

RECEIVED



12:31 pm, Jul 15, 2026

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday July 21, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis
Room

Meeting No. 556

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of May 19, 2026 (Meeting No. 554).

UNFINISHED BUSINESS

2. **CBOA 3358 - Jose Soto**

Action Requested:

Variance of fence height requirement (Sec. 8.100-A) from 4ft to 6 ft for front yard maximum and Appeal of Tulsa County's requirement that the property owner obtain a Special Exception and/or Variance for a pre-existing carport (Sec.14.110)

Location: 3139 S. 59th W. Ave. Tulsa, OK

NEW APPLICATIONS

3. **CBOA 3367 - Bee Herr**

Action Requested:

Use Variance to permit a food stand/restaurant use within the AG District pursuant to Section 14.100 of the Tulsa County Zoning Code.

Location: 11440 E. 126th St. N. Collinsville, OK

4. **CBOA 3368 - Cody McCoy**

Action Requested:

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

Location: 913 W 10 ST N, Sand Springs, OK

5. **CBOA 3369 - Neal Durham**

Action Requested:

Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an RS-3 district (Sec. 3.050, Table 3-3)

Location: 14020 N. 113th E. Ave. Collinsville, OK

6. CBOA 3370 - Monty Kapchinsky

Action Requested:

Special Exception to allow a fireworks stand in an RS-3 district for a period of 3 years (Sec. 9.040-B)

Location: 6605 W 7th St, Sand Springs, OK

7. CBOA 3371 - Rodney Goins

Action Requested:

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

Location: 4205 E 84th St N, Sperry, OK

8. CBOA 3372 – Heather Rogers – Continue to 8-18-2026

Action Requested:

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

9. CBOA 3373 – Daniel Hert

Action Requested:

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

Location: 9006 N 71st East Ct., Owasso, OK

OTHER BUSINESS

NEW BUSINESS

Director's update.

BOARD MEMBER COMMENTS

ADJOURNMENT

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

E-mail: esubmit@incog.org

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

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



Case Number: CBOA-3358 (Continued from 05/19/2026)

Hearing Date: 07/21/2026 1:30 PM

Case Report Prepared by:

INCOG Planning Services

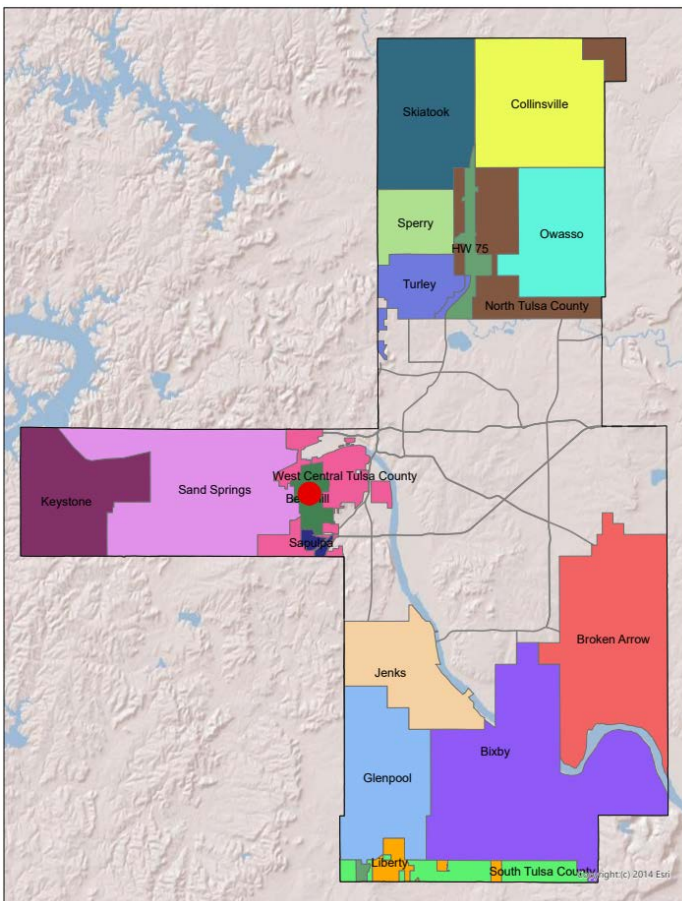
Owner and Applicant Information:

Applicant: Jose Soto

Property Owner: Jose Soto

Action Requested: Variance of fence height requirement (Sec. 8.100-A) from 4ft to 6 ft for front yard maximum and Appeal of Tulsa County's requirement that the property owner obtain a special exception and/or variance for a pre-existing carport (Sec.14.110)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: ± 1.46 acres

Legal Description: Lot Five (5), and Six (6), Block "B" BERRY-HILL GARDENS, a Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Present Zoning: RS-3

Fenceline/Area: Berryhill

Land Use Designation: Existing Neighborhood

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9220

CASE NUMBER: CBOA-3358
(Continued from 05/19/2026)

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 05/19/2026 1:30 PM

APPLICANT: Jose Soto

ACTION REQUESTED: Variance of fence height requirement (Sec. 8.100-A) from 4ft to 6 ft for front yard maximum and Appeal of Tulsa County's requirement that the property owner obtain a special exception and/or variance for a pre-existing carport (Sec.14.110)

LOCATION: 3139 S. 59th W. Ave., Tulsa, OK

ZONED: RS-3

FENCELINE: Berryhill

PRESENT USE: Residential

TRACT SIZE: ± 1.46 acres

LEGAL DESCRIPTION: Lot Five (5), and Six (6), Block "B" BERRY-HILL GARDENS, a Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

RELEVANT PREVIOUS ACTIONS:

CBOA-3336 (March 2026): Request for variance of fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft was denied by the Board.

ANALYSIS OF SURROUNDING AREA: The subject property, made up of two neighboring tracts, is located within the Berry Hill Gardens Subdivision, on S 59th W Ave between W 31st St and W 33rd St. The subject tracts are fully surrounded by RS-3 residential single-dwelling properties with most lots being approximately between 0.5 and 0.73 acres, well above the approximately 0.16 acre minimum requirement for detached-house residential lots with RS-3 zoning. The subject properties abut the City of Tulsa corporate limits on their eastern lot lines, but the properties following this eastward trajectory are still RS-3 single-dwelling lots within the same subdivision. Less than a quarter mile to the subject property's northwest sits Berryhill North Elementary.

APPLICANT STATEMENT: The subject property consists of two long, rectangular lots situated side by side, resulting in an unusually extended street frontage compared to typical RS-3 residential parcels. The request is limited solely to a fence height variance within the street setback. No other dimensional, use, or structural variances are requested.

Due to the extended frontage and continuous exposure to roadway traffic, the property experiences conditions not common to similarly zoned lots. The fence provides reasonable safety and security by clearly defining the property boundary and limiting unintended access. The fence includes an integrated electric gate system that is part of the fence itself, operated by remote control with keypad access for controlled entry. Downward-facing, low-intensity lighting integrated into the fence improves nighttime visibility without

STAFF COMMENTS: The applicant is requesting a variance to allow fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft (or front yard maximum) and an Appeal of Tulsa County's requirement that the property owner obtain a special exception and/or variance for a pre-existing carport (Sec.14.110). For information regarding the appeal, please see the included exhibits.

Regarding the Variance, the fence is already in place, as shown in the exhibits. As the subject property is in the middle of the street, the 6 ft fence should not be an impediment to drivers' vision. Moreover, the Berryhill Planning Area's future land use designation of Existing Neighborhood is intended to preserve and enhance the region's existing single-family neighborhoods, where development activities should be limited to the rehabilitation, improvement, or replacement of existing homes as permitted by the zoning code.

In evaluating variance requests, the Board must determine whether strict application of zoning regulations creates unnecessary hardship or practical difficulty due to conditions unique to the property.

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

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

Based on the surrounding land use pattern, site characteristics, and applicable variance criteria, the Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A) appears compatible with the character of the area and consistent with the Tulsa County Comprehensive Land Use Plan. However, this exact Variance request has previously been heard by the Board and has been denied due to, at least in part, a lack of a compelling and/or applicable hardship. The burden of proof is on the applicant to provide the relevant hardship this time around.

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) the Variance of fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft or front yard maximum

Subject to the following conditions, if any: _____.

1) This variance applies to the existing fence and not to any new fences that may replace it.

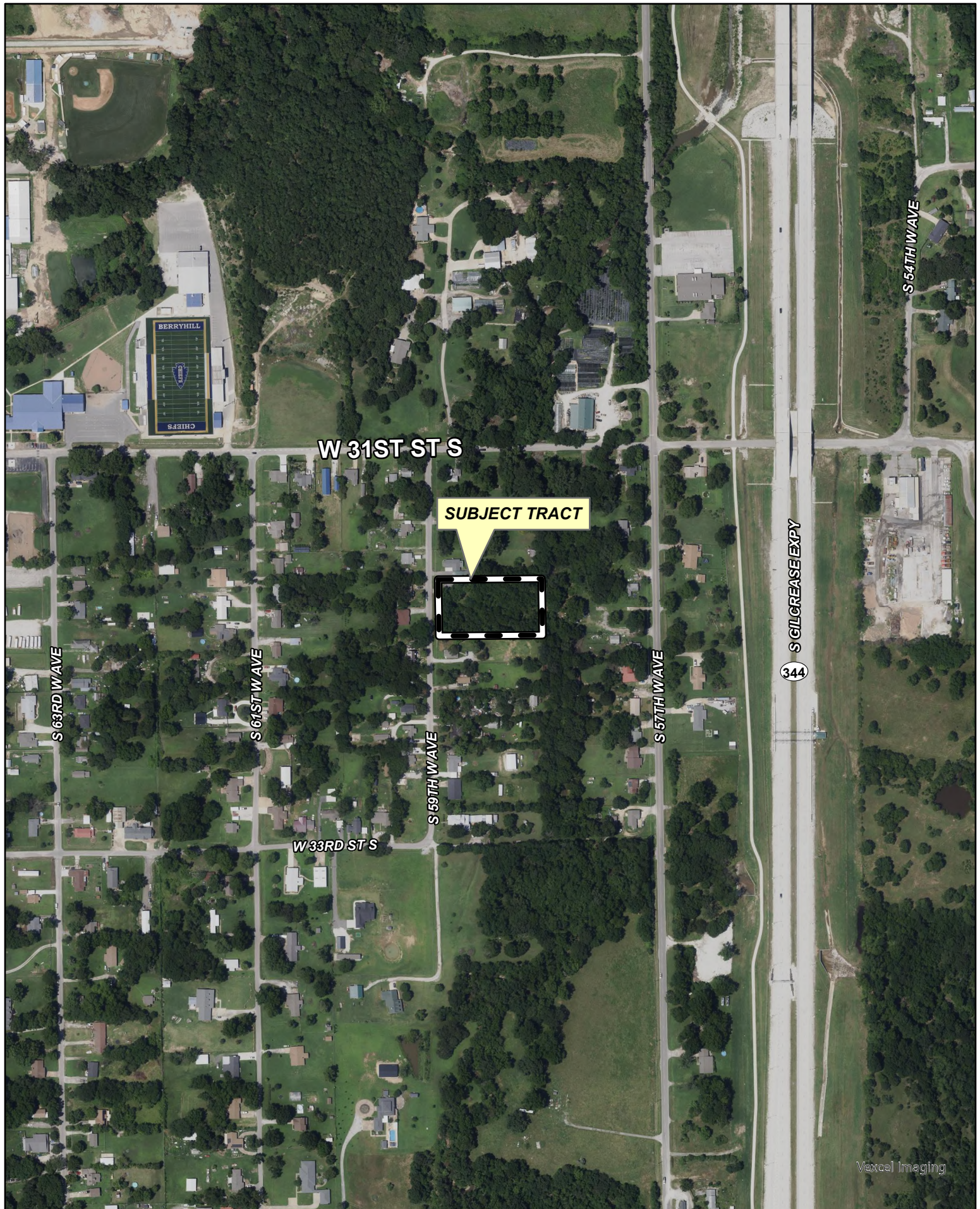
Finding the hardship to be _____.

and

“Move to _____ (approve/deny) the Appeal of Tulsa County’s requirement that the property owner obtain a special exception and/or variance for a pre-existing carport (Sec.14.110)

Subject to the following conditions, if any: _____.

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.



