



11:09 am, Apr 04, 2025

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday April 15, 2025, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 542

Consider, Discuss and/or Take Action On:

1. Approval of Minutes of March 18, 2025 (Meeting No. 541).

NEW APPLICATIONS

2. **CBOA 3247 - Derek Jewell**

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) and a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3) **Location:** 3102 E 141st St S

3. **CBOA 3250 - Ben Coleman**

Action Requested:

Variance to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1) **Location:** 21851 W 42nd St S

4. **CBOA 3251 - Steven Fuller**

Action Requested:

Special Exception to permit a home occupation of massage therapy in the AG-R district (Section 8.120) **Location:** 12223 N 118th E Ave

5. **CBOA 3252 - Terry & Shirley Crow**

Action Requested:

Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1) **Location:** 5769 W 1st St

6. **CBOA 3253 - Eddy Boujaoude**

Action Requested:

Variance to permit an accessory building to be located in the side yard in the RS district (Section 18.080, Table 18-1) **Location:** 3579 S 61st W Ave

7. CBOA 3254 - David Bartling

Action Requested:

Variance of the required side yard setback and land area per dwelling in an AG district (Section 2.040, Table 2-3) **Location:** 4872 E 181st St S

8. CBOA 3255 - Earl Collins

Action Requested:

Variance of the side yard setback in the RS district (Section 3.040, Table 3-3) **Location:** 6915 W 3rd St

9. CBOA 3256 - Melissa Torkleson

Action Requested:

Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B) **Location:** 524 N 49th W Ave

10. CBOA 3257 - Sara Portis

Action Requested:

Variance of the side yard setback in the RS district (Section 3.040, Table 3-3) **Location:** 9710 W 59th St

11. CBOA 3258 - Russell & Angela Broom

Action Requested:

Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) **Location:** 5343 S 249th W Ave

12. CBOA 3259 - Ben & Leslie Porche

Action Requested:

Variance of the lot 30' lot frontage requirement and a variance of the lot width requirement in an AG district.(Section 2.040, Table 2-3) **Location:** 19665 S Harvard Ave

13. CBOA 3260 - Zacarias Perez

Action Requested:

Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) **Location:** 6855 E 106th St N

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-3247

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

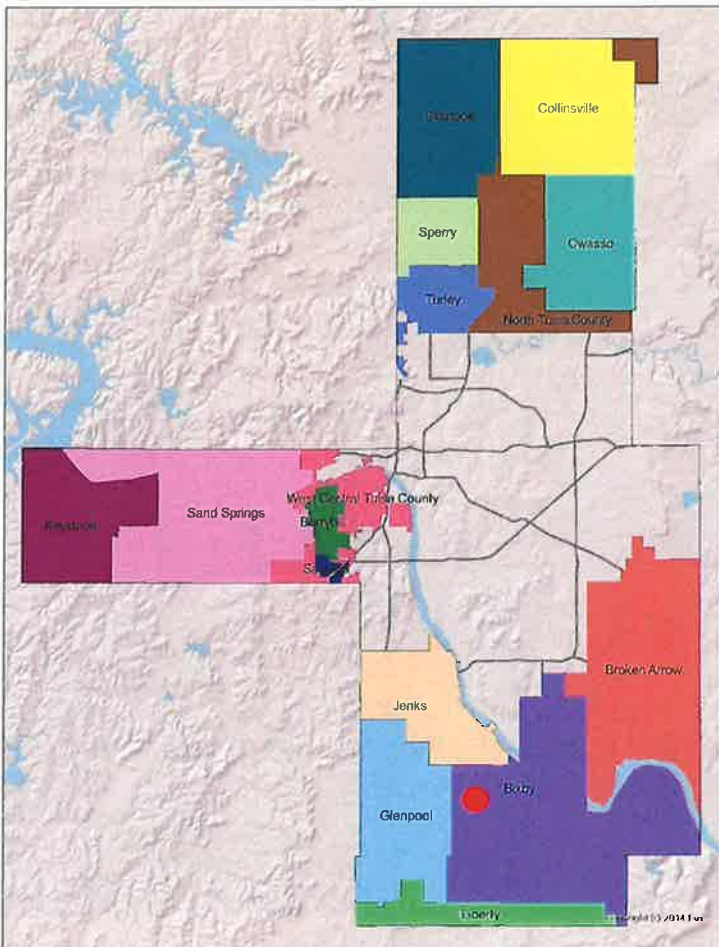
Owner and Applicant Information:

Applicant: Derek Jewell

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) and a 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: Residence

Tract Size: 2.00 acres

Location: 3102 E 141st St S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Low Density Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7317

CASE NUMBER: CBOA-3247

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Derek Jewell

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) and a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3)

LOCATION: 3102 E 141st St S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Vacant

TRACT SIZE: 10.00 acres

LEGAL DESCRIPTION: PRT NE BEG 1258.44W NEC NE TH S663.5 W131.3 N663.5 E131.3 POB SEC 17 17 13 2AC

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2220 July 2006: The Board approved a Variance of the required 30 foot of frontage on a public street to 0 feet (Section 207) and a Variance of the land area per dwelling unit from 2.1 acres to 0.75 acres to permit two dwellings on an AG zoned lot. (Section 330)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The tract abuts AG zoning to the East, RS-1 zoning to the North (Jenks) and RS-3 zoning to the West and South (Bixby) containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a 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) and a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3)

The Tulsa County zoning code requires 2 acres minimum for a lot within the AG district. The applicant proposes to split the subject tract into two one acre tracts 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 one acre tract. As currently configured. They have requested a variance of the requirement that a lot have at least 30 ft of frontage on a public road or right of way for the 1 acre tract to the south so that it can be conforming.

The applicant provided the statement that they are "Applying to lot split 1 acre for a new construction house. Four other neighbors share this driveway. 3110 is 0.77 acres. 3106 is 0.55 acres without frontage access. These lots were approved in previous years."

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 per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3) and a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3)

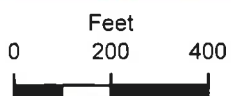
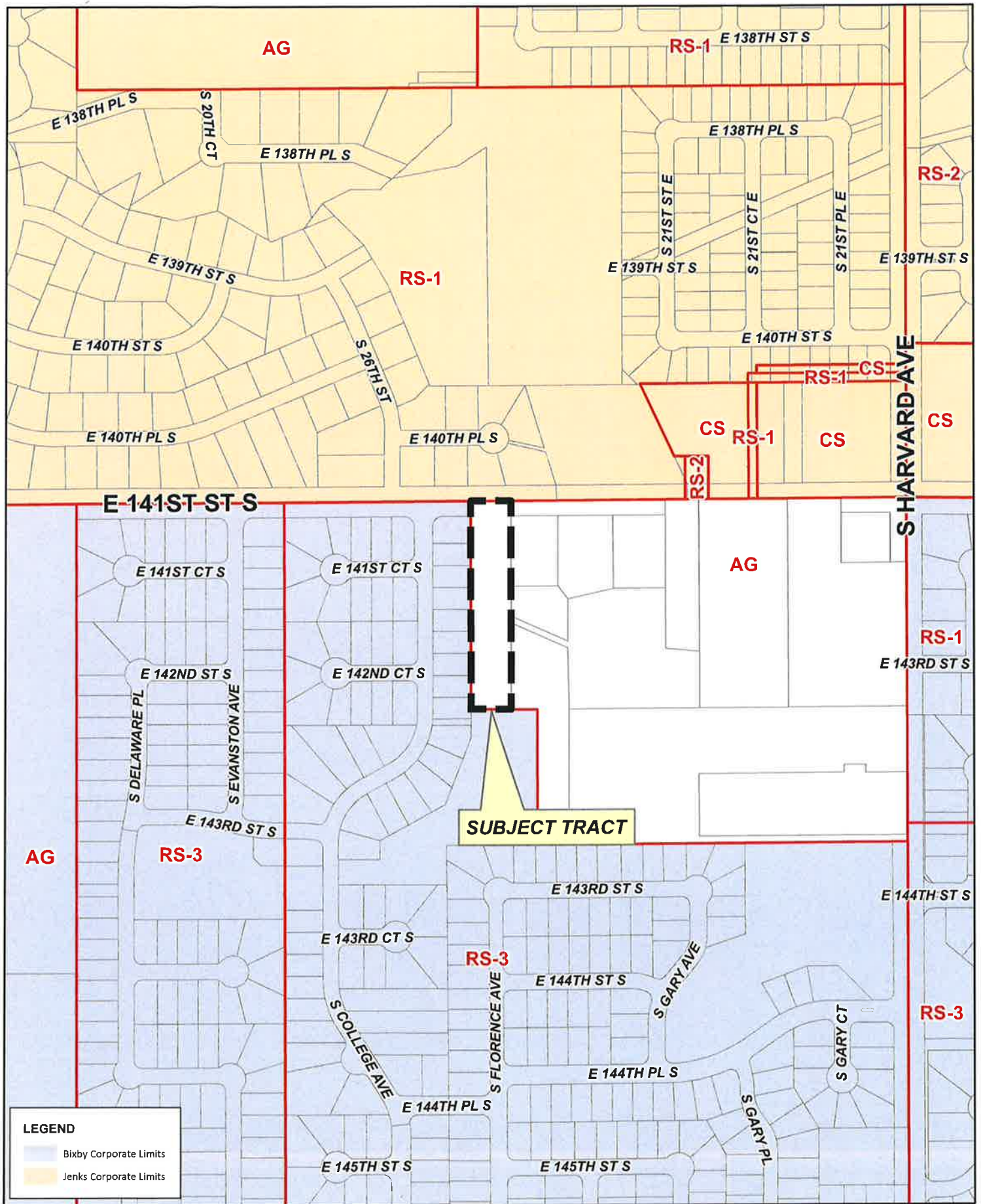
Subject to the following conditions, if any: _____.

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 looking South from E 141st ST S

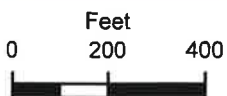


CBOA-3247

17 17-13

CBOA-3247 2.5





CBOA-3247

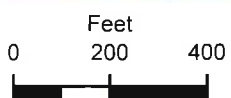
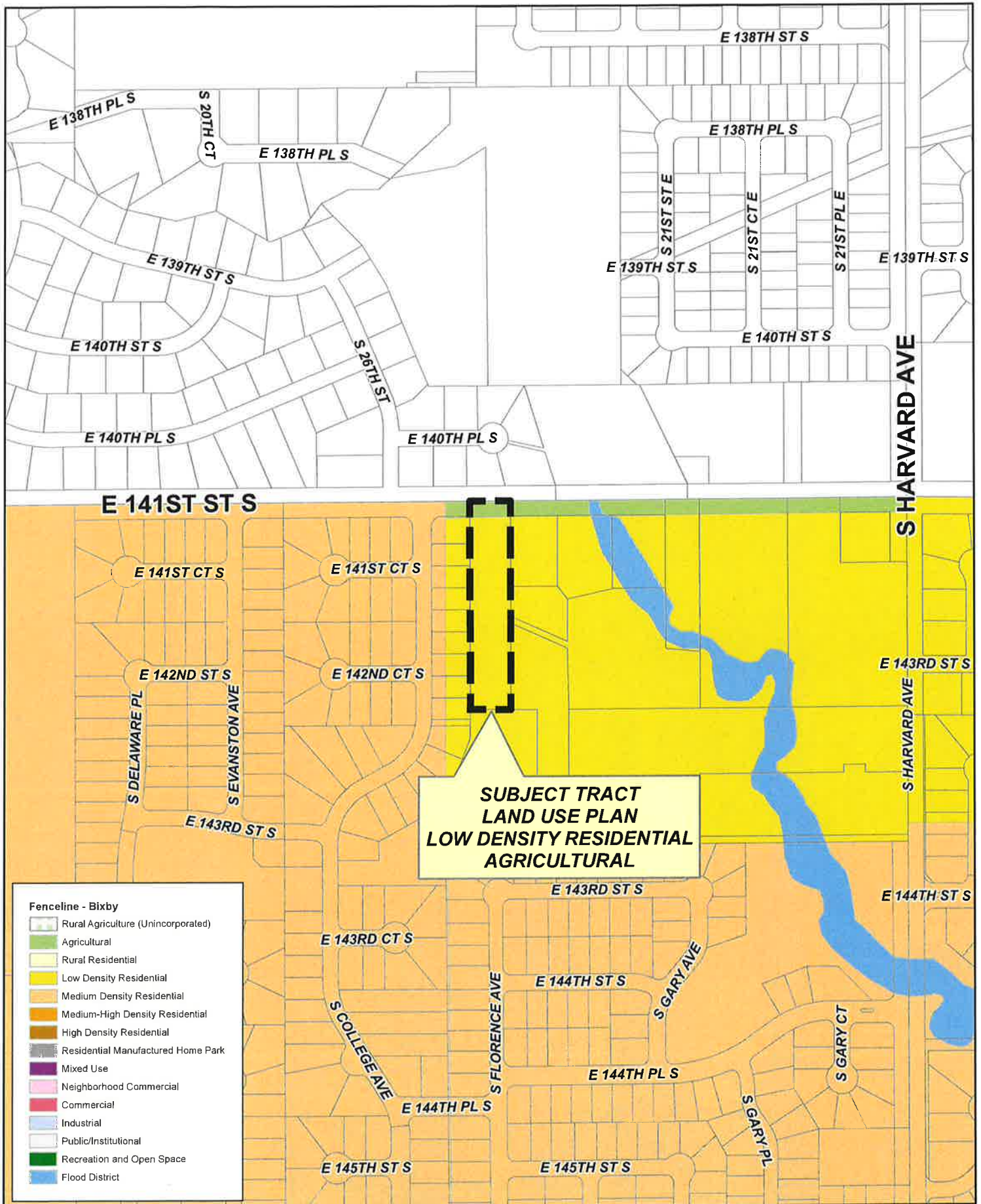
17 17-13

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

Aerial Photo Date: 2023

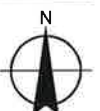
CBOA-3247 2.6





CBOA-3247

17 17-13



CBOA-3247 2.7



East 141st St

24' Road & Utility
Easement to south
property line

TUL

CHANDLER
STEVEN
KIPP &
ALYSSA
RENEE

1 acre

BEATY
JENNIFER
& JEREMY

Approx. Lot
Split Line

CMILLON
JEFF &
SYDNEY

JEWELL
JENNIFER L
& DEREK A

POTTER
JOSEPH
RYAN &
WHITNEY
M

Approved
Location for
CCRW Water
Meter

Sewer Line
Stubbed Out

L
IN &
DON
ING

OG&E Transformer
with capability to
provide electric
service to new house

Approx. New
House Location

1 acre

24' Road & Utility
Easement to 141st



Hunt Map
Layers

Elev. +

Sat

3D

DA
ANDREA
K
MIC



CBOA-3247 2.8



Board of Adjustment

Case Number: CBOA-3250

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

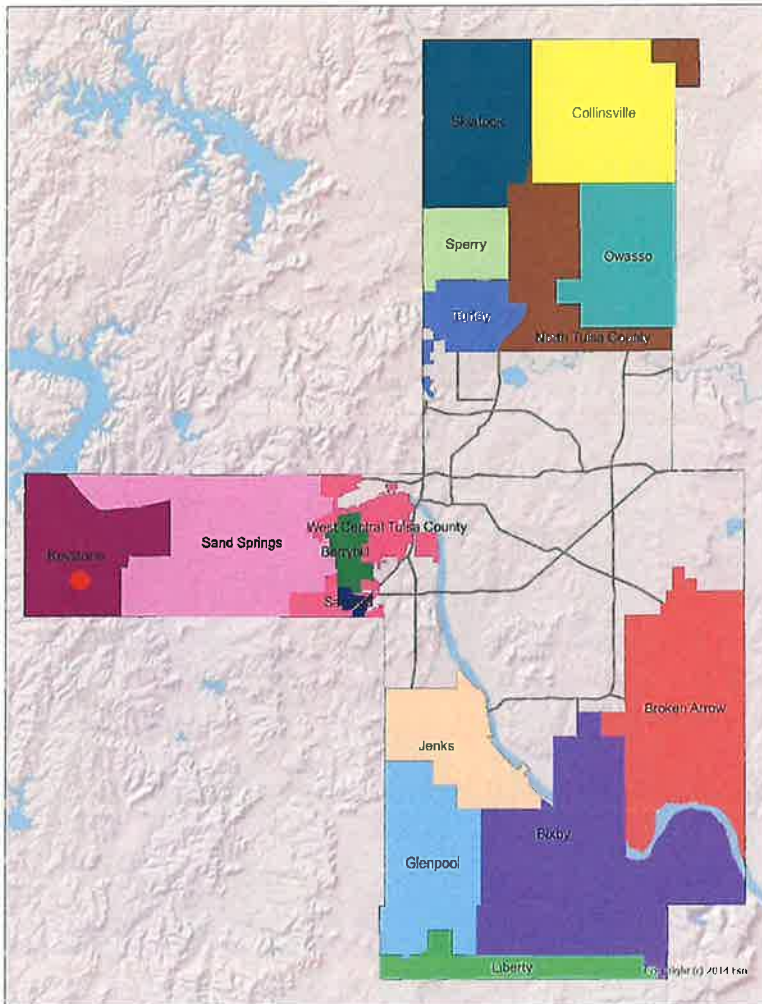
Owner and Applicant Information:

Applicant: Ben Coleman

Property Owner: Same

Action Requested: Variance to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 1.60 acres

Location: 21851 W 42nd St S

Present Zoning: RE

Fenceline/Area: Keystone

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9027

CASE NUMBER: CBOA-3250

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Ben Coleman

ACTION REQUESTED: Variance to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1)

LOCATION: 21851 W 42nd St S

ZONED: RE

FENCELINE: Keystone

PRESENT USE: Residence

TRACT SIZE: 1.60 acres

LEGAL DESCRIPTION: LTS 1 & 2 BLK 1, OAK FOREST

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1)

Tulsa Count Zoning Code section Section 18.080, Table 18-1 prohibits an accessory building from being located in the required street setback for any lot in the RE district. The applicant is proposing to construct a garage in the required street setback of their home. This is due to the lot configuration of their tract, per the statement provided.

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 to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1)

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

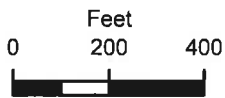
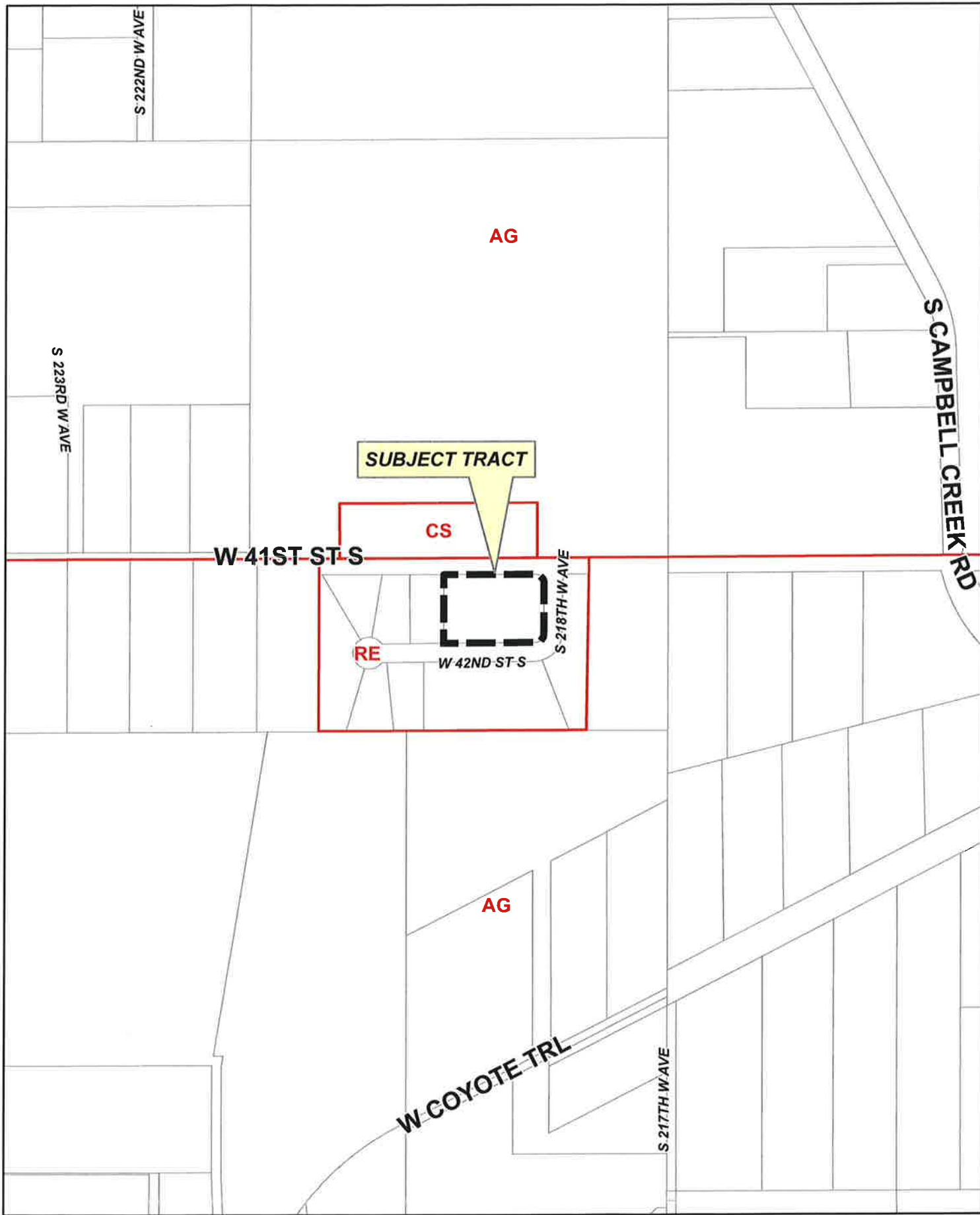
unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.



