



2:12 pm, Aug 05, 2025

AGENDA**Tulsa County Board of Adjustment
Regularly Scheduled Meeting****Tuesday August 19, 2025, 1:30 p.m.****Williams Tower I****1 West 3rd Street, St. Francis Room****Meeting No. 546****(Meeting No. 545 Cancelled due to lack of Quorum)****Consider, Discuss and/or Take Action On:**

1. Approval of Minutes of May 20, 2025 (Meeting No. 543).
2. Approval of Minutes of June 17, 2025 (Meeting No. 544).

UNFINISHED BUSINESS**3. * 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 Pl

4. * CBOA 3277 – Christopher Voight**Action Requested:**

Variance to permit two dwellings on a single lot of record and a Variance of the minimum land area per dwelling in an AG-R district (Section 2.030, Table 2-2) **Location:** 5801 S 155th W Ave

5. * CBOA 3278 – Charles & Monica McDonald**Action Requested:**

Special Exception to permit a type 1 home occupation of Soap and Candle Making in the AG district (Section 8.120). **Location:** 15405 E Hwy 64

NEW APPLICATIONS**6. * CBOA 3284 – Lorena Johnson****Action Requested:**

Use Variance to permit a recreational vehicle as a residential building type in RS-3 district (Sec. 3.030) **Location:** 1602 S 165 Av W Sand Springs

7. * CBOA 3285 – Mike Butler, DLM Constructions

Action Requested:

Variance of the minimum frontage requirement of 30' on a public street or dedicated right-of-way to 0' (Section 2.050) **Location:** 4660 S 203rd W Ave Sand Springs

8. * CBOA 3286 - David Baggett

Action Requested:

Use Variance to allow a recreational vehicle as a building type in an AG district (section 3.030)

Location: 9404 N Delaware Avenue, Sperry

9. * CBOA 3287 – Jonathan DeBruyn

Action Requested:

Special Exception to allow a duplex use in an AG district (Sec. 2.030, Table 2-2)

Location: 16871 W. Wekiwa Rd, Sand Springs

10. CBOA 3288 – Tonya Pvarnik

Action Requested:

Variance to allow accessory dwelling unit exceeding provisions of zoning code (Sec. 8.040) **Location:** 8356 E. 98th Street N. Owasso

11. CBOA 3289 – Rush Deitz

Action Requested:

Variance of the all-weather surface requirement for parking (Sec. 10.070) **Location:** 13108 E 106th St N

12. CBOA 3290 – Gricelda Lopez

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) **Location:** 5859 N. Norfolk Ave. East

13. CBOA 3291 – Luis Gomez

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) **Location:** 1425 E. 73rd St. N.

14. CBOA 3292 – Julie Walker

Action Requested:

Special Exception to allow a manufactured home on an IL zoned District (Sec. 4.030)

Location: 4532 S. 47th W. Ave.

***These cases were scheduled for Meeting 545 which was Cancelled due to lack of Quorum.**

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-3265

Hearing Date: 8/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

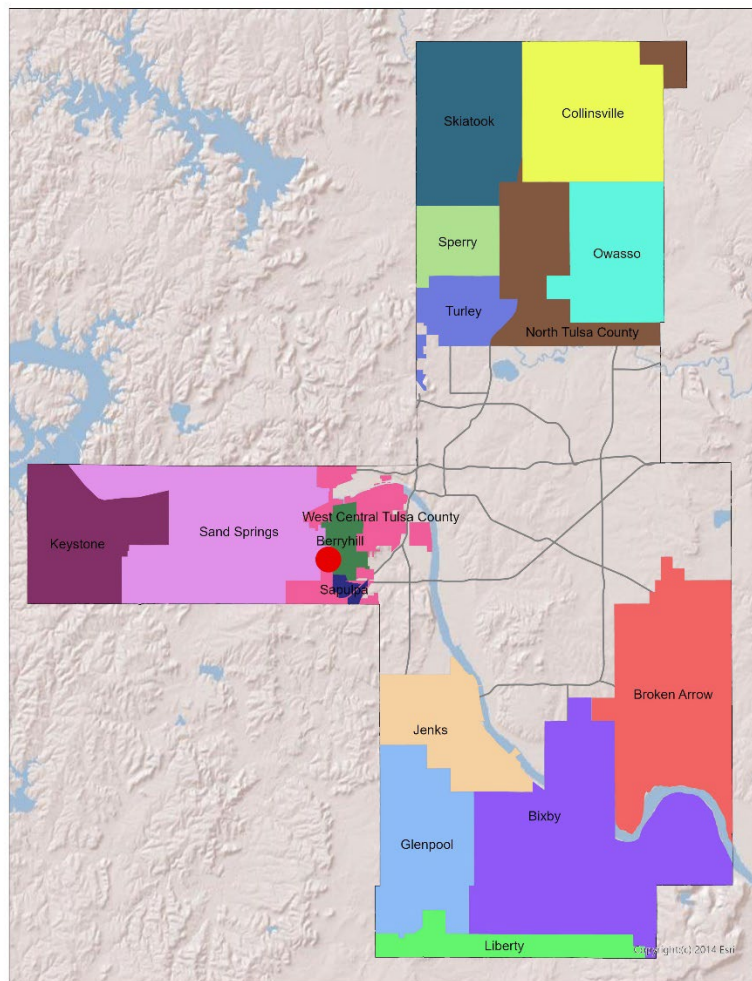
Owner and Applicant Information:

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: 0.70 acres

Location: 6832 W 41st PI

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: Kendal Davis

HEARING DATE: 8/19/2025 1:30 PM

Applicant Continuance request from 5/20/2025 and 7/15/2025 1:30PM

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 Pl
Family 3)

ZONED: RS-3 (Residential Single

FENCELINE: Sand Springs

PRESENT USE: Vacant

TRACT SIZE: 0.70 acres

LEGAL DESCRIPTION: LT 4 BLK 4 STRATFORD ESTATES BLK 4

RELEVANT PREVIOUS ACTIONS: None

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.

Subject to the following conditions, if any:

- 1) _____.
- 2) _____.
- 3) _____.

In approving a variance, the board of adjustment is authorized to impose such conditions and restrictions as the board determines to be necessary to ensure compliance with the standards of §14.100-H, to reduce or minimize the effect of the variance upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

No Variance may be approved unless the board of adjustment determines that the following facts favorable to the property owner have been established.

- a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship.
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and
- c. That the variance, if granted, will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.



Subject tract looking Southeast from W 41st Pl S

Steve.Younger@morganstanley.com
Davis, Kendal
Subject: RE: [EXTERNAL] RE: CBOA-3265

Is TC Engineering looking at this project? The excess rain and aerobic waste water runoff is injurious to my residential property next door.

Thank you,

Steve Younger

Vice President, Wealth Advisor

Financial Planning Specialist

Morgan Stanley Wealth Management

2200 South Utica Place, Suite 300 | Tulsa, OK 74114

Office Phone 918-586-7048

Cell 918-891-1217

Steve.Younger@MorganStanley.com

NMLS# 1558034

CA License # ON04147

[Click here](#) to view my website.

Investments and services offered through Morgan Stanley Wealth Management LLC, and accounts carried by Morgan Stanley & Co. Incorporated; members SIPC.

From: Younger, Steve (Wealth Management Field)

Sent: Tuesday, May 20, 2025 11:21 AM

To: Hoyt, Jay <JHoyt@incog.org>

Subject: RE: [EXTERNAL] RE: CBOA-3265

I never agreed to the size of his building. I told him the covenants stated it had to be 15 feet from the property line between our houses.

I applied for a variance in April 2021 CBOA-2531 and was approved because of the water runoff. I ended up placing my 30x50 garage in the rear of my house instead.

Ted got some bad advice from the lady he bought his house from. Rona Ellen complained extensively about me possibly placing my garage in the side yard. She then told Ted he could build his garage in the side yard. Any other neighbors don't suffer the consequences of the now even more extensive water runoff.

Steve Younger

Vice President, Wealth Advisor

Financial Planning Specialist

Morgan Stanley Wealth Management

2200 South Utica Place, Suite 300 | Tulsa, OK 74114

Office Phone 918-586-7048

Cell 918-891-1217

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From: Hoyt, Jay <JHoyt@incog.org>
Sent: Tuesday, May 20, 2025 8:32 AM
To: Younger, Steve (Wealth Management Field) <Steve.Younger@morganstanley.com>
Subject: RE: [EXTERNAL] RE: CBOA-3265

The project will have to go through Tulsa County Engineering to determine how to handle runoff.

Thank you,

Jay Hoyt
From: Steve.Younger@morganstanley.com <Steve.Younger@morganstanley.com>
Sent: Monday, May 19, 2025 1:13 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: RE: [EXTERNAL] RE: CBOA-3265

All of the rain runoff from the 2,400 sq foot building now runs onto my property and is a drainage issue. How is the runoff going to be handled?

Steve Younger
Vice President, Wealth Advisor
Financial Planning Specialist
Morgan Stanley Wealth Management
2200 South Utica Place, Suite 300 | Tulsa, OK 74114
Office Phone 918-586-7048
Cell 918-891-1217
Steve.Younger@MorganStanley.com
NMLS# 1558034
CA License # ON04147
[Click here](#) to view my website.

Investments and services offered through Morgan Stanley Wealth Management LLC, and accounts carried by Morgan Stanley & Co. Incorporated; members SIPC.

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Monday, May 19, 2025 10:46 AM
To: Younger, Steve (Wealth Management Field) <Steve.Younger@morganstanley.com>
Subject: [EXTERNAL] RE: CBOA-3265

Steve,

It appears that the subject lot is not part of a PUD and is not located in a Floodway district, per the Tulsa County maps.

Thank you,

Jay Hoyt
From: Steve.Younger@morganstanley.com <Steve.Younger@morganstanley.com>
Sent: Monday, May 19, 2025 10:33 AM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: CBOA-3265

5.020-I
Covenants

Chapter 5 | Special Districts

Sec. 5.030 | FD, Floodway District

No building permit may be issued, and no building or development may occur in a PUD zoning district until covenants necessary to reasonably ensure continued compliance with the approved development plan are recorded in the county clerk's office. Such covenants may be established in a subdivision plat or in a separately

recorded legal instrument. In order that the public interest may be protected, the county commission must be

made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks,

screening, and access. Such covenants must provide that the county commission may enforce compliance of the

covenants, and further provide that amendment of the covenants requires planning commission approval and the

filing of record of a written amendment to covenants, endorsed by the planning commission.

5.030-B General Floodway Regulations

The following general regulations apply to the use of land located within a Floodway District:

a.

New construction, substantial improvements, or other development (including fill) shall not be approved if it:

(1) Adversely affects the capacity of channels or floodways of any watercourse herein identified as in the Floodway District to convey the regulatory flood.

(2) Would measurably increase flood flows or flood heights or increase flood damage upon off site properties during the occurrence of the regulatory flood.

(3) Would individually, or when combined with all other existing and anticipated development, expose additional upstream, downstream, or adjacent properties to adverse flood effects that would otherwise not be exposed to such effects due to the regulatory flood.

