

RECEIVED



AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday January 20, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

3:06 pm, Jan 12, 2026

Meeting No.550

Consider, Discuss and/or Take Action On:

1. **CBOA 3324 - Melissa Torkelson - Big Blast**
Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)
Location: 524 N. 49th W. Ave., Tulsa
2. **CBOA 3325 - John and Jenny Kuhn**
Action Requested:
Variance of the land area per dwelling unit in an AG district (Section 2.040) (table 2-3)
Location: 16333 S. Rockford Ave., Bixby
3. **CBOA 3326 – Freedom Homes (Roger Criner)**
Action Requested:
Variance of minimum street frontage requirements from 30' to 0' in an AG district (Sec. 2.040 Table 2-3)
Location: 20620 S 103 AV E

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

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

E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. *All electronic devices must be silenced* during the Board of Adjustment meeting.



Board of Adjustment

Case Number: CBOA-3324

Hearing Date: 01/20/2026 1:30 PM

Case Report Prepared by:

Kendal Davis

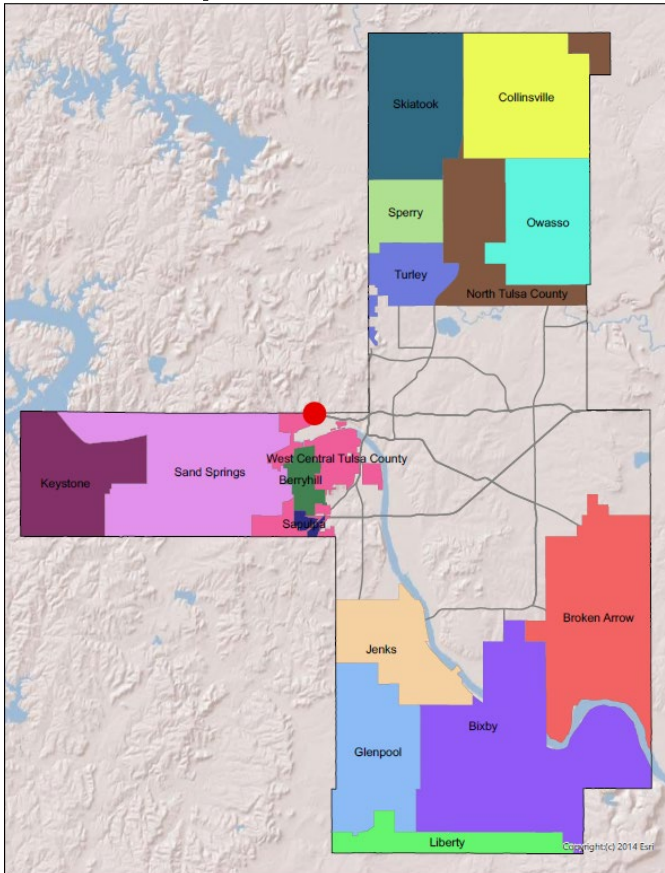
Owner and Applicant Information:

Applicant: Melissa Torkelson - Big Blast

Property Owner: COCKRUM, VERNON J

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.75 Acres

Legal Description: TR.13 BG.24.75 S.& 1200 E. NW COR. LT 1 OR NE NE TH. S.330E.98.4 N.330 W.99. 25 TO BG.SEC.5-19-12

Present Zoning: RS-3 (Residential Single Family)

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9205

CASE NUMBER: **CBOA-3324**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 01/20/2026 1:30 PM

APPLICANT: Melissa Torkelson - Big Blast

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

LOCATION: 524 N. 49th W. Ave. Tulsa, OK 74127

ZONED: RS-3 (Residential Single

Family)

FENCELINE: West Central Tulsa County

PRESENT USE: Residential

TRACT SIZE: 0.75 Acres

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

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3256 April 2025: The Board approved a special exception to permit a fireworks stand for a period of 1 Year (Section 9.040-B) subject to the conditions that they address the concerns of the neighbors.

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

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

STAFF COMMENTS:

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

A Special Exception is required for the proposed fireworks stand, as this use is not permitted by right within the RS-3 Residential Single-Family District but may be considered for approval by exception due to its potential for adverse impacts. Special Exceptions are intended to allow certain uses that, because of their unique characteristics, may be appropriate in a zoning district when evaluated on a case-by-case basis.

In reviewing the request, the Board must determine whether the proposed fireworks stand, as conditioned, will be compatible with the surrounding neighborhood and will not be detrimental to adjacent properties or the general welfare. Consideration is given to the use's location, intensity, duration, and its relationship to nearby residential uses. Approval may be granted if the Board finds that the proposed use can operate in a manner that minimizes potential adverse effects and maintains consistency with the character of the area.

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

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit a fireworks stand for a period of 3 years (Section 9.040-B)

Condition (1) This is only in the Unincorporated Tulsa County Jurisdiction.

(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.

Exhibits

- Zoning Map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Rental Agreement
- Site Plan

Tork Investments LLC dba Big Blast Fireworks
637 S. 193rd W. Ave.
Sand Springs, OK 74063
(918) 640-1869

RENTAL AGREEMENT

This Rental Agreement dated this 15th day of April 2025, by and between Tork Investments LLC dba Big Blast Fireworks (hereinafter T.I.) and Vernon J. Cockrum (hereinafter "OWNER").

- Property.** In considerations of T.I.'s payment of the rent as set below, and its performance of all of the other terms and conditions of this Rental Agreement, For property known as (Insert address)
524 N. 49th W. Ave.
- Term.** This rental agreement shall be for a 5-year term, beginning on the 1st day of June, 2026 through the 15th day of July, 2030. These June/ July timeframes will extend for a 5-year term, the life of this 5-year agreement extends through July 15, 2030.
- Permitted Use.** T.I. shall only be permitted to use the above-described premises for the purpose of temporary retail sales of Class "C" fireworks as defined by the laws of the State of Oklahoma. Including in this contemplated use is the right to install, construct, and erect necessary and reasonable structures, stand(s) and or tent(s) and other equipment necessary and reasonable for the temporary retail sale of Class "C" fireworks..
- Tenant's Obligations.** T.I. will be responsible for repairing or correcting any damages to the premises that occur as a result of actions taken by TI, it's agents, representatives, or other unrelated parties drawn to the location because of the temporary retail sale of Class "C" fireworks.
- Limited Right of Occupancy.** T.I. shall only be entitled to occupy and use the above-described premises for one period within the 12-month cycle that this Rental Agreement shall be in effect. The first such period shall commence on the 1st day of June, 2026 and continue until the 15th day of July, 2030.
- Rental Charge.** Annual Lease payment of all be paid on or before the 1st day of May of each year of this Agreement, starting in 2026.
- Indemnity and Insurance.** T.I. shall indemnify and hold OWNER harmless from any injury, loss or damage suffered or sustained by any person or entity arising out of or in any way related to T.I.'s use or occupancy of the above-described premises. T.I. at its cost shall provide a general liability insurance policy each year in the amount of TWO MILLION AND NO/dollars (\$2,000,000.00) from Drayton Insurance Brokers Inc. or such other underwriter as from time to time may be acceptable to OWNER. This policy will be written for the dates of the lease to cover all liability of T.I. stemming from their operation on the above-mentioned property. OWNER will

MT 2/16

lease to cover all liability of T.I. stemming from their operation on the above-mentioned property. OWNER will be listed as co-insured on this policy. A copy of the policy in effect shall be sent to OWNER on or before the first day of each year lease period.

8. **Sale of Property.** Should this portion of the property be sold this agreement becomes void (with the exception that T.I. will be allowed access to the property for the purpose of temporary retail sales of Class "C" fireworks for the upcoming period defined as the 1st of June to the 15th of July). OWNER shall give T.I. notice of such sale within fourteen (14) days of the payment of earnest monies, the signing of any option to purchase. T.I. shall have the right to inquire of OWNER if any such sales under discussion with-in a period beginning ninety (90) days before the 1st day of June in all years for which this agreement is in force.
9. **First Right of Refusal to Lease.** At the termination of this contract, Tork Investments LLC has the first right to re-negotiate a new lease agreement.
10. **Tenant Improvements.** T.I. will be allowed to complete the following: Remove trees and brush and mow. Install utility poles, lines, lights, gravel and a cable across front entrance to keep unauthorized vehicles from parking on the premises throughout the year. OWNER agrees to allow utility poles lines, lights and gravel to remain intact throughout the year. In the event that this agreement is terminated, T.I. has the right to remove all improvements placed on the property.
11. **Tenant's Responsibilities.** T.I. shall comply with all the sanitary laws, ordinances, rules, and order of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the premises.
12. **Signs.** OWNER agrees to not allow the placement of signs advertising the sale of fireworks or the conducting of any business operation engaged in the sale of fireworks other than T.I. on any property occupied or owned by the owner within one-half mile of the above-described property.
13. **Binding Effects.** The covenants and conditions contained in the Agreement shall apply to and bind the heirs, legal representatives, and assigns of the parties and all covenants are to be construed as conditions of the Agreement.
14. **Termination.** OWNER shall be entitled to terminate this Rental Agreement upon any breach of its provisions, if, providing T.I. with written notice thereof, such breach has not been remedied within 30 days of the date of such notice.
15. **Emergency declaration.** In the event any governing agency makes or causes to be made any declaration regulating the purchase or ignition of "Class C" fireworks during the occupation cycle dates and within the term (article 2) of this lease this agreement, the agreement would become inactive or suspended during the emergency declaration period. The suspension will continue only so long as the emergency declaration is in place.

