



10:23 am, Oct 08, 2024

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

Meeting No. 536

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of September 17, 2024 (Meeting No. 535).

UNFINISHED BUSINESS

2. **CBOA 3204 - Gary Stringfellow**

Action Requested:

Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213) **Location:** 10831 E 138th St N

3. **CBOA 3207 - CJ & Kristi Wiseley**

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split. **Location:** 2212 W 91st St S

NEW APPLICATIONS

4. **CBOA 3212 - Kolbey Pruitt**

Action Requested:

Use Variance to allow overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), a Variance from the all-weather parking surface requirement (Section 1340.D) and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2). **Location:** 16871 W Wekiwa Rd

5. **CBOA 3214 - Sherry Wynette Hamilton**

Action Requested:

Variance to permit two dwelling units on a single lot of record in the AG-R district (Section 208). **Location:** 11949 N 93rd E Ave

6. CBOA 3215 - Rob & Shelly Craig

Action Requested:

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

Location: 15709 S 26th W Ave

7. CBOA 3216 - Caron Escobar

Action Requested:

Special Exception to permit a manufactured home (Use Unit 9) in the RE district (Section 410).

Location: 21921 W 42nd St S

8. CBOA 3217 - Ryan Strode

Action Requested:

Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1) **Location:** 12100 E 171st St S

9. CBOA 3218 - John Roach

Action Requested:

Use Variance to allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310).

Location: 5525 E 181st St S

10. CBOA 3220 - Kaylee Mitchell

Action Requested:

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

Location: 1605 E 75th St N

OTHER BUSINESS

Review and Approval of 2025 Meeting Schedule.

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-3204

Hearing Date: 10/15/2024 1:30 PM
(Continued from 8/20/2024)

Case Report Prepared by:

Jay Hoyt

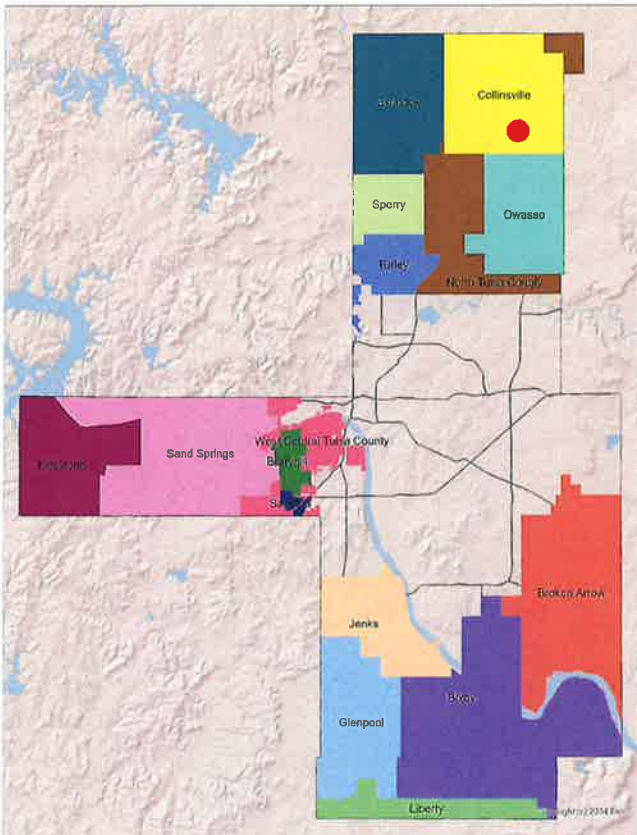
Owner and Applicant Information:

Applicant: Gary Stringfellow

Property Owner: STRINGFELLOW, GARY
H AND

Action Requested: Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213) ~~and a Use Variance to allow Use Unit 23 — Warehousing and Wholesaling to permit outdoor storage of boats, RVs and automobiles in an RS district (Section 1223).~~ Use Unit 23 Denied at 8/20/2024 CBOA meeting.

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.2 acres

Location: 10831 E 138 ST N

Present Zoning: RS

Fenceline/Area: Collinsville

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2430

CASE NUMBER: **CBOA-3204**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM (Continued from 08/20/2024)

APPLICANT: Gary Stringfellow

ACTION REQUESTED: Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213) ~~and a Use Variance to allow Use Unit 23 — Warehousing and Wholesaling to permit outdoor storage of boats, RVs and automobiles in an RS district (Section 1223).~~ Note: Use Unit 23 denied at 8/20/2024 CBOA meeting.

LOCATION: 10831 E 138 ST N

ZONED: RS

FENCELINE: Collinsville

PRESENT USE: Residence

TRACT SIZE: 2.2 acres

LEGAL DESCRIPTION: BLK 17, INDUSTRIAL HGTS ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

CBOA-2080 January 2004: The Board approved a Special Exception to permit a mobile home in the RS district (Section 410) and a Variance to permit two dwellings on one lot of record (Section 208).

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

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213) and a Use Variance to allow Use Unit 23 to permit outdoor storage of boats, RVs and automobiles in an RS district (Section 1223).

Use Unit 13 – Convenience Goods and Services, which a commercial ice and water machine would fall under ~~and Use Unit 23 — Warehousing and Wholesaling, which outdoor storage of boats, RVs and automobiles would fall under~~ (Use Unit 23 denied at 8/20/2024 CBOA meeting) is not a use that is permitted by right or exception in the RS district necessitating the need for a Use Variance on the subject tract. A Use Variance is required as the proposed use is not permitted by right in the RS 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 that they are “Wanting to install an ice machine with water on the corner and make a parking/storage area for boats, RVs and cars.”

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.

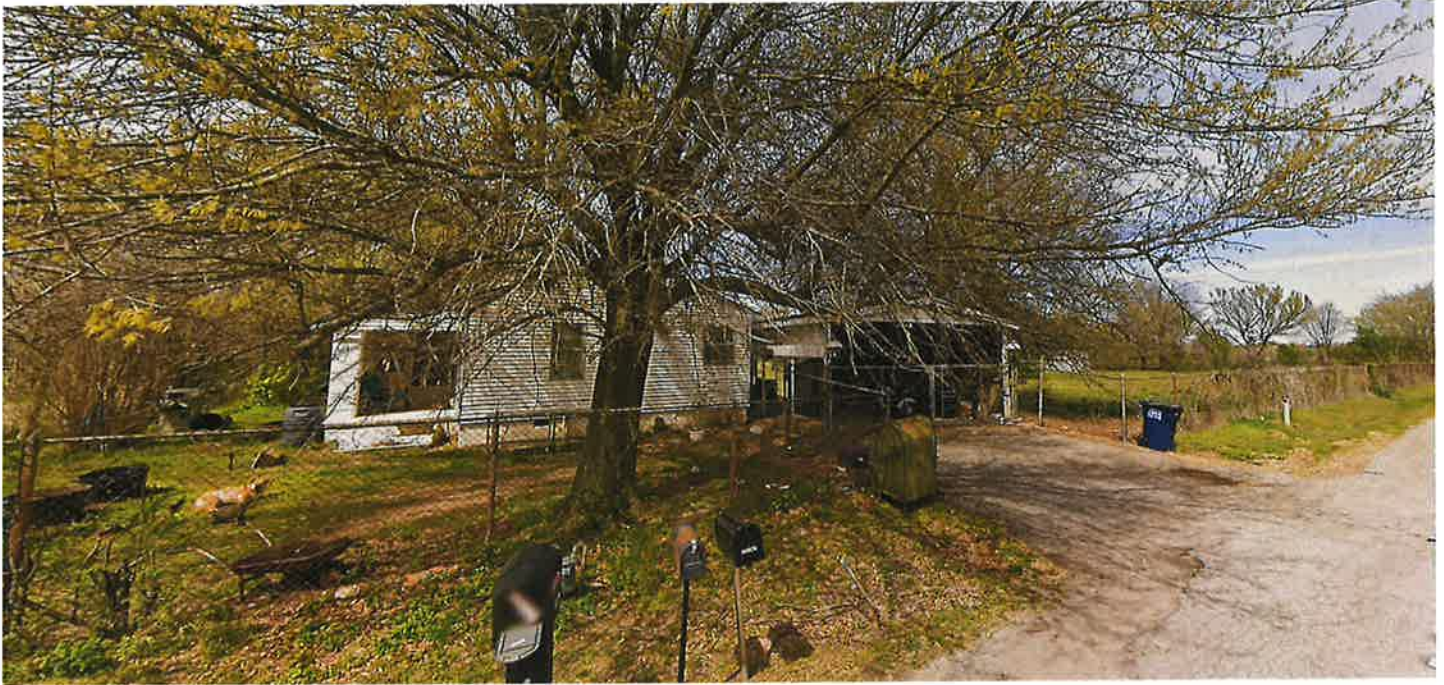
Sample Motion:

"I Move to _____ (approve/deny) a Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213) ~~and a Use Variance to allow Use Unit 23 — Warehousing and Wholesaling to permit outdoor storage of boats, RVs and automobiles in an RS district (Section 1223).~~

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 N 109th E Ave



Subject tract looking Southwest from N 109th E Ave

Hoyt, Jay

From: ROBERT BENFORD <toolmanrmb@sbcglobal.net>
Sent: Friday, August 02, 2024 12:27 PM
To: Hoyt, Jay
Cc: esubmit
Subject: Case Number: CBOA-3204

Mr. Jay Hoyt

Robert M Benford & Angela M Benford (REV TR) at 13711 N. 109 E. Ave, Collinsville, OK 740213712
Referring to case no: CBOA-3204

I contest the request:

Use variance to allow use unit 13 - convenience Goods and services in an RS district to permit a commercial ice and water machine (section 1213) and a use variance to allow use unit 23 to permit outdoor storage of boats, RVs and automobiles in an RS district (section1223)

For reasons of, it is a **residential area**, **high traffic concerns** in our neighborhood and our **streets are not adequate** for the traffic that would be generated.

