



3:01 pm, Jan 13, 2025

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday January 21, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No.539

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of December 17, 2024 (Meeting No. 538).

NEW APPLICATIONS

2. **CBOA-3236 Steve Fisher**

Action Requested:

Use Variance to permit parking of semi-trucks on an AG zoned lot (Section 6.010, Table 6-1) **Location:** 8105 E 116th St N

3. **CBOA – 3237 Seth Adcock**

Action Requested:

Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) **Location:** 16315 S 161st E Ave

4. **CBOA – 3238 Beve Allen Bowman**

Action Requested:

Variance of the lot area and lot per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3) **Location:** 5958 E 191st St S Bixby

5. **CBOA – 3239 Douglas Matthews**

Action Requested:

Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2). **Location:** 913 E 63rd St N

6. **CBOA – 3240 Amy Mirecki Ashworth**

Action Requested:

Use Variance to permit Animal Husbandry on an RS zoned lot (Section 6.010, Table 6-1) **Location:** 1621 E 72nd St N

7. CBOA – 3241 Richard Wagner III

Action Requested:

Use Variance to permit a personal shop as the primary use in an RS district (Section 8.010.C-1). **Location:** 4319 W 43rd St

8. CBOA – 3242 Holly Bays

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3). **Location:** 13257 N Old Highway 169

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-3236

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

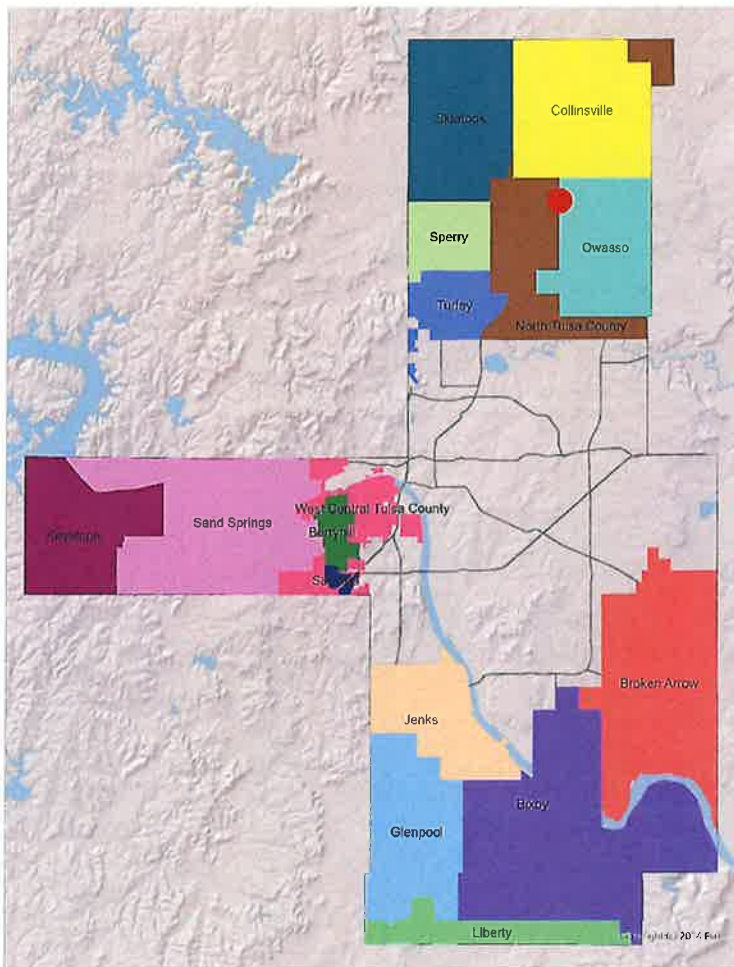
Owner and Applicant Information:

Applicant: Steve Fisher

Property Owner: Same

Action Requested: Use Variance to permit parking of semi-trucks on an AG zoned lot (Section 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Residence/Truck Parking

Tract Size: 2.02 acres

Location: 8105 E 116th St N

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1301

CASE NUMBER: CBOA-3236

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Steve Fisher

ACTION REQUESTED: Use Variance to permit parking of semi-trucks on an AG zoned lot (Section 6.010, Table 6-1)

LOCATION: 8105 E 116th St N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Storage / Mobile Food Eatery

TRACT SIZE: 2.02 acres

LEGAL DESCRIPTION: BEG SWC SEC TH N261 E419 S261 W419 POB LESS W33 & S33 THEREOF FOR RD SEC 1 21 13 2.02AC

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2055 August 2003: The Board approved Variance of the required rear yard setback to permit an accessory building (Section 320.2.A.2)

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

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit parking of semi-trucks on an AG zoned lot (Section 6.010, Table 6-1).

Semi-Truck parking is not a use that is allowed by right or exception in the AG district, however, the Tulsa County Comprehensive Plan designation for this property is Commercial, which would be compatible with the proposed use. The property owner has been utilizing the subject tract for the proposed use for the past few years.

The applicant provided the statement: "This property sits on 116th St N between Highway 169 and Highway 75. 116th St has been widening from Highway 169 towards Highway 75 for the last few years, reaching within a mile of our location in 2024. As this has happened the majority of the properties that have been sold are for commercial uses. This variance will not have any negative affect on surrounding properties. The continual widening of 116th St has made this property's value increase to where it will no longer be used as zoned. We would like to use the property for light commercial uses."

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

Sample Motion:

"Move to _____ (approve/deny) a Use Variance to permit parking of semi-trucks on an AG zoned lot (Section 6.010, Table 6-1).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

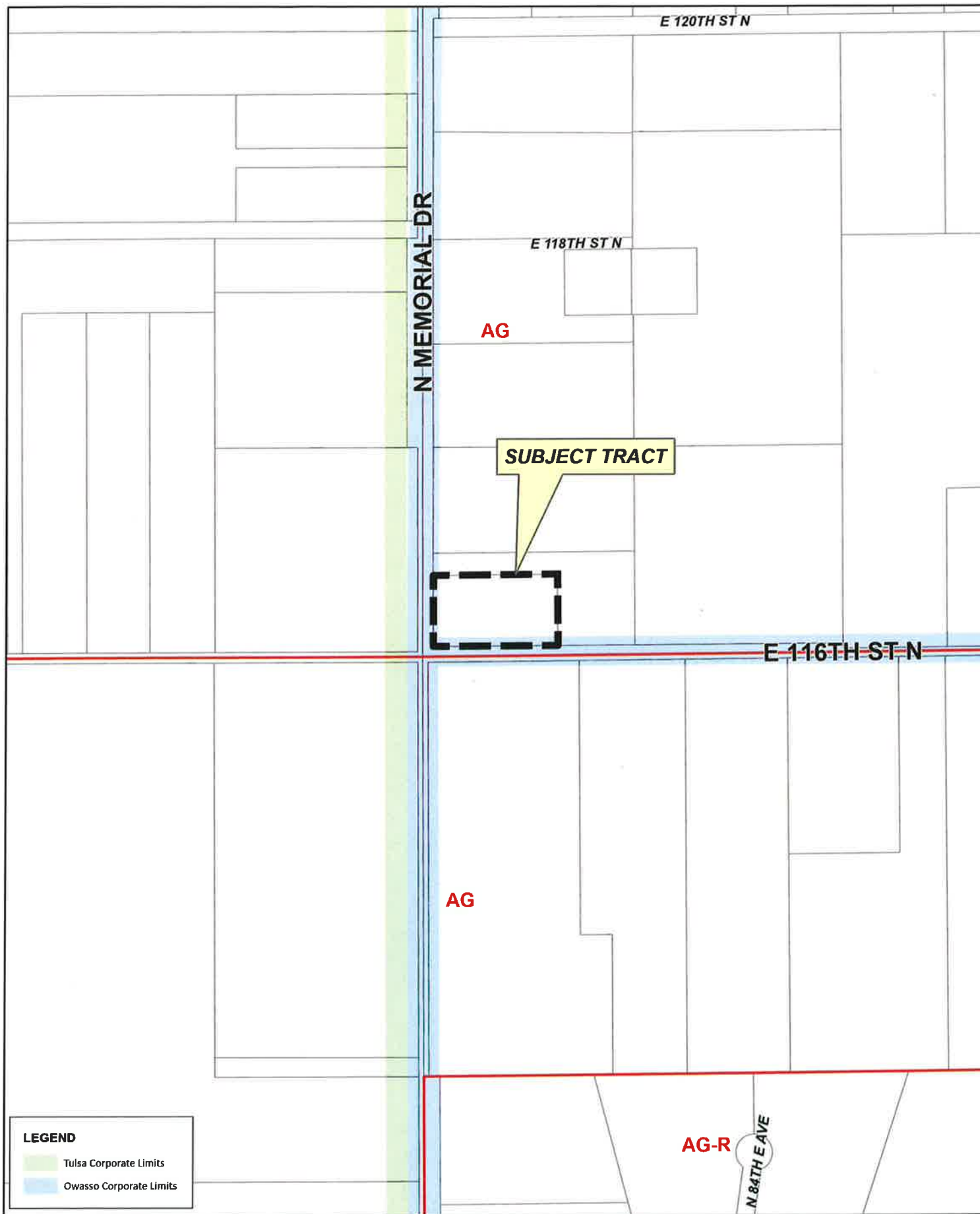
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 the intersection of E 116th St N & N Memorial Dr

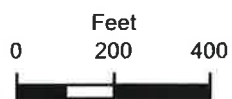


Subject tract looking North from E 116th St N



LEGEND

- Tulsa Corporate Limits
- Owasso Corporate Limits



CBOA-3236

01 21-13





0 Feet 200 400

 Subject Tract

CBOA-3236

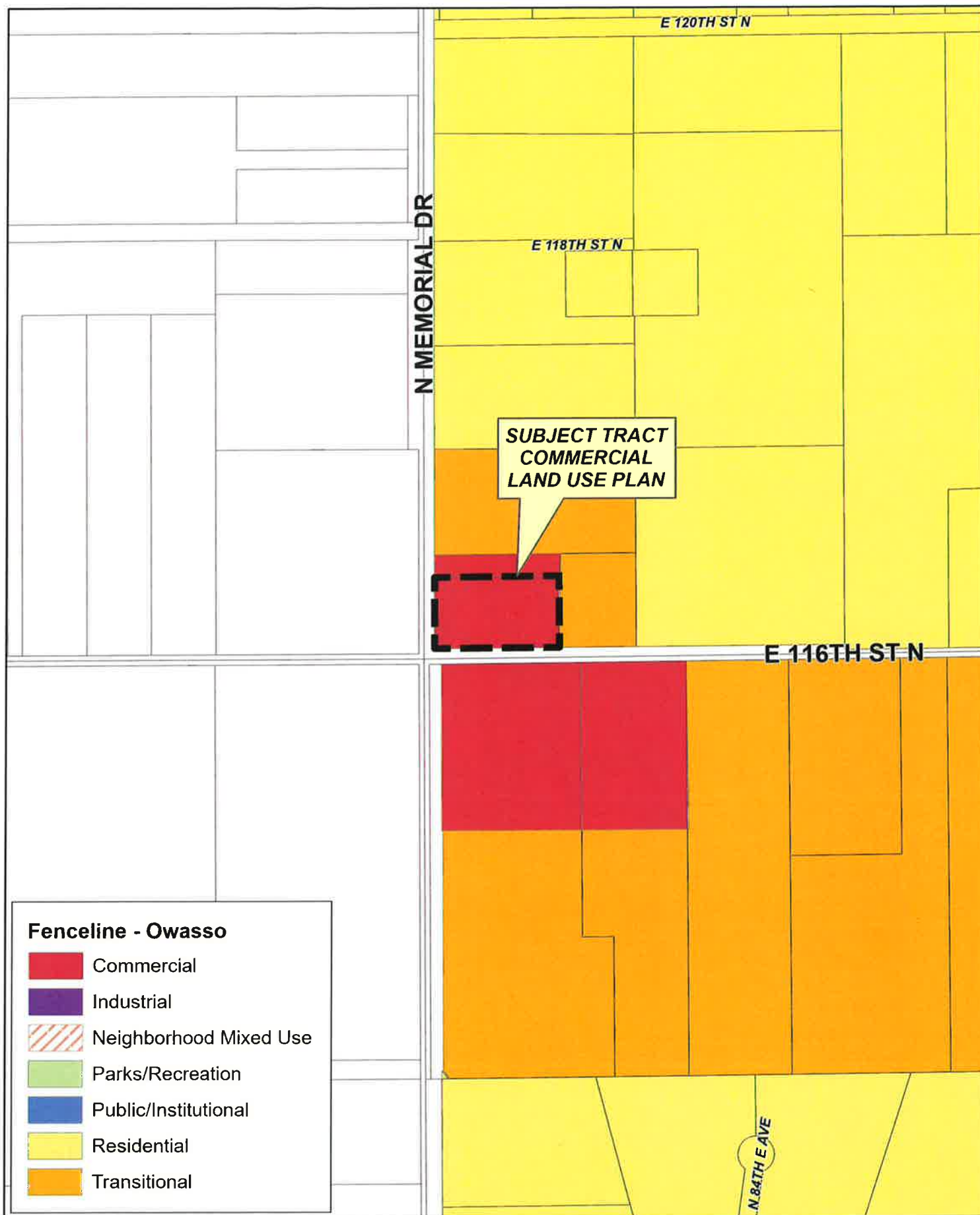
01 21-13

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

Aerial Photo Date: 2023

CBOA-3236 2.6





CBOA-3236

01 21-13

CBOA-3236 2.7

8105 E 116th St. North

This property sits on 116th street North between highway 169 and highway 75. 116th street has been widening from highway 169 towards highway 75 for the last few years, reaching within a mile of our location in 2024. As this has happened the majority of the properties that have been sold are for commercial use. This variance will not have any negative affect on surrounding properties. The continual widening of 116th street has made this property's value increase to where it will no longer be use as zoned. We would like to use the property for light commercial use.

Hoyt, Jay

From: MAX Rader <maxlorrad@att.net>
Sent: Sunday, January 12, 2025 4:08 PM
To: esubmit
Subject: cboa-3236

We own the property first house south and east of the subject property. Steve has been operating out of this location for a few years. He has been a good neighbor and has kept the property mowed and clean of debris during this time. The only issue we have with his zoning change request is one of safety. The intersection of 116th. st. north and Memorial has been a dangerous intersection for a number of years and has become more so with the development of this area and the increased traffic that has resulted. He uses only the entrance off 116 th. st. north and trying to maneuver a semi into the driveway sometimes creates a back up in traffic. My suggestion to remedy this safety problem would be for the entrance off Memorial be used for the semi traffic and use the 116 th. st. entrance for single axle vehicles.

