



1:47 pm, Nov 12, 2025

***AMENDED* AGENDA**
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday November 18, 2025, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room
Meeting No. 548

Consider, Discuss and/or Take Action On:

UNFINISHED BUSINESS

1. CBOA 3298 - Alexis Packham Johnson

Action Requested:

Special Exception to allow a duplex use in an RS-3 district (Sec. 3.030, Table 3-2)

Location: 13115 S 121st East Ave, Broken Arrow

NEW APPLICATIONS

2. CBOA 3308 - Gloria Buck

Action Requested:

Variance of the side yard requirements to place accessory structure in side yard (Sec.3.050 table 3-3)

Location: 13109 W. 40th St. S., Sand Springs,

3. CBOA 3309 - Debbi and Paul Nichols

Action Requested:

A Variance to increase the maximum height requirement from 18 feet to 26.8 feet. & a Variance of the rear yard requirement to permit an accessory building in an RE district. (Sec. 8.030)

Location: 16719 S 2nd East Place, Glenpool

4. CBOA 3310 - Sundance Investment Group, LLC

Action Requested:

Special exception to operate a ready-mix concrete / concrete (batch) plant business on IM district (Sec. 6.070-C).

Location: 3330 N Mingo Rd, Tulsa

5. CBOA 3311 - Jared Redyke

Action Requested:

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

Location: 4915 S. 257th W. Ave., Sand Springs

6. CBOA 3312 - Branch Towers (Kole Talbot)

Action Requested:

Special Exception to permit freestanding communication tower in AG district (Sec. 6.010, Table 6-1) and Special Exception to reduce setback requirement pertaining to the height of the tower (Sec. 7.190-E.6a).

Location: 7841 N 75th E Ave., Owasso

7. CBOA 3313 - Insta-Shed West LLC

Action Requested:

Special Exception to allow Portable Building Sales located in a CS zoned District. Sec. 6.060-D Wholesale Sales and Distribution

Location: 6001 W 41st St S, Tulsa

8. CBOA 3314 - Mark Curtsinger

Action Requested:

Variance of street frontage requirements from 30' to 0' in an AG district (Sec. 2.040 Table 2-3)

Location: 794 E 73rd St N., Tulsa

9. CBOA 3315 - Robert E. Parker

Action Requested:

Variance of side setback requirements in RS-3 district from 5' to 2'10" (Sec. 3.040, Table 3-3).

Location: 7317 E 90th PI N, Owasso

10. CBOA 3316 - Teresa Gwin

Action Requested:

Variance of the rear yard requirement to permit an Accessory building in an RS-3 District (Sec. 8.030)

Location: 4526 S. 47th W. Ave, Tulsa

11. CBOA 3317 - Heather Miller

Action Requested:

Special Exception for carport with Permitted Setback Obstruction in R Zoning District (Sec. 18.080-C, Table 18-1).

Location: 12850 E 131 St. S, Broken Arrow

12. CBOA 3318 - Gareth Howard

Action Requested:

Variance of the rear yard setback in a RE District (Section 8.030-A), Table 8-1

Location: 8823 E. 105th St. N., Owasso

13. CBOA 3320 - Earth Property Management, LLC

Action Requested:

A Special Exception to allow an RV park in an AG district (Sec. 6.010) Table 6-1

Location: 3404 E. 66th St. N., Tulsa

14. CBOA 3321 - Midwest Housing Solutions, LLC c/o Dane Searle

Action Requested:

Appeal of administrative official decision regarding non-conforming status for Horspen Creek Mobile Home Community (Sec. 16.040)

Location: 15838 N 113th East Avenue, Collinsville

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.

AMENDED added item 13.



Case Number: **CBOA-3298** Continued
from: 9/16/25

Hearing Date: 11/18/25 1:30 PM

Case Report Prepared by:

Kendal Davis

Owner and Applicant Information:

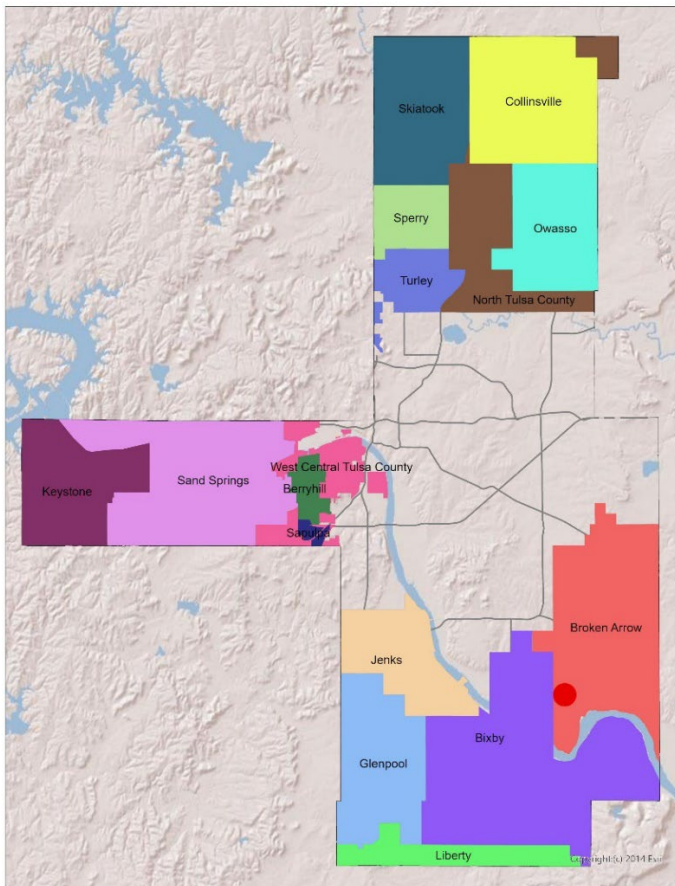
Applicant: JOHNSON, ALEXIS PACKHAM

Property Owner: Same

Action Requested:

Special Exception to allow a duplex use in an RS-3 district (Sec. 3.030, Table 3-2)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.55

Legal Description: S98.375 N148.375
W295 N/2 NE LESS W50 FOR RD SEC 8 17 14
.553AC

Present Zoning: RS-3 (Residential Single
Family)

Fenceline/Area: Broken Arrow

Land Use Designation: Level 1 - Rural
Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 7408

CASE NUMBER: CBOA-3298

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 9/16/25 1:30 PM

APPLICANT: JOHNSON, ALEXIS PACKHAM

ACTION REQUESTED: Special Exception to allow a duplex use in an RS-3 district (Sec. 3.030, Table 3-2)

LOCATION: 13115 S 121st East Ave, Broken Arrow
Family)

ZONED: RS-3 (Residential Single

FENCELINE: Broken Arrow

PRESENT USE: Residential

TRACT SIZE: 0.55

LEGAL DESCRIPTION: S98.375 N148.375 W295 N/2 NE LESS W50 FOR RD SEC 8 17 14 .553AC

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 (Residential Single-Family) and is developed with a single-family residence. Surrounding properties are primarily residentially zoned and developed with single-family residences to the north, south, east, and west. Additionally, a large AG-zoned tract containing a public school is located to the northwest.

STAFF COMMENTS: The applicant is before the Board to request a Special Exception to allow a duplex use in an RS-3 district (Sec. 3.030, Table 3-2).

A Duplex requires special exception approval; 2 detached houses permitted by right, subject to applicable minimum lot area per unit requirements

A principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

The applicant provided a statement: My husband and I would like to build a duplex in my backyard after splitting the property into two lots. When I talked to the County, they said I would need an exception from INCOG to do that and gave me your contact info. There are two whole duplex developments/neighborhoods just up the street from my house – one is 1 mile away and the other is 1.8 miles away.

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.

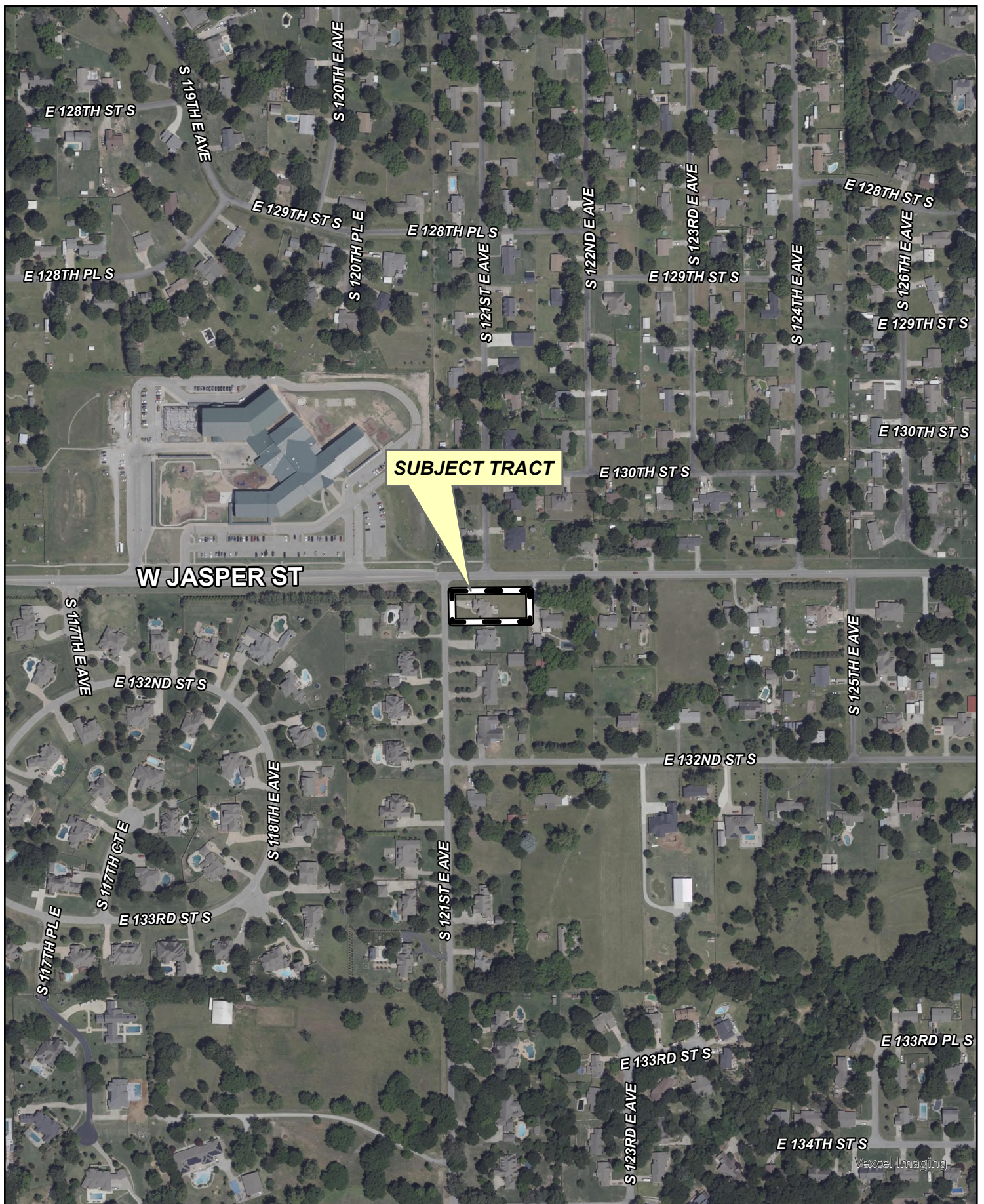
Sample Motion:

"Move to _____ (approve/deny) Special Exception to allow a duplex use in an RS-3 district (Sec. 3.030, Table 3-2)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.


Finding 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**

W JASPER ST

Feet

0 200 400



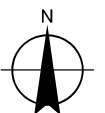
Subject
Tract

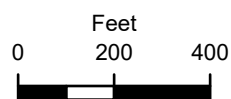
CBOA-3298

08 17-14

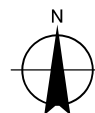
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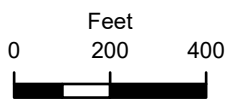
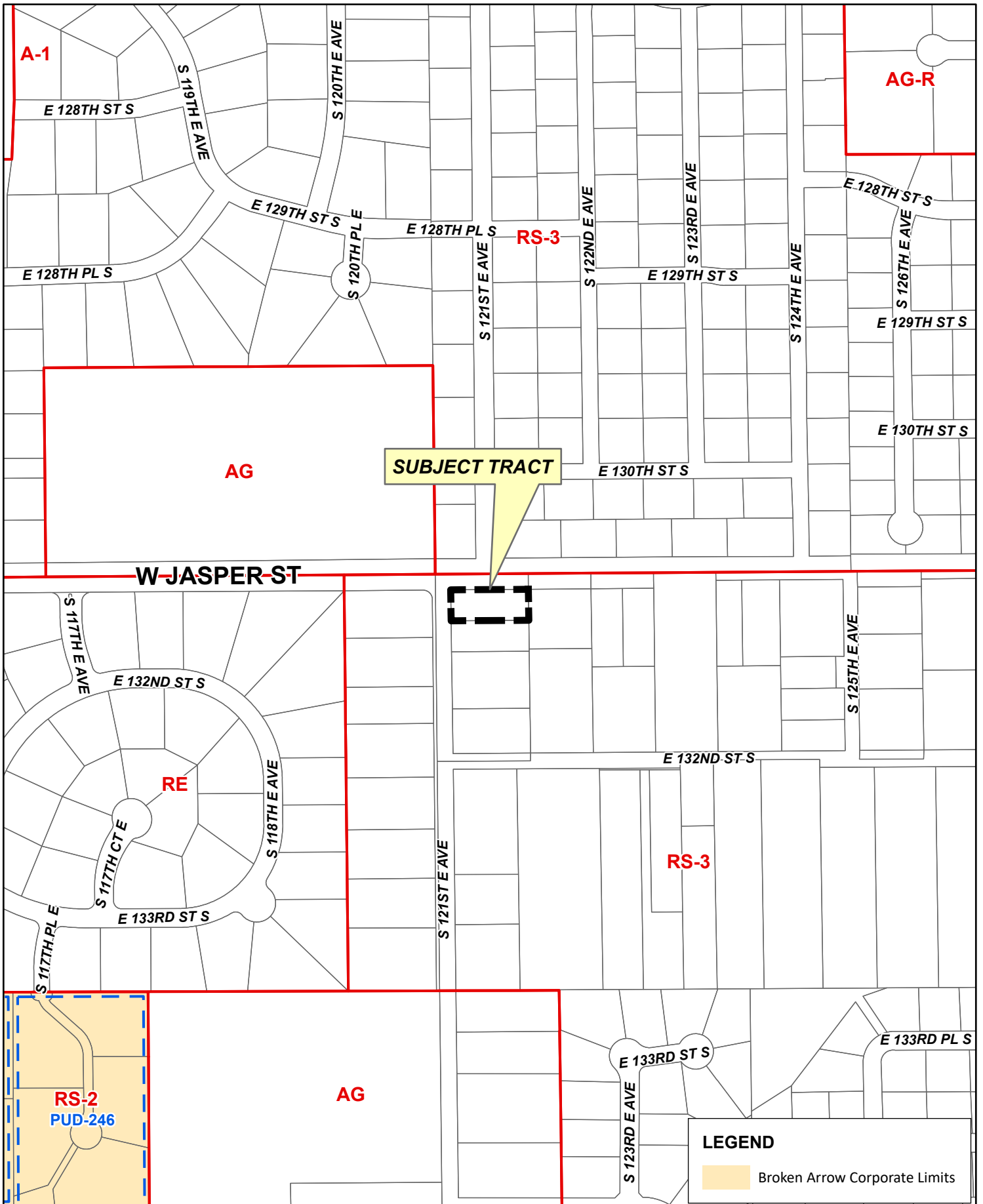
Aerial Photo Date: 2024





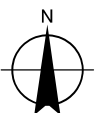
08 17-14





CBOA-3298

08 17-14



LEGEND

Broken Arrow Corporate Limits

From: [Steve Pelt](#)
To: [esubmit](#)
Subject: Case Number CBOA-3298
Date: Monday, September 08, 2025 9:06:03 AM

BOARD OF ADJUSTMENT
COUNTY OF TULSA OKLAHOMA
CASE NUMBER: CBOA-3298

To whom it may concern,

Please accept this email as a formal record of our strong opposition to the request for special exemption to allow duplex use in this RS-3 district.

This property regularly has 6-8 vehicles parked in the driveway along with a large utility trailer. The lawn is seldom mowed and reaches knee height before anything is done.

The privacy fence has been in disrepair for months and simply lays in the grass.

If this special exemption is allowed, it will have a major negative impact on our property values.

Please decline this request.

Respectfully,
Steve Pelt, Danita Wallace Homeowners
13135 S. 121st East Ave.
Broken Arrow, Ok. 74011

From: [Jerry Tilley](#)
To: [esubmit](#)
Subject: Case Number CBOA-3298
Date: Monday, September 08, 2025 9:00:26 AM

Greetings,

My name is Jerry Tilley, and I reside at 13150 S. 121st E. Ave, Broken Arrow, OK. I would like to share my comments and concerns regarding the proposed conversion of the single-family dwelling at 13115 S. 121st E. Ave, Broken Arrow, OK into a duplex.

I respectfully oppose this proposal, and I'd like to outline several concerns that I believe warrant your consideration.

1) Lot Size and Density Compatibility.

The property in question sits on a small lot that was originally zoned and developed for single-family use. Introducing a duplex on this parcel would exceed the intended density for the area and strain the spatial limitations of the site. This raises concerns about setbacks, parking adequacy, and overall livability of those that live in the area.

2) Accessibility.

The property sits on the northeast corner of 131st Street South and 121st East Ave directly adjacent to 131st Street. There is an elementary school directly across the road to the north of the property and that stretch of 131st is part of a traffic school zone. The street is often busy and becomes congested when the school zone traffic enforcement is active. Any additional access from 131st street into the property would only exacerbate the situation.

3) Property Value Disparity and Market Impact.

According to the Tulsa County Assessor's Office my home is currently valued at \$631,000 and the adjacent property to my south is valued at almost \$700,000 while the proposed duplex site is valued at \$278,000. This significant disparity underscores the risk of introducing a multi-family structure into a high-value, stable and established single-family neighborhood. Buyers in this area expect continuity in housing type and neighborhood character. A duplex may signal a shift toward rental or investor-driven properties, which could depress local comps and affect property values across the area.

4) Parking and Infrastructure Strain.

Duplexes typically bring increased occupancy and vehicle count. On a small lot with limited driveway space, this will likely result in overflow parking which cannot happen on 121st E. Avenue because it is narrow and cannot safely accommodate parked vehicles. Tulsa county has posted a "no parking" sign right across the street from the property in question. Obviously 131st Street is not an option since there is no easement for such parking. The Property as it sits now typically has 6 or 7 cars parked in the driveway (including a truck with a trailer) leaving no room for additional parking. I have attached a picture taken on Sunday September 7th, 2025 depicting

the situation. It was the middle of the day so there may be a car or two not there at the time.

5) Precedent and Zoning Integrity.

Approving this duplex sets a precedent for future multi-family conversions, which could accelerate density creep and fundamentally alter the character of all the neighborhoods in the area. Zoning exists to preserve the intent and integrity of residential areas, and I urge the board to enforce these standards consistently.

I respectfully request that the Board Of Adjustment deny this proposal and preserve the single-family character of our neighborhood and the surrounding areas.

Thank you.

Jerry D. Tilley




To Whom It May Concern at Board of Adjustment County of Tulsa, Oklahoma

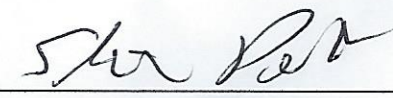
Please accept this letter as a formal document of record to our strong opposition to the request for special exemption to allow duplex use in this RS-3 district (Sec. 3.030, Table 3-2). Case number: CBOA - 3298.

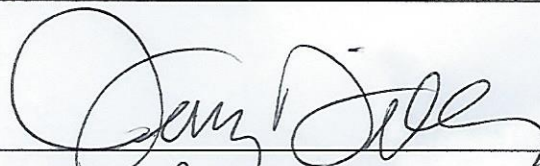
The proposed requested duplex structure does not align with the character of the surrounding properties. A duplex would detract from the aesthetics of the neighborhood, which features many well-maintained single-family homes. The yard area cannot accommodate two families, only one. This exemption would create potential for an increase in duplexes within the neighborhood. The change would alter the neighborhood significantly and have a huge negative effect on our property values.

Thank you for your attention to this matter.

The following Signatures with Addresses are those of property owners within the affected RS - 3 district who strongly object to this special exemption.

x Kevin & Julie Lacy  Julie Lacy
13125 S. 121st E Ave Broken Arrow, OK 74011

x Steven B. Peit 
13135 S. 121st East Ave Broken Arrow OK 74011

x Jerry D. Tilley 
13150 S. 121st E. Ave Broken Arrow, OK 74011

X Matt + Susan Gibson

Matt Gibson

13190 S 121st E Ave B.A. OK 74011

X Mac and Shannon Lowe Shannon Lowe

13220 S. 121st E. Ave. BA 74011

X MARY HERRIGAN

Mary Herrigan

13545 S. 121st E. Ave BA 74011

X

Oleta Boman

Oleta Boman

12112 E 2nd St 132nd 3rd So.

X

Stephen A. Meier

STEVE MEIER

13022 S. 121st E AVE.

X

X

From: [kevin.lacy](#)
To: [esubmit](#)
Subject: Case Number CBOA-3298 Objection Letter
Date: Sunday, September 07, 2025 6:00:19 PM
Attachments: [2025 Duplex Objection Letter.pdf](#)

To Whom it May Concern,
Board of Adjustment County of Tulsa, Oklahoma

My Name is Kevin Lacy. My wife and I are the Property owners at 13125 S. 121ST E. AVE. Broken Arrow Oklahoma. I am writing this letter in response to A Notice of Hearing we received for case number CBOA-3298. We own the property that is next door to the property that has requested the special exemption to allow Duplex use in RS-3 District. I have attached a document that has been signed by our fellow property owners and neighbors that along with us strongly object to this being allowed. Please see the Formal Objection Letter attached to this email.

Thank You for your attention to this matter
Kevin & Julie Lacy
13125 S. 121ST E. AVE.
Broken Arrow Ok 74011

Rojas, Javier

From: MARY HERRIGAN <rherrigan1@cox.net>
Sent: Thursday, September 11, 2025 7:21 PM
To: esubmit
Subject: Case No. CBOA-3298

Follow Up Flag: Follow up
Flag Status: Flagged

I was not contacted by anyone prior to the written notice from Incog.
I am adamantly OPPOSED to a special exemption.
Property is too small for the project, bad location on street, not adequate room
for required septic tank, does not fit in with current neighborhood homes.
PLEASE DO NOT APPROVE THIS EXEMPTION.
Mary Herrigan
13145 S. 121st East Ave., Broken Arrow, 74011

Rojas, Javier

From: kern_beth@yahoo.com
Sent: Friday, September 12, 2025 2:02 PM
To: esubmit
Subject: Case Number: CBOA-3298

To whom it may concern:

The Kern family at 12220 E 131st St. S objects to this zoning exception. Placing a duplex in a single-family home area is likely to negatively impact home values. If an exception is granted in this case, it may open a precedent for similar exceptions in the future. We believe the zoning restrictions currently in place are appropriate for this area.

Sincerely,
Gary & Beth Kern

Case Number: CBOA-3298

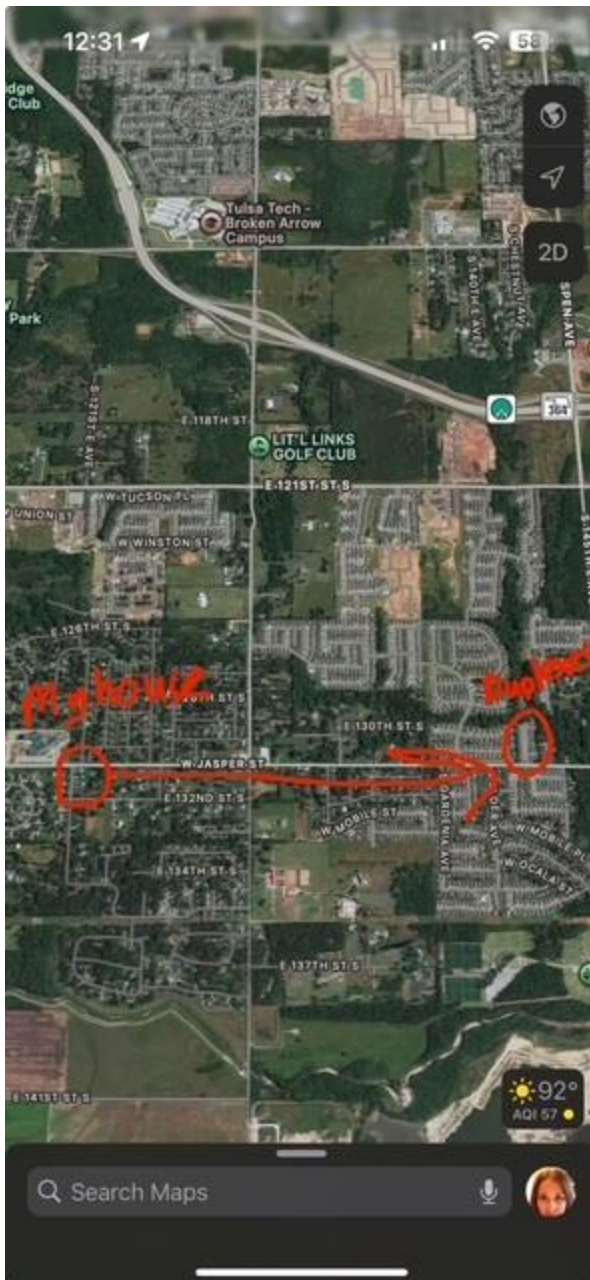
Duplexes close to Alexis Johnson's House

From Alexis Johnson <alexis.johnson@cherokee-federal.com>

Date Thu 8/7/2025 12:46 PM

To Davis, Kendal <kdavis@incog.org>

Duplex developments/neighborhoods close to my house:

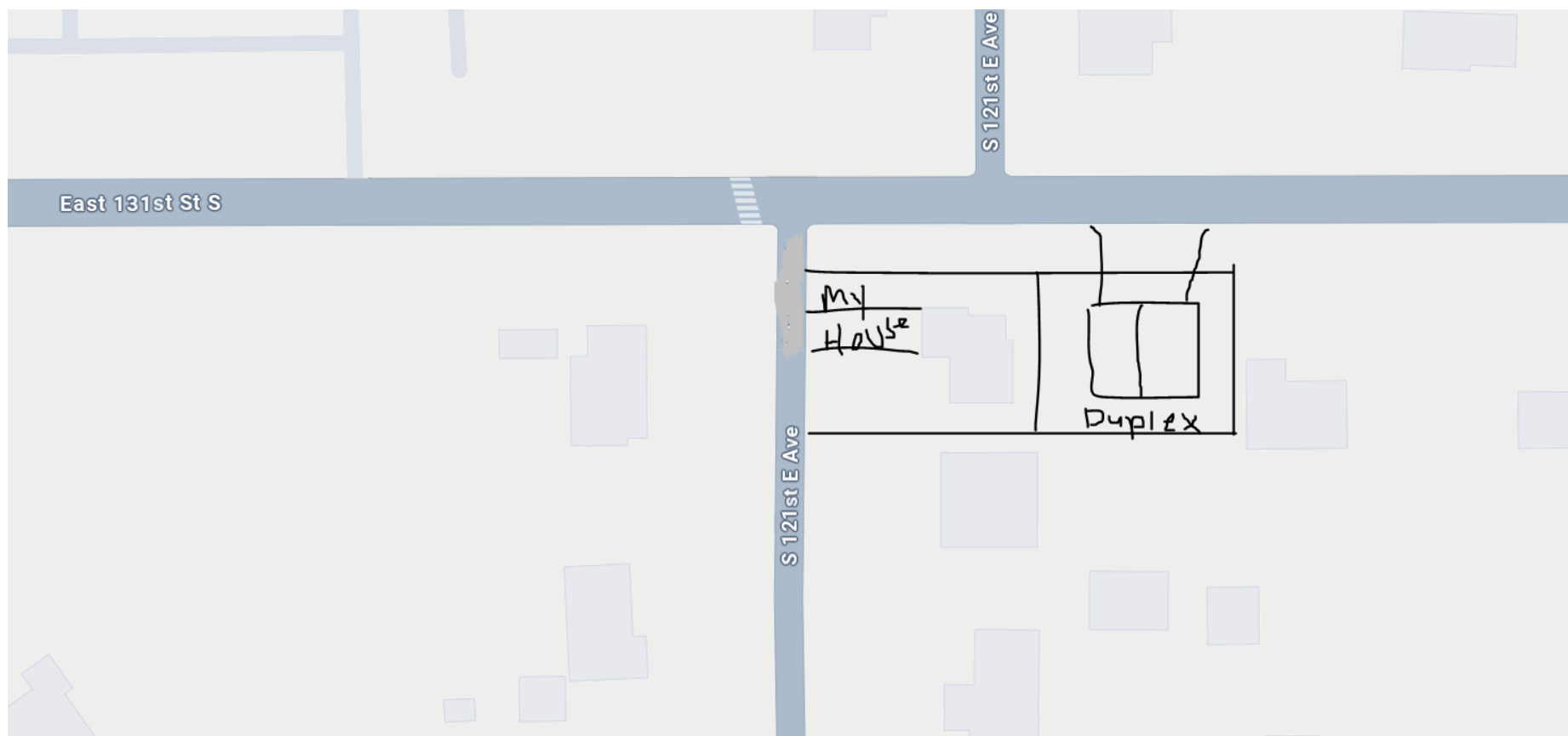














Case Number: CBOA-3308

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

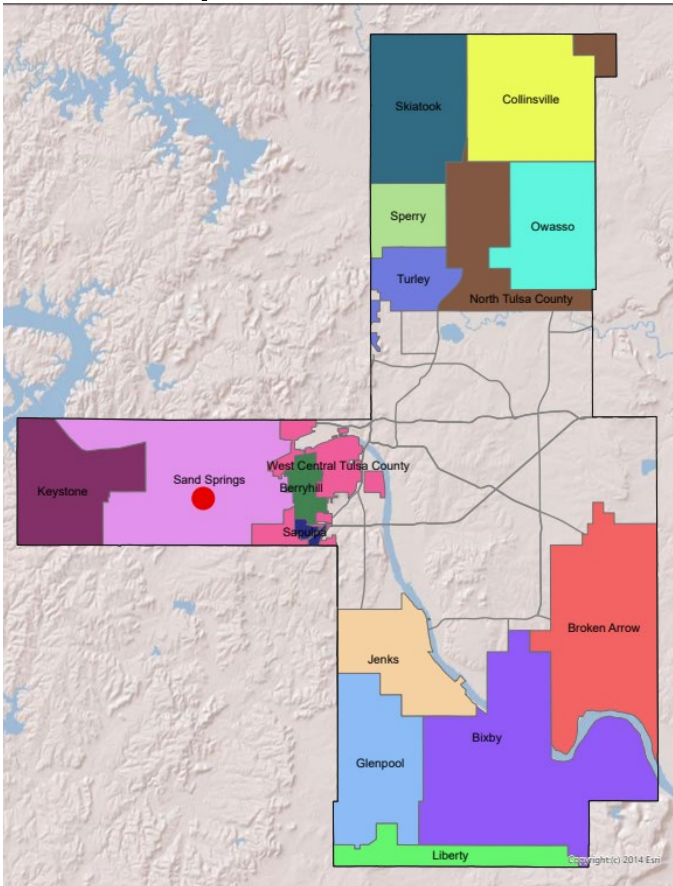
Owner and Applicant Information:

Applicant: Gloria Buck

Property Owner: Same

Action Requested: Variance of the side yard requirements to place accessory structure in side yard (Sec.3.050 table 3-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 5 Acres

Legal Description: BG.710N. & 1320W
SECR SE TH W330 N660 E330 S660
POB SEC.21- 19-11

Present Zoning: RE (Residential Estate)

Fenceline/Area: SAND SPRINGS

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9121

CASE NUMBER: **CBOA-3308**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Gloria Buck

ACTION REQUESTED: Variance of the side yard requirements to place accessory structure in side yard (Sec.3.050 table 3-3)

LOCATION: 13109 W 40th St S, Sand Springs, OK

ZONED: RE (Residential Estate)

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 5 Acres

LEGAL DESCRIPTION: BG.710N. & 1320W SECR SE TH W330 N660 E330 S660 POB SEC.21- 19-11

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoning RE and is condensed by RE zoning directly to the East and South with a large 68.17 acres AG tract to the North and West.