Subject tract looking North from W 42nd St S



Subject tract looking West from S 118th W Ave

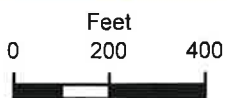


CBOA-3250

27 19-10



CBOA-3250 3.5

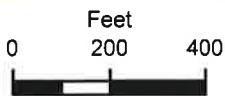
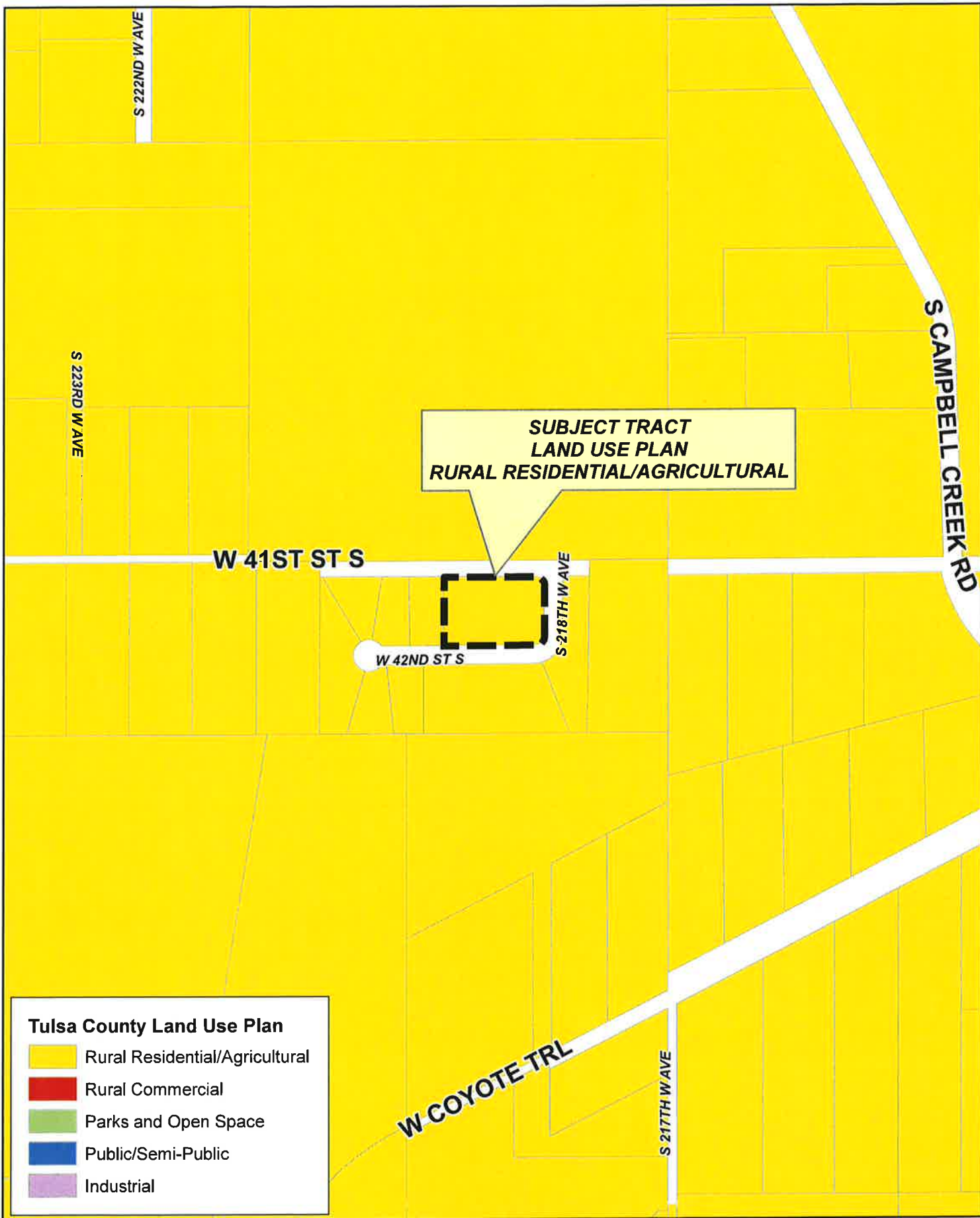


CBOA-3250

27 19-10

CBOA-3250 3.6





CBOA-3250

27 19-10



CBOA-3250 3.7



Board of Adjustment

Case Number: CBOA-3251

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

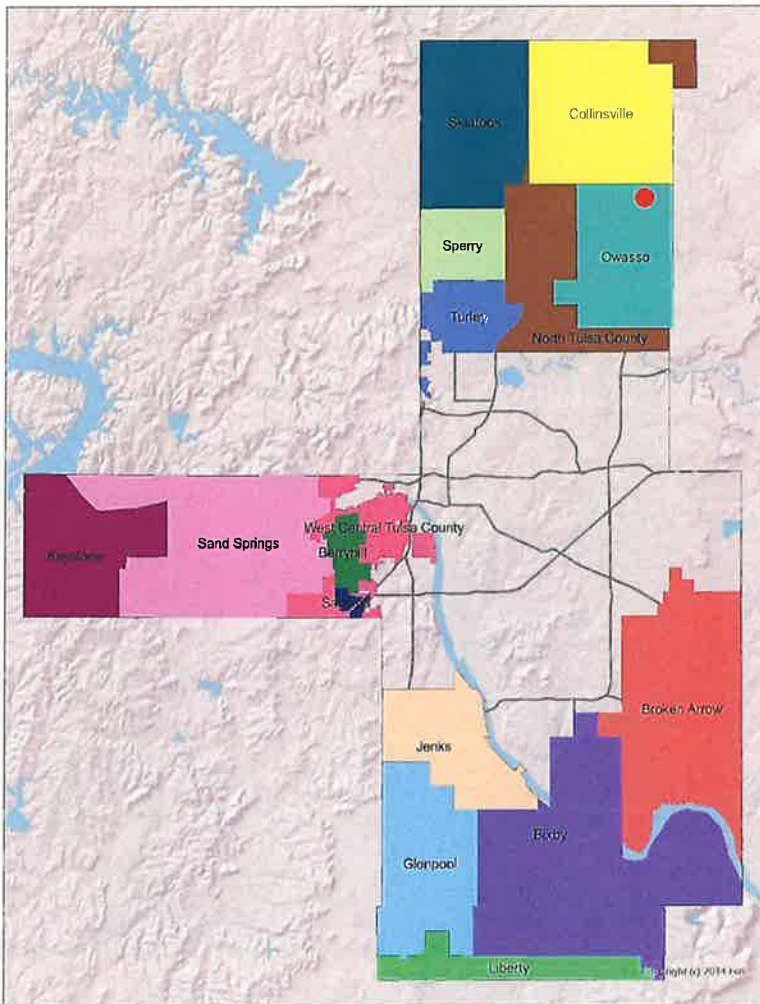
Owner and Applicant Information:

Applicant: Steven Fuller

Property Owner: Same

Action Requested: Special Exception to permit a home occupation of massage therapy in the AG-R district (Section 8.120)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.5 acres

Location: 12223 N 118th E Ave

Present Zoning: AG-R

Fenceline/Area: Owasso

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1405

CASE NUMBER: CBOA-3251

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Steven Fuller

ACTION REQUESTED: Special Exception to permit a home occupation of massage therapy in the AG-R district (Section 8.120)

LOCATION: 12223 N 118th E Ave

ZONED: AG-R

FENCELINE: Owasso

PRESENT USE: Residence

TRACT SIZE: 2.50 acres

LEGAL DESCRIPTION: PRT SE NW BEG 663.39E & 640.80N SWC SE NW TH N326.70 W240 TH ON CRV LF 157.08 TH S226.70 E340.00 POB SEC 5 21 14 2.5AC

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG-R 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 Special Exception to permit a home occupation of massage therapy in the AG-R district (Section 8.120).

A special exception is required as the proposed home occupation 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 proposed home occupation must be found to be compatible with the surrounding neighborhood.

The applicant provided the statement "There is ample space to conduct a home occupation that will have no effect on adjacent properties. Its intended use is also to remain as agricultural/residential."

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

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a home occupation of massage therapy in the AG-R district (Section 8.120).

Subject to the following conditions, if any: _____.

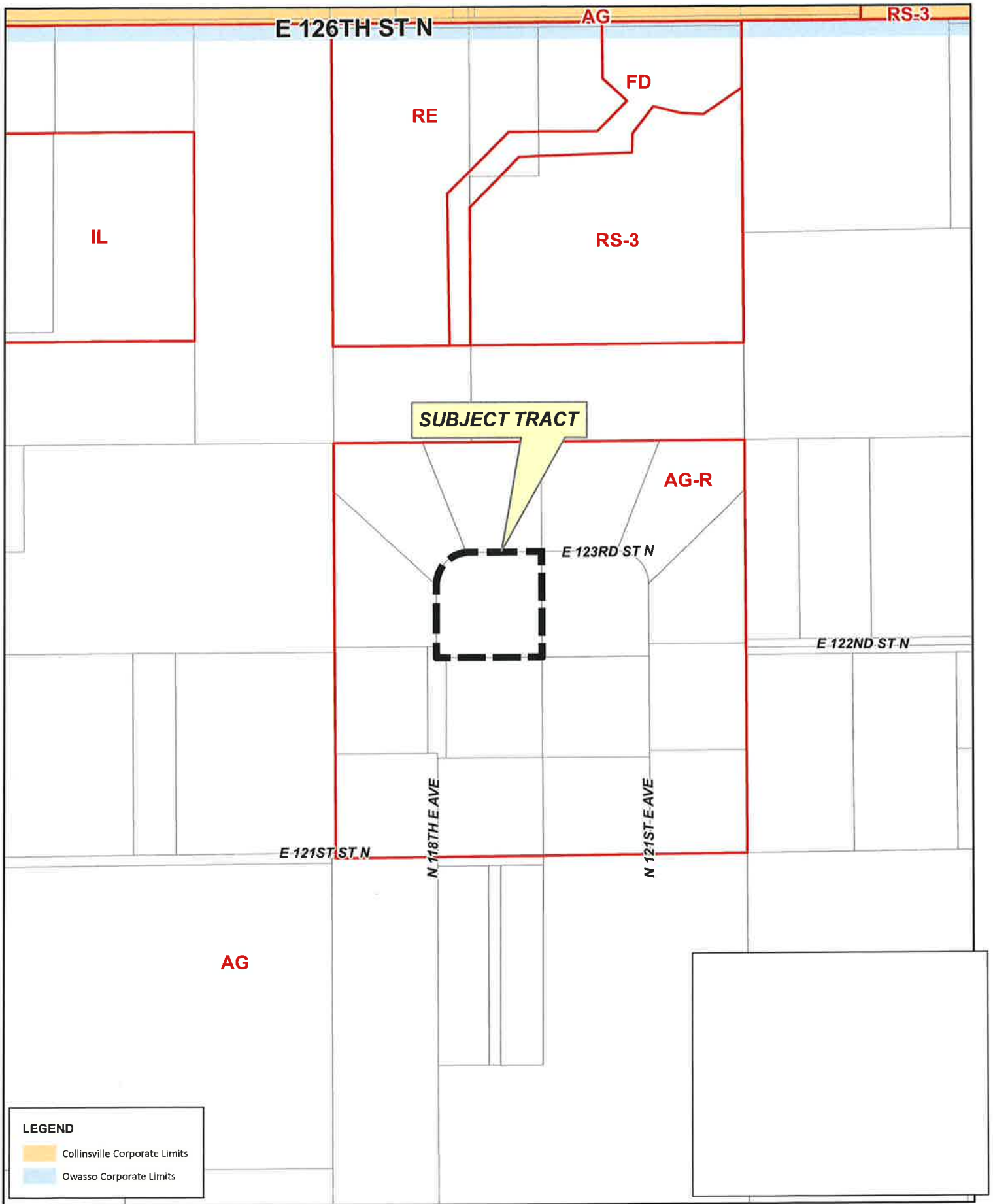
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking South from E 123rd St N



Subject tract looking Northeast from N 118th E Ave

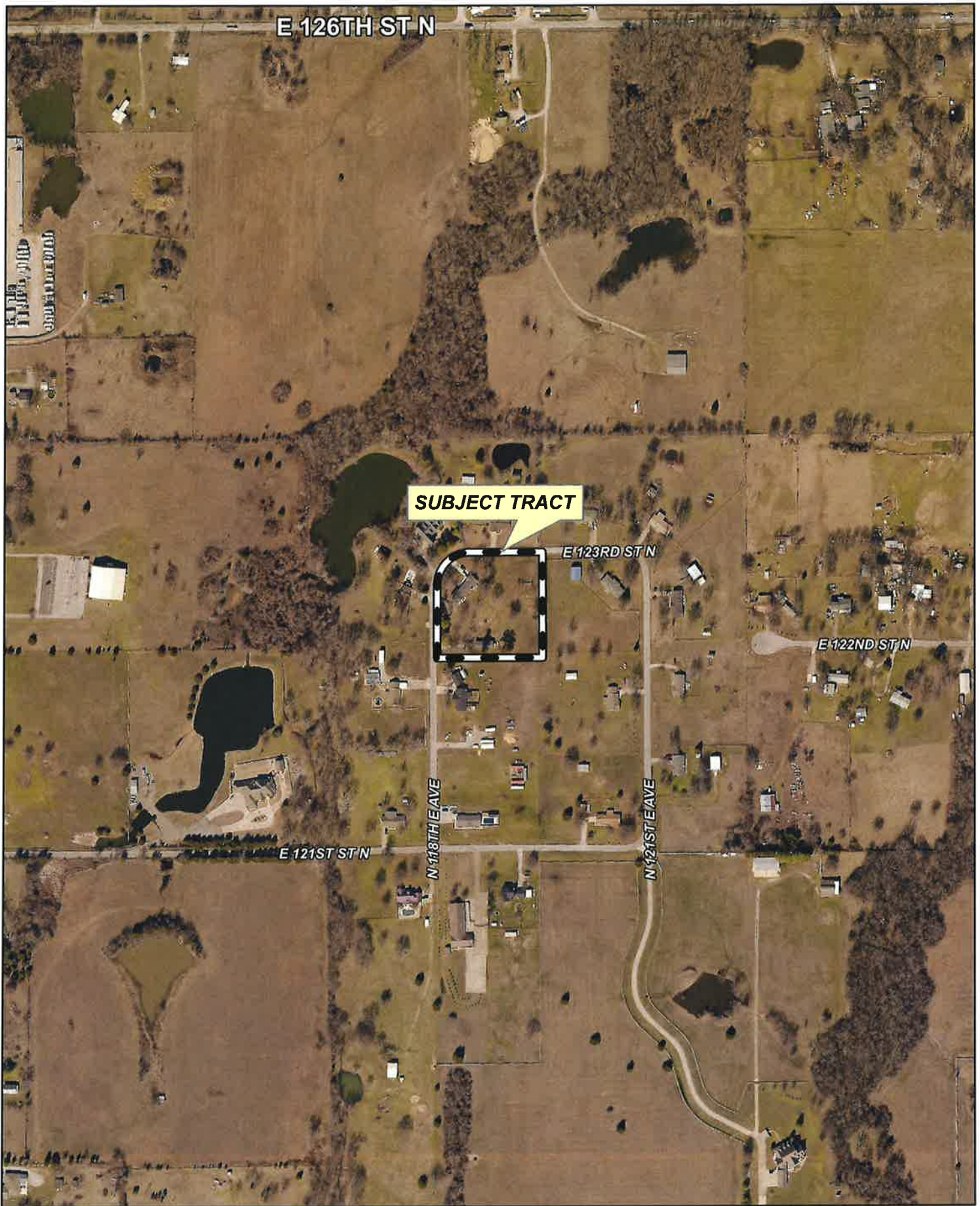


CBOA-3251

05 21-14



CBOA-3251 4.5



E 126TH ST N

SUBJECT TRACT

E 123RD ST N

E 122ND ST N

E 121ST ST N

N 118TH AVE

N 121ST AVE

0 Feet
200
400



Subject
Tract

CBOA-3251

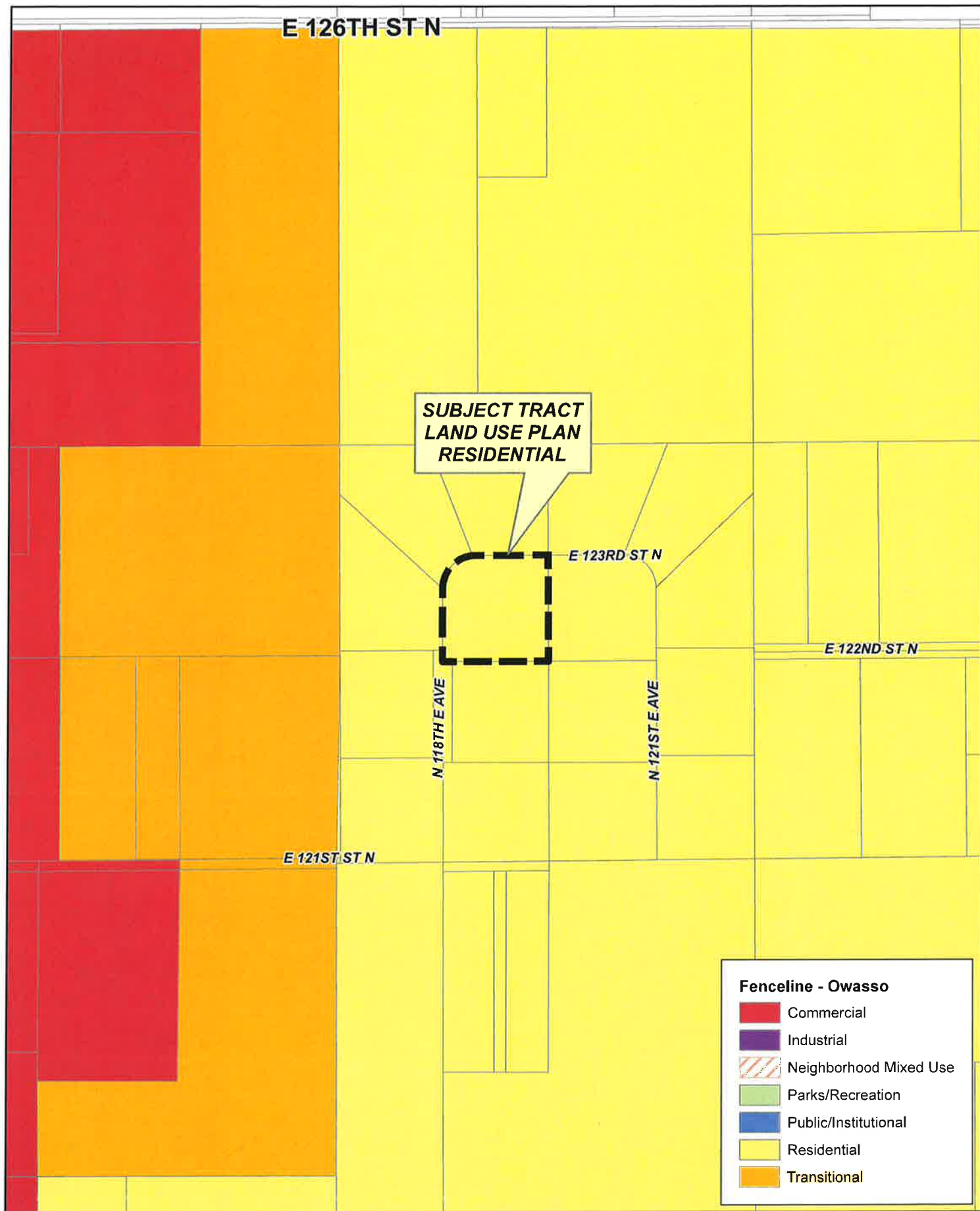
05 21-14

Note: Graphic overlays may not precisely
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Aerial Photo Date: 2023