(4) Increase velocities or volumes of floodwaters to the extent that significant erosion of floodplain soils would occur either on the subject property or on some other property upstream or downstream.

b. Encroachments in floodways, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of the regulatory flood shall be prohibited.

c.

All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.



Sent by neighbor



Sent by neighbor



Sent by neighbor



Sent by neighbor



3 ft of dirt piled against the fence and a 2,400 sq ft non compliant garage causing erosion problems that are only going to get worse. If the county doesn't address this issue then civil court will get expensive for all of us. – Steve Young
Sent by neighbor



Sent by neighbor



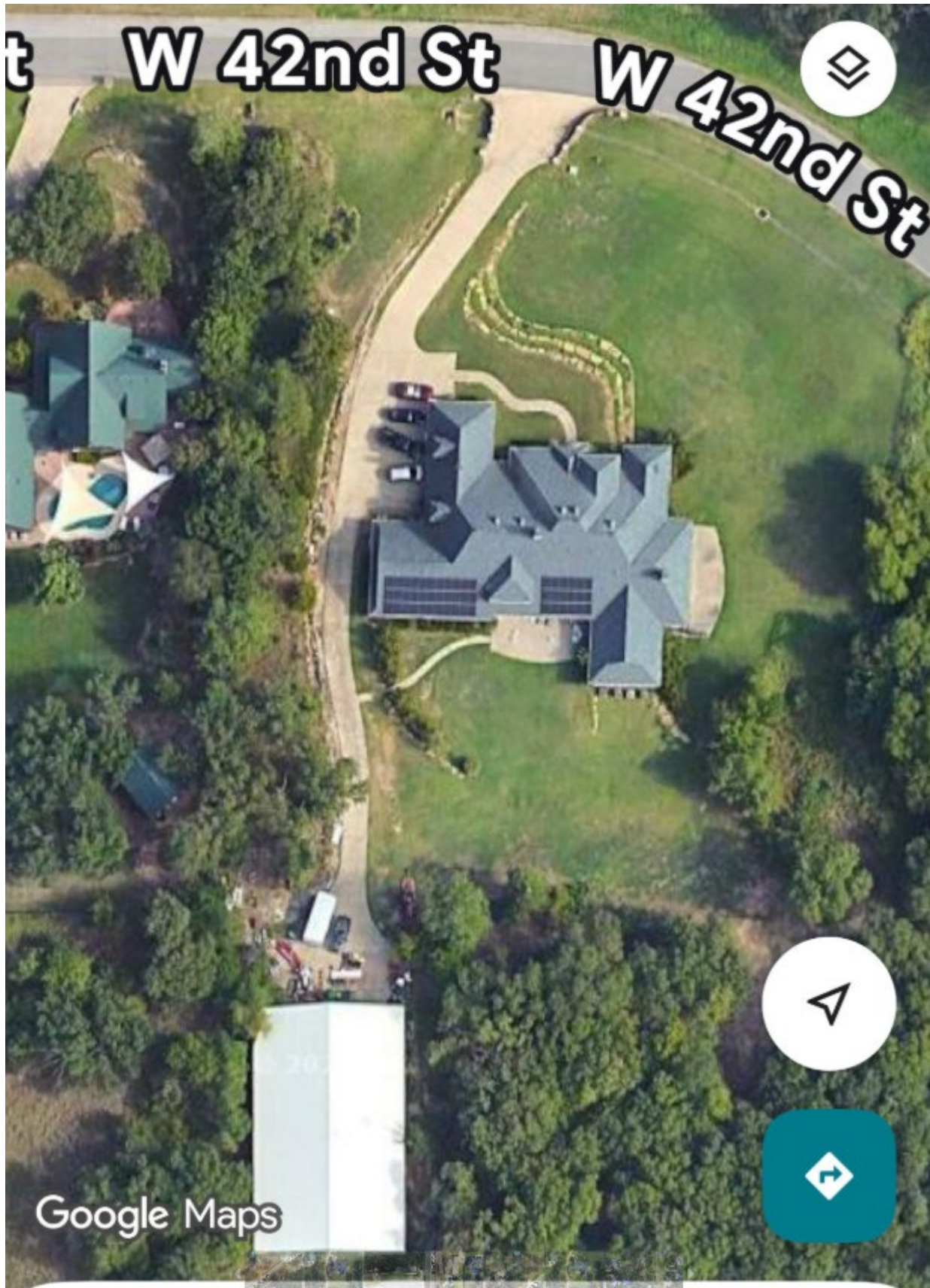
Sent by neighbor

Neighborhood pictures of surrounding area below:

