

RECEIVED



9:18 am, May 08, 2025

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday May 20, 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 April 15, 2025 (Meeting No. 542).

NEW APPLICATIONS

2. **CBOA 3261 - Lonnie Basse**

Action Requested:

Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B) **Location:** 526 S 209th W Ave

3. **CBOA 3262 – William Frisbie**

Action Requested:

Variance of the lot area per dwelling unit and a Variance of the required side yard setback in an AG district (Section 2.040, Table 2-3) **Location:** 11440 S 26th W Ave

4. **CBOA 3263 – Deon Higgins**

Action Requested:

Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030) **Location:** SEC N 137th E Ave and E 166th St N

5. **CBOA 3264 – Lajos & Natalia Kosa**

Action Requested:

Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030) **Location:** 7544 W 51st St S

6. **CBOA 3265 - Ted Schwendemann**

Action Requested:

Variance of the rear yard setback (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1) **Location:** 6832 W 41st PI

7. CBOA 3266 – Jeffery Lindstrom

Action Requested:

Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1) **Location:** 7208 W Brady St

8. CBOA 3267 – Stan Kent

Action Requested:

Modification to previously approved site plan (CBOA-3004) for a mini-storage facility **Location:** 4885 E 86th St N

9. CBOA 3268 – Micheal Dean Cummings

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3). **Location:** 5759 E 96th St N

10. CBOA 3269 – Micheal Dean Cummings

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3). **Location:** 10277 N Yale Avenue

11. CBOA 3270 – Micheal Dean Cummings

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3). **Location:** 5735 E 96th St N

12. CBOA 3271 – Kyle Gift

Action Requested:

Variance to permit a seasonal snow cone stand in an AG district (Section 6.010, Table 6-1) **Location:** 14003 E 116th St N

13. CBOA 3272 – Clark Boyd

Action Requested:

Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) **Location:** 4625 S 225th W Ave

14. CBOA 3273 – Anchor Stone

Action Requested:

Request for a Special Exception to permit mining or mineral processing (Section 6.070-E). **Location:** E of the NEC E 66th St N & N 129th E Ave

15. CBOA 3274 – Kevin Shed

Action Requested:

Variance of the rear yard setback in the AG-R district (Section 2.040, Table 2-3)

Location: 16947 S 11th W Ave

16. CBOA 3275 –Dustin Adcock

Action Requested:

Variance of the lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) **Location:** 17886 W Coyote Trail

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.



Case Number: CBOA-3261

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

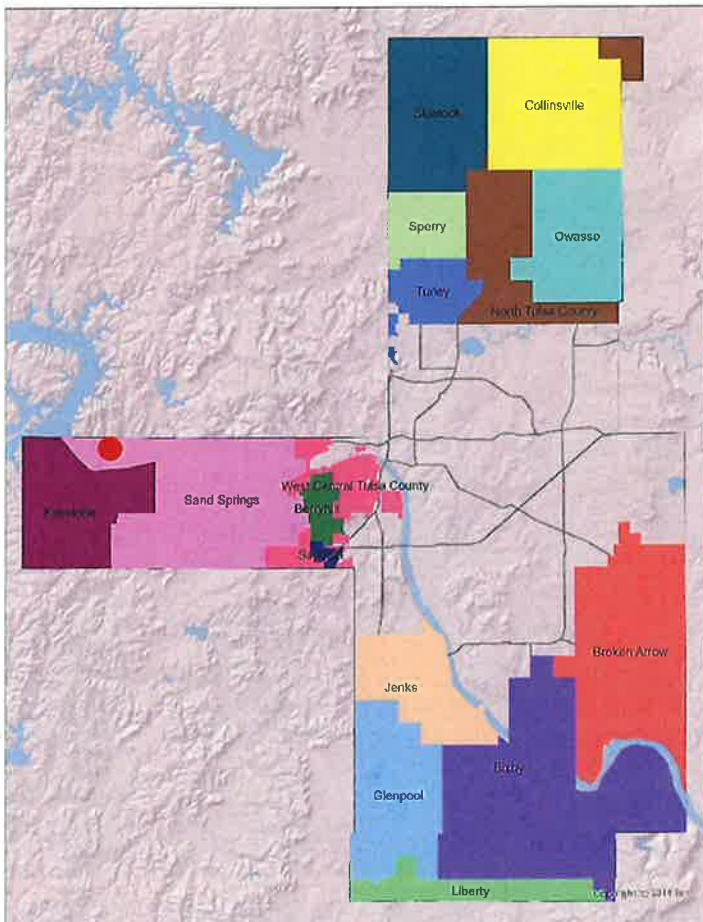
Owner and Applicant Information:

Applicant: TNT Fireworks

Property Owner: Western Market Trading Post, LLC

Action Requested: Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)

Location Map:



Additional Information:

Present Use: Commercial

Tract Size: 5 acres

Location: 526 S 209th W Ave

Present Zoning: CS

Fenceline/Area: Sand Springs

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9003

CASE NUMBER: CBOA-3261

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)

LOCATION: 526 S 209th W Ave

ZONED: CS

FENCELINE: Sand Springs

PRESENT USE: Commercial

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: BEG 65W & 705N OF SECR NE SE TO POB TH W433.60 N466.69 E498.60 S236.89 W65 S229.80 TO POB SEC 3 19 10 5.0AC

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2820 June 2020: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all weather parking surface requirement (Section 1340.D) for a period of 5 years.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CS and contains a Commercial Center. The site abuts AG zoning to the North, South and West containing vacant land and to the East by AG and CS zoning containing a retail store

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved 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 CS 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.

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:

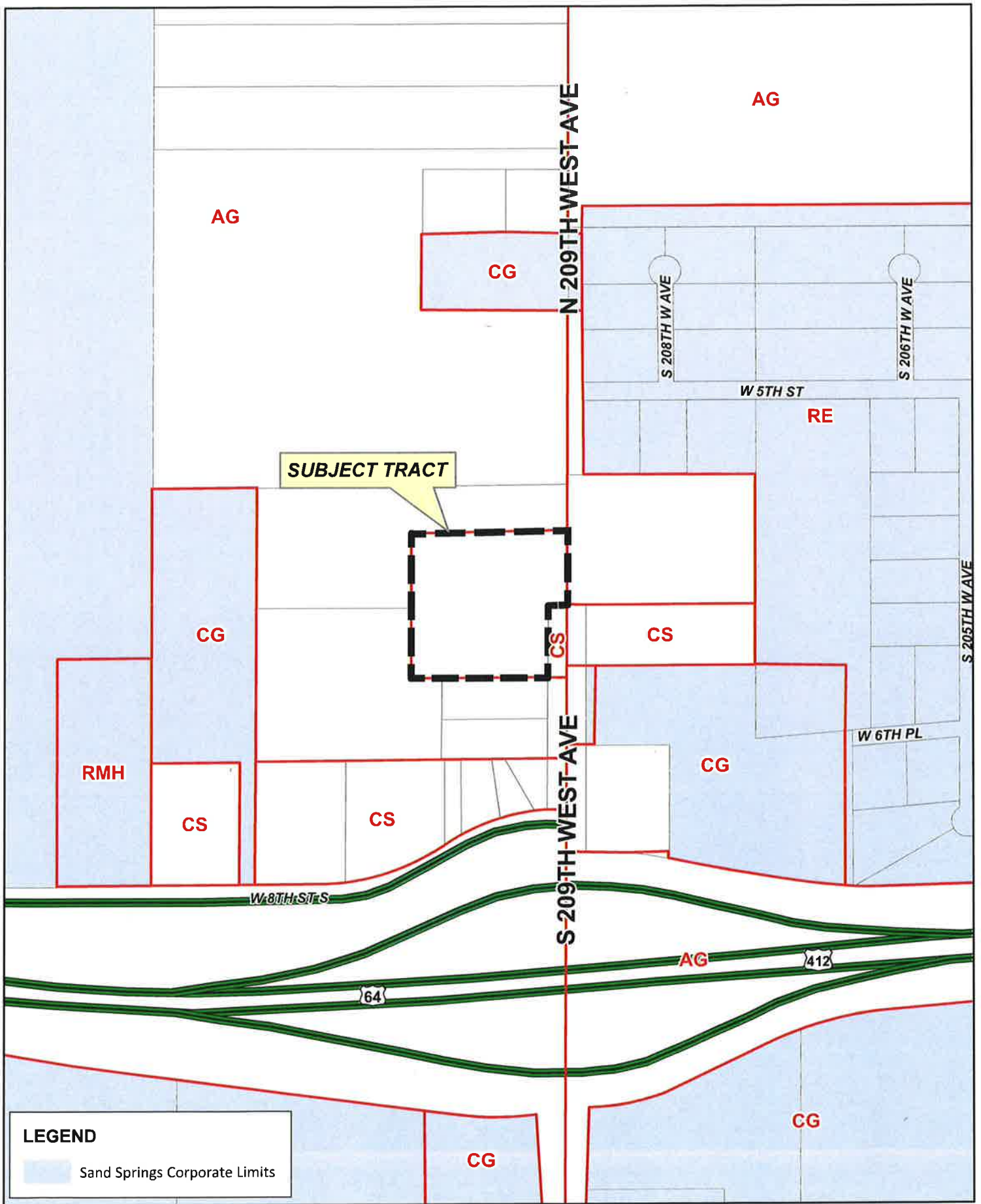
"Move to _____ (approve/deny) a Special Exception to permit a fireworks stand for a period of 5 years (Section 9.040-B)

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.

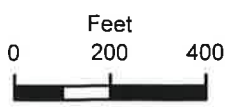


Subject tract looking Northwest from S 209th W. Avenue



LEGEND

 Sand Springs Corporate Limits



CBOA-3261

03 19-10

CBOA-3261 2.5





0 200 400
Feet



Subject
Tract

CBOA-3261

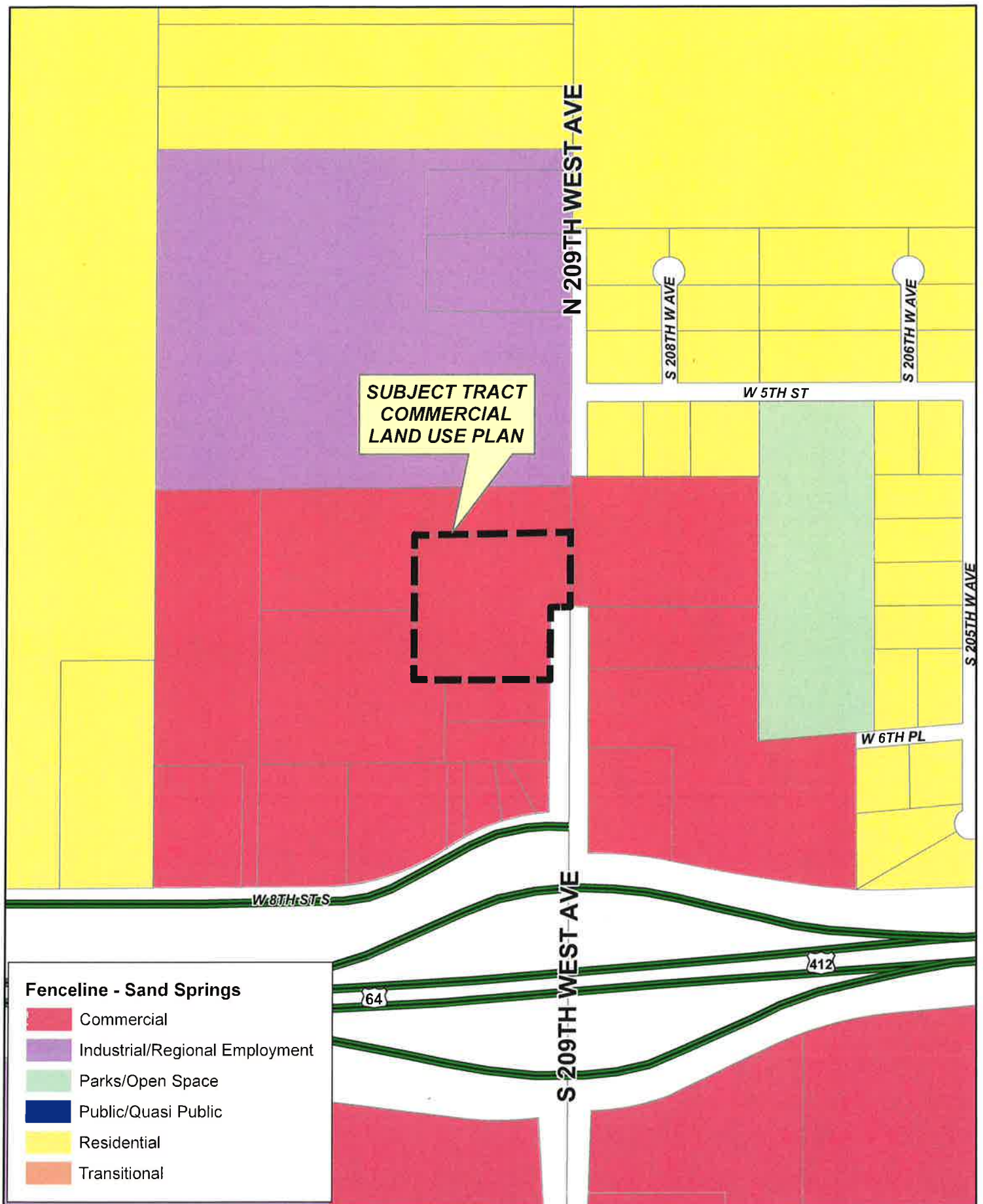
03 19-10

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

Aerial Photo Date: 2023

CBOA-3261 2.6





CBOA-3261

03 19-10

CBOA-3261 2.7





Board of Adjustment

Case Number: CBOA-3262

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

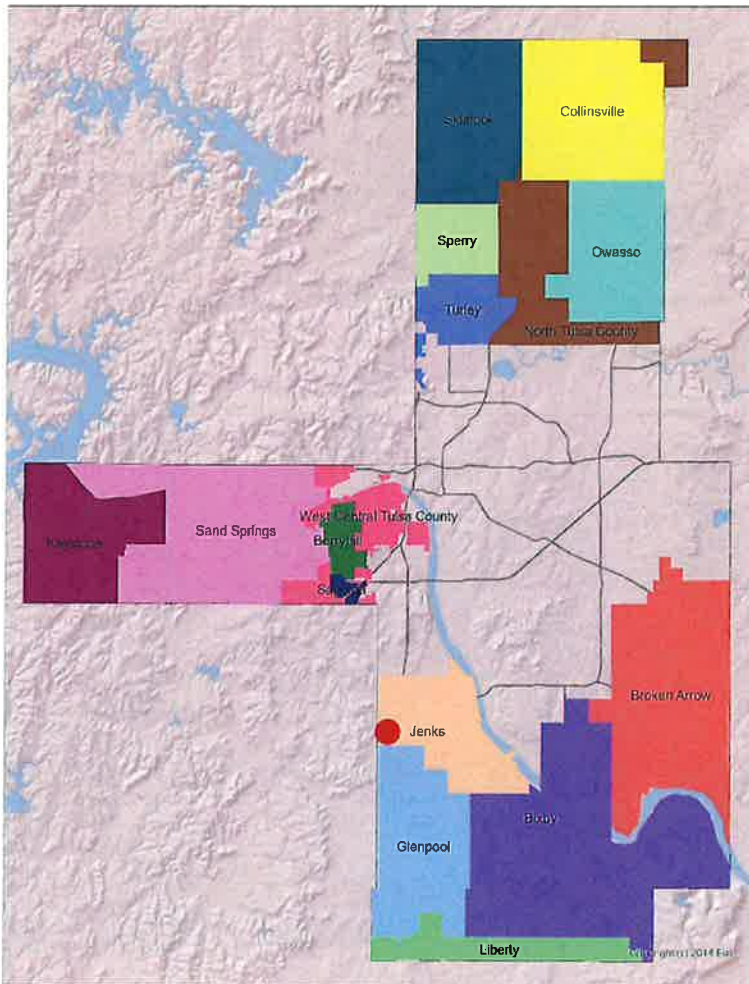
Owner and Applicant Information:

Applicant: William Frisbie

Property Owner: JSZ Trust Properties

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

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.9 acres

Location: 11440 S 26th W Ave

Present Zoning: AG

Fenceline/Area: Jenks

Land Use Designation: Medium Intensity Single-Family

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 8234

CASE NUMBER: CBOA-3262

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: William Frisbie

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

LOCATION: 11440 S 26th W Ave

ZONED: AG

FENCELINE: Jenks

PRESENT USE: Residence

TRACT SIZE: 0.9 acres

LEGAL DESCRIPTION: BEG 688.3 S NE COR SE NW TH S 104.33 W 417.4 N 104.33 E 417.4 TO BEG SEC 34-18-12 LESS E 30' FOR RD

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-2961 April 2022: The Board approved a Variance of the minimum lot area and land area per dwelling unit and a Variance of the minimum lot width (Section 330, Table 3)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The tract is surrounded on the north, west, and south by AG zoning. East across S. 26th Ave West is inside the City of Jenks and is an empty lot but zoned CG with a PUD and Kirk Crossing, a church.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the lot area per dwelling unit and a Variance of the required side yard setback 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 currently contains a home that will be replaced, per the plans provided by the applicant. Due to the narrowness of the tract, the applicant says that they are not able to meet the 15 ft of side yard setback required. Per the site plan provided by the applicant they need to north side yard setback reduced to 6.32 ft to accommodate their planed design.

The applicant provided the statement "Our property dimensions are narrow (104 ft wide) and deep (417 ft). With the current 15 ft setbacks off of each side, it only leaves us 74 ft of width for a new built home. We are looking for an additional 8 ft to accommodate a new built home.

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 and a Variance of the required side yard setback in an AG district (Section 2.040, Table 2-3)

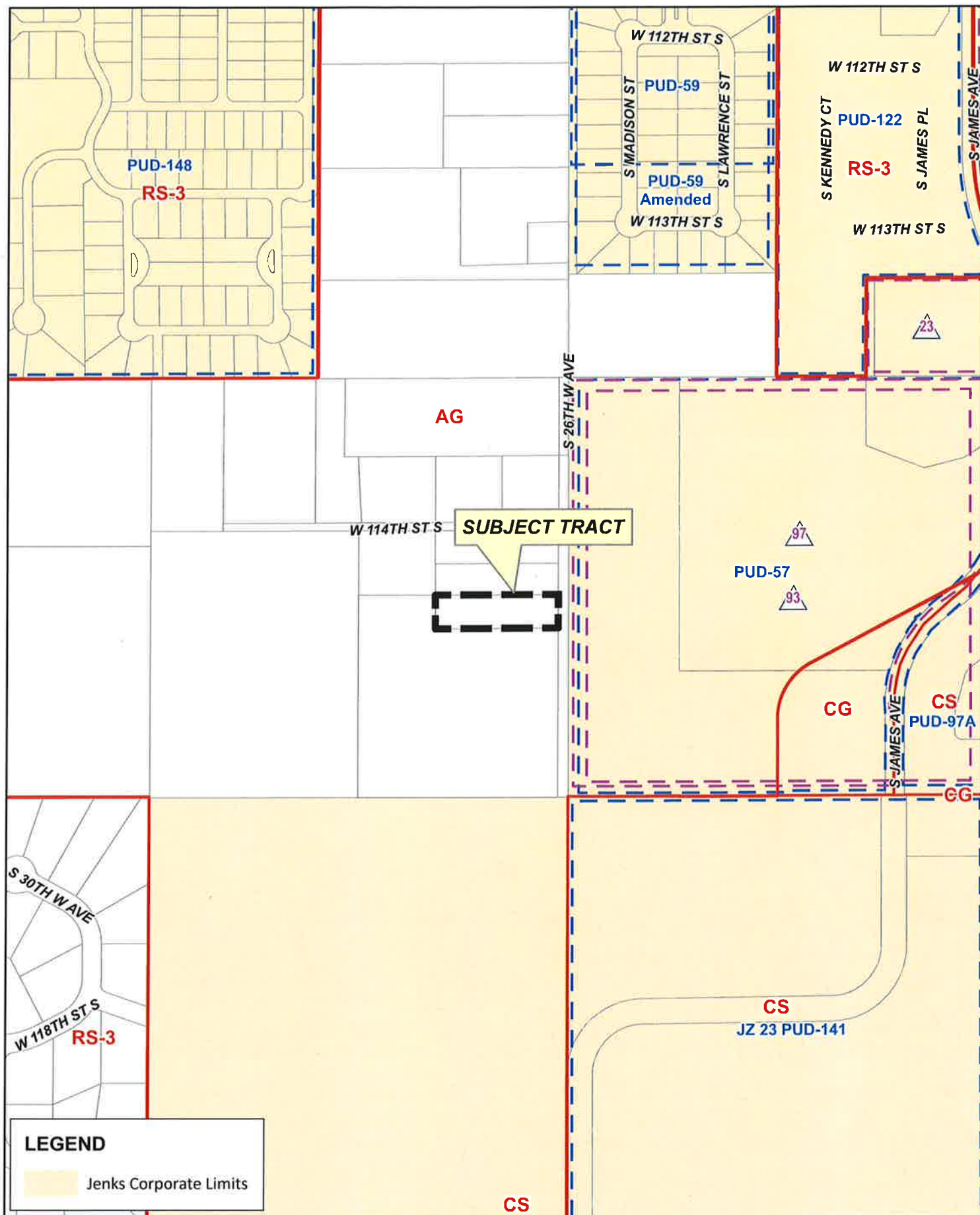
Subject to the following conditions, if any: _____.

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 West from S 26th W Ave



CBOA-3262

34 18-12

CBOA-3262 3.5



0 Feet 200 400



Subject
Tract

CBOA-3262

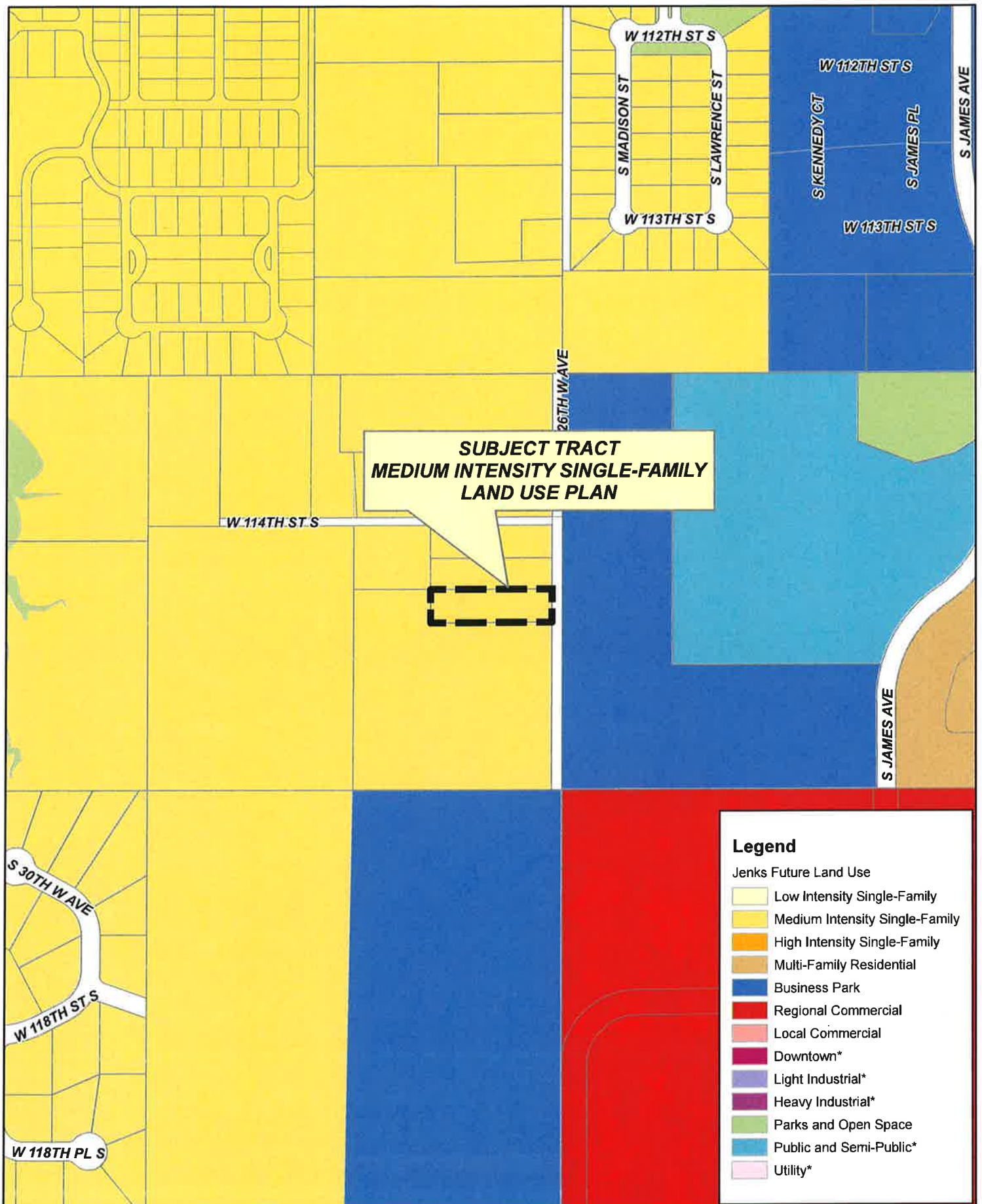
34 18-12

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

Aerial Photo Date: 2023

CBOA-3262 3.6





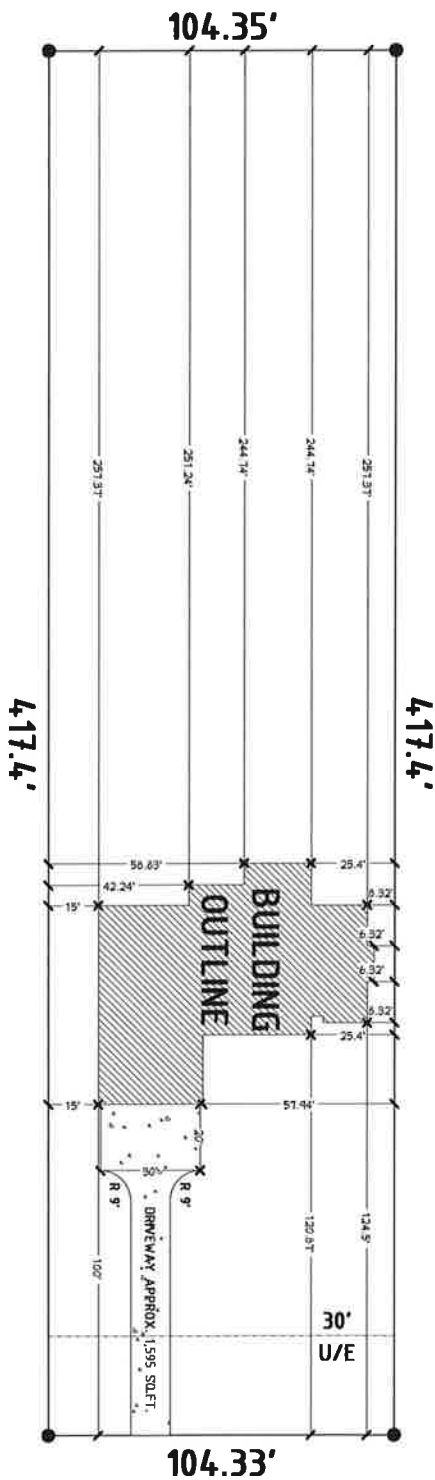
Feet
0 200 400

CBOA-3262

34 18-12



CBOA-3262 3.7



SCALE: 5/64" = 1'-0"

417.4

104.33'

BUILDING OUTLINE

R0X.1.595 SLFT

[illegible]

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[illegible]

WILL & MARLO
FRISBIE

**PLOT
PLAN**
CBOA-3262 3 8

2,558 SQ. FT. MAIN FLOOR AREAS
365 SQ. FT. UPSTAIRS FLOOR AREA
833 SQ. FT. GARAGE AREAS
188 SQ. FT. CVRD. FRONT PORCH AREA
369 SQ. FT. CVRD. REAR PORCH AREA

FLOOR	PLATE HEIGHT	ROOF PITCH	WDW HEIGHT
MAIN	9 FT.	4 / 8 / 12 : 12	6 FT. 8 IN.
UPSTAIRS	8 FT.	N/A	6 FT. 8 IN.

D-02 N

114 •

2

1

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. DIMENSIONS, DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS AND NOT BY FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN DRAWINGS BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE CORRECTED BEFORE ANY PART OF THE WORK IS STARTED, UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL CHANGES WILL BE MADE AND/OR CONTRACTORS RESPONSIBILITY FOR CORRECTIONS SHALL BE REFERRED TO THE NAME OF MANUFACTURERS. SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIALS. CONTRACTOR SHALL OBTAIN SPECIFIED PRODUCT WARRANTIES. DIRECTIONS: ALL MANUFACTURES SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER. MATERIALS NOT SPECIFIED, ANY ITEM OF WORK OF CONSTRUCTION UNDER THIS CONTRACT NOT SHOWN IN THE DRAWINGS AND COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE AND COMMENSURATE WITH THE STRUCTURE CONSTRUCTED AND TO THE MATERIALS, PERMITS, FEES AND NOTICES. CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS AND FEES REQUIRED FOR THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND ALL LAWS OF THE STATE OF CALIFORNIA. CONTRACTOR SHALL MAINTAIN PROPER INSURANCE BUILDING PROCESS. TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES TO THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER, INITIATED BY DESIGNER AND APPROVED BY ARCHITECT AND CIVIL ENGINEER. STRUCTURAL AND CIVIL ENGINEER SHALL VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.



FOUNDATION PLAN

WILL & MARLO FRISBIE

3/25/2025

OVERALL PLAN DETAILS

FLOOR	9 FT.	4 FT. 12 IN.	6 FT. 8 IN.
UPSTAIRS	8 FT.	N/A	6 FT. 8 IN.
WDM HEIGHT	4 FT. 12 IN.	6 FT. 8 IN.	6 FT. 8 IN.

SQUARE FOOTAGE

2,558 SQ. FT. MAIN FLOOR AREAS
365 SQ. FT. UPSTAIRS FLOOR AREA
933 SQ. FT. GARAGE AREAS
196 SQ. FT. C/O RD. FRONT PORCH AREA
389 SQ. FT. C/O RD. REAR PORCH AREA

SPEC:

5-021/5-01

SCALE:

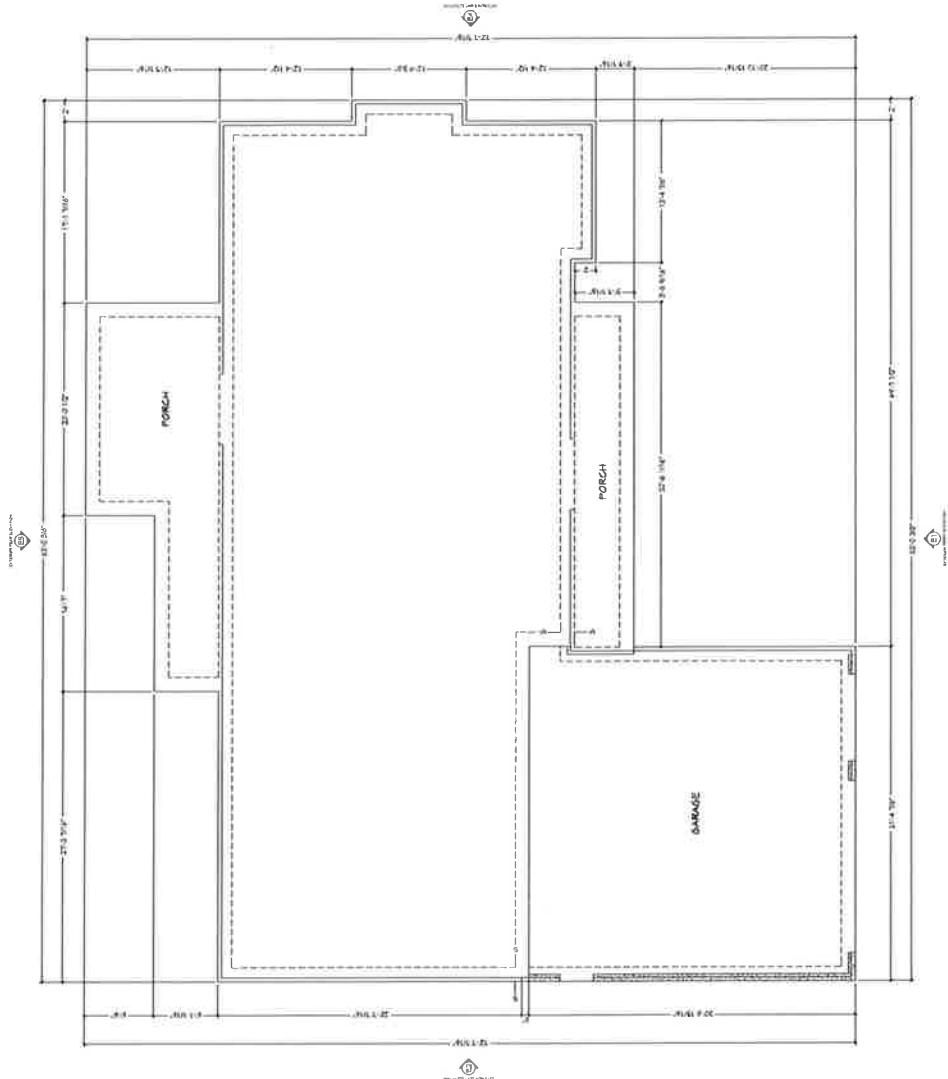
1/4" = 1'-0"

PAPER:

36 x 48

SHEET:

2



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



3/25/2025
WILL & MARLO
FRISBIE

OVERALL PLAN DETAILS

OVERALL PLAN DETAILS			
FLOOR	PLATE HEHT	ROOF PITCH	WDW HEIGHT
MAIN	9 FT.	4/8/12:12	6 FT. 8 IN.
UPSTAIRS	8 FT.	N/A	6 FT. 8 IN.

SQUARE FOOTAGE

SQUARE FOOTAGE

SPEC:

D-02 / S-01

SCALE:

7/14 - 1:00

PAPER:

36 x 48

SHEET:

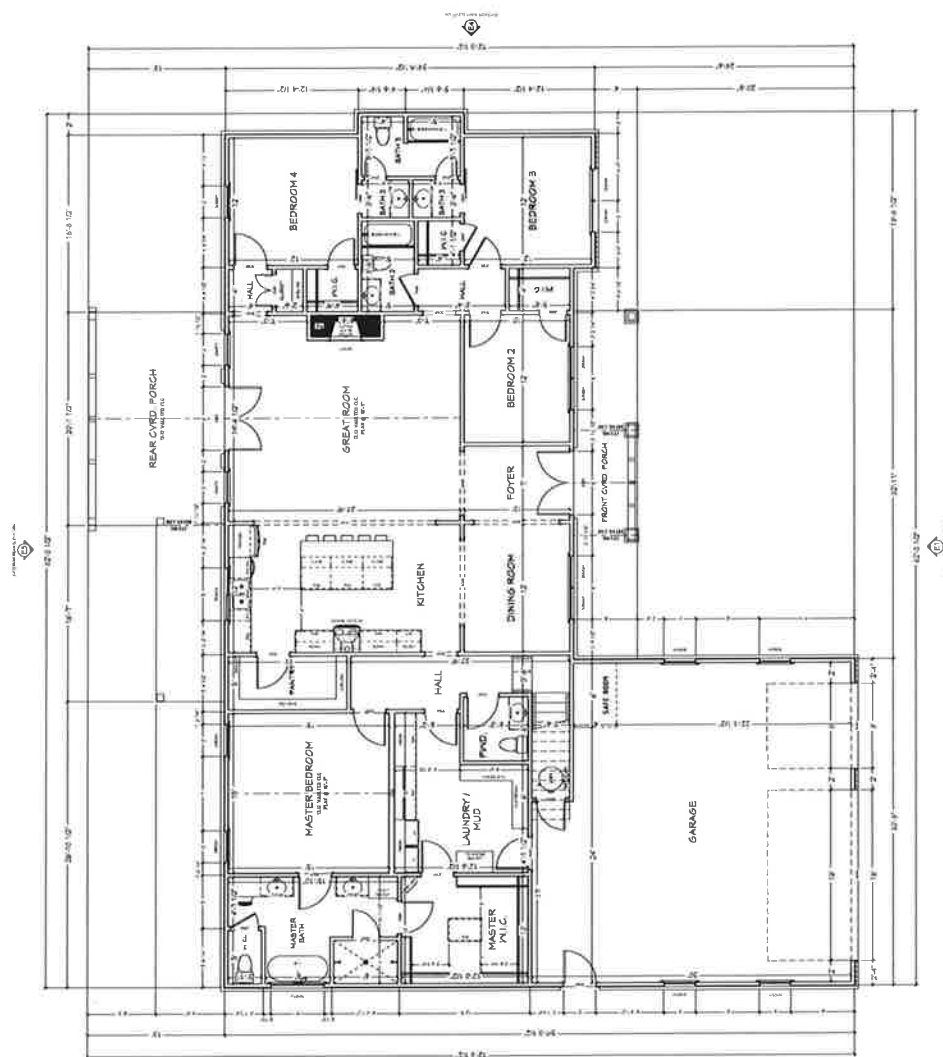
3

GENERAL NOTES:

[illegible]

FRAMING NOTES:

ALL INTERIOR DIMENSIONS ARE MEASURED FROM DRYWALL TO DRYWALL. ALL EXTERIOR DIMENSIONS BEGIN ON EDGE OF FRAME AND ARE MEASURED ON CENTER. ALL EXTERIOR WALLS ARE 2X4.