CBOA-3251 4.6



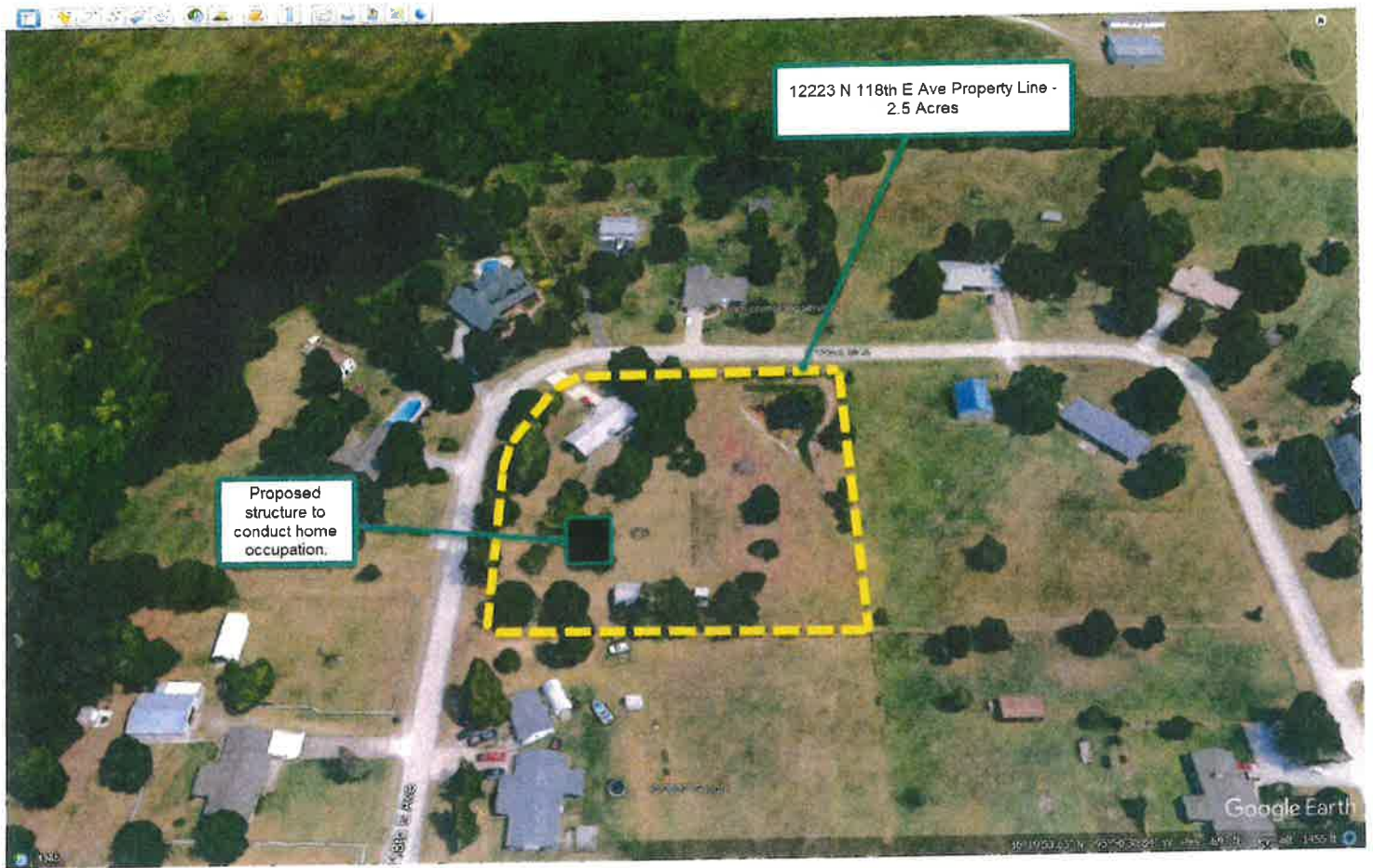


CBOA-3251

05 21-14



CBOA-3251 4.7





Board of Adjustment

Case Number: CBOA-3252

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

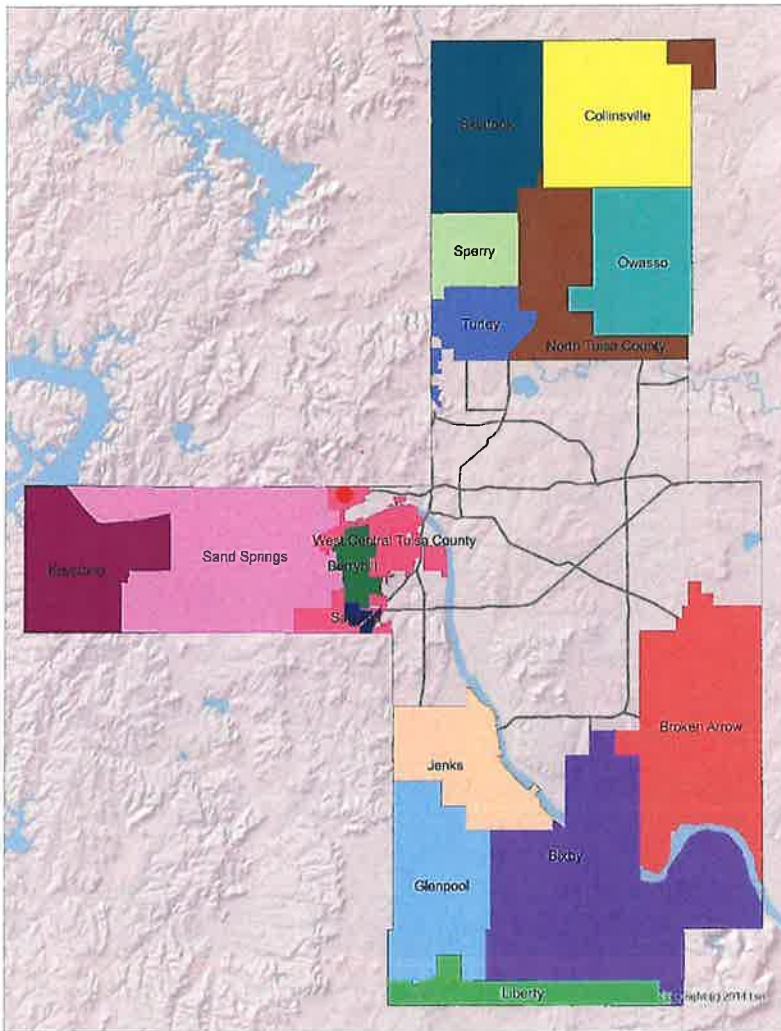
Owner and Applicant Information:

Applicant: Terry & Shirley Crow

Property Owner: Same

Action Requested: Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.2 acres

Location: 5769 W 1st St S

Present Zoning: RS-3

Fenceline/Area: West Central Tulsa County

Land Use Designation:

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9205

CASE NUMBER: CBOA-3252
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Terry & Shirley Crow

ACTION REQUESTED: Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1)

LOCATION: 5769 W 1st St S

ZONED: RS-3

FENCELINE: West Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 0.2 acres

LEGAL DESCRIPTION: LT 13 BLK 1, SUNSET ACRES

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3188 July 2024: The Board denied a Use Variance to allow for recreational vehicles (Use Unit 17) in an RS district (Section 410).

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

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1)

A special exception is required as the proposed carport is located in an area that is not permitted by right but by exception in the RS-3 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 home occupation must be found to be compatible with the surrounding neighborhood.

Section 18.080, Table 18-1 allows carports in a required yard, but only if approved by the Board of Adjustment as a Special Exception.

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

Sample Motion:

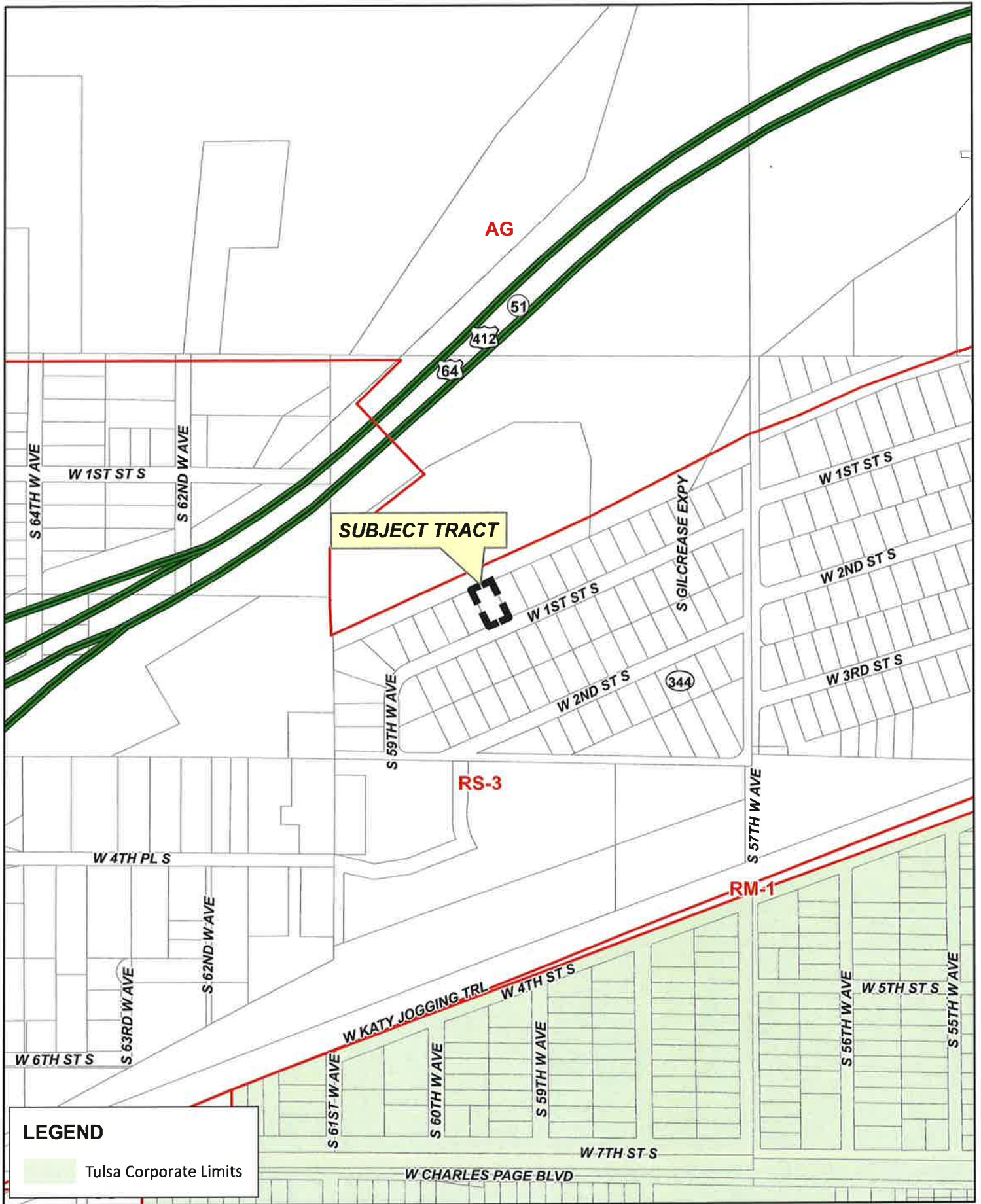
"Move to _____ (approve/deny) a Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1)

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 North from W 1st ST S



LEGEND

Tulsa Corporate Limits

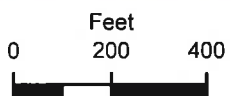
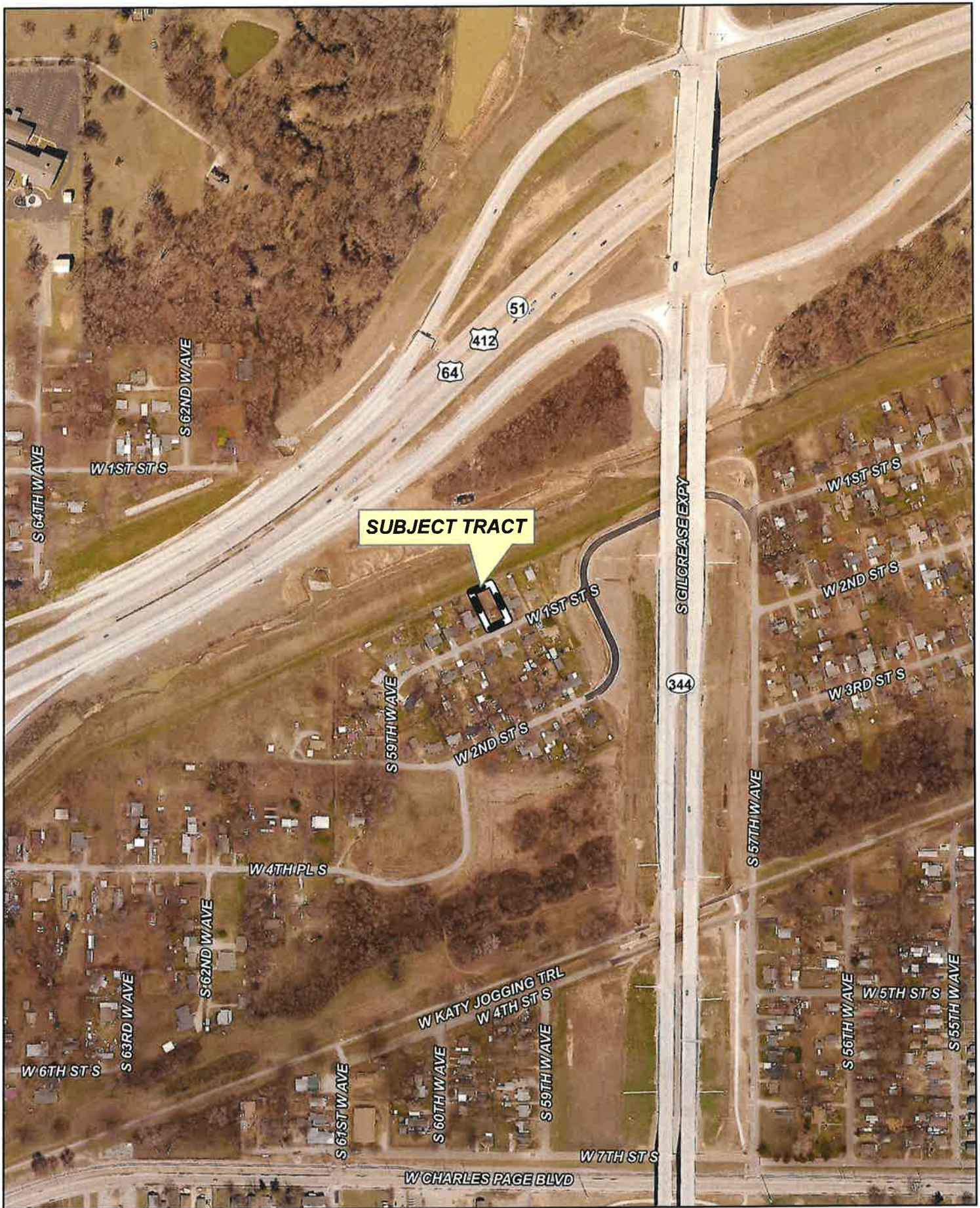


CBOA-3252

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CBOA-3252 5.5





Subject
Tract

CBOA-3252

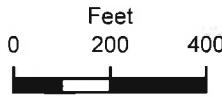
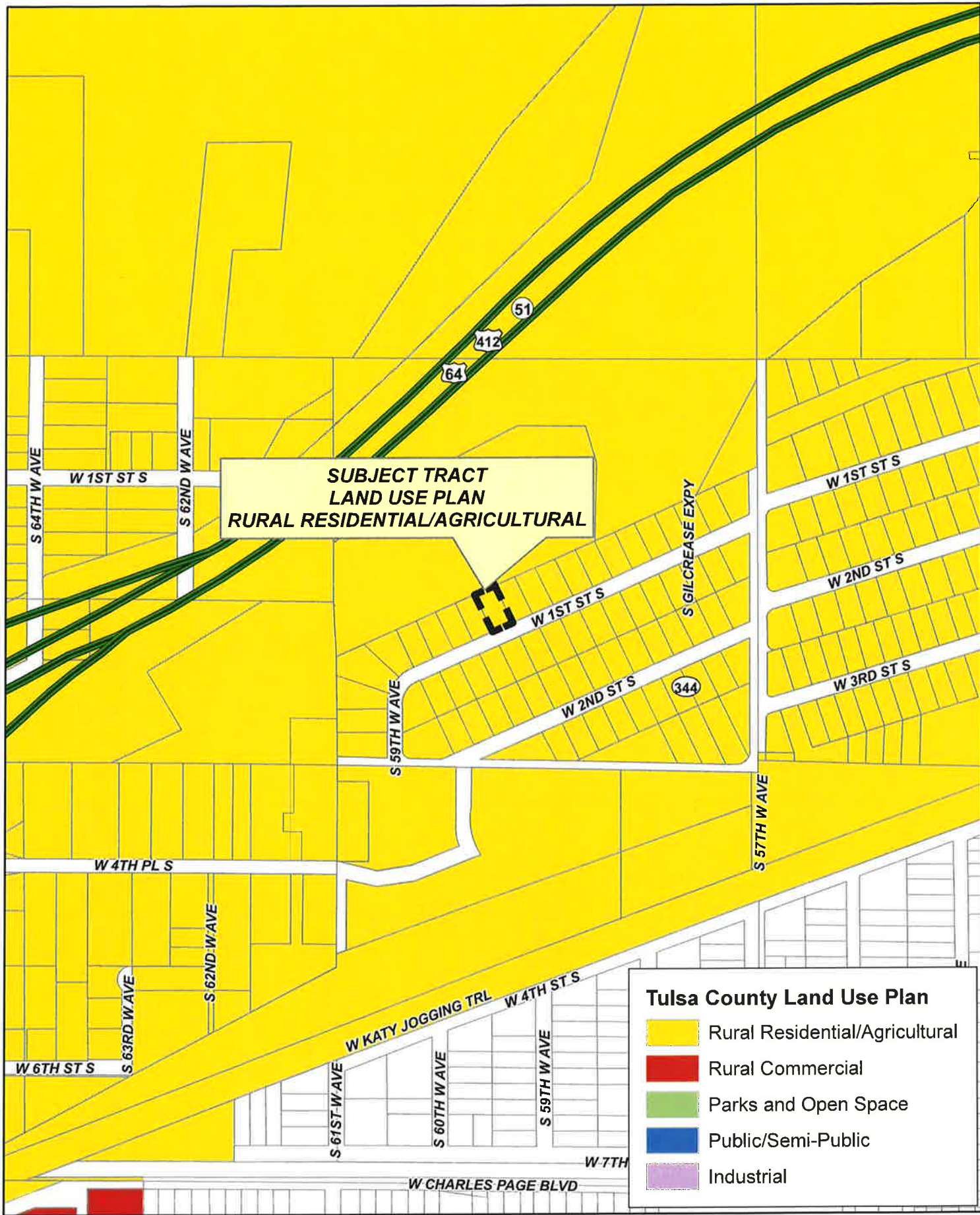
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



CBOA-3252 5.6



CBOA-3252

05 19-12



CBOA-3252 5.7



Board of Adjustment

Case Number: CBOA-3253

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

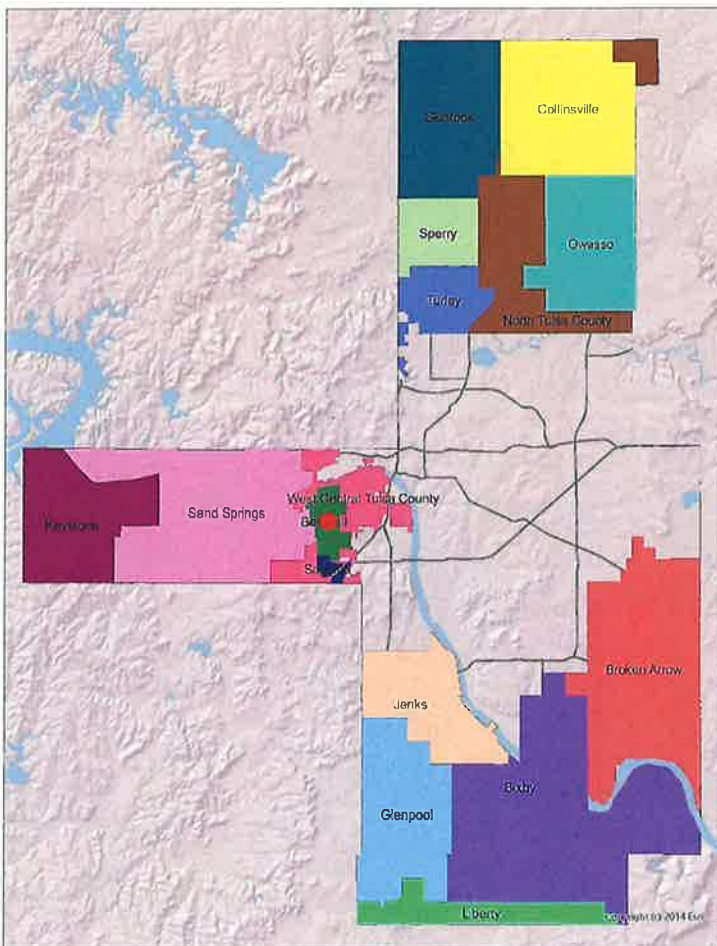
Owner and Applicant Information:

Applicant: Eddy Boujaoude

Property Owner: Same

Action Requested: Variance to permit an accessory building to be located in the side yard in the RS district (Section 18.080, Table 18-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 5.0 acres

Location: 3579 S 61st W Ave

Present Zoning: RS-3

Fenceline/Area: Berryhill

Land Use Designation: Existing Neighborhood

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9220

CASE NUMBER: CBOA-3253

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Eddy Boujaoude

ACTION REQUESTED: Variance to permit an accessory building to be located in the side yard in the RS district (Section 18.080, Table 18-1)

LOCATION: 3579 S 61st W Ave

ZONED: RS-3

FENCELINE: Berryhill

PRESENT USE: Residence

TRACT SIZE: 5.00 acres

LEGAL DESCRIPTION: LT 3 BLK 1, BERRYHILL ESTATES

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and contains a single-family residence. The tract abuts RS-3 zoning to the North, West and South and AG zoning to the East containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit an accessory building to be located in the side yard in the RS district (Section 18.080, Table 18-1)

Tulsa County Zoning Code section Section 18.080, Table 18-1 prohibits an accessory building from being located in the required street setback for any lot in the RS-3 district. The applicant is proposing to construct an accessory in the required side setback of their home.