STAFF COMMENTS:

The applicant is before the board requesting a Variance of the side yard requirements to place accessory structure in side yard (Sec.3.050 table 3-3). The Tulsa County Zoning Code does not allow an accessory building to be built within the required rear yard setback in a residential zoning district. Additionally, the required rear yard setback in an RE district is 25 feet and the side yard is required to be 15 feet.

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) to permit Variance of the side yard requirements to place accessory structure in side yard (Sec.3.050 table 3-3)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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

generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.



Feet
0 200 400



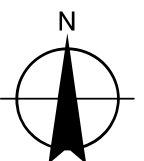
Subject
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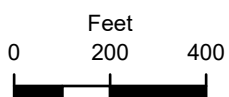
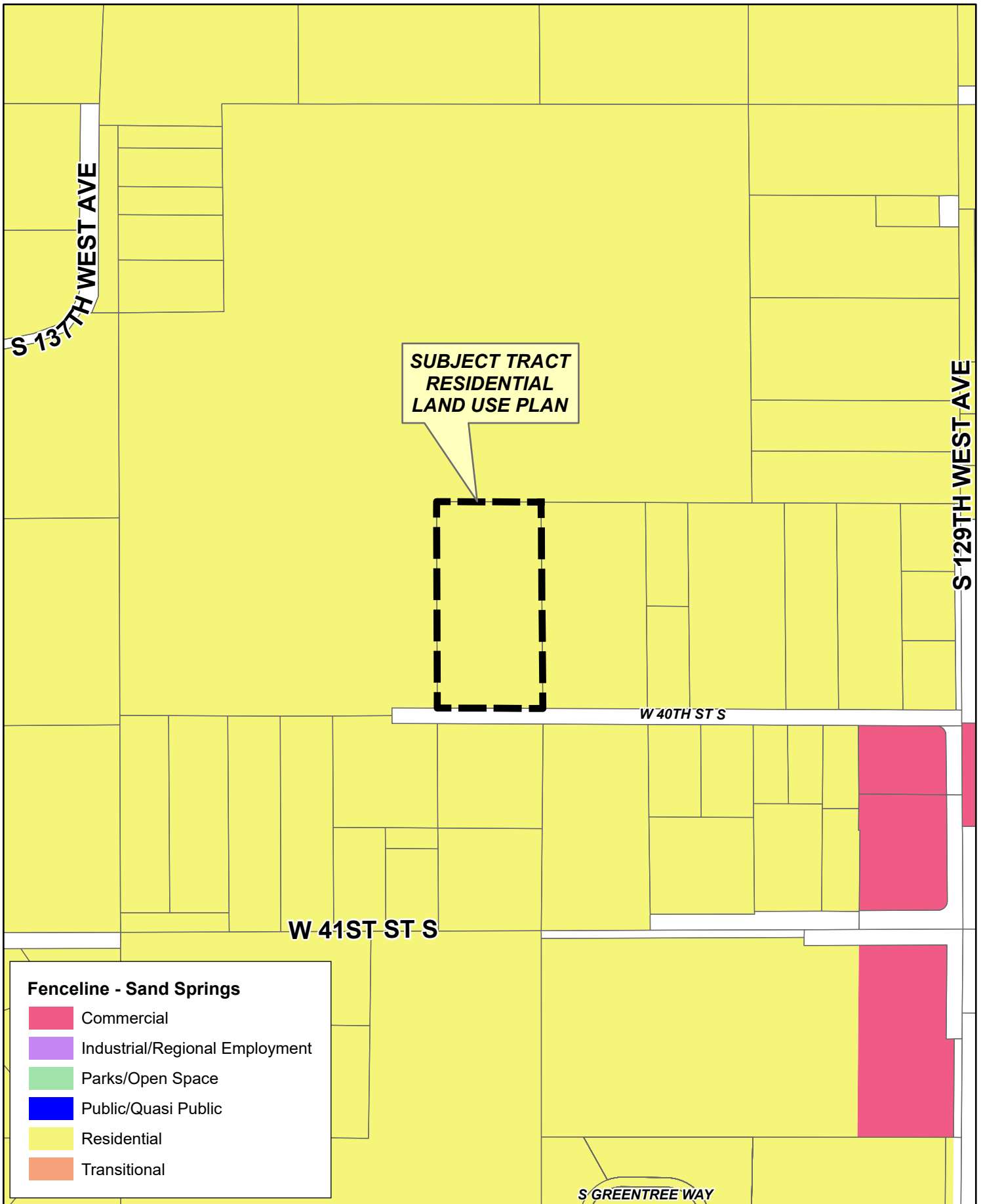
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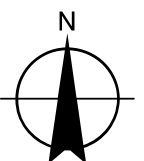
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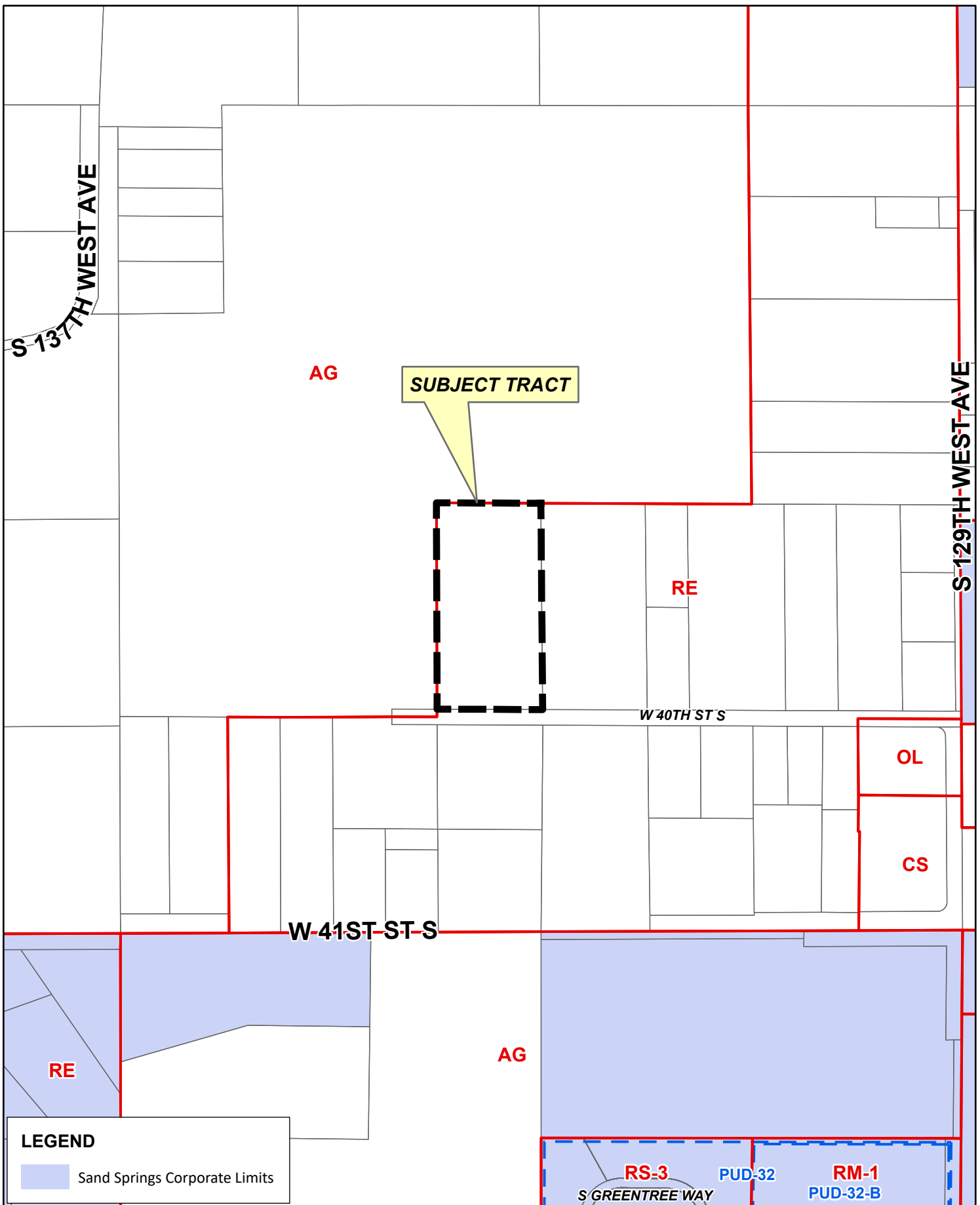
Aerial Photo Date: 2024





CBOA-3308





CBOA-3308

MORTGAGE INSPECTION REPORT

PROPERTY ADDRESS: 13109 WEST 40TH SOUTH STREET, SAND SPRINGS, OK 74063

330'

PT. OF SE/4
SEC. 21

660'

660'

PASTURE
SHELTER

WOOD FRAME
RESIDENCE
(35' X 41')

CONC. WOOD
DECK

WD./FRM.
UTILITY
ON BLOCK

CONC.
BRICK

P.O.B.

50' EASEMENT
(2401/1)

330' ACCESS

**WEST 40TH
SOUTH STREET**

710'

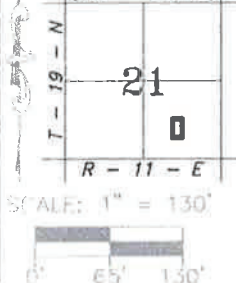
1320'

P.O.C.
S.E. COR. OF
SE/4 SEC. 21

SITE PHOTO:



LOCATION MAP:
(NOT TO SCALE)



LINETYPE LEGEND

LOT LINE
EASEMENT LINE
ROAD CENTERLINE
SUBJECT BOUNDARY LINE

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, IN THE COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 710 FEET NORTH AND 1320 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 11 EAST, THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 330 FEET; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 660 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 330 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

SCHEDULE B ITEMS:

AS SHOWN WITHIN EXECUTIVES TITLE AND ESCROW COMPANY, LLC TITLE COMMITMENT NO.: 18070095, BEARING AN EFFECTIVE DATE OF JULY 19, 2018.

- 07) BOOK 2401, PAGE 1. ABUTS PROPERTY.
- 08) BOOK 6828, PAGE 236. CANNOT BE DETERMINED.
- 09) BOOK 3563, PAGE 290. AFFECTS (BLANKET).

NOTES:

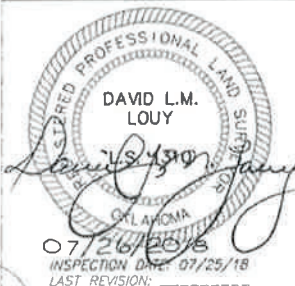
- 1) BUILDING FOOTPRINT SHOWN HEREON IS APPROXIMATE IN NATURE AND DOES NOT INCLUDE THE ARCHITECTURAL FEATURES, IF ANY, OF THE BUILDING.

CERTIFICATION:

THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR EXECUTIVES TITLE AND ESCROW COMPANY, LLC. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON THE RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED.

FLOOD INFO.:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40143C 0307 K, WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



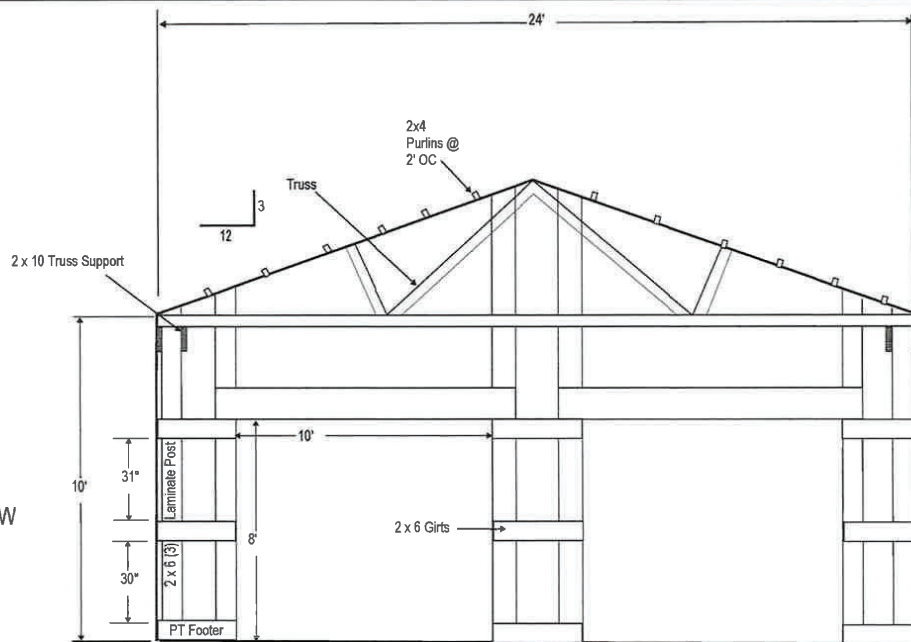
BUYER: GLORIA D. BUCK



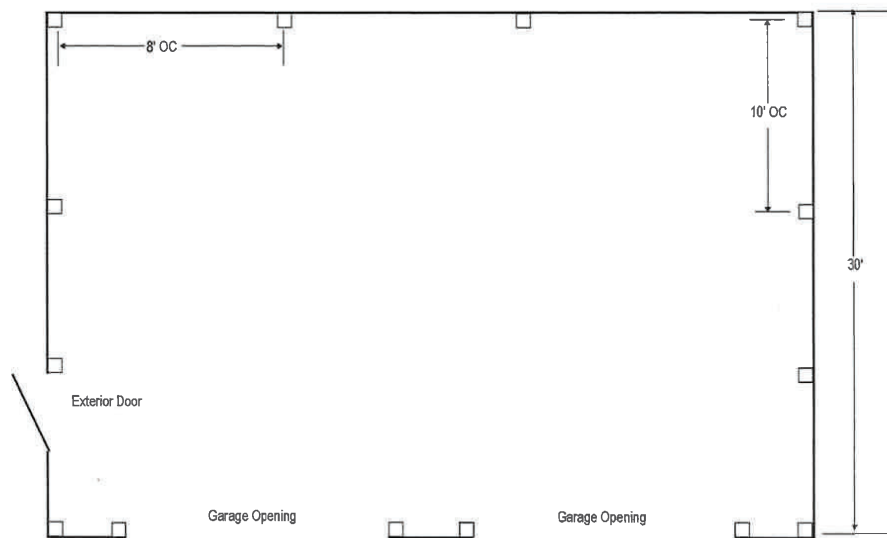
RPLS, LLC

714 Enterprise Drive, Edmond, OK 73013
Phone: 655-283-2333 / Fax: 405-947-8636
Email: info@lendersurveys.com
Oklahoma CoA No.: 7462, Expires 06/30/19
J.N. 25689M - DRAWN BY: J.M.

PAGE 1 OF 1



PLAN VIEW



Gloria Buck

13109 W. 40th St.
Sand Springs OK, 74063

SALAZAR CONSTRUCTION

 X DRAWINGS AS ISSUED

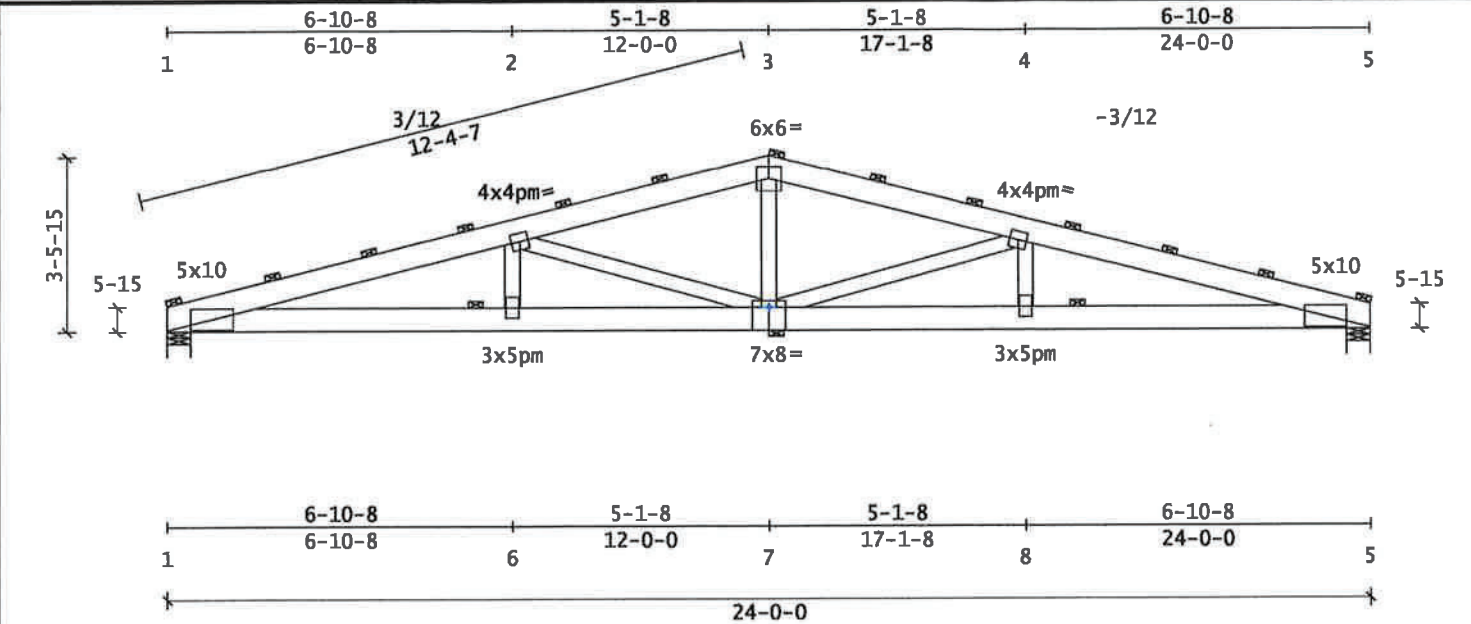
SIGNED:

DATE: 9/10/2025

Customer: Valued Customer



Truss Mfr. Contact: Mike Glasby

 SID:
 TID: P-23648
 Date: 09/02/25
 Page: 1 of 1


Truss Weight = 141.3 lb

Code/Design: IBC-2015/TPI-2014

PSF Live Dead Dur Factors
 TC 20.0 5.0 Live Wind Snow
 BC 0.0 3.0 Lum 1.25 1.60 1.15
 Total 28.0 Plt 1.25 1.60 1.15
 Spacing: 5'-00-00 o.c. Plies: 1
 Repetitive Member Increase: No
 Green Lumber: No Wet Service: No
 Fab Tolerance: 20% Creep (Kcr) = 2.0
 OH Soffit Load: 2.0 psf

-----Snow Load Specs-----
 ASCE7-10 Ground Snow (Pg) = 20.0 psf
 Risk Category: I (Is = 0.80)
 Terrain Category: C
 Roof Exposure: Partially Exposed
 Thermal Condition: All Others (1.0)
 Unobstructed Slippery Roof: Yes
 Low-Slope Minimums (Pfmin): Yes
 Unbalanced Snow Loads: Yes
 Rain Surcharge: No Ice Dam Chk: No
 Lu(max) = 20'-00-00

-----Wind Load Specs-----
 ASCE7-10 Wind Speed (V) = 115 mph
 Risk Cat: I Exposure Cat: C
 Bldg Dims: L = 0.0 ft B = 0.0 ft
 M.R.H(h) = 15.0 ft Kzt = 1.0 Ke = 1.00
 Bldg Enclosure: Enclosed
 Wind Dir (psf): TC = 4.0 BC = 2.0
 End Vertical Exposed: L = Yes R = Yes
 Wind Uplift Reporting: MWFRS
 C&C End Zone: N/A

-----Additional Design Checks-----
 10 psf Non-Concurrent BCLL: No
 20 psf BC Limited Storage: No
 200 lb BC Accessible Ceiling: No
 300 lb TC Maintenance Load: No
 2000 lb TC Safe Load: No
 300 lb TC/BC Person Loading: No

Material Summary

TC 2x6 SYP #2
 BC 2x6 SYP #2
 Webs 2x4 SYP #3/Stud

Member Forces Summary

Max CSI in TC PANEL 1 - 2 0.75
 Max CSI in BC PANEL 1 - 6 1.00
 Max CSI in Web 2 - 7 0.80

Mem	Ten	Comp	CSI
TC 1-2	1510	4727	0.75
2-3	1140	3438	0.56
3-4	1140	3438	0.56
4-5	1510	4727	0.74
BC 1-6	4519	1385	1.00
5-8	4519	1385	1.00
6-7	4519	1385	0.94
7-8	4519	1385	0.94
Web 2-6	73	0	0.04
2-7	486	1407	0.80
3-7	1010	285	0.38
4-7	486	1407	0.80
4-8	73	0	0.04

Reaction Summary

-----Reaction Summary (Lbs)-----
 Jnt --X- Loc- React -Up- --Width- -Reqd -Mat PSI
 1 02-12 1680 526 05-08 02-02 SPF 531
 5 23-09-04 1679 526 05-08 02-02 SPF 531
 Max Horiz = -61 / +61 at Joint 1

Loads Summary

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 12'-00-00 are based on 1.00 full and 0.00 reduced load factors.
 See Loadcase Report for load combinations and additional details.

Notes

Plates designed for Cg at 0.80 and Rotational Tolerance of 10.0 degrees.
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
 A "pm" next to the plate size indicates that the plate has been user modified; see Plate Offsets for any special positioning requirements.
 C&C wind pressure has not been considered in the design of this truss.
 Lumber and plating have been applied symmetrically.

Deflection Summary

TrussSpan	Limit	Actual (in)	Location
Vert LL	L/240	L/912 (-0.31)	6-7
Vert DL	L/120	L/999 (-0.13)	6-7
Vert CR	L/180	L/647 (-0.44)	6-7
Horz LL	0.75in	(0.08)	@Jt 5
Horz CR	1.25in	(0.12)	@Jt 5

Bracing Data Summary

-----Bracing Data-----
 Chords: continuous except where shown
 -----Purlins-----
 --oc-- --From-- --To-- #Bays
 TC 2-00-00 0 24-00-00 13
 BC 6-00-00 0 24-00-00 4
 Web Bracing -- None

Plate offsets (X, Y):

(None unless indicated below)
 Jnt7(0,-02-00)

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.



Component Solutions
 Truss Studio V
 2024.7.2.7



Case Number: CBOA-3309

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

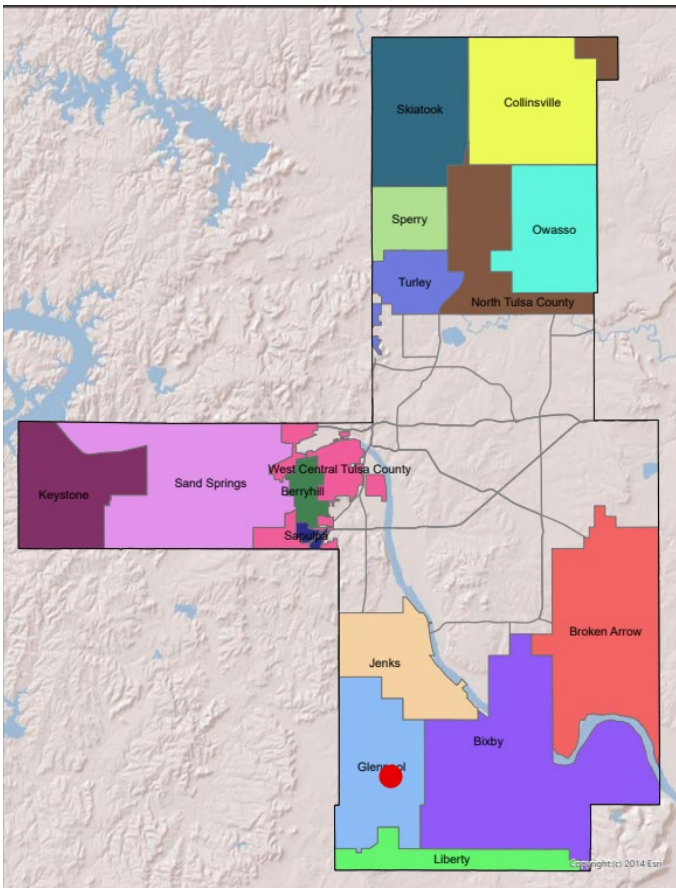
Owner and Applicant Information:

Applicant: Debbi and Paul Nichols

Property Owner: NICHOLS, DEBRA S & PAUL E JR REV TRUST

Action Requested: A Variance to increase the maximum height requirement from 18 feet to 26.8 feet. & a Variance of the rear yard requirement to permit an accessory building in an RE district. (Sec. 8.030)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.52 Acres

Legal Description: LOT 7 BLOCK 14, ELWOOD CROSSING II

Present Zoning: RE (Residential Estate)

Fenceline/Area: Glenpool

Land Use Designation: Estate Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7225

CASE NUMBER: CBOA-3309

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Debbi and Paul Nichols

ACTION REQUESTED: A Variance to increase the maximum height requirement from 18 feet to 26.8 feet. & a Variance of the rear yard requirement to permit an accessory building in an RE district. (Sec. 8.030)

LOCATION: 16719 S. 2nd East Place, Glenpool

ZONED: RE (Residential Estate)

FENCELINE: Glenpool

PRESENT USE: Residential

TRACT SIZE: 0.52 Acres

LEGAL DESCRIPTION: LOT 7 BLOCK 14, ELWOOD CROSSING II

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located within an RE-zoned platted subdivision and is surrounded by RE-residential zoning on similarly sized lots.

STAFF COMMENTS:

The applicant is before the board requesting A Variance to increase the maximum height requirement from 18 feet to 26.8 feet. & a Variance of the rear yard requirement to permit an accessory building in an RE district (Sec. 8.030). The Tulsa County Zoning Code does not allow an accessory building to be built within the required rear yard setback in a residential zoning district. Additionally, the required rear yard setback in an RE district is 25 feet and the side yard is required to be 15 feet.

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.

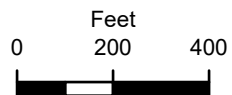
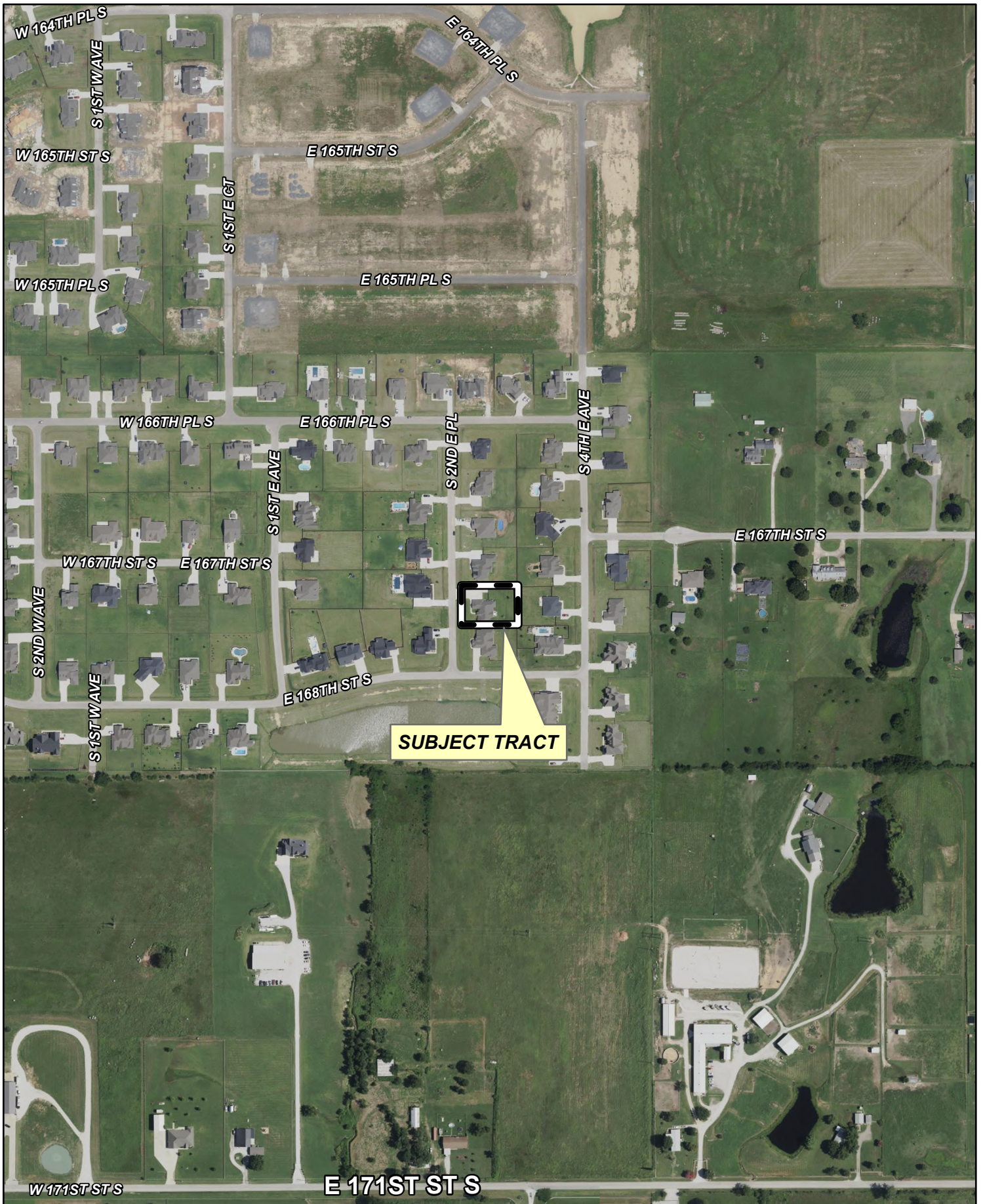
Sample Motion:

"Move to _____ (approve/deny) A Variance to increase the maximum height requirement from 18 feet to 26.8 feet. & a Variance of the rear yard requirement to permit an accessory building in an RE district. (Sec. 8.030)

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.