MAIN FLOOR PLAN

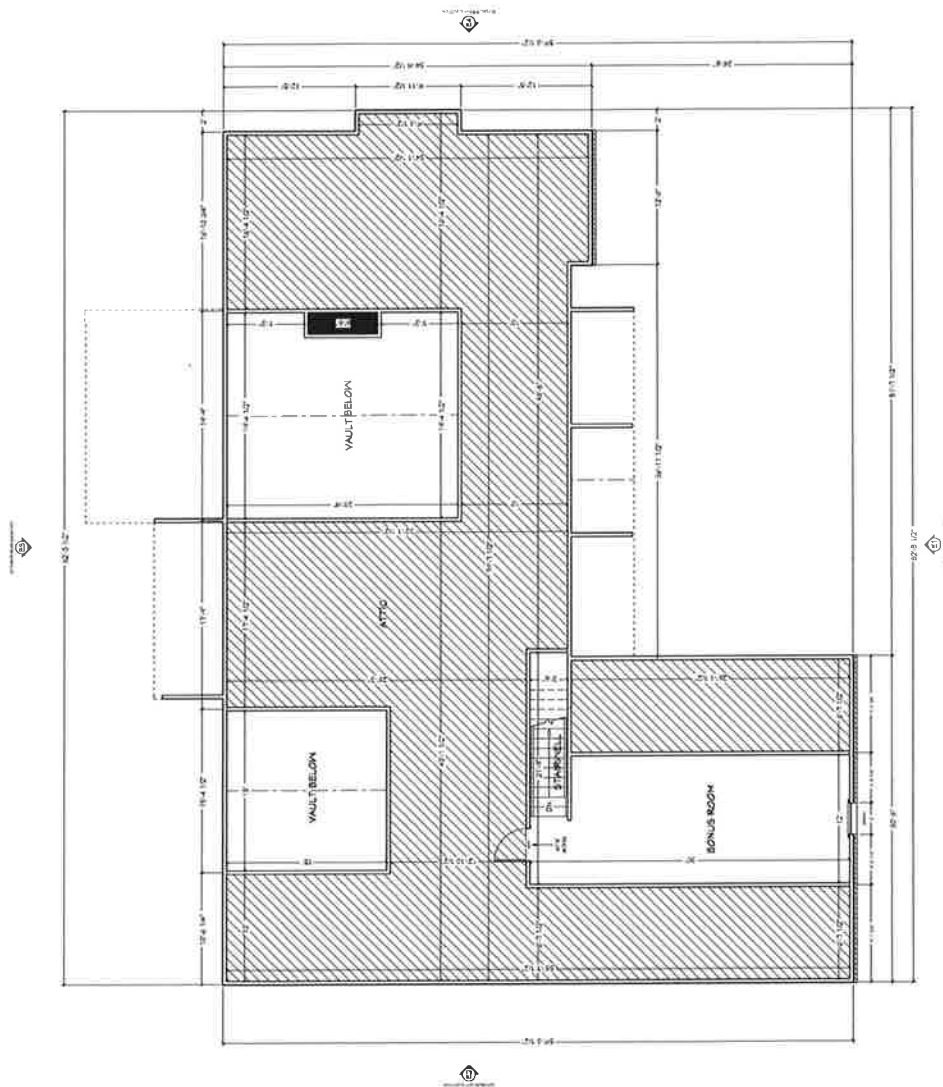
SCALE: 1/4" = 1'-0"

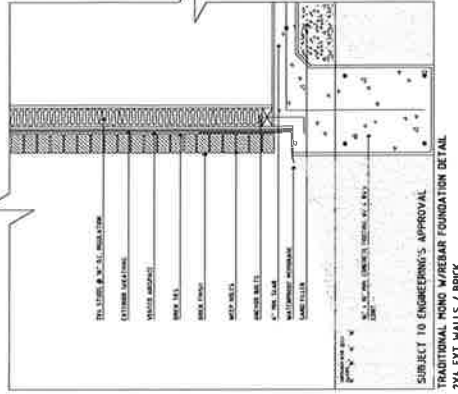
5

SPEC:	D-02 / S-01
SCALE:	1/4" = 1'-0"
PAPER:	36 x 48
SHEET:	4

[illegible]

FRAMING NOTES:
ALL INTERIOR DIMENSIONS ARE MEASURED FROM DRYWALL TO DRYWALL
ALL EXTERIOR DIMENSIONS BEGIN ON EDGE OF FRAME AND ARE MEASURED ON CENTER
ALL EXTERIOR WALLS ARE 2X4


$$SCA|E : 1/4'' = 1' : 2''$$



SCALE: 1-1/2" = 1'-0"

LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER.

ROOF NOTES
ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
ALL ROOF FRAMING 24" O.C.
ALL OVERHANGS ARE 16" UNLESS SPECIFIED



FRISBIE
WILL & MARLO

3/25/2025

OVERALL PLAN DETAILS			
FLOOR	PLATE HEIGHT	ROOF PITCH	WDW HEIGHT
MAIN	9 FT.	4 / 8 / 12 : 12	6 FT. 8 IN.
UPSTAIRS	8 FT.	N/A	6 FT. 8 IN.

SQUARE FOOTAGE

2,558 SQ. FT. MAIN FLOOR AREAS
365 SQ. FT. UPSTAIRS FLOOR AREA
933 SQ. FT. GARAGE AREAS
198 SQ. FT. CVRD. FRONT PORCH AREA
369 SQ. FT. CVRD. REAR PORCH AREA

33

-02 / 5-01

FILE:

 $14 \pm 1.0^\circ$

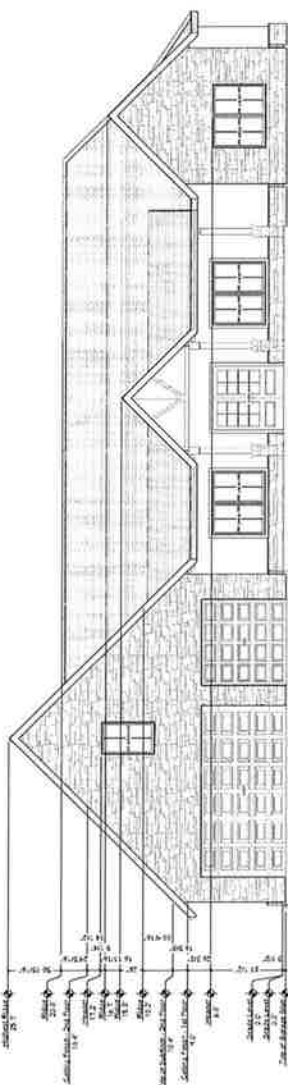
PER:

36 x 48

133

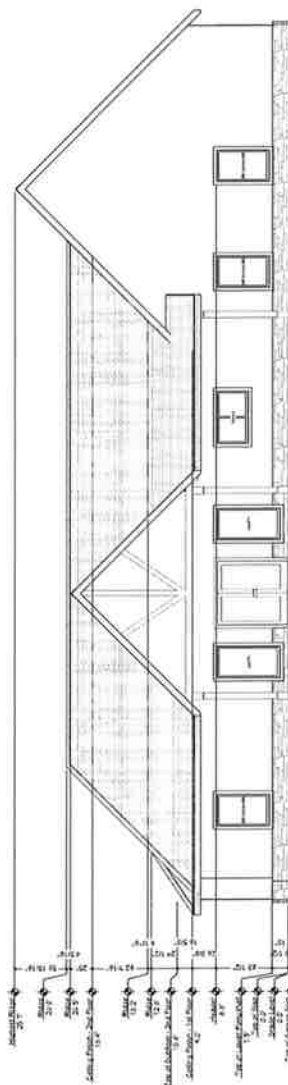
6

GENERAL NOTES:

[illegible]

EXTERIOR FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR REAR ELEVATION

 $EC-NF \approx 1/4" \approx 1.0"$



Case Number: CBOA-3263

Hearing Date: 2/18/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

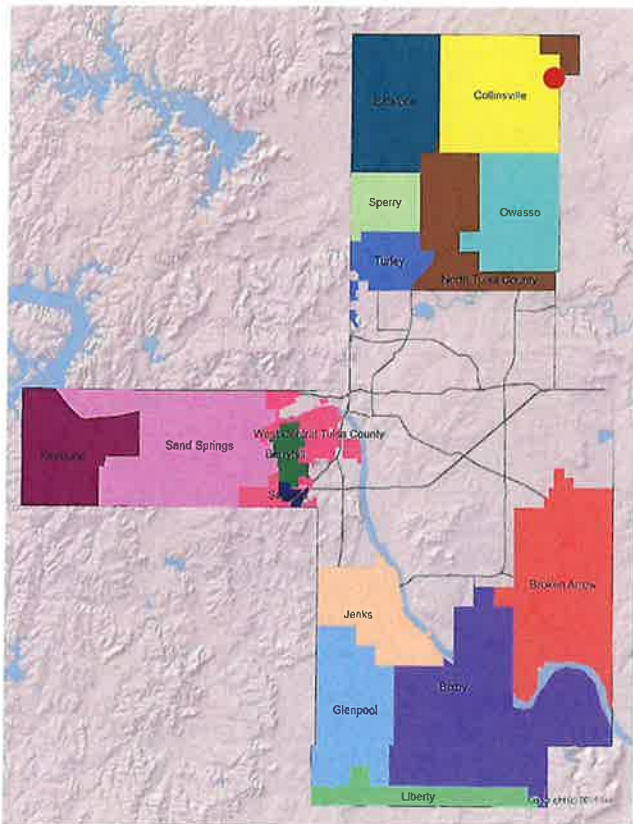
Owner and Applicant Information:

Applicant: Deon Higgins

Property Owner: Joelene Mackay

Action Requested: Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 85.8 acres

Location: Southeast Corner of North 137th East Avenue and East 166th Street North

Present Zoning: AG

Fenceline/Area: Collinsville

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2416

CASE NUMBER: CBOA-3263

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Deon Higgins

ACTION REQUESTED: Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

LOCATION: SEC of N 137th E Ave and E 166th St N

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Vacant

TRACT SIZE: 85.8 acres

LEGAL DESCRIPTION: NELESSSE424N1027.36&LESSS/2SWNE&LESSBEG424WNECNETHW660S1650E6
60N1650POB&LESSBEG1084W&40SNECNETHW979.2CRVLF837S781.2E100SAPR628.7WAPR143.05N
APR1627.8CRVRTAPR476.47W320.04N16.5E1556POB&LESSALLTHATPRT
SENELYINGS&WHORSEPENCRKSEC162214 85.821A CS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

The Tulsa County zoning code does not currently permit a recreational vehicle to serve as a residence. The applicant is requesting that this be allowed as the current resident has been living as such for several years, without incident. It should also be noted that the Right-Of-Way allocated by Tulsa County is not where the actual road is located and is in error.

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 to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

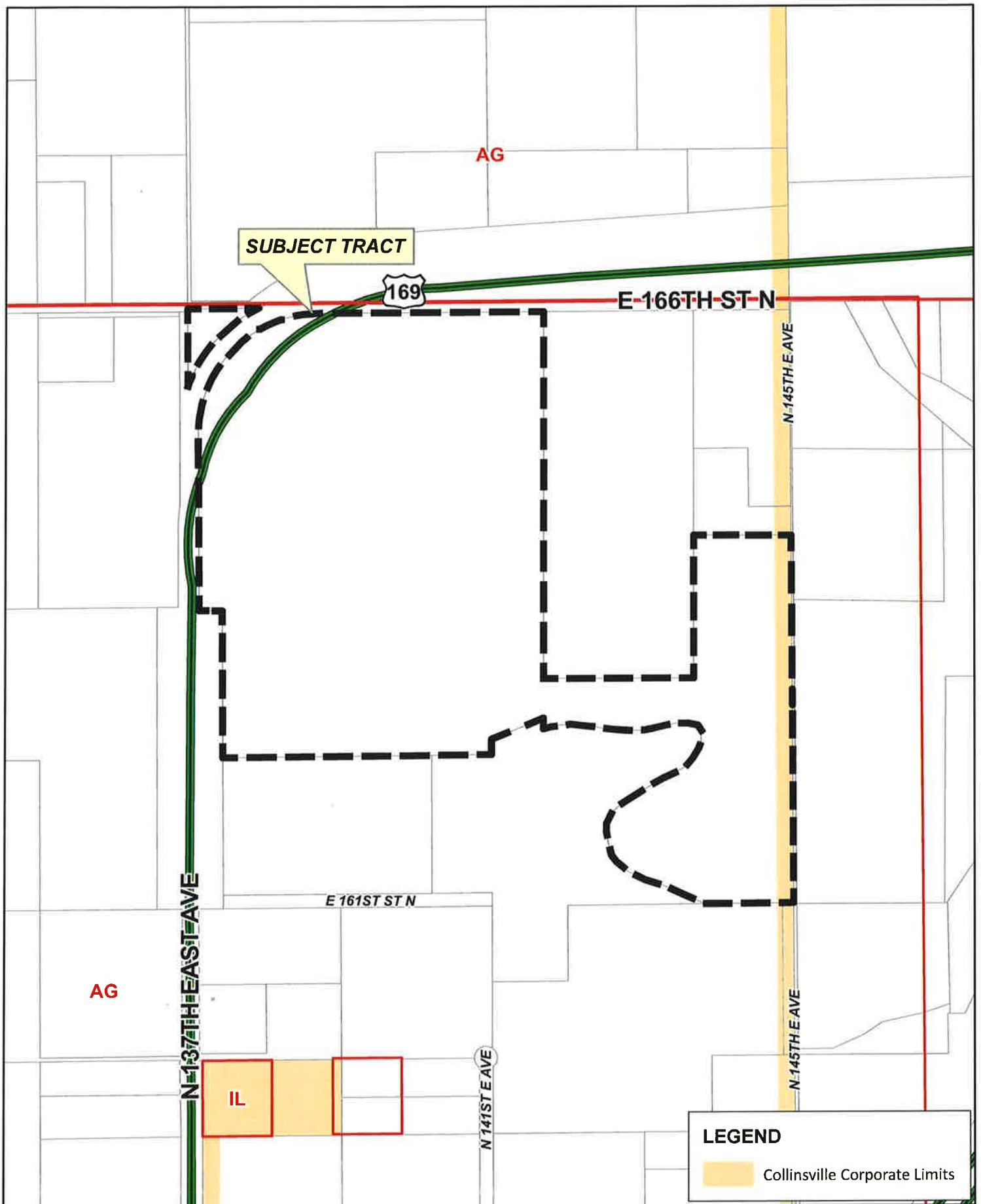
Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



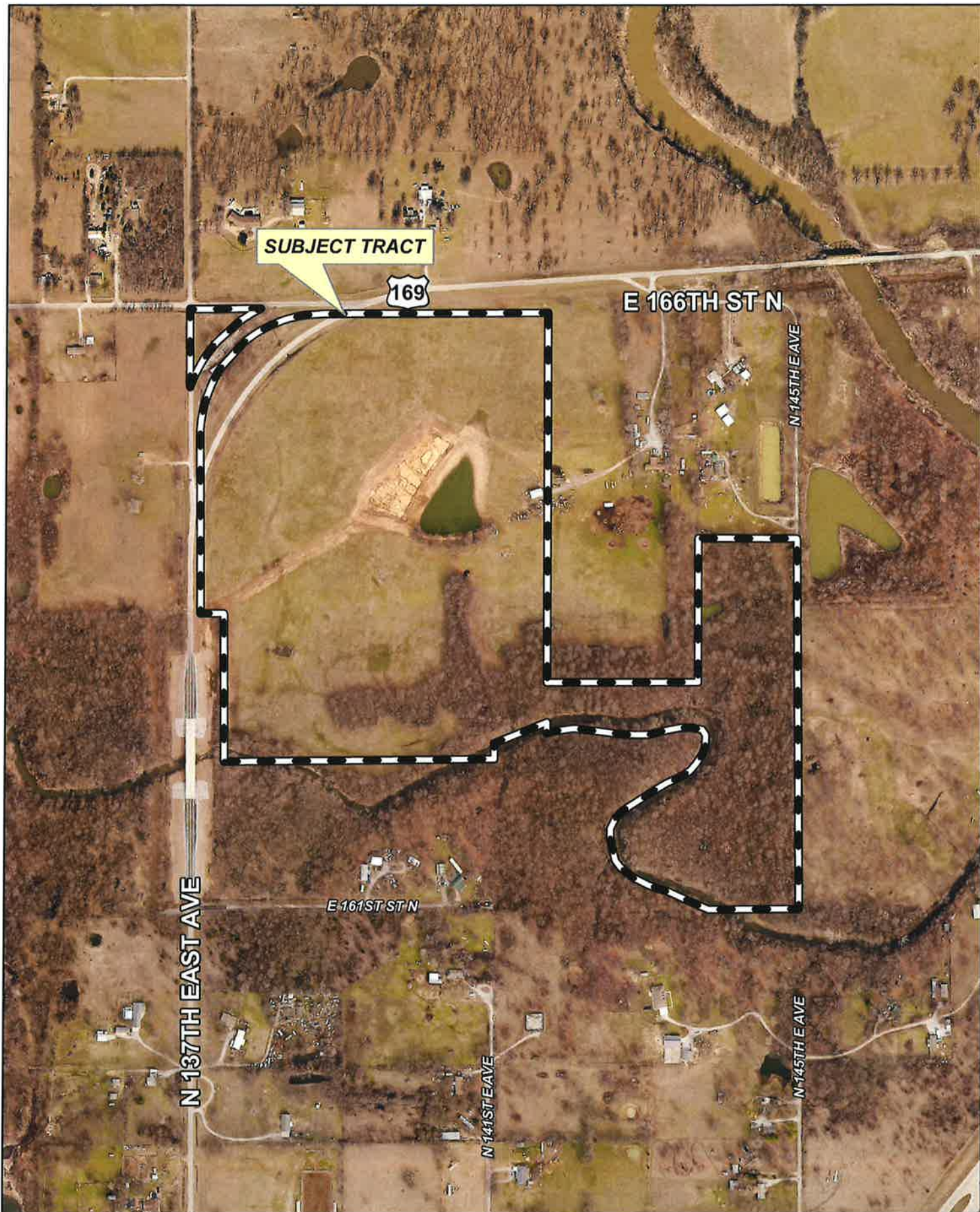
Subject tract looking Southeast from N 137th E Ave



CBOA-3263

16 22-14

CBOA-3263 4.5



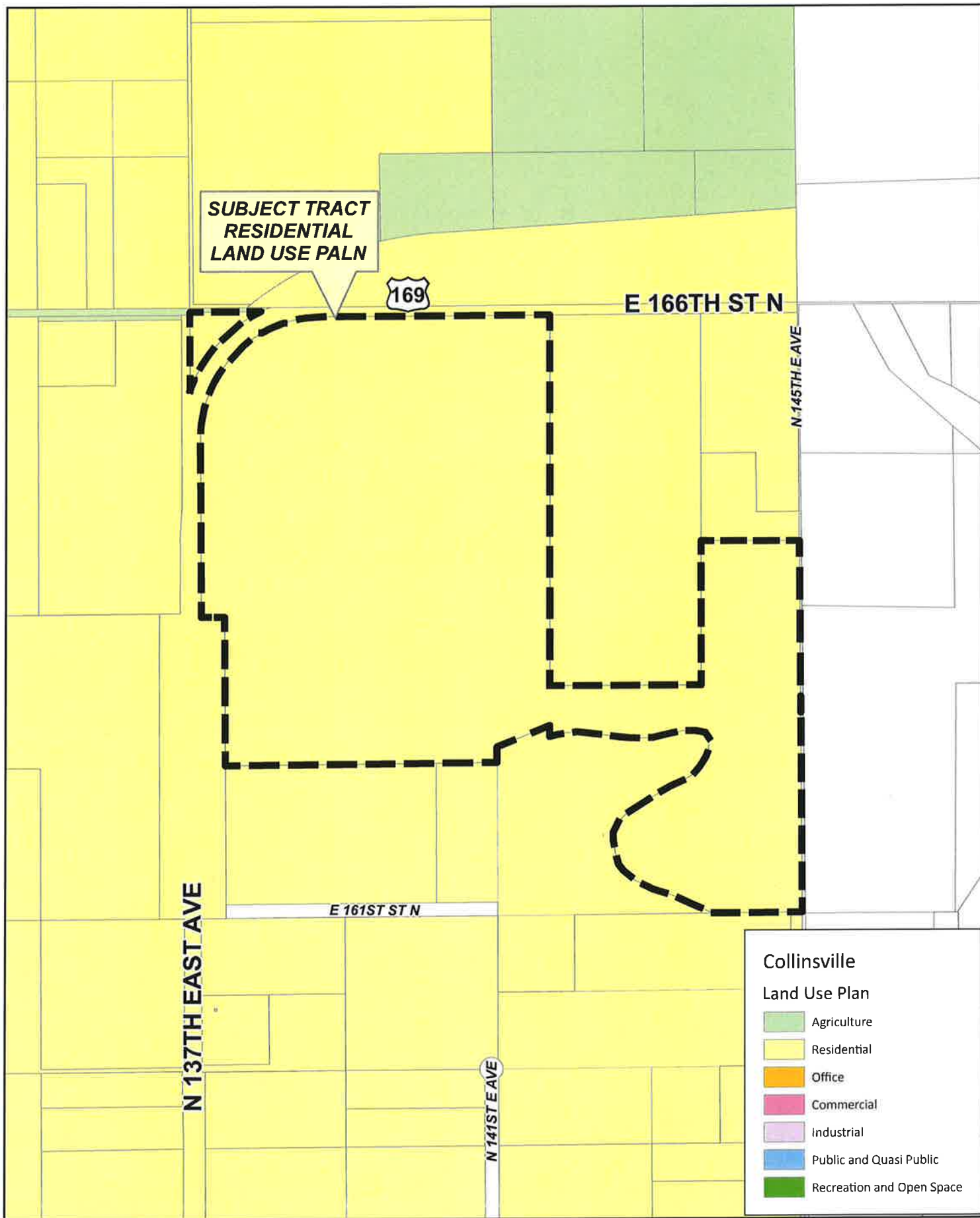
CBOA-3263

16 22-14

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

Aerial Photo Date: 2023
CBOA-3263 4.6





Feet
0 275 550

CBOA-3263

16 22-14

CBOA-3263 4.7





Board of Adjustment

Case Number: CBOA-3264

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

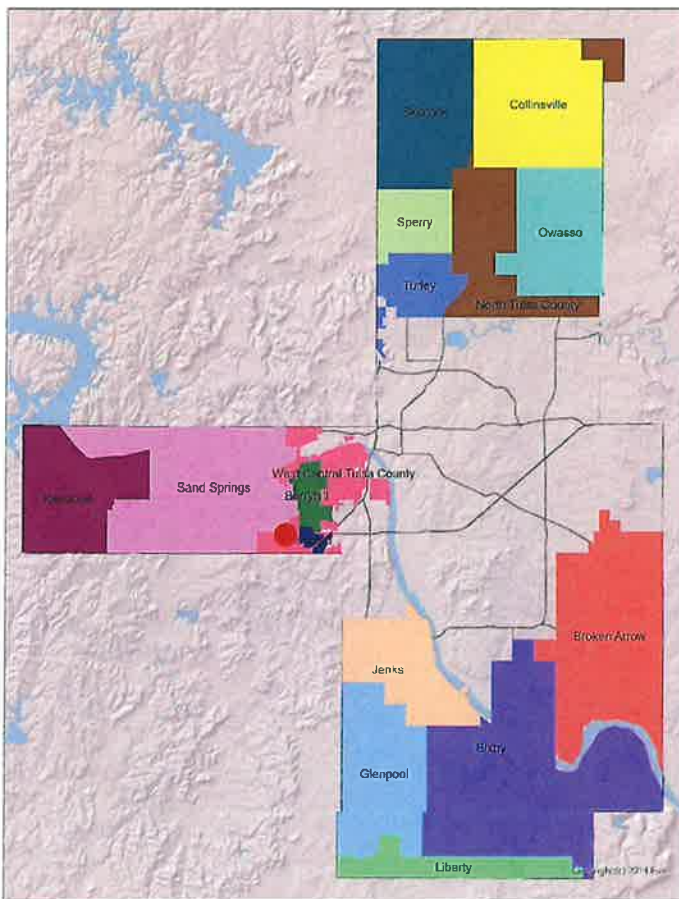
Owner and Applicant Information:

Applicant: Lajos & Natalia Kosa

Property Owner: Same

Action Requested: Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 3.0 acres

Location: 7544 W 51st St S

Present Zoning: AG

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9231

CASE NUMBER: CBOA-3264

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Lajos & Natalia Kosa

ACTION REQUESTED: Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

LOCATION: 7544 W 51st St S

ZONED: AG

FENCELINE: West Central Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 3.0 acres

LEGAL DESCRIPTION: BEG 888.03S & 414.61E NWC NE NW TH N645.38 CRV LF94.02 SE131 S579.41 W215 POB SEC 31 19 12 3.011 ACS

RELEVANT PREVIOUS ACTIONS: Nothing Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently used as agricultural land. It is surrounded by AG zoning containing a mix of vacant/agricultural and residential uses.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a Recreational Vehicle as a living space in an AG district (Section 2.030)

The Tulsa County zoning code does not currently permit a recreational vehicle to serve as a residence. The applicant is requesting that this be allowed during construction of their project.

The applicant provided the statement "We would like to apply for a variance to live in an RV on the property during ongoing construction. We currently applied for a building permit to construct a storage unit on the property. We have lots of people on and off the property to monitor and we also work here during the daytime. Since the property is newly obtained it had no permanent buildings on it yet which would make it a lot more difficult to rest during construction and work. Later for the house construction we will hire a company to do all of the construction and request permits. We currently use a generator and have a battery and pay to fill up water outside the property. We have a portable RV Tote Tank to dispose of waste at a dump station whenever needed. Since it is our own land, we want to keep it clean and have all the right permissions to do everything on it, as well as keep it safe and nice."

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 Recreational Vehicle as a living space in an AG district (Section 2.030)

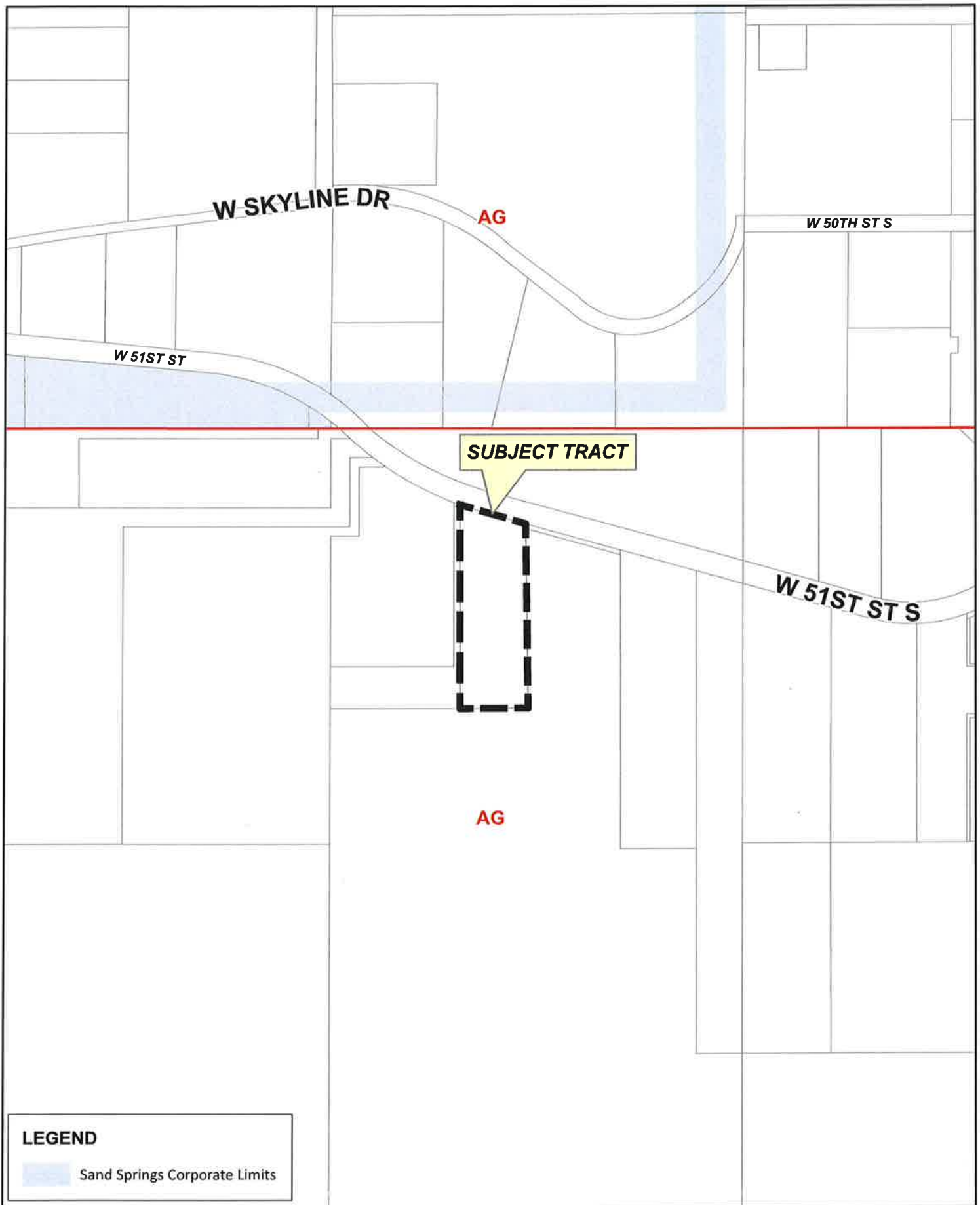
Subject to the following conditions, if any: _____.

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.

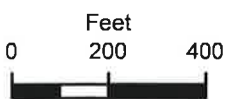


Subject tract looking South from W 51st St S




LEGEND

 Sand Springs Corporate Limits



CBOA-3264

31 19-12


CBOA-3264 5.5



0 Feet 200 400



Subject Tract

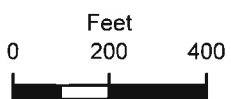
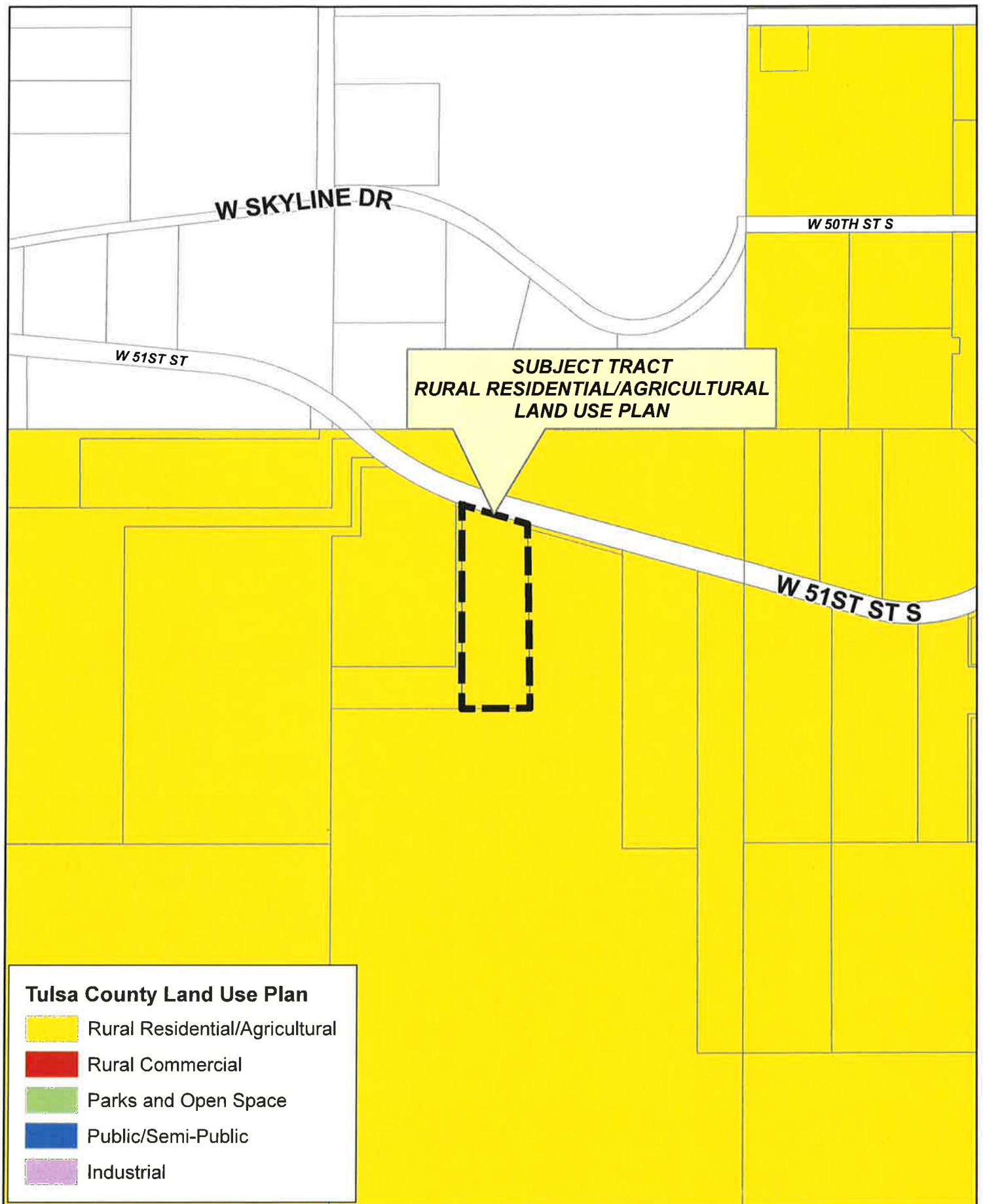
CBOA-3264

31 19-12

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

Aerial Photo Date: 2023
CBOA-3264 5.6





CBOA-3264

31 19-12

CBOA-3264 5.7



We contacted our direct neighbors, these are the messages they sent us. To verify the information, we included their names and phone numbers.

Hey Louis it doesn't bother us at all if you live in the trailer! If you need us to sign a form or something we're happy to do so

Logan McGowin

918 650 2469

Hi Natalia, Rex and I have no problem whatsoever with you living in the camper trailer until you get your house built. We will sign forms or whatever you need.

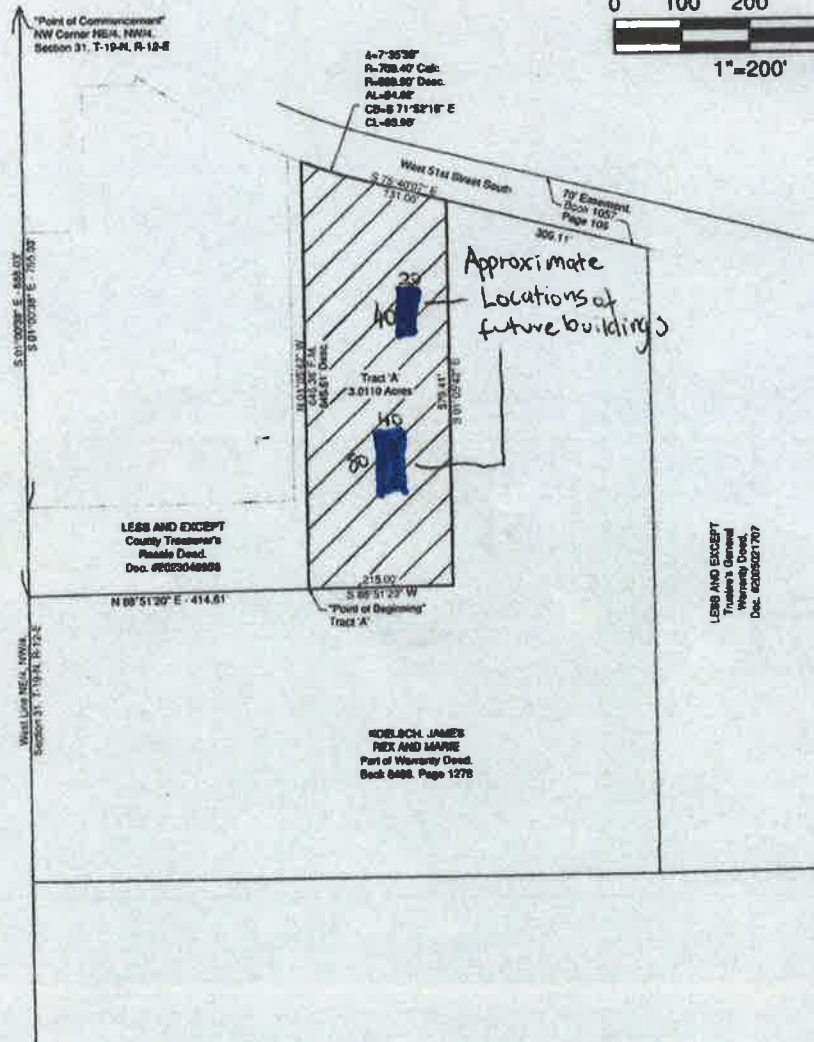
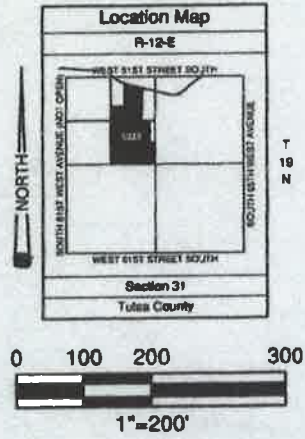
7604 west 51st Street

Tulsa, ok.

