

**2<sup>ND</sup> \*AMENDED\* AGENDA**  
**Tulsa County Board of Adjustment**  
**Regularly Scheduled Meeting**  
**Tuesday April 21, 2026, 1:30 p.m.**  
**Williams Tower I**  
**1 West 3rd Street, St. Francis Room**

**Meeting No. 553**

**Consider, Discuss and/or Take Action On:**

1. Approval of **Minutes** of February 17, 2026 (Meeting No. 551).
2. Approval of **Minutes** of March 17, 2026 (Meeting No. 552). (Added Minutes)

**UNFINISHED BUSINESS**

**3. CBOA – 3331 Jody Blood – (Added Case)**

**Action Requested:**

Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3) **Continued** from CBOA Meeting of 3-17-2026.

**Location:** 16002 E. 171st ST. S. Bixby, OK

**NEW APPLICATIONS**

**4. CBOA 3346 - Duane Bryant**

**Action Requested:**

Variance to allow an accessory building in the side yard in an RE district. (Sec. 8.030)

**Location:** 9397 N. 42nd E. Ave. Sperry, OK

**5. CBOA 3347 – Michael Martin**

**Action Requested:**

Variance from the minimum lot width requirement of 150 feet to 132 feet in the RE district (Sec. 3.040; Table 3-3) & a Variance from the minimum street frontage requirement (30 feet to 0 feet) (Sec. 3.040; Table 3-3)

**Location:** Approx. 150 ft east of North 119th East Avenue, south of 73rd Place North and north of East 72nd Street North - Parcel: 91432143225200 Owasso, OK

**6. CBOA 3348 - Kelly & David Kennebeck**

**Action Requested:**

Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2)

**Location:** 7556 E. 106th St. N. Tulsa, OK

**7. CBOA 3349 – Kirk & Candice Coryn**

**Action Requested:**

Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an RE district (Sec. 3.040 Table 3-3)

**Location:** Approx. 420 ft east of North 119th East Avenue, south of 73rd Place North and north of East72nd Street North – Parcel: 91432143225400 Owasso, OK

**8. CBOA 3350 – Nathan Coyle**

**Action Requested:**

Variance of minimum street frontage requirements from 30' to 0' of public maintained road (Sec. 3.040 Table 3-3)

**Location:** 10091 N Wheeling Ave, Skiatook, OK

**9. CBOA 3351 – Tony Joseph**

**Action Requested:**

Special Exception for Religious Assembly use in an AG district (Sec. 6.010, Table 6-1) and Special Exception for Day Care use (Sec. 6.010, Table 6-1; Sec.6.040-C)

**Location:** 522 E 131 St S, Jenks & 420 E 131 St S, Jenks

**10. CBOA 3352 – Patty Million**

**Action Requested:**

Request for Special Exception to allow two households on a single lot in an RS-3 district (Sec.6.010, Table 6-1) and a Special Exception to allow a single-section manufactured housing unit in an RS-3 district (Sec. 3.030, Table 3-2)

**Location:** 2324 S 61st W Ave, Tulsa

**11. CBOA 3353 – Pam Bearden**

**Action Requested:**

Variance to allow a swimming pool in a side yard in an RS-3 district. (Sec.18.080 Table 18-1)

**Location:** 8441 E 111th St N Owasso, OK 74055

**OTHER BUSINESS**

Vote for new Vice-Chairperson

**NEW BUSINESS**

Director's report.

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** [https://www.incog.org/Land\\_Development/land\\_main.html](https://www.incog.org/Land_Development/land_main.html)

**E-mail:** [esubmit@incog.org](mailto: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.

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 7427

CASE NUMBER: **CBOA-3331**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: April 21, 2026, 1:30 PM

APPLICANT: Jody Blood

ACTION REQUESTED: Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3)

LOCATION: 16002 E. 171st ST. S. Bixby, OK

ZONED: AG (Agriculture)

FENCELINE: Bixby

PRESENT USE: Residential

TRACT SIZE: ± 1.28 acres

LEGAL DESCRIPTION: BEG SEC N/2 SW N 174.9 TO S L HWY SW TO PT E 638.8 TO BEG SEC 27-17-14

RELEVANT PREVIOUS ACTIONS: n/a

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the edge of Leonard, OK, abutting E 167<sup>TH</sup> St S, 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 use in the immediate surroundings is entirely Rural Agriculture, with Rural residential future land use approximately a quarter mile east of the subject property, within Leonard.

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.

APPLICANT STATEMENT: The purpose of this project is to develop an accessory dwelling unit (ADU) that provides affordable housing while maintaining the rural character of the surrounding area. The proposed ADU is intended to accommodate one or two occupants and is designed to integrate seamlessly with the existing property and landscape.

The ADU supports broader housing policy objectives, including the expansion of flexible and affordable housing as encouraged by Fannie Mae under SEL-2025-10. The development will not alter the primary use of the property and will remain secondary in scale and function.

The unit will be situated with an existing pecan grove, preserving natural features and providing a quiet, low-impact residential environment. The project is intended to minimize visual, traffic, and infrastructure impacts while offering a modest housing solution consistent with local zoning standards and community character.

STAFF COMMENTS: The applicant is requesting a variance of the Minimum Lot Area per Dwelling Unit in an AG district and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. The AG

district is intended to accommodate low-density residential development with substantial setbacks to preserve privacy, open space, and rural character. As such, the minimum lot area within an AG district is 2 acres, and AG districts are allowed to have up to two principal dwellings (and a single ADU) within them so long as the lot is made up of at least 2 acres per dwelling (i.e. at least 4 acres for two houses).

Moreover, the land use plan designates this lot and its surrounding areas as Rural Agriculture, which is intended primarily for large tracts of land for agricultural purposes, but may also include large-lot detached residential uses, accessory agricultural uses, and structures to support agricultural uses. Improvements in this designation are to be low-impact and retain the rural character of the area.

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. The proposed third dwelling would remain located next to significant open space, and no evidence has been presented indicating that it would result in encroachment conflicts, safety concerns, or drainage impacts.

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.

*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) Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3)*

*Should the Board approve the first request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. *The minimum lot area per dwelling unit variance applies to the existing principal dwelling, since the current lot area is not sufficient to allow even a single dwelling unit within an AG district.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Should the Board approve the second request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. No more than the requested dwellings (3) be allowed on the property, including Accessory Dwelling Units.

Subject to the following conditions, if any: \_\_\_\_\_.

Finding the hardship to be \_\_\_\_\_.

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



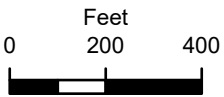
**SUBJECT TRACT**

64

E 169TH ST S

S 457TH E AVE

E 171ST ST S



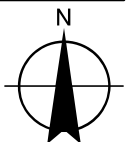
**Subject Tract**

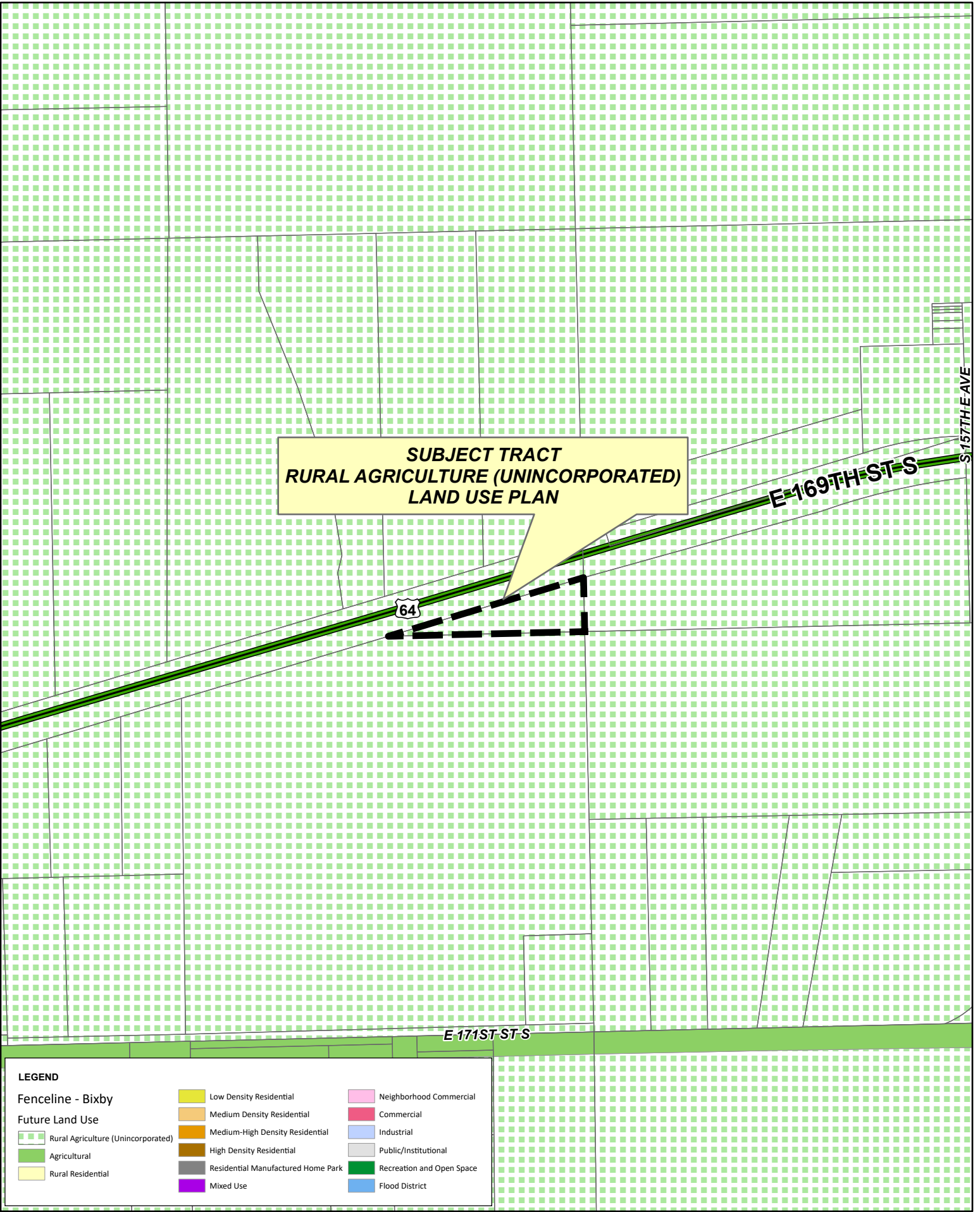
**CBOA-3331**

27 17-14

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

Aerial Photo Date: 2024 3.5





**SUBJECT TRACT  
RURAL AGRICULTURE (UNINCORPORATED)  
LAND USE PLAN**

**E-169TH ST-S**

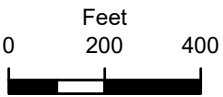
**S-157TH E-AVE**

**64**

**E-171ST ST-S**

**LEGEND**

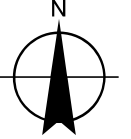
<b>Fenceline - Bixby</b>	Low Density Residential	Neighborhood Commercial
<b>Future Land Use</b>	Medium Density Residential	Commercial
Rural Agriculture (Unincorporated)	Medium-High Density Residential	Industrial
Agricultural	High Density Residential	Public/Institutional
Rural Residential	Residential Manufactured Home Park	Recreation and Open Space
	Mixed Use	Flood District

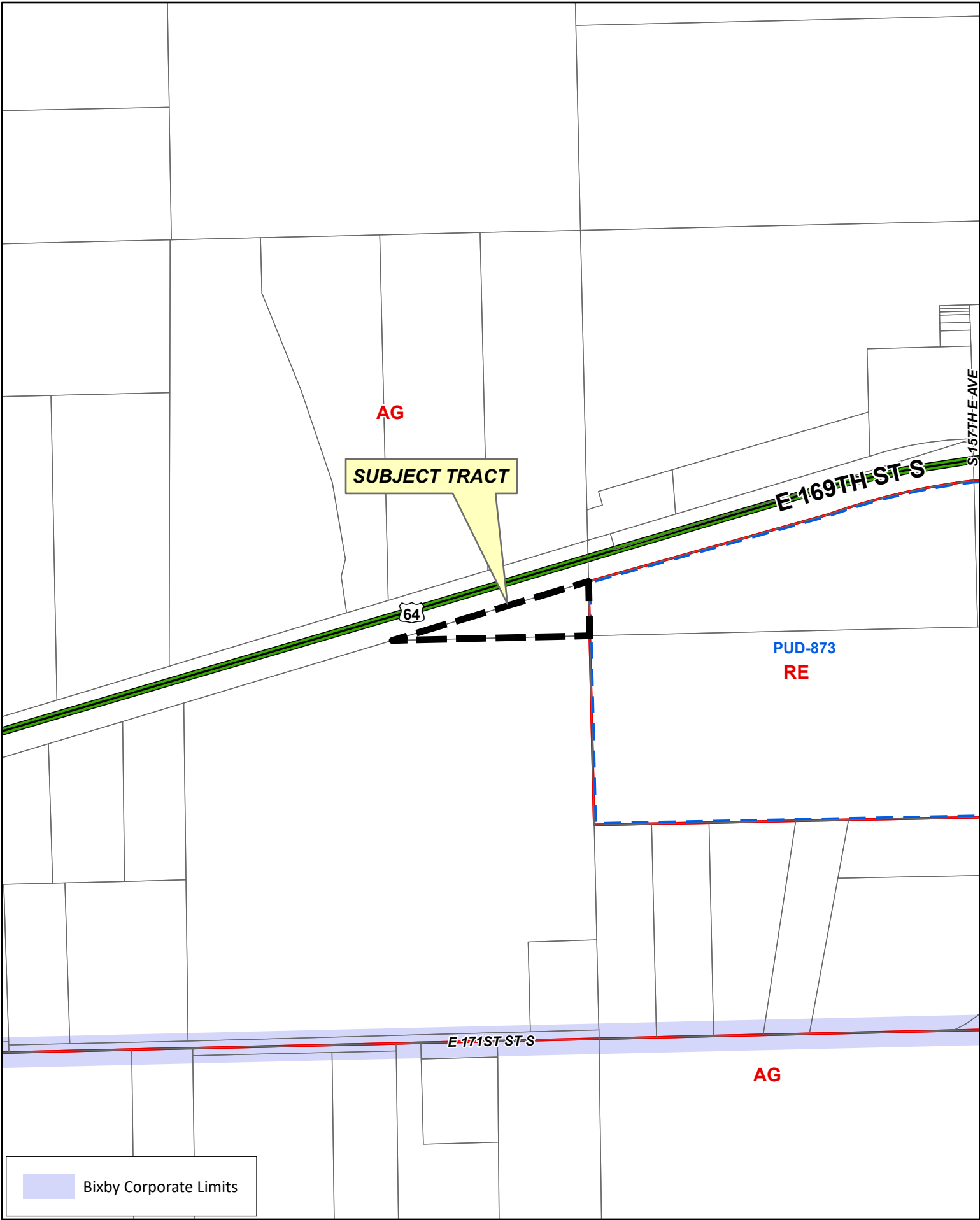


**CBOA-3331**

27 17-14

3.6





AG

SUBJECT TRACT

64

E-169TH ST S

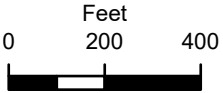
S-157TH E AVE

PUD-873  
RE

E-171ST ST S

AG

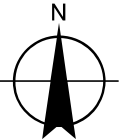
Bixby Corporate Limits



CBOA-3331

27 17-14

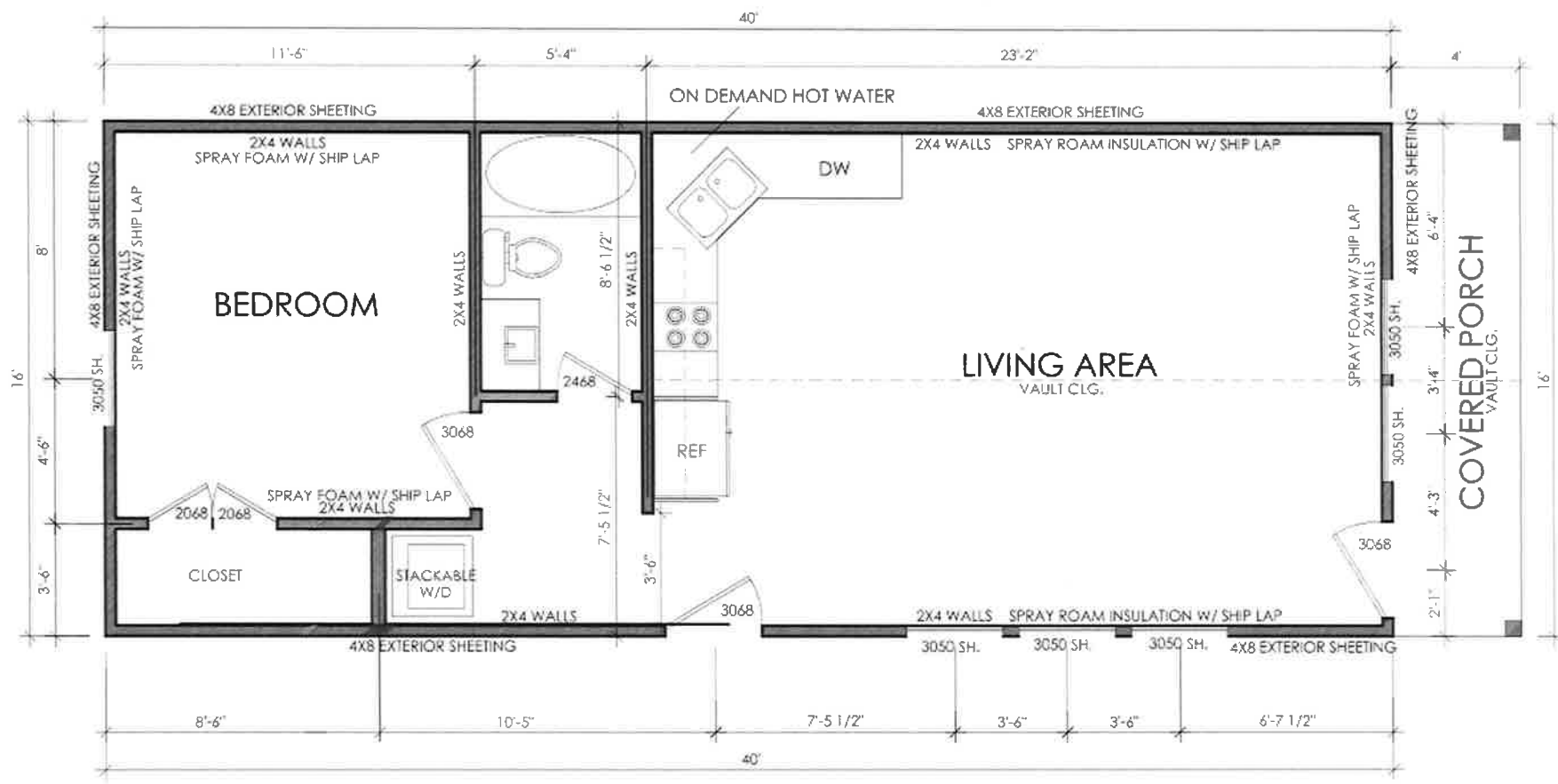
3.7



# Variance Request

- The purpose of this project is to develop an accessory dwelling unit (ADU) that provides affordable housing while maintaining the rural character of the surrounding area. The proposed ADU is intended to accommodate one or two occupants and is designed to integrate seamlessly with the existing property and landscape.
- The ADU supports broader housing policy objectives, including the expansion of flexible and affordable housing options as encouraged by Fannie Mae under **SEL-2025-10**. The development will not alter the primary use of the property and will remain secondary in scale and function.
- The unit will be situated with an existing pecan grove, preserving natural features and providing a quiet, low-impact residential environment. The project is intended to minimize visual, traffic, and infrastructure impacts while offering a modest housing solution consistent with local zoning standards and community character.









**Case Number:** CBOA-3346

**Hearing Date:** April 21<sup>st</sup>, 2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

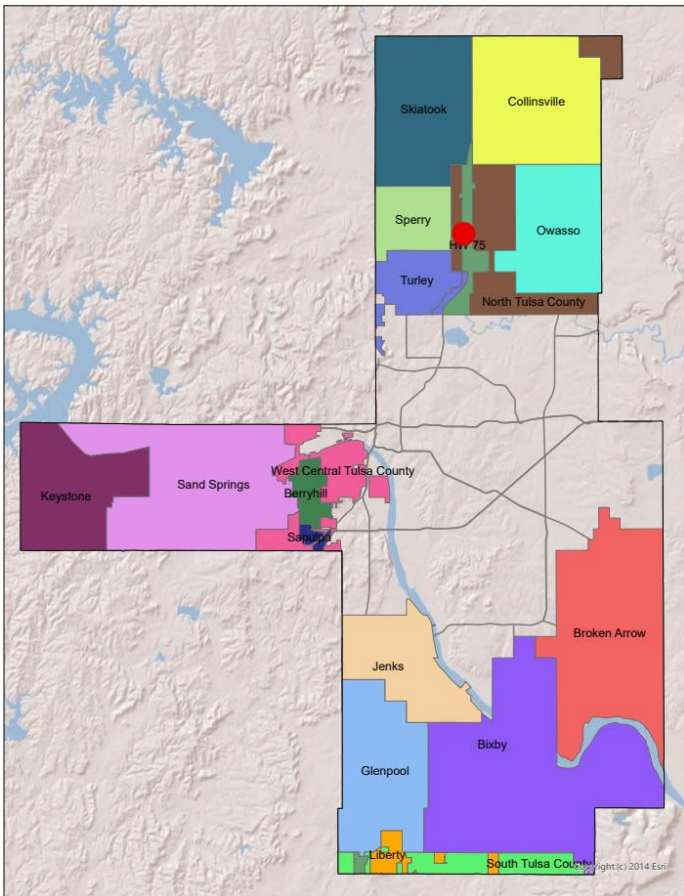
**Owner and Applicant Information:**

**Applicant:** Duane Bryant

**Property Owner:** Bryant 2023 Trust

**Action Requested:** Variance to allow an accessory building in the side yard in an RE district (Sec. 8.030).

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 3.55 acres

**Legal Description:** LOT 2 BLOCK 1  
DAVCO ESTATES

**Present Zoning:** RE (Residential Estate)

**Fenceline/Area:** Sperry

**Land Use Designation:** Highway 75  
Planning Area

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1321

CASE NUMBER: CBOA-3346

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: April 21<sup>st</sup>, 2026 1:30 PM

APPLICANT: Duane Bryant

ACTION REQUESTED: Variance to allow an accessory building in the side yard in an RE district (Sec. 8.030).

LOCATION: 9397 N. 42nd E. Ave. Sperry, OK

ZONED: RE (Residential Estate)

FENCELINE: Sperry

PRESENT USE: Residential

TRACT SIZE: ±3.55 Acres

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject tract is located south of E 96<sup>th</sup> Street North and east of N 42<sup>nd</sup> East Avenue West Avenue in a portion of Tulsa County that is, in parts, sparsely populated, but has pockets of slight to more intense non-residential development nearby, which is expected to increase due to it being in the Highway 75 Planning Area.

The surrounding development pattern is characterized by large undeveloped tracts, scattered single-family residences, and commercial lots. Zoning in the immediate vicinity is primarily agricultural (AG), but also has residential (RE, RS-3, RMH) and commercial (CS) areas nearby, as well as several industrial (IL, IM) districts beginning approximately a mile to its southeast. For the property's immediate surroundings, we have:

North: Another RE-zoned parcel with a single dwelling.

South: A ±40 acre currently undeveloped lot zoned CS (Commercial Shopping).

East: A ±15.5 acre CS (Commercial Shopping) lot with a church.

West: A ±10 acre AG (Agriculture) lot with a single dwelling.

The area is served primarily by N 42nd East Avenue, directly connects only to E 96<sup>th</sup> St N, which itself provides the primary access to the surrounding areas. Overall, the surrounding area reflects a low-density development pattern that appears to correspond to the Highway 75 Planning Area while also still carrying vestiges of older residential development and Agricultural undeveloped lots.

APPLICANT STATEMENT: 17 years ago I had this property zoned residential because I didn't know I could build a house on AG zoning. Now I want to put a building in that I can put my cars and [etc.] in but can't put it in the place that works best. The place they said I need to put it [in], I would have to drive over my septic area to get to it. Also, it would be so far from the house that it's just not doable.

**STAFF COMMENTS:** The applicant is requesting a Variance to allow an accessory building in the side yard in an RE district (Sec. 8.030), since the Tulsa County Zoning Code only allows them in the back yard. The subject property is aligned at an angle with the principal dwelling such that the side yard is significantly larger than the back yard, as well as being easier to reach from the road. Moreover, the accessory unit would be intended for storing cars, and, if it were to be built in the back yard, the residents would have to drive over a septic area to reach it.

The Board must determine whether:

- The condition is unique to the property;
- The hardship is not self-created;
- The variance represents the minimum necessary relief;
- The approval will not be detrimental to surrounding properties; and
- The request is consistent with the spirit and intent of the zoning regulations.

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

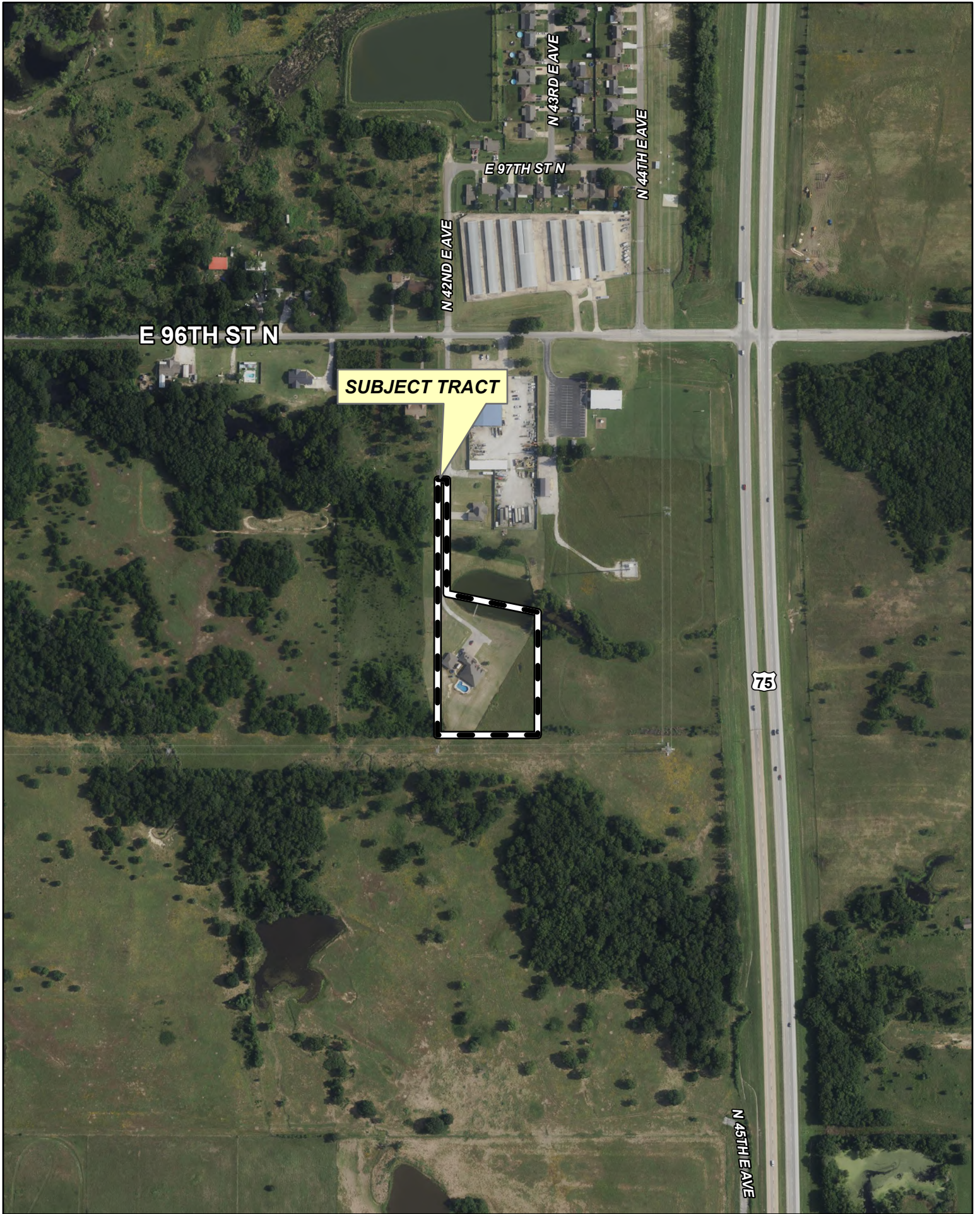
**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) a Variance to allow an accessory building in the side yard in an RE district (Sec. 8.030).*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

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



E 96TH ST N

E 97TH ST N

N 43RD AVE

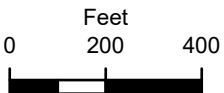
N 44TH AVE

N 42ND AVE

SUBJECT TRACT

75

N 45TH AVE



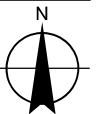
Subject Tract

**CBOA-3346**

21 21-13

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
































Aerial Photo Date: 2024 4.4

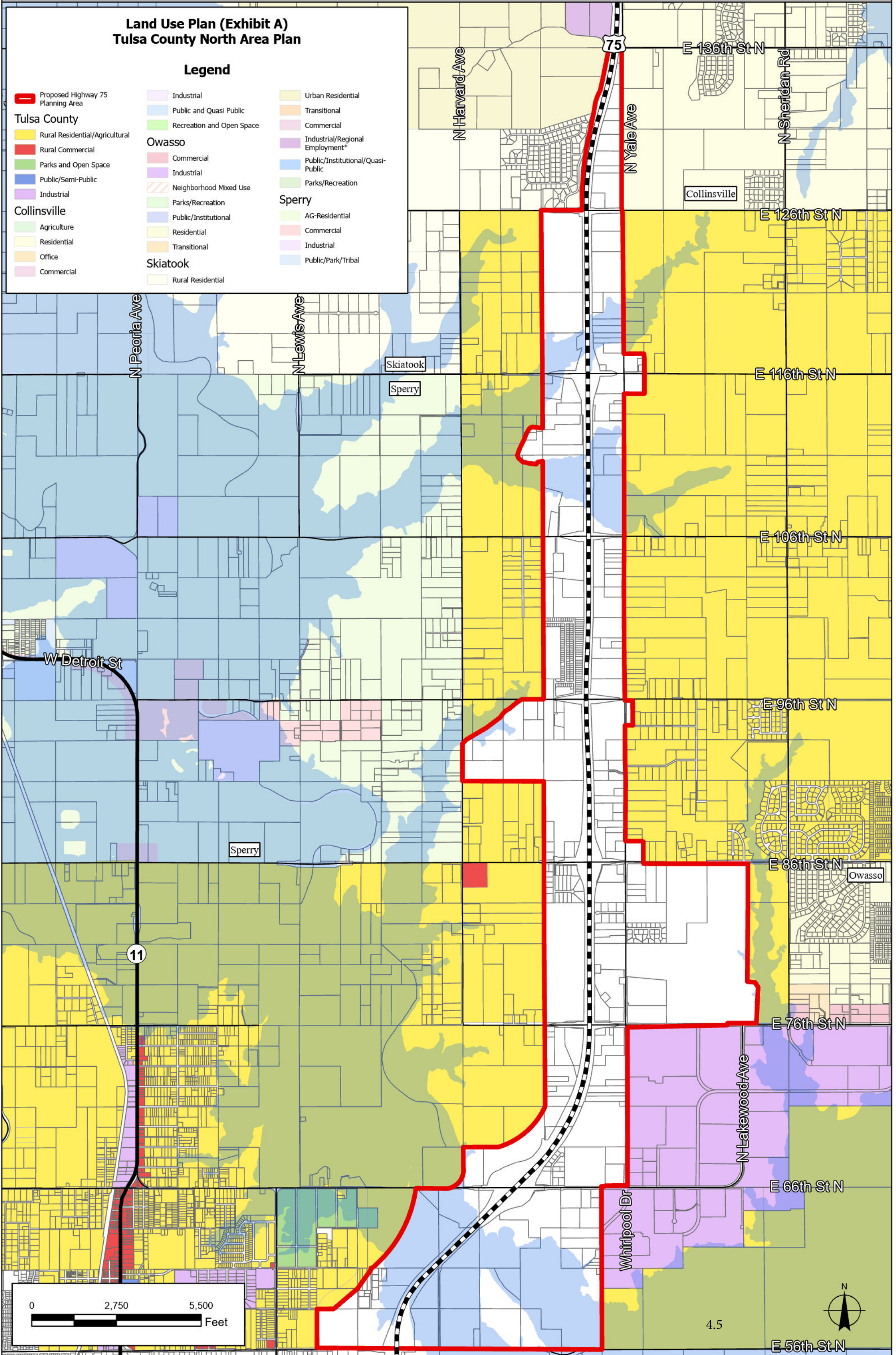


# Tulsa County Comprehensive Plan Amendment TCCP-14

## Land Use Plan (Exhibit A) Tulsa County North Area Plan

### Legend

-  Proposed Highway 75 Planning Area
- Tulsa County**
-  Rural Residential/Agricultural
-  Rural Commercial
-  Parks and Open Space
-  Public/Semi-Public
-  Industrial
- Collinsville**
-  Agriculture
-  Residential
-  Office
-  Commercial
-  Industrial
-  Public and Quasi Public
-  Recreation and Open Space
- Owasso**
-  Commercial
-  Industrial
-  Neighborhood Mixed Use
-  Parks/Recreation
-  Public/Institutional
- Skiatook**
-  Residential
-  Transitional
-  Rural Residential
-  Urban Residential
-  Transitional
-  Commercial
-  Industrial/Regional Employment\*
-  Public/Institutional/Quasi-Public
-  Parks/Recreation
- Sperry**
-  AG-Residential
-  Commercial
-  Industrial
-  Public/Park/Tribal



4.5

AG

RS-3

CS

E 97TH ST N

CS

E 96TH ST N

SUBJECT TRACT

CS

PUD-715

RE

AG

AG

75

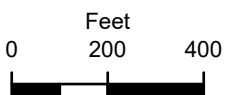
PUD-854

CS

RE

RMH

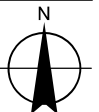
N 45TH E AVE



CBOA-3346

4.6

21 21-13





**Case Number:** CBOA-3347

**Hearing Date:** April 21, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

**Owner and Applicant Information:**

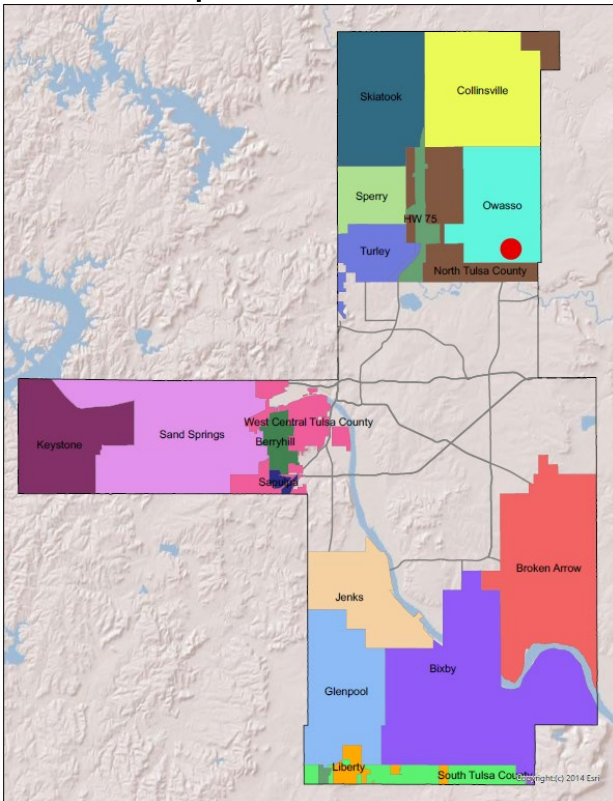
**Applicant:** Michael Martin

**Property Owner:** MARTIN, MICHAEL J & AIMEE C

**Action Requested:**

A Variance from the minimum lot width requirement of 150 feet to 132 feet in the RE district. (Sec. 3.040; Table 3-3) & a Variance from the minimum street frontage requirement (30 feet to 0 feet) (Sec. 3.040; Table 3-3)

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** ± 0.91 Acres

**Legal Description:** BEG 1348.91S & 350.37W NEC NW TH S299.82 W132 N299.86 E132 POB SEC 32 21 14 0.909 ACS

**Present Zoning:** RE (Residential Estate)

**Fenceline/Area:** Owasso

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1432

CASE NUMBER: **CBOA-3347**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: April 21, 2026, 1:30 PM

APPLICANT: Michael Martin

ACTION REQUESTED: A Variance from the minimum lot width requirement of 150 feet to 132 feet in the RE district. (Sec. 3.040; Table 3-3) & a Variance from the minimum street frontage requirement (30 feet to 0 feet) (Sec. 3.040; Table 3-3)

LOCATION: 7315 N. 119<sup>th</sup> E. Ave. Owasso, OK

ZONED: RE (Residential Estate)

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: ± 0.91 Acres

LEGAL DESCRIPTION: BEG 1348.91S & 350.37W NEC NW TH S299.82 W132 N299.86 E132 POB SEC 32 21 14 0.909 ACS

RELEVANT PREVIOUS ACTIONS: CLS-82; Lot split approval 5/22/25

ANALYSIS OF SURROUNDING AREA: The subject tract is located within an area characterized primarily by low-density residential and rural land use patterns. The surrounding properties consist largely of single-family homes situated on larger lots, with a mix of established residences and undeveloped or lightly developed parcels.

North: Properties to the north appear to consist of large-lot residential uses and undeveloped land, consistent with a rural residential character. Lot sizes in this direction are generally larger, contributing to a lower overall density pattern.

South: The properties to the south are predominantly rural residential or agricultural in nature, with scattered homes and open land. This area maintains a similar character to the subject tract, with minimal urban intensity.

East: To the east, the area transitions into a more structured residential subdivision pattern, with defined lot lines and internal street networks. This indicates a slightly higher density residential development compared to the surrounding rural tracts, though still within a low-density residential context.