MT JK

16. **Notice.** Any notice permitted or required by this Rental Agreement shall be in writing and deemed given if deposited in the United States mail, postage paid, addressed as follows:

OWNER :

NAME: Vernon JAMES Cockrum
ADDRESS: 524 N. 49th W. AVE
CITY: TULSA STATE: OK ZIP: 74127

T.I.: Tork Investments LLC (dba Big Blast Fireworks)
637 S. 193rd W. Ave.
Sand Springs, OK 74063

17. **Governing Law.** It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Oklahoma.

18. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in the Agreement.

19. **Modification.** Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party. Any Notice required by this Agreement shall be mailed to the addresses noted above (Section 16) or at such other address as may be made known to each other in writing during the term of this Agreement.

20. **Invalidity.** If any provision(s) of this lease shall be held invalid or unenforceable by any court to any extent the remainder shall be in force to the greatest extent allowed by law.

21. **Privacy.** All names, details and terms in this agreement are to remain confidential between the signing parties, visual witnesses and their legal representatives.

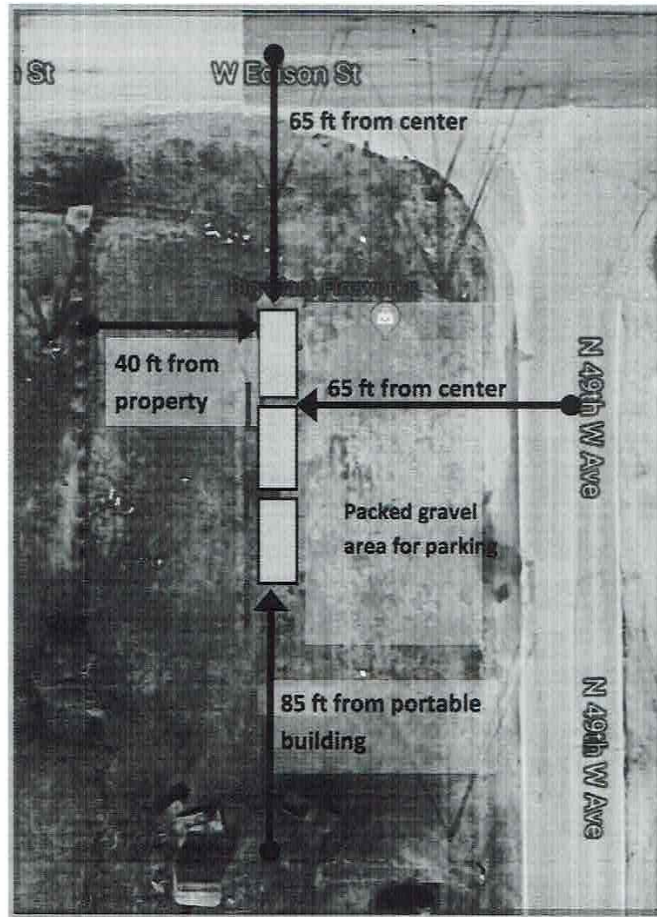
OWNER

By Vernon James Cockrum Dated 4/15/2025
An Authorized Member

Tork Investments LLC (T.I.)

By [Signature] Dated 4/15/25

Layout and comments Big Blast Fireworks INCOG application



Big Blast Fireworks

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

Contact: Melissa Torkleson

918-640-1869 | torkinvestments@yahoo.com

Please note: Ch. 9 Sec. 9.040.G: In no case may the lifespan of a fireworks retail sale special exception approval extend more than 3 years. Once a fireworks retail sales special exception approval expires, the use must cease until such time as a new special exception approval is obtained from the board of adjustment. From Staff: Kendal D

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

Use Unit 2 is referenced and does not apply in the New Current County Code. Firework retail sales is a temporary use allowed through provisions of 9.040.B
Staff: Kendal D.