918-640-1282

Exhibit "A"

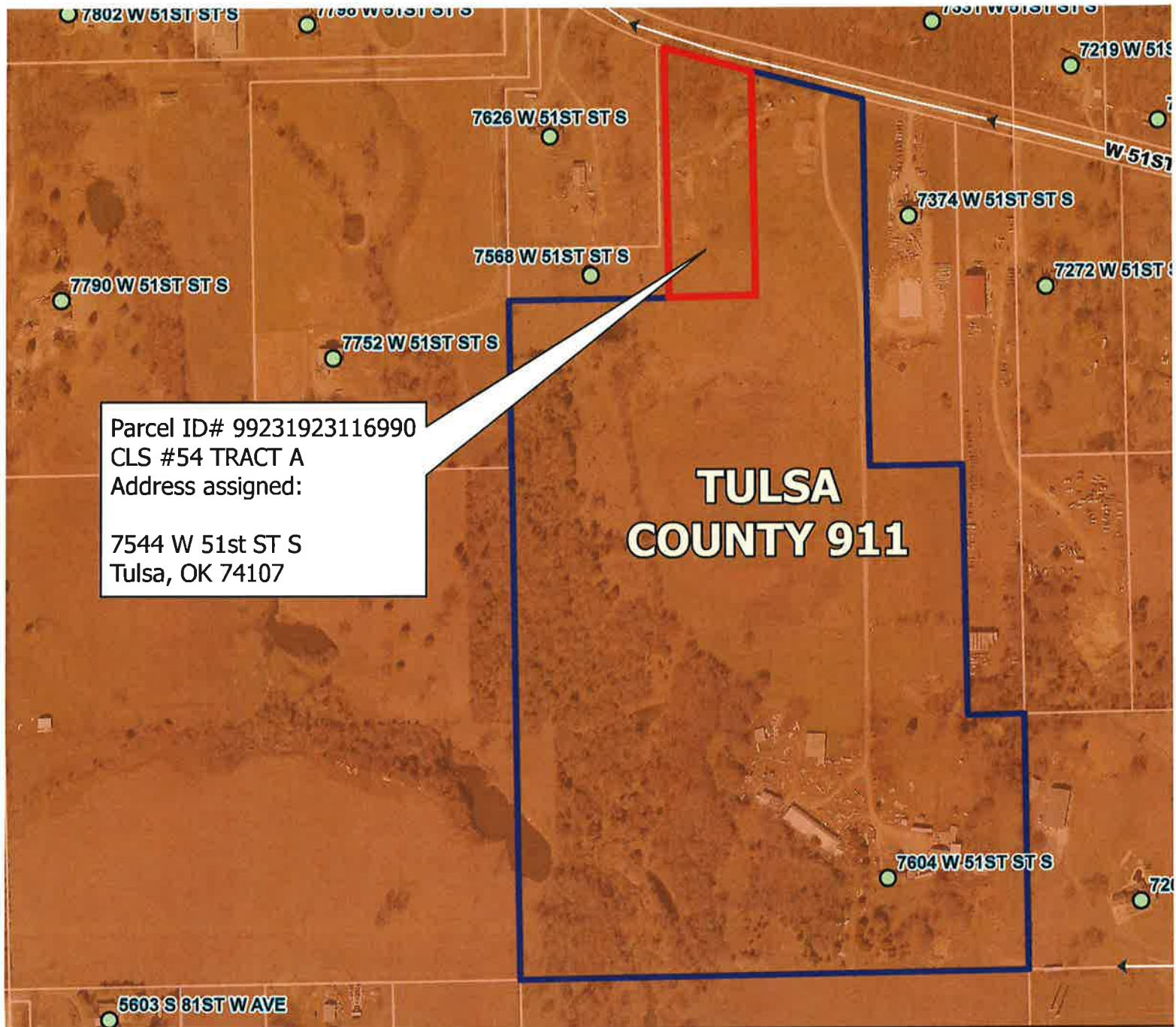
Calc. = Calculated Course
Desc. = Described Course
F.M. = Field Measured Course



TRACT 'A'

Sheet 1 of 2





Parcel ID# 99231923116990
CLS #54 TRACT A
Address assigned:

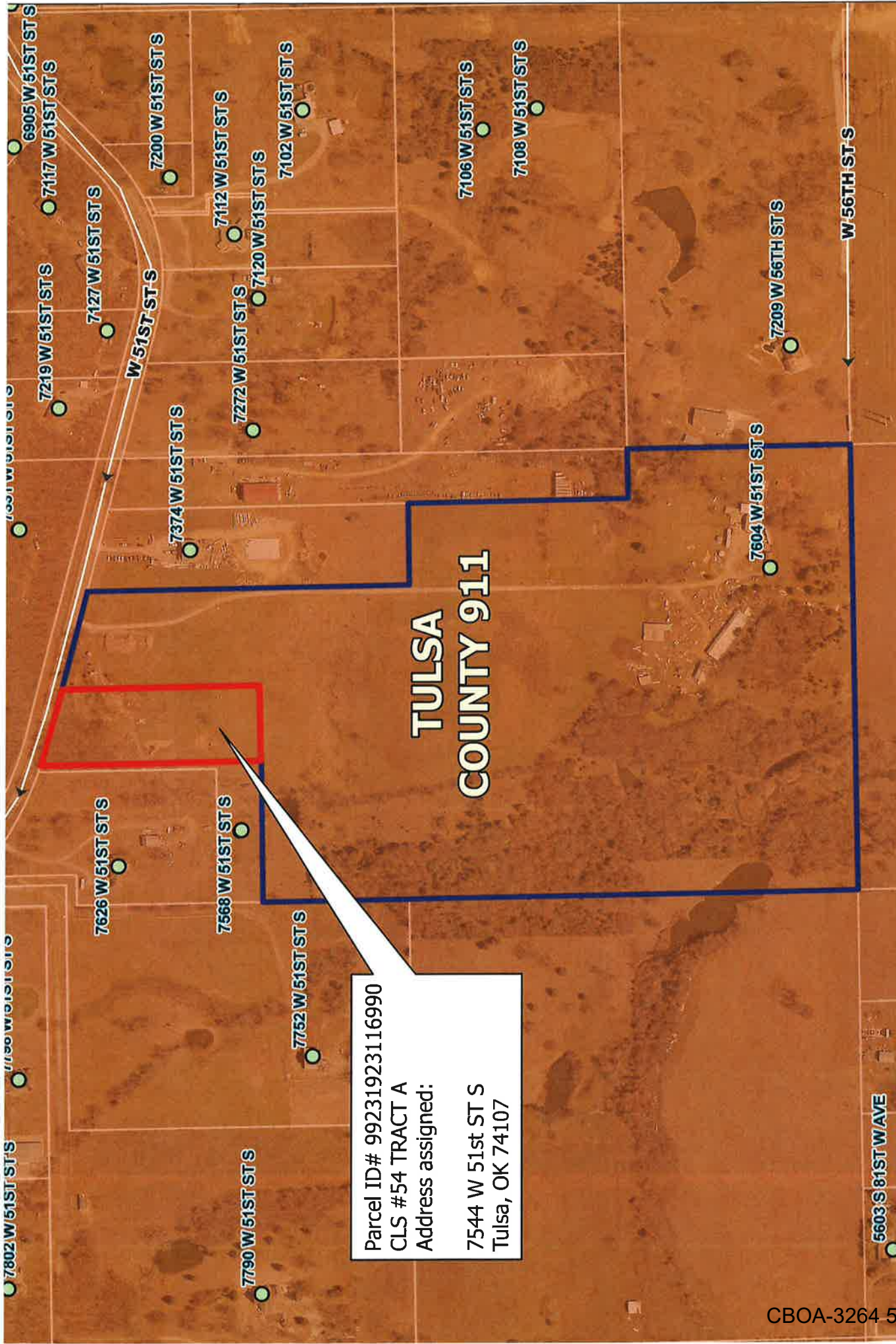
7544 W 51st ST S
Tulsa, OK 74107

**TULSA
COUNTY 911**

Current Time: 1/2/2025 11:47 AM
Map Prepared by INCOG
Source: Tulsa County Assessor Parcel data, April 2024



0 610 1,220 Feet



Parcel ID# 99231923116990
CLS #54 TRACT A
Address assigned:
7544 W 51st St S
Tulsa, OK 74107

Parcel ID# 99231923116990
CLS #54 TRACT A
Address assigned:
7544 W 51st St S



1,220 Feet

610

Exhibit "A"

Tract 'A' Legal Description

A tract of land contained within Warranty Deed, Book 6468, Page 1278, as filed in the office of the Tulsa County Clerk, also being a part of the NE/4 of the NW/4 of Section 31, T-19-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the Northwest corner of said NE/4 of the NW/4;

Thence S 01°00'38" E, along the west line of said NE/4 of the NW/4, a distance of 888.03 feet to a point being the southwest corner of County Treasurer's Resale Deed, Doc. # 2023046953, as filed in the office of the Tulsa County Clerk;

Thence N 88°51'20" E, along the south line of said Deed, a distance of 414.61 feet to the southeast corner thereof and the "Point of Beginning" ;

Thence N 01°05'42" W, along the east line of said Deed a distance of 645.38 feet (Measured) (645.61 feet Deed), to a point being the northeast corner of said deed, said point also being on the southerly line of Easement, Book 1057, Page 106, as filed in the office of the Tulsa County Clerk;

Thence along said southerly line, on a non-tangent curve to the left with a central angle of 07°35'38", a radius of 709.40 feet (Calculated) (989.90 feet Described), an arc length of 94.02 feet, a chord bearing of S 71°52'18" E and a chord length of 93.95 feet;

Thence S 75°40'07" E, along said southerly line, a distance of 131.00 feet;

Thence S 01°05'42" E a distance of 579.41 feet to a point on the easterly extension of the south line of said County Treasurer's Resale Deed, Doc. # 2023046953;

Thence S 88°51'20" W, along said easterly extension, a distance of 215.00 feet to the "Point of Beginning" .

Said tract contains 131,159 square feet or 3.0110 acres.

The non-astronomical basis of bearings contained herein are based upon the Oklahoma State Plane Coordinate System. (North Zone) NAD83.

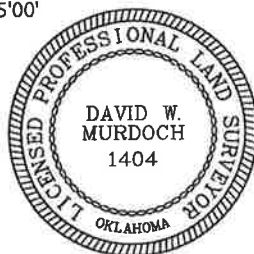
CERTIFICATE:

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

David W. Murdoch, P.L.S.
2024.10.02 09:18:53 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-Mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



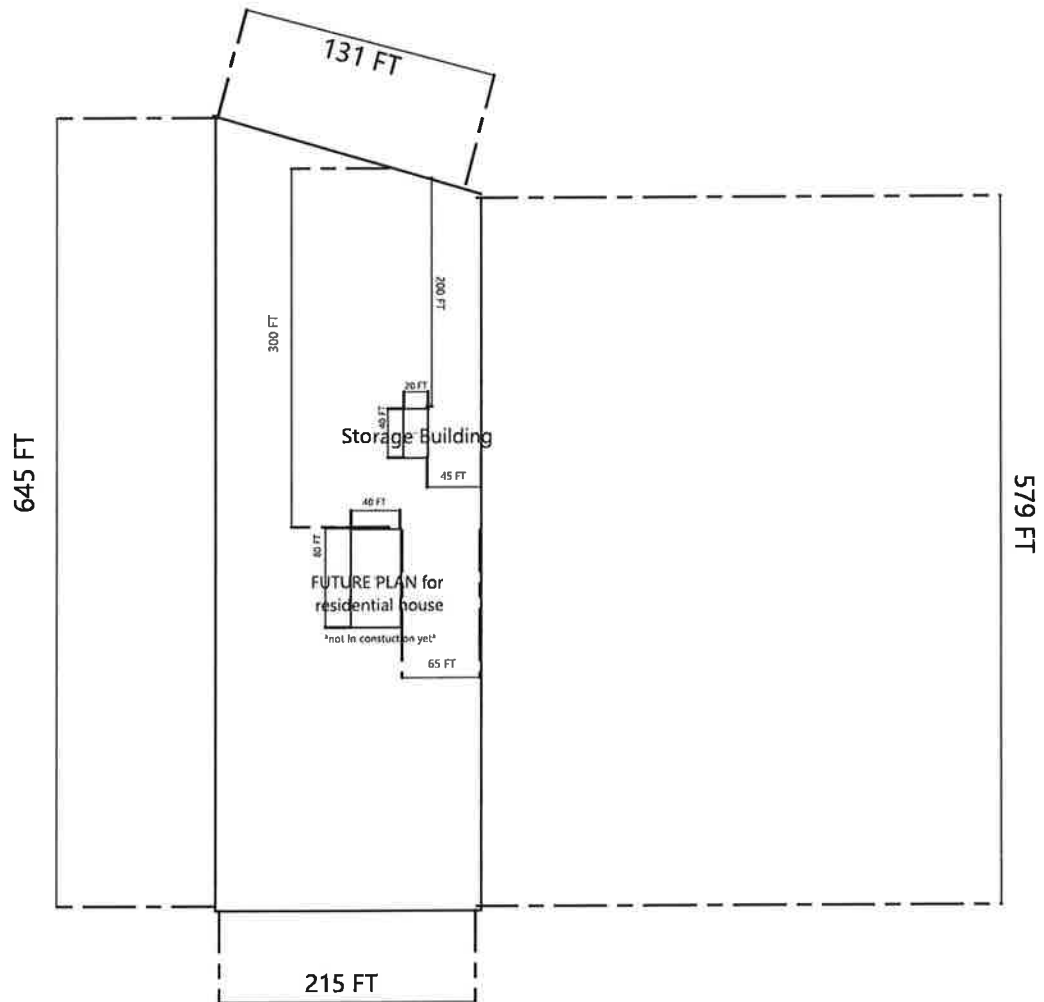
TRACT 'A'

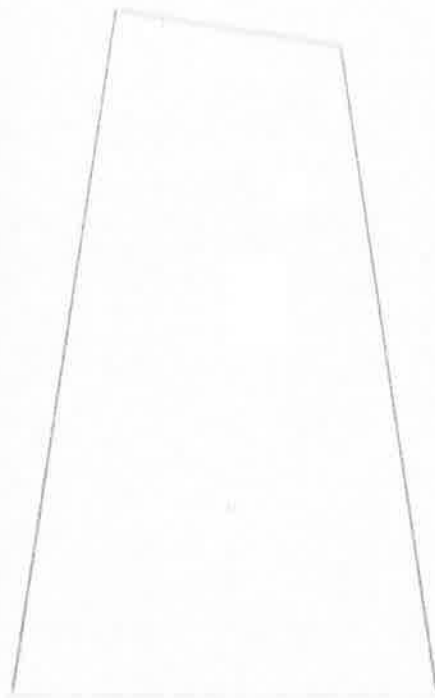
Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 24-071
Scale: N/A
Date: 10/02/2024





Hoyt, Jay

From: Rex Koelsch <rexkoelsch@gmail.com>
Sent: Monday, May 12, 2025 9:24 PM
To: esubmit
Subject: case # CBOA-3264

Board of Adjustment
Tulsa County Oklahoma

Dear Sir,

This letter is in reference to case number CBOA- 3264. We are near neighbors to Lajos and Natalia Kosa's property at 7544 West 51st Street. Our property abuts theirs on the south and east. We have no objection to their plan to live in their RV while they develop their property and build a home. We were surprised and dismayed, as the Kosa's were, to find out that there was an ordinance prohibiting their living in their RV since the land is zoned AG. Again we have no objection to the requested variance and would ask that you grant it.

Thank you for your attention to this matter,

James Rex and Marie Koelsch
7604 West 51st Street
Tulsa, Oklahoma 74107
918-640-1282



Case Number: CBOA-3265

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

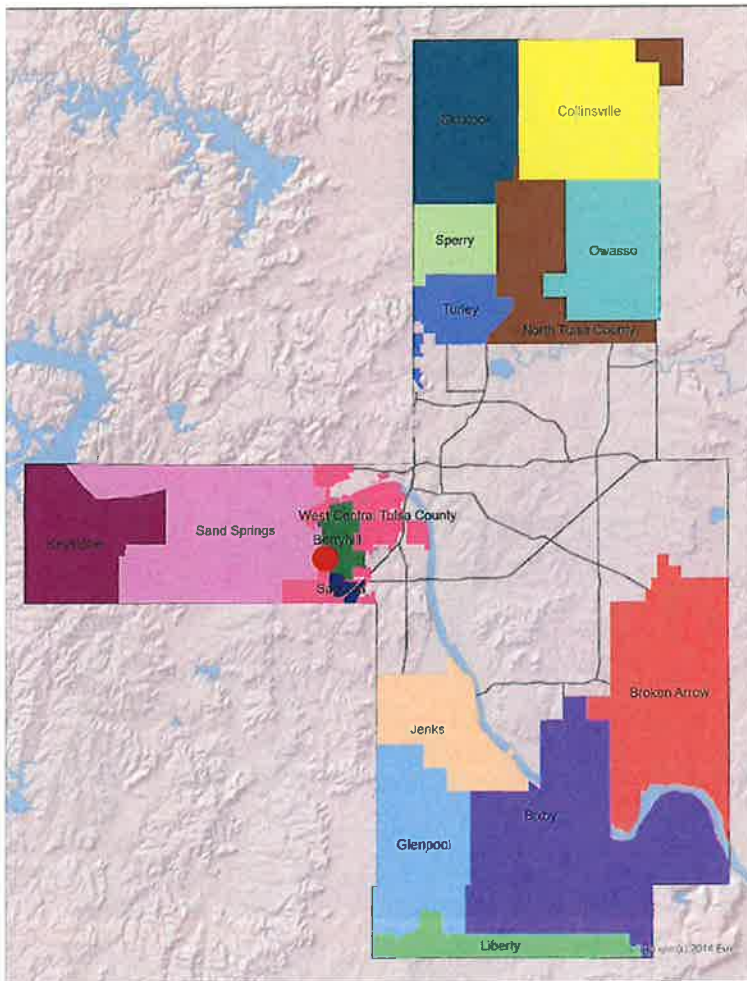
Owner and Applicant Information:

Applicant: Ted Schwendemann

Property Owner: Same

Action Requested: Variance of the rear yard setback (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.72 acres

Location: 6832 W 41st Pl

Present Zoning: RS-3

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9230

CASE NUMBER: CBOA-3265

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Ted Schwendemann

ACTION REQUESTED: Variance of the rear yard setback (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1)

LOCATION: 6832 W 41st PI

ZONED: RS-3

FENCELINE: Sand Springs

PRESENT USE: Vacant

TRACT SIZE: 0.72 acres

LEGAL DESCRIPTION: LT 4 BLK 4 STRATFORD ESTATES BLK 4

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-2531 April 2015: The Board approved variance to allow a detached accessory building to exceed the 750 sf size limitation to allow a 40 X 50 RV storage and 20 X 20 shed (Sec 240.e) Variance of the requirement that detached accessory buildings must be located in the rear yard. (Section 420.2.A.2)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and contains a residence. The tract abuts RS-3 zoning to the north, south, east and west, containing single family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the rear yard setback (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1).

Tulsa County Zoning Code Section 18.080, Table 18-1 prohibits an accessory building from being located in the required side setback for any lot in the RS-3 district. The applicant had previously built a shed that does not meet this requirement and is seeking a variance to permit the shed. In addition the Tulsa County Zoning code requires a rear yard of 20 ft. Due to the shape of the lot, the owner has built the shed closer to the rear property line than allowed. They did not provide a specific distance.

The applicant provided the statement "I was told if was out of city limits I did not need a permit for my shed. I need a variance approved for my shed already built on my property. My neighbors have similar sized buildings. My property is too small to meet the requirements of my barn. I approved size and placement with my neighbors before it was built."

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 (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1).

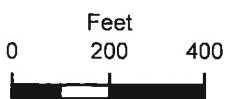
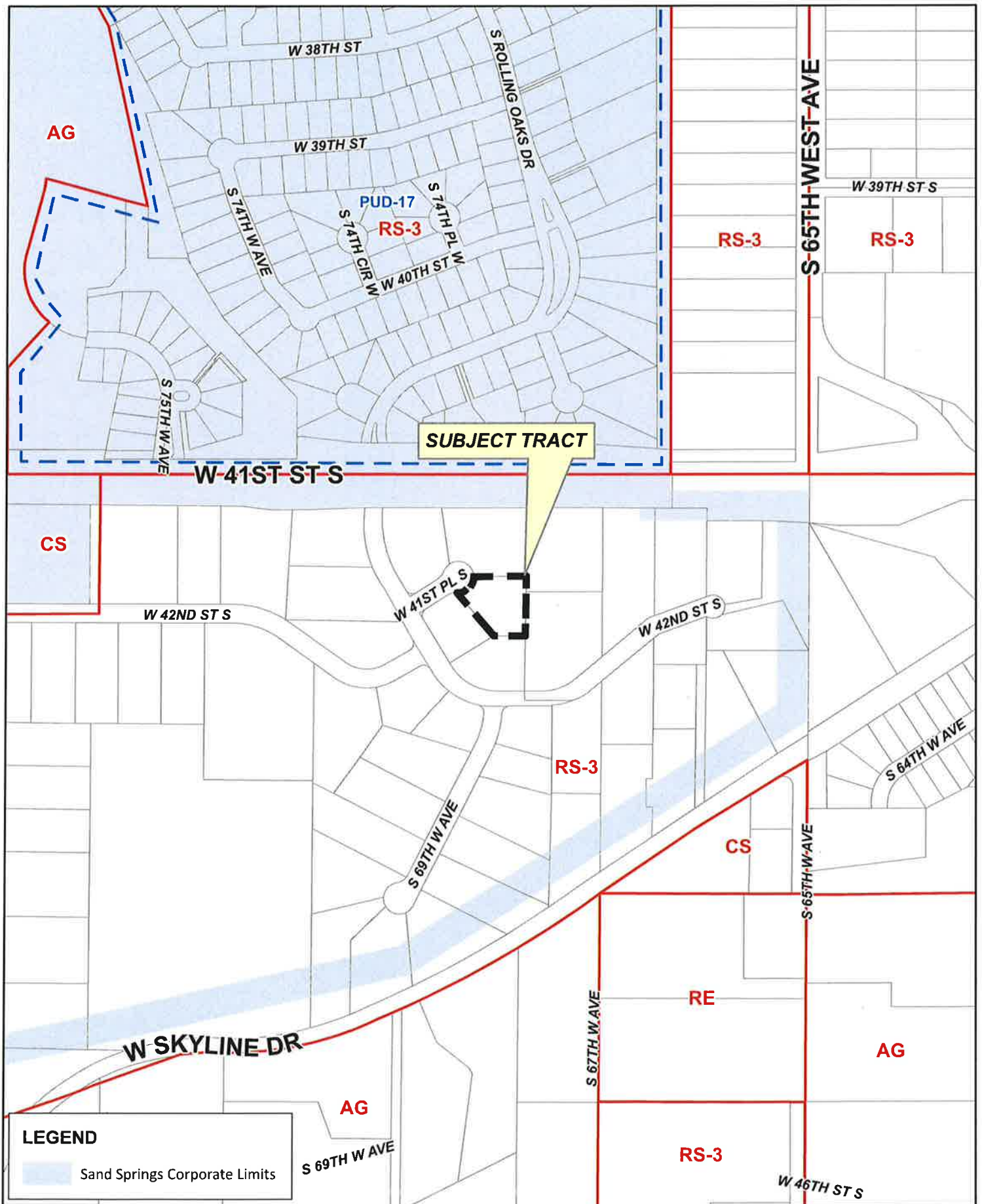
Subject to the following conditions, if any: _____.

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 Southeast from W 41st Pl S

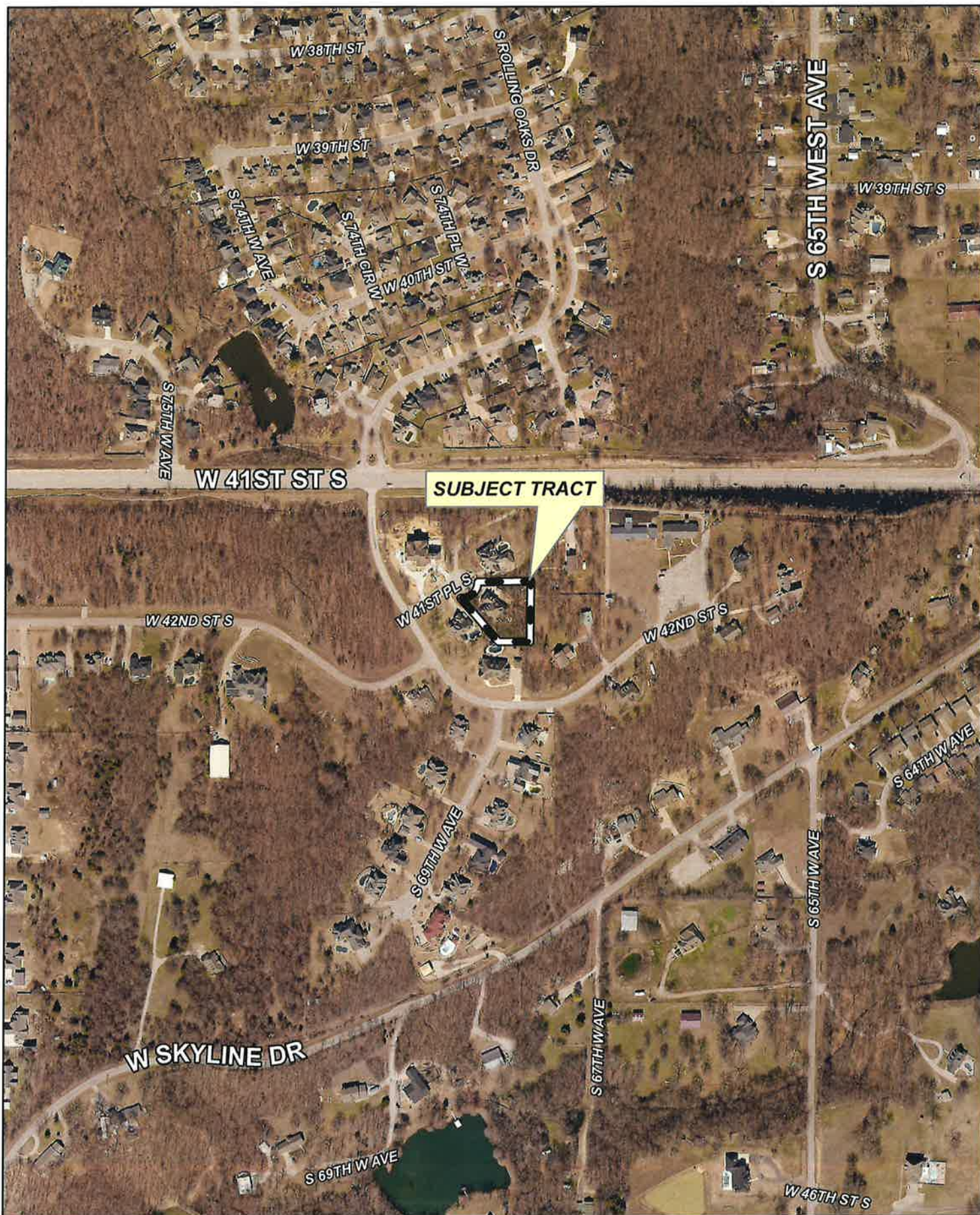


CBOA-3265

30 19-12

CBOA-3265 6.5





0 Feet 200 400



Subject Tract

CBOA-3265

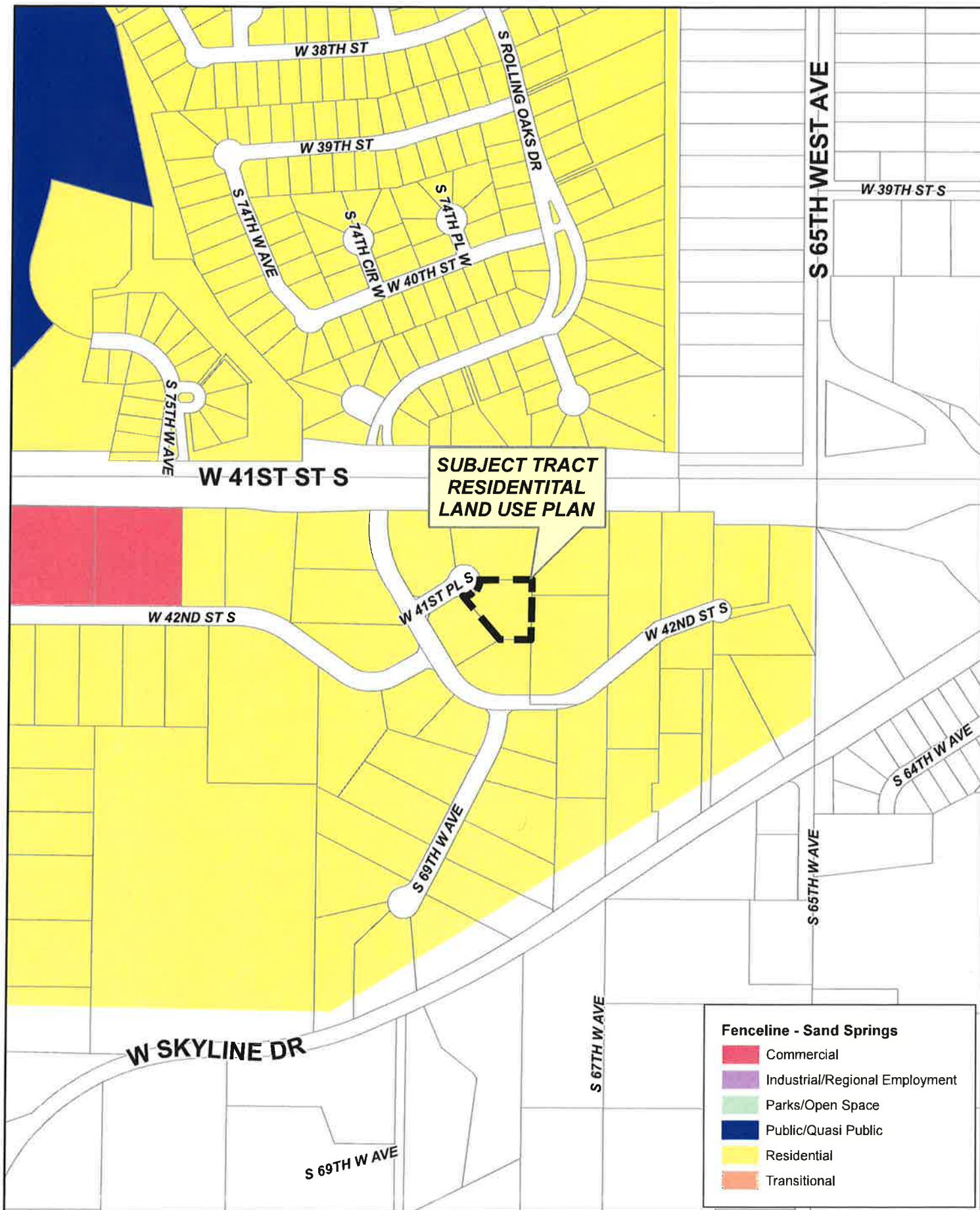
30 19-12

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

Aerial Photo Date: 2023

CBOA-3265 6.6





Feet
0 200 400

CBOA-3265

30 19-12

CBOA-3265 6.7



Exemptions

Personal Property

Resources

Our Office

Township: 19 North Range: 12 East Section: 30



6832 W 41 PLS

Account #	Owner Name	Market Value	Taxes



Board of Adjustment

Case Number: CBOA-3266

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

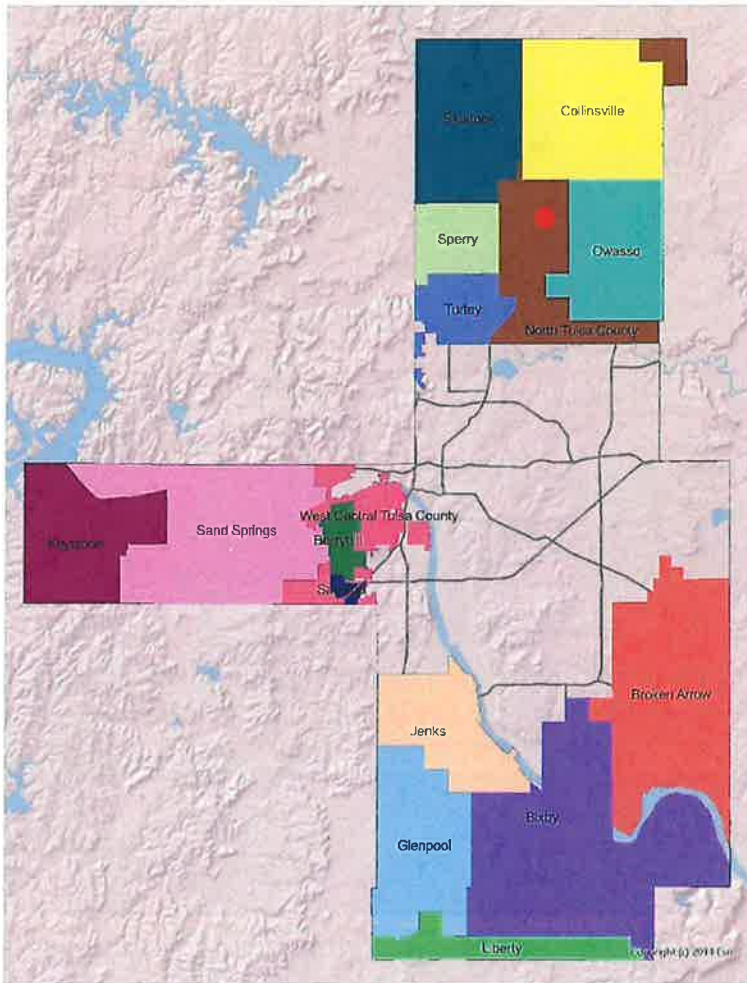
Owner and Applicant Information:

Applicant: Jeffrey Lindstrom

Property Owner: Same

Action Requested: Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 8.8 acres

Location: 7208 W Brady 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-3266

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Jeffrey Lindstrom

ACTION REQUESTED: Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

LOCATION: 7208 W Brady St

ZONED: RS-3

FENCELINE: West Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 8.8 acres

LEGAL DESCRIPTION: N415 & W150 S207.5 BLK D & BLK E LESS N178 W96 THEREOF & BLK F LESS N178 THEROF

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-2161-a July 2005: The Board approved a Variance of the maximum square footage allowable for accessory buildings in an RS district (Section 240.2.E)

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

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

The Tulsa County zoning code does not currently permit a recreational vehicle to serve as a residence. The applicant would like to utilize a Recreational Vehicle as a residence. In addition, only one residence is allowed on a lot of record in the RS-3 zone. If the variance for the recreational vehicle is approved, there would be two dwellings, which would necessitate the need for a variance on the number of dwellings.

The applicant provided the statement "I respectfully request the Board of Adjustment consider this request for a Variance under section 8.160. The proposed use is consistent with the rural character of the area, supported by appropriate infrastructure and similar in nature to previously approved exceptions. I am open to any conditions or limitations the Board deems necessary to ensure responsible and compliant use.."