Max L. Rader
8304 E. 116th. St. North
Owasso, OK 74055
918-857-4479



Board of Adjustment

Case Number: CBOA-3237

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

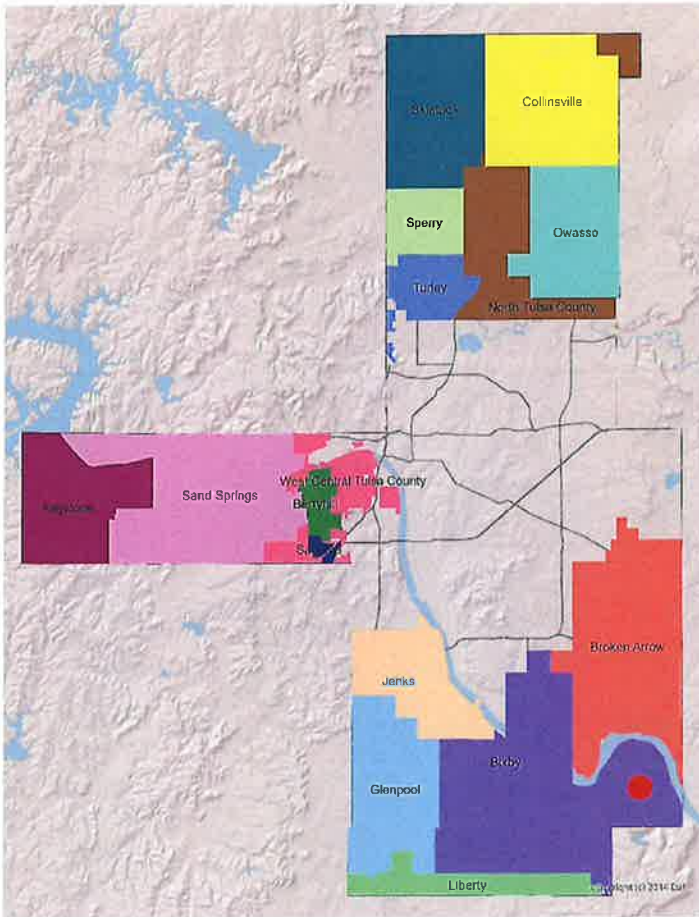
Owner and Applicant Information:

Applicant: Seth Adcock

Property Owner: Same

Action Requested: Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.96 acres

Location: 16315 S 161st E Ave

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural
Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7426

CASE NUMBER: CBOA-3237

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Seth Adcock

ACTION REQUESTED: Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3)

LOCATION: 16315 S 161st E Ave

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Vacant

TRACT SIZE: 0.96 acres

LEGAL DESCRIPTION: BEG SWC NW NW TH N150 E280 S150 W280 TO POB SEC 26 17 14 .964AC

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and previously contained a residence but is currently vacant.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the lot area per dwelling unit in the AG district (Section 2.040, Table 2-3)

The Tulsa County zoning code requires 2 acres of land area per dwelling per Section 2.040, Table 2-3 of the Tulsa County Zoning Code. The subject tract is currently vacant but previously contained a single-family residence. The tract is 0.96 acres in size, which is below the 2 acres that would be required for a dwelling in the AG district. The applicant proposes to place a new single-family home on the subject tract.

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 variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the lot area per dwelling unit in the AG district (Section 2.040, Table 2-3).

Subject to the following conditions, if any: _____.

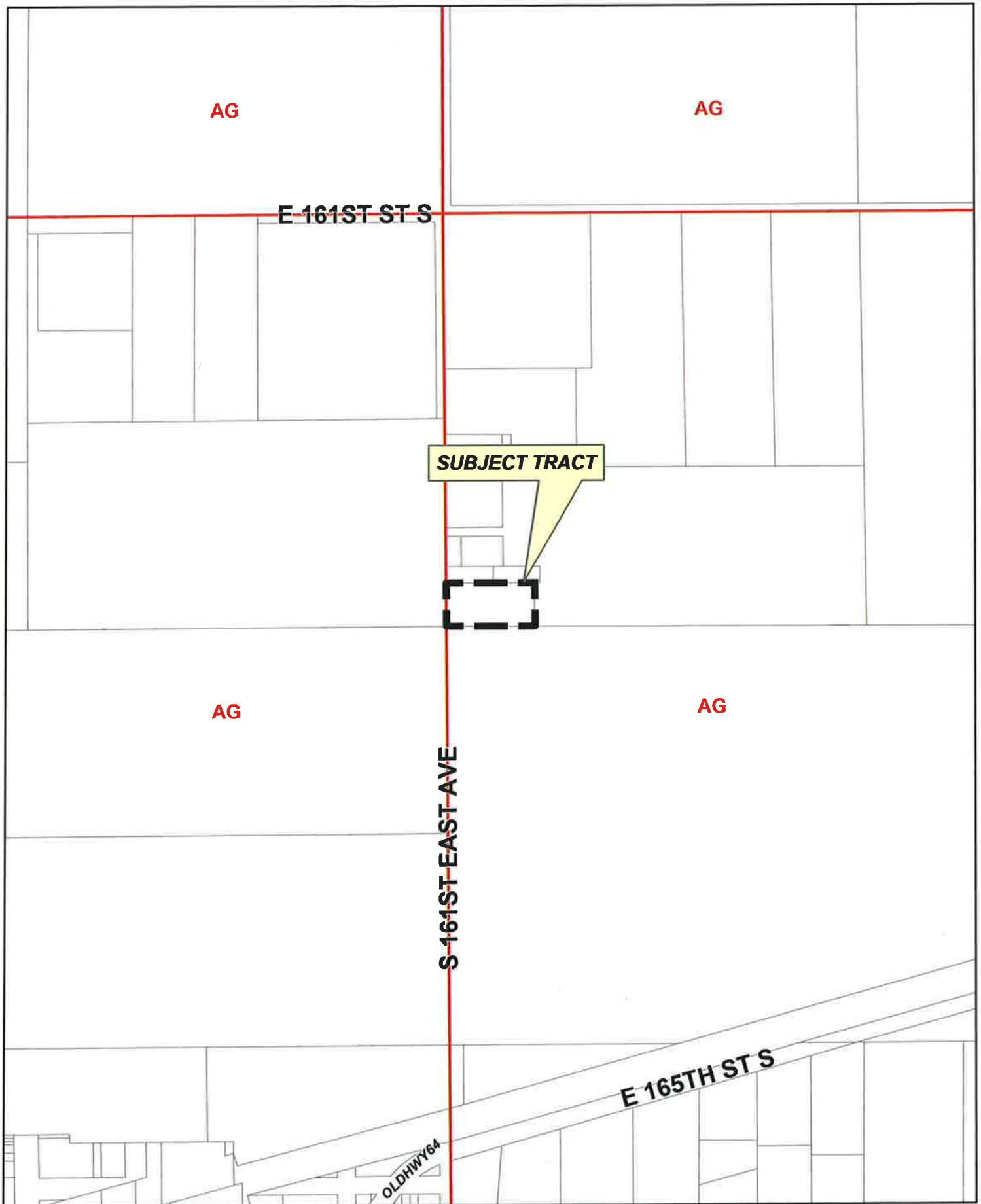
Finding the hardship to be _____.

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 161st E AVE (Residence shown no longer exists)



CBOA-3237

26 17-14





0 Feet 200 400

 Subject Tract

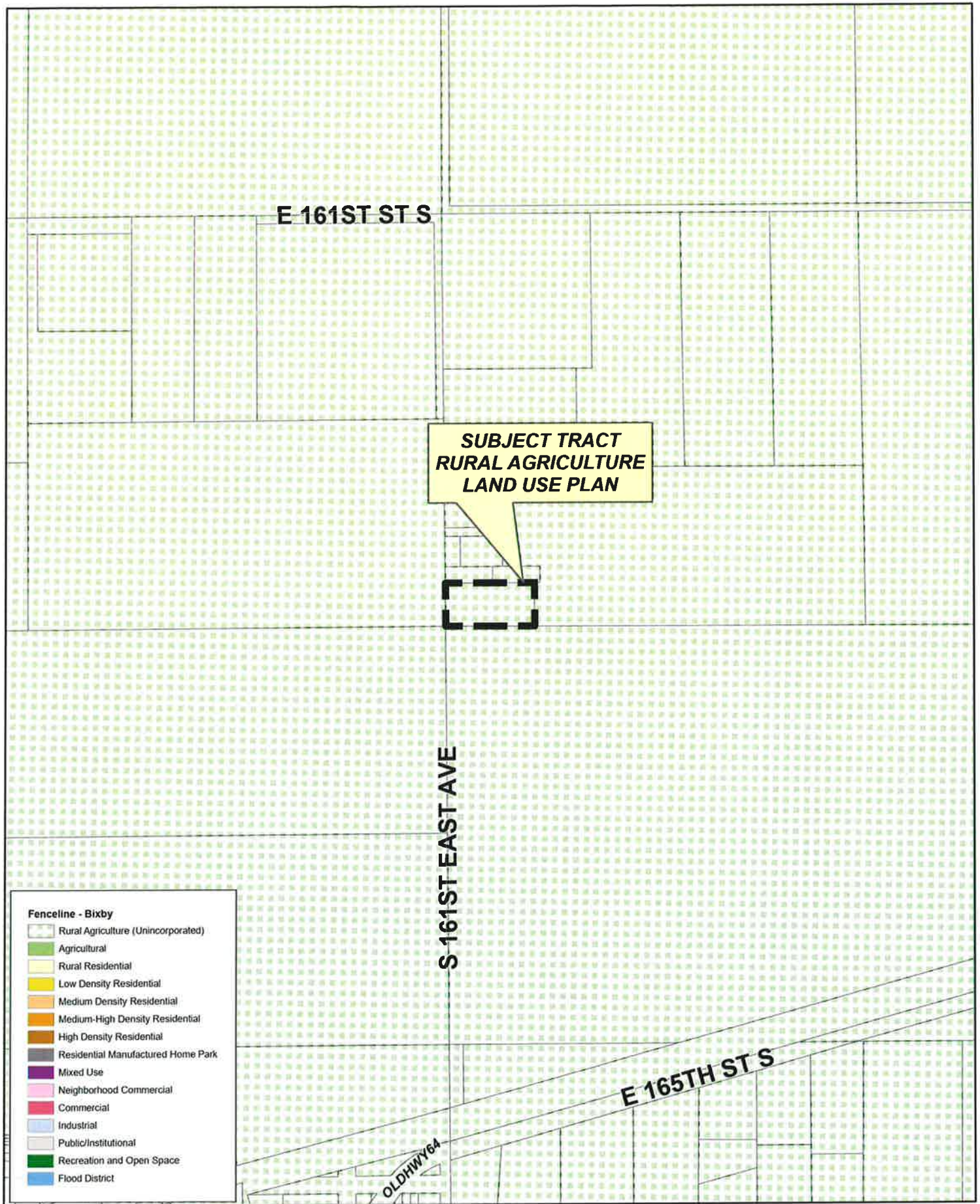
CBOA-3237

26 17-14

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

Aerial Photo Date: 2023 CBOA-3237 3.6





CBOA-3237

26 17-14

CBOA-3237 3.7





Board of Adjustment

Case Number: CBOA-3238

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

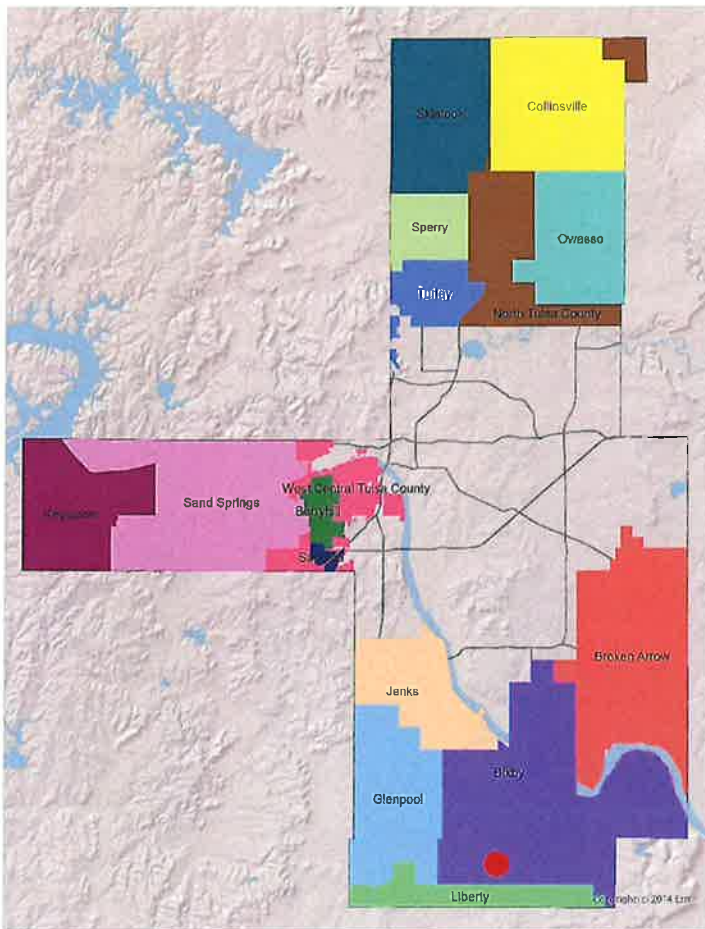
Owner and Applicant Information:

Applicant: Beve Allen Bowman

Property Owner: Same

Action Requested: Variance of the lot area and lot per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.44 acres

Location: 5958 E 191st St S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural
Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 6310

CASE NUMBER: CBOA-3238

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Beve Allen Bowman

ACTION REQUESTED: Variance of the lot area and lot per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3)

LOCATION: 5958 E 191st St S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Residence

TRACT SIZE: 2.44 acres

LEGAL DESCRIPTION: BEG 185E NWC E/2 E/2 E/2 W/2 NW NE TH E197.09 S588.65 W197.03 N588.65 POB LESS N50 THEREOF FOR RD SEC 10 16 13 2.437ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3).

The Tulsa County zoning code requires 2 acres minimum for a lot in the AG district as well as 2 acres of land area per dwelling per Section 2.040, Table 2-3 of the Tulsa County Zoning Code. The subject tract contains a single-family residence. The applicant is proposing to split the current tract into two tracts of 1.3 and 1.363 acres respectively as shown on the attached survey. The subject tract contains an existing single-family residence and associated accessory building. A second house will be built on the southern proposed tract for the applicant's son and wife.