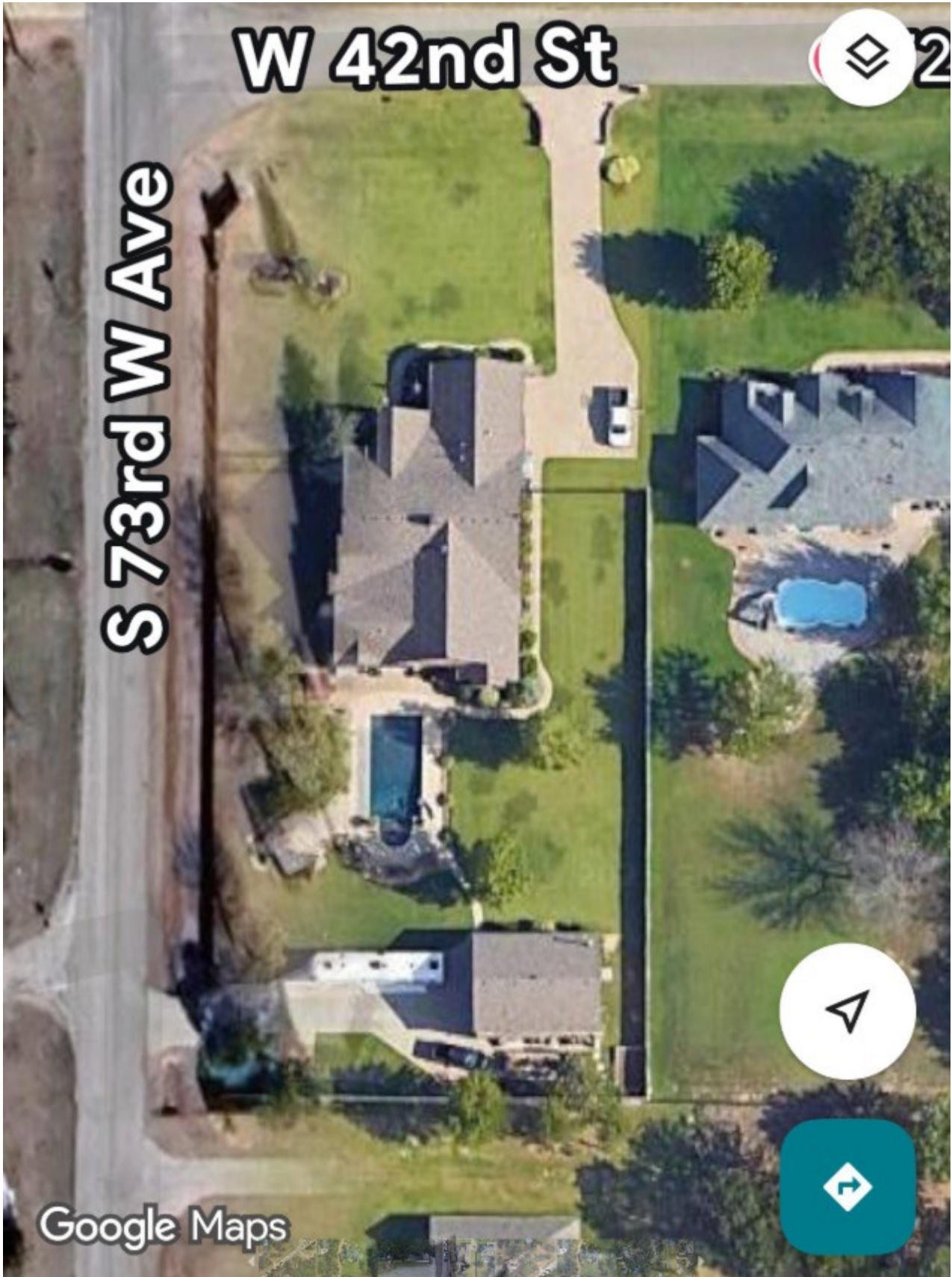




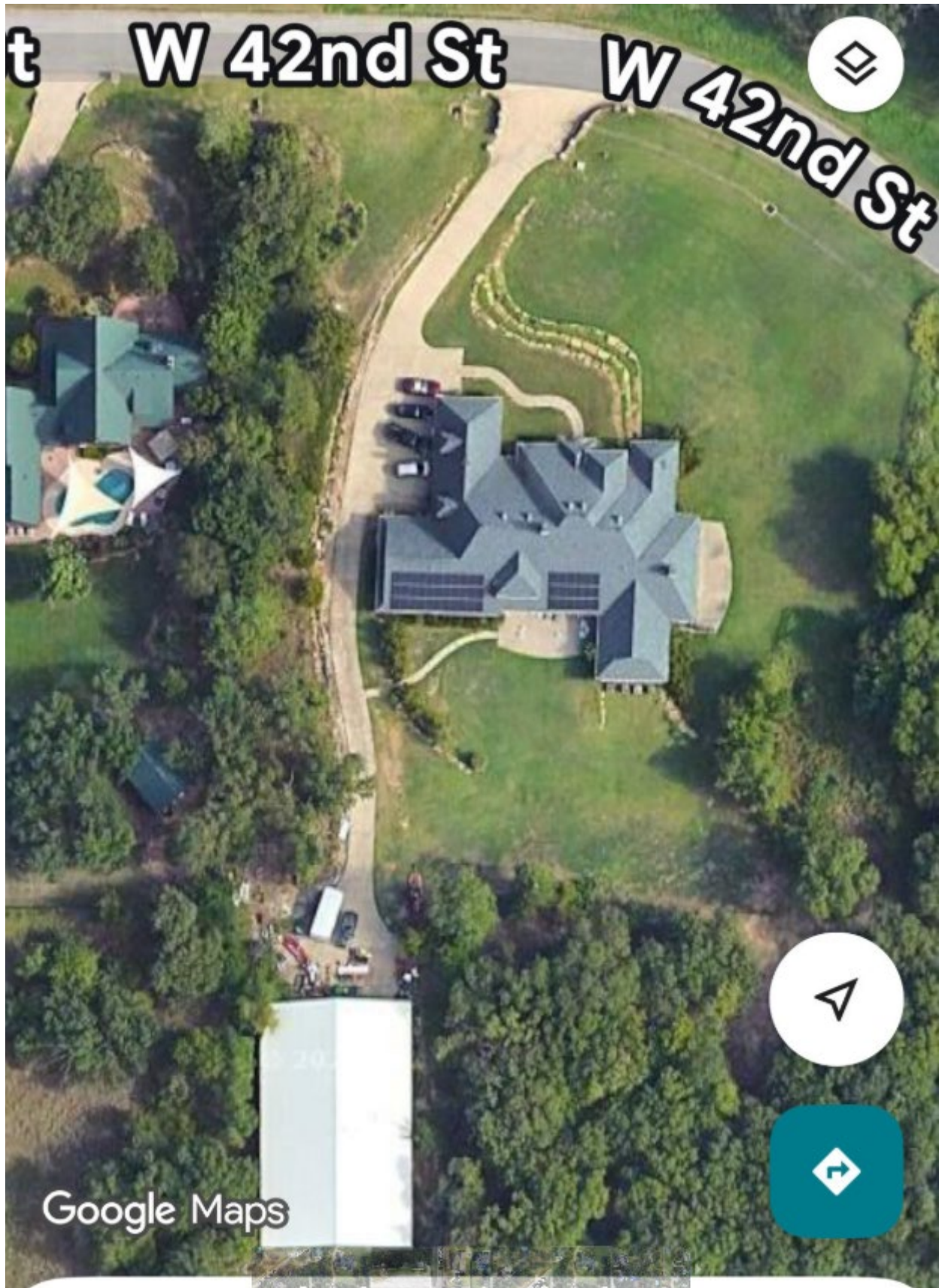


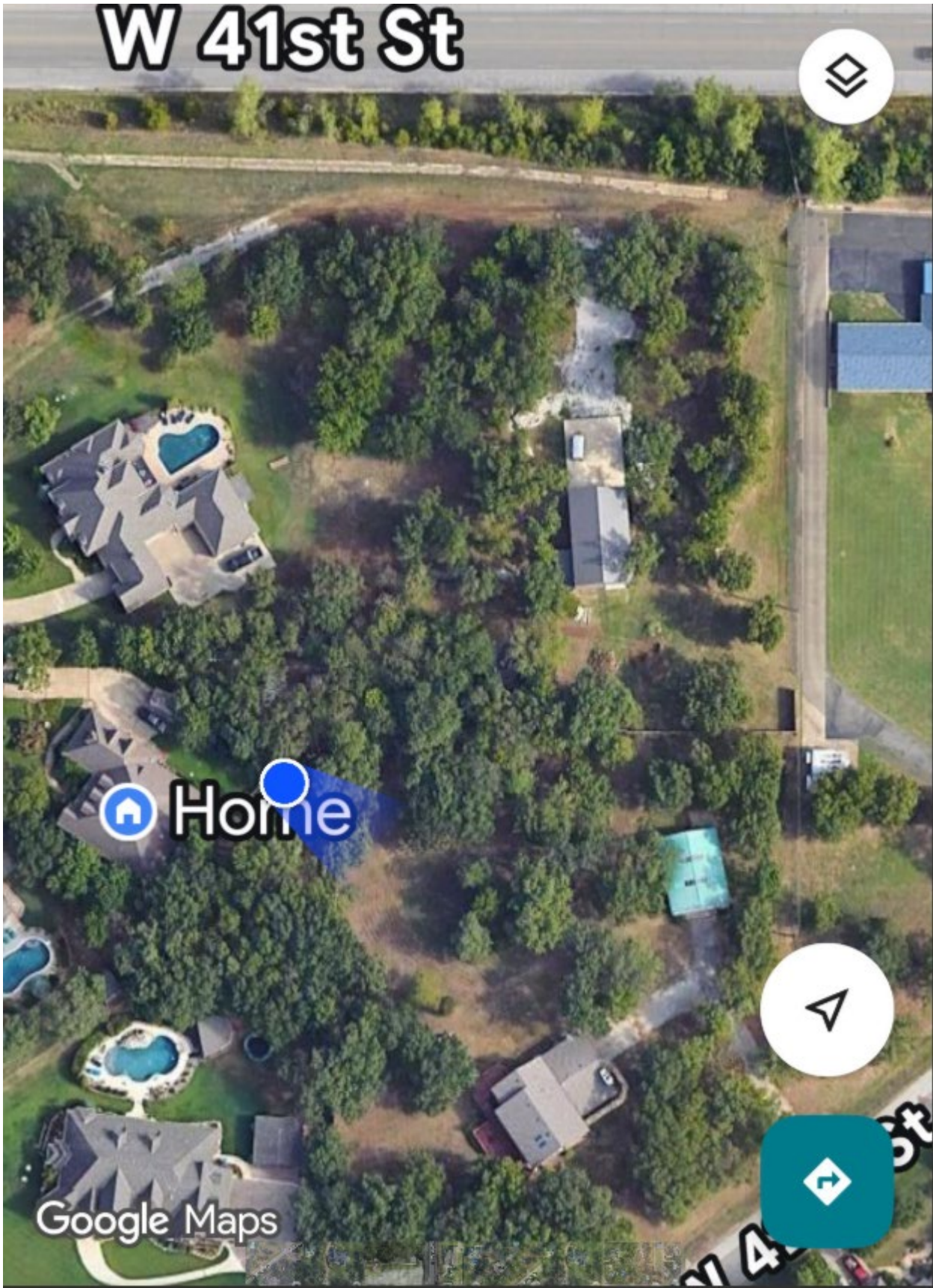














Attached is a few photos of my barn and my neighbors properties. – Ted Schwendemann













Case Number: CBOA-3277

Hearing Date: 8/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

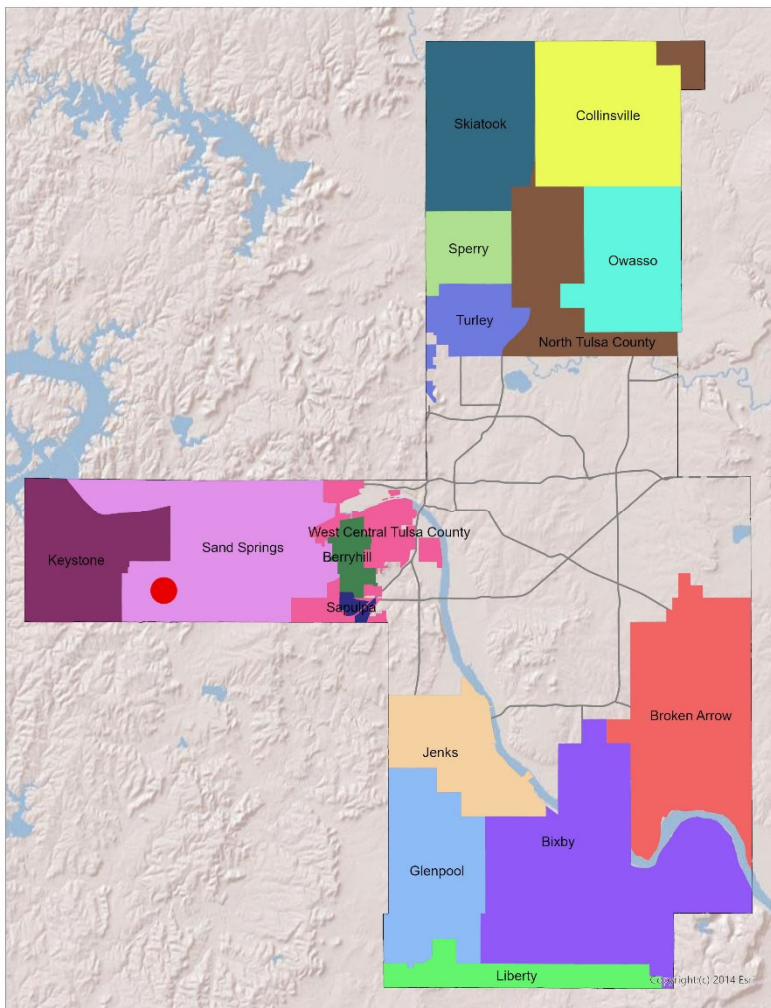
Owner and Applicant Information:

Applicant: Christopher Voight

Property Owner: Same

Action Requested: Variance to permit two dwellings on a single lot of record and a variance of the minimum land area per dwelling in an AG-R district (Section 2.030, Table 2-2)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.7 acres

Location: 5801 S 155th W Ave

Present Zoning: AG-R (Agricultural Residential)

Fenceline/Area: Sand Springs

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9025

CASE NUMBER: **CBOA-3277**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 8/19/2025 1:30 PM

Applicant Continuance from 6/17/2025 and 7/15/25 1:30PM

APPLICANT: Christopher Voight

ACTION REQUESTED: Variance to permit two dwellings on a single lot of record and a variance of the minimum land area per dwelling in an AG-R district (Section 2.030, Table 2-2)

LOCATION: 5801 S 155th W Ave (East half of this address)
Frontage is facing S. 153rd W Ave. (1.15 acres)

ZONED: AG-R

FENCELINE: Sand Springs

PRESENT USE: Residence

TRACT SIZE: 2.7 acres

LEGAL DESCRIPTION:

S/2 S/2 SE NE SW LESS E25 & W25 THEREOF FOR RD SEC 32 19 11 2.31AC

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 zoning in all directions containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit two dwellings on a single lot of record and a variance of the minimum land area per dwelling in an AG-R district (Section 2.030, Table 2-2).

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 statement:

"The Variance will not cause an issue with the neighbors. We bought 2.7 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.

Sample Motion:

"Move to _____ (approve/deny) a variance to allow two dwelling units on a single lot of record and a variance of the minimum land area per dwelling unit in an AG-R district. (Section 2.050).

Subject to the following conditions, if any:

- 1) _____.
- 2) _____.

3) _____.

In approving a variance, the board of adjustment is authorized to impose such conditions and restrictions as the board determines to be necessary to ensure compliance with the standards of §14.100-H, to reduce or minimize the effect of the variance upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

No Variance may be approved unless the board of adjustment determines that the following facts favorable to the property owner have been established.

- a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship;
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and
- c. That the variance, if granted, will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.



Subject tract looking West from South 153rd West Avenue

**Notice of Hearing before the
Board of Adjustment
County of Tulsa, Oklahoma**

Case Number: CBOA-3278

Notice is hereby given that a public hearing will be held before the Board of Adjustment to consider the following application. All persons interested in this matter may attend this hearing and present their objections to or arguments for the request.

You have received this notice because your property is near the property (or properties) subject to the application.

The Case

Applicant: Charles & Monika MacDonanld
509-688-3565, prayingmac@yahoo.com

Action Requested: Special Exception to permit a type 1 home occupation of Soap and Candle Making in the AG district (Section 8.120).

Location: 15405 E Highway 64

Property Legal Description: LOT 5 BLOCK 1 DEERFIELD CREEK

Current Zoning: AG

Read the County Zoning Code: www.incog.org//Land_Development/land_main.html

The Public Hearing

Date: 08/19/2025 1:30 PM

Location: Tulsa County Government Headquarters. Room 131,218 West 6th St, Tulsa Ok, 74119

Questions & Comments

If you have questions about the application or this notice, you may contact the applicant or County BOA staff in the Tulsa Planning Office at INCOG. You may speak at the meeting or submit written comments via email to esubmit@incog.org or by mail: Tulsa County Board of Adjustment, c/o INCOG, 2 W. 2nd St., Suite 800, Tulsa, OK 74103. Please reference Case Number CBOA-3278.