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 Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

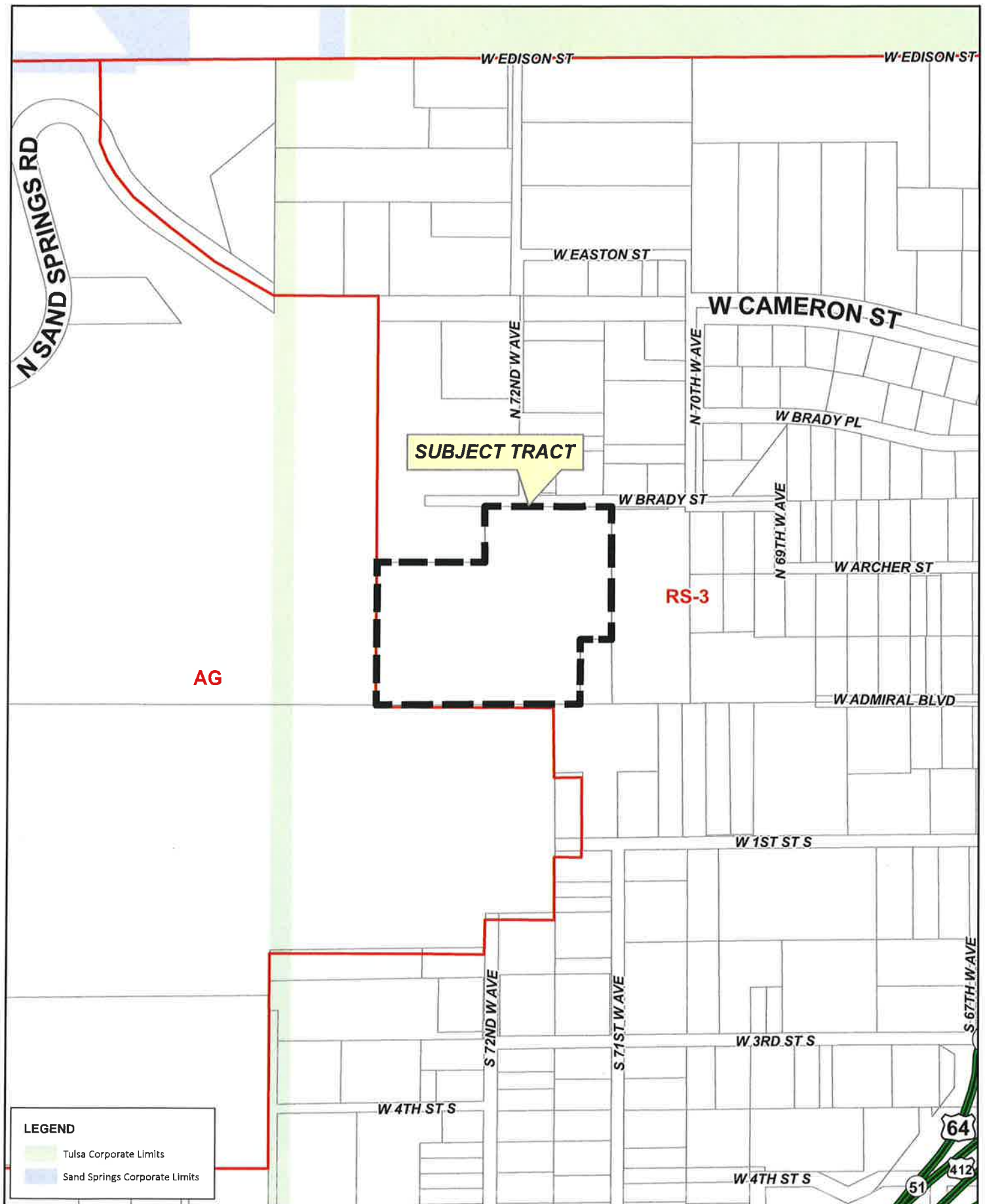
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 South from intersection of N 72nd W Ave and W Brady St



Subject tract looking Northwest from W Brady St



CBOA-3266

06 19-12

CBOA-3266 7.5



0 200 400
Feet



Subject
Tract

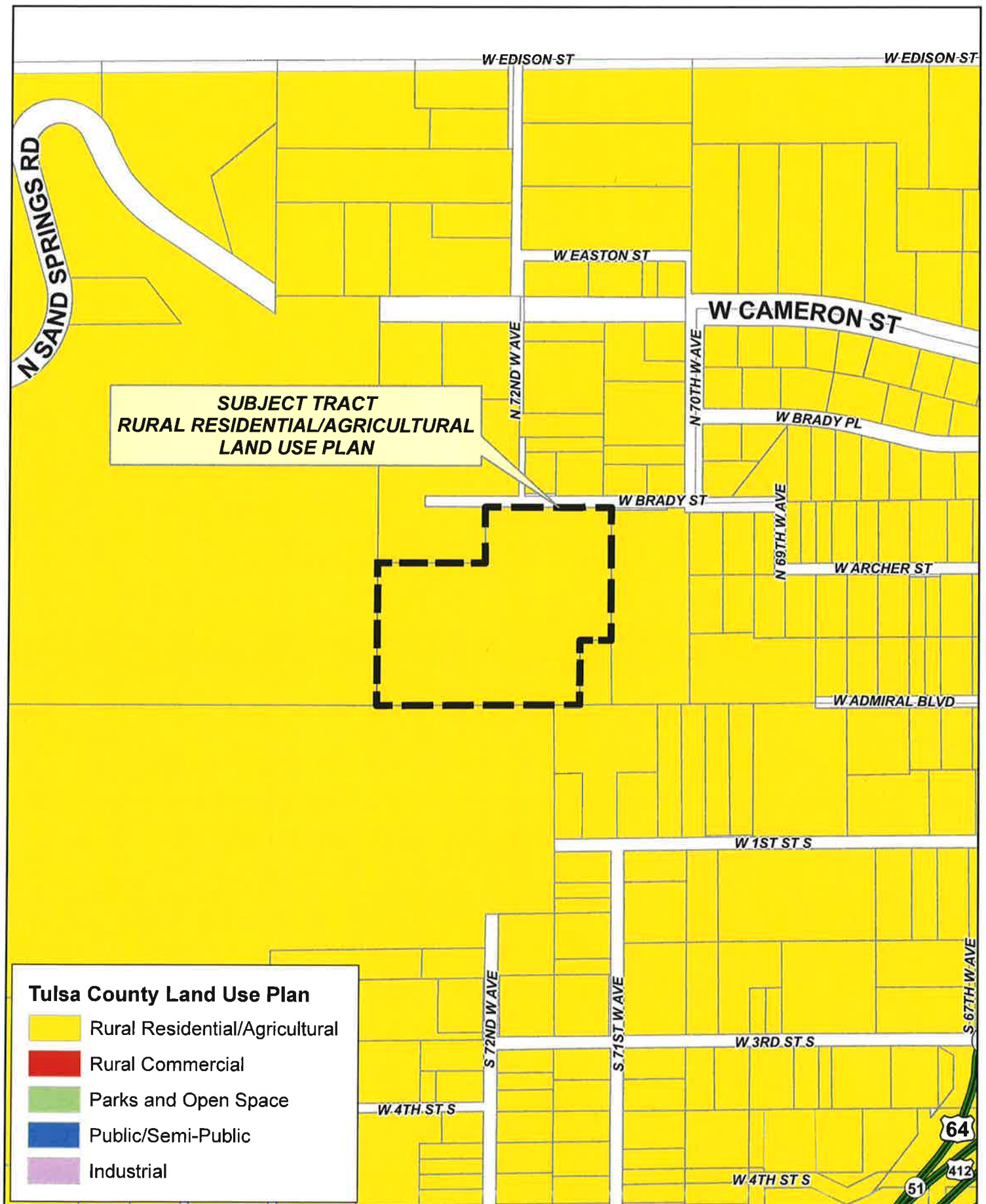
CBOA-3266

06 19-12

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

Aerial Photo Date: 2023
CBOA-3266 7.6





CBOA-3266

06 19-12

CBOA-3266 7.7

Special Exception Request – Section 8.160

Applicant Name: Jeffrey G Lindstrom

Property Address: 7208 W Brady St Tulsa, Ok 74127

Parcel Size: 8.98 acres

Zoning District: [AG – Agricultural]

Action Requested:

Approval of a Special Exception to allow a recreational vehicle (RV) as an authorized living space on private property, pursuant to Section 8.160 of the zoning code.

Statement of Request and Justification:

I respectfully request a Special Exception to Section 8.160 to allow for the continued use of my RV as a living space on my 8.98-acre property. The RV is currently positioned at the south end of my barn, a location that is discreet and not easily visible from the public roadway. The placement was selected to minimize visual impact on surrounding properties and preserve the rural character of the area.

The RV is a 2021 model Jayco Eagle 312 BHOK fully supported with the following infrastructure:

- Potable Water Hookup: Connected via existing water lines from the barn.
- Sanitary Sewage: Tied into my established 1,000-gallon septic system, which has been properly maintained.
- Electricity: Connected via existing power from the barn

The intent is to use the RV as living space for myself or visiting family. The unit is stationary and not in use as a mobile or transient vehicle. This arrangement supports long-term use of my property while remaining considerate of neighborhood aesthetics and environmental standards.

I have included documentation of a similar previously approved request from November 2024, Case No. CBOA 3221 (Terry Cooper, 19305 S Harvard Ave), which I believe is comparable to my situation in terms of rural setting, infrastructure readiness, and proposed use.

Compliance with Special Exception Standards:

- Minimal Impact: The RV is located away from road visibility and other residences, maintaining the visual integrity of the neighborhood.
- Infrastructure: Existing utilities support the unit without requiring new construction or environmental disruption.
- Precedent: The approval of CBOA 3221 in a nearby area sets a relevant precedent for similar use.
- Safety & Code Compliance: I am prepared to work with the Tulsa County DEQ and Planning Office to ensure full compliance with applicable health, safety, and sanitation standards.

Supporting Documents:

- Property map with RV location
- Photos of current RV placement and utility hookups
- Copy of CBOA 3221 approval for reference

Conclusion:

I respectfully request that the Board of Adjustment consider this request for a Special Exception under Section 8.160. The proposed use is consistent with the rural character of the area, supported by appropriate infrastructure, and similar in nature to previously approved exceptions. I am open to any conditions or limitations the Board deems necessary to ensure responsible and compliant use.

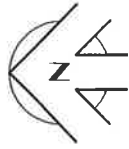
Sincerely,

Jeffrey G Lindstrom

Jeffrey.g.Lindstrom@gmail.com

918-510-7574





1"=60'



LEGEND

- | | |
|---------------------------------------|---|
| --- FENCE | U/E UTILITY EASEMENT |
| M/P METERING POINT | D/E DRAINAGE EASEMENT |
| CB CHORD BEARING | CONCRETE |
| B/E BURIED ELECTRIC & TELEPHONE CABLE | ASPHALT |
| EASEMENT (APPROXIMATE LOCATION) | |
| | BEFORE YOU DIG, CALL OKIE FOR LOCATION OF BURIED UTILITIES DIAL 811 |

BOUNDARY SURVEY

INVOICE NO.: STK 24-115400
CLIENT: JEFF LINDSTROM

LEGAL DESCRIPTION:

THE NORTH 41.5 FEET AND THE WEST 150 FEET OF THE SOUTH 207.5 FEET OF BLOCK "D", AND BLOCK "E", LESS THE NORTH 178 FEET OF THE WEST 96 FEET THEREOF AND BLOCK "F", LESS THE NORTH 178 FEET THEREOF, FARM COLONY SUBDIVISION, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 431.

SURVEYOR'S STATEMENT

I, JOHN L. LIBBY, JR., CERTIFY THAT THIS PROJECT WAS CONDUCTED IN ACCORDANCE WITH THE OAKHOMA SURVEYING ACT AND THE OAKHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OAKHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

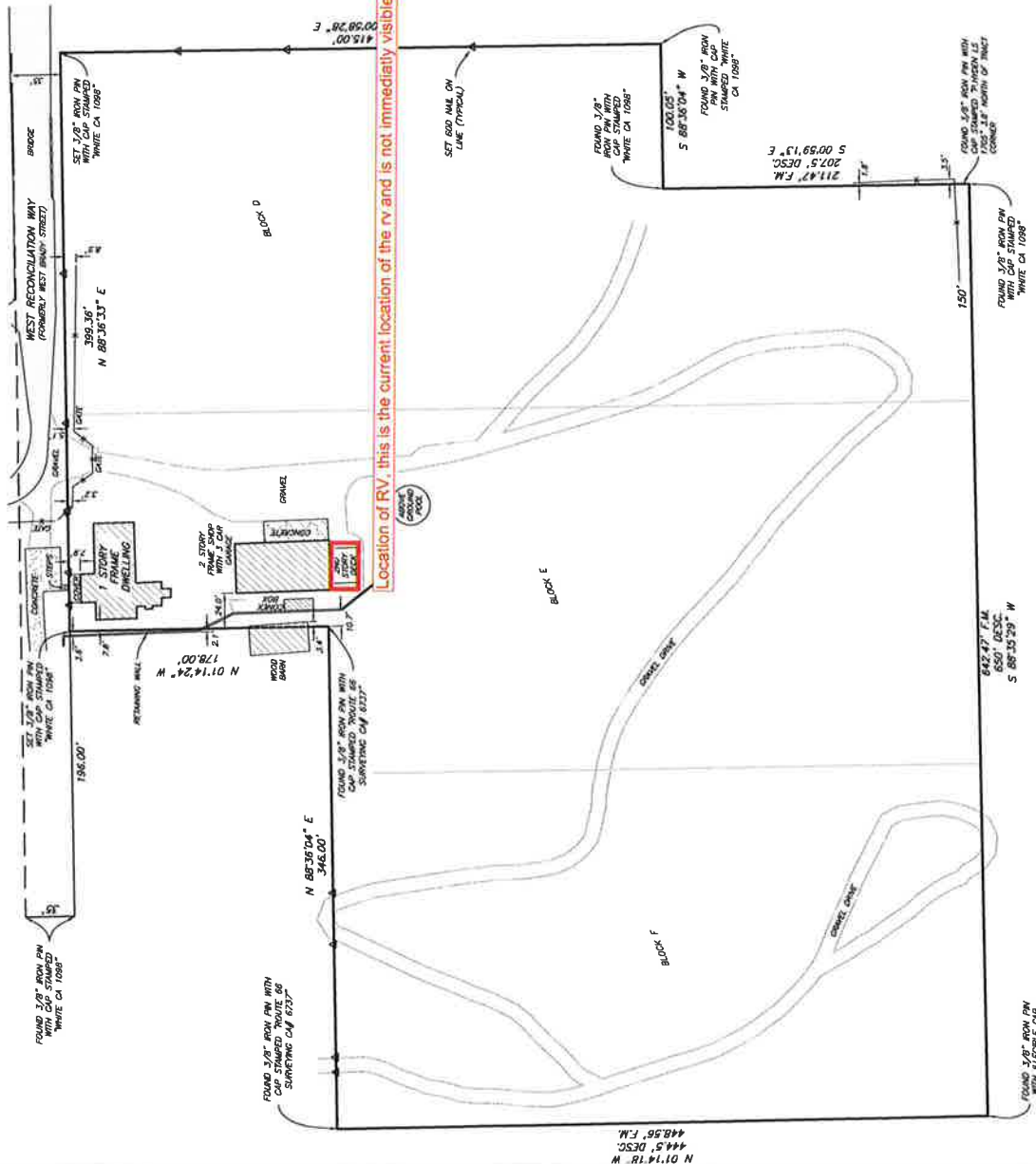
WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098



BY: *John L. Libby, Jr.*
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 12/26/2024
SURVEYOR OKLAHOMA NO. 1806

WHITE SURVEYING COMPANY
providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax



GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE SOUTH LINE OF BLOCKS D, E & F, FARM COLONY SUBDIVISION BEING S 88°35'29\"/>

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. THERE MAY BE UNDERLYING ISSUES OF TITLE THAT ARE NOT SHOWN.

THE PROPERTY DESCRIBED HEREON CONTAINS 8.80 ACRES, MORE OR LESS.

FIELD WORK COMPLETED DECEMBER 17, 2024.

FM = FIELD MEASURED COURSE.

PLAT = RECORDED PLAT COURSE.

DESC = DESCRIBED COURSE.

CBOA 3221 - Terry Cooper

Action Requested:

Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310). **Location:** 19305 S Harvard Ave

Presentation:

Terry Cooper, 19305 South Harvard Avenue, Bixby, Oklahoma 74008, stated that his daughter wanted to put a 35' travel trailer on their property until she can build or move somewhere else. He would like to have the option to keep the trailer there for his grandchildren to use when they come in from college or graduate. It will be situated about 40 feet off the road. He has a driveway there with water access, an electric pole close and he would need to place the propane tank there. He will work with DEQ and the County for sewage.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Charney suggested that the motion conditions should have DEQ requirements met, hard surface parking, and only one livable RV on the property.

Board Action:

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Charney, Houston, Hicks, and Tisdale all "ayes"; no "nays"; no "abstentions", and Hutchinson "absent") to **APPROVE** a Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310) subject to the conditions that the applicant follow the DEQ requirements and regulations, provide a hard surface parking for a vehicle, and this Variance is only applicable to one RV dwelling unit on the property.

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; for the following property:

**S/2 S/2 S/2 NW NW LESS W50 FOR RD & S4 OF N/2 S/2 S/2 NW NW SEC 9 16 13
4.927 ACS, County of Tulsa, State of Oklahoma.**



Board of Adjustment

Case Number: CBOA-3267

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

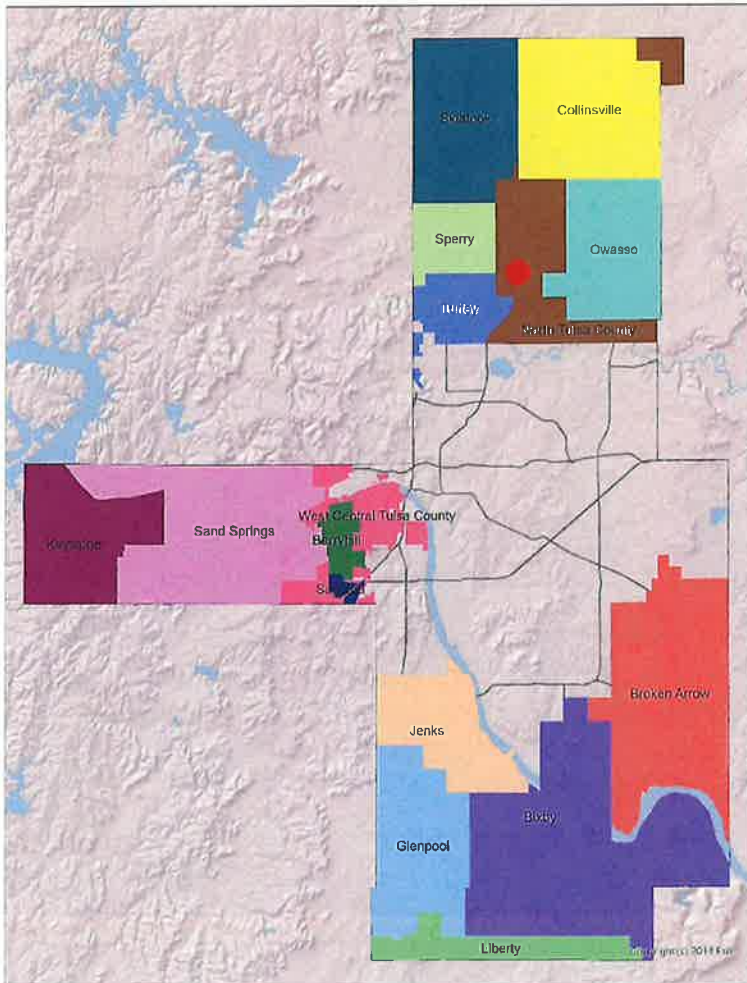
Owner and Applicant Information:

Applicant: Stan Kent

Property Owner: Park Meadows Mini Storage, LLC

Action Requested: Modification to previously approved site plan (CBOA-3004) for a mini-storage facility

Location Map:



Additional Information:

Present Use: Mini-Storage

Tract Size: 3.7 acres

Location: 4885 E 86th St N

Present Zoning: CS

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1321

CASE NUMBER: CBOA-3267

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Stan Kent

ACTION REQUESTED: Modification to previously approved site plan (CBOA-3004) for a mini-storage facility

LOCATION: 4885 E 86th St N

ZONED: CS

FENCELINE: North Tulsa County

PRESENT USE: Mini-Storage

TRACT SIZE: 3.7 acres

LEGAL DESCRIPTION: TR IN E/2 SE BEG 50N SECR SE TH WLY138.67 NWLY305.94 WLY199.05 N239.10 E640.87 S283.73 POB SEC 21 21 13 3.817ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3004 September 2022: The Board approved a Special Exception to allow mini-storage in a CS district (Section 710)

Surrounding Property:

CBOA-2927 October 2021: The Board approved a Use Variance to allow Use Unit 16 for mini-storage in an RE district (Section 1216); Variance of the side setback from 15 feet to 10 feet and the rear setback from 25 feet to 10 feet 3 inches in an RE district (Section 730); and a Variance of the setback from 10 feet to 0 feet from abutting RE district in a CS district (Section 730).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CS and contains a mini-storage facility. The tract abuts CS zoning to the West containing a single-family residence. CS zoning to the South and East containing a mini-storage facility and a retail store and AG zoning to North containing agricultural uses.

STAFF COMMENTS:

The applicant is before the Board to request a Modification to previously approved site plan (CBOA-3004) for a mini-storage facility

The applicant previously been approved for a mini-storage facility (CBOA-3004) per the plan provided. They are requesting to modify the site plan to reconfigure the facility differently than what was approved in the original special exception. A special exception is required as the proposed stand is a use which is not permitted by right but by exception in the CS 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 site modifications must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

“Move to _____ (approve/deny) a Modification to previously approved site plan (CBOA-3004) for a mini-storage facility

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

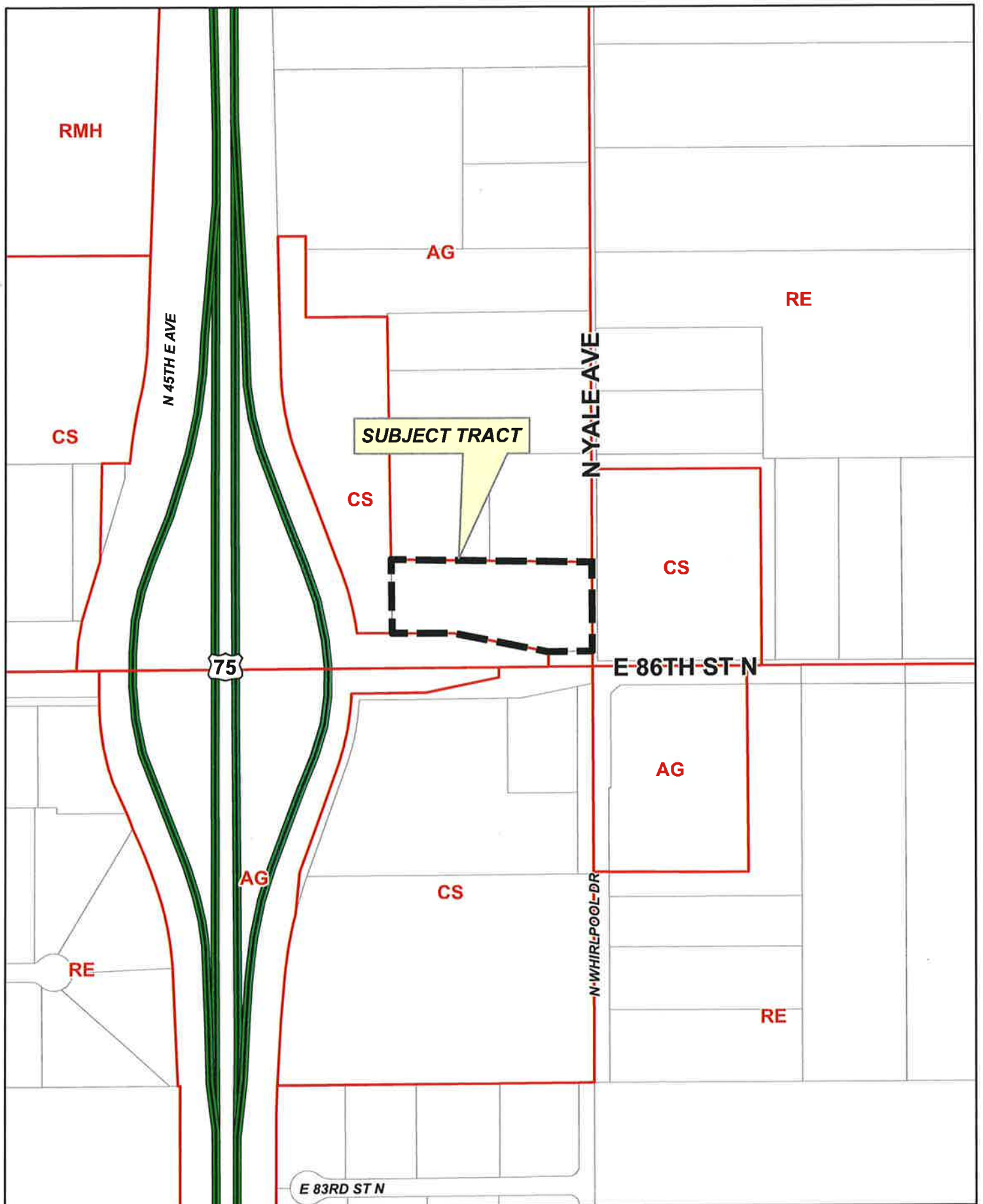
Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.”



Subject tract looking Northwest from intersection of E 86th St N and N Yale Ave



Subject tract looking North from E 86th St N



CBOA-3267

21 21-36

CBOA-3267 8.5





0 Feet 200 400



Subject
Tract

CBOA-3267

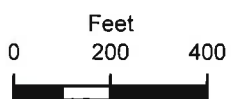
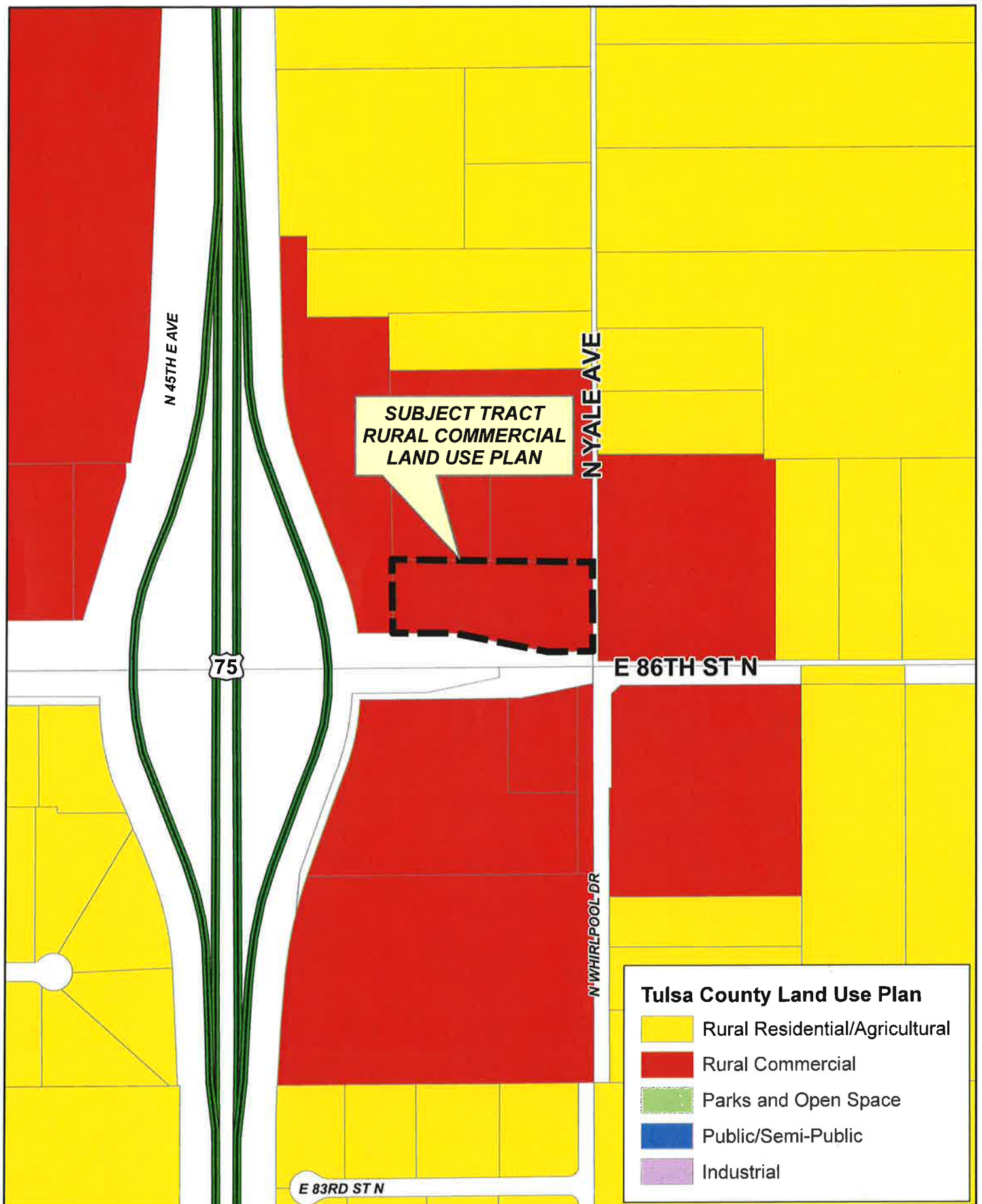
21 21-36

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

Aerial Photo Date: 2023

CBOA-3267 8.6





CBOA-3267

21 21-36

CBOA-3267 8.7



PLAT OF SURVEY



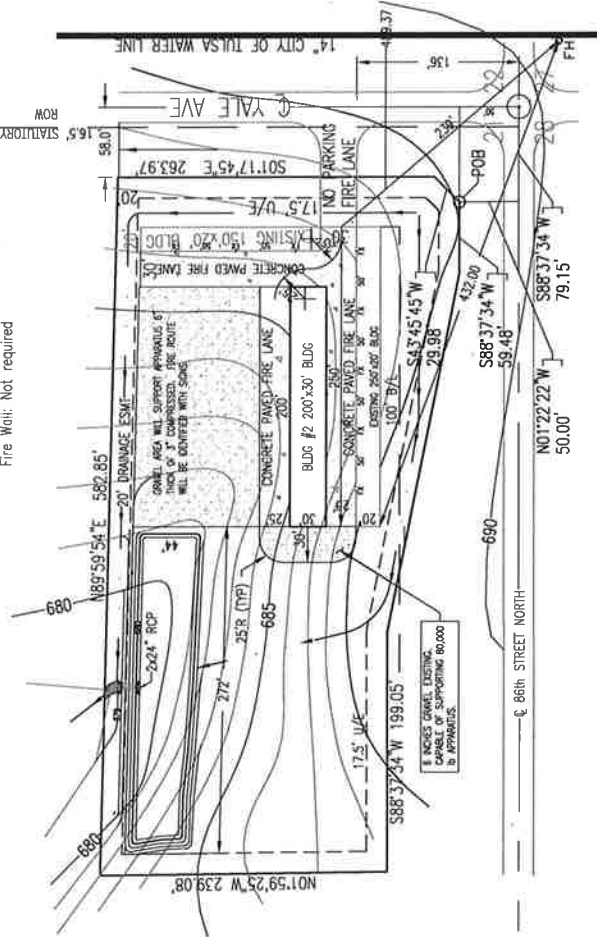
Building 2
Legal Description: TR IN E/2 SE BEG 50N SECR SE TH WLY138.67 NWLY305.94 WLY199.05 N239.10 E840.87 S283.73 POB SEC 21 13 3.817ACS
Section: 21 Township: 21 Range: 13
Address: 4885 E 86th St N Sperry, OK 74073
Code: IBC 2024
Description: Storage Building
Occupancy Type: Section 311.2.S-1, Moderate-Hazard storage
Construction Type: Section 602.2, IIB; Table 601: Building is IIB (Pre-Engineered metal building) construction
Fire Protection: Non-sprinklered
Allowable No. stories: Table 504.4.2 S-1 Two stories allowable, one story actual
Allowable building HGT: Table 504.3.2 Actual HGT ridge HGT 9.5', Complex

PROJECT DATA

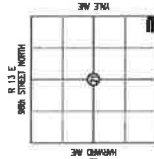
Separation Required: Single occupancy type, no separation required, Table 508.4
Area Limitations: Building 2 does not have separation required for separate buildings per table 602
Occupancy: S-1 and construction type IIB:
Maximum allowable, Table 506.2
S-1 Maximum Allowable 17,500SF
Actual Area
Building 2: 6,000SF
Total area: 6,000SF
Fire Areas: One required, Section 903.2.9:
Single fire area: 6,000SF
12,000 Max SF allowable, Complies
Fire Barrier Walls: Not required, Section 707
Fire Barrier Horizontal Exit: None

Occupant Load: Table 1004.1.1:
S-1: 6000SF

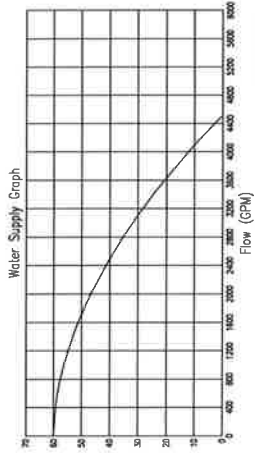
Egress Sizing, Section 1005: S-1 Each space utilizes 9ft roll up door
Exits: One exit provided per space, refer above
Fire Wall: Not required



DRAIN AREA	AREA sf	PEAK DISCHARGE, cfs											
		2-YEAR		5-YEAR		10-YEAR		25-YEAR					
		EXISTING	POST	EXISTING	POST	EXISTING	POST	EXISTING	POST				
DA-1	215,723	5.95	2.58	9.65	5.33	13.28	8.14	19.04	12.75	24.09	16.68	29.58	20.81



Western States Fire Protection
Flow Test Report
Test By: Austin Perry
Fire Prevention Data
Flow @ 20 psi: 3620.43 gpm
Pressure @ 1500 gpm: 52.18 psi
DATE: 4/7/2025
TIME: 9:00am
Hydrant ID: 1212-4 and 1212-5
DATA INPUT
Static: 60.00 psi
Pilot: 60.00 psi
Co-Efficient: 0.90
Test Flow: 1299.72 gpm
Graph Scale: 400gpm/division
Type of Outlet: Hydrant
Residual: 54.00 psi
Diameter: 2.50 in
Test Flow: 1299.72 gpm
Graph Scale: 400gpm/division



A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE US GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 21; THENCE S88°37'34"W A DISTANCE OF 79.15 FEET; THENCE N01°22'22"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S88°37'34"W A DISTANCE OF 59.48 FEET; THENCE N80°03'43"W A DISTANCE OF 305.84 FEET; THENCE S88°37'34"W A DISTANCE OF 199.05 FEET; THENCE N01°59'25"W A DISTANCE OF 239.08 FEET; THENCE N89°59'54"E A DISTANCE OF 582.85 FEET; THENCE S01°17'45"E A DISTANCE OF 263.97 FEET; THENCE S43°45'45"W A DISTANCE OF 29.98 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 148,512.46 SQUARE FEET OR 3.4 ACRES MORE OR LESS.

CERTIFICATION

I, ROBERT E. BIRD, A REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER IN THE STATE OF OKLAHOMA DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND A CORRECT REPRESENTATION OF THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. WITNESS MY HAND AND SEAL ON THIS 4th DAY OF OCTOBER, 2022.

DATE OF LAST SITE VISIT SEPTEMBER 24, 2022.

NOTES:

- ALL DRIVE UP STORAGE WITH STEEL ROLL UP DOORS
- LARGE ADDRESS POSTED ON FRONT OF BUILDING
- GATE WILL HAVE NEEDED ACCESS KEY FOR FIRE DEPARTMENT IN KNOX BOX



ROBERT E. BIRD, P.E., P.L.S.
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OKLAHOMA
EXPIRATION DATE: SEPTEMBER 11, 2025
BY MAIL FOR 7/24/2025

Action Requested:

Special Exception to allow a mini storage in a CS district (Section 710) **Location:**
4885 E 86th St N (CD 1)

Presentation:

Stan Kent, 4335 East 96th Street North, Sperry, Oklahoma, 74073, stated that he had been in business for about 22 years in the area. We purchased a piece of property 4885 East 86th Street North, approximately one mile from my other facility to grow. And this property had originally had a variance for many storage on CS. But over the years due to non-construction, the variance has passed. We are requesting for that same variance to build storage in the CS zoning.

Mr. Charney asked if your ingress and egress into this property servers and off Yale or is it off 86th Street. Mr. Kent stated that by design, originally engineered, there were two access points, one for, and that is set up to design based off as the intersection grows, because it is four lanes. It is it is a two way stop now, but it is expected to go to four lane lights. We are we are planning for that adjustment. That way the construction allows for access from either Yale or 86th Street North.

Mr. Charney stated that the only reason he was asking you is there are some limits of no access. He just encouraged Mr. Kent to be careful you and your engineer on when you can head back to the north of 86th Street into your property. They are strong, long limits of no access, he thought. Mr. Kent agreed and there is Tico transportation, which is a trucking company, they hold the property that is just as a very narrow piece of property between our property and the highway. There is an access for that individual trucking company, that there is a blacktop road that goes to his property there, just West of where it was noted, our entrance would be here. We have given plenty of access for that individual to be able to get through his without blocking access his company there.

Mr. Charney asked if he had heard from any of the neighbors surrounding your proposed facility with any objections, or have you had any discussions with any of the neighbors at all. Mr. Kent stated that there is another facility on the east side, which again, a lot of other companies are pushing to get into our area, and have trying to get into the Sperry, Owasso, Collinsville, and Skiatook area for a long time. There also so in other Dollar Generals across the street and there is a large church on the other corner.

Mr. Charney stated that he understood what they are wanting to do.

Mr. Hutchinson asked what the exterior was going to look like. Mr. Kent stated that with the other construction, we have gone specific with the standard storage facility facing with the design frame it is going to have some exterior awning and lighting. Then with some type of greenery, just to give it something more of a dressed-up look.

9.20.2022 (19)

CBOA 2004

FILE COPY

Mr. Hutchinson stated that because, Mr. Chairman, you recall your statement before you care about not just the front door in the back also the side doors. That is why he was asking. Mr. Charney stated that sometimes when we have had these off this sometimes a landscape plan might be important to us, a lighting plan might be important to us.

We care that it be done nicely and well. He did not see it as part of the packet.

Mr. Charney asked if it is a metal building. Mr. Kent stated that their plans are to put lighting, which now facing lighting down, down the side of the building. In this business, if you do not make your facility look good, you are going to draw attention to another facility. In Sperry, we were always the higher end facility. That was something that he really pushed to make sure that we had the nice wrought iron fence. And so just to reassure you on this, that this is top priority, this has my name. We support the schools in the area, and we want we do not want anyone from that area to be frustrated with us because we're putting this in, and we want we want people to come in say that reminds me of xx facility that just came in. The way the design works now with lighting and new color schemes, and it really did not make it not look industrial,

Interested Parties:

No interested parties were present.