Sincerely

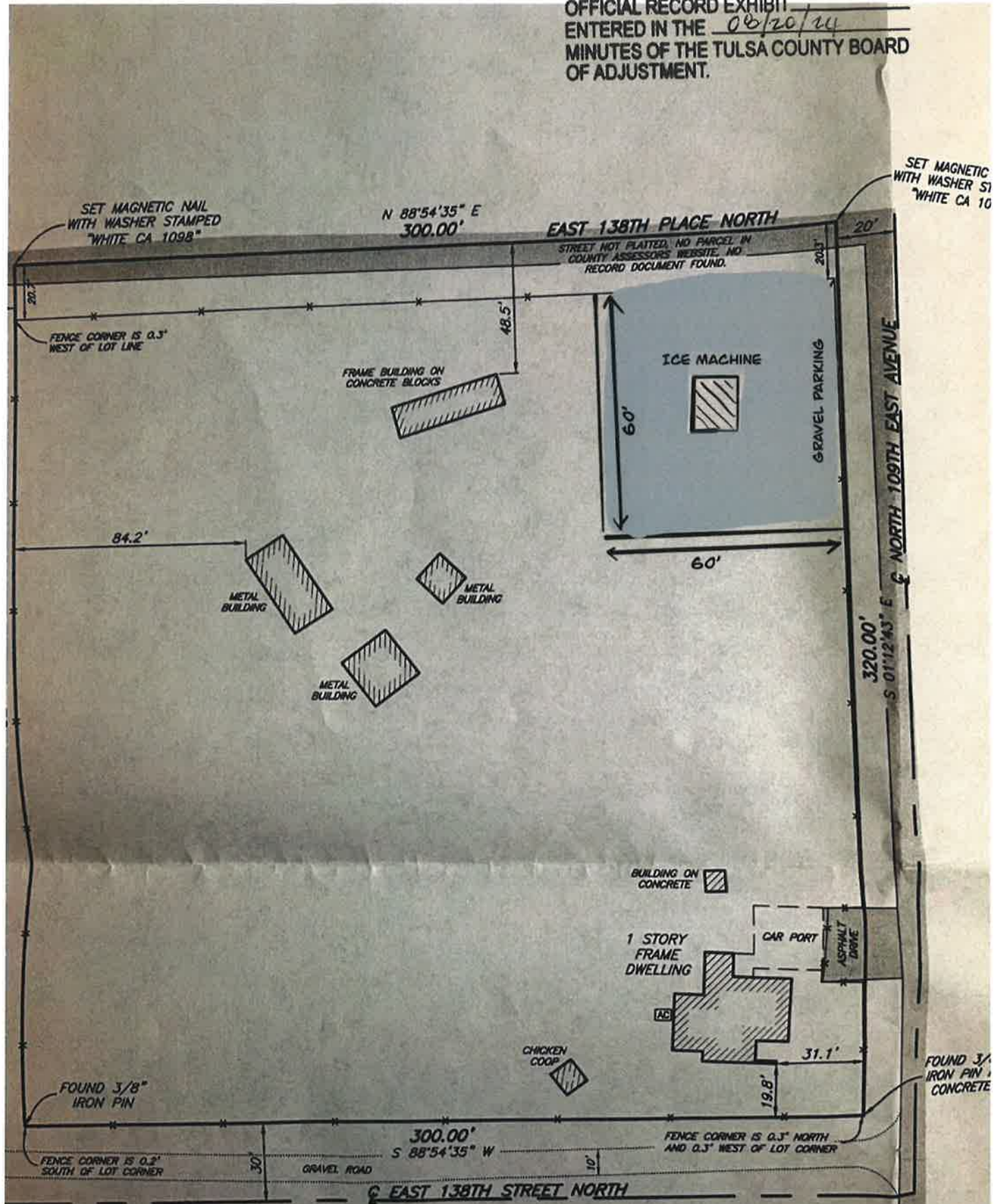
Laus Deo / Praise be to God

Vivat Jesus! /

Robert Benford

918-639-2035

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. CBOA-3204
OFFICIAL RECORD EXHIBIT
ENTERED IN THE 08/20/24
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.



TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. CBOA-3204
OFFICIAL RECORD EXHIBIT
ENTERED IN THE 08/20/24
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT



Hoyt, Jay

From: Chantell Moss <chantellmoss@yahoo.com>
Sent: Sunday, August 18, 2024 7:38 PM
To: Hoyt, Jay
Subject: Fw: CBOS 3201

Subject: CBOS 3204

CBOA-3204 Meeting 08/20/2024

The first picture is from the north side of the requested zoning change. The second picture is the road from the northeast side of the requested zoning change.

As you can see the roads are single lane roads.

In the first picture there is a field. That soon will be full of houses. Not sure of the number but I'm sure at least a hundred. Or more.

There are also houses being built directly east of the requested zone change. Which is across the street.

My concerns are:

That the roads will not accommodate the traffic. Does Tulsa County have the funds to overhaul the county road for such a small project? The roads have not been resurfaced in years at this point.

Hazardous material spills from the stored vehicles. Possible fires. Is the rural fire department prepared to handle these situations.

Please remember the City of Collinsville does not respond. Emergency calls this far north Tulsa County are sent to the rural fire department.

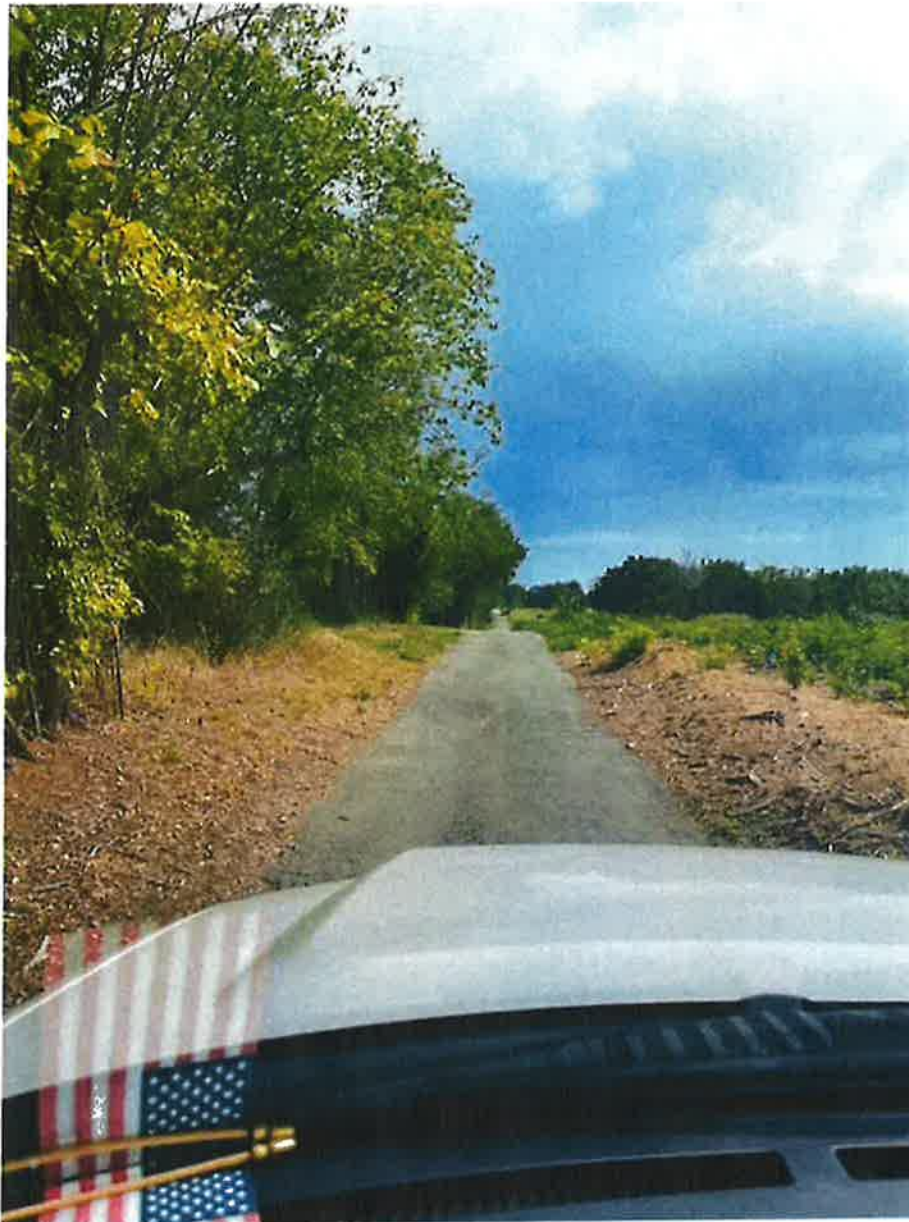
Thank you for the opportunity to voice my concerns.

Chantell Moss 918-407-1317
Show original message
[Download all attachments as a zip file](#)



[image0.jpeg](#)

[149.5kB](#)





Board of Adjustment

Case Number: CBOA-3207

Hearing Date: 10/15/2024 1:30 PM
(Continued from 09/17/2024)

Case Report Prepared by:

Jay Hoyt

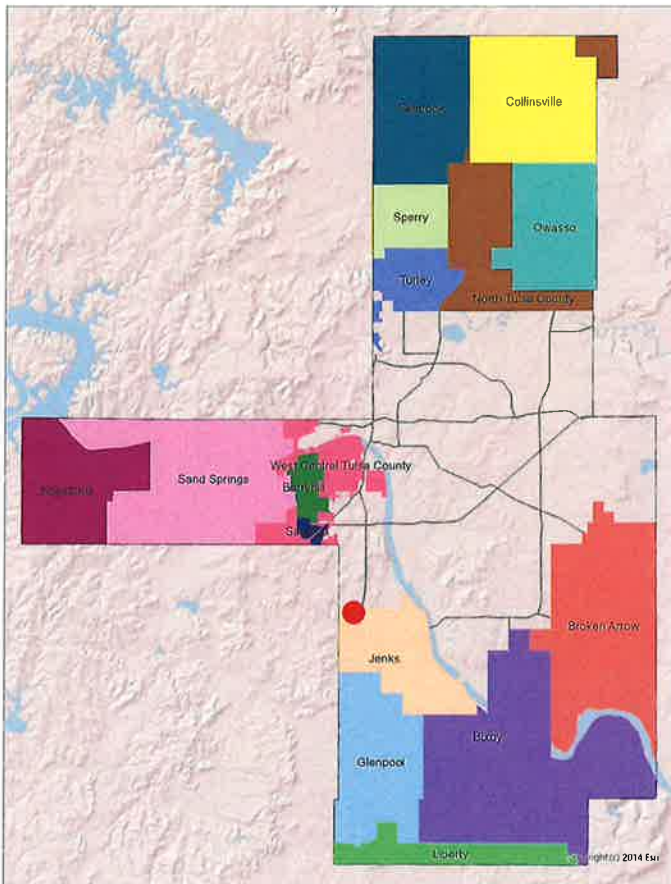
Owner and Applicant Information:

Applicant: CJ & Kristi Wiseley

Property Owner: BASSETT FAMILY TRUST

Action Requested: Variance of the street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split.

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 5 acres

Location: 2212 W 91 ST S

Present Zoning: AG

Fenceline/Area: Jenks

Land Use Designation: High Intensity Single-Family

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 8222

CASE NUMBER: **CBOA-3207**

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM (Continued from 09/17/2024)

APPLICANT: CJ & Kristi Wiseley

ACTION REQUESTED: Variance of the street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split.

LOCATION: 2212 W 91 ST S

ZONED: AG

FENCELINE: Jenks

PRESENT USE: Residence

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: W 330' E 495' SW NW NE SEC 22 18 12, 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. 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 street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit 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 5 acres in size. The applicant is proposing to split the existing subject lot into lots of approximately 1.1307 and 3.8706 acres, resulting in one of the lots being less than the 2.1 acres required per dwelling and the minimum of 2 acres for any lot in the AG district. The exact configuration of the lots has not been determined at this time, but will approximately be similar to what is illustrated in the image included with this report.

The lots would not have access to 30 ft of frontage on a publicly maintained road or right-of-way, as required by the Tulsa County Zoning Code necessitating the need for a variance of the frontage.