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Remember to reference the case number and include your name and address.

- **Kendal Davis:** 918-579-9485 or esubmit@incog.org
- **Assistant Planner:** 918-584-7526 or esubmit@incog.org



Case Number: **CB0A-3278**

Hearing Date: **8/19/2025 1:30 PM**

Case Report Prepared by:

Kendal Davis

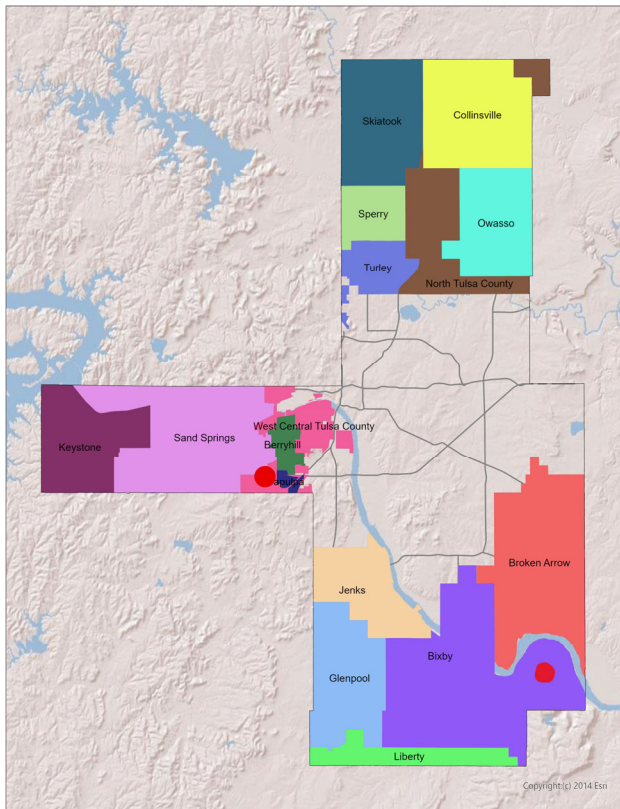
Owner and Applicant Information:

Applicant: Charles & Monika
MacDonanld

Property Owner: Same

Action Requested: Special Exception to permit a type 1 home occupation for Soap Making and Candle making in the AG district (Section 8.120).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 7 acres

Location: 15405 E Highway 64

Present Zoning: AG (Agricultural)

Fenceline/Area: Bixby

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 7427

CASE NUMBER: **CBOA-3278**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 8/19/2025

Applicant Continuance request from 6/17/2025 and 07/15/2025 1:30 PM

APPLICANT: Charles & Monika MacDonanld

ACTION REQUESTED: Special Exception to permit a type 1 home occupation for Soap Making and Candle Making in the AG district (Section 8.120).

LOCATION: 15405 E Highway 64

ZONED: AG (Agricultural)

FENCELINE: Bixby

PRESENT USE: Residence

TRACT SIZE: 7 acres

LEGAL DESCRIPTION: LOT 5 BLOCK 1 DEERFIELD CREEK

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG 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 Special Exception to permit a type 1 home occupation of Soap making and Candle making in the AG district (Section 8.120).

Type 1 Home Occupations are those in which household residents use their home as a place of work, with no employees, customers or clients coming to the site. Typical examples include telecommuting office workers, writers, consultants, artists and crafts people

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

The applicant provided the statement:

“There is ample space to conduct a home occupation that will have no effect on adjacent properties. Its intended use is also to remain as agricultural/residential.”

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit a Type 1 home occupation of Soap Making and Candle making in the AG district (Section 8.120).”

Subject to the following conditions, if any:

- 1)** _____.
- 2)** _____.
- 3)** _____.

In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations

That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.



Street View from Highway 64



Board of Adjustment

Case Number: CBOA-3284

Hearing Date: 8/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

Owner and Applicant Information:

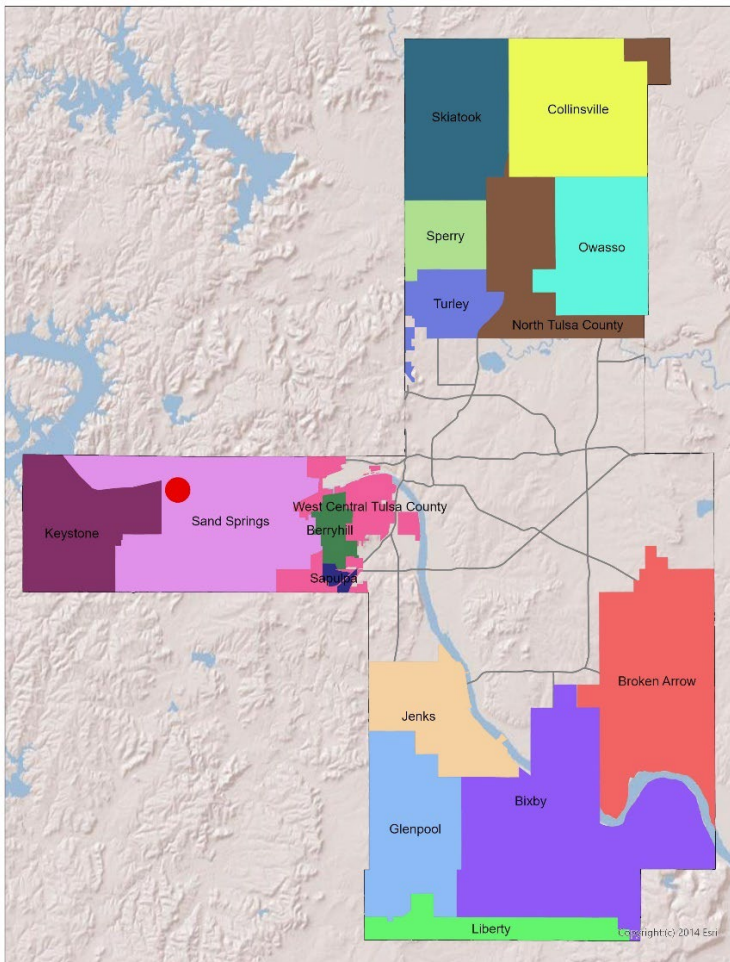
Applicant: Lorena Johnson

Property Owner: Lorena and Eddie Johnson

Action Requested:

Use Variance to permit a recreational vehicle as a residential building type in RS-3 district (Sec. 3.030)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: .90 Acres

**Legal Description: BEG 327.84S & 69.5E
NWC NE SE TH S327.84 W333.5 N327.84
E333.5 POB LESS S200 & LESS E25 FOR
RD SEC 7 19 11 .90AC**

**Present Zoning: RS-3 (Residential
Single Family 3)**

Fenceline/Area: Sand Springs, OK

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9107

CASE NUMBER: CBOA- 3284

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 8/19/15/2025 1:30 PM
Applicant Continuance request from 7/15/2025.

APPLICANT: Lorena Johnson

ACTION REQUESTED: Use Variance to allow a recreational vehicle as a residential building type in an RS-3 district (Section 3.030)

LOCATION: 1602 South 165th Ave. W. Sand Springs, OK
3)

ZONED: RS-3 (Residential Single Family

FENCELINE/Area: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 0.90 Acres

LEGAL DESCRIPTION: BEG 327.84S & 69.5E NWC NE SE TH S327.84 W333.5 N327.84 E333.5 POB LESS S200 & LESS E25 FOR RD SEC 7 19 11 0.90AC

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 containing a single-family residence on the property. The tract is adjacent multiple lots of the same zoning category of RS-3, while also being surrounded by other large AG tracts in the area.

STAFF COMMENTS:

The applicant is appearing before the Board to request a Use Variance to allow for the parking and use of a recreational vehicle within an RS-3 district, pursuant to Section 3.030 of the Zoning Code. A recreational vehicle is not an allowed residential building type permitted by in the RS-3 district. As such, the proposed use, parking and utilizing a recreational vehicle on the subject tract requires a Use Variance. While this use is not typically permitted in the RS-3 district due to potential adverse impacts. A Use Variance may be granted if the proposed use is determined to be compatible with the surrounding area and not injurious to the public welfare. The applicant has clarified that the request is not for permanent placement of the recreational vehicle, but rather for temporary and essential use to support their household during a particularly challenging period.

In approving a use variance, the board of adjustment is authorized to impose such conditions and restrictions as the board determines to be necessary to ensure compliance with the standards of §14.100-H, to reduce or minimize the effect of the variance upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

Sample Motion:

"Move to _____ (approve/deny) a use variance to allow recreational vehicle as a permitted dwelling type for a period of _____ months/years (Section 14.100)

Subject to the following conditions, if any:

- 1) _____
- 2) _____
- 3) _____

No Variance may be approved unless the board of adjustment determines that the following facts favorable to the property owner have been established.

- a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship;
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and
- c. That the variance, if granted, will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.

These are pictures of the RV and where it is located on the property. I have also included signatures I gathered from the neighborhood. I hope this is what you were needing when we last spoke. If you have any questions or need any more information please call me at 918-658-5100. Thank you, Lorena Johnson









Letter of Support

Subject: To allow a recreational vehicle in a residential district

Re: Case number CBOA-3284

We, the undersigned hereby express our support for the temporary allowance and occupancy of a recreational vehicle on the property found at 1602 S. 165th West Ave. in Sand Springs, Oklahoma, 74063.

Name	Address	Signature
Gary Oyler	1604 S. 165 th W Ave Sand Springs	Gary Oyler
Penelope Oyler	1604 S. 165 th W Ave	Penelope Oyler
EVERY OYLER	"	EVERY OYLER
Todd Ray	1606 S. 167 th W. Ave.	Todd Ray
Adam Freeman	1604 S. 167 th W Ave	Adam Freeman
Uzzma Ray	1606 S. 167 th W Ave	Uzzma Ray
Michelle Hale	1610 S. 167 th W. Ave	Michelle Hale
Cheryl Walker	1610 S. 167 th W Ave	Cheryl Walker
Tori Hale	1610 S. 167 th West Ave	Tori Hale
Heather Shrum	16712 W 17 th St S	Heather Shrum
Bonnie Spriggs	1602 S 167 W Ave	Bonnie Spriggs
Ryan Schneider	16503 W. 16 th St. S.	Ryan Schneider
Tara Schneider	16503 W. 16 th St. S.	Tara Schneider
Ruth Bucci	16400 W. 17 th S	Ruth Bucci
Jennifer Myers	16404 W. 17 th St. S.	Jennifer Myers
Christian Gaddis	16402 W 17 th St. S.	Christian Gaddis
Wayne T. Holmes	1801 S. 165 th W Ave	Wayne T. Holmes
Carrie Fisher	1809 S 165 Ave	Carrie Fisher
DAVID Aushen	16409 W. 19 th Plac	DAVID Aushen
Terren Lee	1603 S 167 th W Ave	Terren Lee
Shirley Lee	1603 S. 167 th West Ave	Shirley Lee

We thank you for your support.