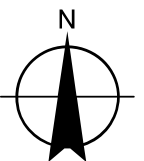
Subject
Tract

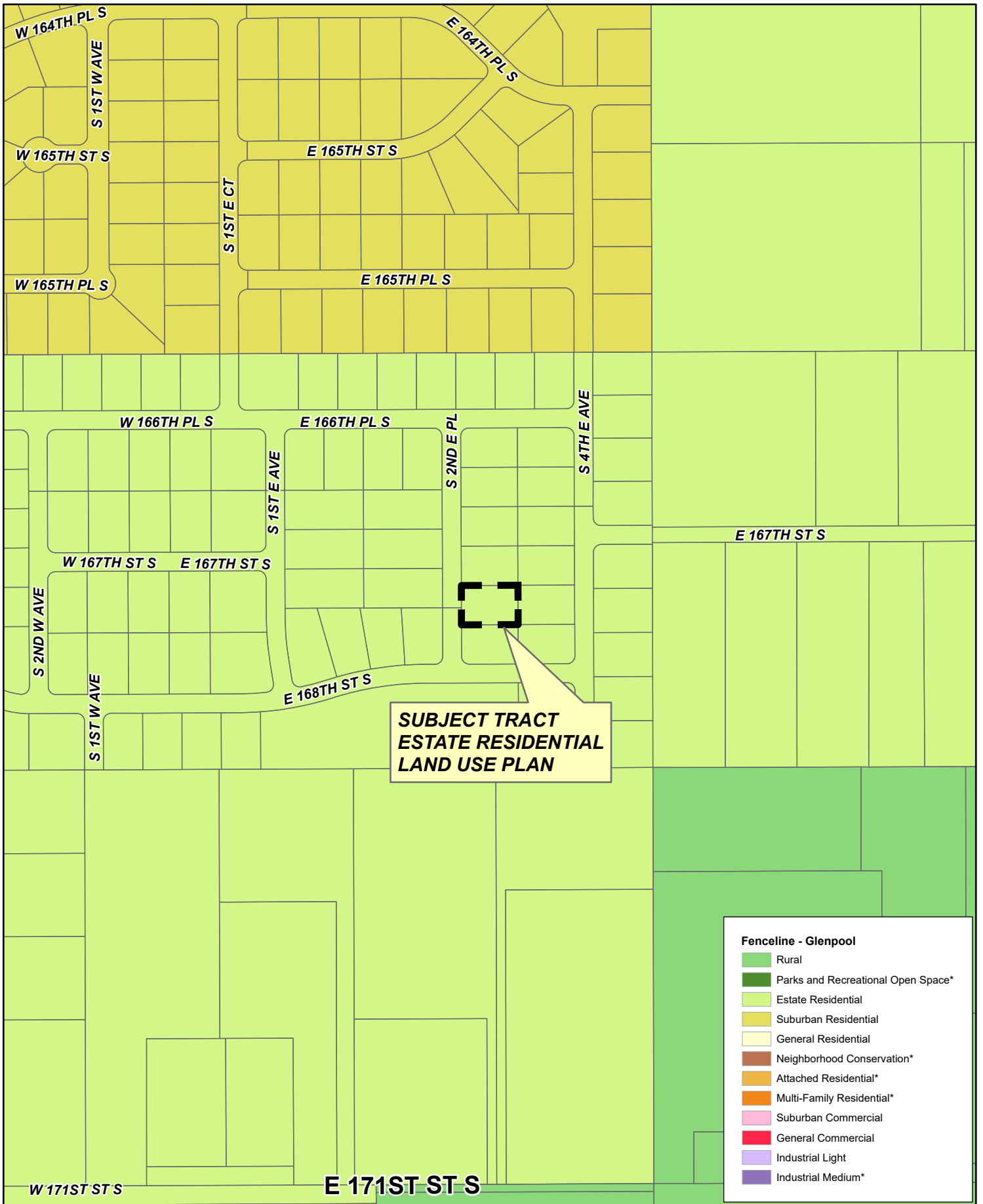
CBOA-3309

25 17-12

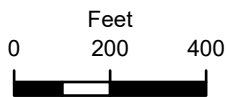
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024

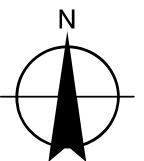


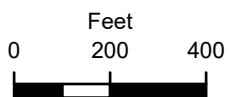
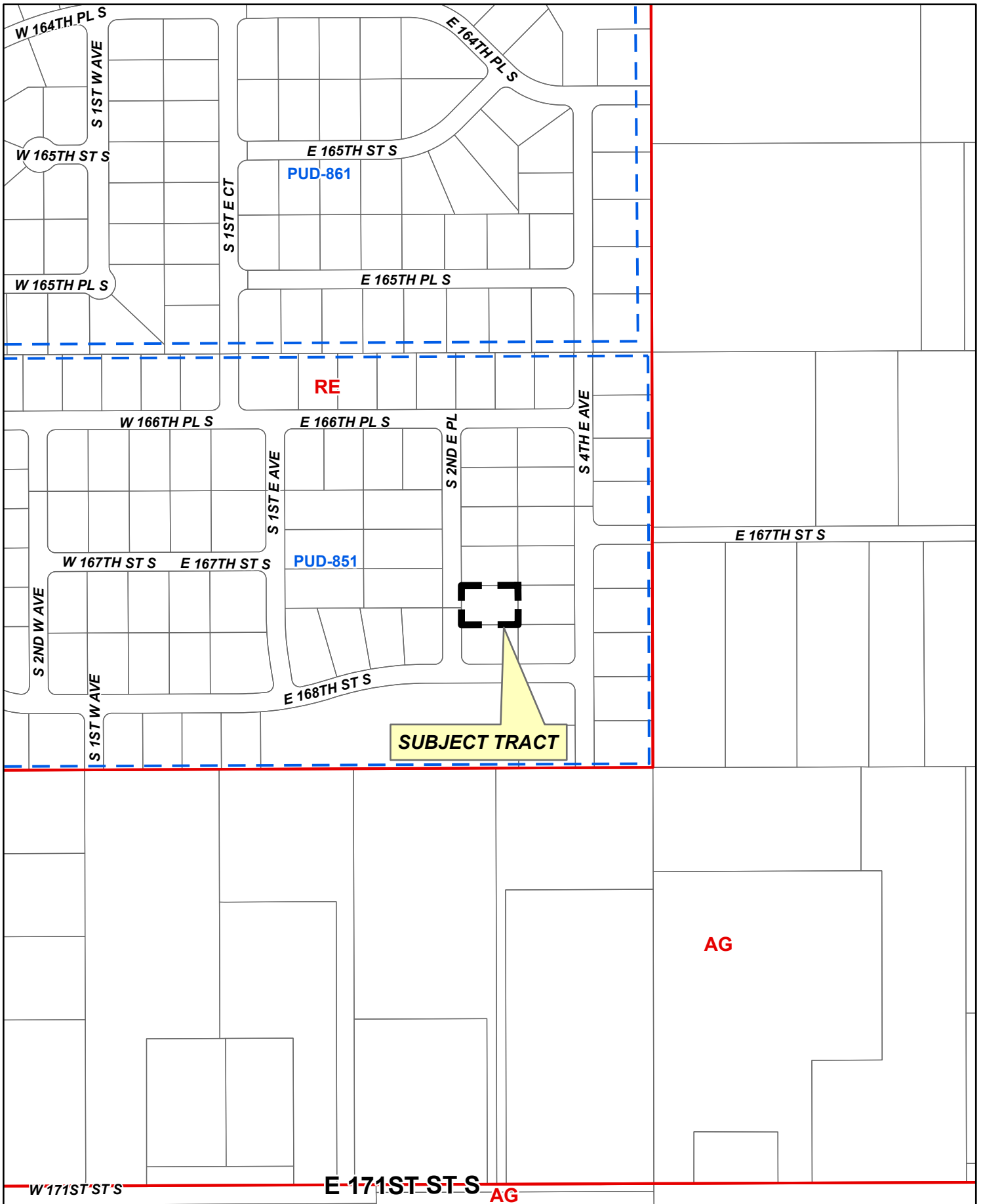


Fenceline - Glenpool	
	Rural
	Parks and Recreational Open Space*
	Estate Residential
	Suburban Residential
	General Residential
	Neighborhood Conservation*
	Attached Residential*
	Multi-Family Residential*
	Suburban Commercial
	General Commercial
	Industrial Light
	Industrial Medium*

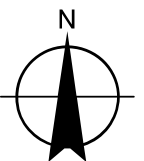


CBOA-3309



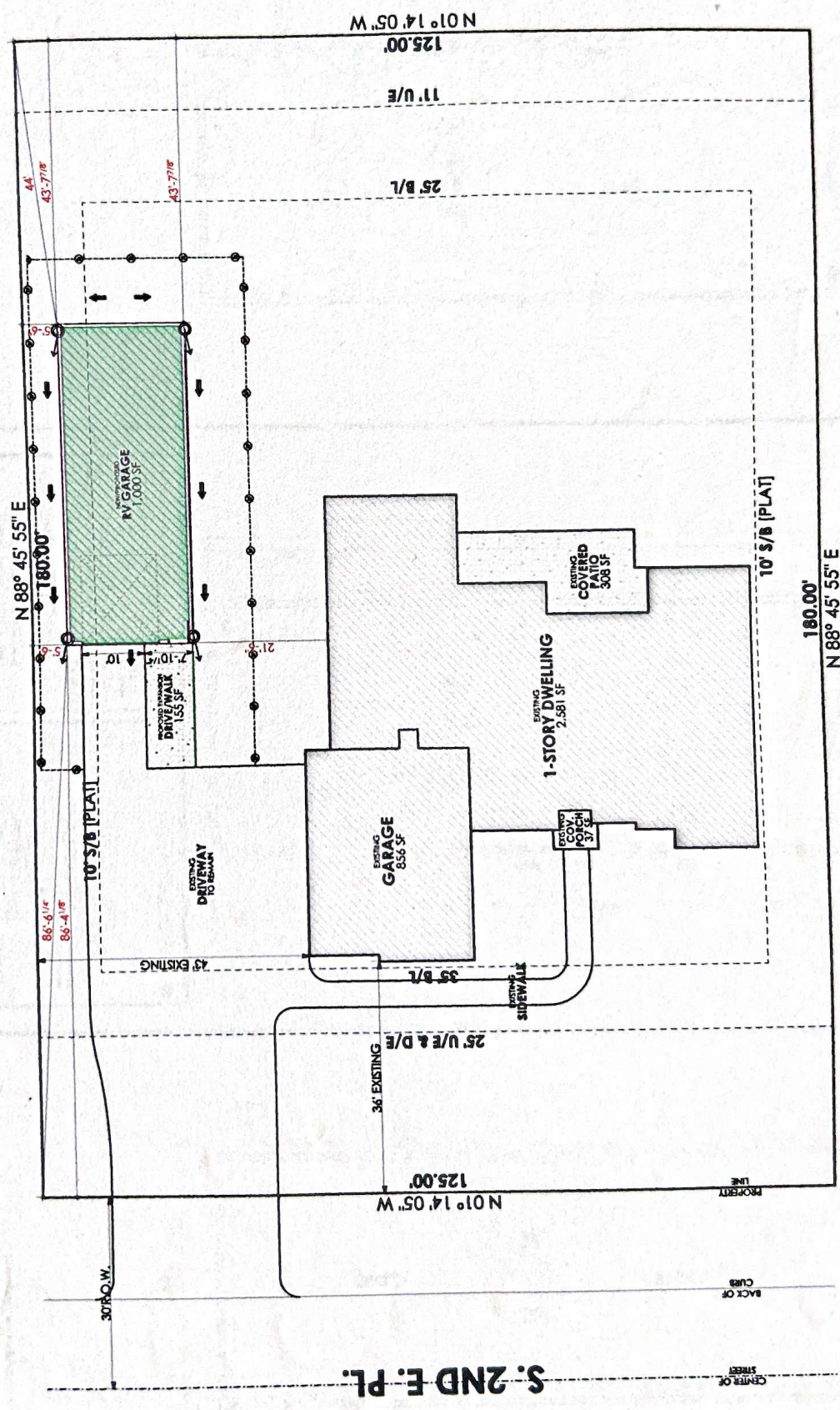


CBOA-3309





SITE PLAN & DRAINAGE/EROSION PLAN



SYMBOLS	
	ROOF DRAIN/DOWNSPOUT
	YARDLINE DRAIN
	GROUND SLOPE
	SET FOOTING

DRAINAGE & EROSION CONTROL NOTES

- 1. ALL DRAINAGE SHALL BE DESIGNED TO PREVENT EROSION AND TO MAINTAIN THE STABILITY OF THE SOIL.
- 2. ALL DRAINAGE SHALL BE DESIGNED TO PREVENT FLOODING AND TO MAINTAIN THE STABILITY OF THE SOIL.
- 3. ALL DRAINAGE SHALL BE DESIGNED TO PREVENT POLLUTION AND TO MAINTAIN THE STABILITY OF THE SOIL.
- 4. ALL DRAINAGE SHALL BE DESIGNED TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO MAINTAIN THE STABILITY OF THE SOIL.
- 5. ALL DRAINAGE SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ENVIRONMENT AND TO MAINTAIN THE STABILITY OF THE SOIL.

SITE PLAN NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ZONING ORDINANCE.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, SUBDIVISION MAP ACT.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, PLANNING COMMISSION.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, PLANNING COMMISSION.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, PLANNING COMMISSION.

FINISHED FLOOR NOTES

- 1. ALL FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ZONING ORDINANCE.
- 2. ALL FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, SUBDIVISION MAP ACT.
- 3. ALL FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, PLANNING COMMISSION.
- 4. ALL FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, PLANNING COMMISSION.
- 5. ALL FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, PLANNING COMMISSION.

PROJECT ADDRESS
16719 S 2ND EAST PL. GLENPOOL, OK 74033

DATE
9/3/25

SCALE
1/8" = 1'-0"

PROJECT
DETACHED RV GARAGE

DETACHED RV GARAGE
ELWOOD CROSSING II, LT 7, BLK 14
TULSA COUNTY
16719 S 2ND EAST PL. GLENPOOL, OK 74033

DETACHED GARAGE 1,000 SF

9/3/25
1/8" = 1'-0"
A1



Case Number: CBOA-3310

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Javier Rojas

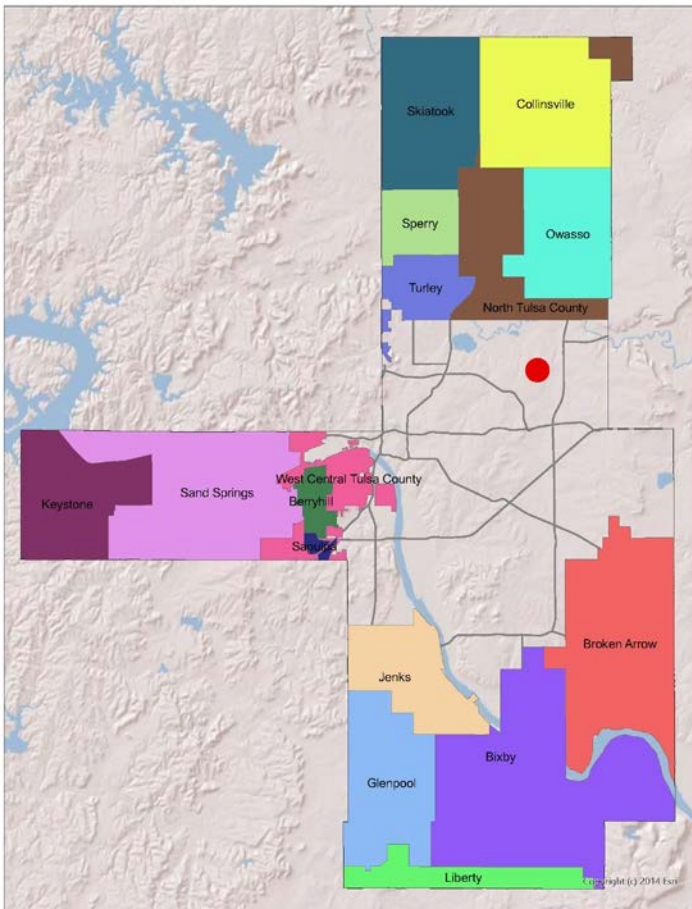
Owner and Applicant Information:

Applicant: Sundance Investment Group, LLC

Property Owner: Tulsa Airport Improvement Trust

Action Requested: Special exception to operate a ready-mix concrete / concrete (batch) plant business on IM district (Sec. 6.070-C).

Location Map:



Additional Information:

Present Use: Airport

Tract Size: 177.77 acres

Legal Description: BEG 120.9W NEC NE TH W APPROX 2530.69 S APPROX 1336.98 SE APPROX 1544.978 E APPROX 779.05 S APPROX 506.19 E APPROX 1412.21 N APROX 693.82 W10 N30 E10 N APROX 267 W10 N60 E10 NAPROX 2196.27 NW APPROX 100.3 TO POB SEC 24 20 13 177.774ACS
Section: 24 Township: 20 Range: 13

Present Zoning: IM (Industrial-Moderate)

Fenceline/Area: Tulsa

Land Use Designation: n/a

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0324

CASE NUMBER: CBOA-3310

CASE REPORT PREPARED BY: Javier Rojas

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Sundance Investment Group, LLC

ACTION REQUESTED: Special exception to operate a ready-mix concrete / concrete (batch) plant business on IM district (Sec. 6.070-C).

LOCATION: 3330 N Mingo Rd, Tulsa, OK 74146

ZONED: IM (Industrial-Moderate)

FENCELINE: Tulsa

PRESENT USE: Airport

TRACT SIZE: 177.77 acres

LEGAL DESCRIPTION: BEG 120.9W NEC NE TH W APPROX 2530.69 S APPROX 1336.98 SE APPROX 1544.978 E APPROX 779.05 S APPROX 506.19 E APPROX 1412.21 N APPROX 693.82 W10 N30 E10 N APPROX 267 W10 N60 E10 NAPROX 2196.27 NW APPROX 100.3 TO POB SEC 24 20 13 177.774ACS
Section: 24 Township: 20 Range: 13

RELEVANT PREVIOUS ACTIONS:

CBOA-01807 (APPROVED): Special Exception to permit massage therapy in IM district.

BOA-17523 (APPROVED): Special Exception to allow a public airport in various zoned districts; variance of the 3 year time limit to utilize a special exception for future airport development on "Tract 6"; variance to allow airport accessory uses on lots other than where principal uses are located.

ANALYSIS OF SURROUNDING AREA:

The subject tract is zoned IM and makes up a portion of the Tulsa airport. The southeastern portion of the 177-acre tract is largely undeveloped or underused, providing space where applicant plans to operate a ready-mix concrete business.

The subject tract is directly surrounded on the north, west, and south by IM (Industrial-Moderate) zoning districts characterized by airport and ancillary uses. The land abutting the eastern edge of the subject tract, as well as land approximately 0.5 mi north, approximately 0.5 mi west, and approximately 1 mi south of the IM zoning districts are all land incorporated by the City of Tulsa.

STAFF COMMENTS:

The applicant is before the Board to request Special exception to operate a ready-mix concrete / concrete (batch) plant business on an IM district (Sec. 6.070-C).

While the subject tract contains a portion of the airport, the 177-acre site's southeast portion has space enough to allow for the applicant's intended use. Provided site plans show the layout and usage intended by the applicant, including fencing and gates.

Per the Tulsa County Zoning Code Sec.6.070-C, concrete (batch) plants are considered *High-impact Manufacturing and Industry*. Per Sec.6.010 Table 6-1, this is a permitted use in an IM district through Special Exception by the Board of Adjustment.

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

Sample Motion:

“Move to _____ (approve/deny special exception to operate a ready-mix concrete / concrete (batch) plant business on IM district (Sec. 6.070-C).

Subject to the following conditions, if any: _____.

Finding 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.

CONCRETE BATCH PLANT

PROPERTY LOCATION

ADDRESS: 3232 N MINGO RD E, TULSA, OK 74116

- NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.
 2. TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

DESCRIPTION & QUANTITY

THIS PROJECT CONSISTS OF:

- CONCRETE BATCH PLANT CONSTRUCTION/ASSEMBLY
- WATER SERVICE CONNECTION
- SANITARY SERVICE CONNECTION

SHEET INDEX

DESCRIPTION	DRAWING SHEET NO.
COVER SHEET	1
SITE PLAN	2
CRANE DETAILS	3

LIST OF CONTACTS

TULSA AIRPORTS IMPROVEMENTS TRUST
SARAH JOHNSON, ACE – DEVELOPMENT SERVICES MANAGER
(918) 838–5034

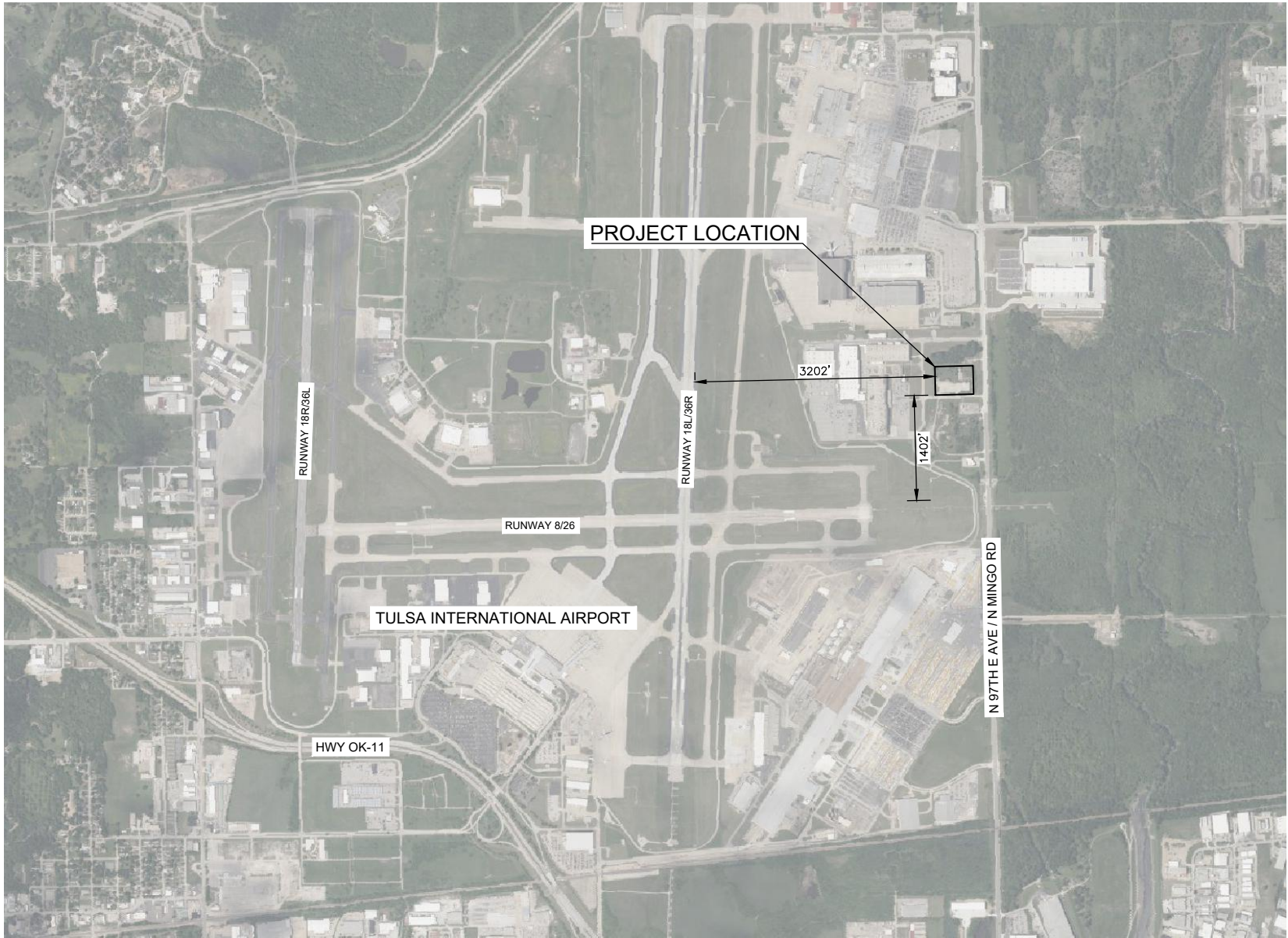
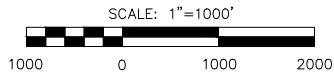
CITY OF TULSA DEVELOPMENT SERVICES
JEANNIE BARTON – IDP COORDINATOR
(918) 596–2514

IMPERVIOUS AREA

NO CHANGE IN IMPERVIOUS AREA



- (1) IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PRESERVE ALL UTILITIES.
- (2) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES WITHIN WORK ZONE PRIOR TO CONSTRUCTION.

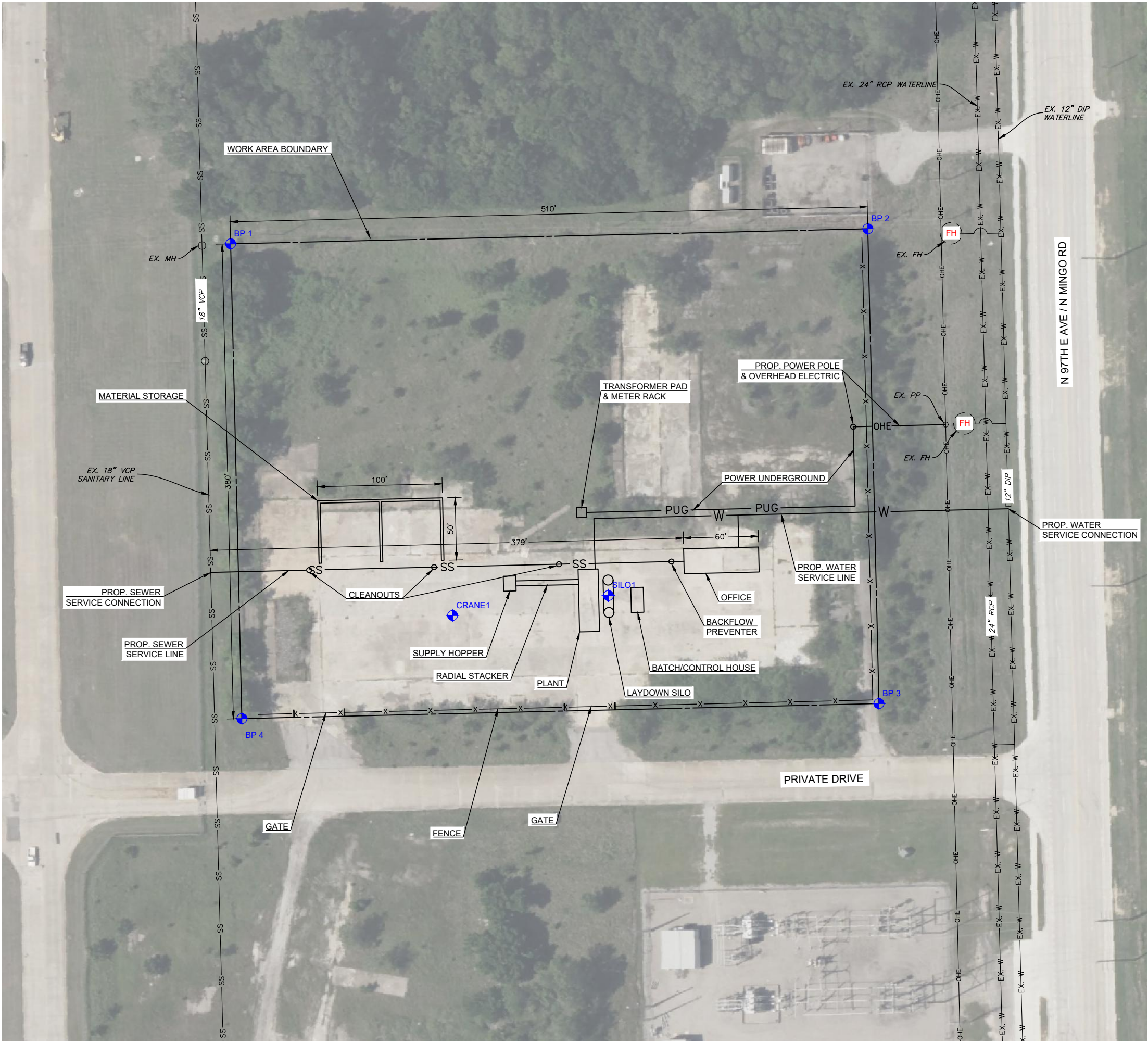


SPYGLASS™
OUTFITTERS

18205 N JAMESTOWN
SKIATOOK, OK 74070
918-810-0028
918-864-1918
WWW.SPYGLASSOUTFITTERS.COM
CA#898 EXPIRES 6/30/2027

DESIGNED BY	EJLE
DRAWN BY	TRW
REVIEWED BY	---
PROJECT NO.	25-007
DATE	09/03/2025

CONCRETE BATCH PLANT



SCALE: 1" = 40'



BATCH PLANT LOCATION POIs - CONSTRUCTION

POI	SE	AGL*	AMSL	LATITUDE	LONGITUDE
BP 1	630			36-12-03.60	95-52-15.82
BP 2	630			36-12-03.61	95-52-09.60
BP 3	630			36-11-59.85	95-52-09.59
BP 4	630			36-11-59.85	95-52-15.82
CRANE1	630				

BATCH PLANT LOCATION POIs - OPERATIONS

POI	SE	AGL*	AMSL	LATITUDE	LONGITUDE
BP 1	630			36-12-03.60	95-52-15.82
BP 2	630			36-12-03.61	95-52-09.60
BP 3	630			36-11-59.85	95-52-09.59
BP 4	630			36-11-59.85	95-52-15.82
SILO1	630				

- NOTES:
- STAGING AREA WILL BE THE SAME AS OPERATIONS AREA.
 - HAUL ROUTES WILL BE ALONG THE EXISTING ROADWAY N 97TH E AVE AND THE EXISTING PRIVATE DRIVE.
 - CRANE OPERATIONS WILL BE CONTAINED WITHIN THE BOUNDARY OF THE WORK AREA BOUNDARY DEFINED BY POIs BP1, BP2, BP3, BP4
 - NO MATERIAL STOCKPILES WILL BE PRESENT DURING CONSTRUCTION.

LEGEND

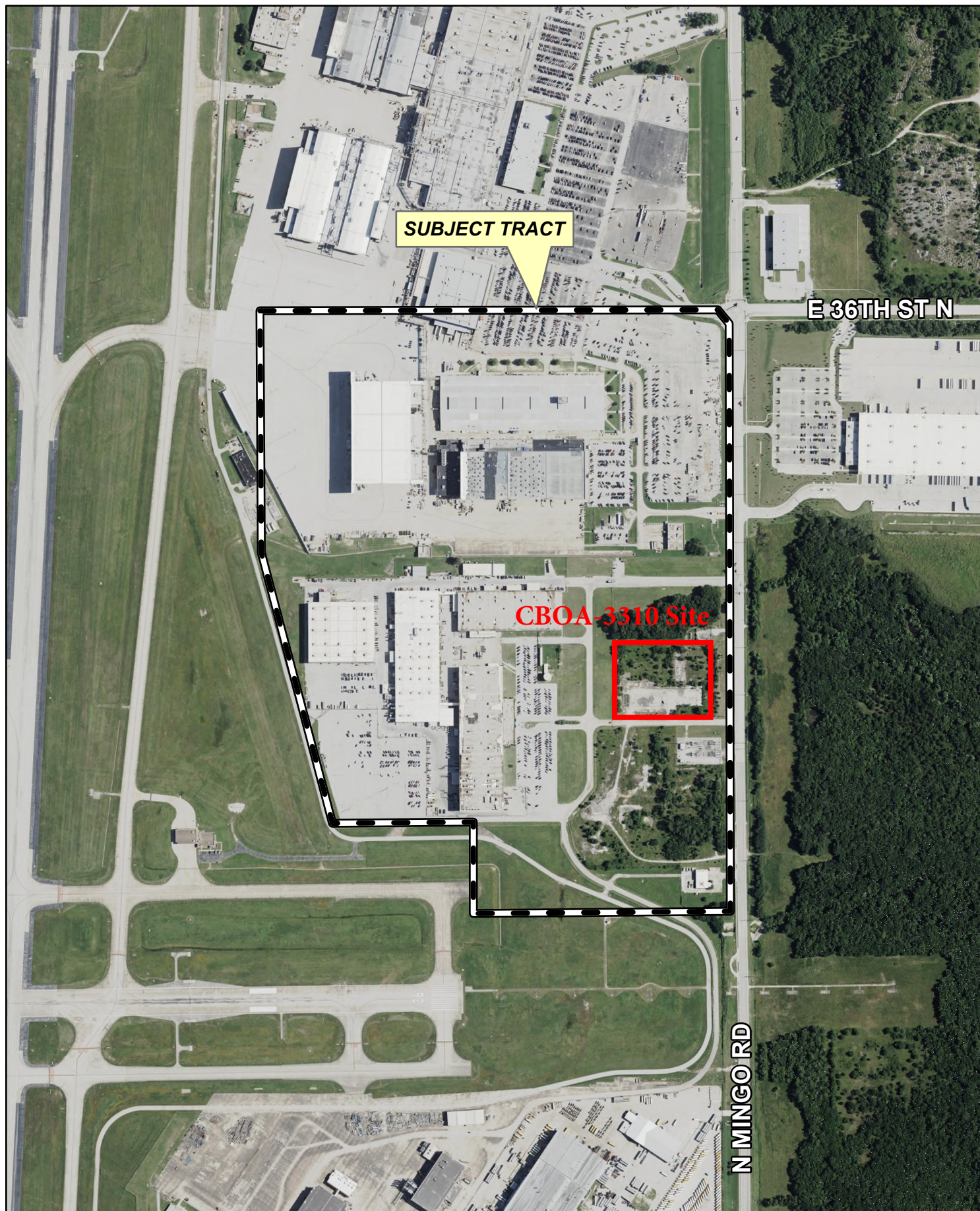
	BP 1	POIs
		PROPOSED WATER SERVICE LINE
		PROPOSED SANITARY SERVICE LINE
		PROPOSED OVERHEAD ELECTRIC
		PROPOSED POWER UNDERGROUND
		PROPOSED FENCE
		EX. WATERLINE
		EX. OVERHEAD ELECTRIC
		EX. SANITARY SEWER

CONCRETE BATCH PLANT

DESIGNED BY	EJLE
DRAWN BY	TRW
REVIEWED BY	---
PROJECT NO.	25-007
DATE	09/03/2025

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SKIATOOK, OK 74070
918-810-0028
918-864-1918
WWW.SPYGLASSOUTFITTERS.COM
CA#8948 EXPIRES 6/30/2027