The applicant provided the statement "Based on our property layout and orientation, we consider the North side to be our back yard. The east side is near the pool area and we don't want the building to block our view of the green belt."

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.

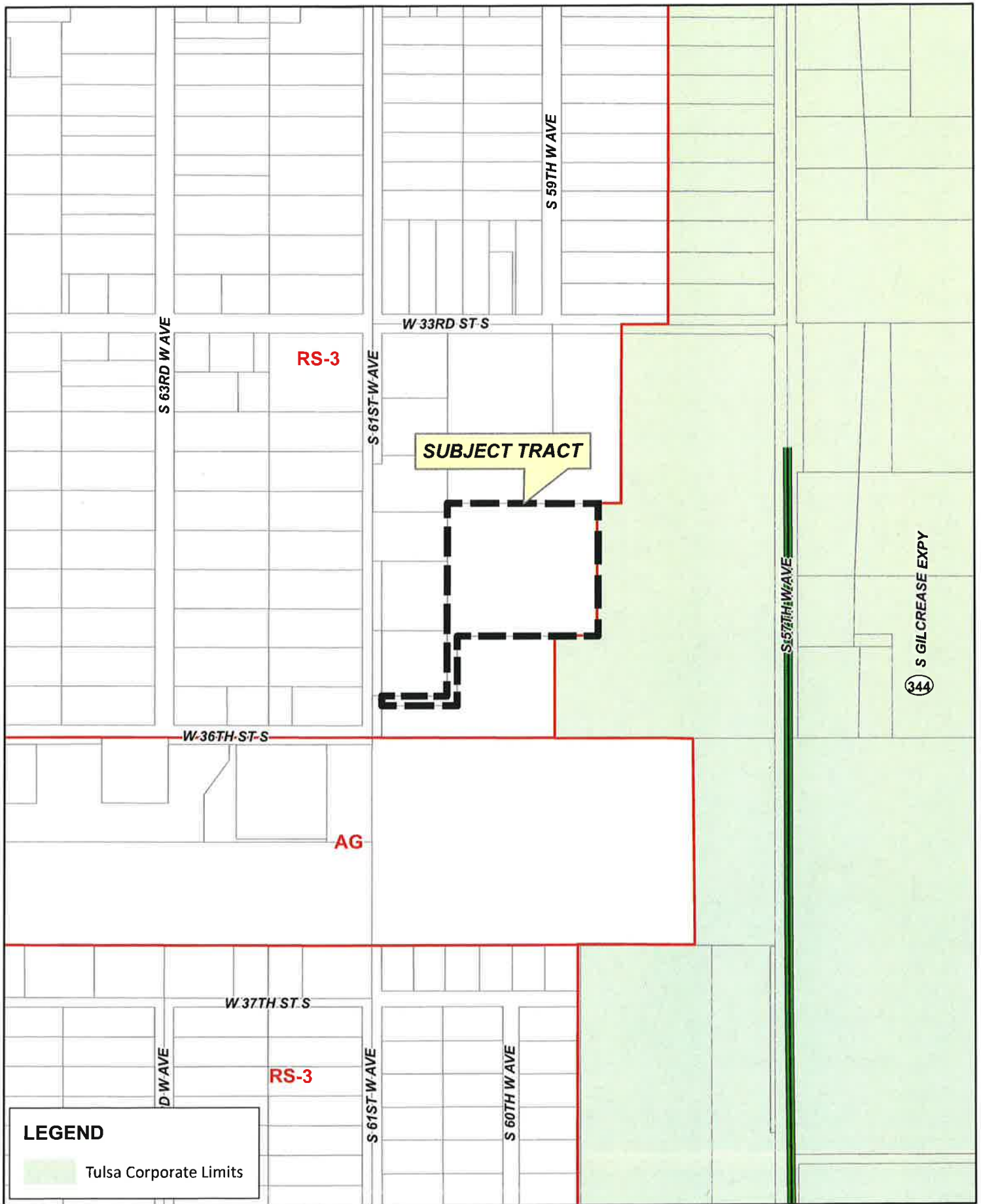
Sample Motion:

"Move to _____ (approve/deny) a Variance to permit an accessory building to be located in the side yard in the RS district (Section 18.080, Table 18-1)


Subject to the following conditions, if any: _____.

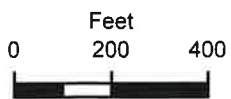
Finding the hardship to be _____.

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.



LEGEND

 Tulsa Corporate Limits

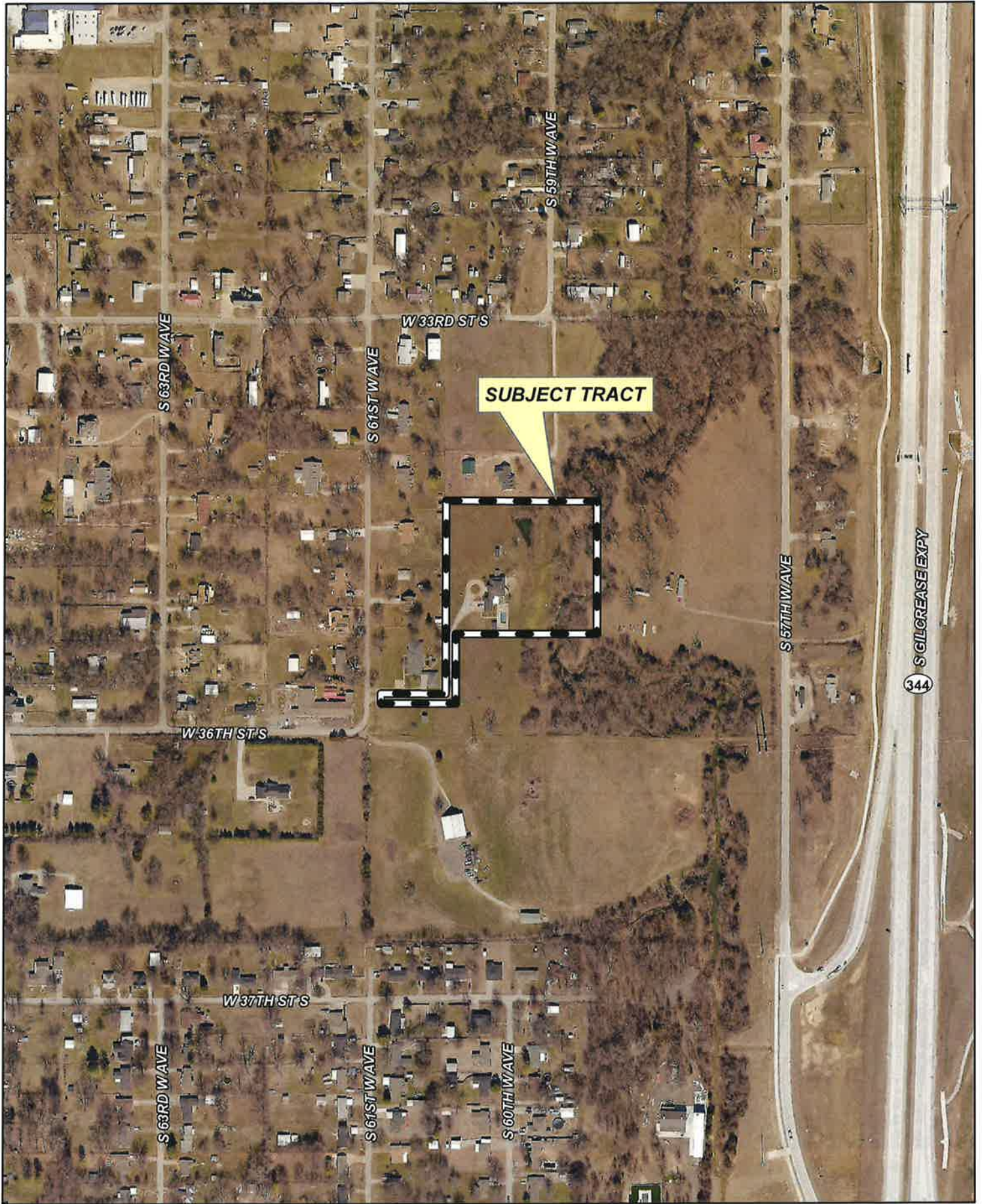


CBOA-3253

20 19-12

CBOA-3253 6.4





0 200 400
Feet



Subject
Tract

CBOA-3253

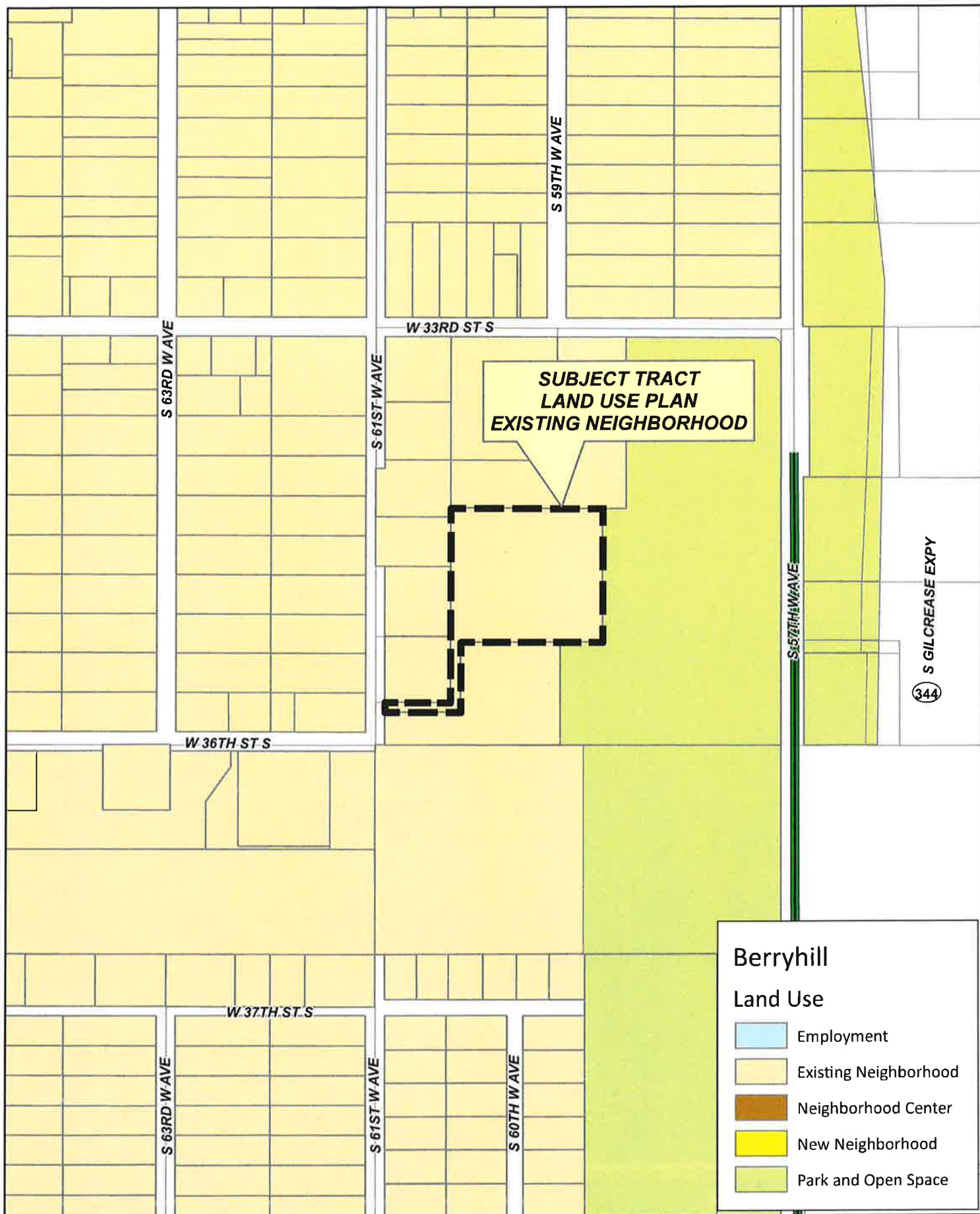
20 19-12

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

Aerial Photo Date: 2023

CBOA-3253 6.5





CBOA-3253

20 19-12

CBOA-3253 6.6



Board of Adjustment

Case Number: CBOA-3254

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

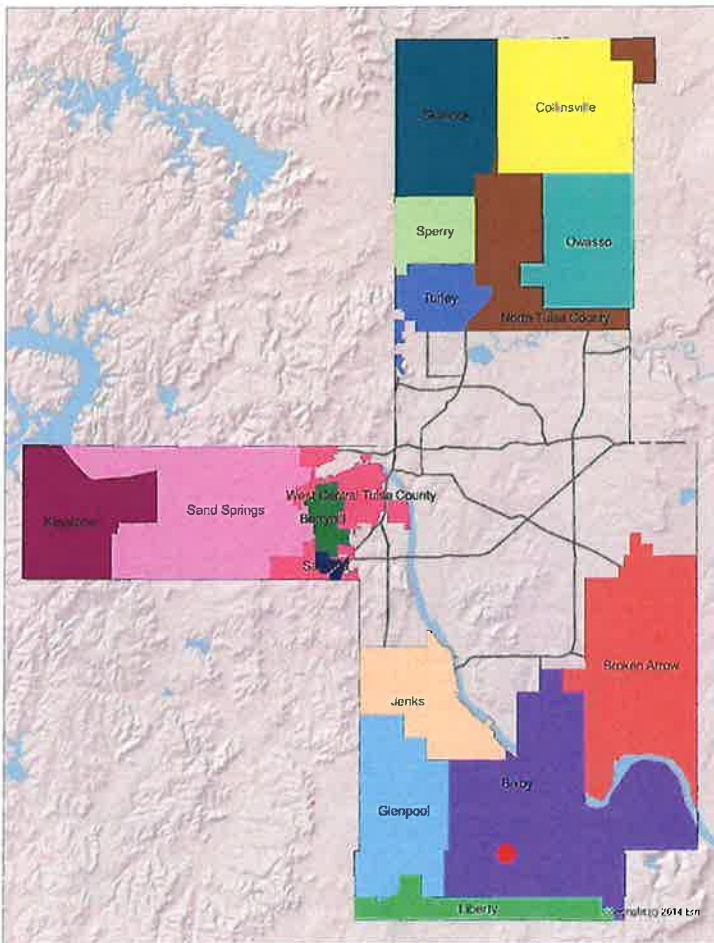
Owner and Applicant Information:

Applicant: David W. Bartling

Property Owner: Same

Action Requested: Variance of the required side yard setback and land area per dwelling in an AG district (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.8 acres

Location: 4872 E 181st St S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7333

CASE NUMBER: CBOA-3254

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: David W. Bartling

ACTION REQUESTED: Variance of the required side yard setback and land area per dwelling in an AG district (Section 2.040, Table 2-3)

LOCATION: 4872 E 181st St S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Residence

TRACT SIZE: 2.8 acres

LEGAL DESCRIPTION: LOT 4, BLOCK 1, SOUTH COUNTRY MEADOWS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the required side yard setback and land area per dwelling in an 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 contains a single-family residence. The applicant is proposing to add a second residence to the tract for his mother. Due to the need for ease of access and general aesthetics of the property, he is proposing to construct the new residence beside the current residence, but closer to the Eastern property line than the 15 feet required by the Zoning Code. He is proposing to build the home 5 feet from the Eastern property line, as shown on the site plan provided.

The applicant provided a statement explaining his request and situation which has been included with this report.

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 required side yard setback and land area per dwelling in an AG district (Section 2.040, Table 2-3)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

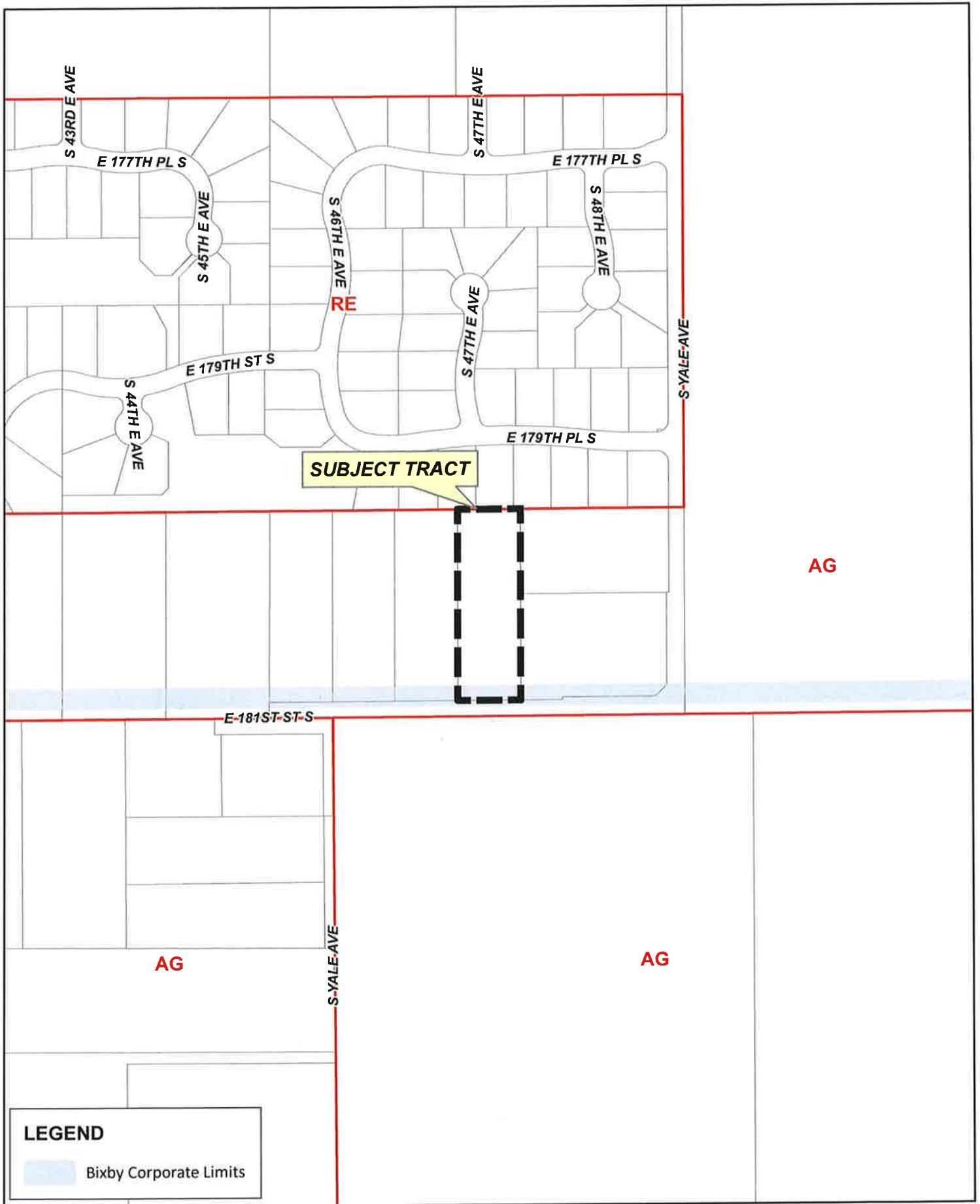
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



Subject tract looking Northwest from E 181st ST S



CBOA-3254

33 17-13

CBOA-3254 7.5





0 Feet 200 400



Subject
Tract

CBOA-3254

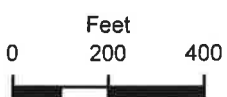
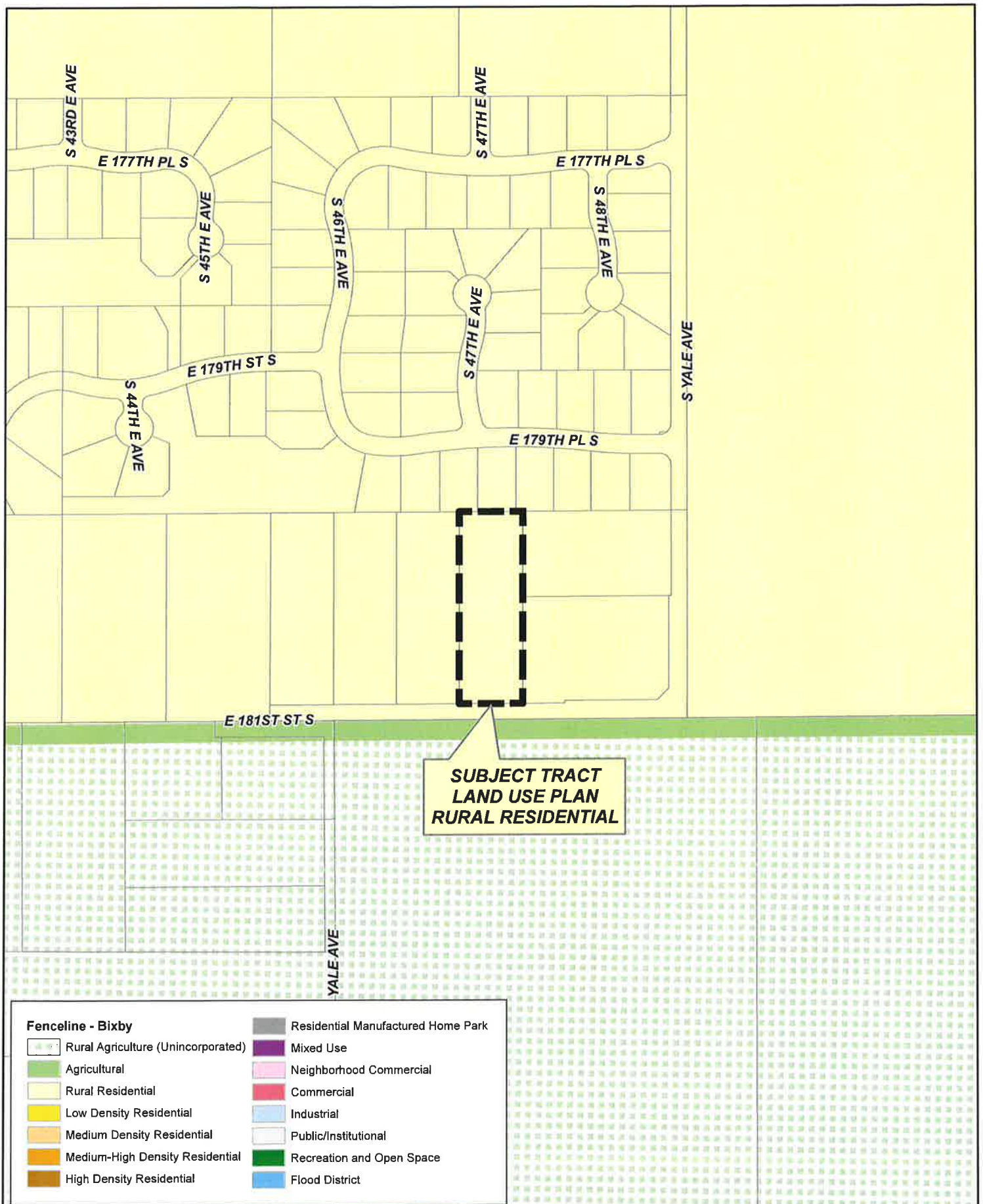
33 17-13

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

Aerial Photo Date: 2023

CBOA-3254 7.6





CBOA-3254

33 17-13

CBOA-3254 7.7



I request permission to construct a house for my mom at the desired location per site plan presented. The location is needed for ease of access and aesthetics of the property.

