

RECEIVED



9:36 am, Feb 10, 2026

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday February 17, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No.551

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of November 19, 2025 (Meeting No. 548).
2. Approval of **Minutes** of December 16, 2026 (Meeting No. 549).
3. **CBOA – 3327 Jaclyn Honn**
Action Requested:
Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3)
Location: 13201 N Memorial, Collinsville, OK 74021
4. **CBOA – 3328 Suzette Blair**
Action Requested:
Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1)
Location: 5838 S 109th W Ave, Sand Springs, OK 74063
5. **CBOA – 3329 Dustin S. James**
Action Requested:
Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3).
Location: 9215 N Osage Dr. Sperry OK 74073
6. **CBOA – 3330 Brandon Gideon**
Action Requested:
Special Exception to allow mining and mineral processing of shale in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1)
Location: 14103 N Lewis Ave, Skiatook, OK

OTHER BUSINESS

Introduction of new Board member, Mr. Douglas Bonebrake.

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: https://www.incog.org/Land_Development/land_main.html

E-mail: esubmit@incog.org



Case Number: CBOA-3327

Hearing Date: 2/17/2026 1:30 PM

Case Report Prepared by:

Kendal Davis

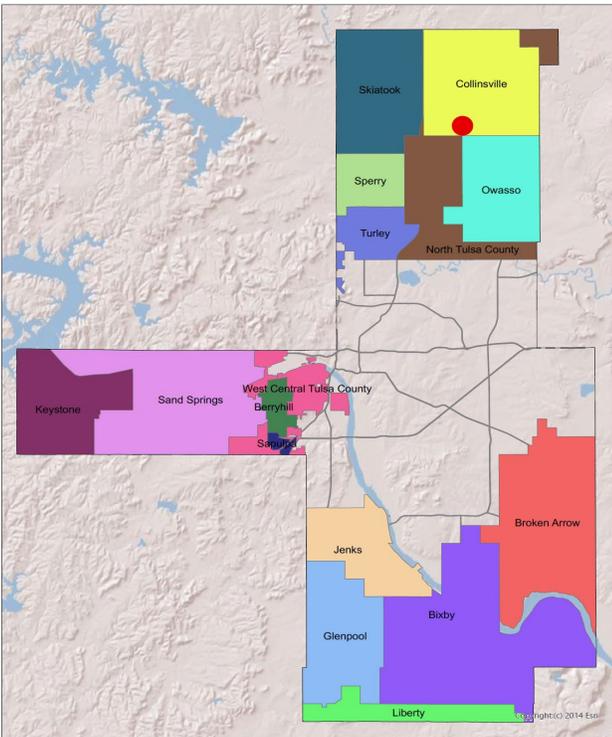
Owner and Applicant Information:

Applicant: Jaclyn Honn

Property Owner: HONN, JACLYN LEE & STEPHEN O GREGG

Action Requested: Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.32 Acres

Legal Description: BEG 317.12N SWC NW TH E329.72 N331.60 W329.72 S331.60 POB LESS W16.5 THEREOF FOR RD SEC 36 22 13 2.384ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: COLLINSVILLE

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2336

CASE NUMBER: **CBOA-3327**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 2/17/2026 1:30 PM

APPLICANT: Jaclyn Honn

ACTION REQUESTED: Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3)

LOCATION: 13201 North Memorial Dr. E.

FENCELINE: COLLINSVILLE

ZONED: AG (Agricultural)

PRESENT USE: Residential

TRACT SIZE: 2.32 Acres

LEGAL DESCRIPTION: BEG 317.12N SWC NW TH E329.72 N331.60 W329.72 S331.60 POB LESS W16.5 THEREOF FOR RD SEC 36 22 13 2.384ACS

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the east side of N. Memorial Drive, north of E. 131st Street North, within a predominantly rural and low-density residential area of Tulsa County. The surrounding development pattern is characterized by agricultural uses, large-lot single-family residences, and scattered rural homesteads. Properties in the immediate vicinity are generally developed with single-family dwellings situated on large lots, consistent with the intent of the AG (Agricultural) zoning district to preserve rural character and low-density development patterns.

North: Properties to the north are primarily developed with single-family residences on large tracts, with accessory agricultural uses and open pastureland.

South: The area to the south consists largely of undeveloped or minimally developed acreage, with limited residential structures and agricultural activity.

East: Properties east of the subject tract, accessed from N. 83rd East Avenue, are developed with low-density residential uses and open land consistent with rural living.

West: Land to the west, across N. Memorial Drive, is similarly characterized by agricultural land and large-lot residential development, with no significant commercial or high-intensity uses present.

The surrounding area maintains a rural residential character with minimal infrastructure and limited development intensity. No high-density residential, commercial, or industrial uses are located in close proximity to the subject property.

STAFF COMMENTS: The applicant is requesting a variance from the minimum lot area per dwelling unit requirements of the AG zoning district in order to allow two dwelling units on a single lot. The Tulsa County Zoning Code requires a minimum lot area of two (2) acres per dwelling unit within the Agricultural (AG) zoning district. Approval of this request would grant relief for a tract containing approximately 2.3 acres. The AG district is

intended to accommodate agricultural uses and low-density residential development, with minimum lot area standards established to limit development intensity and preserve rural character.

Based on a review of the site and surrounding area, the subject property is developed in a manner consistent with nearby rural residential properties, including substantial setbacks, large open areas, and limited impervious surface coverage. The proposed second dwelling unit would remain compatible with the existing development pattern and would not introduce a level of density inconsistent with the surrounding area.

The subject tract appears to be of sufficient size and configuration to accommodate two dwelling units while maintaining adequate separation between structures, preserving open space, and minimizing potential impacts to adjacent properties. In evaluating variance requests, the Board must consider whether strict enforcement of zoning regulations results in unnecessary hardship or practical difficulty due to conditions unique to the property.

In this case, the subject property is characterized by its size, shape, existing development pattern, and established access from N. Memorial Drive. The existing improvements and site configuration limit the ability to reasonably utilize the property for additional residential purposes without a variance.

Strict application of the minimum lot area per dwelling unit requirement would restrict the applicant's ability to make reasonable use of the property in a manner that remains consistent with surrounding land uses. Granting the requested variance would allow continued residential use of the property without materially altering the character of the area.

The proposed variance is not anticipated to adversely affect public health, safety, or welfare. The subject tract has direct access to a public roadway, adequate separation from adjacent properties, and sufficient area to accommodate parking, utilities, and on-site services. The additional dwelling unit is not expected to generate traffic, noise, or service demands beyond what is typical for low-density rural residential development. No evidence suggests that the request would create congestion, safety hazards, or infrastructure deficiencies.

Based on the surrounding land use pattern, site characteristics, and applicable variance criteria, the requested variance to allow two dwelling units on a single lot within the AG zoning district appears compatible with the surrounding rural residential and agricultural character.

Staff further finds that:

- The request arises from practical difficulties related to the site's configuration and existing development;
- The variance represents the minimum necessary to afford reasonable use of the property;
- Approval will not be detrimental to adjacent properties or the general welfare; and
- The request is consistent with the intent of the AG district

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3) is compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3)

Subject to the following additional (possible conditions):

- 1. The variance shall apply solely to allow two (2) dwelling units on the subject property. No additional dwelling units, manufactured homes, or accessory dwelling units shall be permitted.*
- 2. Both dwelling units shall be used exclusively for single-family residential purposes. No commercial, short-term rental, or multi-family use shall be permitted.*
- 3. The placement of both dwelling units shall be substantially consistent with the site plan submitted with the application. Any significant deviation shall require additional Board approval.*
- 4. All structures shall comply with applicable setback, height, and bulk regulations of the AG district, except as modified by this approved variance.*
- 5. Prior to occupancy of the second dwelling unit, the applicant shall obtain approval from all applicable utility providers and/or environmental agencies for water supply, septic systems, and wastewater disposal.*

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.





N 77TH E AVE

N MEMORIAL DR

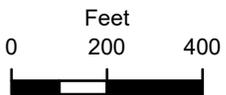
N 83RD E AVE

SUBJECT TRACT

E 132ND ST N

E 131ST ST N

N 83RD E AVE



Subject
Tract

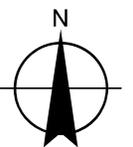
CBOA-3327

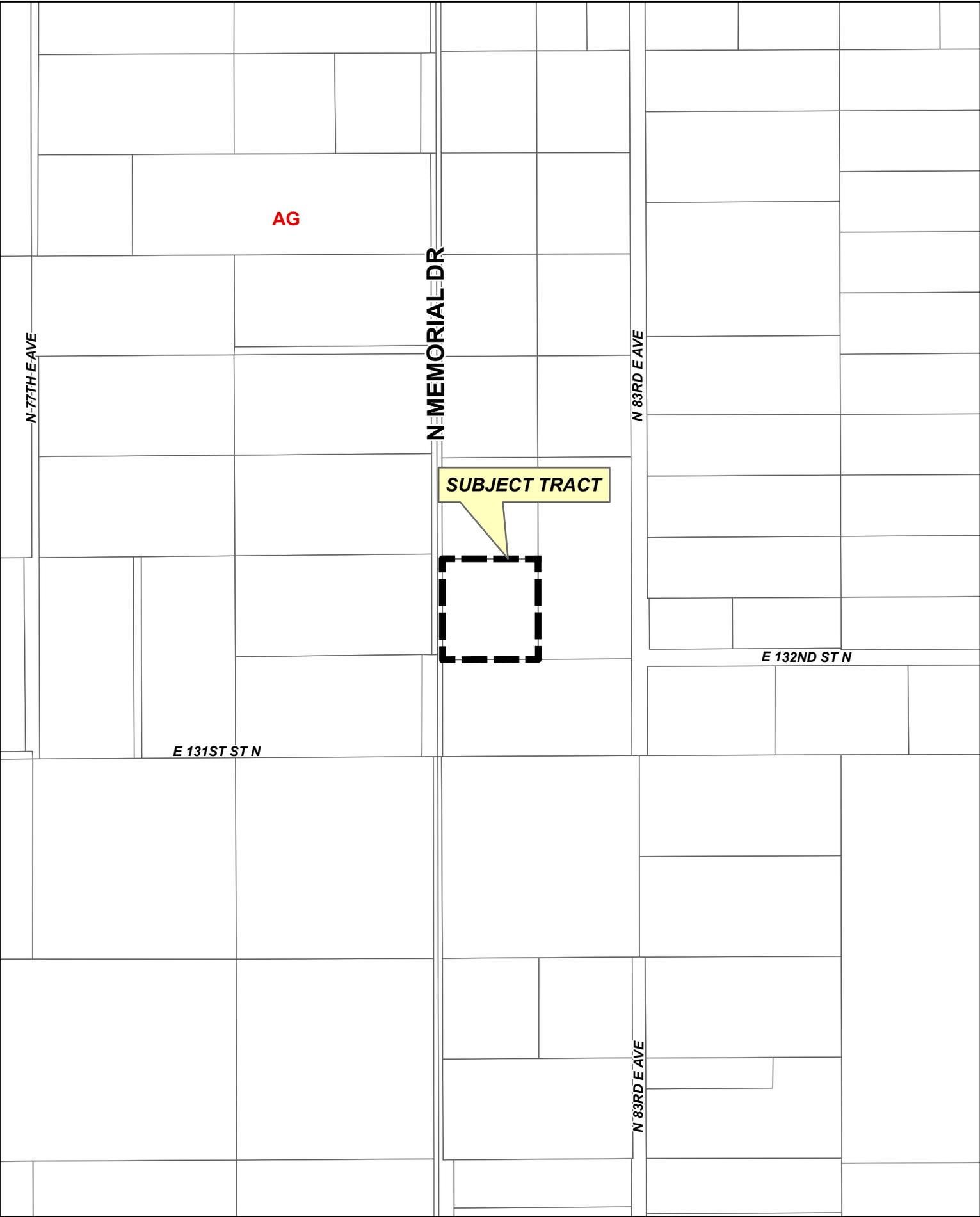
36 22-13

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

Aerial Photo Date: 2024

1.6





AG

N 77TH E AVE

N MEMORIAL DR

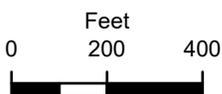
N 83RD E AVE

SUBJECT TRACT

E 131ST ST N

E 132ND ST N

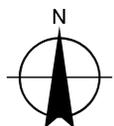
N 83RD E AVE

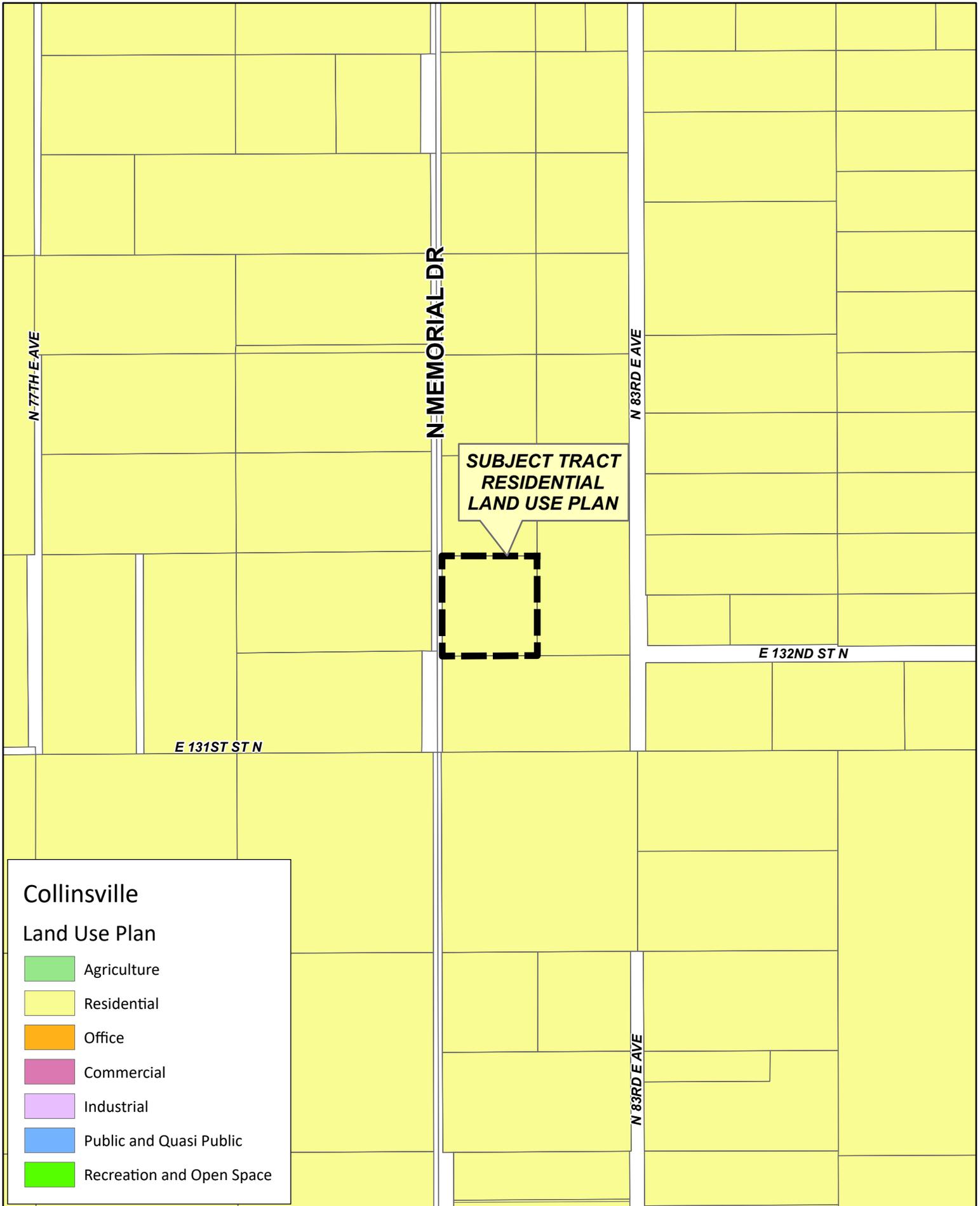


CBOA-3327

36 22-13

1.7

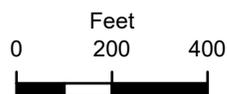




**SUBJECT TRACT
RESIDENTIAL
LAND USE PLAN**

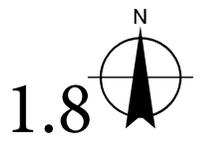
Collinsville
Land Use Plan

-  Agriculture
-  Residential
-  Office
-  Commercial
-  Industrial
-  Public and Quasi Public
-  Recreation and Open Space