Comments and Questions:

None

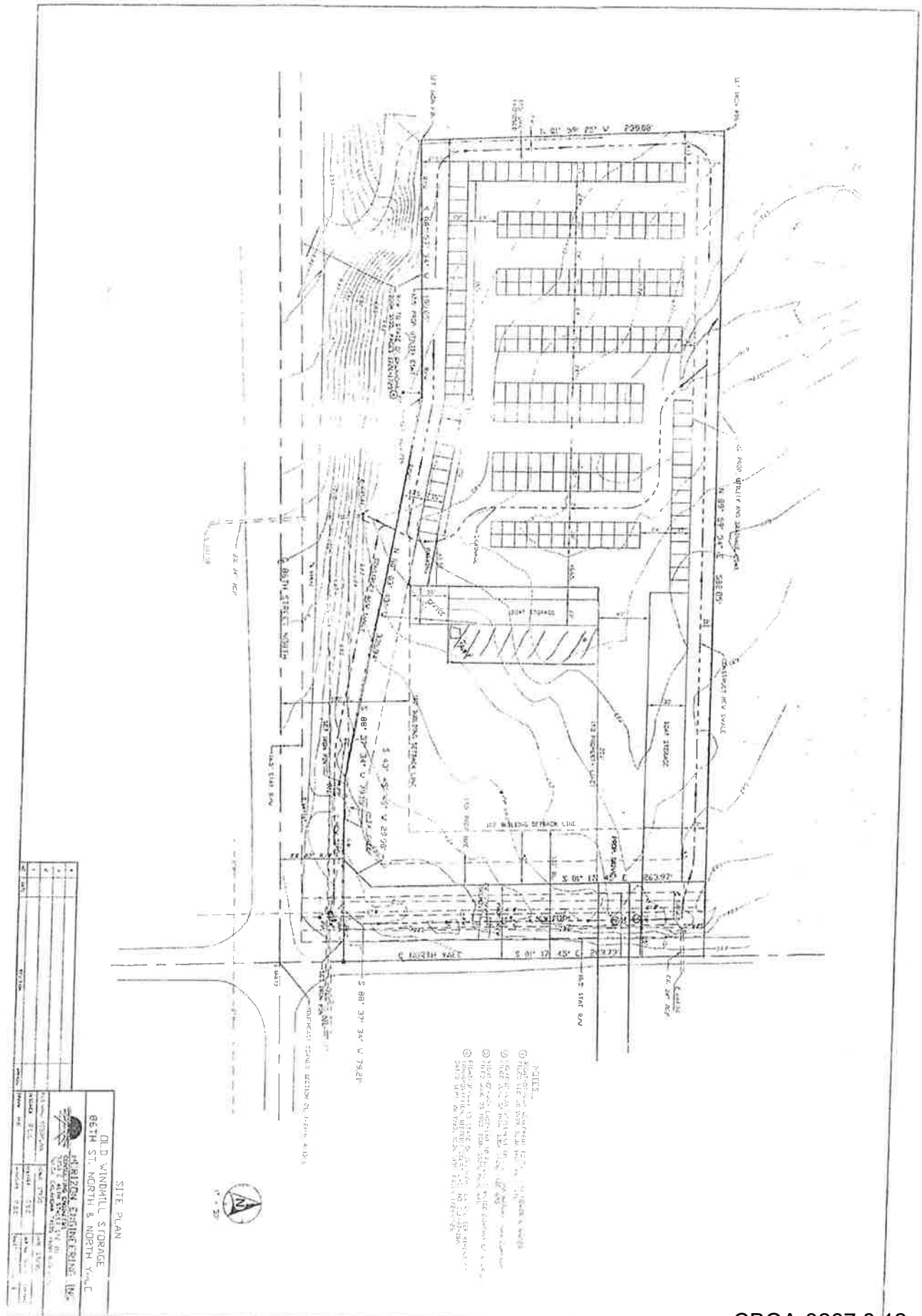
Board Action:

On **MOTION** of **TISDALE**, the Board voted 3-0-0 (Charney, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Hicks absent) to **APPROVE** a Special Exception to allow a mini storage in a CS district (Section 710), per Conceptual Plan 11.7 as shown in the Agenda package, subject to the following condition that landscaping, the exterior and the lighting needs to be quality standard. Finding that special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood otherwise detrimental or otherwise detrimental to the public welfare.

TR IN E/2 SE BEG 50N SECR SE TH WLY138.67 NWLY305.94 WLY199.05 N239.10 E640.87 S283.73 POB SEC 21 21 13 3.817ACS, COUNTY OF TULSA, STATED OF OKLAHOMA.

9.20.2022 (20)

CBOA-3267 8.10





Board of Adjustment

Case Number: CBOA-3268

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

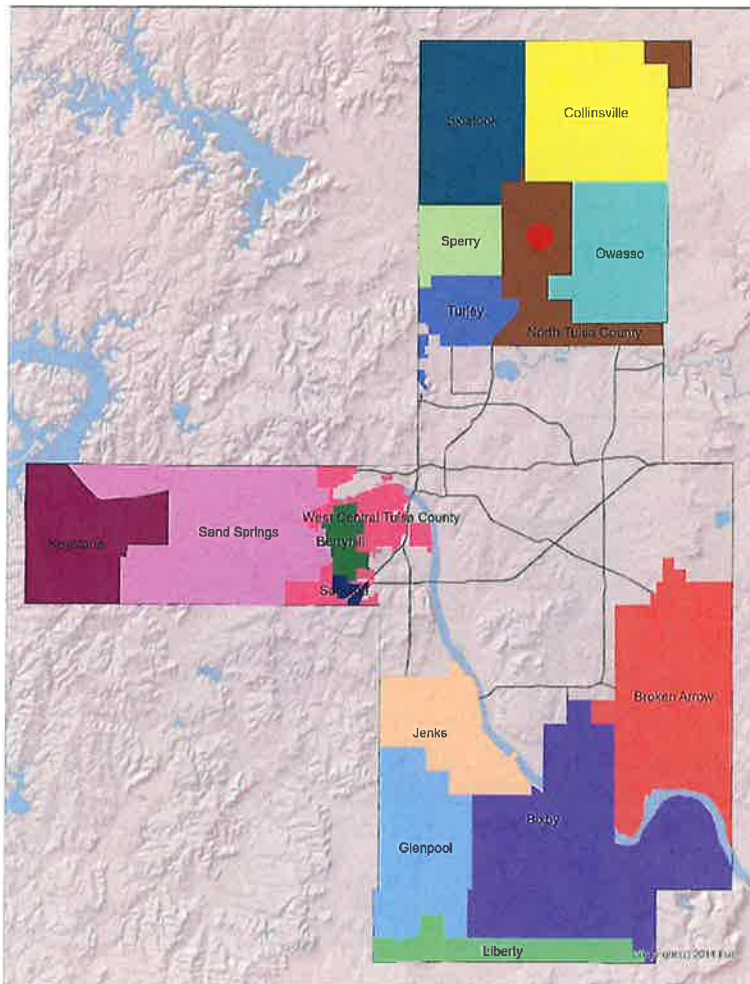
Owner and Applicant Information:

Applicant: Michael Dean Cummings

Property Owner: Michelle Denise Hoy

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: 18.1 acres

Location: 5759 E 96th St N

Present Zoning: AG

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 1315

CASE NUMBER: CBOA-3268

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Michael Dean Cummings

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

LOCATION: 5759 E 96th St N

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 18.1 acres

LEGAL DESCRIPTION: BEG NEC SW NE TH W1320.60 S529.84 NE673.50 S336.39 E659.40 N732.91 POB SEC 15 21 13 18.130 ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

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

The subject tract landlocked without access to a publicly maintained road as required. It is located a significant distance from any publicly maintained road. The property owner would like to develop the property but due to the lack of frontage cannot currently proceed. A mutual access agreement providing access to the property has been filed with the county.

This tract is one of three 18 acre tracts that were split from a 140 acre tract.

The applicant provided the statement "We are requesting a variance of the traditional 30 ft to a 0 ft. All three property owners are aslo owners of the land that is causing the landlock property issue. This was originally 140 acres that we divided in three 18 acre pieces and the remaining 86 acres stayed in Cummings Land and Cattle Co, LLC. Michael Dean Cummings, Michelle Denise Hardy and Melisa Diane Stallcup Peck have equal ownership in the above mentioned company. A mutual access easement was completed and filed with Tulsa County

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.

AG

E 106TH ST N

SUBJECT TRACT

AG

CBOA-3268

15 21-13

CBOA-3268 9.4





Feet
0 200 400



Subject
Tract

CBOA-3286

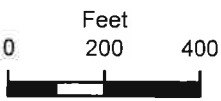
15 21-13

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

Aerial Photo Date: 2023

CBOA-3268 9.5







*****ELECTRONICALLY FILED DOCUMENT*****

ACCESS EASEMENT AGREEMENT

This Access Easement Agreement is executed this 21st day of Aug., 2024, by Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC, as Grantor, and Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC, as Grantee, for the uses and purposes stated herein.

WHEREAS, Grantor is the owner of and in possession of the real property described as follows, to-wit:

Tract D

A Tract of land situated in Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 15; Thence N 1°27'06.46"W a distance of 2641.82' to the Center Quarter Corner of said Section 15; Thence S88°56'03.90"W a distance of 125.25'; Thence N 1°25'20.89"W a distance of 660.44'; Thence S88°56'03.86"W a distance of 1195.78'; Thence S88°57'59.65"W a distance of 1321.12'; Thence N 1°24'54.42"W a distance of 330.45'; Thence N88°57'03.66"E a distance of 1321.21'; Thence N 1°25'26.15" W a distance of 330.01'; Thence N88°56'10.68" E a distance of 1320.40'; Thence S 1°27'50.11"E a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S 1°27'10.28"E a distance of 336.39'; Thence S 1°27'51.47"E a distance of 1197.58'; Thence N88°57'41.40"E a distance of 659.45'; Thence S 1°27'28.34"E a distance of 709.62'; Thence S88°54'10.85"W a distance of 660.75'; Thence S 1°27'22.37"E a distance of 1320.73'; Thence S88°52'44.00"W a distance of 660.94' to the **Point of Beginning**, containing 95.82 acres, more or less.

WHEREAS, Grantee is the owner of and in possession of the real property described as follows, to-wit:

Tract A

A tract of land situated in the Southwest Quarter of the Northeast Quarter AND in the Northwest Quarter of the Southeast Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of said SW ¼ NE ¼ of Section 15; Thence S01°28'01.35"E along the East side of said SW ¼ NE ¼ a distance of 732.91' to the POINT OF BEGINNING; Thence S88°57'50.84" W a distance of 659.40'; Thence S01°27'51.47" E a distance of 1197.58'; Thence N88°57'41.40" E a distance of 659.45' to a point on the East Line of said NW ¼ SE ¼; Thence N01°27'57.22"W along the East Line of said NW ¼ SE ¼ a distance of 610.63' to the Northeast Corner of said NW ¼ SE ¼; Thence

Parker, Brynling & Richardson
Attorneys at Law
8522 East 61st Street
Tulsa, Oklahoma 74133-1916

N01°28'01.22" W along the East Line of said SW ¼ NE ¼ a distance of 586.92' to the POINT OF BEGINNING, containing 18.13 acres, more or less.

Tract B

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of said SW ¼ NE ¼ of Section 15; Thence S88°59'31.20"W along the North line of said SW ¼ NE ¼ a distance of 1320.60' to the Northwest Corner of said SW ¼ NE ¼ of Section 15; Thence S01°27'50.11"E along the West line of said SW ¼ NE ¼ of Section 15 a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S01°27'10.28"E a distance of 336.39'; Thence N88°57'50.84" E a distance of 659.40' to a point on the East line of said SW ¼ NE ¼ of Section 15; Thence N01°28'01.35" W along said East Line a distance of 732.91' to the POINT OF BEGINNING, containing 18.13 Acres, more or less.

Tract C

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

BEGINNING at the Southwest Corner of said SE ¼ of the NW ¼ of Section 15; Thence N88°56'03.90" E along the South Line of said SE ¼ of the NW ¼ of Section 15 a distance of 1195.78'; Thence N01°25'20.89" W a distance of 660.44'; Thence S88°56'03.86" W a distance of 1195.78' to a point on the West line of said SE ¼ of the NW ¼ of Section 15; Thence S01°25'20.89" E along the West Line of said SE ¼ of the NW ¼ of Section 15 a distance of 660.44' to the POINT OF BEGINNING, containing 18.13 acres, more or less.

WHEREAS, Tracts A, B, and C require legal access, and Grantor has agreed to provide Grantee with an easement for access purposes to Tract A, B and C.

THEREFORE, Grantor hereby grants an Access Easement pursuant to the following terms:

1. Grantor hereby grants an Access Easement for the benefit of Tracts A, B and C over and across Tract D, described as follows, to-wit:

Tract D

A Tract of land situated in Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 15; Thence N 1°27'06.46"W a distance of 2641.82' to the Center Quarter Corner of said

Section 15; Thence S88°56'03.90"W a distance of 125.25'; Thence N 1°25'20.89"W a distance of 660.44'; Thence S88°56'03.86"W a distance of 1195.78'; Thence S88°57'59.65"W a distance of 1321.12'; Thence N 1°24'54.42"W a distance of 330.45'; Thence N88°57'03.66"E a distance of 1321.21'; Thence N 1°25'26.15" W a distance of 330.01'; Thence N88°56'10.68" E a distance of 1320.40'; Thence S 1°27'50.11"E a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S 1°27'10.28"E a distance of 336.39'; Thence S 1°27'51.47"E a distance of 1197.58'; Thence N88°57'41.40"E a distance of 659.45'; Thence S 1°27'28.34"E a distance of 709.62'; Thence S88°54'10.85"W a distance of 660.75'; Thence S 1°27'22.37"E a distance of 1320.73'; Thence S88°52'44.00"W a distance of 660.94' to the **Point of Beginning**, containing 95.82 acres, more or less.

Said Access Easement is depicted on the attached Mortgage Inspection Plat prepared by Edward R. Seaton, LS# 1353 dated August 21, 2024.

2. Said easement is not currently graveled and will not be graveled unless otherwise agreed upon by the parties hereto or their successors in title.

3. The Grantee shall be solely responsible for maintaining the Access Easement.

4. This Access Easement is granted for the sole and exclusive use of the Grantee, their heirs, successors, and assigns, and is a perpetual easement which shall run with the title to Tracts A, B and C.

5. This Agreement may be modified by a written agreement executed by the then record owners of Tracts A, B, C and D and recorded in the office of the Tulsa County Clerk. If the Grantee herein, or their heirs, successors, and assigns, determine that this easement is no longer necessary, the then owners of Tracts A, B and C or their heirs, successors, and assigns, may execute a Release of Easement and record the same in the office of the Tulsa County Clerk.

6. To the fullest extent permitted by law, Grantee and their heirs, successors, and assigns, shall indemnify and hold harmless the owner of Tract D and their agents for any and all claims, liabilities, and damages arising out of their occupation and use of the right of way. The only liabilities for which the Grantee's obligation to indemnify the indemnitees does not apply are the liabilities wholly caused by the sole negligence or willful misconduct of an indemnitee.

This Access Easement Agreement contains all the conditions and stipulations of the parties hereto with respect to the granting of the access and utility easements, and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Access Easement Agreement the day and year first above written.

Grantor
Cummings Land & Cattle CO. LLC

Michael Dean Cummings
Michael Dean Cummings, Manager

Grantee
Cummings Land & Cattle CO. LLC

Michael Dean Cummings
Michael Dean Cummings, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

This instrument was acknowledged before me this 21st day of August, 2024, by
Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC

Kelly R. Morrison
Notary Public

My Commission Expires: 5/16/2026
My Commission No. 22006787



STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

This instrument was acknowledged before me this 21st day of August, 2024, by
Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC

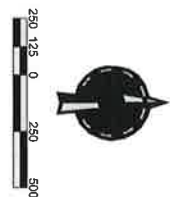
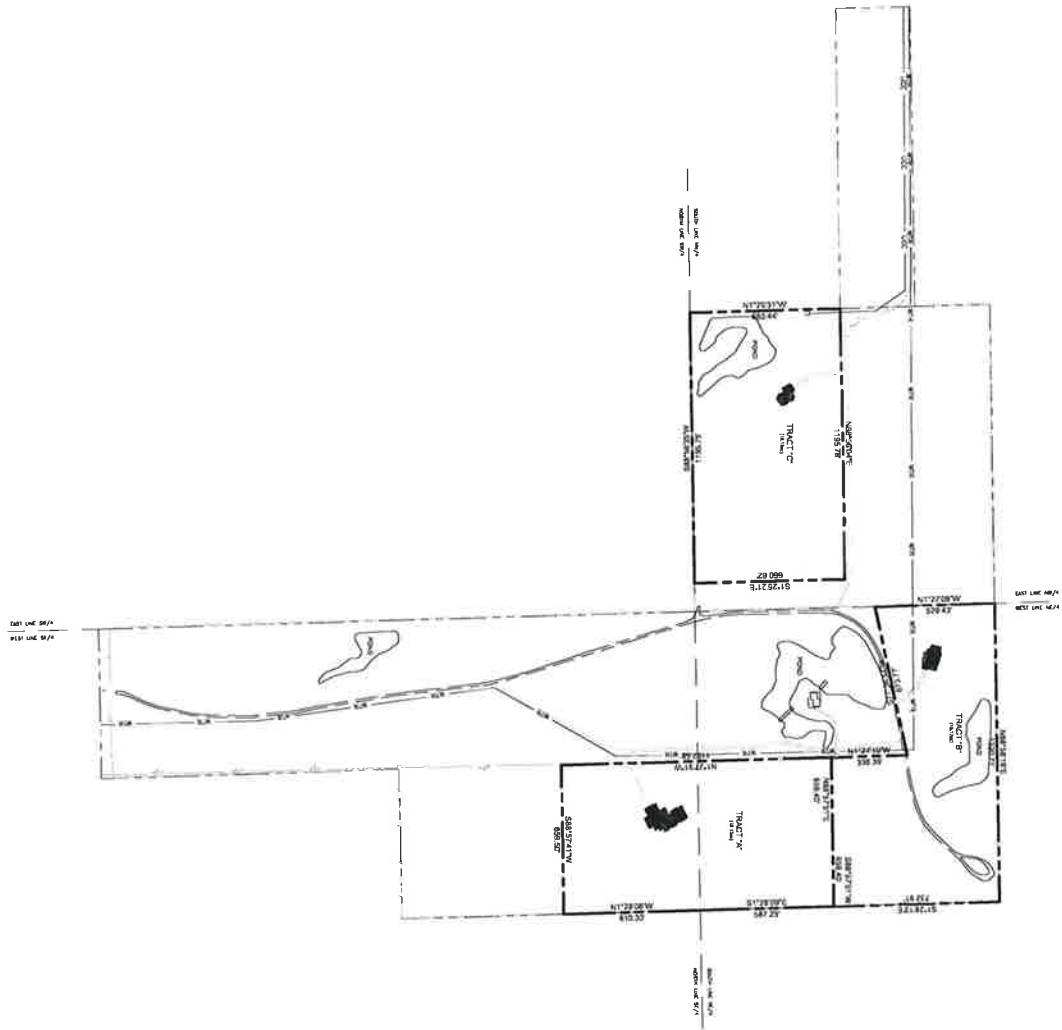
Kelly R. Morrison
Notary Public

My Commission Expires: 5/16/2026
My Commission No. 22006787





1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



SHEET TITLE:
PROPOSED SITE PLAN
EXPANDED VIEW
SHEET NUMBER:
C-021



CUMMINGS LAND & CATTLE
REAL ESTATE DEVELOPMENT PROJECT
LAND DEVELOPMENT PLANS
5711 EAST 96TH STREET NORTH
SPERRY, OK



PREPARED BY:
JORDAN L. KIRBY, P.E., L.S.
JORDAN@INSPIRE-ENGINEERS.COM
10430 S. QUEBEC AVE.
TULSA, OK 74137
(918) 606-7950
(CERTIFICATE OF REGISTRATION NO. 9050)



Board of Adjustment

Case Number: CBOA-3269

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

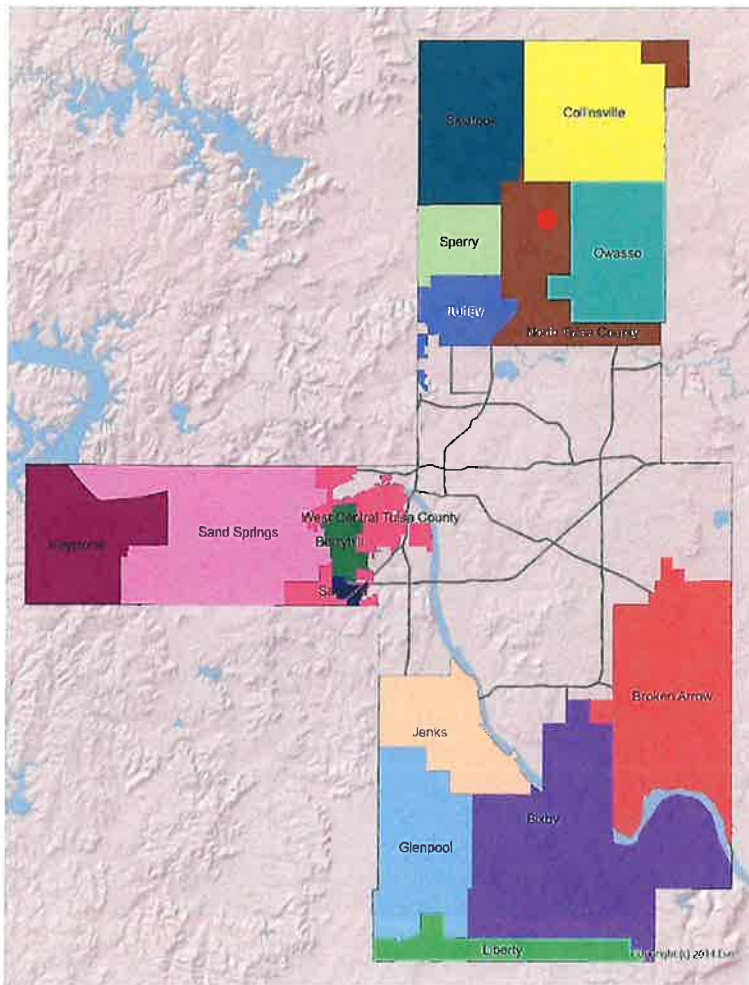
Owner and Applicant Information:

Applicant: Michael Dean Cummings

Property Owner: Melisa Diane Stallcup-Peck

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: 18.1 acres

Location: 10277 N Yale

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-3269

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Michael Dean Cummings

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

LOCATION: 10277 N Yale Ave

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Residence

TRACT SIZE: 18.1 acres

LEGAL DESCRIPTION: BEG SWC SE NW TH E1195.78 N660.44 W1195.78 S660.44 POB SEC 15 21 13 18.130 ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

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

STAFF COMMENTS:

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

The subject tract landlocked without access to a publicly maintained road as required. It is located a significant distance from any publicly maintained road. The property owner would like to develop the property but due to the lack of frontage cannot currently proceed. A mutual access agreement providing access to the property has been filed with the county.

This tract is one of three 18 acre tracts that were split from a 140 acre tract.

The applicant provided the statement "We are requesting a variance of the traditional 30 ft to a 0 ft. All three property owners are also owners of the land that is causing the landlock property issue. This was originally 140 acres that we divided in three 18 acre pieces and the remaining 86 acres stayed in Cummings Land and Cattle Co, LLC. Michael Dean Cummings, Michelle Denise Hardy and Melisa Diane Stallcup Peck have equal ownership in the above mentioned company. A mutual access easement was completed and filed with Tulsa County

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.

AG

E 106TH ST N

N YALE AVE

SUBJECT TRACT

AG

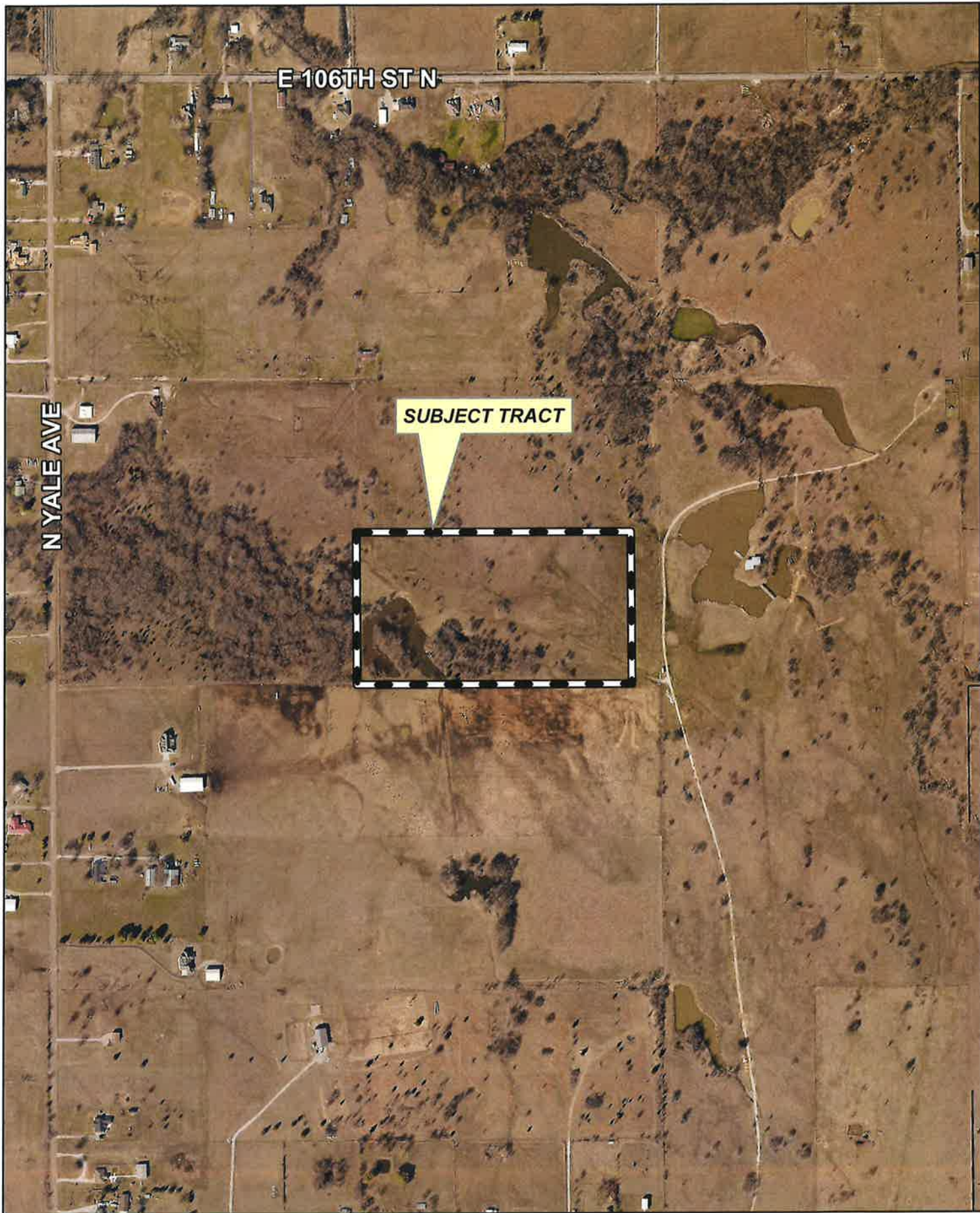
CS

CBOA-3269

15 21-13

CBOA-3269 10.4





0 Feet 275 550



Subject Tract

CBOA-3269

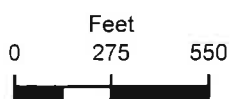
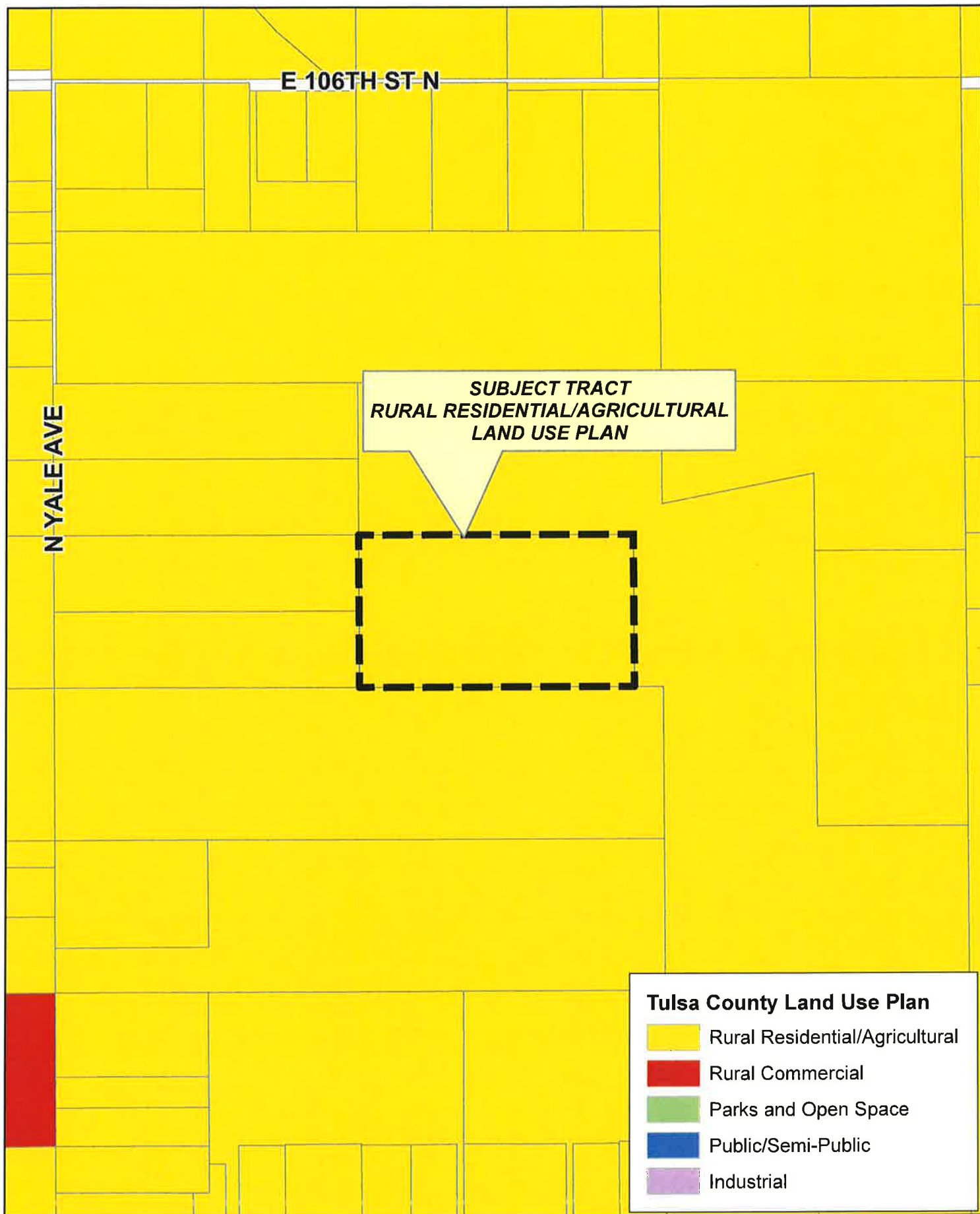
15 21-13

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

Aerial Photo Date: 2023

CBOA-3269 10.5





CBOA-3269

15 21-13

CBOA-3269 10.6





*****ELECTRONICALLY FILED DOCUMENT*****

ACCESS EASEMENT AGREEMENT

This Access Easement Agreement is executed this 21st day of Aug., 2024, by Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC, as Grantor, and Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC, as Grantee, for the uses and purposes stated herein.

WHEREAS, Grantor is the owner of and in possession of the real property described as follows, to-wit:

Tract D

A Tract of land situated in Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 15; Thence N 1°27'06.46"W a distance of 2641.82' to the Center Quarter Corner of said Section 15; Thence S88°56'03.90"W a distance of 125.25'; Thence N 1°25'20.89"W a distance of 660.44'; Thence S88°56'03.86"W a distance of 1195.78'; Thence S88°57'59.65"W a distance of 1321.12'; Thence N 1°24'54.42"W a distance of 330.45'; Thence N88°57'03.66"E a distance of 1321.21'; Thence N 1°25'26.15" W a distance of 330.01'; Thence N88°56'10.68" E a distance of 1320.40'; Thence S 1°27'50.11"E a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S 1°27'10.28"E a distance of 336.39'; Thence S 1°27'51.47"E a distance of 1197.58'; Thence N88°57'41.40"E a distance of 659.45'; Thence S 1°27'28.34"E a distance of 709.62'; Thence S88°54'10.85"W a distance of 660.75'; Thence S 1°27'22.37"E a distance of 1320.73'; Thence S88°52'44.00"W a distance of 660.94' to the **Point of Beginning**, containing 95.82 acres, more or less.

WHEREAS, Grantee is the owner of and in possession of the real property described as follows, to-wit:

Tract A

A tract of land situated in the Southwest Quarter of the Northeast Quarter AND in the Northwest Quarter of the Southeast Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of said SW ¼ NE ¼ of Section 15; Thence S01°28'01.35"E along the East side of said SW ¼ NE ¼ a distance of 732.91' to the POINT OF BEGINNING; Thence S88°57'50.84" W a distance of 659.40'; Thence S01°27'51.47" E a distance of 1197.58'; Thence N88°57'41.40" E a distance of 659.45' to a point on the East Line of said NW ¼ SE ¼; Thence N01°27'57.22"W along the East Line of said NW ¼ SE ¼ a distance of 610.63' to the Northeast Corner of said NW ¼ SE ¼; Thence

N01°28'01.22" W along the East Line of said SW ¼ NE ¼ a distance of 586.92' to the POINT OF BEGINNING, containing 18.13 acres, more or less.

Tract B

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of said SW ¼ NE ¼ of Section 15; Thence S88°59'31.20"W along the North line of said SW ¼ NE ¼ a distance of 1320.60' to the Northwest Corner of said SW ¼ NE ¼ of Section 15; Thence S01°27'50.11"E along the West line of said SW ¼ NE ¼ of Section 15 a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S01°27'10.28"E a distance of 336.39'; Thence N88°57'50.84" E a distance of 659.40' to a point on the East line of said SW ¼ NE ¼ of Section 15; Thence N01°28'01.35" W along said East Line a distance of 732.91' to the POINT OF BEGINNING, containing 18.13 Acres, more or less.

Tract C

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

BEGINNING at the Southwest Corner of said SE ¼ of the NW ¼ of Section 15; Thence N88°56'03.90" E along the South Line of said SE ¼ of the NW ¼ of Section 15 a distance of 1195.78'; Thence N01°25'20.89" W a distance of 660.44'; Thence S88°56'03.86" W a distance of 1195.78' to a point on the West line of said SE ¼ of the NW ¼ of Section 15; Thence S01°25'20.89" E along the West Line of said SE ¼ of the NW ¼ of Section 15 a distance of 660.44' to the POINT OF BEGINNING, containing 18.13 acres, more or less.

WHEREAS, Tracts A, B, and C require legal access, and Grantor has agreed to provide Grantee with an easement for access purposes to Tract A, B and C.

THEREFORE, Grantor hereby grants an Access Easement pursuant to the following terms:

1. Grantor hereby grants an Access Easement for the benefit of Tracts A, B and C over and across Tract D, described as follows, to-wit:

Tract D

A Tract of land situated in Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 15; Thence N 1°27'06.46"W a distance of 2641.82' to the Center Quarter Corner of said

Section 15; Thence S88°56'03.90"W a distance of 125.25'; Thence N 1°25'20.89"W a distance of 660.44'; Thence S88°56'03.86"W a distance of 1195.78'; Thence S88°57'59.65"W a distance of 1321.12'; Thence N 1°24'54.42"W a distance of 330.45'; Thence N88°57'03.66"E a distance of 1321.21'; Thence N 1°25'26.15" W a distance of 330.01'; Thence N88°56'10.68" E a distance of 1320.40'; Thence S 1°27'50.11"E a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S 1°27'10.28"E a distance of 336.39'; Thence S 1°27'51.47"E a distance of 1197.58'; Thence N88°57'41.40"E a distance of 659.45'; Thence S 1°27'28.34"E a distance of 709.62'; Thence S88°54'10.85"W a distance of 660.75'; Thence S 1°27'22.37"E a distance of 1320.73'; Thence S88°52'44.00"W a distance of 660.94' to the **Point of Beginning**, containing 95.82 acres, more or less.

Said Access Easement is depicted on the attached Mortgage Inspection Plat prepared by Edward R. Seaton, LS# 1353 dated August 21, 2024.

2. Said easement is not currently graveled and will not be graveled unless otherwise agreed upon by the parties hereto or their successors in title.

3. The Grantee shall be solely responsible for maintaining the Access Easement.

4. This Access Easement is granted for the sole and exclusive use of the Grantee, their heirs, successors, and assigns, and is a perpetual easement which shall run with the title to Tracts A, B and C.

5. This Agreement may be modified by a written agreement executed by the then record owners of Tracts A, B, C and D and recorded in the office of the Tulsa County Clerk. If the Grantee herein, or their heirs, successors, and assigns, determine that this easement is no longer necessary, the then owners of Tracts A, B and C or their heirs, successors, and assigns, may execute a Release of Easement and record the same in the office of the Tulsa County Clerk.

6. To the fullest extent permitted by law, Grantee and their heirs, successors, and assigns, shall indemnify and hold harmless the owner of Tract D and their agents for any and all claims, liabilities, and damages arising out of their occupation and use of the right of way. The only liabilities for which the Grantee's obligation to indemnify the indemnitees does not apply are the liabilities wholly caused by the sole negligence or willful misconduct of an indemnitee.

This Access Easement Agreement contains all the conditions and stipulations of the parties hereto with respect to the granting of the access and utility easements, and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Access Easement Agreement the day and year first above written.