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



SUBJECT TRACT

W EDISON ST

N 53RD W AVE

WEASTON ST

WEASTON ST

N 45TH W AVE

W EASTON PL

412

64

51

N 49TH WEST AVE

W CAMERON ST

W CAMERON ST

N 51ST W AVE

W BRADY ST

W MATHEW BRADY ST

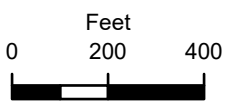
N 46TH W AVE

N 48TH W AVE

N 47TH W AVE

W ARCHER ST

N 50TH W AVE



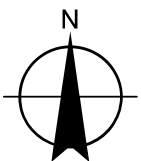
Subject
Tract

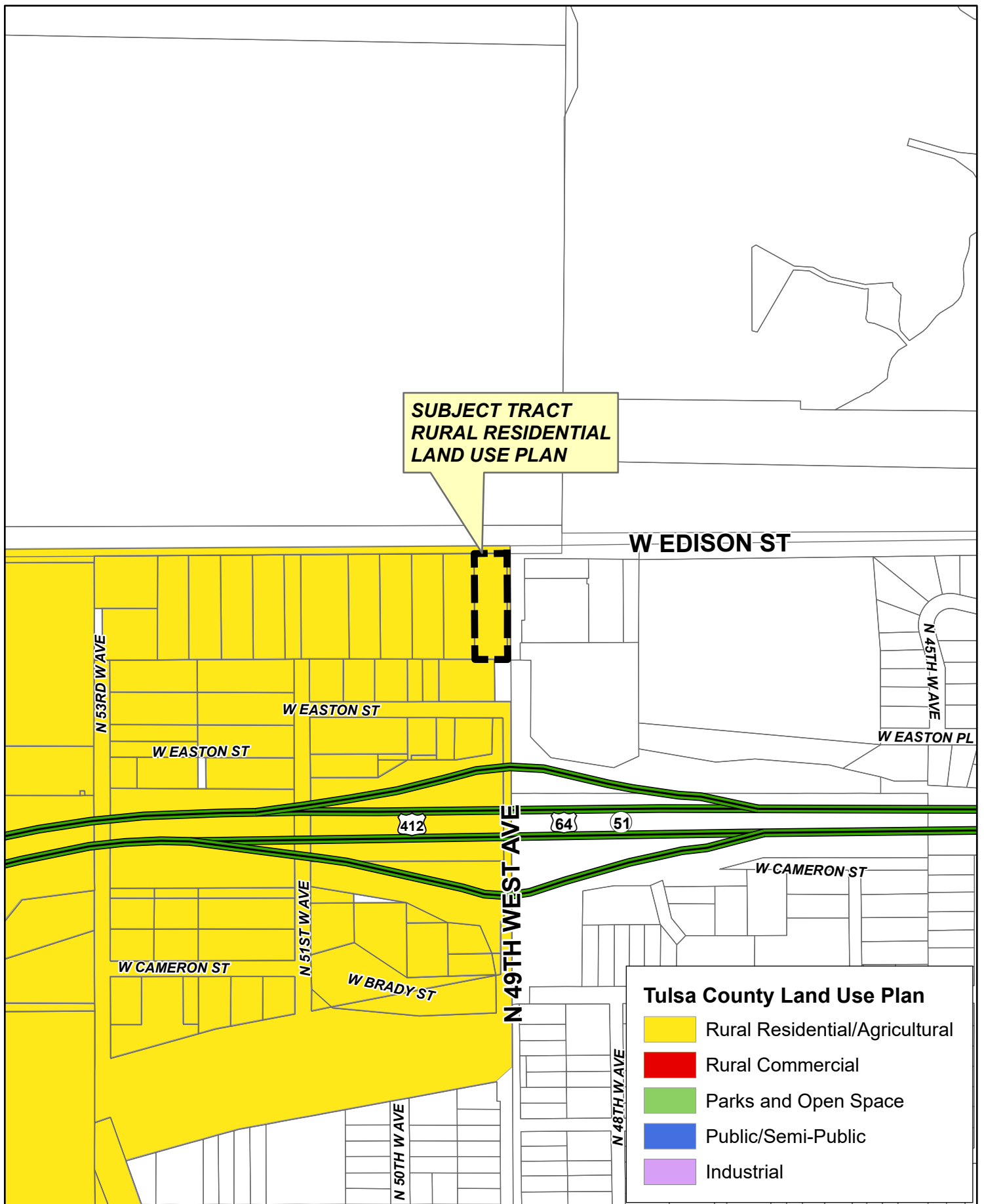
CBOA-3324

05 19-12

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

Aerial Photo Date: 2024

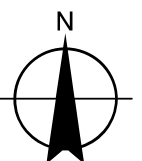


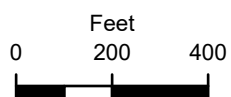
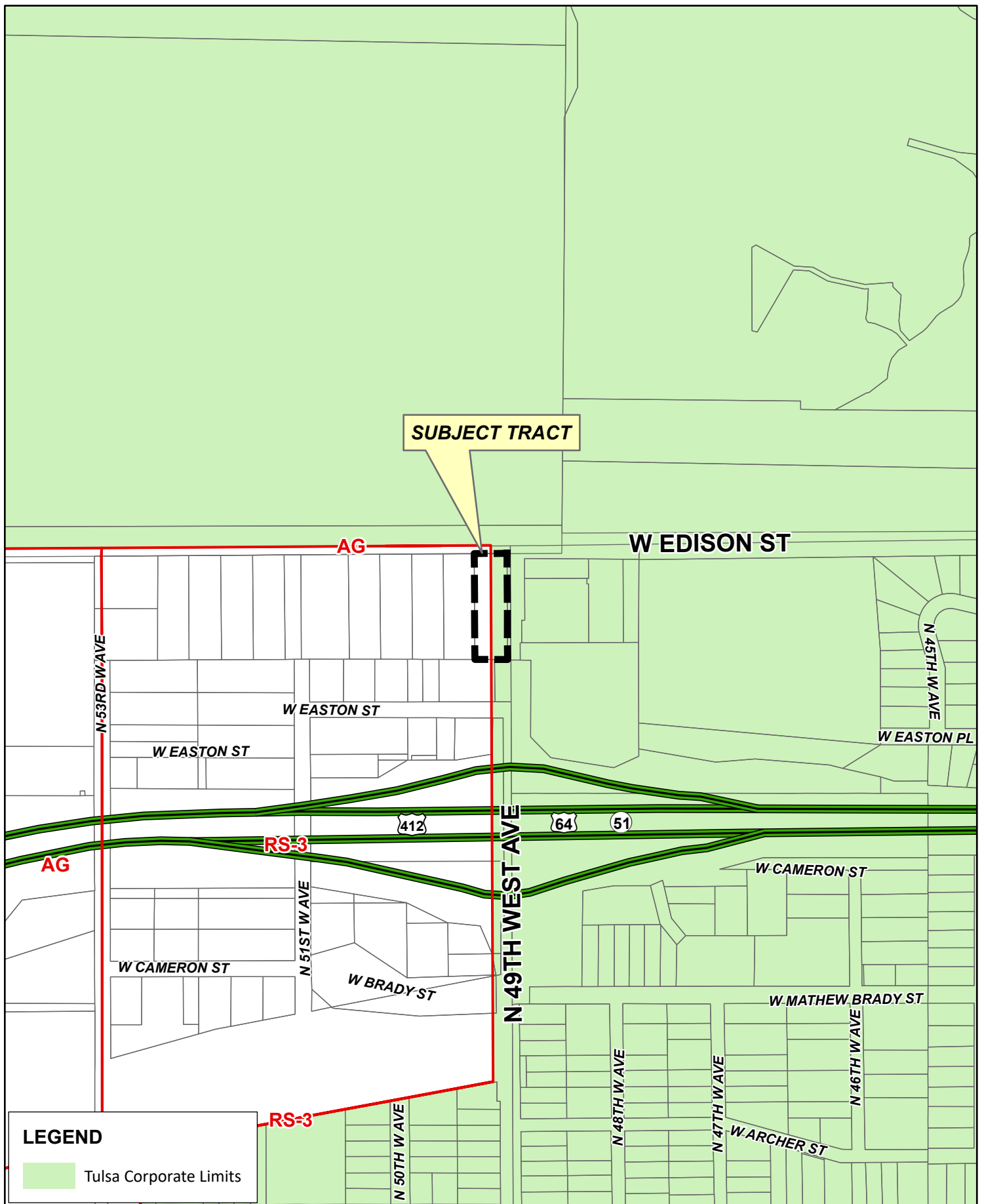


Feet
0 200 400

CBOA-3324

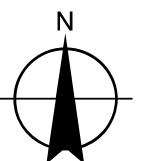
05 19-12





CBOA-3324

05 19-12





Board of Adjustment

Case Number: CBOA-3325

Hearing Date: 01/20/2026 1:30 PM

Case Report Prepared by:

Kendal Davis

Owner and Applicant Information:

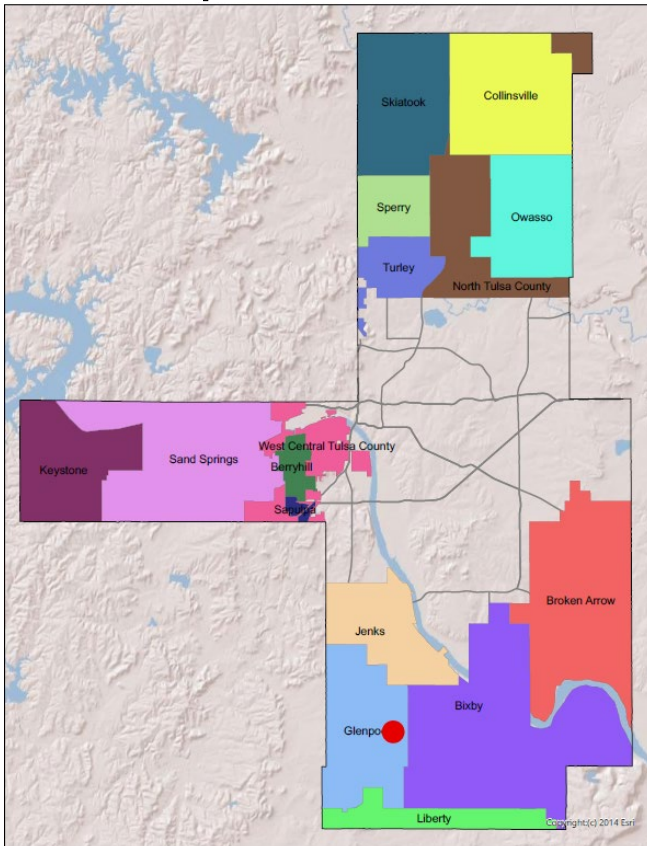
Applicant: Jonathan and Jenny Kuhn

Property Owner: J&J Trust

Action Requested:

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.14 Acres

Legal Description: W/2 LT 1 BLK 3, FAULKENBERRY ESTATES

Present Zoning: AG (Agricultural)

Fenceline/Area: Bixby

Land Use Designation: Rural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 7330

CASE NUMBER: **CBOA-3325**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 01/20/2026 1:30 PM

APPLICANT: Jonathan and Jenny Kuhn

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

LOCATION: 16333 S. Rockford Ave., Bixby, Ok

ZONED: AG (Agricultural)

FENCELINE: Bixby

PRESENT USE: Rural

TRACT SIZE: 2.14 Acres

LEGAL DESCRIPTION: W/2 LT 1 BLK 3, FAULKENBERRY ESTATES

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is surrounded by AG zoned single-family dwellings

STAFF COMMENTS:

The applicant appears before the Board to request a Variance of the minimum land area per dwelling unit requirement within the AG (Agricultural) zoning district, as set forth in Section 2.040, Table 2-3 of the Tulsa County Zoning Code. The subject property and surrounding area are zoned AG and are characterized by vacant land and large-lot residential development.

The Variance request is directly related to a pending Lot Line Adjustment application (CLLA-71), which is currently under review. The applicant has indicated that the proposed lot line adjustment is intended as a family transfer. Specifically, the applicant proposes to divide a 0.51-acre portion from the eastern side of Tract A and transfer it to the adjoining property owned by the applicant's mother (Tract B). Upon completion of the adjustment, Tract A would contain approximately 1.63 acres, and Tract B would contain slightly more than 3.0 acres.

The applicant notes that similar lot configurations and family-oriented splits have occurred recently within the adjacent Faulkenberry Estates subdivision. Examples cited include a property located north of Tract A, which was reduced to approximately 1.45 acres, and another property to the west, which was recently divided into two lots, one of which is currently under new residential construction.

Approval of the requested Variance for minimum land area per dwelling unit is contingent upon approval of the associated Lot Line Adjustment. Without approval of CBOA-3325, the applicant would be unable to proceed with final approval of the Lot Line Adjustment application.

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 lot area per dwelling unit in an AG district (Section 2.040) (Table 2-3)

Subject to the following conditions: (1) minimum lot area shall not be less than 1.6 acres

(2) The proposal is generally consistent with the submitted Lot Line

Adjustment Exhibit.