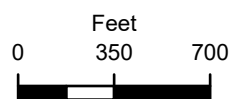


SUBJECT TRACT

E 36TH ST N

CBOA-3310 Site

N MINGO RD



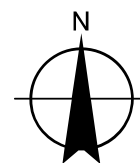
**Subject
Tract**

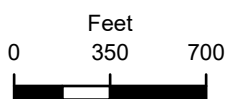
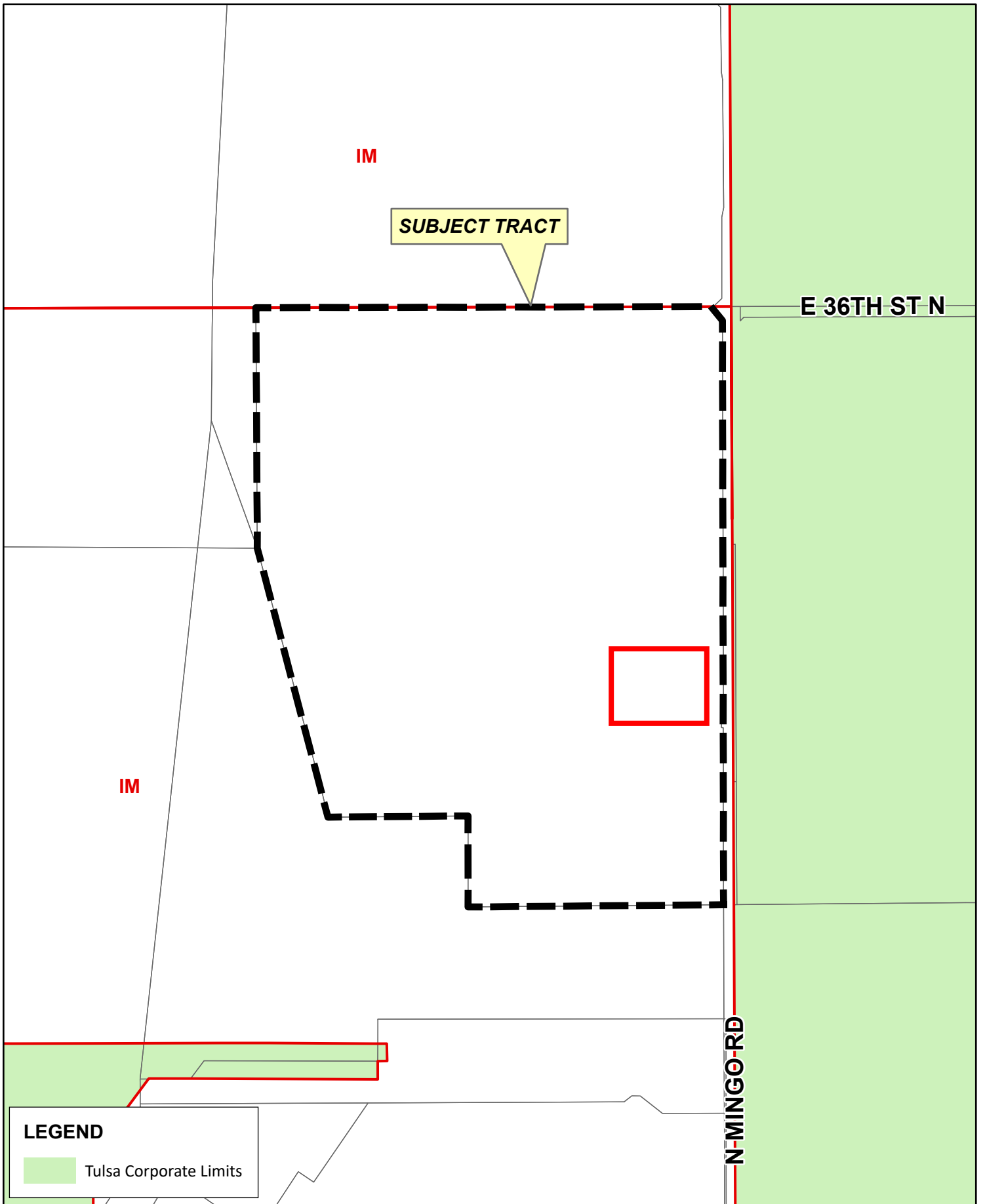
CBOA-3310

24 20-13

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

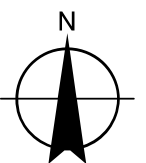
Aerial Photo Date: 2024





CBOA-3310

24 20-13





Board of Adjustment

Case Number: CBOA-3311

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

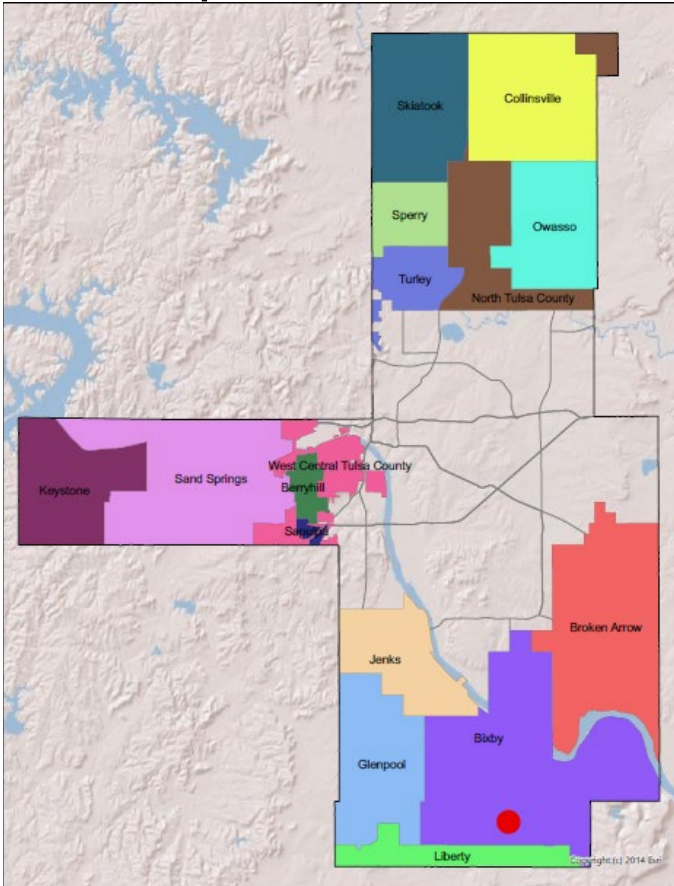
Owner and Applicant Information:

Applicant: Jared Redyke

Property Owner: The Jared Redyke Rev. Trust

Action Requested: Special Exception to allow a duplex use in an AG district Sec. 2.030 Table 2-2

Location Map:



Additional Information:

Present Use: Agricultural

Tract Size: 40 Acres

Legal Description: The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of the Section One (1), Township Sixteen (16) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey.

Present Zoning: AG (Agricultural)

Fenceline/Area: Bixby

Land Use Designation: Rural Agriculture (Unincorporated)

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 6301

CASE NUMBER: **CBOA-3311**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Jared Redyke

ACTION REQUESTED: Special Exception to allow a duplex use in an AG district Sec. 2.030 Table 2-2

LOCATION: 8325 E. 191 ST. S.

ZONED: AG (Agricultural)

FENCELINE: Bixby

PRESENT USE: Agricultural

TRACT SIZE: 40 Acres

LEGAL DESCRIPTION: The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of the Section One (1), Township Sixteen (16) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey.

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located along S. Memorial Drive and is zoned AG (Agricultural). Single-family residential uses are located to the north and south of the site, while the properties to the east and west are currently vacant.

STAFF COMMENTS:

The applicant is before the board requesting a Special Exception to allow a duplex use in an AG district Sec. 2.030 Table 2-2.

A Special Exception is required as the proposed duplex use is not permitted by right in the AG district because of potential adverse affect, 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.

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

Subject to the following conditions, if any:_____.

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.

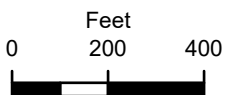


S MEMORIAL DR

SUBJECT TRACT

E 191ST ST S

Vexcel Imaging



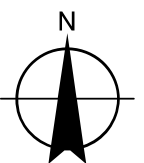
Subject
Tract

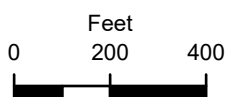
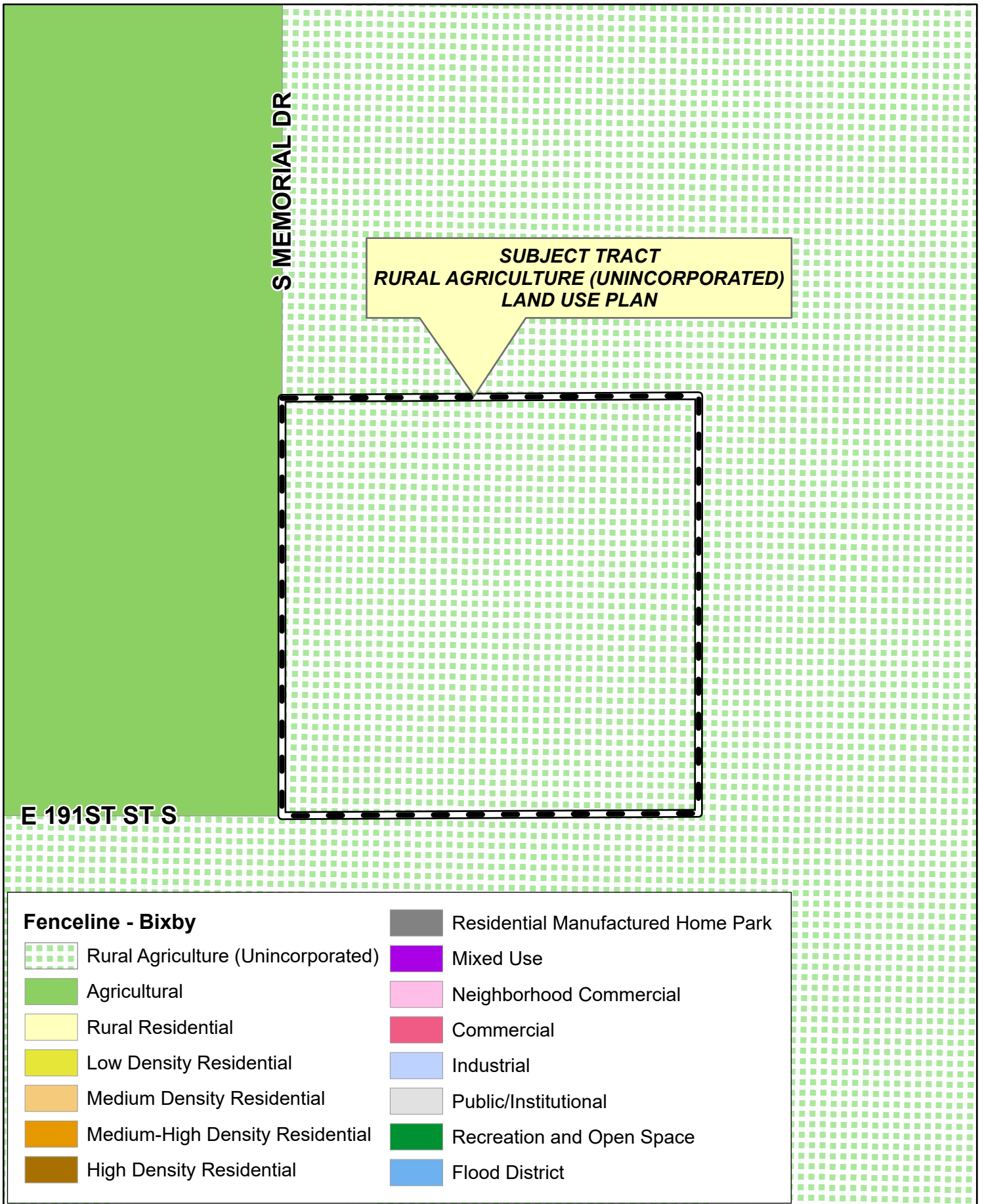
CBOA-3311

01 16-13

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

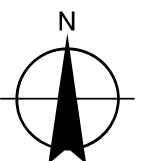
Aerial Photo Date: 2024

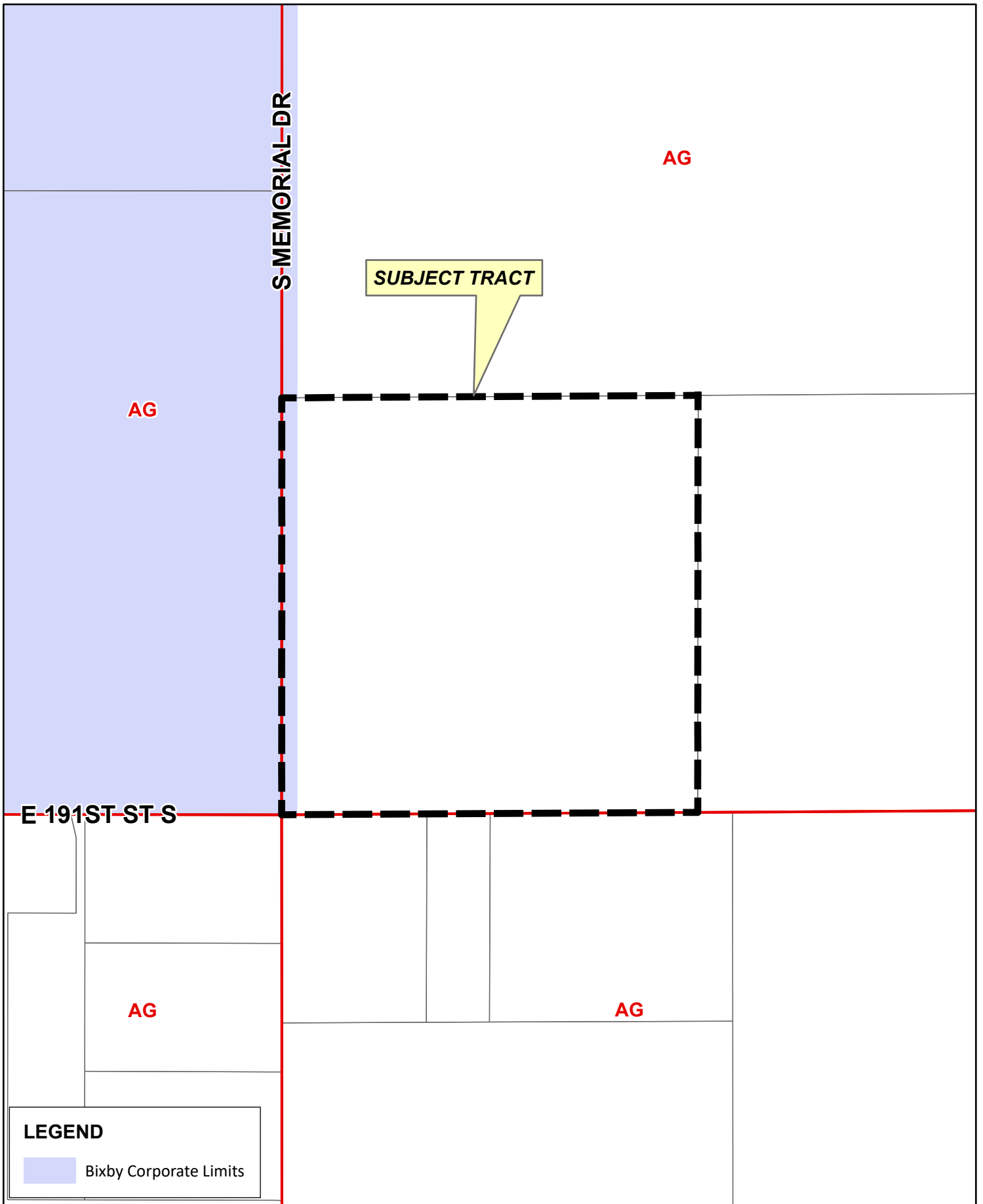




CBOA-3311

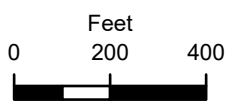
01 16-13





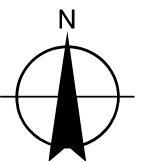
LEGEND

 Bixby Corporate Limits



CBOA-3311

01 16-13





Board of Adjustment

Case Number: CBOA-3312

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

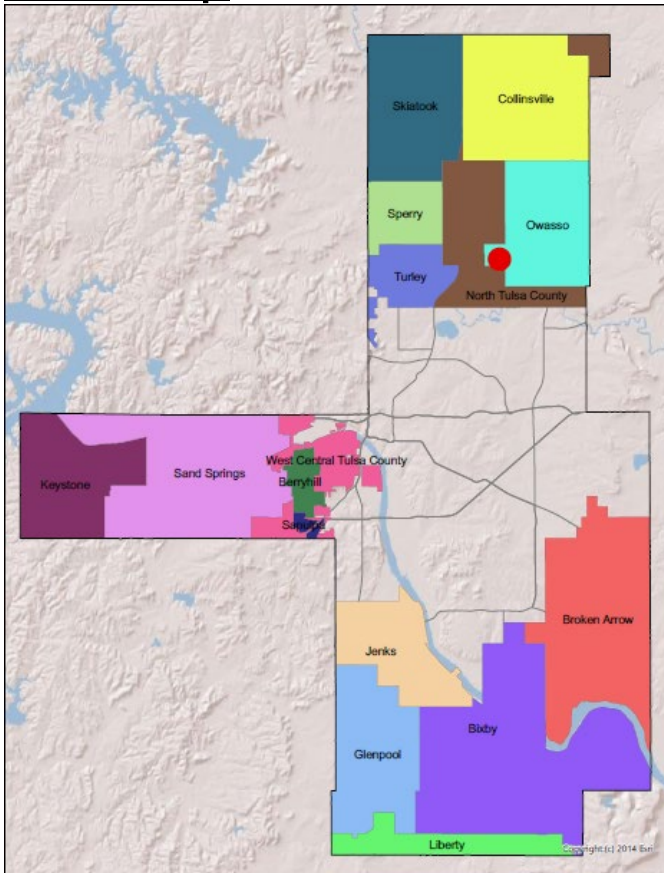
Owner and Applicant Information:

Applicant: Branch Towers (Kole Talbot)

Property Owner: Paul Nosak

Action Requested: Special Exception to permit freestanding communication tower in AG district (Sec. 6.010, Table 6-1) and Special Exception to reduce setback requirement pertaining to the height of the tower (Sec. 7.190-E.6a).

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 10 Acres

Legal Description: The Southeast Quarter (SE/4) of the Northwest quarter (NW/4) of the Southeast Quarter (SE/4) of Section Twenty-six (26) Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, EXCEPT a strip of land Twenty-five feet (25') wide across the North edge for Roadway.

Present Zoning: AG (Agricultural)

Fenceline/Area: Owasso

Land Use Designation: Residential

CASE REPORT

TRS: 1326

CASE NUMBER: CBOA-3312

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Branch Towers (Kole Talbot)

ACTION REQUESTED: Special Exception to permit freestanding communication tower in AG district (Sec. 6.010, Table 6-1) and Special Exception to reduce setback requirement pertaining to the height of the tower (Sec. 7.190-E.6a).

LOCATION: 7841 N 75th East Ave, Owasso, OK, 74055

ZONED: AG (Agricultural)

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 10 Acres

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) of the Northwest quarter (NW/4) of the Southeast Quarter (SE/4) of Section Twenty-six (26) Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, EXCEPT a strip of land Twenty-five feet (25') wide across the North edge for Roadway.

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The tract abuts AG zoning to the South containing a single-family residence and the West containing a single-family residence and 2 vacant tracts. Directly to the North contains a platted residential neighborhood.

STAFF COMMENTS: The applicant is before the Board to request Special Exception to permit freestanding communication tower in AG district (Sec. 6.010, Table 6-1) and Special Exception to reduce setback requirement pertaining to the height of the tower (Sec. 7.190-E.6a).

Communications towers are classified under Wireless Communication Facility – Freestanding Tower, per Section 6.010, Table 6-1 of the zoning code, and are permitted in the AG district by Special Exception. A *Special Exception* is required as the proposed cell tower is a use which is not permitted by right in the AG district because of potential adverse effect, but if controlled in the particular instance as to its relationship to the area, may be permitted.

The applicant has included a site plan. The proposed tower has a height of 150 feet. The Tulsa County Zoning Code requires towers to be set back a distance equal to at least one hundred ten percent (110%) of the height of the tower from any adjoining lot line of a residential, office or agricultural zoned lot.

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.

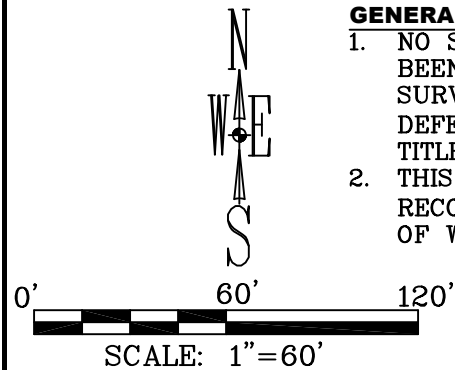
Sample Motion:

“Move to _____ (approve/deny) to permit Special Exception to permit freestanding communication tower in AG district (Sec. 6.010, Table 6-1) and Special Exception to reduce setback requirement pertaining to the height of the tower (Sec. 7.190-E.6a).

Subject to the following conditions, if any: _____.

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.



BASIS OF BEARINGS AND ELEVATIONS
OPUS
STATE PLANE COORDINATES
OKLAHOMA NORTH ZONE
NAD 83 (2011)
LAT: N 36°16'03.851"
LONG: W 95°53'18.885"
COMBINED SCALE FACTOR:
1.000083837168
CONVERGENCE ANGLE:
N 01°14'41"W
DISTANCES ARE IN GRID

GENERAL NOTES

1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL
2. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT

SITE ADDRESS

7841 N 75 AV E
OWASSO, OK 74055

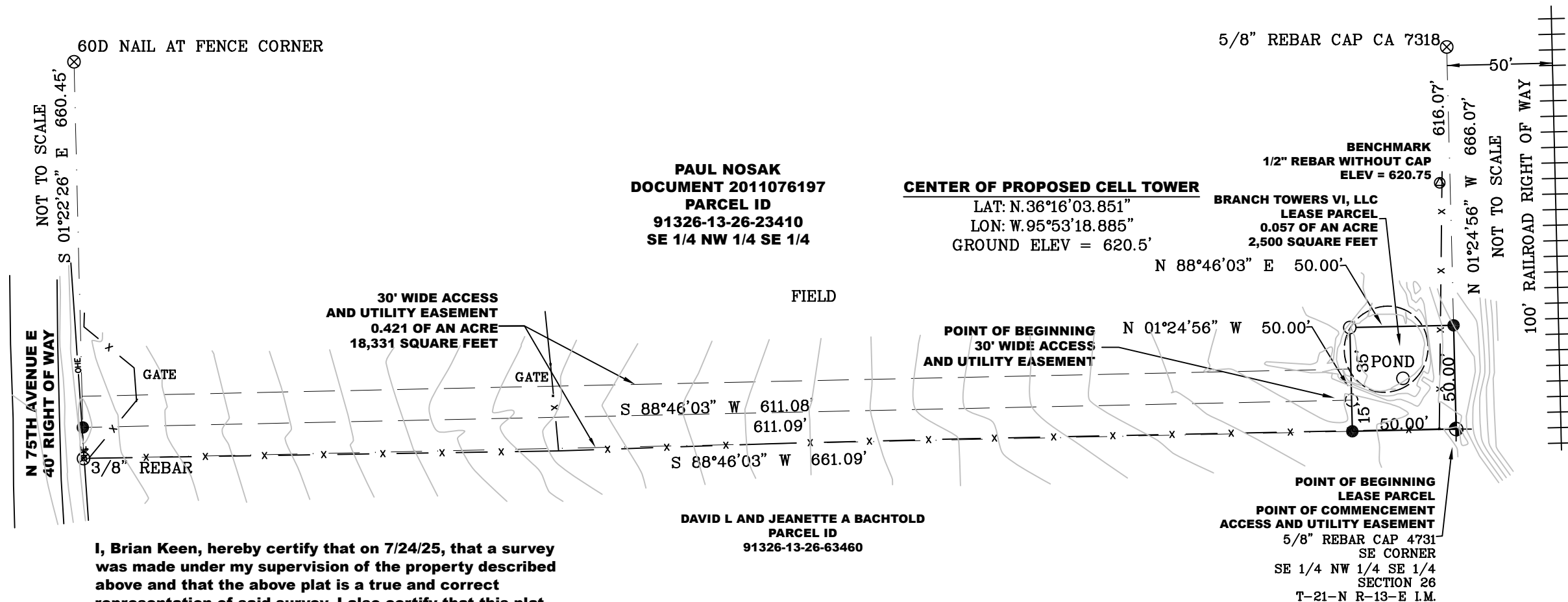
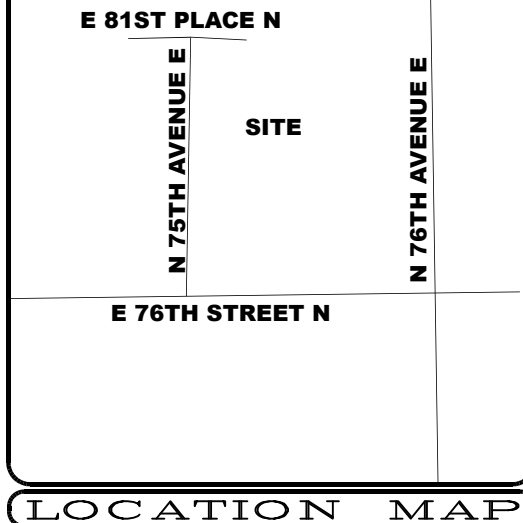
FLOOD INFORMATION

THIS PROPERTY IS
LOCATED IN ZONE X AND
IS NOT LOCATED IN THE
100 YEAR FLOOD PLAIN.
ACCORDING TO FEMA
FLOOD INSURANCE RATE
MAPS 40143C0120L,
DATED 10/16/12

SITE NAME: OWASSO
SITE NUMBER: OK-0247

LEGEND

LEASE BOUNDARY LINE
SURVEY TIE LINES
EASEMENT LINE
OVERHEAD ELECTRIC LINE
GAS LINE
COMPUTED CORNER
FOUND AS NOTED
SET 1/2" REBAR
POWER POLE
SET 1/2" REBAR
SET WOOD STAKE
TELEPHONE BOX
LIGHT POLE
ELECTRIC PULL OUT
BOC - BACK OF CURB
D.R.T.C.O. DEED RECORDS TULSA COUNTY OKLAHOMA



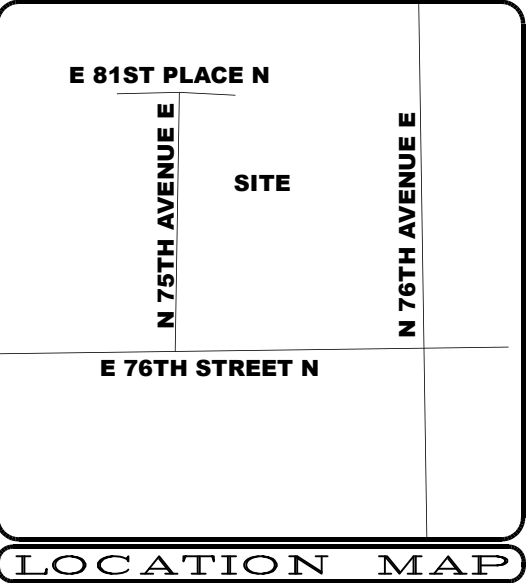
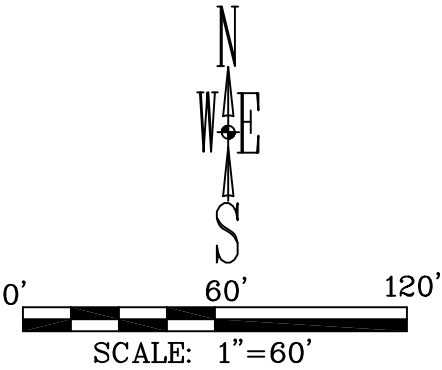
I, Brian Keen, hereby certify that on 7/24/25, that a survey was made under my supervision of the property described above and that the above plat is a true and correct representation of said survey. I also certify that this plat meets the Oklahoma Minimum Standards for the practice of Land Surveying as adapted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

MAP PREPARED FOR:
BRANCH TOWERS VI, LLC
OKLAHOMA COA 6967
PAGE 1 OF 2

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 7/30/25
SCALE: 1"= 60'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.347

SITE NAME: OWASSO
SITE NUMBER: OK-0247



Parent Parcel

The Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section Twenty-six (26) Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, EXCEPT a strip of land Twenty-five feet (25') wide across the North edge for Roadway.

Branch Towers VI, LLC Lease Parcel

Part of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter, Section 26, Township 21 North, Range 13 East, I.M., Tulsa County, Oklahoma, more particularly described as follows,
Beginning at the Southeast Corner of said Southeast Quarter of the Northwest Quarter of the Southeast Quarter; thence South 88°46'03" West, along the South line of said Southeast Quarter of the Northwest Quarter of the Southeast Quarter, a distance of 50.00 feet; thence North 01°24'56" West, leaving said South line, a distance of 50.00 feet; thence North 88°46'03" East, a distance of 50.00 feet to a point on the East line of Southeast Quarter of the Northwest Quarter of the Southeast Quarter; thence South 01°24'56" East, along said East line, a distance of 50.00 feet to the Point of Beginning, containing 2,500 Square Feet or 0.057 of an Acre.

30 Foot Wide Access and Utility Easement

Part of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter, Section 26, Township 21 North, Range 13 East, I.M., Tulsa County, Oklahoma, more particularly described as follows,
Commencing at the Southeast Corner of said Southeast Quarter of the Northwest Quarter of the Southeast Quarter; thence South 88°46'03" West, along the South line of said Southeast Quarter of the Northwest Quarter of the Southeast Quarter, a distance of 50.00 feet; thence North 01°24'56" West, leaving said South line, a distance of 15.00 feet to the Point of Beginning of a 30 Foot Wide Access and Utility Easement lying 15.00 Feet each side the following centerline; thence South 88°46'03" West, a distance of 611.08 feet to a point on the East Right of Way line of North 75th Avenue East and the Point of Termination, containing 18,331 Square Feet or 0.421 of an Acre.

MAP PREPARED FOR:
BRANCH TOWERS VI, LLC
OKLAHOMA COA 6967
PAGE 2 OF 2

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 896-3800 FAX (870) 896-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 7/30/25
SCALE: 1" = 60'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.347



1-A Certification

For: Branch Towers VI, LLC

Site Name: Owasso

Site Number: OK-0247

NAD 83

Latitude: N. 36° 16' 03.851"

Longitude: W. 95° 53' 18.885"

NAVD 88

Ground Elevation: 620.5 feet

This is to certify that the above information is accurate within:

20'± horizontal

3'± vertical



Registered Professional Land Surveyor

Brian Keen

Registration # 1872

State of Registration: Oklahoma

Date: July 30, 2025

Rojas, Javier

From: Adam Doverspike <adoverspike@gablelaw.com>
Sent: Tuesday, November 11, 2025 5:51 PM
To: esubmit
Subject: Case No. CBOA-3312 - Request to Continue Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

BOA Staff:

I represent an adjacent landowner to the property seeking a special exception for a freestanding communication tower. My client would like to review the full packet on the proposal and be present to share his thoughts and concerns about the location of the tower in a predominately residential environment. In recent years, he and other residents near this proposed telecommunications tower location have participated in BOA hearings and would like to be heard again this time. The full packet is not yet available, and he will be out of town the date of the hearing.

We request the hearing on Case No. CBOA-3312 be continued to a later date to permit full input from all affected neighbors and to provide a full record for the BOA to consider.

Please reach out with any questions. Best wishes,

- Adam Doverspike



Adam Doverspike | Shareholder | GableGotwals

(W) 918-595-4813 | (F) 918-595-4990 | adoverspike@gablelaw.com

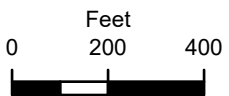
110 N. Elgin Ave., Ste. 200

Tulsa, OK 74120-1495 | USA | [Bio](#) | [Download vcard](#) | www.gablelaw.com | [f](#) [in](#) [x](#)

This message and any attachments are for the addressee only and may contain privileged or confidential information. If you have received this in error, please notify me immediately and permanently delete the message and any prints or other copies.