DEONE DOCTORS 16405 W 16th St

Shirley & Terren Lee
D-De



Case Number: CBOA-3285

Hearing Date: 8/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

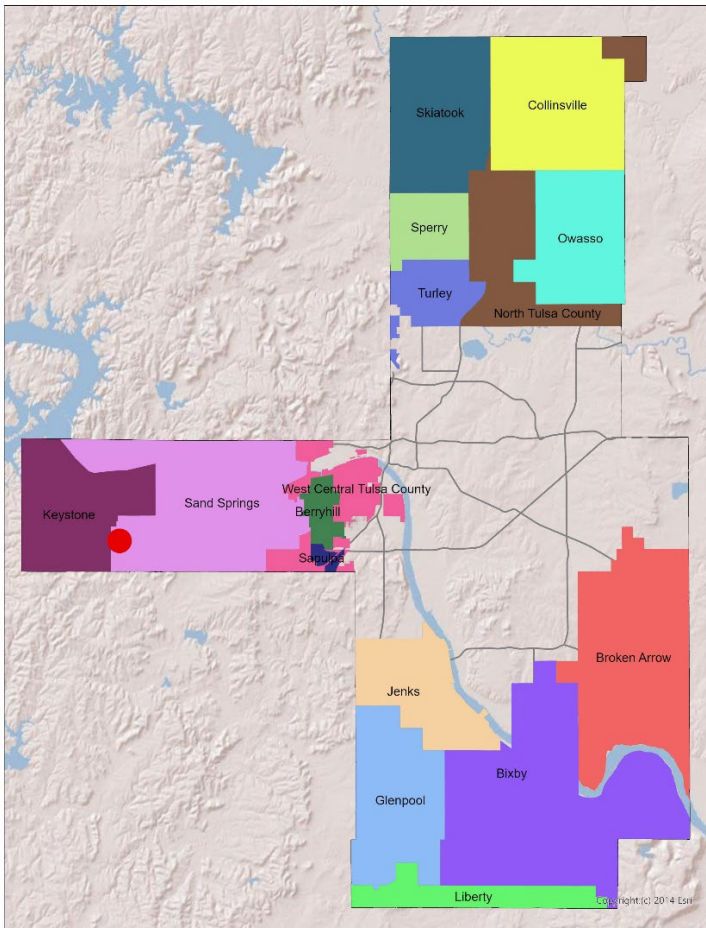
Owner and Applicant Information:

Applicant: Mike Butler, DLM
Constructors

Property Owner: Garry & Barbara
Bentley

Action Requested: Variance of the minimum frontage requirement of 30' on a public street or dedicated right-of-way to 0 ft (Section 2.050)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 23.5 Acres

Legal Description:

PRT SW BEG 1811.89E NWC S/2 N/2
N/2 SW TH E262.46 S140.34
SELY122.26 SW191.84 SE80 NE170
WLY197.06 SE295.65 NE200.47
E207.86 S989.94 W1149.81 N672.87
NE344.50 E127.06 N30.02 POB SEC
26 19 10 23.513ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: Sand Springs, OK

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9026

CASE NUMBER: **CBOA-3285**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 8/19/2025 1:30 PM
Applicant Continuance 7/15/2025

APPLICANT: Mike Butler, DLM Constructors

ACTION REQUESTED: Variance of the minimum frontage requirement of 30' on a public street or dedicated right-of-way to 0 ft (Section 2.050)

LOCATION: 4650 S. 203rd Ave West

ZONED: AG (Agricultural)

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 23.5

LEGAL DESCRIPTION: PRT SW BEG 1811.89E NWC S/2 N/2 N/2 SW TH E262.46 S140.34 SELY122.26 SW191.84 SE80 NE170 WLY197.06 SE295.65 NE200.47 E207.86 S989.94 W1149.81 N672.87 NE344.50 E127.06 N30.02 POB SEC 26 19 10 23.513ACS

RELEVANT PREVIOUS ACTIONS:

County Lot Split: CLS-72; Approved 9/24/25.

CBOA-3197; Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330) Approved 08/20/2024.

ANALYSIS OF SURROUNDING AREA: None Relevant

STAFF COMMENTS:

The applicant is requesting a variance from the minimum frontage requirement of 30 feet on a public street or dedicated right-of-way and is seeking approval for a reduced frontage to 0 feet within an AG (Agricultural) District. The applicant currently owns 23.5 acres of land, which was previously approved for a lot split to allow construction of a residence for their son.

Mr. and Mrs. Bentley previously appeared before the Board on August 20, 2024, and were granted a variance for the minimum lot and land area per dwelling unit requirement within the AG district. However, they were unaware that this approval did not address the frontage requirement associated with the parent tract. As a result, they are now returning to the Board to request a variance for the minimum frontage. Approval of this variance would allow the applicant to construct a driveway to access the site, enabling their builder to begin construction of the new residence.

The applicant provided a statement:

The property owners would like approval to build a driveway on their property, next door to their son, who owns the property where the 0 ft variance is needed. Once a driveway can be approved their builder will be able to start construction on their new home.

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 variance to reduce the required frontage on a maintained public road from 30 feet to 20 feet (Section 2.050).

Subject to the following conditions, if any:

- 1) _____.***
- 2) _____.***
- 3) _____.***

In approving a variance, the board of adjustment is authorized to impose such conditions and restrictions as the board determines to be necessary to ensure compliance with the standards of §14.100-H, to reduce or minimize the effect of the variance upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

No Variance may be approved unless the board of adjustment determines that the following facts favorable to the property owner have been established.

- a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship;
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and
- c. That the variance, if granted, will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.



Case Number: CBOA-3286

Hearing Date: 8/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

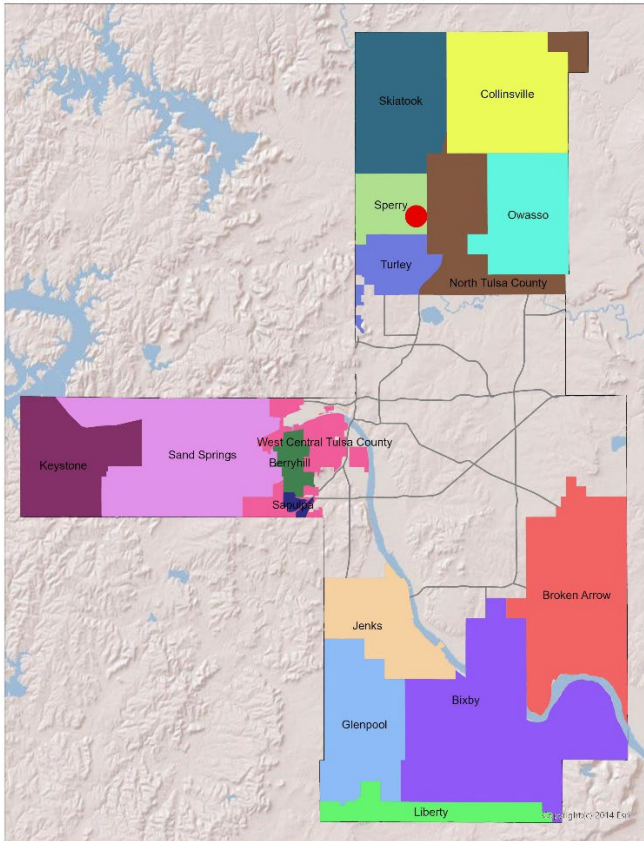
Owner and Applicant Information:

Applicant: David Baggett

Property Owner: David Baggett

Action Requested: The applicant is requesting a use variance to allow a Recreational vehicle as a building type in an AG district (section 3.030)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.5 acres

Legal Description :
E/2 S/2 NE NE NW SEC 20 21 13 2.50ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: Sperry

Land Use Designation:
Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1320

CASE NUMBER: CBOA-3286

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 8/19/2025 1:30 PM

Applicant Continuance 7/15/2025

APPLICANT: David Baggett

ACTION REQUESTED: Use Variance to allow a recreational vehicle as a residential building type in an RS-3 district (Section 3.030)

LOCATION: 9404 N. Delaware Avenue, Sperry, OK 74073

ZONED: AG (Agricultural)

FENCELINE: Sperry, OK

PRESENT USE: Residential

TRACT SIZE: 2.5 acres

LEGAL DESCRIPTION : E/2 S/2 NE NE NW SEC 20 21 13 2.50ACS

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. The abutting properties are vacant land and single-family residences

STAFF COMMENTS:

The applicant is appearing before the Board to request a Use Variance to allow for the parking and use of a recreational vehicle within an RS-3 district, pursuant to Section 3.030 of the Zoning Code, a recreational vehicle is not an allowed residential building type permitted by in the RS-3 district. As such, the proposed use, parking and utilizing a recreational vehicle on the subject tract requires a Use Variance. While this use is not typically permitted in the RS-3 district due to potential adverse impacts. A Use Variance may be granted if the proposed use is determined to be compatible with the surrounding area and not injurious to the public welfare. The applicant has clarified that the request is not for permanent placement of the recreational vehicle, but rather for temporary and essential use to support their household during a particularly challenging period.

In approving a use variance, the board of adjustment is authorized to impose such conditions and restrictions as the board determines to be necessary to ensure compliance with the standards of §14.100-H, to reduce or minimize the effect of the variance upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

Sample Motion:

"Move to _____ (approve/deny) a use variance to allow recreational vehicle as a permitted dwelling type for a period of _____ months/years (Section 14.100)

Subject to the following conditions, if any:

- 1) _____.
- 2) _____.
- 3) _____.

No Variance may be approved unless the board of adjustment determines that the following facts favorable to the property owner have been established.

- a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship;
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and
- c. That the variance, if granted, will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.

My name is
Ruby Crase my husband
Kenneth Crase are neighbors
to David & Kamma Baggett
who lost their home due to a
fire. We have no objections
to them living in their camp
while their home is being rebuilt
we think it's a shame that
a veteran of our country has to
go through all this red tape &
expense to rebuild their home

Kenneth & Ruby Crase
9385 No. Del Ave Sperry OK
74073

Ruby Crase

2 or more units a year
• Woman 50 or older who donates 3 or more
units a year
• Man who donates 3 or more units a year
• Man who donates 3 or more units a year
Learn more about your need for iron after
redcrossblood.org/iron.



FOR
T
MENT



FOWLER FORD
3400 S SHERIDAN RD
TULSA, OK 74145

To who IT may concern

I Jerry Tiller at 9598 N. Delaware
Sperry, OK. 74073

I have no issues with
Kane & David Beggett moving
in or living in a RV while
Rebuilding Their Home.