The applicant provided the statement "My son and his wife need to move close to us to assist in our elderly years. There are no properties for sale close to us that they can acquire, therefore I would appreciate this lot split to make that possible."

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 lot area and lot area per dwelling unit in the AG district (Section 2.040, Table 2-3).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

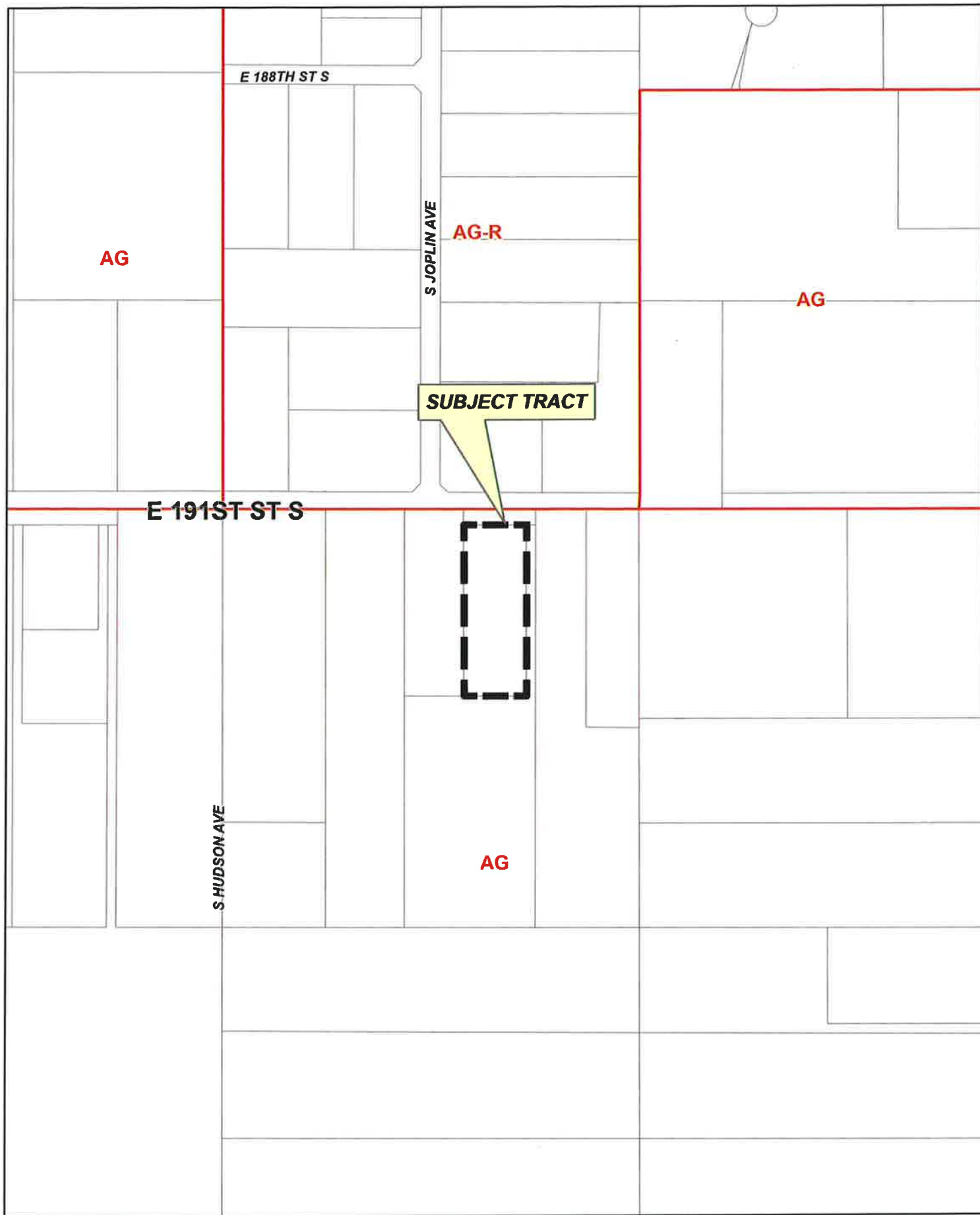
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 South from E 191st St S

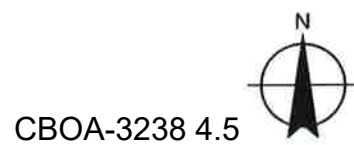


Subject tract looking Southwest from E 191st St S



CBOA-3238

10 16-13





SUBJECT TRACT

E 191ST ST S

E 188TH ST S

SJOPLIN AVE

SHUDSON AVE

0 Feet 200 400



Subject Tract

CBOA-3238

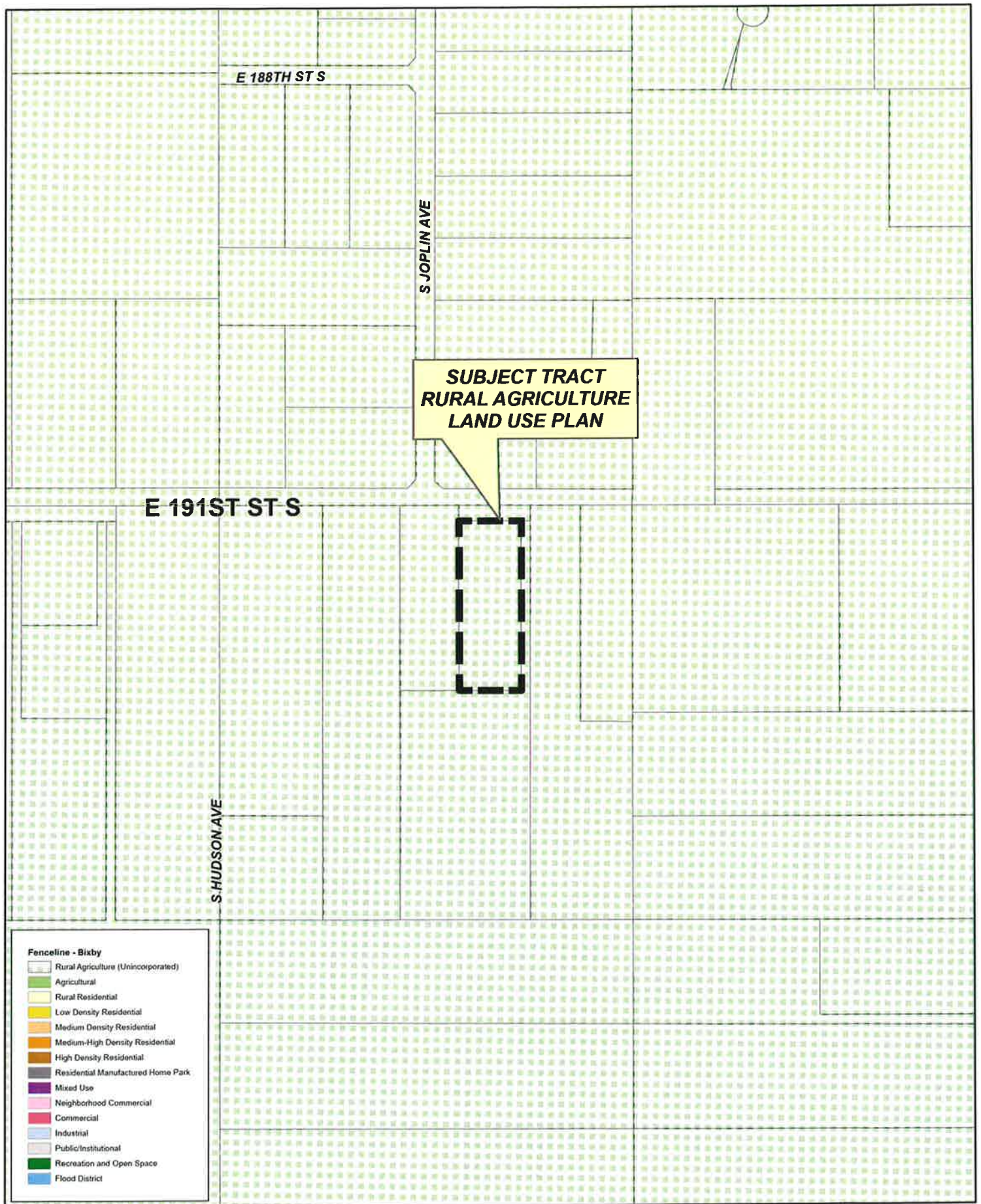
10 16-13

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

Aerial Photo Date: 2023

CBOA-3238 4.6

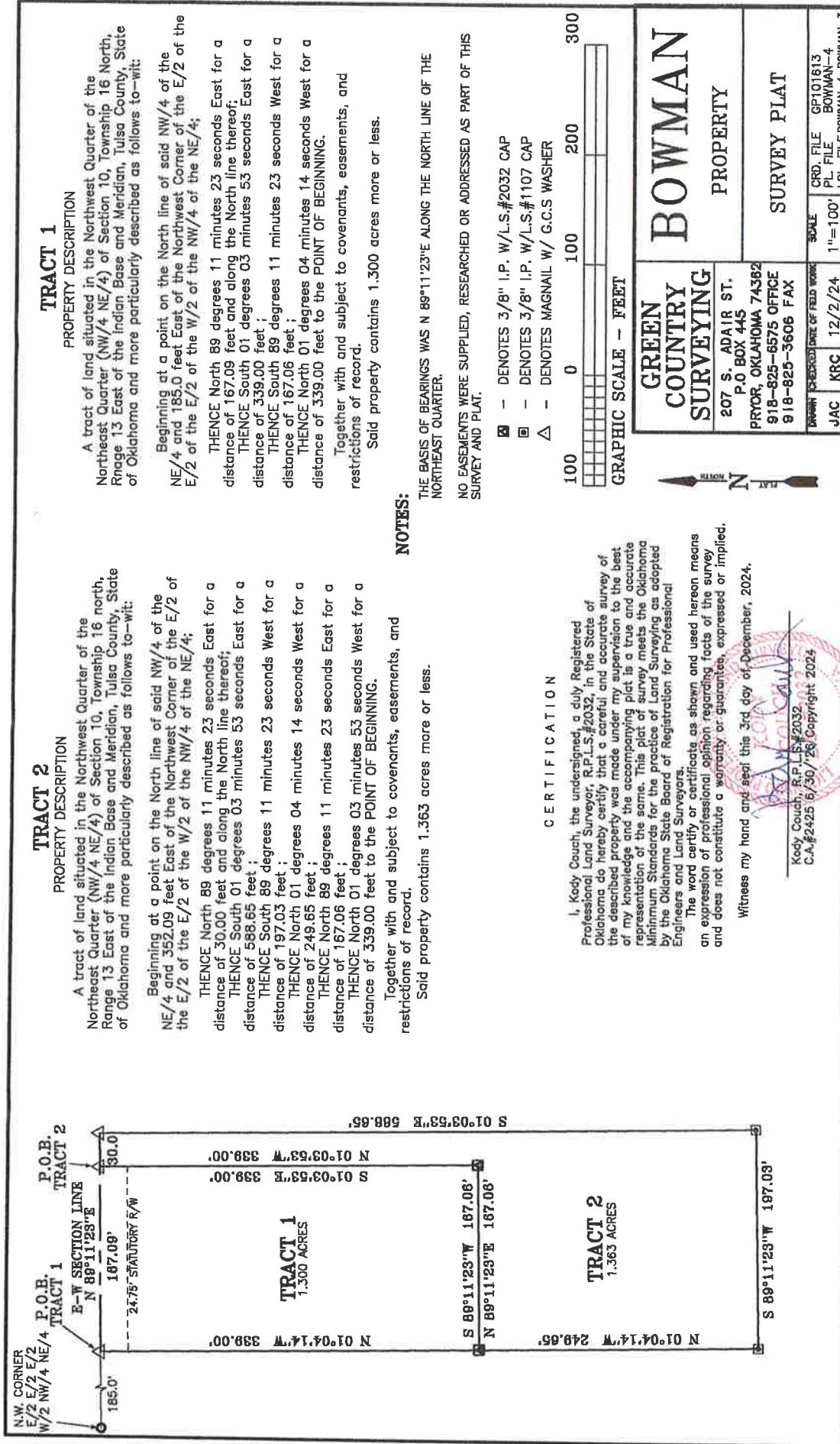




CBOA-3238

10 16-13







Board of Adjustment

Case Number: CBOA-3239

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

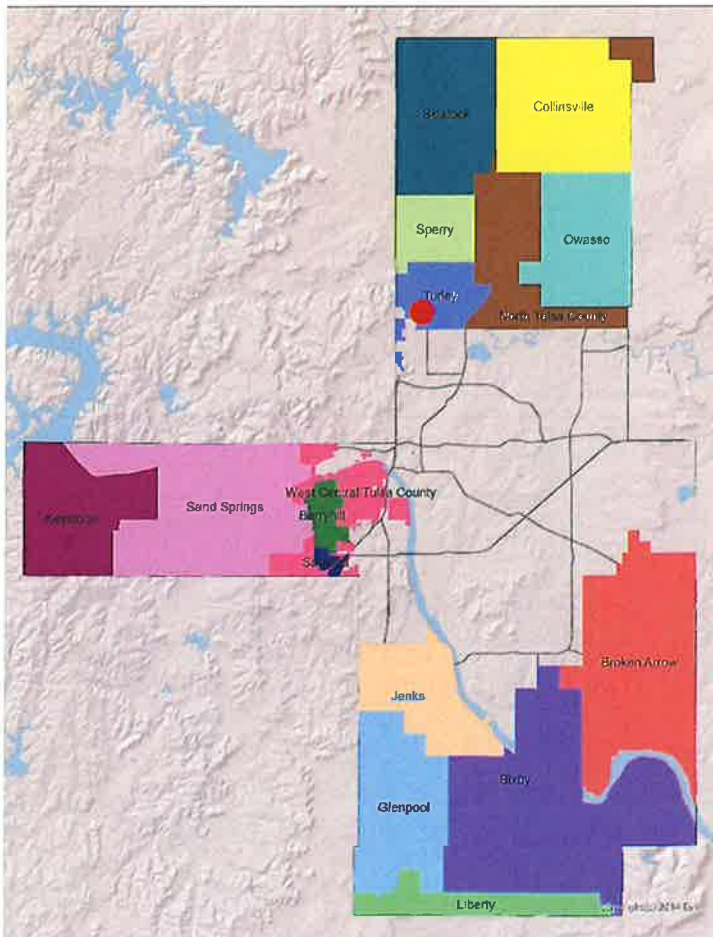
Owner and Applicant Information:

Applicant: Douglas Matthews

Property Owner: Same

Action Requested: Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.52 acres

Location: 913 E 63rd St N

Present Zoning: RS-3

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0201

CASE NUMBER: CBOA-3239

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Douglas Matthews

ACTION REQUESTED: Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2).