West: To the west, the pattern continues with large-lot residential uses and open land, reflecting a continuation of the rural development pattern present throughout the area.

**STAFF COMMENTS:**

The applicant is requesting two variances for the subject tract located along E. 73rd Place near N. 119th East Avenue within the RE (Residential Estate) District:

1. A Variance from the minimum lot width requirement of 150 feet to 132 feet (Sec. 3.040; Table 3-3)
2. A Variance from the minimum street frontage requirement of 30 feet to 0 feet (Sec. 3.050; Table 3-3)

**Minimum Lot Width Variance (150 ft to 132 ft)**

The surrounding area is characterized by a mix of large-lot residential tracts and irregular parcel configurations, many of which appear to have been created prior to the adoption of current zoning standards. The subject tract, as highlighted, is narrower than the required RE standard, due to a previous lot division.

Given the established development pattern in the area, a lot width of 132 feet is generally consistent with several nearby parcels and does not appear out of character with the surrounding properties. The requested reduction is relatively minor in scale and is not anticipated to significantly impact the overall residential character of the area.

**Minimum Street Frontage Variance (30 ft to 0 ft)**

The request for 0 feet of frontage represents a more substantial deviation from the zoning code, as frontage requirements are intended to ensure legal access, emergency services access, and orderly development patterns.

Based on the provided map, the subject tract appears to be landlocked, with no direct frontage on a publicly maintained road. Access is likely being proposed via an adjacent tract or through an easement arrangement.

Although the property may appear to have access from E. 74th Street, north of the property, County Engineering has confirmed that E. 74th Street is not a publicly maintained roadway. As a result, it does not satisfy the requirement for legal frontage on a publicly maintained street for development purposes.

Staff notes that while mutual access easements or private access agreements may provide functional access, they do not satisfy the zoning requirement for public street frontage. The lack of frontage is not a condition generally created by the zoning code but rather the result of prior land divisions or conveyances, which may constitute a self-imposed hardship.

However, if adequate legal access can be demonstrated through a recorded, permanent access easement that meets County Engineering and emergency access standards, the Board may consider whether this request can be supported without negatively impacting public safety or adjacent properties.

**COMPATIBILITY WITH SURROUNDING AREA:**

The subject tract is located within an area characterized by a mix of large-lot residential properties and irregularly configured parcels, with development patterns that reflect both rural land divisions and more structured subdivision layouts to the east. The overall character of the area remains low-density residential, consistent with the intent of the RE (Residential Estate) District.

The requested lot width variance (150 feet to 132 feet) appears to be generally compatible with the surrounding area, as several nearby tracts exhibit varying widths and non-uniform configurations. The reduction in lot width is modest and is not anticipated to materially alter the established development

pattern or density of the area. As such, this portion of the request maintains consistency with the scale and character of surrounding properties.

In contrast, the requested street frontage variance (30 feet to 0 feet) represents a more significant departure from typical development standards. Properties in the surrounding area generally maintain direct frontage on a publicly maintained roadway or have established legal access, which supports orderly development and ensures adequate access for services. The subject tract's lack of frontage introduces a condition that is not commonly found in the immediate area, and therefore may be considered less compatible with the prevailing development pattern.

While alternative access may be provided through private easements, such arrangements do not fully replicate the functionality and reliability of direct public street frontage. The absence of frontage may also create long-term limitations on access, maintenance, and emergency services, which could affect both the subject property and surrounding tracts.

Overall, the lot width variance is compatible with the surrounding area, while the street frontage variance presents compatibility concerns due to the deviation from established access patterns. If the Board is inclined to approve the frontage variance, consideration should be given to ensuring that permanent, recorded access is established in a manner that minimizes potential impacts to adjacent properties and maintains safe and reliable access.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance from the minimum lot width requirement of 150 feet to 132 feet (Sec. 3.040; Table 3-3) and the Variance from the minimum street frontage requirement of 30 feet to 0 feet (Sec. 3.040; Table 3-3) is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

*"Move to \_\_\_\_\_ (approve/deny) to permit A Variance from the minimum lot width requirement of 150 feet to 132 feet in the RE district. (Sec. 3.040; Table 3-3)*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1.
- 2.
- 3.

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

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

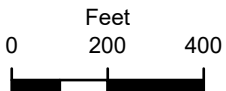
*“Move to \_\_\_\_\_ (approve/deny) to permit A Variance from the minimum street frontage requirement (30 feet to 0 feet) (Sec. 3.040 Table 3-3)*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

*1. Recorded Access Easement - Prior to the issuance of any permits, the applicant shall provide a recorded, permanent access easement benefiting the subject tract. The easement shall be filed of record with the Tulsa County Clerk.*

*Finding the hardship to be \_\_\_\_\_.*

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



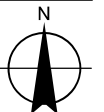
Subject Tract

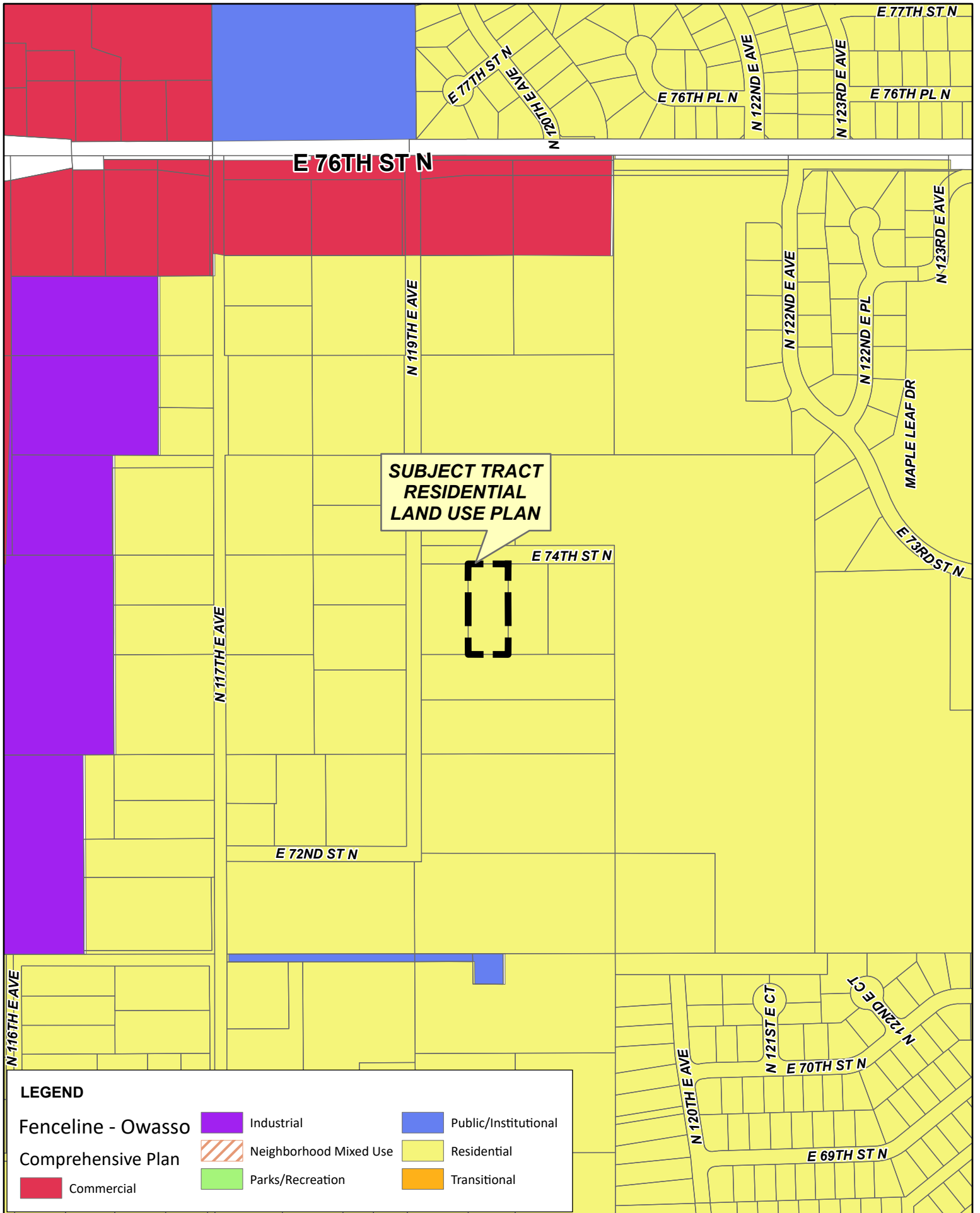
**CBOA-3347**

32 21-14

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








Aerial Photo Date: 2024 5.6

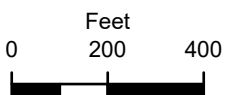




**SUBJECT TRACT  
RESIDENTIAL  
LAND USE PLAN**

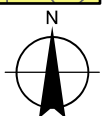
**LEGEND**

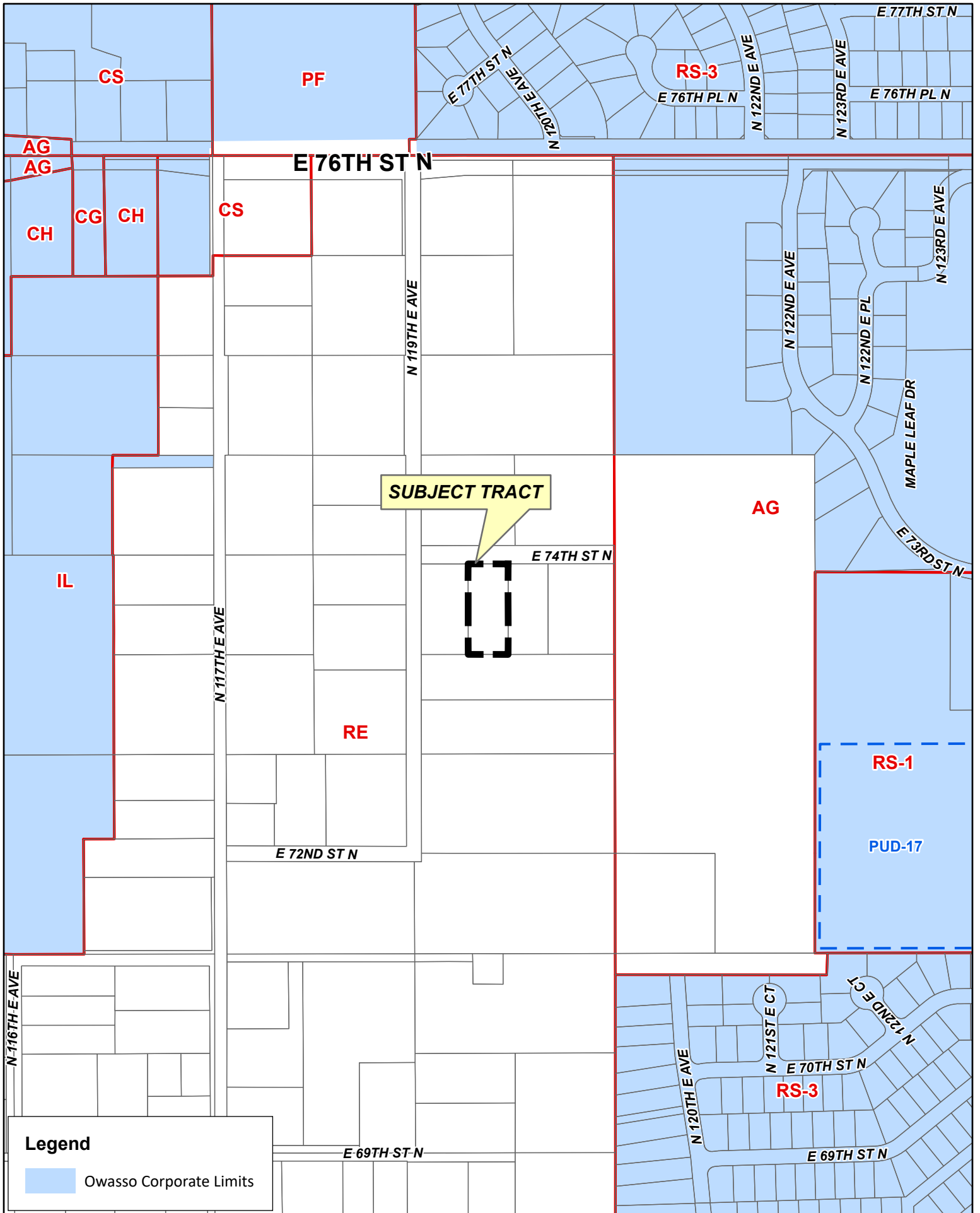
Fenceline - Owasso	 Industrial	 Public/Institutional
Comprehensive Plan	 Neighborhood Mixed Use	 Residential
 Commercial	 Parks/Recreation	 Transitional



**CBOA-3347**

5.7

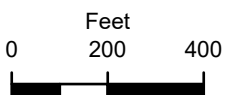




**SUBJECT TRACT**

**Legend**

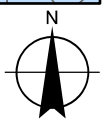
Owasso Corporate Limits



# CBOA-3347

32 21-14

5.8



**LOT SPLIT**

**APPLICATION INFORMATION**

RECEIVED BY: CP DATE FILED: 4/3/2025

CASE NUMBER: CLS-82  
 PARCEL #: R91432143225070

RELATED CASE: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 7311 N. 119<sup>th</sup> E AVE Okasso Ok 74055

LEGAL DESCRIPTION OF UNDIVIDED TRACT: \_\_\_\_\_

PRESENT USE: Home PRESENT ZONING: RE TRS: \_\_\_\_\_ CCD: ①

CITY WATER: Okasso  RURAL WATER DISTRICT: \_\_\_\_\_  WELL  
 CITY SEWER: Okasso  SEPTIC/AEROBIC SYSTEM

**LETTERS FROM CITY UTILITIES OR RURAL WATER DISTRICTS ARE REQUIRED IF UTILIZING THOSE SOURCES.**

MODIFICATION FROM SUBDIVISION AND DEVELOPMENT REGULATIONS REQUESTED (IF ANY): \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Brian Hayes</u>	NAME <u>Gerald and Gwendine Kase</u>
ADDRESS <u>7716 N. Howard AVE</u>	ADDRESS <u>7311 N. 119<sup>th</sup> E AVE</u>
CITY, ST, ZIP <u>Sperry Ok 74073</u>	CITY, ST, ZIP <u>Okasso Ok 74055</u>
DAYTIME PHONE <u>918 519 0758</u>	DAYTIME PHONE <u>918 519 0758</u>
EMAIL <u>Brian@hayescustomhomesok.com</u>	EMAIL <u>HCHOkasso@gmail.com</u>
<b>I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.</b>	
SIGNATURE & DATE: <u>[Signature]</u>	<u>[Signature]</u>

DOES OWNER CONSENT TO THIS APPLICATION  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Family

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$150	RECEIPT NUMBER: <u>236283</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**SUBMITTAL REQUIREMENTS:**  
**Survey Requirements-** All Lot Splits require a survey of the original parent tracts and exhibits clearly describing the final legal descriptions of the split tracts. This document must be prepared by a licensed surveyor. Please refer to the Lot Split Checklist available at tulsaplanning.org or in our office for complete survey requirements. This must accompany your application at time of submission.  
**Documents should be no larger than 11 x 17 inches.**

**DISPOSITION**

PAR RECOMMENDATION: \_\_\_\_\_ ADMINISTRATIVE/TMAPC ACTION: Approved DATE: 5-22-25

LAND USE ADMINISTRATOR SIGNATURE: [Signature]

CONDITIONS/COMMENTS: \_\_\_\_\_

INSTRUMENTS RELEASED: \_\_\_\_\_

**ACKNOWLEDGEMENT OF PLATTING REQUIREMENTS:**

I understand that no application may be approved by the land use administrator or the planning commission if approval of the application would result in the creation of 5 or more lots from the parent tract, as calculated cumulatively for the 5-year period immediately preceding the submittal date of the application for lot-split/adjustment. Land divisions that result in the creation of 5 or more lots from a parent tract, calculated as described in the foregoing sentence, are subject to a platting requirement. If during evaluation of your application staff learns that approving your application would result in 5 or more lots, staff will withdraw your application. Fees paid for your application will be refunded at the sole discretion of the land use administrator.

Signature and Date 

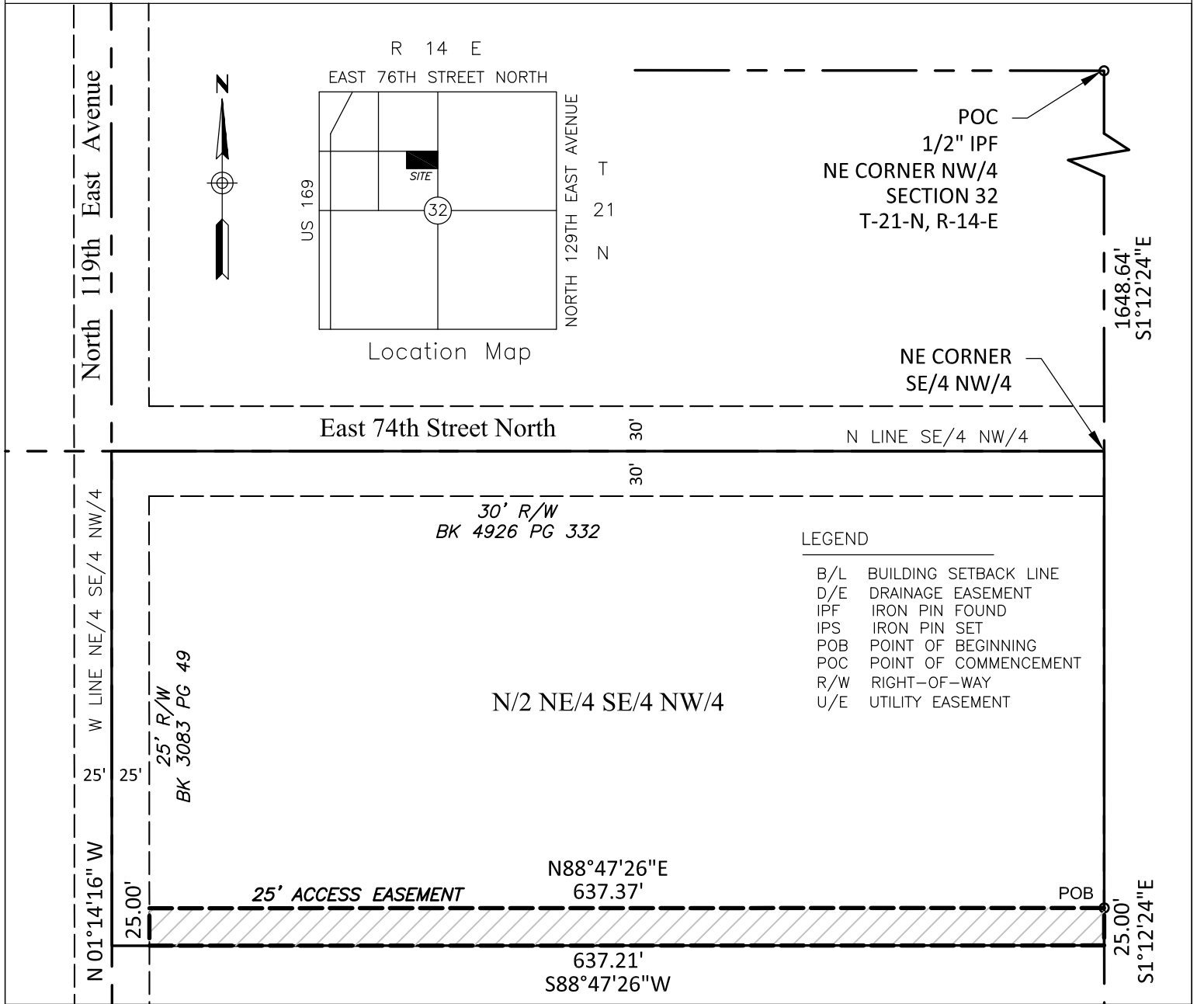
**ZONING CONFORMITY ACKNOWLEDGEMENT:**

I understand that no application may be approved by the land use administrator or the planning commission if approval of the application would result in a lot that does not comply with the zoning code. If during evaluation of your application, staff learns that approving your application would result in a lot that does not comply with the zoning code, staff will withdraw your application, and you will be advised to seek relief from the applicable Board of Adjustment. Fees paid for your application will be refunded at the sole discretion of the land use administrator.

Signature and Date 

Tulsa Metropolitan Area Planning Commission  
2 West 2nd Street, Suite 800  
Tulsa, Oklahoma 74103  
(918) 584-7526  
[tulsaplanning.org](http://tulsaplanning.org)

# ACCESS EASEMENT EXHIBIT



**LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE N/2 OF THE NE/4 OF THE SE/4 OF THE NW/4 OF SECTION 32, T-21-N, R-14-E, IB&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

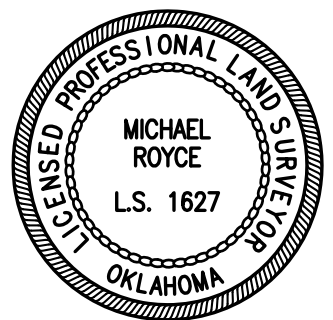
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1648.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01°12'24" E A DISTANCE OF 25.00 FEET; THENCE S 88°47'26" W A DISTANCE OF 637.21 FEET TO A POINT ON THE WEST LINE OF THE DEDICATION DEED FOR PUBLIC HIGHWAY RECORDED IN BOOK 3803 AT PAGE 49; THENCE N 01°14'16" W ALONG SAID WEST LINE A DISTANCE OF 25.00 FEET; THENCE N 88°47'26" E A DISTANCE OF 637.37 FEET TO THE POINT OF BEGINNING, CONTAINING 15930 SQUARE FEET OR 0.37 ACRES MORE OR LESS. BASIS OF BEARING OKSPN GRID.

**NOTES**

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THIS TRACT HAS ACCESS TO NORTH 119TH EAST AVENUE, A PUBLIC RIGHT-OF-WAY.

**SURVEYOR'S STATEMENT**

I, MICHAEL ROYCE, STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THIS DATE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.



SIGNATURE *Michael Royce*

DATE: 9/19/25

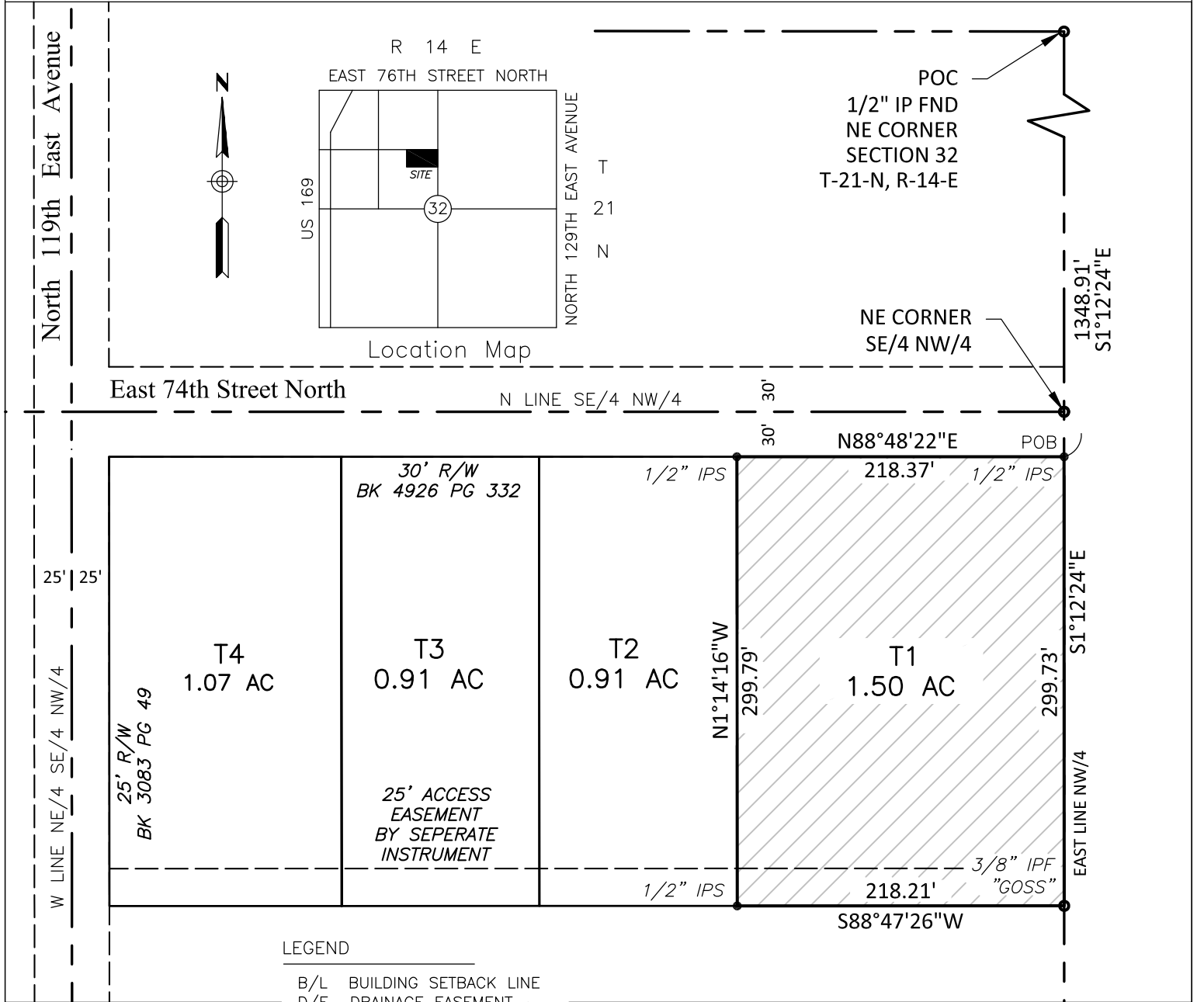
5.11

SURVEYED BY	PROJECT	DATE
MAR	15963B	9/19/25

MICHAEL ROYCE, PLS  
8105 NORTH 128TH EAST AVE  
OWASSO, OK 74055  
mroyce1627@gmail.com

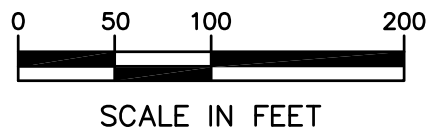
PREPARED FOR  
*HAYES CUSTOM HOMES*

# PLAT OF SURVEY



**LEGEND**

- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- FND FOUND
- IP IRON PIN
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT



**LEGAL DESCRIPTION**

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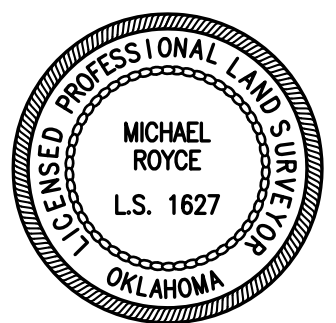
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET TO THE POINT OF BEGINNING; THENCE S 01°12'24" E ALONG SAID EAST LINE A DISTANCE OF 299.73 FEET; THENCE S 88°47'26" W A DISTANCE OF 218.21 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.79 FEET; THENCE N 88°48'22" E A DISTANCE OF 218.39 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES MORE OR LESS. BASIS OF BEARING OKSPN GRID.

**NOTES**

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
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SIGNATURE: *Michael Royce*

DATE: 9/19/25

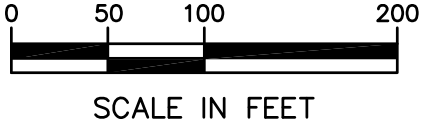
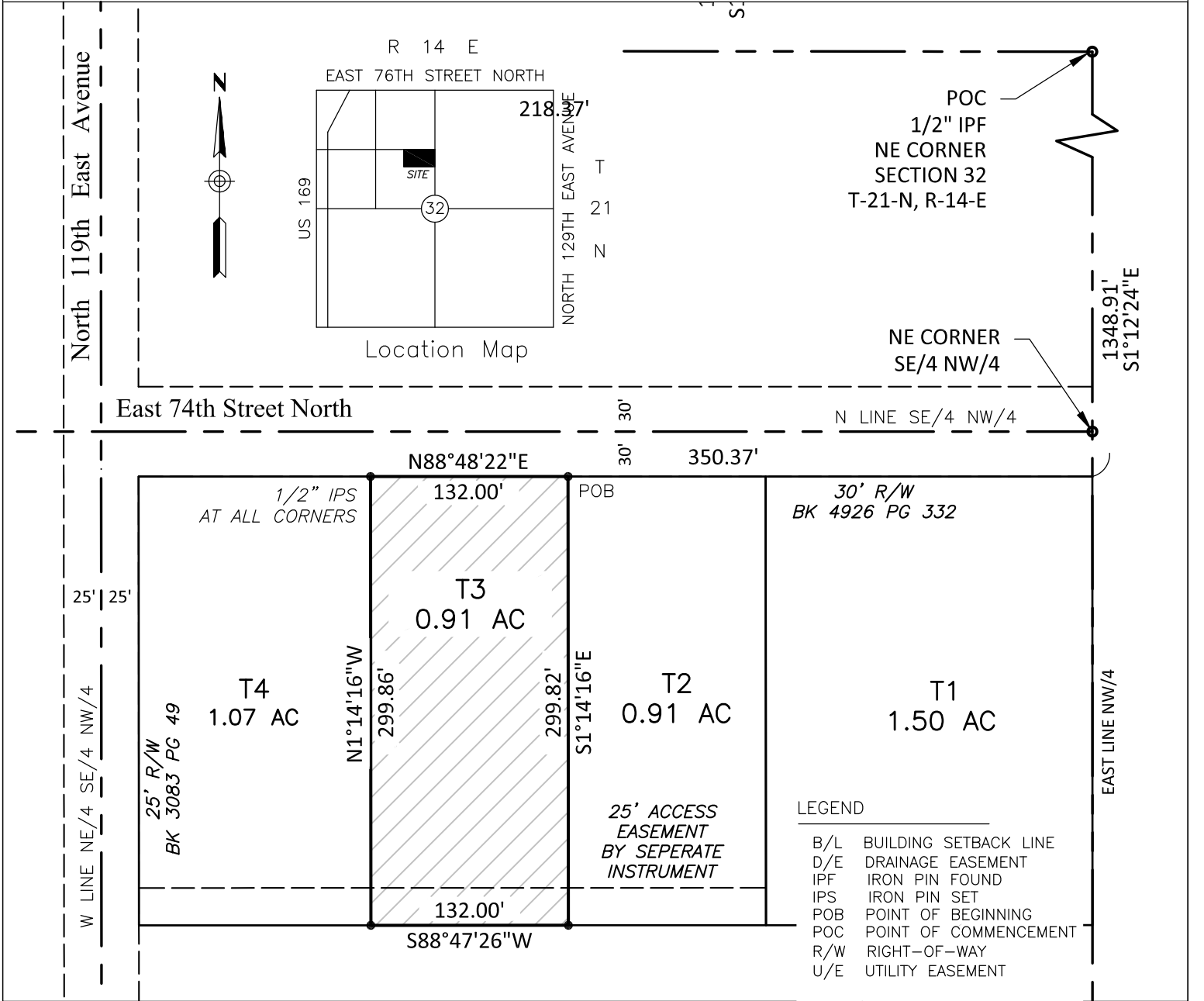
5.12

SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

MICHAEL ROYCE, PLS  
 8105 NORTH 128TH EAST AVE  
 OWASSO, OK 74055  
 mroyce1627@gmail.com

PREPARED FOR  
 HAYES CUSTOM HOMES

# PLAT OF SURVEY



**LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE N/2 OF THE NE/4 OF THE SE/4 OF THE NW/4 OF SECTION 32, T-21-N, R-14-E, IB&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

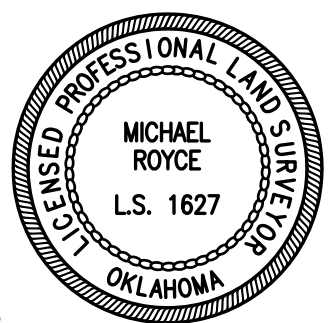
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET; THENCE S 88°48'22" W A DISTANCE OF 350.37 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'16" E A DISTANCE OF 299.82 FEET; THENCE S 88°47'26" W A DISTANCE OF 132.00 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.86 FEET; THENCE N 88°48'22" E A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES MORE OR LESS; AND INCLUDING AN ACCESS EASEMENT BEING THE SOUTHERLY 25 FEET THEREOF. BASIS OF BEARING OKSPN GRID.

**NOTES**

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
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SIGNATURE: *Michael Royce*

DATE: 9/19/25

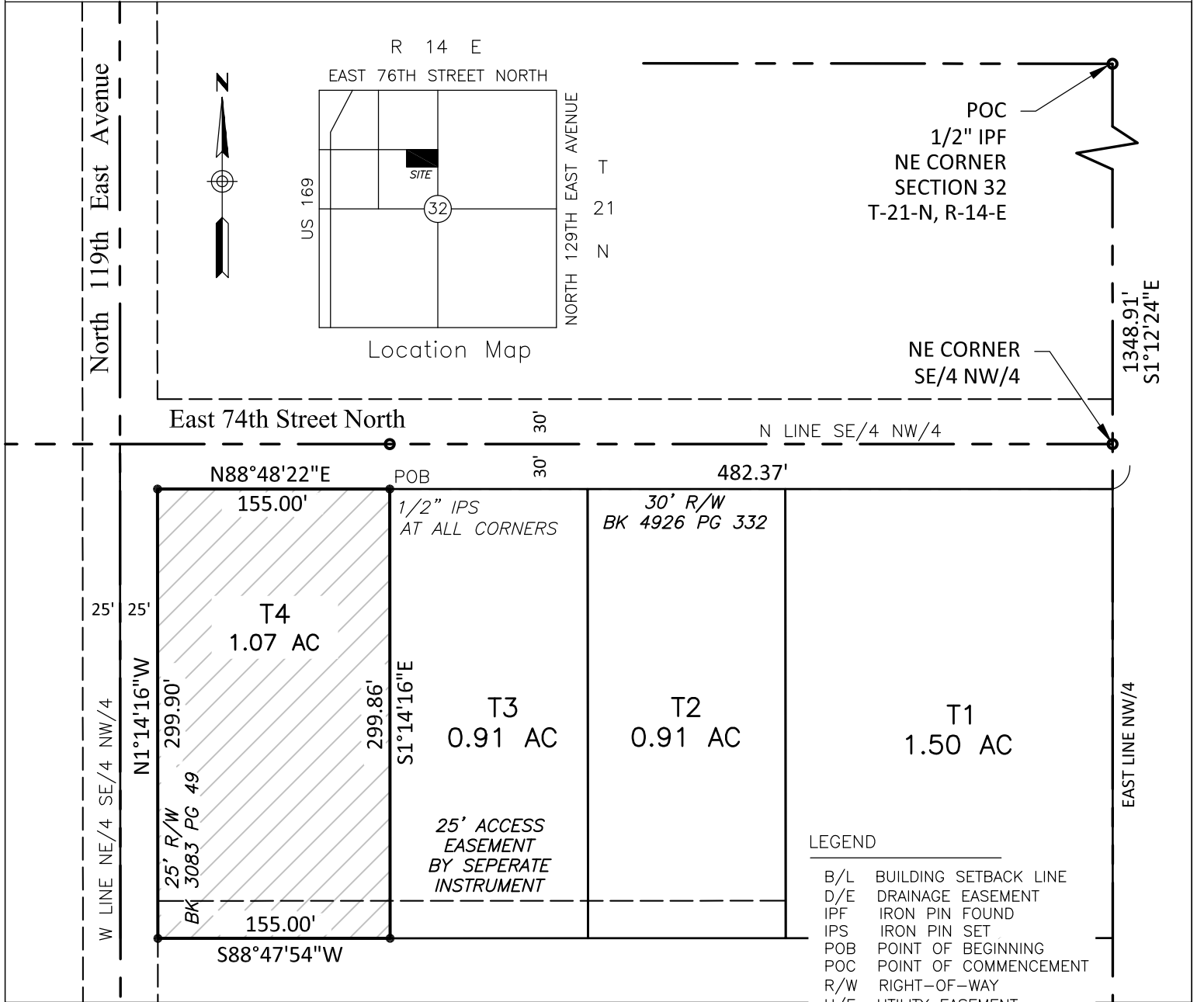
5.13

SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

MICHAEL ROYCE, PLS  
 8105 NORTH 128TH EAST AVE  
 OWASSO, OK 74055  
 mroyce1627@gmail.com

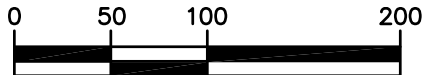
PREPARED FOR  
 HAYES CUSTOM HOMES

# PLAT OF SURVEY



**LEGEND**

- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT



SCALE IN FEET

**LEGAL DESCRIPTION**

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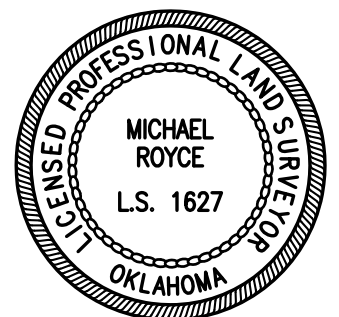
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET; THENCE S 88°48'22" W A DISTANCE OF 482.37 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'16" E A DISTANCE OF 299.86 FEET; THENCE S 88°47'54" W A DISTANCE OF 155.00 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.90 FEET; THENCE N 88°48'22" E A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS; AND INCLUDING AN ACCESS EASEMENT BEING THE SOUTHERLY 25 FEET THEREOF. BASIS OF BEARING OKSPN GRID.

**NOTES**

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**SURVEYOR'S STATEMENT**

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SIGNATURE: *Michael Royce*

DATE: 9/19/25

5.14

SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

MICHAEL ROYCE, PLS  
8105 NORTH 128TH EAST AVE  
OWASSO, OK 74055  
mroyce1627@gmail.com

PREPARED FOR  
HAYES CUSTOM HOMES

# Rural Water District No. 3 Washington County, Oklahoma

---

17227 N. 129<sup>th</sup> E. Ave., P.O. Box 70, Collinsville, OK 74021-0070  
Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

June 11, 2025

INCOG

To Whom It May Concern:

Concerning the lot split for Brian Hayes at 7716 N Harvard:  
This is in Washington County RWD #3 service area. Tract 2A is already served by RWD #3 Washington County. Tract 3A and Tract 4A can also be served by RWD #3 Washington County with a  $\frac{3}{4}$  meter by Bore crossing N Harvard Ave. Tract 5 can also be served by RWD #3 Washington County with a  $\frac{3}{4}$  meter and it is a 2" line on line side. All Tracts will have to meet all RWD # 3 Washington County requirements. If you have any other questions, please feel free to contact the RWD #3 Washington County office.