Vexcel Imaging



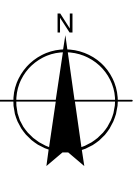
Subject
Tract

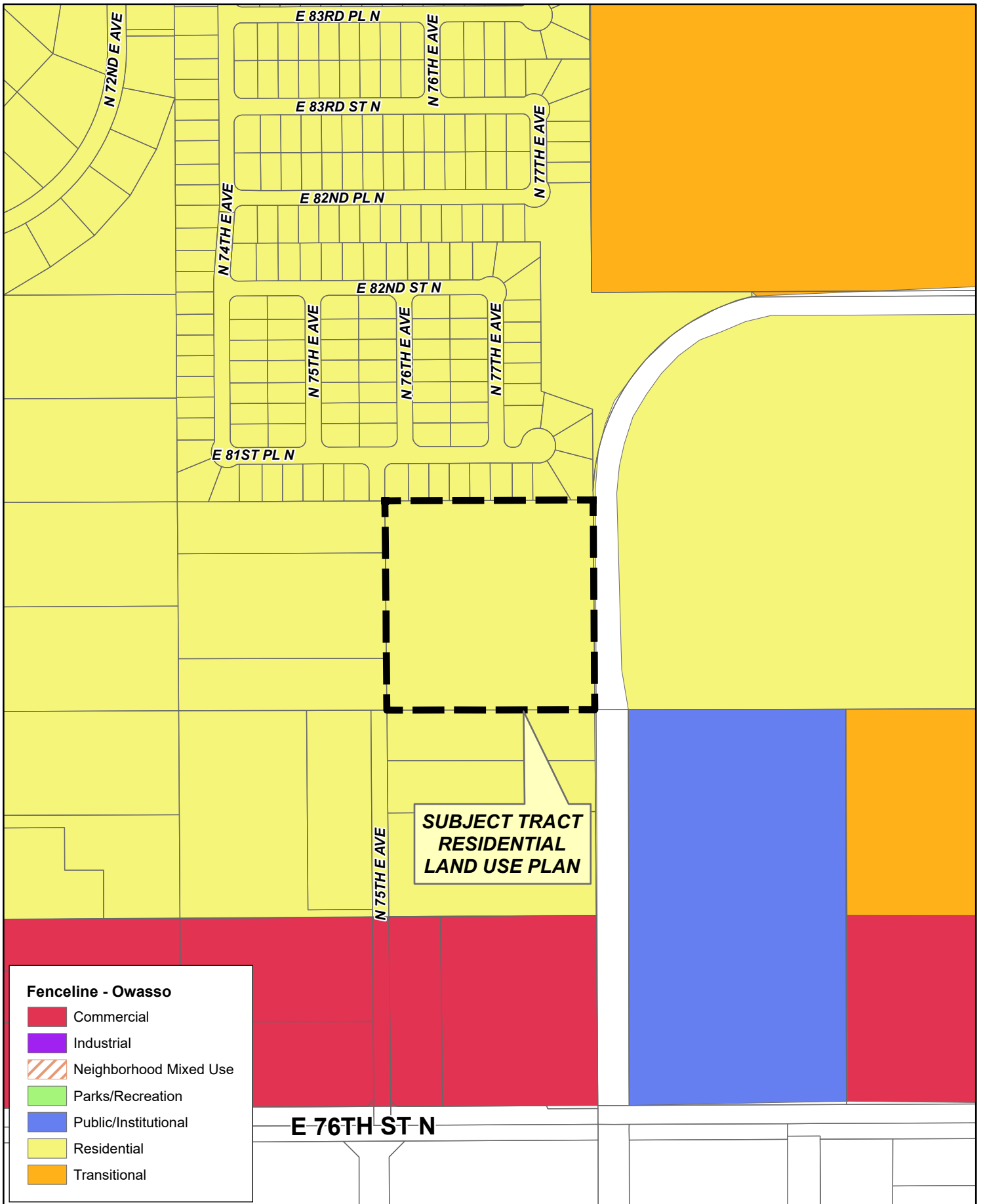
CBOA-3312

36 21-13

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

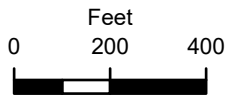
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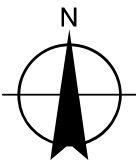


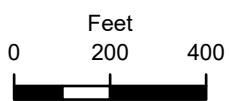
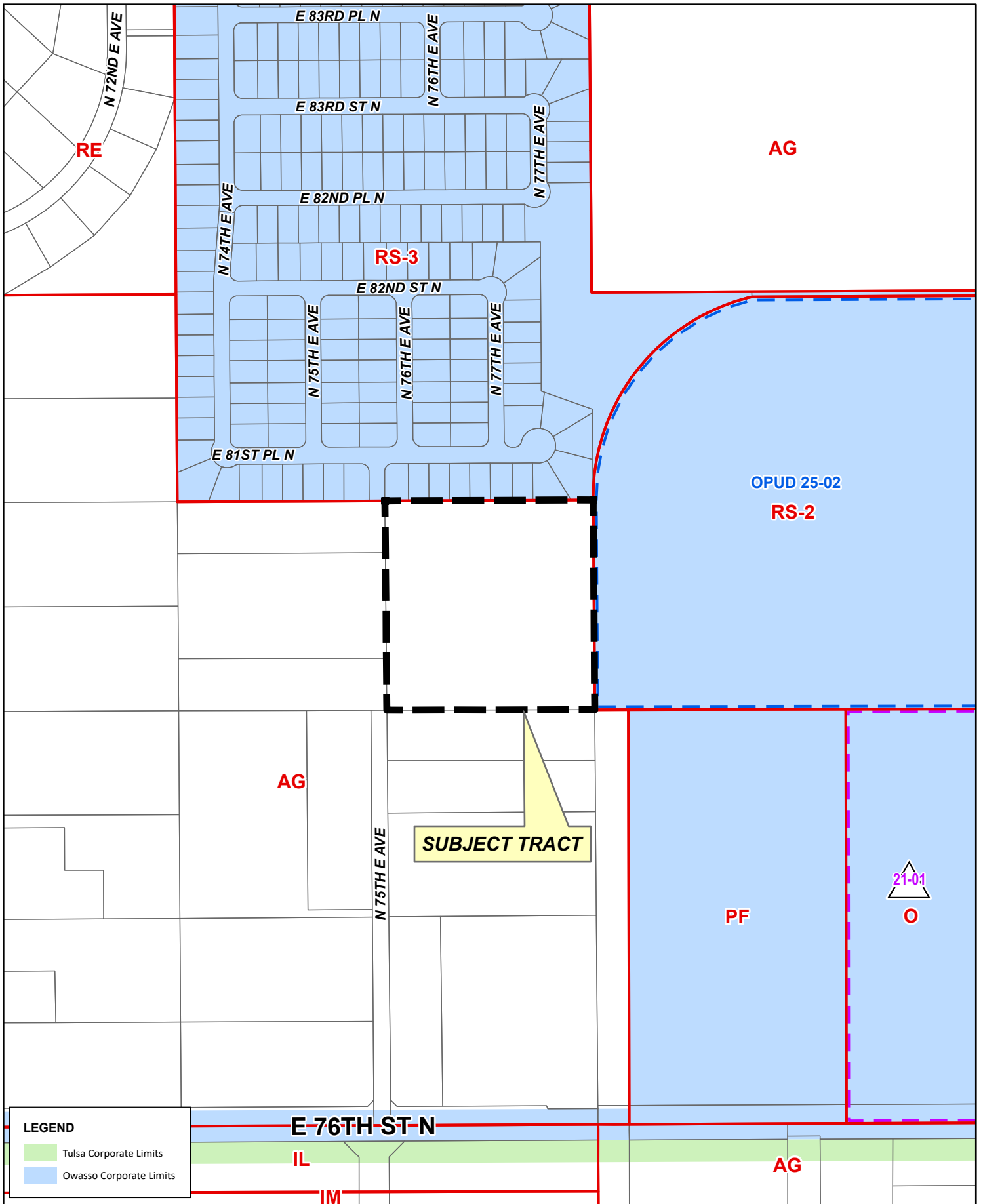
Fenceline - Owasso

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional

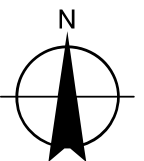


CBOA-3312





CBOA-3312





Case Number: CBOA-3313

Hearing Date: 11/18/25 2025 1:30 PM

Case Report Prepared by:

Kendal Davis

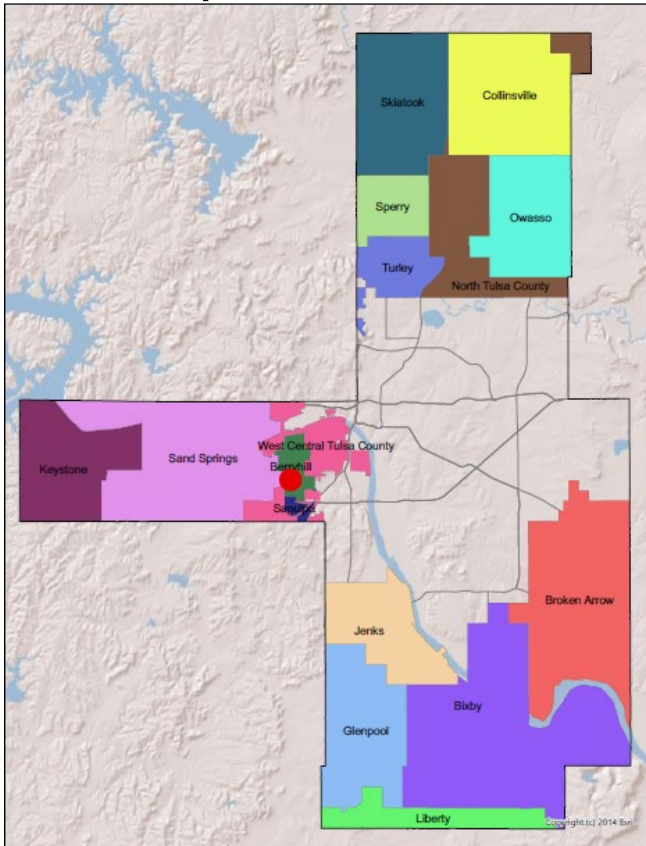
Owner and Applicant Information:

Applicant: Insta-Shed West LLC

Property Owner: Berryhill 41 LLC

Action Requested: Special Exception to allow Portable Building Sales located in a CS zoned District. Sec. 6.060-D Wholesale Sales and Distribution

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 1.74 Acres

Legal Description: PRT SW SE SW BEG 50N & 338W SECR SW SE SW TH N268 E283 S60 E55 N402.08 W632.36 S610.30 E294.28 POB SEC 20 19 12 6.85ACS, PLEASURE ACREAGE 3RD ADON Tulsa County, State of Oklahoma

Present Zoning: CS (Commercial)

Fenceline/Area: Berryhill

Land Use Designation: Neighborhood Center

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9220

CASE NUMBER: **CBOA-3313**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Insta-Shed West LLC

ACTION REQUESTED: Special Exception to allow Portable Building Sales located in a CS zoned District. Sec. 6.060-D Wholesale Sales and Distribution

LOCATION: 6001 W. 41st St. Tulsa, OK, 74107

ZONED: CS (Commercial)

FENCELINE: Berryhill

PRESENT USE: Vacant

TRACT SIZE: 1.74 Acres

LEGAL DESCRIPTION: PRT SW SE SW BEG 50N & 338W SECR SW SE SW TH N268 E283 S60 E55 N402.08 W632.36 S610.30 E294.28 POB SEC 20 19 12 6.85ACS, PLEASURE ACREAGE 3RD ADON Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

CBOA-2500, May 2014: The Board approved a Special Exception to permit a fireworks' stand (Use Unit 2) in an AG District (Section 310) for a time period of five years, on property located at 6035 W. 40th Street S.

CLS-94 - Approved

ANALYSIS OF SURROUNDING AREA:

The applicant is requesting a Special Exception to permit Portable Building Sales on a tract zoned CS (Commercial Shopping District), in accordance with Section 6.060-D – Wholesale Sales and Distribution of the Tulsa County Zoning Code. The subject property currently contains Berryhill Baptist Church, which will remain on the lot. The remaining portion of the site is developed with retail uses. The property is designated as Neighborhood Center in the City of Tulsa Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. The proposed use is consistent and compatible with this land use designation.

The subject tract is south of a church which is located on the same parcel. The property abuts residential tracts on the north, west and south. There is a fire station to the south and east. On the East, the property abuts the corporate limits of the City of Tulsa.

STAFF COMMENTS:

The site is located within the Neighborhood Center land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations (Berryhill) portion of the Comprehensive Plan which was adopted as part of the Tulsa County Comprehensive Plan on January 14, 2019.

The Future land-use Plan designates this location as a Neighborhood Centers. Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to a number of destinations.

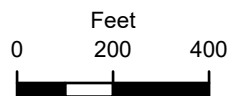
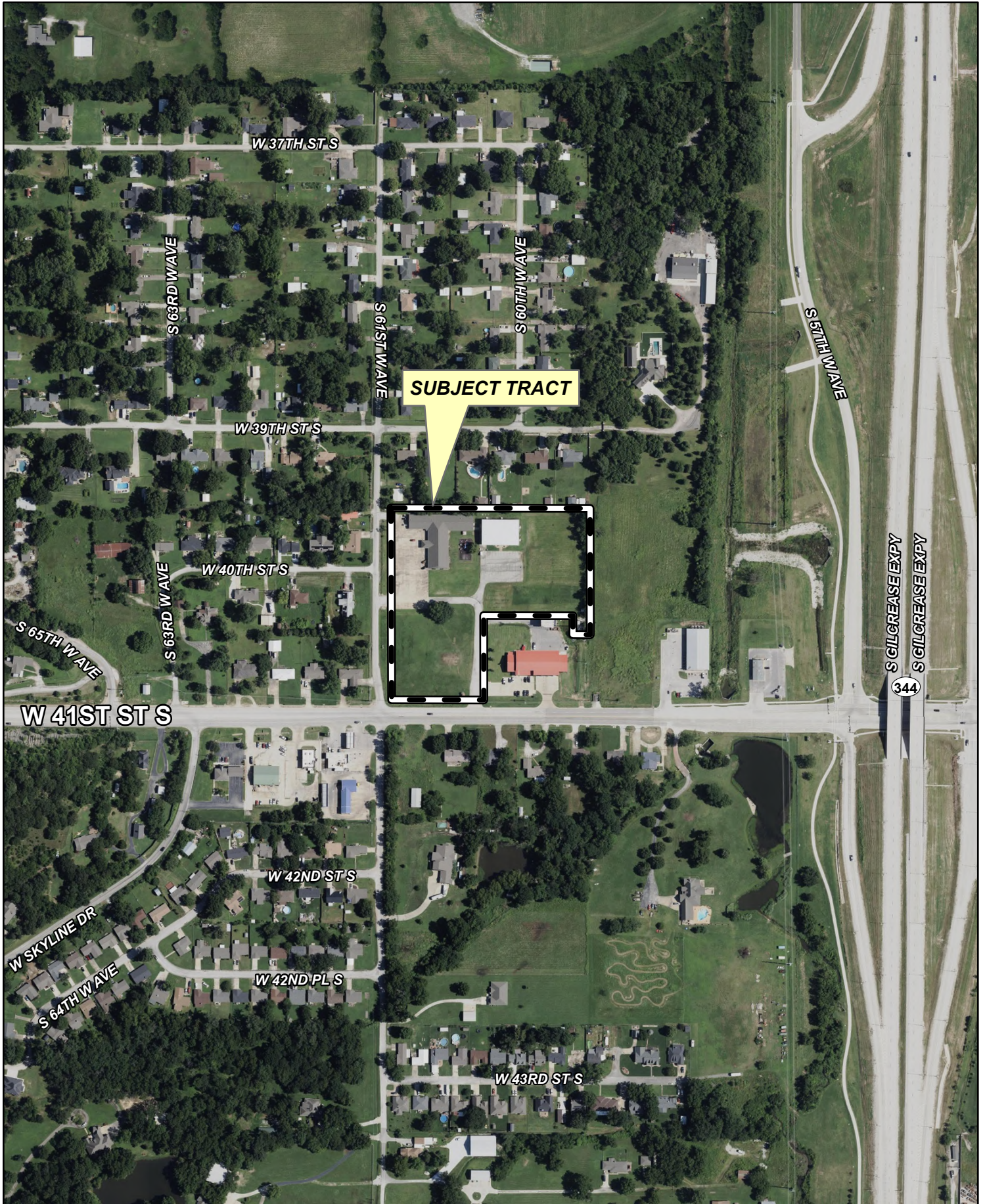
If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed home occupation is compatible and non-injurious to the surrounding area.

Sample Motion:

*“Move to _____ (approve/deny) to permit a Special Exception to allow Portable Building Sales located in a CS zoned District. Sec. 6.060-D Wholesale Sales and Distribution
Subject to the following conditions, if any: _____.”*

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.



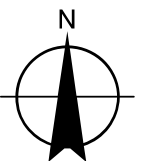
Subject
Tract

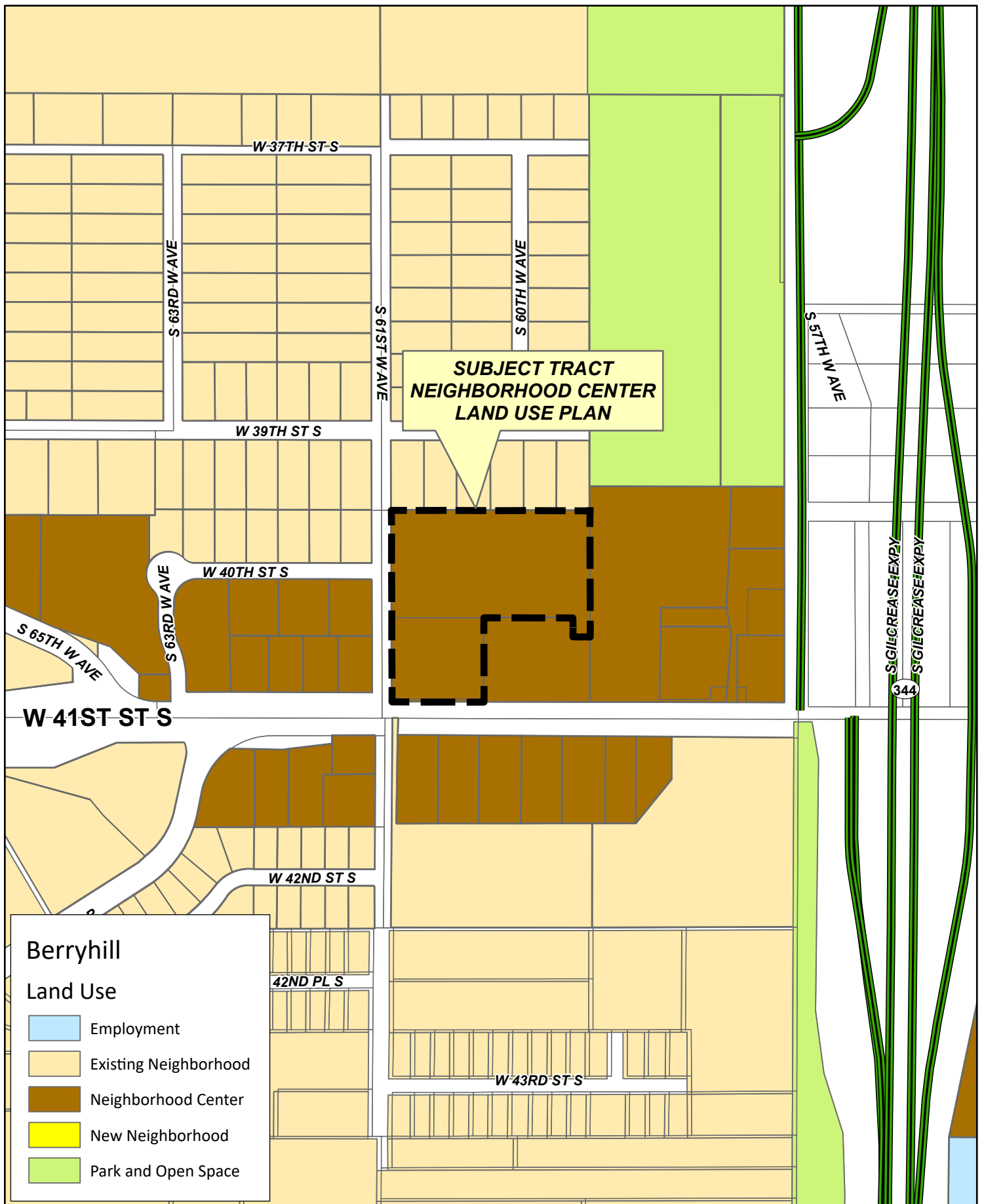
CBOA-3313

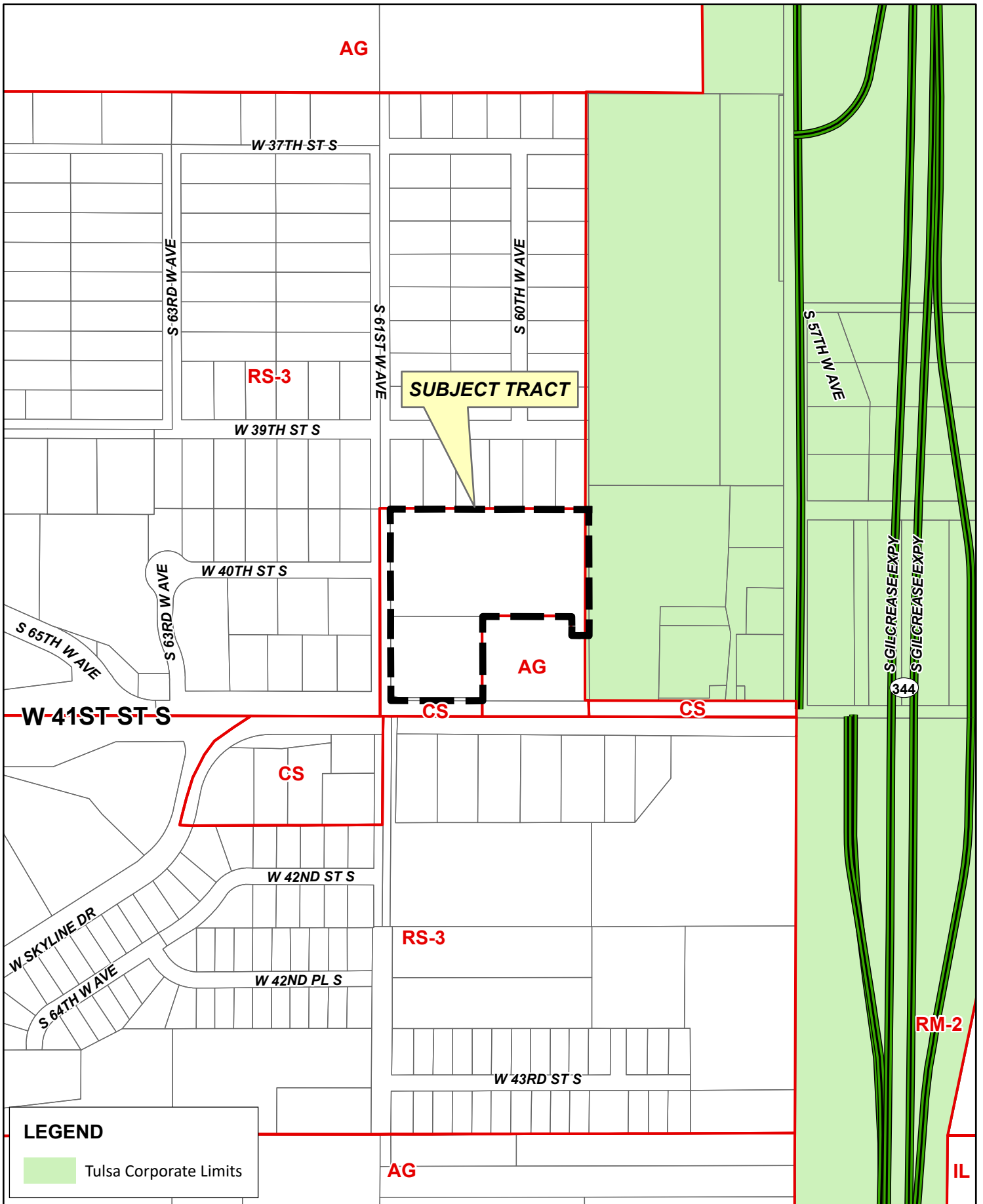
20 19-12

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

Aerial Photo Date: 2024

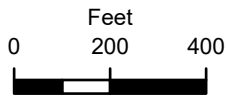




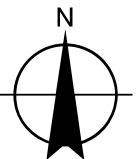


LEGEND

 Tulsa Corporate Limits



CBOA-3313





Case Number: CBOA-3314

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

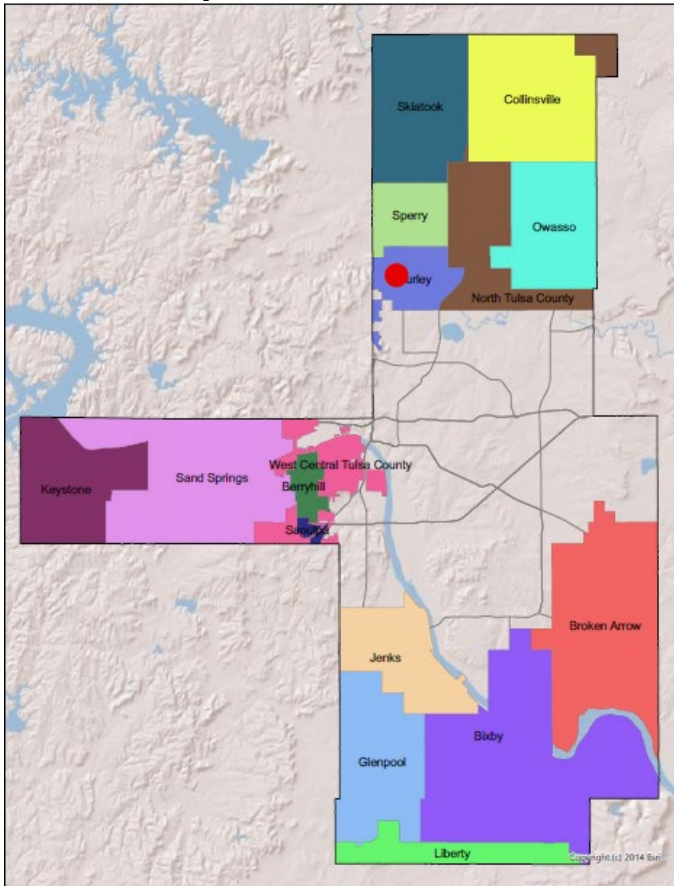
Owner and Applicant Information:

Applicant: Mark Curtsinger

Property Owner: Ashley Mollenhauer

Action Requested: Variance of street frontage requirements from 30' to 0' in an AG district (Sec. 2.040 Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3.09 Acres

Legal Description: THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4) LESS THE NORTH TWO HUNDRED FIFTY-TWO (252) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (E/2 NW/4 SW/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Present Zoning: AG (Agricultural)

Fenceline/Area: Sperry

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1236

CASE NUMBER: **CBOA-3314**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Mark Curtsinger

ACTION REQUESTED: Variance of street frontage requirements from 30' to 0' in an AG district (Sec. 2.040 Table 2-3)

LOCATION: 794 E. 73rd St. N., Tulsa, OK 74126

ZONED: AG (Agricultural)

FENCELINE: Sperry

PRESENT USE: Residential

TRACT SIZE: 3.09 Acres

LEGAL DESCRIPTION: THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4) LESS THE NORTH TWO HUNDRED FIFTY-TWO (252) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (E/2 NW/4 SW/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

RELEVANT PREVIOUS ACTIONS:

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG (Agricultural District) and is surrounded by properties also zoned AG.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the street frontage requirements in a AG district from 30 ft to 0 ft (Sec. 2.040 Table 2-3)

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.

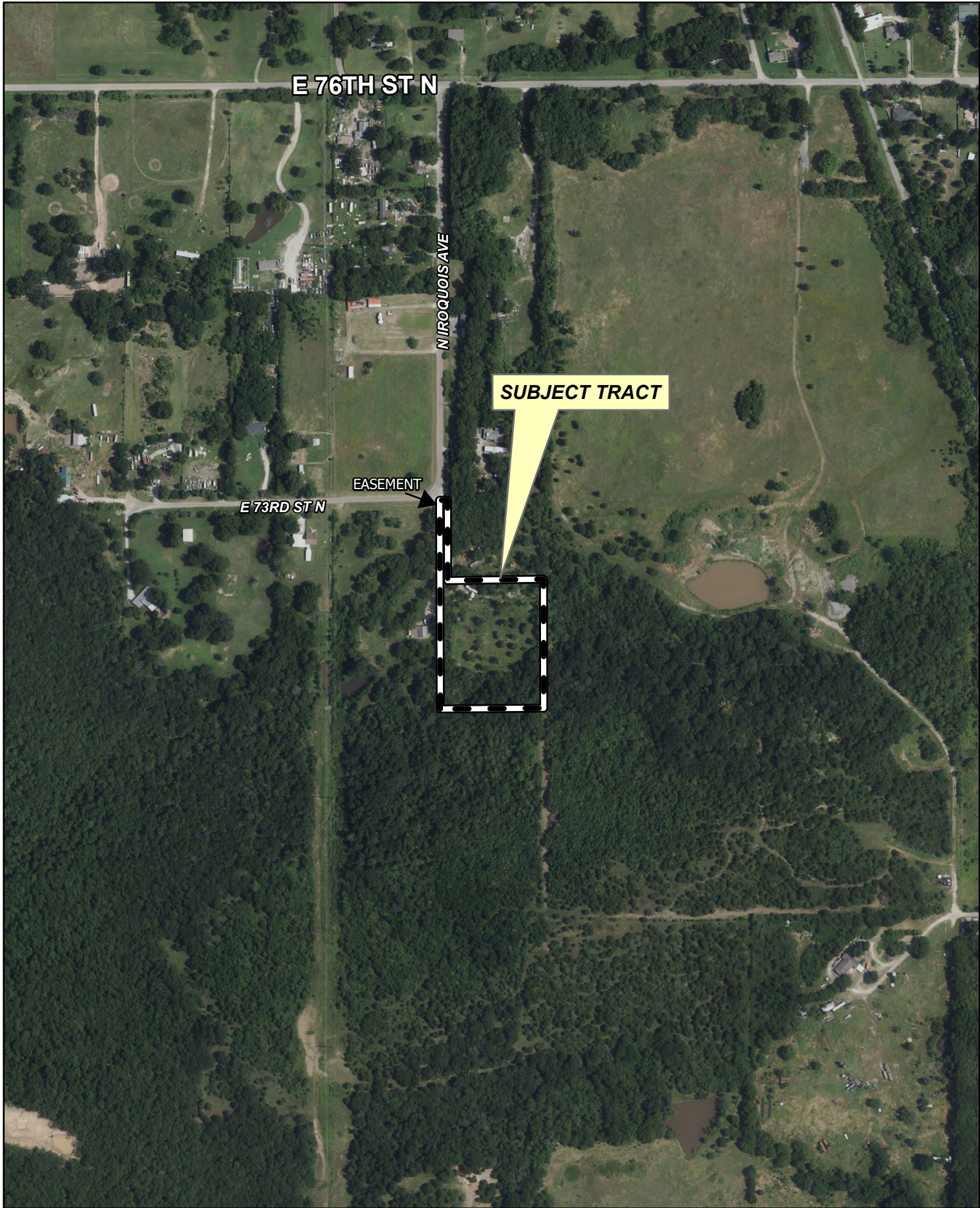
Sample Motion:

"Move to _____ (approve/deny) to permit a Variance of street frontage requirements from 30' to 0' in an AG district (Sec. 2.040 Table 2-3)

Subject to the following conditions, if any:_____.

That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the 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.



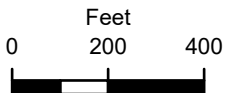
E 76TH ST N

N IROQUOIS AVE

SUBJECT TRACT

EASEMENT

E 73RD ST N



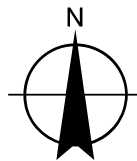
Subject
Tract

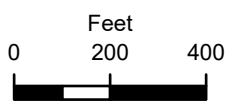
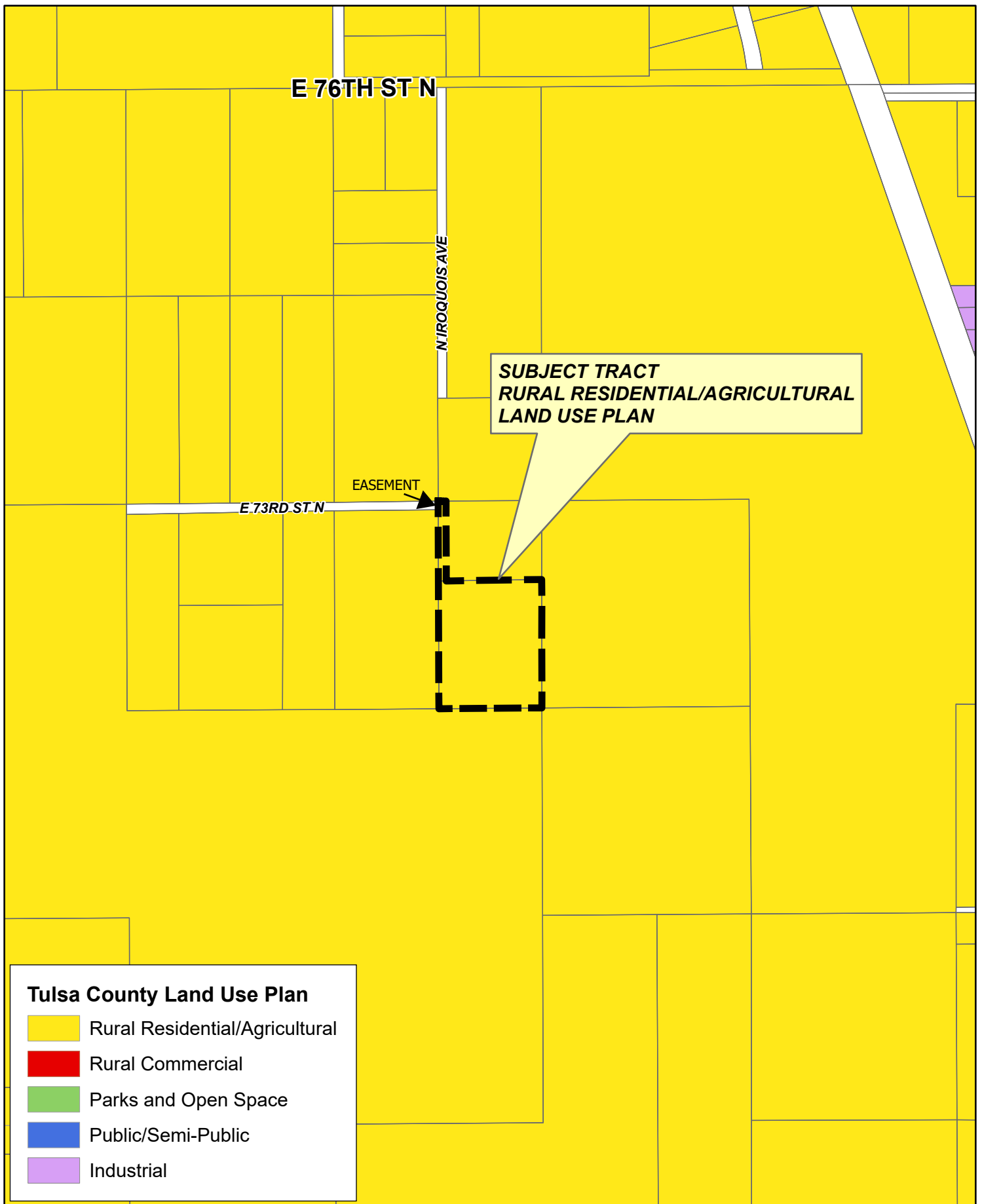
CBOA-3314

36 21-12

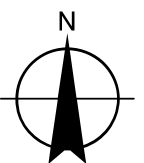
Note: Graphic overlays may not precisely align with physical features on the ground.

