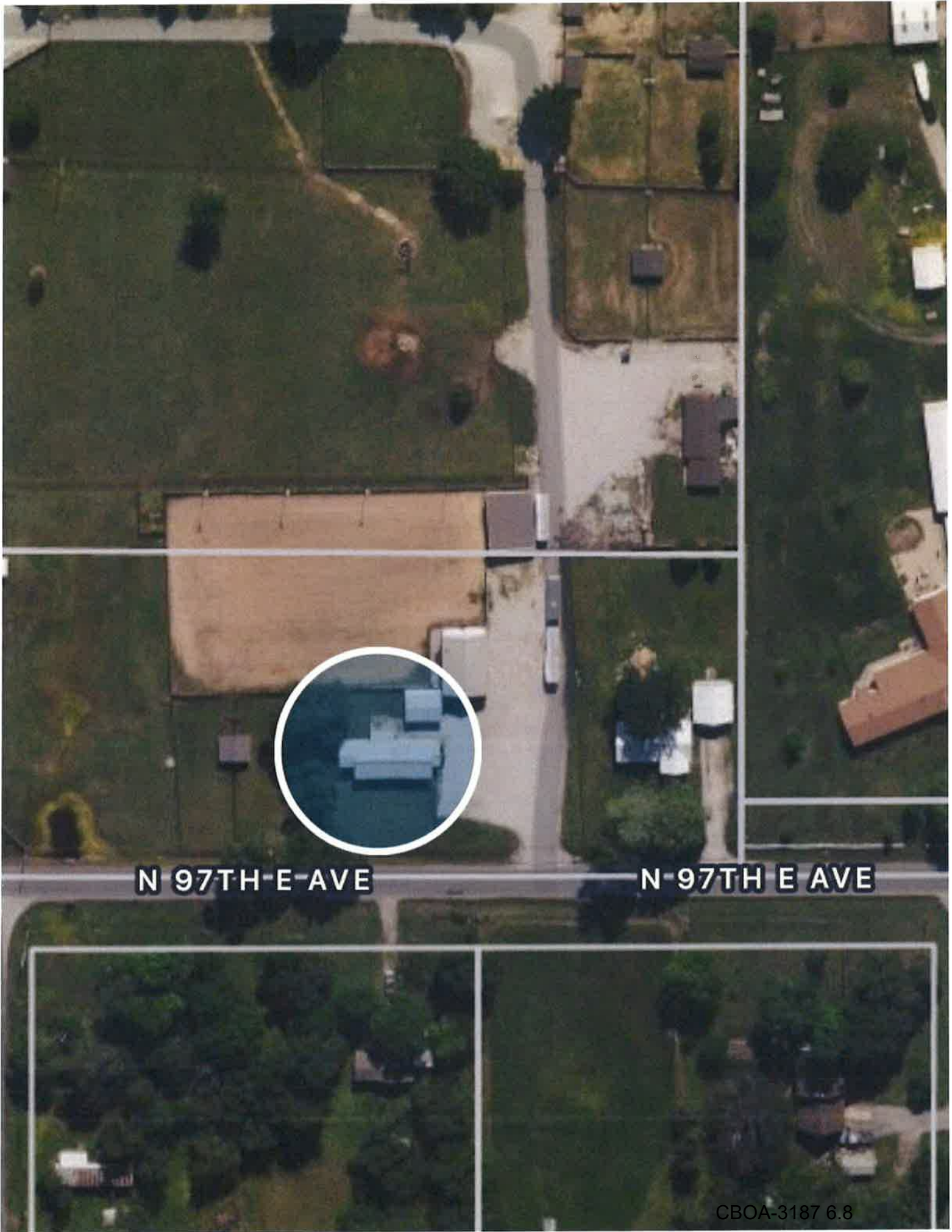
22-14 31

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

Aerial Photo Date: 2023

CBOA-3187 6.7





N 97TH E AVE

N-97TH E AVE

CBOA-3187 6.8



Board of Adjustment

Case Number: CBOA-3188

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

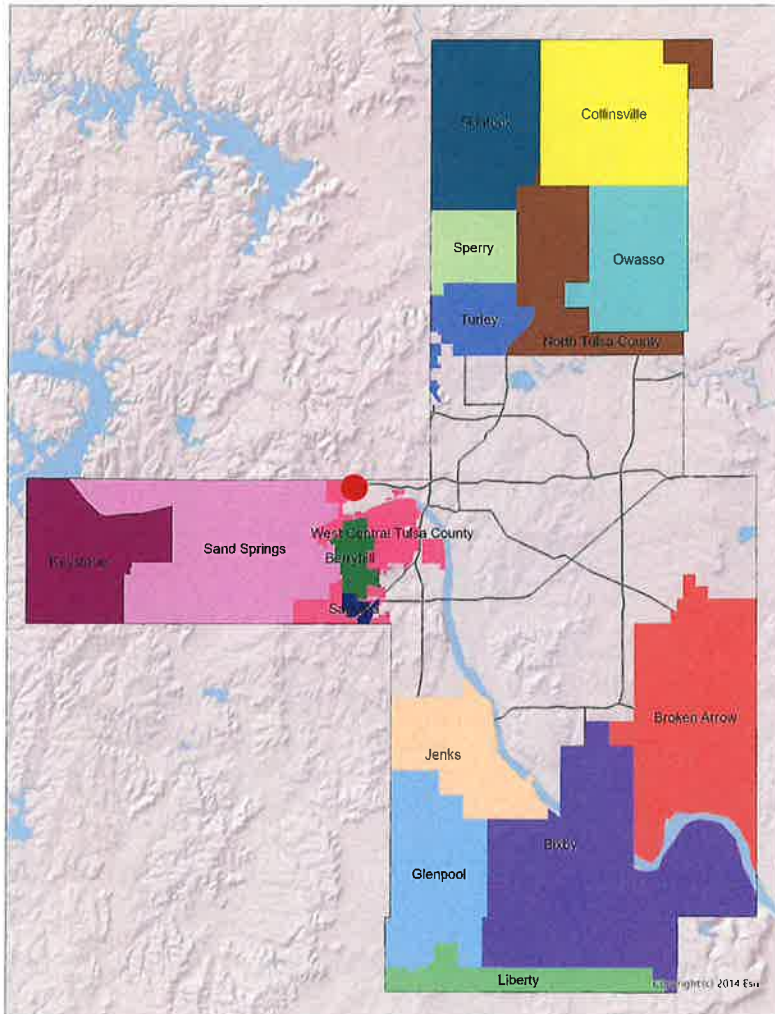
Owner and Applicant Information:

Applicant: Terry Crow

Property Owner: Same

Action Requested: Use Variance to allow for recreational vehicles (Use Unit 17) in an RS district (Secion 410).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.21 acres

Location: 5769 W 1 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

CASE NUMBER: **CBOA-3188**

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Terry Crow

ACTION REQUESTED: Use Variance to allow for recreational vehicles (Use Unit 17) in an RS district (Secion 410).

LOCATION: 5769 W 1 ST S

ZONED: RS

FENCELINE: West Central Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 0.21 acres

LEGAL DESCRIPTION: LT 13 BLK 1, SUNSET 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 West, South and East containing single-family residences and AG zoning to the North containing a highway.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow for recreational vehicles (Use Unit 17) in an RS district (Secion 410).

Use Unit 17 – Automotive and Allied Activities is not a use that is permitted by right or exception in the AG district, which parking of a recreational vehicle would fall under, necessitating the need for a Use Variance if one is intended to be parked and used on the subject tract. 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.

The applicant would eventually like to build a permanent home on the subject tract and would like to place an RV on the lot to live in until a home has been constructed. The applicant did not provide a statement.

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 allow for recreational vehicles (Use Unit 17) in an RS district (Secion 410).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

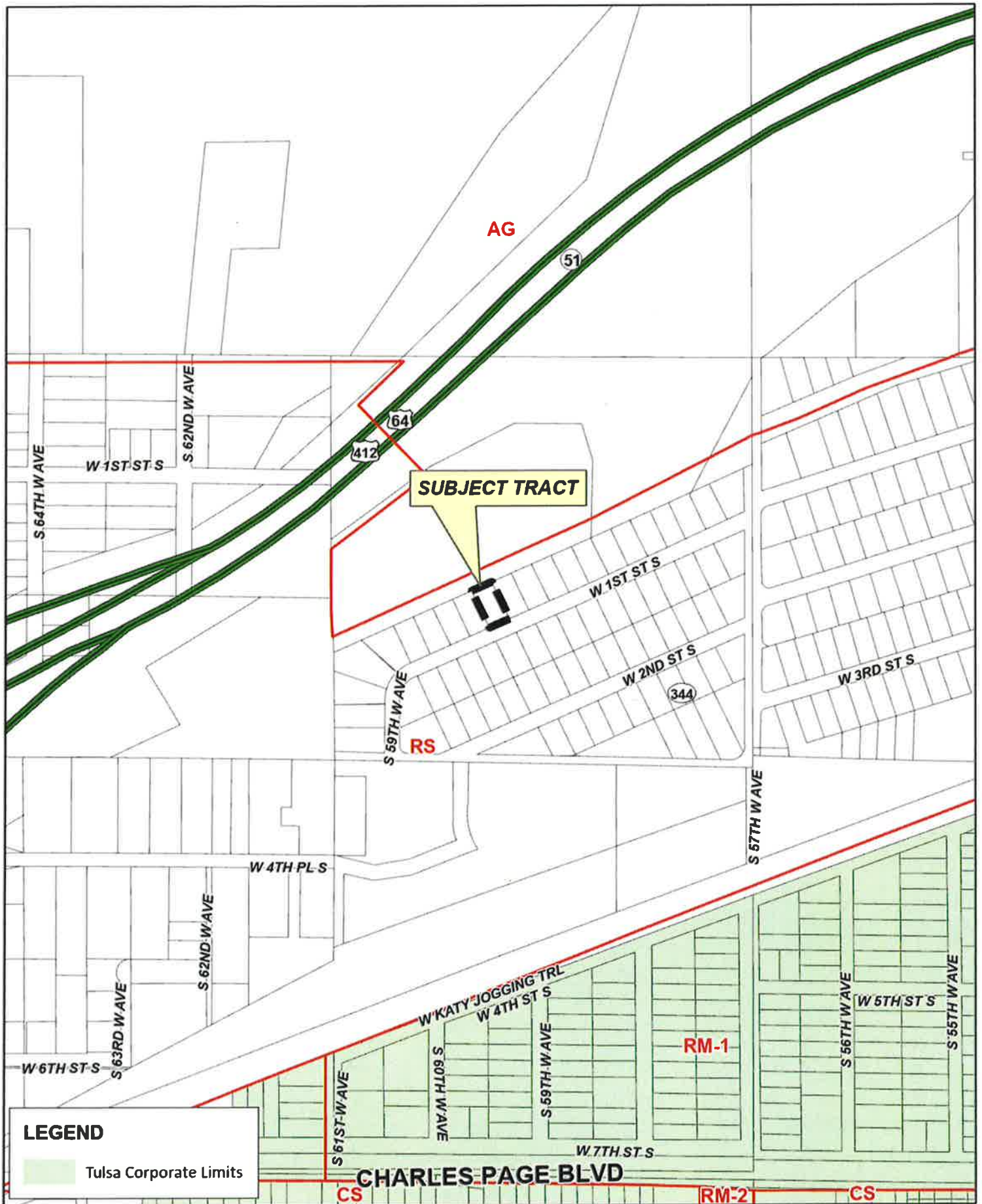
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 North from W 1st St S