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 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 street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split.

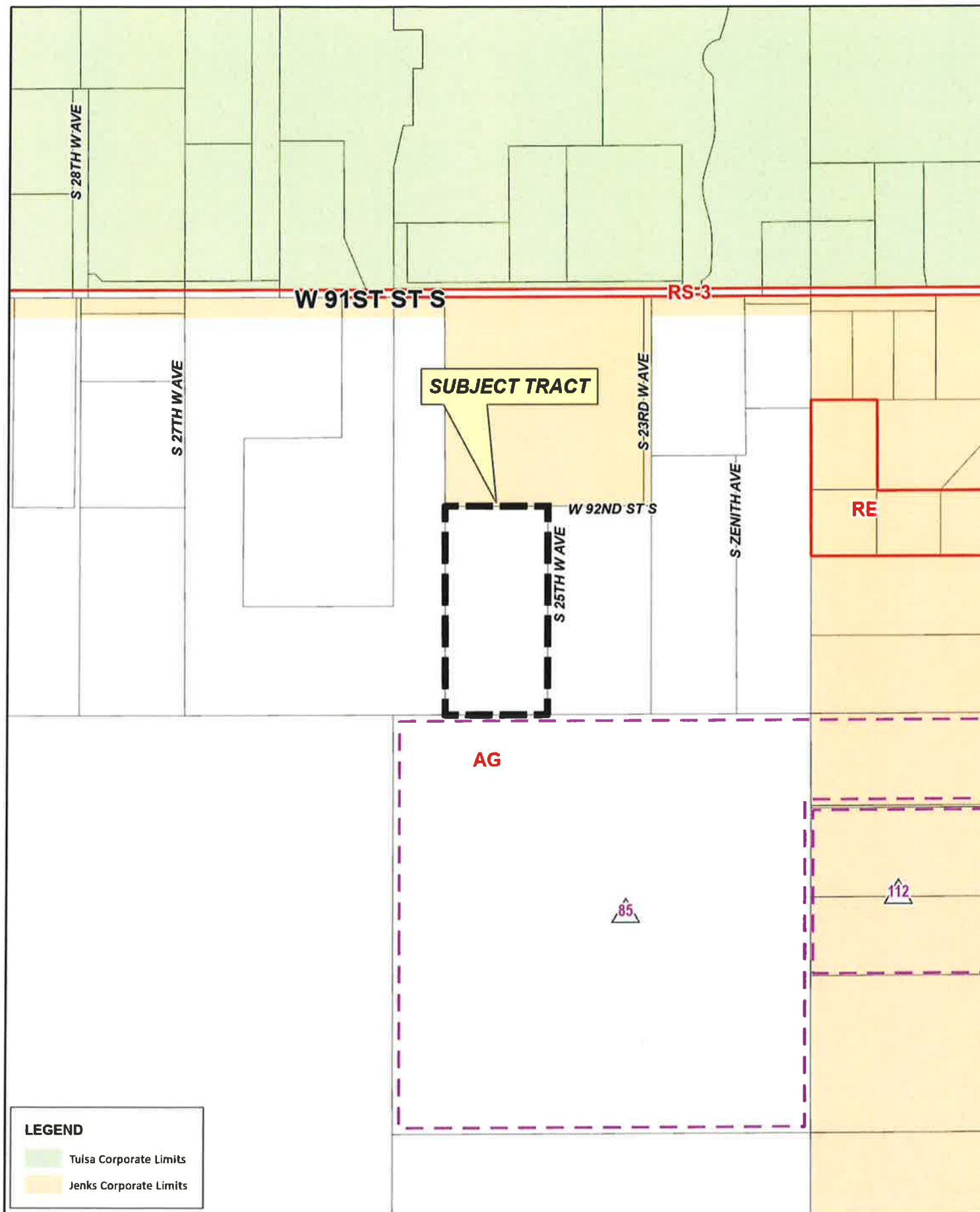
Subject to the following conditions, if any: _____.

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.

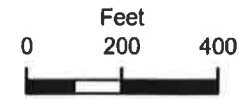


View of current access to subject tract looking Southeast from W 91st St S



LEGEND

- Tulsa Corporate Limits
- Jenks Corporate Limits



CBOA-3207

18-12 22

CBOA-3207 3.5





0 Feet 200 400



Subject
Tract

CBOA-3207

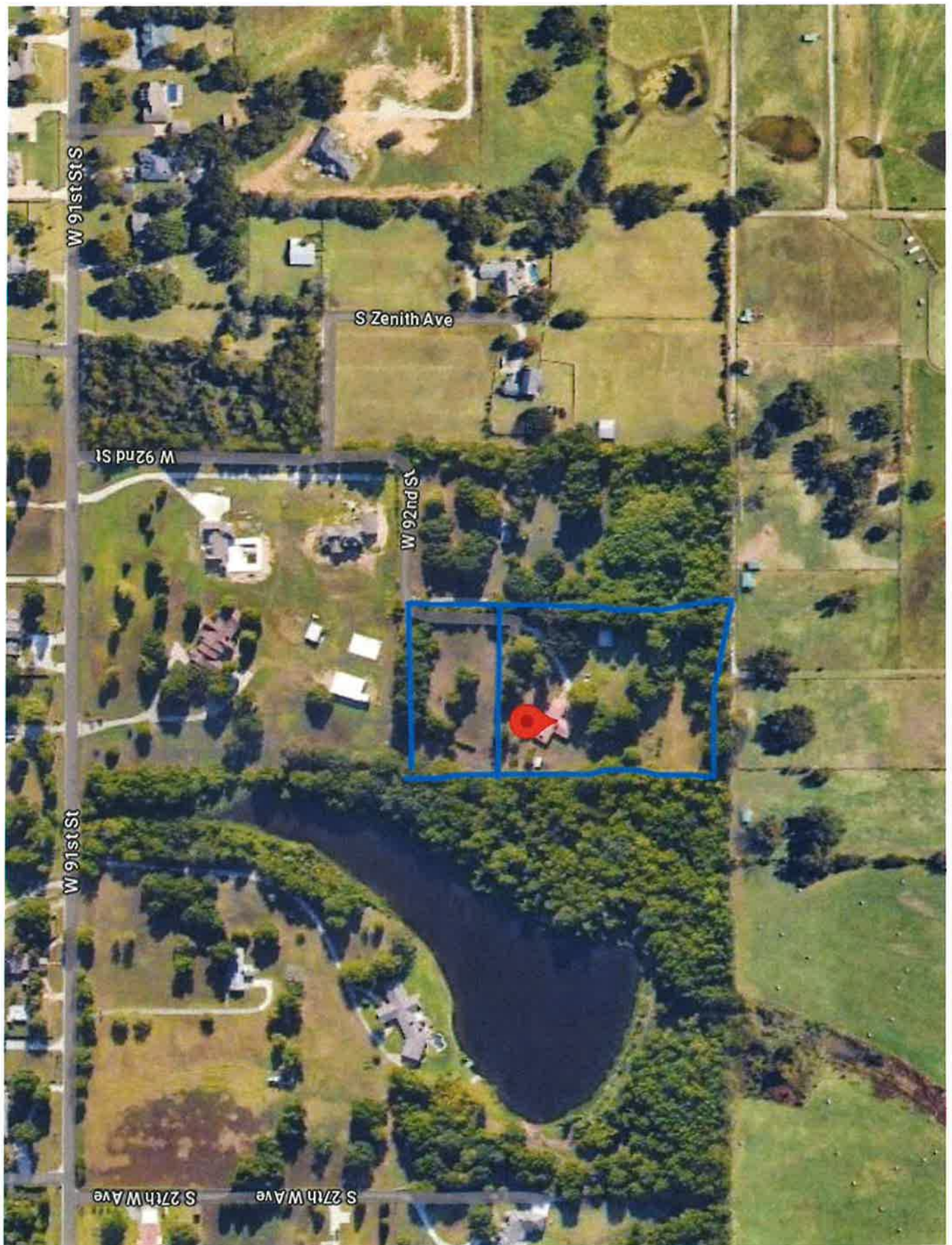
18-12 22

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

Aerial Photo Date: 2023

CBOA-3207 3.6





Hoyt, Jay

From: Berry Britton <bbritton@tulsacounty.org>
Sent: Thursday, September 12, 2024 2:42 PM
To: Hoyt, Jay; Alex Mills
Cc: Roger Hughes
Subject: Re: CBOA cases for 9/17

CBOA-3207 - Deny

Even though the parent tract may have mutual access easements(MAEs) that grants them legal access to S 91st St, these MAEs would not grant access to future split tracts of the parent tract.

Berry Britton
Engineer
Tulsa County HQ
218 West 6th Street, Room 845
Tulsa, OK 74119
918-596-5734
bbritton@tulsacounty.org

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Thursday, September 12, 2024 1:40 PM
To: Alex Mills <amills@tulsacounty.org>
Cc: Berry Britton <bbritton@tulsacounty.org>; Roger Hughes <rhughes@tulsacounty.org>
Subject: CBOA cases for 9/17

CAUTION: This email originated from outside of Tulsa County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex,

Attached is the agenda packet for the Board of Adjustment meeting on 9/17.

Thank you,



Jay Hoyt
Land Development Planner
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
jhoyt@incog.org



Board of Adjustment

Case Number: CBOA-3212

Hearing Date: 10/15/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

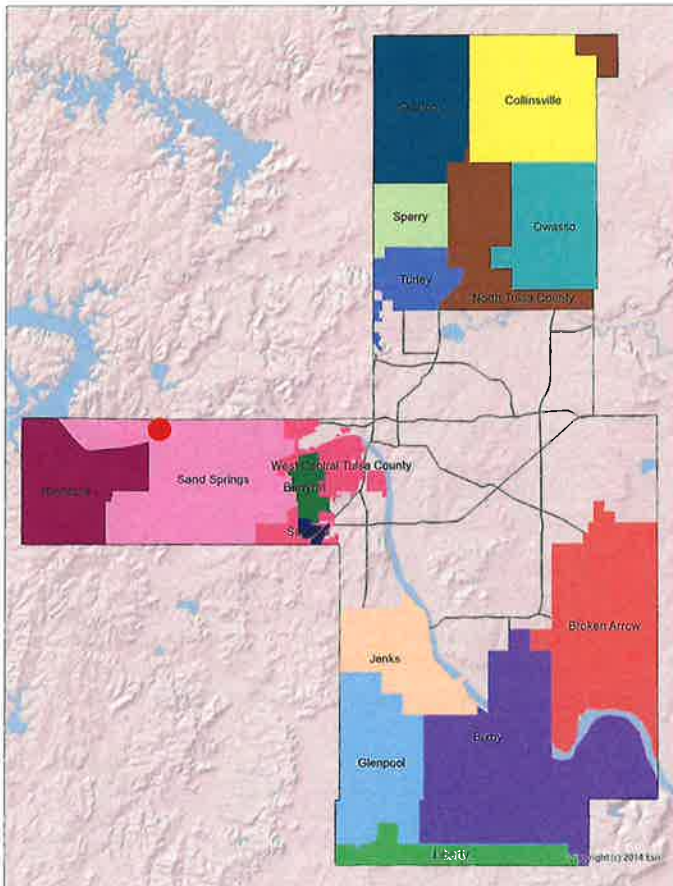
Owner and Applicant Information:

Applicant: Kolbey Pruitt

Property Owner: Kolbey & Dalecia Pruitt
and Jeffery & Sholie Pruitt

Action Requested: Use Variance to allow overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), a Variance from the all-weather parking surface requirement (Section 1340.D) and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 5.89 acres

Location: 16871 W WEKIWA RD S

Present Zoning: AG

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9106

CASE NUMBER: CBOA-3212

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: Kolbey Pruitt

ACTION REQUESTED: Use Variance to allow overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), a Variance from the all-weather parking surface requirement (Section 1340.D) and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2).