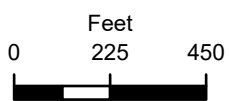
Sincerely,

Chad Pennington  
Field Supervisor

5.15

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

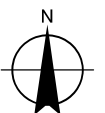


**CLS-82**

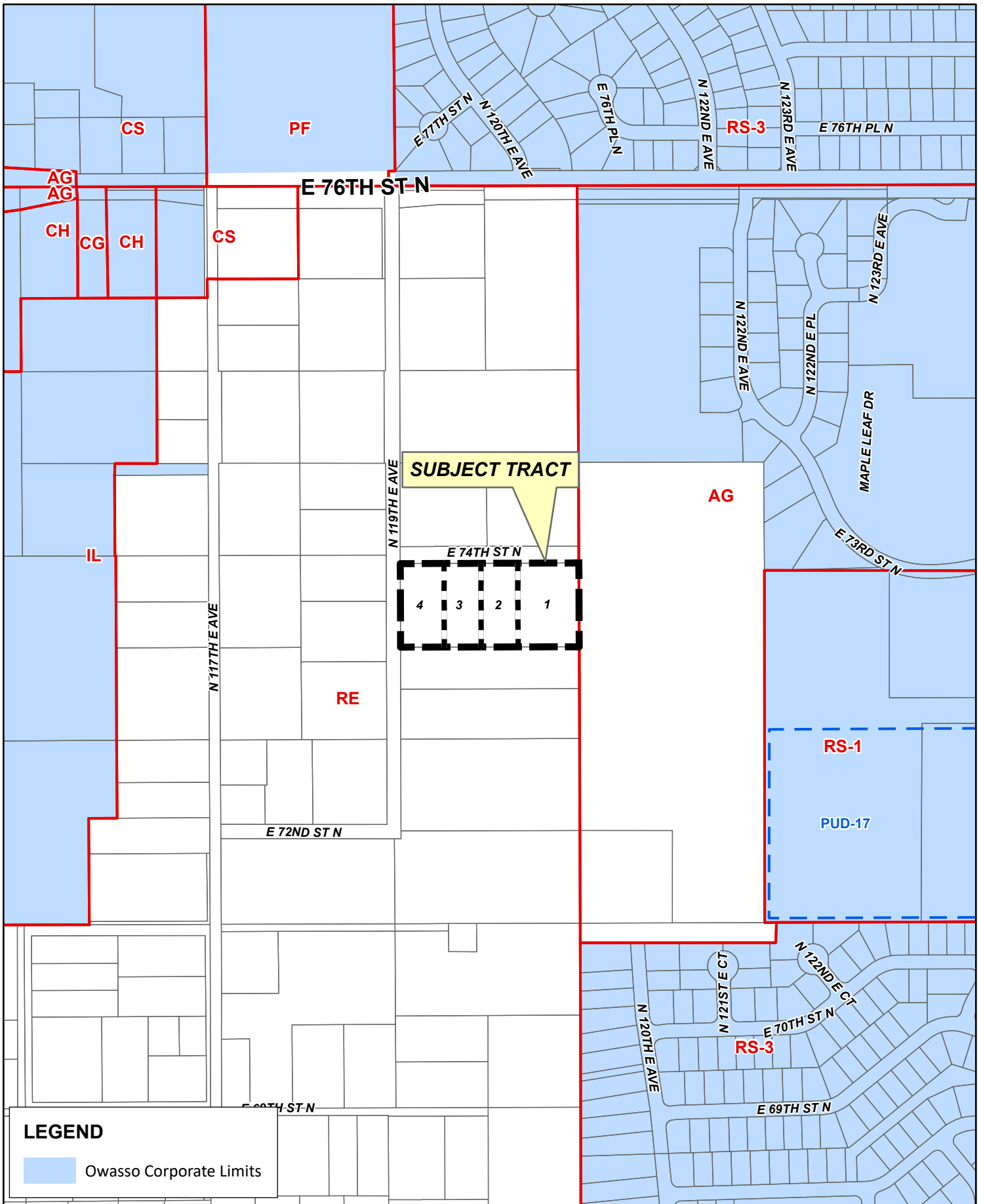
32 21-14

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

Aerial Photo Date: 2023

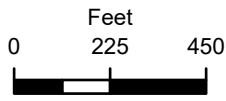


5.16



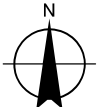
**LEGEND**

Owasso Corporate Limits

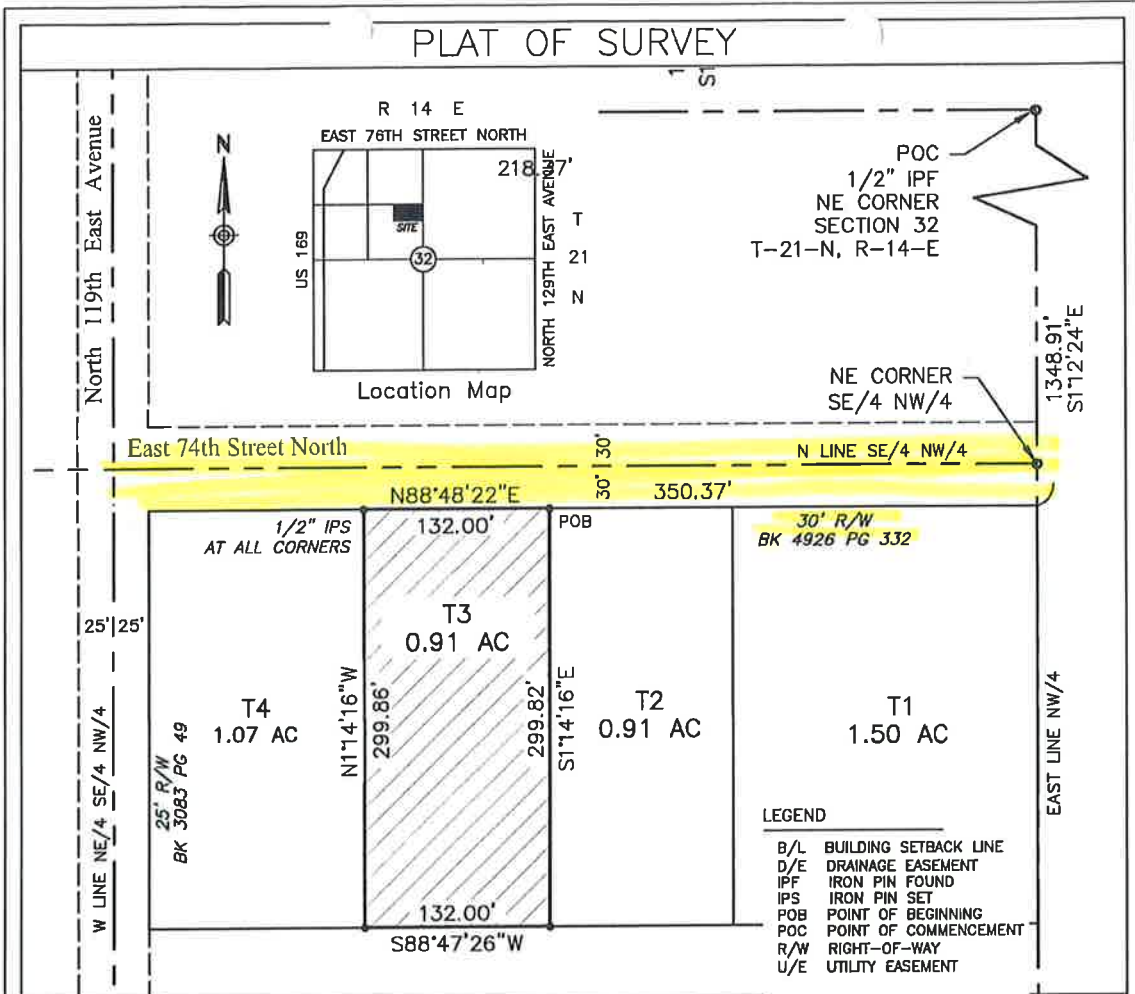


# CLS-82

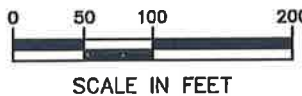
32 21-14



# PLAT OF SURVEY



- LEGEND**
- B/L BUILDING SETBACK LINE
  - D/E DRAINAGE EASEMENT
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT



**LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE N/2 OF THE NE/4 OF THE SE/4 OF THE NW/4 OF SECTION 32, T-21-N, R-14-E, 1B&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET; THENCE S 88°48'22" W A DISTANCE OF 350.37 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'16" E A DISTANCE OF 299.82 FEET; THENCE S 88°47'26" W A DISTANCE OF 132.00 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.86 FEET; THENCE N 88°48'22" E A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES MORE OR LESS. BASIS OF BEARING OKSPN GRID.

**NOTES**

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THIS TRACT HAS ACCESS TO NORTH 119TH EAST AVENUE, A PUBLIC RIGHT-OF-WAY.

**SURVEYOR'S STATEMENT**

I, MICHAEL ROYCE, STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THIS DATE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.



SIGNATURE: *Michael Royce*

DATE: 04/21/25

SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

MICHAEL ROYCE, PLS  
8105 NORTH 128TH EAST AVE  
OWASSO, OK 74055  
mroyce1627@gmail.com

PREPARED FOR  
**HAYES CUSTOM HOMES**

---

**RE: CLS-82 Approval & Deeds**

---

From Ashley Bowlin <ABowlin@Apex-Closings.com>

Date Fri 7/11/2025 10:20 AM

To Davis, Kendal <kdavis@incog.org>

Thank you so much for the prompt reply!

I will be out of the office July 17<sup>th</sup> – July 21<sup>st</sup>.

**Wire fraud is at an all-time high. Wire instructions will be sent to you by a member of your Apex Title closing team securely through CertiFID and only through CertiFID, we will never email wiring instructions. Please be diligent. Wire instructions will not change. If you receive any emails changing wire instructions or any wiring instructions via email at all, please call your closing team immediately.**



## Ashley Bowlin

Escrow Officer

Apex Title & Closing Services LLC

8503 N. 129th E. Ave.

Owasso, OK 74055

918.376.4128 | Direct

918.376.4122 | Office

918.514.6233 | Fascimile

[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

***Please be sure to copy my processor:***

*Hannah Mullett* [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

**Borrowers please use the below link or QR to submit Earnest Money.**

**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



Due to the number of fraudulent cashier's checks in the Tulsa real estate market, Apex Title & Closing Services, LLC, requires ALL funds over \$20,000 to be tendered via wire transfer. Our wiring instructions will be provided by your closing team prior to closing; in addition, they are available upon request. Please call your closing team to verify the information prior to sending funds.

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**From:** Davis, Kendal <kdavis@incog.org>  
**Sent:** Friday, July 11, 2025 10:18 AM  
**To:** Ashley Bowlin <ABowlin@Apex-Closings.com>  
**Subject:** Re: CLS-82 Approval & Deeds

Good Morning Ashley,

I recommend reaching out to Berry Britton, one of our County Engineers, who will most likely be able to assist you with this question. My apologies that I couldn't provide a direct answer. Berry is excellent to work with and very knowledgeable, so I'm confident he can help.

Here is his contact information:

**Berry Britton**  
Engineer  
Tulsa County HQ  
218 West 6th Street, Room 845  
Tulsa, OK 74119  
Phone: 918-596-5734  
Email: [bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)

If you have any trouble connecting with him or getting the information you need, feel free to reach out to me and I'll do my best to help.

Wishing you a great weekend!

Best regards,  
Kendal

**Kendal Davis Senior Planner**



2 West 2<sup>nd</sup> Street Suite 800

Tulsa, Oklahoma 74103

918.579.9485

[www.incog.org](http://www.incog.org) | [www.tulsacleancities.com](http://www.tulsacleancities.com)

---

**From:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Sent:** Friday, July 11, 2025 9:51 AM  
**To:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>  
**Subject:** FW: CLS-82 Approval & Deeds

Hi! See below 😊

**From:** Ashley Bowlin  
**Sent:** Friday, July 11, 2025 9:47 AM  
**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Subject:** RE: CLS-82 Approval & Deeds

Carmen,

Can you confirm that East 74<sup>th</sup> Street is a county maintained road?  
If not, can you point me in the right direction of who I would ask?

**I will be out of the office July 17<sup>th</sup> – July 21<sup>st</sup>.**

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[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

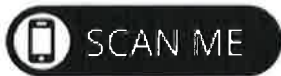
***Please be sure to copy my processor:***

Hannah Mullett [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



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**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Sent:** Tuesday, June 3, 2025 3:04 PM  
**To:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Subject:** CLS-82 Approval & Deeds

Ashley,

No worries. This case has been approved. I am just waiting for the applicant to bring the new deeds for the approval stamp to record at the County Clerk's office.

Thanks,



**Carmen Pate**

Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

**From:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Sent:** Tuesday, June 3, 2025 1:38 PM  
**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Subject:** RE: Lot Split

I apologize I wasn't aware you were the only contact.

I'm working on the purchase of these properties and the buyer wanted to know if the Lot Split had been approved.

**Our offices will be closed Friday, July 4<sup>th</sup> and I will be out Monday, July 7<sup>th</sup>.**

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## Ashley Bowlin

Escrow Officer

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918.514.6233 | Fascimile

[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

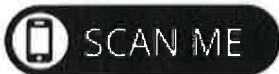
***Please be sure to copy my processor:***

*Hannah Mullett* [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



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**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Sent:** Tuesday, June 3, 2025 1:26 PM  
**To:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Subject:** RE: Lot Split

What you mean who? I am the one processing the lot split of Tulsa County Unincorporated areas.  
Thanks,



**Carmen Pate**

Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

**From:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Sent:** Tuesday, June 3, 2025 12:02 PM  
**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Subject:** Lot Split

Hi Carmen!

Would you be able to tell me who is handling the lot split for the attached properties?

**Our offices will be closed Friday, July 4<sup>th</sup> and I will be out Monday, July 7<sup>th</sup>.**

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**Ashley Bowlin**

Escrow Officer  
Apex Title & Closing Services LLC  
8503 N. 129th E. Ave.  
Owasso, OK 74055  
918.376.4128 | Direct  
918.376.4122 | Office  
918.514.6233 | Fascimile  
[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

**Please be sure to copy my processor:**

Hannah Mullett [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



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<[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Lucky Airehrour <[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough <[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>  
Cc: Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>  
Subject: CLS-82 Review

**CAUTION:** This email originated from outside of Tulsa County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

CLS-82, is now ready for review.  
Please see documentation attached.  
Best,



**Carmen Pate**

Land Planner

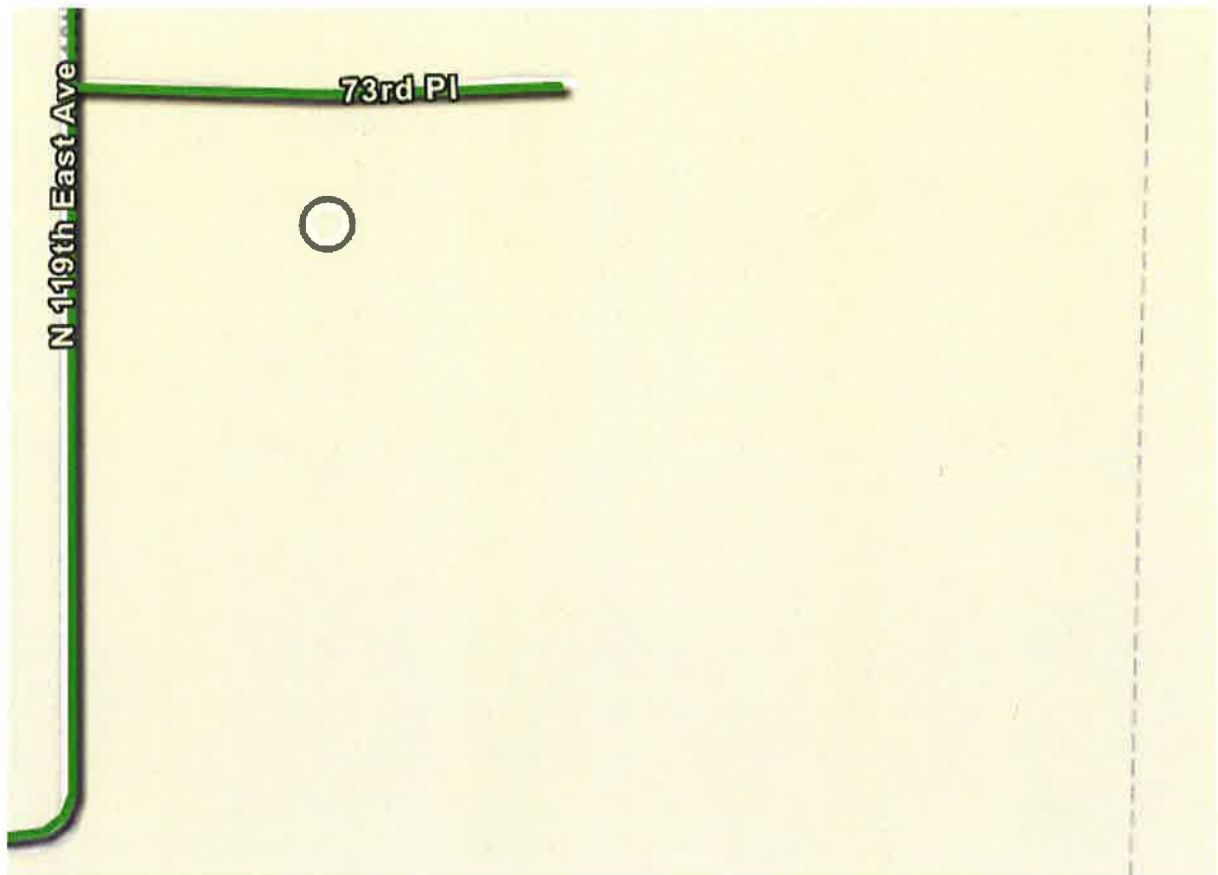
2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

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**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Thursday, May 22, 2025 5:21 PM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>;  
[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org); Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour  
<[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough  
<[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan  
Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

74<sup>th</sup> St N, east of 119<sup>th</sup> E Ave, is not a public roadway. So, we cannot allow this lot split, in my opinion.

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

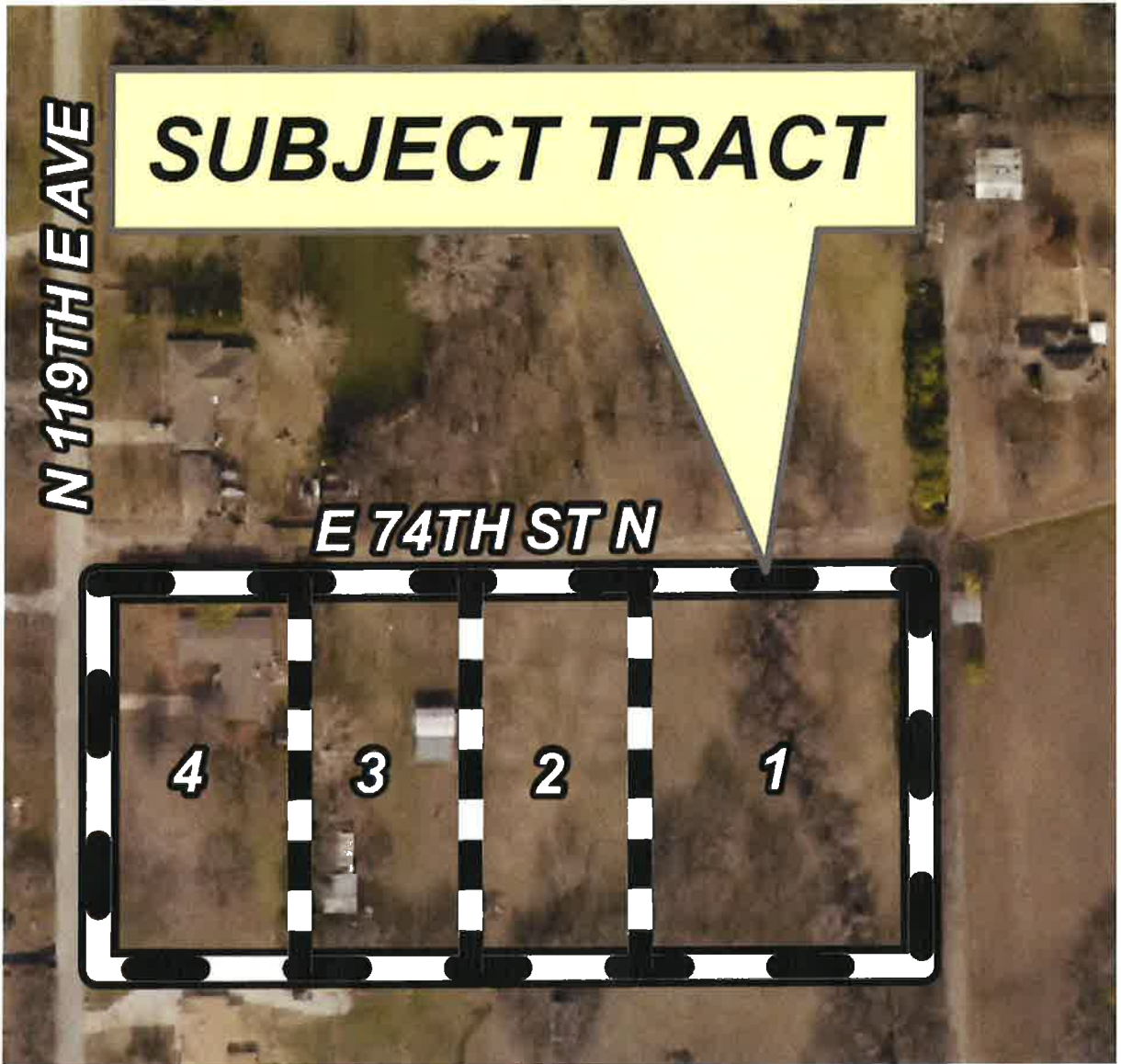
918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>

**Sent:** Thursday, May 22, 2025 11:54 AM

**To:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Teresa Tosh <[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org)>; Roger Hughes





Hi Alex and Roger,

I spoke with Berry about this one. E 74 St N (73<sup>rd</sup> Pl) belongs to the County. Please see doc attached.

<https://assessor.tulsacounty.org/Property/Info?accountNo=R91432143225560>

Please let me know your thoughts.

Thanks,



**Carmen Pate**

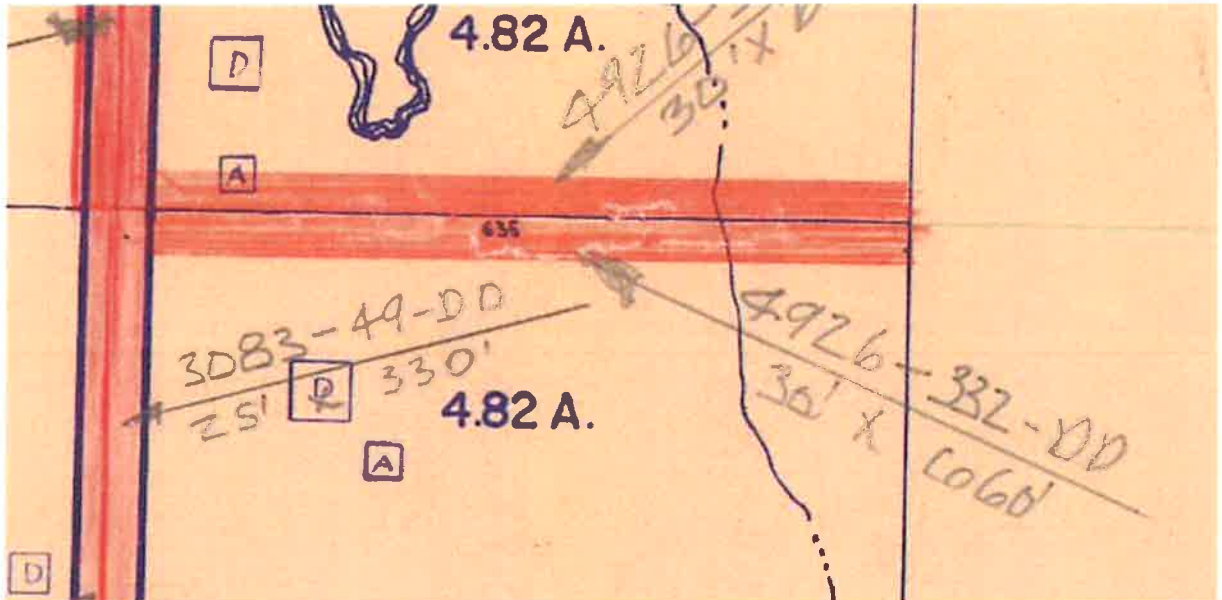
Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450



Alex,  
How or where can I find what rows have been accepted in the public system?  
Thanks,



**Carmen Pate**

Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Friday, May 23, 2025 9:57 AM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>;  
[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org); Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour  
<[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough  
<[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan  
Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

The right-of-way is owned by Tulsa County. However, the road has never been accepted onto the public system and is not a publicly maintained road.

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>

**Sent:** Friday, May 23, 2025 9:52 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Teresa Tosh  
<[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour  
<[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough  
<[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan  
Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

Carmen-

I spoke with the DA. He concurs that we should not allow this lot split as the properties will not have legal access to a publicly maintained roadway.

Thanks, Alex

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Friday, May 23, 2025 3:20 PM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

Generally speaking, our GIS system shows that. However, in this case, the GIS is incorrect. So, just hit me up.

Now, having thought about this a bit more... since the private road sits on publicly owned property, it might be allowable from a lot-split standpoint, as there would be access across the property.

Allow me to discuss with the DA before taking next steps, please.

Thanks, Alex

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>

**Sent:** Friday, May 23, 2025 10:02 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Teresa Tosh <[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour <[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough <[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Valley <[cvalley@tulsacounty.org](mailto:cvalley@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

<[kdavis@incog.org](mailto:kdavis@incog.org)>

**Subject:** Re: CLS-82 Review

Kendal,

Our team believes there are two options before this lot split can move forward.

Option 1: Create a MAE that would give access the lots legal access to N 119<sup>th</sup> E Ave. The MAE would need to be on their proposed lots, and not encompass any part of the Tulsa County parcel.

Option 2: The current land owner and/or future landowners could improve the existing driveway on the Tulsa County property and ask the County to accept it as a public road. The little bridge may, or may not, need to be included depending on the how the lot lines fall.

Thank you,

Berry Britton

Engineer

Tulsa County HQ

218 West 6<sup>th</sup> Street, Room 845

Tulsa, OK 74119

918-596-5734

[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)

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**From:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>

**Sent:** Friday, July 11, 2025 10:49 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>

**Subject:** Re: CLS-82 Review

Kendal,

Here is the history on this case.

Thank you,

Berry Britton

Engineer

Tulsa County HQ

218 West 6<sup>th</sup> Street, Room 845

Tulsa, OK 74119

918-596-5734

[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)

---

**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Wednesday, May 28, 2025 12:34 PM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

So they added an access easement along the south side. Fair enough.

INCOG folks... is showing it on the survey enough? I do not feel it is? They need file a stand-alone access easement, irrevocable, as submit the recorded easement part of this filing so that it is of record.

Thanks, Alex

**Alex Mills, PE, CFM**

Tulsa County Engineer  
218 West 6<sup>th</sup> Street, Room 847  
Tulsa, OK 74119  
918.596.5736  
[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>

**Sent:** Friday, August 29, 2025 11:36 AM

**To:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Cc:** Rojas, Javier <[jrojas@incog.org](mailto:jrojas@incog.org)>

**Subject:** Re: CLS-82 Review

Good Morning,

The applicant has submitted revised materials in response to the previous review comments. Please let me know your thoughts once you've had a chance to review. I appreciate your time, and don't hesitate to reach out if you have any questions.

Best,



**Kendal Davis**

Senior Planner  
2 West Second Street | Suite 800  
Tulsa, OK 74103  
[kdavis@incog.org](mailto:kdavis@incog.org)  
[INCOG | Tulsa, OK | Regional Partners - Regional Solutions](#)  
918-579-9485

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**From:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>

**Sent:** Friday, July 11, 2025 2:13 PM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Davis, Kendal

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**From:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>

**Sent:** Tuesday, September 2, 2025 11:56 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Cc:** Rojas, Javier <[jrojas@incog.org](mailto:jrojas@incog.org)>

**Subject:** Re: CLS-82 Review

Alex,

We're on the same page; I'll ensure the recorded easement is included as part of this filing. I appreciate your time.

Best,



**Kendal Davis**

Senior Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[kdavis@incog.org](mailto:kdavis@incog.org)

[INCOG | Tulsa, OK | Regional Partners - Regional Solutions](#)

918-579-9485

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**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Friday, August 29, 2025 2:31 PM

**To:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Cc:** Rojas, Javier <[jrojas@incog.org](mailto:jrojas@incog.org)>

**Subject:** RE: CLS-82 Review



**Case Number:** CBOA-3348

**Hearing Date:** April 21<sup>st</sup>, 2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

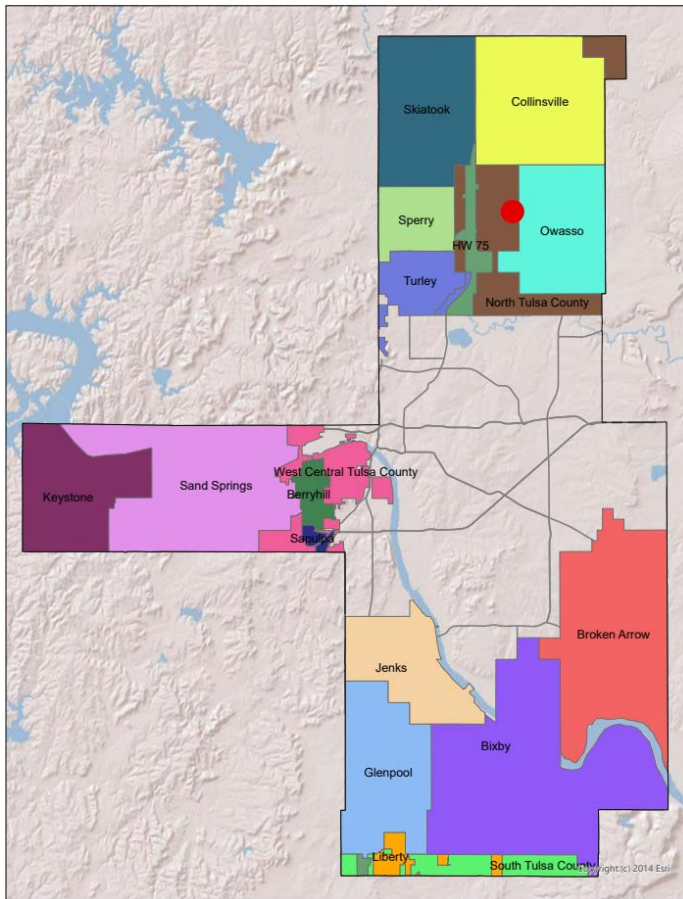
**Owner and Applicant Information:**

**Applicant:** Kelly & David Kennebeck

**Property Owner:** Same

**Action Requested:** Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2)

**Location Map:**



**Additional Information:**

**Present Use:** Residential/Agricultural

**Tract Size:** 18.47± acres

**Legal Description:** The East Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4) of Section Fourteen (14), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the North 16.5 feet thereof and LESS AND EXCEPT the East 156 feet of the North 374.75 feet thereof.

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** North Tulsa County

**Land Use Designation:** Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1314

CASE NUMBER: **CBOA-3348**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: April 21<sup>st</sup>, 2026 1:30 PM

APPLICANT: Kelly & David Kennebeck

ACTION REQUESTED: Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2).

LOCATION: 7556 E 106th St N, Owasso, OK

ZONED: AG (Agriculture)

FENCELINE: North Tulsa County

PRESENT USE: Residential/Agricultural

TRACT SIZE: 18.47± Acres

PREVIOUS ACTIONS:

BOA-9046 (May 1976): The Board approved an Exception to locate a mobile home for a period of five years in an AG district.

ANALYSIS OF SURROUNDING AREA: The subject tract is located west of N Memorial Dr, along the southern edge of E 106<sup>th</sup> St N, in a portion of Tulsa County that is sparsely populated, but with pockets of residential development to its east which gradually lead into the largely developed city limits of Owasso.

The surrounding development pattern is characterized by large undeveloped tracts and scattered single-family residences. Zoning in the immediate vicinity on all sides is entirely agricultural (AG).

The Tulsa County Comprehensive Land Use Plan places this area in the North Tulsa County planning area. The subject tract and its surroundings are designated as *Rural Residential / Agricultural*, which is intended for land that is sparsely populated and intended primarily for agricultural or large-lot single dwelling residential. Other than a small corridor in the intersection of N Memorial Dr and E 106<sup>th</sup> St N that has some lots designated as *Commercial* or *Transitional* per the Tulsa County Comprehensive Land Use Plan, and city limits of Owasso further east, the region falls mostly under the designation of *Rural Residential / Agricultural*.

APPLICANT STATEMENT: We have a primary residence in the vicinity of this property. Under current circumstances we are unable to maintain this property to the degree necessary. There are two original outbuildings that are dilapidated, requiring demolition. Fencing in need of repair. Allowing us to construct this home, to utilize it as our new primary residence, will improve our ability to move there and improve the upkeep and maintenance of the property. As with the other homes, this will be on its own utilities and aerobic septic system.

**STAFF COMMENTS:** The applicant is requesting a Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district, since the Tulsa County Zoning Code only allows up to two houses in an AG tract, with a minimum lot area per dwelling unit of 2 acres. The subject property far exceeds the minimum lot size per dwelling unit requirement.

The Board must determine whether:

- The condition is unique to the property;
- The hardship is not self-created;
- The variance represents the minimum necessary relief;
- The approval will not be detrimental to surrounding properties; and
- The request is consistent with the spirit and intent of the zoning regulations.

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

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) a Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2)*

*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.*





Mail Tax Statement To:  
8817 E. 104th St. N  
OWASSO, OK 74055

After Recording Return To:  
Buffalo Land Title, LLC  
7306 South Lewis Avenue  
Tulsa, OK 74138

# 1504-0023-57  
Return To: Buffalo Land Title  
7306 S. Lewis Ave.  
Tulsa, OK 74136



**KNOW ALL MEN BY THESE PRESENTS:**

That **Thomas Nelson Koscelny and Kay Lynne Koscelny, husband and wife,** party of the first part, in consideration of the sum of **TEN AND NO/100** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

**David M. Kennebeck and Kelly R. Kennebeck, husband and wife, as Joint tenants with the right of survivorship, and not as tenants in common, upon the death of one, the survivor and the heirs and assigns of the survivor, take the entire fee simple title**

Whose address is: **8817 E 104th St. N.  
Owasso, OK 74055**

party of the second part, the following described real property and premises situated in **Tulsa County, State of Oklahoma**, to wit:

The East Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4) of Section Fourteen (14), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the North 16.5 feet thereof and LESS AND EXCEPT the East 156 feet of the North 374.75 feet thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

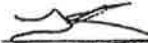
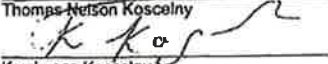
TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

Return to:  
American Eagle Title & Abstract  
7306 S Lewis  
Tulsa, OK 74136

1506-0158-06

2A


SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

  
Thomas Nelson Koscelny  
  
Kay Lynne Koscelny

ACKNOWLEDGMENT

State of Oklahoma County of Tulsa ss:  
The foregoing instrument was acknowledged before me on this 3rd day of August, 2015 by Thomas Nelson Koscelny and Kay Lynne Koscelny.

My Commission Expires:

  
Notary Public.