CBOA-3327

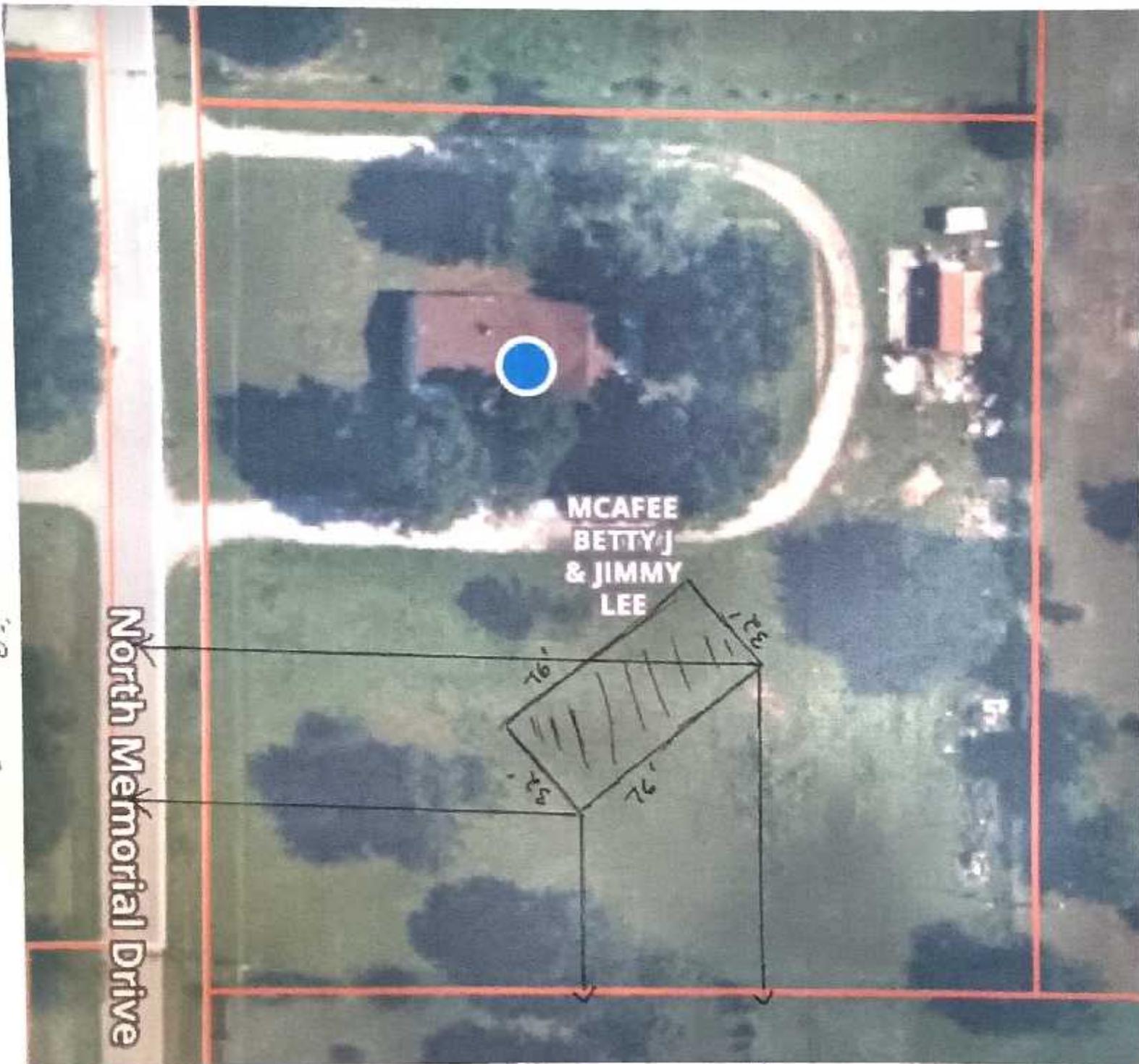
36 22-13



North

West

East

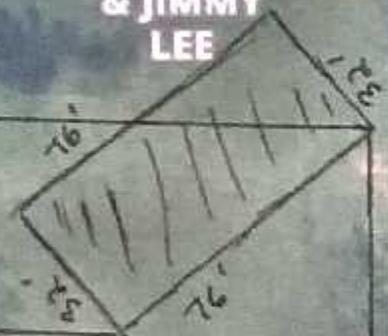


EOP
218'-0"

147'-0"

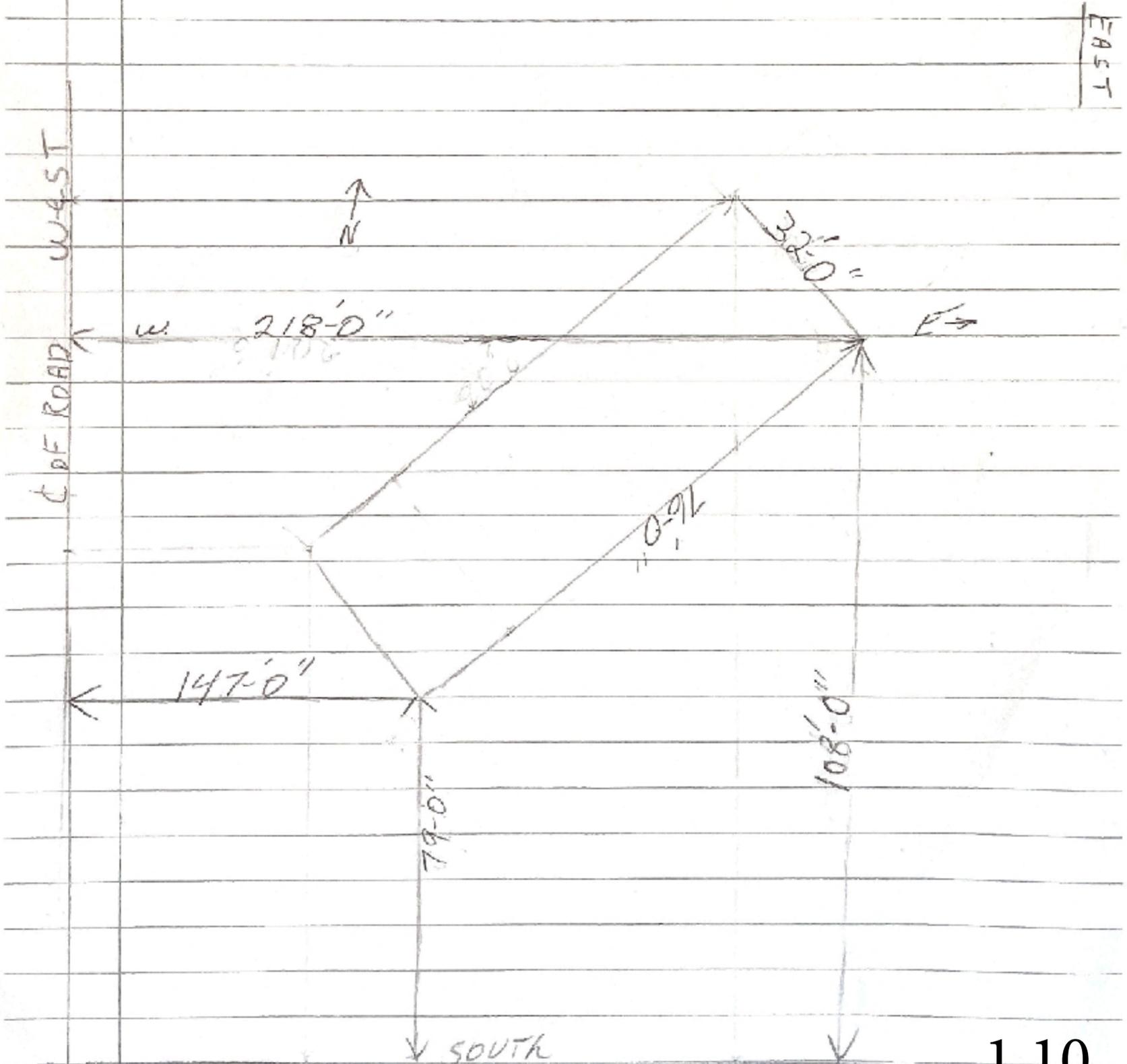
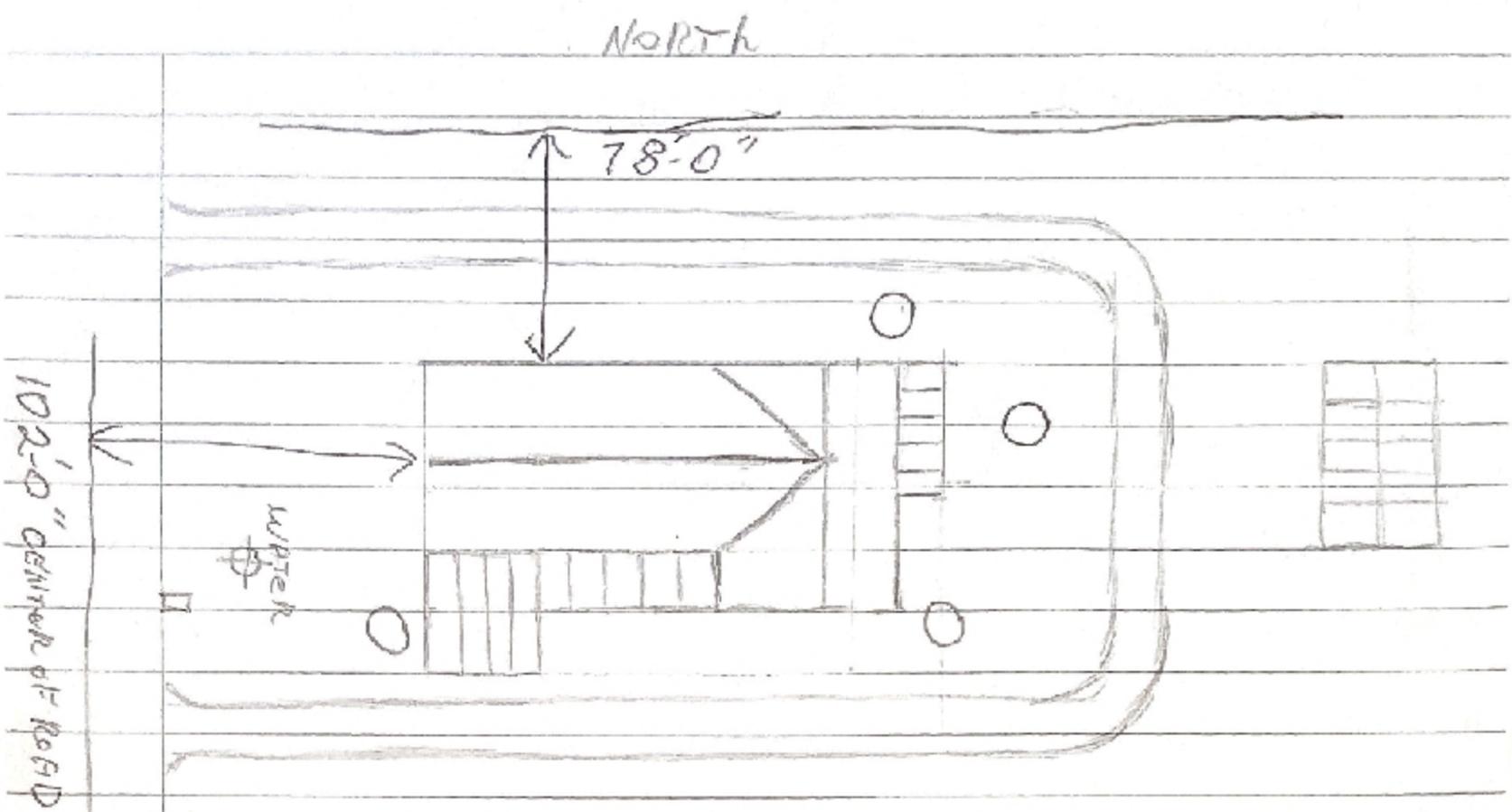
North Memorial Drive