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Feet



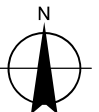
*Subject
Tract*

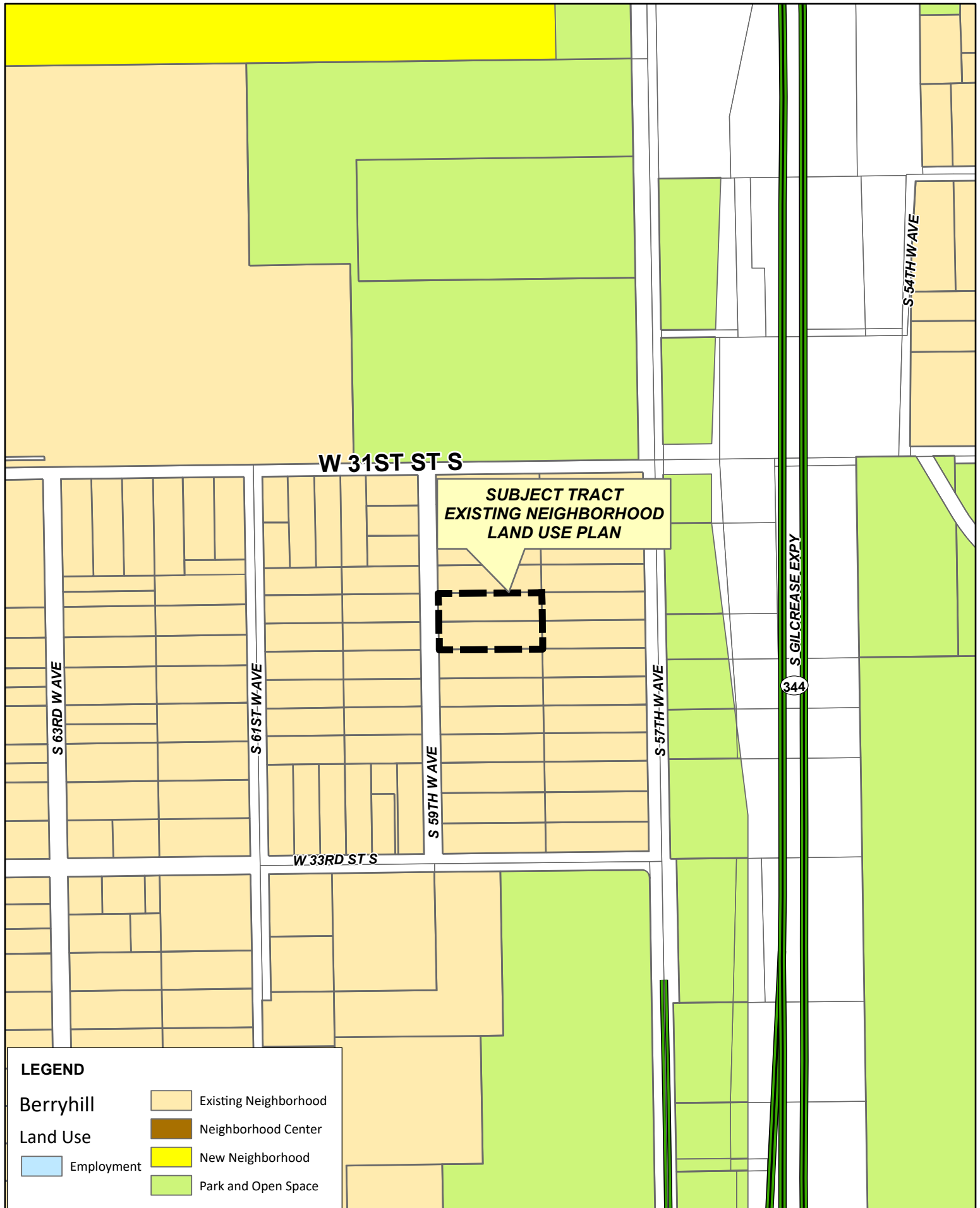
CBOA-3358

20 19-12

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

Aerial Photo Date: 2024



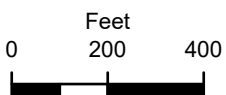


LEGEND

Berryhill

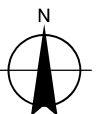
Land Use

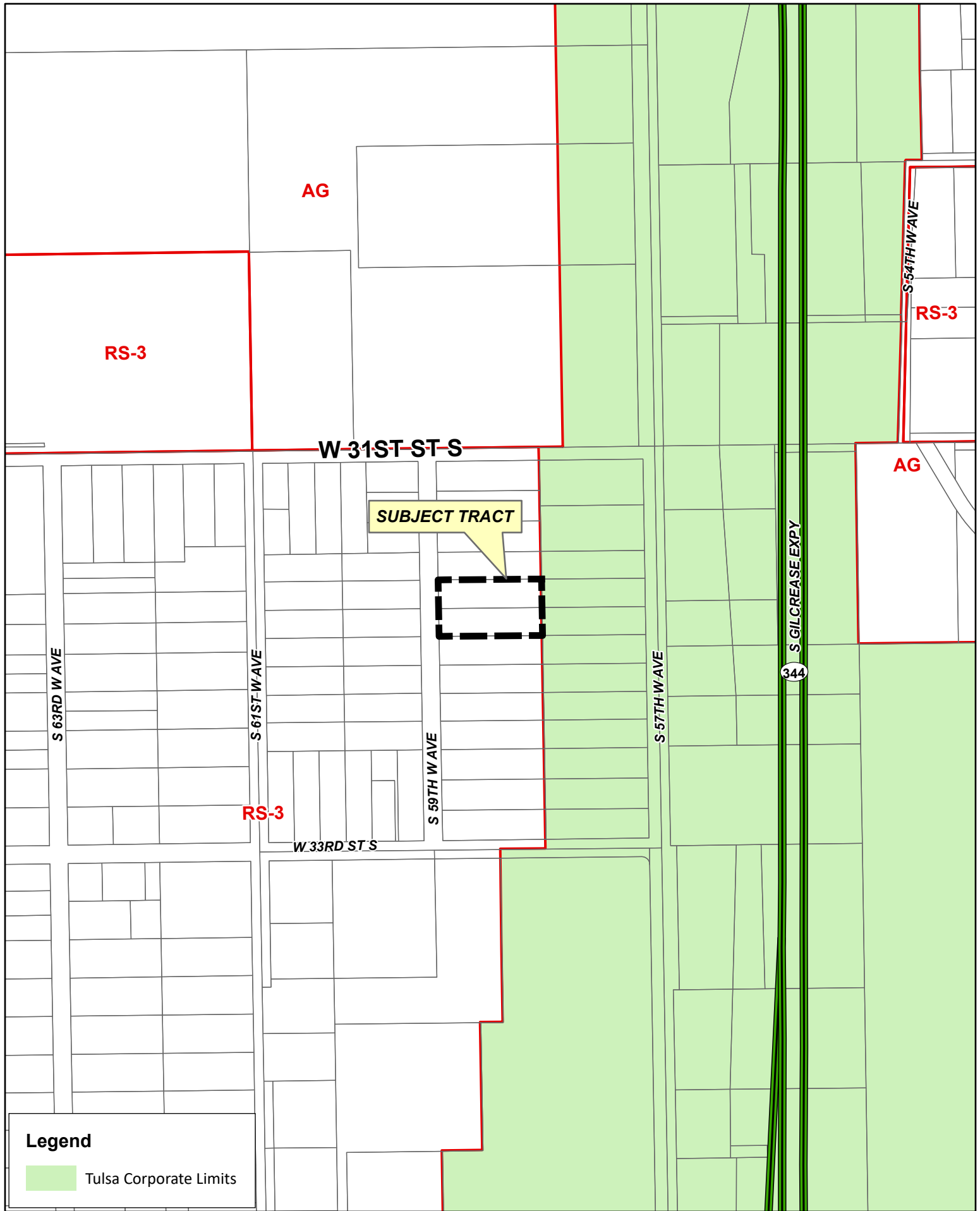
	Existing Neighborhood
	Neighborhood Center
	New Neighborhood
	Park and Open Space
	Employment



CBOA-3358

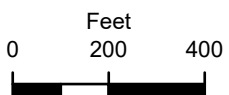
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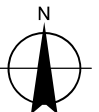
Legend

 Tulsa Corporate Limits



CBOA-3358

20 19-12





Outlook

Re: Carport question

From Joe Soto <Joe@apollorestitution.org>

Date Thu 4/23/2026 9:29 AM

To Rojas, Javier <jrojas@incog.org>

Buen día Javier,

Thank you for the clarification yesterday. Please frame the appeal narrowly as follows:

"Appeal of Tulsa County's requirement that the property owner obtain a special exception and/or variance for a pre-existing carport at 3139 S 59th W Ave (Parcel R56625922001330)."

The carport's pre-existing status is documented in the Tulsa County Assessor's own photographic records, including images dated 05/2018 and 03/2022 for parcel R56625922001330. The County's own assessor has documented the carport on the property for at least the past eight years without any enforcement action being taken until now.

If you'd like additional specificity for the agenda or staff report, supporting facts include:

1. The property's correct FEMA designation as Zone X per FIRM Panel 40143C0331L, which rebuts any floodplain-based variance requirement
2. Floodplain Administrator Teresa Tosh's written acknowledgment that no SI/SD determination was performed
3. Comparable carports at 3116 and 3119 S 59th W Ave, on the same street, with no enforcement action

I took your advice and spoke to my next-door neighbor Jerry Sexton at 3119 S 59th W Ave has indicated his intent to attend the hearing in support of the appeal and for the fence variance and may submit a letter for the record.

Please confirm the hearing date once it is set, and let me know if you need any further information for the agenda language.

Muchas gracias por tu ayuda.

Jose Soto
918-947-0005
Joe@apollorestitution.org

Apollo Restoration
Storm Water Fire

P: 402-320-4948

On Thu, Apr 23, 2026 at 8:39 AM Rojas, Javier <jrojas@incog.org> wrote:

Hi Jose,

No problem, I just need to know how you want to proceed. I will gladly add the appeal to your item in the Agenda, but I need to know what the appeal is for specifically so that the language is correct. And I received your documentation, but the appeal has to be narrowly defined to a specific action—we can say, for instance, that the appeal is for their requirement of an (unnecessary, from your POV) special exception and/or variance for a previously existing carport.



Javier V.R.
Planner
2 West Second Street | Suite 800
Tulsa, OK 74103
jrojas@incog.org
[INCOG | Tulsa, OK | Regional Partners - Regional Solutions](#)
918-579-9450

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The remaining pages for this case are exhibits from CBOA-3336

Written Justification

The subject property consists of two long, rectangular lots situated side by side, resulting in an unusually extended street frontage compared to typical RS-3 residential parcels.

The request is limited solely to a fence height variance within the street setback. No other dimensional, use, or structural variances are requested.

Due to the extended frontage and continuous exposure to roadway traffic, the property experiences conditions not common to similarly zoned lots.

The fence provides reasonable safety and security by clearly defining the property boundary and limiting unintended access. The fence includes an integrated electric gate system that is part of the fence itself, operated by remote control with keypad access for controlled entry.

Downward-facing, low-intensity lighting integrated into the fence improves nighttime visibility without glare or spillover.

The fence does not obstruct sightlines, utilities, drainage, or pedestrian or vehicular movement and does not negatively impact adjacent properties.

For these reasons, approval of the requested variance preserves the intent of the zoning code while allowing reasonable use of the property.

Exhibit A – Site Sketch

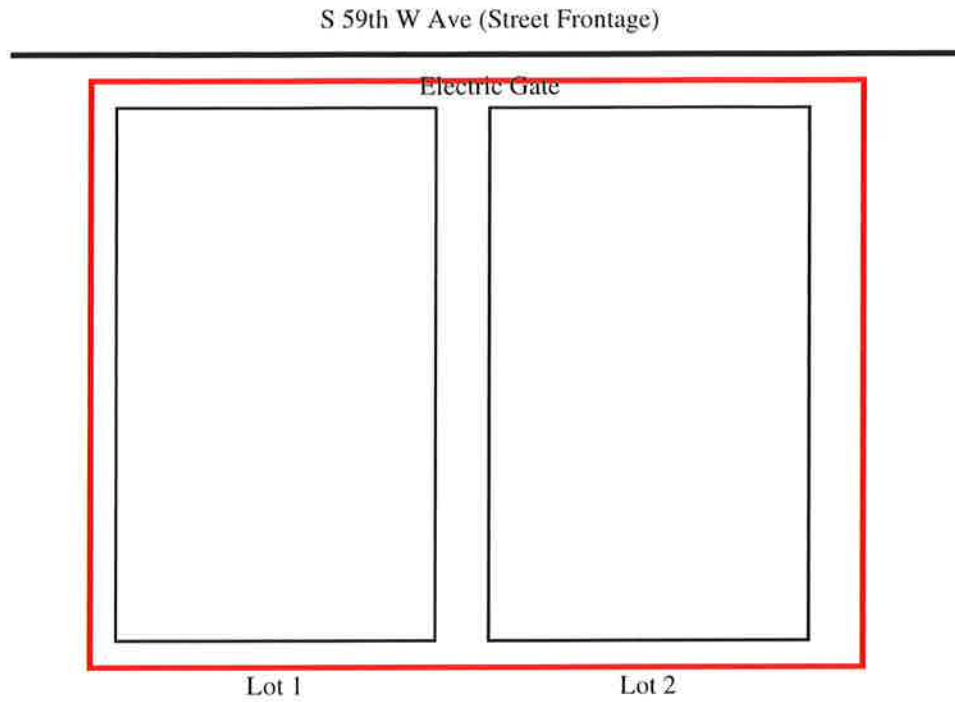


Photo Exhibit B1

Extended street frontage showing continuous, uniform fence line



Photo Exhibit B2

Opposite-direction view confirming uninterrupted frontage and clear sightlines



Photo Exhibit B3

Primary vehicle gate demonstrating integrated electric gate system with remote operation and keypad access



Photo Exhibit B4

Fence-mounted, downward-facing lighting and security features



Photo Exhibit B5

Low-intensity, downward-facing light fixture minimizing glare and spillover



Photo Exhibit B6

Fence placement relative to roadway and overhead utilities showing no obstruction



Photo Exhibit B7

Fence termination consistent with property boundary; integrated security system installed





Case Number: CBOA-3367

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

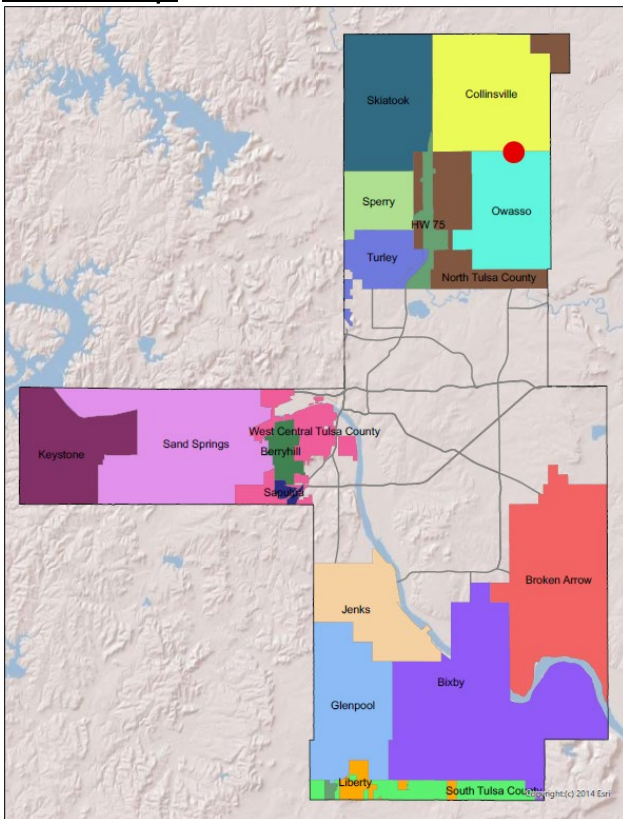
Owner and Applicant Information:

Applicant: Bee & Joua V, Herr

Property Owner: Same

Action Requested: Use Variance to permit a food stand/restaurant use within the AG District pursuant to Section 8.020, Table 8-2 of the Tulsa County Zoning Code.