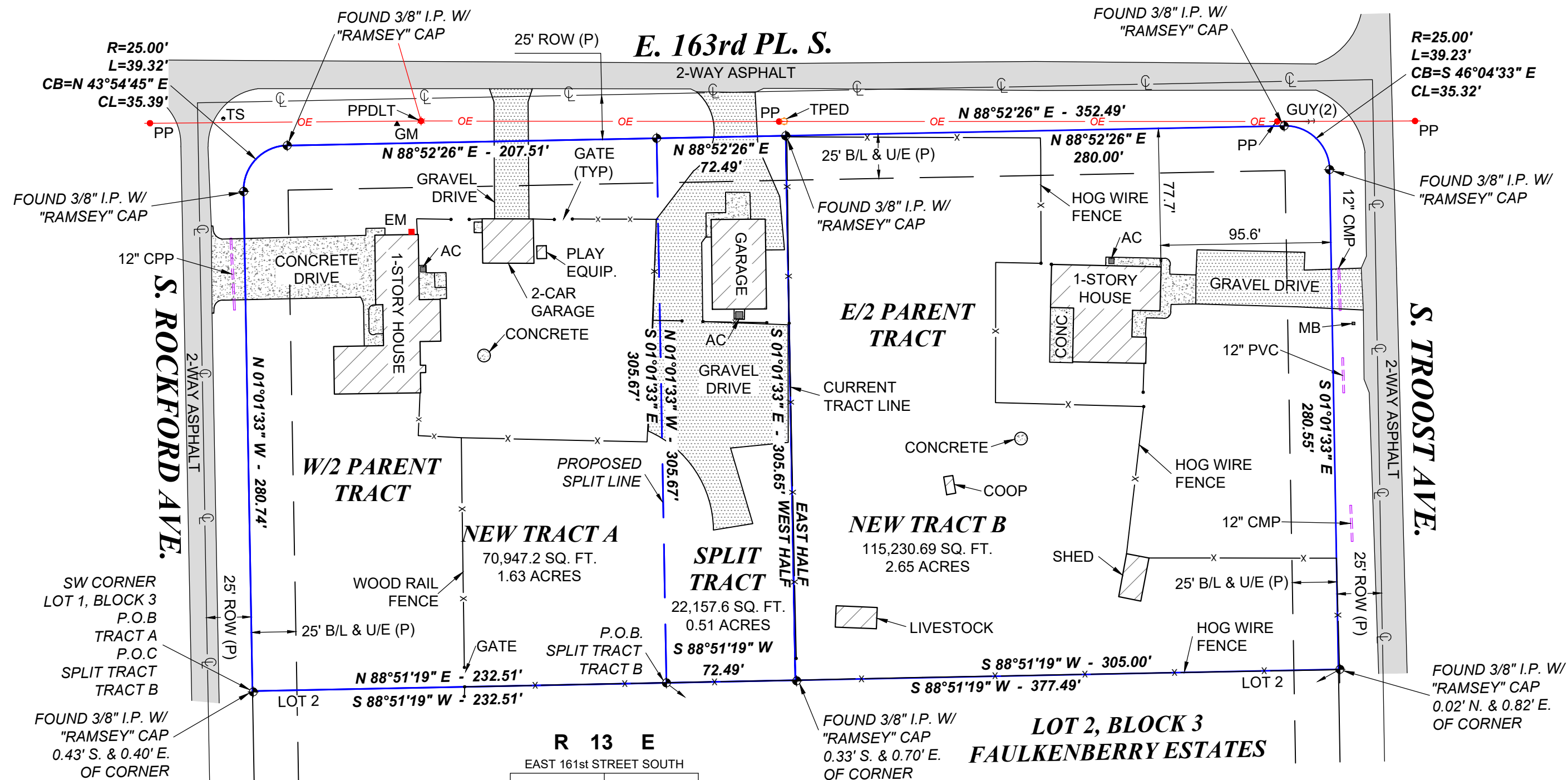
(3) _____.

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.

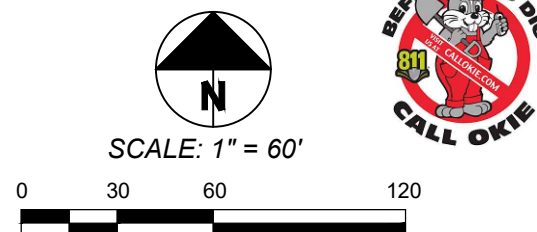
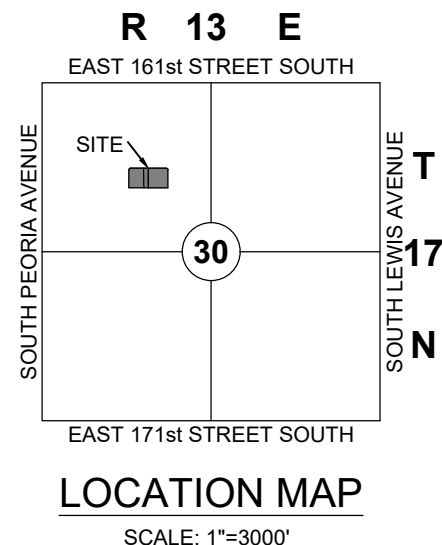
Exhibits:

- Zoning Map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Lot Line Adjustment Site Plan



LEGEND

AC =	AIR CONDITIONER	PPDLT=	POWER POLE WITH DROP, LIGHT & TRANSFORMER
B/L =	BUILDING LINE	P.O.B =	POINT OF BEGINNING
CMP =	CORRUGATED METAL PIPE	P.O.C =	POINT OF COMMENCEMENT
CPP =	CORRUGATED PLASTIC PIPE	PVC =	POLYVINYL CHLORIDE PIPE
EM =	ELECTRIC METER	ROW =	RIGHT-OF-WAY
GM =	GAS METER	TPED=	TELEPHONE PEDESTAL
GUY =	GUY ANCHOR	TS =	TRAFFIC SIGN
MB =	MAILBOX	U/E =	UTILITY EASEMENT
(P) =	PER PLAT	—C—	CENTERLINE
PP =	POWER POLE	—X—	FENCE LINE
		—OE—	OVERHEAD ELECTRIC



LOT LINE ADJUSTMENT

LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES
16333 S. ROCKFORD AVE., BIXBY, TULSA COUNTY, OK 74008

SURVEY: DCH	DATE: 12.07.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026
DRAFT: GHM	DATE: 12.05.2025	
APPROVED: PLS	DATE: 12.09.2025	
SHEET 1 OF 2	PROJ. NO. 23434	

CURRENT WEST PARENT TRACT LEGAL DESCRIPTION - MOM KUHN TO SON KUHN GWD DOC. #2005109089 AND KUHN TO TRUST QCD DOC. #2023103244

LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4365.

PER ASSESSOR - W/2 LT 1, BLK 3, FAULKENBERRY ESTATES

CURRENT EAST PARENT TRACT LEGAL DESCRIPTION

GWD DOC. #2006088034 KUHN TO BURNETTE - THE EAST HALF (E/2) OF LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4365.

GWD DOC. #2014014781 BURNETTE TO TRUST - THE EAST HALF (E/2) OF LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4365.

NEW LEGAL DESCRIPTION - FINAL TRACT "A" BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4365, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3;
THENCE NORTH 01°01'33" WEST ALONG THE WEST LINE THEREOF 280.74 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET, A CHORD BEARING OF NORTH 43°54'45" EAST AND A CHORD LENGTH OF 35.39 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 88°52'26" EAST ALONG SAID NORTH LINE 207.51 FEET;
THENCE SOUTH 01°01'33" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 305.67 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE SOUTH 88°51'19" WEST ALONG SAID SOUTH LINE 232.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 70,947.2 SQ. FEET OR 1.63 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF BLOCK 3, FAULKENBERRY ESTATES, AS NORTH 01°01'33" WEST.

LEGAL DESCRIPTION - SPLIT TRACT TO BE COMBINED WITH TRACT "B" BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4365, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3;
THENCE NORTH 88°51'19" EAST ALONG THE SOUTH LINE THEREOF 232.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°01'33" WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 305.67 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 88°52'26" EAST ALONG SAID NORTH LINE 72.49 FEET;
THENCE SOUTH 01°01'33" EAST 305.65 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE SOUTH 88°51'19" WEST ALONG SAID SOUTH LINE 72.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 22,157.6 SQ. FEET OR 0.51 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF BLOCK 3, FAULKENBERRY ESTATES, AS NORTH 01°01'33" WEST.

NEW LEGAL DESCRIPTION - FINAL TRACT "B" BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4365, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3;
THENCE NORTH 88°51'19" EAST ALONG THE SOUTH LINE THEREOF 232.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°01'33" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 305.67 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 88°52'26" EAST ALONG SAID NORTH LINE 352.49 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.23 FEET, A CHORD BEARING OF SOUTH 46°04'33" EAST AND A CHORD LENGTH OF 35.32 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 01°01'33" EAST ALONG SAID EAST LINE 280.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 88°51'19" WEST ALONG THE SOUTH LINE THEREOF 377.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 115,230.7 SQ. FEET OR 2.65 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF BLOCK 3, FAULKENBERRY ESTATES, AS NORTH 01°01'33" WEST.

SURVEYOR'S NOTES

PREPARED FOR: JONATHAN & JENNY KUHN

PHYSICAL ADDRESS: 16333 S. ROCKFORD AVE., BIXBY, TULSA COUNTY, OK 74008

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

WEST PARENT TRACT GROSS LAND AREA: 93,104.7 SQ. FEET OR 2.14 ACRES.
EAST PARENT TRACT GROSS LAND AREA: 93,073.1 SQ. FEET OR 2.14 ACRES.
TRACT "A" FINAL GROSS LAND AREA: 70,947.2 SQ. FEET OR 1.63 ACRES.
SPLIT TRACT GROSS LAND AREA: 22,157.6 SQ. FEET OR 0.51 ACRES.
TRACT "B" FINAL GROSS LAND AREA: 115,230.7 SQ. FEET OR 2.65 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0440L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: DECEMBER 7, 2023.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 9th DAY OF DECEMBER, 2025.