EC No.: 1504-0023-57



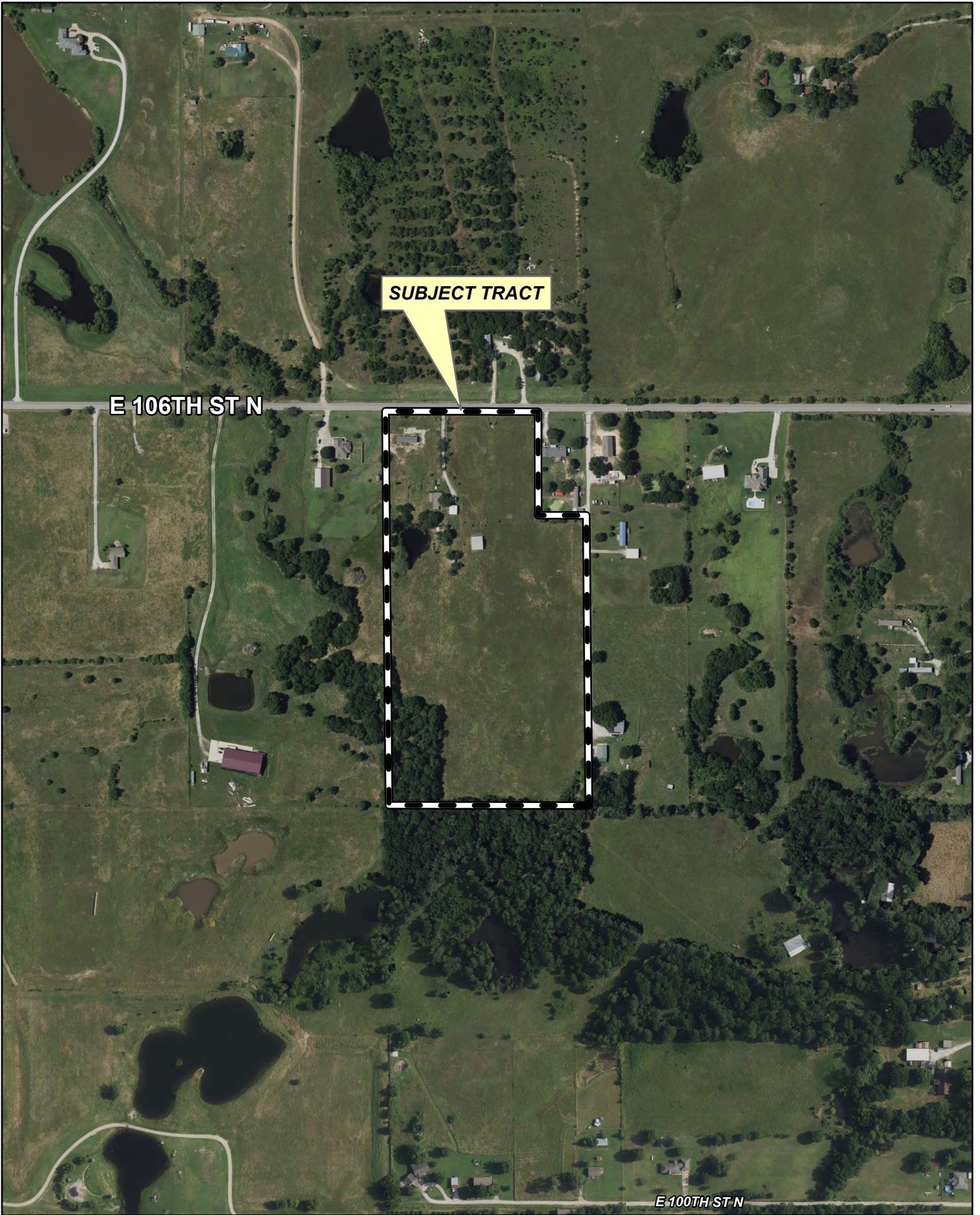
STATE OF OKLAHOMA ) ss  
COUNTY OF TULSA

I, Michael Willis, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated this 18 day of March 2024  
Michael Willis, Tulsa County Clerk

  
Deputy

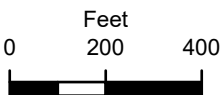




E 106TH ST N

SUBJECT TRACT

E 100TH ST N



Subject Tract

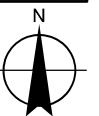
**CBOA-3348**

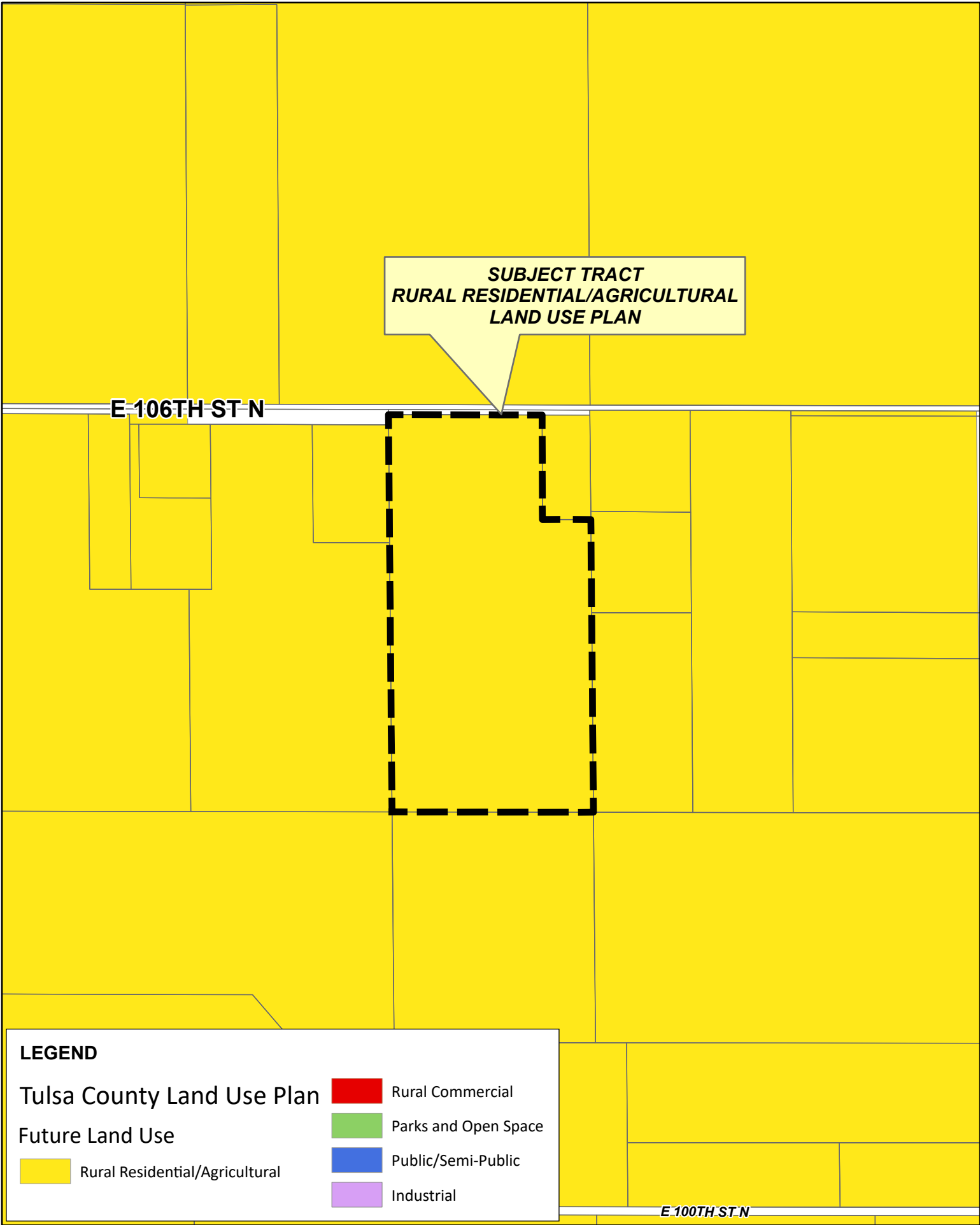
14 21-13

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

Aerial Photo Date: 2024

6.7





**SUBJECT TRACT  
RURAL RESIDENTIAL/AGRICULTURAL  
LAND USE PLAN**

**E-106TH ST N**

**E 100TH ST N**

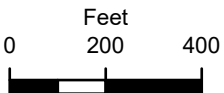
**LEGEND**

Tulsa County Land Use Plan

- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial

Future Land Use

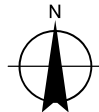
Rural Residential/Agricultural

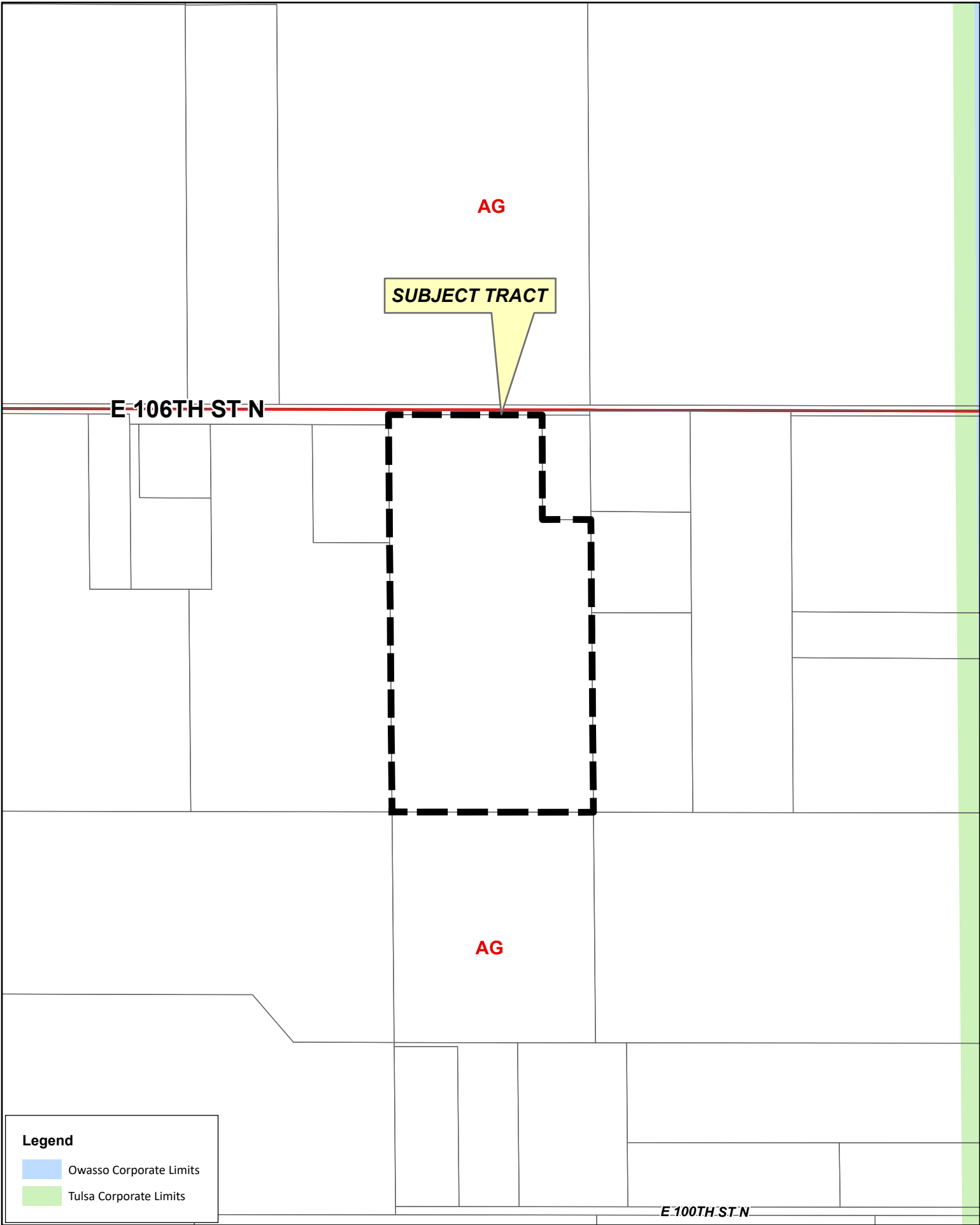


**CBOA-3348**



14 21-13

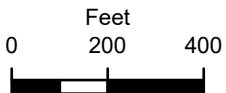
6.8





**Legend**

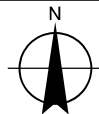
-  Owasso Corporate Limits
-  Tulsa Corporate Limits



**CBOA-3348**

14 21-13

6.9





**Case Number:** CBOA-3349

**Hearing Date:** April 21, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

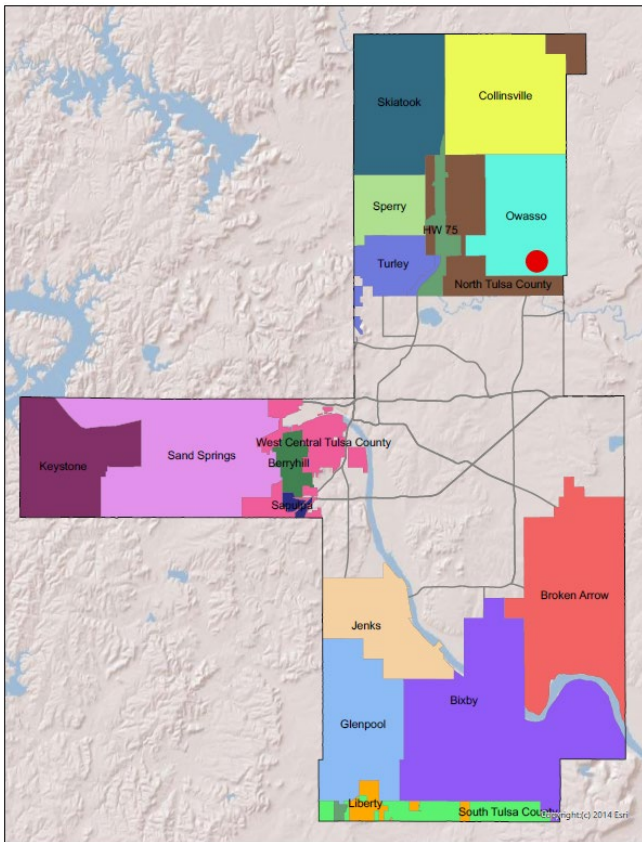
**Owner and Applicant Information:**

**Applicant:** Kirk & Candice Coryn

**Property Owner:** Coryn, Kirk

**Action Requested:** Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an RE district (Sec. 3.040 Table 3-3) & A Special Exception to allow single-section manufactured home in RE district (Sec. 3.030, Table 3-2)

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** ± 1.50

**Legal Description:** BEG 1348.91S NEC NW TH S299.73 W218.21 N299.79 E218.37 POB SEC 32 21 14 1.502 ACS

**Present Zoning:** RE (Residential Estate)

**Fenceline/Area:** Owasso

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1432

CASE NUMBER: CBOA-3349

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: April 21, 2026, 1:30 PM

APPLICANT: Kirk & Candice Coryn

ACTION REQUESTED: Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an RE district (Sec. 3.050 Table 3-3) & A Special Exception to allow single-section manufactured home in RE district (Sec. 3.030, Table 3-2)

LOCATION: 7319 N. 119th E. Ave. Owasso OK 74055

ZONED: RE (Residential Estate)

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: ± 1.50

LEGAL DESCRIPTION: BEG 1348.91S NEC NW TH S299.73 W218.21 N299.79 E218.37 POB SEC 32 21 14 1.502 ACS

RELEVANT PREVIOUS ACTIONS: CLS-82; Approved 5/22/25

ANALYSIS OF SURROUNDING AREA: The surrounding area reflects a mix of rural residential properties and emerging subdivision development, indicating gradual residential growth in the vicinity. While the subject tract is located within an established large-lot residential area, nearby subdivision development to the east and south suggests increasing development pressure and incremental transition toward more organized residential patterns.

North: Properties to the north consist primarily of large-lot residential tracts and undeveloped land, with a continuation of the rural residential character. Lot sizes appear irregular and generally exceed typical suburban subdivision standards.

South: To the south, the area transitions back to larger tracts with scattered single-family residences and open land, maintaining a rural or semi-rural character similar to the subject property.

East: The area to the east is characterized by a more developed residential subdivision pattern, including internal street networks and smaller, more uniform lots. This area reflects a slightly higher density residential use compared to the subject tract, though it remains consistent with low-density residential development.

West: Properties to the west are predominantly large-lot residential uses with irregular parcel configurations, consistent with the existing RE zoning and rural development pattern.

## **STAFF COMMENTS:**

The applicant is requesting the following relief for the subject tract located near E. 73rd Place and N. 119th East Avenue within the RE (Residential Estate) District:

1. A Variance from the minimum street frontage requirement of 30 feet to 0 feet on a publicly maintained road (Sec. 3.040; Table 3-3)
2. A Special Exception to allow a single-section manufactured home (Sec. 3.030; Table 3-2)

### **Minimum Street Frontage Variance (30' to 0')**

The request for 0 feet of frontage represents a more substantial deviation from the zoning code, as frontage requirements are intended to ensure legal access, emergency services access, and orderly development patterns.

Based on the provided map, the subject tract appears to be landlocked, with no direct frontage on a publicly maintained road. Access is likely being proposed via an adjacent tract or through an easement arrangement.

Although the property may appear to have access from E. 74th Street, north of the property, County Engineering has confirmed that E. 74th Street is not a publicly maintained roadway. As a result, it does not satisfy the requirement for legal frontage on a publicly maintained street for development purposes.

Staff notes that while mutual access easements or private access agreements may provide functional access, they do not satisfy the zoning requirement for public street frontage. The lack of frontage is not a condition generally created by the zoning code but rather the result of prior land divisions or conveyances, which may constitute a self-imposed hardship.

However, if adequate legal access can be demonstrated through a recorded, permanent access easement that meets County Engineering and emergency access standards, the Board may consider whether this request can be supported without negatively impacting public safety or adjacent properties.

### **Special Exception – Single-Section Manufactured Home**

The applicant is also requesting a Special Exception to allow a **single-section manufactured home** within the RE District. This use is not permitted by right but may be allowed by the Board of Adjustment upon finding that it is compatible with the surrounding area and will not be injurious to neighboring properties.

The surrounding area is characterized by:

- Large-lot single-family residential uses
- A mix of site-built homes and rural residential development patterns
- Nearby subdivision-style development to the east, indicating some transition in development intensity

While the area is predominantly composed of site-built single-family homes on larger lots, the overall character remains rural to semi-rural, where variations in housing types are sometimes present.

The introduction of a single-section manufactured home may present compatibility considerations, particularly in relation to:

- Neighborhood character and appearance
- Property values and expectations within the RE District

However, given the larger lot sizes and spacing between structures, potential visual or land use impacts may be mitigated if the home is properly placed and maintained.

**COMPATIBILITY WITH SURROUNDING AREA:** The subject tract is located within an area characterized by low-density residential development, consisting primarily of large-lot, site-built single-family homes, along with some undeveloped or agricultural land. The development pattern reflects a rural to semi-rural character, with irregular parcel configurations and varying lot sizes. To the east, there is evidence of a more organized subdivision pattern, though it remains consistent with low-density residential use.

The requested street frontage variance (30 feet to 0 feet) represents a more significant departure from typical development standards. Properties in the surrounding area generally maintain direct frontage on a publicly maintained roadway or have established legal access, which supports orderly development and ensures adequate access for services. The subject tract's lack of frontage introduces a condition that is not commonly found in the immediate area, and therefore may be considered less compatible with the prevailing development pattern.

While alternative access may be provided through private easements, such arrangements do not fully replicate the functionality and reliability of direct public street frontage. The absence of frontage may also create long-term limitations on access, maintenance, and emergency services, which could affect both the subject property and surrounding tracts.

The request to allow a single-section manufactured home within the RE District also presents compatibility considerations. The surrounding area is predominantly developed with site-built single-family homes, which typically reflect a higher standard of construction and uniformity in appearance.

While the broader area maintains a rural character with larger lot sizes and spacing between structures, the introduction of a single-section manufactured home may be visually and contextually different from the prevailing development pattern. This difference may impact the perceived character of the area, particularly in proximity to established residential properties.

However, the larger lot sizes and setbacks typical of the RE District may help **mitigate potential impacts**, especially if the structure is properly maintained and situated in a manner that minimizes visibility from adjacent properties.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an RE district (Sec. 3.040 Table 3-3) & A Special Exception to allow single-section manufactured home in RE district (Sec. 3.030, Table 3-2) is compatible and non-injurious to the surrounding area.*

*Sample Motion:*

*"Move to \_\_\_\_\_ (approve/deny) to permit Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an RE district (Sec. 3.040 Table 3-3)*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. **Recorded Access Easement** - Prior to the issuance of any permits, the applicant shall provide a recorded, permanent access easement benefiting the subject tract. The easement shall be filed of record with the Tulsa County Clerk.
- 2.
- 3.

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

*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.*

*“Move to \_\_\_\_\_ (approve/deny) A Special Exception to allow single-section manufactured home in RE district (Sec. 3.030, Table 3-2*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. **Permitting Compliance** - The placement and occupancy of the single-section manufactured home shall be subject to and comply with all applicable Tulsa County permitting requirements, including but not limited to building, electrical, plumbing, septic, and inspection approvals. All required permits shall be obtained, and all inspections successfully completed, prior to occupancy.*
- 2.*
- 3.*

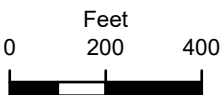
*Subject to the following conditions, if any: \_\_\_\_\_.*

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

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



**SUBJECT TRACT**



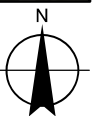
**Subject Tract**

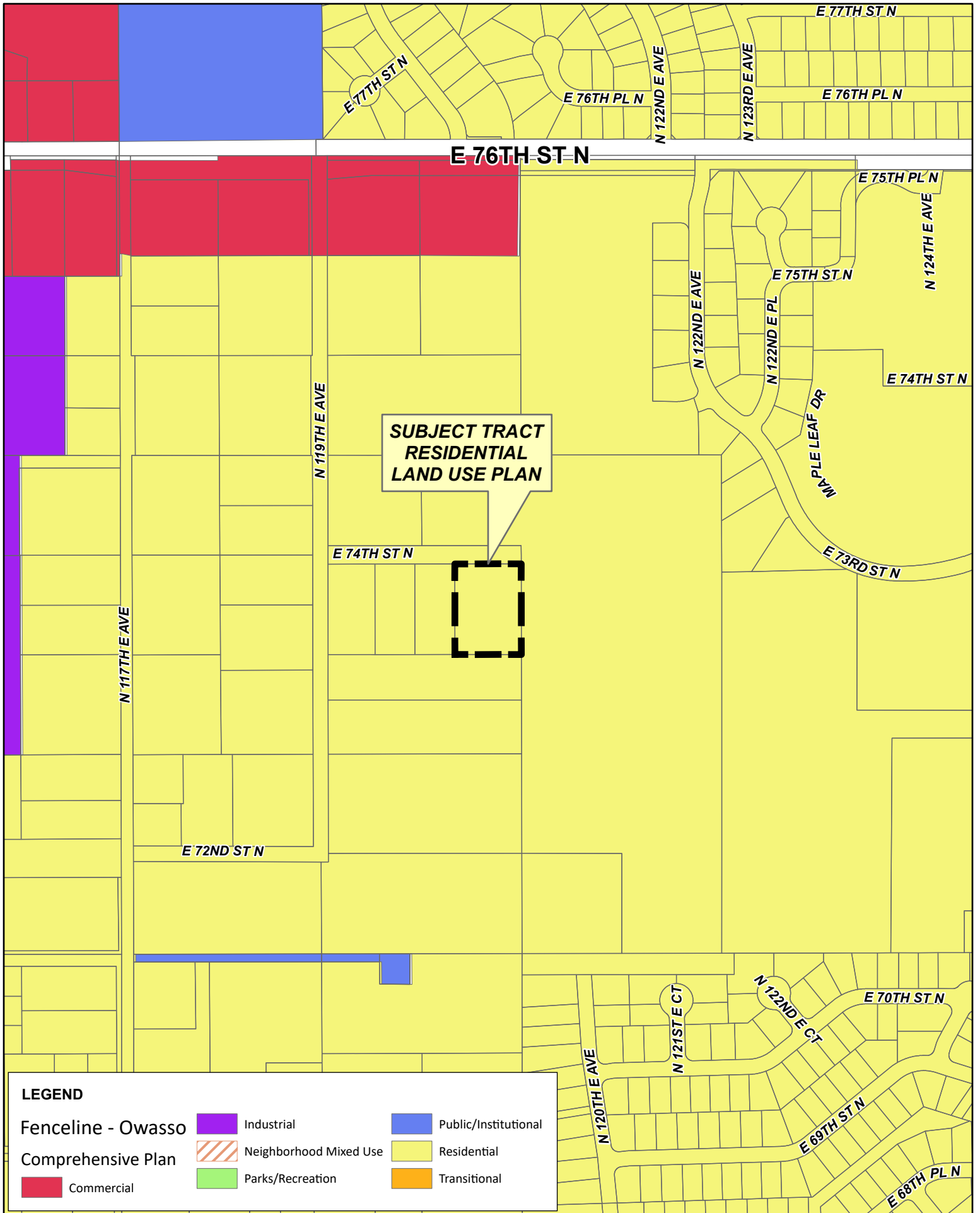
**CBOA-3349**

32 21-14








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

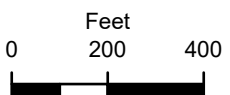
Aerial Photo Date: 2024 7.6





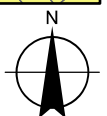
**SUBJECT TRACT  
RESIDENTIAL  
LAND USE PLAN**

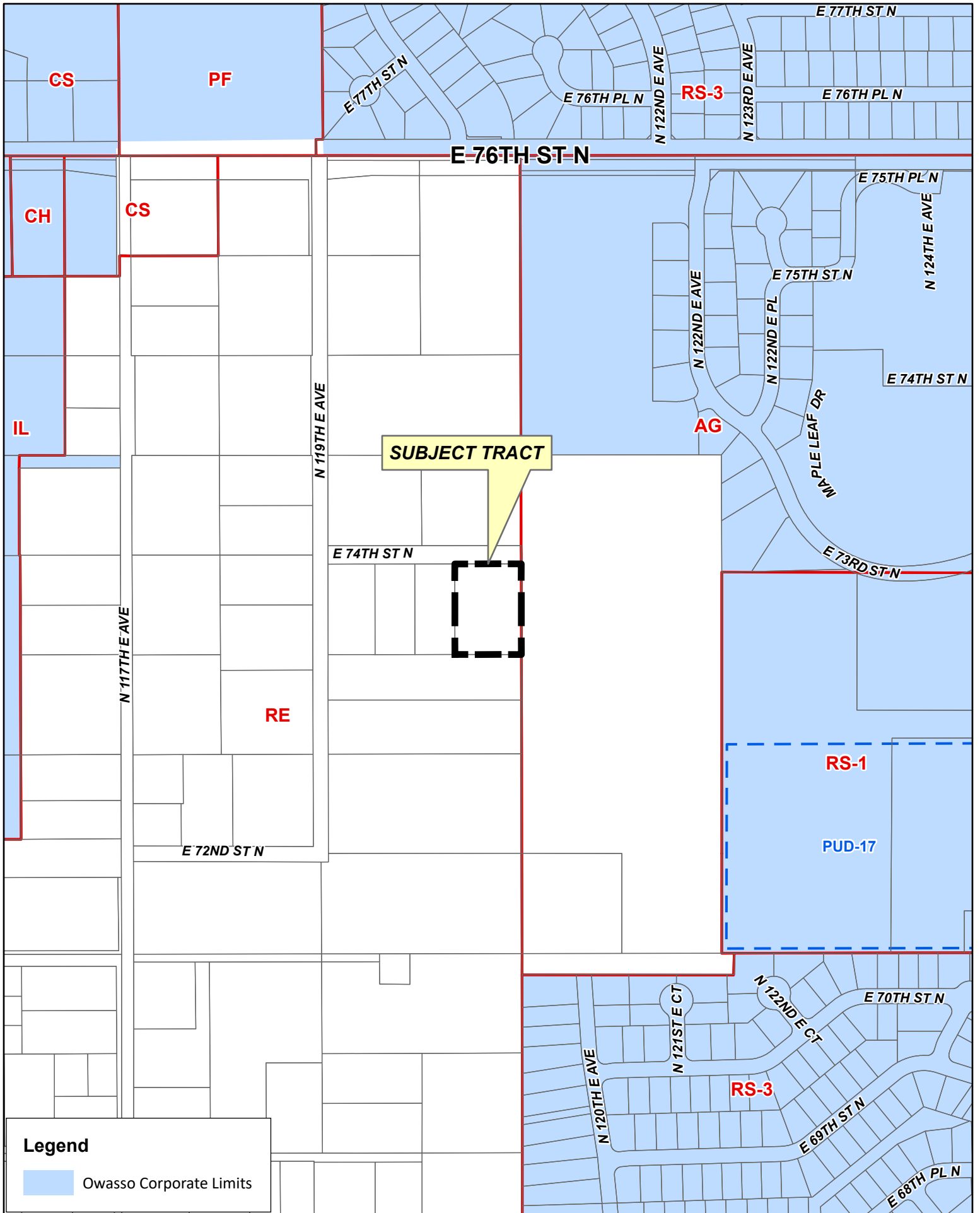
LEGEND		
Fenceline - Owasso		Industrial
Comprehensive Plan		Neighborhood Mixed Use
		Parks/Recreation
		Public/Institutional
		Residential
		Transitional



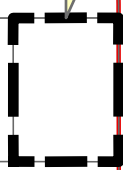
**CBOA-3349**

7.7



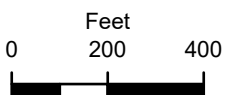


**SUBJECT TRACT**



**Legend**

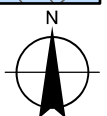
Owasso Corporate Limits



**CBOA-3349**

32 21-14

7.8



**LOT SPLIT**

**APPLICATION INFORMATION**

RECEIVED BY: CP DATE FILED: 4/3/2025

CASE NUMBER: CLS-82  
 PARCEL #: R91432143225070

RELATED CASE: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 7311 N. 119<sup>th</sup> E AVE Okasso Ok 74055

LEGAL DESCRIPTION OF UNDIVIDED TRACT: \_\_\_\_\_

PRESENT USE: Home PRESENT ZONING: RE TRS: \_\_\_\_\_ CCD: ①

CITY WATER: Okasso  RURAL WATER DISTRICT: \_\_\_\_\_  WELL  
 CITY SEWER: Okasso  SEPTIC/AEROBIC SYSTEM

LETTERS FROM CITY UTILITIES OR RURAL WATER DISTRICTS ARE REQUIRED IF UTILIZING THOSE SOURCES.

MODIFICATION FROM SUBDIVISION AND DEVELOPMENT REGULATIONS REQUESTED (IF ANY): \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Brian Hayes</u>	NAME <u>Gerald and Gwendine Kase</u>
ADDRESS <u>7716 N. Howard AVE</u>	ADDRESS <u>7311 N. 119<sup>th</sup> E AVE</u>
CITY, ST, ZIP <u>Sperdy Ok 74073</u>	CITY, ST, ZIP <u>Okasso Ok 74055</u>
DAYTIME PHONE <u>918 519 0758</u>	DAYTIME PHONE <u>918 519 0758</u>
EMAIL <u>Brian@hayescustomhomesok.com</u>	EMAIL <u>HCHOkasso@gmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u>	<u>[Signature]</u>

DOES OWNER CONSENT TO THIS APPLICATION  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Family

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$150	RECEIPT NUMBER: <u>236283</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**SUBMITTAL REQUIREMENTS:**  
**Survey Requirements-** All Lot Splits require a survey of the original parent tracts and exhibits clearly describing the final legal descriptions of the split tracts. This document must be prepared by a licensed surveyor. Please refer to the Lot Split Checklist available at tulsaplanning.org or in our office for complete survey requirements. This must accompany your application at time of submission.  
**Documents should be no larger than 11 x 17 inches.**

**DISPOSITION**

PAR RECOMMENDATION: \_\_\_\_\_ ADMINISTRATIVE/TMAPC ACTION: Approved DATE: 5-22-25

LAND USE ADMINISTRATOR SIGNATURE: [Signature]

CONDITIONS/COMMENTS: \_\_\_\_\_

INSTRUMENTS RELEASED: \_\_\_\_\_

**ACKNOWLEDGEMENT OF PLATTING REQUIREMENTS:**

I understand that no application may be approved by the land use administrator or the planning commission if approval of the application would result in the creation of 5 or more lots from the parent tract, as calculated cumulatively for the 5-year period immediately preceding the submittal date of the application for lot-split/adjustment. Land divisions that result in the creation of 5 or more lots from a parent tract, calculated as described in the foregoing sentence, are subject to a platting requirement. If during evaluation of your application staff learns that approving your application would result in 5 or more lots, staff will withdraw your application. Fees paid for your application will be refunded at the sole discretion of the land use administrator.

Signature and Date 

**ZONING CONFORMITY ACKNOWLEDGEMENT:**

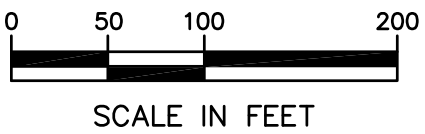
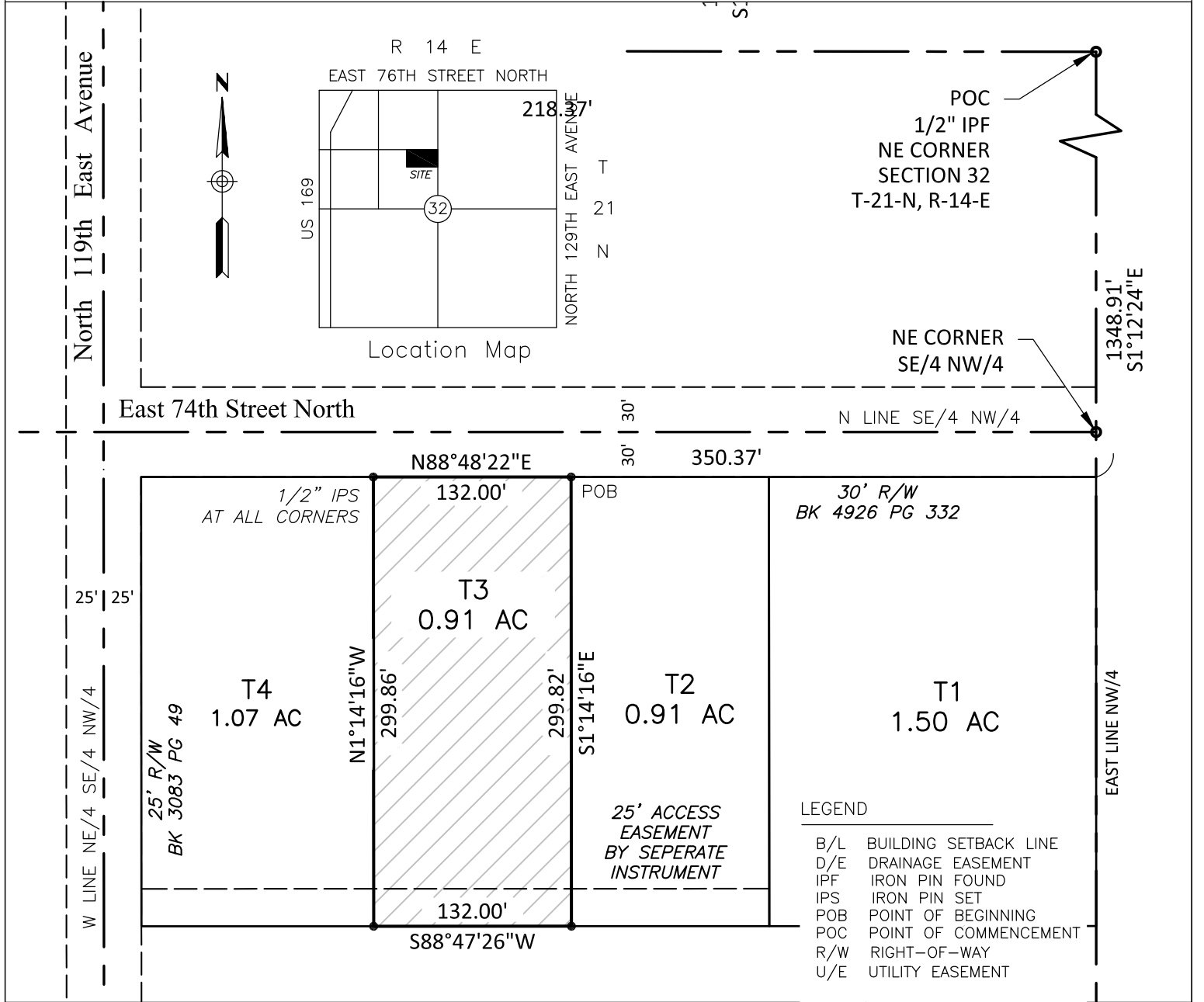
I understand that no application may be approved by the land use administrator or the planning commission if approval of the application would result in a lot that does not comply with the zoning code. If during evaluation of your application, staff learns that approving your application would result in a lot that does not comply with the zoning code, staff will withdraw your application, and you will be advised to seek relief from the applicable Board of Adjustment. Fees paid for your application will be refunded at the sole discretion of the land use administrator.

Signature and Date 

Tulsa Metropolitan Area Planning Commission  
2 West 2nd Street, Suite 800  
Tulsa, Oklahoma 74103  
(918) 584-7526  
[tulsaplanning.org](http://tulsaplanning.org)



# PLAT OF SURVEY



**LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE N/2 OF THE NE/4 OF THE SE/4 OF THE NW/4 OF SECTION 32, T-21-N, R-14-E, IB&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

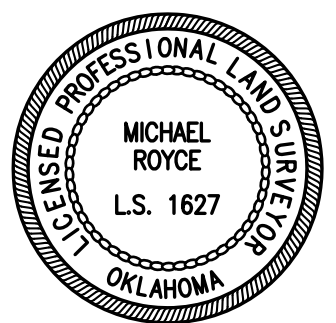
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET; THENCE S 88°48'22" W A DISTANCE OF 350.37 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'16" E A DISTANCE OF 299.82 FEET; THENCE S 88°47'26" W A DISTANCE OF 132.00 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.86 FEET; THENCE N 88°48'22" E A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES MORE OR LESS; AND INCLUDING AN ACCESS EASEMENT BEING THE SOUTHERLY 25 FEET THEREOF. BASIS OF BEARING OKSPN GRID.

**NOTES**

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THIS TRACT HAS ACCESS TO NORTH 119TH EAST AVENUE, A PUBLIC RIGHT-OF-WAY.

**SURVEYOR'S STATEMENT**

I, MICHAEL ROYCE, STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THIS DATE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.