Location Map:



Additional Information:

Present Use: Residential

Tract Size: ± 3.33 Acres

Legal Description: SE NE LESS 9.15 AC TO STATE SEC 4-21-13

Present Zoning: AG (Agricultural)

Fenceline/Area: Owasso

Land Use Designation: Commercial as recommended in the Owasso Comprehensive Plan Area.

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1405

CASE NUMBER: **CBOA-3367**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026, 1:30 PM

APPLICANT: Bee & Joua V, Herr

ACTION REQUESTED: Use Variance to permit a food stand/restaurant use within the AG District pursuant to Section 8.020, Table 8-2 of the Tulsa County Zoning Code.

LOCATION: 11440 E 126th St. N., Collinsville, OK, 74021

ZONED: AG (Agricultural)

FENCELINE: Owasso

PRESENT USE: Commercial

TRACT SIZE: ± 3.33 Acres

LEGAL DESCRIPTION: SE NE LESS 9.15 AC TO STATE SEC 4-21-13

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located on the south side of E. 126th Street North, east of N. Garnett Road, within an area characterized by a mixture of agricultural, residential, commercial, and industrial uses. The immediate area north of the subject property remains largely undeveloped and is zoned AG, consisting primarily of large agricultural tracts and rural residential properties. To the south are additional agricultural properties, as well as land zoned IL. East of the subject property are RE-zoned residential lots and established single-family residences, while properties to the west along N. Garnett Road include commercially zoned properties and industrial development.

The adopted Land Use Plan designates the subject property as **Commercial**, with surrounding properties identified for Commercial, Transitional, Residential, and Industrial uses, reflecting the area's evolution from a predominantly agricultural setting toward a more mixed-use corridor centered around the N. Garnett Road and E. 126th Street North intersection.

Aerial photography further illustrates this transition, showing a combination of rural residences, open pasture, commercial and industrial businesses along N. Garnett Road, and established residential neighborhoods to the west and east of the subject property. The site itself fronts E. 126th Street North, a paved collector roadway providing direct access to the surrounding transportation network.

Given the mixed development pattern in the immediate vicinity, the commercial land use designation, and the property's location along a roadway serving both residential and commercial traffic, the requested food stand/restaurant use appears generally compatible with the evolving character of the area, provided the use is operated in a manner that minimizes impacts to adjacent residential and agricultural properties.

North: Properties immediately north of the subject tract, across E. 126th Street North, are zoned **AG** and consist primarily of large agricultural tracts with scattered single-family residences and open pastureland. The area retains a predominantly rural character with limited development.

South: Properties to the south are comprised of agricultural land and a tract zoned **IL (Light Industrial)**. Existing development includes open pasture, rural residential uses, and industrial activity located farther to the southwest, reflecting a transition from agricultural to employment-oriented land uses.

East: Properties east of the subject tract are primarily zoned RE (Residential Estate) and AG-R, with established rural residential homes situated on larger lots. The area is characterized by low-density residential development interspersed with open agricultural land.

West: Properties west of the subject tract, along the N. Garnett Road corridor, include land zoned CS (Commercial Shopping), AG, and IM (Industrial Moderate). Existing development consists of commercial businesses, industrial operations, and supporting infrastructure, creating an established commercial/industrial corridor adjacent to the subject property.

STAFF COMMENTS: The applicant is requesting a Use Variance to permit a food stand/restaurant within the AG District, a use that is not permitted by right pursuant to Section 8.020, Table 8-2 of the Tulsa County Zoning Code. The subject property is located along E. 126th Street North, immediately east of N. Garnett Road, within an area exhibiting a transition from predominantly agricultural land uses to a mixture of commercial, industrial, and residential development.

Although the property remains zoned AG, the Tulsa County Land Use Plan designates the site as Commercial, indicating that commercial development is anticipated in this location. Additionally, properties along the N. Garnett Road corridor contain existing commercial and industrial uses that serve the surrounding area. The subject property's location on a paved public roadway provides direct access without requiring customers to travel through established residential neighborhoods.

The Board should consider whether the existing zoning, when applied to this particular property, creates an unnecessary hardship due to the property's location within an area planned for commercial development and influenced by nearby commercial and industrial activity. The Board should also evaluate whether the requested use would remain compatible with adjacent agricultural and residential properties and whether appropriate conditions should be imposed to mitigate potential impacts, including traffic circulation, lighting, signage, noise, and hours of operation.

Granting a Use Variance applies only to the requested use and does not alter the underlying AG zoning classification. Any future expansion or change in use beyond the scope of the Board's approval would require additional review and approval in accordance with the Tulsa County Zoning Code.

Staff recognizes that the request is generally consistent with the Commercial designation of the adopted Land Use Plan and finds that the proposed food stand/restaurant is of a relatively low intensity that can be compatible with surrounding properties, subject to any conditions the Board deems necessary to protect adjacent landowners.

COMPATIBILITY WITH SURROUNDING AREA: The requested Use Variance to permit a food stand/restaurant within the AG District appears to be generally compatible with the surrounding area given the existing development pattern and future land use expectations. Although the property is zoned AG, it is situated along E. 126th Street North near the intersection of N. Garnett Road, where a mixture of commercial, industrial, agricultural, and residential uses currently exist. The Tulsa County Land Use Plan designates the subject property as Commercial, indicating that commercial development is anticipated in this location.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Use Variance to permit a food stand/restaurant use within the AG District pursuant to Section 8.020, Table 8-2 of the Tulsa County Zoning Code. is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) to permit Use Variance to permit a food stand/restaurant use within the AG District pursuant to Section 8.020, Table 8-2 of the Tulsa County Zoning Code.

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

- 1.*
- 2.*
- 3.*
- 4.*

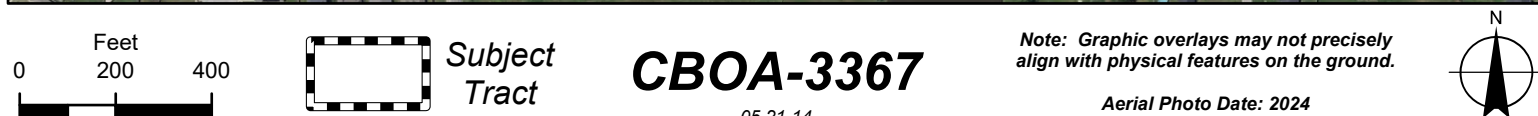
Subject to the following conditions, if any: _____.

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.

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.

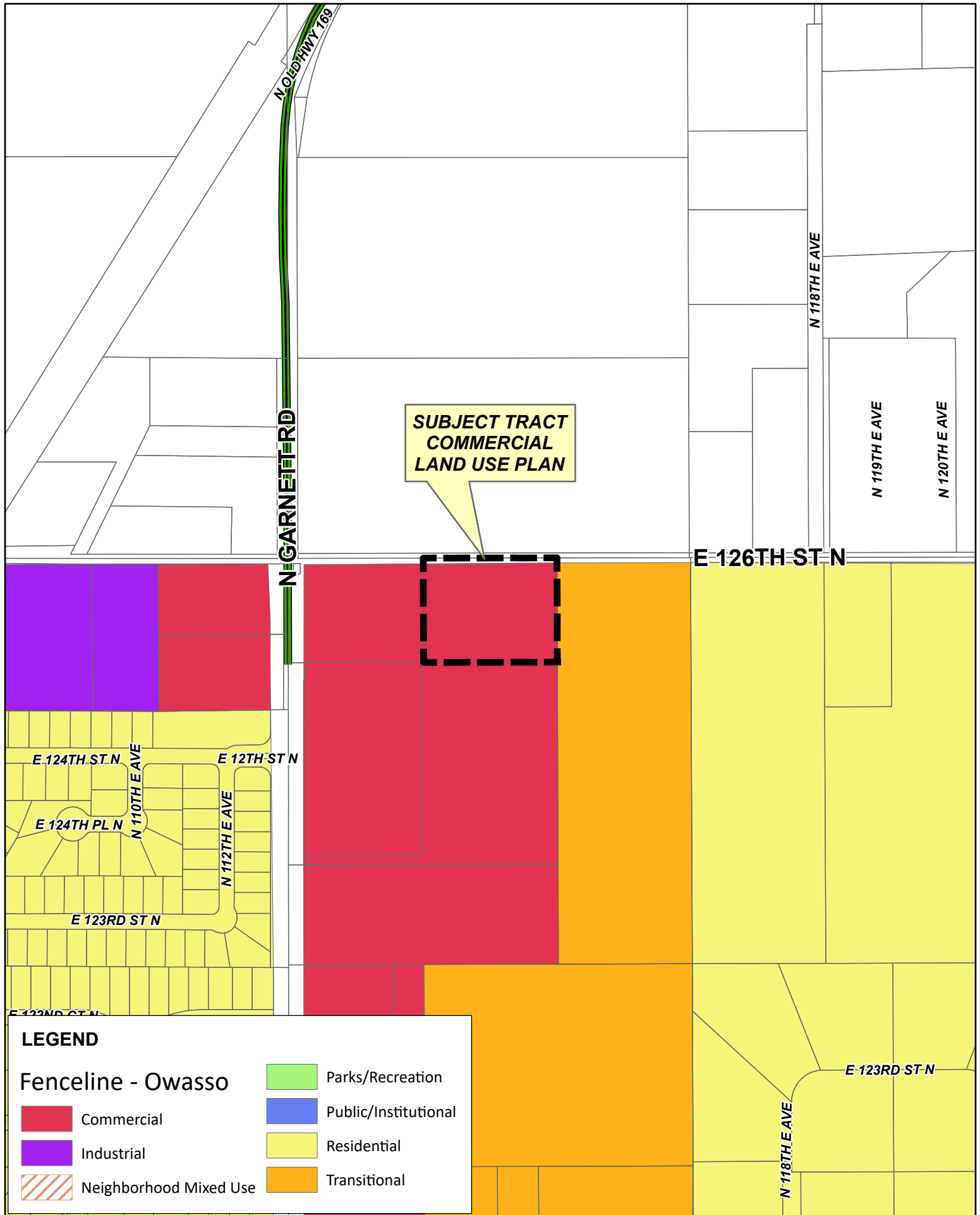


Subject
Tract

05 21-14

Aerial Photo Date: 2024



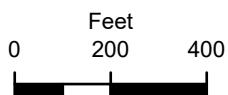


SUBJECT TRACT
COMMERCIAL
LAND USE PLAN

LEGEND

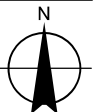
Fenceline - Owasso

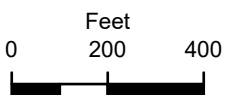
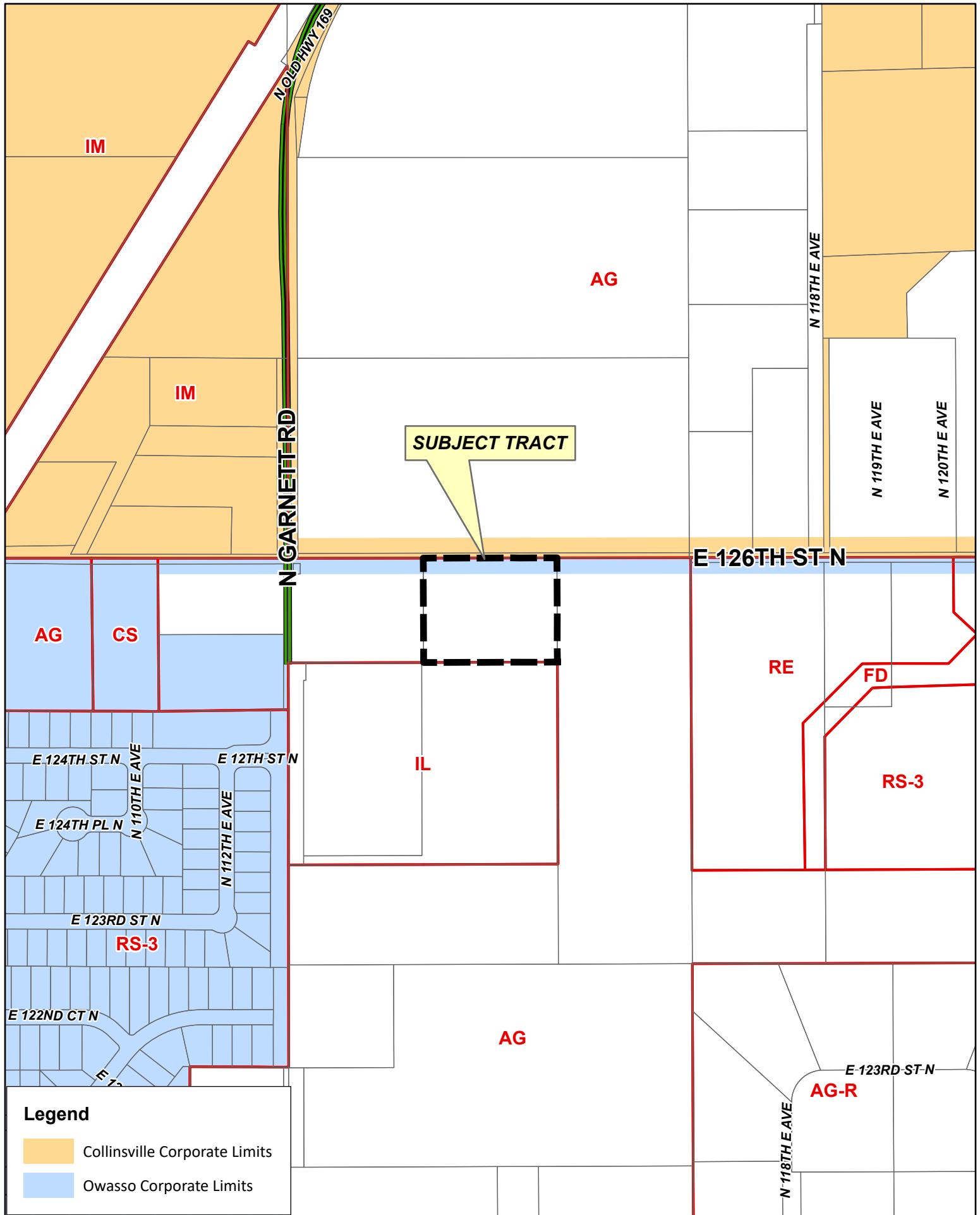
- | | |
|---|--|
|  Commercial |  Parks/Recreation |
|  Industrial |  Public/Institutional |
|  Neighborhood Mixed Use |  Residential |
| |  Transitional |