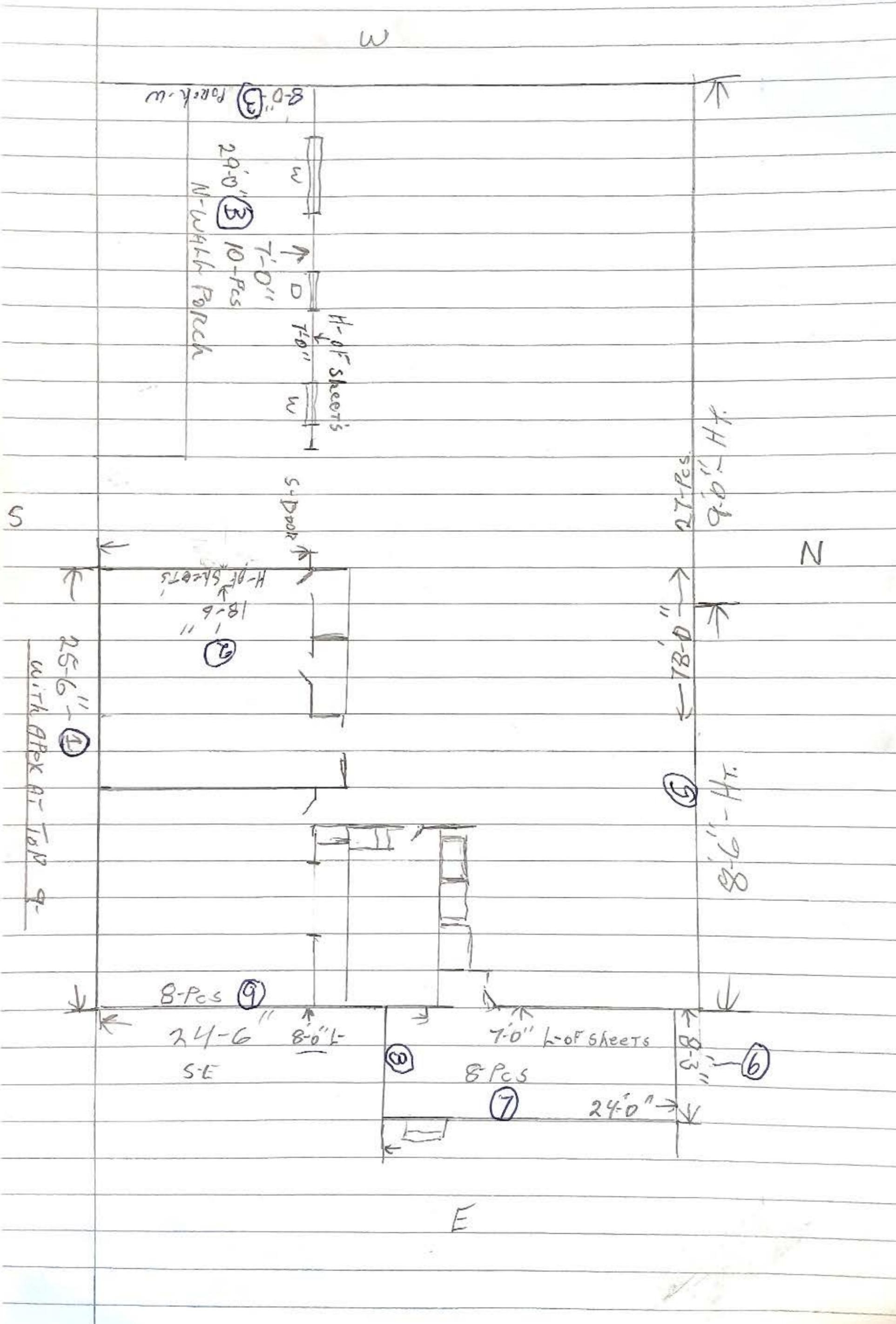
MCAFFEE
BETTY J
& JIMMY
LEE



79'-0" South

07801





W

N

E

8'-0" (3) Park-w

29'-0" (3) 10-Pcs
N-WALK PORCH

H-OF SHEETS
7'-0"

9'-0" H-OF
27-Pcs

18'-0"

14'-9-8
(5)

H-OF SHEETS
18'-6"
(2)

S-DOOR

25'-6" (4)
WITH APX AT TOP

8-Pcs (9)
24'-6" 8'-0" L-
S-E

7'-0" L-OF SHEETS
8-Pcs (7)
24'-0"

8'-3" (6)



1.12









Case Number: CBOA-3328

Hearing Date: 2/17/2026 1:30 PM

Case Report Prepared by:

Kendal Davis

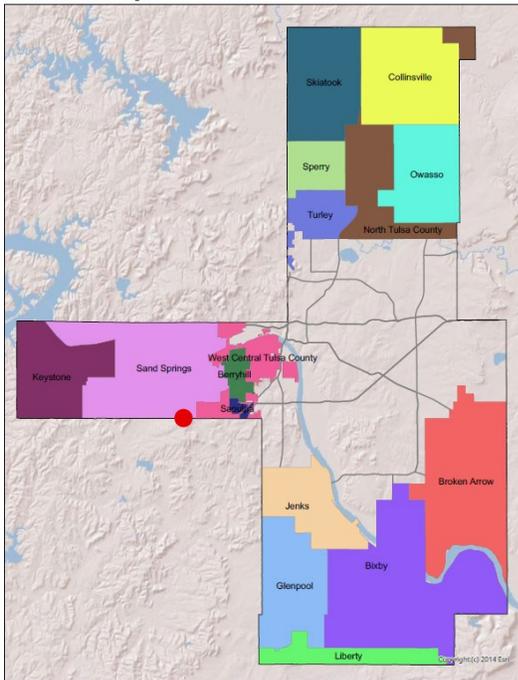
Owner and Applicant Information:

Applicant: Suzette Blair

Property Owner: HUMPHREY, JIMMY LEE & KARA FENSTERMACHER

Action Requested: Request for Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.34 Acres

Legal Description: LOT 5 BLK 6 BUFORD-COLONY

Present Zoning: RS-3 (Residential Single Family)

Fenceline/Area: SAND SPRINGS

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9135

CASE NUMBER: CBOA-3328

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 2/17/2026 1:30 PM

APPLICANT: Suzette Blair

ACTION REQUESTED: Request for Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1)

LOCATION: 5838 S 109th W Ave, Sand Springs, OK 74063

ZONED: RS-3 (Residential Single Family)

FENCELINE: SAND SPRINGS

PRESENT USE: Residential

TRACT SIZE: 2.34 Acres

LEGAL DESCRIPTION: LOT 5 BLK 6 BUFORD-COLONY

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the west side of S. 109th West Avenue, south of W. 58th Street South, within a predominantly rural and low-density residential area of Tulsa County. The surrounding development pattern is characterized by agricultural uses, wooded acreage, and scattered single-family residences situated on large lots.

Land uses in the immediate vicinity are primarily agricultural and rural residential in nature, with limited subdivision activity and minimal non-residential development. The area generally reflects a low-intensity development pattern consistent with the intent of the applicable zoning district.

North: Properties to the north are developed with large-lot single-family residences and undeveloped wooded acreage. Access is generally provided from W. 58th Street South and S. 109th West Avenue.

South: Land to the south is located within a separate jurisdiction and is not administered by Tulsa County. This area is predominantly undeveloped and wooded in character, with limited residential development.

East: Properties to the east, across S. 109th West Avenue, consist primarily of rural residential uses and open land, with single-family homes situated on large tracts.

West: Land to the west is characterized by agricultural acreage, wooded tracts, and limited residential development, with several large undeveloped parcels present.

The surrounding area is served by local and collector roadways, including S. 109th West Avenue and W. 58th Street South, which provide primary access to the area. Public infrastructure improvements are limited, and development relies primarily on private utilities and on-site services.

Overall, the surrounding area maintains a rural character defined by low-density residential development, agricultural activity, and substantial open space. Existing land uses and development patterns in the vicinity are generally compatible with low-intensity residential and agricultural uses.

STAFF COMMENTS: The applicant is requesting a Special Exception to allow two households on a single lot within the RS-3 (Residential Single-Family) zoning district, consisting of an existing single-family residence and a proposed manufactured home.

The RS-3 district is intended to accommodate low-density single-family residential development. Two dwelling units on a single lot are not permitted by right; however, the zoning code allows the Board of Adjustment to consider such requests through the Special Exception process when compatibility and site conditions are demonstrated.

Based on the size and configuration of the subject tract, the property appears capable of accommodating two households while maintaining adequate separation between structures, preserving open space, and minimizing potential impacts to adjacent properties.

The proposed manufactured home is anticipated to function as a secondary residential unit and would be located in a manner that maintains appropriate setbacks and access.

Staff finds that the proposed request is generally compatible with the surrounding area. Nearby properties are developed at a low density, and several parcels in the vicinity are of comparable or larger size. The addition of a second household on the subject property would not introduce a level of intensity that is inconsistent with existing development patterns.

Due to the presence of large lots, wooded areas, and limited development density, potential impacts related to noise, traffic, and visual character are expected to be minimal.

Provided that the manufactured home meets applicable placement, setback, and utility requirements, the proposed use would remain consistent with the established rural residential character of the area.

The subject tract has frontage and access from S. 109th West Avenue, which is an established public roadway capable of accommodating the limited increase in residential traffic associated with one additional household.

Adequate space exists on-site to accommodate required parking, utilities, and service access. The proposed use is not anticipated to adversely affect emergency access, drainage patterns, or surrounding properties.

No evidence has been presented to indicate that the request would create conditions detrimental to public health, safety, or general welfare.

Based on the surrounding land use pattern, site characteristics, and applicable Special Exception review criteria, the requested Special Exception appears to be compatible with the surrounding area and would not be detrimental to adjacent properties or the general welfare.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Request for Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1) is compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) the Request for Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1)

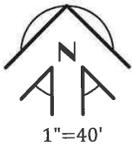
Subject to the following (possible conditions):

- The manufactured home shall comply with all applicable setback, placement, and anchoring requirements.*
- The manufactured home shall be used solely for residential purposes.*
- No additional dwelling units shall be permitted on the property.*
- All required permits and inspections shall be obtained prior to placement and occupancy.*

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.



WHITE SURVEYING COMPANY

providing land surveying services since 1940

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

LEGEND

- X— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)

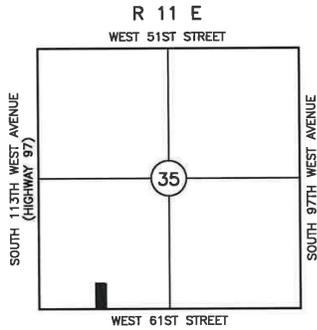


BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811

1"=40'



LOT SPLIT EXHIBIT



Staff Comment: Please disregard the references to "Tract 1" and "Tract 2." The property will not be undergoing a lot split, as the applicant has withdrawn the lot split application. The exhibit is provided solely to illustrate the existing tract's dimensions.
— Kendal

GENERAL NOTES

INVOICE NO. STK 25-116881

CLIENT: SUZETTE BLAIR

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE AND THE SOUTH LINE OF BLOCK 6, BUFORD COLONY, BEING S 89°03'14" W.

FIELD WORK COMPLETED SEPTEMBER 23, 2025

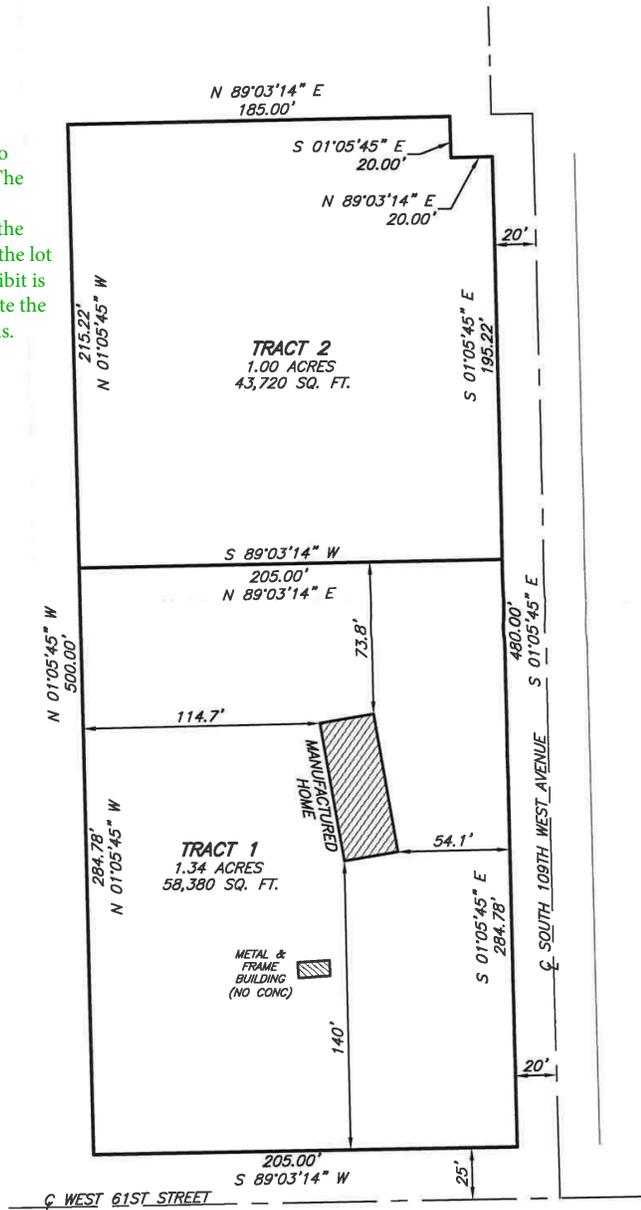
DESCRIPTIONS

EXISTING UN-DIVIDED TRACT:
Lot Five (5), Block Six (6), Buford Colony, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT 1:
The South 284.78 feet of Lot Five (5), Block Six (6), Buford Colony, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT 2:
Lot Five (5), Block Six (6), Buford Colony, Tulsa County, State of Oklahoma, according to the recorded plat thereof, Less and Except the South 284.78 feet thereof.

Descriptions prepared by John L. Libby, Jr., PLS 1806 on September 29, 2025.



WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1908

BY: *John L. Libby Jr.*
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1806

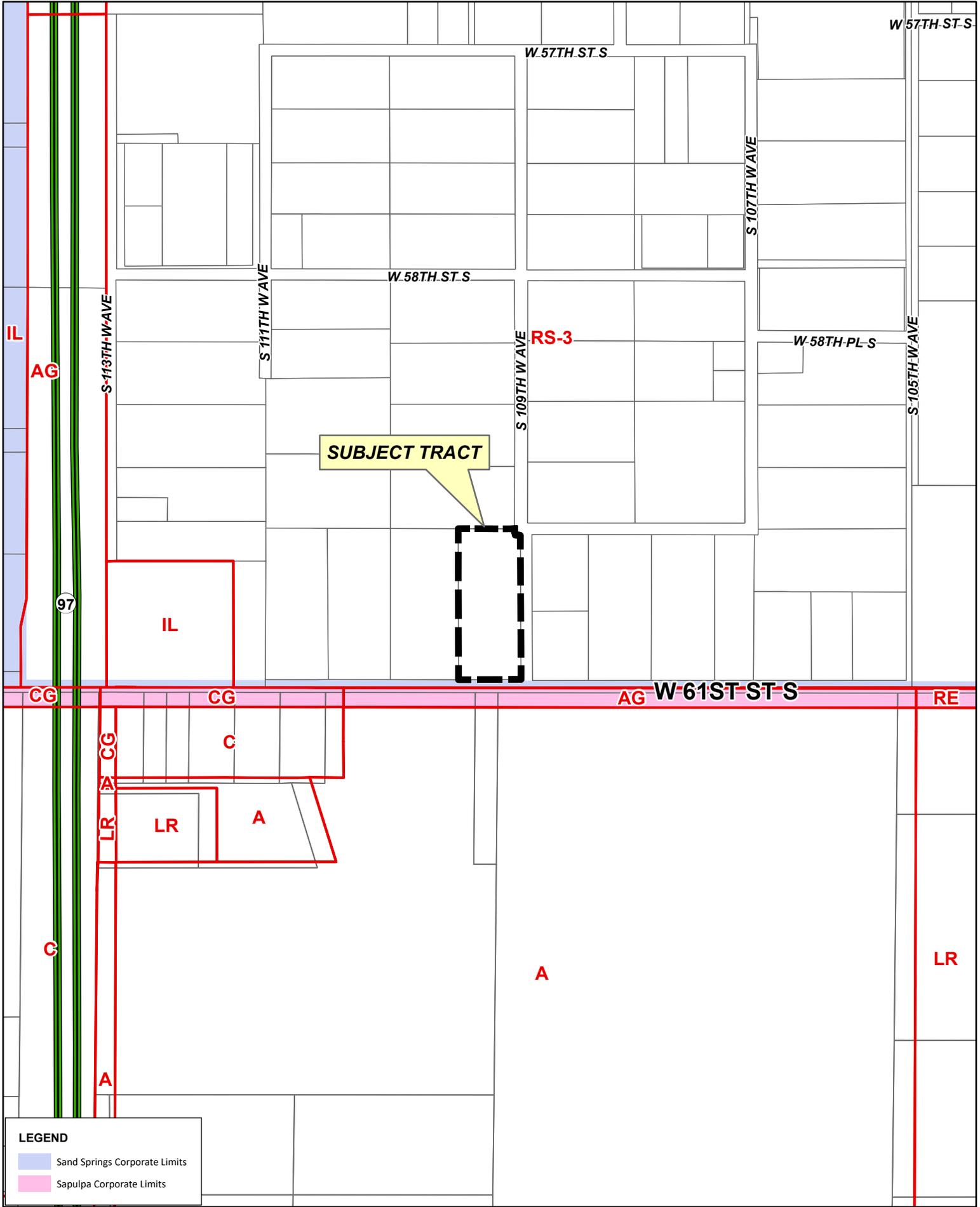
DATE: 10/2/2025



TULSA COUNTY
UNINCORPORATED AREAS
400462



Creek County, Unincorporated Areas
400490



SUBJECT TRACT

W 57TH ST S

W 57TH ST S

S 107TH W AVE

W 58TH ST S

S 111TH W AVE

RS-3

W 58TH PL S

S 109TH W AVE

S 105TH W AVE

S 113TH W AVE

IL

AG

97

IL

CG

CG

AG W 61ST ST S

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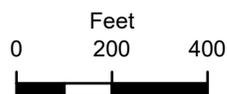
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LEGEND

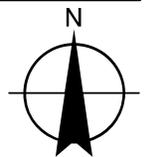
- Sand Springs Corporate Limits
- Sapulpa Corporate Limits

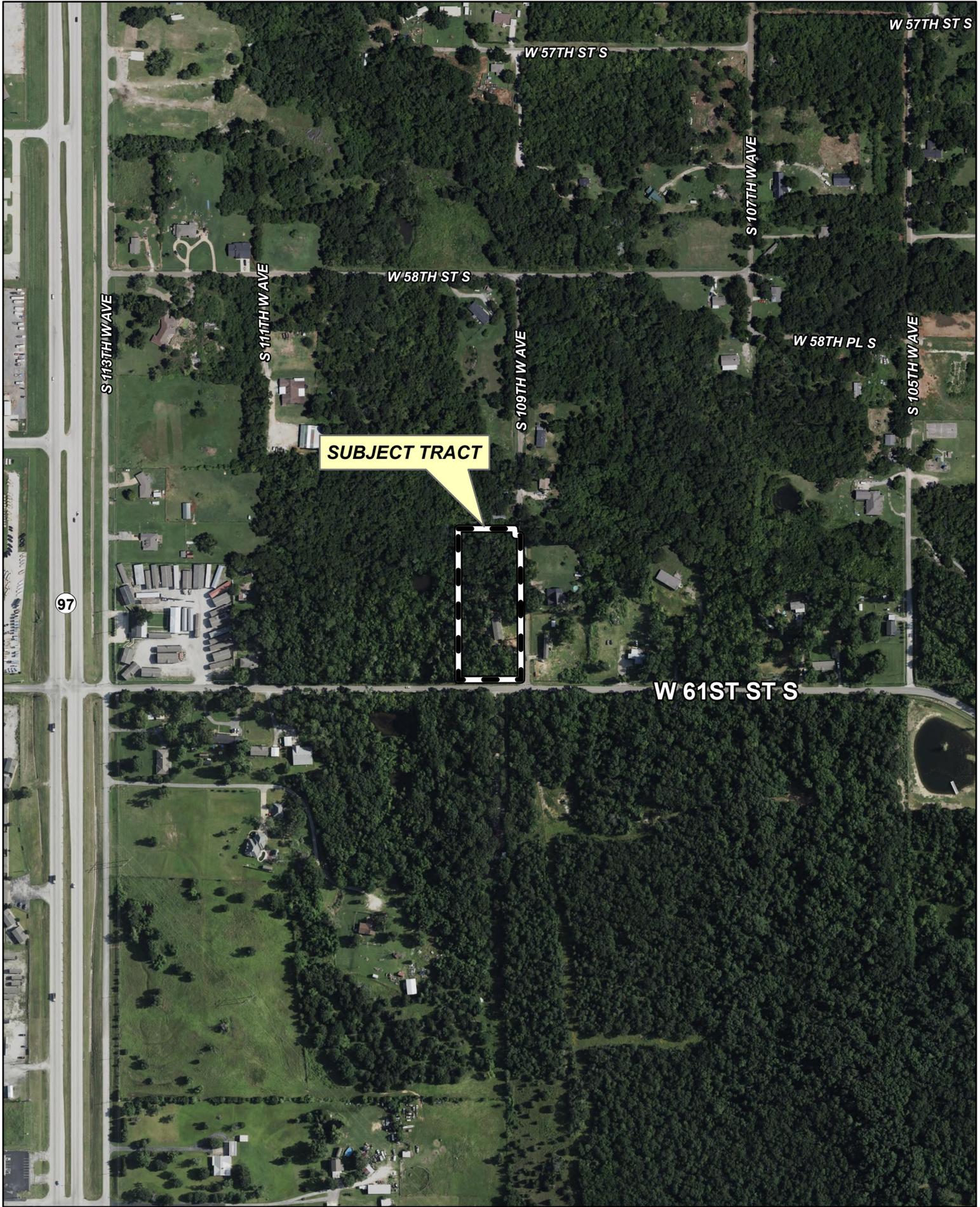


CBOA-3328

2.8

35 19-11





W 57TH ST S

W 57TH ST S

S 107TH W AVE

W 58TH ST S

S 113TH W AVE

S 111TH W AVE

S 109TH W AVE

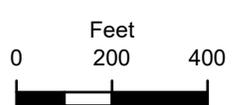
W 58TH PL S

S 105TH W AVE

SUBJECT TRACT

97

W 61ST ST S



Subject Tract

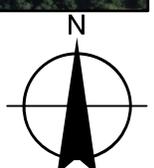
CBOA-3328

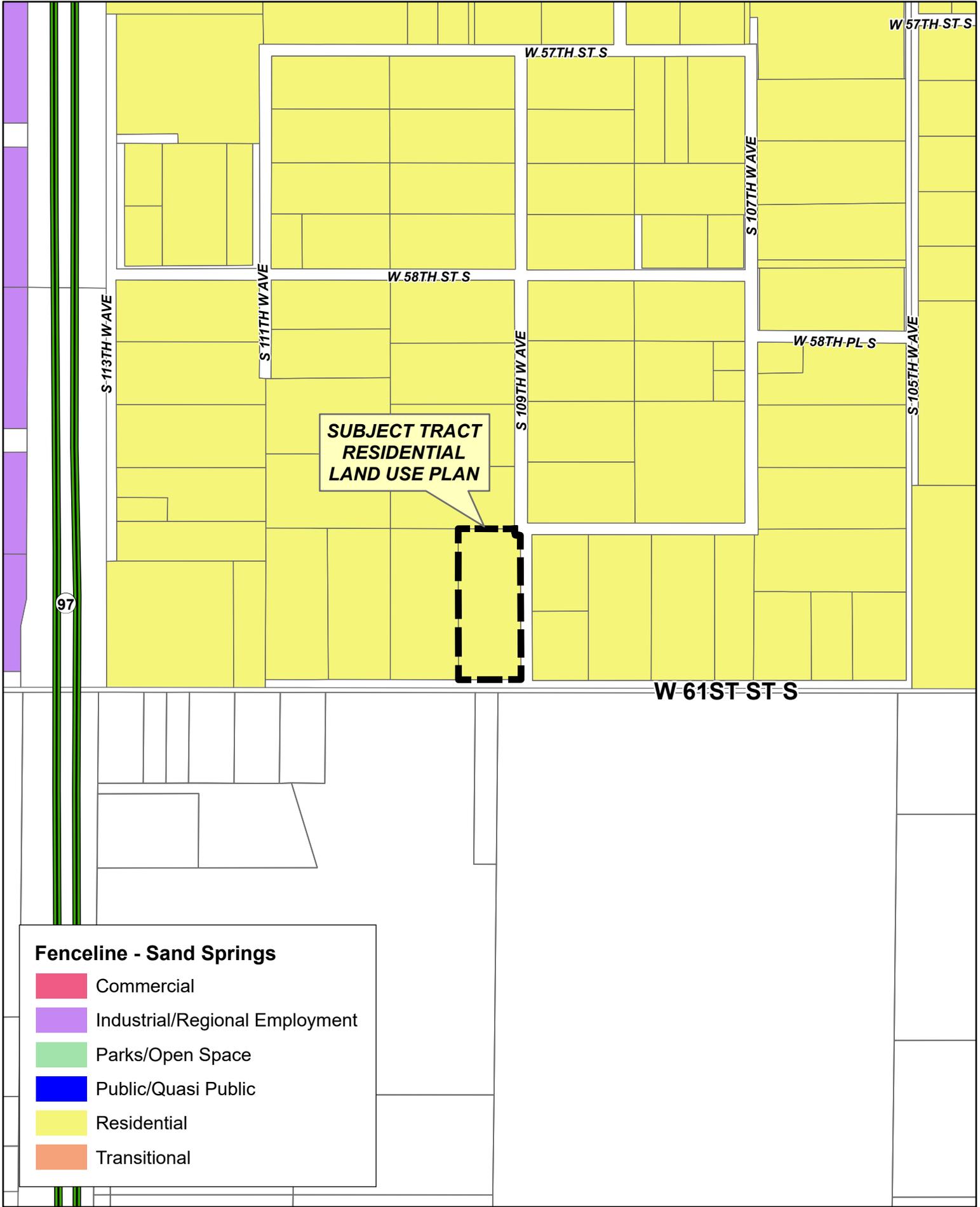
35 19-11

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

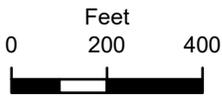
Aerial Photo Date: 2024

2.9



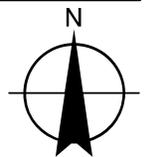


CBOA-3328



35 19-11

2.10





Case Number: CBOA-3329

Hearing Date: 2/17/2026 1:30 PM

Case Report Prepared by:

Kendal Davis

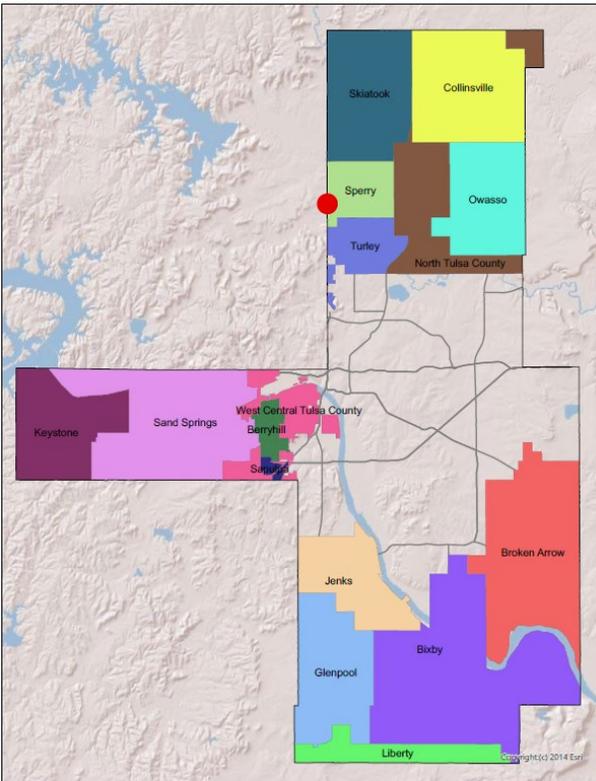
Owner and Applicant Information:

Applicant: Dustin S. James

Property Owner: JAMES, DUSTIN S

Action Requested: Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3).

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.57 Acres

Legal Description: S 100 LT 1 SEC 23-21-12

Present Zoning: RE (Residential Estate)

Fenceline/Area: SPERRY

Land Use Designation: AG-Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1223

CASE NUMBER: CBOA-3329

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 2/17/2026 1:30 PM

APPLICANT: Dustin S. James

ACTION REQUESTED: Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3).

LOCATION: 9215 N Osage Dr. Sperry OK 74073

ZONED: RE (Residential Estate)

FENCELINE: SPERRY

PRESENT USE: Residential

TRACT SIZE: 0.57 Acres

LEGAL DESCRIPTION: S 100 LT 1 SEC 23-21-12

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located near the southwest corner of W. 92nd Street North and N. Cincinnati Avenue, within a predominantly rural and low-density residential area of Tulsa County. The surrounding development pattern is characterized by agricultural land, large-lot residential development, and scattered single-family residences. Land uses in the immediate vicinity are primarily agricultural and rural residential in nature, with limited subdivision activity and minimal commercial or industrial development. Several parcels in the area remain undeveloped and are used for pasture or open space.

North: Properties to the north, along and beyond W. Cherokee Street, are developed with large-lot single-family residences and agricultural acreage, consistent with low-density rural residential patterns.

South: Land to the south, near W. 91st Street North, consists primarily of agricultural tracts and undeveloped open space, with limited residential development.

East: Properties to the east, along N. Cincinnati Avenue, are developed with a mix of rural residential uses and larger agricultural parcels. Limited clustered residential development is present near the RS-3 and RS zoning districts.

West: Land to the west is located within a separate jurisdiction and is not administered by Tulsa County. This area is characterized by established residential development and neighborhood-scale land uses.

The surrounding area is served by local and collector roadways, including W. Cherokee Street, W. 92nd Street North, W. 91st Street North, and N. Cincinnati Avenue, which provide access to the subject property and surrounding parcels. Public infrastructure improvements in the area are limited, and development primarily relies on on-site utilities and private services.

Overall, the surrounding area maintains a predominantly rural residential character defined by low-density housing, agricultural activity, and substantial open space. Existing land uses and development patterns in the vicinity are generally compatible with low-intensity residential and agricultural uses.