My mom is 78 years old and currently lives alone in Pitts, OK. She is in an apartment on the second floor. She has Trigeminal Neuropathy. The pain is so bad it is named The Suicide Disease. She has had two brain surgeries, and two Cyber-knit procedures. She is now currently pain free for almost 2 years now. But, she now has balance issues and prone to falls. The placement of the house directly across my drive way from my house is critical for the safety and ease of my mom having fewer obstacles between locations. Someone in the permits dept. suggested moving her house behind my shop. This area is currently being used as a garden that is fenced with Cedar Picket entry gates and a green house. The garden has been in this location for multiple years. They also mentioned the garage being separate from her house. I definitely want the unit to be built as one because her safe room/shower shelter is located in the garage. I don't want my mom to have to travel outside in rain, snow or ice to access her vehicle or storm shelter. Locating her house as per site plan is very neat and appealing. Her house will have the same color scheme as our current house and the same country-style look with large covered porches, a same ^{roof} ~~roof~~ ~~roof~~ Thank you for your support and consideration of my desired actions.

Daniel D. Bell



Telephone • High Speed Internet • Long Distance • Wireless

David Bartling, we authorize the closer of the utility easement on the East side of your property effective as of March 26,2024.

Sincerely,

Richard Gann
OSP Engineer
BTC Broadband

Bringing  to Life

11134 S. Memorial • Bixby, OK 74008 • 918.366.8000 • www.btcbbroadband.com

CBOA-3254 7.10



Oklahoma
Natural Gas

OKIE-ONE

Phone: OK 744-7474

1-800-522-6543 • www.oklahomanaturalgas.com

March 5, 2024

David Bartling
4870 E 181st St S
Bixby, Ok 74008

RE: South Country Meadows

Letter of No Objection

Dear Mr. Bartling,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. ("ONG") has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of South Country Meadows excluding the south 20ft of the utility easement (see attached Exhibit) satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

A handwritten signature in black ink, appearing to read "Chandler Eidson".

Chandler Eidson
Manager of Engineering



March 15, 2024

Re: Release Letter
South Country Meadows Subdivision
Part of the SE/4 of Sec. 33, 17N-13E
Tulsa County, OK

To Whom It May Concern,

Please be advised that East Central Oklahoma Electric Cooperative does not currently occupy the utility easement formerly located along the property boundary between Lots 2 & 4, Block-1 in the South Country Meadows Subdivision. Due to the recent restructuring of said lots and based on information regarding new construction provided by Mr. David Bartling, East Central Electric will establish new electric utility easement(s) when installing electric to service future construction.

Respectfully,

A handwritten signature in black ink, appearing to read "Ron Wolfe", is written over a horizontal line.

Ron Wolfe
Engineering Department
East Central Oklahoma Electric Cooperative, Inc.



RURAL WATER DISTRICT #6

OKMULGEE COUNTY

P.O. BOX 340 - MOUNDS, OKLAHOMA 74047

Office Location: On Hectorville Rd. (221st), one mile east of U.S. 75

PHONE (918) 827-6350 • FAX (918) 827-3077

EMERGENCY (918) 827-6321

rwd6okmulgee.com

To whom it may concern:

We are currently serving water to David Bartling at 4870 E 181st St S. since 2004. Mr. Bartling is on lot 4, block 1, Country Meadows in Bixby OK.

We require an easement on every property in our district. The easement makes it accessible to make repairs or upgrades to our water lines.

If you have any questions, please let me know. I will be happy to help.

RK Boone

RWD#6

This covers the waterline being on the South Side along 181st running in an East/West direction.

STATE OF OKLAHOMA,

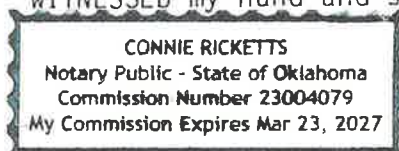
County of Okmulgee.

Before me, a Notary Public in and for said County and State,
on this 7th day of December, 2023, personally appeared

Rick Boone

known to me to be the identical person(s) who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESSED my hand and seal the day and year last set out above.



Connie Ricketts
Notary Public

My Commission Expires: 3-23-27

E

445518

2961

186
187

2904

M. J. J.

RURAL WATER DISTRICT NO. 6
OKMULGEE COUNTY, OKLA.

BOOK 3854 PAGE 489

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned,

E. R. GARRETT and FRANCIS GARRETT, his wife,

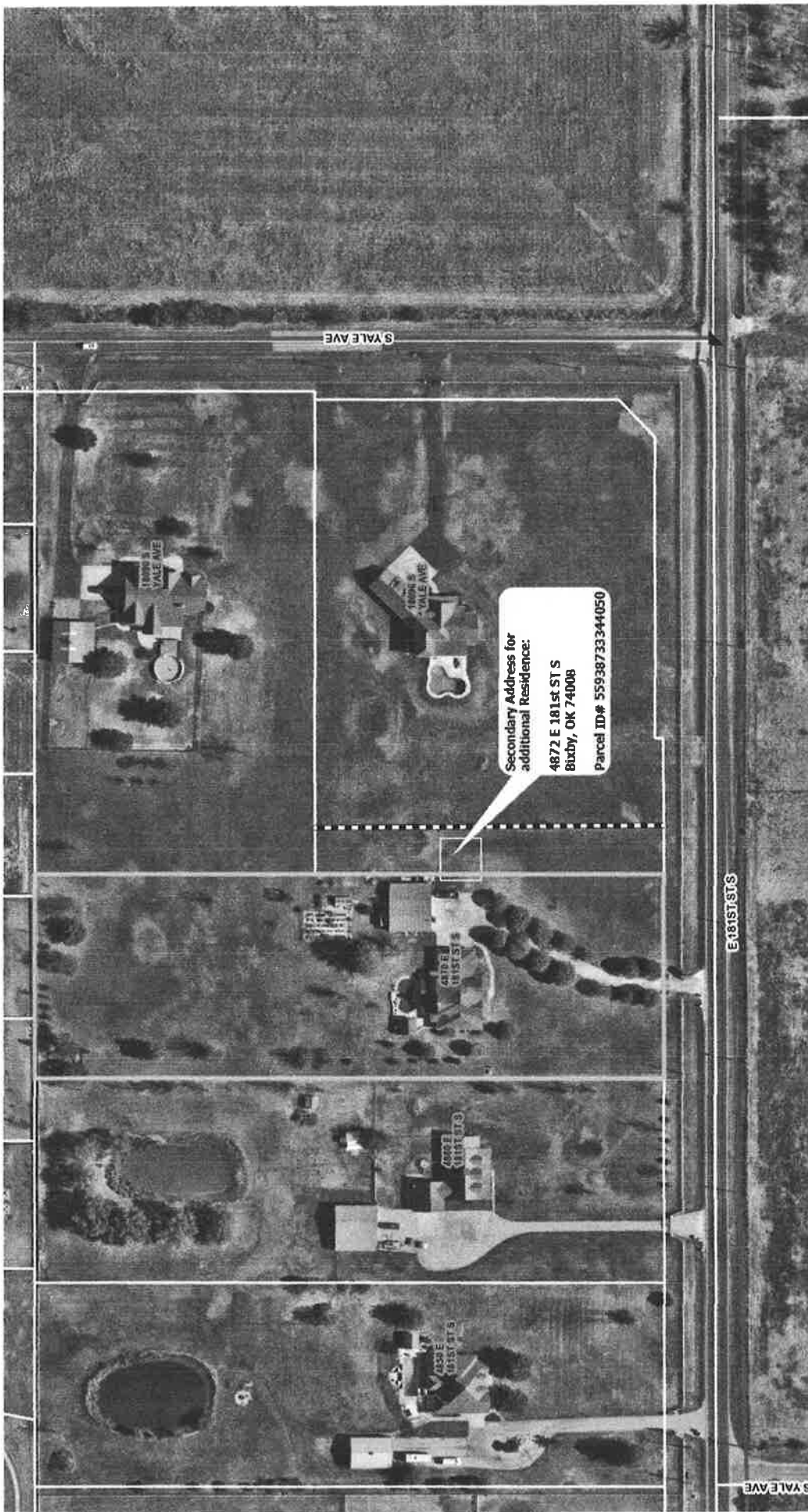
owner or owners of the legal and equitable title to the following described real estate situated in TULSA COUNTY, STATE OF OKLAHOMA, for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid by RURAL WATER DISTRICT NO. 6, OKMULGEE COUNTY, OKLAHOMA, A CORPORATION, and other good and valuable consideration, receipt of which are hereby acknowledged, do (does) hereby grant and convey unto the said RURAL WATER DISTRICT NO. 6, OKMULGEE COUNTY, OKLAHOMA, A CORPORATION, a perpetual easement through, over, under and across, the following described property situated in said County, to-wit:

The East Half of the SOUTHWEST QUARTER, and
all the SOUTHEAST QUARTER, and the South Half of
the Northeast Quarter, and the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of
Section 33, Township 17 North, Range 13 East,
in Tulsa County, Oklahoma,

STATE OF OKLAHOMA
TULSA COUNTY
FILED FOR RECORD
JUL 14 11 11 AM '68
CLERK OF DISTRICT COURT
COUNTY CLERK

for the purpose of permitting said water district to construct a water pipe line, ~~sewer pipe line, and gas pipe line~~, thereon, through, over, under and across said property, together with all necessary and convenient appurtenances thereto; and to use and maintain the same, and of affording said water district, its officers, agents, employees and assigns, and all persons under contract with said water district. the right to enter

CBOA-3254 7.14





Board of Adjustment

Case Number: CBOA-3255

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

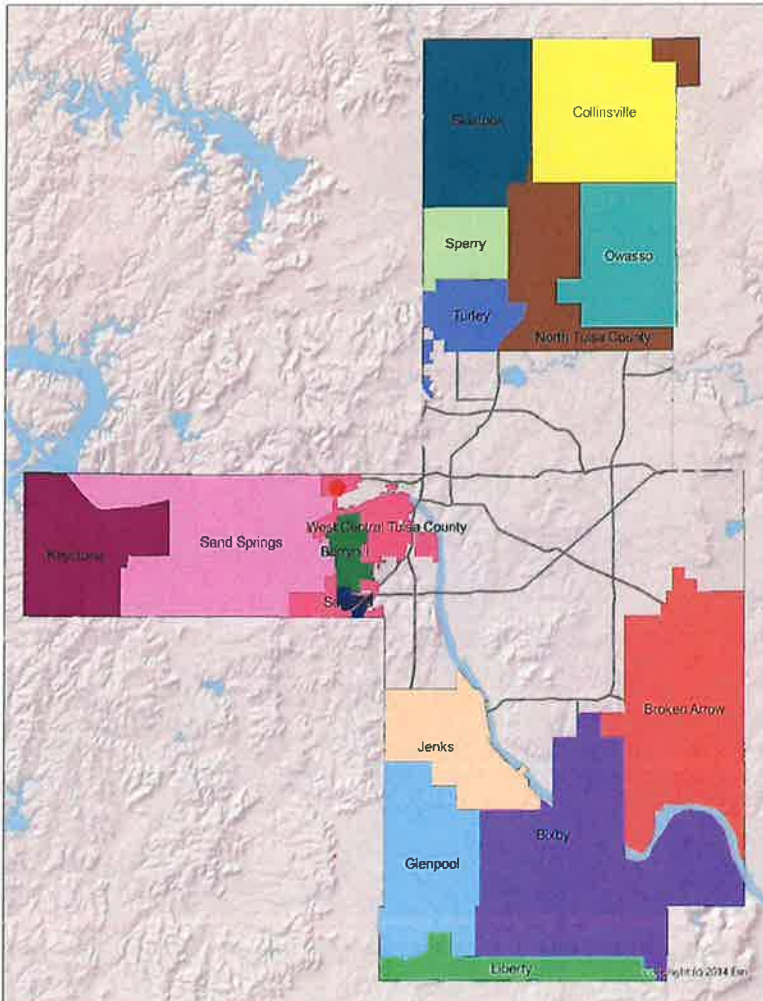
Owner and Applicant Information:

Applicant: Earl Collins

Property Owner: Same

Action Requested: Variance of the side setback in the RS district (Section 3.050, Table 3-3)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.7 acres

Location: 6915 W 3rd St

Present Zoning: RS-3

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9206

CASE NUMBER: CBOA-3255

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Earl Collins

ACTION REQUESTED: Variance of the side setback in the RS district (Section 3.050, Table 3-3)

LOCATION: 6915 W 3rd St

ZONED: RS-3

FENCELINE: West Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 0.7 acres

LEGAL DESCRIPTION: LT 28 BLK 3, TWIN CITIES

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2203 March 2006: The Board approved a Variance of the maximum permitted square footage for a detached accessory building in an RS district from 750 sf to 1,860 sf (Section 240.2.E)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and contains a single-family residence. The tract is surrounded by RS-3 zoned tracts containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the side setback in the RS district (Section 3.050, Table 3-3)

The applicant is proposing to replace a previously existing barn that has been destroyed. He is requesting a variance of the side yard setback so that he may use the existing pad that remains from the destroyed barn. The RS-3 district has a required side yard of 5 feet. The pad for the barn is located closer than this to the property line, but the applicant did not provide a precise measurement.

The applicant provided the statement "Previous barn was destroyed. Trying to rebuild new barn on the same pad."

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 side setback in the RS district (Section 3.050, Table 3-3)

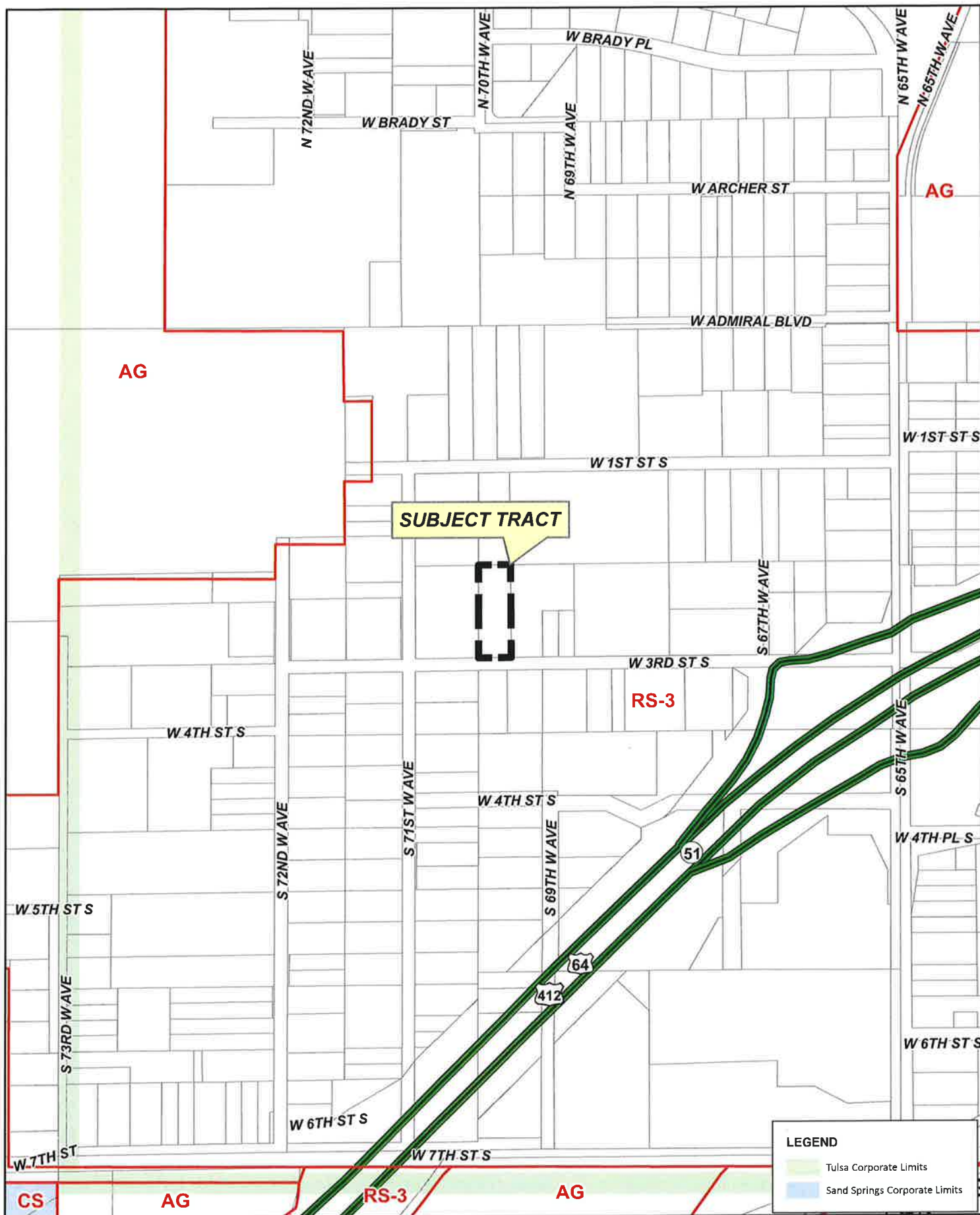
Subject to the following conditions, if any: _____.