LOCATION: 16871 W WEKIWA RD S

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Residence

TRACT SIZE: 5.89 acres

LEGAL DESCRIPTION: BEG 873.55S NWC SE TH NE609.88 S414.58 W611.15 N429.30 POB SEC 6 19 11 5.891ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2137 November 2004: The Board approved Variance of requirement that in the AG district there be no more than two dwellings per lot to permit 3 dwelling units (manufactured home) on a 2.568 acre tract zoned AG, Section 208 – One Single-family Dwelling Per Lot Of Record - Use Unit 9; Variance of Land Area Per Dwelling Unit from 2.1 to .856 - Section 330. Bulk And Area Requirements In The Agriculture Districts - Use Unit 9

CBOA-2384 September 2010: The Board approved a Special Exception to permit a mini-storage facility and boat and RV storage (Use Unit 16) use in a CS district (Section 710); a Special Exception to permit a single family dwelling, or apartment in conjunction with the mini-storage facility (Section 710) in a CS district; a Variance to permit open air storage visible at ground level from a public street (US Hwy 64) (Section 1216.3.B); and a Variance of the requirement of an all-weather surface for off-street parking areas (Section 1340.D)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a manufactured home. The tract abuts AG zoning to the east, west and south containing manufactured home single-family residences. The tract abuts AG zoning to the north containing Hwy 412.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), a Variance from the all-weather parking surface requirement (Section 1340.D) and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2).

The applicant is proposing an RV park on the subject lot. A Use Variance is required as the proposed RV Park (Use Unit 17) is a use which 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.

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 to provide parking areas for the proposed RV park that are not surfaced with the required all-weather material.

The applicant is also requesting a Special Exception to install a fence in the required front yard which exceeds 4 feet in height. Section 240.2 limits the height of a fence in the required front yard to be limited to 4 feet in height unless a Special Exception is granted by the Board of Adjustment for the fence to exceed that height.

The applicant provided the following statement: *"The property presents significant challenges for traditional agricultural use due to its limited size and extensive coverage by large, mature trees, which restrict the feasibility of farming activities. Additionally, there is immediate proximity to the heavily trafficked US Hwy 412 introduces a high level of noise, making it unsuitable for standard residential development. These factors collectively render the land ill-suited for its current agricultural zoning, thus creating a practical hardship that justifies the need for a variance to develop an RV park, which aligns more effectively with the property's unique characteristics."*

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 overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), a Variance from the all-weather parking surface requirement (Section 1340.D) and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

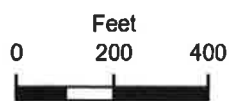
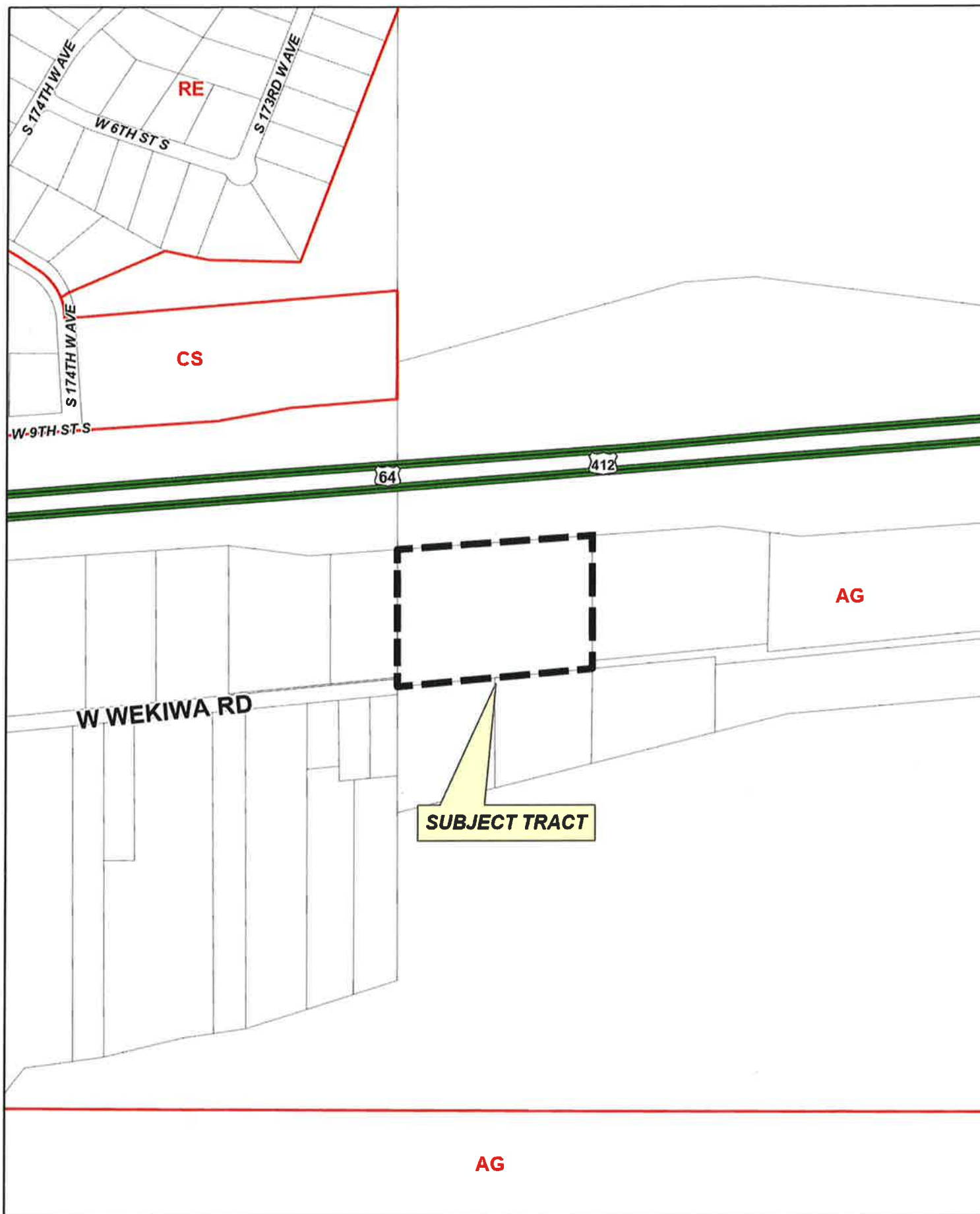
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



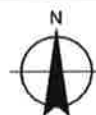
Subject tract looking Northeast from W Wekiwa Rd



CBOA-3212

19-11 06

CBOA-3212 4.5





0 Feet 200 400



Subject Tract

CBOA-3212

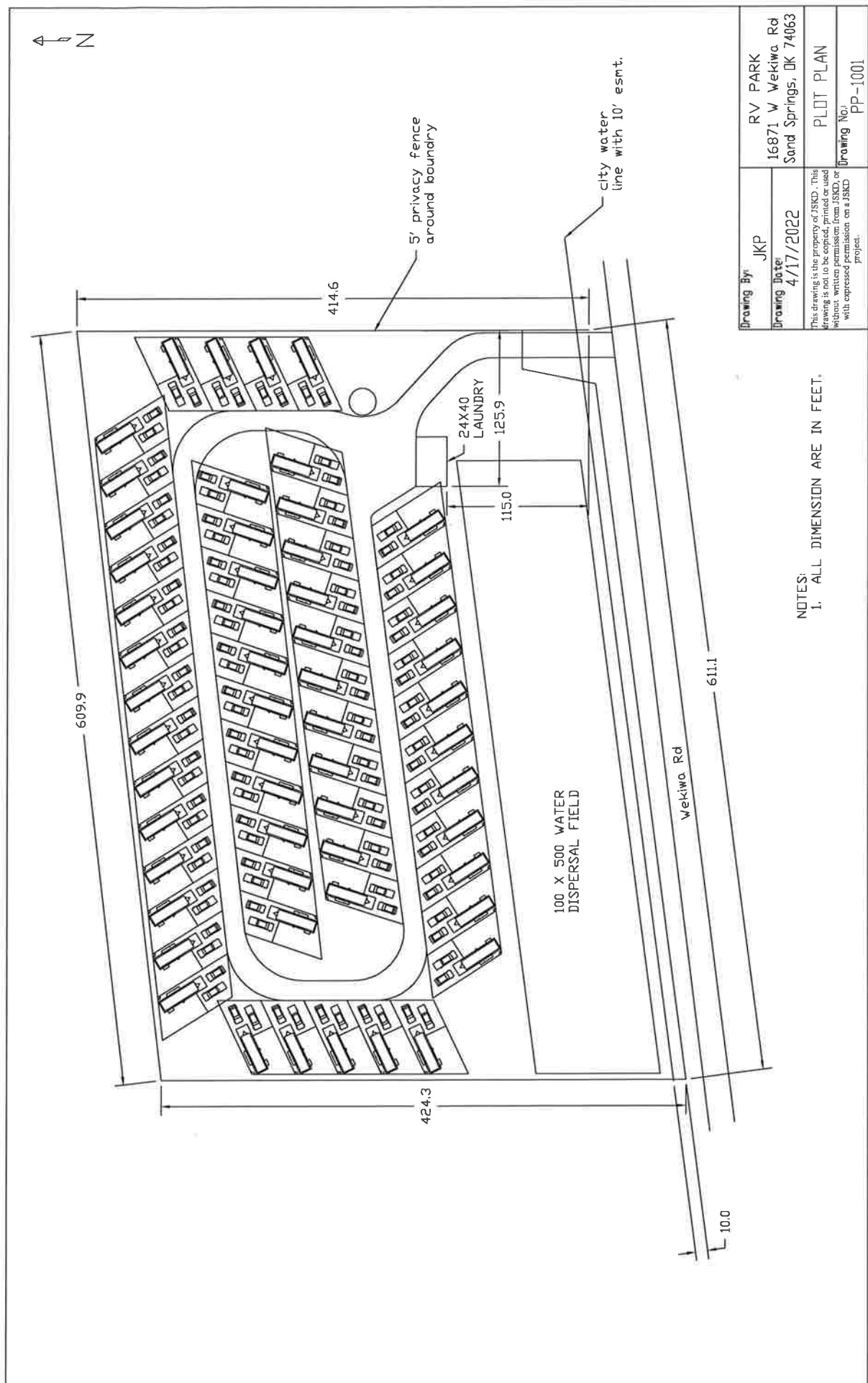
19-11 06

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

Aerial Photo Date: 2023

CBOA-3212 4.6





NOTES:
1. ALL DIMENSION ARE IN FEET.