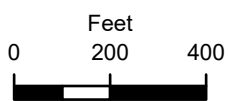
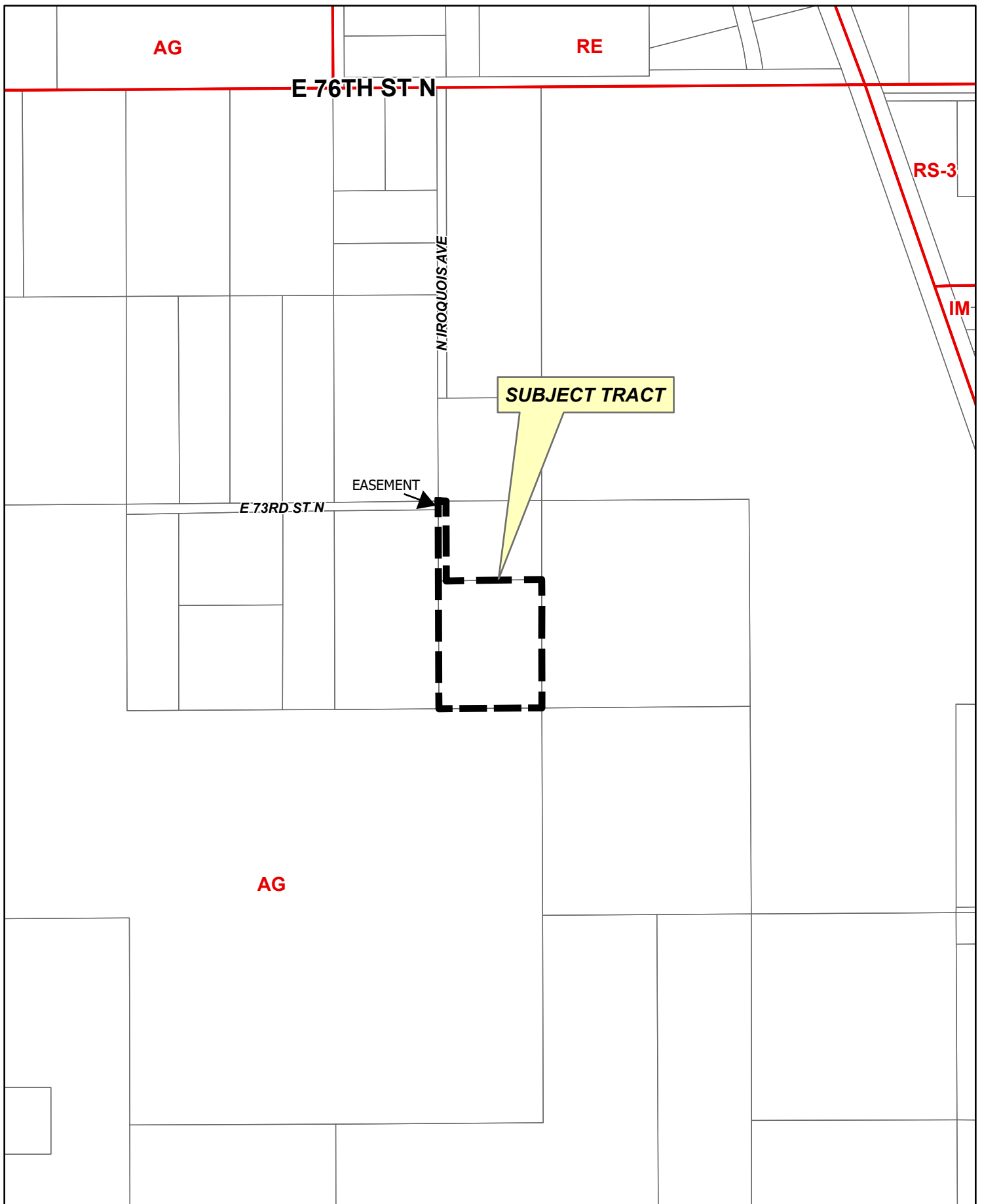
Aerial Photo Date: 2024



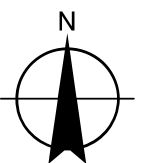


CBOA-3314





CBOA-3314





Board of Adjustment

Case Number: CBOA-3315

Hearing Date: 11/25/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

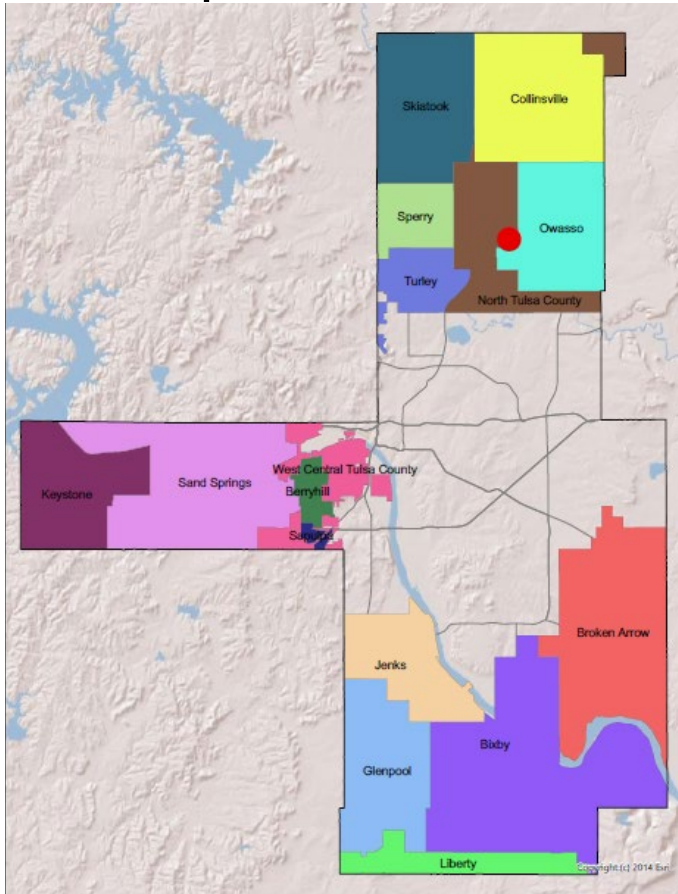
Owner and Applicant Information:

Applicant: Robert E. Parker

Property Owner: Simmons homes Residential Group, LLC

Action Requested: Variance of side setback requirements in RS-3 district from 5' to 2'10" (Sec. 3.040, Table 3-3)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.18 Acres

Legal Description: LOT 4 BLOCK 3, MAGNOLIA RIDGE PHASE III

Present Zoning: RS-3 (Residential Single Family)

Fenceline/Area: Owasso

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1323

CASE NUMBER: **CBOA-3315**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Robert E. Parker

ACTION REQUESTED: Variance of side setback requirements in RS-3 district from 5' to 2'10" (Sec. 3.040, Table 3-3)

LOCATION: 7317 E 90th Pl N, Owasso, Ok 74055

ZONED: RS-3 (Residential)

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: 0.18 Acres

LEGAL DESCRIPTION: LOT 4 BLOCK 3, MAGNOLIA RIDGE PHASE III

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned **RS-3** and is currently vacant. Surrounding properties are also zoned **RS-3**, consisting of vacant land to the north and single-family residential dwellings to the south, east, and west.

STAFF COMMENTS:

The applicant is requesting a Variance of the side yard setback requirement in the RS-3 zoning district, reducing the setback from 5 feet to 2 feet 10 inches in accordance with Section 3.040, Table 3-3 of the Tulsa County Zoning Code. The Zoning Code does not permit side yard setbacks of less than 5 feet in the RS-3 district. Additionally, the RS-3 district requires a minimum rear yard setback of 20 feet and a minimum side yard setback of 5 feet.

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

Sample Motion:

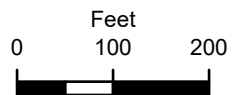
"Move to _____ (approve/deny) to permit a Variance of side setback requirements in RS-3 district from 5' to 2'10" (Sec. 3.040, Table 3-3)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in

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



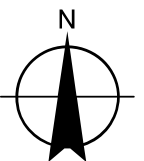
Subject
Tract

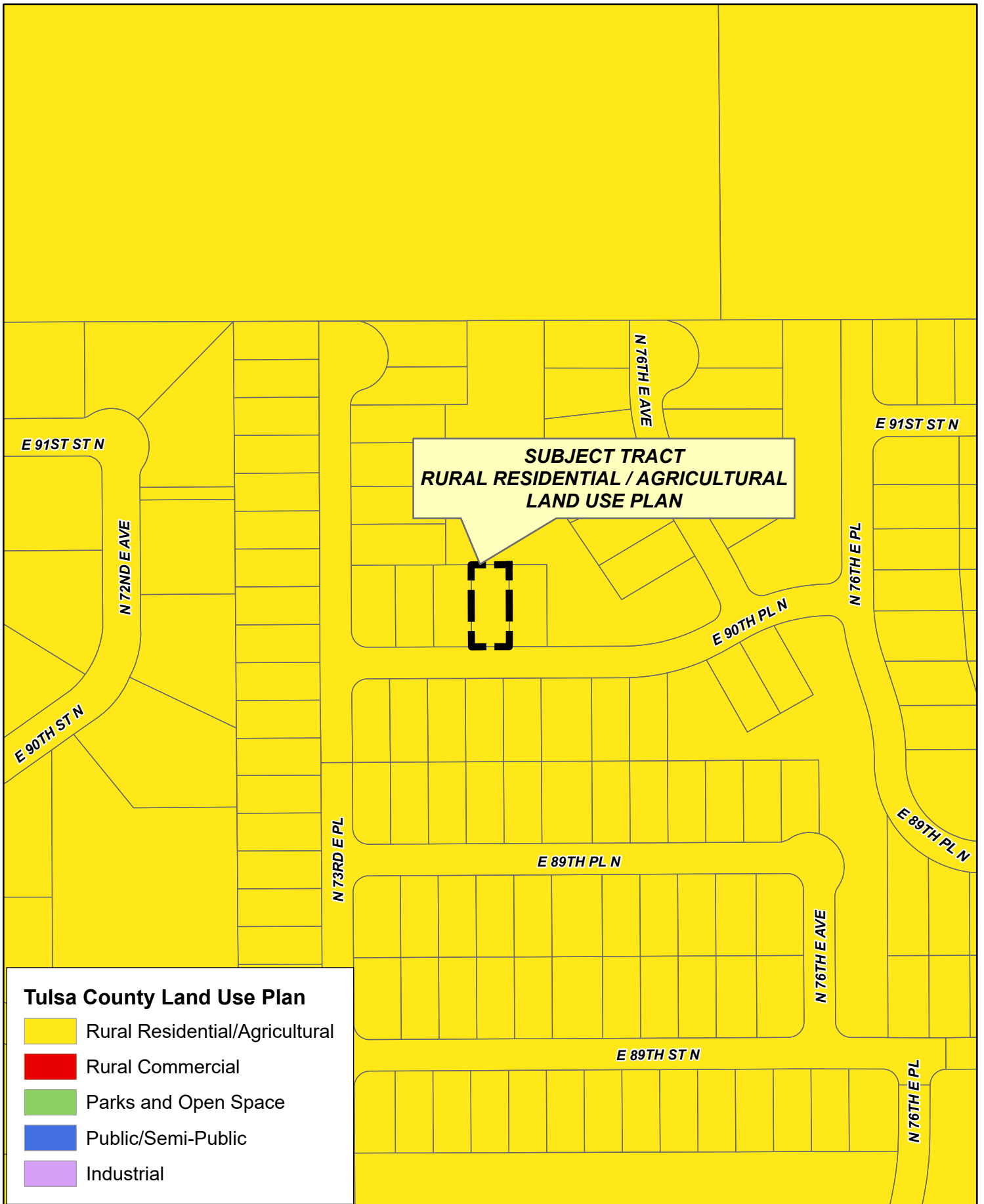
CBOA-3315

23 21-13

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

Aerial Photo Date: 2024





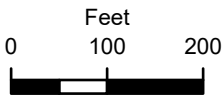
CBOA-3315

AG

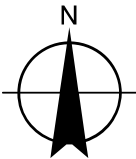
SUBJECT TRACT

RE

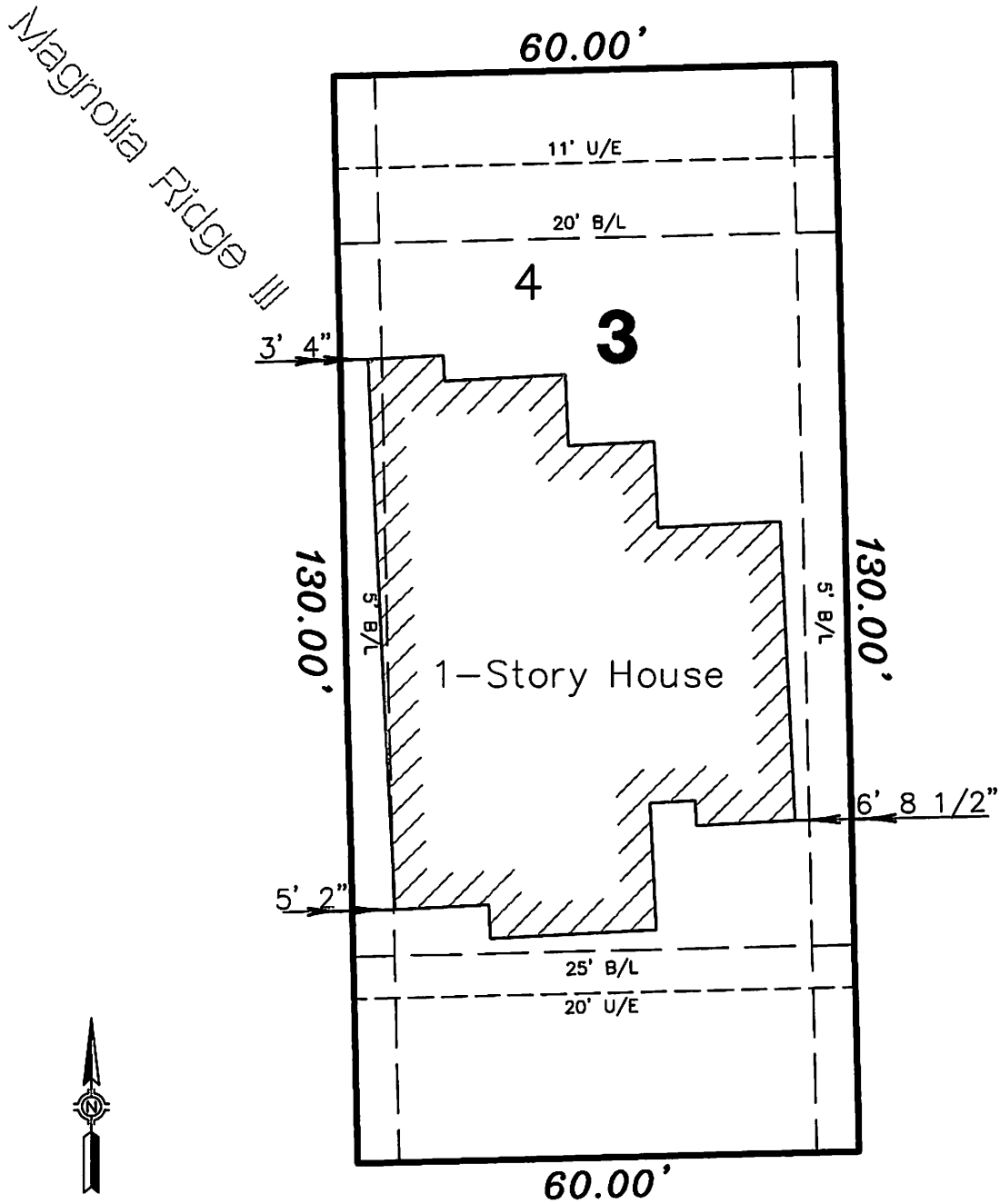
RS-3



CBOA-3315



7317 E 90th PI N
Lot 4 Block 3
Magnolia Ridge III



Scale: 1" = 20'



E 90th PI N

Exhibit: House Location



Case Number: CBOA-3316

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

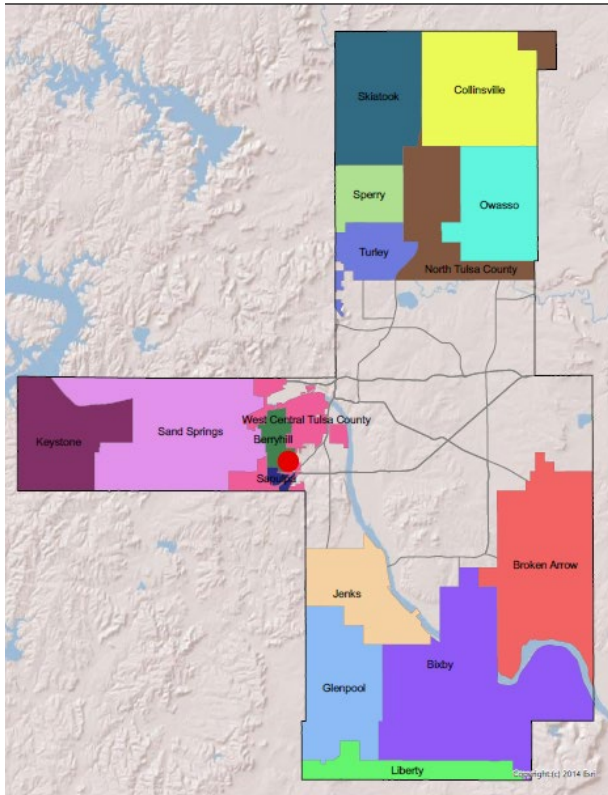
Owner and Applicant Information:

Applicant: Teresa Gwin

Property Owner: Teresa Gwin

Action Requested: Variance of the rear yard requirement to permit an Accessory building in an RS-3 District (Sec. 8.030)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.5 Acres

Legal Description: E/2 LT 28 & PRT LT 29 BEG SECR LT 29 TH W122 N50 E122 S50 POB & PRT LT 28 BEG NEC W/2 LT 28 TH S98 W37.50 N98 E37.50 POB BLK 1

Present Zoning: IL (Industrial) & RS-3 (Residential)

Fenceline/Area: None

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9228

CASE NUMBER: **CBOA-3316**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 2025 1:30 PM

APPLICANT: Teresa Gwin

ACTION REQUESTED: Variance of the rear yard requirement to permit an Accessory building in an RS-3 District (Sec. 8.030)

LOCATION: 4526 S. 47th W. Ave Tulsa, OK 74107

ZONED: IL (Industrial) & RS-3 (Residential)

FENCELINE: None

PRESENT USE: Residential

TRACT SIZE: 0.5 Acres

LEGAL DESCRIPTION: E/2 LT 28 & PRT LT 29 BEG SECR LT 29 TH W122 N50 E122 S50 POB & PRT LT 28 BEG NEC W/2 LT 28 TH S98 W37.50 N98 E37.50 POB BLK 1

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and IL and contains a single-family residence. The tract is surrounded by residential zoning containing single family residences to the North, East and West, with vacant industrial zoning districts to the South.

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 Variance of the rear yard requirement to permit an Accessory building in an RS-3 District (Sec. 8.030)

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.

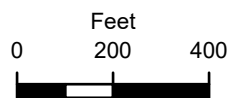
Sample Motion:

"Move to _____ (approve/deny Variance of the rear yard requirement to permit an Accessory building in an RS-3 District (Sec. 8.030)

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.



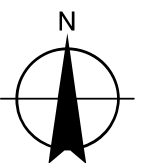
Subject
Tract

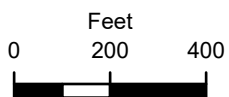
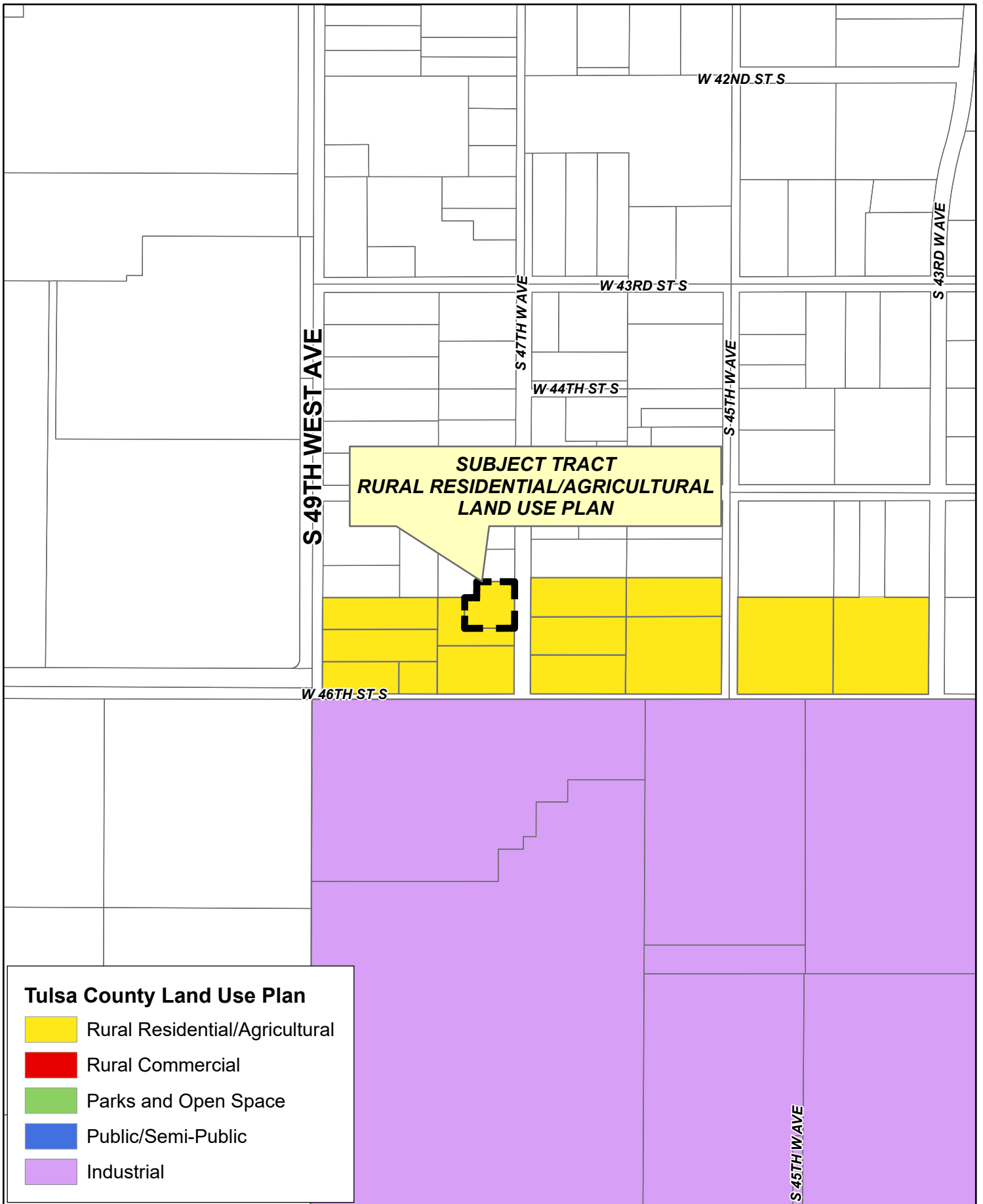
CBOA-3316

28 19-12

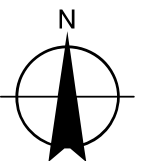
Note: Graphic overlays may not precisely align with physical features on the ground.

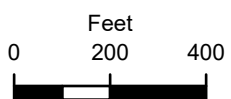
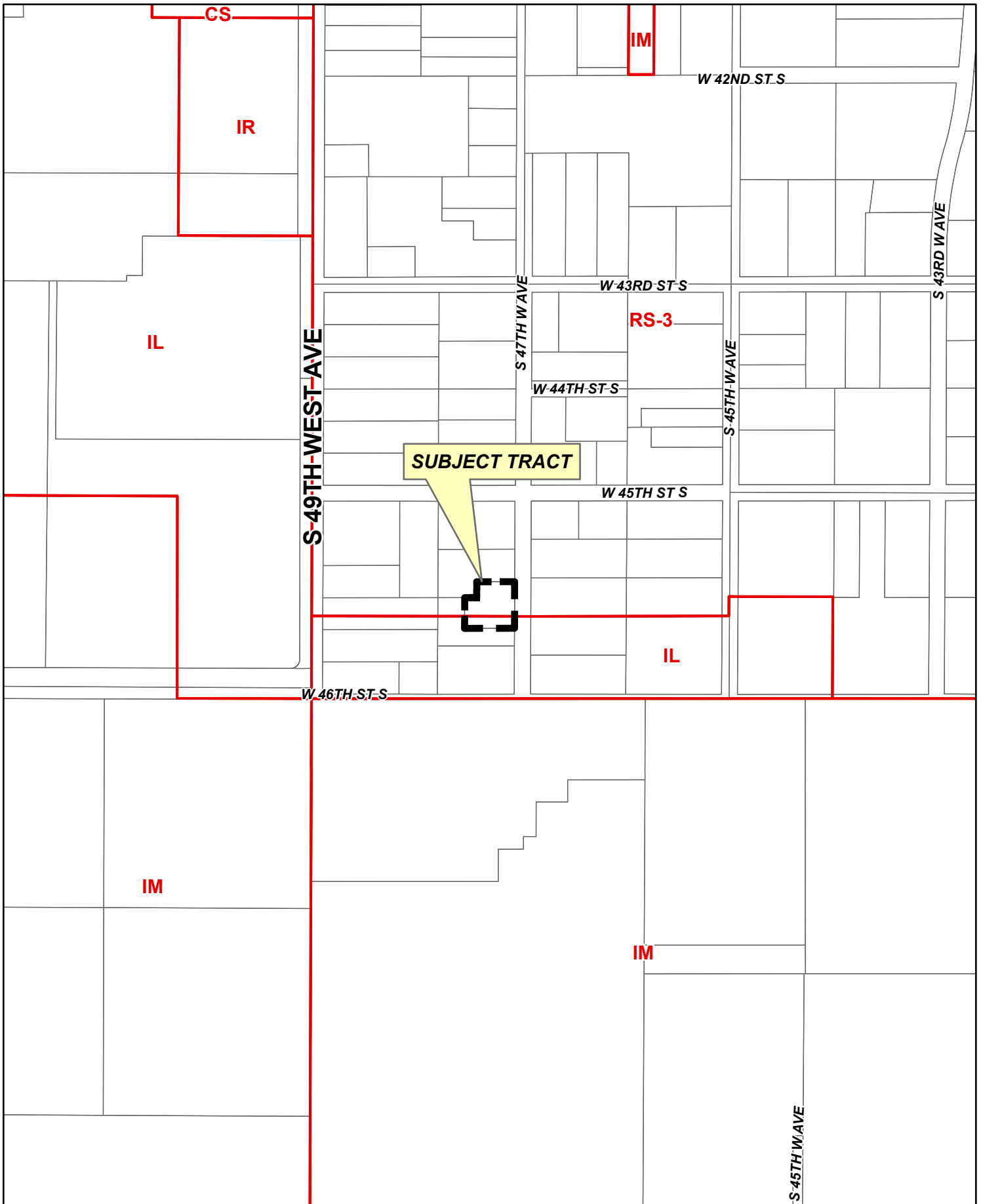
Aerial Photo Date: 2024





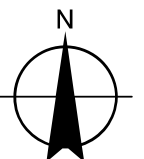
CBOA-3316



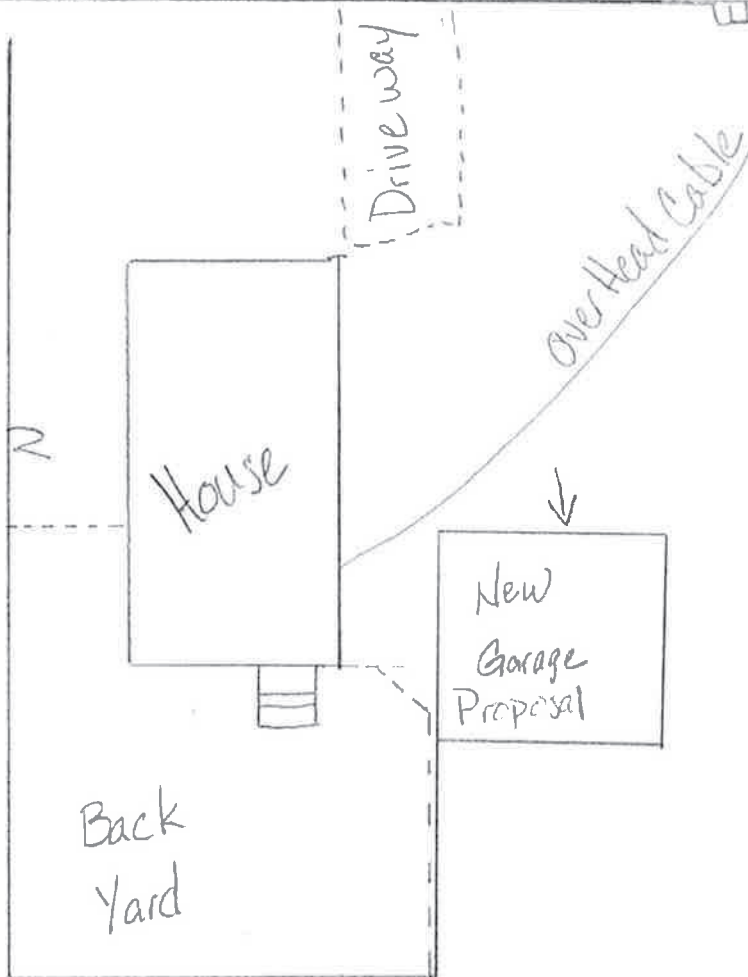


CBOA-3316

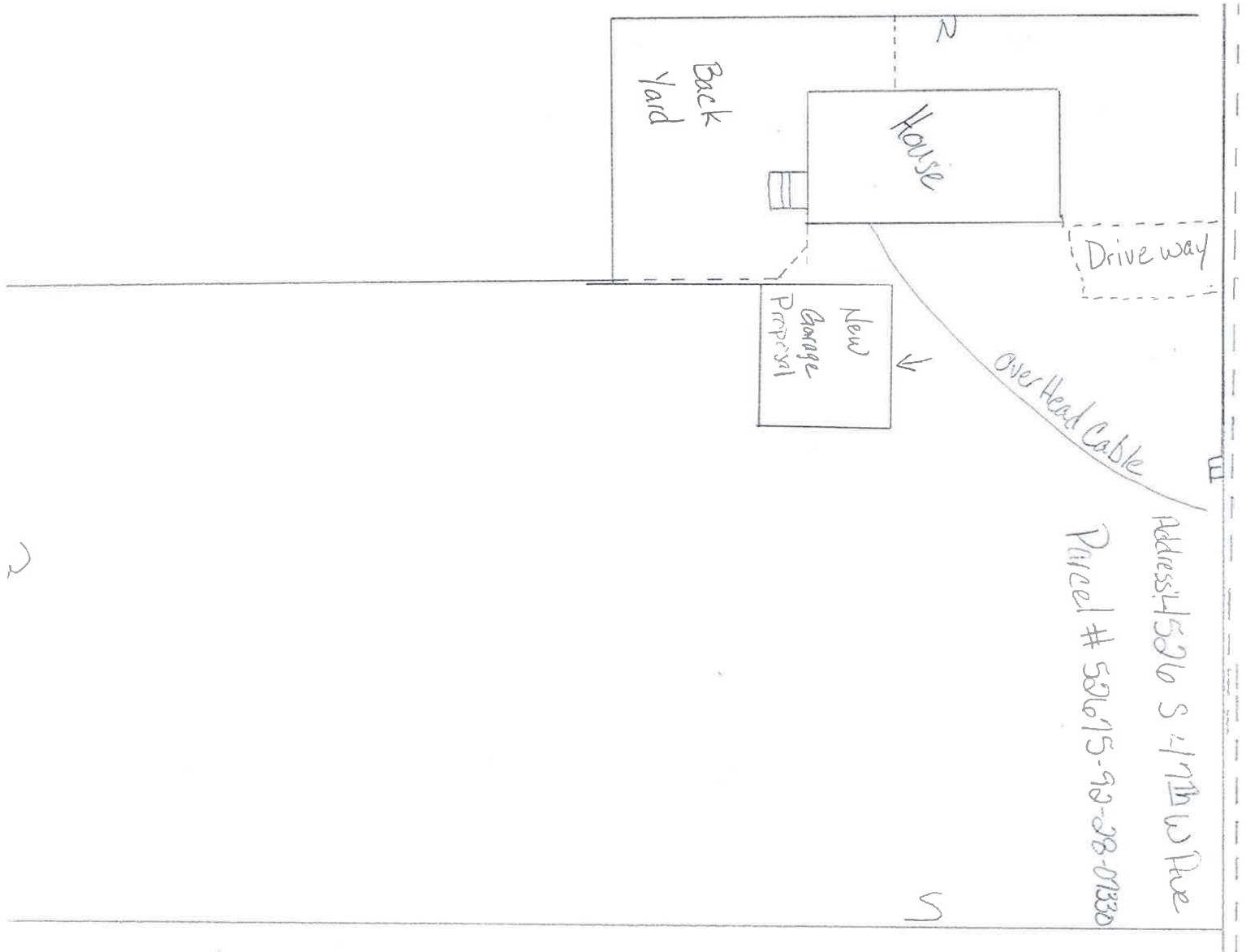
28 19-12



Address: 4526 S 47th W Ave
Parcel # 52615-92-28-01330



Address: 4526 S 41st W Ave
Parcel # 50615-92-28-01320





Board of Adjustment

Case Number: CBOA-3317

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

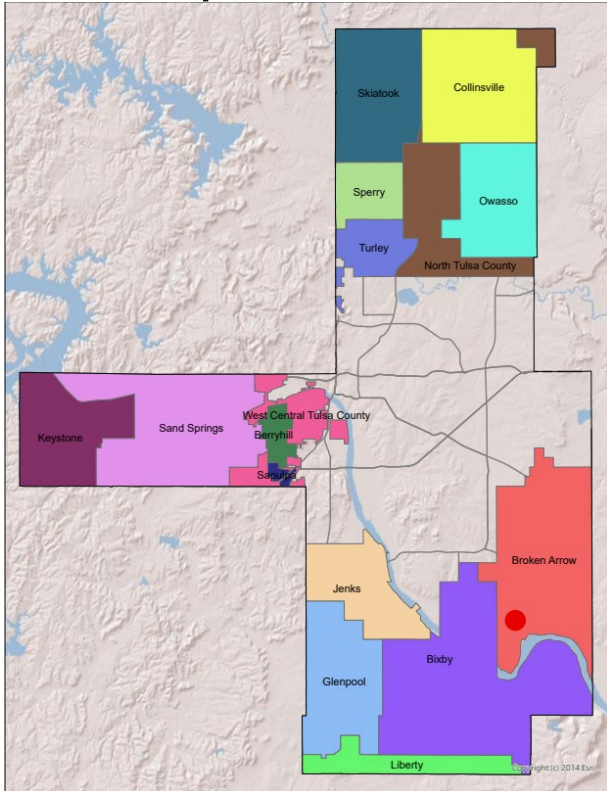
Owner and Applicant Information:

Applicant: Heather Miller

Property Owner: MILLER, BRANDON WAYNE & HEATHER GALE

Action Requested: Special Exception for carport with Permitted Setback Obstruction in R Zoning District (Sec.18.080-C, Table 18-1).