CBOA-3367

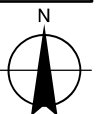
05 21-14





CBOA-3367

05 21-14





Case Number: CBOA-3368

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

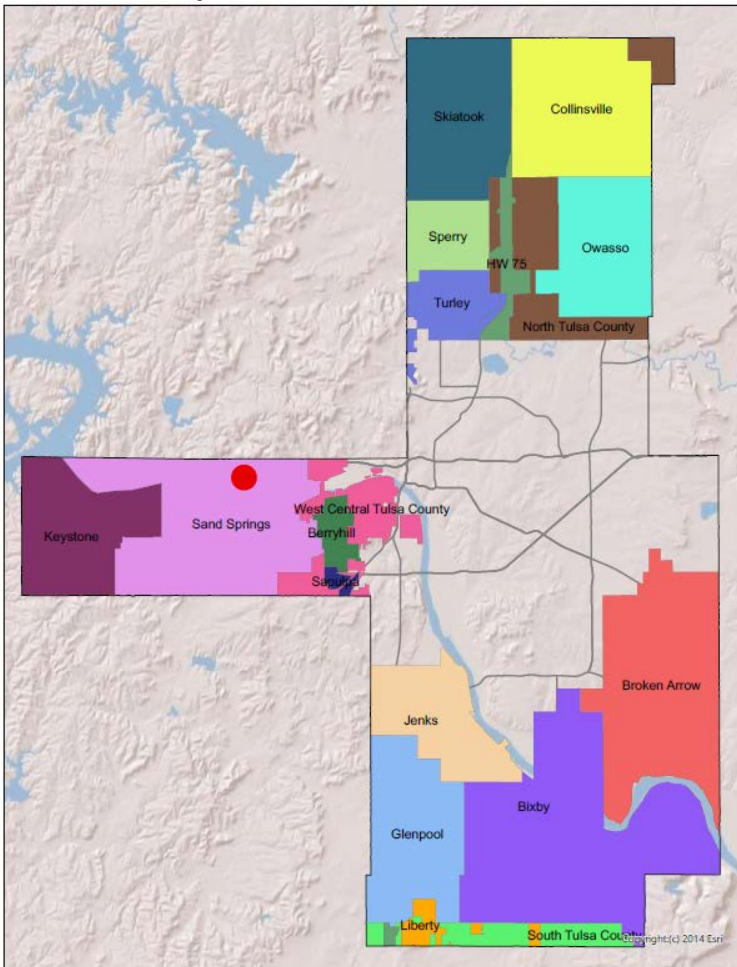
Owner and Applicant Information:

Applicant: Cody McCoy

Property Owner: Steve Garder

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.95± Acres

Legal Description: Lot 13, Block 27, Charles Page Home Acres No.4, an Addition in Tulsa County, State of Oklahoma, according to the Recorded Plat No. 1381

Present Zoning: RS-3

Fenceline/Area: Sand Springs

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9103

CASE NUMBER: **CBOA-3368**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026 1:30 PM

APPLICANT: Cody McCoy

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

LOCATION: 913 W 10 ST N, Sand Springs, OK

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

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 0.95± Acres

LEGAL DESCRIPTION: Lot 13, Block 27, Charles Page Home Acres No.4, an Addition in Tulsa County, State of Oklahoma, according to the Recorded Plat No. 1381

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located near the western edge of Charles Page Home Acres No. 4 residential subdivision, along W 10th St, approximately one mile west of N McKinley Ave. The area, being a residential subdivision, is characterized by residential, single-family RS-3 lots, with undeveloped AG land abutting the north end of the subject property being the only non-residential land in the subject property's immediate vicinity.

The adopted Land Use Plan designates the subject property as Residential, with surrounding properties identified also as Residential, reflecting the area's evolution from a predominantly agricultural setting toward a residential. The Residential designation is intended mostly for single-family neighborhoods, with dwelling unit densities typically ranging from 2 to 5 units per acre, but even as little as 1 or fewer units per acre would not be out of the question.

North: Properties immediately north of the subject tract are undeveloped, large-lot AG land until reaching the norther County line.

South: Properties to the south are comprised of residential lots of almost-entirely RS-3 zoning, with a small RD (Residential Duplex) area approximately 900 feet from the southern edge of the subject property.

East: Properties east of the subject tract are primarily zoned RS-3, comprised largely of residential single-family homes.

West: There are three properties west of the subject tract that carry the RS-3 zoning, all of which are of similar size to the subject property. West of those is ample undeveloped AG land (with State Highway 97 cutting in the middle) for approximately two-thirds of a mile.

STAFF COMMENTS: The applicant is requesting a Special Exception to allow a single-section manufactured housing unit within an RS-3 district. Multi-section manufactured housing units are allowed by right in RS-3 zoning, but single-section are only allowed through the provisions of a special exception. The subject property is located near the western edge of an existing residential subdivision, in a section of the subdivision made up mainly of lots nearing the 1-acre area or larger. Because of its location within a single-family residential area and the large lot sizes (for RS-3, which has a minimum lot size of approximately 0.16 acres) of the subject tract and neighboring tracts, as well as the subject tract's proximity to undeveloped AG land, this specific section of the residential subdivision is fairly low-density, particularly for an RS-3 district.

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

Sample Motion:

"Move to _____ (approve/deny) Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

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*

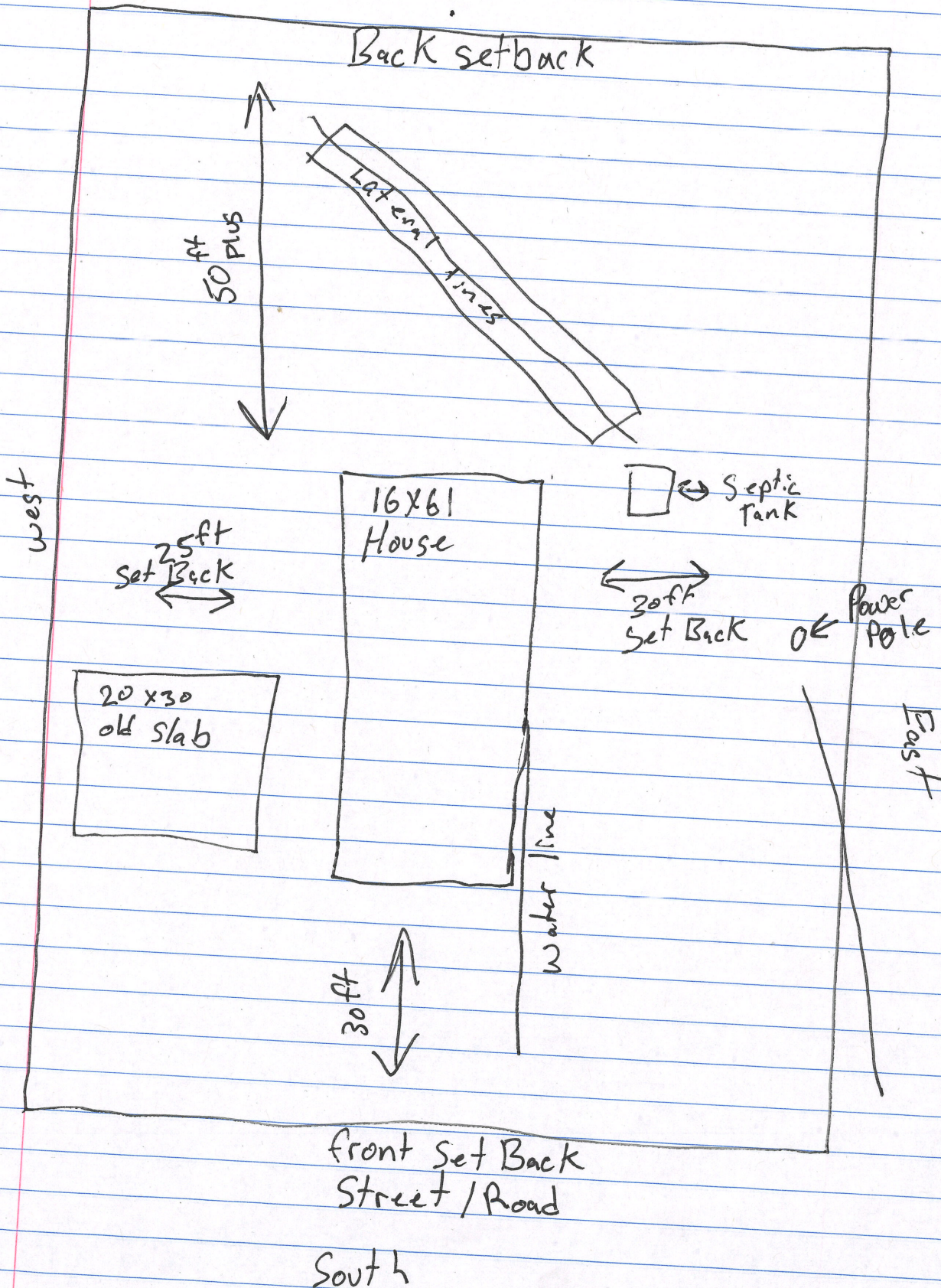
Subject to the following conditions, if any: _____.

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.

Site Plan 913 W 10th St
Sand Springs

North



2-05-2026

I, Steve Garder, Here^{spelling,}by Gives

Cody R. McCoy Authority to Manage and Make
Decisions of the Following Said Property

Parcel Number # 55300-91-03-01070

Legal Description.

Lot (13), Block Twenty-Seven (27), CHAS.
PAGE HOME ACRES NO. 4, an Addition in Tulsa
County, State of Oklahoma, according to the
Recorded Plat No. 1381

Property Address: 913 West 10th Street,
Sand Springs, OK 74063

Steve L. Garder

Steve L. Garder

Email. stgarder539@gmail.com.

Phone 402-750-3994

Cody McCoy

Cody McCoy

Email mccoymccoy@gmail.com

Phone 541-252-0420



ENVIRONMENTAL COMPLAINTS AND LOCAL SERVICES DIVISION ON-SITE SEWAGE TREATMENT SYSTEM INSPECTION REPORT

Authorization No.: 153001 System No.: 0222139 Reference No.: Not assigned Date Received: 04/01/2026

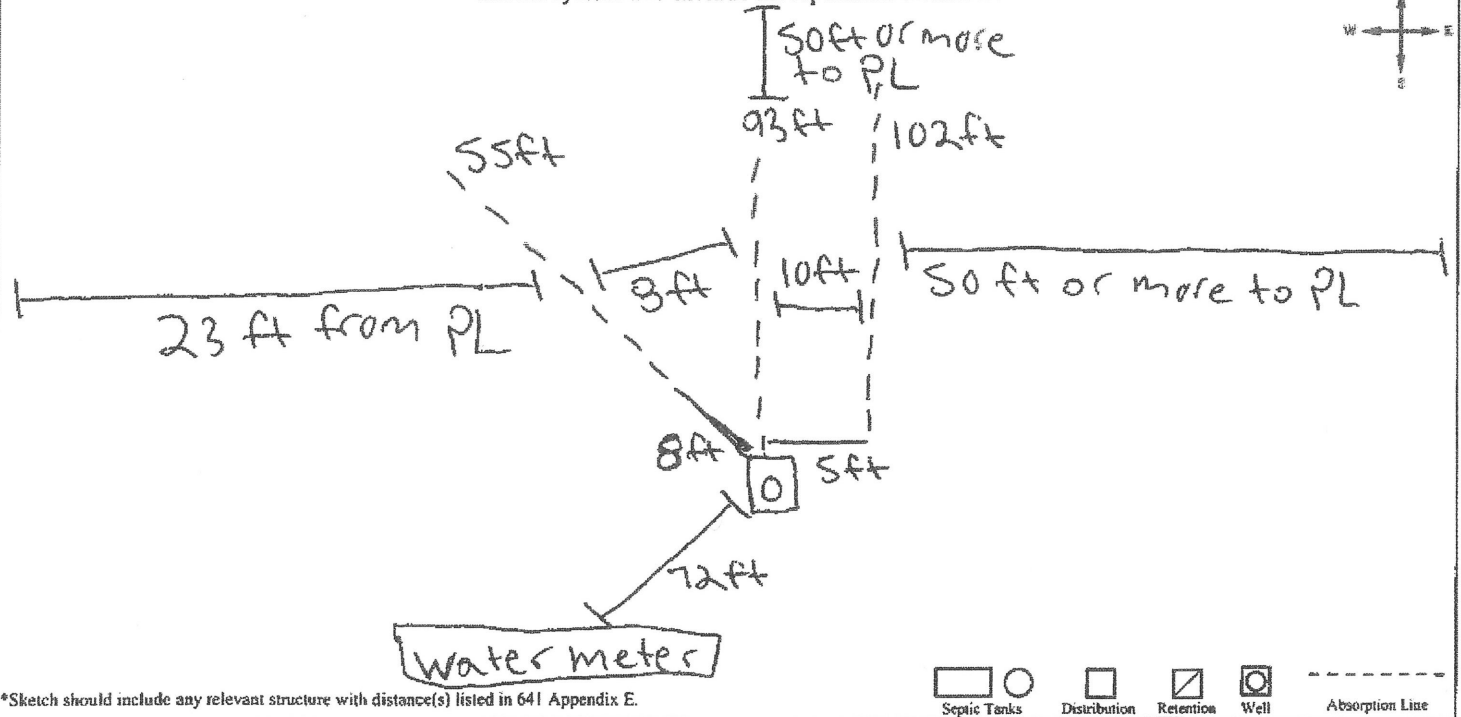
I. PROPERTY INFORMATION:

Name/Mailing Address of Owner: Steve Gardner P.O. Box 23 Sand Springs OK 74063
First Name Last Name Mailing Address City State Zip Code
Email Address: 541-252-0420 mccoychole8@gmail.com
Property Address: 913 W 10th St Sand Springs OK 74063 Tulsa
Street Address City State Zip Code County
Legal Description: 3 19N 11E 13 27 Charles page Home Acres
Section Township Range Lot Block Subdivision
GPS Coordinates: Lat: 36.149183 Long: -96.127064 #4

II. GENERAL INFORMATION:

TYPE OF WORK: ☒ New Installation ☐ Modification ☐ Repair ALTERNATIVE SYSTEM: ☐ Yes ☒ No DATE of INSTALLATION: 03/31/26
TANKS: Septic Tank: 1000 gal. Trash Tank: gal. Pump Tank: gal. Flow Equalization: gal.
AEROBIC TREATMENT: Capacity rating: gpd ☐ NSF 40 ☐ NSF 245 Model: Manufacturer:
DRIP IRRIGATION: Total length of line: ft. Pressure Compensating Model No.: Cycles per day: Dosing rate: min./cycle
SPRAY IRRIGATION: Total irrigation area: ft² Spray radius: ft. LAGOON: Square ft. X ft. Round ft.
ABSORPTION TRENCHES Total trench length: 250 ft. Media: ☐ Rock ☒ Manufactured Media Trench depth: 20 in. Media depth: 10 in.