SIGNATURE: *Michael Royce*

DATE: 9/19/25

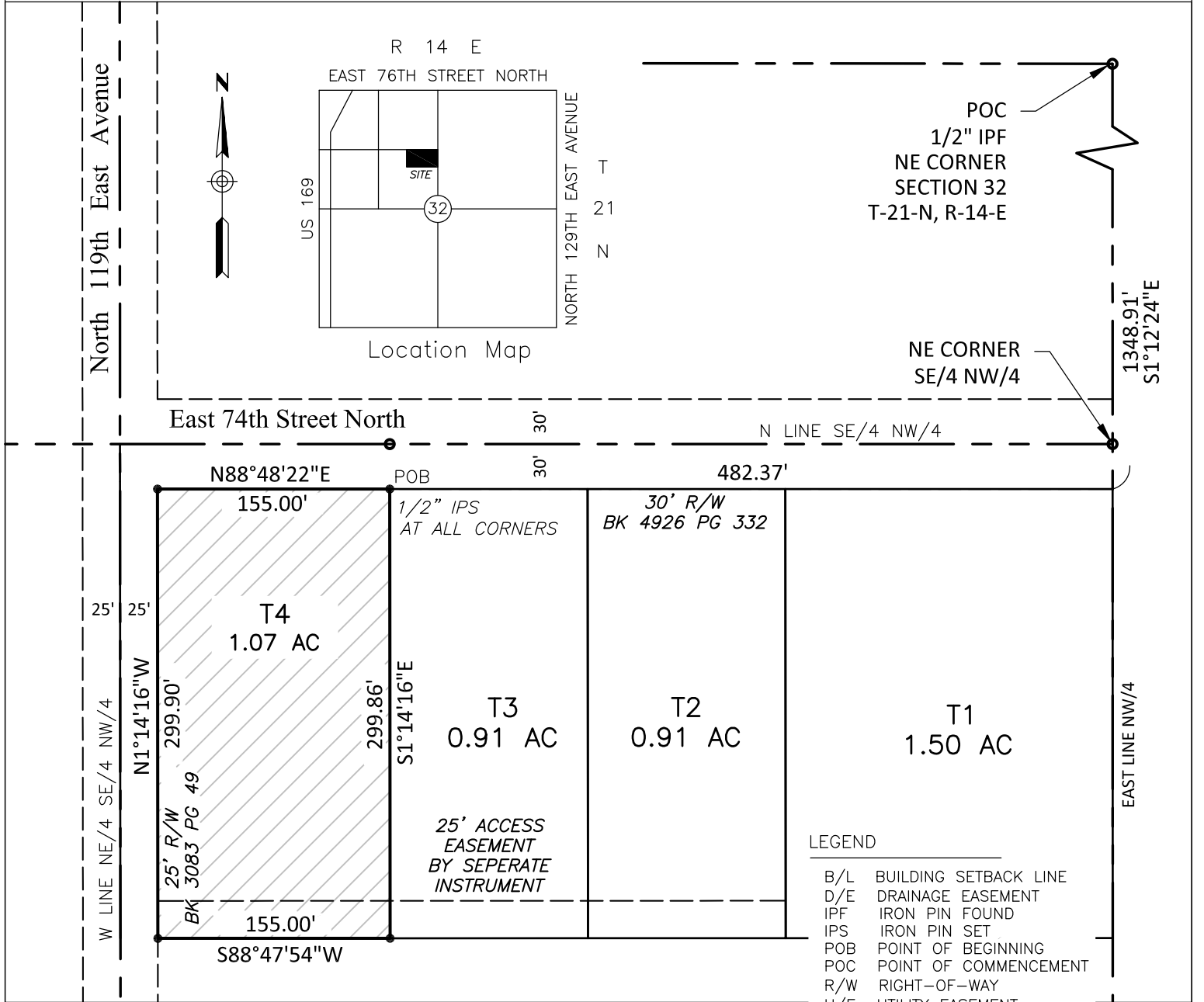
7.12

SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

MICHAEL ROYCE, PLS  
8105 NORTH 128TH EAST AVE  
OWASSO, OK 74055  
mroyce1627@gmail.com

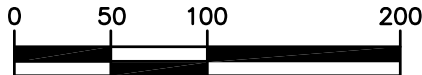
PREPARED FOR  
*HAYES CUSTOM HOMES*

# PLAT OF SURVEY



**LEGEND**

- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT



SCALE IN FEET

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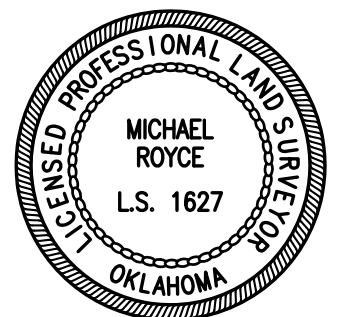
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET; THENCE S 88°48'22" W A DISTANCE OF 482.37 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'16" E A DISTANCE OF 299.86 FEET; THENCE S 88°47'54" W A DISTANCE OF 155.00 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.90 FEET; THENCE N 88°48'22" E A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS; AND INCLUDING AN ACCESS EASEMENT BEING THE SOUTHERLY 25 FEET THEREOF. BASIS OF BEARING OKSPN GRID.

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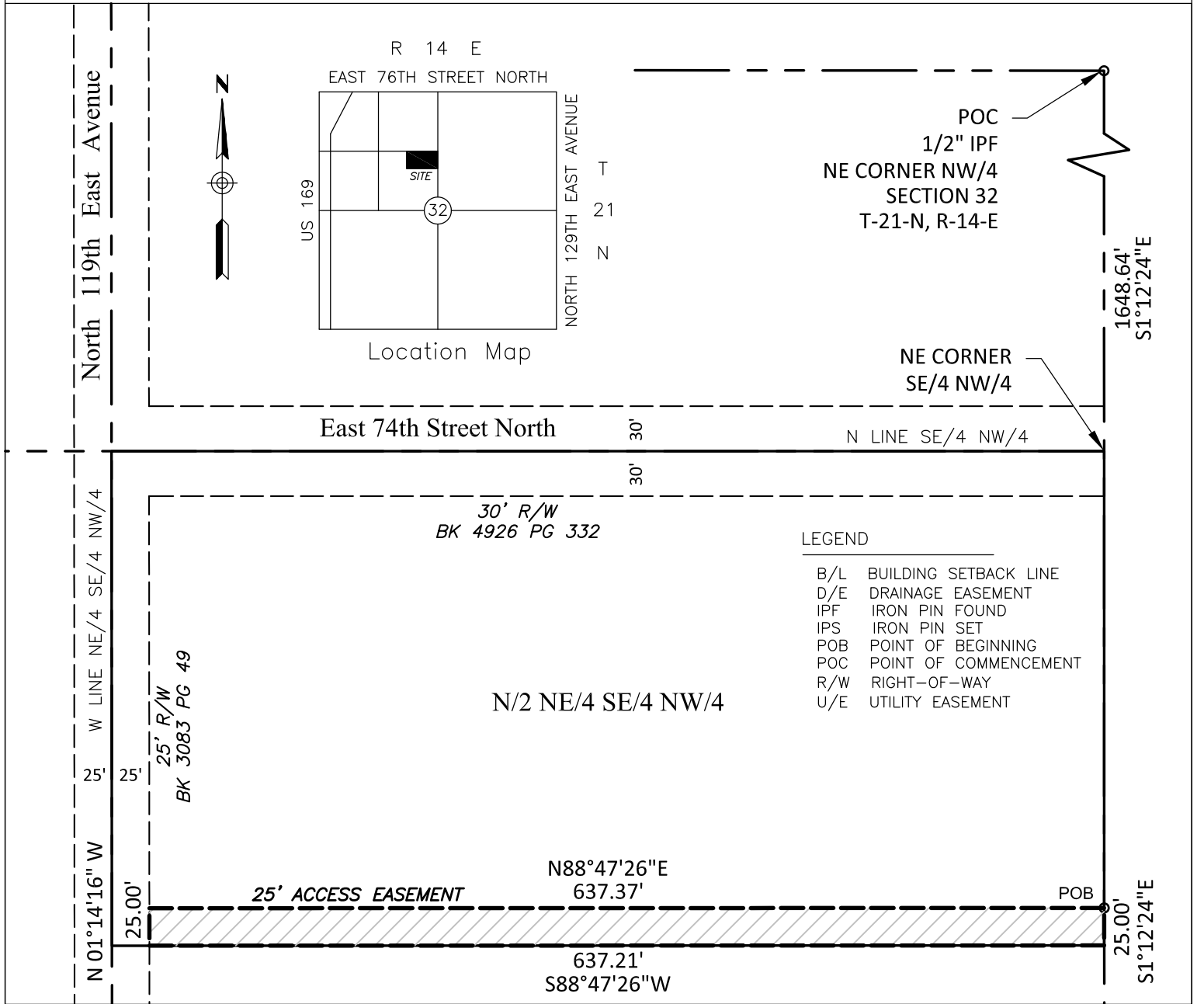
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SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

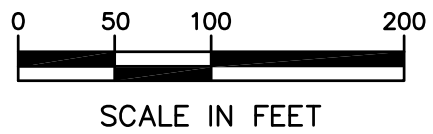
MICHAEL ROYCE, PLS  
8105 NORTH 128TH EAST AVE  
OWASSO, OK 74055  
mroyce1627@gmail.com

PREPARED FOR  
HAYES CUSTOM HOMES

# ACCESS EASEMENT EXHIBIT



- LEGEND**
- B/L BUILDING SETBACK LINE
  - D/E DRAINAGE EASEMENT
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT



**LEGAL DESCRIPTION**

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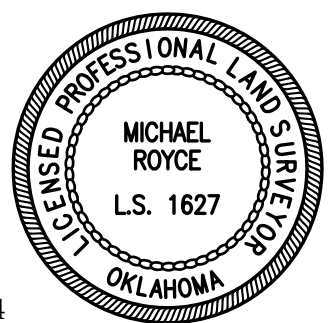
COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1648.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01°12'24" E A DISTANCE OF 25.00 FEET; THENCE S 88°47'26" W A DISTANCE OF 637.21 FEET TO A POINT ON THE WEST LINE OF THE DEDICATION DEED FOR PUBLIC HIGHWAY RECORDED IN BOOK 3803 AT PAGE 49; THENCE N 01°14'16" W ALONG SAID WEST LINE A DISTANCE OF 25.00 FEET; THENCE N 88°47'26" E A DISTANCE OF 637.37 FEET TO THE POINT OF BEGINNING, CONTAINING 15930 SQUARE FEET OR 0.37 ACRES MORE OR LESS. BASIS OF BEARING OKSPN GRID.

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SIGNATURE *Michael Royce*

DATE: 9/19/25

7.14

SURVEYED BY	PROJECT	DATE
MAR	15963B	9/19/25

MICHAEL ROYCE, PLS  
 8105 NORTH 128TH EAST AVE  
 OWASSO, OK 74055  
 mroyce1627@gmail.com

PREPARED FOR  
*HAYES CUSTOM HOMES*

# Rural Water District No. 3 Washington County, Oklahoma

---

17227 N. 129<sup>th</sup> E. Ave., P.O. Box 70, Collinsville, OK 74021-0070  
Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

June 11, 2025

INCOG

To Whom It May Concern:

Concerning the lot split for Brian Hayes at 7716 N Harvard:  
This is in Washington County RWD #3 service area. Tract 2A is already served by RWD #3 Washington County. Tract 3A and Tract 4A can also be served by RWD #3 Washington County with a  $\frac{3}{4}$  meter by Bore crossing N Harvard Ave. Tract 5 can also be served by RWD #3 Washington County with a  $\frac{3}{4}$  meter and it is a 2" line on line side. All Tracts will have to meet all RWD # 3 Washington County requirements. If you have any other questions, please feel free to contact the RWD #3 Washington County office.

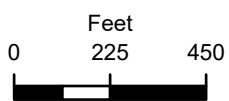
Sincerely,

Chad Pennington  
Field Supervisor

7.15

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

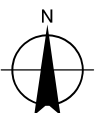


**CLS-82**

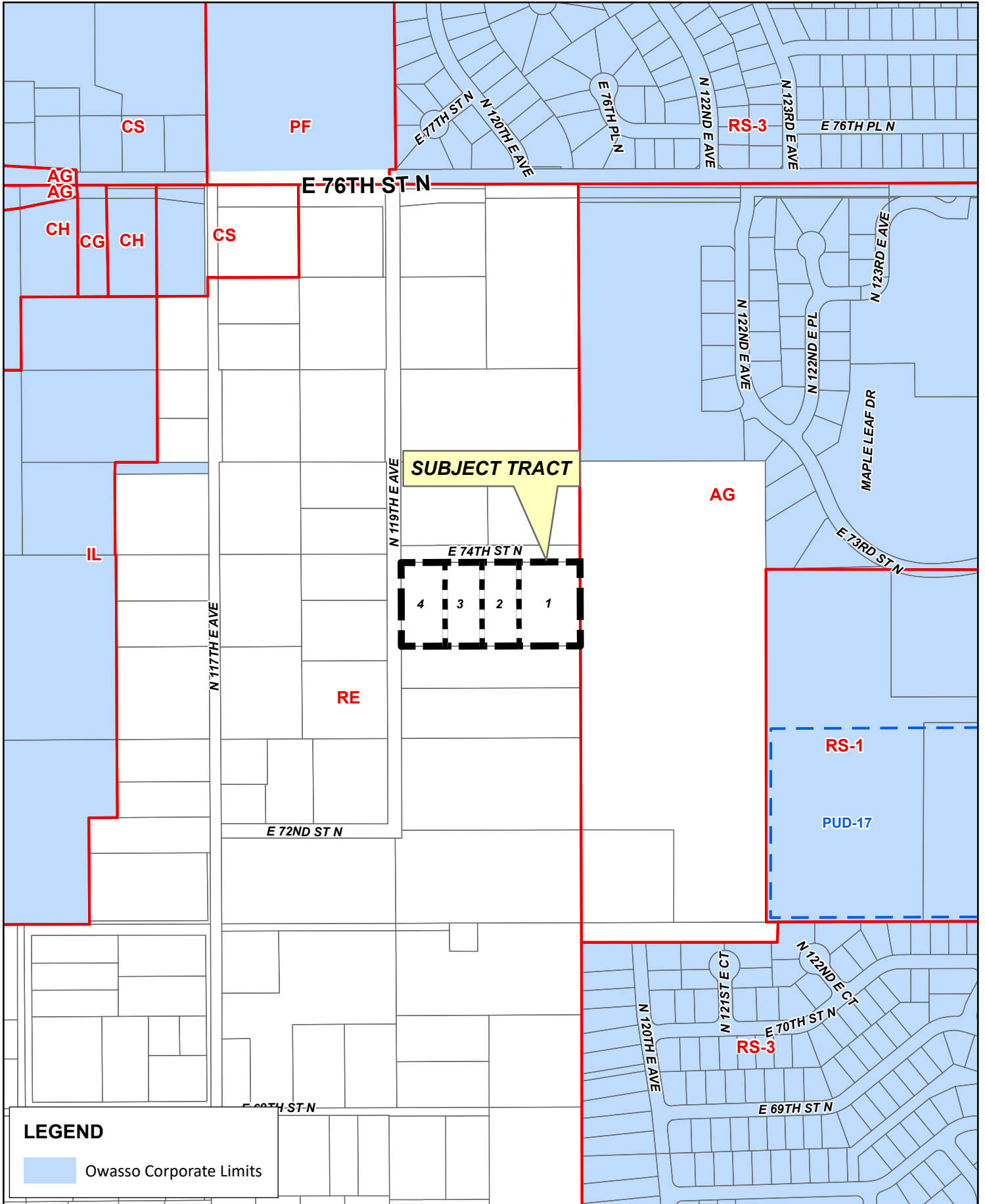
32 21-14

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

Aerial Photo Date: 2023

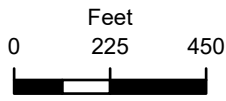


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**LEGEND**

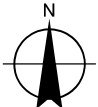
Owasso Corporate Limits



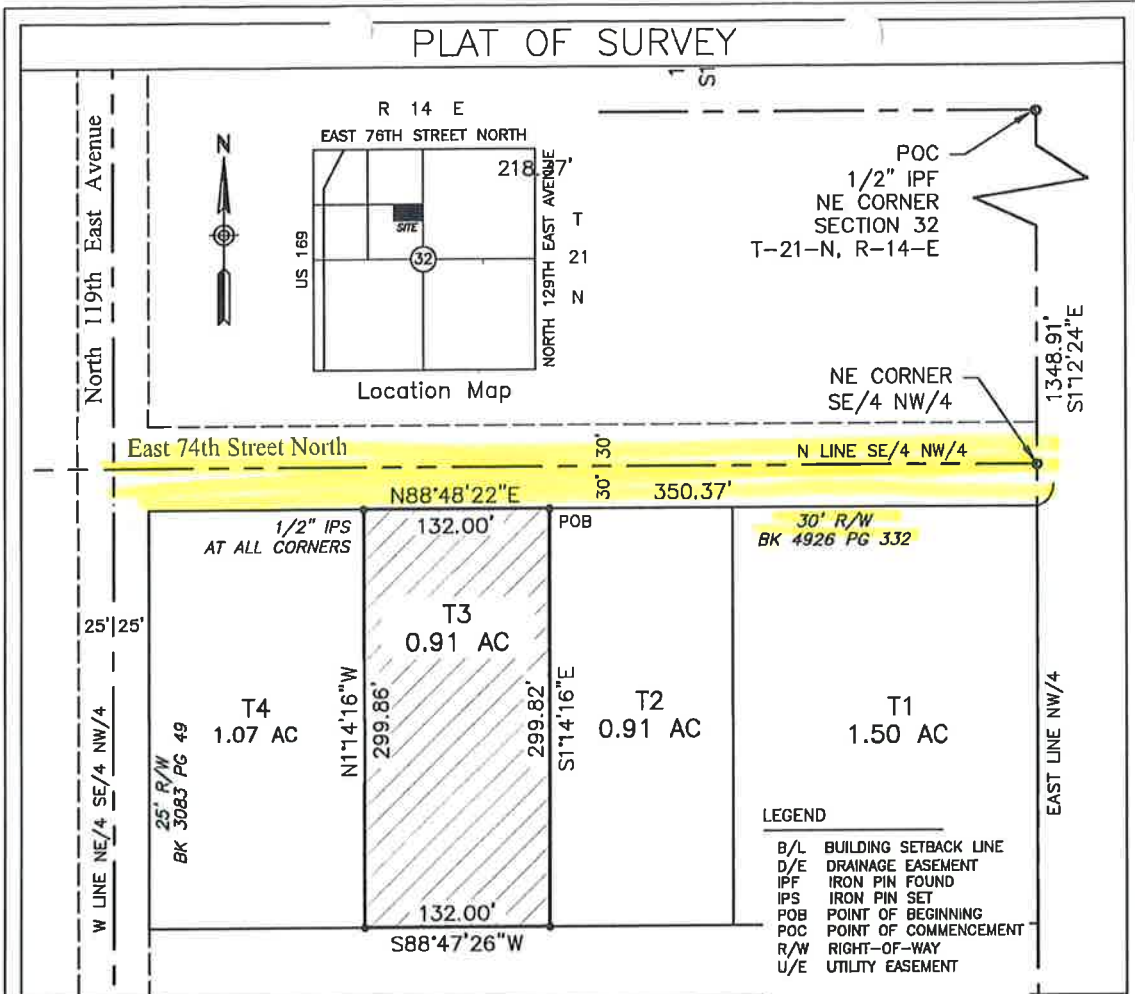
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32 21-14

7.17



# PLAT OF SURVEY

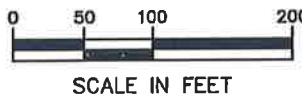


POC  
1/2" IPF  
NE CORNER  
SECTION 32  
T-21-N, R-14-E

NE CORNER  
SE/4 NW/4

30' R/W  
BK 4926 PG 332

- LEGEND**
- B/L BUILDING SETBACK LINE
  - D/E DRAINAGE EASEMENT
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT



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COMMENCING AT THE NE CORNER OF THE NW/4 OF SECTION 32, T-21-N, R-14-E; THENCE S 01°12'24" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1348.91 FEET; THENCE S 88°48'22" W A DISTANCE OF 350.37 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'16" E A DISTANCE OF 299.82 FEET; THENCE S 88°47'26" W A DISTANCE OF 132.00 FEET; THENCE N 01°14'16" W A DISTANCE OF 299.86 FEET; THENCE N 88°48'22" E A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES MORE OR LESS. BASIS OF BEARING OKSPN GRID.

**NOTES**

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THIS TRACT HAS ACCESS TO NORTH 119TH EAST AVENUE, A PUBLIC RIGHT-OF-WAY.

**SURVEYOR'S STATEMENT**

I, MICHAEL ROYCE, STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THIS DATE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.



SIGNATURE: *Michael Royce*

DATE: 04/21/25

SURVEYED BY	PROJECT	DATE
MAR	15963B	03/20/25

MICHAEL ROYCE, PLS  
8105 NORTH 128TH EAST AVE  
OWASSO, OK 74055  
mroyce1627@gmail.com

PREPARED FOR  
**HAYES CUSTOM HOMES**

---

**RE: CLS-82 Approval & Deeds**

---

From Ashley Bowlin <ABowlin@Apex-Closings.com>

Date Fri 7/11/2025 10:20 AM

To Davis, Kendal <kdavis@incog.org>

Thank you so much for the prompt reply!

I will be out of the office July 17<sup>th</sup> – July 21<sup>st</sup>.

**Wire fraud is at an all-time high. Wire instructions will be sent to you by a member of your Apex Title closing team securely through CertiFID and only through CertiFID, we will never email wiring instructions. Please be diligent. Wire instructions will not change. If you receive any emails changing wire instructions or any wiring instructions via email at all, please call your closing team immediately.**



## Ashley Bowlin

Escrow Officer

Apex Title & Closing Services LLC

8503 N. 129th E. Ave.

Owasso, OK 74055

918.376.4128 | Direct

918.376.4122 | Office

918.514.6233 | Fascimile

[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

***Please be sure to copy my processor:***

*Hannah Mullett* [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



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**From:** Davis, Kendal <kdavis@incog.org>  
**Sent:** Friday, July 11, 2025 10:18 AM  
**To:** Ashley Bowlin <ABowlin@Apex-Closings.com>  
**Subject:** Re: CLS-82 Approval & Deeds

Good Morning Ashley,

I recommend reaching out to Berry Britton, one of our County Engineers, who will most likely be able to assist you with this question. My apologies that I couldn't provide a direct answer. Berry is excellent to work with and very knowledgeable, so I'm confident he can help.

Here is his contact information:

**Berry Britton**  
Engineer  
Tulsa County HQ  
218 West 6th Street, Room 845  
Tulsa, OK 74119  
Phone: 918-596-5734  
Email: [bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)

If you have any trouble connecting with him or getting the information you need, feel free to reach out to me and I'll do my best to help.

Wishing you a great weekend!

Best regards,  
Kendal

**Kendal Davis Senior Planner**



2 West 2<sup>nd</sup> Street Suite 800

Tulsa, Oklahoma 74103

918.579.9485

[www.incog.org](http://www.incog.org) | [www.tulsacleancities.com](http://www.tulsacleancities.com)

---

**From:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Sent:** Friday, July 11, 2025 9:51 AM  
**To:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>  
**Subject:** FW: CLS-82 Approval & Deeds

Hi! See below 😊

**From:** Ashley Bowlin  
**Sent:** Friday, July 11, 2025 9:47 AM  
**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Subject:** RE: CLS-82 Approval & Deeds

Carmen,

Can you confirm that East 74<sup>th</sup> Street is a county maintained road?  
If not, can you point me in the right direction of who I would ask?

**I will be out of the office July 17<sup>th</sup> – July 21<sup>st</sup>.**

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918.514.6233 | Fascimile

[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

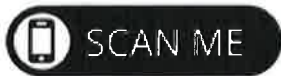
***Please be sure to copy my processor:***

Hannah Mullett [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



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**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Sent:** Tuesday, June 3, 2025 3:04 PM  
**To:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Subject:** CLS-82 Approval & Deeds

Ashley,

No worries. This case has been approved. I am just waiting for the applicant to bring the new deeds for the approval stamp to record at the County Clerk's office.

Thanks,



**Carmen Pate**

Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

**From:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Sent:** Tuesday, June 3, 2025 1:38 PM  
**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Subject:** RE: Lot Split

I apologize I wasn't aware you were the only contact.

I'm working on the purchase of these properties and the buyer wanted to know if the Lot Split had been approved.

**Our offices will be closed Friday, July 4<sup>th</sup> and I will be out Monday, July 7<sup>th</sup>.**

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## Ashley Bowlin

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918.376.4122 | Office

918.514.6233 | Fascimile

[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

***Please be sure to copy my processor:***

*Hannah Mullett* [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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**Please make sure to pick "Owasso" on dropdown for office.**

<https://earnest.apex-closings.com/>



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**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Sent:** Tuesday, June 3, 2025 1:26 PM  
**To:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Subject:** RE: Lot Split

What you mean who? I am the one processing the lot split of Tulsa County Unincorporated areas.  
Thanks,



**Carmen Pate**  
Land Planner  
2 West Second Street | Suite 800  
Tulsa, OK 74103  
[cpate@incog.org](mailto:cpate@incog.org)  
918-579-9450

**From:** Ashley Bowlin <[ABowlin@Apex-Closings.com](mailto:ABowlin@Apex-Closings.com)>  
**Sent:** Tuesday, June 3, 2025 12:02 PM  
**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>  
**Subject:** Lot Split

Hi Carmen!

Would you be able to tell me who is handling the lot split for the attached properties?

**Our offices will be closed Friday, July 4<sup>th</sup> and I will be out Monday, July 7<sup>th</sup>.**

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**Ashley Bowlin**

Escrow Officer  
Apex Title & Closing Services LLC  
8503 N. 129th E. Ave.  
Owasso, OK 74055  
918.376.4128 | Direct  
918.376.4122 | Office  
918.514.6233 | Fascimile  
[abowlin@apex-closings.com](mailto:abowlin@apex-closings.com)

**Please be sure to copy my processor:**

Hannah Mullett [hmullett@apex-closings.com](mailto:hmullett@apex-closings.com)

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<[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Lucky Airehrour <[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough <[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>  
Cc: Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>  
Subject: CLS-82 Review

**CAUTION:** This email originated from outside of Tulsa County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

CLS-82, is now ready for review.  
Please see documentation attached.  
Best,



**Carmen Pate**

Land Planner

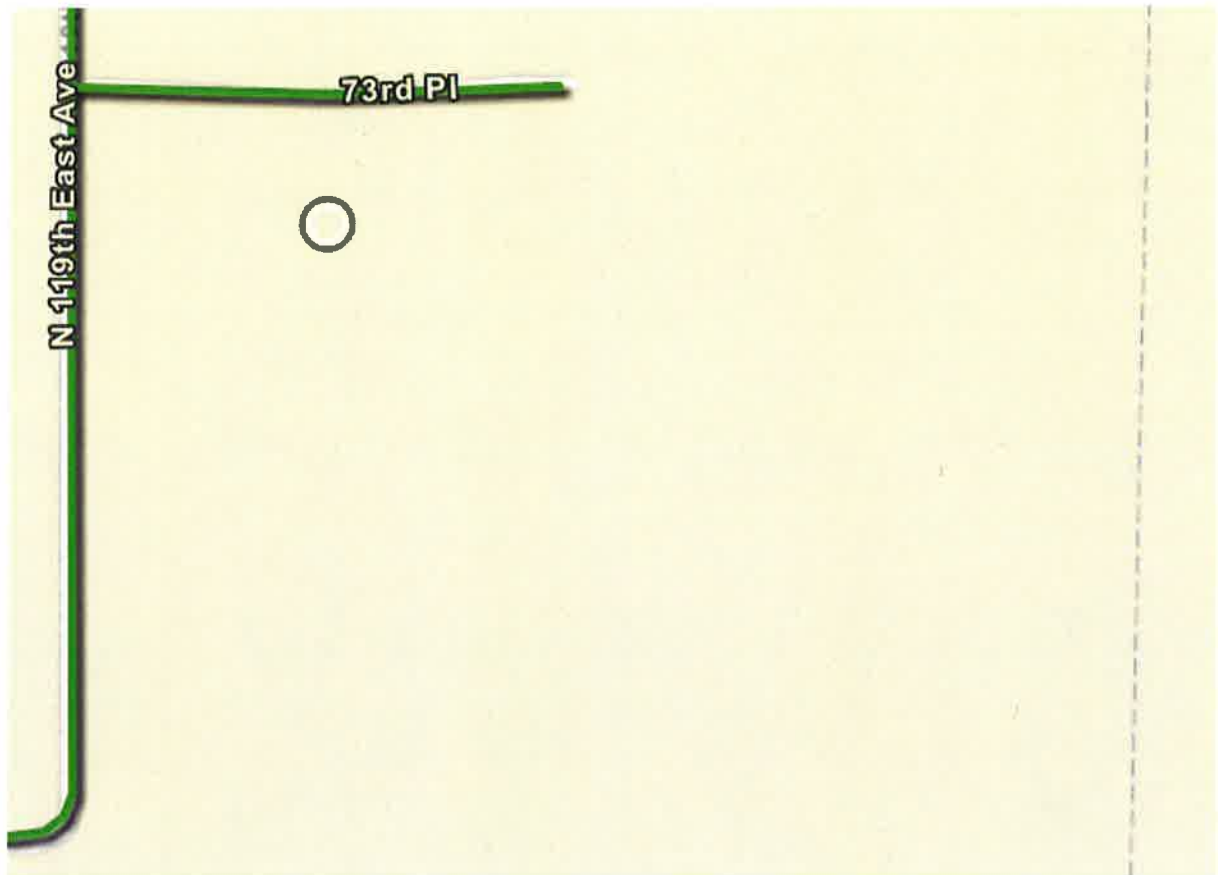
2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

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**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Thursday, May 22, 2025 5:21 PM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>;  
[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org); Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour  
<[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough  
<[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan  
Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

74<sup>th</sup> St N, east of 119<sup>th</sup> E Ave, is not a public roadway. So, we cannot allow this lot split, in my opinion.

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

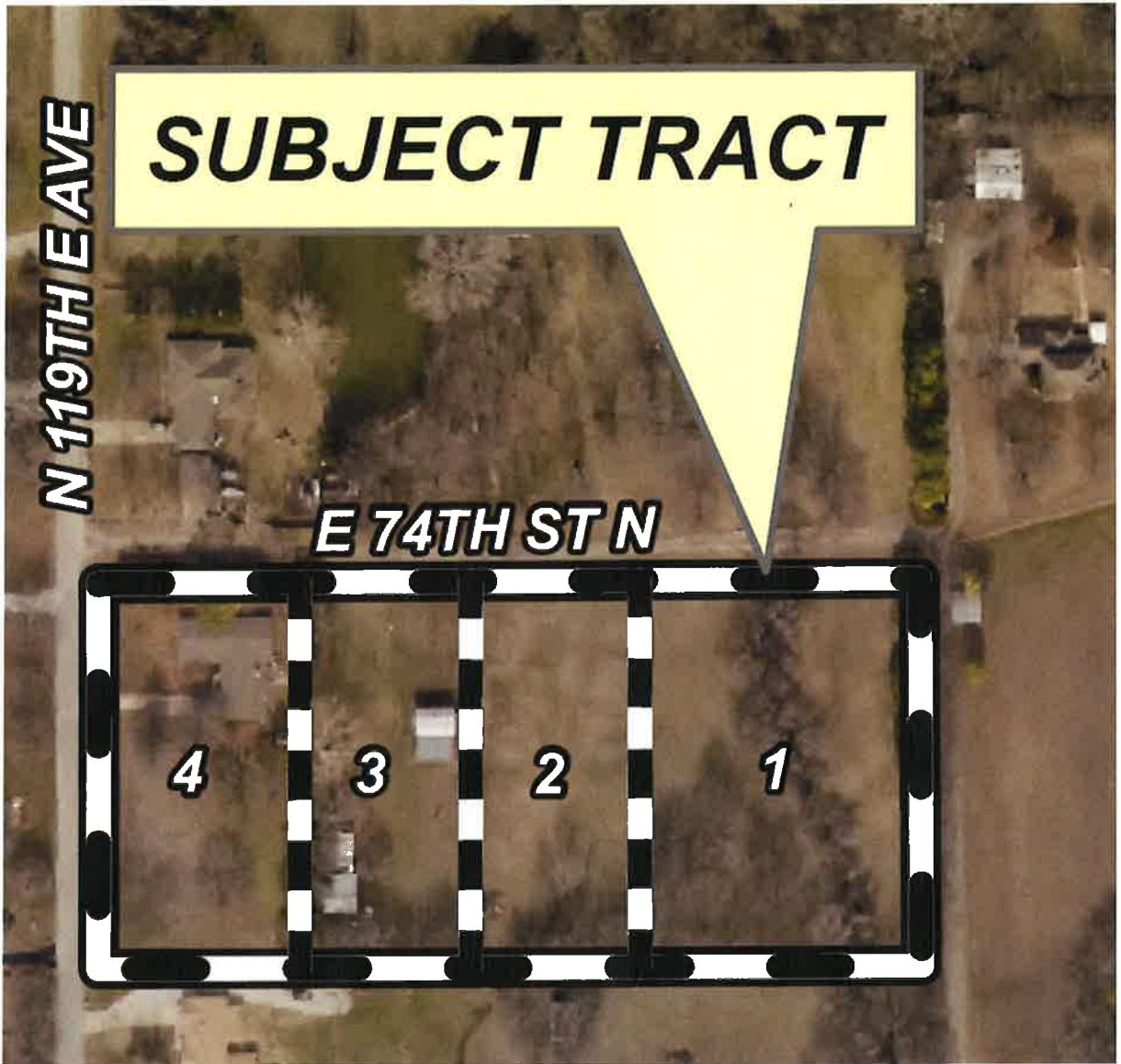
918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>

**Sent:** Thursday, May 22, 2025 11:54 AM

**To:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Teresa Tosh <[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org)>; Roger Hughes





Hi Alex and Roger,

I spoke with Berry about this one. E 74 St N (73<sup>rd</sup> Pl) belongs to the County. Please see doc attached.

<https://assessor.tulsacounty.org/Property/Info?accountNo=R91432143225560>

Please let me know your thoughts.

Thanks,



**Carmen Pate**

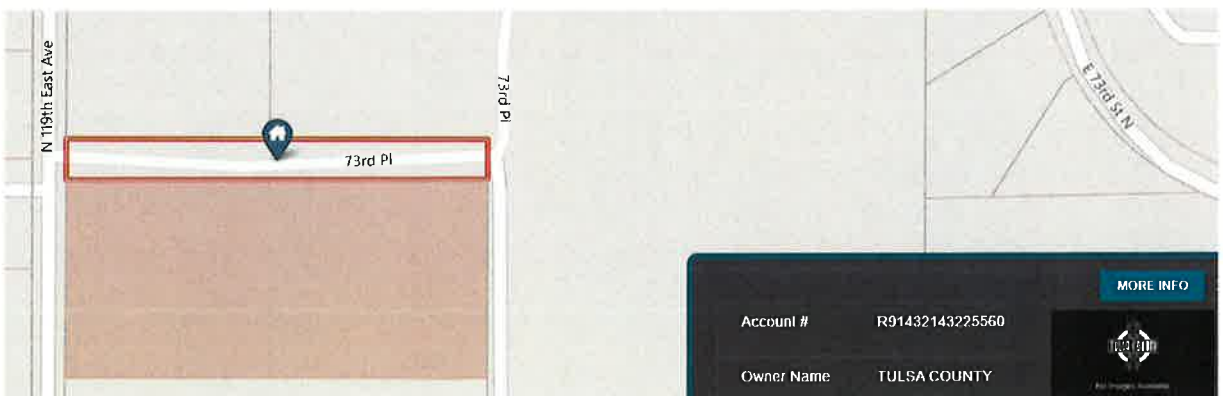
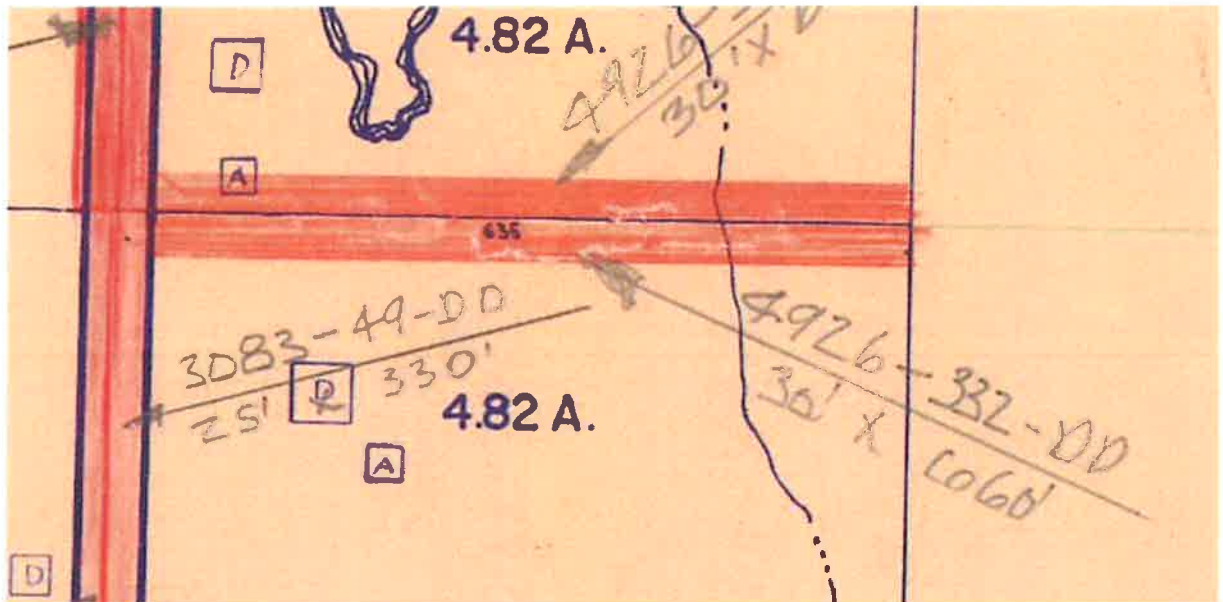
Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450



Alex,  
How or where can I find what rows have been accepted in the public system?  
Thanks,



**Carmen Pate**

Land Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[cpate@incog.org](mailto:cpate@incog.org)

918-579-9450

**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Friday, May 23, 2025 9:57 AM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>;  
[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org); Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour  
<[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough  
<[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan  
Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

The right-of-way is owned by Tulsa County. However, the road has never been accepted onto the public system and is not a publicly maintained road.

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>

**Sent:** Friday, May 23, 2025 9:52 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Teresa Tosh  
<[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour  
<[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough  
<[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Vallely <[cvallely@tulsacounty.org](mailto:cvallely@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan  
Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

Carmen-

I spoke with the DA. He concurs that we should not allow this lot split as the properties will not have legal access to a publicly maintained roadway.

Thanks, Alex

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Friday, May 23, 2025 3:20 PM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

Generally speaking, our GIS system shows that. However, in this case, the GIS is incorrect. So, just hit me up.

Now, having thought about this a bit more... since the private road sits on publicly owned property, it might be allowable from a lot-split standpoint, as there would be access across the property.

Allow me to discuss with the DA before taking next steps, please.