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 North from W 3rd ST S



CBOA-3255

06 19-12

CBOA-3255 8.5





0 Feet 200 400



Subject Tract

CBOA-3255

06 19-12

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

Aerial Photo Date: 2023



CBOA-3255 8.6



Board of Adjustment

Case Number: CBOA-3256

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

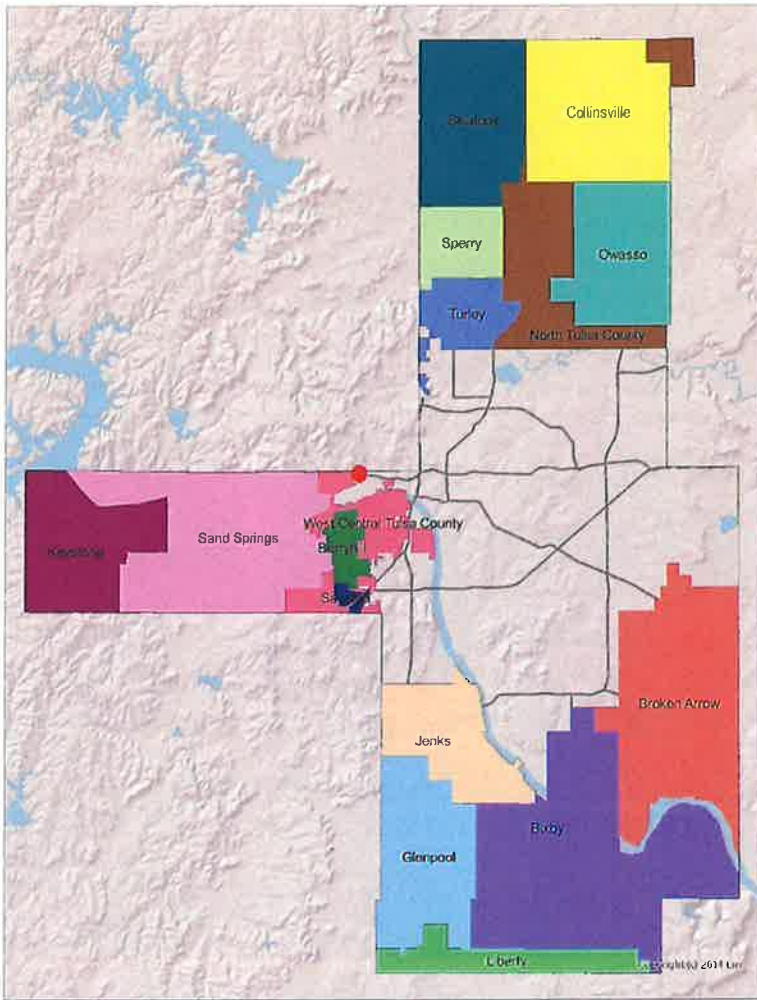
Owner and Applicant Information:

Applicant: Melissa Torkleson

Property Owner: Vernon J. Cockrum

Action Requested: Special Exception to permit a fireworks stand for a period of 5 years (Section 9.040-B)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.7 acres

Location: 524 N 49th W Ave

Present Zoning: RS-3

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9205

CASE NUMBER: CBOA-3256

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Melissa Torkleson

ACTION REQUESTED: Special Exception to permit a fireworks stand for a period of 5 years (Section 9.040-B)

LOCATION: 524 N 49th W Ave

ZONED: RS-3

FENCELINE: West Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 0.7 acres

LEGAL DESCRIPTION: TR.13 BG.24.75 S.& 1200 E.NW COR. LT 1 OR NE NE TH. S.330E.98.4 N.330 W.99.25 TO BG.SEC.5-19-12

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2262 May 2007: The Board approved a special exception to permit a fireworks stand in an AG district (Section 410) and a variance of paving requirements to permit a temporary gravel driving surface (Section 1340.D)

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

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a fireworks stand for a period of 5 years (Section 9.040-B)

A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in the RS-3 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 fireworks stand must be found to be compatible with the surrounding neighborhood.

The applicant provided the statement "There is 65 feet to center of road clearance. Big Blast has kept this same site plan layout for almost 20 years."

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

Sample Motion:

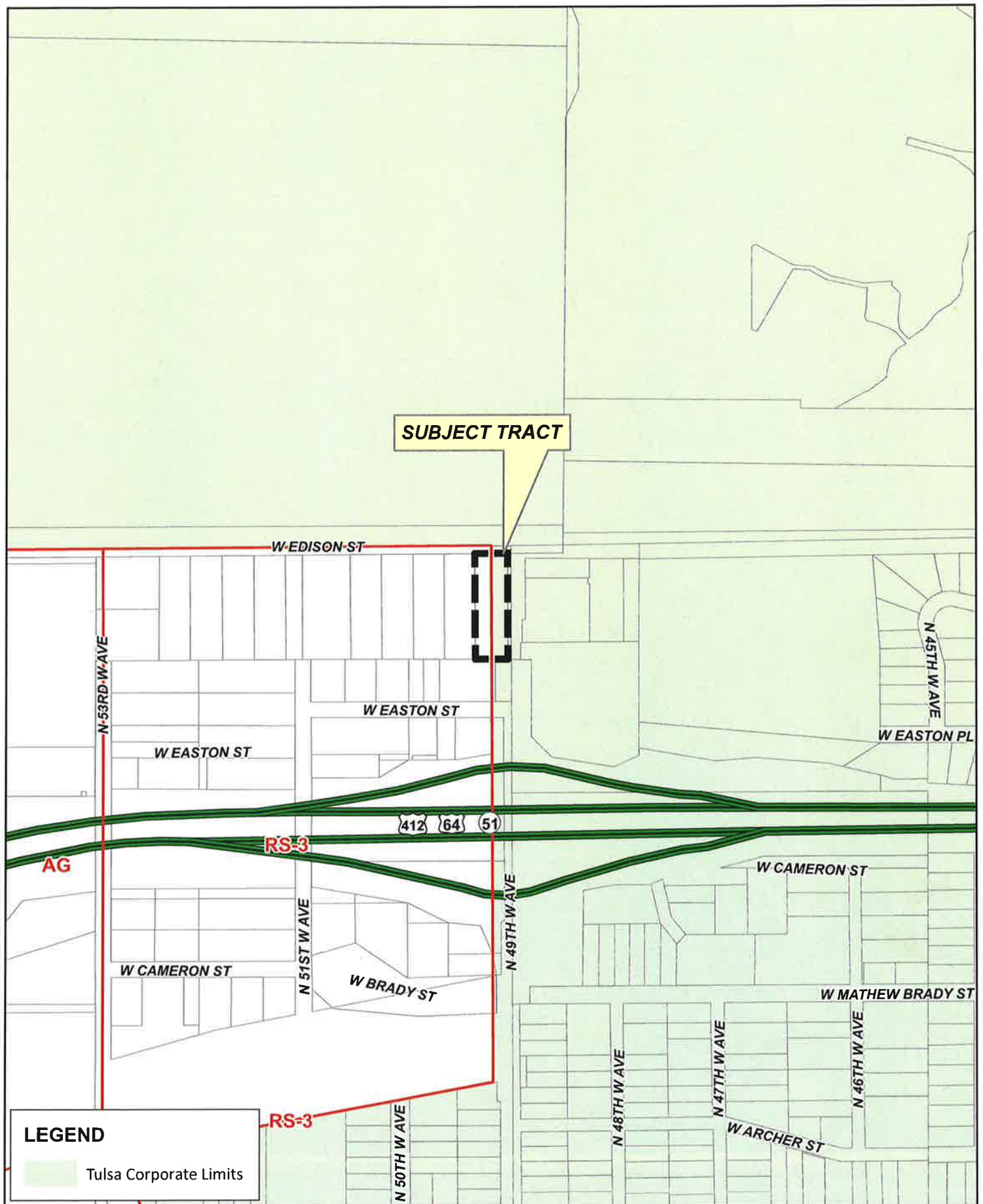
"Move to _____ (approve/deny) a Special Exception to permit a fireworks stand for a period of 5 years (Section 9.040-B)

Subject to the following conditions, if any: _____.

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



Subject tract looking Southwest from intersection of W Edison St and N 49th W Ave



CBOA-3256

05 19-12

CBOA-3256 9.5





0 200 400
Feet



CBOA-3256

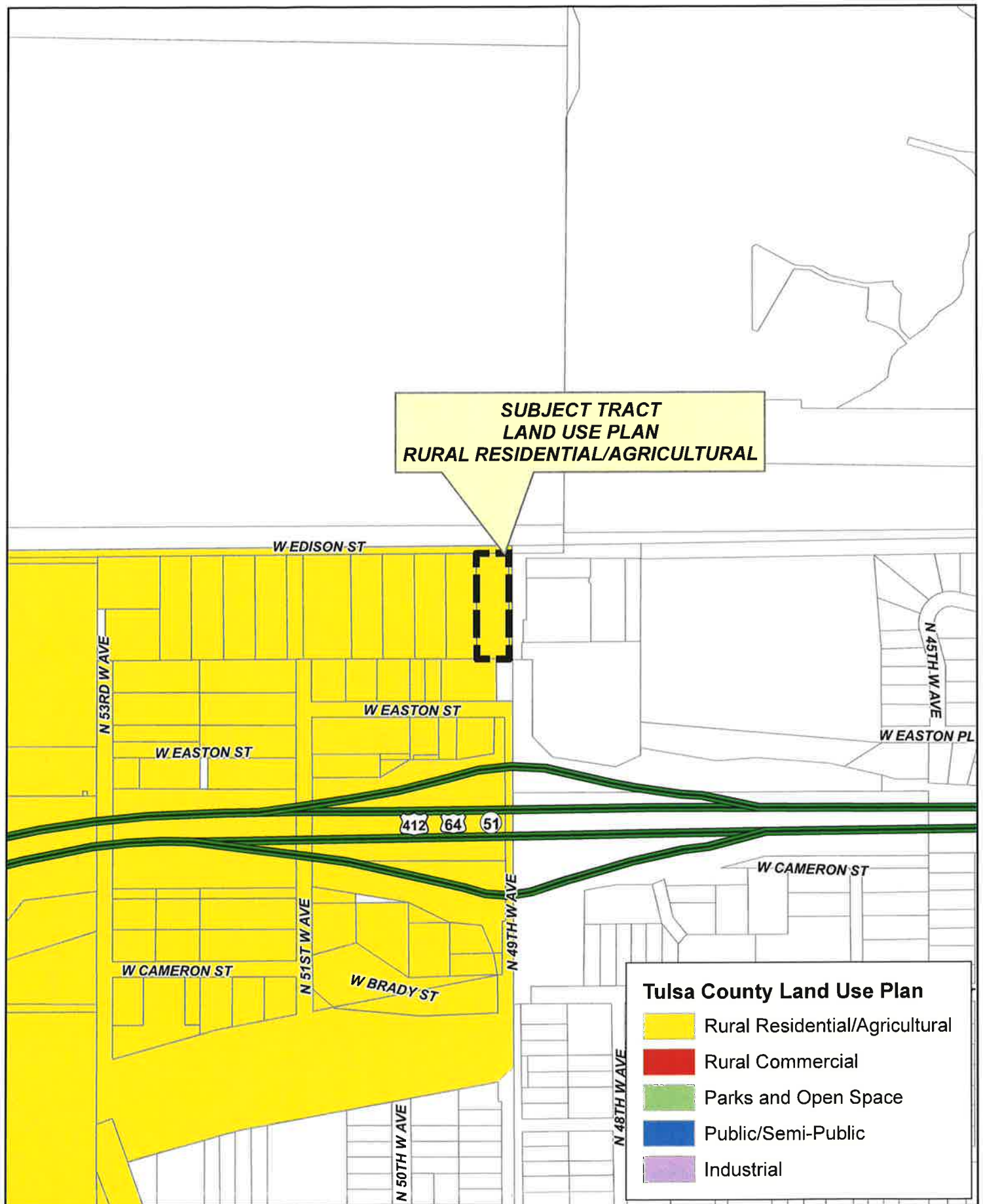
05 19-12

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

Aerial Photo Date: 2023

CBOA-3256 9.6





Feet
0 200 400

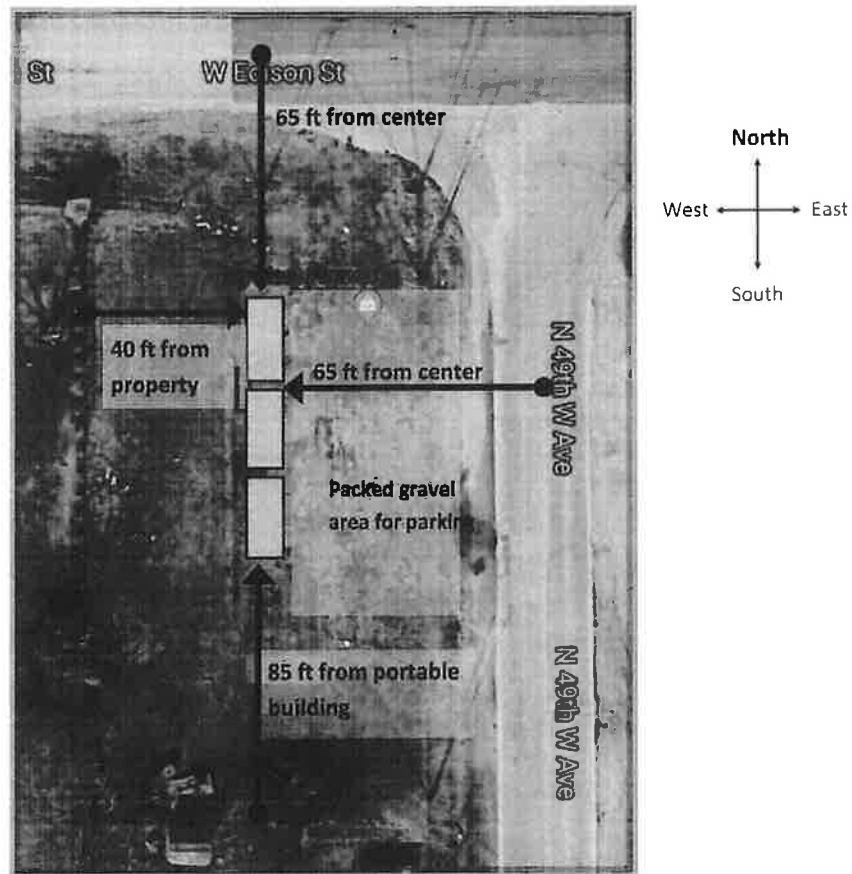
CBOA-3256

05 19-12

CBOA-3256 9.7



Layout and comments Big Blast Fireworks INCOG application



Big Blast Fireworks

Site Address: 524 N. 49th W. Ave.

Contact: Melissa Torkleson

918-640-1869 | torkinvestments@yahoo.com

Special exception request to allow fireworks stands (Use Unit 2) in an RS zoned district for a period of 5-year.

Hardship request: 65' center of road clearance. Big Blast has kept this same site plan layout for the almost 20 years we have been at this location.



Board of Adjustment

Case Number: CBOA-3257

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

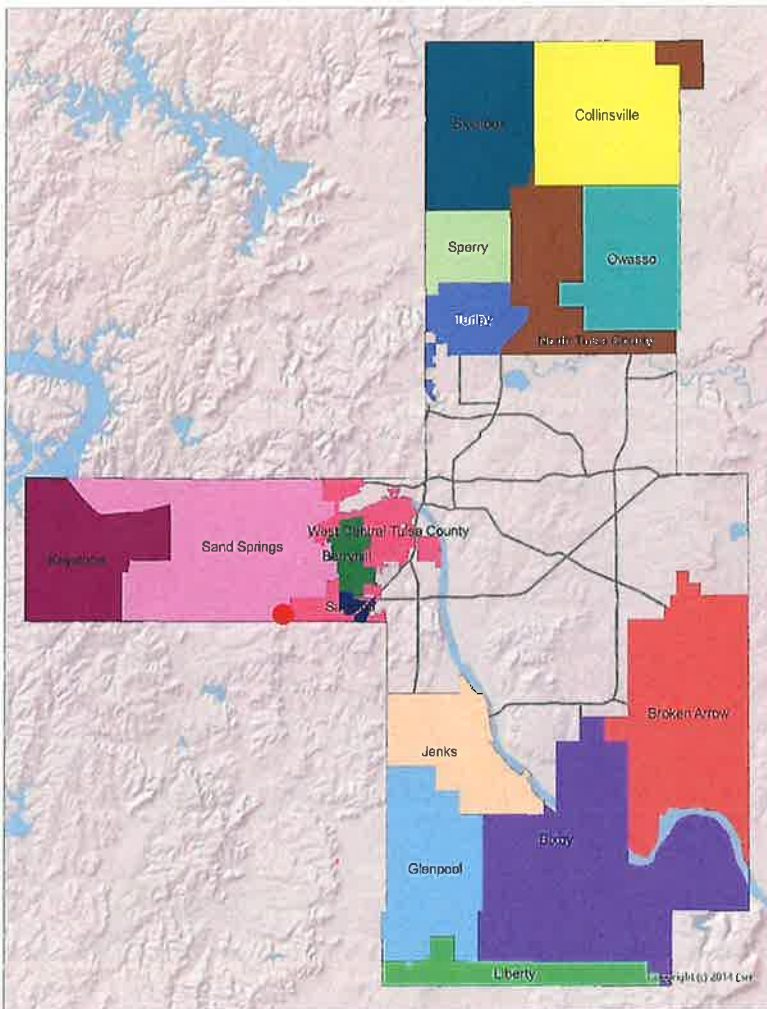
Owner and Applicant Information:

Applicant: Sara Portis

Property Owner: Same

Action Requested: Variance of the rear yard setback in the RS district (Section 3.040, Table 3-3)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 1.10 acres

Location: 9710 W 59th St S

Present Zoning: RS-3

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9135

CASE NUMBER: CBOA-3257

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Sara Portis

ACTION REQUESTED: Variance of the rear yard setback in the RS district (Section 3.040, Table 3-3)

LOCATION: 9710 W 59th St S

ZONED: RS-3

FENCELINE: Sand Springs

PRESENT USE: Residence

TRACT SIZE: 1.10 acres

LEGAL DESCRIPTION: N/2 LT 1 LESS N10 THEREOF & LESS E25 THEREOF FOR RD BLK 4 HILL TOP ADDITION

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and contains a single-family residence. The tract abuts RS-3 zoning to the North, West and South and AG zoning to the East containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the rear yard setback in the RS district (Section 3.040, Table 3-3).

The subject tract contains a single-family residence. The applicant is proposing to add an accessory dwelling unit, but closer to the Western property line than the 20 feet required by the Zoning Code for a rear yard. The applicant is proposing to place the accessory dwelling unit 10 feet from the Western property line, as shown on the site plan provided.

The applicant provided the statement "The zoning ordinance presents a hardship to this property because if we put the proposed ADU 10 ft further to the south, it will be on the side of a hill. This property is different from surrounding homes in that it has very little flat land on which to build."

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 rear yard setback in the RS district (Section 3.040, Table 3-3).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

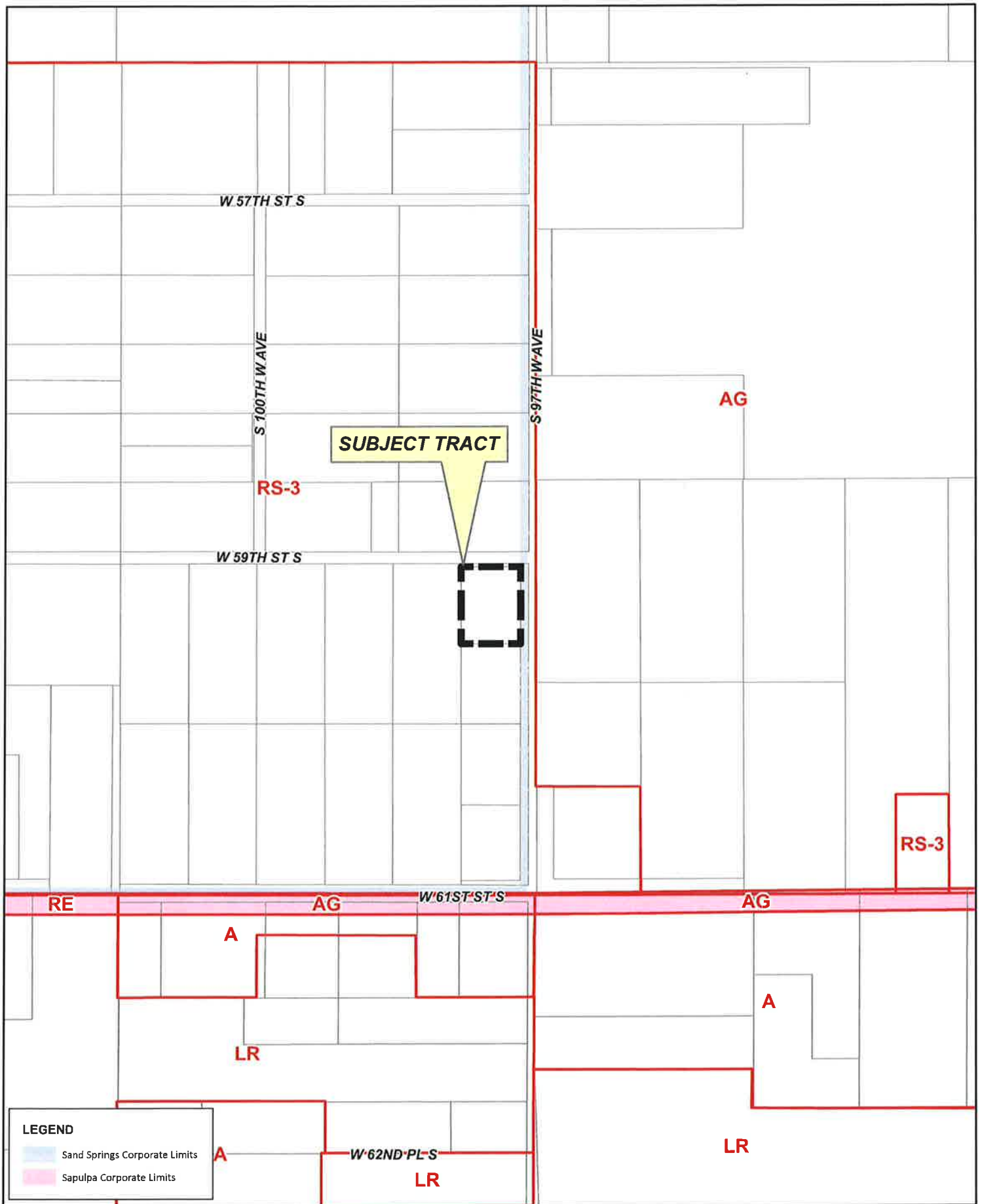
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 Southwest from intersection of W 33rd ST S and S 97th W Ave