Drawing By:	JKP	RV PARK
Drawing Date:	4/17/2022	16871 W Wekiwa Rd
This drawing is the property of JSKD. This drawing is not to be copied, printed or used without written permission from JSKD, or with expressed permission on a JSKD project.		Sand Springs, OK 74063
Drawing No:		PLOT PLAN
PP-1001		

Hoyt, Jay

From: Nathan Spencer <nspencer89@yahoo.com>
Sent: Tuesday, October 08, 2024 9:47 AM
To: esubmit
Subject: Case #: CBOA-3212

Hello,

I'm a concerned citizen that lives in the area that the RV Park is wanting to be built. I understand that people need an affordable place to live. An RV Park is going to decrease our property value and bring in so much more traffic to the area. We already have issues with traffic based on the size of the roads in the area. Please reconsider the building of an RV Park in this area, there's so many other places that would make a better location.

Thank you



Board of Adjustment

Case Number: CBOA-3214

Hearing Date: 10/15/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

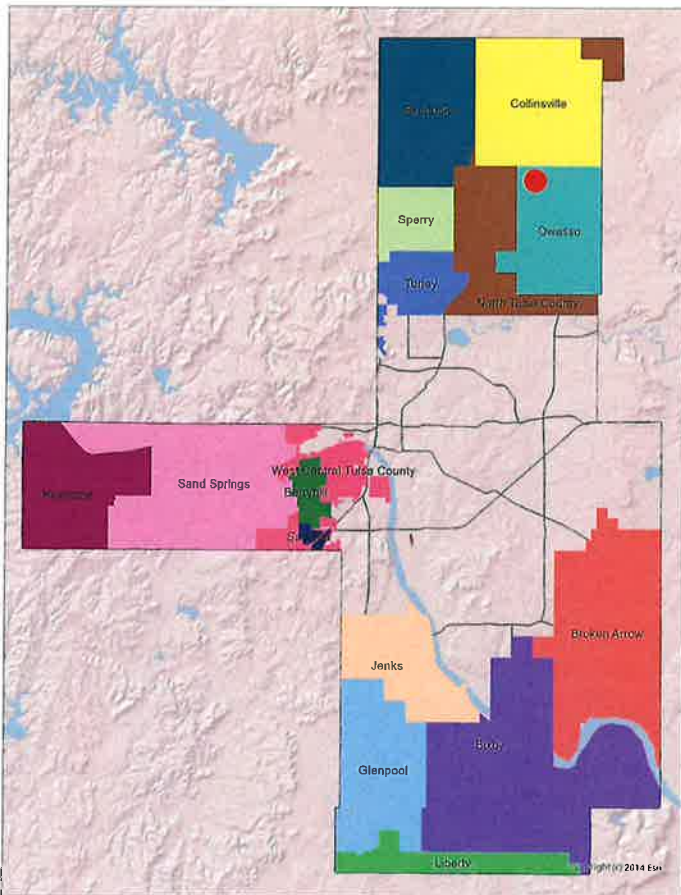
Owner and Applicant Information:

Applicant: Sherri Wynette Hamilton

Property Owner: MILLIGAN, GEORGE W
& SHERRI S

Action Requested: Variance to permit two dwelling units on a single lot of record in the AG-R district (Section 208).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.58 acres

Location: 11949 N 93 AV E

Present Zoning: AG-R

Fenceline/Area: Owasso

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1301

CASE NUMBER: **CBOA-3214**

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: Sherri Wynette Hamilton

ACTION REQUESTED: Variance to permit two dwelling units on a single lot of record in the AG-R district (Section 208).

LOCATION: 11949 N 93 AV E

ZONED: AG-R

FENCELINE: Owasso

PRESENT USE: Residence

TRACT SIZE: 2.58 acres

LEGAL DESCRIPTION: N 240' S 720' W 469.03' E 1130.03' N 1/2 SE SEC. 1-21-13

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2077 December 2003: The Board approved a Special Exception to permit a single-wide mobile home in an AG-R district and a Variance to permit two dwellings on one lot of record in the AG-R district.

CBOA-3196 August 204: The Board approved a Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208).

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208).

The AG-R district requires minimum of 1.1 acres per dwelling unit. The subject tract is 2.58 acres and contains a single-family residence with the lot containing enough acreage to comply with the minimum land area per dwelling for a second dwelling. Per the zoning code only one dwelling is allowed on a lot of record in the AG-R zone. The applicant intends to place a double-wide mobile home on the lot in addition to the existing home.

The applicant provided the statement "My father has sever dementia and other health issues. He is needing myself to become his caretaker so this will allow him to remain in his own home as he's asked to do. Mom has respiratory issues."

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

Sample Motion:

"Move to _____ (approve/deny) a Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208).

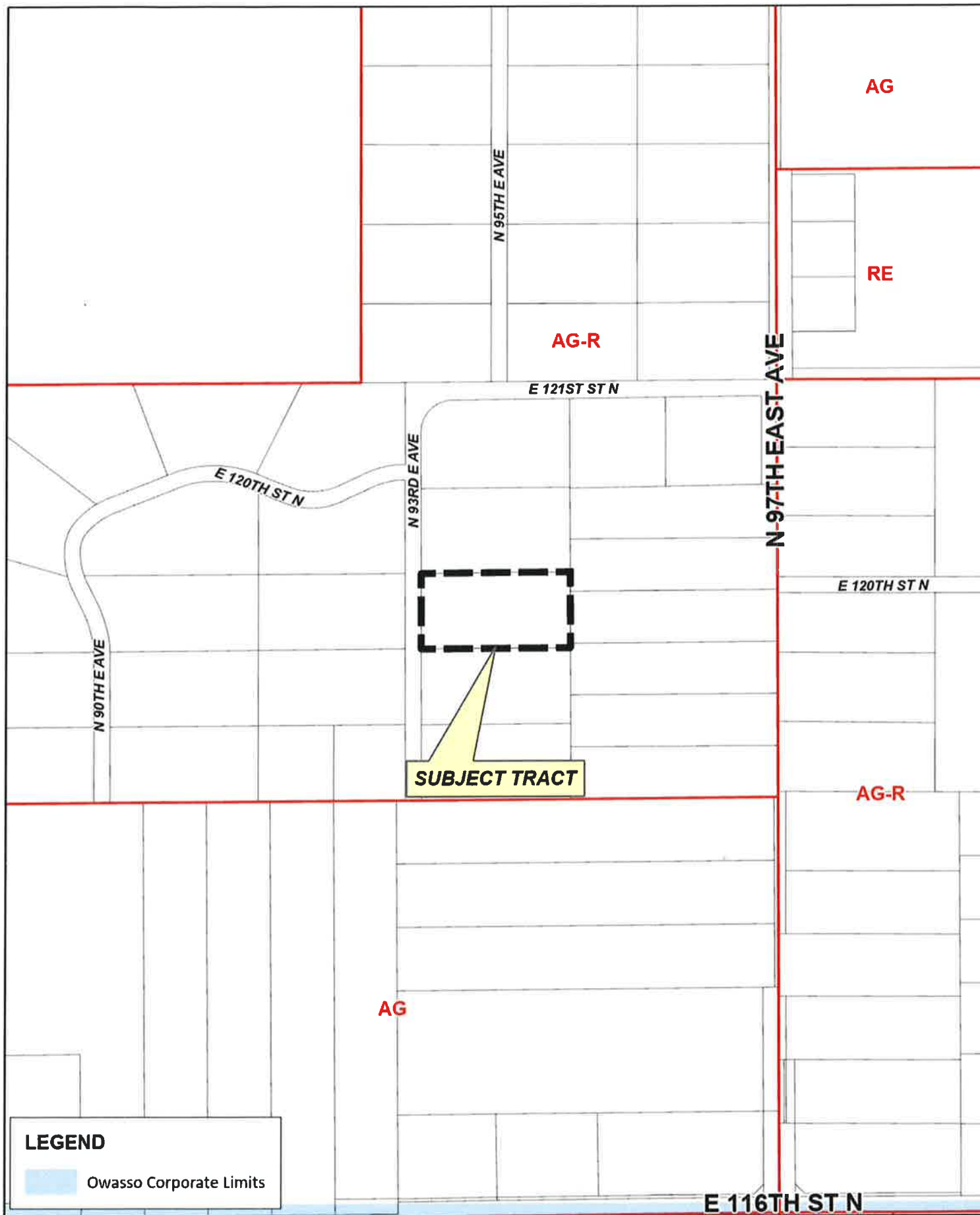
Subject to the following conditions, if any: _____.

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 variances 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 N 93rd E Ave





0 Feet 200 400



Subject Tract

CBOA-3214

21-13 01

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

Aerial Photo Date: 2023

CBOA-3214 5.6











CBOA-3214 5.10





CBOA-3214 5.11





Hearing Date: 10/15/2024 1:30 PM

Property Owner: CRAIG FAMILY REV TRUST

[illegible]

Land Use Designation: Rural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7222

CASE NUMBER: CBOA-3215

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: Rob & Shelly Craig

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

LOCATION: 15709 S 26 AV W

ZONED: AG

FENCELINE: Glenpool

PRESENT USE: Residence

TRACT SIZE: 2.35 acres

LEGAL DESCRIPTION: PRT NW SE BEG 425S NWC SE TH S235.58 E462.33 N235.50 W462.40 POB LESS W30 N100.58 THEREOF & W24.75 S135 THEREOF FOR RD SEC 22 17 12 2.355ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

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).

The Tulsa County zoning code requires 2.1 acres of land area per dwelling per section 330 of the Tulsa County Zoning Code. The applicant proposes build a shop with living quarters on the subject tract, as shown on the site plan provided by the applicant, which would require 4.2 acres for two dwellings

The applicant provided the statement "We have 2.35 acres zoned AG. We are wanting to build a 70x60 metal shop building that will have living quarters in it for our son and his family. We are requesting a variance of the land area per dwelling unit. There will be a drive entrance off of 26th W Ave, next to the main dwelling driveway. We have shared the plans with the neighbors, and they do not have any objections to our plans."

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).