STAFF COMMENTS: The applicant is requesting a variance from the minimum side yard setback requirements of the RE zoning district to permit a reduction from 15 feet to 8 feet for a proposed detached garage and from 15 feet to 6 feet for an existing residence. The RE district is intended to accommodate low-density residential development with substantial setbacks to preserve privacy, open space, and rural character. Side yard setback standards are established to ensure adequate separation between structures and to minimize potential impacts to neighboring properties.

The subject property is affected by existing site conditions, including the placement of the existing residence, lot configuration, and usable building area, which limit the ability to meet the required setbacks while accommodating reasonable accessory structures. Strict enforcement of the side yard setback requirements would restrict the applicant's ability to make reasonable use of the property and construct a functional accessory structure in a location that is consistent with existing development on the site.

In evaluating variance requests, the Board must determine whether strict application of zoning regulations creates unnecessary hardship or practical difficulty due to conditions unique to the property. In this case, the reduced setbacks associated with the existing residence and proposed garage appear to result from established development patterns and site limitations that are not self-created. The lot's size, shape, and existing improvements constrain building placement options. Requiring full compliance with the 15-foot setback standard would likely necessitate relocation, removal, or substantial modification of existing structures, resulting in practical difficulty and unreasonable expense.

Staff finds that the proposed setback reductions are compatible with surrounding development patterns. Adjacent properties are developed with large-lot single-family residences and maintain substantial separation between structures.

The proposed garage and existing residence, even with reduced setbacks, would remain located on a large tract with significant open space. The reduced setbacks are not anticipated to adversely affect light, air circulation, or privacy for neighboring properties. No evidence has been presented indicating that the proposed setback reductions would result in encroachment conflicts, safety concerns, or drainage impacts.

The requested variances are not anticipated to negatively impact public health, safety, or welfare. Adequate access for emergency services would be maintained, and the proposed garage would comply with applicable building and fire codes. Stormwater drainage patterns and utility access are expected to remain unchanged. The proposed improvements would not create hazardous conditions or obstruct visibility.

In reviewing variance requests, the Board must consider whether the request:

- Arises from unique site conditions;
- Is not self-created;
- Represents the minimum variance necessary;
- Will not be detrimental to surrounding properties; and
- Is consistent with the intent of the zoning regulations.

Based on the surrounding land use pattern, site characteristics, and applicable variance criteria, the Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house appears compatible with the rural and low-density residential area of Tulsa County.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3) is compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) the Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3).

Subject to the following (possible conditions):

1. The garage shall be constructed in substantial conformance with the submitted site plan.
2. No additional encroachments into required setbacks shall be permitted.
3. All required building permits and inspections shall be obtained prior to construction.
4. The variances shall apply only to the existing residence and proposed garage as presented.

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.



Tulsa County Inspections
 218 W 6th ST, SUITE 210, Tulsa, OK, 74119
 Inspection Line: 918-596-5293
Building Permit Application

For Office Use Only:
 Permit # _____
 Rec'd _____
 Permit Tech Initials _____
 Firm Panel # _____

CONSTRUCTION ADDRESS 9215 N. Osage Dr Sperry OK 74073
Number/Street City Zip Code
 ZONING Unplatted Subdivision 91223 Lot _____ Block _____
 Lot Size 0.57 (Acres/SQ FT Flood Zone _____) Section 23 Township 21 Range 12
24,829 sq ft

Permit Type: Single Family Modular Room Addition/Remodel Pond Sign/Cell Tower Earth Change
 Detached Accessory Building Manufactured Home Subdivision Development

Proposed Use of Building Tools & Equipment
 Number of Bedrooms 0 Number of Bathrooms 1 Number of HVAC Units 0 Number of Stories 1
 Kitchen Island Yes No Outside Dimensions 30'3" ft x 50'3" ft Total Square Footage 1500 (Include all areas under roof)
 Square Feet: 1st Floor: 1500 2nd Floor: _____ Total Livable Square Footage 0 (Do not include garage)
 Structure: Wood Frame Other Pole Barn Total Value \$ 25,000 (All Labor, Materials, and Equipment) Use Unit: _____

Utilities: Water Supply: City/Rural Water Well Gas: ONG Keystone Gas Propane
Electric: AEP/PSO East Central Indian OG&E Verdigris Plumbing: Septic/Aerobic Sewer

General Contractor _____ Phone Number _____
 (General Liability and Worker's Compensation Certificate must be attached) Email _____

Trade	Company Name	Phone Number	Tulsa County Registration #
Electrical Contractor			
Mechanical Contractor			
Plumbing Contractor			

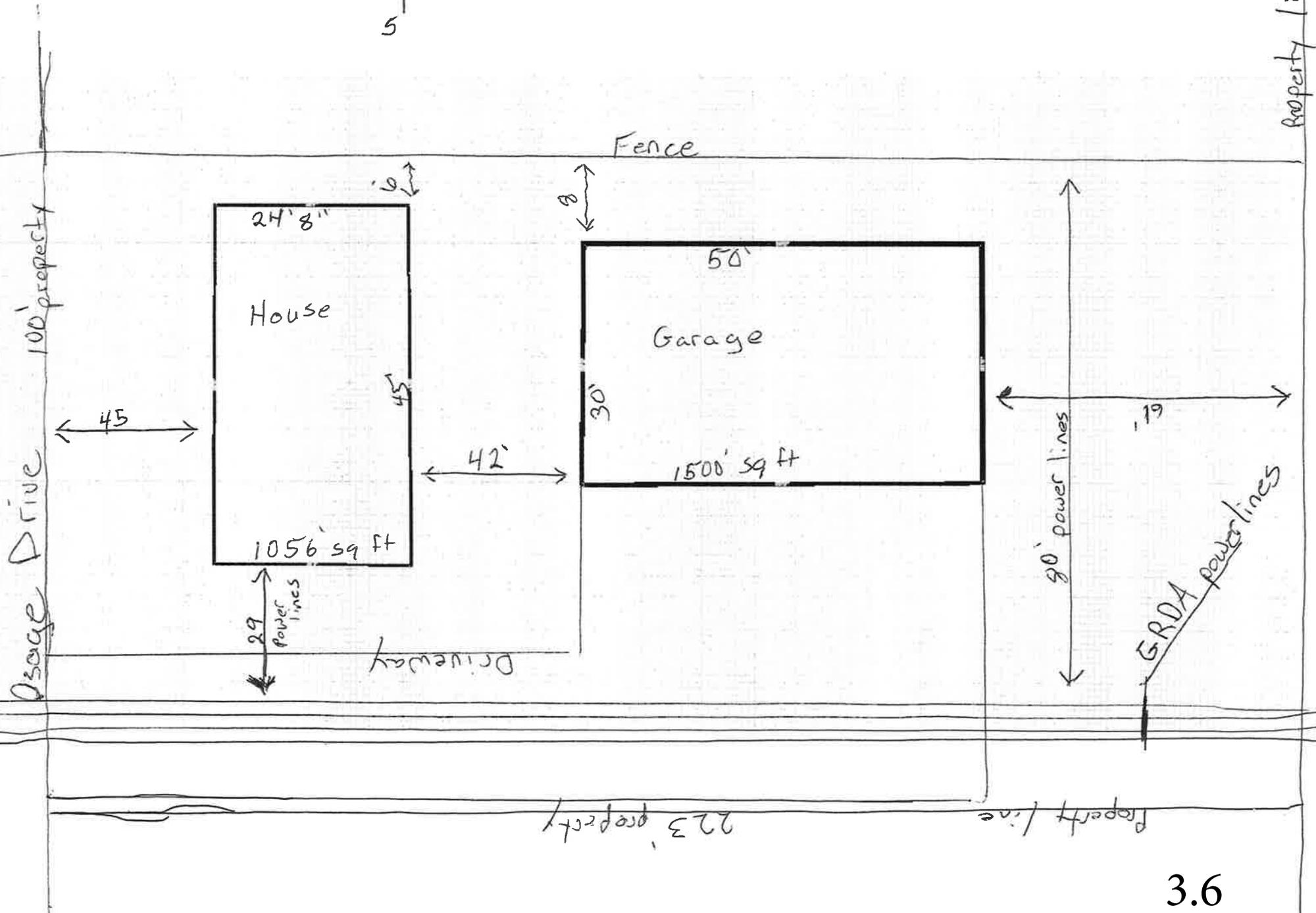
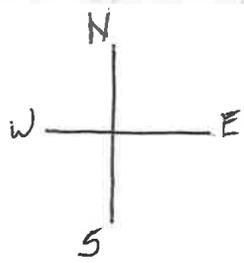
- Has parcel been split from parent parcel recently? YES NO (IF SO, SEE REQUIREMENT PAGE FOR FURTHER INSTRUCTIONS)
- Has there been any special zoning action in relation to this property? YES NO
 If yes, please explain in detail: _____
- Board of Adjustment No. _____ BOA Approval Date: ____/____/____
- Lot Split Reference No. _____ Variance YES NO

Dustin James 9215 N. Osage Dr Sperry OK 74073 918-633-0084
 Owner or Lessee Name (Print) Address City Zip Code Phone Number

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as an authorized agent and I (we) agree to conform to all applicable laws and jurisdictions. I am acknowledging by my signature on this document, I have read and understand the information packet provided and will abide by Tulsa County Zoning and Construction guidelines set forth.

Dustin James 9215 N. Osage Dr Sperry OK 74073 918-633-0084
 Applicant (Print) Address City Zip Code Phone Number
Dustin James
 Applicant (Signature) Date 12-12-25

ALL FEES ARE NON-REFUNDABLE
3.5



Hello Neighbors!

We have applied for a building permit and need your signature. We would like to build a garage in our back yard. The garage will be 50'x 30' and sit roughly about 42' off the back of our house and 8 feet off north side of our property. Our house sits 6' 4" off the property line. Please sign below indicating you have no objection to us building a garage in our back yard.