LOCATION: 913 E 63rd St N

ZONED: RS-3

FENCELINE: Turley

PRESENT USE: Residence

TRACT SIZE: 0.52 acres

LEGAL DESCRIPTION: S. 100 LESS S.5 FOR ST LT 15 BLK 9 NORTH TURLEY ADDITION

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and is currently vacant. The tract abuts RS-3 zoning to the North, East and West containing single-family homes and AG zoning to the South containing vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2).

A special exception is required as the proposed manufactured home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The 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:

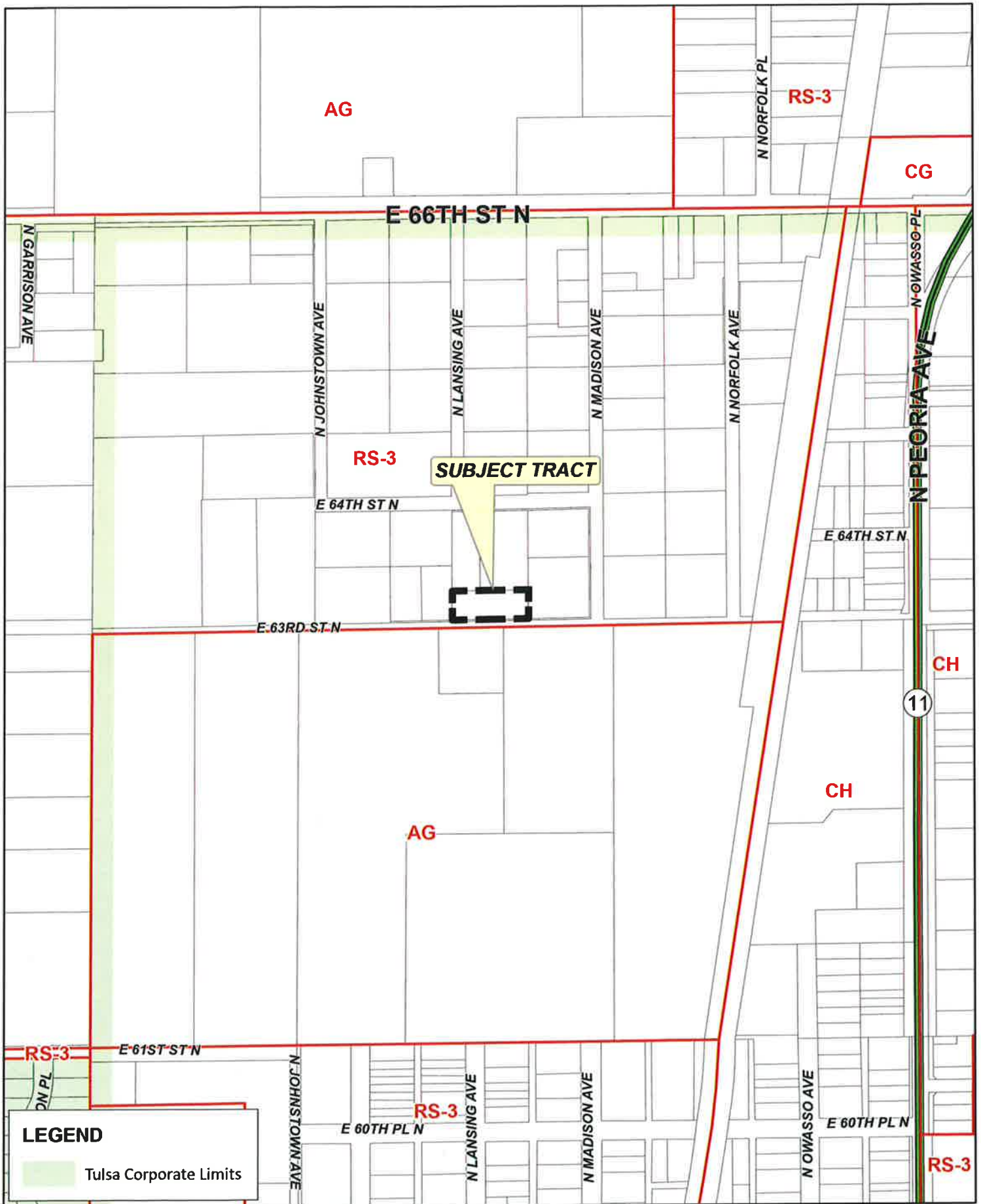
"Move to _____ (approve/deny) a Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2).

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.

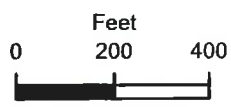


Subject tract looking North from E 63rd St N




LEGEND

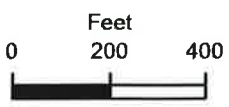
 Tulsa Corporate Limits



CBOA-3239

01 20-12


CBOA-3239 5.4



Subject
Tract

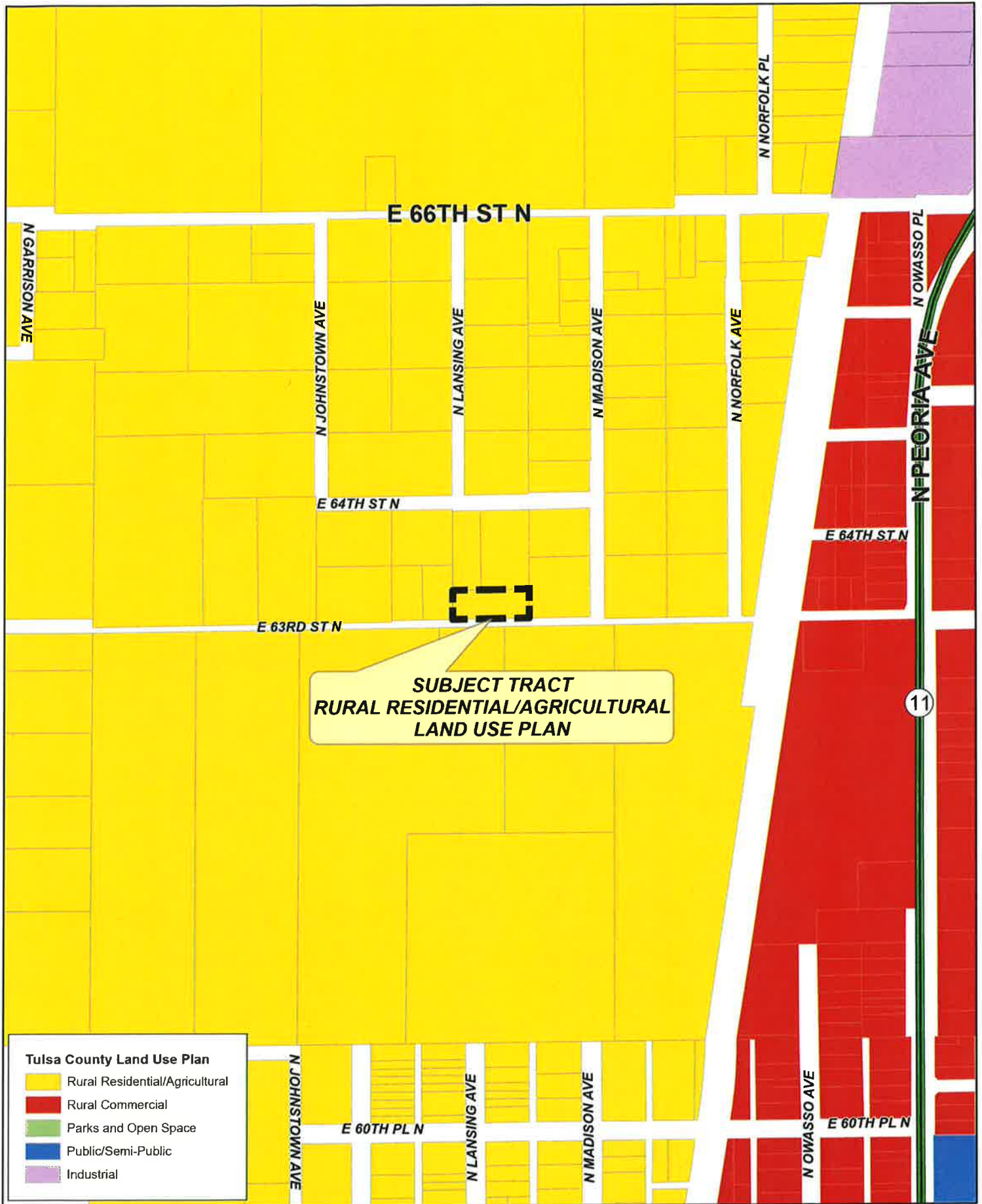
CBOA-3239

01 20-12

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

Aerial Photo Date: 2023
CBOA-3239 5.5





CBOA-3239

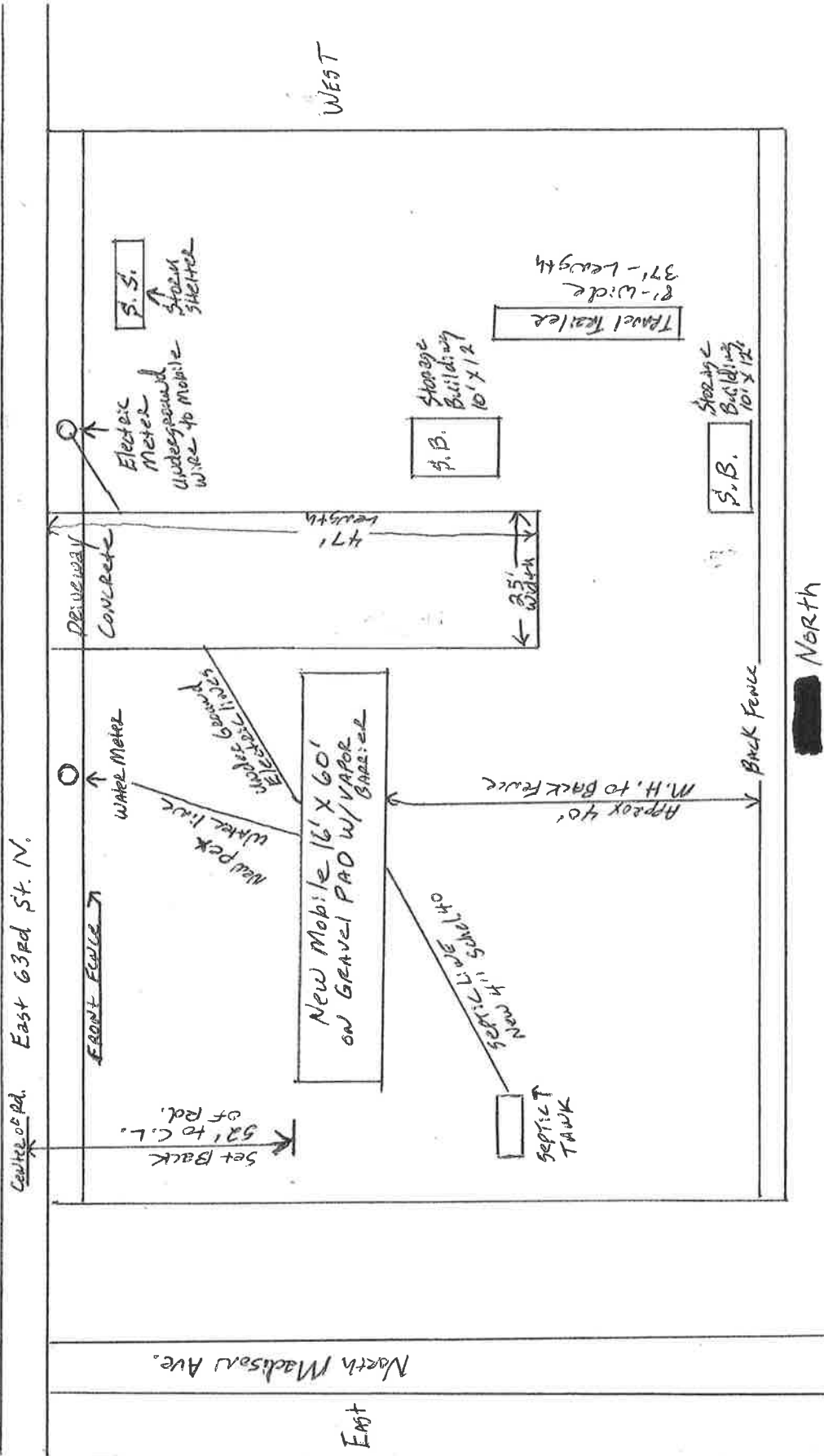
01 20-12

CBOA-3239 5.6



Property Width - Approx. 92'
 New Mobile - Length - 60'
 " " - Width - 16'
 Storage Buildings are both
 10' wide X 12 Length
 Storm Shelter - 8' X 7'

Site Plan - Matthews Residence in Turley, OK
 Location Address: 913 E. 63rd St. N. Tulsa, OK. 74126
 "Turley Subdivision" South





Board of Adjustment

Case Number: CBOA-3240

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

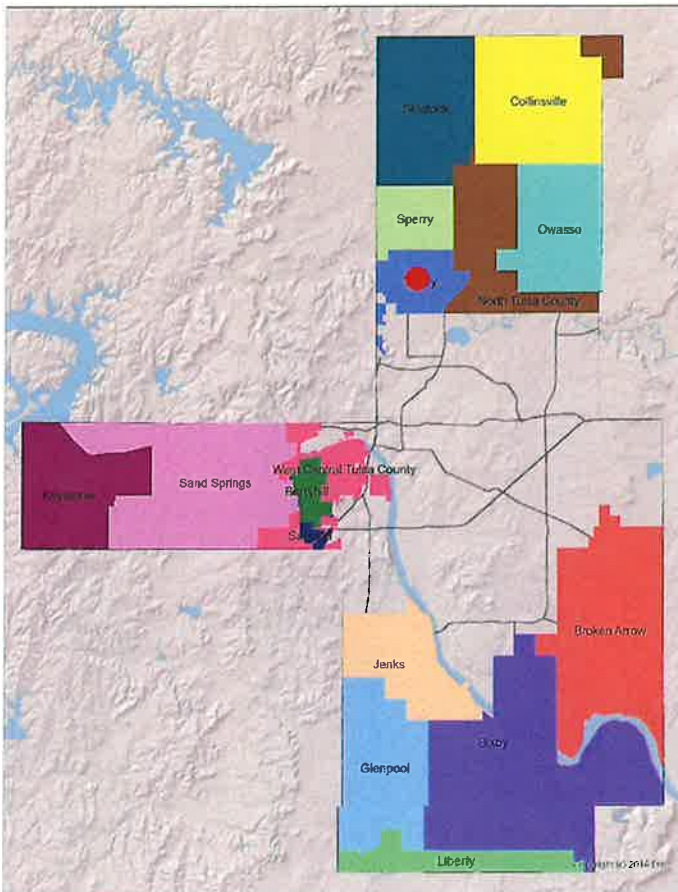
Owner and Applicant Information:

Applicant: Amy Mirecki Ashworth

Property Owner: Henry Mirecki

Action Requested: Use Variance to permit Animal Husbandry on an RS zoned lot (Section 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.28 acres

Location: 1621 E 72nd St N

Present Zoning: RS-3

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1331

CASE NUMBER: CBOA-3240

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Amy Mirecki Ashworth

ACTION REQUESTED: Use Variance to permit Animal Husbandry on an RS zoned lot (Section 6.010, Table 6-1)

LOCATION: 1621 E 72nd St N

ZONED: RS-3

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 0.22 acres

LEGAL DESCRIPTION: LOTS 1-5 AND LOTS 8-14 MIRECKI ADDN RESUB L8-9 B5 GOLDEN HILLS ADDN

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and currently contains residences and agricultural land. The tract is surrounded by RS-3 zoned properties containing single-family residences and vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Animal Husbandry on an RS zoned lot (Section 6.010, Table 6-1).