*Sketch system and include all separation distances.



*Sketch should include any relevant structure with distance(s) listed in 641 Appendix E.

☐ ☐ ☐ ☒ ☒
Septic Tanks Distribution Retention Well Absorption Line

III. CERTIFIED INSTALLER USE ONLY:

I hereby certify that I installed / modified / repaired the above-described on-site sewage treatment system in compliance with OAC 252:641.

Print Name Francisco Trotter Installer's Signature Francisco Trotter Installer's Certification # 358423 Date Signed 04/01/2026

Installer's Mailing Address: Installer Email Address:

IV. DEQ USE ONLY:

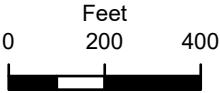
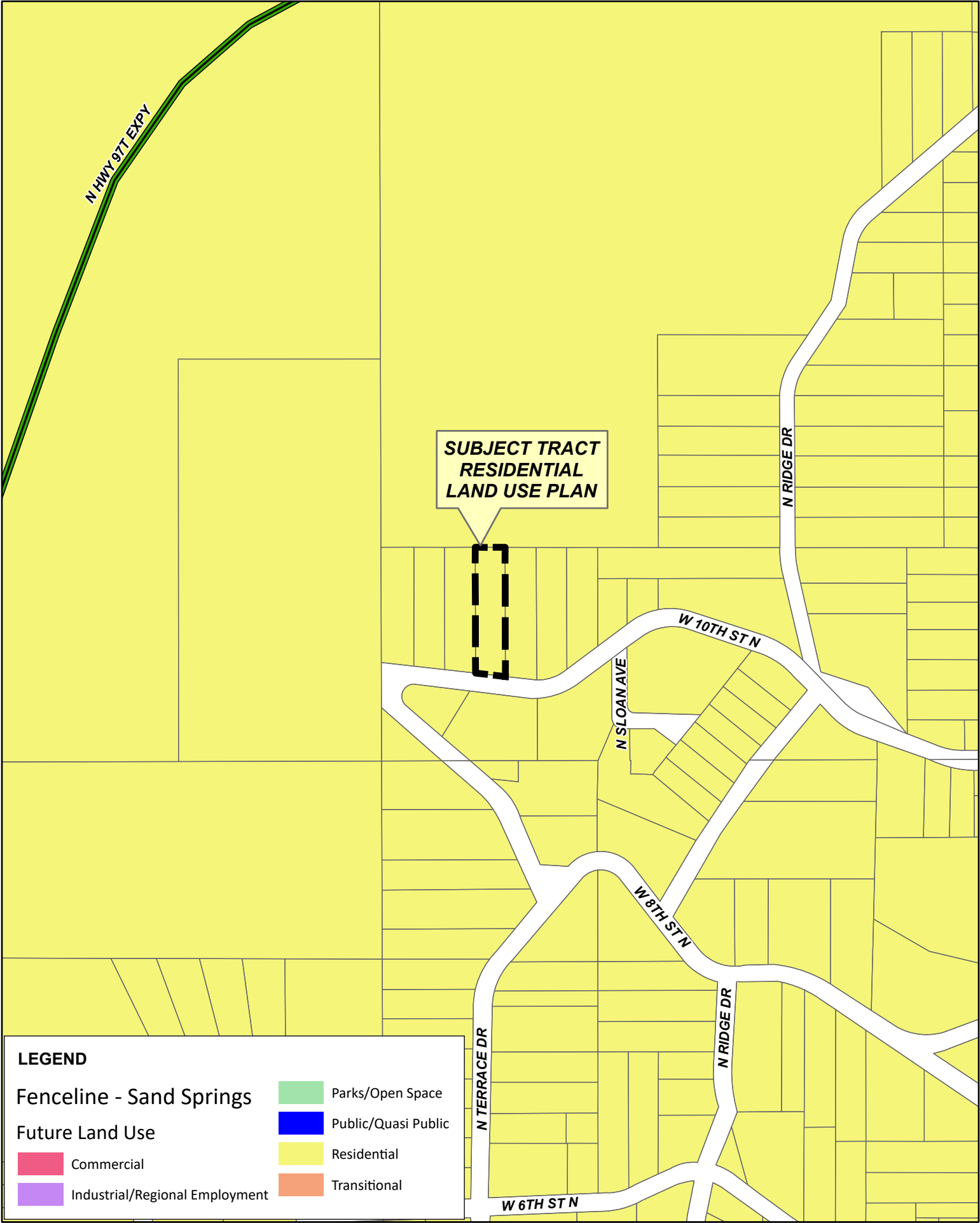
☒ SYSTEM INSPECTED BY DEQ ON (Date): 03/31/2026
Installer's Name: Francisco Trotter
☐ Experience Inspection ☒ This system COMPLIES with OAC 252:641
☐ Joint Inspection ☐ This system FAILS to comply with OAC 252:641
OR
☐ CERTIFIED INSTALLER'S FINAL INSPECTION
☐ DEQ Reviewed and Rejected Date:
☐ Compliance Report No:

Francisco Trotter
Environmental Specialist's Signature

358423
Employee ID

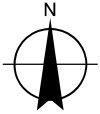
04/01/2026
Date Paperwork Signed

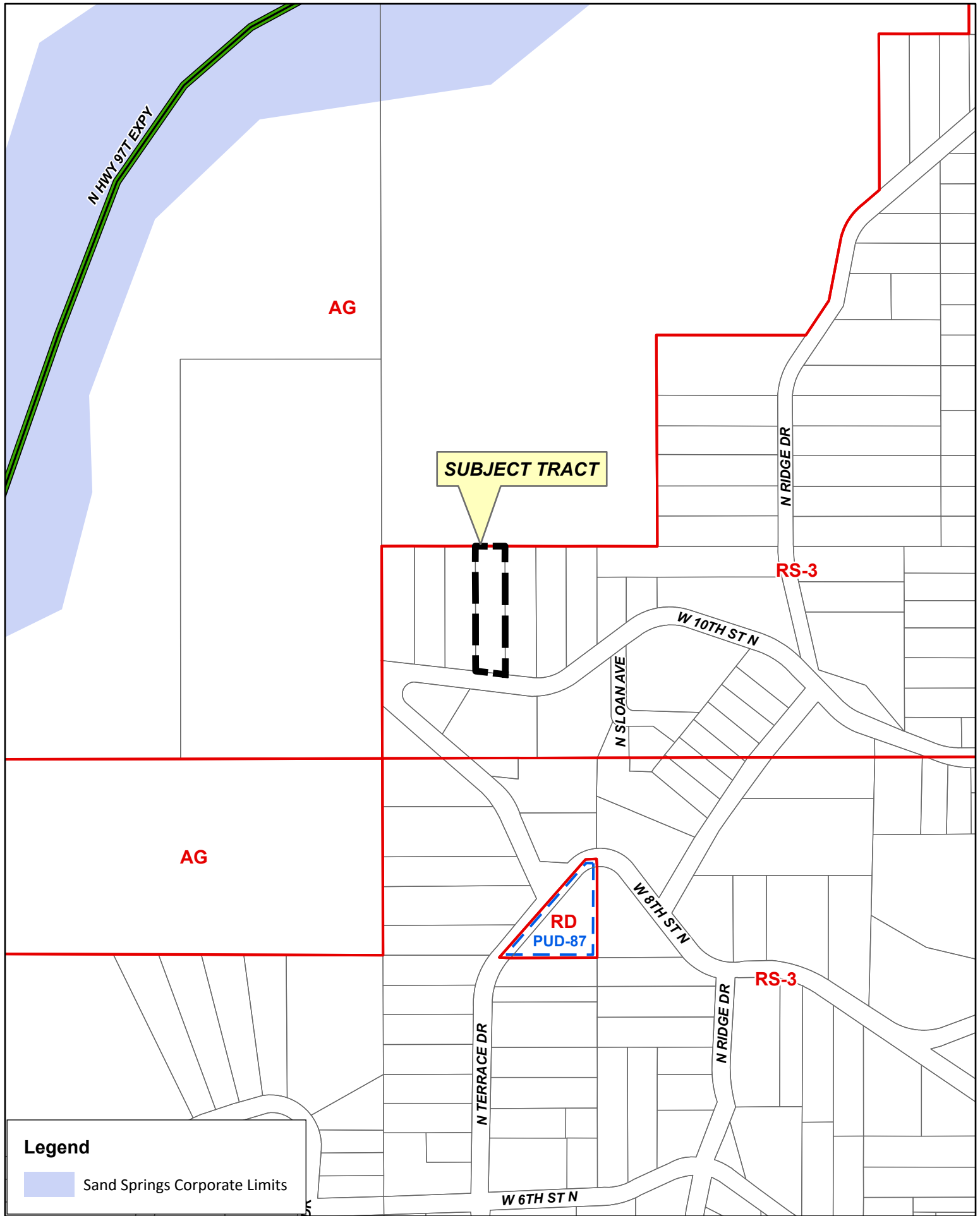




CBOA-3368

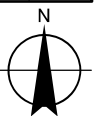
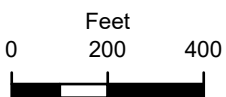
03 19-11





CBOA-3368

03 19-11





Case Number: CBOA-3369

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

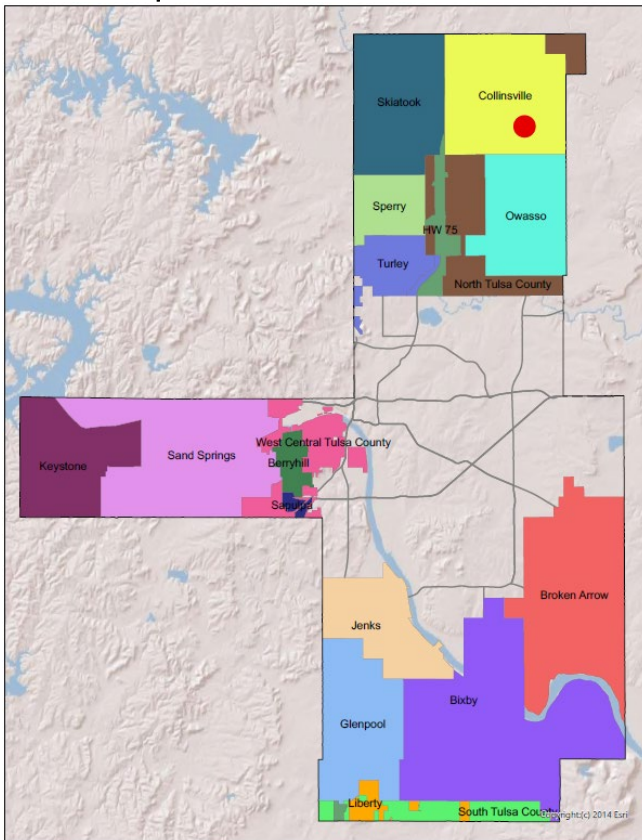
Owner and Applicant Information:

Applicant: Neal Durham

Property Owner: Same

Action Requested: Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an RS-3 district (Sec. 3.050, Table 3-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: ± 0.83 Acres

Legal Description: The West One Hundred and Twenty-four Feet (124') of Block Eight (8), MORROW HEIGHTS ADDITION

Present Zoning: RS-3 (Residential Single Family)

Fenceline/Area: Collinsville

Land Use Designation: Residential as recommended in the Collinsville Comprehensive Plan Area.

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2430

CASE NUMBER: **CBOA-3369**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026 1:30 PM

APPLICANT: Neal Durham

ACTION REQUESTED: Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an RS-3 district (Sec. 3.050, Table 3-3)

LOCATION: 14020 N. 113th E. Ave. Collinsville, OK

ZONED: RS-3 (Residential Single Family)

FENCELINE: Collinsville

PRESENT USE: Residential

TRACT SIZE: ± 0.83 Acres

LEGAL DESCRIPTION: The West One Hundred and Twenty-four Feet (124') of Block Eight (8), MORROW HEIGHTS ADDITION

RELEVANT PREVIOUS ACTIONS: CLS-134; Contingent on CBOA Approval of Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an RS-3 district (Sec. 3.050, Table 3-3)

ANALYSIS OF SURROUNDING AREA: Morrow Heights Addition was platted in 1911; however, the platted streets identified as N. 112th E. Ave. and E. 140th St. were never constructed. Additionally, the street names shown on the original plat differ from those reflected on the current survey exhibit.

The requested variance pertains solely to the required street frontage and does not alter the permitted residential use of the property. The proposed development will remain consistent with the established residential character of the surrounding area. Provided that adequate access for vehicles and emergency services is maintained, Staff finds that the requested variance is generally compatible with the surrounding residential development.

North: Properties immediately north of the subject tract are zoned RS-3 and are developed with single-family detached residences on established residential lots fronting E. 141st Street North.

South: Properties to the south are also zoned RS-3 and consist primarily of single-family residential development on similarly sized lots. The area maintains a consistent low-density residential character.

East: Properties east of the subject tract include additional single-family residences along N. Garnett Road. Farther northeast, land transitions to AG zoning; however, the properties immediately adjacent to the subject tract remain residential in character.

West: Properties west of the subject tract are zoned RS-3 and are developed with established single-family residences served by local residential streets. The surrounding neighborhood exhibits a consistent pattern of detached residential development.

STAFF COMMENTS: The applicant is requesting a Variance of the minimum street frontage requirement from 30 feet to 0 feet in the RS-3 District to allow development of an existing tract that does not have direct frontage on a publicly maintained road. The subject property is located within an established residential neighborhood and is designated

Residential by the Collinsville Land Use Plan. The request does not involve a change in land use, density, or zoning classification but instead seeks relief from the frontage requirement due to the unique configuration of the property.