Grantor
Cummings Land & Cattle CO. LLC

Michael Dean Cummings
Michael Dean Cummings, Manager

Grantee
Cummings Land & Cattle CO. LLC

Michael Dean Cummings
Michael Dean Cummings, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

This instrument was acknowledged before me this 21st day of August, 2024, by
Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC

Kelly R. Morrison
Notary Public

My Commission Expires: 5/16/2026
My Commission No. 22006787



STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

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Kelly R. Morrison
Notary Public

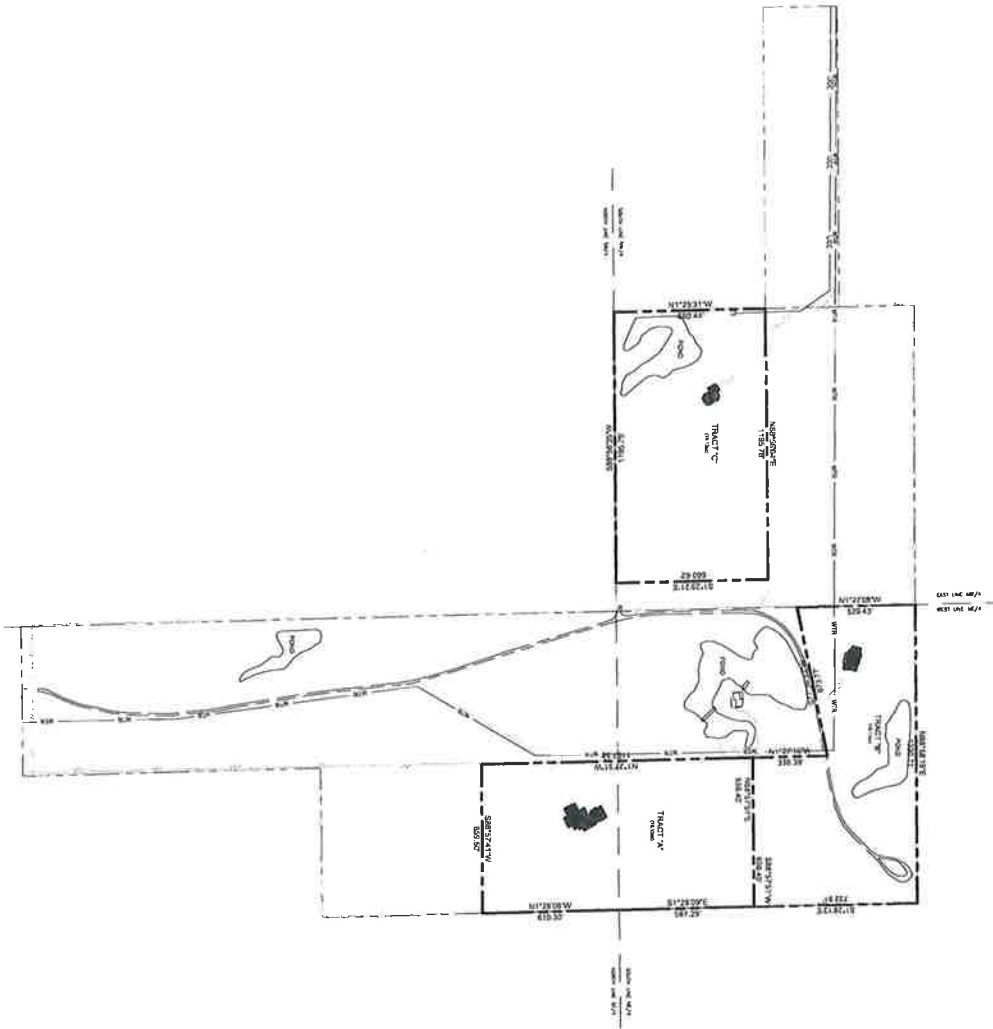
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My Commission No. 22006787





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250 125 0 250 500



C-021

PROPOSED SITE PLAN
EXPANDED VIEW



ENDEAVOR
DEVELOPMENT
LAND DEVELOPMENT PLANS
7777 EAST 96TH STREET NORTH
SPERRY, OK

CUMMINGS LAND & CATTLE
REAL ESTATE DEVELOPMENT PROJECT
LAND DEVELOPMENT PLANS
5711 EAST 96TH STREET NORTH
SPERRY, OK



INSPIRE
ENGINEERING, INC.
10430 S. QUEBEC AVE.
TULSA, OK 74137
jmc@inspire-engineering.com
(918) 666-7950
(CERTIFICATE OF AUTHORIZATION) 0001
CUMMINGS LAND & CATTLE

PROPOSED SITE PLAN
EXPANDED VIEW



Board of Adjustment

Case Number: CBOA-3270

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

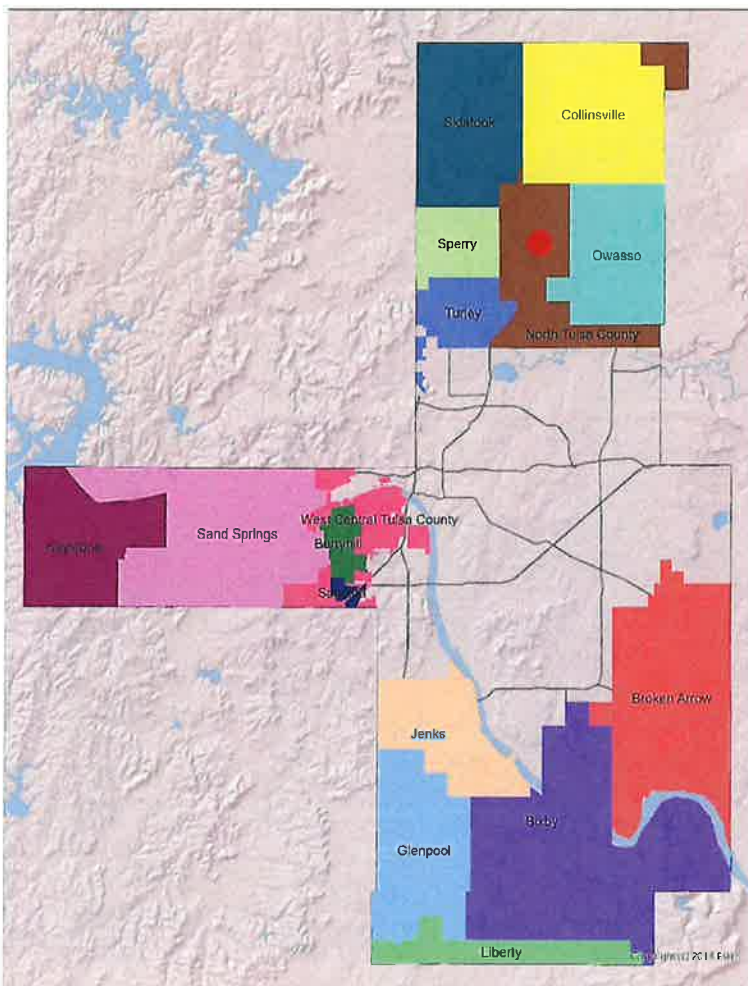
Owner and Applicant Information:

Applicant: Michael Dean Cummings

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: 18.1 acres

Location: 5735 E 96th 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-3270

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Michael Dean Cummings

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

LOCATION: 5735 E 96th St N

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 18.1 acres

LEGAL DESCRIPTION: BEG 732.91S NEC SW NE TH W659.40 S1197.58 E659.45 N610.63 N586.92
POB SEC 15 21 13 18.129 ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property: None Relevant

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

STAFF COMMENTS:

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

The subject tract landlocked without access to a publicly maintained road as required. It is located a significant distance from any publicly maintained road. The property owner would like to develop the property but due to the lack of frontage cannot currently proceed. A mutual access agreement providing access to the property has been filed with the county.

This tract is one of three 18 acre tracts that were split from a 140 acre tract.

The applicant provided the statement "We are requesting a variance of the traditional 30 ft to a 0 ft. All three property owners are aslo owners of the land that is causing the landlock property issue. This was originally 140 acres that we divided in three 18 acre pieces and the remaining 86 acres stayed in Cummings Land and Cattle Co, LLC. Michael Dean Cummings, Michelle Denise Hardy and Melisa Diane Stallcup Peck have equal ownership in the above mentioned company. A mutual access easement was completed and filed with Tulsa County

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.

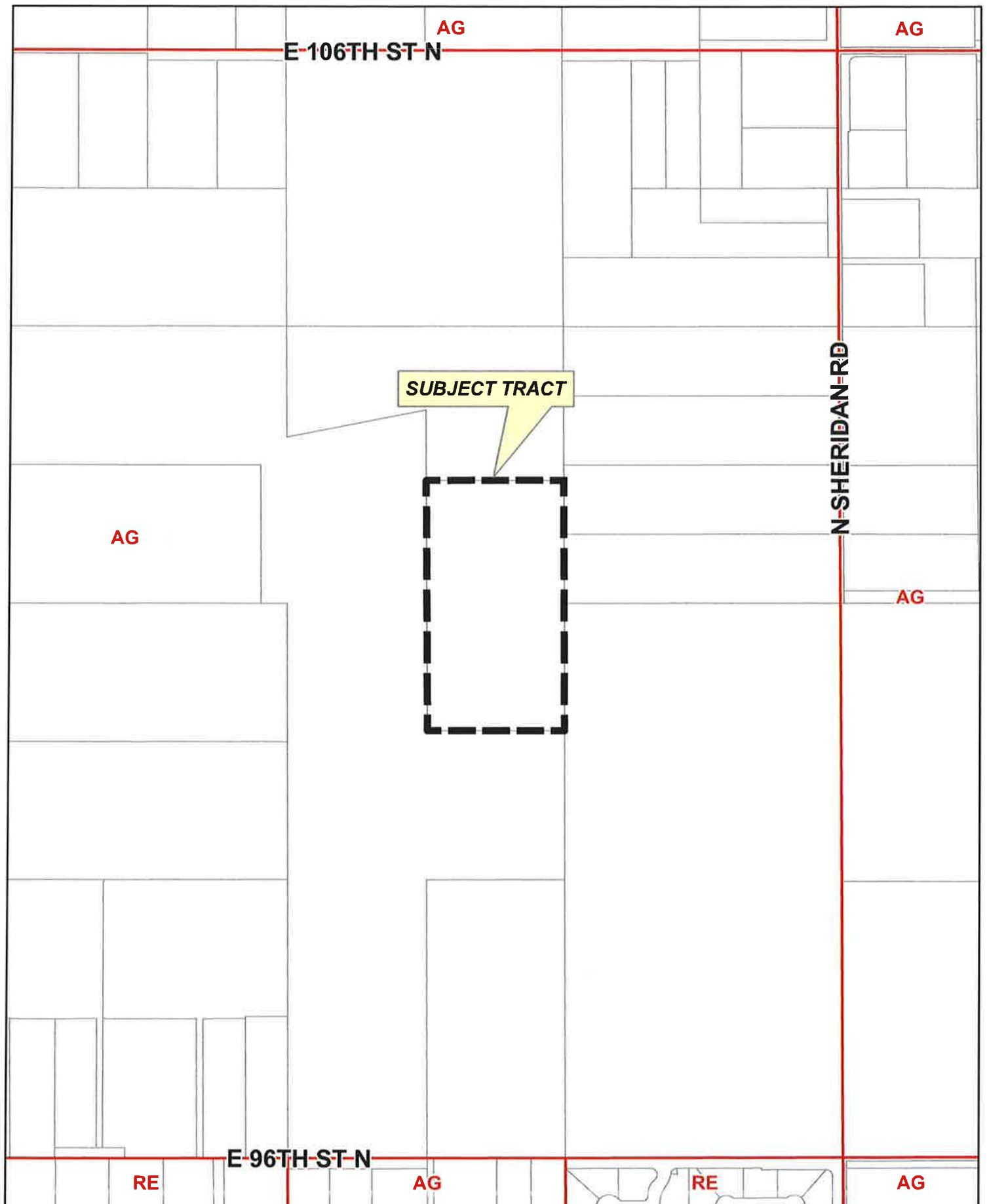
Sample Motion:

"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.

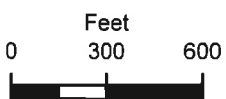


CBOA-3270

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CBOA-3270 11.4





Subject
Tract

CBOA-3270

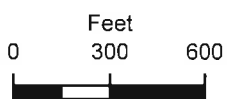
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

CBOA-3270 11.5





CBOA-3270

15 21-13

CBOA-3270 11.6





*****ELECTRONICALLY FILED DOCUMENT*****

ACCESS EASEMENT AGREEMENT

This Access Easement Agreement is executed this 21st day of Aug., 2024, by Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC, as Grantor, and Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC, as Grantee, for the uses and purposes stated herein.

WHEREAS, Grantor is the owner of and in possession of the real property described as follows, to-wit:

Tract D

A Tract of land situated in Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

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WHEREAS, Grantee is the owner of and in possession of the real property described as follows, to-wit:

Tract A

A tract of land situated in the Southwest Quarter of the Northeast Quarter AND in the Northwest Quarter of the Southeast Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of said SW ¼ NE ¼ of Section 15; Thence S01°28'01.35"E along the East side of said SW ¼ NE ¼ a distance of 732.91' to the POINT OF BEGINNING; Thence S88°57'50.84" W a distance of 659.40'; Thence S01°27'51.47" E a distance of 1197.58'; Thence N88°57'41.40" E a distance of 659.45' to a point on the East Line of said NW ¼ SE ¼; Thence N01°27'57.22"W along the East Line of said NW ¼ SE ¼ a distance of 610.63' to the Northeast Corner of said NW ¼ SE ¼; Thence

N01°28'01.22" W along the East Line of said SW ¼ NE ¼ a distance of 586.92' to the POINT OF BEGINNING, containing 18.13 acres, more or less.

Tract B

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of said SW ¼ NE ¼ of Section 15; Thence S88°59'31.20"W along the North line of said SW ¼ NE ¼ a distance of 1320.60' to the Northwest Corner of said SW ¼ NE ¼ of Section 15; Thence S01°27'50.11"E along the West line of said SW ¼ NE ¼ of Section 15 a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S01°27'10.28"E a distance of 336.39'; Thence N88°57'50.84" E a distance of 659.40' to a point on the East line of said SW ¼ NE ¼ of Section 15; Thence N01°28'01.35" W along said East Line a distance of 732.91' to the POINT OF BEGINNING, containing 18.13 Acres, more or less.

Tract C

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

BEGINNING at the Southwest Corner of said SE ¼ of the NW ¼ of Section 15; Thence N88°56'03.90" E along the South Line of said SE ¼ of the NW ¼ of Section 15 a distance of 1195.78'; Thence N01°25'20.89" W a distance of 660.44'; Thence S88°56'03.86" W a distance of 1195.78' to a point on the West line of said SE ¼ of the NW ¼ of Section 15; Thence S01°25'20.89" E along the West Line of said SE ¼ of the NW ¼ of Section 15 a distance of 660.44' to the POINT OF BEGINNING, containing 18.13 acres, more or less.

WHEREAS, Tracts A, B, and C require legal access, and Grantor has agreed to provide Grantee with an easement for access purposes to Tract A, B and C.

THEREFORE, Grantor hereby grants an Access Easement pursuant to the following terms:

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Tract D

A Tract of land situated in Section 15, Township 21 North, Range 13 East, Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 15; Thence N 1°27'06.46"W a distance of 2641.82' to the Center Quarter Corner of said

Section 15; Thence S88°56'03.90"W a distance of 125.25'; Thence N 1°25'20.89"W a distance of 660.44'; Thence S88°56'03.86"W a distance of 1195.78'; Thence S88°57'59.65"W a distance of 1321.12'; Thence N 1°24'54.42"W a distance of 330.45'; Thence N88°57'03.66"E a distance of 1321.21'; Thence N 1°25'26.15" W a distance of 330.01'; Thence N88°56'10.68" E a distance of 1320.40'; Thence S 1°27'50.11"E a distance of 529.84'; Thence N77°36'12.48"E a distance of 673.50'; Thence S 1°27'10.28"E a distance of 336.39'; Thence S 1°27'51.47"E a distance of 1197.58'; Thence N88°57'41.40"E a distance of 659.45'; Thence S 1°27'28.34"E a distance of 709.62'; Thence S88°54'10.85"W a distance of 660.75'; Thence S 1°27'22.37"E a distance of 1320.73'; Thence S88°52'44.00"W a distance of 660.94' to the **Point of Beginning**, containing 95.82 acres, more or less.

Said Access Easement is depicted on the attached Mortgage Inspection Plat prepared by Edward R. Seaton, LS# 1353 dated August 21, 2024.

2. Said easement is not currently graveled and will not be graveled unless otherwise agreed upon by the parties hereto or their successors in title.

3. The Grantee shall be solely responsible for maintaining the Access Easement.

4. This Access Easement is granted for the sole and exclusive use of the Grantee, their heirs, successors, and assigns, and is a perpetual easement which shall run with the title to Tracts A, B and C.

5. This Agreement may be modified by a written agreement executed by the then record owners of Tracts A, B, C and D and recorded in the office of the Tulsa County Clerk. If the Grantee herein, or their heirs, successors, and assigns, determine that this easement is no longer necessary, the then owners of Tracts A, B and C or their heirs, successors, and assigns, may execute a Release of Easement and record the same in the office of the Tulsa County Clerk.

6. To the fullest extent permitted by law, Grantee and their heirs, successors, and assigns, shall indemnify and hold harmless the owner of Tract D and their agents for any and all claims, liabilities, and damages arising out of their occupation and use of the right of way. The only liabilities for which the Grantee's obligation to indemnify the indemnitees does not apply are the liabilities wholly caused by the sole negligence or willful misconduct of an indemnitee.

This Access Easement Agreement contains all the conditions and stipulations of the parties hereto with respect to the granting of the access and utility easements, and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Access Easement Agreement the day and year first above written.

Grantor
Cummings Land & Cattle CO. LLC

Michael Dean Cummings
Michael Dean Cummings, Manager

Grantee
Cummings Land & Cattle CO. LLC

Michael Dean Cummings
Michael Dean Cummings, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

This instrument was acknowledged before me this 21st day of August, 2024, by
Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC

Kelly R. Morrison
Notary Public

My Commission Expires: 5/16/2026
My Commission No. 22006787



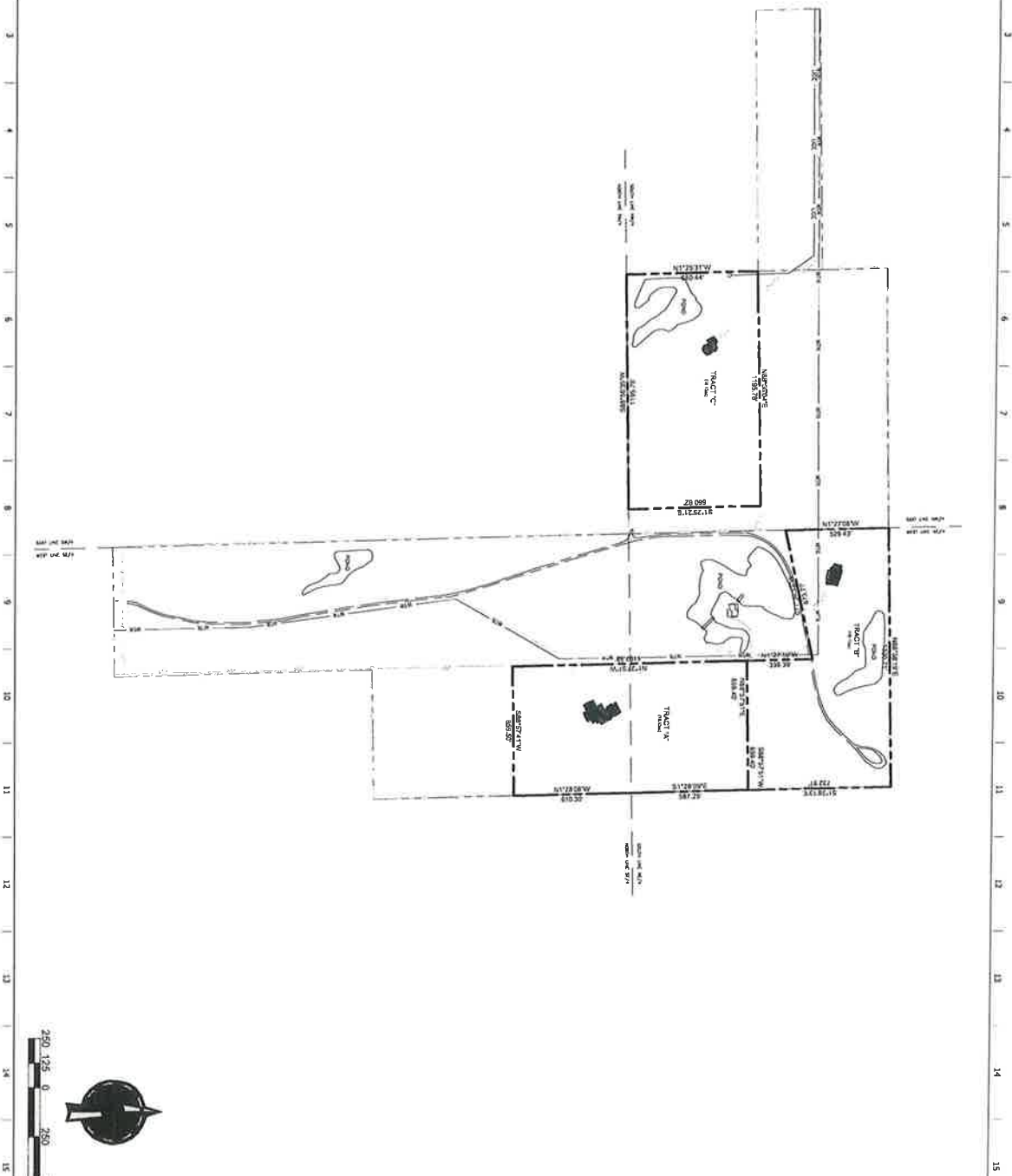
STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

This instrument was acknowledged before me this 21st day of August, 2024, by
Michael Dean Cummings, Manager of Cummings Land & Cattle CO. LLC

Kelly R. Morrison
Notary Public

My Commission Expires: 5/16/2026
My Commission No. 22006787





C-021

PROPOSED SITE PLAN
EXPANDED VIEW



CUMMINGS LAND & CATTLE
REAL ESTATE DEVELOPMENT PROJECT
LAND DEVELOPMENT PLANS
5711 EAST 96TH STREET NORTH
SPERRY, OK



INSPIRE ENGINEERING, INC.
10430 S. QUAKER AVE.
TULSA, OK 74117
PHONE: (918) 436-0000
FAX: (918) 436-0001
WWW.INSPIRE-ENGINEERING.COM



Board of Adjustment

Case Number: CBOA-3271

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

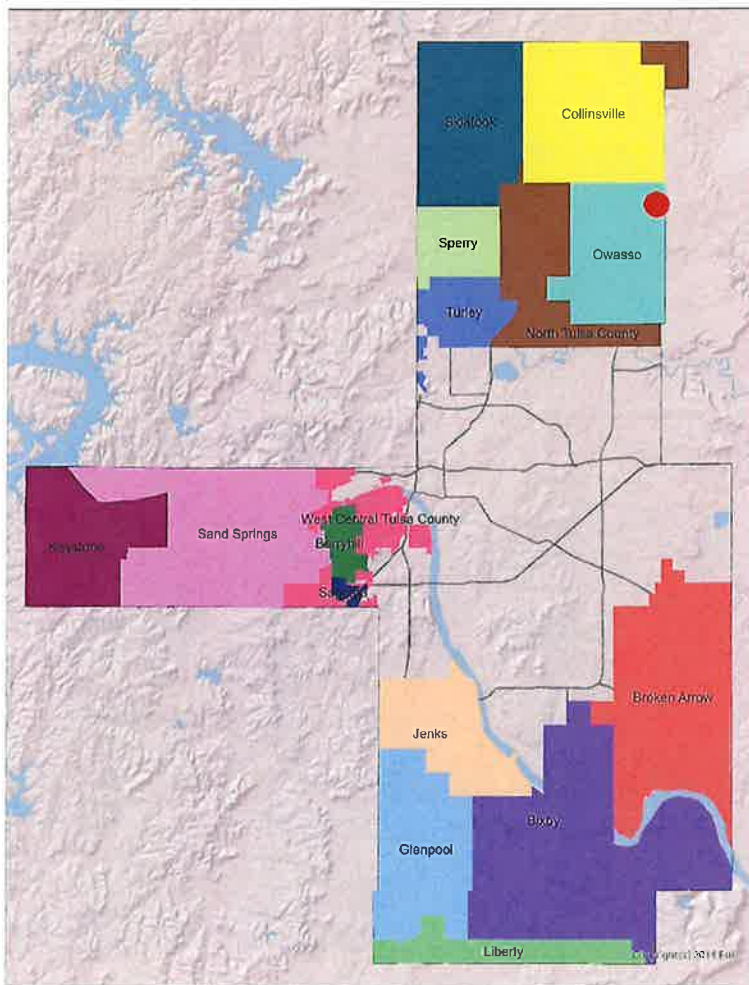
Owner and Applicant Information:

Applicant: Kyle Gift (Crazy Ice LLC)

Property Owner: Destiny Life Church

Action Requested: Variance to permit a seasonal snow cone stand in an AG district (Section 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Church

Tract Size: 6.1 acres

Location: 14003 E 116th St N

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1404

CASE NUMBER: CBOA-3271

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Kyle Gift (Crazy Ice LLC)

ACTION REQUESTED: Variance to permit a seasonal snow cone stand in an AG district (Section 6.010, Table 6-1)

LOCATION: 14003 E 116th St N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Church

TRACT SIZE: 6.1 acres

LEGAL DESCRIPTION: LT 1 LESS BEG SWC TH N100 CRV LF 336.22 NW57.57 E276.63 SE259.98 CRV LF 120.91 CRV RT 170.63 S9.42 NW414.61 POB BLK 1

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3047 April 2023: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)

CBOA-2323 April 2009: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)

CBOA-2300 July 2008: The Board approved a Special Exception to permit a 100 ft monopole communications tower in the AG district (Section 310)

CBOA-1215 December 2023: The Board approved a Special Exception to permit a church in the AG district (Section 310.5)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a Church. The tract abuts AG zoning to the North and East containing vacant land and by CS zoning to the West and South containing a hospital and commercial establishments.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a seasonal snow cone stand in an AG district (Section 6.010, Table 6-1)

The applicant intends to place a snow cone stand on the land currently occupied by Destiny Life Church. A snow cone stand is considered a commercial activity which is not permitted in the AG district. A variance will be required if the proposed snow cone stand is to located on the church property.

The applicant provided the statement "We are in AG zoning and would like to run a snow cone stand on the property.."

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 seasonal snow cone stand in an AG district (Section 6.010, Table 6-1)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

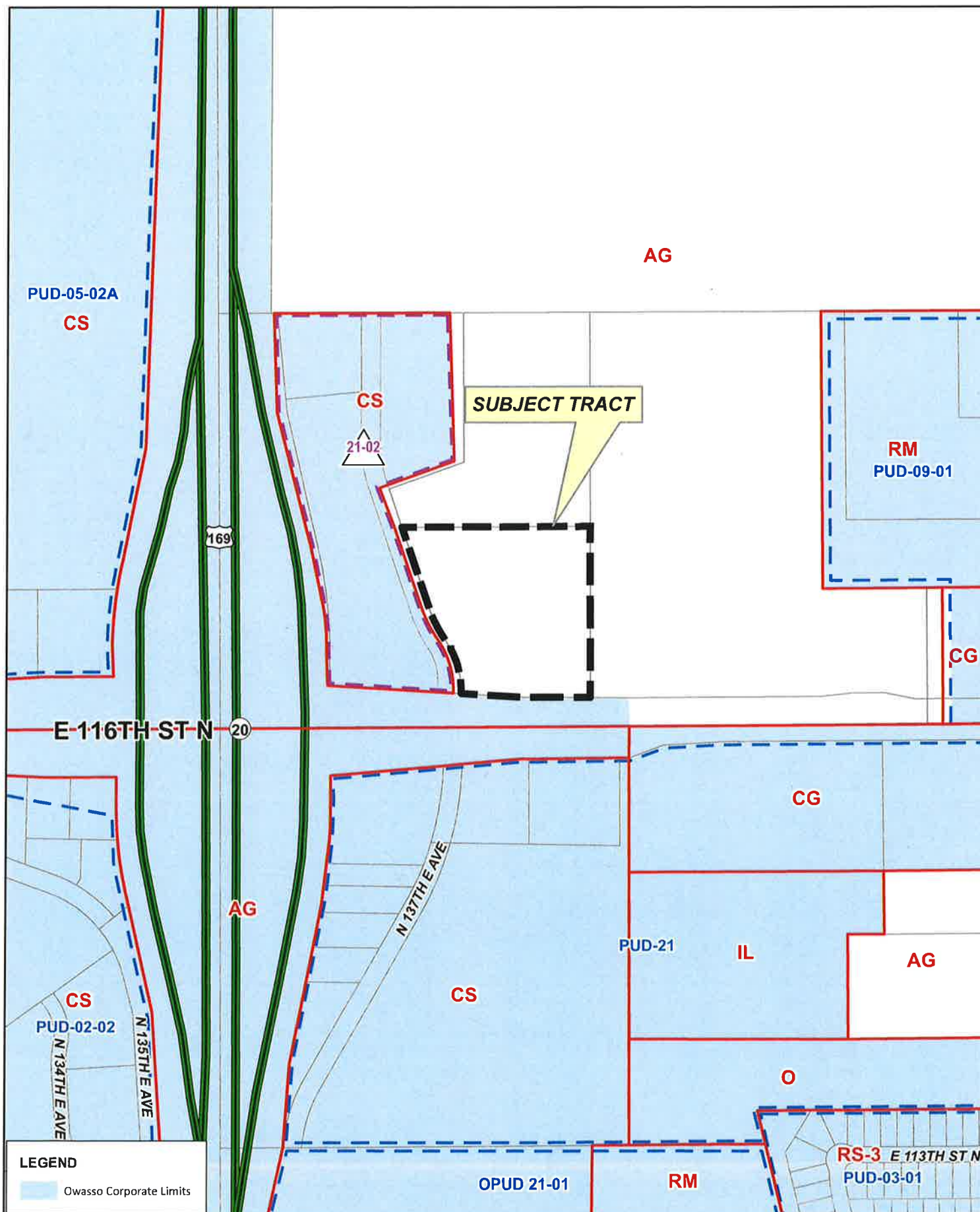
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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

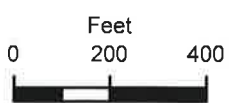


Subject tract looking Northeast from N 137th E Ave



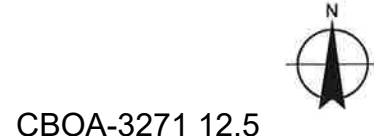
LEGEND

Owasso Corporate Limits

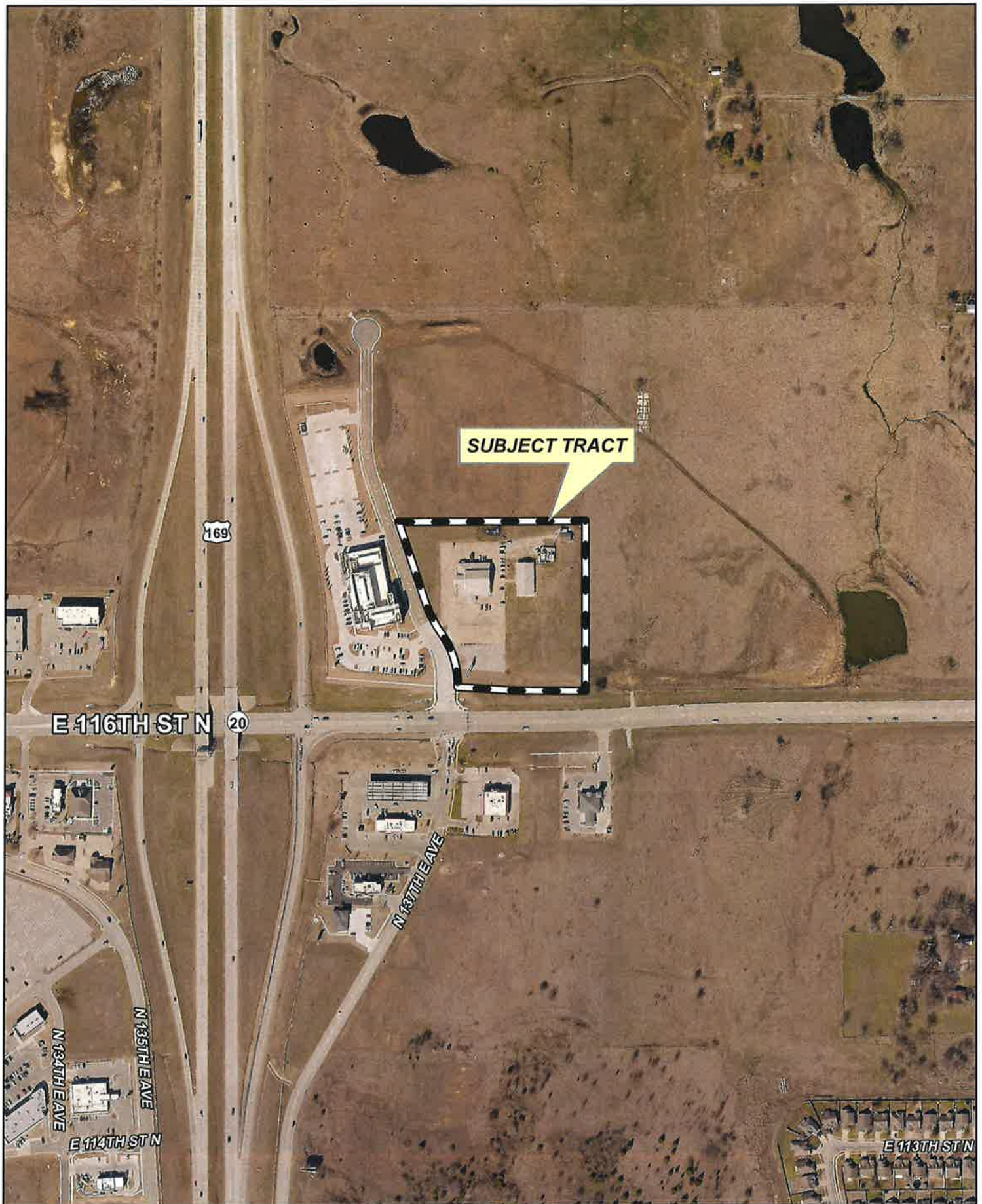


CBOA-3271

04 21-14



CBOA-3271 12.5



CBOA-3271

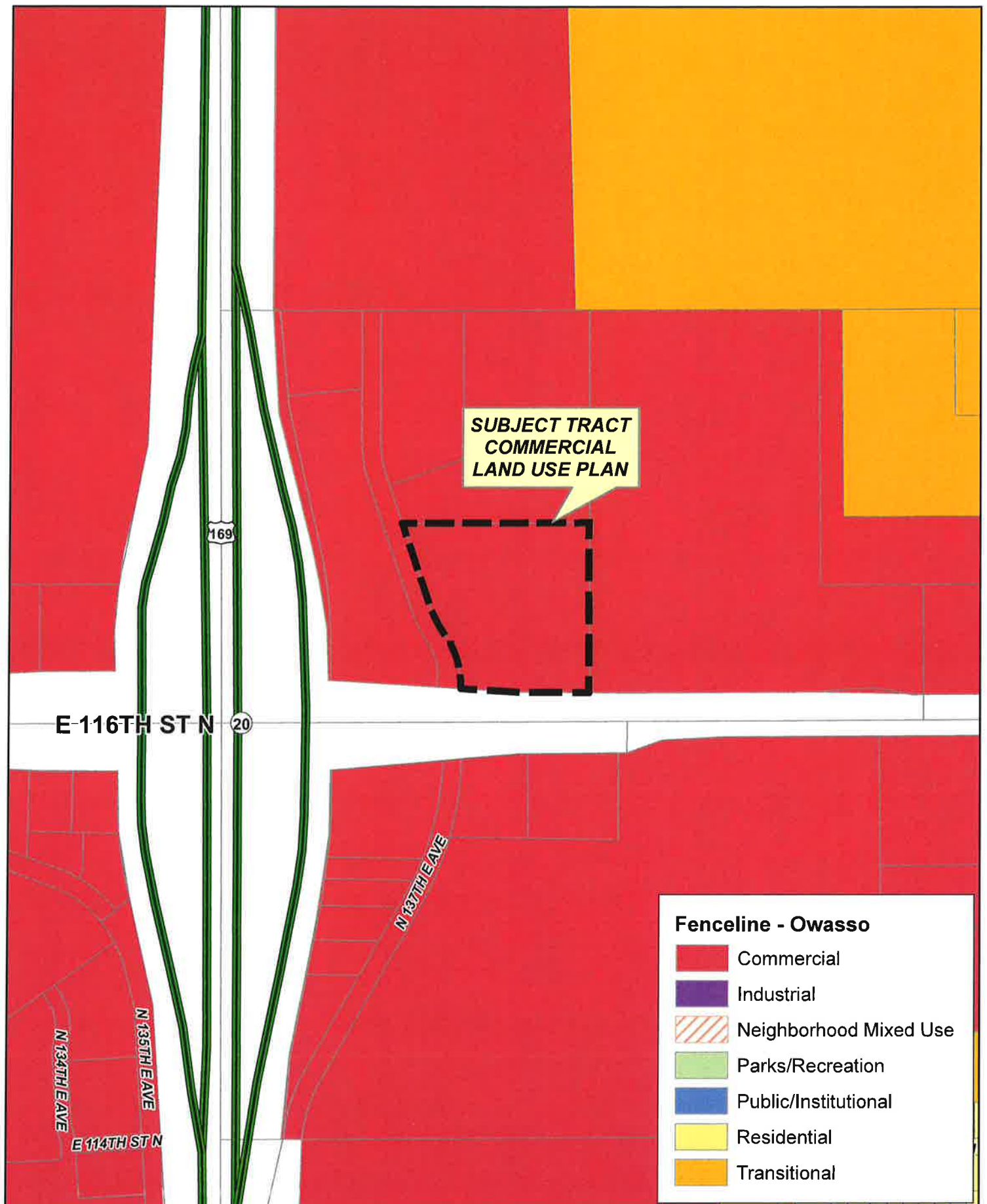
04 21-14

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

Aerial Photo Date: 2023

CBOA-3271 12.6





0 200 400
Feet

CBOA-3271

04 21-14

CBOA-3271 12.7





Board of Adjustment

Case Number: CBOA-3272

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

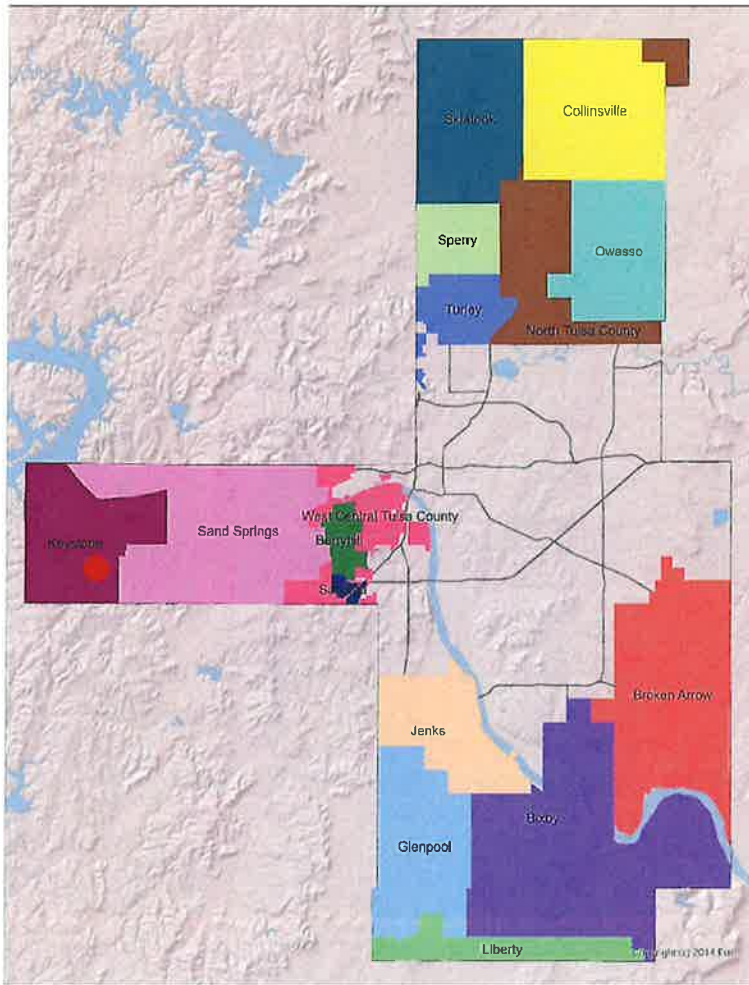
Owner and Applicant Information:

Applicant: Clark Boyd

Property Owner: Clark D & Barbara Boyd

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: 1.3 acres

Location: 4625 S 225th W Ave

Present Zoning: AG

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9027

CASE NUMBER: CBOA-3272

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Clark Boyd

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

LOCATION: 4625 S 225th W Ave

ZONED: AG

FENCELINE: Keystone

PRESENT USE: Residence

TRACT SIZE: 1.3 acres

LEGAL DESCRIPTION: LOT 1, BLOCK 4 HERRINGTON ACRES

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-1618 February 1998: The Board approved a Variance of the bulk and area requirements of the AG district to allow lots of less than 2 acres in the AG district.