Any questions Feel
Free To call me
918-638-7534

Signed 6-12-25

Jerry Tiller



Case Number: CBOA-3287

Hearing Date: 08/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

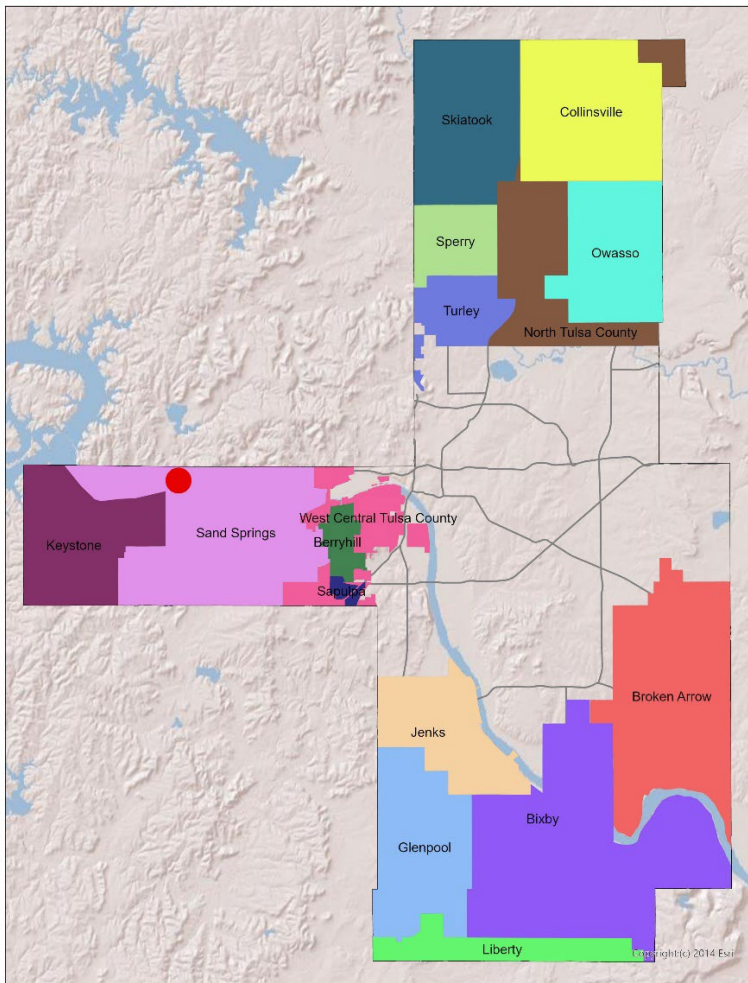
Owner and Applicant Information:

Applicant: Janathan DeBruyn

Property Owner: Timothy DeBruyn

Action Requested: Special Exception to allow a duplex use in an RS district (Sec. 410, Table 1)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 5.89

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

Present Zoning: AG (Agricultural)

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9106

CASE NUMBER: **CBOA-3287**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 08/19/2025 1:30 PM

APPLICANT: Janathan DeBruyn

ACTION REQUESTED: Special Exception to allow a duplex use in an AG district (Sec. 410, Table 1)

LOCATION: 16871 W. Wekiwa Rd, Sand Springs, OK

ZONED: AG (Agricultural)

FENCELINE: Sand Springs

PRESENT USE: Vacant

TRACT SIZE: 5.89

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

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA:

The subject tract is surrounded by AG zoning with a small section of Commercial zoning to the Northwest. Parcels to the north of the commercial district. It appear to have residential uses and property to the South. It appears to be vacant or have an agricultural use abutting the Arkansas River.

STAFF COMMENTS:

The applicant is requesting a Special Exception to allow a duplex use in an AG district (Sec. 410, Table 1).

A Special Exception is required as duplex use is not permitted by right in the AG district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The duplex use must be found to be compatible with the surrounding neighborhood.

Sec. 2.030 Residential Building Types

Residential uses allowed in agricultural districts must occupy residential buildings. Residential building types are allowed in agricultural districts in accordance with [Table 2-2](#).

Table 2-2: Allowed Residential Building Types (A Districts)

Residential Building Type	AG	AG-R
Detached house	P	P
Two detached houses on a single lot	P	–
One detached house and one multi-section manufactured housing unit	P	P
One detached house and one single-section manufactured housing unit	P	S
Duplex	S	–
Manufactured housing unit, multi-section	P	P
Manufactured housing unit, single-section	P	S

P = Permitted; S = Special Exception Approval Required

Sand Springs Land Use Concept:

The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.

In some instances, duplexes or townhomes may be appropriate in the Residential land use category. The use of these residential densities can provide for more housing stock while utilizing less land in more developed areas. These uses can serve as good transitional housing when located near higher intensity uses or provide for redevelopment/infill housing opportunities when located in proper locations.

Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district.

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 variance to permit a coffee shop for a period of __ years (Section 9.040-B)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

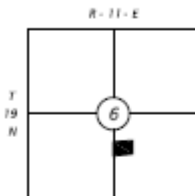
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not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



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 111th Street Jenks, OK 74037
OFFICE (918)640-4162 FAX (918)694-5248
darrellbible@gmail.com

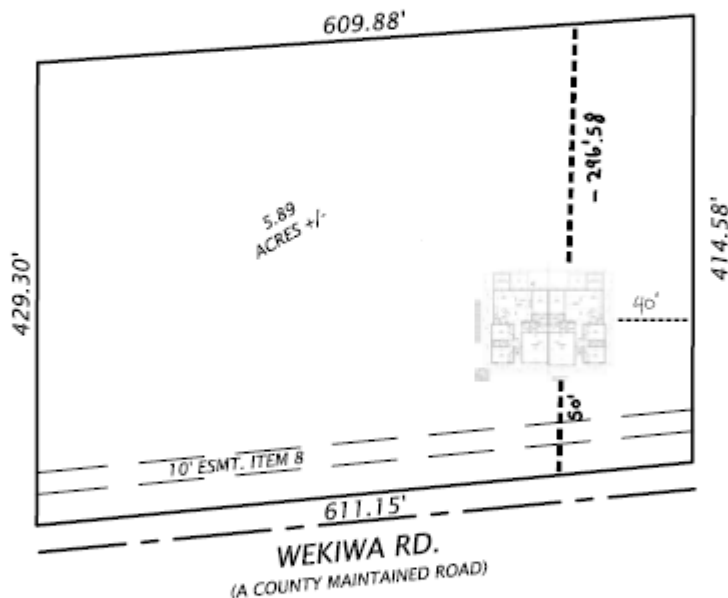
Order No. 2112043
Client: Executives Title & Escrow, LLC
Borrower: Kolbey Tyler Pruitt
File Number: 21120040
Lender: Payne County Bank



Tulsa County
LOCATION MAP



SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION
AND EASEMENT INFORMATION



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON FIRM MAP#40143C0193K, DATED 8/3/09.

Property address: 16871 West Wekiwa Road, Sand Springs, Oklahoma

SURVEYORS STATEMENT

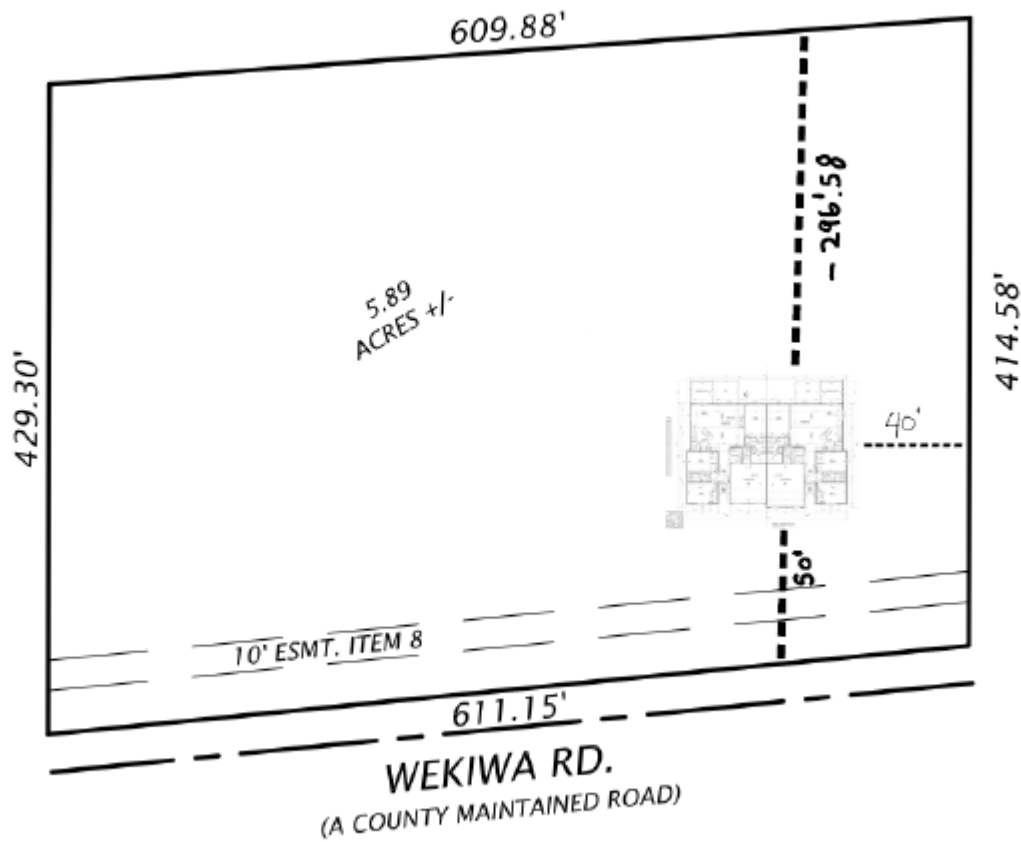
I, DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED. FENCING NOT SHOWN: THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFUNDANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY ASSUMED HEREON OR HERETO TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE. CALL ONE BEFORE DIGGING 1-(800)-522-8543

LEGEND

B/L=Building Line
U/K=Utility Easmt.
R/W=Right of Way
D/E=Drainage Easmt.
B/E=Buried Tele. & Elec. Cable Easmt.

Darrell Bible
Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2022
Final: 1/10/2022





N

Niblicman <niblicman@yahoo.com>

To: esubmit

😊 Reply ↩ Reply all ➡ Forward 📎 📧 ...

Mon 8/11/2025 1:21 PM

This property already causes detention flooding on my land due to unpermitted driveway tinterhorn (grossly undersized). What stormwater/flooding engineering can be done to fix this problem? I am against any development due to it causing additional flooding to my land. Also, Kendal Davis phone box is full and not accepting any additional messages. Who else can talk via phone about this issue?