Based on the submitted site information and aerial imagery, the subject tract is situated behind properties fronting the public street and is accessed by an existing private access strip. As a result of the property's configuration, compliance with the minimum street frontage requirement is not feasible without acquiring additional property or substantially altering surrounding parcels.

The Board should consider whether the property's lack of public street frontage constitutes a practical difficulty unique to the tract and whether granting the requested variance would allow reasonable use of the property while preserving the intent of the Tulsa County Zoning Code. The Board should also ensure that adequate access is available for emergency services, utilities, and ingress and egress, and that all other applicable County regulations and permitting requirements are satisfied prior to development.

Staff recognizes that the requested relief is limited to a dimensional standard and does not authorize any additional residential density or a use not otherwise permitted in the RS-3 District. Because the surrounding area is developed with single-family residences and the proposed use remains consistent with both the underlying zoning and the Residential Land Use Plan designation, Staff finds that approval of the requested variance would not alter the established character of the neighborhood, subject to compliance with all other applicable County requirements.

COMPATIBILITY WITH SURROUNDING AREA: The requested variance pertains solely to the minimum street frontage requirement and does not alter the underlying RS-3 zoning classification or the permitted residential use of the property. The subject tract is located within an established residential neighborhood that is characterized by single-family homes on similarly sized lots. The proposed variance will facilitate the use of the property for residential purposes while maintaining the existing character of the surrounding area.

Although the subject tract does not possess the required 30 feet of frontage on a publicly maintained street, the property is served by an existing R.O.W dedicated by existing plat connecting the tract to the public roadway. The variance would allow development of the property without introducing a use or intensity that is inconsistent with the surrounding neighborhood. The adopted Collinsville Land Use Plan designates the area as Residential, which is consistent with the existing and proposed use of the property.

Staff finds that approval of the requested variance would not adversely affect the surrounding residential area, provided that adequate access for emergency services and utilities is maintained and all other applicable provisions of the Tulsa County Zoning Code are satisfied.

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 to a public maintained road from 30' to 0' in an RS-3 district (Sec. 3.050, Table 3-3) is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) to permit Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an RS-3 district (Sec. 3.050, 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.
- 4.

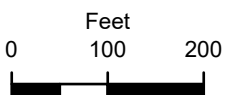
Subject to the following conditions, if any: _____.

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



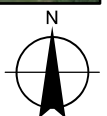
*Subject
Tract*

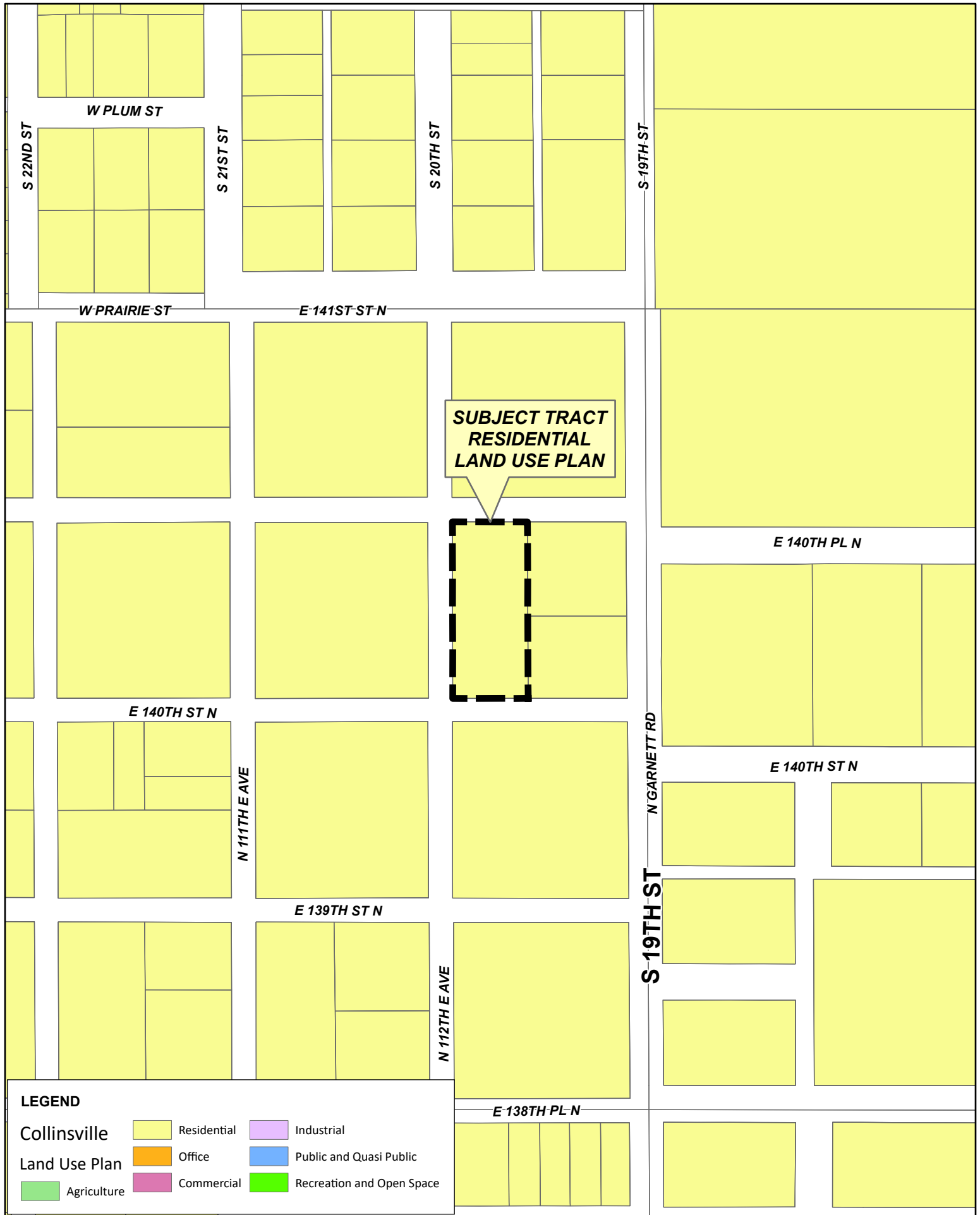
CBOA-3369

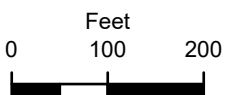
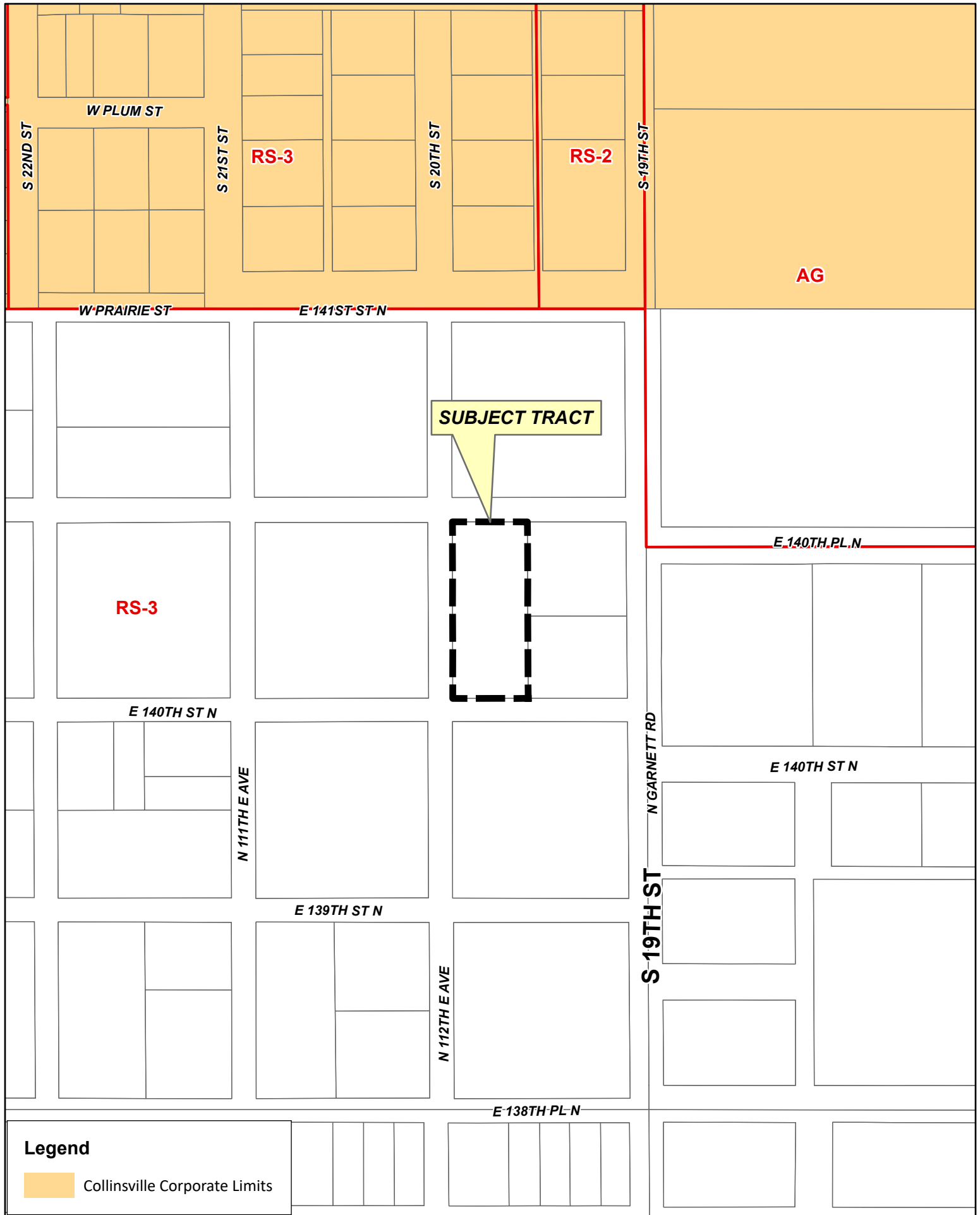
30 22-14

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

Aerial Photo Date: 2024

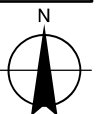


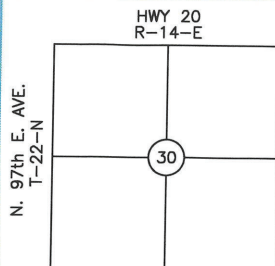




CBOA-3369

30 22-14





LOCATION MAP

COUNTY: TULSA

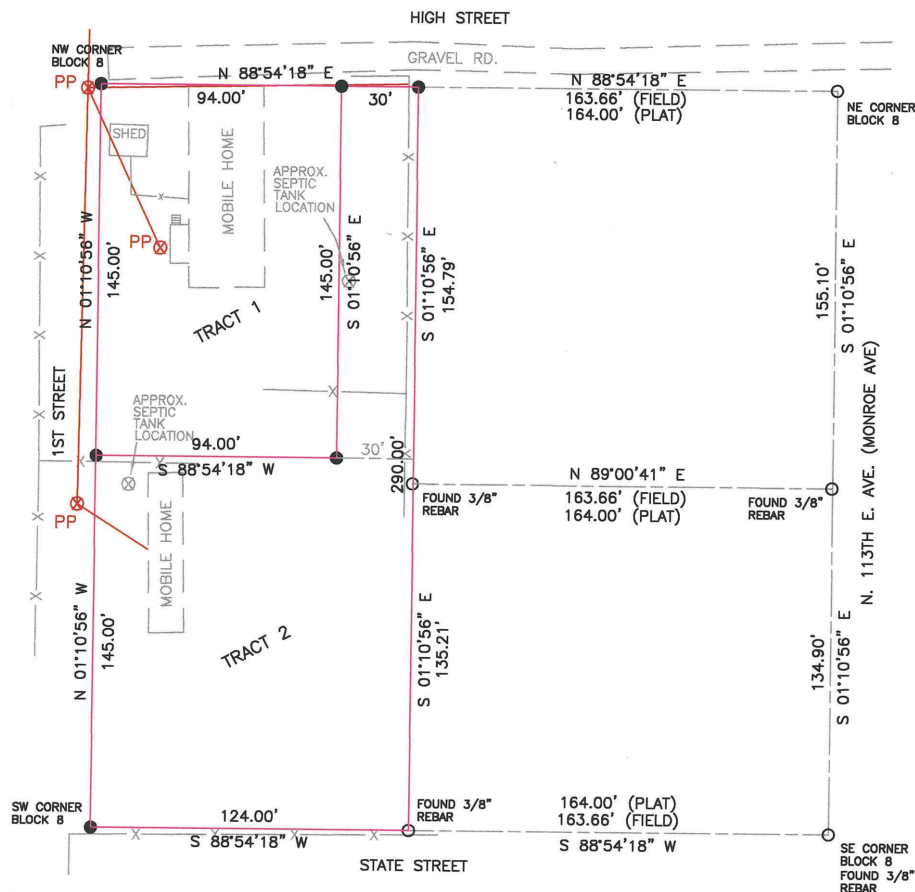
BOUNDARY SURVEY FOR LOT SPLIT

PREPARED FOR NEAL DURHAM
14020 N. 113th E. AVE,
COLLINSVILLE, OK
918-894-0133
OK.REB1970.ND@GMAIL.COM

BASIS OF BEARINGS:
OK SPCS, NORTH ZONE

LEGEND

- = SET IRON PIN
W/ CAP LS1316
- ▲ = SET MAG NAIL
W/ SHINER LS1316
- = FOUND MONUMENT
- ✕ = FENCE
- PP = POWER POLE
- ⊠ = CALCULATED POINT



NOTE:

THIS PLAT OF SURVEY MEETS
THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE
OF LAND SURVEYING AS
ADOPTED BY THE OKLAHOMA
STATE BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS.