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 is 1.3 acres in size and contains a single-wide manufactured home. The applicant is proposing to replace this existing home with a new manufactured home as well as add a tiny home for his mother so that he and his wife can care for her.

The applicant provided the statement "This is a mobile home replacement and tiny home to be able to provide care for my aging mother."

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.



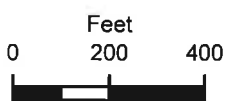
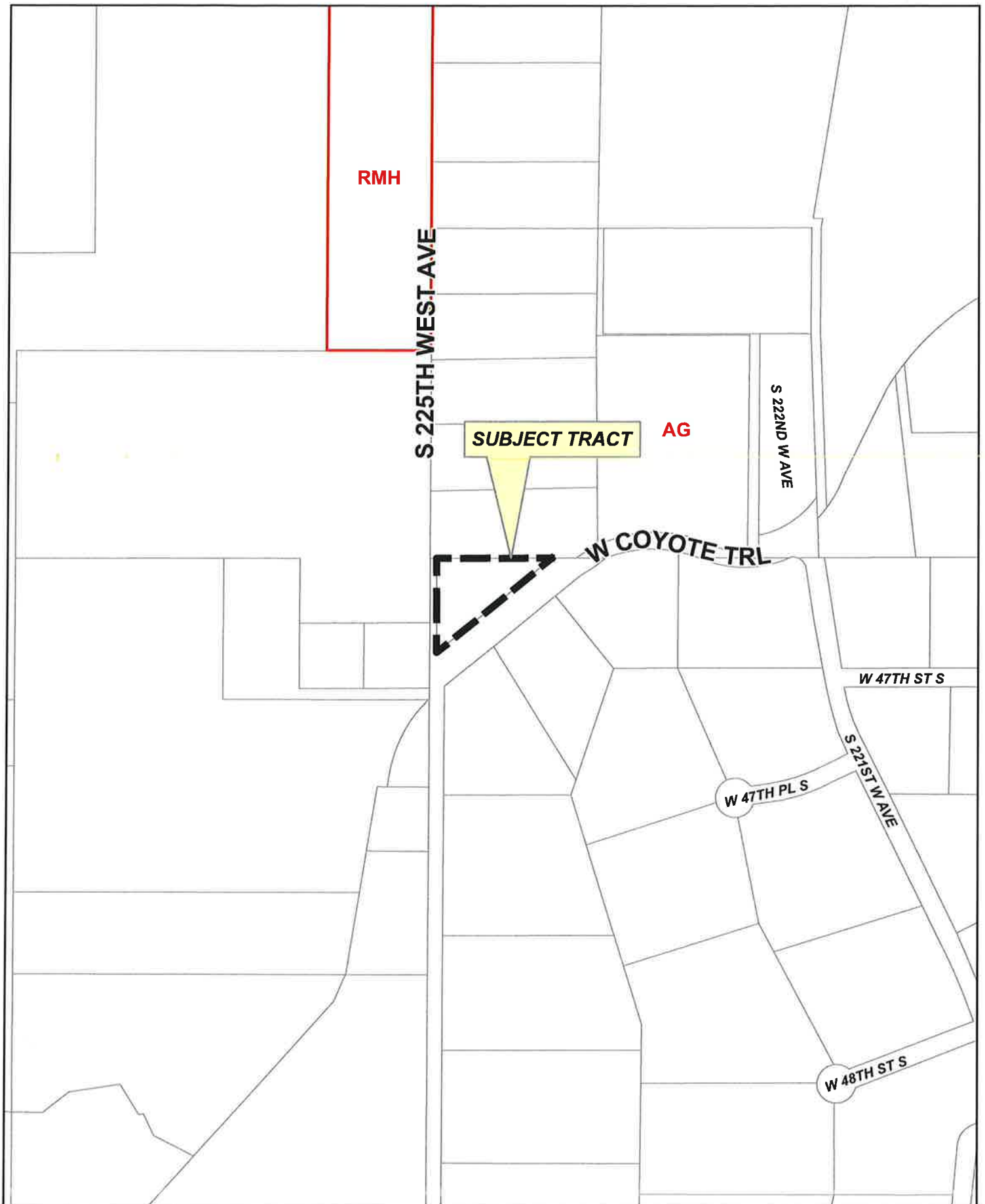
Subject tract looking East from S 225th W Ave



Subject tract looking North from W Coyote Trail



Subject tract looking Northwest from W Coyote Trail



CBOA-3272

27 19-10

CBOA-3272 13.6





0 Feet 200 400



Subject Tract

CBOA-3272

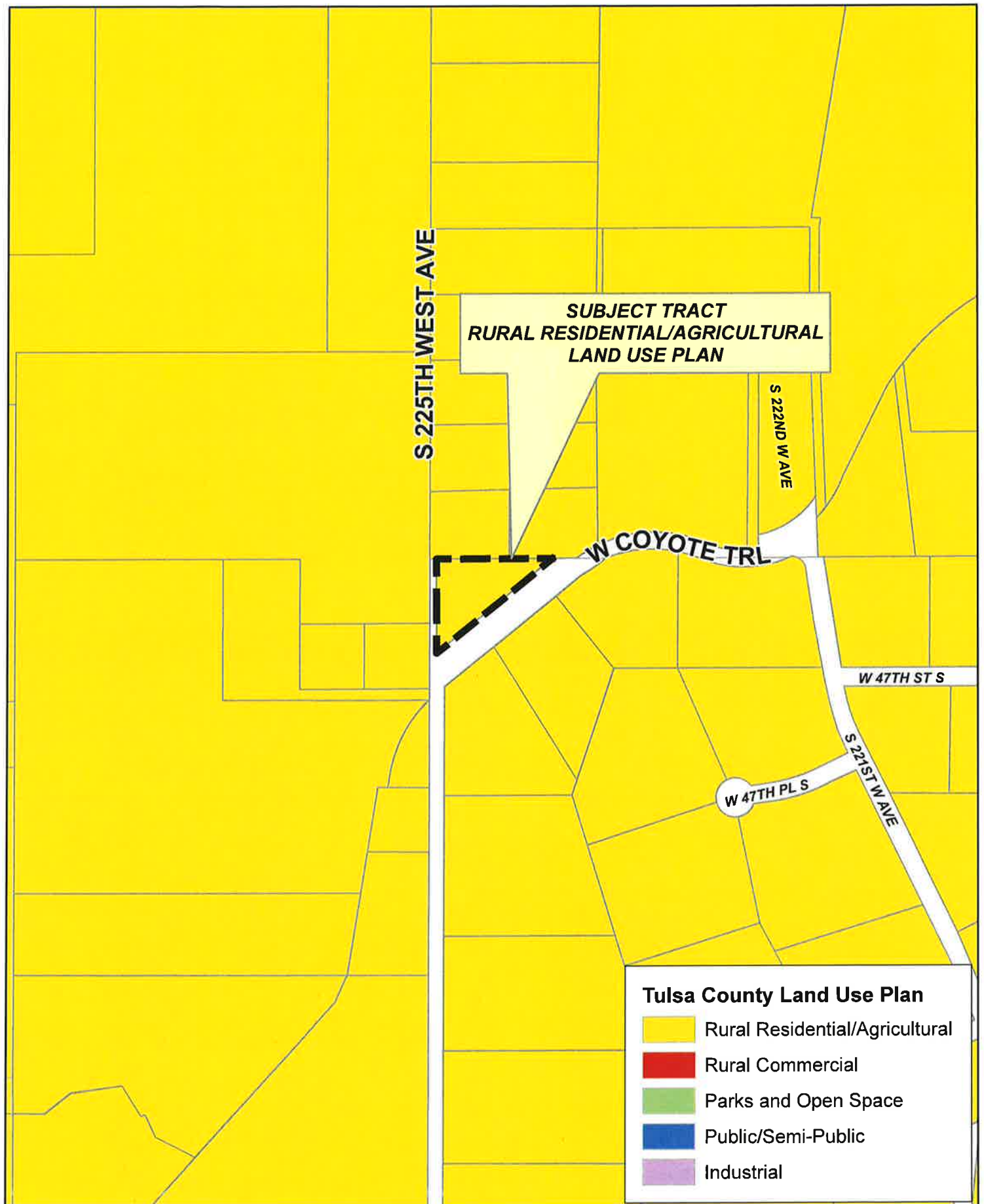
27 19-10

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

Aerial Photo Date: 2023

CBOA-3272 13.7





CBOA-3272

27 19-10

CBOA-3272 13.8





Board of Adjustment

Case Number: CBOA-3273

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

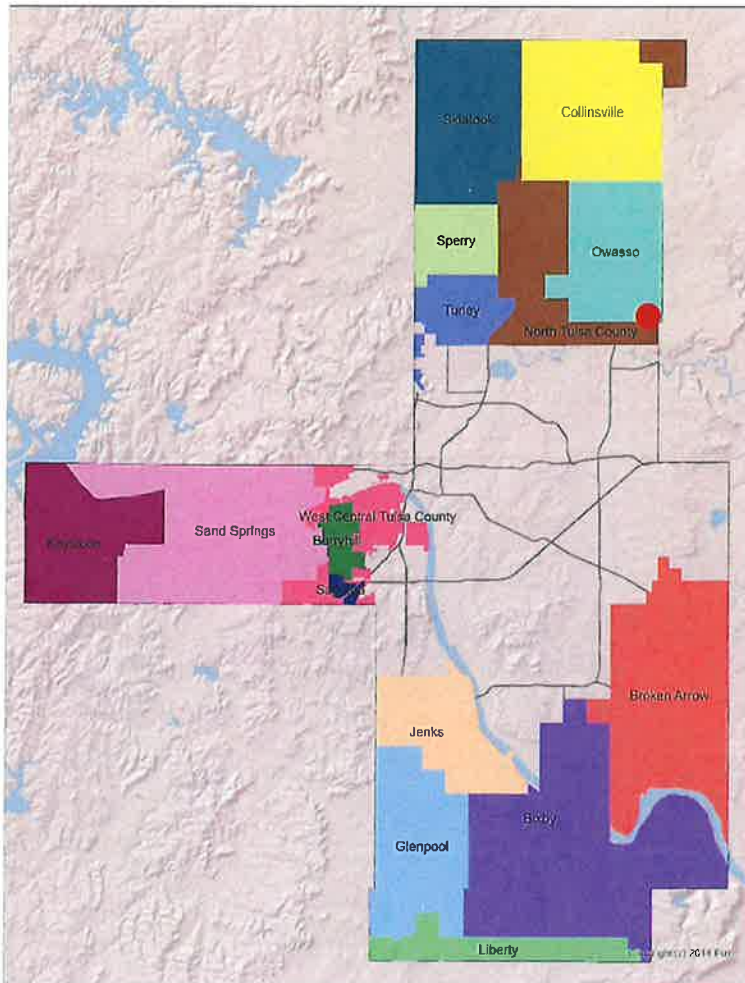
Owner and Applicant Information:

Applicant: Anchor Stone Company

Property Owner: Same

Action Requested: Special exception to permit mineral extraction.

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 39.33 acres

Location: E of the NEC E 66th St N & N 129th E Ave

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 1433

CASE NUMBER: CBOA-3273

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Anchor Stone Company

ACTION REQUESTED: Request for a special exception to permit mining and mineral processing as defined in Section 6.070-E.

LOCATION: E of the NEC E 66th St N & N 129th E Ave

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: 39.33 acres

LEGAL DESCRIPTION:

TRACT "A" The Southeast Quarter of the Northeast Quarter of the Southwest Quarter LESS AND EXCEPT the South 35 feet of the West 35 feet of the thereof AND The East 35.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter LESS AND EXCEPT the South 16.5 feet thereof ALL in Section 33, Township 21 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma. TRACT "B" The East Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 21 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof; LESS AND EXCEPT the West 35.0 feet and the East 35.0 feet thereof, AND LESS AND EXCEPT the East 373.0 feet of the West 608.0 feet of the South 584.0 feet thereof, AND LESS AND EXCEPT the South 50.0 feet thereof which was previously conveyed to the public for roadway purposes. TRACT "C" The East Three Hundred Seventy-three (373) feet of the West Six Hundred Eight (608) feet of the South Five Hundred Eighty-four (584) feet of the East Half of the Southeast Quarter of the Southwest Quarter (E/2 SE/4 SW/4) of Section Thirty-three (33), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. LESS AND EXCEPT the South Fifty (50) feet thereof. TRACT "D" A tract of land being a part of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW 1/4 NE/4 SW 1/4) of Section Thirty-three (33), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows: COMMENCING at the Southwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 150.00 feet to the POINT OF BEGINNING; Thence continuing North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 509.01 feet to the Northwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 88°38'20" East along the North line of the SW/4 of the NE/4 of the SW/4 for 661.77 feet to the Northeast corner of the SW/4 of the NE/4 of the SW/4; Thence South 01°10' 19" East along the East line of the SW/4 of the NE/4 of the SW/4 for 658.13 feet to a point, said point being 1.00 feet North of the Southeast corner of the SW 1/4 of the NE/4 of the SW 1/4; Thence North 62°56'49" West for 313.23 feet; Thence South 88°38'58" West for 386.00 feet to the POINT OF BEGINNING. TRACT "E" A tract of land being a part of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4 NE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows: Beginning at the Southwest corner of the SW/4 of the NE/4 of the SW/4; Thence North 01°08'51" West along the West line of the SW/4 of the NE/4 of the SW/4 for 150.00 feet; Thence North 88°38'58" East for 386.00 feet; Thence South 62°56'49" East for 313.23 feet to a point on the East line of the SW/4 of the NE/4 of the SW/4; Thence South 01°10' 19" East along the East line of the SW/4 of the NE/4 of the SW/4 for 1.00 feet to the Southeast corner of the SW/4 of the NE/4 of the SW/4; Thence South 88°38'58" West along the South line of the SW/4 of the NE/4 of the SW/4 for 662.05 feet to the Point of Beginning, AND the South 35.00 feet of the West 35.00 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4 NE/4 SW/4) AND the West 35.00 feet of the East Half of the Southeast Quarter of the Southwest Quarter (E/2 SE/4 SW/4) of Section 33, Township 21 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tracts are zoned AG and contains single-family residences. The tract abuts AG zoning to the East, West and South containing a commercial business and vacant land. It also abuts RS-3 zoning to the north containing an undeveloped subdivision and to the South and West by RE zoning containing a church.

STAFF COMMENTS:

The applicant is before the Board to request a special exception to permit mining and mineral processing of limestone quarry mineral as defined in Section of 6.070-E of the Tulsa County Zoning Code.

A special exception is required as the proposed mining and mineral processing is a use which is not permitted by right but by exception in the AG district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed mining and mineral processing facility 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 home occupation is compatible and non-injurious to the surrounding area.

Sample Motion:

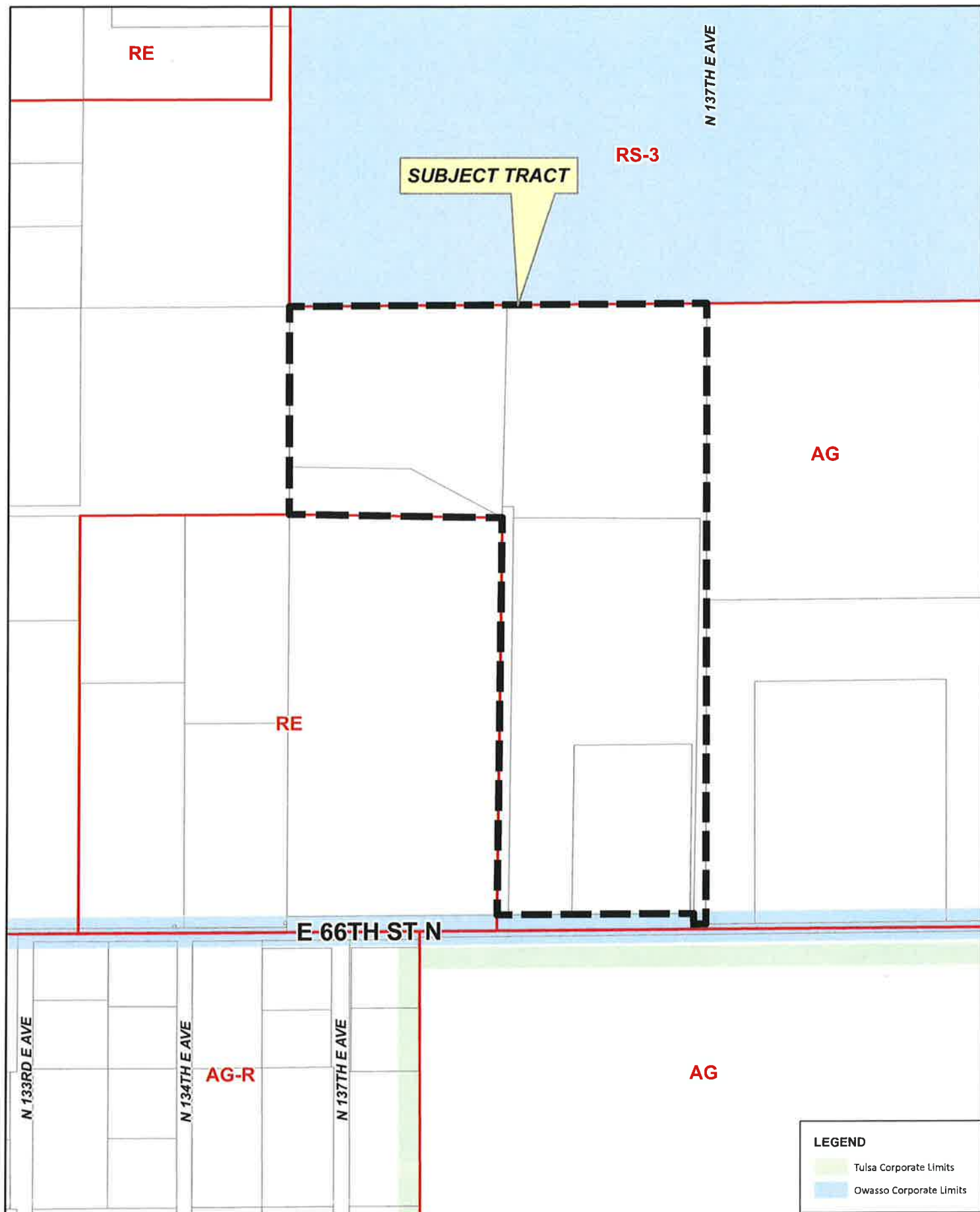
"Move to _____ (approve/deny) a Special Exception to permit mining and mineral processing as defined in Section 6.070-E.

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 66th St N



0 Feet 200 400

CBOA-3273

33 21-14

CBOA-3273 14.5



SUBJECT TRACT
RESIDENTIAL
LAND USE PLAN

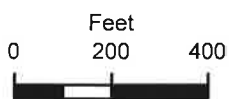
N 137TH E AVE

E 66TH ST N

N 133RD E AVE

N 134TH E AVE

N 137TH E AVE



Subject
Tract

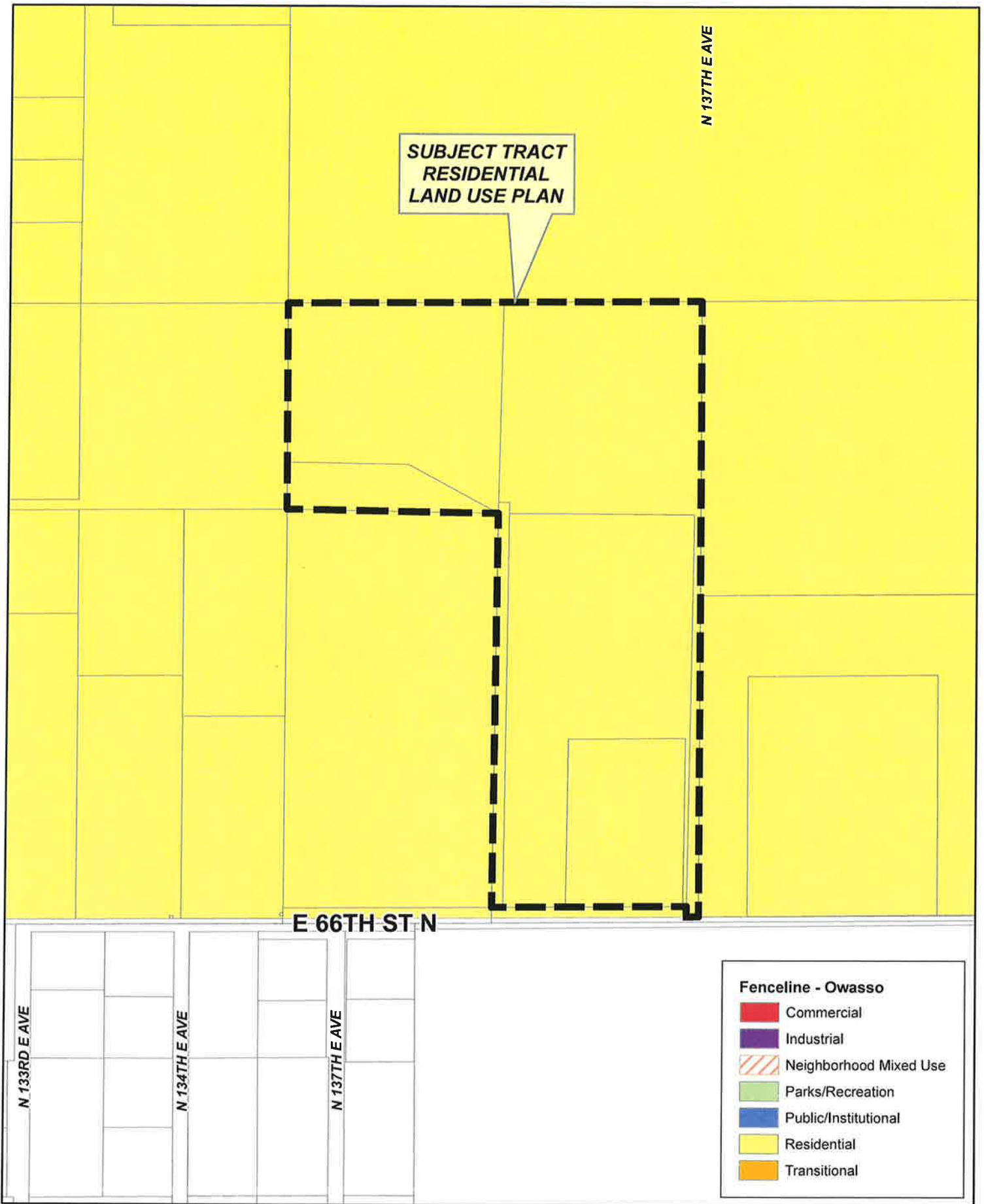
CBOA-3273

33 21-14

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

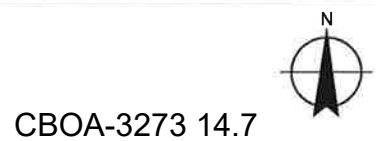
Aerial Photo Date: 2023
CBOA-3273 14.6





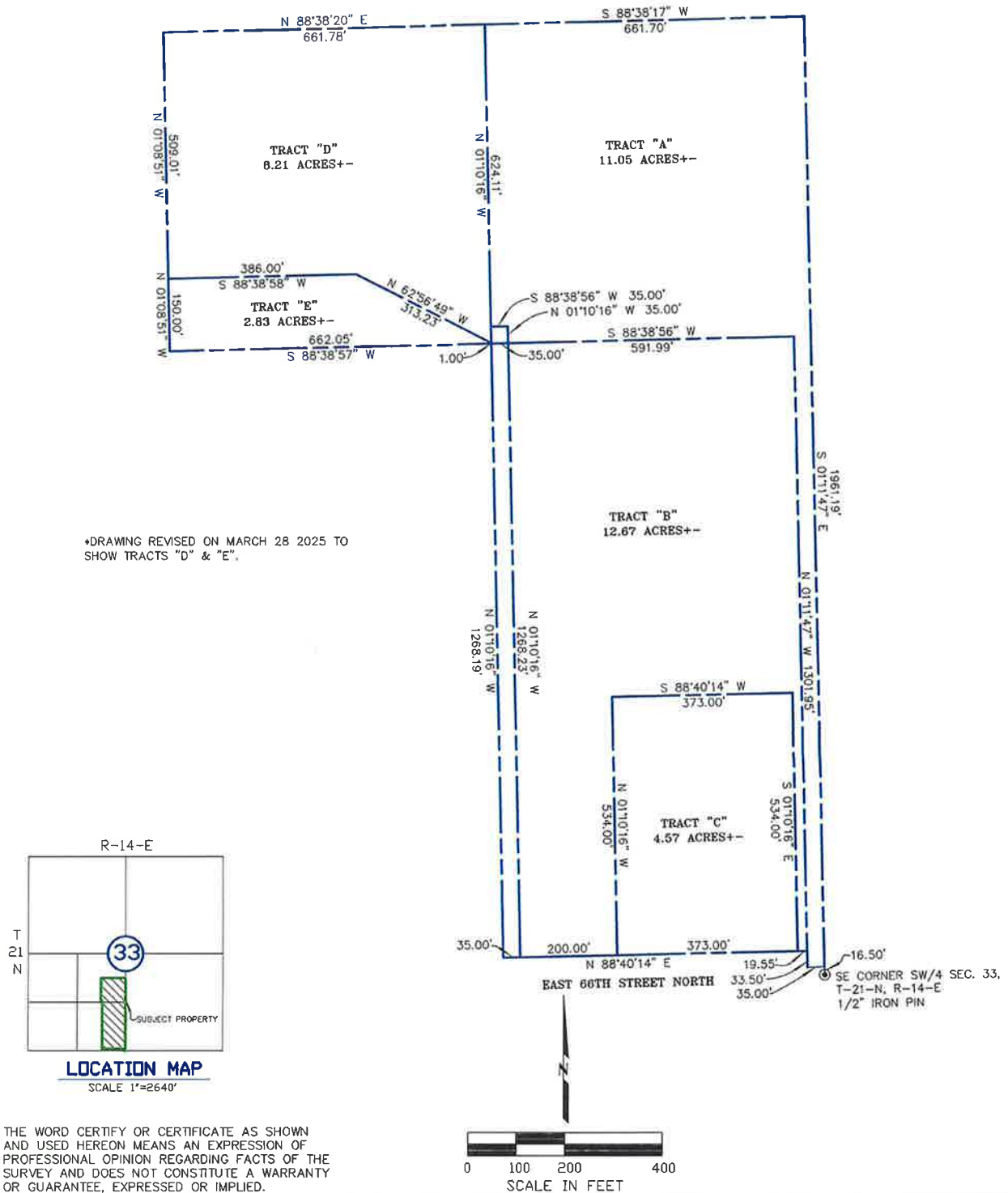
CBOA-3273

33 21-14



CBOA-3273 14.7

LEGAL DESCRIPTION EXHIBIT



THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

CERTIFICATE

I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-25, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that a careful exhibit of the following described property was made under my supervision:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

Witness my hand and seal this 18th day of February, 2025.

Brett King

Brett King—Land Surveyor





Board of Adjustment

Case Number: CBOA-3274

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

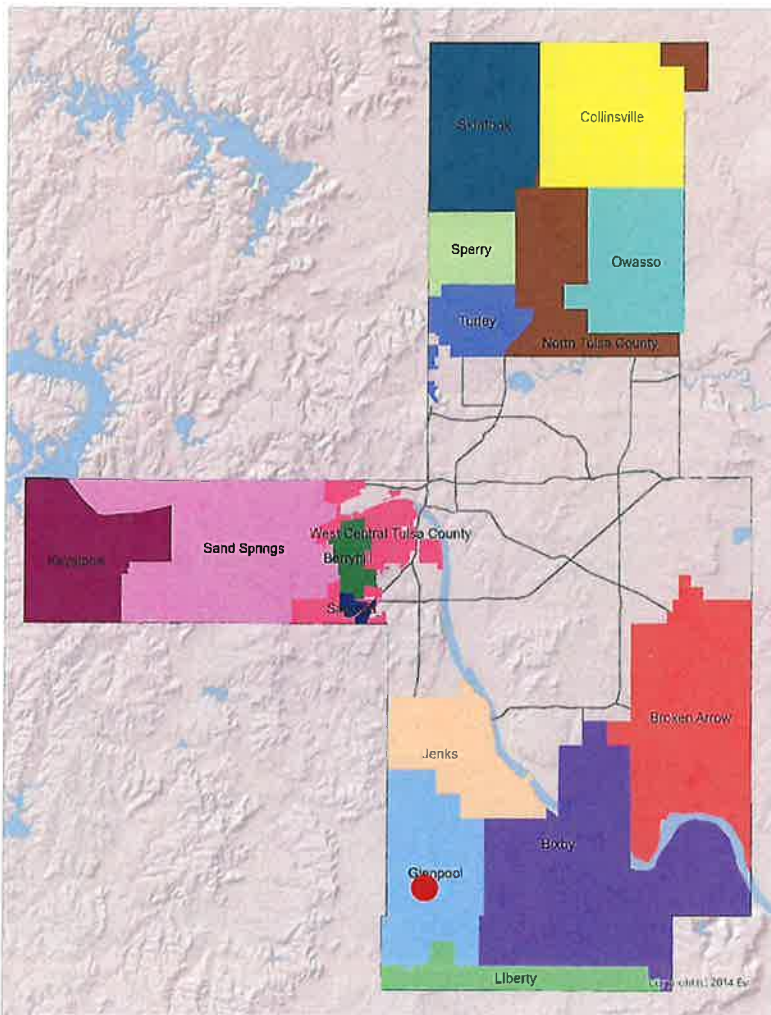
Owner and Applicant Information:

Applicant: Kevin Shed

Property Owner: Same

Action Requested: Variance of the rear yard setback in the AG-R district (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 1.0 acres

Location: 16947 S 11th W Ave

Present Zoning: AG-R

Fenceline/Area: Glenpool

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7226

CASE NUMBER: CBOA-3274

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Kevin Shed

ACTION REQUESTED: Variance of the rear yard setback in the AG-R district (Section 2.040, Table 2-3)

LOCATION: 16947 S 11th W Ave

ZONED: AG-R

FENCELINE: Glenpool

PRESENT USE: Residence

TRACT SIZE: 1.0 acres

LEGAL DESCRIPTION: LOT 6, BLOCK 4 GLENDALE ACRES II B1-4

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG-R and contains a single-family residence. The tract abuts AG-R zoning in all directions containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the rear yard setback in the AG-R district (Section 2.040, Table 2-3).

The applicant is wanting to construct an accessory building to the north of the home that is currently located on the lot. Due to the odd configuration of the lot the proposed building lies within the side and rear yards of the existing home. As shown on the sketches provided by the applicant. The rear yard required in an AG-R district is 40 ft. The applicant is proposing to place his accessory building 15 ft from the property line.

The applicant provided the statement "Odd lot configuration. Was wanting to place shop building 15 ft off of east property line."