Chris Mattingly

16919 West Wekiwa Road

Sent from my iPhone

↩ Reply

↩ Reply all

➡ Forward



Case Number: CBOA-3288

Hearing Date: 08/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

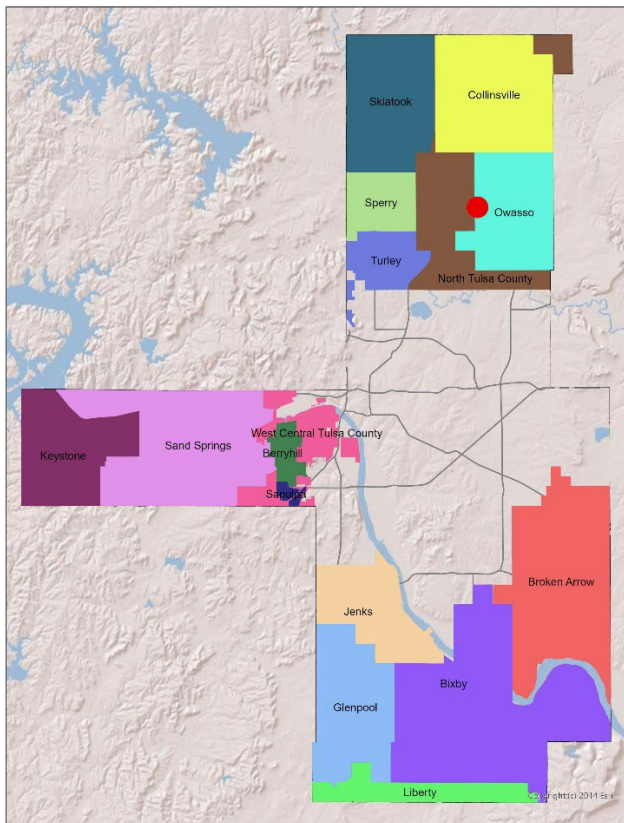
Owner and Applicant Information:

Applicant: Tonya Pvarnik

Property Owner: Tonya Pvarnik

Action Requested: Variance to allow accessory dwelling unit exceeding provisions of zoning code

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.2 Acres

Legal Description: BEG 726.60E NWC N/2 N/2
SW SW TH E312.43 S329.75 W268.10
NW129.28 NELY229.99 POB LESS N30
THEREOF FOR RD SEC 13 21 13 2.228 ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: Owasso

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 1313

CASE NUMBER: CBOA-3288

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 08/19/2025 1:30 PM

APPLICANT: Tonya Pvarnik

ACTION REQUESTED: Variance to allow accessory dwelling unit exceeding provisions of zoning code

LOCATION: 8356 E. 98th Street N. Owasso OK 74055

ZONED: AG (Agricultural)

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 2.28 Acres

LEGAL DESCRIPTION: BEG 726.60E NWC N/2 N/2 SW SW TH E312.43 S329.75 W268.10 NW129.28 NELY229.99 POB LESS N30 THEREOF FOR RD SEC 13 21 13 2.228 ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA:

The subject tract is zoned **AG** and contains a single-family residence. Surrounding properties to the south, west, and east are also zoned **AG**, while to the north there are large residential estate lots.

CBOA-1328; On 3.21.95, The County Board of Adjustment **approved** a **Variance** of the required 2.2 acres per dwelling unit of land area – SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT – Use Unit 6; Located: 8708 E. 98th Street North.

CBOA-1809; On 01.16.01 the Board **approved** a *Special Exception* to allow a mobile home in an RE district with conditions to use tie-downs, skirting and obtain DEQ approval for sanitary system; and a *Variance* to allow two dwelling units per lot of record, located 8801 E. 98th St. N. (immediately west of the subject property)

CBOA-1328; On 2.7.95 the Board **approved** a *variance* to permit two dwelling units on one lot of record. On 3.21.95 the Board **approved** a *Variance* of the required land area per dwelling in the AG district; located at 8708 E. 98th St. N.

CBOA-814; On 5.17.88 the Board **approved** a *Variance* and *Special Exception* to allow for two dwellings, one single family and one mobile home, on one lot of record; per conditions, in an RE district; located northwest of 100th St. N. and N. 88th E. Ave.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit an Accessory Dwelling Unit to exceed 750 sf in an AG district (Section 8.040-C.6) The subject tract is zoned AG and contains a single-family dwelling. The tract faces large RE zoned lots to the north; and large AG zoned residential lots to the west, east and south. The Tulsa County Zoning code, Section 8.040 permits accessory dwelling units in the AG

district without the need for additional land area from what is required for one residence. The accessory dwelling unit is limited to 750 sf in area. The applicant is proposing to attach the accessory dwelling unit via breezeway to the garage because they are running electric and internet through that breezeway to the ADU. Additionally, the applicant is taking care parents and will be lugging all kinds of things back and forth and they don't want weather to be a factor.

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 variance to permit a coffee shop for a period of __ years (Section 9.040-B)

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.

McCans Addition

8636 East 98th Street North, Owasso, OK 74055

Project # 25002



PROJECT TEAM

ARCHITECT
W DESIGN, LLC
8356 E. 98TH STREET
OWASSO, OK 74055
PHONE: 918.794.6602
WWW.WDESIGNLLC.COM

STRUCTURAL
W DESIGN, LLC
8356 E. 98TH STREET
OWASSO, OK 74055
PHONE: 918.794.6602

W DESIGN, LLC.

W DESIGN, LLC.
8356 E. 98TH STREET
OWASSO, OK 74055
PHONE: 918.794.6602
WWW.WDESIGNLLC.COM



wdesign
ARCHITECTURE & INTERIORS
8356 E. 98TH STREET
OWASSO, OK 74055
PHONE: 918.794.6602
WWW.WDESIGNLLC.COM



PROJECT:
**McCans
ADDITION**

PROJECT #
25002

8356 E. 98TH ST. N.
OWASSO, OK
74055

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.5.2025

SHEET NAME:

COVER
SHEET

SHEET #:

A001

DRAWN BY: SCS



4 3D VIEW
SCALE: NOT TO SCALE



2 3D VIEW
SCALE: NOT TO SCALE



3 3D VIEW
SCALE: NOT TO SCALE



1 3D VIEW
SCALE: NOT TO SCALE



wdesign
ARCHITECTURE & INTERIORS
8356 E. 98TH STREET
OWASSO, OK 74055
PHONE: 918.794.6602
WWW.WDESIGNLLC.COM



PROJECT:
**McCans
ADDITION**

PROJECT #
25002

8356 E. 98TH ST. N.
OWASSO, OK
74055

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.5.2025

SHEET NAME:

MODEL VIEWS

SHEET #:

A003

DRAWN BY: SCS



Board of Adjustment

Case Number: CBOA-3289

Hearing Date: 08/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

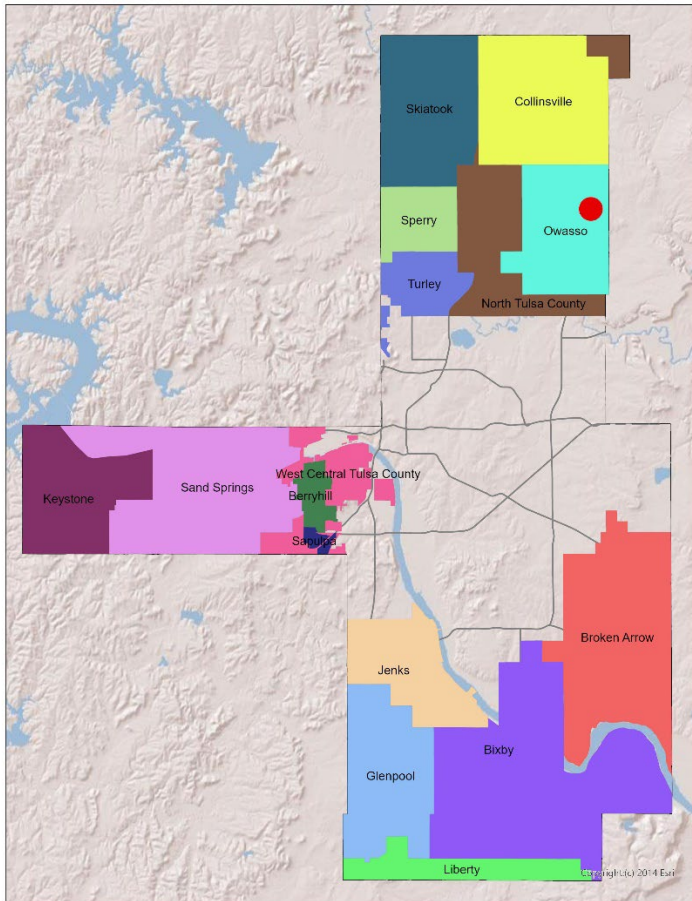
Owner and Applicant Information:

Applicant: Rush Deitz

Property Owner: FIREWORKS LEASING LLC

Action Requested: Variance of the all-weather surface requirement for parking (Sec. 10.070)

Location Map:



Additional Information:

Present Use: Vacant but has included a seasonal fireworks stand.

Tract Size: 2.5 acres

Legal Description: NE NE NW NW LESS .13AC FOR RD SEC 16 21 14 2.37ACS

Present Zoning: RE (Residential Estate)

Fenceline/Area: Owasso

Land Use Designation: Residential Single-Family, Estate District

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 21.14.16

CASE NUMBER: CBOA-

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 08/19/2025 1:30 PM

APPLICANT: Rush Deitz

ACTION REQUESTED: Variance of the all-weather surface requirement for parking (Sec. 10.070)

LOCATION: 13108 E 106th St N

ZONED: RE (Residential Estate)

FENCELINE: Owasso

PRESENT USE: Residential/Commercial-Fireworks (seasonal) **TRACT SIZE:** 2.5 acres

LEGAL DESCRIPTION: NE NE NW NW LESS .13AC FOR RD SEC 16 21 14 2.37ACS

RELEVANT PREVIOUS ACTIONS: CBOA-3283; On 6.17.2025 the applicant went before the board for approval of a use variance to permit a coffee shop in an RE district. Section 6.010. Use table 6-1. The applicant was unaware of the requirement to obtain approval for the “all-weather surface” parking standard. As a result, the applicant is returning to the Board to request approval for the parking requirement at this time.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE but is already used for seasonal commercial purposes (fireworks). The site abuts CS zoning to the North and to the East and it is surrounded by Rejoice Church, direct access to Rejoice Christian School and Journey to Success - Lifestyle and Nutrition Center and multiple homes.

10.070-E Surfacing

1. All off-street parking areas must be surfaced with an all-weather surface unless otherwise expressly stated in these zoning regulations. Approved temporary uses are exempt from the all-weather surfacing requirement.
2. All motorized vehicles designed for travel upon public streets and that are being parked, stored or displayed for sale must be parked, stored or displayed on an all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the storage or display of motorized vehicles on a surface other than one consisting of an all-weather surface if the location complies with all applicable minimum building setbacks.

Owasso Land Use Concept

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers,

and other similar retail uses. Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.

STAFF COMMENTS:

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.

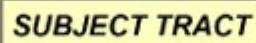
Sample Motion:

"Move to _____ (approve/deny) a variance to permit a coffee shop for a period of __ years (Section 9.040-B)

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.