Subject tract looking Northwest from W 1st St S



LEGEND

Tulsa Corporate Limits



CBOA-3188

19-12 05

CBOA-3188 7.5





0 Feet 200 400



Subject Tract

CBOA-3188

19-12 05

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

Aerial Photo Date: 2023

CBOA-3188 7.6



Hoyt, Jay

From: martha steward <msteward71@yahoo.com>
Sent: Tuesday, July 02, 2024 1:00 PM
To: esubmit
Subject: CBOA-3188

I own the property at 5784 W 1st S. Tulsa, OK and I am concerned about allowing a RV placed on the property of 5769 W 1st S and is being lived in. This is a subdivision with restrictions and it has never been permitted before. I worry that allowing one permission what will stop another, an another, an another from doing the same thing. I know this neighborhood is not a million dollar neighborhood but we have been trying to improve our homes looks. This is a small neighborhood since the Turnpike took most of it. One bad apple will spoil the bunch. If it does get approved how long is the variance good for? And can they be made to put a privacy fence around the whole property?

There is also another property on the same block we have been trying to get something done about the over grown weeds and junk vehicles. The house located at 5790 W. 1st has been empty for 8 or 9 years. I have contacted the Health Department and The County Commission District 1. One year I think the Health Department did make them mow but just that one time several years ago.

I am planning to attend the meeting on July 16th. It will be a new experience for me.

Thank You

Martha Steward
918-698-9443



Board of Adjustment

Case Number: CBOA-3189

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

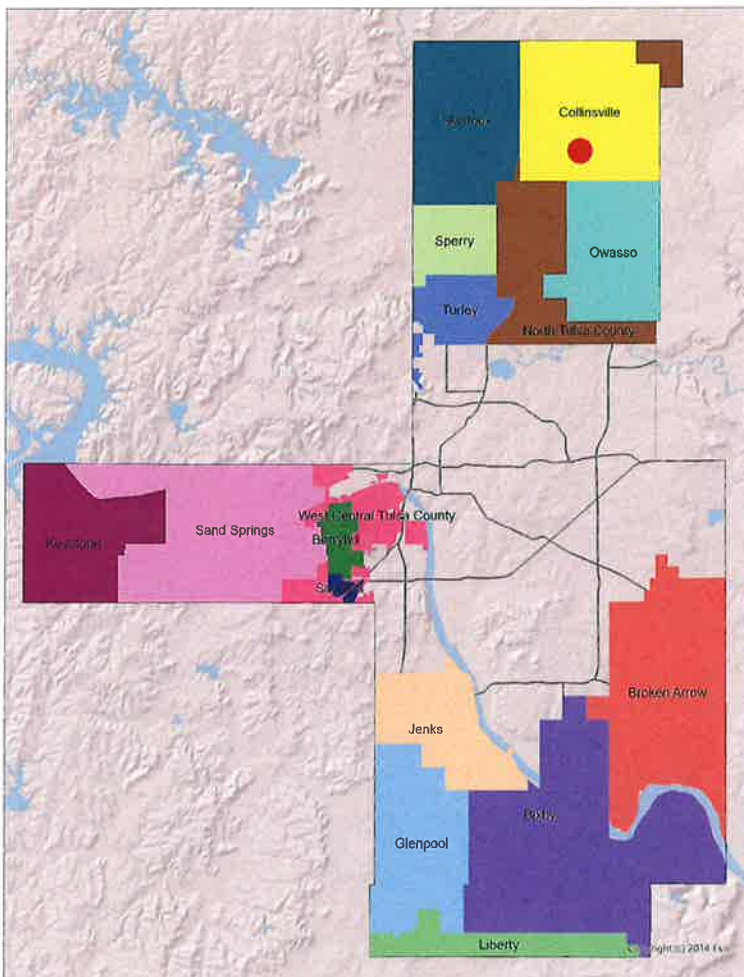
Owner and Applicant Information:

Applicant: Bennie Thurman

Property Owner: Bennie & Donna Thurman

Action Requested: Special Exception to permit a single-wide manufactured home (Use Unit 9) in the AG-R district (Section 310).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.32 acres

Location: 13831 N 90 AV E

Present Zoning: AG-R

Fenceline/Area: Collinsville

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 2325

CASE NUMBER: **CBOA-3189**

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Bennie Thurman

ACTION REQUESTED: Special Exception to permit a single-wide manufactured home (Use Unit 9) in the AG-R district (Section 310).