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 AG-R 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 S 11th W Ave



Subject tract looking Northeast from S 11th W Ave

RE PUD-24-A

AG

AG-R

SUBJECT TRACT

W 169TH ST S

S 9TH W AVE

AG

W 170TH ST S

S 11TH W AVE

W-171ST-ST-S

AG

LEGEND

Glenpool Corporate Limits

CBOA-3274

26 17-12

CBOA-3274 15.5





0 Feet 200 400



Subject Tract

CBOA-3274

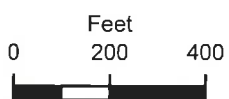
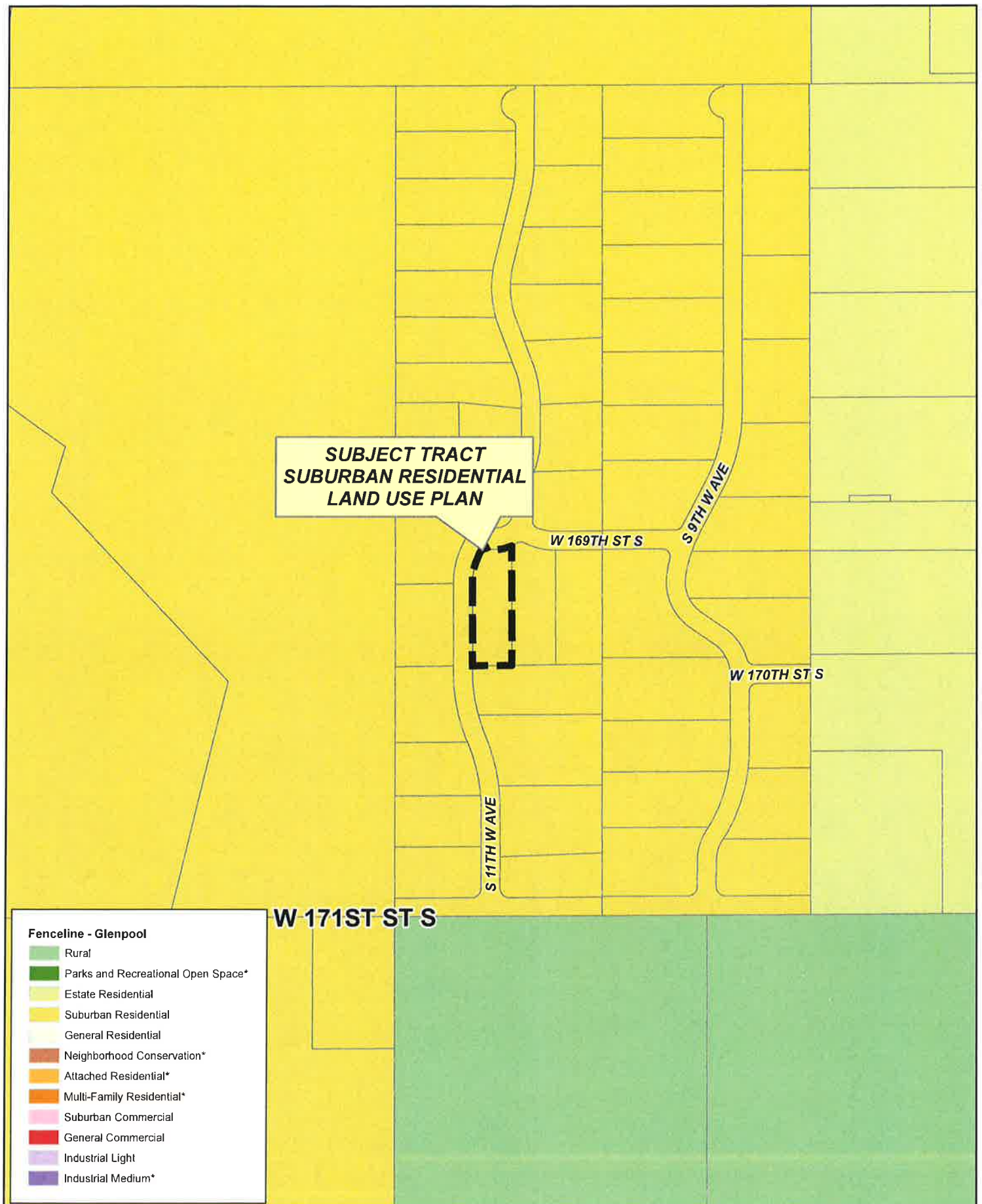
26 17-12

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

Aerial Photo Date: 2023

CBOA-3274 15.6



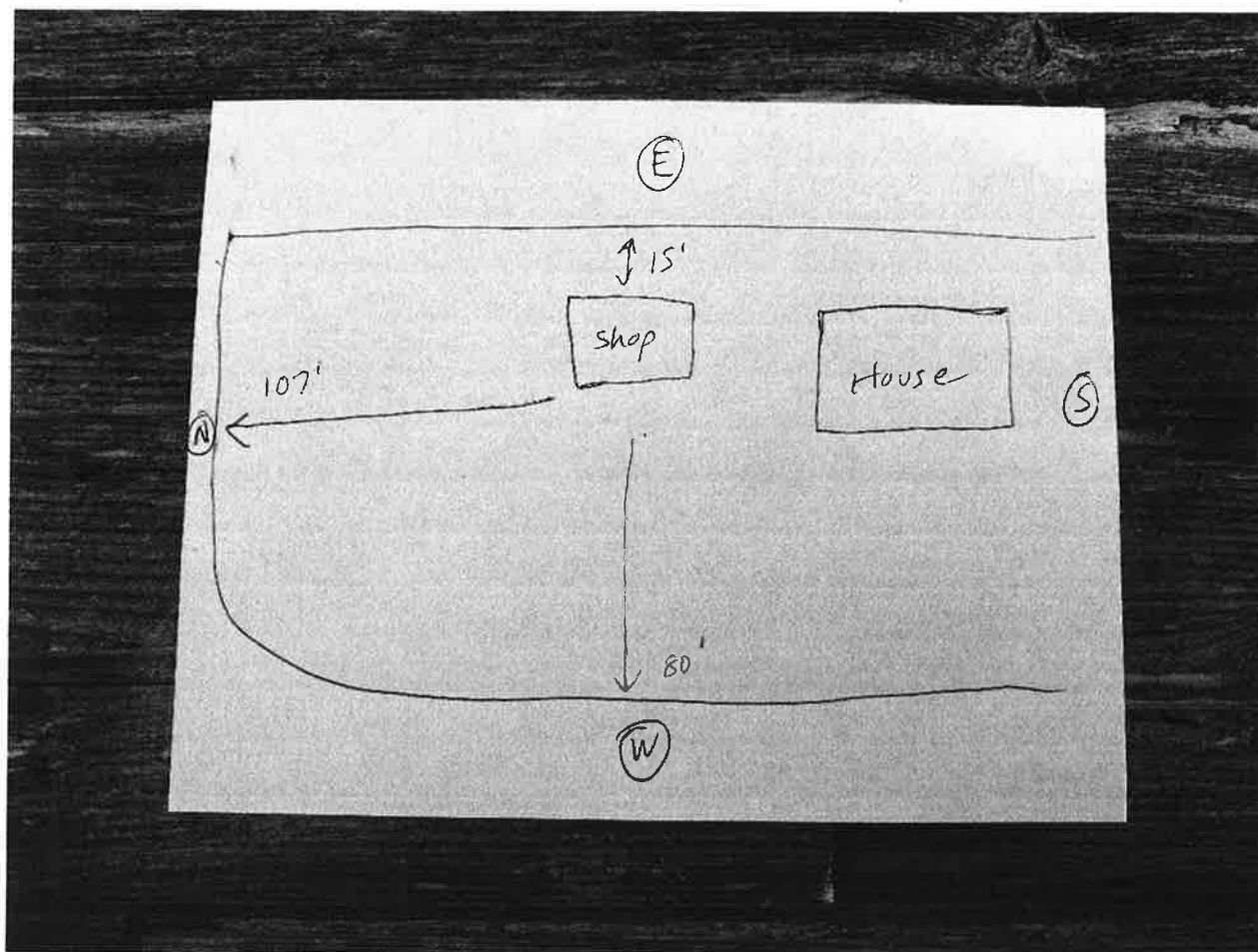


CBOA-3274

26 17-12

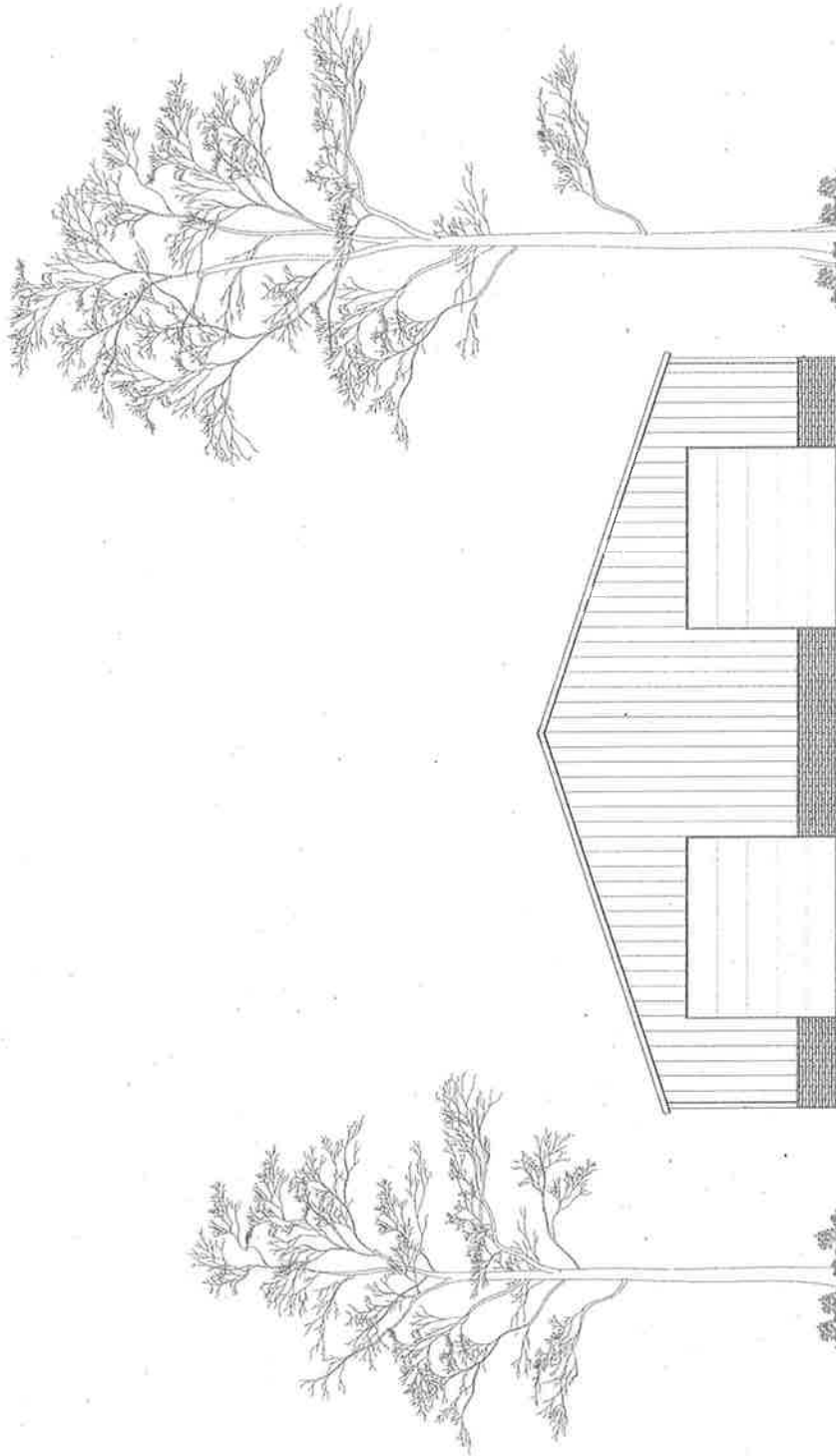
CBOA-3274 15.7





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

SHED DETACHED SHOP



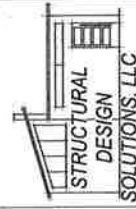
REVISED
NOT FOR
CONSTRUCTION
SDSLLC25

PAGE #	CONTENTS
CS	COVER SHEET
DS	DISCLAIMER SHEET
A1	FLOOR PLAN
A2	ELEVATIONS #1
A3	ELEVATIONS #2
A4	ROOF PLAN

CBOA-3274 15.10

GENERAL NOTES

2	1/1	04.10
1	0/1	04.09
NO.	REVISION/ISSUE	DATE



COVER SHEET

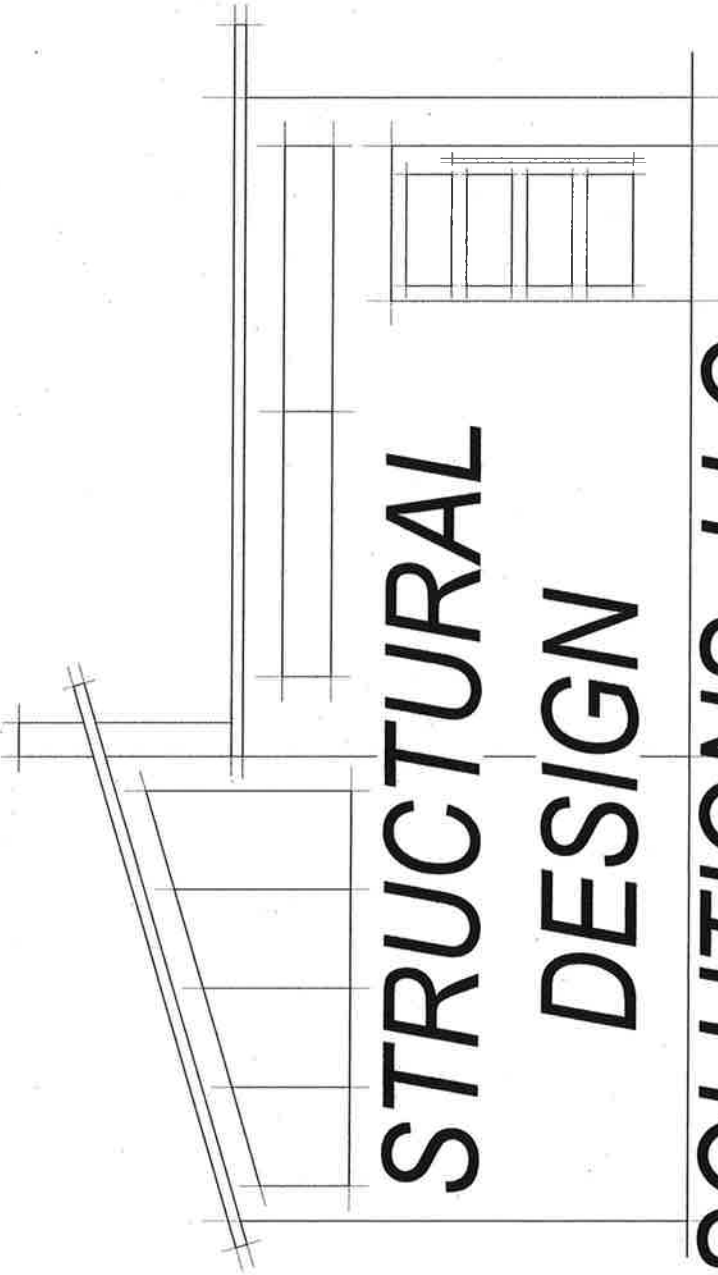
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BY	MCS	DATE	04.09.25
SCALE	N/A		

CS

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STRUCTURAL DESIGN SOLUTIONS, LLC

IMPORTANT LEGAL INFORMATION

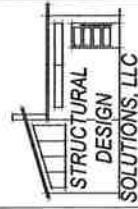
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GENERAL NOTES

2	1/1	04.10
1	0/1	04.09
N/A	REVISION/REUSE	DATE

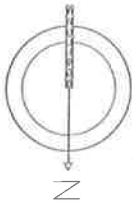


DISCLAIMER
SHEET

PROJECT	SHEED	DATE	DATE
N/A	MCS	04.09.25	N/A
SCALE		N/A	

DS

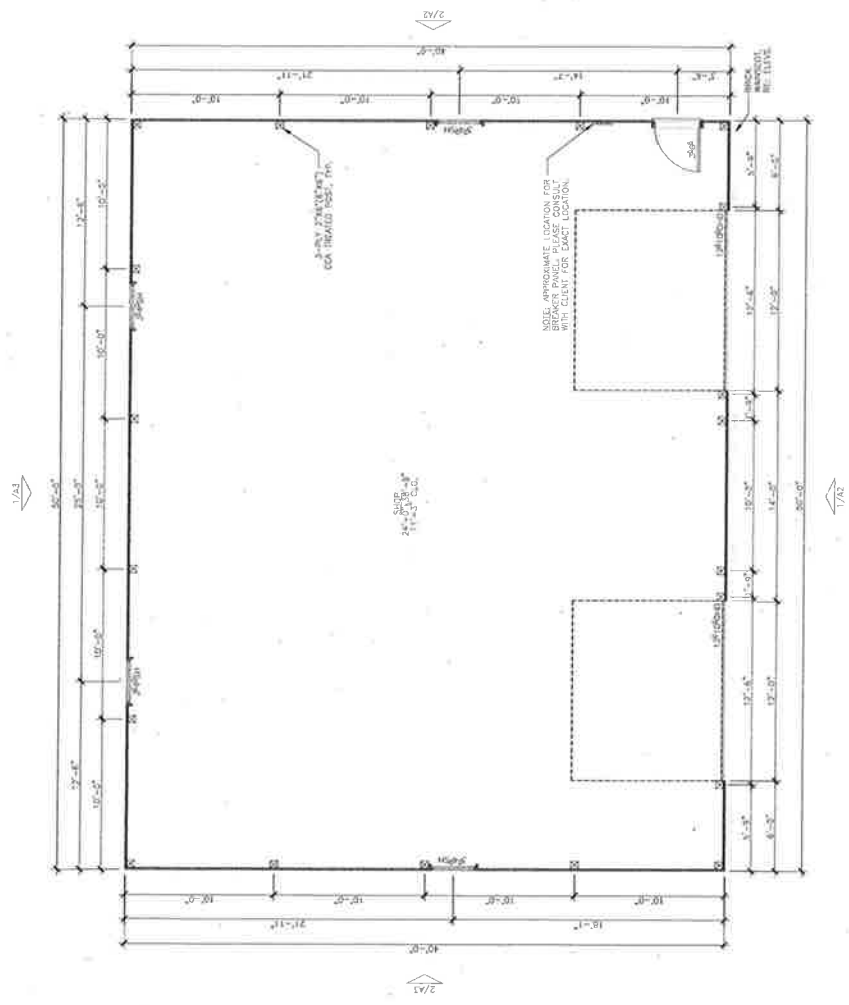
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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SWITCHES, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

NOTE: PLEASE NOTE THAT ALL CEILING HEIGHTS ARE APPROXIMATE. 12' SIDEWALL HEIGHT IS BASED OFF OF THE 12' CEILING HEIGHT. ANY CHANGES TO BE ADJUSTED ACCORDINGLY. PLEASE CONSULT WITH BUILDING CONTRACTOR.

- GENERAL NOTES
- 1) WINDOW AND DOOR PLACEMENT AS WELL AS SIZE ARE SUBJECT TO PERMITS AND LOCAL REGULATIONS. PER THE CLIENT'S REQUEST.
 - 2) CEILING HEIGHTS ARE AS NOTED.
 - 3) ROOM DIMENSIONS ARE ROUNDED TO THE NEAREST HALF INCH.



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CONSTRUCTION
SDSLLC25

CBOA-3274 15.12

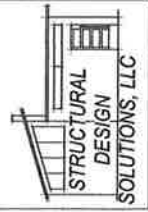
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SHELL MATERIALS:

WINDOWS:
5/8\"
DOORS:
5/8\"
12\"

NOTE: WINDOWS AND DOORS ARE DEFINED AS FEET/INCHES. EX. 2'-0\"

NO.	1/1	04.10
1	0/1	04.09
NO.	REVISIONS	DATE



FLOOR PLAN

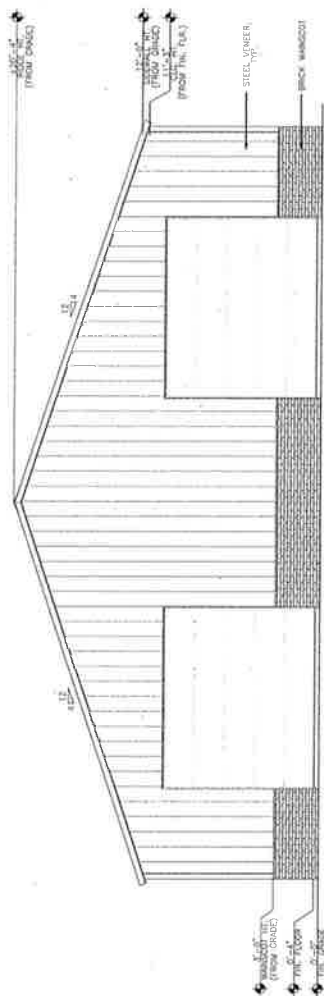
SHED
MCS
04.09.25
1/4\"

A1

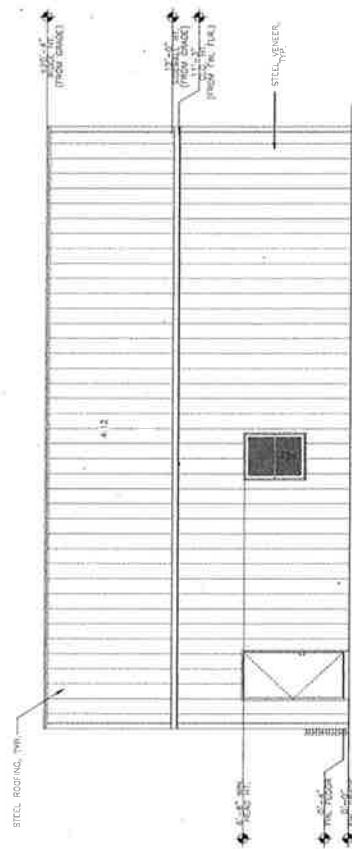
AREA:
SHOP: 2,000 SQ. FT.

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NOTE: PLEASE NOTE THAT ALL CEILING HEIGHTS ARE APPROXIMATE. 12' SIDEWALL HEIGHT IS BASED OFF THE TOP OF CONCRETE LOCATED WITHIN THE PIER POURED AROUND THE SUPPORT COLUMN. INTERIOR FRAMING WILL NEED TO BE ADJUSTED ACCORDINGLY. PLEASE CONSULT WITH BUILDING CONTRACTOR.



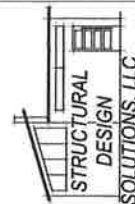
1 FRONT ELEVATION



2 RIGHT ELEVATION

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CONSTRUCTION
SDSLLC25

2	1/1	04.10	
1	0/1	04.09	
NO.	REVISION/ISSUE	DATE	



ELEVATIONS #1

PROJECT	SHED	DATE
	CS 04.09.25	

A2

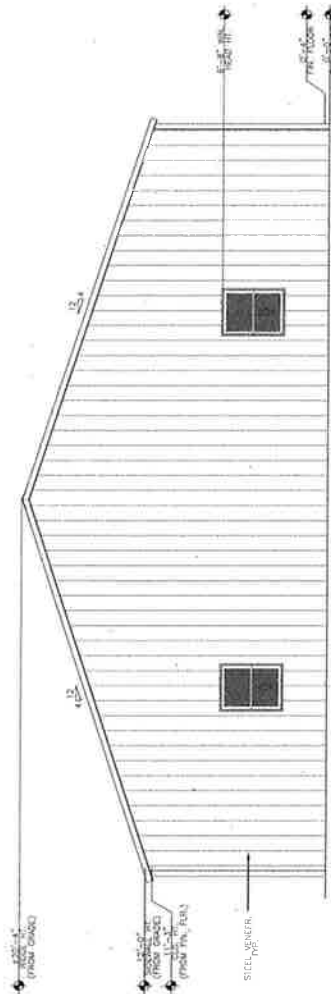
GENERAL NOTES

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

NOTE: PLEASE NOTE THAT ALL CEILING HEIGHTS ARE APPROXIMATE. 12' SIDEWALL HEIGHT IS BASED OFF OF THE 12' CEILING HEIGHT. IF THE CEILING HEIGHT IS DIFFERENT, THE PIER POURED AROUND THE SUPPORT COLUMN. INTERIOR FRAMING WILL NEED TO BE ADJUSTED ACCORDINGLY. PLEASE CONSULT WITH BUILDING CONTRACTOR.



1 REAR ELEVATION



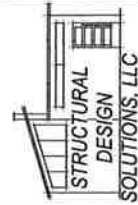
2 LEFT ELEVATION

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GENERAL NOTES

1.) ROOF PITCHES ARE AS NOTED.

NO.	REVISION/ISSUE	DATE
2	1/1	04.10
1	0/1	04.09
NO.	REVISION/ISSUE	DATE



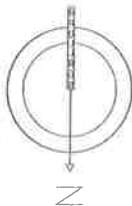
ELEVATIONS #2

PROJECT
SHED
DATE
MCS 04.09.25
SCALE
1/4"=1'-0"

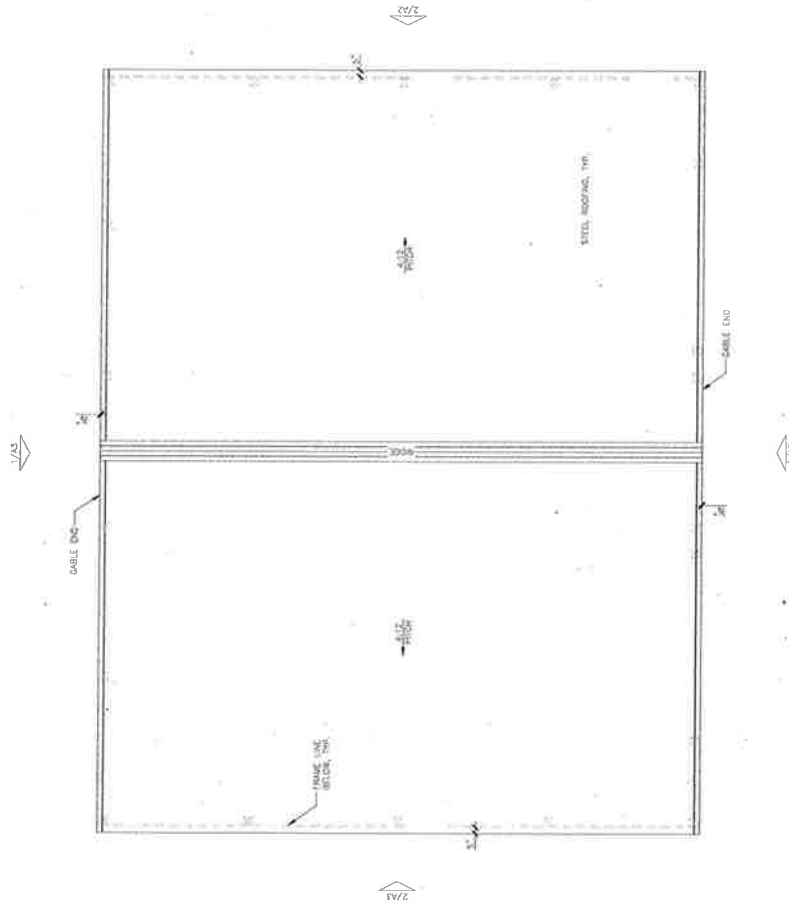
A3

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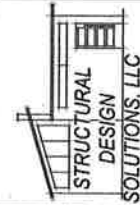
BUILDING CONTRACTOR/HQMT OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, BRICES, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.



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CONSTRUCTION
SDSLLC25

GENERAL NOTES
1. ROOF PITCHES ARE AS NOTED.
2. ROOF OVERHANGS ARE AS NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. FRAMED WALL ACTUAL OVERHANG MAY VARY ONCE CONSTRUCTION IS FINALIZED.

NO.	REVISION/DATE	DATE
2	1/1	04.10
1	0/1	04.09



ROOF PLAN

PROJECT	SHED	SHEET	A4
DATE	MCS 04.09.25		
SCALE	1/4"=1'-0"		

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Board of Adjustment

Case Number: CBOA-3275

Hearing Date: 5/20/2025 1:30 PM

Case Report Prepared by:

Jay Hoyt

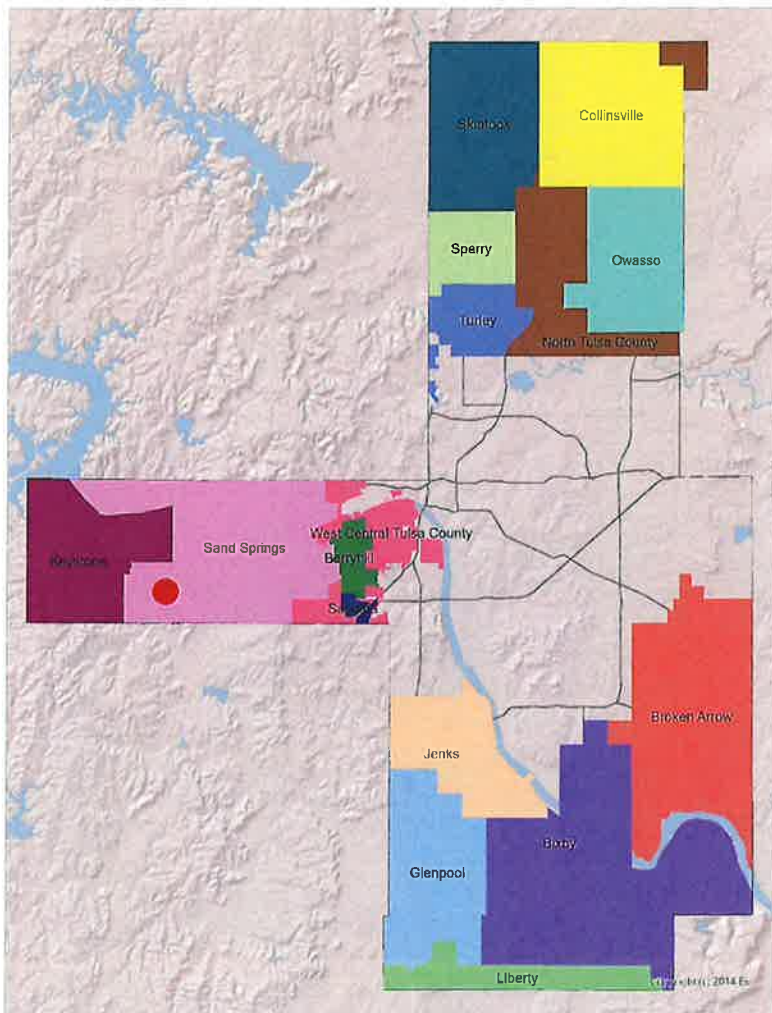
Owner and Applicant Information:

Applicant: Dustin Adcock

Property Owner: Same

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

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.7 acres

Location: 17886 W Coyote Trail

Present Zoning: AG

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9025

CASE NUMBER: CBOA-3275

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Dustin Adcock

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

LOCATION: 17886 W Coyote Trail

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Residence

TRACT SIZE: 2.7 acres

LEGAL DESCRIPTION: LOT 8, BLOCK 1 COYOTE RUN

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 in all directions 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 applicant intends to split the subject tract into two parcels approximately 0.8 acres and 1.85 acres in size which are both under the lot area and lot area per dwelling requirements of the Tulsa County Zoning Code.

The applicant provided the statement "The Variance will not cause an issue with the neighbors. We bought 2.65 acres and would like to make two parcels of 0.8 acres and 1.85 acres. Our neighbor is buying the 1.85 acres portion and does not need access through the 0.8 acre portion.

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

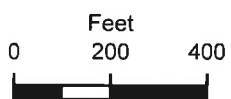
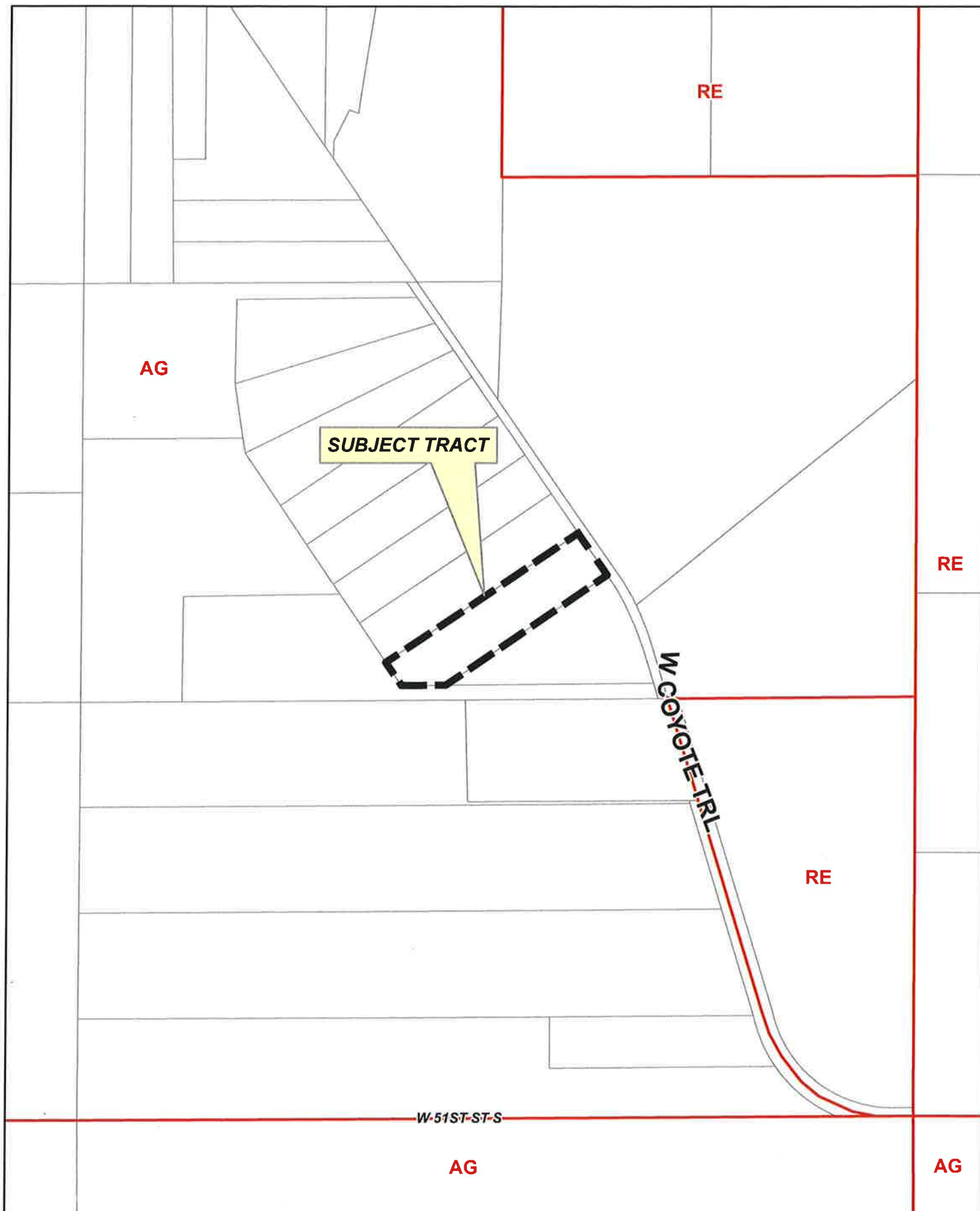
Subject to the following conditions, if any: _____.

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 Southwest from W Coyote Trail

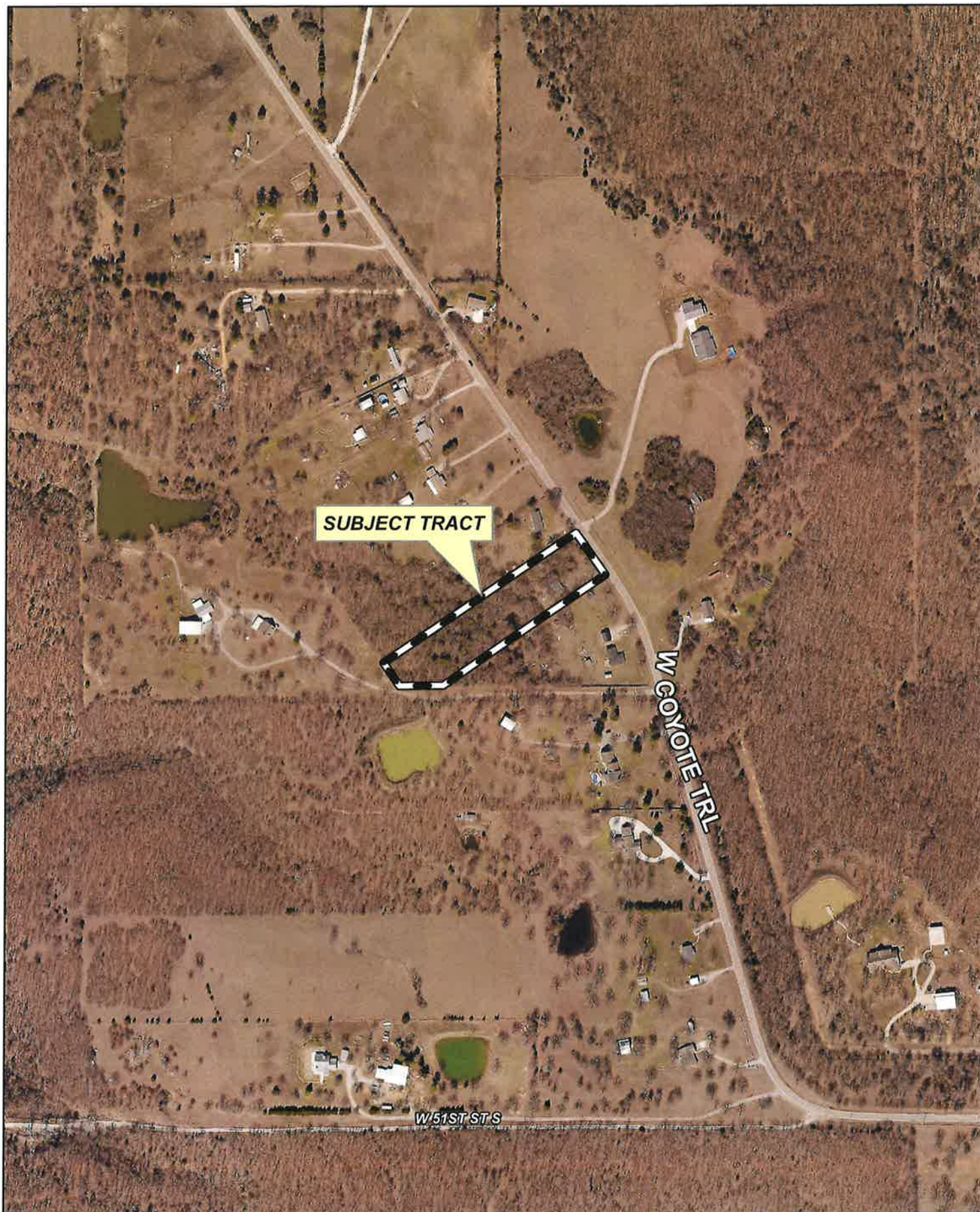


CBOA-3275

25 19-10

CBOA-3275 16.5





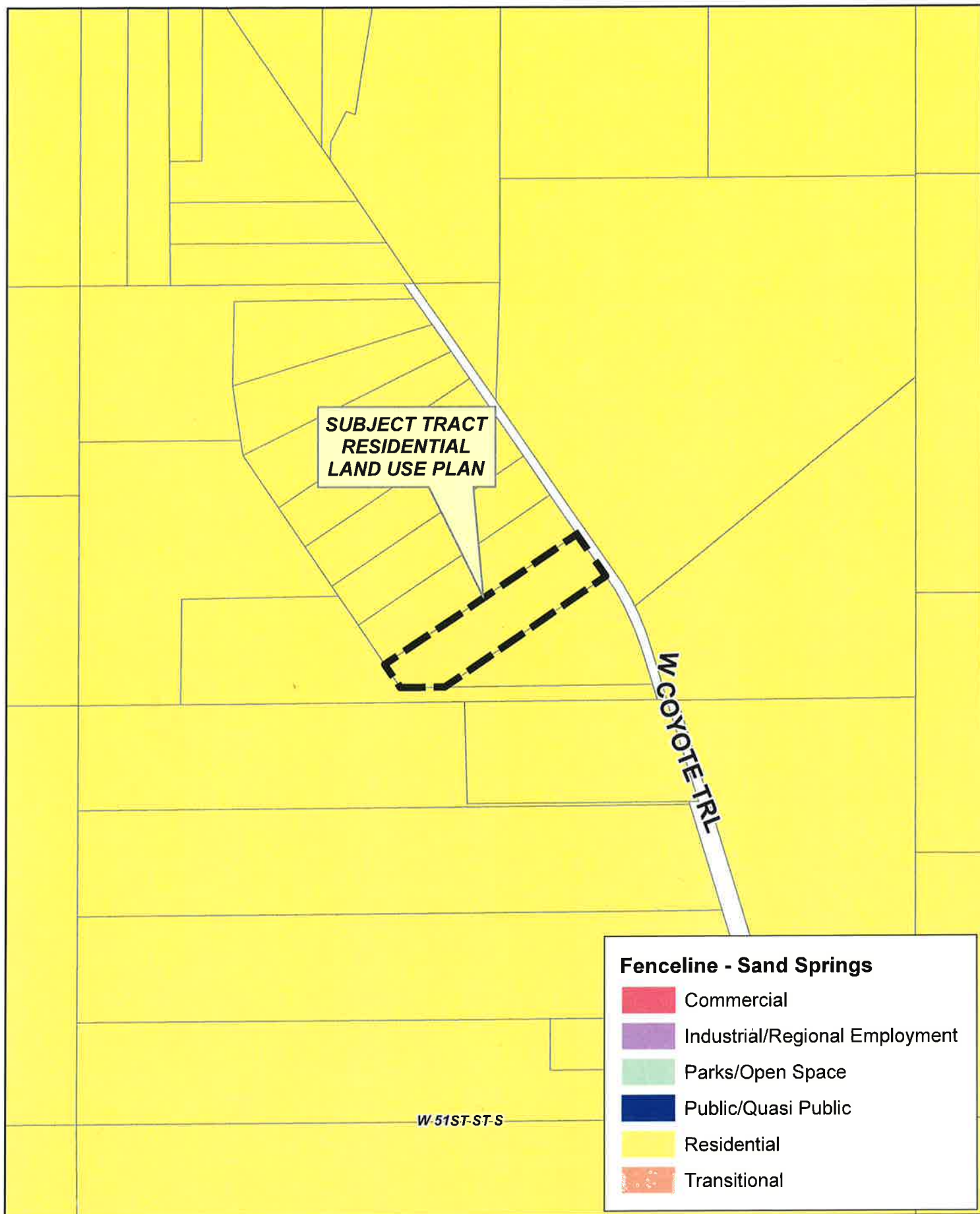
0 Feet 200 400

CBOA-3275

25 19-10

CBOA-3275 16.6





CBOA-3275

25 19-10

CBOA-3275 16.7