Board of Adjustment

Case Number: CBOA-3289

Hearing Date: 08/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

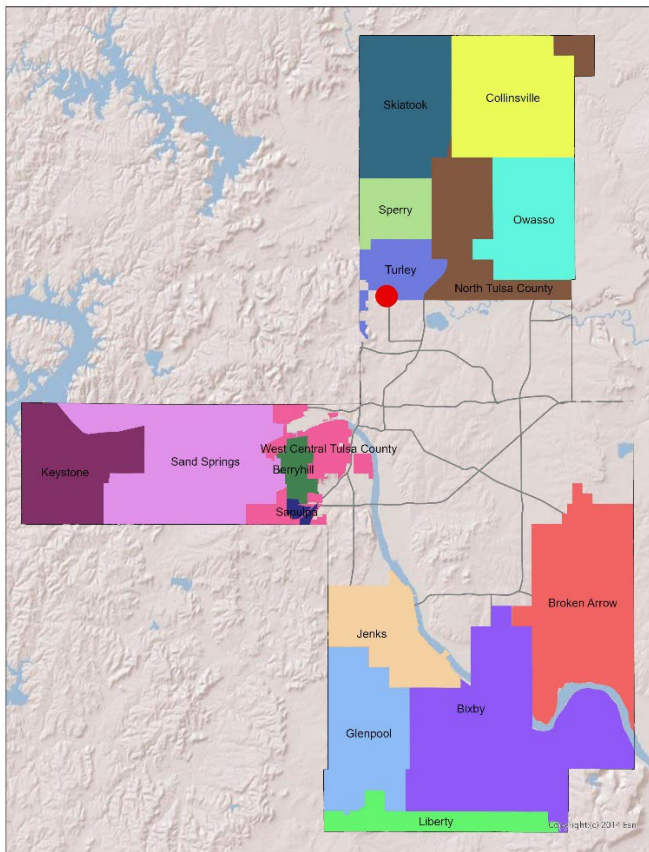
Owner and Applicant Information:

Applicant: Gricelda Lopez

Property Owner: LOPEZ, GRICELDA & MONICA SANTOYO

Action Requested: Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.80 Acres

Legal Description: BEG 626.9E NWC SE SE TH E173 S200 W173 N200 POB SEC 1 20 12 .794ACS

Present Zoning: RS-3 (Residential Single-Family 3)

Fenceline/Area: Broken Arrow

Land Use Designation: Rural Commercial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0201

CASE NUMBER: CBOA-3290

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 08/19/2025 1:30 PM

APPLICANT: Gricelda Lopez

ACTION REQUESTED: Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

LOCATION: 5859 N. Norfolk Ave. East

ZONED: RS-3 (Residential Single-Family 3)

FENCELINE: Broken Arrow

PRESENT USE: Residential

TRACT SIZE: 0.80 Acres

LEGAL DESCRIPTION: BEG 626.9E NWC SE SE TH E173 S200 W173 N200 POB SEC 1 20 12 .794ACS

RELEVANT PREVIOUS ACTIONS:

CBOA-2606; On 11.15.2016, a **Special Exception** was **approved** to allow a community group home for children (Use Unit 8) in the RS District (Section 410). Located: 5903 N. Norfolk Ave E.

CBOA-3043; on 2.21.2023, a **Special Exception** was **approved** to permit a manufactured home in an RS district (Section 410). Located: 1110 E. 59th Pl. N.

CBOA-2591; on 8.16.2016, a **Special Exception** was **approved** to permit a manufactured home (Use Unit 9) in the RS District (Section 410, Table 1). Located: 5723 N. Norfolk Ave E.

CBOA-0395; on 11.21.89, a **Special Exception** was **approved** to allow a mobile home in an RS zoned District Located 5912 N. Norfolk.

CBOA-1643; on 5.18.99, a **Special Exception** was **approved** to allow a mobile home on an RS zoned lot. Sec. 410. Located 5716 N. Norfolk.

ANALYSIS OF SURROUNDING AREA:

The subject tract is zoned RS-3 and is bounded to the West and North by RS-3 zoning containing single-family residences and to the North.

STAFF COMMENTS:

The applicant is before the Board to request **Special Exception** to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

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

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

Sample Motion:

"Move to _____ (approve/deny) a variance to permit a coffee shop for a period of __ years (Section 9.040-B)

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.



Case Number: CBOA-3291

Hearing Date: 08/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

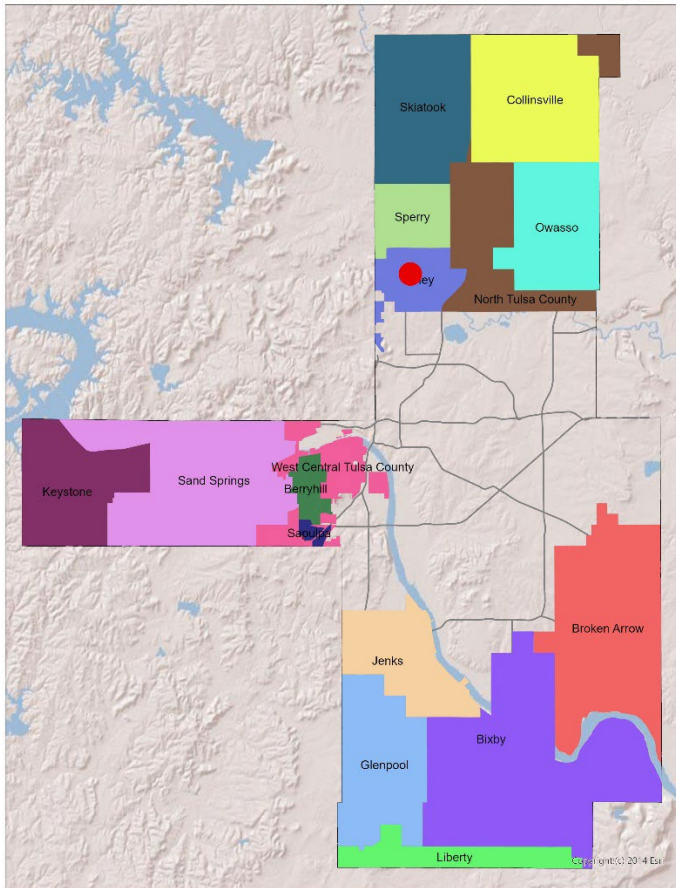
Owner and Applicant Information:

Applicant: Luis E. Gomez

Property Owner: DIRECT INVESTMENTS LLC

Action Requested: Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 1.4 Acres

Legal Description: LOT 9 LESS W 5 BLK 3

Present Zoning: RS-3 (Residential Single-Family 3)

Fenceline/Area: None

Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 1331

CASE NUMBER: **CBOA-3291**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 08/19/2025 1:30 PM

APPLICANT: Luis E. Gomez

ACTION REQUESTED: Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

LOCATION: 1425 E. 73rd St. N. Tulsa, OK

ZONED: RS-3 (Residential Single-Family 3)

FENCELINE: None

PRESENT USE: Vacant

TRACT SIZE: 1.4 Acres

LEGAL DESCRIPTION: LOT 9 LESS W 5 BLK 3

RELEVANT PREVIOUS ACTIONS:

CBOA-9986; On 6.1.78, there was an **approval** for a mobile home in an RS-2 District for a period of one year, subject to the customary removal bond.

ANALYSIS OF SURROUNDING AREA:

The subject tract is zoned RS-3 and is bounded to the North, East, West and South by Residential zoning containing single-family residences.

BOA-9370; On 2.3.77, an **approval** for a mobile home for a period of one year, subject to the customary removal bond, in an RS-2 District. Located: 7305 N. Peoria Ave.

CBOA-16; On 11.18.80, a request for a **Special Exception** was **approved** to allow a mobile home in an RS District for a period of one year. Located: 1524 E, 75th ST. N.

CBOA-2062; On 9.16.03, a request for a **variance** was **approved** to allow a manufactured home in an RS zoned. Located: 1553 E. 73rd St. N.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

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

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

Sample Motion:

"Move to _____ (approve/deny) a variance to permit a coffee shop for a period of __ years (Section 9.040-B)

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.



Case Number: CBOA-3292

Hearing Date: 08/19/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

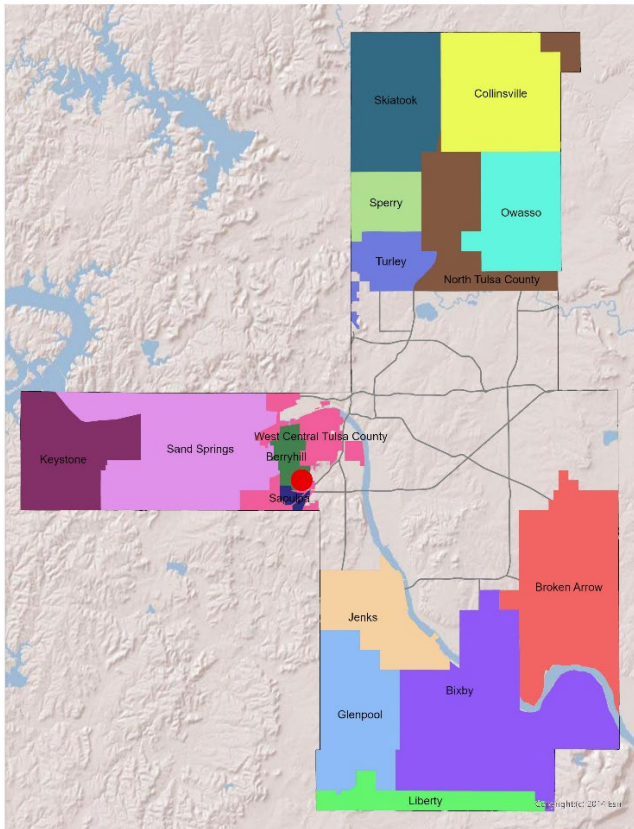
Owner and Applicant Information:

Applicant: Julie Walker

Property Owner: GWIN, TERESA

Action Requested: Special Exception to allow a manufactured home on an IL zoned District (Sec. 4.030)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.5 Acres

Legal Description: W/2 LT 28 LESS BEG
NEC W/2 LT 28 TH S98 W37.50 N98
E37.50 POB & S55 E/2 LT 28 BLK 1

Present Zoning: IL (Industrial Light), RS-3 (Residential Single-Family 3)

Fenceline/Area: None

Land Use Designation: Rural
Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9228

CASE NUMBER: CBOA-3292

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 08/19/2025 1:30 PM

APPLICANT: Julie Walker

ACTION REQUESTED: Special Exception to allow a manufactured home on a IL zoned District (Sec. 4.030)

LOCATION: 4532 S. 47th W. Ave. Tulsa, OK
(Residential Single Family 3)

ZONED: IL (Industrial Light), RS-3

FENCELINE: None

PRESENT USE: Vacant

TRACT SIZE: 0.5 Acres

LEGAL DESCRIPTION: W/2 LT 28 LESS BEG NEC W/2 LT 28 TH S98 W37.50 N98 E37.50 POB & S55 E/2 LT 28 BLK 1

RELEVANT PREVIOUS ACTIONS:

LLA-82; Approval for a Lot Line Adjustment.

ANALYSIS OF SURROUNDING AREA:

CBOA-684; On 10.21.86 a request for a **Special Exception** was **approved** to allow an existing mobile home in a residential District. Located: 4503 S. 49th West Ave.

CBOA-512; On 11.20.84 a request for a **Special Exception** was **approved** to allow an existing mobile home in a residential District. Located: 4343 W. 45th St. S.

STAFF COMMENTS:

The subject tract is zoned RS-3 and IL and is abutting Residential zoned districts to the North, East and West and South by Industrial zoning.

The applicant is before the Board to request a Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

A special exception is required as the proposed mobile home is a use which is not permitted by right but by exception in the Residential or Industrial Districts 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 mobile home must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

"Move to _____ (approve/deny) a variance to permit a coffee shop for a period of __ years (Section 9.040-B)

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.