LOCATION: 13831 N 90 AV E

ZONED: AG-R

FENCELINE: Collinsville

PRESENT USE: Residence

TRACT SIZE: 2.32 acres

LEGAL DESCRIPTION: BEG 984.31S & 329.70E NWC W/2 SE TH S331.63 E329.70 N331.62 W329.70 POB LESS W25 FOR RD SEC 25 22 13 2.32 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2866 March 2021: The Board approved a Special Exception to permit a Horticulture Nursery in an AG-R district (Section 310 Table 1) with a time limit of two years.

CBOA-2866-A December 2023: The Board approved a Modification of a previously approved Special Exception (CBOA-2866) to extend the time limitation to permit a Horticulture Nursery (Use Unit 3) in an AG-R district (Section 310 Table 1).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-wide mobile home. The tract is surrounded by AG-R zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide manufactured home (Use Unit 9) in the AG-R district (Section 310).

The site contains 2.32 acres. The minimum lot area per dwelling unit in the AG-R district is 1.1 acres, so the lot has enough area to support one dwelling, per the Tulsa County Zoning Code. The lot currently contains a previously existing single-wide mobile home. The applicant intends to remove the existing single-wide mobile home and replace it with a new single-wide mobile home.

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 AG-R 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.

The applicant has stated that they are "Replacing an old single-wide with a new single-wide. This minimizes environmental impact by using the existing waterline, gas line, power poles and septic tank. This eliminates the need to remove any trees and retain the existing driveway."

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 manufactured home (Use Unit 9) in the AG-R district (Section 310).

Subject to the following conditions, if any: _____.

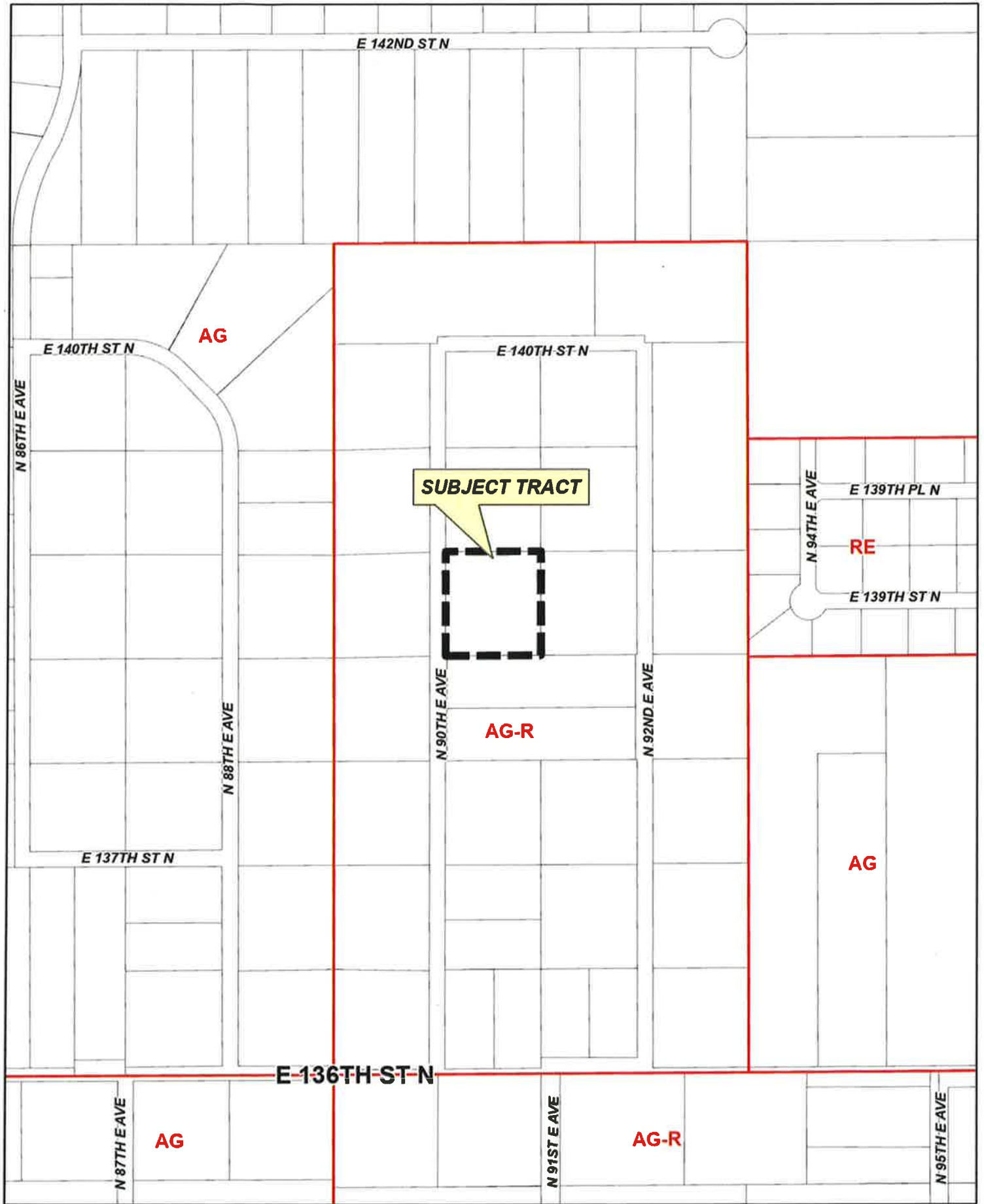
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northeast from N 90th E Ave



Subject tract looking Southeast from N 90th E Ave



CBOA-3189

22-13 25

CBOA-3189 8.5





Subject
Tract

CBOA-3189

22-13 25

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

Aerial Photo Date: 2023



CBOA-3189 8.6

← 90th E AVE →

← 330' →

13831 N 90 E AVE
Collinsville OK 74021

Thurman
918 625 3616

Replacing MH

~ 2 1/2 ACRES

Replacing old single wide
with new single wide

← 330' →
N

240'

← 330' →

DRIVEWAY

New MH
16' x 70'

18' 18'

← 330' →

GARAGE

STOR
BLOC

NEW
ACROBIC
SYSTEM

STOR
BLOC

100'

~ LINO T/O *
~ T&T - T/O

~ 2x6 EXT. WALLS

~ 22-19-28 - INSU.