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 26th W Ave



Subject tract looking Southeast from S 26th W Ave



S 26TH WEST AVE

W 158TH ST S

S 30TH W AVE

SUBJECT TRACT

0 Feet 200 400



Subject Tract

CBOA-3215

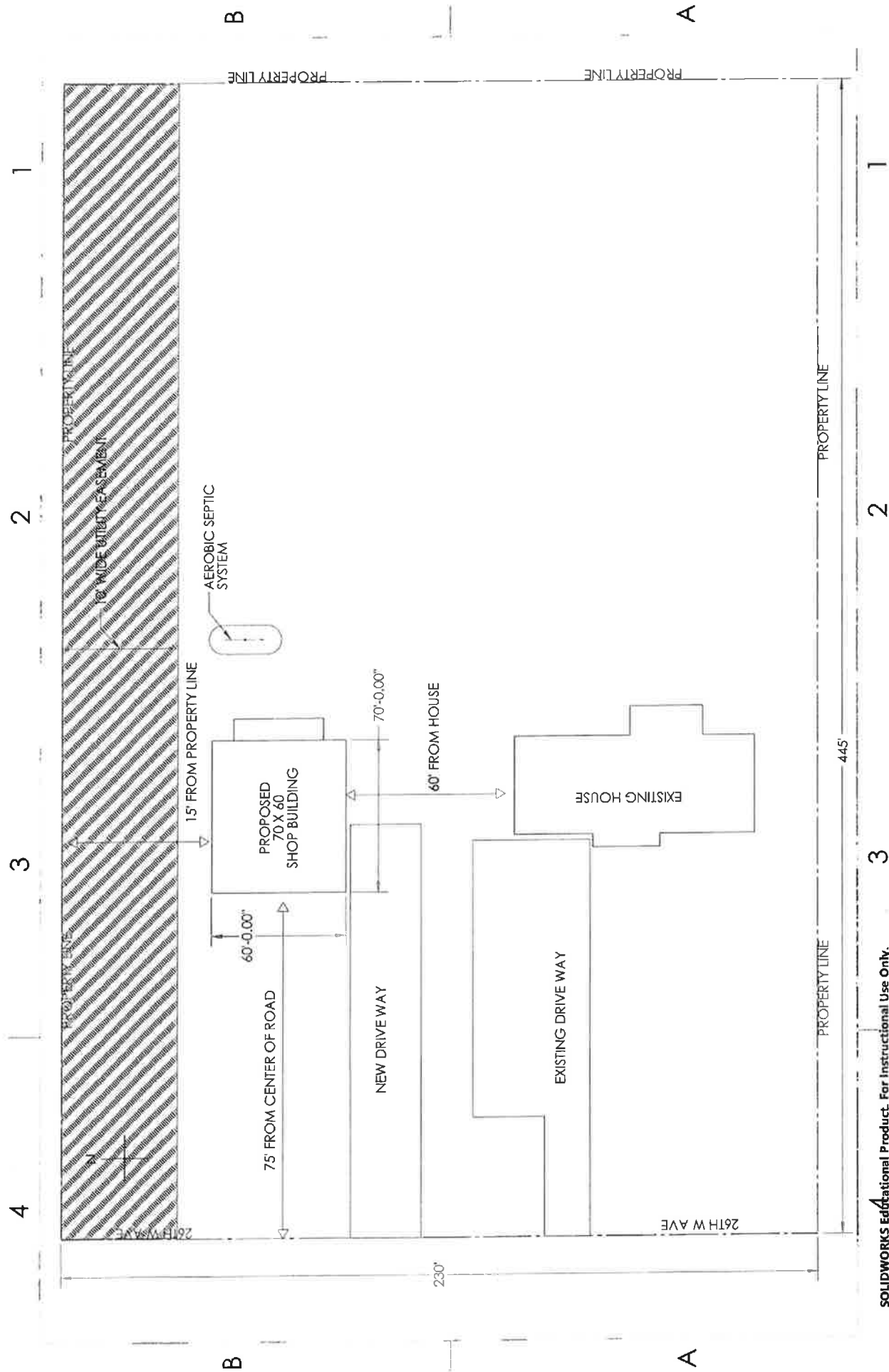
17-12 22

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

Aerial Photo Date: 2023

CBOA-3215 6.6







Board of Adjustment

Case Number: CBOA-3216

Hearing Date: 10/15/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

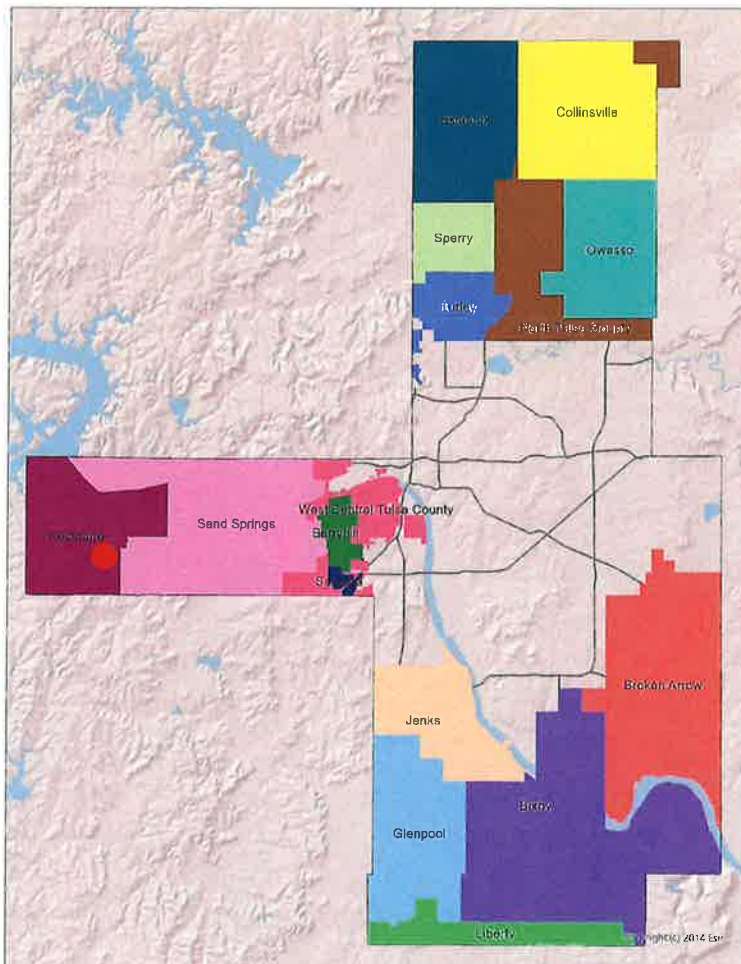
Owner and Applicant Information:

Applicant: Caron Escobar

Property Owner: MORROW, CLAYTON W
AND TERESA A

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

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.53 acres

Location: 21921 W 42 ST S

Present Zoning: RE

Fenceline/Area: Keystone

Land Use Designation: Rural
Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9027

CASE NUMBER: CBOA-3216

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: Caron Escobar

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

LOCATION: 21921 W 42 ST S

ZONED: RE

FENCELINE: Keystone

PRESENT USE: Vacant

TRACT SIZE: 0.53 acres

LEGAL DESCRIPTION: LT 5 BLK 1, OAK FOREST Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-467 June 1984: The Board approved a Special Exception to permit a mobile home on multiple lots in an RE zoned district and a variance of the 150 ft lot width in an RE district.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG is currently vacant. The tract is surrounded by RE zoned lots containing single-family mobile home residences.

STAFF COMMENTS:

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

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 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 manufactured home must be found to be compatible with the surrounding neighborhood.

There are several other single-wide mobile homes within the immediate vicinity of the subject tract.

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:

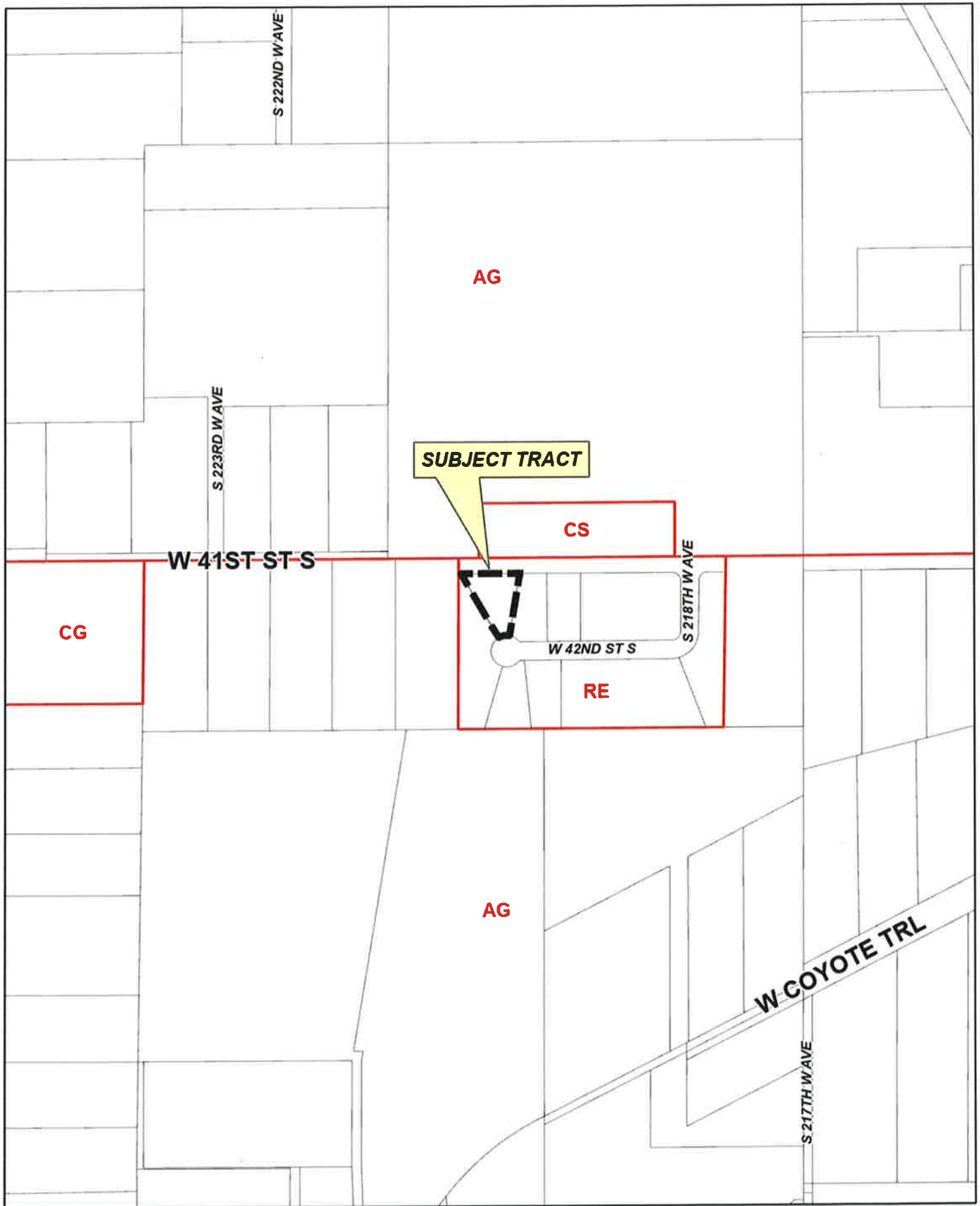
"Move to _____ (approve/deny) a Special Exception to permit a manufactured home (Use Unit 9) in the RE district (Section 410).