Thanks, Alex

**Alex Mills, PE, CFM**

Tulsa County Engineer

218 West 6<sup>th</sup> Street, Room 847

Tulsa, OK 74119

918.596.5736

[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>

**Sent:** Friday, May 23, 2025 10:02 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Teresa Tosh <[ttosh@tulsacounty.org](mailto:ttosh@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Lucky Airehrour <[lairehrour@tulsacounty.org](mailto:lairehrour@tulsacounty.org)>; Jeffrey Webster <[jwebster@tulsacounty.org](mailto:jwebster@tulsacounty.org)>; Kerrick Edenborough <[kedenborough@tulsacounty.org](mailto:kedenborough@tulsacounty.org)>

**Cc:** Carah Valley <[cvalley@tulsacounty.org](mailto:cvalley@tulsacounty.org)>; Kayla Steward <[ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)>; Kaitlan Williams <[kaitlan.williams@tulsacounty.org](mailto:kaitlan.williams@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

<[kdavis@incog.org](mailto:kdavis@incog.org)>

**Subject:** Re: CLS-82 Review

Kendal,

Our team believes there are two options before this lot split can move forward.

Option 1: Create a MAE that would give access the lots legal access to N 119<sup>th</sup> E Ave. The MAE would need to be on their proposed lots, and not encompass any part of the Tulsa County parcel.

Option 2: The current land owner and/or future landowners could improve the existing driveway on the Tulsa County property and ask the County to accept it as a public road. The little bridge may, or may not, need to be included depending on the how the lot lines fall.

Thank you,

Berry Britton

Engineer

Tulsa County HQ

218 West 6<sup>th</sup> Street, Room 845

Tulsa, OK 74119

918-596-5734

[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)

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**From:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>

**Sent:** Friday, July 11, 2025 10:49 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>

**Subject:** Re: CLS-82 Review

Kendal,

Here is the history on this case.

Thank you,

Berry Britton

Engineer

Tulsa County HQ

218 West 6<sup>th</sup> Street, Room 845

Tulsa, OK 74119

918-596-5734

[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)

---

**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Wednesday, May 28, 2025 12:34 PM

**To:** Pate, Carmen <[cpate@incog.org](mailto:cpate@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Subject:** RE: CLS-82 Review

So they added an access easement along the south side. Fair enough.

INCOG folks... is showing it on the survey enough? I do not feel it is? They need file a stand-alone access easement, irrevocable, as submit the recorded easement part of this filing so that it is of record.

Thanks, Alex

**Alex Mills, PE, CFM**

Tulsa County Engineer  
218 West 6<sup>th</sup> Street, Room 847  
Tulsa, OK 74119  
918.596.5736  
[amills@tulsacounty.org](mailto:amills@tulsacounty.org)

**From:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>

**Sent:** Friday, August 29, 2025 11:36 AM

**To:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Cc:** Rojas, Javier <[jrojas@incog.org](mailto:jrojas@incog.org)>

**Subject:** Re: CLS-82 Review

Good Morning,

The applicant has submitted revised materials in response to the previous review comments. Please let me know your thoughts once you've had a chance to review. I appreciate your time, and don't hesitate to reach out if you have any questions.

Best,



**Kendal Davis**

Senior Planner  
2 West Second Street | Suite 800  
Tulsa, OK 74103  
[kdavis@incog.org](mailto:kdavis@incog.org)  
[INCOG | Tulsa, OK | Regional Partners - Regional Solutions](#)  
918-579-9485

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**From:** Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>

**Sent:** Friday, July 11, 2025 2:13 PM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>; Davis, Kendal

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**From:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>

**Sent:** Tuesday, September 2, 2025 11:56 AM

**To:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Cc:** Rojas, Javier <[jrojas@incog.org](mailto:jrojas@incog.org)>

**Subject:** Re: CLS-82 Review

Alex,

We're on the same page; I'll ensure the recorded easement is included as part of this filing. I appreciate your time.

Best,



**Kendal Davis**

Senior Planner

2 West Second Street | Suite 800

Tulsa, OK 74103

[kdavis@incog.org](mailto:kdavis@incog.org)

[INCOG | Tulsa, OK | Regional Partners - Regional Solutions](#)

918-579-9485

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**From:** Alex Mills <[amills@tulsacounty.org](mailto:amills@tulsacounty.org)>

**Sent:** Friday, August 29, 2025 2:31 PM

**To:** Davis, Kendal <[kdavis@incog.org](mailto:kdavis@incog.org)>; Berry Britton <[bbritton@tulsacounty.org](mailto:bbritton@tulsacounty.org)>; Roger Hughes <[rhughes@tulsacounty.org](mailto:rhughes@tulsacounty.org)>

**Cc:** Rojas, Javier <[jrojas@incog.org](mailto:jrojas@incog.org)>

**Subject:** RE: CLS-82 Review



**Case Number:** CBOA-3350

**Hearing Date:** April 21, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

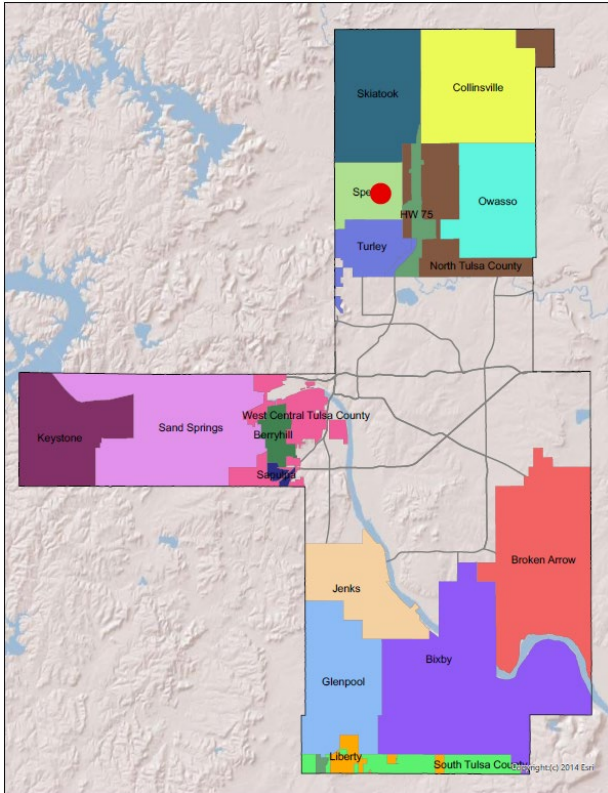
**Owner and Applicant Information:**

**Applicant:** Nathan Coyle

**Property Owner:** ARNOLD, WILLIAM THOMAS III & KIMBERLIE

**Action Requested:** Variance of minimum street frontage requirements from 30' to 0' of public maintained road (Sec. 2.040 Table 2-3)

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** ± 40.00

**Legal Description:** NE SE SEC 18-21-13

**Present Zoning:** AG (Agricultural)

**Fenceline/Area:** Skiatook

**Land Use Designation:** AG-Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1318

CASE NUMBER: CBOA-3350

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: April 21, 2026, 1:30 PM

APPLICANT: Nathan Coyle

ACTION REQUESTED: Variance of minimum street frontage requirements from 30' to 0' of public maintained road (Sec. 2.040 Table 2-3)

LOCATION: 10091 N. Wheeling Ave, Skiatook, OK

ZONED: AG (Agricultural)

FENCELINE: Skiatook

PRESENT USE: Vacant

TRACT SIZE: ± 40.00

LEGAL DESCRIPTION: NE SE SEC 18-21-13

RELEVANT PREVIOUS ACTIONS: None

**ANALYSIS OF SURROUNDING AREA:**

The surrounding area is largely defined by agricultural zoning and rural residential development patterns, with scattered single-family homes on large lots. Development intensity is low, and the area retains a rural character with significant open space, natural features, and limited urban infrastructure. While there are pockets of more intensive zoning and development to the southwest, these do not significantly influence the immediate character of the subject tract due to separation by distance and intervening land uses.

**North:** Properties to the north consist primarily of large, agriculturally zoned tracts (AG) with limited residential development. The area includes wooded land, open pasture, and scattered single-family homes on large acreage lots. The overall pattern reflects low-intensity rural residential and agricultural uses.

**South:** The properties south of the subject tract, extending toward E. 96th St. N, include a mix of agricultural (AG) zoning and some rural residential development patterns. There are scattered single-family homes on larger tracts, along with undeveloped land and open space. Further southwest, there are areas of more intense zoning classifications (including IM and CS), though these are separated from the subject tract by distance and intervening agricultural land.

**East:** To the east, the area transitions into a mix of agricultural (AG) and residential estate (RE) zoning, particularly near E. 100th St. N. This area includes larger-lot single-family residences with a semi-rural character. Lot sizes begin to decrease slightly compared to areas west of the subject tract, but the development pattern remains low-density and consistent with rural residential uses.

**West:** To the west, the area remains predominantly agricultural (AG), with large tracts of undeveloped land, wooded areas, and minimal residential encroachment. The pattern is consistent with traditional rural land use, with limited infrastructure and low-density occupancy.

### **STAFF COMMENTS:**

The applicant is requesting a Variance to reduce the minimum required street frontage from 30 feet to 0 feet on a publicly maintained road in the RS-3 District.

The Tulsa County Zoning Code requires a minimum of 30 feet of frontage on a publicly maintained road to ensure adequate and legal access for residential development, including emergency services, utilities, and general ingress/egress. The subject tract, as currently configured, does not meet this requirement and is considered landlocked without direct frontage to a public right-of-way.

Based on the surrounding area analysis, the subject property is located within a predominantly rural and low-density area characterized by agricultural zoning and large-lot residential development. While several nearby properties maintain direct frontage on publicly maintained roads, there are instances in the general vicinity where access is achieved through private drives or easements, reflecting a rural development pattern where strict adherence to frontage requirements may not always be present.

The need for the requested variance appears to stem from the existing configuration of the parcel, which limits the ability to provide direct frontage to a public road without additional land acquisition or replatting. This condition may be considered a hardship inherent to the property, rather than one created by the applicant, particularly if the tract was legally established in its current form.

However, granting a variance to allow zero feet of public frontage effectively removes a key safeguard intended to ensure proper access, safety, and infrastructure connectivity. As such, the Board should carefully consider whether **adequate alternative access**, such as a recorded and enforceable access easement, is available or proposed. Without such provisions, the variance could create issues related to emergency access, maintenance responsibility, and long-term usability of the property.

From a compatibility standpoint, the requested variance would not introduce a new or incompatible land use, as the surrounding area is characterized by low-density residential and agricultural uses. The primary concern is not land use compatibility, but rather accessibility and compliance with minimum development standards.

### **COMPATIBILITY WITH SURROUNDING AREA:**

The subject tract is located within an area characterized by a predominantly rural development pattern, consisting of agricultural (AG) zoning and low-density residential uses on large lots. Properties in the immediate vicinity are generally developed with single-family homes on acreage tracts, many of which rely on informal access arrangements such as shared drives or private easements, rather than uniform subdivision-style street frontage.

While most surrounding properties maintain some level of frontage on publicly maintained roads, the overall development pattern does not reflect a traditional urban subdivision layout with consistent frontage widths. Instead, the area exhibits a more flexible rural character where access configurations vary and are often influenced by historical tract divisions and large parcel sizes.

The requested variance to allow zero feet of frontage on a publicly maintained road would not introduce a new or incompatible land use, as the underlying use of the property remains consistent with the surrounding residential and agricultural pattern. The variance pertains specifically to access configuration rather than intensity or type of development.

From a compatibility standpoint, the primary consideration is whether the lack of public street frontage would adversely impact surrounding properties. Given the rural context and presence of similarly configured tracts

in the area that rely on non-traditional access, the request may be considered compatible provided that adequate legal access is established and maintained.

If appropriate access is secured through a recorded easement or similar mechanism, the requested variance is not expected to negatively affect the character of the surrounding area, impair neighboring property use, or create adverse impacts related to traffic, density, or land use compatibility.

Overall, the request is generally compatible with the surrounding area, subject to the provision of safe and legally enforceable access to the subject property.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of minimum street frontage requirements from 30' to 0' of public maintained road (Sec. 2.040 Table 2-3) is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) to permit a Variance of minimum street frontage requirements from 30' to 0' of public maintained road (Sec. 2.040 Table 2-3)*

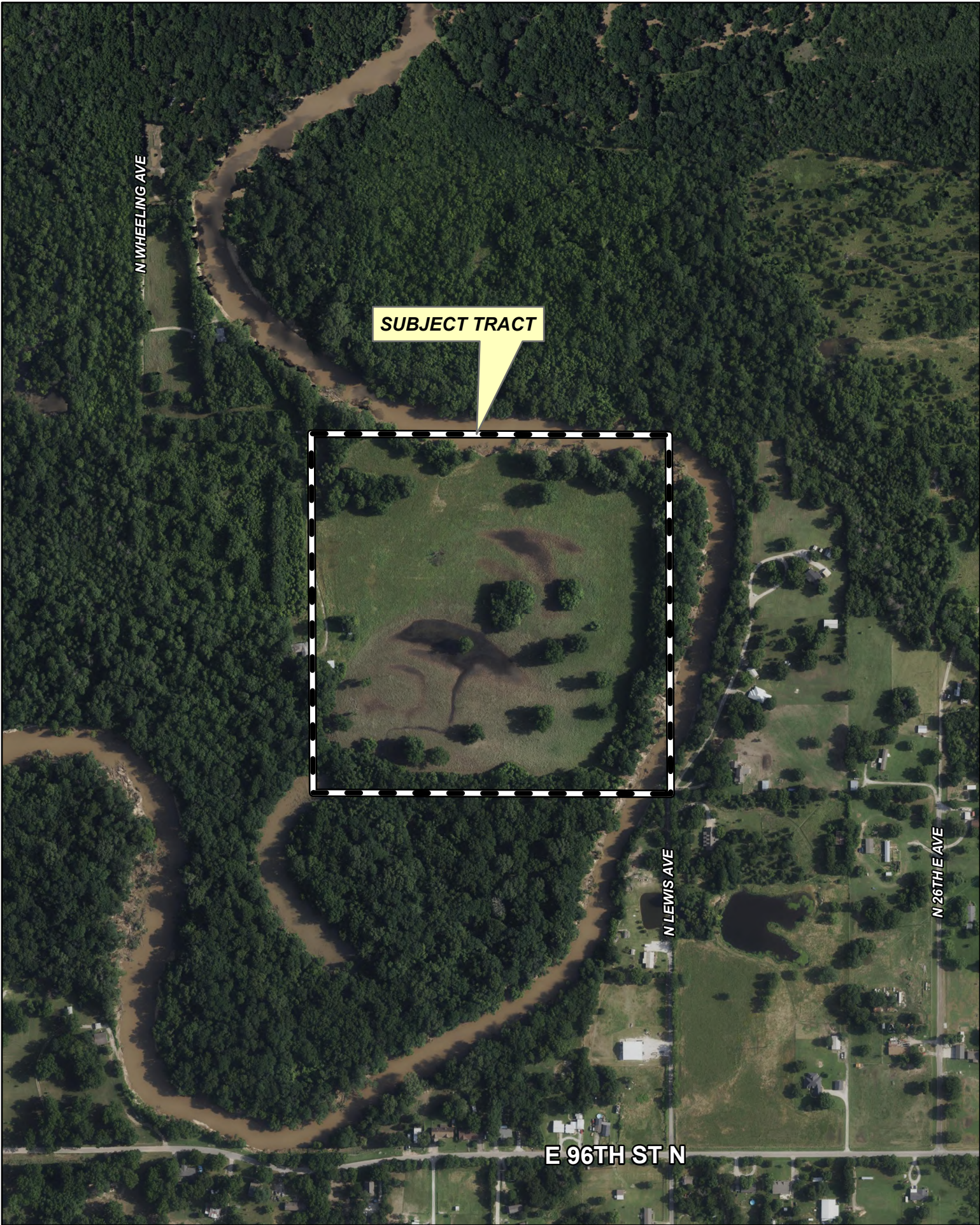
*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. Recorded Access Easement Required - A permanent, legally enforceable ingress/egress access easement shall be provided to the subject tract. The easement shall be recorded with the Tulsa County Clerk prior to issuance of any building permit.*
- 2.*
- 3.*

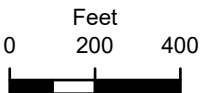
*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

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



**SUBJECT TRACT**



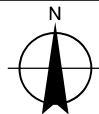
*Subject  
Tract*

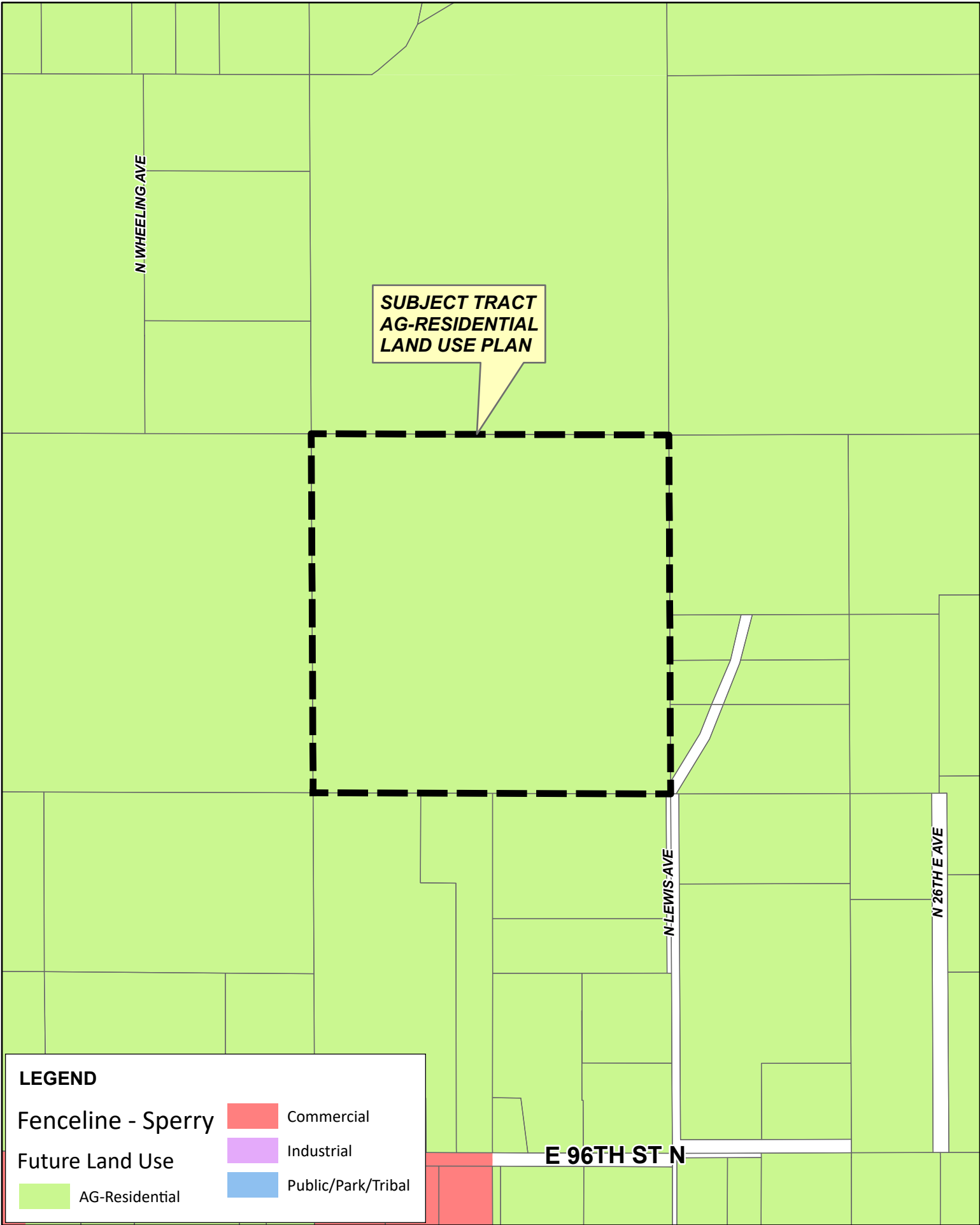
**CBOA-3350**

18 21-13

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

Aerial Photo Date: 2024 8.5





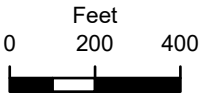
**SUBJECT TRACT  
AG-RESIDENTIAL  
LAND USE PLAN**

**LEGEND**

Fenceline - Sperry

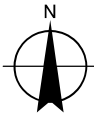
Future Land Use

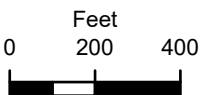
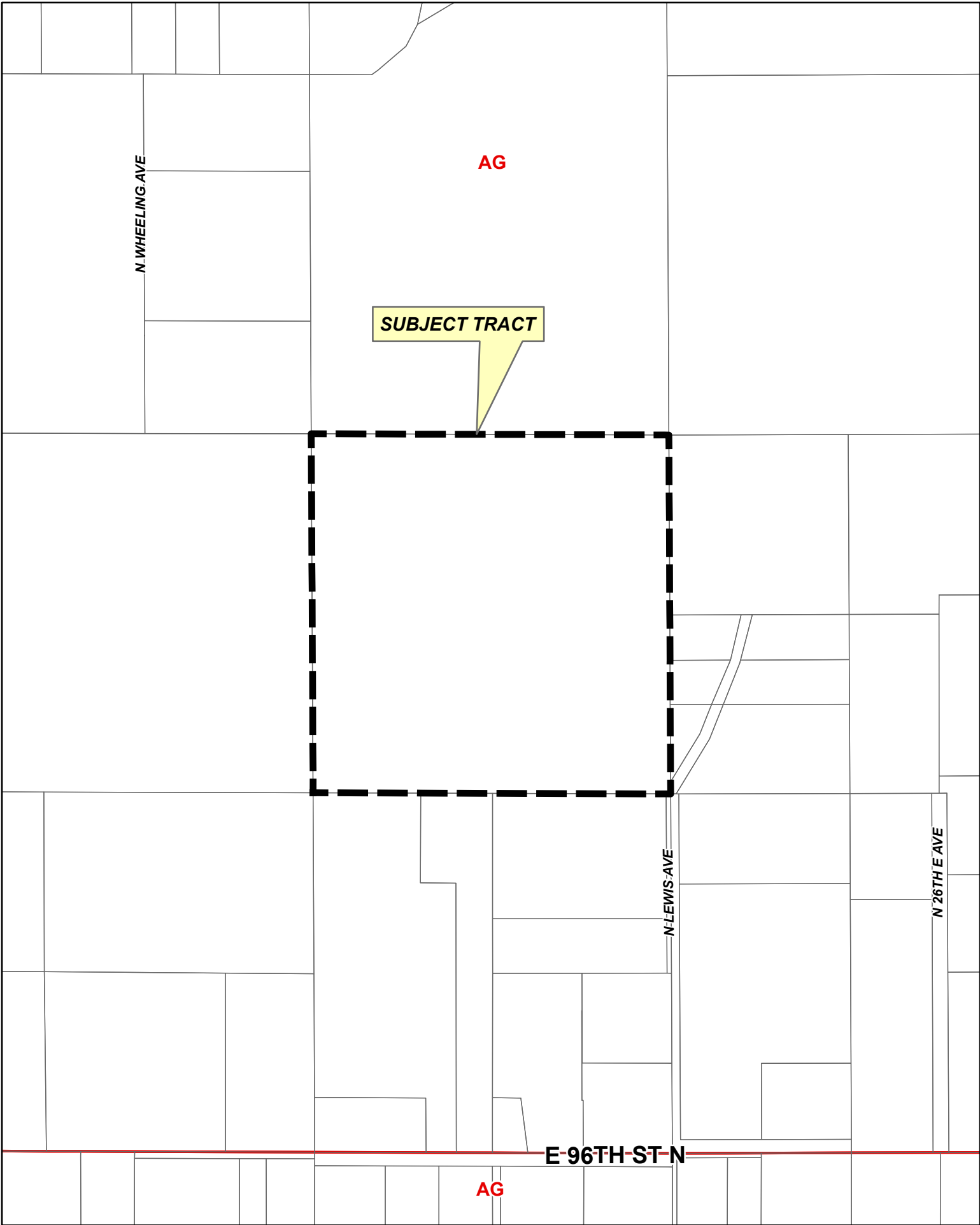
- AG-Residential
- Commercial
- Industrial
- Public/Park/Tribal



**CBOA-3350**

8.6

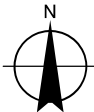




**CBOA-3350**

18 21-13

8.7





Bird Creek





**Case Number:** CBOA-3351

**Hearing Date:** April 21<sup>st</sup>, 2026, 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

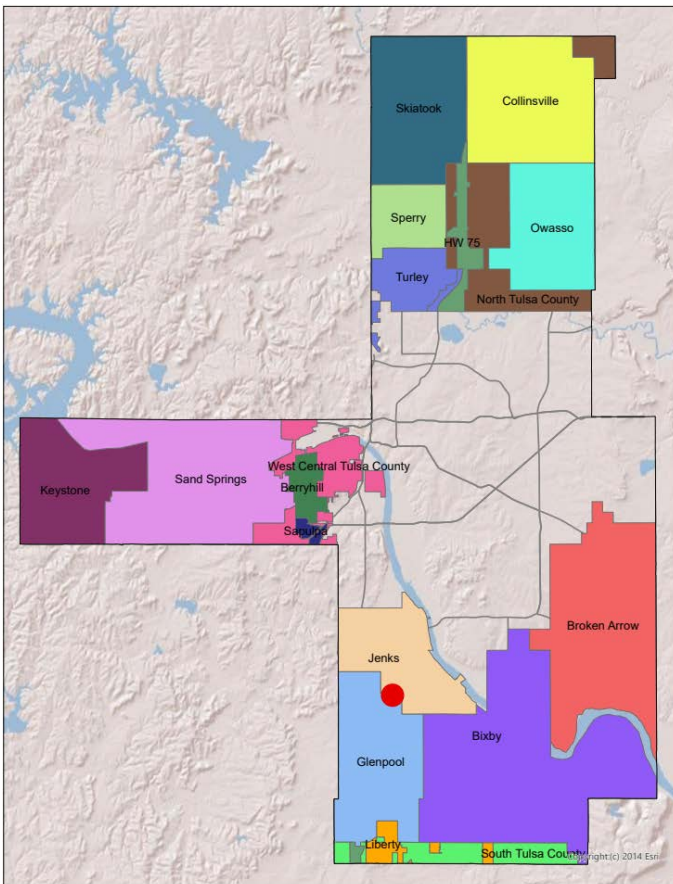
**Owner and Applicant Information:**

**Applicant:** Tony Joseph

**Property Owner:** Bethel India Christian Assembly INC

**Action Requested:** Special Exception for Religious Assembly use in an AG district (Sec. 6.010, Table 6-1) and Special Exception for Day Care use (Sec. 6.010, Table 6-1; Sec.6.040-C)

**Location Map:**



**Additional Information:**

**Present Use:** Religious Assembly & Vacant

**Tract Size:** 3.93± Acres

**Legal Description:** BETHEL INDIAN CHRISTIAN ASSEMBLY LOT 1 BLOCK 1 & PRT NE BEG 311.39E NWC NE TH S210 W43 S530 E197.55 N740 W TO POB SEC 12 17 12 3.165ACS

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** Glenpool

**Land Use Designation:** Rural

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 7212

CASE NUMBER: **CBOA-3351**

CASE REPORT PREPARED BY: INCOG Planning Services

**HEARING DATE:** April 21<sup>st</sup>, 2026, 1:30 PM

**APPLICANT:** Tony Joseph

**ACTION REQUESTED:** Special Exception for Religious Assembly use in an AG district (Sec. 6.010, Table 6-1) and Special Exception for Day Care use (Sec. 6.010, Table 6-1; Sec.6.040-C)

**LOCATION:** 522 E 131 St S, Jenks, OK & 420 E 131 St S, Jenks, OK

**ZONED:** AG (Agriculture)

**FENCELINE:** Glenpool

**PRESENT USE:** Religious Assembly & Vacant

**TRACT SIZE:** 3.93± Acres

**LEGAL DESCRIPTION:** BETHEL INDIAN CHRISTIAN ASSEMBLY LOT 1 BLOCK 1 & PRT NE BEG 311.39E NWC NE TH S210 W43 S530 E197.55 N740 W TO POB SEC 12 17 12 3.165ACS

**RELEVANT PREVIOUS ACTIONS:**

**CBOA-2394 (March 2011):** the Board approved the Special Exception to permit church use in an AG district; located at 522 East 131<sup>st</sup> St South, Jenks, OK.

**CBOA-1252(April 1994):** the Board approved a Use Variance to permit office use and storage of equipment in the AG district; subject to all vehicles or materials being stored inside the building; finding the use, as presented, to be compatible with the surrounding area; located at 715 E. 131st St.

**CBOA-1235 (March 1994):** the Board denied a Use Variance to permit office and storage of equipment in an AG district; [a vote to approve was denied for lack of three (3) affirmative votes]; located at 715 E. 131st St. (on the north side of 131st just east of the subject property)

**CBOA-916 (August 1989):** the Board approved a Special Exception to allow for a church in the AG district; per site plan submitted, with no day care center or school allowed; and subject to conditions imposed by the Jenks Board of Adjustment which requires the dedication of right-of-way along 131st St., the installation of adequate dust free parking, and approval of the drainage plan and septic system; finding that the use is compatible with the area; located at the NW/c of E. 131st St. and S. Elgin Av. (directly north of the subject property)

**ANALYSIS OF SURROUNDING AREA:**

The subject tract is located west of S Peoria Avenue, bordering E 131<sup>st</sup> St S on its southern edge. The surrounding area is characterized primarily by low-density residential development and agricultural land uses, with a mix of zoning districts in the immediate vicinity including AG-R and AG. Heading further east are both developed and undeveloped residential zoning inside the City of Jenks, while west lie residential

subdivisions within the City of Glenpool, making this area an unincorporated ‘sandwich’ between two municipalities. Nearest the subject properties, we can find:

**North:** AG properties used for residential and agricultural purposes, as well as a Church (part of the City of Jenks).

**South:** An 11± acre undeveloped AG tract.

**West:** The southern AG tract’s access to the maintained public road, followed by a 20± acre tract of AG land with a single-dwelling residential use.

**East:** Single-dwelling residential and vacant AG tracts.

Overall, the surrounding area exhibits a mix of rural residential and agricultural development patterns, with RS-3 residential zoning forming neighborhood clusters within their metropolitan boundaries and surrounding larger agricultural tracts that include the subject properties.

The Tulsa County Comprehensive Land Use Plan places the subject properties within the Glenpool planning area under the Rural designation. This designation consists of land that is mainly agricultural and very-low density residential as primary uses, or undeveloped.

#### **STAFF COMMENTS:**

The applicant is requesting:

*A Special Exception for Religious Assembly use in an AG district (Sec. 6.010, Table 6-1)*

*and*

*a Special Exception for Day Care use (Sec. 6.010, Table 6-1; Sec.6.040-C).*

The subject properties consist of two adjacent parcels; the western parcel has a “church” use special exception from the previous zoning code, but said use is not within the current zoning code. Given that there is the intent to expand to the eastern lot, both lots are being ‘updated’ with the current zoning code’s special exception for “religious assembly” use, meaning that this request is intended to expand on the use that is already there.

Part of the intended growth of the church may include the need to provide childcare services associated with church programs and community outreach. Although this use is part of the desired expansion of the church, the applicant is requesting it in this same application such that this use may come into service at the needed time without having to first go through a separate Board of Adjustment application process.

The applicant has kindly provided an exhibit explaining the request in more detail, as well as a site plan exhibit.

#### **COMPATIBILITY WITH SURROUNDING AREA:**

The surrounding area includes a mixture of single-family residences and larger agricultural tracts. Given the rural-residential nature of the area and the presence of agricultural zoning nearby, as well as the existence of the church in one of the two subject tracts and another church across the street. The rural character

intended by the Rural designation of the area is already affected by the encroaching residential development of the Glenpool and Jenks, but the expansion of the existing use and the supplemental childcare use represent an extension of long-standing institutional activity rather than a shift toward the higher-density residential patterns observed in the surrounding municipalities.

*If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed Special Exceptions are compatible and non-injurious to the surrounding area.*

**Sample Motion 1:**

*“Move to \_\_\_\_\_ (approve/deny) a Special Exception for Religious Assembly use in an AG district (Sec. 6.010, Table 6-1)*

*Subject to the following conditions, if any: \_\_\_\_\_.*

**Sample Motion 2:**

*“Move to \_\_\_\_\_ (approve/deny) a Special Exception for Day Care use (Sec. 6.010, Table 6-1; Sec.6.040-C)*

*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.*

*And 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.*

# Bethel India Christian Assembly

## Board of Adjustment Application Special Exception Request Narrative – Religious Assembly

Tulsa County, Oklahoma

### 1. Request

Bethel India Christian Assembly respectfully requests approval from the Tulsa County Board of Adjustment for a Special Exception to allow Religious Assembly use and day care use on two adjoining properties currently zoned AG (Agricultural).

The request includes the following actions:

1. Convert the previously approved Special Exception for the existing church property from “Church” use to “Religious Assembly and Day Care”
2. Apply the Religious Assembly and Day Care Special Exception designation to both the existing church lot and the newly acquired adjacent lot.

This request will allow the church to conduct its current and future ministry activities and will allow future improvements to be reviewed administratively without requiring additional Board of Adjustment approvals.

This approach was recommended during coordination meetings with INCOG planning staff to streamline future approvals for the church campus.

### 2. Subject Properties

The request applies to the following properties located in Tulsa County, Oklahoma:

#### Existing Church Property

Parcel Number: **57352721215920**

#### Newly Acquired Property

Parcel Number: **97212721204630**

Both parcels are currently zoned AG – Agricultural District and will function together as a unified church campus while remaining separate legal lots.

### 3. Existing Conditions

The church currently operates a worship facility on the existing property.

Key conditions include:

- The existing church property previously received Special Exception Case #2394, allowing church use on the property.
- The existing site includes a church building, a single-family residential building used as a storage building and approximately 32 parking spaces.
- The church has recently acquired an adjacent parcel to accommodate future growth and expanded ministry functions.
- Both properties are currently zoned AG – Agricultural District.

Based on consultation with INCOG staff, the church intends to maintain the two parcels as separate lots, while allowing shared parking and circulation between them through a Mutual Access Easement Agreement.

#### **4. Immediate Proposed Development**

The immediate phase of development will include construction of a new church facility on the newly acquired lot.

The proposed improvements include:

- Construction of an approximately 8,000 square foot church building
- A sanctuary seating approximately 300 people
- Supporting spaces including:
  - Classrooms
  - Fellowship areas
  - Offices
  - Restrooms
  - Lobby and gathering areas

Additional site improvements may include:

- Parking improvements to serve both lots
- Internal site circulation between properties
- Landscape improvements
- Required right-of-way dedication along the adjacent street

INCOG staff indicated that ROW dedication will likely be required as a condition of development.

#### **5. Future Development**

The church anticipates additional future development as the congregation grows.

Future improvements may include:

- Construction of an approximately 8,000 +/- square foot community center building

- Additional classrooms and fellowship spaces
- Youth ministry spaces
- Expanded parking areas
- Outdoor recreational amenities
- Additional landscape and gathering areas

The community center will support church ministry, education, and community outreach activities.

## **6. Church Activities and Uses**

The Religious Assembly designation is requested to allow the full range of activities typically associated with a church campus.

These activities may include:

### **Worship and Ministry Activities**

- Worship services
- Prayer meetings
- Ministry services and pastoral counseling
- Religious instruction and Bible study

### **Educational Programs**

- Sunday school and religious education
- Youth ministry programs
- Children's ministry activities
- Music instruction and choir rehearsal related to worship

### **Community and Fellowship Activities**

- Fellowship gatherings
- Community meetings and outreach programs
- Cultural and educational events

### **Day Care / Child Care Use**

In addition to worship services and related ministry activities, the church may provide childcare services associated with church programs and community outreach. These services may include supervision and care for children during worship services, ministry programs, educational activities, or other church-related events.

Day care uses are defined in Section 6.040-C of the Tulsa County Zoning Code as facilities providing supervision and care for children or adults for less than 24 hours per day.

Based on guidance provided by INCOG planning staff, the church is requesting that Day Care be included as an additional Special Exception as part of this application. Including this use now will allow the church to support future ministry programs that may involve childcare services without requiring a separate Board of Adjustment application at a later date.

Including this additional Special Exception will provide flexibility for future church programs while allowing the Board of Adjustment to consider the request within the context of the overall church campus development.

## **7. Outdoor Amenities**

Future site improvements may also include outdoor facilities that support fellowship, youth programs, and community engagement, including:

- Volleyball court
- Pickleball court
- Children's play area
- Community vegetable garden
- Outdoor gathering spaces

These amenities are intended to support church fellowship activities and youth programs.

## **8. Parking, Circulation and Shared Parking**

Parking for the church campus will be provided across both the existing church property and the newly acquired parcel. The conceptual site plan illustrates potential areas for parking on both lots to serve the proposed 8,000 SF worship facility and the existing building, which may be used for ministry, office, or community-related activities in the future.

The final parking layout and total number of spaces will be determined during the detailed architectural and engineering design phases and will be designed to comply with Tulsa County zoning requirements. The project may utilize the shared parking provisions of the zoning code, recognizing that the proposed worship facility and future ministry or office uses may have different peak parking demand periods.