Animal Husbandry is not a use that is allowed by right or exception in the RS district. The Tulsa County Comprehensive Plan designation for this property is Rural Residential/Agricultural, which would be compatible with the proposed use. The property owner has been utilizing the subject tract for the proposed use for the past 70 years,

The applicant provided the statement included with this report that states they have been using the subject tract for raising various animals for the past 7 decades both for meat and dairy and have not had any issues with neighbors.

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

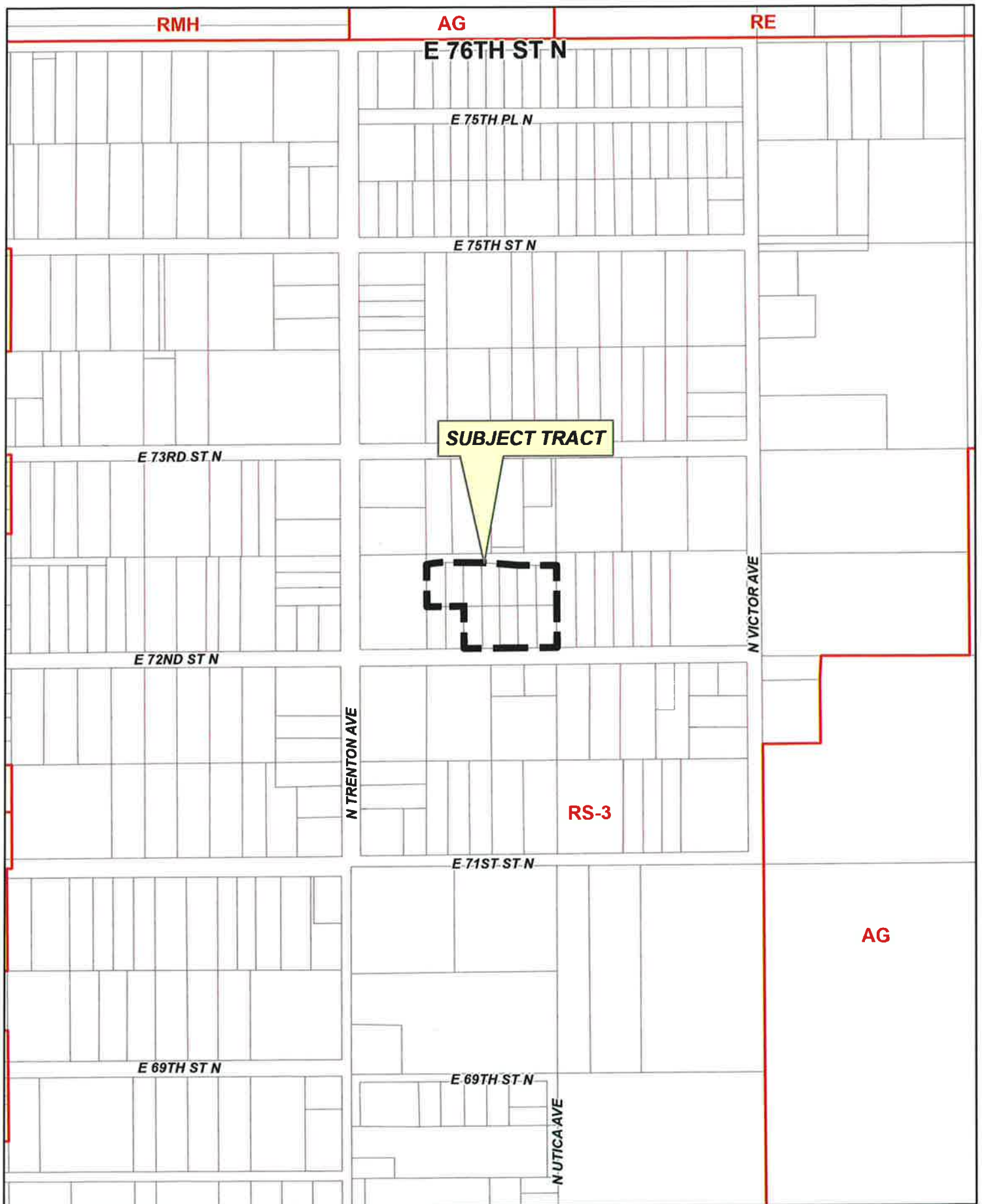
Sample Motion:

"Move to _____ (approve/deny) a Use Variance to permit Animal Husbandry on an RS zoned lot (Section 6.010, Table 6-1).

Subject to the following conditions, if any: _____.

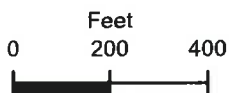
Finding the hardship to be _____.

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-3240

31 21-13





0 Feet 200 400

 Subject Tract

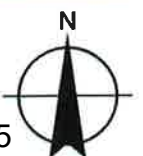
CBOA-3240

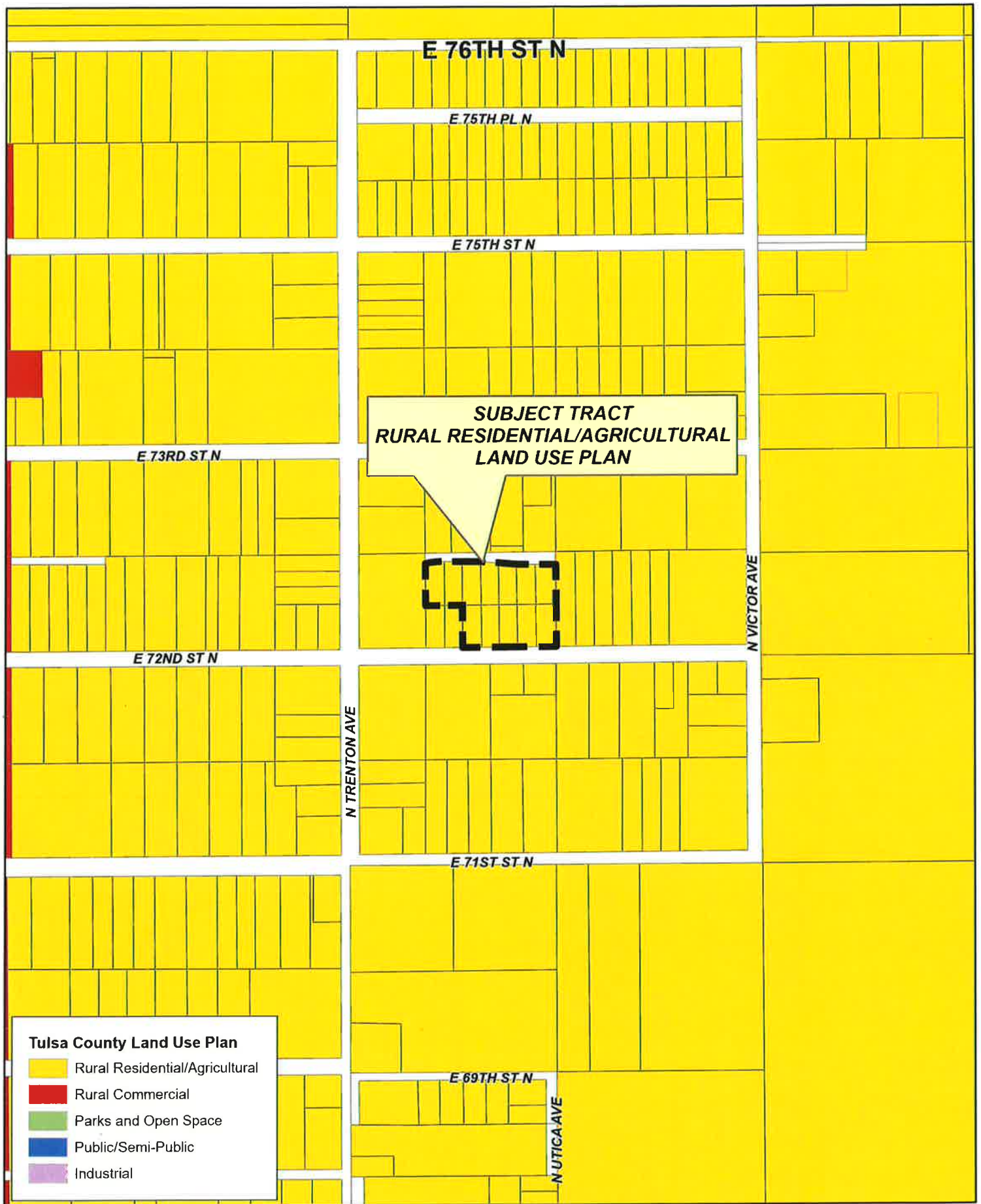
31 21-13

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

Aerial Photo Date: 2023

CBOA-3240 6.5





CBOA-3240

31 21-13

CBOA-3240 6.6



Dear Members of the Board of Adjustment:

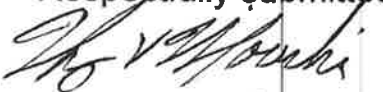
The property at 1621 E 72 St. N and the surrounding property totaling 2.3 acres was purchased by my family in 1953. During that 71 years we have had a small farm growing our own food and raising animals for meat for our family. Over the years we have had dairy cows, beef cows, dairy goats, meat goats, pigs, chickens, turkeys and ducks. Our daughter, Amy Ashworth and her partner, Will Allstun, are the 4th generation operating the small farm. We are requesting an animal husbandry variance so that we can continue using the land to feed our family and we share eggs and meat with our neighbors as well. We were told at one time that we were "grandfathered" in since the land has been used for a small farm for 7 decades.

Many of our neighbors bring their children and grandchildren to see farm animals and because our animals are tame, they get to pet them, feed them and collect eggs. Many of our neighbors have offered to write letters to testify to the fact that we have never been a nuisance and since we live in an area where there is a lot of poverty, they appreciate the eggs and meat we share.

In 71 years, we have never had a complaint until 2 weeks ago when some of our ducks went into a neighbor's yard. When he complained to us, we immediately gave most of our ducks away, clipped the wings of the few remaining ducks and began to install a privacy fence between our property and theirs, which will be completed in the next few days.

We appreciate the opportunity to request a variance so that we can continue to use our land as our family has done for 4 generations. Thank you for your consideration of our request.

Respectfully submitted,


Henry Mirecki



Board of Adjustment

Case Number: CBOA-3241

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

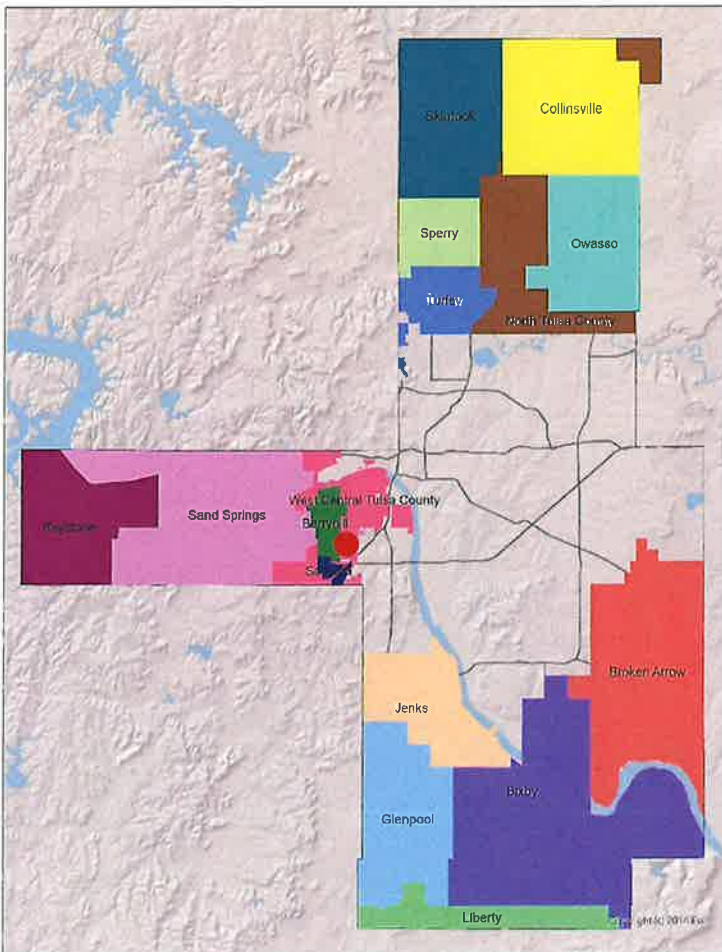
Owner and Applicant Information:

Applicant: Richard Wagner III

Property Owner: Raw Territories, LLC

Action Requested: Use Variance to permit a personal shop as the primary use in an RS district (Section 8.010.C-1).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 1.07 acres

Location: 4319 W 43rd St S

Present Zoning: RS-3

Fenceline/Area: Berryhill

Land Use Designation: Existing Neighborhood

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9228

CASE NUMBER: CBOA-3241

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Richard Wagner III

ACTION REQUESTED: Use Variance to permit a personal shop as the primary use in an RS district (Section 8.010.C-1).