~ PATIO DOOR - DR

~ ADA COMMDES - BOTH BATHS

~ GRAB BARS - BOTH BATHS

2 A/C - OD

~ GAS FURNACE

~ STAINLESS GAS RANGE

~ OMIT REF.

~ STAINLESS DISHWASHER

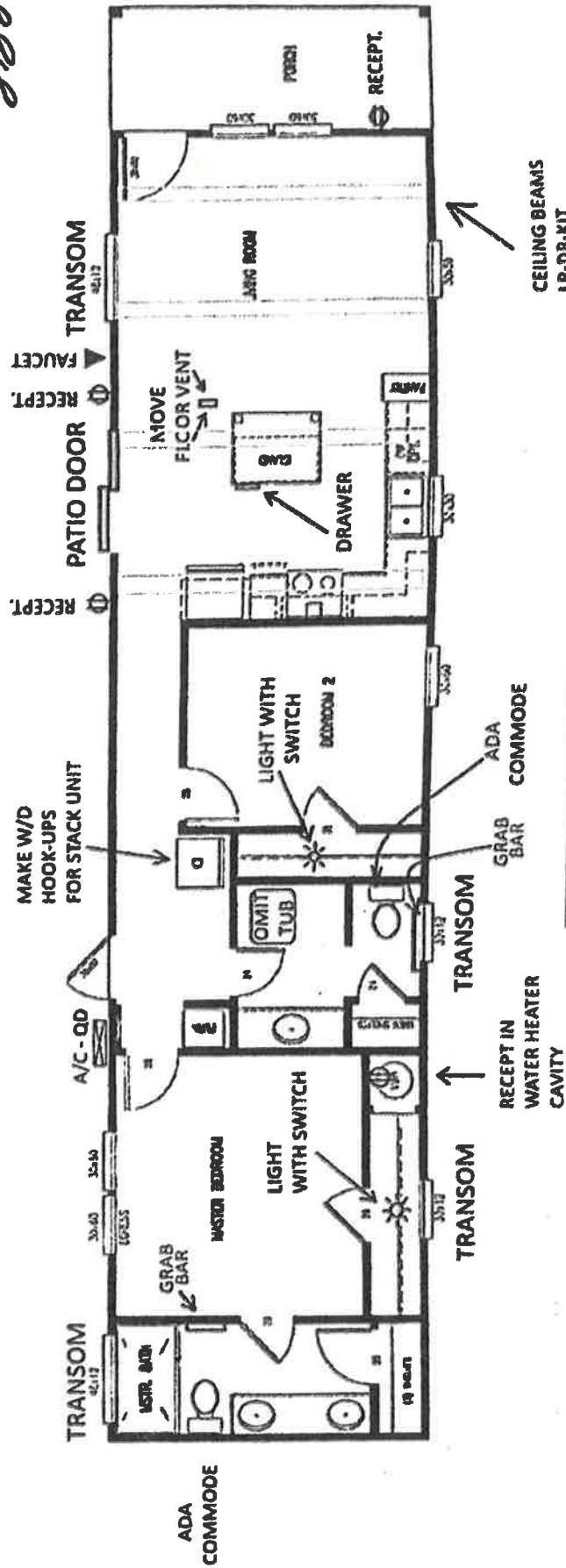
~ WHITE CABINETS
~ FORGED CTOPS

PAINT:

SMOKEY BLUE - BODY
EXTRA WHITE - TRIM
(WINDOWS - DOORS - RAILS)

- ~ GARBAGE DISPOSAL
- ~ CEILING BEAMS LR-DR-KIT
- ~ W/D HOOK-UP FOR STACK
- ~ OMIT TUB - BATH 2
- ~ DRAWER STACK - ISLAND
- ~ MOVE VENT BY ISLAND
- ~ LIGHTS - BOTH CLOSETS

new 2024
16x70
single wide



*** PLEASE NOTE THAT OUR DRWALL APPLICATION INCLUDES 3/8" GREEN BOARD SHEETROCK THAT WE USE IN WET AREAS AROUND TUBS AND SHOWERS, AND SOME CLOSETS**