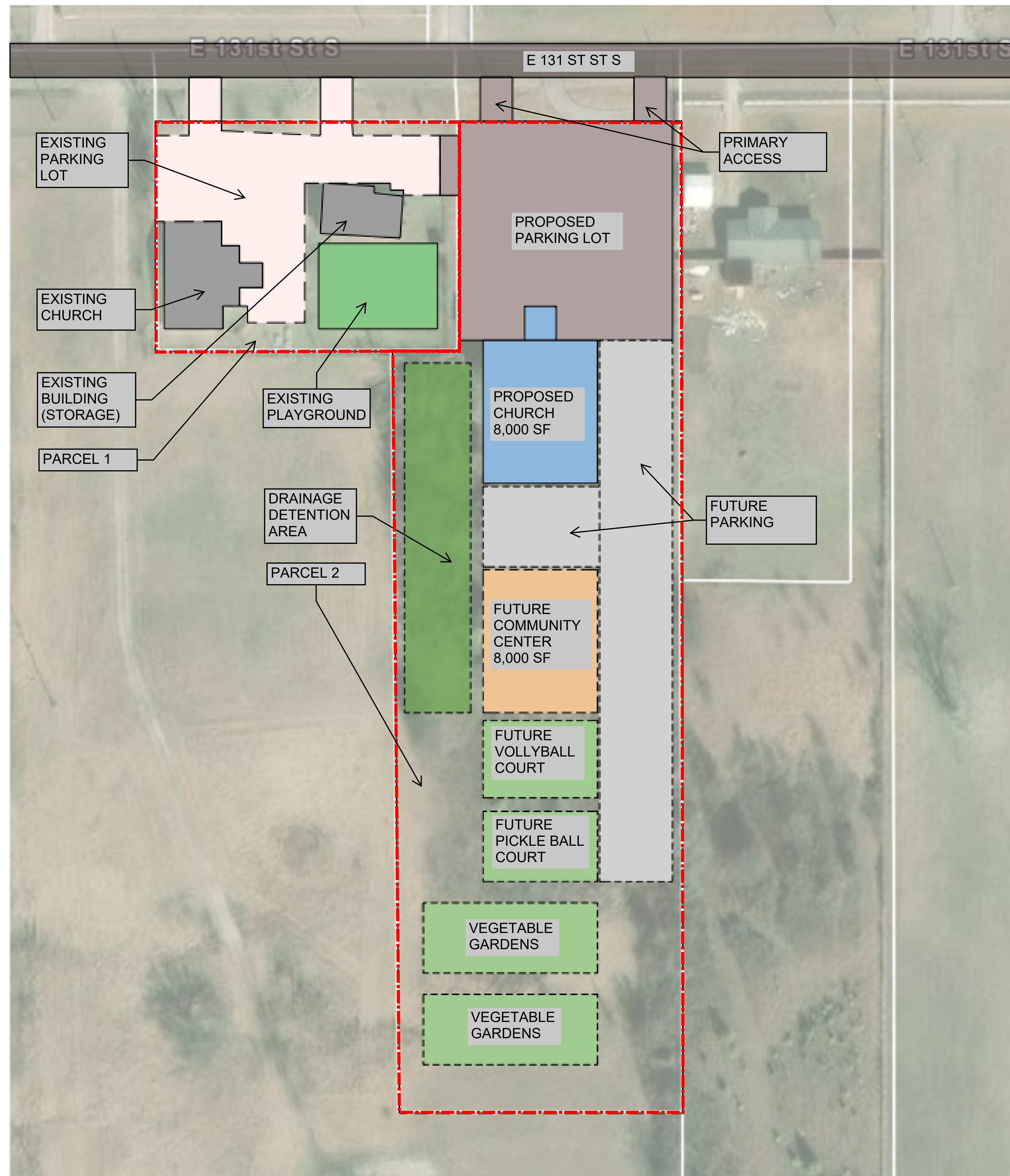
A Mutual Access Easement Agreement will be established between the two parcels to allow shared parking, internal circulation, and coordinated access across the church campus.

The site plan included with this application is conceptual and prepared for BOA review purposes only. Final building placement, parking configuration, and circulation will be refined during the detailed design process. If necessary, a parking variance may be requested at a future stage of development.

PROJECT DATA	
PROJECT NAME	BETHEL INDIA CHRISTIAN ASSEMBLY
PROJECT TYPE	RELIGIOUS ASSEMBLY FACILITY
JURISDICTION	TULSA COUNTY, OKLAHOMA
EXISTING CHURCH BUILDING AREA	3,216 SF
EXISTING STORAGE BUILDING AREA	1,092 SF
PROPOSED CHURCH BUILDING	8,000 SF
FUTURE COMMUNITY CENTER	8,000 SF
SANCTUARY SEATING CAPACITY	300 SEATS
PARKING REQUIREMENT	1 SPACE PER 3 SEATS OR 20 SPACES PER 1,000 SF (WHICHEVER IS GREATER)
EXISTING PARKING SPACES	32 SPACES
FUTURE PARKING	ADDITIONAL PARKING TO BE PROVIDED ON THE NEW PARCEL
PARKING STRATEGY	SHARED PARKING BETWEEN BOTH PARCELS IN ACCORDANCE WITH TULSA COUNTY ZONING CODE
TOTAL PARKING PROVIDED	TO BE DETERMINED DURING DETAILED SITE PLANNING
SITE ACCESS	PRIMARY ACCESS FROM E 131ST STREET S

ZONING DATA	
BASE ZONING DISTRICT	AG – AGRICULTURAL DISTRICT
APPROVAL REQUESTED	SPECIAL EXCEPTION – RELIGIOUS ASSEMBLY AND ASSOCIATED USES
PARCEL 1	57352721215920
PARCEL 2	97212721204630
TOTAL SITE AREA	3.935 ACRES
SETBACKS	PER TULSA COUNTY ZONING CODE
RIGHT-OF-WAY	ROW DEDICATION MAY BE REQUIRED ALONG E 131ST STREET S
SITE PLAN STATUS	CONCEPTUAL SITE PLAN PREPARED FOR BOA REVIEW ONLY

- SITE PLAN NOTES**
1. THIS SITE PLAN IS CONCEPTUAL AND PREPARED FOR BOARD OF ADJUSTMENT REVIEW PURPOSES ONLY.
  2. FINAL BUILDING LOCATIONS, PARKING LAYOUT, CIRCULATION, DRAINAGE, AND LANDSCAPING WILL BE DETERMINED DURING THE DETAILED ARCHITECTURAL AND ENGINEERING DESIGN PHASES.
  3. PARKING MAY BE SHARED BETWEEN THE EXISTING AND PROPOSED PARCELS IN ACCORDANCE WITH TULSA COUNTY ZONING REGULATIONS.
  4. RIGHT-OF-WAY DEDICATION MAY BE REQUIRED DURING DEVELOPMENT OF THE NEW PARCEL.



MEENAKSHI S. KRISHNASAMY  
 ARCHITECT  
 11524 S 32nd West Ave  
 Jenks, OK 74037  
 Email: mkdesigntulsa@gmail.com  
 Phone: 918.906.3679

BETHEL INDIA  
 CHRISTIAN  
 ASSEMBLY

522 E 131ST S, JENKS, OK 74037  
 420 E 131ST S, JENKS, OK 74037

NO.	DATE	DESCRIPTION

CONCEPTUAL SITE  
 PLAN - SPECIAL  
 EXCEPTION  
 APPLICATION

DATE: 3/16/2026

PROJECT: 26001

A-100



**SUBJECT TRACT**

**E 131ST ST S**

**S ELGIN AVE**

**S NORFOLK AVE**

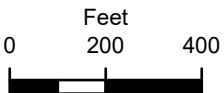
**E 133RD PLS**

**E 134TH ST S**

**E 134TH ST S**

**E 134TH PLS**

**S POPLAR ST**



**Subject Tract**

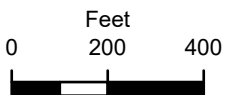
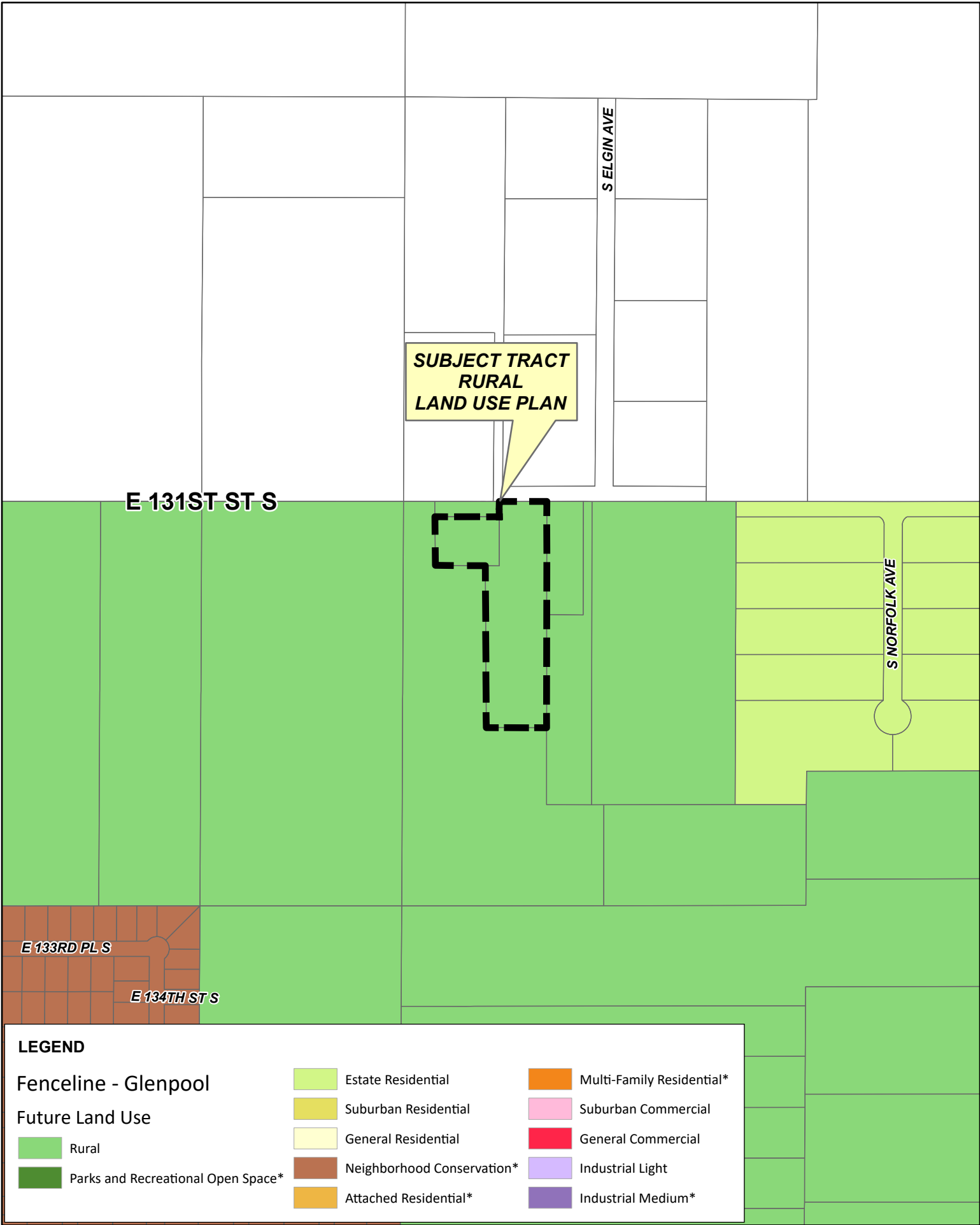
**CBOA-3351**

12 17-12

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

Aerial Photo Date: 2024

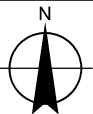


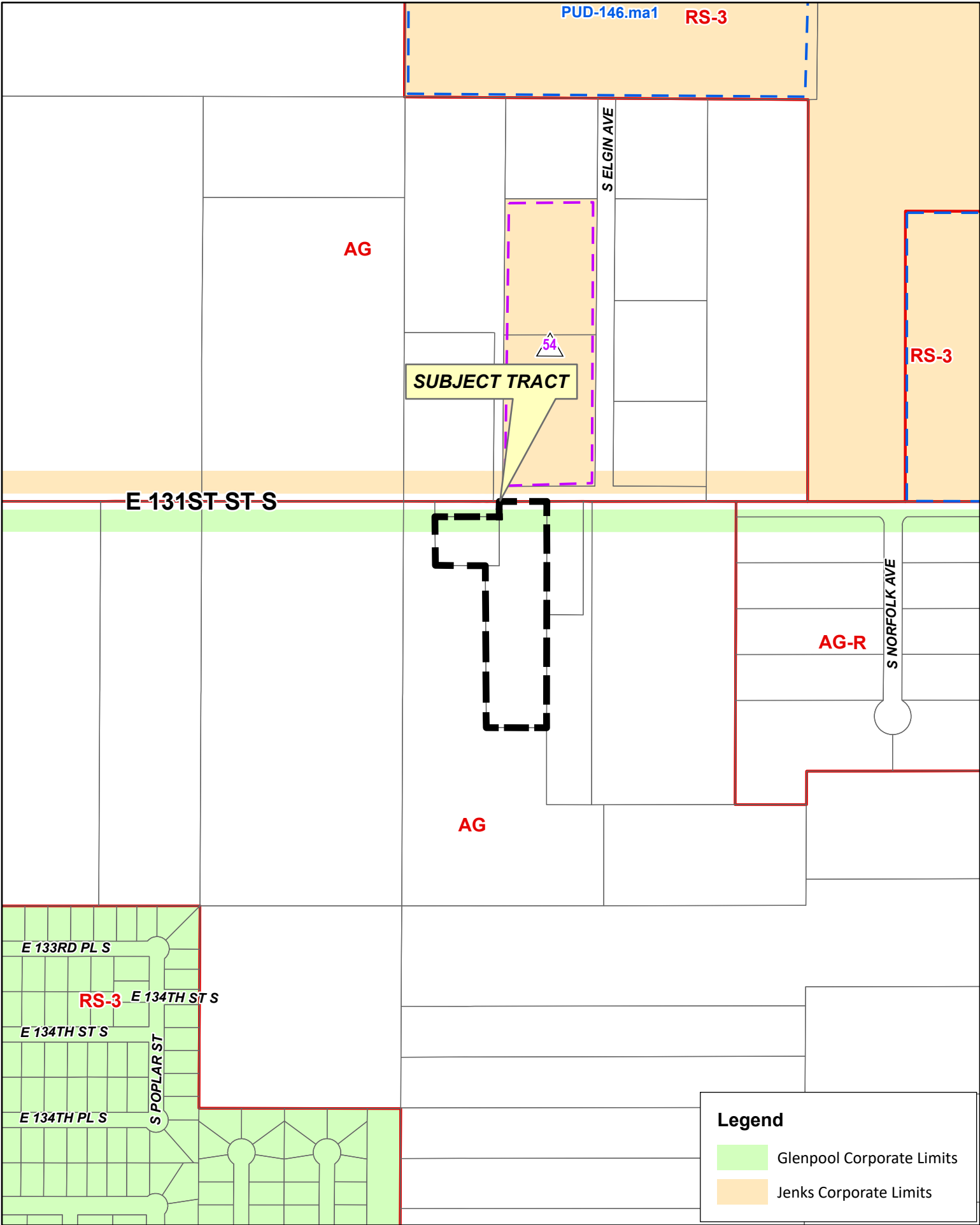


**CBOA-3351**

**9.11**

12 17-12





PUD-146.ma1 RS-3

AG

S SELGIN AVE

54

SUBJECT TRACT

RS-3

E-131ST ST S

AG-R

S NORFOLK AVE

AG

E 133RD PL S

RS-3 E 134TH ST S

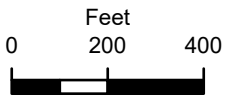
E 134TH ST S

E 134TH PLS

S POPLAR ST

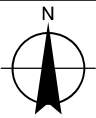
**Legend**

- Glenpool Corporate Limits
- Jenks Corporate Limits



**CBOA-3351**

9.12





**Case Number:** CBOA-3352

**Hearing Date:** April 21, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

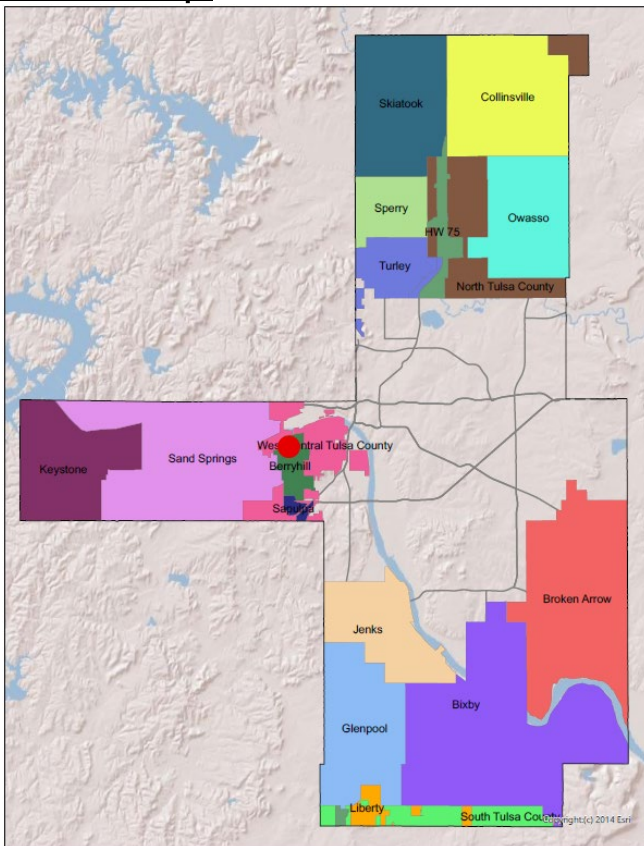
**Owner and Applicant Information:**

**Applicant:** Patty Million

**Property Owner:** Same

**Action Requested:** Request for Special Exception to allow two households on a single lot in an RS-3 district (Sec.6.010, Table 6-1) and Special Exception to allow a single-section manufactured housing unit in an RS-3 district (Sec. 3.030, Table 3-2)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 0.87 Acres

**Legal Description:** LT 18 BLK 4, WEST TULSA VIEW ACRES SUB

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

**Fenceline/Area:** None

**Land Use Designation:** Existing Neighborhood

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9217

CASE NUMBER: **CBOA-3352**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: April 21, 2026, 1:30 PM

APPLICANT: Patty Million

ACTION REQUESTED: Request for Special Exception to allow two households on a single lot in an RS-3 district (Sec. 6.010, Table 6-1) and Special Exception to allow a single-section manufactured housing unit in an RS-3 district (Sec. 3.030, Table 3-2)

LOCATION: 2324 S. 61st W. Ave, Tulsa, OK

ZONED: RS-3 (Residential Single Family)

FENCELINE: None

PRESENT USE: Residential

TRACT SIZE: ± 0.87 Acres

LEGAL DESCRIPTION: LT 18 BLK 4, WEST TULSA VIEW ACRES SUB

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The surrounding area is defined by a blend of suburban subdivision development and lower-density residential properties, creating a stable residential environment. The presence of both uniform subdivisions and larger, irregular tracts indicates a gradual transition in development patterns over time.

Overall, the area maintains a consistent residential character, with development intensity remaining low and compatible across surrounding properties.

North: Properties to the north consist primarily of single-family residential uses within a platted subdivision, with uniform lot sizes, internal street networks, and consistent setbacks. This area reflects a more structured suburban development pattern.

South: Properties to the south include a combination of residential lots and undeveloped or open land, maintaining a relatively low-density character. Lot configurations in this area appear somewhat irregular, suggesting a mix of subdivision and metes-and-bounds development.

East: To the east, the area appears to include transportation infrastructure and open land, which serves as a transition between residential development and higher-intensity corridors. This feature provides a buffer and limits direct residential adjacency in this direction.

West: The area to the west is characterized by established single-family residential development, with a mix of lot sizes and configurations. This portion of the area reflects a continuation of the neighborhood's residential character.

**STAFF COMMENTS:**

The applicant is requesting the following relief for a tract located within the RS-3 (Single-Family Residential) District:

1. Special Exception to allow two households on a single lot (Sec. 6.010; Table 6-1)
2. Special Exception to allow a single-section manufactured housing unit (Sec. 3.030; Table 3-2)

**Two Households on a Single Lot**

The RS-3 District is intended to support single-family residential development, with one principal dwelling unit per lot. The request to allow two households on a single lot represents an increase in residential intensity beyond what is typically permitted by right.

The surrounding area is characterized by:

- Established single-family residential development
- Uniform subdivision patterns with one dwelling per lot
- A mix of platted neighborhoods and some larger residential tracts

Allowing two households on a single lot introduces a higher density use that may:

- Increase activity and traffic on the site
- Place additional demand on utilities and infrastructure
- Alter the established single-family character of the area

However, given that portions of the surrounding area include larger or irregular tracts, the Board may consider whether the lot size and configuration can accommodate an additional household without creating adverse impacts.

**Single-Section Manufactured Housing Unit**

The applicant is also requesting to allow a single-section manufactured home, which is not permitted by right in the RS-3 District but may be approved through the Special Exception process.

The surrounding area is predominantly composed of:

- Site-built single-family homes
- Consistent architectural character and development standards

A single-section manufactured home may differ from surrounding structures in terms of:

- Appearance and construction type
- Perceived compatibility with neighboring homes

This difference may raise concerns related to:

- Neighborhood character
- Property values and expectations within the subdivision

That said, the impact may be mitigated if:

- The structure is placed on a permanent foundation
- It is properly maintained and screened
- The lot size provides adequate spacing from adjacent properties

- The Board must determine whether the proposed use is compatible with surrounding development and will not be injurious to the neighborhood.
- Consideration should be given to lot size, layout, and ability to accommodate two households without adverse effects.
- The appearance, placement, and maintenance of the manufactured home will be critical in evaluating compatibility.

**COMPATIBILITY WITH SURROUNDING AREA:**

The subject property is located within an established RS-3 single-family residential area, characterized by uniform lot patterns, one dwelling per lot, and consistent site-built residential development. The surrounding neighborhood reflects a stable, low-density suburban development pattern, with homes typically oriented toward interior streets and accessory structures located in rear yards.

When considered together, the request for two households on a single lot and a single-section manufactured home represents a combined deviation from both the density and housing type typically found in the surrounding area.

- The increase in density (two households) is not consistent with the one-dwelling-per-lot pattern.
- The manufactured housing type differs from the predominant site-built residential character.

Collectively, these factors may result in a development that is less compatible with the surrounding neighborhood, particularly in terms of density, appearance, and overall development pattern.

While certain design and placement measures may reduce impacts, the request as proposed represents a notable departure from the established character of the RS-3 district and surrounding properties.

*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 on a single lot in an RS-3 district (Sec.6.010, Table 6-1) and Special Exception to allow a single-section manufactured housing unit in an RS-3 district (Sec. 3.030, Table 3-2) is compatible and non-injurious to the surrounding area.*

***Sample Motion:***

***“Move to \_\_\_\_\_ (approve/deny) to permit Special Exception to allow two households on a single lot (Sec. 6.010; Table 6-1)***

***Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:***

- 1.
- 2.
- 3.

***Subject to the following conditions, if any: \_\_\_\_\_.***

*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.*

*“Move to \_\_\_\_\_ (approve/deny) Special Exception to allow a single-section manufactured housing unit in an RS-3 district (Sec. 3.030, Table 3-2)*

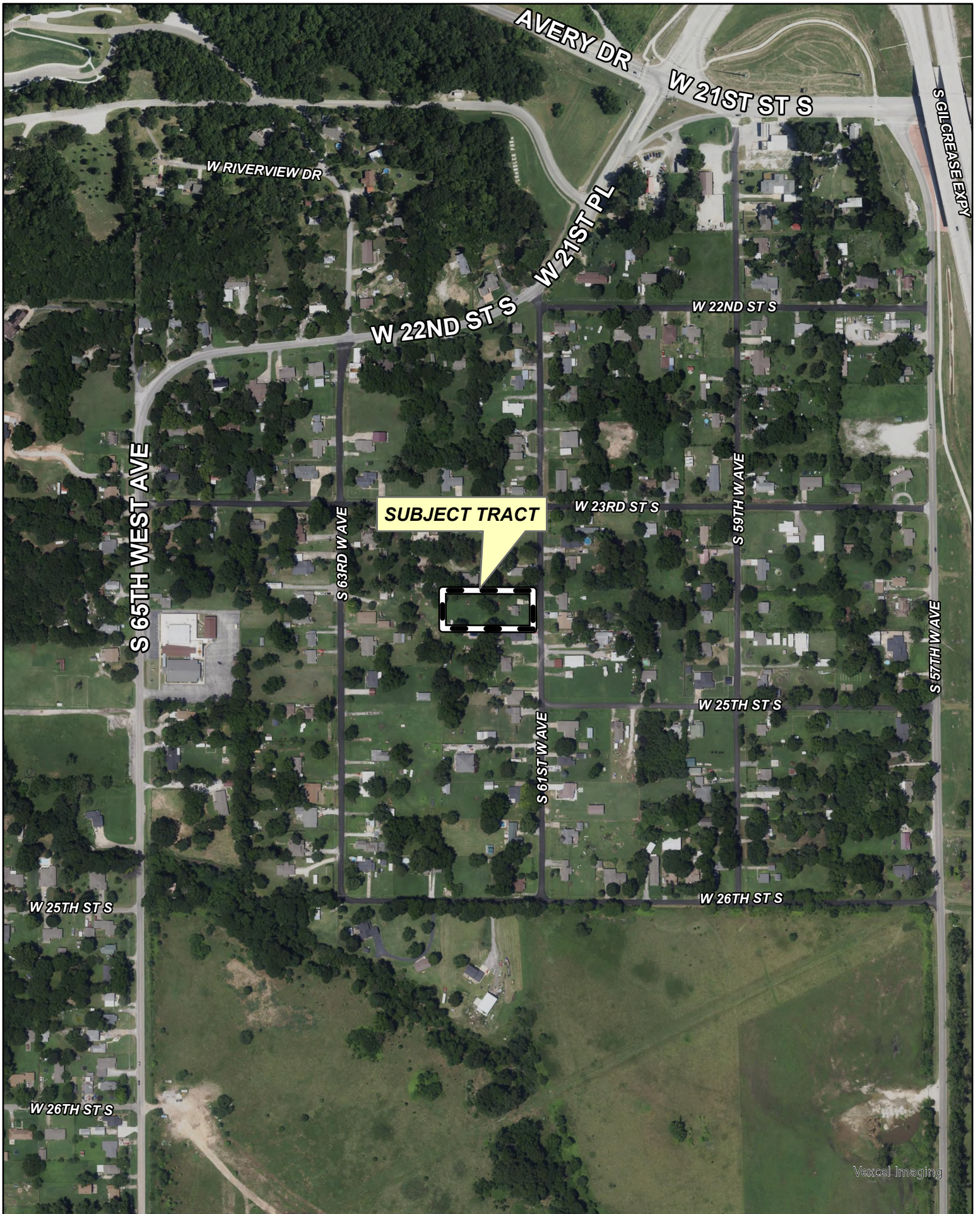
*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. Compliance with all permitting and utility requirements
2. Appropriate placement and spacing of structures
3. Measures to maintain compatibility with surrounding residential properties

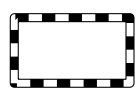
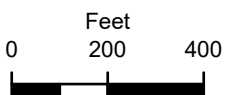
*Subject to the following conditions, if any: \_\_\_\_\_.*

*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.*



Vexcel Imaging



Subject Tract

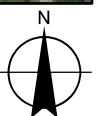
**CBOA-3352**

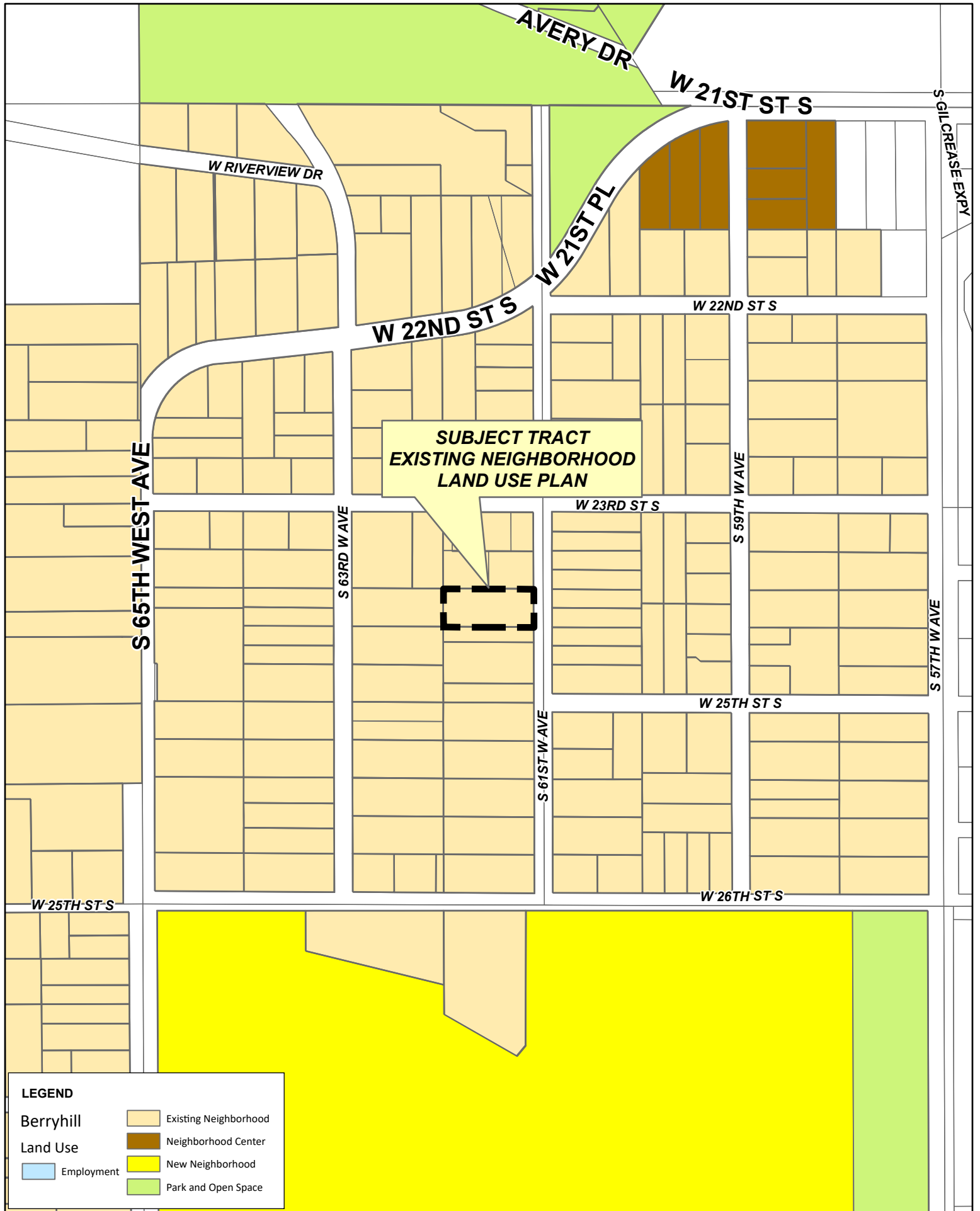
17 19-12

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

Aerial Photo Date: 2024

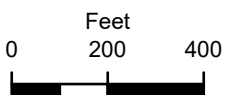
**10.6**





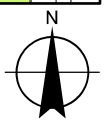
**SUBJECT TRACT  
EXISTING NEIGHBORHOOD  
LAND USE PLAN**

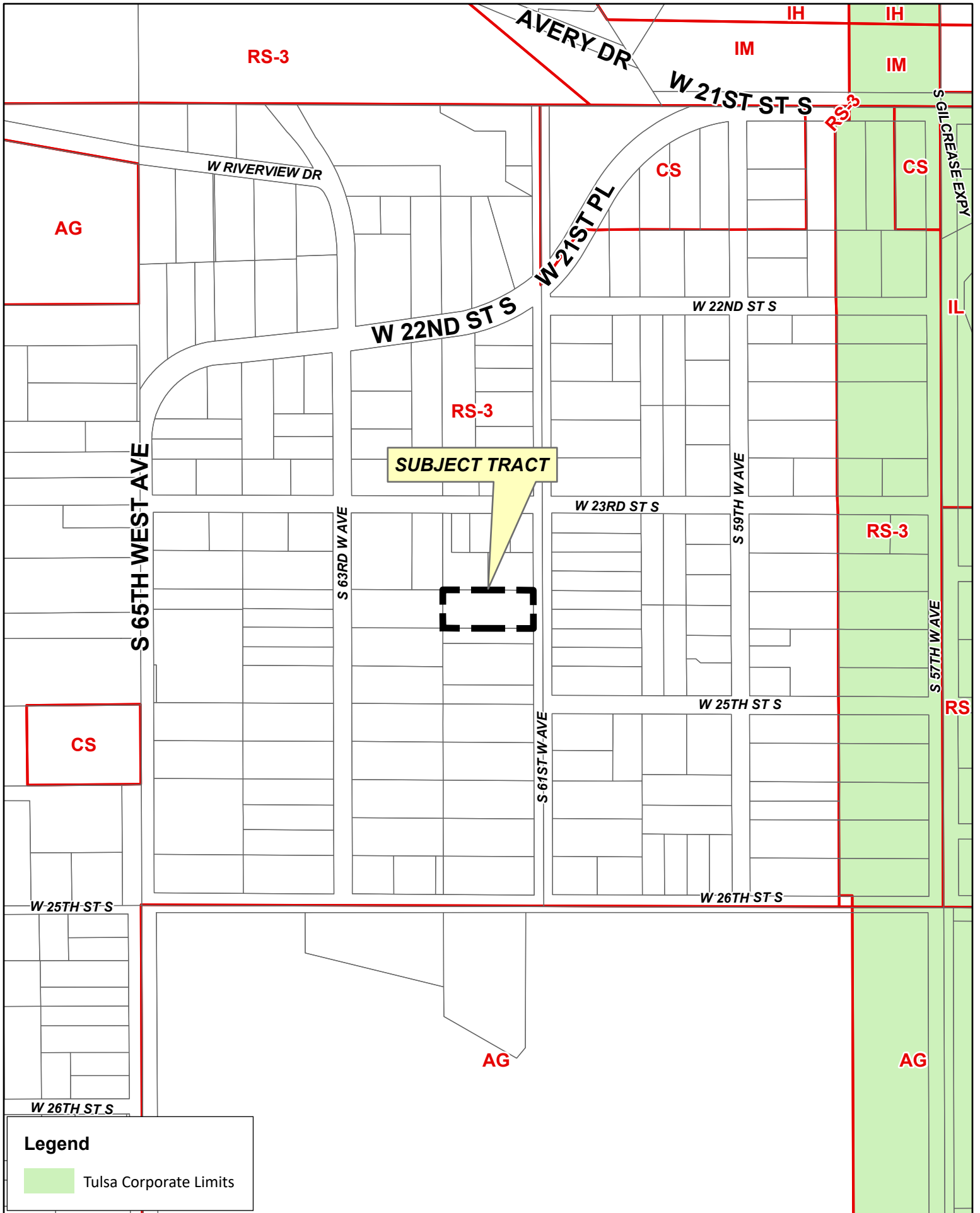
LEGEND	
Berryhill	Existing Neighborhood
Land Use	Neighborhood Center
	New Neighborhood
	Park and Open Space
	Employment



**CBOA-3352**

10.7

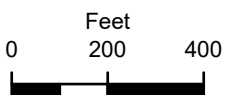




**SUBJECT TRACT**

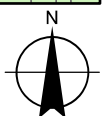
**Legend**

Tulsa Corporate Limits



**CBOA-3352**

10.8



I have attached my plans to add an additional dwelling/trailer to the property located at:

**2324 S 61<sup>st</sup> W Ave, Tulsa, OK 74107**

The following neighbors are in support and/or have no problem with the attached plan.

1. Logan Davis  
2338 S. 61<sup>st</sup> W Ave  
Tulsa, OK 74107

Logan Davis  
Signature

2. Sheila Johnson  
5919 West 23rd St Tulsa, 74107

Sheila Johnson  
Signature

3. Alyssa Perry  
2335 S 61<sup>st</sup> W Ave Tulsa, OK 74107

Alyssa Perry  
Signature

4. Daniel Henderson  
2238 S. 61<sup>st</sup> W. Ave. Tulsa, OK  
74107

Daniel Henderson  
Signature

5. Carney Bending  
2348 S 61<sup>st</sup> W Ave Tulsa

Carney Bending  
Signature

6. Tyler Bending  
2348 S 61<sup>st</sup> W Ave

Tyler Bending  
Signature

I have attached my plans to add an additional dwelling/trailer to the property located at:

**2324 S 61<sup>st</sup> W Ave, Tulsa, OK 74107**

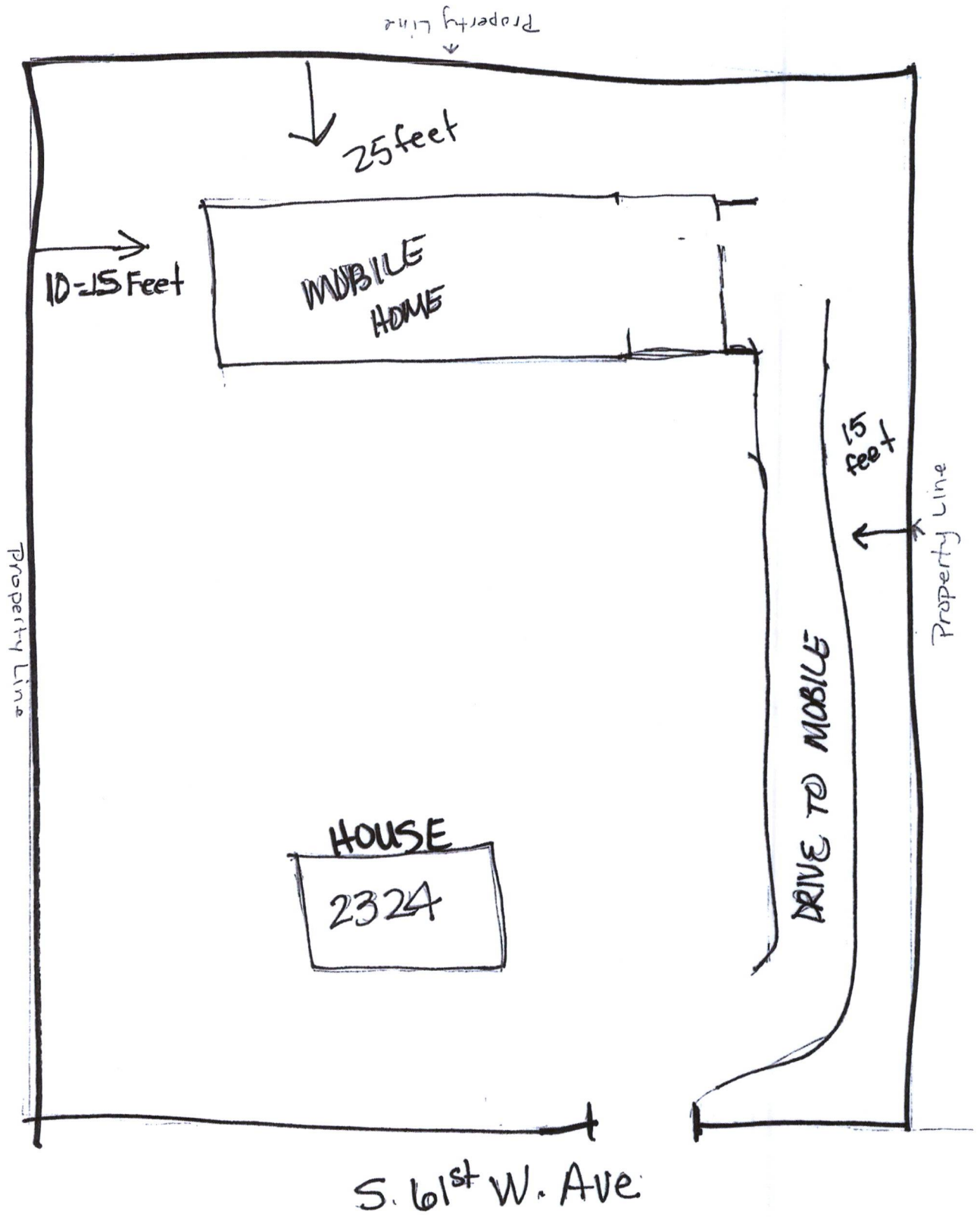
The following neighbors are in support and/or have no problem with the attached plan.