LOCATION: 4319 W 43rd St S

ZONED: RS-3

FENCELINE: Berryhill

PRESENT USE: Vacant

TRACT SIZE: 1.07 acres

LEGAL DESCRIPTION: W/2 BLK 7 BRIDGES PARK

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and is currently vacant. The tract is surrounded by RS-3 zoning containing single-family residences and a church.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit a personal shop as the primary use in an RS district (Section 8.010.C-1).

A personal shop is not a use that is allowed by right or exception in the RS district without a preexisting dwelling. The Tulsa County Comprehensive Plan designation for this property is Existing Neighborhood, which would be compatible with the proposed use.

The applicant provided the statement "The land we purchased has been used as the previous owner's dumpsite, full of trash. We would like to clean it up and build a 36'X50' pole barn with water and electric. This property is zoned residential and we are asking permission to build a high quality, functioning woodshop without building a home. There are currently no improvements on this land. We will add electric, city water and septic to the property to service the workshop."

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

Sample Motion:

"Move to _____ (approve/deny) a Use Variance to permit a personal shop as the primary use in an RS district (Section 8.010.C-1).

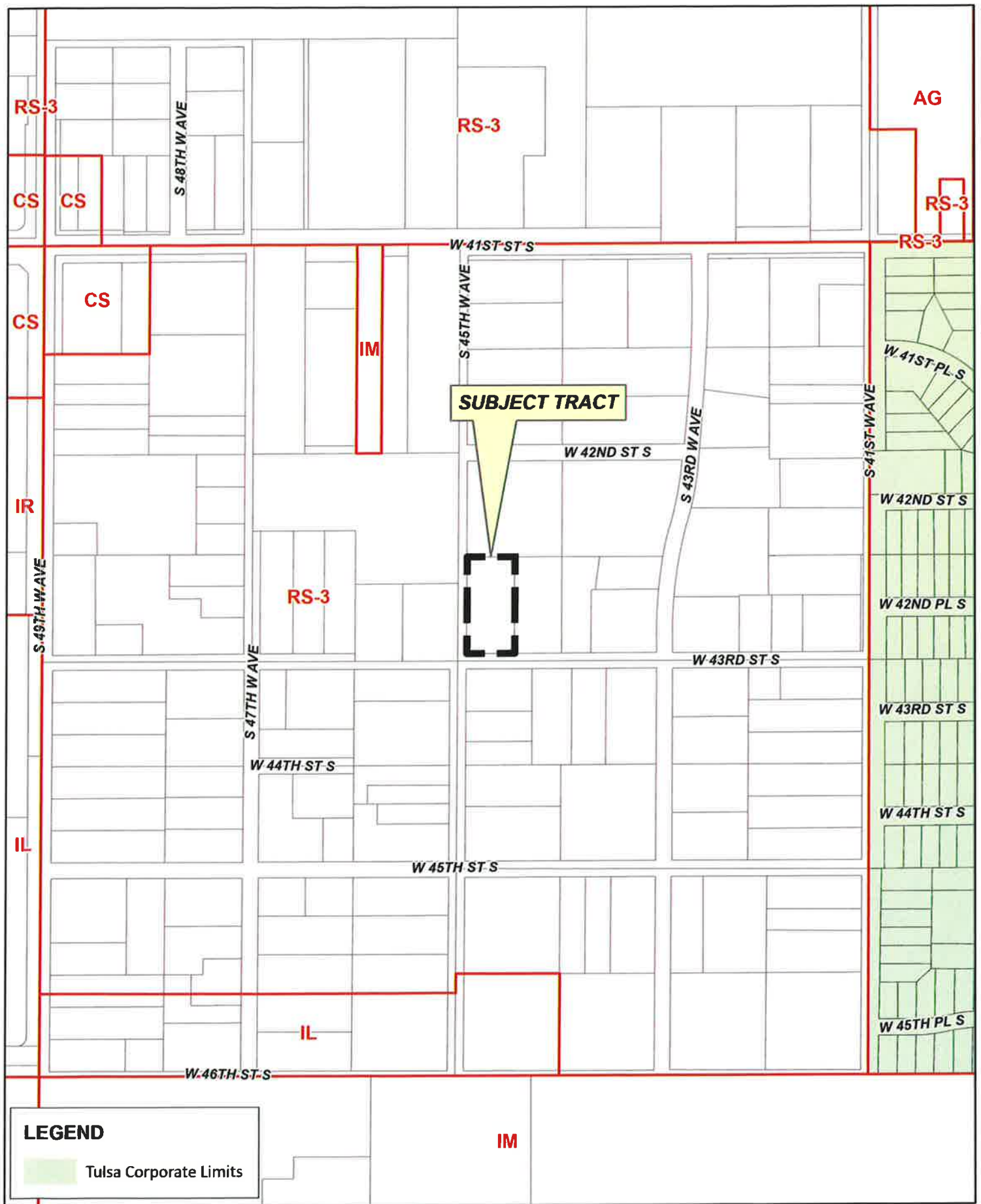
Subject to the following conditions, if any: _____

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.



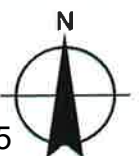
Subject tract looking Northeast from intersection of S 45th W Ave and W 43rd St S



CBOA-3241

28 19-12

CBOA-3241 7.5





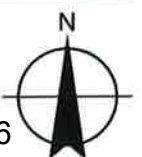
Subject
Tract

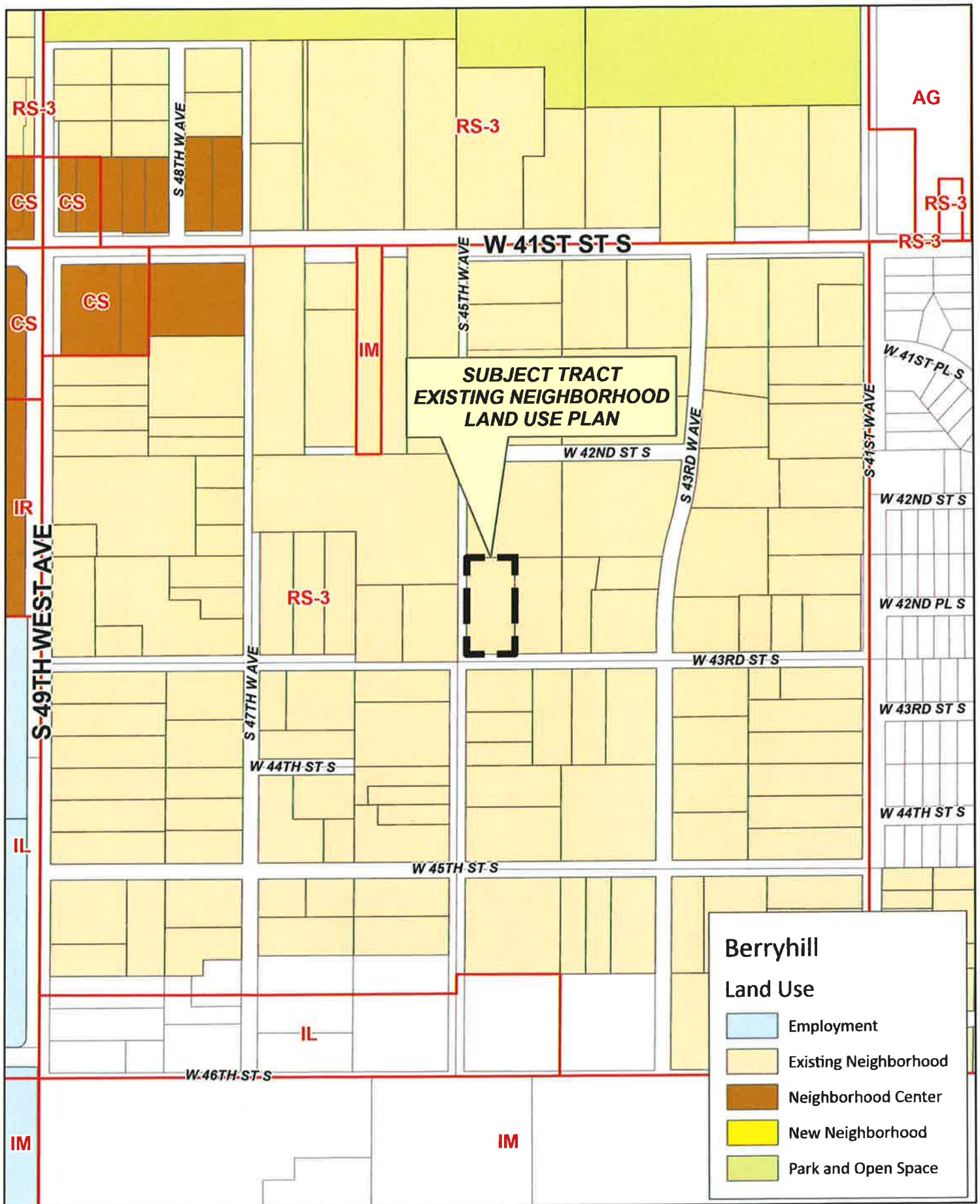
CBOA-3241

28 19-12

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

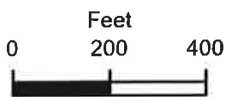
Aerial Photo of CBOA-3241 7.6





CBOA-3241

28 19-12



CBOA-3241 7.7



BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

RAW TERRITORIES LLC SHOP



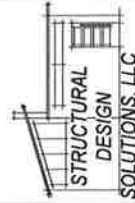
PAGE #	CONTENTS
CS	COVER SHEET
DS	DISCLAIMER SHEET
A1	FLOOR PLAN(LOWER)
A2	FLOOR PLAN(UPPER)
A3	ELEVATIONS #1
A4	ELEVATIONS #2
A5	ROOF PLAN

CBOA-3241 7.8

GENERAL NOTES

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4	3/1	11.22
3	2/1	11.20
2	1/1	11.08
1	0/1	11.07
NO.	REVISION/ISSUE	DATE



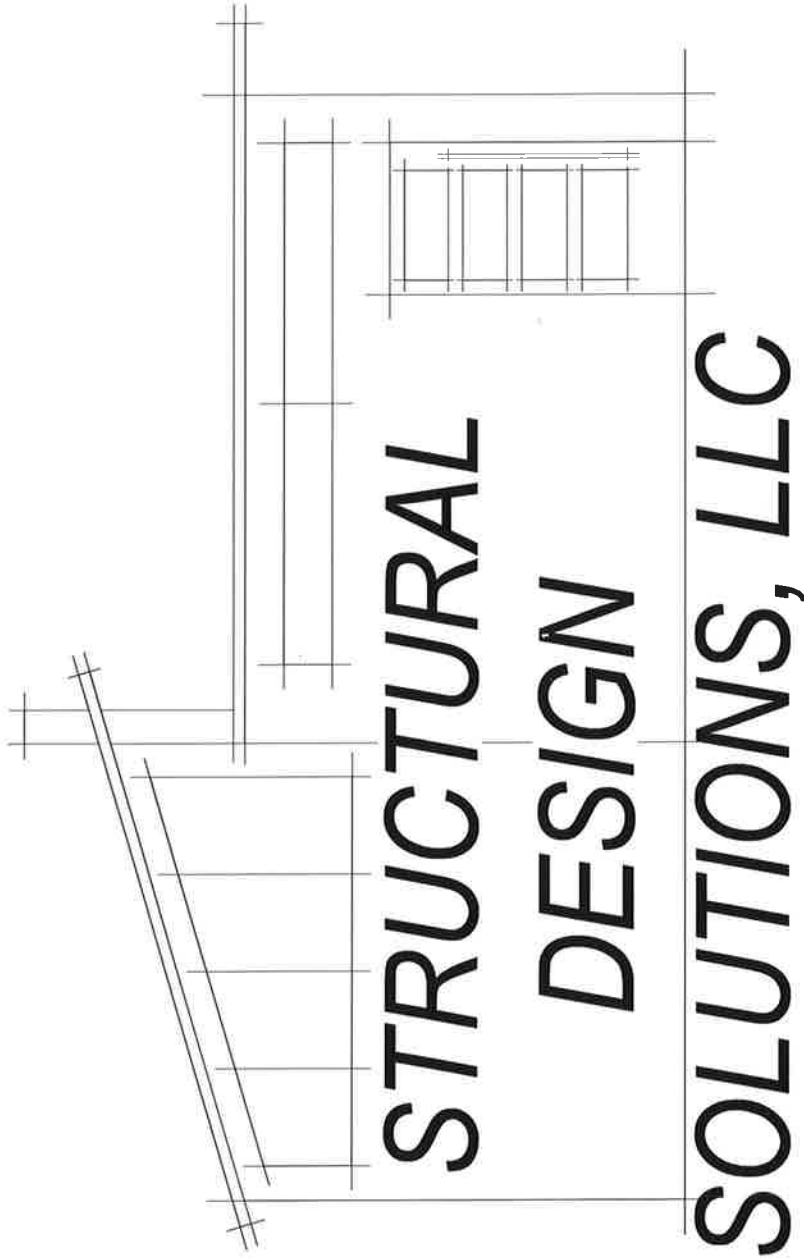
COVER SHEET

OWNER	R.T. LLC
DATE	11.07.24
SCALE	1/4" = 1'-0"

CS

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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.



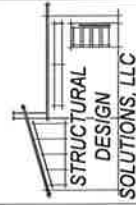
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GENERAL NOTES

5	4/1	11.22
4	3/1	11.20
3	2/1	11.11
2	1/1	11.08
1	0/1	11.07
NO.	REVISION/ISSUE	DATE



DISCLAIMER
SHEET

PROJECT	R.T. LLC	DATE	11.07.24	SCALE	NOT TO SCALE
NO.	MCS	11.07.24	11.07.24	11.07.24	11.07.24
NO.	MCS	11.07.24	11.07.24	11.07.24	11.07.24

DS

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

NOTE: PLEASE NOTE THAT ALL CEILING HEIGHTS ARE APPROXIMATE. 18" GRADE INTERIOR FRAMING WILL NEED TO BE ADJUSTED ACCORDINGLY. PLEASE CONSULT WITH BUILDING CONTRACTOR.

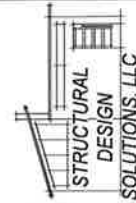
GENERAL NOTES:
1.) WINDOW AND DOOR PLACEMENT AS WELL AS SIZE ARE SUBJECT TO CHANGES PER THE CLIENTS REQUEST.
2.) CEILING HEIGHTS ARE AS NOTED, TO THE NEAREST HALF INCH.

AREA:	
CARPACE:	1,800 SQ. FT.
LEAN-TO'S:	360 SQ. FT.