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 1.5 Acres

Legal Description: N267 N595 E295 N/2 NE LESS N25 & E25 THEREOF FOR RD SEC 8 17 14 1.50ACS

Present Zoning: RS-3 (Residential)

Fenceline/Area: BROKEN ARROW

Land Use Designation: Level 1 - Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7408

CASE NUMBER: **CBOA-3317**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Heather Miller

ACTION REQUESTED: Special Exception for carport with Permitted Setback Obstruction in R Zoning District (Sec.18.080-C, Table 18-1).

LOCATION: 12850 E 131st St S, Broken Arrow, OK

ZONED: RS-3 (Residential)

FENCELINE: BROKEN ARROW

PRESENT USE: Residential

TRACT SIZE: 1.5 Acres

LEGAL DESCRIPTION: N267 N595 E295 N/2 NE LESS N25 & E25 THEREOF FOR RD SEC 8 17 14 1.50ACS

RELEVANT PREVIOUS ACTIONS:

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

STAFF COMMENTS:

The applicant is before the board to request a Special Exception for carport with Permitted Setback Obstruction in R Zoning District (Sec.18.080-C, Table 18-1).

A special exception is required as the proposed carport is located in an area that is not permitted by right but by exception in the RS-3 district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed home occupation must be found to be compatible with the surrounding neighborhood.

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

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

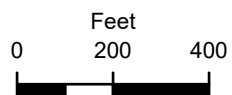
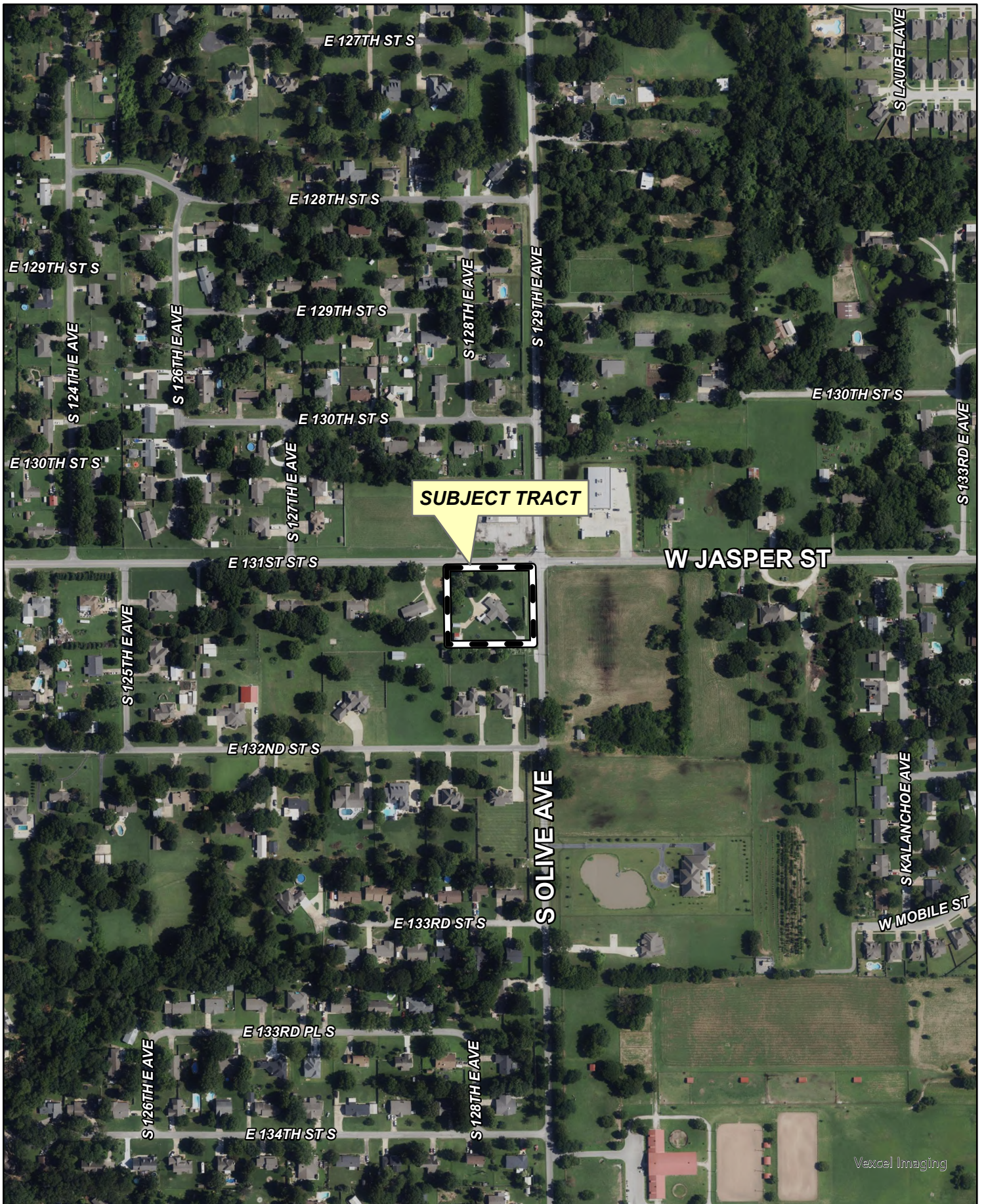
Sample Motion:

"Move to _____ (approve/deny) to permit Special Exception for carport with Permitted Setback Obstruction in R Zoning District (Sec.18.080-C, Table 18-1).

Subject to the following conditions, if any:_____.

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



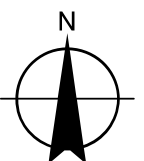
Subject
Tract

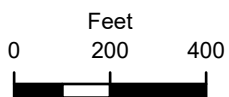
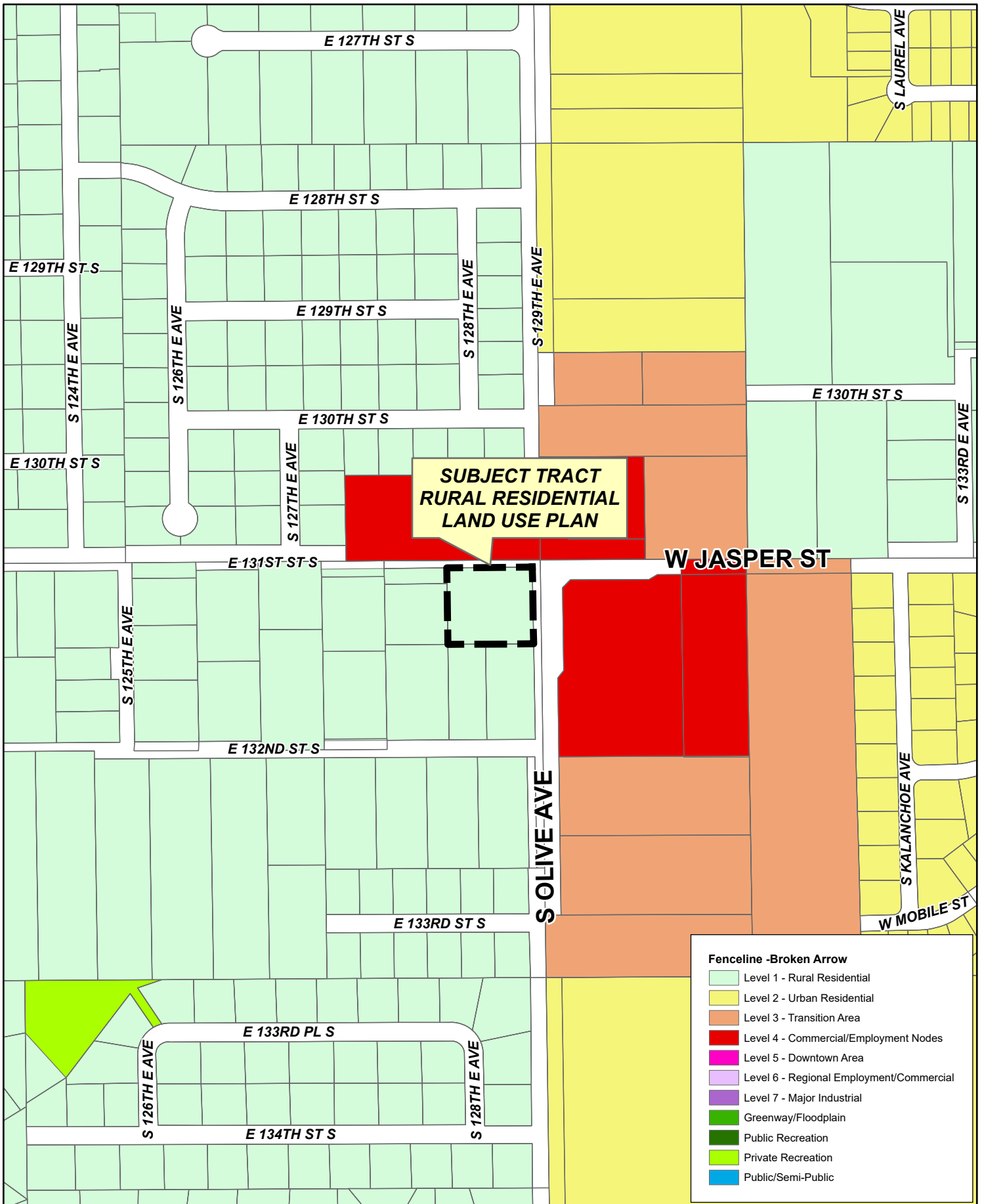
CBOA-3317

08 17-14

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

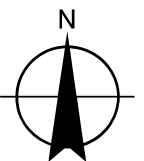
Aerial Photo Date: 2024

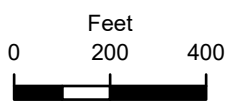
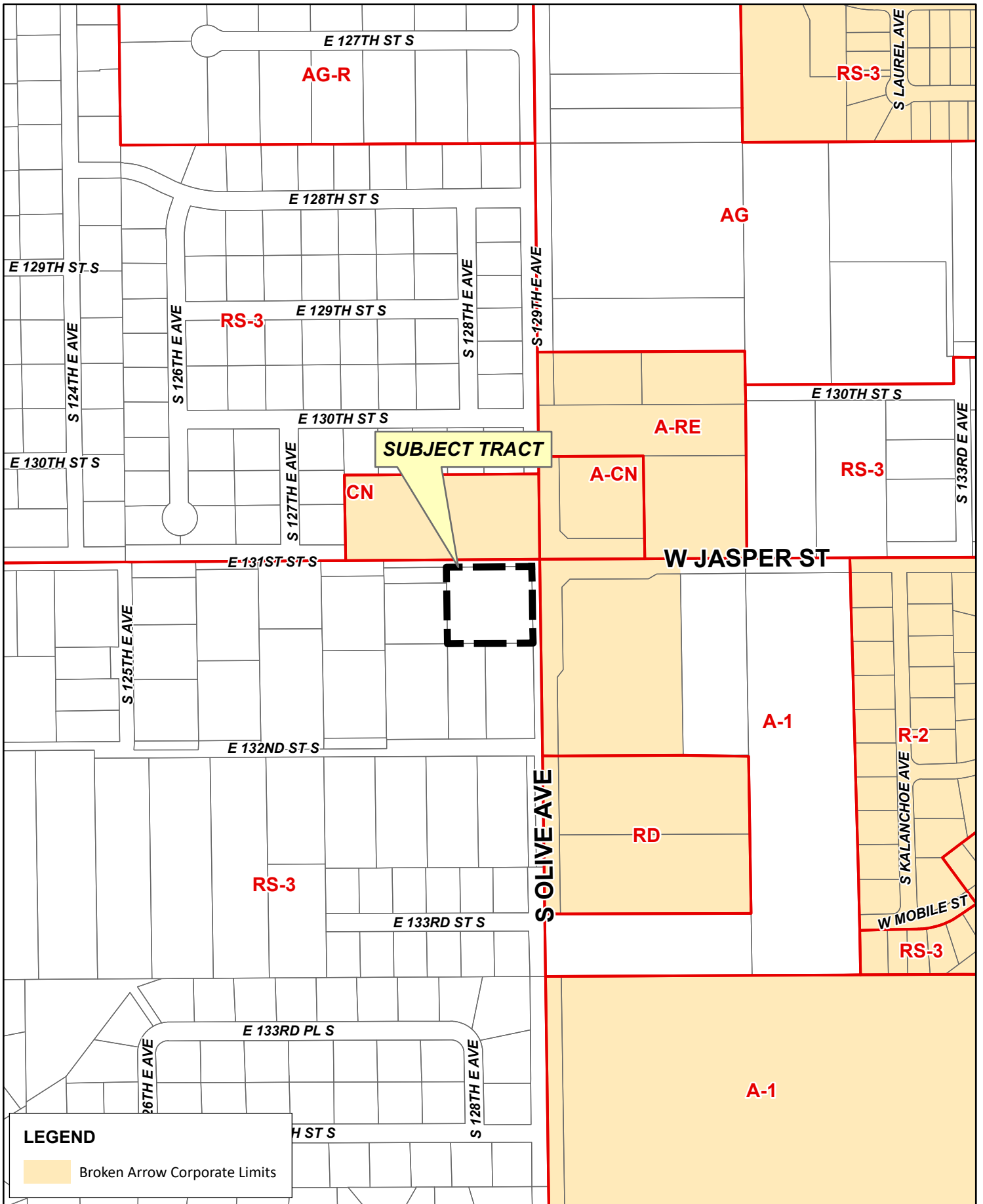




CBOA-3317

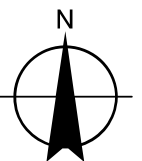
08 17-14





CBOA-3317

08 17-14



1. I/We, DO _____ DO NOT ☒ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor:

Paul A Swanson
(Paul & Ginger Swanson)

2. I/We, DO _____ DO NOT ☒ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor:

Gailen Field (Gailen Field)

3. I/We, DO _____ DO NOT ☒ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor:

Whitney Waldron
(Whitney Waldron)

4. I/We, DO _____ DO NOT ☒ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor:

Nancy N Swanson
(Nancy + Neil Swanson)

5. I/We, DO _____ DO NOT ☒ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor:

James & Dianna Perry
(James & Dianna Perry)
Barbara Perry
(Barbara Perry)

6. I/We, DO _____ DO NOT ☒ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor:

Phyllis England
(Phyllis England)

7. I/We, DO _____ DO NOT _____ have a problem with the new carport or its placement at the residence of Brandon & Heather Miller's property, 12850 E. 131 St. S. Broken Arrow, OK 74011

Name & Signature of nearby neighbor: _____

SALES 5

E 131st St S

E 131st St S

S 129th East Ave





Case Number: CBOA-3318

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

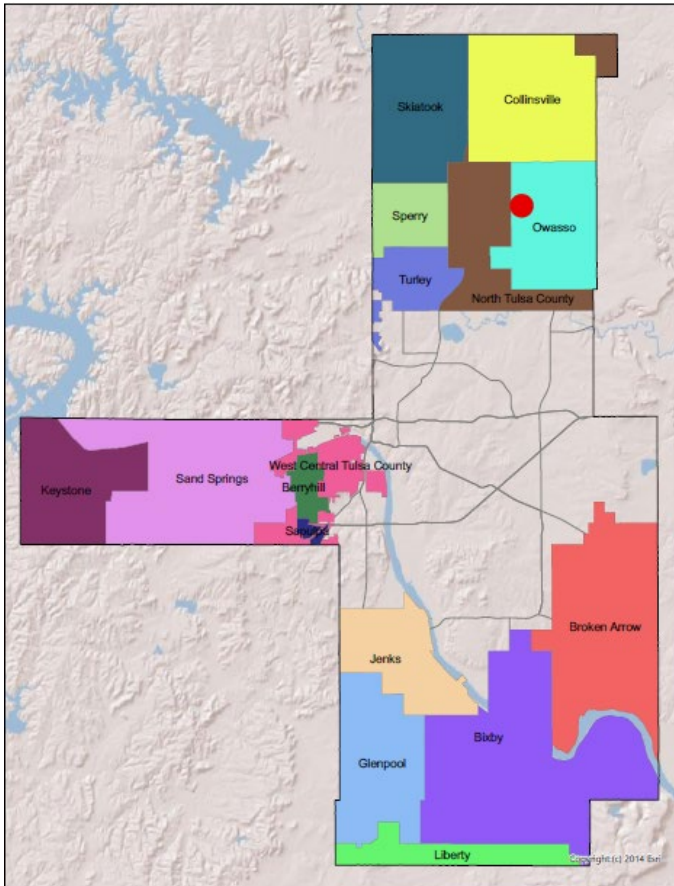
Owner and Applicant Information:

Applicant: Gareth Howard

Property Owner: Gareth Howard

Action Requested: Variance of the rear yard setback in a RE District (Section 8.030-A), Table 8-1

Location Map:



Additional Information:

Present Use: Residential Single Family

Tract Size: 0.76 Acres

Legal Description: Lot 13, Block 3, Ranch Creek Addition, Section 13, T21N. R13E, I.M. Tulsa County.

Present Zoning: RE (Residential Estate)

Fenceline/Area: Owasso

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1313

CASE NUMBER: CBOA-3318

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Gareth Howard

ACTION REQUESTED: Variance of the rear yard setback in a RE District (Section 8.030-A), Table 8-1

LOCATION: 8823 E. 105th St. N. Owasso, OK 74055

ZONED: RE (Residential Estate)

FENCELINE: Owasso

PRESENT USE: Residential Single Family

TRACT SIZE: 0.76 Acres

LEGAL DESCRIPTION: Lot 13, Block 3, Ranch Creek Addition, Section 13, T21N. R13E, I.M. Tulsa Countv.

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE and contains a single-family residence. The tract is surrounded by RE zoning containing single-family residences with one large AG tract abutting to the North containing a single-family residence.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a detached accessory building in the rear yard setback in the RE district (Section 3.010, Table 3). The Tulsa County Zoning Code does not allow an accessory building to be built within the required rear yard setback in a residential zoning district. Additionally, the required rear yard setback in an RE district is 25 feet and the side yard is required to be 15 feet.

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.

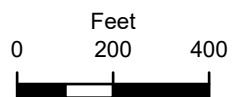
Sample Motion:

"Move to _____ (approve/deny) Variance of the rear yard setback in a RE District (Section 8.030-A), Table 8-1

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.



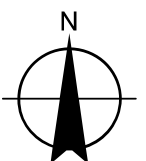
Subject
Tract

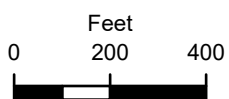
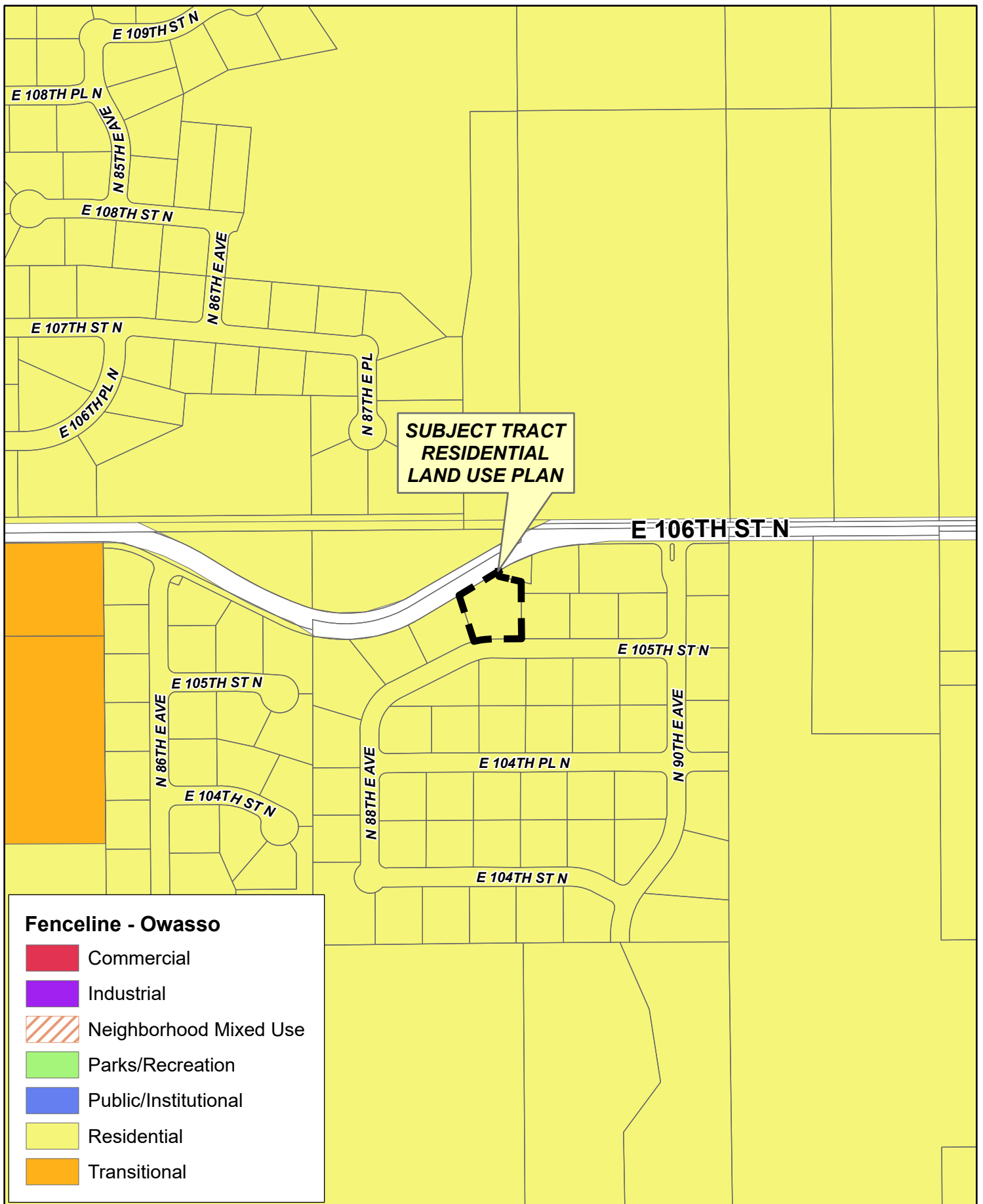
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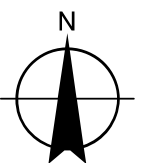
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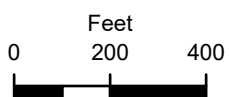
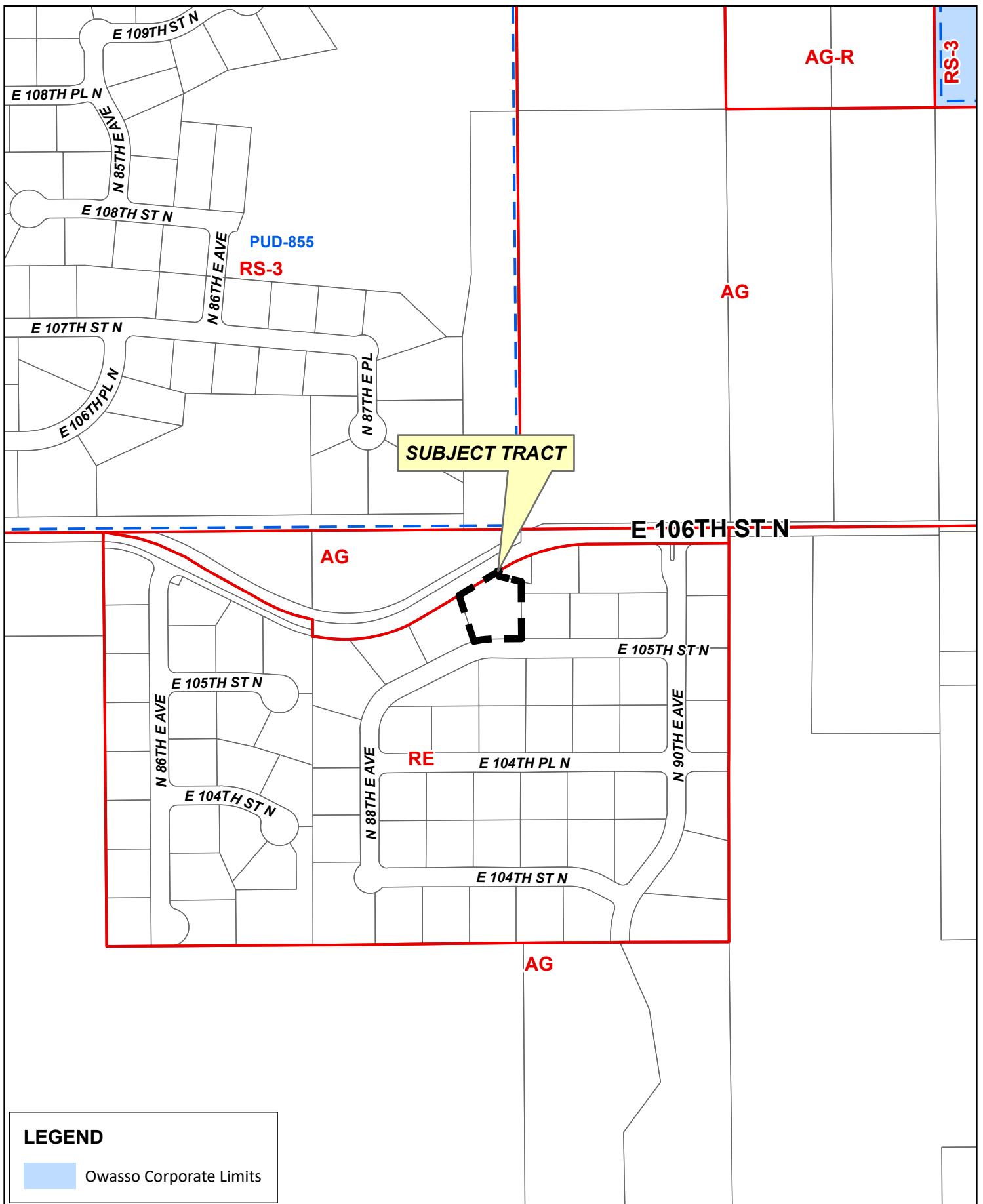
Aerial Photo Date: 2024



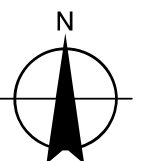


CBOA-3318





CBOA-3318





Case Number: CBOA-3320

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

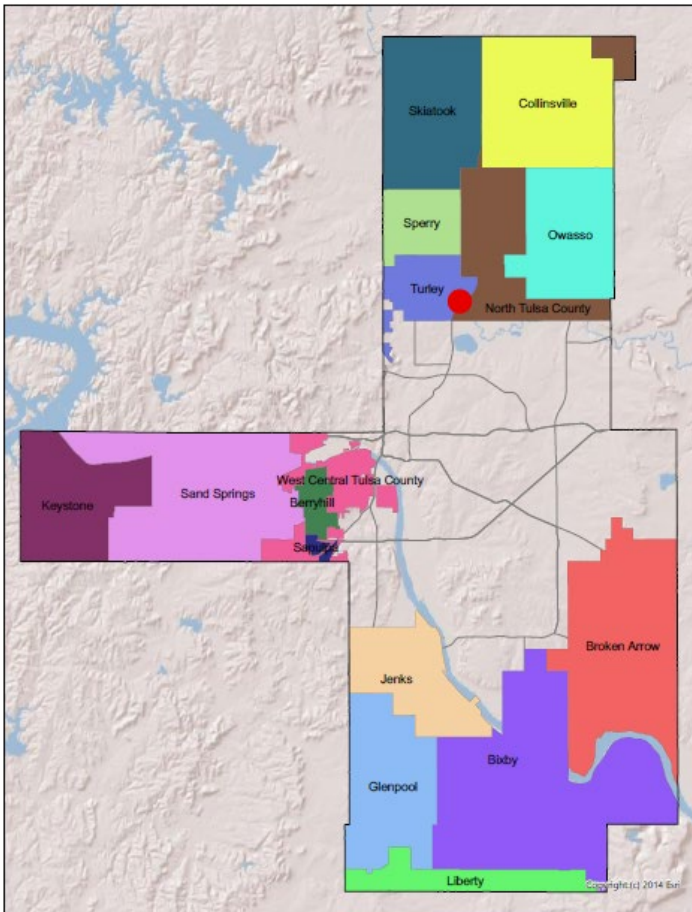
Owner and Applicant Information:

Applicant: Earth Property Management, LLC

Property Owner: Earth Property Management, LLC

Action Requested: A Special Exception to allow an RV park in an AG district (Sec. 6.010) Table 6-1

Location Map:



Additional Information:

Present Use: Staging / Business Office

Tract Size: 31.36 Acres

Legal Description: GOV LT 4 LESS BEG SWC SW NW NW TH N456 SE TO EL SW NW NW S144 W660 POB & LESS BEG SECR NW NW TH W408.04 NE474.2 NE109.8 S420 POB & LESS W756 N40 FOR RD & LESS BEG NEC NW NW TH W513.4 S33 ELY191.92 S17 ELY125 SE74.32 ELY129.17 TO EL NW NW N80 POB SEC

Present Zoning: AG (Agricultural)

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

CASE REPORT

TRS: 0304

CASE NUMBER: CBOA-3320

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Earth Property Management, LLC

ACTION REQUESTED: A Special Exception to allow an RV park in an AG district (Sec. 6.010) Table 6-1

LOCATION: 3404 E. 66th St. N. Tulsa, OK 74117

ZONED: AG (Agricultural)

FENCELINE: Turley

PRESENT USE: Staging / Business Office

TRACT SIZE: 31.36 Acres

LEGAL DESCRIPTION: GOV LT 4 LESS BEG SWC SW NW NW TH N456 SE TO EL SW NW NW S144 W660 POB & LESS BEG SECR NW NW TH W408.04 NE474.2 NE109.8 S420 POB & LESS W756 N40 FOR RD & LESS BEG NEC NW NW TH W513.4 S33 ELY191.92 S17 ELY125 SE74.32 ELY129.17 TO EL NW NW N80 POB SEC

RELEVANT PREVIOUS ACTIONS:

CBOA-01497: Approval – Special Exception to permit a 100' PCS monopole antenna in an AG district. (Sec. 220.C.) Height Exceptions.