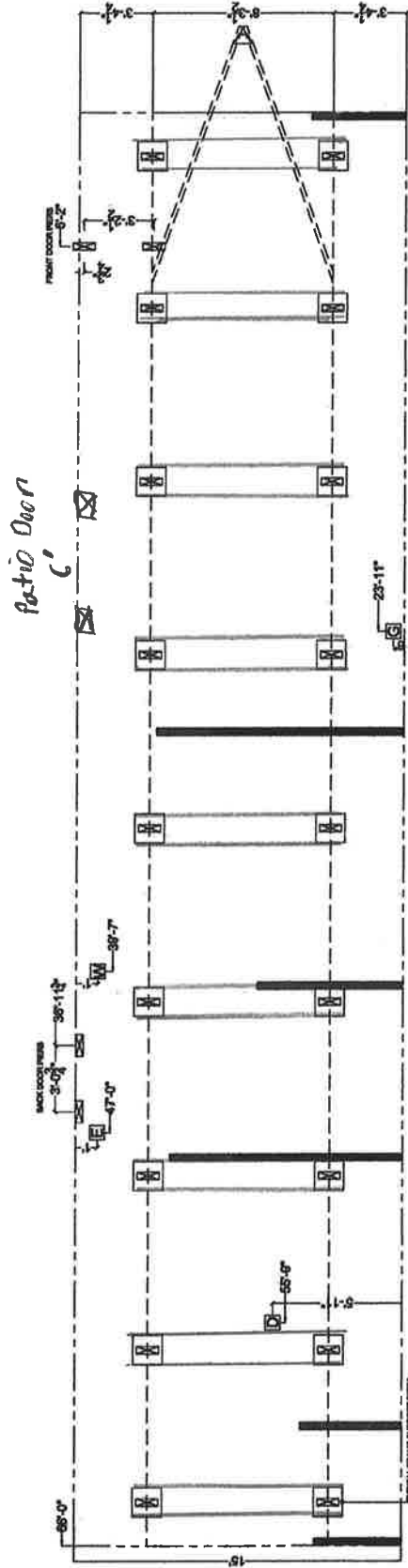
**CEILING BEAMS
LR-DR-KIT**

BOBBY JOE

CBOA-3189 8.8

Scanned with CamScanner

Bennie Thurman
 13831 N. 90th E. Ave.
 Collinsville, OK 74021
 918 625 3616
 Benthurman@cox.net



- NOTES:
1. SEE SETUP MANUAL FOR REQUIRED PIER CAPACITY AND SPACING.
 2. SEE SETUP MANUAL FOR FOOTING REQUIREMENTS.
 3. SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
 4. PIERS SHALL BE LOCATED AT A MAXIMUM OF 2 FEET FROM BOTH ENDS.
 5. PERIMETER PIERS OR OTHER SUPPORTS MUST BE LOCATED AS FOLLOWS: ON BOTH SIDES OF SIDEWALL EXTERIOR DOORS (SUCH AS ENTRY, PATIO AND SLIDING GLASS DOORS) AND ANY OTHER SIDEWALL OPENINGS 48" OR GREATER IN WIDTH, AND UNDER LOAD-BEARING PORCH POSTS, FACTORY INSTALLED FIREPLACES AND FIREPLACE STOVES, ETC.
- * REFER TO MANUFACTURER'S FLOOR PLAN (PROVIDED) FOR SHEARWALL LOCATIONS (INCLUDING ENDWALL). THESE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- 980 SQ.FT. (STD PLAN "CONDITIONED")

SHEARWALL LEGEND	
	WIND ZONE 1
	WIND ZONE 2

PIER LEGEND	
	PIER MAIN BEAM
	PIER PERIMETER
	PIER PERIMETER/END ENTRY

SERVICE DROP LEGEND	
	ELECTRICAL DROP
	WATER INLET
	DWV PLUMBING DROP
	GAS INLET

	NEW VISION MANUFACTURING, LLC 1110 N Industrial RD Madill, OK 73466	DATE: 03/26/2019 SCALE:	MODEL: 1005 MOE TOWN #2	TITLE:	DWG #: FP-1005.1 FRAME PIER B&V
	FRAME PIERS	REF # DESCRIPTION MAXWELL W.	DRAWN BY:	DATE	REVISED BY:



Board of Adjustment

Case Number: CBOA-3190

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

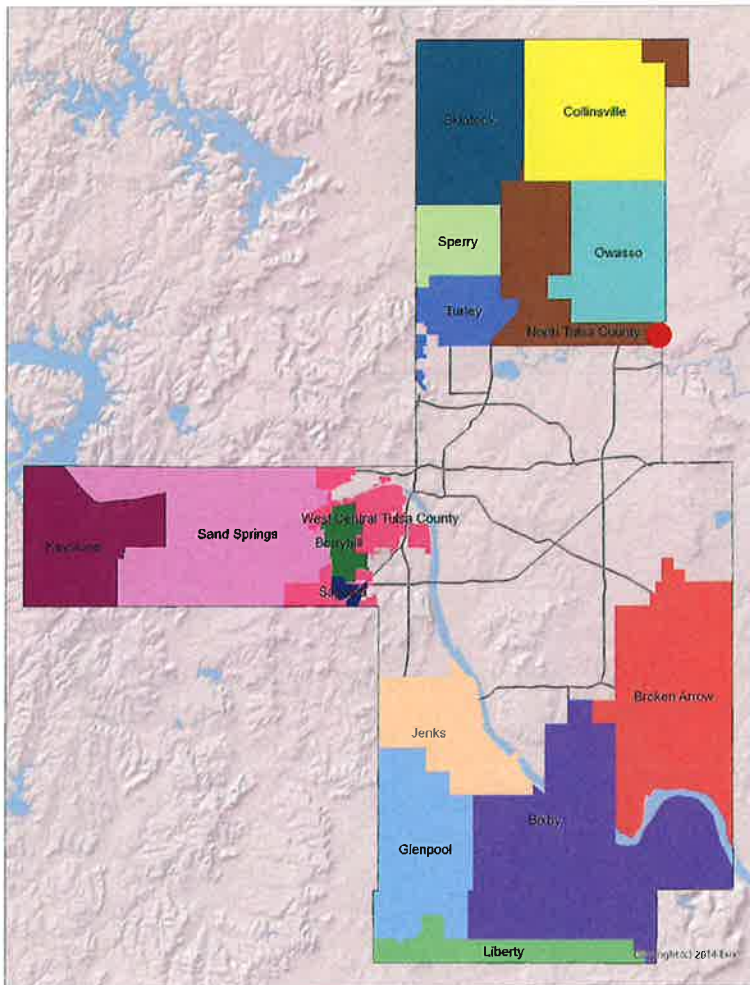
Owner and Applicant Information:

Applicant: Dennis R. Eastham

Property Owner: Same

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: 1.17 acres

Location: 13808 E 60 PL N

Present Zoning: RS

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0404

CASE NUMBER: CBOA-3190

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Dennis R. Eastham

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

LOCATION: 13808 E 60 PL N

ZONED: RS

FENCELINE: North Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 1.17 acres

LEGAL DESCRIPTION: W/2 N332.89 S2308.89 E330 W653.39 SE LESS N25 FOR RD SEC 4 20 14 1.17ACS, 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 North, East and South containing single-family residences and AG zoning to the West containing a single-family residence.

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 1.17 acres (50,965 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.

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.

The applicant has stated that they are "Wanting to place a single-wide mobile home on this acreage for my son who is a disabled vet 26 years old, just out of the service. I own 3 other parcels that already have mobile homes on them on the same street."

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 South from E 60th PI N



Subject tract looking Southwest from E 60th PI N

AG-R

AG

SUBJECT TRACT

E 60TH PL N

N 140TH E AVE

E 59TH ST N

RS

E 58TH ST N

LEGEND



Tulsa Corporate Limits



CBOA-3190

20-14 04



CBOA-3190 9.5



0 200 400
Feet



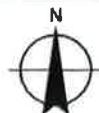
Subject
Tract

CBOA-3190

20-14 04

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

Aerial Photo Date: 2023



CBOA-3190 9.6



Board of Adjustment

Case Number: CBOA-3191

Hearing Date: 07/16/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

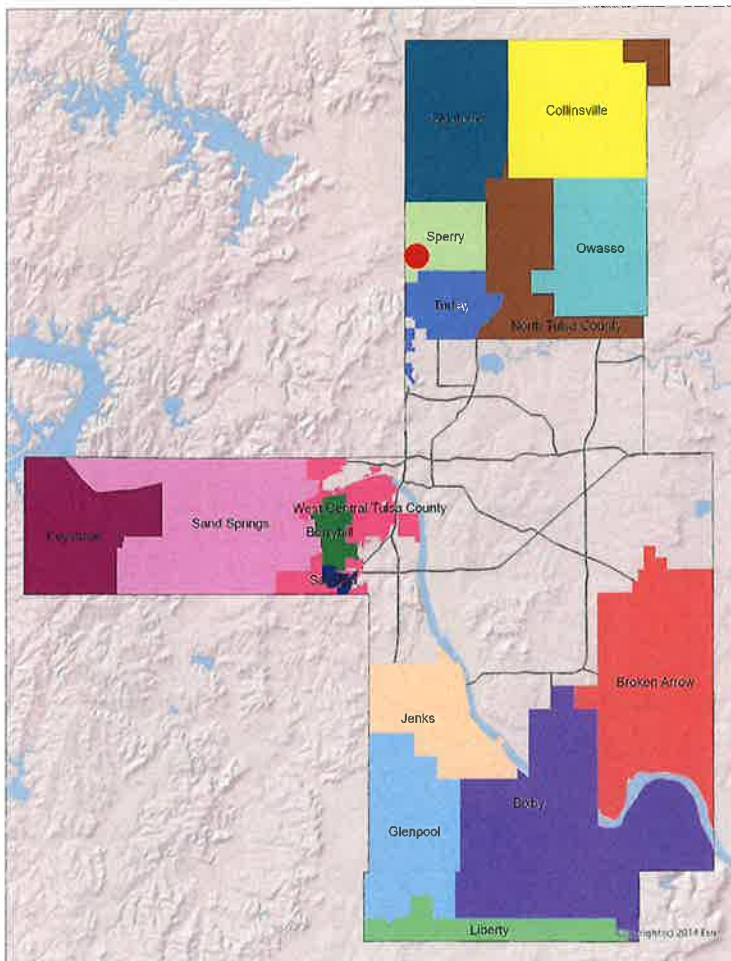
Owner and Applicant Information:

Applicant: Jody Cullison

Property Owner: Housing Authority
Cherokee Nation

Action Requested: Variance of the land area per dwelling unit and lot area in an AG district (Section 330) and Variance of the 30 ft frontage requirement in an AG district (Section 207).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 5 acres

Location: 9236 N CINCINNATI AV

Present Zoning: AG

Fenceline/Area: Sperry

Land Use Designation: AG-Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1223

CASE NUMBER: CBOA-3191

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/16/2024 1:30 PM

APPLICANT: Jody Cullison

ACTION REQUESTED: Variance of the land area per dwelling unit and lot area in an AG district (Section 330) and Variance of the 30 ft frontage requirement in an AG district (Section 207).