SHELL MATERIALS:	
WINDOWS:	
9'-0" SINGLE HUNG-7	
9'-0" FIXED-4	
DOORS:	
9'-0" ENTRY DOOR-1	
10'-0" OVERHEAD DOOR-2	

NOTE: WINDOWS AND DOORS ARE DEFINED AS FEET/INCHES. EX. 2'-0" IS MEASURED 2'-0" x 4'-0"

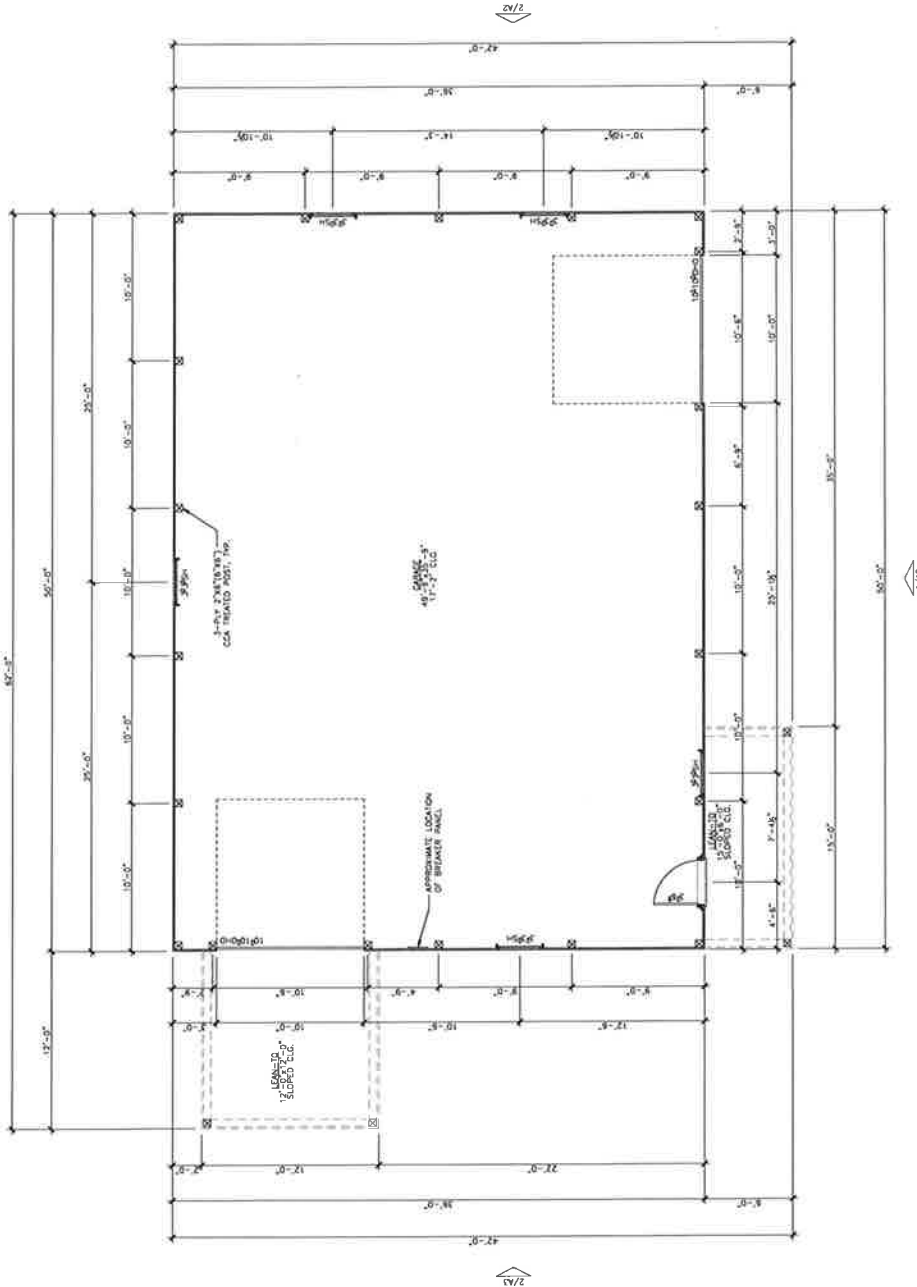
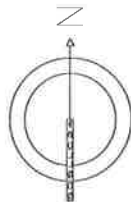
NO.	REVISION/ISSUE	DATE
4	3/1	11.22
3	2/1	11.20
2	1/1	11.08
1	0/1	11.07



FLOOR PLAN LOWER

PROJECT	R.T. LLC	DATE	11.07.24
BY	MCS	SCALE	1/4"=1'-0"

A1

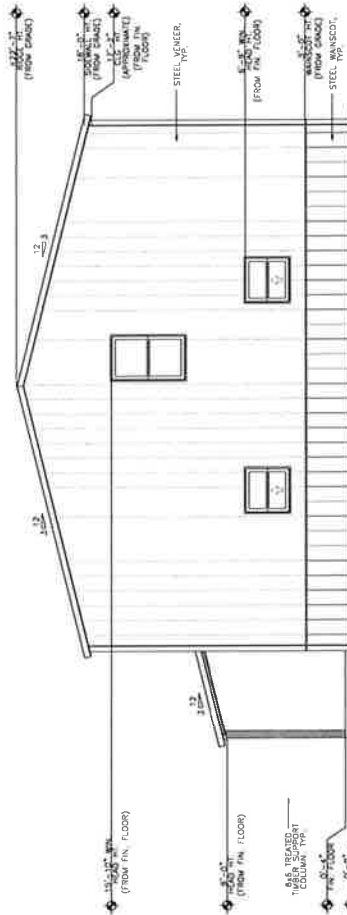


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

NOTE: PLEASE NOTE THAT ALL CEILING HEIGHTS ARE APPROXIMATE. 10' SIDEWALL HEIGHT IS BASED OFF OF THE TOP OF CONCRETE LOCATED WITHIN THE PIER POURED AROUND THE SUPPORTED COLUMN. ALL DIMENSIONS ARE TO BE ADJUSTED ACCORDINGLY. PLEASE CONSULT WITH BUILDING CONTRACTOR.



1 FRONT ELEVATION

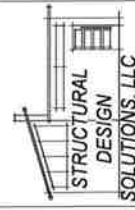


2 RIGHT ELEVATION

GENERAL NOTES

1.) ROOF PITCHES ARE AS NOTED.

NO.	REVISION/ISSUE	DATE
4	3/1	11.22
3	2/1	11.20
2	1/1	11.08
1	0/1	11.07



ELEVATIONS #1

PROJECT	R.T. LLC
DATE	11.07.24
SCALE	1/4" = 1'-0"

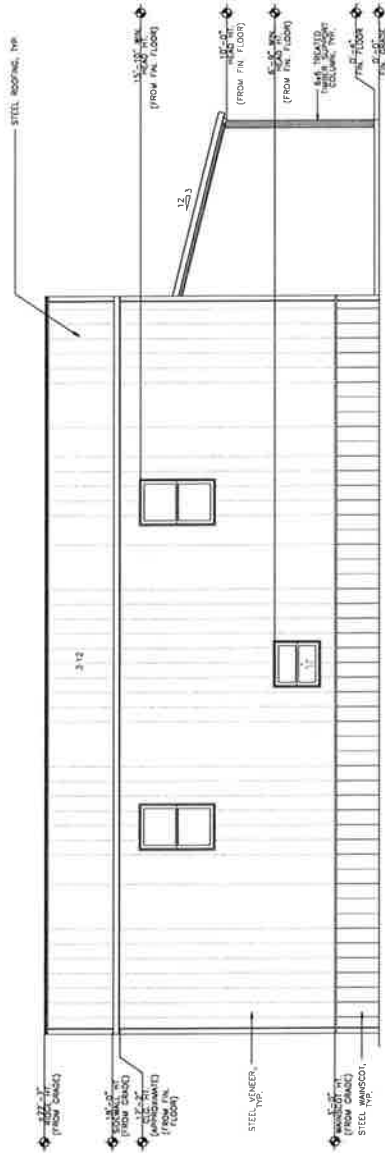
A3

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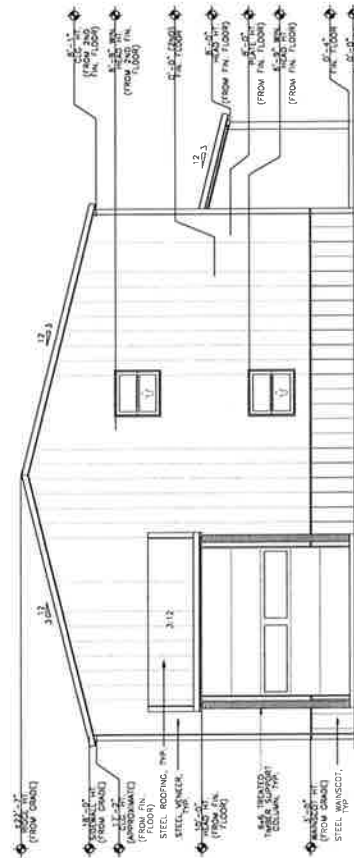
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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS

NOTE: PLEASE NOTE THAT ALL CEILING HEIGHTS ARE APPROXIMATE. 16' SIDEWALL HEIGHT IS BASED OFF OF THE TOP OF CONCRETE LOCATED WITHIN THE PERIMETER OF THE BUILDING. ALL CEILING COLUMN INTERIOR FRAMING WILL NEED TO BE ADJUSTED ACCORDINGLY. PLEASE CONSULT WITH BUILDING CONTRACTOR.



1 REAR ELEVATION

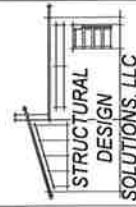


2 LEFT ELEVATION

GENERAL NOTES

1.) ROOF PITCHES ARE AS NOTED.

NO.	REVISION/ISSUE	DATE
4	3/1	11.22
3	2/1	11.20
2	1/1	11.08
1	0/1	11.07
M.C.		



ELEVATIONS #2

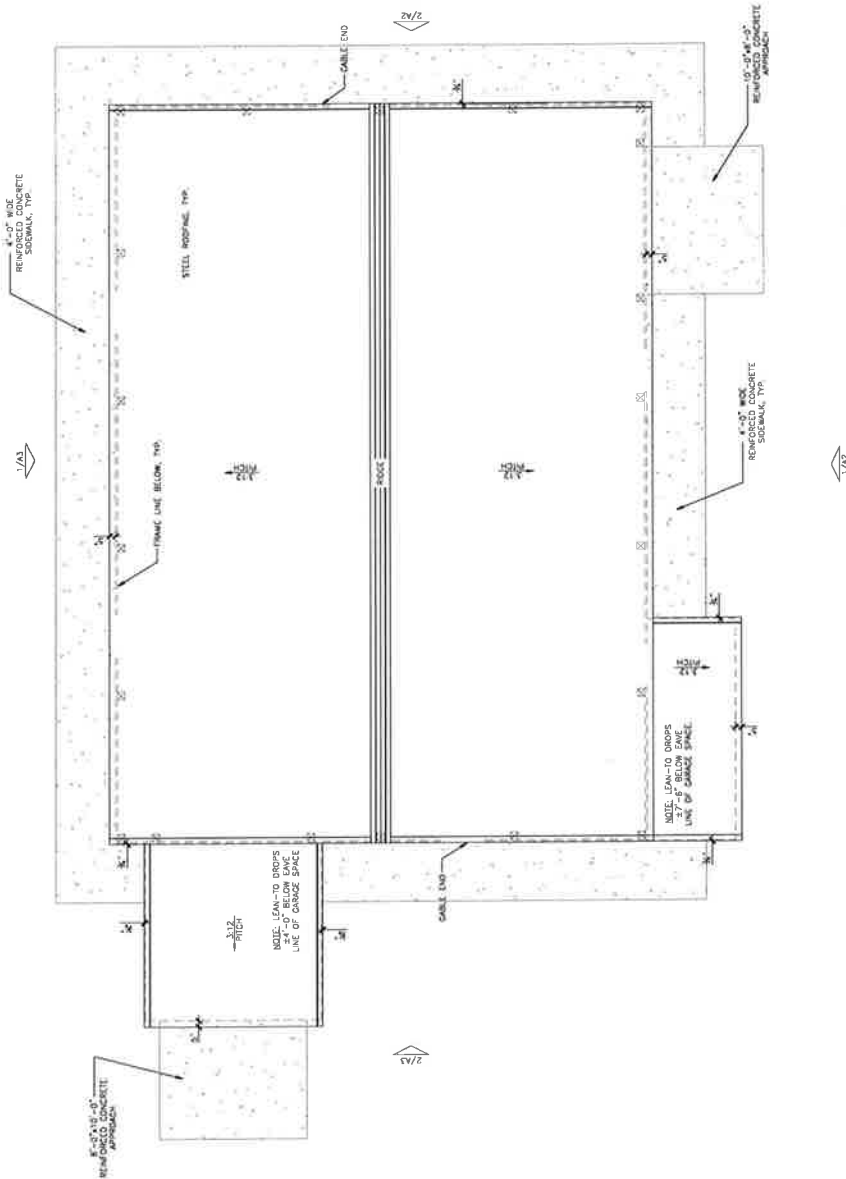
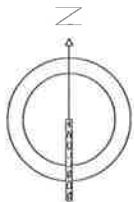
A4

R.T. LLC
MCS 11.07.24
1/4" = 1'-0"

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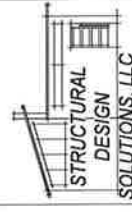
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS



GENERAL NOTES

- 1) ROOF PITCHES ARE AS NOTED.
- 2) ROOF OVERHANGS ARE AS NOTED.
- 3) ALL ARE MEASURED FROM OUTSIDE OF FRAMED WALL. ACTUAL OVERHANG MAY VARY ONCE CONSTRUCTION IS FINALIZED.