Walter Meyers  
Name

2325 S. 61<sup>st</sup> W. Ave.  
Address

Walter Meyers  
Signature

March 24<sup>th</sup> 2026  
Date





**OKLAHOMA**  
Environmental  
Quality

**ENVIRONMENTAL COMPLAINTS AND LOCAL SERVICES DIVISION**

REPORT FOR ON-SITE SEWAGE TREATMENT  
SOIL PERCOLATION OR SOIL PROFILE TEST  
(PLEASE PRINT or TYPE)

Work Order No.   
System No.   
Date Rec'd 1/22/26

**GENERAL INFORMATION:**

Name and Mailing Address of Property Owner: Patty Million 2324 S. 61<sup>st</sup> West Avenue Tulsa 74107  
First Name Last Name Mailing Address City Zip Code

Owner Phone Number: (918) 645-1627 Owner's E-Mail Address: \_\_\_\_\_

Property Address: 2324 S. 61<sup>st</sup> West Avenue Tulsa 74107 Tulsa, Oklahoma  
Street Address City Zip Code County

Legal Description: sect 17 T19 NR 12 E West Tulsa View Acres Sub, lot 18, Lot Size in \_\_\_\_\_ ft<sup>2</sup> or .87 acres:  
blk 4

Finding Location: Turn left onto W. 21<sup>st</sup> place (2.6mi), go (0.2mi) POESOR  
(Blocks or miles from a given point)

Water Supply:  Individual Private Well or  Public Water Supply - Name: City of Tulsa

GPS Coordinates: Lat: 36.12902° N Long: -96.06100° W

**WATERBODY PROTECTION AREA:**

Dispersal field located in Water Body Protection Area (check one):  Zone 1  Zone 2  None

**Flow Certification:** 27A O.S. 2001, Section 2-6-403 states: "It shall be the duty of the person contracting with an installer who is modifying or installing an on-site sewage treatment system for a residence or business to certify the number of bedrooms in the residence or the water usage of the business that will be served by the sewage treatment system so that the system can be properly sized."

This individual sewage treatment system will serve an individual residence or duplex with the following # of bedrooms Three

The estimated flow or actual flow for this small public sewage system is \_\_\_\_\_ gal/day and is a \_\_\_\_\_

Eric Cole \_\_\_\_\_ 1-21-26  
Print First Name Last Name Signature Date Signed

**SOIL TEST RESULTS:**

Soil Profile Description							Soil Percolation Test Description		
Depth of Test Hole	HOLE #1		HOLE #2		HOLE #3		Shallowest Groundwater Depth	Overall Percolation Rate	
	Group	Depth* to Limiting Layer†	Group	Depth* to Limiting Layer†	Group	Depth* to Limiting Layer†	_____ inches	_____ minutes/inches	
0-6"	3		3		3		Person completing presoak*:		
6-12"	3		3		3		*I certify the presoak was conducted in compliance with OAC 252:641.		
12-18"	3		3		3		Percolation Rates		
18-24"	3		3		3		Test Hole #	Test Hole Depth	Test Hole Percolation Rate
24-30"	3		3		3		#1	inches	min/in
30-36"	3	RC-36	3	RC-36	3	RC-36	#2	inches	min/in
36-42"							#3	inches	min/in
42-48"							#4	inches	min/in
48"-54"							#5	inches	min/in
							#6	inches	min/in

\*Depth in inches (in.) †Limiting Layer: GW = Ground Water RX = Redox (must be 2 consecutive intervals) RC = Rock G5 = Group 5 Soil

**CERTIFIED SOIL TESTER USE ONLY:**

I certify that I conducted the above-described soil profile description or percolation test in compliance with OAC 252:641 on 1-21-2026  
Date Test Performed

Email: t-johnson909@yahoo.com

Terrell Johnson II SP116  
Soil Tester's Signature Please Print First Name Last Name Certification #, Number

11969 N. 195<sup>th</sup> E. Ave Collinsville OK 74 918-804-5822 1-21-2026  
Address City State Zip Phone # Date Signed

\*This includes your Certification Number provided by DEQ or your Registration Number associated with your RPS, RPES, PE, LS, or SS.

**DEQ USE ONLY:**

Soil Test Performed by DEQ on (date): \_\_\_\_\_  DEQ Reviewed and Accepted

DEQ Soil Profile Test  Joint Soil Profile  DEQ Reviewed and Rejected

Notes: \_\_\_\_\_

[Signature] 358423 01/22/2026  
Environmental Specialist's Signature Employee ID Date Signed

**SYSTEM DESIGN:** Check all that apply.

**TREATMENT:**

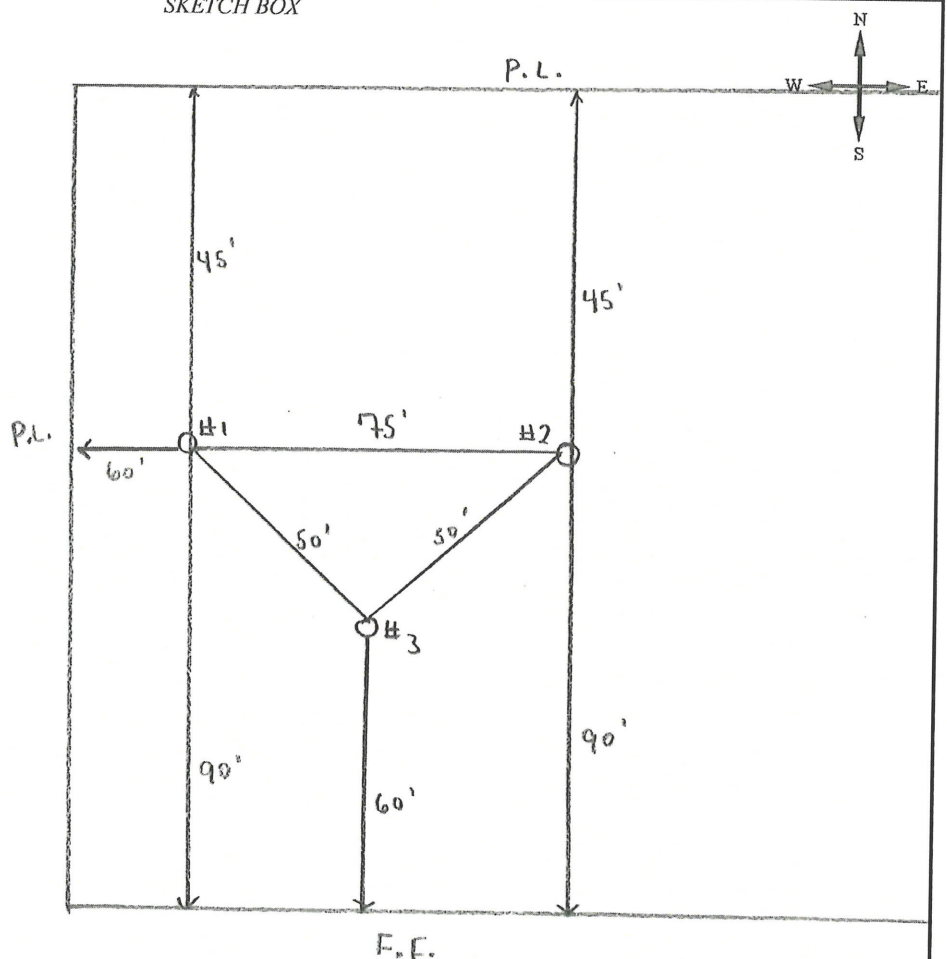
- Septic Tank with 1,000 gal. liquid capacity  Aerobic Treatment  Aerobic Treatment with Nitrogen Reduction

**DISPERSAL:**

- CSA:** soil group 3 or percolation rate of \_\_\_\_\_ (min/inch) with 380 feet of perforated pipe with storage media or 340 feet of manufactured media systems. The trench bottom shall be no deeper than 18 inches.
- SE:** soil group 3 with 720 feet of subsurface absorption trenches. The trench bottom shall be no deeper than 17 inches.
- ET/A:** soil group \_\_\_\_\_ with \_\_\_\_\_ feet of evapotranspiration trenches. The trench bottom shall be no deeper than \_\_\_\_\_ inches.
- L:** with bottom dimensions of \_\_\_\_\_ feet by \_\_\_\_\_ feet or a diameter of \_\_\_\_\_ feet.
- DI:** soil group 3 with a 700-gallon capacity pump tanks and 450 feet of drip line no deeper than 10 inches.
- SI:** soil group 3 with a 700-gallon capacity pump tank and 2295 square feet of surface application area.
- An Alternative system as described on the attached DEQ Form 641-581 Sup, "Supplemental Application for an Alternative System".

**LOCATION OF TEST HOLES:** Show the location of all test holes in relation to two fixed reference points in the sketch box below.

SKETCH BOX



**REMARKS:**

Test done more to south leaving room for Driveway on North side of

Property.



**Case Number:** CBOA-3353

**Hearing Date:** April 21, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

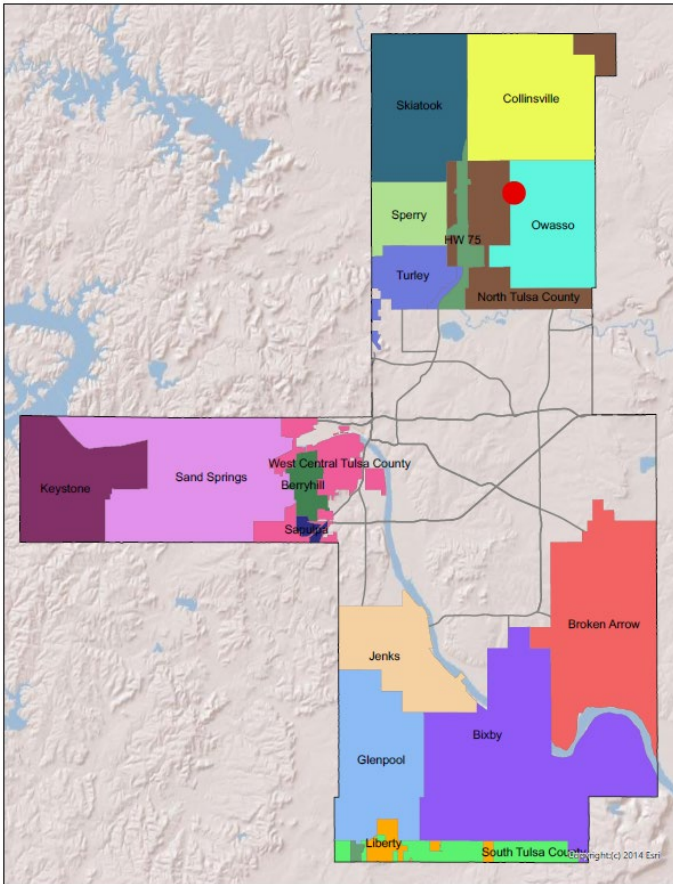
**Owner and Applicant Information:**

**Applicant:** Pam Bearden

**Property Owner:** Neikko & Selena Perez

**Action Requested:** Variance to allow a swimming pool in a side yard in an RS-3 district. (Sec.18.080 Table 18-1)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 0.50

**Legal Description:** LOT 5 BLOCK 2, MEADOWS II, THE

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

**Fenceline/Area:** Owasso

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1312

CASE NUMBER: CBOA-3353

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: April 21, 2026, 1:30 PM

APPLICANT: Pam Bearden

ACTION REQUESTED: Variance to allow a swimming pool in a side yard in an RS-3 district. (Sec.18.080 Table 18-1)

LOCATION: 8441 E. 111th St. N. Owasso, OK 74055

ZONED: RS-3 (Residential Single Family)

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: ± 0.50

LEGAL DESCRIPTION: LOT 5 BLOCK 2, MEADOWS II, THE

RELEVANT PREVIOUS ACTIONS: None

**ANALYSIS OF SURROUNDING AREA:** The surrounding area demonstrates a clear transition between rural and suburban development patterns. The subject tract is positioned at the interface of low-density agricultural/residential land and a more developed single-family subdivision.

Overall, the area is characterized by a blend of rural residential uses and emerging suburban development, with the subject tract situated in a transitional location between these two development patterns.

**North:** Properties to the north are predominantly zoned AG-R (Agricultural-Residential) and consist of large-lot residential and agricultural uses, including single-family homes on expansive tracts with open space and limited density. This area maintains a distinctly rural character.

**South:** Immediately south of the subject tract is an established residential subdivision zoned RS-3, characterized by smaller, platted lots, internal street networks, and a more uniform development pattern. This area reflects a transition to a more suburban residential environment with increased density compared to surrounding agricultural land.

**East:** To the east, the pattern continues with large-acreage residential and agricultural properties, with scattered single-family homes and significant undeveloped land. The development intensity remains low, consistent with the AG-R zoning designation.

**West:** Properties to the west consist of a combination of large-lot residential tracts and agricultural uses, maintaining the rural character seen throughout much of the surrounding area.

**STAFF COMMENTS:**

The applicant is requesting a Variance to allow a swimming pool within a side yard in the RS-3 (Single-Family Residential) District (Sec. 18.080; Table 18-1).

The Tulsa County Zoning Code requires that swimming pools be located in rear yards only, in order to:

- Maintain consistent residential site design
- Minimize visibility and potential impacts on adjacent properties
- Preserve side yard setbacks for access, drainage, and separation between structures

The applicant is proposing to locate a swimming pool within the side yard, which deviates from the standard requirement for rear yard placement. This type of request is typically driven by:

- Lot configuration constraints (e.g., narrow or shallow rear yards)
- Existing structures or improvements limiting available space
- Utility easements, septic systems, or drainage features restricting placement options

Staff notes that placement of a pool in the side yard may:

- Increase visibility from adjacent properties and the street
- Reduce separation between uses on neighboring lots
- Potentially impact privacy and compatibility within the subdivision

The Board must consider whether a practical difficulty or hardship exists that prevents compliance with the rear yard requirement.

If the lot configuration, existing improvements, or site constraints significantly limit the ability to locate the pool in the rear yard, the request may warrant consideration. However, if the condition is not unique to the property or is self-imposed, the request may be more difficult to justify.

**COMPATIBILITY WITH SURROUNDING AREA:**

The subject property is located within an established RS-3 single-family residential subdivision, characterized by uniform lot layouts, consistent setbacks, and a cohesive development pattern. Homes in the area are typically oriented toward interior streets, with accessory structures and amenities, including swimming pools, located within rear yards in accordance with zoning standards.

The requested variance to allow a swimming pool within the side yard represents a departure from the established development pattern of the subdivision. Side yards within the RS-3 district are generally intended to provide separation between structures, maintain privacy, and preserve a consistent streetscape. Placement of a pool in this area may increase visibility from adjacent properties and, depending on location, from the public right-of-way, which is not typical of surrounding development.

Additionally, the surrounding lots appear to maintain consistent side yard setbacks without encroachment by accessory features of this nature, reinforcing a pattern of rear yard utilization for recreational improvements. Introducing a swimming pool within the side yard could therefore be viewed as less compatible with the prevailing character of the neighborhood.

However, compatibility impacts may be partially mitigated if the proposed pool is:

- Located toward the interior portion of the side yard and away from the street
- Properly screened through fencing or landscaping
- Designed to maintain adequate setback and separation from adjacent properties

Overall, while the request deviates from the typical placement of pools within the subdivision, careful site design and screening measures could reduce potential impacts, though the request remains less consistent with the established development pattern of the surrounding area.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance to allow a swimming pool within a side yard in the RS-3 (Single-Family Residential) District (Sec. 18.080; Table 18-1).is compatible and non-injurious to the surrounding area.*

*Sample Motion:*

*“Move to \_\_\_\_\_ (approve/deny) to permit Variance to allow a swimming pool within a side yard in the RS-3 (Single-Family Residential) District (Sec. 18.080; Table 18-1).*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. Compliance with all setback and safety requirements
2. Placement that minimizes visual and functional impacts on neighboring lots
- 3.

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

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



N MEMORIAL DR

N 84TH AVE

E 112TH ST N

SUBJECT TRACT

E 111TH ST N

E 110TH PL N

E 110TH ST N

N 85TH AVE

N 86TH CT

N 81ST PL N

N 83RD CT

N 84TH CT

E 109TH ST N

E 108TH PL N

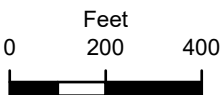
N 85TH AVE

E 108TH ST N

E 107TH ST N

N 86TH AVE

Vexcel Imaging



Subject Tract

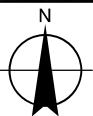
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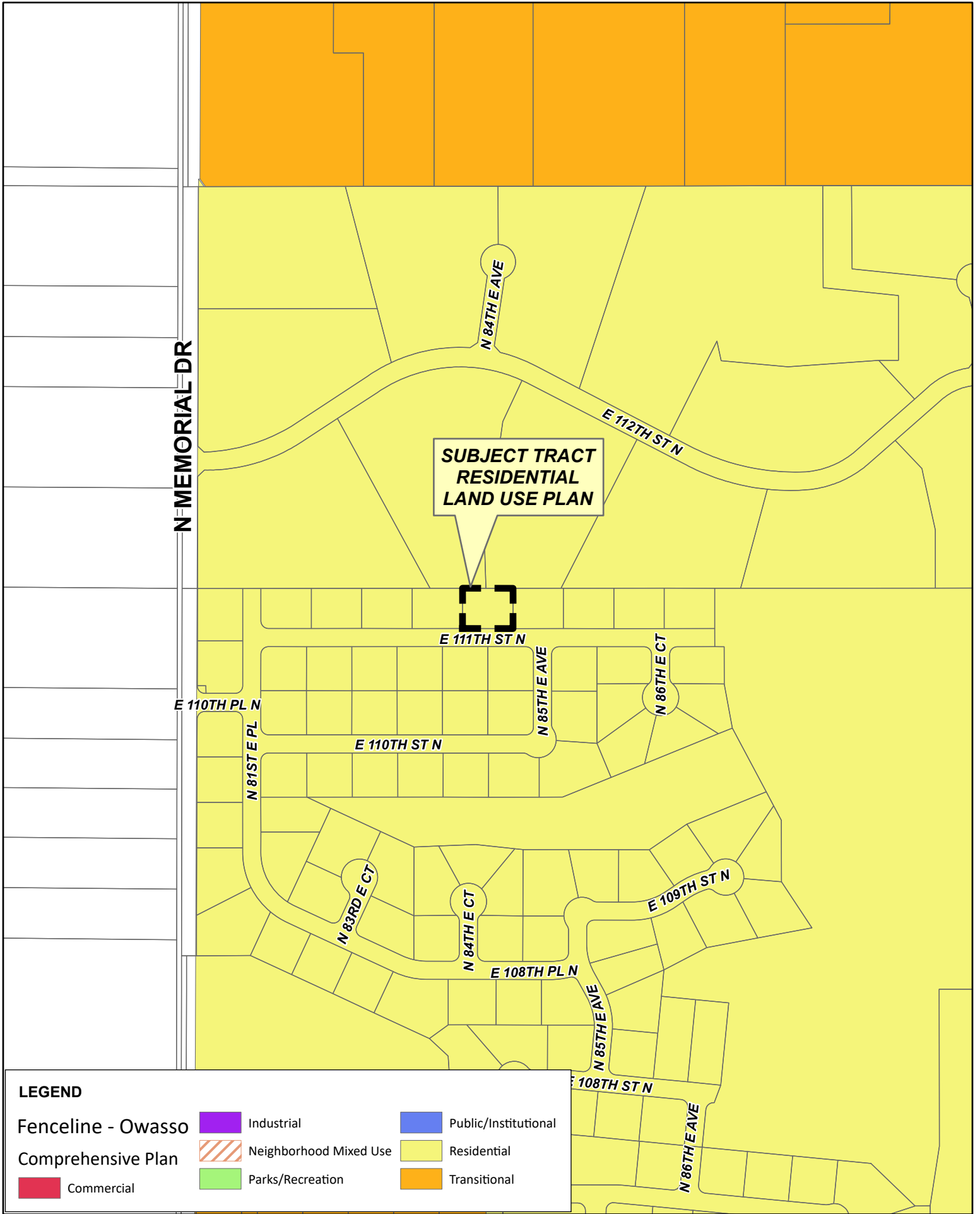
12 21-13

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

Aerial Photo Date: 2024








11.5

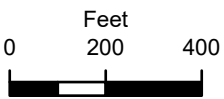




**SUBJECT TRACT  
RESIDENTIAL  
LAND USE PLAN**

**LEGEND**

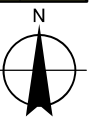
Fenceline - Owasso	 Industrial	 Public/Institutional
Comprehensive Plan	 Neighborhood Mixed Use	 Residential
 Commercial	 Parks/Recreation	 Transitional

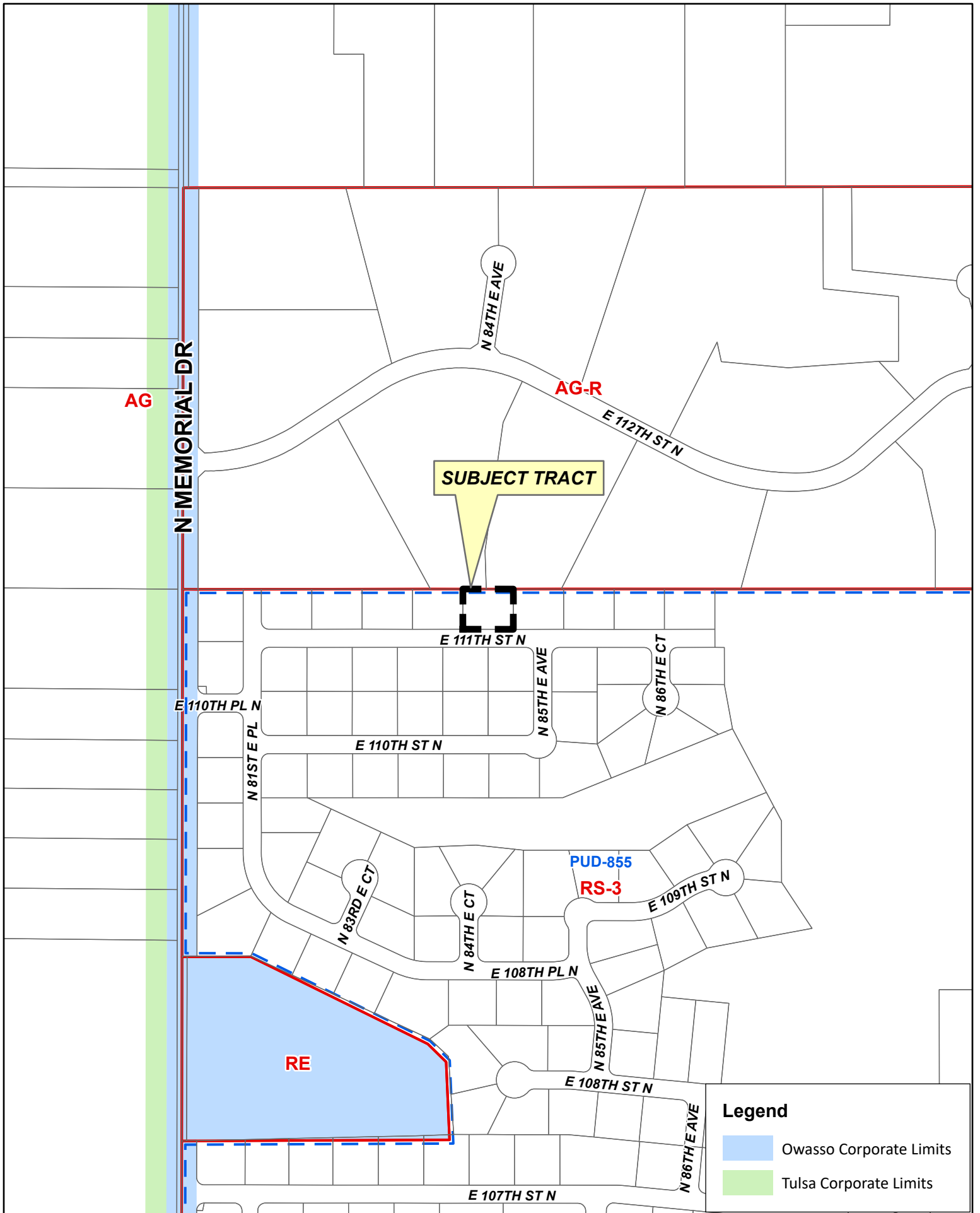


**CBOA-3353**

11.6

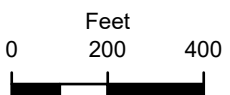
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**Legend**

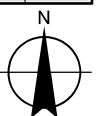
- Owasso Corporate Limits
- Tulsa Corporate Limits



**CBOA-3353**

**11.7**

12 21-13





1817 N. Elm Street, Jenks, OK 74037

## **Statement of Hardship**

Thursday, March 19, 2026

**Baker Pools LLC**  
8441 E 111<sup>th</sup> St N  
Owasso, OK 74055

### **RE: Variance Request**

To Tulsa County Board of Adjustment,

Baker Pools LLC has been contracted by the property owners, Neikko & Selena Perez, to construct a pool on the property located at the following address:

8441 E 111<sup>th</sup> St N, Owasso, OK 74055

On behalf of Mr. and Mrs. Perez, Baker Pools LLC respectfully requests you to consider issuing a variance for this property based on the following circumstances.

Section 18.080-C Permitted Setback Obstructions prevent installation of pools in the side yard of zone R districts. The property has only approximately fifteen (15) feet of usable space between the rear of the house and an existing utility easement. It also has a thirty-five (35) foot building line in front of the property. This restricted depth makes it impractical to accommodate a pool of standard and reasonable dimensions in the rear yard while maintaining required setbacks and compliance with code.

As a result, strict adherence to the ordinance effectively prevents the installation of a pool anywhere on the property, despite the lot otherwise being suitable for typical residential use.

The proposed pool will be installed in full compliance with all applicable safety and construction codes, including proper fencing and gated access.

Additionally, the pool placement in the side yard will not negatively impact surrounding properties, traffic, drainage systems, or neighborhood character.

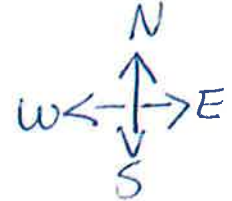
Due to the unique physical constraints of the property and the lack of reasonable alternatives, the requested variance is necessary to allow normal residential use. The proposal meets all safety requirements and will not adversely affect the surrounding area or public welfare. The variance simply allows a reasonable residential improvement while maintaining the overall spirit of the zoning regulations.

The applicants respectfully request approval of this variance.

p.p. Gentry Wyatt  
Neikko & Selena Perez  
Baker Pools LLC  
918-298-2601  
[construction@bakerpoolsok.com](mailto:construction@bakerpoolsok.com)



8441 E 111th St N  
 Owasso, OK 74055  
 The Meadows II  
 Lots, Block 2



PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT  
 FOR MORTGAGE LOAN PURPOSE



AMERICAN EAGLE  
 LAND SURVEYING, LLC

2023 West 111th Street Jenks, OK. 74037  
 OFFICE (918)640-4182 FAX (918)894-5248  
 darrellbible@gmail.com

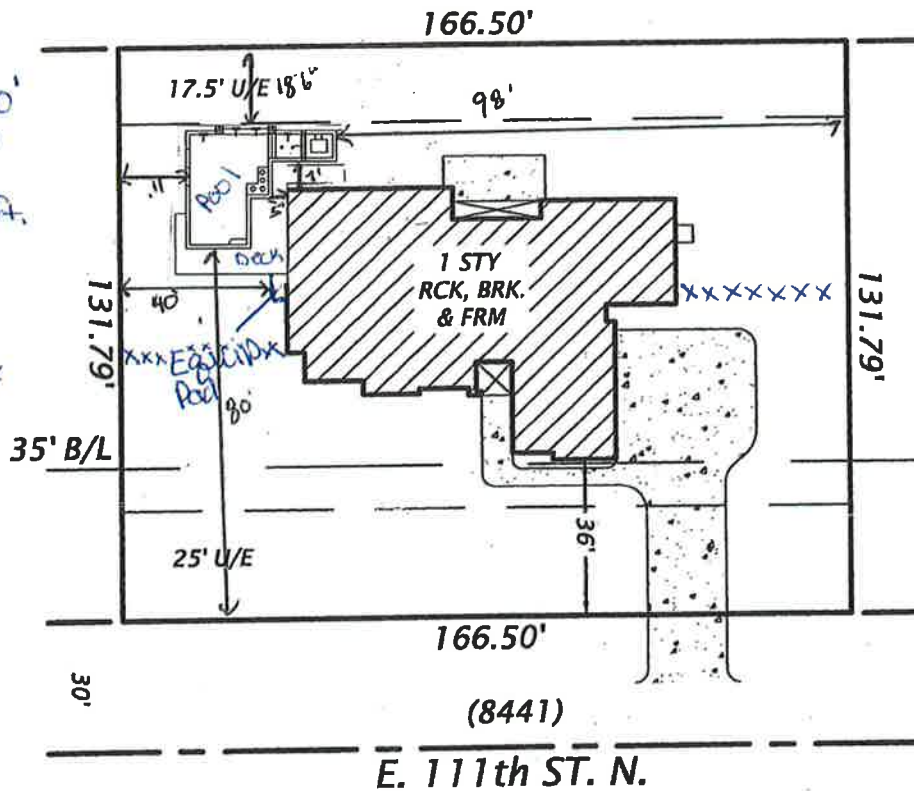
Order No. 2509172  
 Client: Titan Title and Closing, LLC  
 Borrower: Selena Perez and Neikko Perez  
 File Number: 25-3951  
 Lender: Flat Branch Mortgage, Inc.

Legal Description

Lot Five (5), Block Two (2), THE MEADOWS II,  
 a Subdivision in Tulsa County, State of Oklahoma,  
 according to the recorded Plat No. 7182.

SCALE  
 1" = 40'

Pool: 23'6" x 30'  
 Depth: 3'6"-5'  
 Area: 650sqft.  
 Equip  
 Pad: 4'x8'  
 Silt Fence: xxx



SEE ATTACHMENT FOR EASEMENT INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP# 40143C0110L, DATED 10/16/12.

Property address: 8441 East 111th Street North, Owasso, Oklahoma

SURVEYORS STATEMENT

I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE LOCATION OF DWELLING BASED ON AVAILABLE CONTROL AT THE TIME, FENCING NOT SHOWN: THIS IS NOT A LAND OR BOUNDARY LINE SURVEY THAT NO PROPERTY CORNERS WERE SET OR RECOVERED.



Tulsa County Inspections  
 218 W 6<sup>th</sup> ST, SUITE 210, Tulsa, OK, 74119  
 Inspection Line: 918-596-5293

## Swimming Pool Permit Application

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

All applications must be completed in full, including all required supporting documentation. Review time starts when all required documentation is received.

**Required Documentation:**

- Site/Plot plan showing the location of the proposed pool along with all other structures on the lot. Distances to property lines and all other structures must be shown. Be sure to include pool barrier lines.
- Construction plans for the pool (i.e., Rebar details, special features, spec sheet, special equipment to be used)

CONSTRUCTION ADDRESS 8441 E 11<sup>th</sup> St N Owasso 74055  
Number/Street City Zip Code

ZONING  Unplatted  Subdivision The Meadows II Lot 5 Block 2  
 Lot Size .50 Acres/SQ FT Flood Zone \_\_\_\_\_ Section 12 Township 21 Range 13

Permit Type:  Residential Pool  Commercial Pool  Public Pool  Above-Ground  In-Ground  Remodel  
 Material Type:  Gunite  Vinyl  Fiberglass  Other: \_\_\_\_\_

Project Details: Length: 30' Width: 23'6" Depth: 3'6"-5'  
 Does it require: Electrical Work  Yes  No  
 Mechanical Work  Yes  No  
 Estimated Project Cost: \$85,000.00 Overall Acreage: 650sf  
 Start Date: 3/30/26 Completion Date: 7/31/26

Pool Contractor Baker Pools LLC Phone Number 918-298-2601  
 Email construction@bakerpoolsok.com

Trade	Company Name	Phone Number
Electrical Contractor	JDL Electric	918-636-4919
Mechanical Contractor		
Plumbing Contractor	Oklahoma Plumbing & Gas	918-998-7539

Naihot Selena Perez 8441 E 11<sup>th</sup> St N, Owasso 74055 918-619-2400  
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.

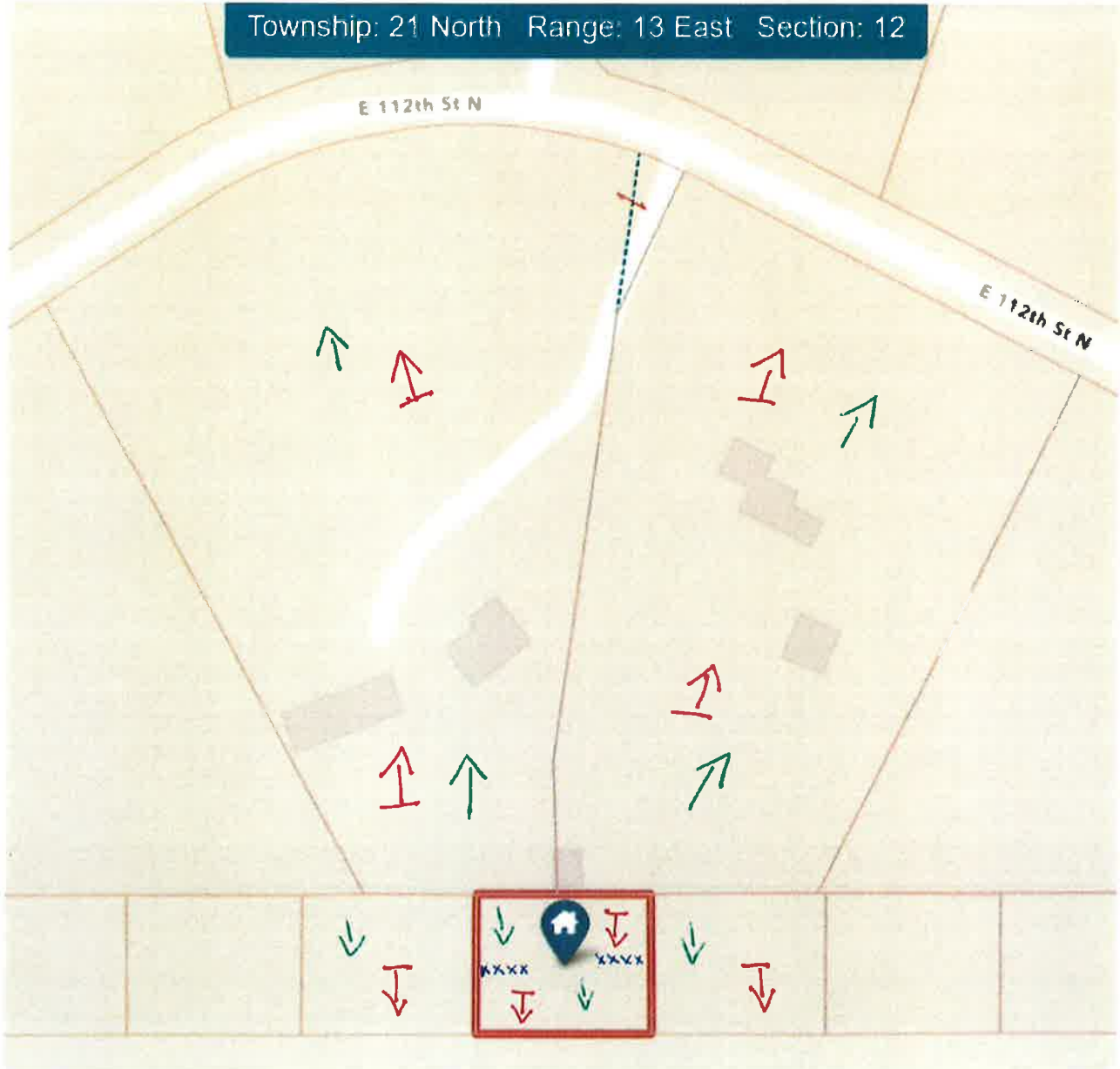
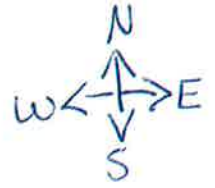
Pamela Bearden 1817 N Elm St, Jenks, OK 74037 918-298-2601  
Applicant (Print) Address City Zip Code Phone Number

Pamela Bearden Date 3/16/26  
Applicant (Signature)

ALL FEES ARE NON-REFUNDABLE

Pre Const →  
Post Const ↪  
Silt Fence xxx

8441 E 111th St N  
Owasso, OK 74055  
The Meadows II  
Lot 5, Block 2



Pool: 23' 6"  
Area: 650 sq. ft.  
Depth: 3' 6" - 5'