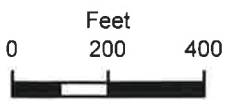


Subject tract looking Northwest from S 97th W Ave



LEGEND

- Sand Springs Corporate Limits
- Sapulpa Corporate Limits



CBOA-3257

35 19-11



CBOA-3257 10.5



0 Feet 200 400



Subject Tract

CBOA-3257

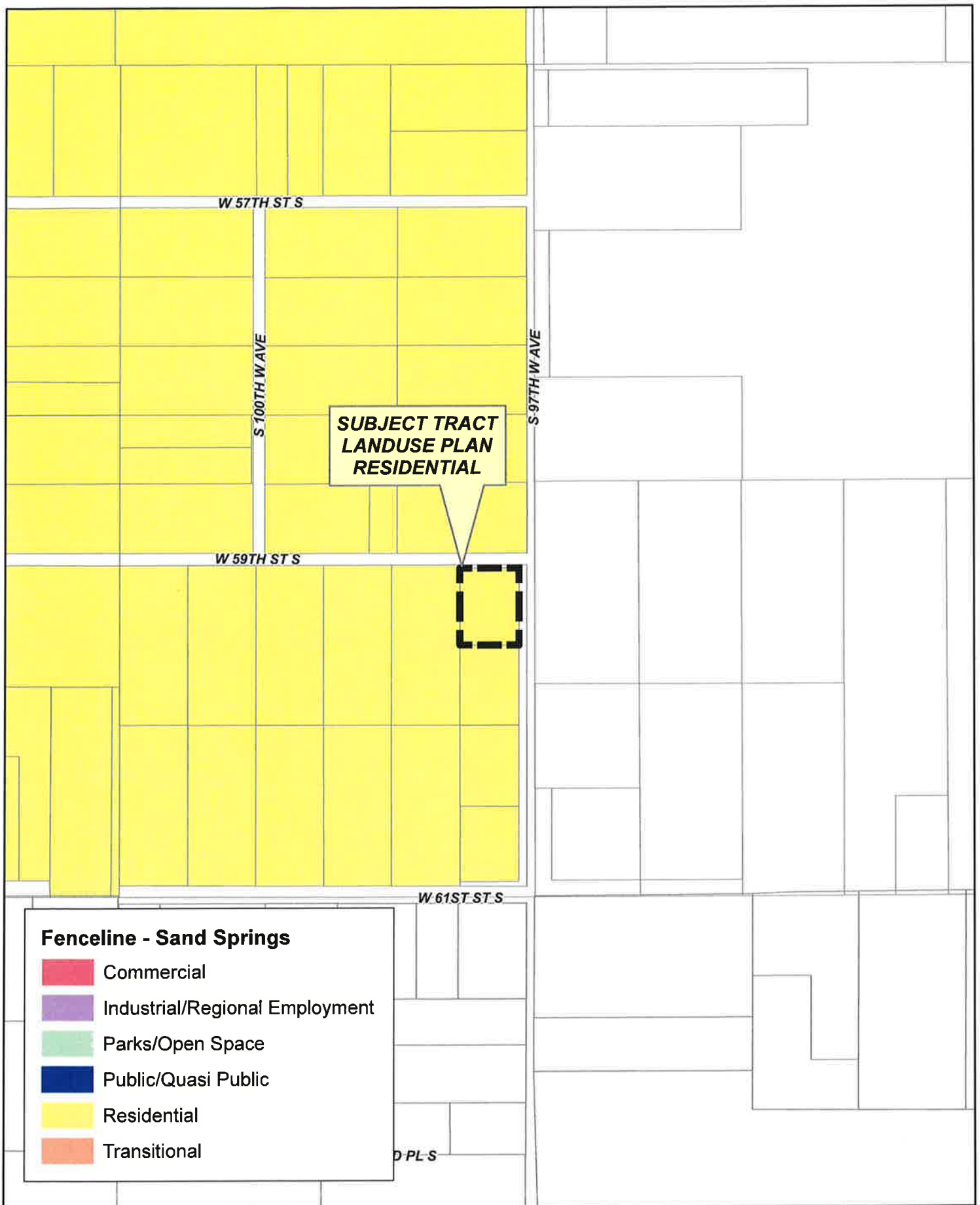
35 19-11

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

Aerial Photo Date: 2023

CBOA-3257 10.6





0 Feet 200 400

CBOA-3257

35 19-11

CBOA-3257 10.7



N ↑

W 59th St

214 Ft

160 Ft

Driveway

Main House

S 97th Ave

10 Ft

Proposed

253 Ft

69 Ft

214 Ft

(3) The variance if granted will not cause detriment to the public good because of the configuration of main home, this home sits at an angle. The A.D.U. will be tucked behind main home and as seen from both roads will present itself to the rear of the home.



Board of Adjustment

Case Number: CBOA-3258

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

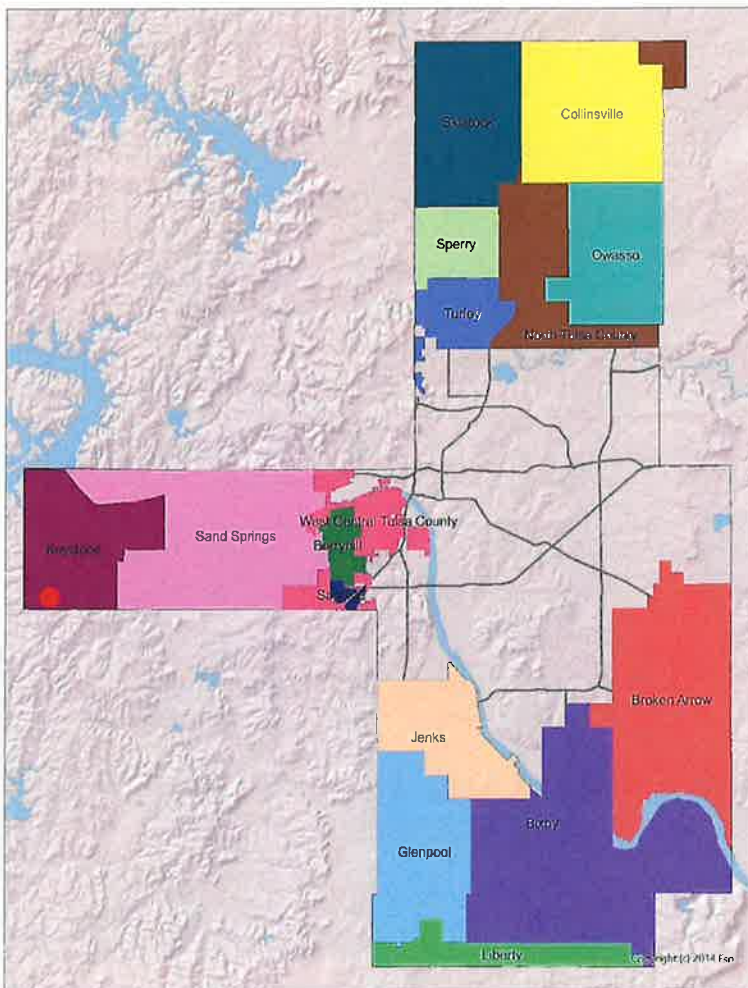
Owner and Applicant Information:

Applicant: Russell & Angella Broom

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: Residence

Tract Size: 2.5 acres

Location: 5343 S 249th W Ave

Present Zoning: AG

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9032

CASE NUMBER: CBOA-3258

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Russell & Angella Broom

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

LOCATION: 5343 S 249th W Ave

ZONED: AG

FENCELINE: Keystone

PRESENT USE: Residence

TRACT SIZE: 2.5 acres

LEGAL DESCRIPTION: SW SW NW NE SEC 32 19 10 2.50ACS

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 and vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the lot area per dwelling unit in an 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 contains a single-wide manufactured home. The applicant is proposing to add a second manufactured home on the lot, which would require a total of 4 acres for two dwellings. The applicant is proposing that 2 dwelling be allowed on the 2.5 acre 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 an 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

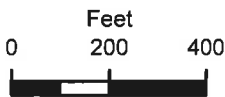
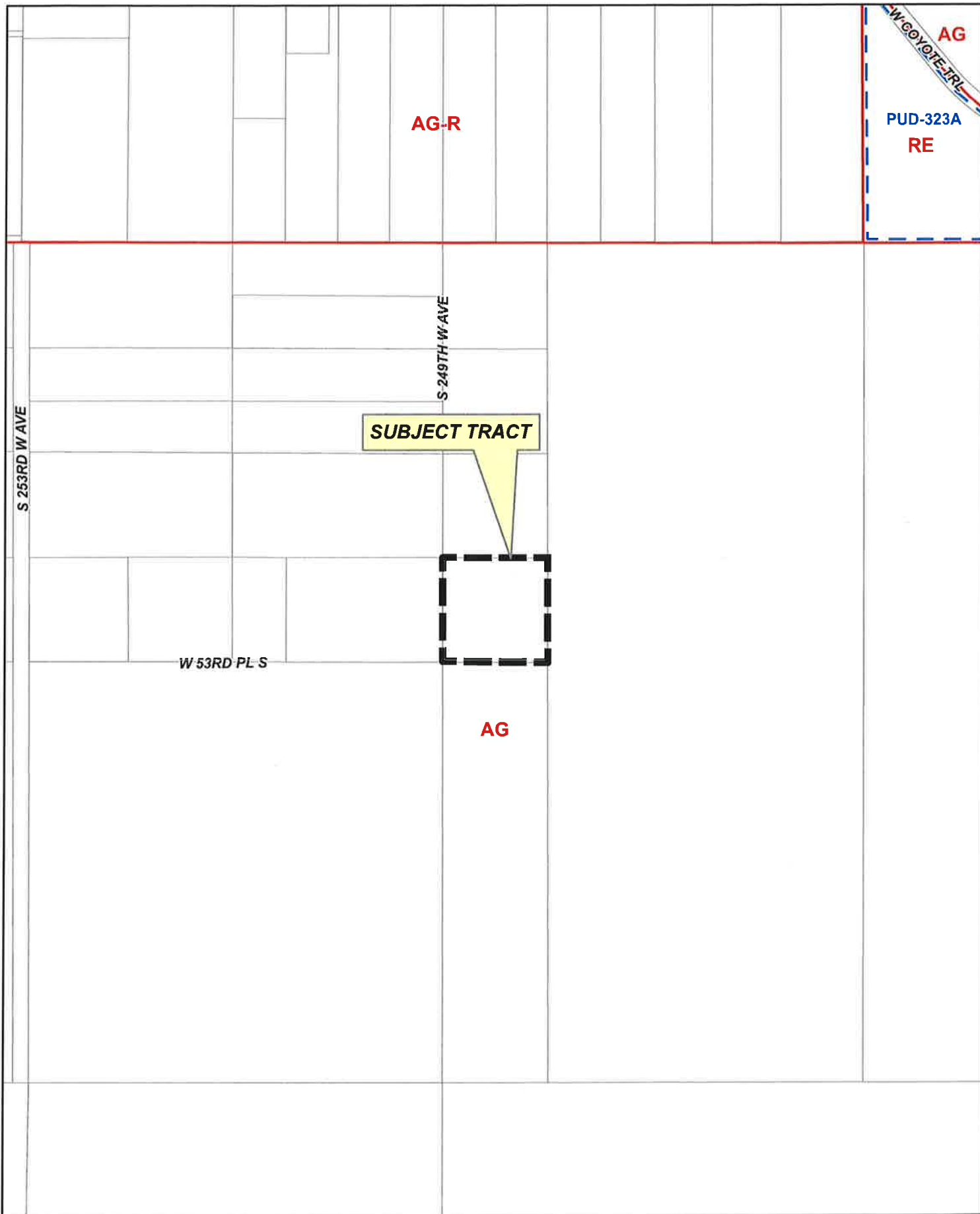
unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.



Subject tract looking East from S 249th W Ave



Subject tract looking Northeast from S 249th W Ave



CBOA-3258

32 19-10

CBOA-3258 11.5





0 Feet 200 400



Subject Tract

CBOA-3258

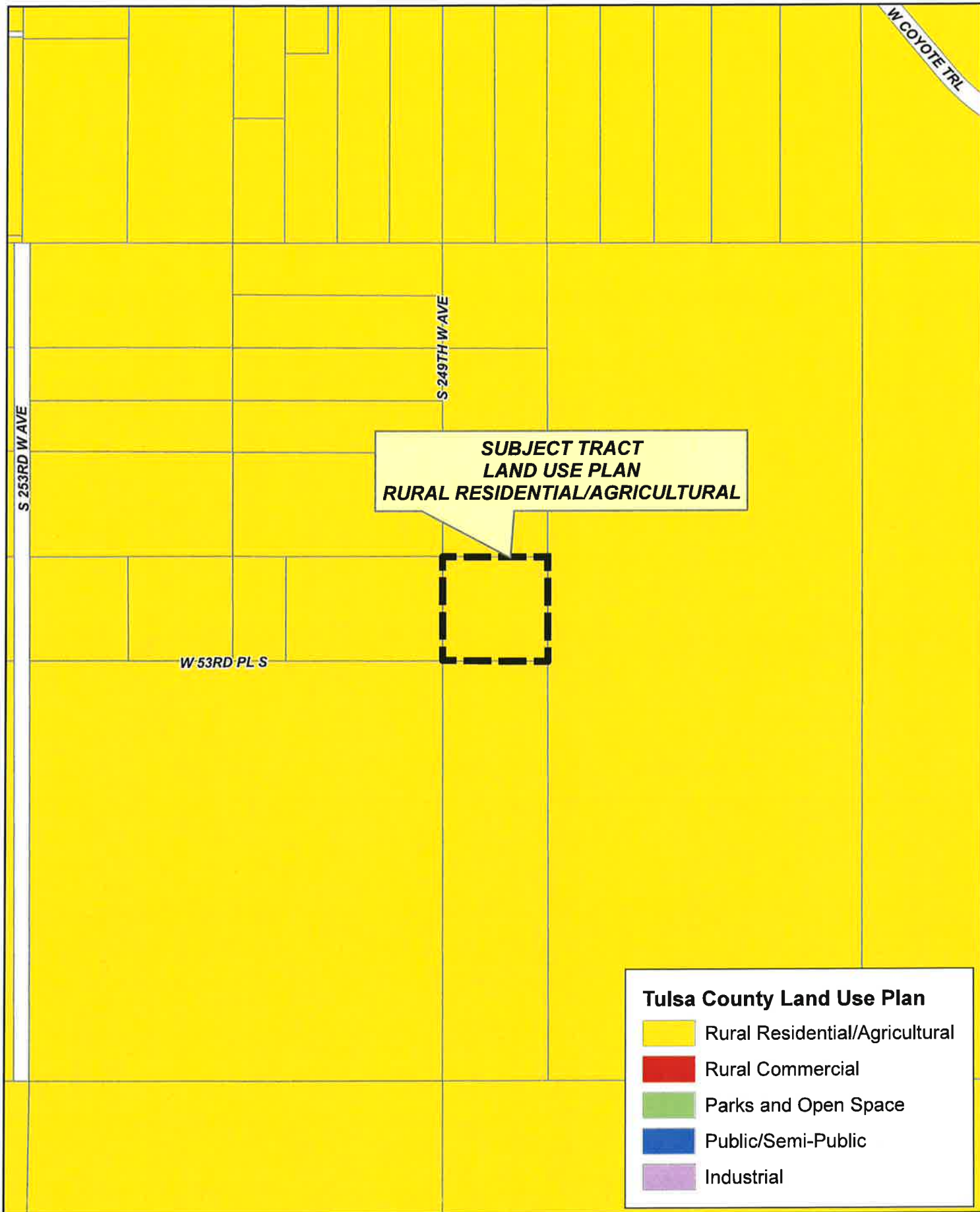
32 19-10

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

Aerial Photo Date: 2023

CBOA-3258 11.7

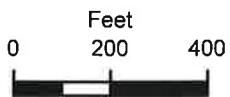




**SUBJECT TRACT
LAND USE PLAN
RURAL RESIDENTIAL/AGRICULTURAL**

Tulsa County Land Use Plan

-  Rural Residential/Agricultural
-  Rural Commercial
-  Parks and Open Space
-  Public/Semi-Public
-  Industrial



CBOA-3258

32 19-10

CBOA-3258 11.6





Board of Adjustment

Case Number: CBOA-3259

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

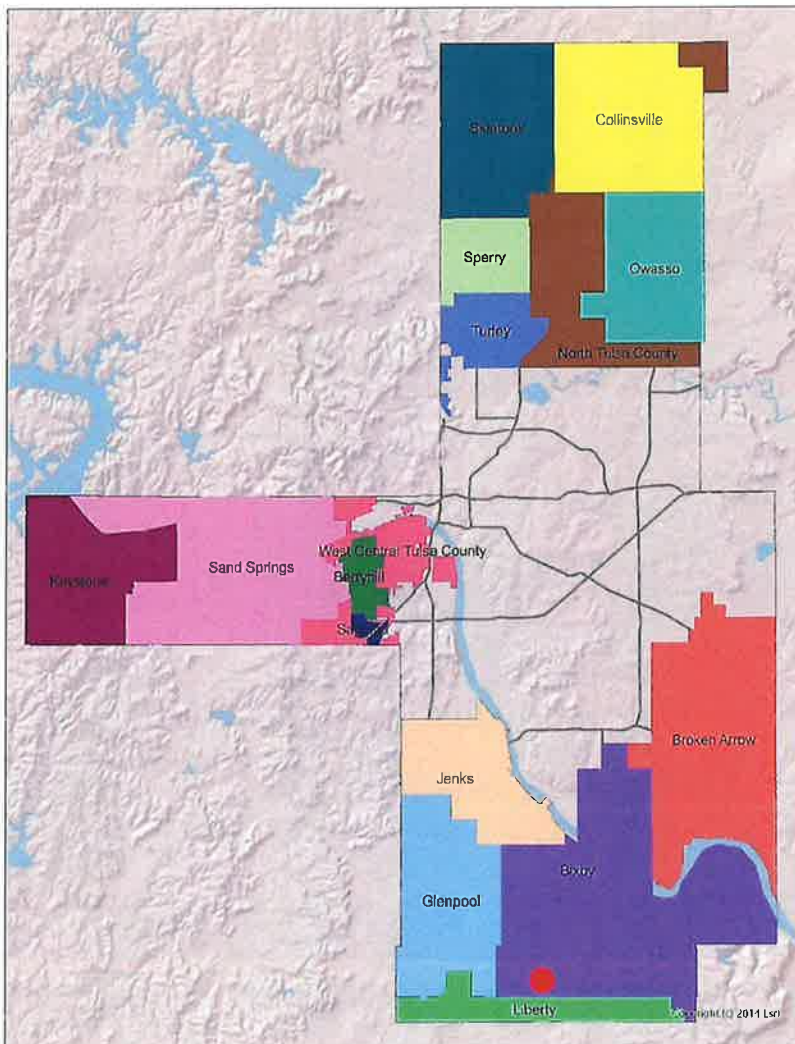
Owner and Applicant Information:

Applicant: Ben & Leslie Porche

Property Owner: Same

Action Requested: Variance of the lot 30' lot frontage requirement in an AG district.(Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 6.7 acres

Location: 19665 S Harvard Ave

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Agriculture

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 6309

CASE NUMBER: CBOA-3259

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Ben & Leslie Porche

ACTION REQUESTED: Variance of the lot 30' lot frontage requirement in an AG district.(Section 2.040, Table 2-3)

LOCATION: 19665 S Harvard Ave

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Vacant

TRACT SIZE: 6.7 acres

LEGAL DESCRIPTION: PRT W/2 SW BEG 439.36S NWC SW TH E1324.02 S219.80 W1323.72 N219.68 TO POB SEC 9 16 13 6.701ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

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 lot 30' lot frontage requirement in an AG district.(Section 2.040, Table 2-3).

The applicant would like split the subject tract into three tracts of approximately 2 acres each however two of the proposed lots do not have frontage on a publicly maintained road, which is required by the zoning code as shown on the site plan provided by the applicant. They are proposing to provide access to the lots through an access easment along the northern property line.

The applicant provided the statement that the intent is to split the lot for themselves and their children.

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).