Applicant name: Dustin S. James

Street address: 9215 North Osage Dr. Sperry Ok 74073

ADDRESS

NAME

9249 N Osage Dr

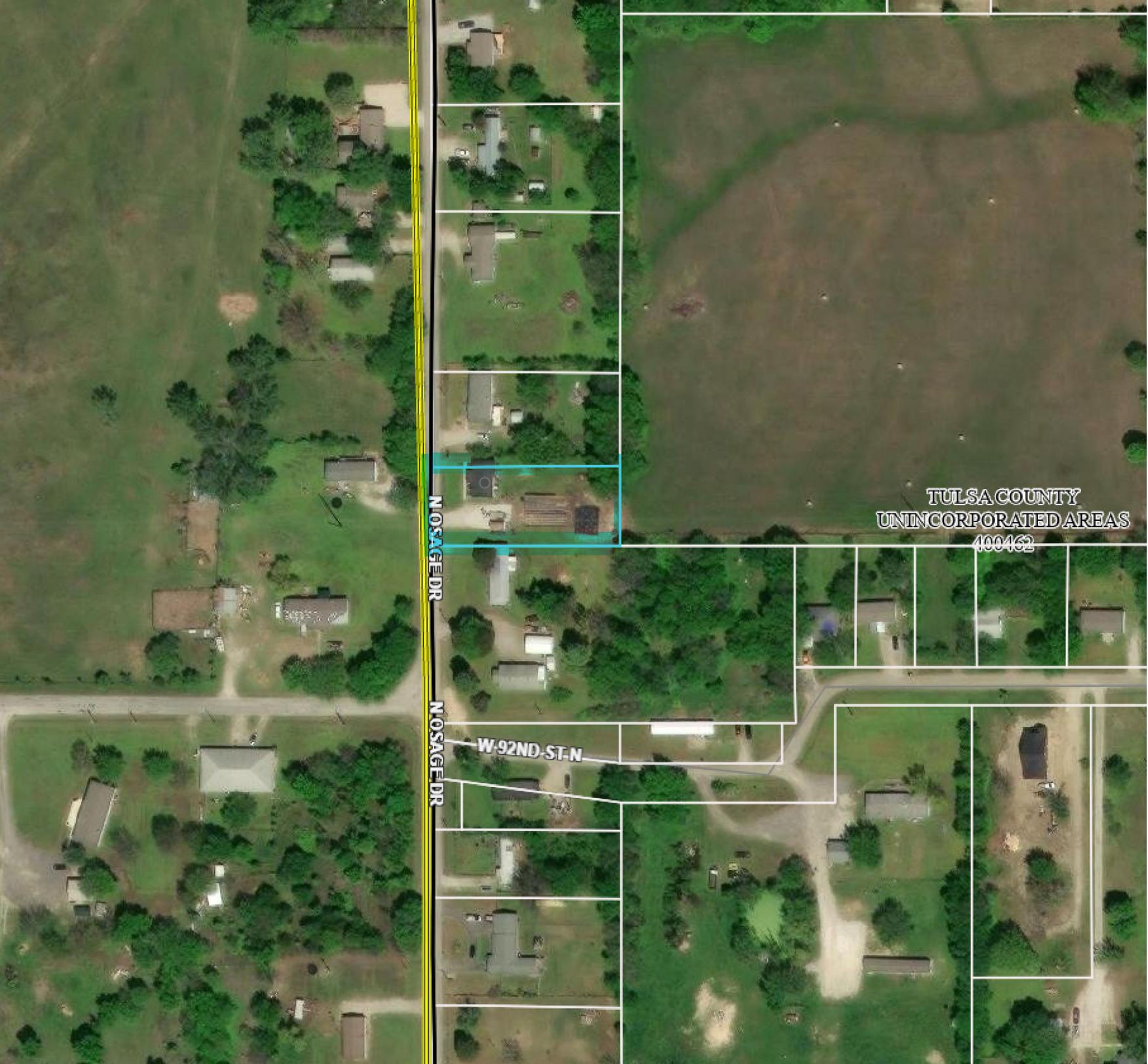
Kathie Woodard

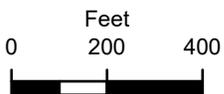
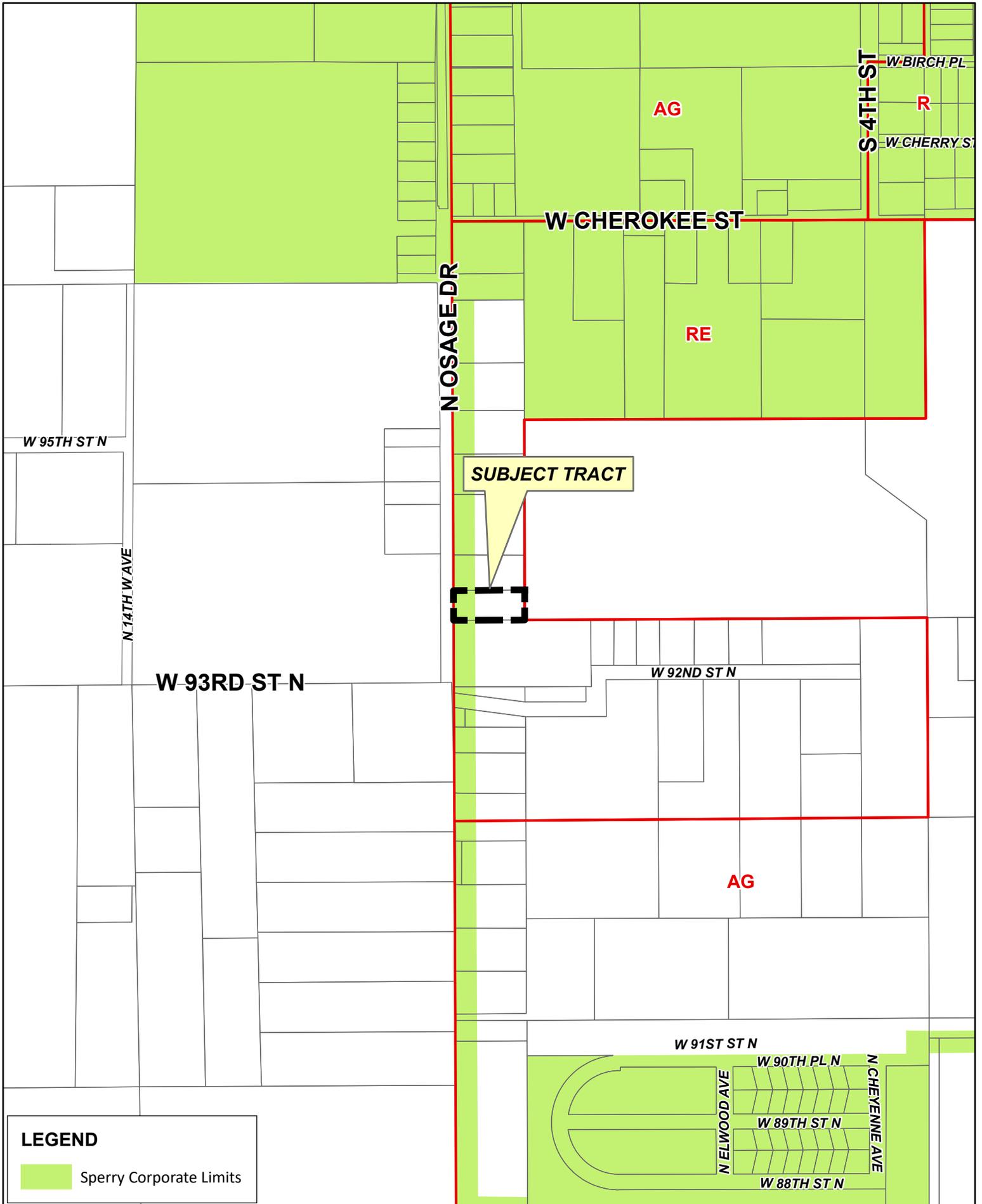
9207 N Osage Drive

Janet Harper

9205 N. Osage Drive

James Brown

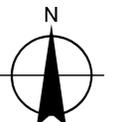


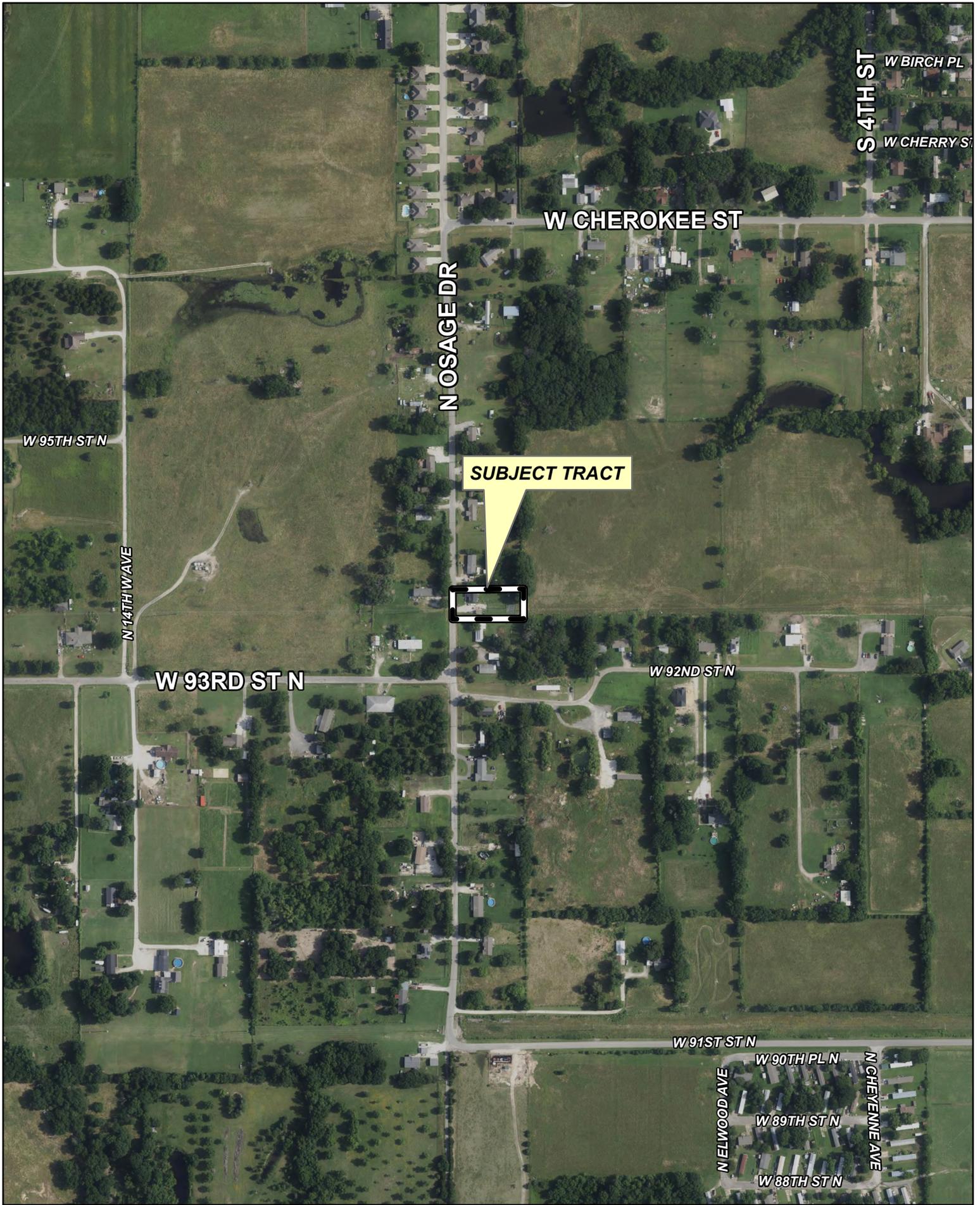


CBOA-3329

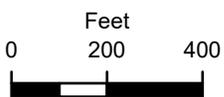
23 21-12

3.9





SUBJECT TRACT



**Subject
Tract**

CBOA-3329

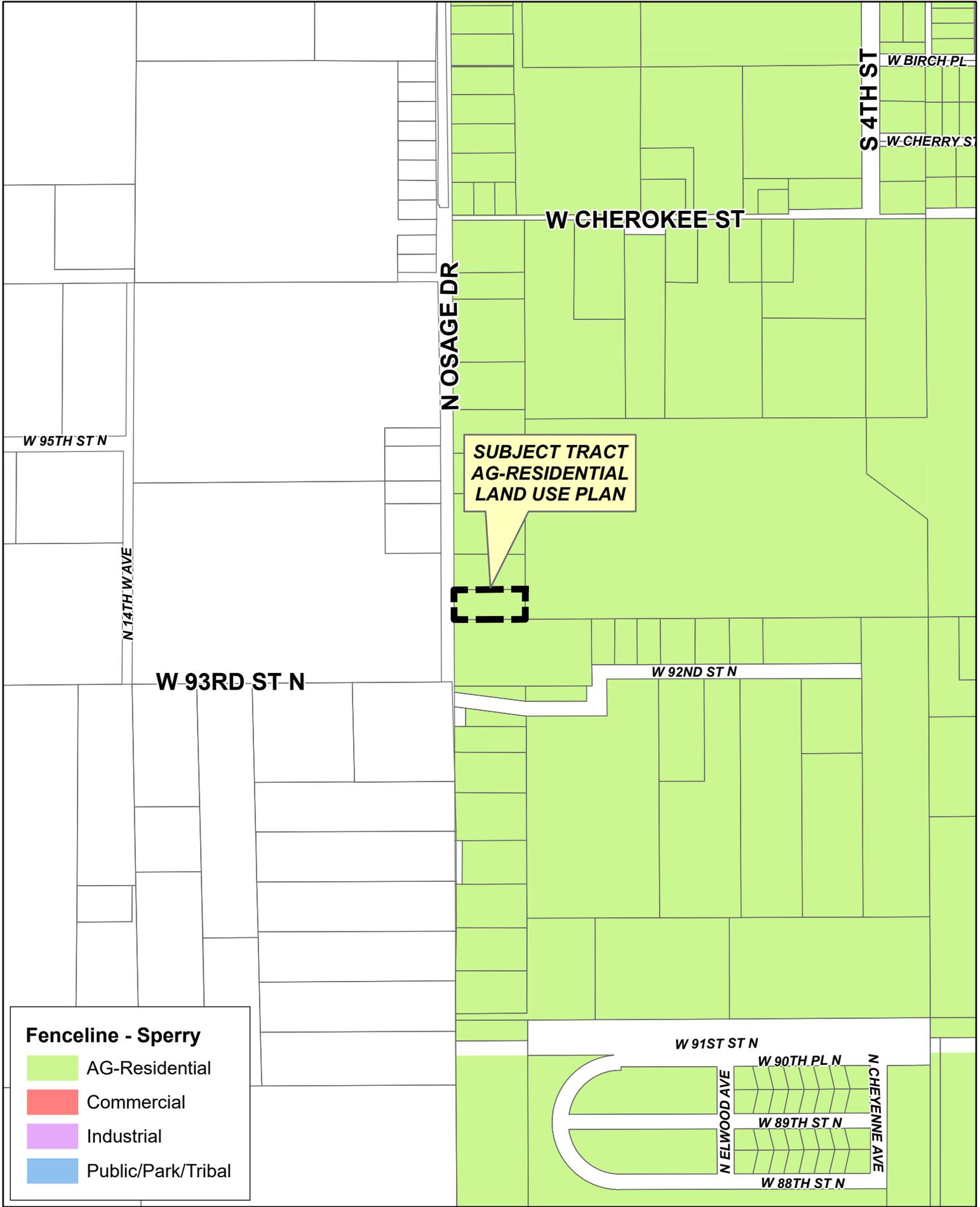
23 21-12

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

Aerial Photo Date: 2024

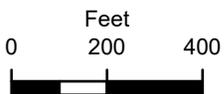
3.10





Fenceline - Sperry

- AG-Residential
- Commercial
- Industrial
- Public/Park/Tribal



CBOA-3329

23 21-12





Case Number: CBOA-3330

Hearing Date: 02/17/2026 1:30 PM

Case Report Prepared by:

Kendal Davis

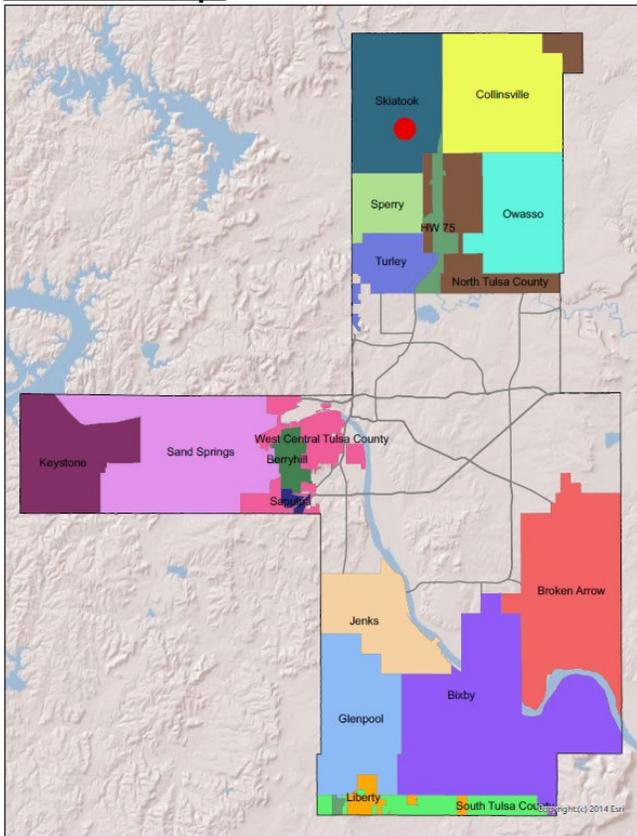
Owner and Applicant Information:

Applicant: Brandon Gideon

Property Owner: Ron Clark

Action Requested: Special exception to allow mining and mineral processing of shale in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: ± 79.98

Legal Description: W/2 SW LESS W16.5 N40 SW FOR RD SEC 29 22 13 79.98ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: Skiatook

Land Use Designation: Urban Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2329

CASE NUMBER: CBOA-3330

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 02/17/2026 1:30 PM

APPLICANT: Brandon Gideon

ACTION REQUESTED: Special exception to allow mining and mineral processing of shale in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1)

LOCATION: 14103 N Lewis Ave, Skiatook, OK

ZONED: AG (Agricultural)

FENCELINE: Skiatook

PRESENT USE: Vacant

TRACT SIZE: ± 79.98

LEGAL DESCRIPTION: W/2 SW LESS W16.5 N40 SW FOR RD SEC 29 22 13 79.98ACS

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located south of E. 146th Street North and north of E. 139th Street North, within a predominantly rural and low-density residential area of Tulsa County. The surrounding development pattern is characterized by agricultural uses, large undeveloped tracts, and scattered single-family residences. Land uses in the immediate vicinity are primarily agricultural and rural residential in nature, with substantial open space and limited subdivision activity. Several properties in the area remain undeveloped and are utilized for pasture, open land, or low-intensity agricultural purposes.

North: Properties to the north, along E. 146th Street North, include a mix of agricultural land and developing residential and commercial uses. Zoning in this area includes RS-3, RM-2, and CG districts, with emerging subdivision and neighborhood-scale commercial activity.

South: Land to the south consists primarily of agricultural acreage and undeveloped open space, with minimal residential development.

East: Properties to the east are developed with a combination of low-density residential uses and agricultural tracts, with established rural homes and open land present along N. 36th East Avenue and N. Sandstone Avenue.

West: Land to the west is predominantly agricultural and undeveloped, with large tracts of pastureland and limited residential structures.

The surrounding area is served by major and minor roadways, including E. 146th Street North, E. 139th Street North, N. Lewis Avenue, and N. Yorktown Avenue, which provide primary access to the area and support both local and regional traffic. Public infrastructure improvements in the area are limited, and development primarily relies on private utilities and on-site services.

Overall, the surrounding area reflects a transitional pattern, with established agricultural uses and rural residences to the south and west, and emerging suburban residential and commercial development to the north and east. Existing land uses and development patterns in the vicinity are generally compatible with low-intensity agricultural and residential development.