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 Northwest from W 42nd St S



CBOA-3216

19-10 27

CBOA-3216 7.5





SUBJECT TRACT

W 41ST ST S

W 42ND ST S

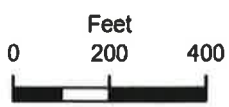
S 218TH W AVE

W COYOTE TRL

S 217TH W AVE

S 222ND W AVE

S 223RD W AVE



Subject Tract

CBOA-3216

19-10 27

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

Aerial Photo Date: 2023

CBOA-3216 7.6





Board of Adjustment

Case Number: CBOA-3217

Hearing Date: 10/15/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

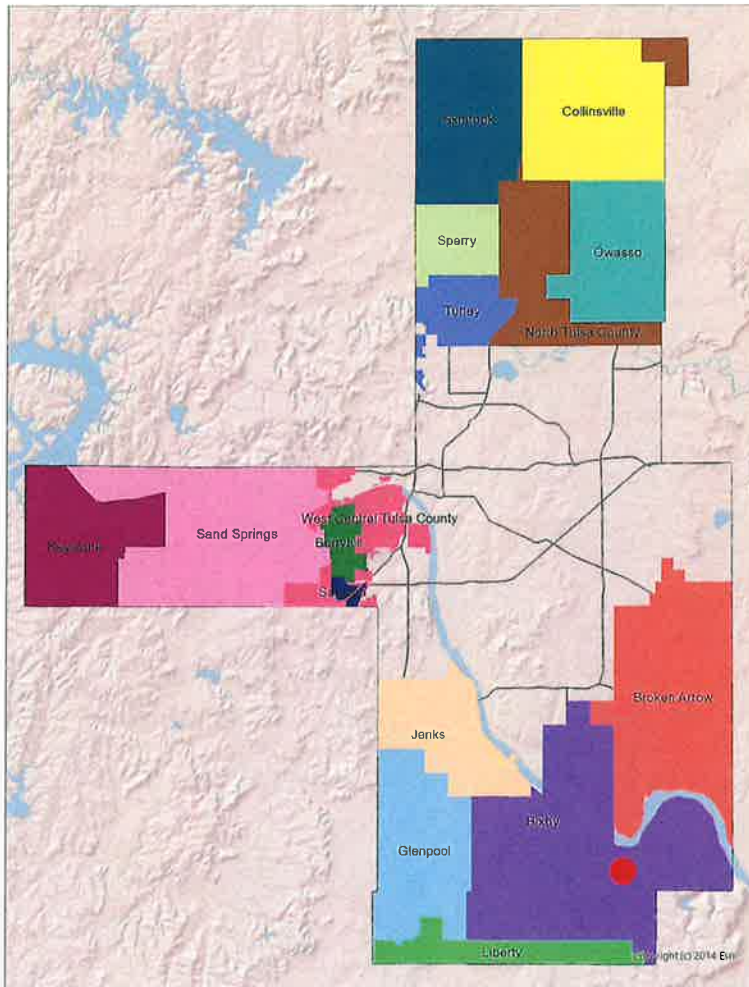
Owner and Applicant Information:

Applicant: Ryan Strode

Property Owner: BLUE FLAME 47 INC

Action Requested: Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1)

Location Map:



Additional Information:

Present Use: Church

Tract Size: 37.95 acres

Location: 12100 E 171 ST S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Agriculture

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7432

CASE NUMBER: CBOA-3217

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: Ryan Strobe

ACTION REQUESTED: Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1)

LOCATION: 12100 E 171 ST S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Church

TRACT SIZE: 37.95 acres

LEGAL DESCRIPTION: LOT 1 BLOCK 1, BLUEFLAME47 ADDITION Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2497 April 2014: The Board approved a *Special Exception* to allow a church with accessory uses (Use Unit 5) in an AG district. This approval will allow up to three buildings in an AG District as designated on a submitted site plan, subject to conceptual plans on pages 6.5 and 6.6. Construction is to be in accordance with the general conceptual site plan that has been provided the Board. The larger gathering building would be for church offices and the church ministries, and is to be used no more than twice a year, up to four or five days at a time, on property located south of Highway 64/East 171st St. S. between S. Garnett Road & South 129th East Avenue.

CBOA-2888 May 2021: The Board approved a Modification of a previously approved site plan (CBOA-2497) for a church (Use Unit 5) in an AG district (Section 310 Table 1).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains an existing religious facility. It is surrounded by AG zoned tracts containing a combination of single-family residential and agricultural uses.

STAFF COMMENTS:

The applicant is requesting a Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1).

In 2014 the Board approved a Special Exception to permit a Church in the AG district (CBOA-2497), per plan submitted, as well as a modification to the site plan in 2018 (CBOA-2888). The applicant plans to build a new 14,500 square foot youth building with a new drive lane as indicated on the plan provided by the applicant. Since the previous approvals were based on the site plans provided an approval of the modification to the site plan is required.

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 is compatible with the surrounding area.

Sample Motion for Modification:

"Move to _____ (approve/deny) a Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1).

Subject to the following conditions (if any): _____.

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



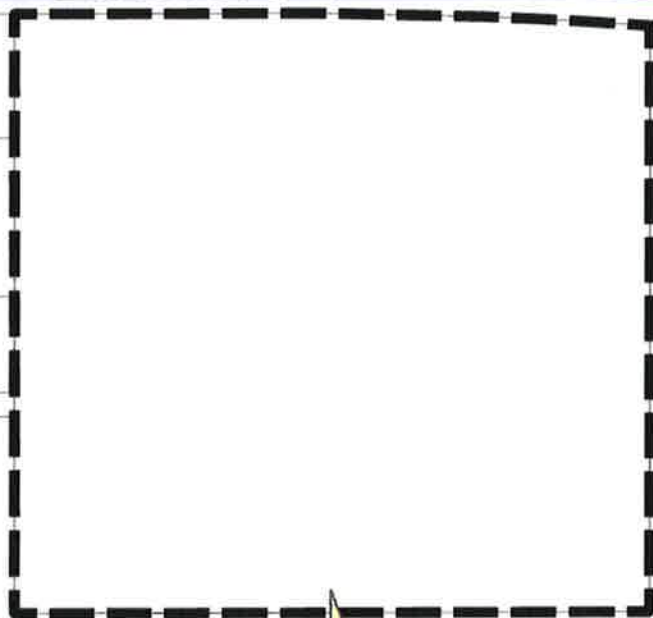
Subject tract looking South from E 171st St S



Subject tract looking Southwest from E 171st St S

AG

E 171ST ST S 



SUBJECT TRACT

AG

LEGEND

 Bixby Corporate Limits



CBOA-3217

17-14 32



CBOA-3217 8.5



E 171ST ST S 64

SUBJECT TRACT

0 200 400
Feet



Subject
Tract

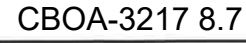
CBOA-3217

17-14 32

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

Aerial Photo Date: 2023
CBOA-3217 8.6







Board of Adjustment

Case Number: CBOA-3218

Hearing Date: 10/15/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

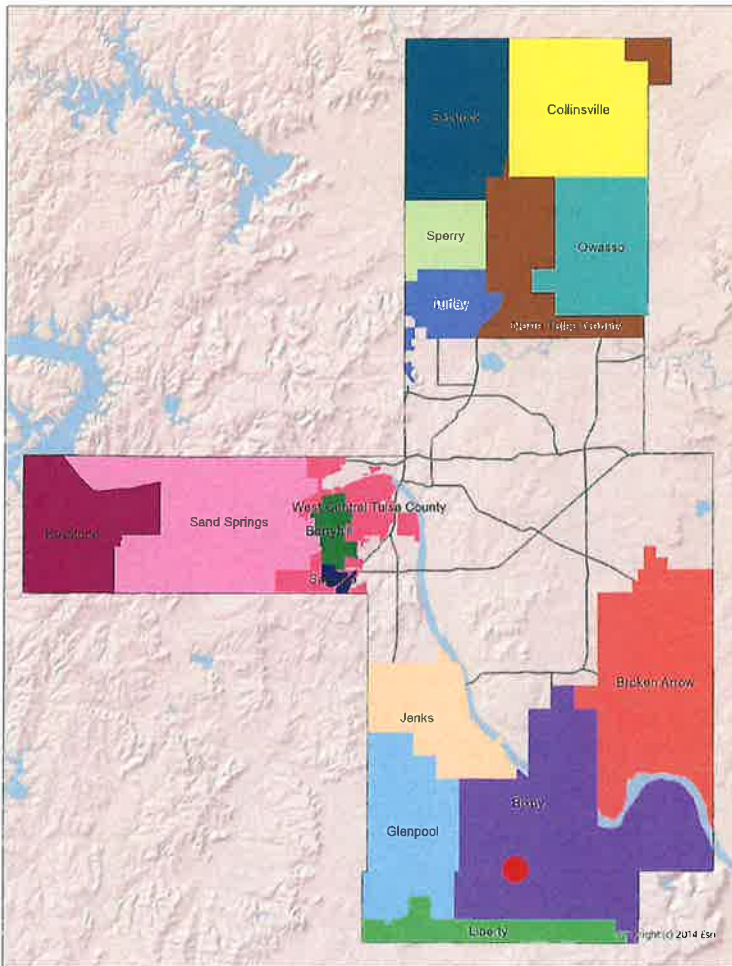
Owner and Applicant Information:

Applicant: John Roach

Property Owner: Same

Action Requested: Use Variance to allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310).

Location Map:



Additional Information:

Present Use: Youth Sports

Tract Size: 5 acres

Location: 5521 E 181 ST S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7334

CASE NUMBER: CBOA-3218

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: John Roach

ACTION REQUESTED: Use Variance to allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310).

LOCATION: 5521 E 181 ST S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Youth Sports

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: W230 S947 E330 S1320 SW SEC 34 17 13 5ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2519 November 2014: The Board approved a Special Exception to permit a home occupation (hair salon) in a detached accessory building in the AG district (Section 320.1, Table 2)

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

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310).

The applicant intends to utilize the existing tract and accessory building as the sports training facility. The accessory building that is to be used as the training facility is adjacent to the existing residence on the subject tract.

A use variance would be required due to Use Unit 19 – *Hotel, Motel and Recreational Activities* is not a use that is permitted by right or exception within the AG zoning district.

The applicant has provided the statement “I am a volunteer coach for kids 6-12 years old. I use the building to practice with them when needed. Some will ask for one on one training, which requires a trainer that charges a fee.”

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 allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310).

Finding the hardship to be _____.