[Handwritten Signature]

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

LOT ONE (1), BLOCK THREE (3), FAULKENBERRY ESTATES
16333 S. ROCKFORD AVE., BIXBY, TULSA COUNTY, OK 74008

SURVEY: DCH	DATE: 12.07.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026
DRAFT: GHM	DATE: 12.05.2025	
APPROVED: PLS	DATE: 12.09.2025	
SHEET 2 OF 2	PROJ. NO. 23434	



0 Feet
200
400



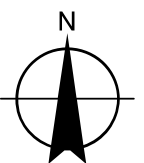
Subject
Tract

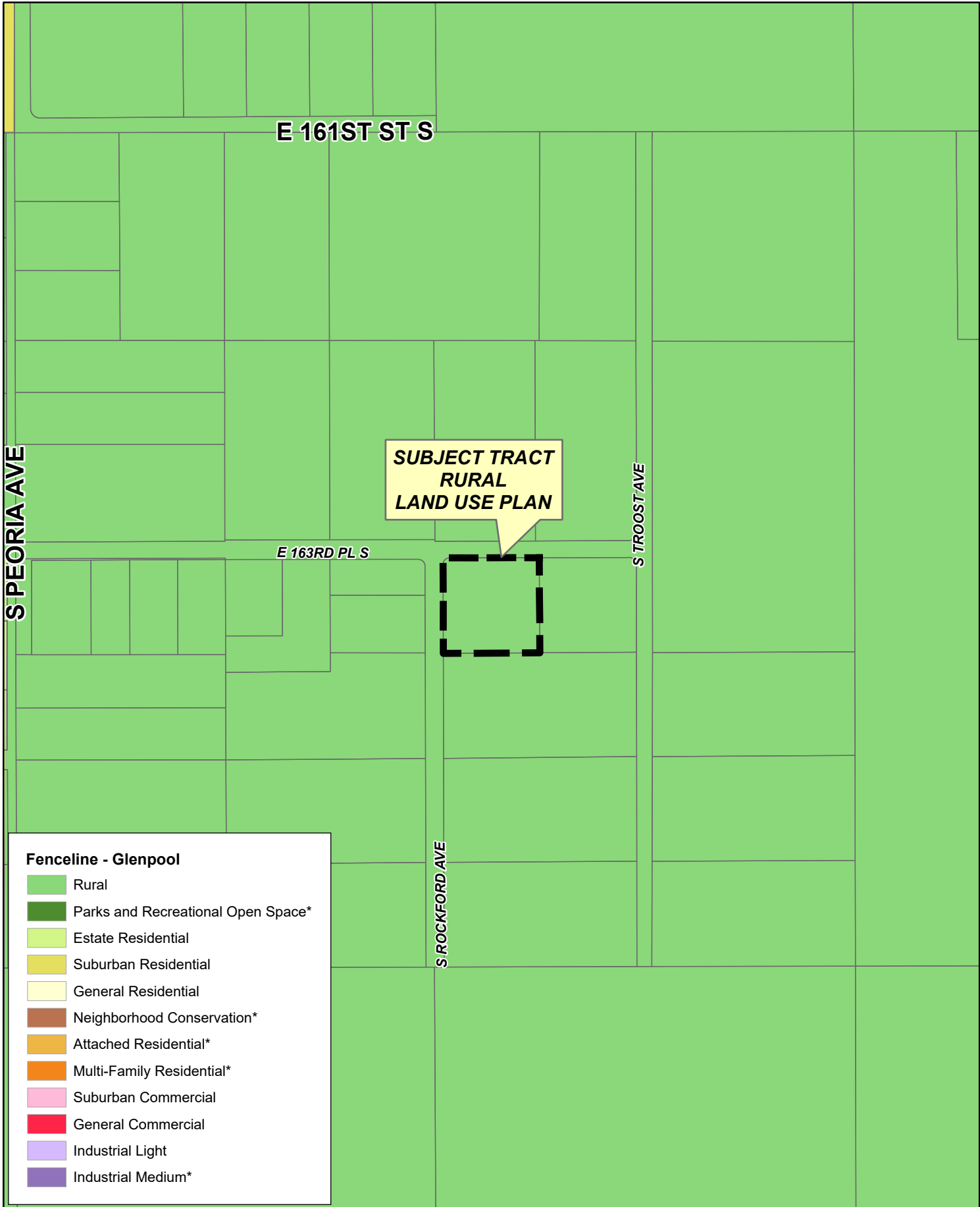
CBOA-3325

30 17-13

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

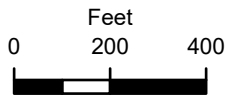
Aerial Photo Date: 2024



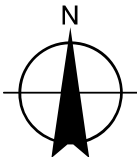


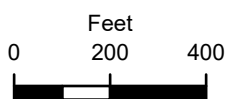
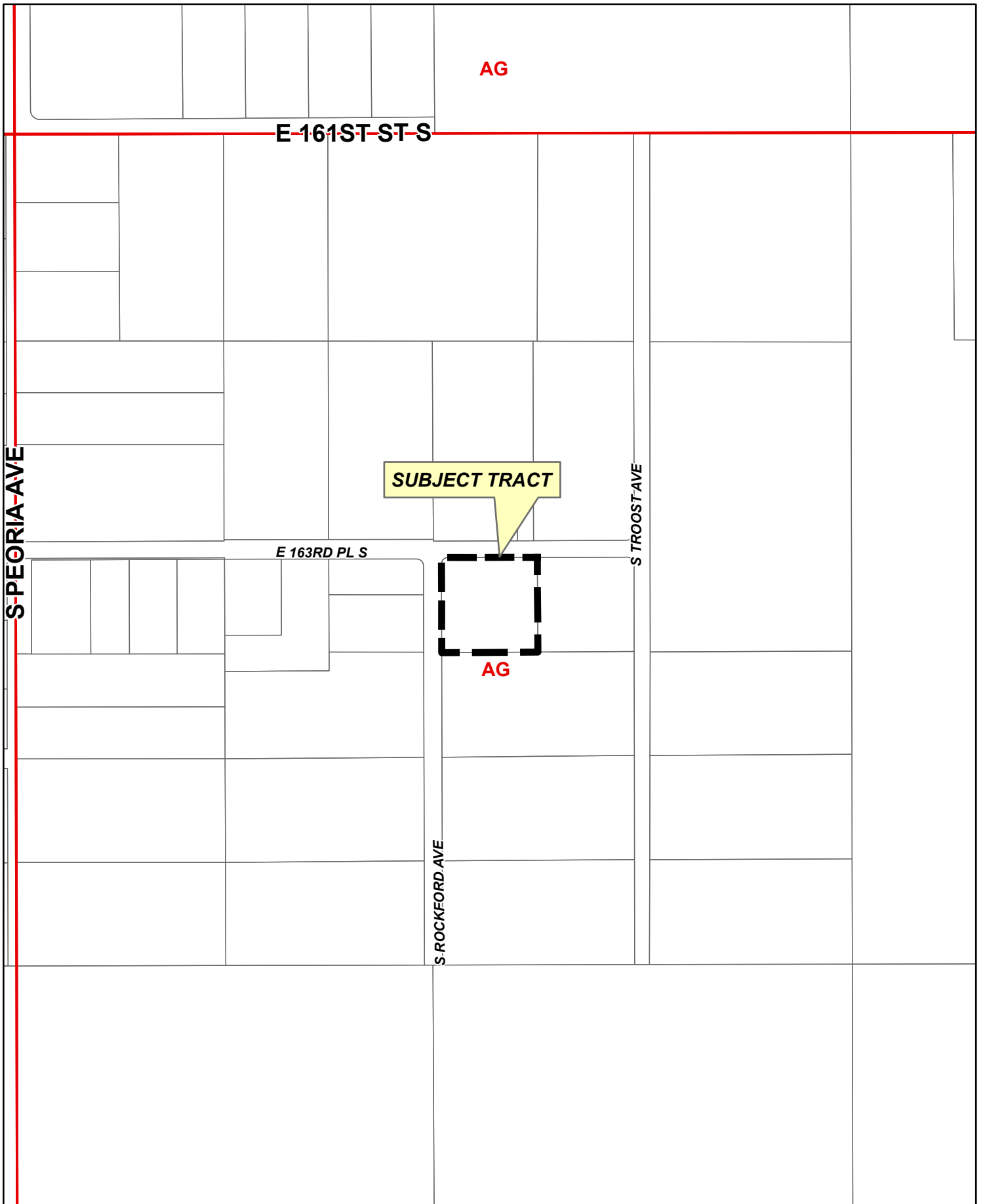
Fenceline - Glenpool

- 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*

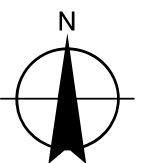


CBOA-3325





CBOA-3325





Case Number: CBOA-3326

Hearing Date: 01/20/2026 1:30 PM

Case Report Prepared by:

Javier Rojas

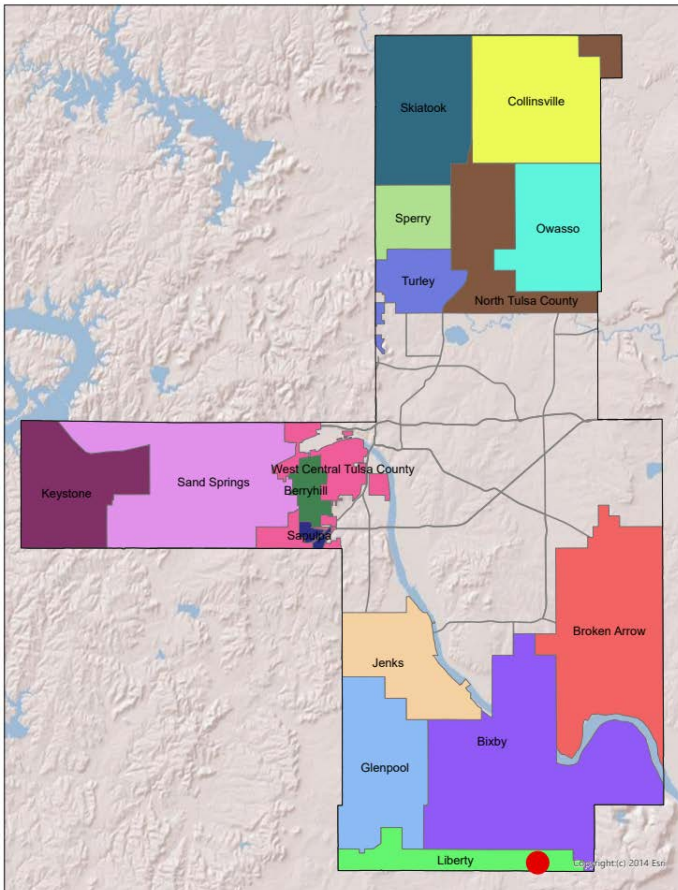
Owner and Applicant Information:

Applicant: Roger Criner (Freedom Homes)

Property Owner: Robert & Ronna Munson

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

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 2.01 Acres

Legal Description: A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) 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:

COMMENCING AT A THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 18;
THENCE SOUTH 01° 02' 14" EAST ALONG THE WEST LINE THEREOF 365.71 FEET;
THENCE NORTH 88° 57' 46" EAST AND DEPARTING SAID EAST LINE 1,685.60 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88° 59' 27" EAST 367.00 FEET;
THENCE SOUTH 01° 00' 33" EAST 208.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SOUTH 103rd EAST AVENUE;
THENCE SOUTH 01° 00' 33" EAST ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY 30.00 FEET;
THENCE SOUTH 88° 59' 27" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE 367.00 FEET;
THENCE NORTH 01° 00' 33" WEST 238.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 87,346.00 SQ. FEET OR 2.005 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Present Zoning: AG (Agriculture)

Fenceline/Area: South Tulsa County

Land Use Designation: Rural Residential/Agricultural

Exhibits: Assessor Information, Site Maps, Case Maps

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 6418

CASE NUMBER: CBOA-3326

CASE REPORT PREPARED BY: Javier Rojas

HEARING DATE: 01/20/2026 1:30 PM

APPLICANT: Roger Criner (Freedom Homes)

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

LOCATION: 20620 S 103rd E Ave, Bixby, OK

ZONED: AG (Agriculture)

FENCELINE: South Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 2.01 Acres

LEGAL DESCRIPTION: A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) 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: COMMENCING AT A THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 18; THENCE SOUTH 01°02'14" EAST ALONG THE WEST LINE THEREOF 365.71 FEET; THENCE NORTH 88°57'46" EAST AND DEPARTING SAID EAST LINE 1,685.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°59'27" EAST 367.00 FEET; THENCE SOUTH 01°00'33" EAST 208.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SOUTH 103rd EAST AVENUE; THENCE SOUTH 01°00'33" EAST ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY 30.00 FEET; THENCE SOUTH 88°59'27" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE 367.00 FEET; THENCE NORTH 01°00'33" WEST 238:00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 87,346.00 SQ. FEET OR 2.005 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

RELEVANT PREVIOUS ACTIONS: n/a

ANALYSIS OF SURROUNDING AREA: The subject tract is located approximately 0.3 miles north of the county line and is zoned A Agricultural . The property is immediately surrounded on all sides by a single tract also zoned A , which is itself encompassed by additional A -zoned properties. The nearest non-A zoning districts within Tulsa County consist of an E Residential Estate district located approximately 1. miles to the north and another E district located approximately 1. miles to the east. Approximately 700 ft south and immediately to the southeast of the subject tract is the Ivy Lane Estates subdivision.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum required street frontage on Maintained Public Road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

The site is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations (South Tulsa County) portion of the Comprehensive Plan which was adopted as part of the Tulsa County Comprehensive Plan on January 14, 2019. S 103rd E Ave's public maintained section ends before reaching the subject parcel. There is a trail or driveway, as shown in the site plan, that leads off of this right-of-way, into the parcel adjacent to the subject parcel, and finally into the subject parcel itself; if this is to be used to access the subject parcel, an easement will be needed.

The Comprehensive Land-use Plan defines Rural Residential/Agricultural as land that is sparsely occupied and is used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

APPLICANT STATEMENT:

The applicant states that there has been no development of S 103rd E Ave, hindering further usage or development of the subject 2 acres being split from the parent 80 acre tract (lot split case CLS-114), and there is no other access available to the property.

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

Subject to the following conditions, if any:

1)_____.

2)_____.

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.

Exhibits:

- Assessor’s Office Information
- Site Maps
- Tulsa County Engineering Map
- Case Maps
 - Aerial
 - Tulsa County Comprehensive Plan Land Use Map
 - Zoning Map



Assessor

General Information

Account Number	R57380641852730
Situs Address	20627 S 103RD AV E BIXBY 74008
Owner Name	MCLAUGHLIN, GREGORY
Owner Mailing Address	20627 S 103RD EAST AVE BIXBY, OK 740086714
Land Area	78.29 acres / 3,410,328 sq ft
Market Value	\$45,923
Last Year's Taxes	\$310.54
Legal Description	Subdivision: IVY LANE ESTATES (57380) Legal: LTS 1 & 2 BLK 1 & PRT SW BEG 1290E NWC SW TH E1287.59 S565.16 W524.89 S390.07 CRV SW 152.77 SWLY 42.86 CRV SE 154.30 S13.41 W753.67 N1320.80 POB & NW SE LESS PRT PLATTED IVY LANE ESTATES ADDN SEC 18 16 14 68.81 ACS Section: 18 Township: 16 Range: 14



57380-64-18-52730 (7/2016)

Tax Information

	2023	2024	2025
Fair Cash Value	\$26,417	\$26,417	\$45,923
Taxable Value	\$26,417	\$26,417	\$27,210
Assessment Ratio			
Gross Assessed	\$2,906	\$2,906	\$2,994
Exemptions	\$0	\$0	\$0
Net Assessed	\$2,906	\$2,906	\$2,994
Tax Rate	14B	14B	14B
Tax Rate Mills	109.050000	106.860000	106.860000
Estimated Taxes	\$317	\$311	\$320
Notice of Value Date (if changed from prev yr)	3/29/2023	3/29/2023	3/25/2025

Values

	2023	2024	2025
Land Value	\$5,917	\$5,917	\$6,023
Improvement Value	\$20,500	\$20,500	\$39,900
Fair Cash (Market) Value	\$26,417	\$26,417	\$45,923

Exemptions

	2023	2024	2025
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2025	Out Building	2001	2,400 SF	1.00	8	0.00	
2.00					Equipment Building		

Recent Sales

There are no recent sales for this account

REGISTERED LAND SURVEYOR'S INSPECTION
PLAT AND CERTIFICATE FOR MORTGAGE
LOAN PURPOSE

COLLINS LAND SURVEYING, INC.

3340 W. 151st ST. S. - P.O. Box 250
KIEFER, OK. 74041

OFFICE (918)321-9400 FAX (918)321-9404

J.O. NO.: 25-11-178

Customer: Vanderbilt Mortgage and Finance

Borrower: Munson, Robert and Ronna

Plat No: N/A

B/L=Building Line
U/E=Utility Esmt.
F/E=Fence Esmt.

OB/L=Out Building Line
SW/E=Sidewalk Esmt.
R/W=Right of Way

D/E=Drainage Esmt.
B/E=Buried Tele. & Elec. Cable Esmt.
S/E=Service Entrance

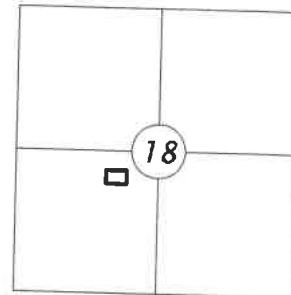
SCALE: 1"=100'

↑ NORTH

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL
FLOOD HAZARD AS SHOWN ON FIRM MAP# 400462 0530K, DATED 08/03/2009



T
16
N



Tulsa County
LOCATION MAP

Note: This mortgage inspection was performed
without the benefit of a current title commitment.

THIS PLAT IS MADE FOR AND AT THE REQUEST OF:
Vanderbilt Mortgage and Finance

FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) 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: COMMENCING AT A THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 18; THENCE SOUTH 01°02'14" EAST ALONG THE WEST LINE THEREOF 365.71 FEET; THENCE NORTH 88°57'46" EAST AND DEPARTING SAID EAST LINE 1,685.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°59'27" EAST 367.00 FEET; THENCE SOUTH 01°00'33" EAST 208.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR SOUTH 103rd EAST AVENUE; THENCE SOUTH 01°00'33" EAST ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY 30.00 FEET; THENCE SOUTH 88°59'27" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE 367.00 FEET; THENCE NORTH 01°00'33" WEST 238.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 87,346.00 SQ. FEET OR 2.005 ACRES. BEARINGS ARE BASED "UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 O.K.N), NORTH AMERICAN DATUM 1983 (NAD83).