STAFF COMMENTS: The applicant is requesting a Special Exception to allow mining and mineral processing of shale within an approximately two-acre portion of the subject property, which is zoned AG (Agricultural). The AG district is intended to accommodate agricultural uses and low-intensity development. Mining and mineral extraction activities are not permitted by right within this district but may be considered through the Special Exception process when appropriate safeguards are demonstrated. The proposed activity would be limited in geographic scope and confined to a defined area of the larger tract.

Staff recognizes that mining and mineral processing activities have the potential to generate noise, dust, vibration, truck traffic, and visual impacts. These impacts must be carefully evaluated in relation to surrounding land uses. While the subject tract is located in a predominantly rural area with large agricultural parcels and substantial separation between residences, residential and developing uses are present in the vicinity, particularly to the north and east.

Provided that appropriate operational limitations, buffering, and mitigation measures are implemented, the proposed activity may be capable of operating without causing undue adverse impacts to neighboring properties. However, without such controls, the proposed use could be incompatible with nearby residential development.

Mining and mineral processing operations may affect public health, safety, and welfare through increased heavy vehicle traffic, potential air quality impacts, noise, and changes to drainage patterns. The subject tract has access to established roadways capable of accommodating industrial traffic; however, increased truck movements may affect roadway conditions and traffic safety.

Staff emphasizes the importance of compliance with all applicable environmental regulations, including stormwater management, dust suppression, erosion control, and reclamation requirements. Emergency access and site security must also be maintained.

In reviewing Special Exception requests, the Board must determine whether the proposed use:

- Is compatible with surrounding land uses;
- Will not be injurious to adjacent properties;
- Will not adversely affect public services or infrastructure;
- Includes adequate safeguards to minimize potential impacts; and
- Is consistent with the intent of the zoning regulations.

Based on the rural character of the area and the limited proposed extraction area, staff finds that the request may satisfy the Special Exception criteria if appropriate conditions are imposed to mitigate operational impacts.

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

Sample Motion:

“Move to _____ (approve/deny) Special exception to allow mining and mineral processing of shale in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1)

Subject to the following (possible conditions):

1. Mining and processing activities shall be limited to the approximately two-acre area identified on the submitted site plan.
2. All operations shall comply with applicable state, federal, and local environmental and mining regulations.
3. Hours of operation shall be limited to [insert hours] to minimize impacts to nearby residences.
4. Dust control measures, including water application and/or other approved methods, shall be implemented at all times.
5. Noise levels shall comply with applicable County standards.
6. Truck routes shall be approved by the County Engineer, and access points shall be maintained in safe condition.
7. A reclamation plan shall be submitted and approved prior to commencement of operations.
8. Visual buffering, fencing, and/or vegetative screening shall be provided where necessary.
9. No processing, stockpiling, or equipment storage shall occur outside the approved area.
10. The Special Exception shall be subject to periodic review and may be revoked for noncompliance.

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.



TOWN OF SKIATOOK
400212

Scope of Work – Earth Change / Mining Permit

Company: CRTS, LLC

State of Oklahoma, Department of Mines: Permit # LE-2873

Material: Shale

Disturbed Area: Approximately 2 Acres

This project involves earth-change and mining activities for the excavation of shale within an approximately two (2) acre area of the subject property. All work will be limited to the approved permit boundaries, with approximate completion time of one to two years.

Scope of work includes:

The shale material produced from this site will be used to support construction projects serving schools, apartments, businesses, and the surrounding Skiatook area. Projects include, but are not limited to, middle school gym construction, residential house pads, apartment complexes, road base material, and shop pads.

- Clearing and preparation of the designated mining area
- Mechanical excavation of shale using standard earth-moving equipment
- Temporary stockpiling of excavated material within the permitted area
- Loading and transport of shale material for off-site use or approved on-site use
- Grading and shaping of disturbed areas to maintain safe slopes and proper drainage

Notice of Intent:

Appropriate erosion and sediment control measures will be installed and maintained throughout the duration of the project, including measures to prevent off-site runoff and sedimentation in accordance with Tulsa County requirements.

All mining operations will be conducted during approved working hours and in compliance with Tulsa County ordinances, environmental regulations, and applicable safety standards. No excavation or disturbance will occur outside the approved permitted two (2) acre area.

Upon completion of mining activities, disturbed areas will be stabilized and reclaimed in accordance with the approved reclamation plan, including final grading and site restoration as required.



LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037

Ph 918-640-4162 Fax 918-894-5248

darrellbible@gmail.com

Order No. 2104318

"ATTACHMENT"

LEGAL DESCRIPTION

A tract of land that is a part of the East Half of the Southwest Quarter (E/2 SW/4) of Section Twenty-nine (29), Township Twenty-two (22) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Southwest Corner of said SW/4; thence N88°40'27"E a distance of 1324.18 feet to the POINT OF BEGINNING; thence N01°23'01"W a distance of 2634.28 feet to a point on the North line of said SW/4, said point being 1324.31 feet from the Northwest corner of said SW/4; thence along said North line, N88°37'08"E a distance of 1324.31 feet to the Northeast corner of said SW/4; thence along the East line of said SW/4, S01°22'51"E a distance of 2635.56 feet to the Southeast corner of said SW/4; thence along the South line of said SW/4, S88°40'27"W a distance of 320.00 feet; thence along a tangent curve to the right with a central angle of 31°51'42", a radius of 300.00 feet for a distance of 166.83 feet; thence along a tangent curve to the left with a central angle of 60°36'45", a radius of 600.00 feet for a distance of 634.73 feet; thence along a tangent curve to the right with a central angle of 28°45'03", a radius of 500.00 feet for a distance of 250.90 feet to the POINT OF BEGINNING. (Tract I)

*Tract #1
West Side*

AND

A tract of land that is the West Half of the Southwest Quarter (W/2 SW/4) of Section Twenty-nine (29), Township Twenty-two (22) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows: BEGINNING at the Southwest Corner of said SW/4; Thence along the West line of said SW/4, N01°23'11" W a distance of 2633.00 feet to the Northwest corner of said SW/4; Thence along the North line of said SW/4, N 88°37'08" E a distance of 1324.31 feet; Thence S 01°23'01" E a distance of 2634.28 feet to a point on the South line of said SW/4 said point being 1324.18 feet from the Southeast Corner of said SW/4; Thence along said South line, S 88°40'27" W a distance of 1324.18 feet to the POINT OF BEGINNING.

X (Tract II)

REQUIREMENT 16

I, Darrell Bible, Registered Land Surveyor No. 1731, within the State of Oklahoma, do hereby certify that no part of the legal description contained in General Warranty Deed, dated June 10, 2008, filed June 17, 2008, recorded as Document No. 2008062745 is contained within the subject property which is more particularly described above

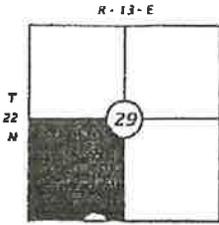
PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 11th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

Order No. 2104318
Client: Elite Title Services, LLC
Borrower: Ron Clark
File Number: 21-04-0912



Tulsa County
LOCATION MAP

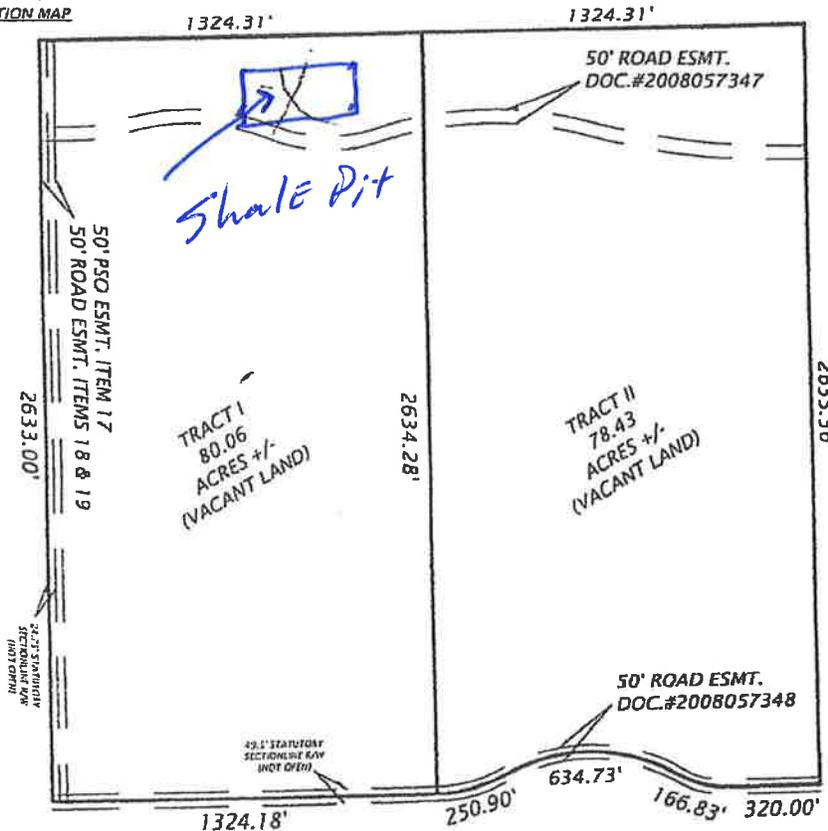
SCALE
1" = 500'

SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION
AND EASEMENT INFORMATION

RECEIVED

OCT - 7 2024

DEPT. OF MINES



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#40143C0105L, DATED 10/16/12.

Property address: TBD North Lewis Avenue, Skiatook, Oklahoma

SURVEYORS STATEMENT

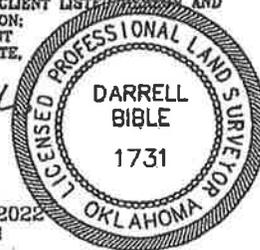
I DARRELL BIBBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS,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

LEGEND

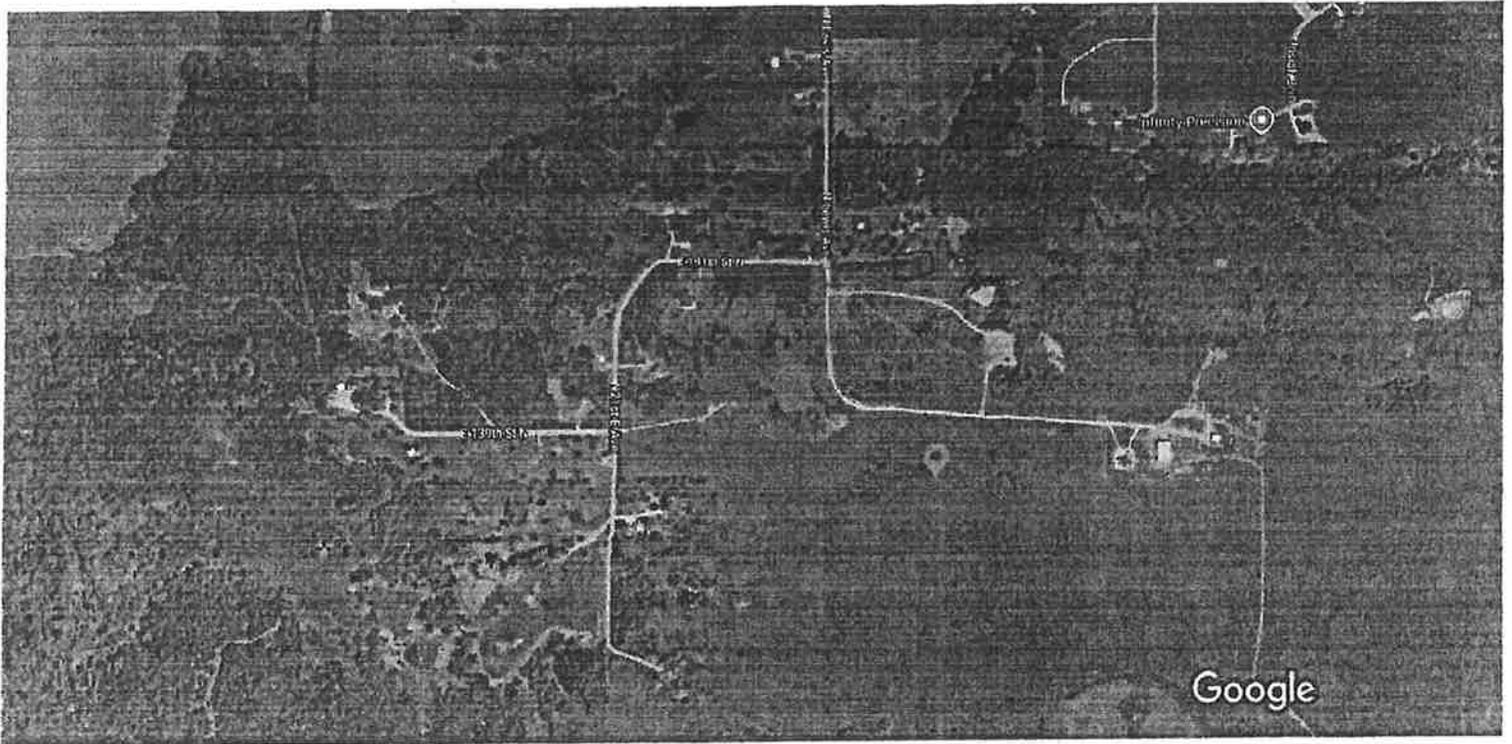
- B/L=Building Line
- U/E=Utility Esmt.
- R/W=Right of Way
- D/E=Drainage Esmt.
- B/E=Buried Tele. & Elec. Cable Esmt.