LEGAL DESCRIPTION

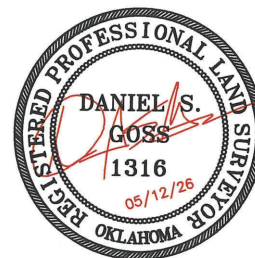
SEE ATTACHED

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION. TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACURATE REPRESENTATION OF SAID SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

WITNESS MY HAND AND SEAL THIS 12 DAY OF MAY, 2026

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932 (EXP. 06/30/2026)



12347 HEYWOOD HILL RD.
SAPULPA, OK 74066
PH. (918)371-0096
EMAIL:
SURVEY@DGOSS-SURVEY.COM
WEBSITE:
DGOSS-SURVEY.COM



Scale: NO SCALE	DATE: 05/12/2026
DURHAM	DRAWN BY: CJ
JOB # 14758	REVISED: 05/15/2026
SITE LAST VISITED: 05/04/2026	PAGE: 1/2

"ATTACHED"

ORIGINAL PARENT TRACT

The West One Hundred and Twenty-four Feet (124') of Block Eight (8), MORROW HEIGHTS ADDITION to the City of Collinsville, Tulsa County, State of Oklahoma, according to the recorded plat thereof...(Doc #2023089027)

TRACT 1

The North 145.00 feet of the West 94.00 feet of Block 8, MORROW HEIGHTS ADDITION to the City of Collinsville, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT 2

The South Half of the West 124.00 feet of Block 8 AND the East 30.00 feet of the North 145.00 feet of the West 124.00 feet of Block 8, MORROW HEIGHTS ADDITION to the City of Collinsville, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

12347 HEYWOOD HILL RD.
SAPULPA, OK 74066
PH. (918)371-0096
EMAIL
SURVEY@DGOSS-SURVEY.COM
WEBSITE
DGOSS-SURVEY.COM



PAGE: 2/2

DATE: 05/12/2026

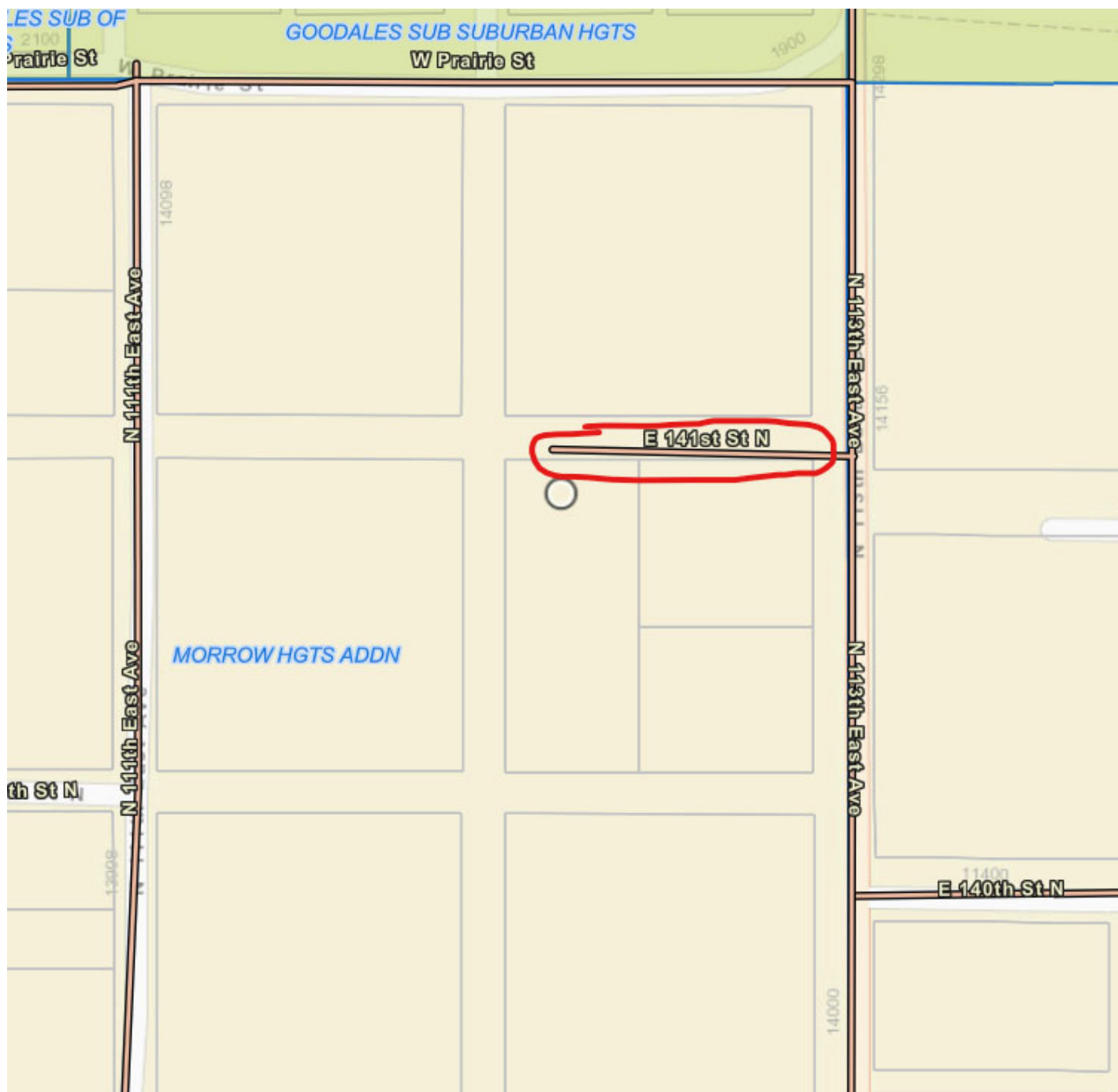
DURHAM

DRAWN BY: CJ

JOB # 14758

REVISED: 05/15/2026

SITE LAST VISITED: 05/04/2026



Alex Mills, PE, CFM

Tulsa County Engineer

218 West 6th Street, Room 847

Tulsa, OK 74119

918.596.5736

amills@tulsacounty.org

From: Rojas, Javier <jrojas@incog.org>

Sent: Tuesday, May 26, 2026 3:55 PM

To: Alex Mills <amills@tulsacounty.org>; Berry Britton <bbritton@tulsacounty.org>; Daniel Eisman <deisman@tulsacounty.org>; Jeffrey Webster <jwebster@tulsacounty.org>; Kerick Edenborough <kedenborough@tulsacounty.org>; Lucky Airehrour <lairehrour@tulsacounty.org>; Roger Hughes <rhughes@tulsacounty.org>; Teresa Tosh <ttosh@tulsacounty.org>

Cc: Davis, Kendal <kdavis@incog.org>

Subject: CLS-134 Engineering 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 afternoon,

Attached is the case file for CLS-134 for your review. Please let me know if there is anything else you need.

Best regards,

-Javier



The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the conducting of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

RE: CLS-134 Engineering Review

From Berry Britton <bbritton@tulsacounty.org>

Date Wed 5/27/2026 10:57 AM

To amills@tulsacounty.org <amills@tulsacounty.org>; Rojas, Javier <jrojas@incog.org>; Daniel Eisman <deisman@tulsacounty.org>; Roger Hughes <rhughes@tulsacounty.org>

Cc Davis, Kendal <kdavis@incog.org>

Hi,

After a discussion, we have no objection to this lot split. Please be aware that the proposed lots don't have frontage to a public maintained roadway, but do have access to the public roadway(N 113th E Ave) via the platted public right of way. Since the future tracts won't have public roadway frontage, they will need to apply for a variance of 0' ft frontage.

Thank you,

Berry Britton

Engineer

Tulsa County HQ

218 West 6th Street, Room 845

Tulsa, OK 74119

918-596-5734

bbritton@tulsacounty.org

From: Alex Mills <amills@tulsacounty.org>

Sent: Tuesday, May 26, 2026 4:46 PM

To: Rojas, Javier <jrojas@incog.org>; Berry Britton <bbritton@tulsacounty.org>; Daniel Eisman <deisman@tulsacounty.org>; Jeffrey Webster <jwebster@tulsacounty.org>; Kerick Edenborough <kedenborough@tulsacounty.org>; Lucky Airehrour <lairehrour@tulsacounty.org>; Roger Hughes <rhughes@tulsacounty.org>; Teresa Tosh <ttosh@tulsacounty.org>

Cc: Davis, Kendal <kdavis@incog.org>

Subject: RE: CLS-134 Engineering Review

This one is interesting. The lot itself does not have direct access to a publicly maintained road, except by accessing platted roads that were never developed or accepted as public. So, this split is a challenge in my mind. Thoughts? Please note, the "road" circled in red below is shown inaccurately and is only a driveway.



Case Number: CBOA-3370

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

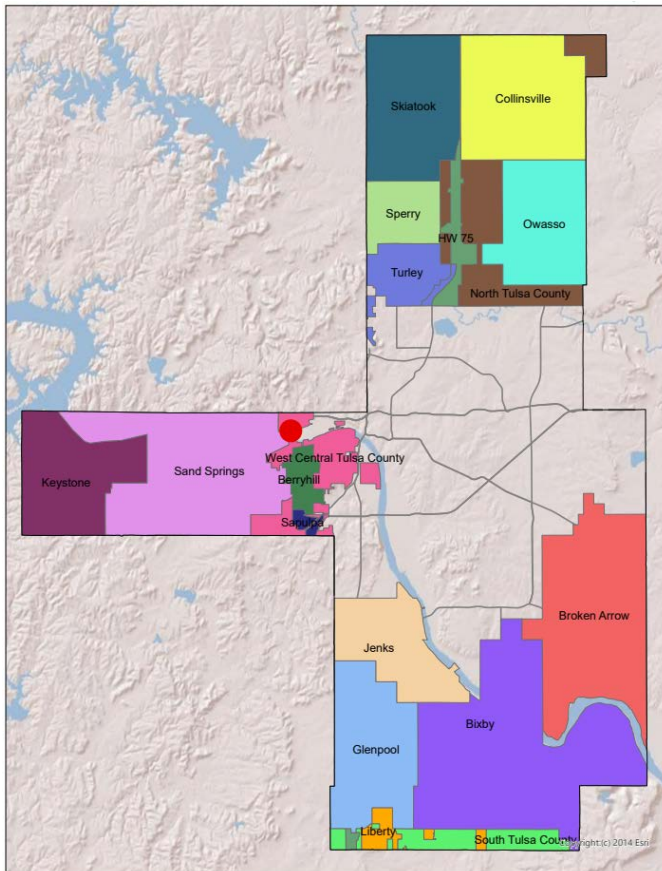
Owner and Applicant Information:

Applicant: Monty Kapchinsky

Property Owner: Hale Real Estate

Action Requested: Special Exception to allow a fireworks stand in an RS-3 district for a period of 3 years (Sec. 9.040-B,-G)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3.23± Acres

Legal Description: BEG SECR SE SE TH W776.50 N228.04 NE384.91 S81.51 NE119.64 SE116.32 NE168.67 ILESS E30 FOR RD POB SEC 6 19 12 3.23ACS

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

Fenceline/Area: West Central Tulsa County

Land Use Designation: Parks and Open Space

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9206

CASE NUMBER: **CBOA-3370**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026 1:30 PM

APPLICANT: Monty Kapchinsky

ACTION REQUESTED: Special Exception to allow a fireworks stand in an RS-3 district for a period of 3 years (Sec. 9.040-B,-G)

LOCATION: 6605 W 7th St, Sand Springs, OK

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

FENCELINE: West Central Tulsa County

PRESENT USE: Residential

TRACT SIZE: 3.23± Acres

LEGAL DESCRIPTION: BEG SECR SE SE TH W776.50 N228.04 NE384.91 S81.51 NE119.64 SE116.32 NE168.67ILESS E30 FOR RD POB SEC 6 19 12 3.23ACS.

RELEVANT PREVIOUS ACTIONS:

CBOA-2697 (07/17/2018): The Board approved the request for a Special Exception to allow a fireworks stand in an RS District. The Board found that the gravel parking lot that has been in existence for many years is tantamount to a hard surface. The approval had a five-year time limit, until July 2023.

CBOA-1870 (06/19/2001): The Board approved a special exception to allow a fire works tent in an RS zoned district from June 20, 2001 to July 5th, 2001.

ANALYSIS OF SURROUNDING AREA: The subject parcel is located on the northwest quadrant of the intersection of S 65th West Ave and W 7th St. It and its immediate surroundings North, South, and West are designated as Parks and Open Space in the Tulsa County Comprehensive Land Use plan, and Rural Residential / Agricultural on the East. Zoning in the surrounding areas is:

North: North of the subject tract is a vacant RS-3 lot, followed by a single-dwelling lot (part of the Partridge Subdivision) and then Keystone Expressway.

South: South of the subject tract is a 15-acre lot made up mostly of AG zoning with a section being CS, and a thin area on its northern and western perimeter made up of RS-3. South of this lot are the Sand Springs Railway and Charles Page Boulevard.

East: East of the subject tract are several RS-3 lots that make up the Partridge Subdivision.

West: West of the subject tract are a couple of vacant RS-3 lots, followed by the Keystone Expressway.

STAFF COMMENTS: A Special Exception is required as the proposed fireworks stand is not permitted by right in the RS-3 district. The site plan submitted with the application shows the fireworks being sold on the southeastern quadrant of the lot, along 65th W. Ave. The existing RS-3 zoned lot on which the sales will happen has an existing residence and accessory “out building”.

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

Sample Motion:

“Move to _____ (approve/deny) Special Exception to allow a fireworks stand in an RS-3 district for a period of 3 years (Sec. 9.040-B,-G)

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

- *3-year time limit*
- *Days of operation to be June 15th – July 5th*
- *If intended for Independence Day sales, hours of operation to be 9:00 a.m. to 9:00 p.m. from June 20th to July 2nd and July 5th to July 6th, Hours of operation to be 9:00 a.m. to 12:00 midnight on July 3rd and July 4th*

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.

Hale Real Estate,
P.O. Box 1040, Buffalo, MO 65622
Phone: 417. 345.0361

June 10, 2026

To Whom It May Concern

Molnty Kapchinsky has permission to set a fireworks tent on our property at 6605 W 7th Street in Sand Springs, OK.

If there are any questions, let me know.

Best regards,

A handwritten signature in black ink that reads "Mitch Hale". The signature is written in a cursive, flowing style.