CBOA-3090: Approval – Special Exception to permit mining and dirt removal (Use Unit 24) in an AG district (Sec. 310).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently mostly vacant with the exception of a home with accessory buildings and a monopole cell tower. The tract is surrounded by AG zoning containing vacant land to the West, South and East, Highway 75 to the Southeast and a single-family residence to the North.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to allow an RV park in an AG district (Sec. 6.010) Table 6-1.

A special exception is required as the proposed RV Park 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 use must be found to be compatible with the surrounding neighborhood.

The subject property has significant portions which are located within the floodplain. The applicant will need to work with Tulsa County for work within the floodplain and to mitigate any flooding issues.

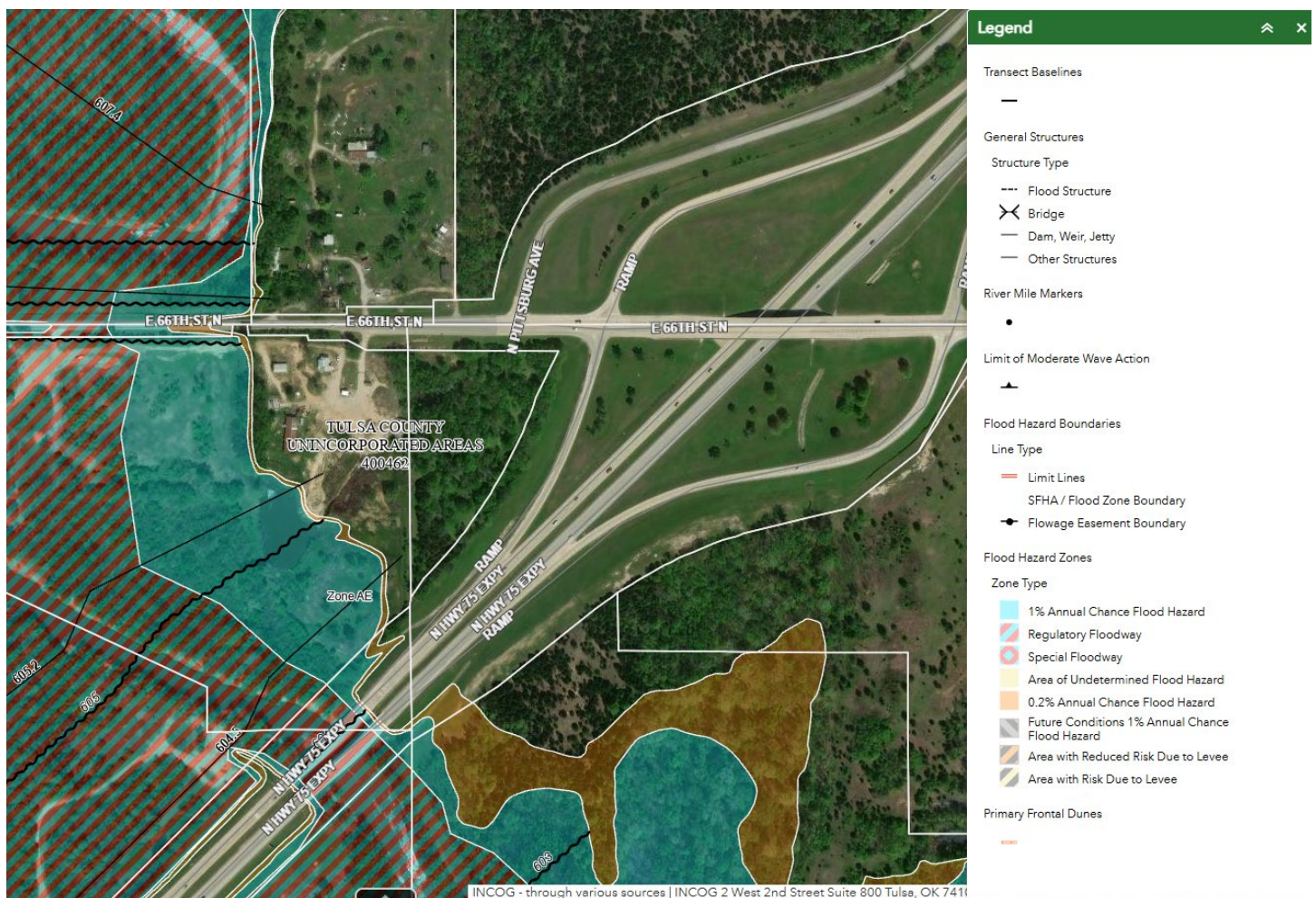
If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed Special Exception is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) A Special Exception to allow an RV park in an AG district (Sec. 6.010) Table 6-1

Subject to the following conditions, if any: _____.

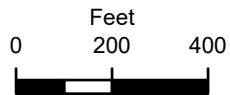
Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Floodplain Map of the subject property



Vexcel Imaging



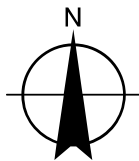
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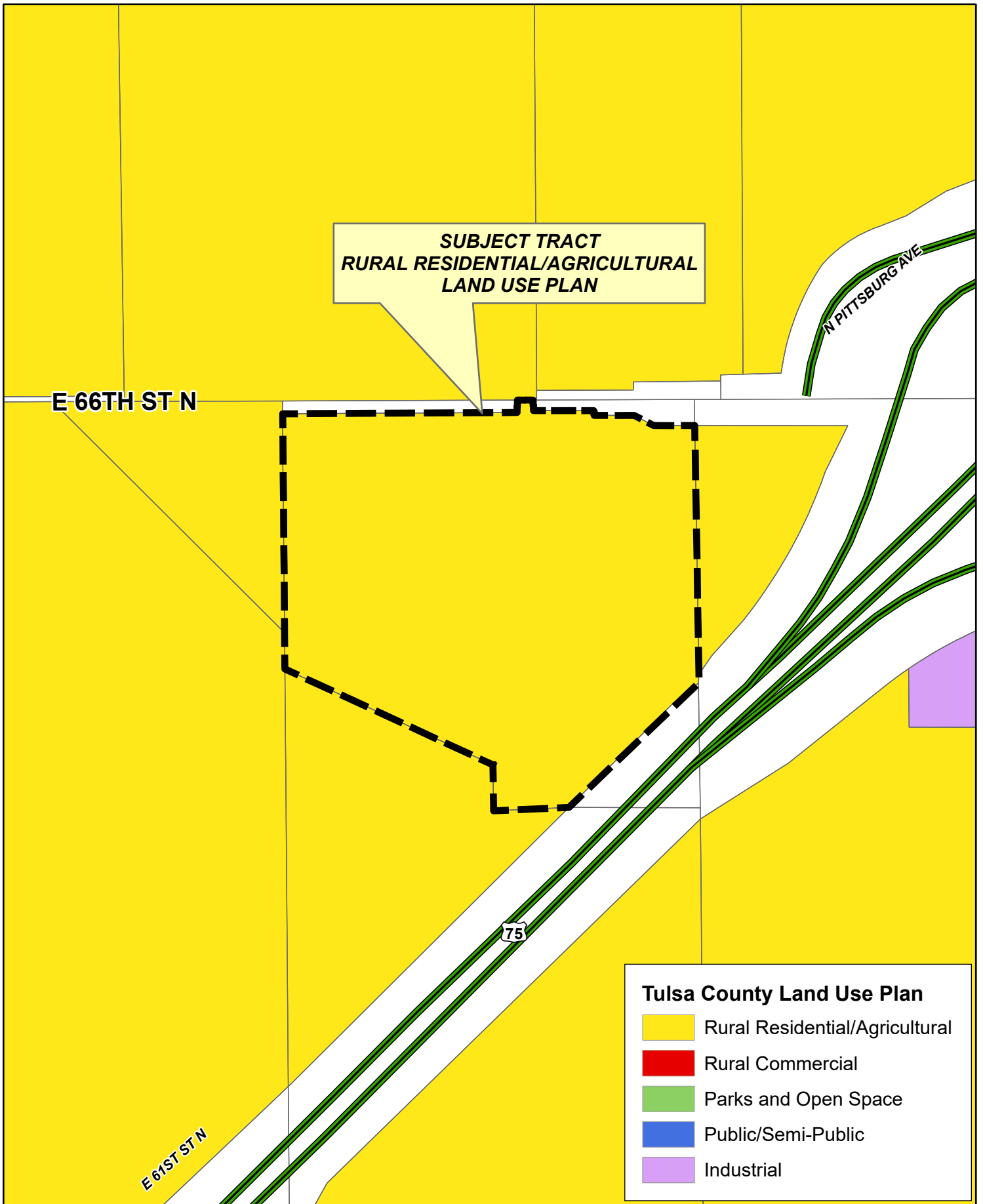
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024

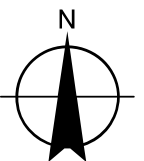


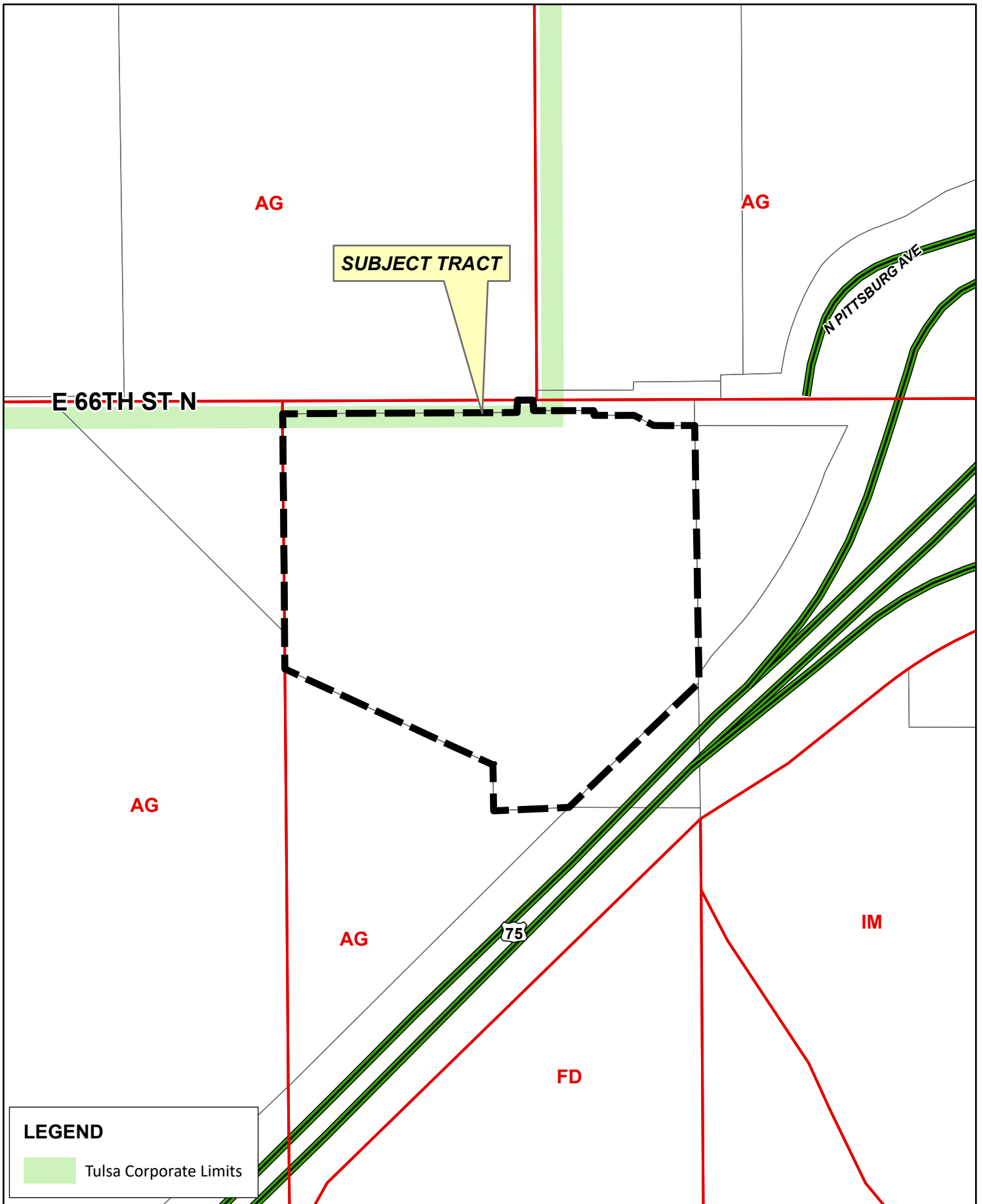


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CBOA-3320

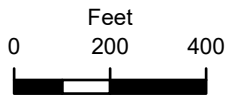
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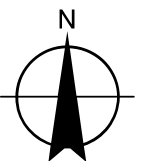
LEGEND

 Tulsa Corporate Limits



CBOA-3320

04 20-13





Case Number: **CB0A-3321**

Hearing Date: 11/18/2025 1:30 PM

Case Report Prepared by:

INCOG Staff
Kendal Davis
Javier Rojas
Dwayne Wilkerson

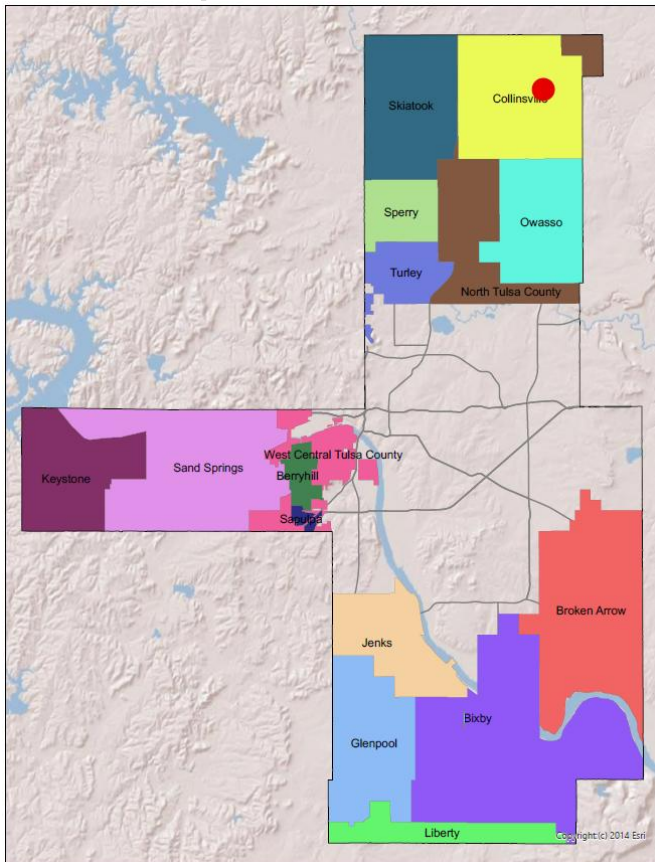
Owner and Applicant Information:

Applicant: Midwest Housing Solutions, LLC C/O Dane Searle

Property Owner: Midwest Housing Solutions, LLC C/O Dane Searle

Action Requested: Appeal of Administrative official decision regarding non-conforming status for Horsepen Creek Mobile home park

Location Map:



Additional Information:

Present Use: Mobile Home Park

Tract Size: 33.89 Acres

Legal Description: BEG 1209.49N SWC SW TH N1430.60 N86 E740.26 S86 S592.69 E579.01 S801.11 SWLY800.97 NE128.13 NE225.02 NLY139.10 W122.32 SW291.73 SWLY272.17 S120.50 SWLY155 POB SEC 17 22 14 33.876 ACS

Present Zoning: AG (Agriculture)

Fenceline/Area: Collinsville

Land Use Designation:
Low intensity Residential
Development Sensitive
Flood plain

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 2417

CASE NUMBER: **CBOA-3321**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 11/18/2025 1:30 PM

APPLICANT: Midwest Housing Solutions, LLC C/O Dane Searle

ACTION REQUESTED: Appeal of Administrative official decision regarding non-conforming status for Horsepen Creek Mobile Home Park

LOCATION: 15838 North 113th E. Avenue, Collinsville OK 74012

ZONED: AG (Agriculture)

FENCELINE AND COMPREHENSIVE PLAN AREA: Collinsville

PRESENT USE: Residential

TRACT SIZE: 33.876 ACS

LEGAL DESCRIPTION: BEG 1209.49N SWC SW TH N1430.60 N86 E740.26 S86 S592.69 E579.01 S801.11 SWLY800.97 NE128.13 NE225.02 NLY139.10 W122.32 SW291.73 SWLY272.17 S120.50 SWLY155 POB SEC 17 22 14 Tulsa County.

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and all the immediately surrounding properties are zoned AG. The surrounding properties are rural and undeveloped however the area includes scattered single-family residential homes are on large tracts.

The site and much of the surrounding area is significantly affected by the federally regulated Horsepen Creek flood way and floodplain.

STAFF COMMENTS:

The applicant is before the board to request an appeal from an administrative official determination of the non-conforming status for the mobile home park and possible clarification of a re-development process.

Section 14.070 of the Tulsa County Zoning Code provides guidance on the occasions when an interpretation can be written. In this instance Tulsa County Inspections has authority to prepare those interpretations, and they prepared an interpretation that was sent to our office 9,11,2025.

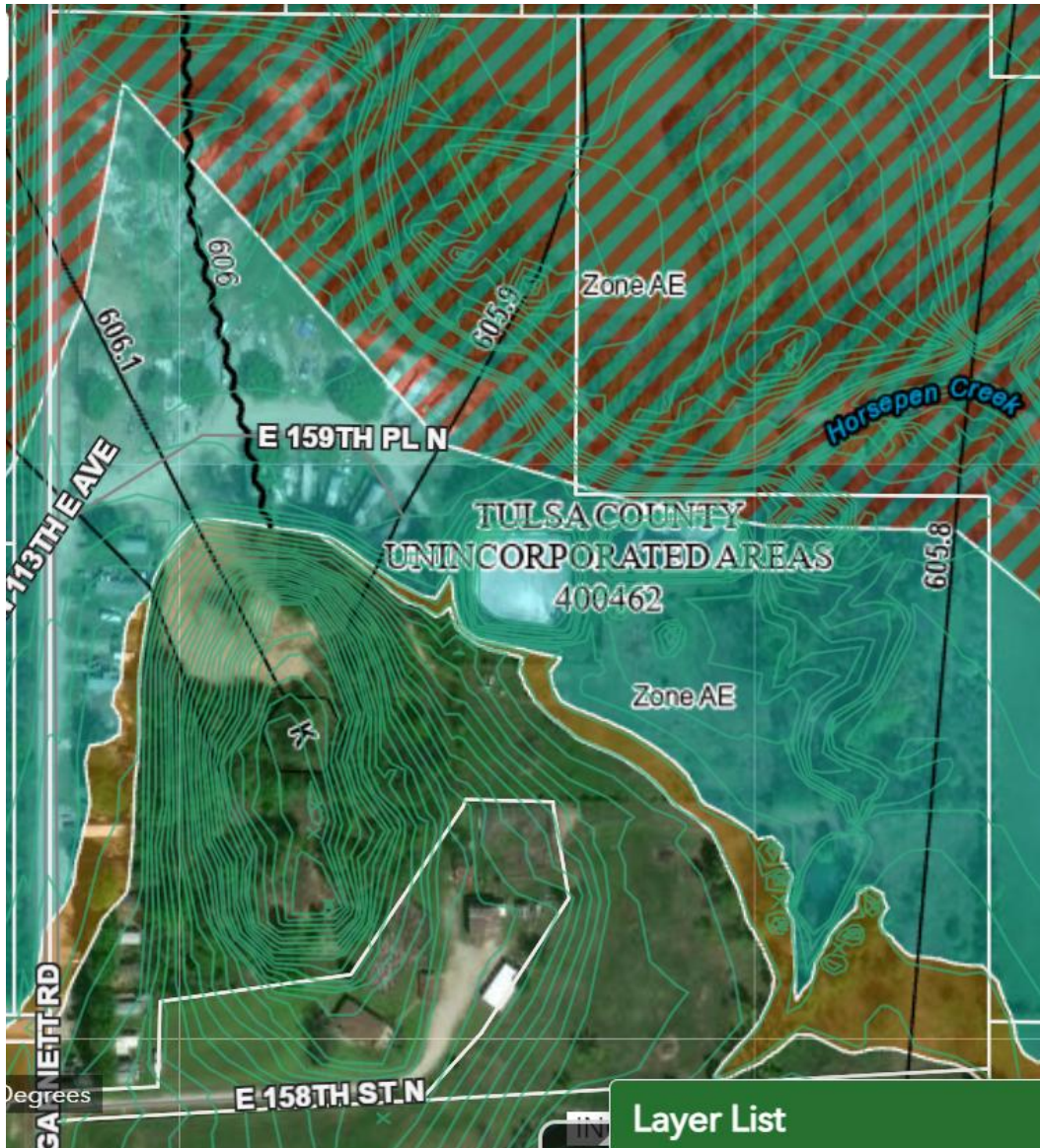
Section 14.070 also provides general guidance for an appeal of that interpretation. Those appeals must be presented to the Tulsa County Board of Adjustment. The applicant has provided an email with a request for an appeal of interpretation. Staff received that email on October 9th. Staff mailed notices to the surrounding properties and provided public notice in the newspaper similar to all Board of Adjustment cases. Those notices were published and mailed on November 1, 2025. The zoning code requires public notice at least 15 days prior to the board meeting.

If inclined to approve the applicants appeal the Board can only rule on the non-conforming status of the mobile home community. It may be relevant to discuss the non-conforming status for the entirety of the community or a single structure.

The only zoning category that currently allows a mobile home community is RMH. The original AG district was established in 1980.

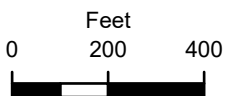
Redevelopment of this site is complicated for several reasons, but the primary health and safety concern is reestablishing mobile home sites that are in the flood plain.

HORSEPEN CREEK FLOOD MAP with 2-foot contours and existing aerial image.



Refer to following pages:

- Written interpretation from the Tulsa County Inspections Department
- Email message from the applicant requesting appeal of interpretation.
- INCOG exhibits
 - Aerial photo
 - Zoning



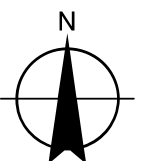
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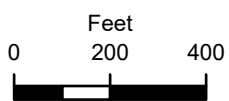
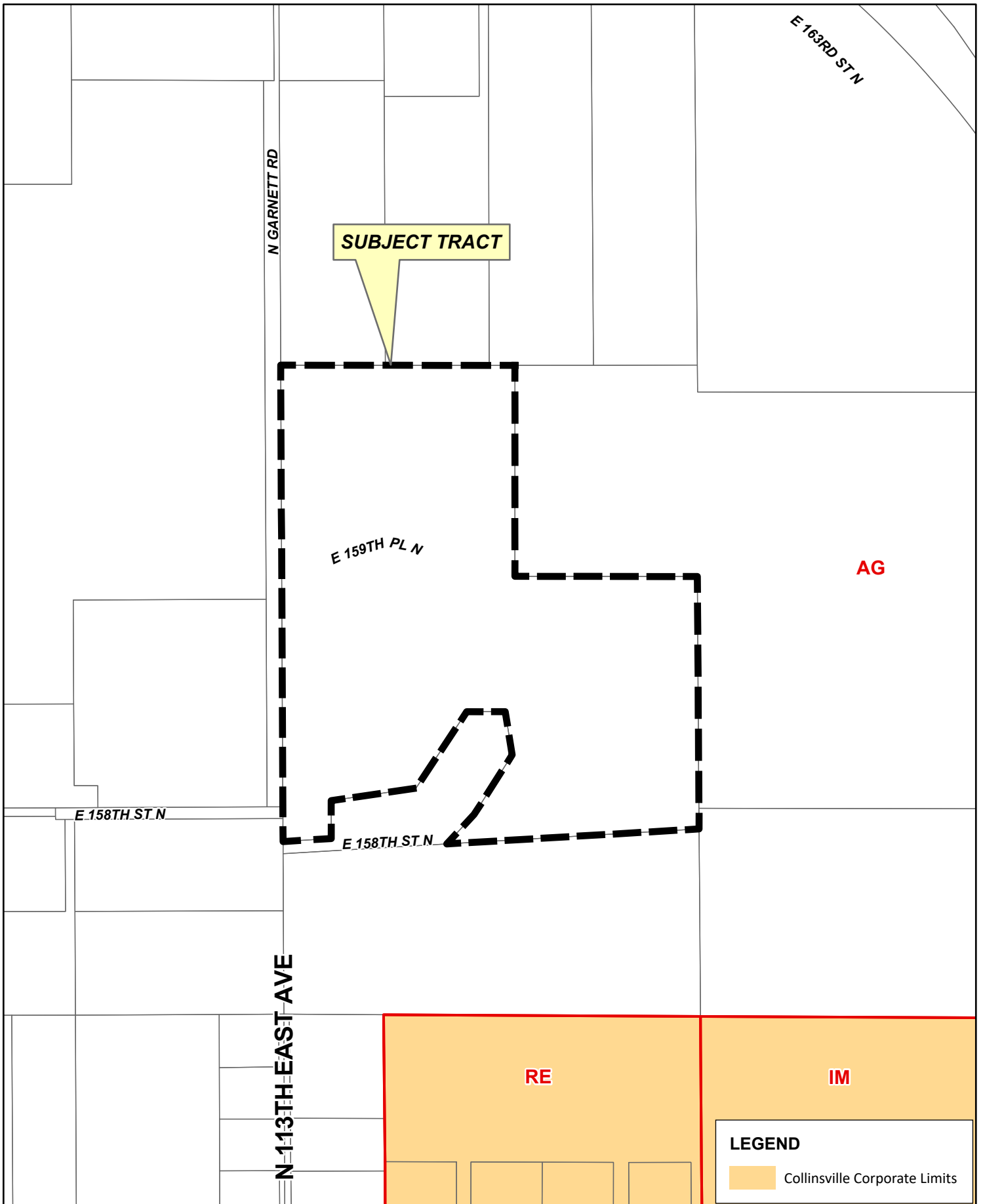
CBOA-3321

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

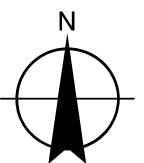
Aerial Photo Date: 2024





CBOA-3321

17 22-14





Tulsa County Inspections Department
Zoning/Building Enforcement
A Division of the Board of County Commissioners
218 West 6th Street • Tulsa, OK 74119
(918) 596-5293

**Interpretation of Tulsa County Zoning Regulations Section 16.040 Nonconforming Uses
(Nonconforming Mobile Home Parks Expantions)**

Interpretation 2025-003

Excerpt from Tulsa County Zoning Regulations

Sec. 16.040 Nonconforming Uses

Section 16.040-A Description

A nonconforming use is a use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is located. Lawfully established uses that do not comply with separation distance (spacing) requirements are also deemed to be nonconforming uses.

16.040-B Change of Use

1. A nonconforming use in a residential zoning district may be changed only to a use that is allowed in the subject zoning district. Once changed to a conforming use, the nonconforming use may not be reestablished.
2. A nonconforming use located in a zoning district other than a residential zoning district, may be changed to a use that is allowed in the subject zoning district, in which case the nonconforming use may not be re-established. The change of a nonconforming use to another use included within the same use category or to an approved temporary use does not constitute a "change of use" within the meaning of this section. If a nonconforming use is changed to another use within the same use category or is temporarily replaced by an approved temporary use, the original nonconforming use may be re-established, provided re-establishment of the original nonconforming use occurs within 36 months of the date that it was replaced.
3. A nonconforming use located in a zoning district other than a residential zoning district, may be changed to another nonconforming use or re-established after being replaced by a conforming use only if approved in accordance with the special exception procedures of Sec. 14.080. In order to approve a special exception for a nonconforming use substitution or re-establishment, the board of adjustment must find that the proposed use substitution or re-establishment will not result in any increase in adverse impacts on the surrounding area when

Interpretation

In the spirit of the code and traditionally in common zoning practice nonconforming uses are a disfavored exception to current land use regulations and as such are generally expected to be phased out over time or brought into conformity and not expanded or intensified.

For a nonconforming mobile home park the use does not apply to the lot as a whole but to the structures themselves. Over time as structures are abandoned, damaged over 50%, or removed the nonconforming use shrinks. (See Sec. 16.040 E)

Adding structures would then be considered an expansion of the nonconformity and would require a special exception from the County Board of Adjustment or proper zoning change to bring the use into compliance.

A handwritten signature in black ink, appearing to read 'Teresa Tosh', followed by the letters 'FPA' in a similar script.

Teresa Tosh – FPA

Tulsa County Inspections Director

County Inspector

Wilkerson, Dwayne

From: Dane Searle <Dane.Searle@Midwest-Housing.com>
Sent: Monday, October 20, 2025 5:28 PM
To: Wilkerson, Dwayne; Tauber, Sherri
Cc: Nate Johnson; Davis, Kendal
Subject: Request for Board of Adjustment Hearing – Horsepen Creek MHC

Hello,

Midwest Housing Solutions, LLC is the owner and operator of the Horsepen Creek Manufactured Home Community, located in unincorporated Tulsa County near Collinsville, OK.

In May 2025, we submitted a request for a letter confirming the legal non-conforming use status of Horsepen Creek MHC. This documentation is a requirement of the Oklahoma Used Motor Vehicle, Dismantler, and Manufactured Housing Commission in order for us to re-lease recently vacated lots as part of our ongoing rehabilitation efforts.

After several months of attempting to identify the appropriate contacts and engaging in multiple conversations, we received a written response from the Tulsa County Inspections Department on October 9, 2025. The response confirmed that Horsepen Creek MHC retains its legal non-conforming use status. However, our request to re-lease vacant lots was denied, citing “Interpretation 2025-003” as the basis for the decision.

While we recognize that the Inspections Department has the authority under the Tulsa County Zoning Code to issue such interpretations, we believe that the reasoning provided in Interpretation 2025-003 directly conflicts with provisions of the Zoning Code adopted in October 2024.

Accordingly, we respectfully request the opportunity to be heard by the Board of Adjustment to seek reconsideration of the refusal to re-lease the vacant lots within Horsepen Creek MHC. As there does not appear to be a formal application process in place for this type of appeal, please accept this letter as our official request to be added to the agenda for the November 18, 2025, Board of Adjustment meeting.

A detailed explanation outlining how Interpretation 2025-003 contradicts the current Tulsa County Zoning Code will be submitted in a forthcoming communication.

Sincerely,

Dane

Dane Searle, President
Midwest Housing Solutions, LLC
4695 S. 1900 W. Ste. 7
Roy, Utah 84067
(801)309-9211