Darrell Bible

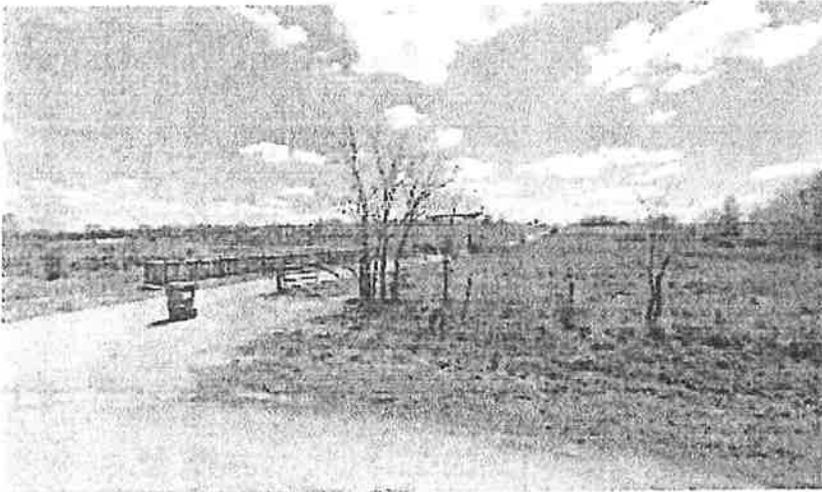
Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2022
Final: 5/18/2021, Revised: 8/2/2021



Google Maps 14103 N Lewis Ave



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 500 ft



RECEIVED

OCT - 7 2024

DEPT. OF MINES

14103 N Lewis Ave



Directions



Save



Nearby



Send to phone



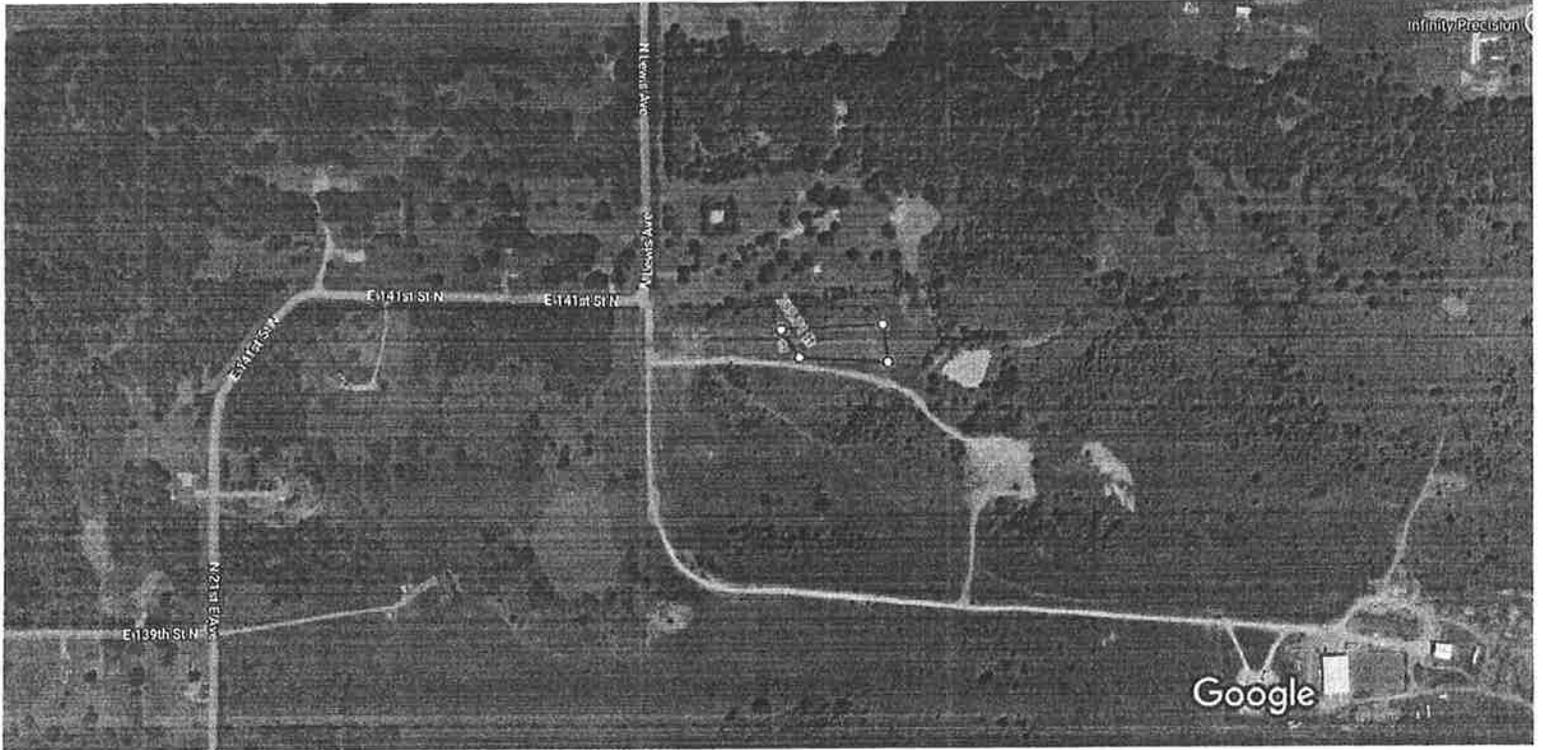
Share

📍 14103 N Lewis Ave, Skiatook, OK 74070

📍 923W+WF Skiatook, Oklahoma

4.10

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 200 ft

Measure distance
Total area: 26,081.03 ft² (2,423.01 m²)
Total distance: 755.81 ft (230.37 m)

4.11

NON-COAL LOCATION MAP by SECTION

The Mining Land Reclamation Act, 45 O.S. 2016 § 721-728

If, for any reason whatsoever, you stop operating at the location you show here, notify the Department of Mines immediately as your liability continues in effect until the Department is notified and/or completed reclamation is approved.

Company: CRS, LLC

Mineral to be Mined: Shale

Acres in this Section that will be covered by permit: 2 and bond: \$ 3000.⁰⁰

Section: 29 Township: 22 Range: 13 County: Tulsa

1. A separate page is needed for every Section.
2. Each One Section is divided into 10-acre tracts.
3. Please show all permitted and bonded acreage.

NW

NE



	□						
				○			

RECEIVED

OCT - 7 2024

DEPT. OF MINES

SW

SE

PLOT LOCATION as accurately as possible on map.

NOTE: PLOT ALL TRANSMISSION LINES (gas, water, electric, etc.) in accordance with HB 1735 of 1982

STATEMENT OF CERTIFICATION

I, Brendon Gideon (CRFS) (Company Official or Individual) certify that the (Company,

Corporation, Individual(s)) Brendon Gideon (CRFS)

has the right and power by Legal Estate owned to mine the land for which this application is made. We hereby certify that all details contained in this Permit Application are true and correct to the best of knowledge. We fully understand that any willful misrepresentation of facts will be cause for permit Revocation.

Signature of Company Official Brendon Gideon

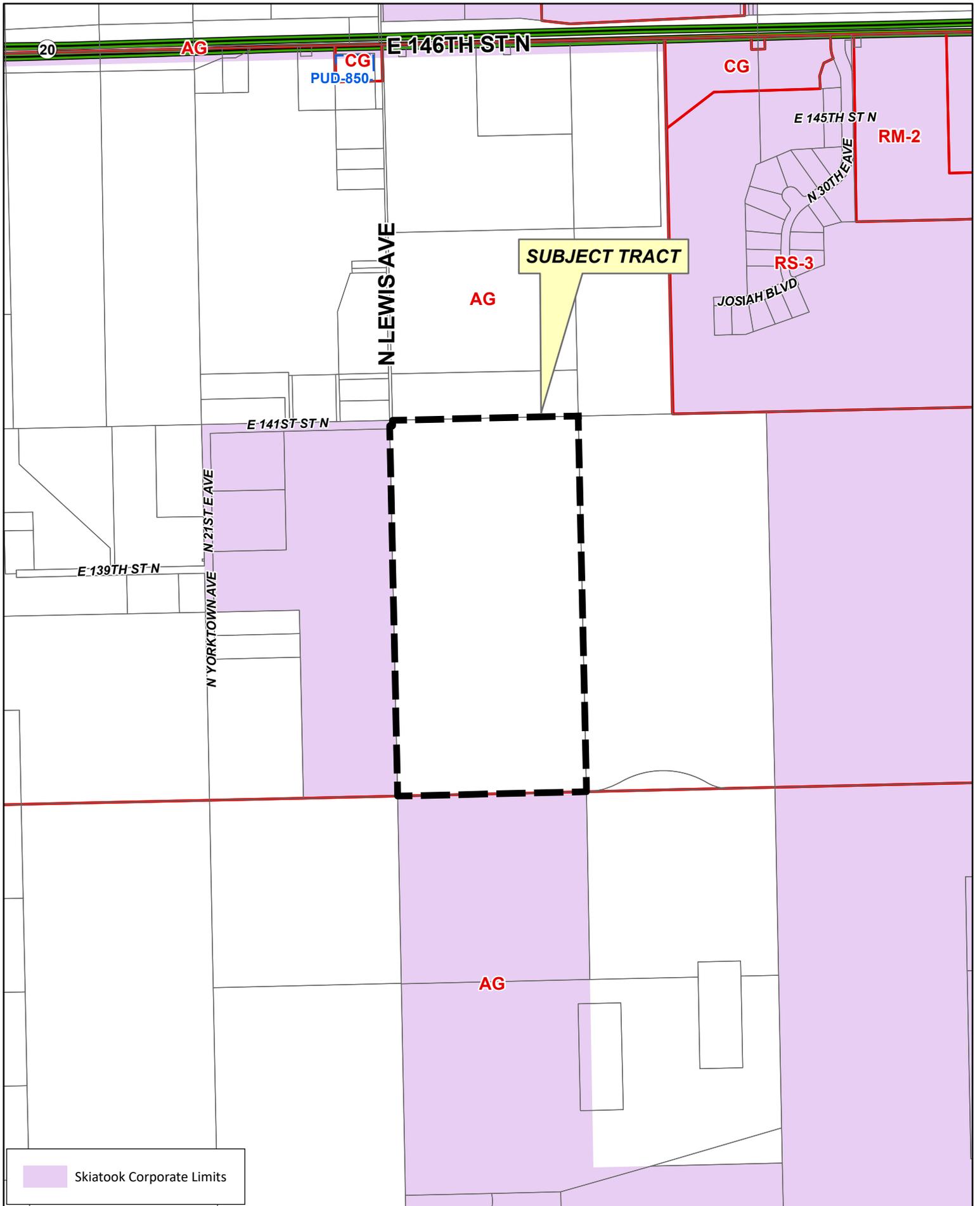
Position OWNER

Subscribed and sworn to before me this 1st day of October 20 24

My Commission expires 4/12/26 Notary Public Julie Gideon



NOTE: This application must be signed and notarized. This application must include one ORIGINAL copy of the Statement of Certification. Digital signatures will not be accepted. All questions must be addressed and all required documents and information provided before this application can be considered complete. Attach additional sheets as needed.



20

AG

CG
PUD-850

E 146TH ST N

CG

E 145TH ST N

RM-2

N LEWIS AVE

SUBJECT TRACT

AG

RS-3

JOSIAH BLVD

N 30TH AVE

E 141ST ST N

N YORKTOWN AVE
N 21ST E AVE

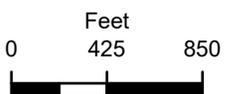
E 139TH ST N

AG

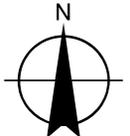
Skiatook Corporate Limits

CBOA-3330

4.14

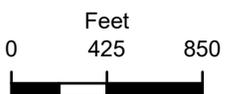


29 22-13





Vexxel Imaging



Subject Tract

CBOA-3330

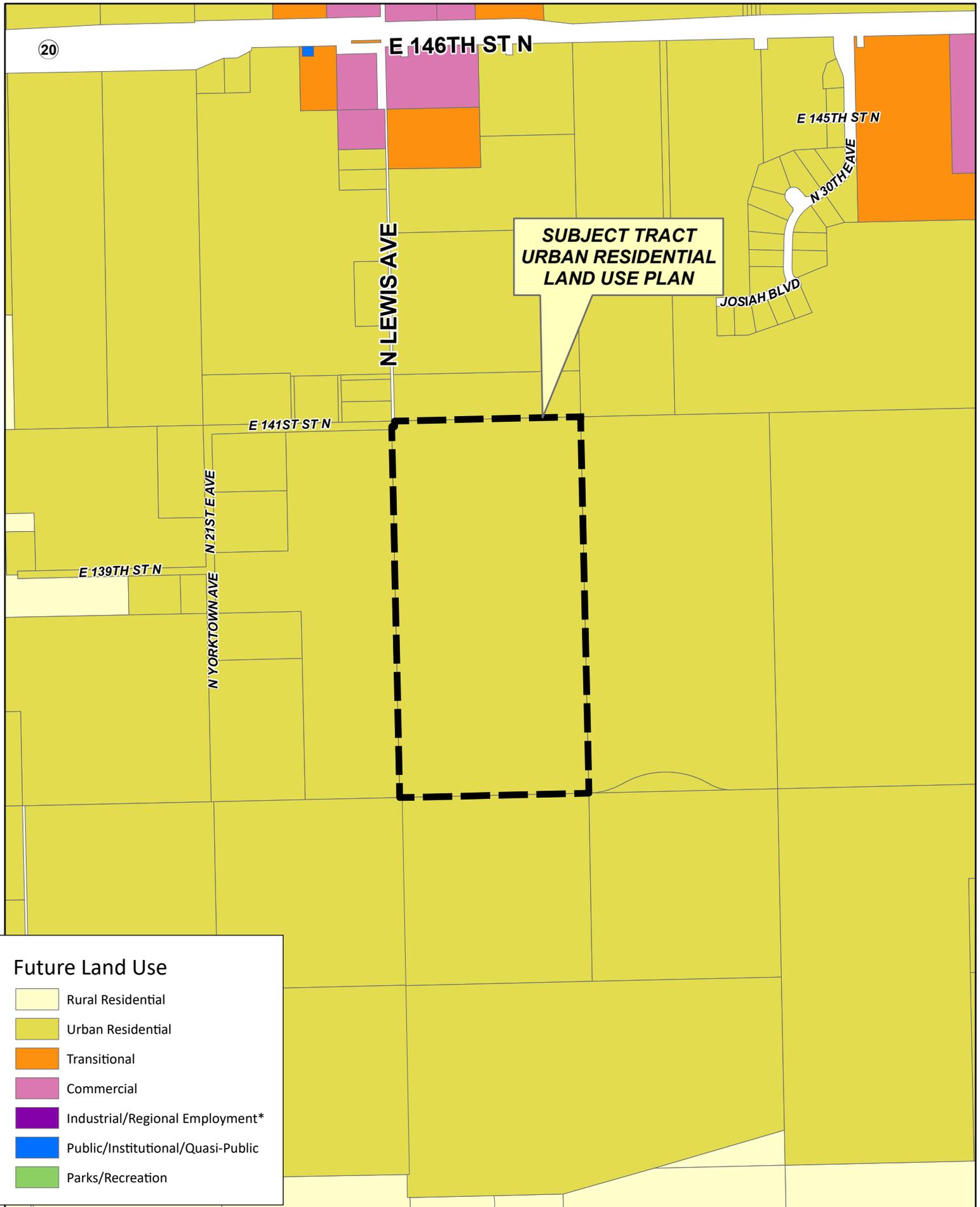
29 22-13

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

Aerial Photo Date: 2024

4.15





(20)

E 146TH ST N

E 145TH ST N

N 30TH AVE

JOSIAH BLVD

**SUBJECT TRACT
URBAN RESIDENTIAL
LAND USE PLAN**

N LEWIS AVE

E 141ST ST N

N 21ST E AVE

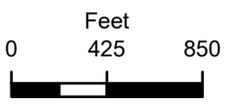
E 139TH ST N

N YORKTOWN AVE

Future Land Use

- Rural Residential
- Urban Residential
- Transitional
- Commercial
- Industrial/Regional Employment*
- Public/Institutional/Quasi-Public
- Parks/Recreation

CBOA-3330



29 22-13

4.16