Property address: 20620 South 103rd East Avenue, Bixby, Oklahoma

SURVEYORS STATEMENT

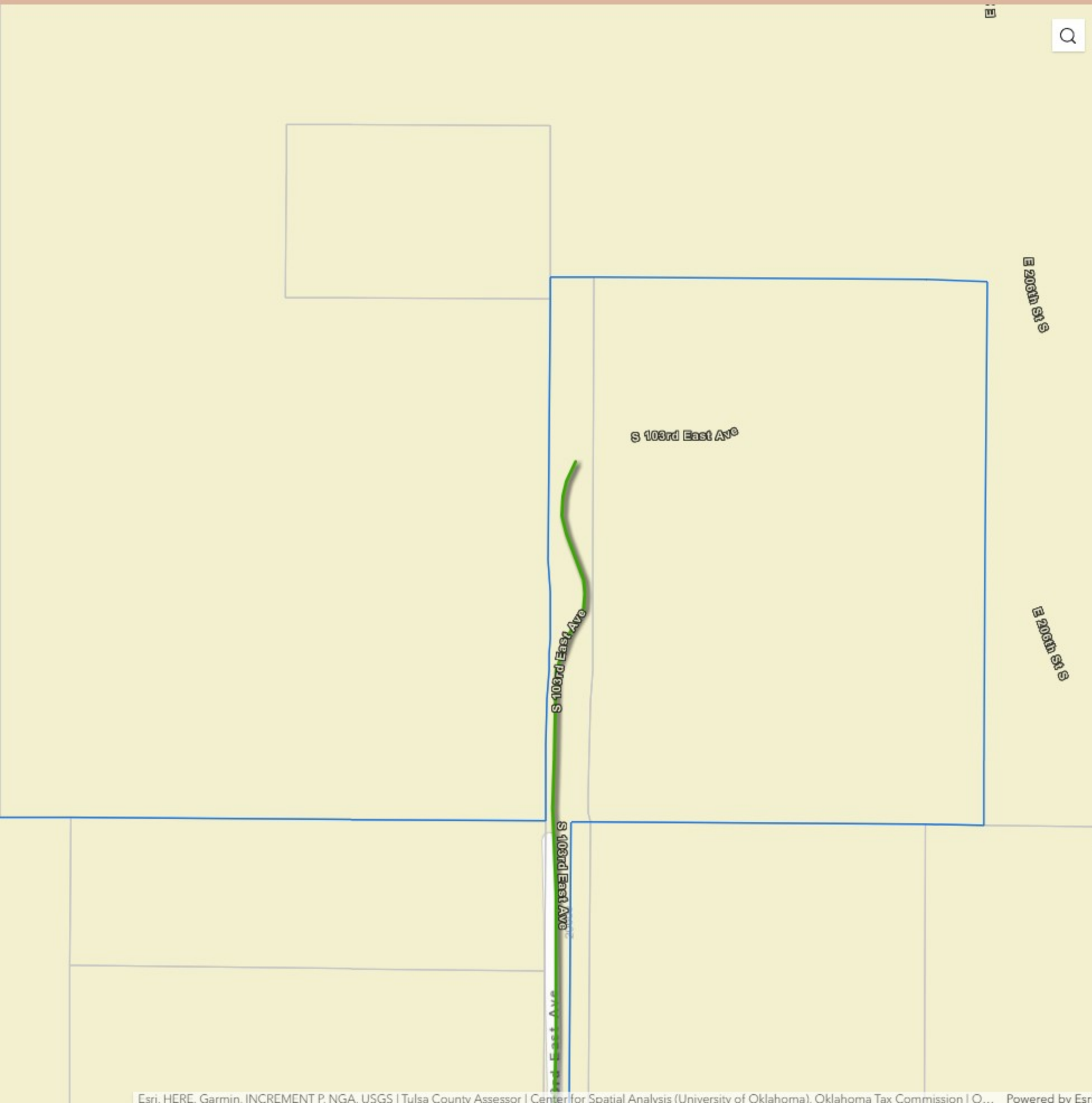
COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; 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 HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE; CALL OKIE BEFORE DIGGING 1-(800)-522-6543

WITNESS MY HAND AND SEAL THIS DATE:
FINAL: 12/09/2025



Warren Collins
Warren G. Collins
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1947
CA#2656 EXPIRES: 06/30/2026





Legend

Tulsa County Road & Bridge Infrastructure

Certified Roadways

- Highways and Interstates
- Non-Credited County Mileage (Functionally Classified)
- Non-Credited City Mileage (Functionally Classified)
- Non-Credited City Mileage (Not Functionally Classified)
- Credited County Mileage (Functionally Classified)
- Credited County Mileage (Not Functionally Classified)
- Credited City Mileage (Functionally Classified)
- Credited City Mileage (Not Functionally Classified)
- Other County Mileage (Eligible for County Credit)
- Other County Mileage (Privately Maintained)
- Other County Mileage (National Park; Other State Agencies; State Park; Weyerhaeuser Roadway)
- Other County Mileage (Abandoned)
- Other City Mileage (Eligible for County Credit)
- Other City Mileage (Privately Maintained)
- Other City Mileage (National Park; Other State Agencies; State Park; Weyerhaeuser Roadway)
- Other City Mileage (Abandoned)
- No Information

Pending County Mileage



Bridge Structures

Bridge Condition

- Meets Standards
- Structurally Deficient
- Functionally Obsolete

TULSA COUNTY 911

E 206TH ST S

9916 E 206TH ST S

Parcel ID# 96418641857800
Address assigned:

20620 S 103rd E Ave
Bixby, OK 74008



20627 S 103RD E AVE

S 103RD E AVE

10209 E 209TH ST S

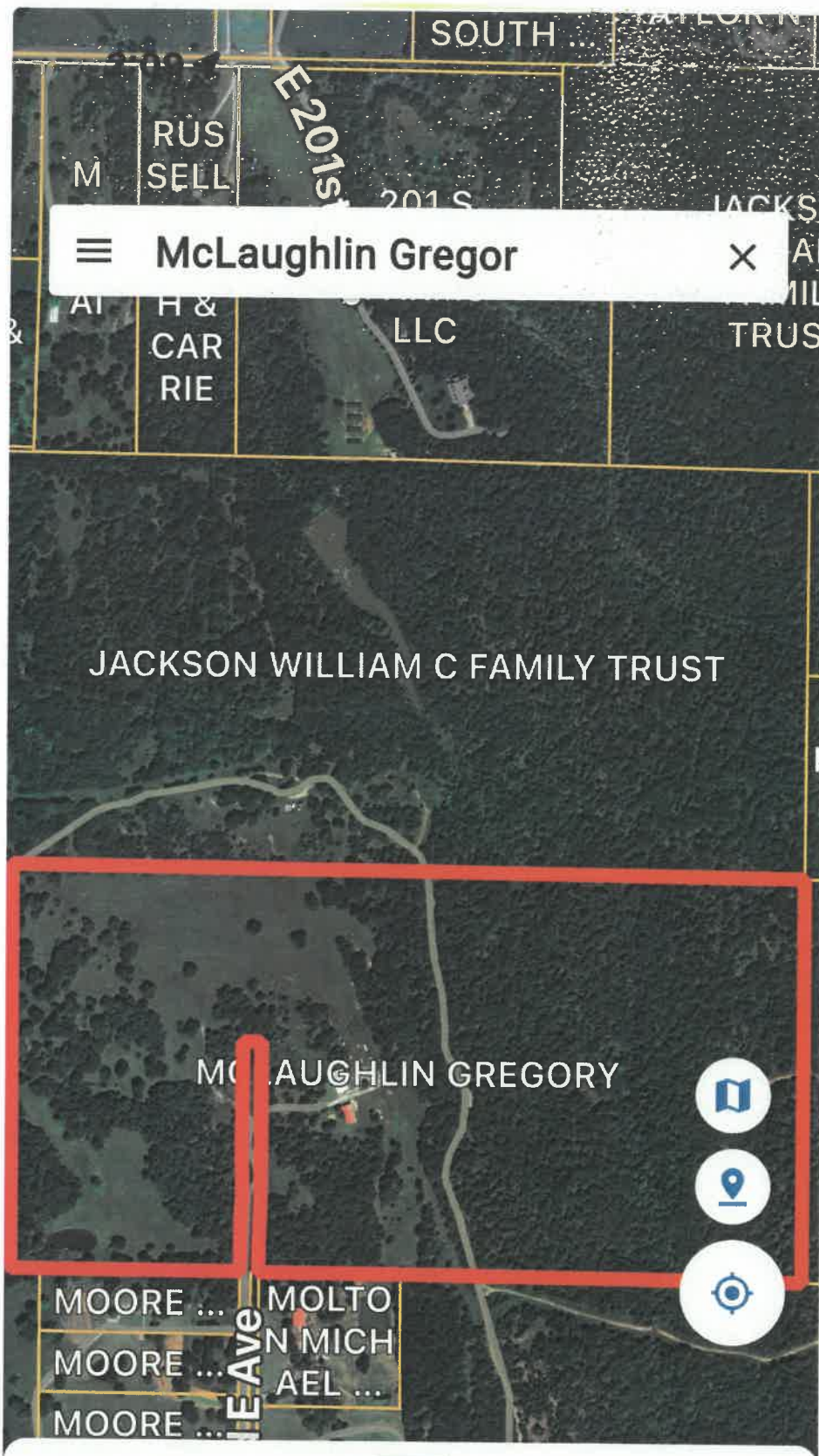
Current Time: 10/31/2025 11:50 AM
Map Prepared by INCOG
Source: Tulsa County Assessor Parcel data October 2025