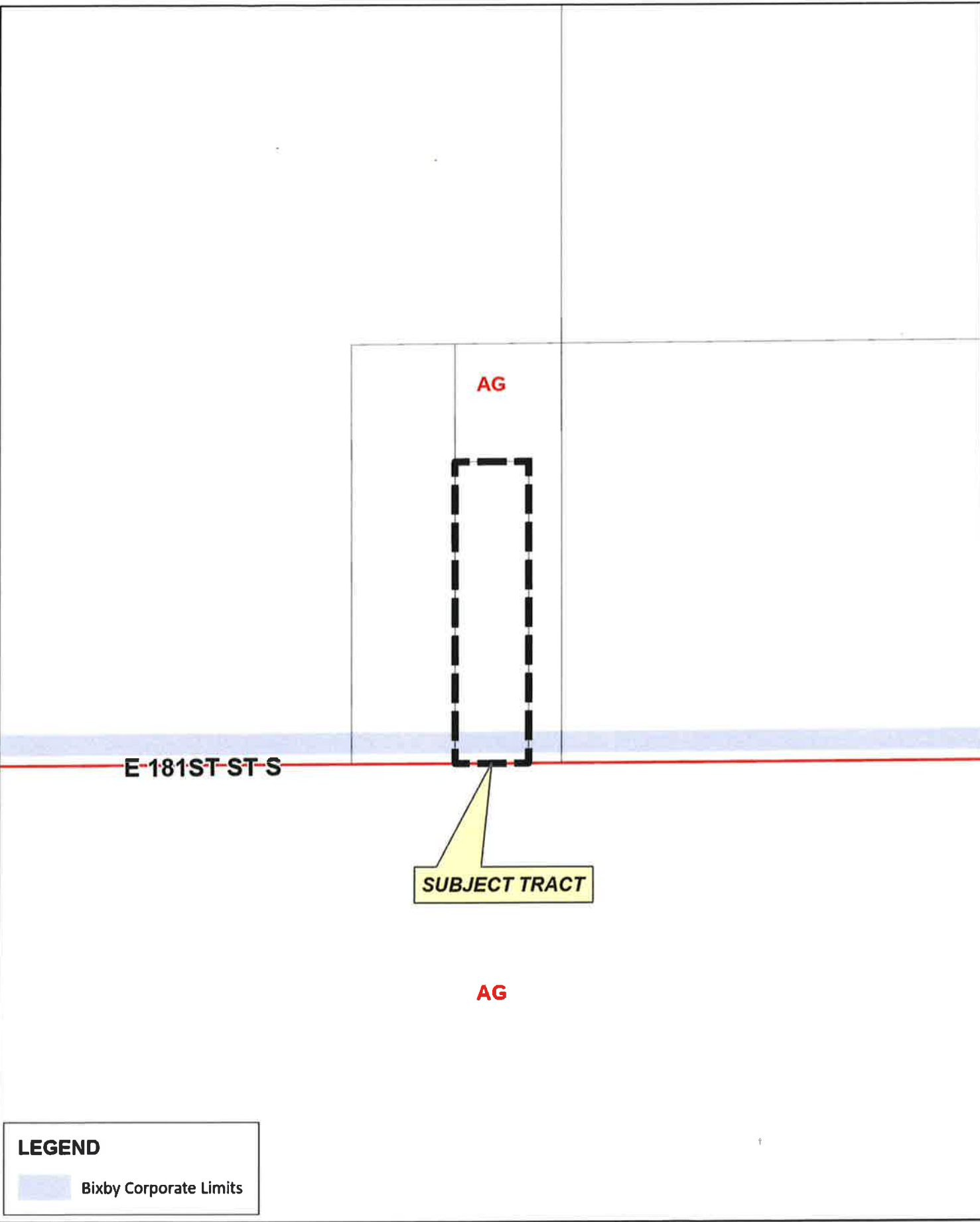
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 E 181st St S



Subject tract looking Northwest from E 181st St S



LEGEND

 Bixby Corporate Limits



CBOA-3218

17-13 34

CBOA-3218 9.5





E 181ST ST S

SUBJECT TRACT

0 Feet 200 400



Subject
Tract

CBOA-3218

17-13 34

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

Aerial Photo Date: 2023

CBOA-3218 9.6





Board of Adjustment

Case Number: CBOA-3220

Hearing Date: 10/15/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

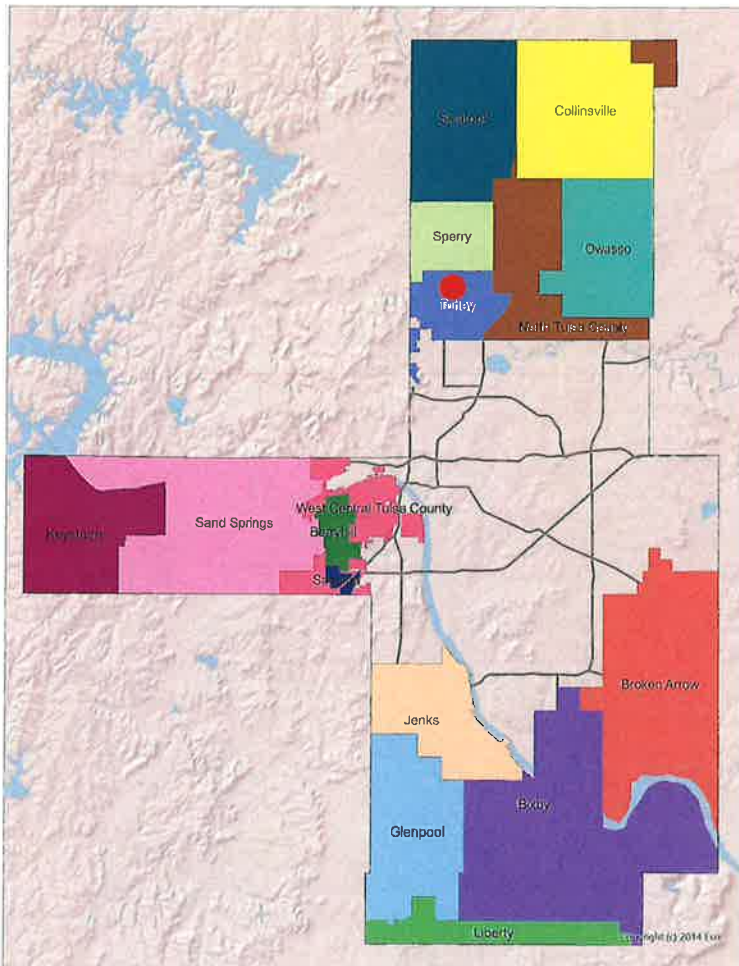
Owner and Applicant Information:

Applicant: Kaylee Mitchell

Property Owner: MITCHELL, KAYLEE M

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: 0.25 acres

Location: 1605 E 75th St N

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1331

CASE NUMBER: CBOA-3220

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 10/15/2024 1:30 PM

APPLICANT: Kaylee Mitchell

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

LOCATION: 1605 E 75th St N

ZONED: RS

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 0.25 acres

LEGAL DESCRIPTION: LOT 22 BLK 1 A, GOLDEN HILL ADDN, GOLDEN HILL ADDN SUB B1 Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-1214 December 1994: The Board approved a Special Exception to permit a mobile home in an RS district.

CBOA-1338 April 1995: The Board approved a Special Exception to permit a mobile home in an RS district.

CBOA-2184 December 2005: The Board approved a Special Exception to permit a mobile home (Use Unit 9) in an RS district (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.

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).

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.

There are several other single-wide mobile homes within the immediate vicinity of the subject tract.

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.

CBOA-3220 10.2

REVISED 10/7/2024

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: _____.

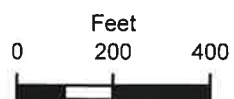
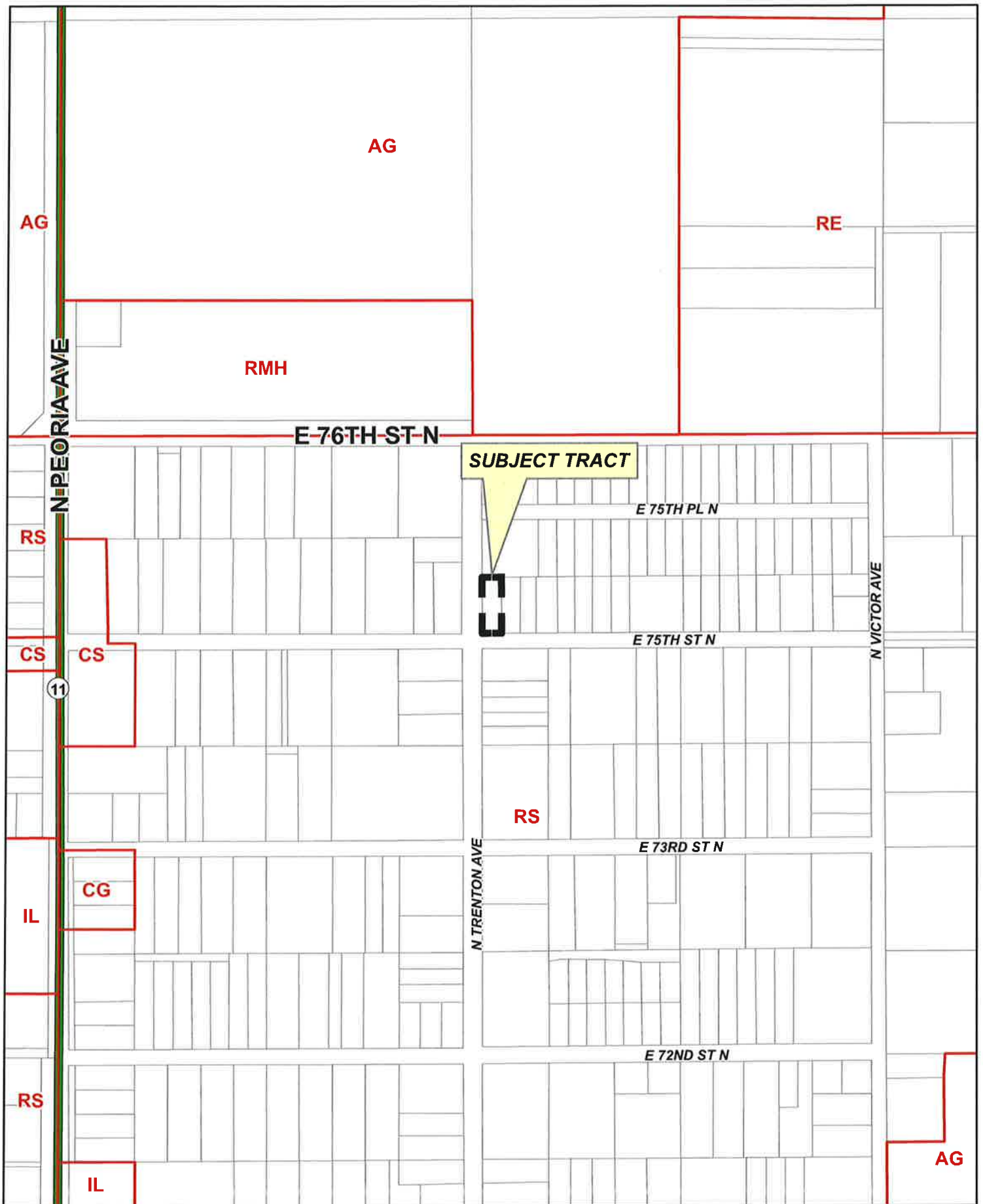
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northeast from E 75th St N



Subject tract looking Northwest from E 75th St N



CBOA-3220

21-13 31

CBOA-3220 10.5





0 Feet 200 400



Subject Tract

CBOA-3220

21-13 31

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

Aerial Photo Date: 2023

CBOA-3220 10.6