LOCATION: 9236 N CINCINNATI AV

ZONED: AG

FENCELINE: Sperry

PRESENT USE: Vacant

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: N/2 NW SE NE SEC 23 21 12 5ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. The tract abuts AG zoning to the North, South and East containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the land area per dwelling unit and lot area in an AG district (Section 330) and a Variance of the 30 ft frontage requirement in an AG district (Section 207).

The Tulsa County zoning code requires 2 acres minimum for a lot within the AG district and 2.1 acres of land area per dwelling. The applicant proposes to split off a 1 acre tract from the subject tract which is under the requirement for land area for a lot in the AG district and for a lot with one dwelling. Due to the lot size being smaller than the requirement for a lot in the AG district and smaller than the lot area per dwelling requirement, a Variance would be required for the applicant to construct a home on the proposed 1 acre tract.

Additionally, the zoning code requires lots to have at least 30 ft of frontage on a public road or right of way. The subject tract is land locked and does not have access to a public road or right of way, necessitating the need for a variance for the subject tract and proposed 1 acre parcel to be split off.

The applicant provided the statement "Our 1 acre plot of land is more than 30 ft off a county road" referring to the 30 ft frontage requirement.

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.

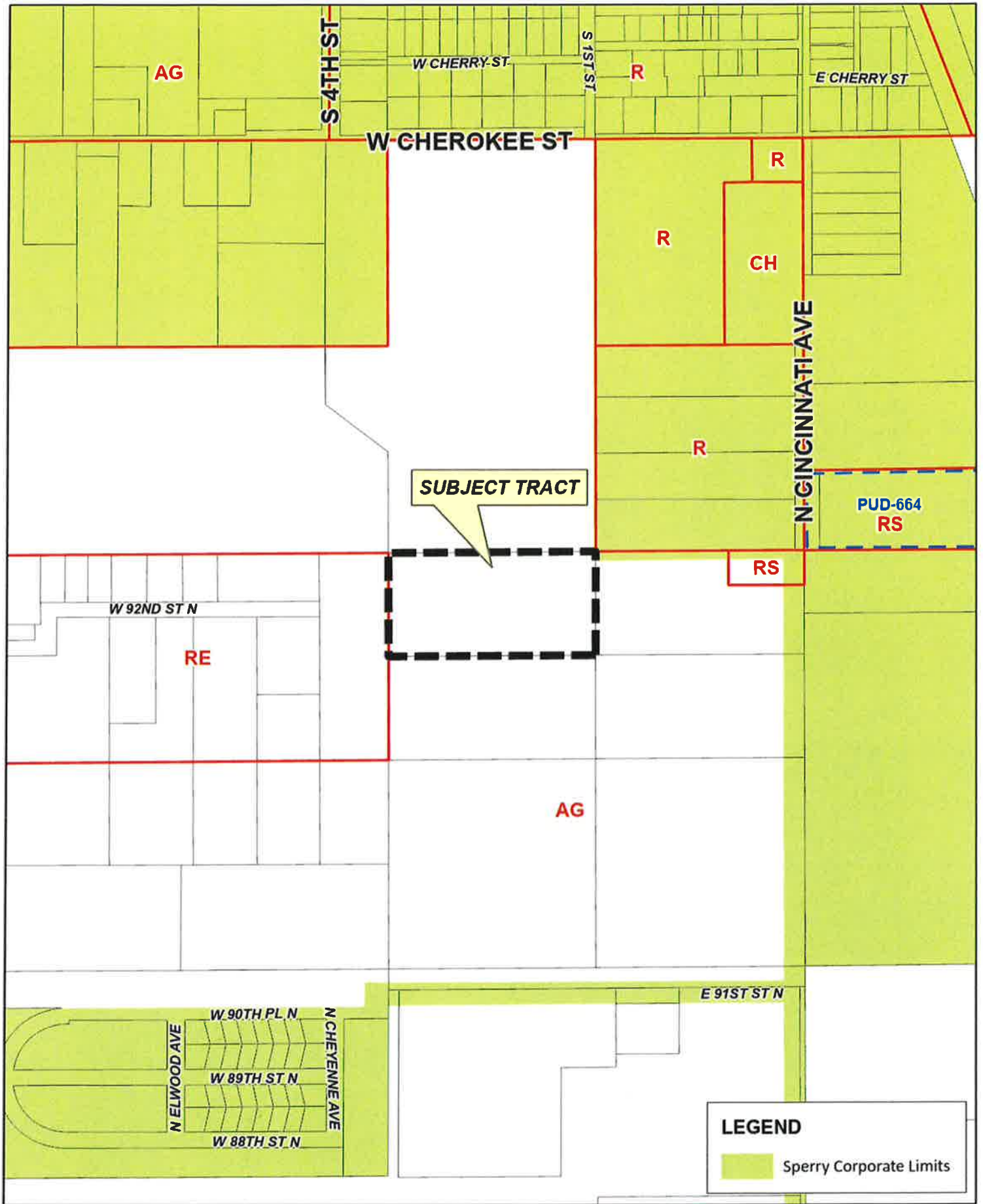
Sample Motion:

"Move to _____ (approve/deny) a Variance of the land area per dwelling unit and lot area in an AG district (Section 330) and a Variance of the 30 ft frontage requirement 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.



CBOA-3191

21-12 23

CBOA-3191 10.4



0 Feet 200 400



Subject Tract

CBOA-3191

21-12 23

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

Aerial Photo Date: 2023



CBOA-3191 10.5