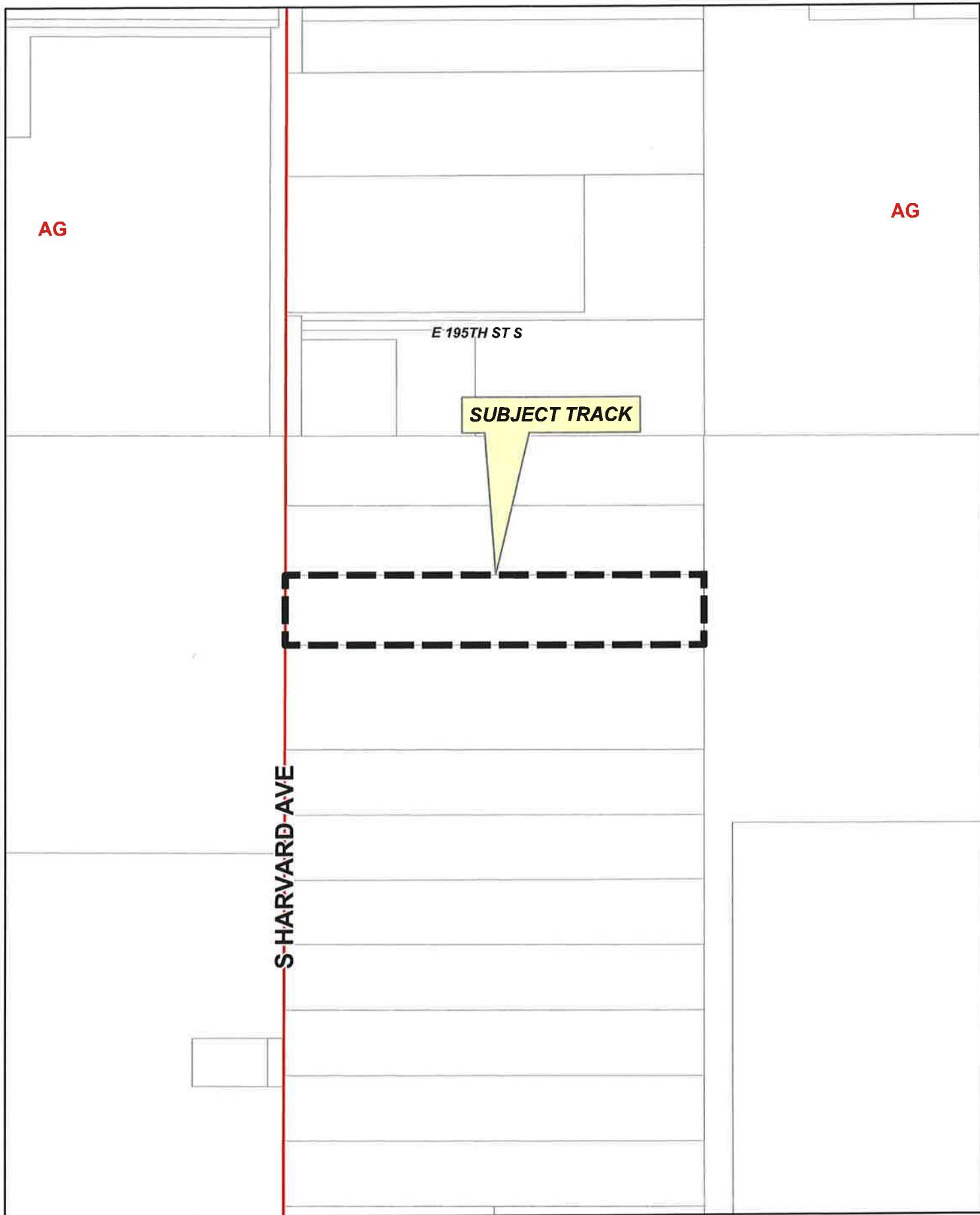
Subject to the following conditions, if any: _____.

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 looking East from S Harvard Ave



CBOA-3259

09 16-13

CBOA-3259 12.5





0 Feet 200 400



Subject
Tract

CBOA-3259

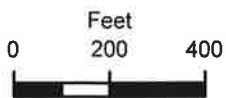
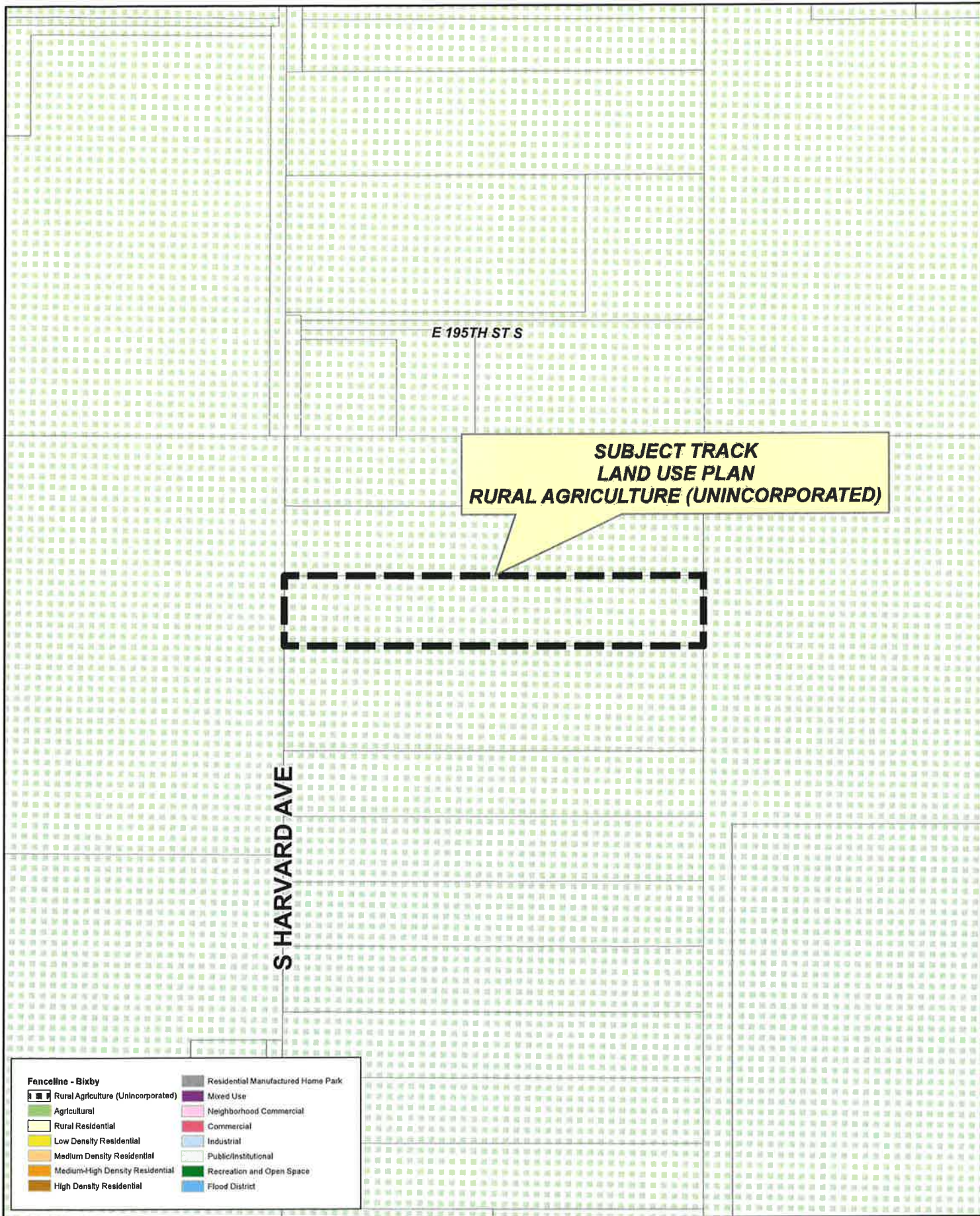
09 16-13

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

Aerial Photo Date: 2023

CBOA-3259 12.6





CBOA-3259

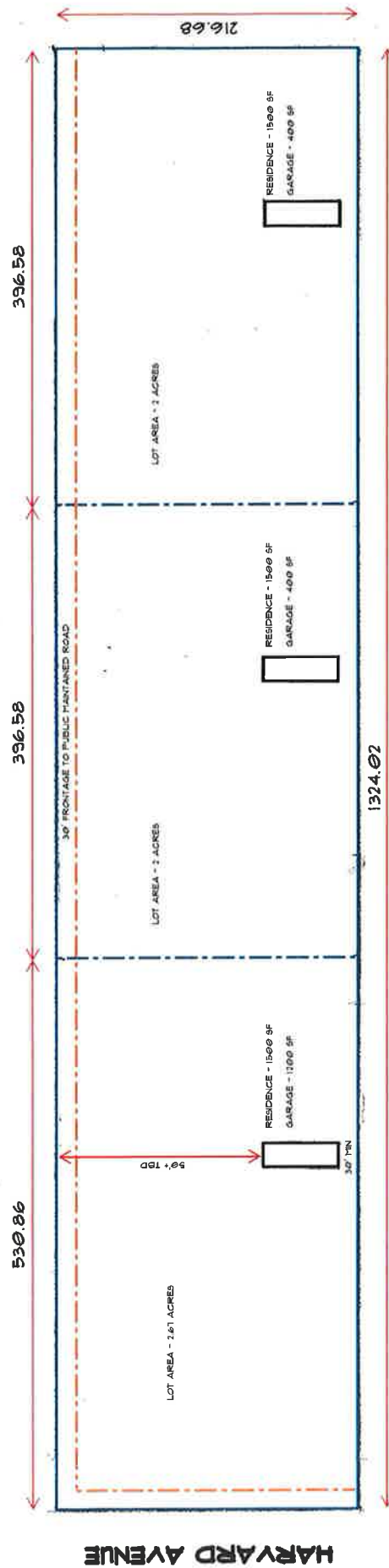
09 16-13



CBOA-3259 12.7



EDDIE & LEOLIE PORCHE
PHONE: (909) 349-1101
APN: 96309630953110





Board of Adjustment

Case Number: CBOA-3260

Hearing Date: 4/15/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

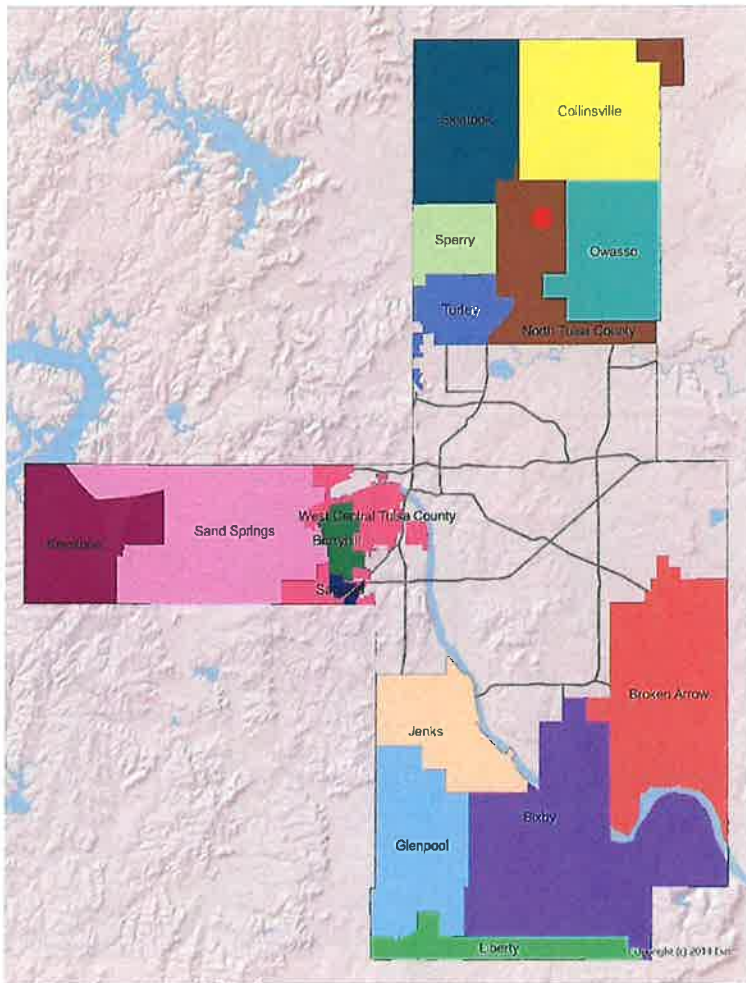
Owner and Applicant Information:

Applicant: Zacarias Perez

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: Residence

Tract Size: 2.10 acres

Location: 6855 E 106th St N

Present Zoning: AG

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1311

CASE NUMBER: CBOA-3260

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 4/15/2025 1:30 PM

APPLICANT: Zacarias Perez

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

LOCATION: 6855 E 106th St N

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Residence

TRACT SIZE: 2.10 acres

LEGAL DESCRIPTION: LEGAL: BEG SECR SE SW SW TH W209 N348 E66.50 N126 E60 N158.25 E82.50 S632.35 POB LESS S50 THEREOF FOR RD SEC 11 21 13 2.142 ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2569 March 2016: The Board denied a Special Exception to permit a rodeo (Use Unit 20) in an AG district (Section 310) and a Variance of the all-weather surface material for parking (Section 1340.D)

Surrounding Property:

CBOA-2593 September 2016: The Board approved a Variance of the minimum lot area and land area per dwelling unit to 1 acre and a Variance of the minimum lot width from 150 ft to 132 ft to permit a lot split (Section 330, Table 3)

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 lot area per dwelling unit in an 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 contains a single-family home. The applicant is proposing to add a second dwelling on the lot for their daughter, which would require a total of 4 acres for two dwellings. The applicant is proposing that 2 dwelling be allowed on the 2.1 acre tract. They are intending to add additional area to the subject tract, but this would still not be adequate to meet the 4 acre requirement for two dwellings.

The applicant provided the statement "My daughter has to move out of her apartment and I would like her to live closer to us as we are an old couple so we would like her to take care of us."

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 an AG district (Section 2.040, Table 2-3)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

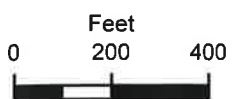
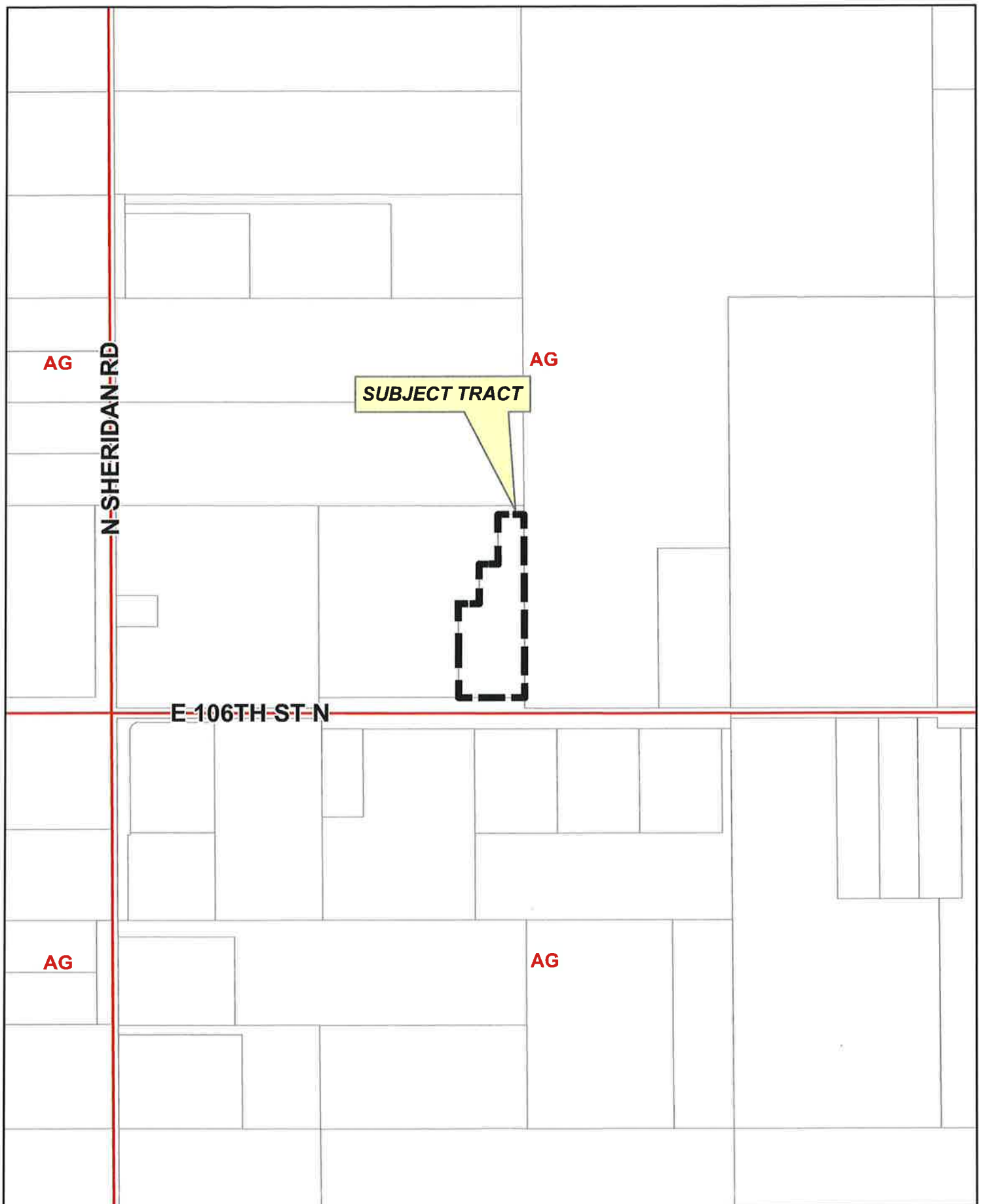
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 North from E 106th St N



Subject tract looking Northeast from E 106th St N



CBOA-3260

11 21-13

CBOA-3260 13.5





N SHERIDAN RD

SUBJECT TRACT

E 106TH ST N

0 200 400
Feet



Subject
Tract

CBOA-3260

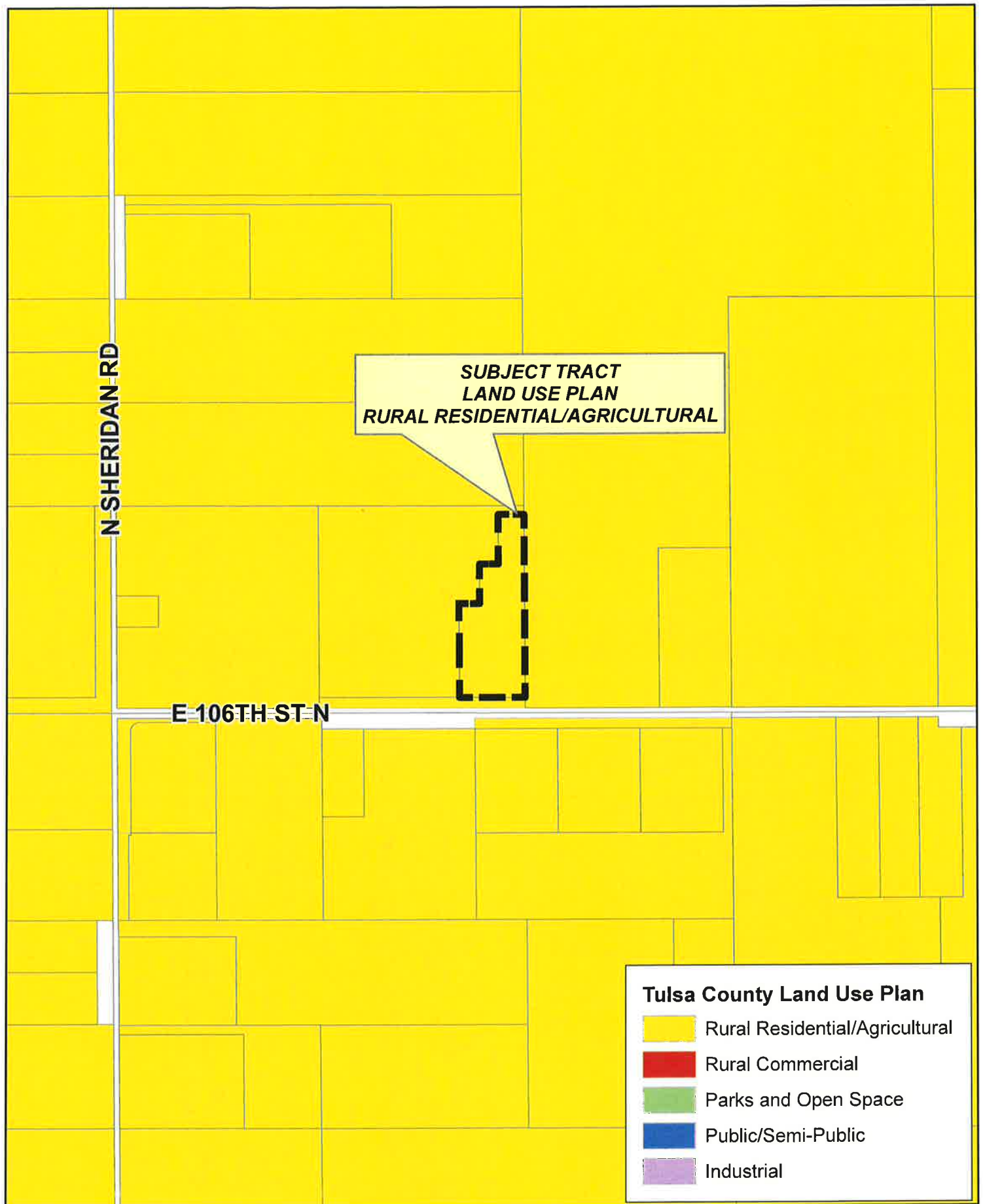
11 21-13

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

Aerial Photo Date: 2023

CBOA-3260 13.6





Feet
0 200 400

CBOA-3260

11 21-13

CBOA-3260 13.7



CBOA-3260 13.8

He is combining fact A & B to get more land, But do not meet the 2 acres P/home Variance of land to permit 2 homes in 1 lot (approx 3 acres).