5	4/1	11.22
4	3/1	11.20
3	2/1	11.11
2	1/1	11.08
1	0/1	11.07
NO	REVISION/ISSUE	DATE



ROOF AND CONCRETE PLAN

PROJECT	R.T. LLC	SHEET	A5
DATE	MCS 11.07.24	SCALE	1/4"=1'-0"

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Board of Adjustment

Case Number: CBOA-3242

Hearing Date: 1/21/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

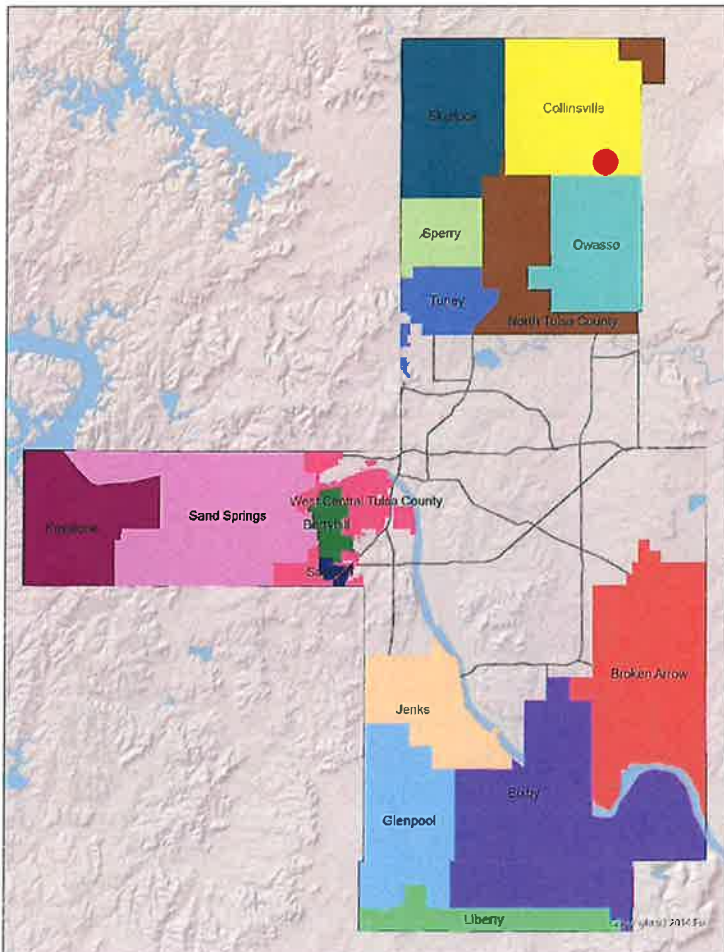
Owner and Applicant Information:

Applicant: Holly Bays

Property Owner: Same

Action Requested: Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 16.86 acres

Location: 13257 N Old Highway 169

Present Zoning: AG

Fenceline/Area: Collinsville

Land Use Designation: Industrial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2432

CASE NUMBER: CBOA-3242

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 1/21/2025 1:30 PM

APPLICANT: Holly Bays

ACTION REQUESTED: Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

LOCATION: 13257 N Old Highway 75

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Vacant

TRACT SIZE: 16.86 acres

LEGAL DESCRIPTION: BEG 1727.28S NWC NE TH S916.63 W998.30 N495.45 NE476.15 N344.72 E528.01 POB SEC 32 22 14 16.863 ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-3033 January 2023: The Board approved Variance of street yard frontage in an AG district from 30 ft to 0 ft (Section 207)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. 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 Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

The applicant would like construct a home on the subject lot, however the lot does not have frontage on a publicly maintained road, which is required by the zoning code. A Private road currently exists, providing access to the lot, but it is not a publicly dedicated road with Right-Of-Way, necessitating the need for a variance of frontage to utilize the road for access to the subject tract.

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 variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

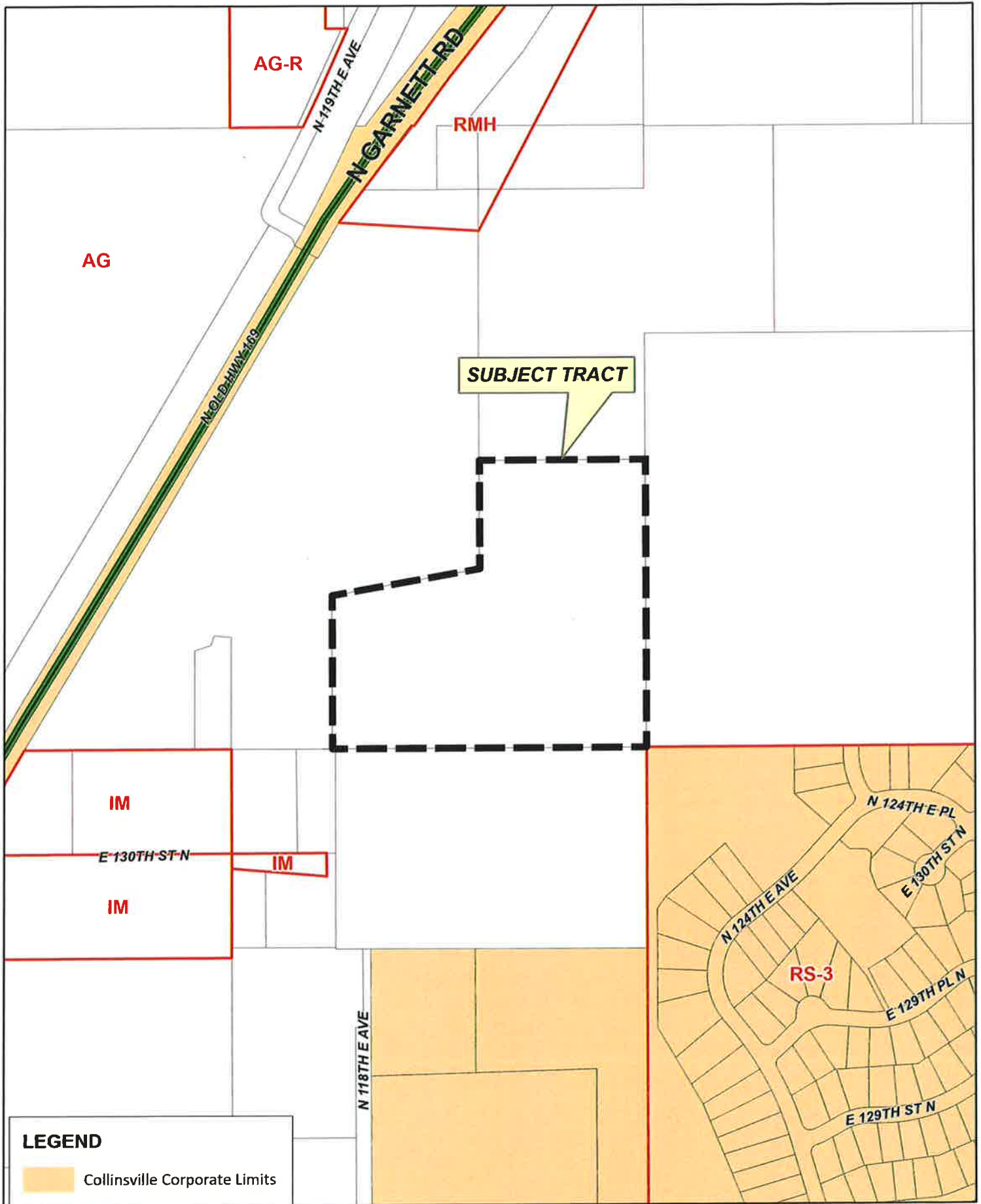
Subject to the following conditions, if any: _____.

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 access road looking East from N Garnett Road



LEGEND

 Collinsville Corporate Limits

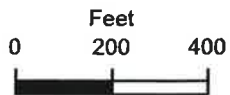
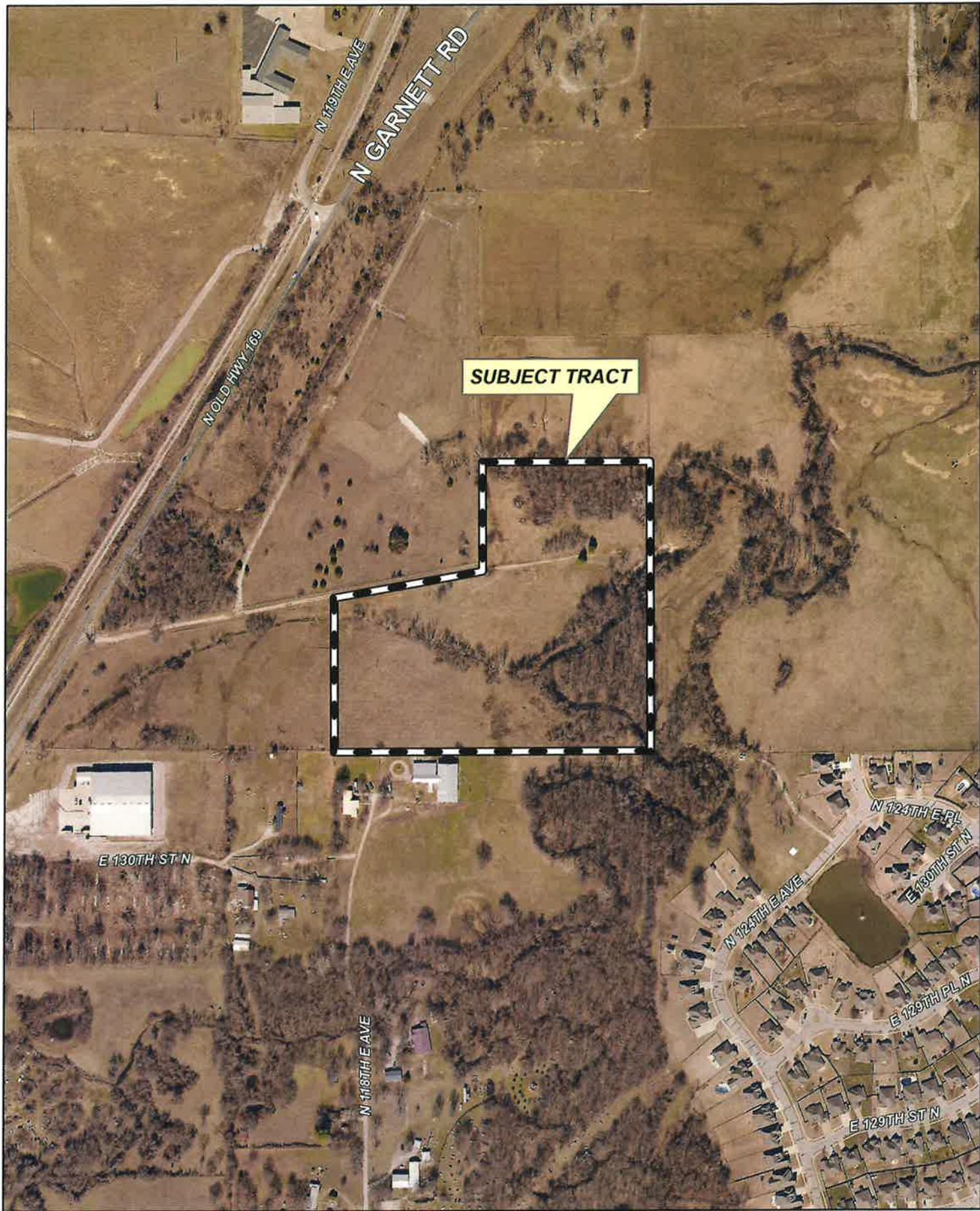


CBOA-3242

32 22-14

CBOA-3242 8.5





Subject
Tract

CBOA-3242

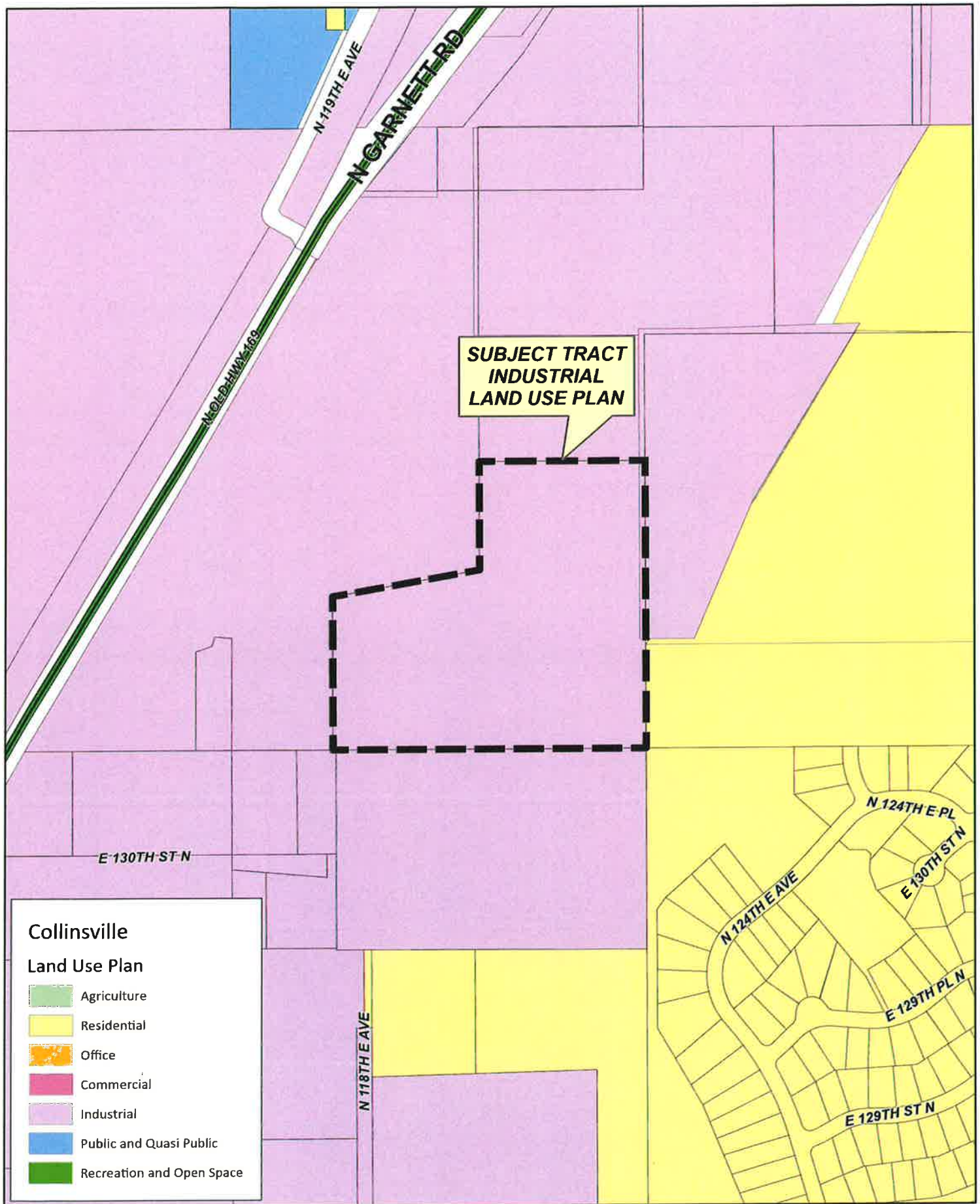
32 22-14

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

Aerial Photo Date: 2023

CBOA-3242 8.6





CBOA-3242

32 22-14

CBOA-3242 8.7