0 380 760 Feet

Parcel ID# 96418641857800
Address assigned:

20620 S 103rd E Ave
Bixby, OK 74008



MCLAUGHLIN GREGORY

Owner

20627 S 103RD

Address

57380641852700

Parcel ID



0 Feet 200 400



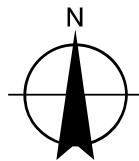
Subject Tract

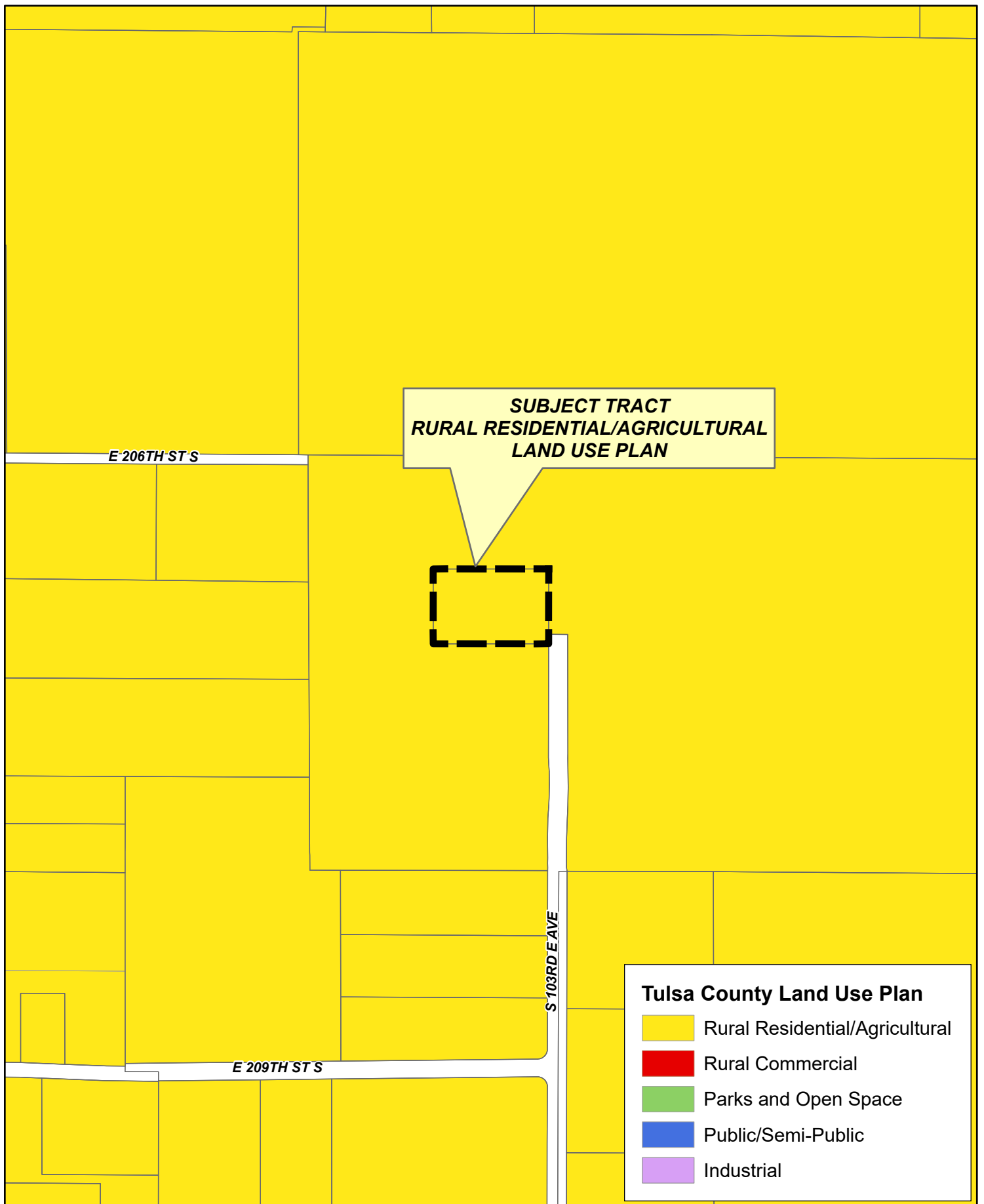
CBOA-3326

18 16-14

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

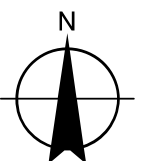
Aerial Photo Date: 2024

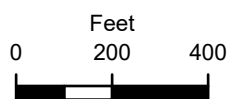
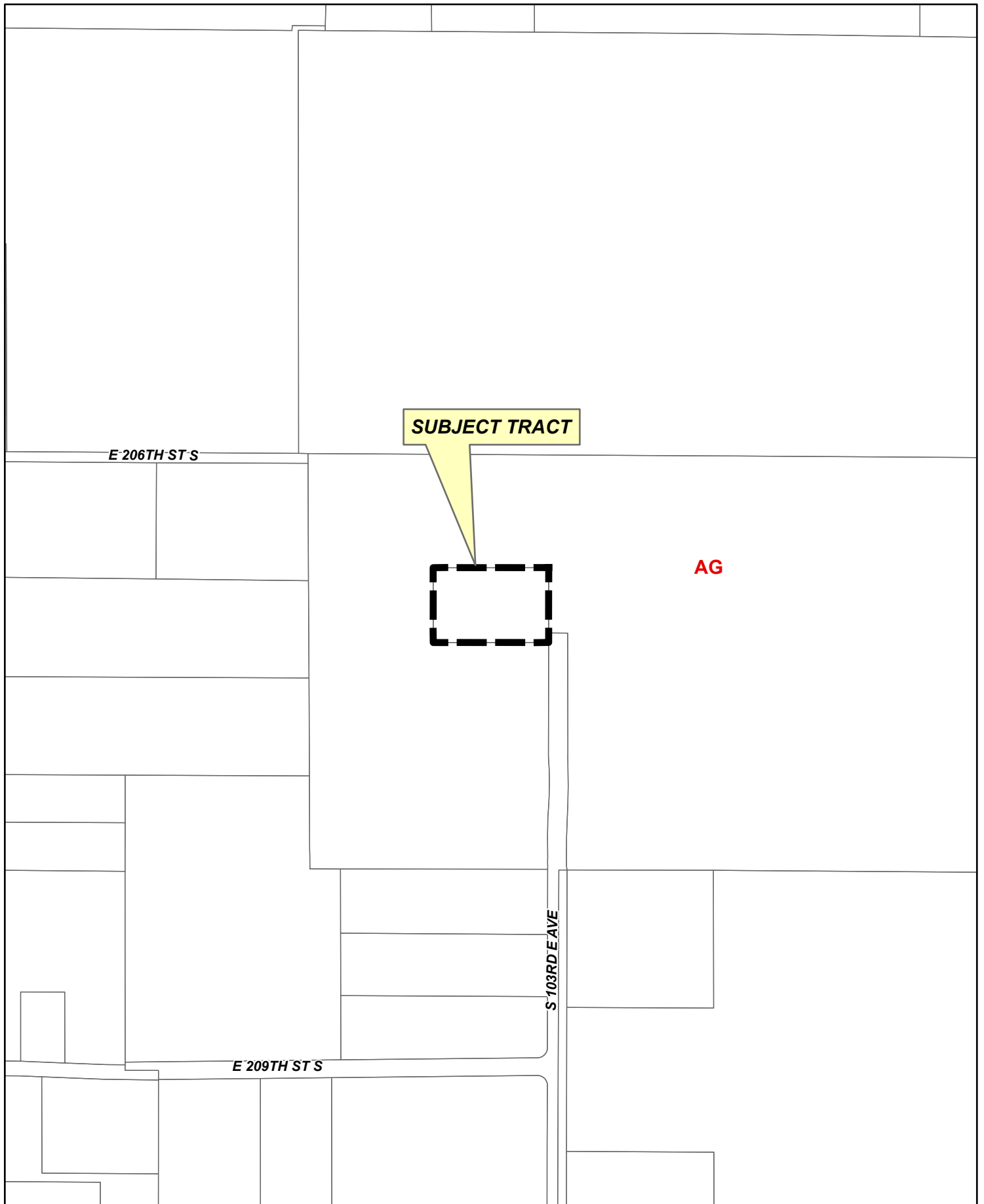




CBOA-3326

18 16-14





CBOA-3326

18 16-14