Mitch Hale, Owner
Hale Real Estate, LLC

Firework Sales Permit Application

Tulsa County Inspections
633 W. 3rd St. Tulsa, OK 74127
918-596-5293

Applicant Information

Entity Name (If Applicable)

Kapchinsky
Last Name

Monty
First Name

PO Box 2326
Mailing Address

Claremore OK 74018
City State Zip Code

918-557-1520 ladylocksfireworks@yahoo.com
Phone Number Email Address

Site Information

Hale Real Estate
Property Owner Name

Phone Number

6605 W. 7th St.
Site Address

Sand Springs OK 74063
City State Zip Code

Phone Number Email Address

Projected Opening and Closing Dates: June 22nd to July 5th

Parcel Number Lot Block Zoning Flood Zone

Contractor Name Phone Number

Email Address

Structure Information

Lot Size: _____ Tent: 20x40 or Stand: _____ Total Linear Feet of Stand: _____
(Acres) (Check Appropriate Structure Type)

Electric on Site: ☒ YES or NO Utility Company: _____ Temp Pole to be Set: YES or NO

Electrical Contractor: _____ Phone Number: _____

5th St W

entry

exit

105th W Ave



Firework Sales Permit Overview

- A permit is required for the sale of fireworks for each individual season for a specific location.
 - (June through July and December through January)
- Pursuant to O.S. Title 68 § 1623, Firework sales are only permitted during the following time of year:
 - June 15th – July 6th
 - December 15th – January 2nd
- Firework sales and the structures from which fireworks are being sold, shall comply with all applicable requirements of the State Fire Marshal's Office, the Oklahoma Tax Commission, and other state and federal agencies having jurisdiction over fireworks sales.
- All sites for fireworks sales shall have prior approval through the Tulsa County Board of Adjustment before any setup and sales may begin.
- If a location has received board approval, and such approval is set to expire the current year, you must go before the board of adjustment to receive reapproval before you may proceed with the sale of fireworks for any upcoming season.

Application Requirements:

**Applications will not be accepted or approved until all required documents are received.*

- ☐ Tulsa County Board of Adjustment Approval
- ☐ Site Map showing the following:
 - ☐ Setbacks from the center of the road, side and back property lines, and parking area.
 - ☐ Setback requirements – 100 feet from center-line of all roads.
 - ☐ Minimum side and rear yard setback – 25 feet from each property line.
 - ☐ Property Lines and existing structures
 - ☐ Parking Area
- ☐ Lease Agreement with Property Owner or Stamped and Filed Warranty deed showing proof of applicant's ownership.
- ☐ Fire retardant certificate (Tent Structures)

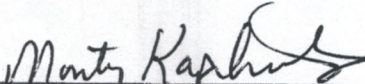
Fees:

Stand Permit: \$100 per 20 linear feet of stand or portion thereof (Minimum \$100 Fee)

Tent - \$300 per each tent (Connected or adjoining tents will be assessed as individual tents and not as one)

***As of March 2019, all fireworks stand application fees will be assessed according to the linear feet of stand. Fees for stands will be assessed per 20 linear feet or portion thereof. (For Example: if an application is for 5 stands and each stand is 20 linear feet in length, the permit fee will be \$500. All tents regardless of size will be charged \$300.00.) Please note that stands or tents strictly used for the cashing/check-out process is to be considered an additional stand/tent, and will be subject to the appropriate stand/tent fees.*

The following signature constitutes certification that all data is true and correct and that the applicant will comply fully with all representations made hereon:


Applicant's Signature

6-4-26
Date

Internal Use Only

Approved: YES or NO Permit Number: _____

Approved By: _____ CBOA - _____ Expires: _____

Owner Account #: _____ Applicant Account #: _____ Contractor Account #: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners of Missouri, LLC
455 N 20th St Ste 101
Ozark MO 65721

CONTACT NAME: Miranda Webster
PHONE (A/C, No, Ext): 660-827-2224 **FAX (A/C, No):** 660-827-1785
E-MAIL ADDRESS: miranda.webster@assuredpartners.com

INSURED
Hale Fireworks LLC
PO Box 1040
Buffalo MO 65622

HALEFIR-01

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Lexington Insurance Company	19437
INSURER B:	National Liability & Fire Insurance Company	20052
INSURER C:	MS Transverse Specialty Insurance Company	41807
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 964315700**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		011170965	1/30/2026	1/30/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		73APB013491	1/30/2026	1/30/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0		EMB-00000015-00	1/30/2026	1/30/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as an additional insured on the general liability policy as required by written contract.

Additional Insured: Landowner, Hale Real Estate, LLC

In respect to the fireworks location at 6605 W. 7th Street, Sand Springs, OK 74063

Dates of Operation: June 15 thru July 6, 2026

CERTIFICATE HOLDER

Lady Luck's Fireworks
P.O. Box 2326
Claremore OK 74018

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SUBJECT TRACT

0 200 400
Feet



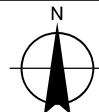
Subject
Tract

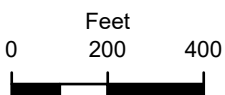
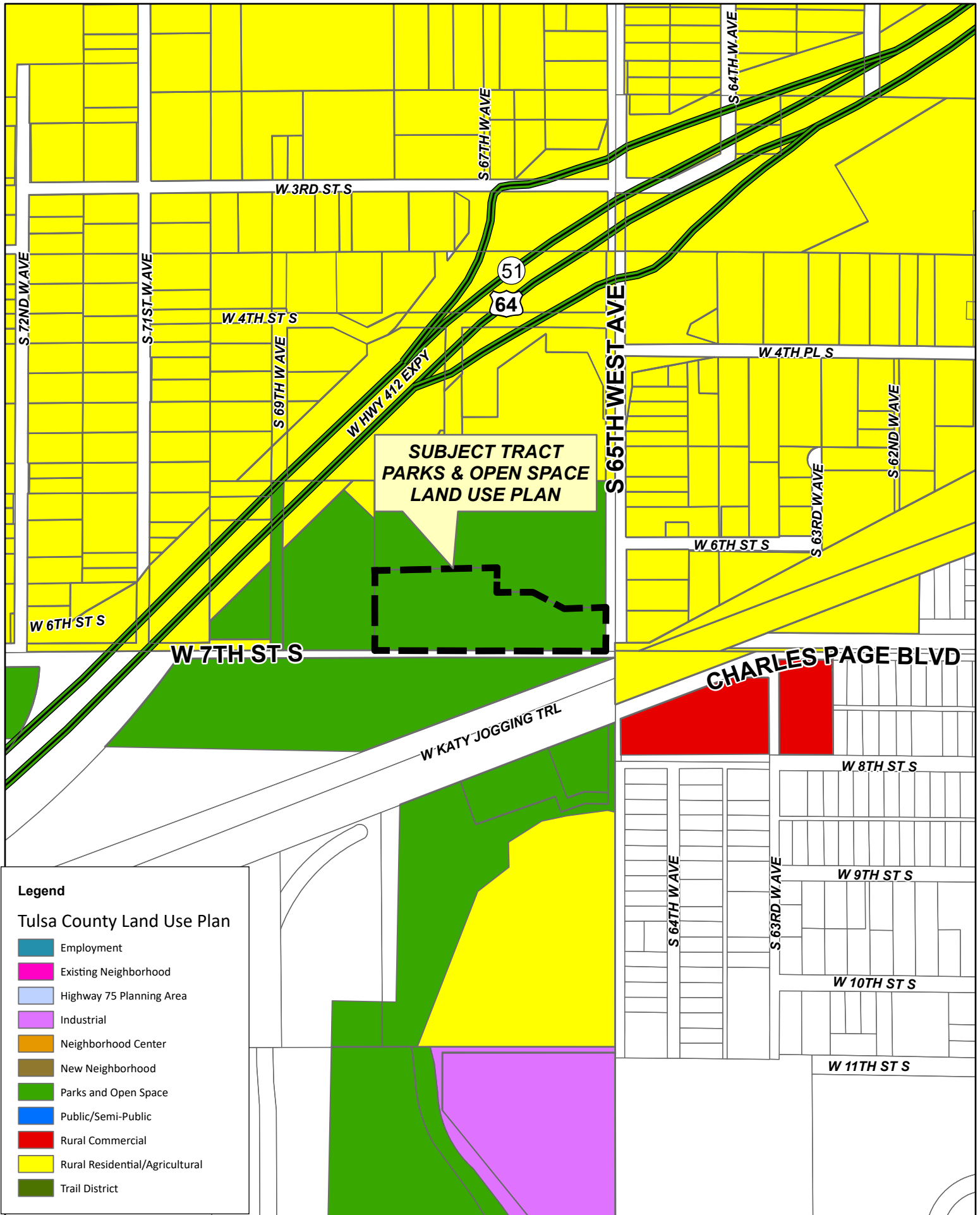
CBOA-3370

06 19-12

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

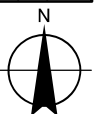
Aerial Photo Date: 2024

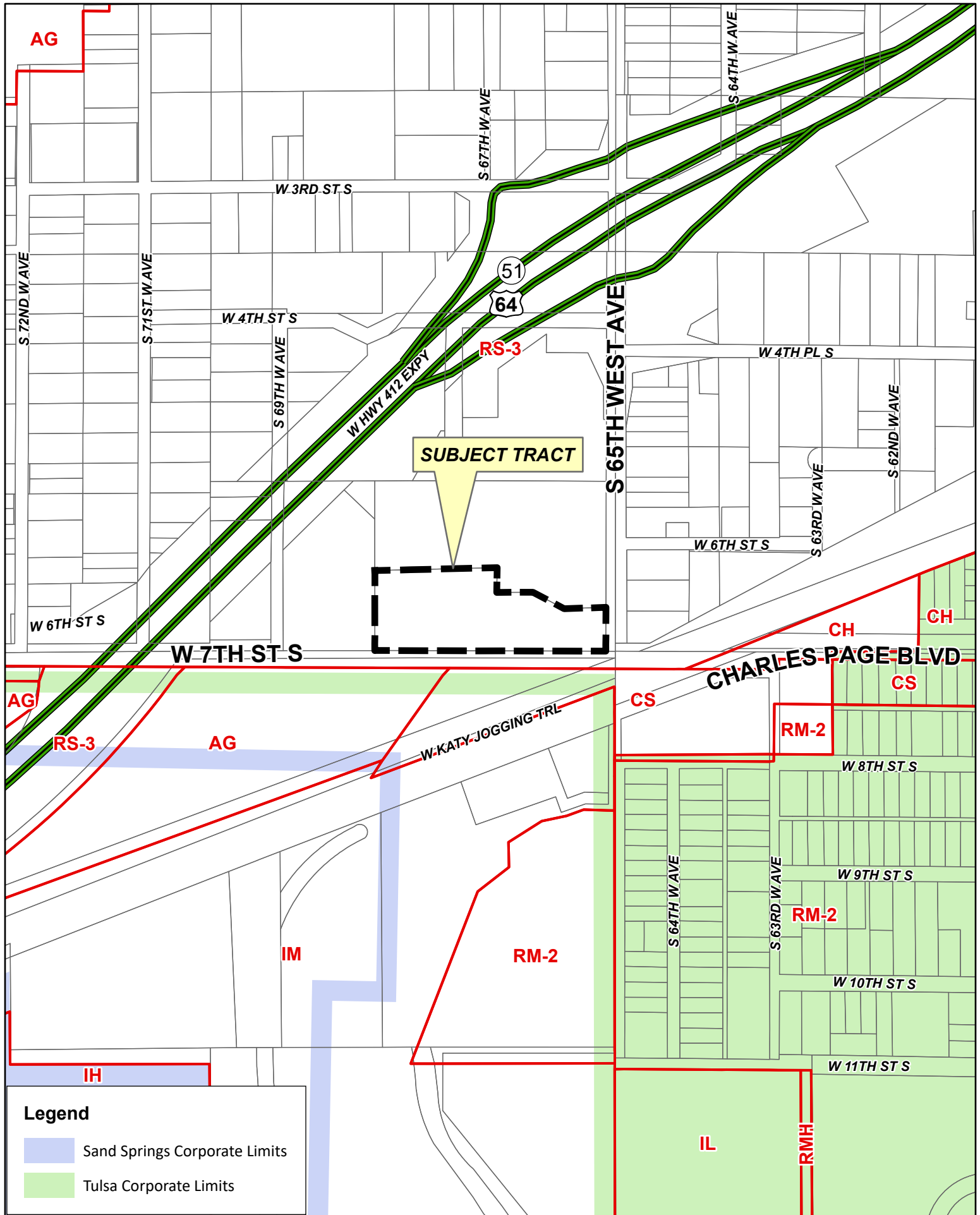




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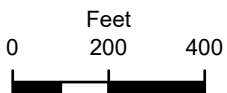
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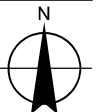
Legend

-  Sand Springs Corporate Limits
-  Tulsa Corporate Limits



CBOA-3370

06 19-12





Case Number: CBOA-3371

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

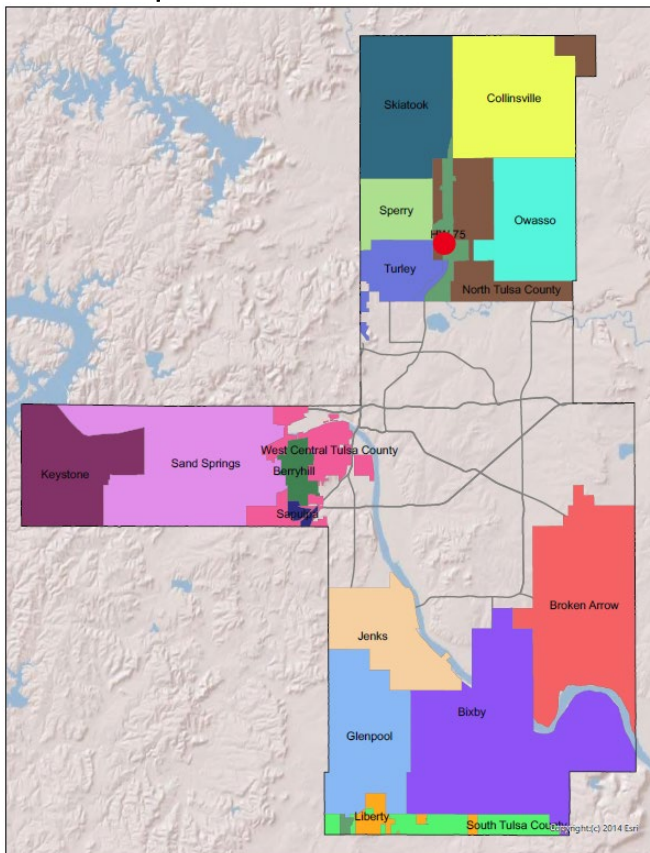
Owner and Applicant Information:

Applicant: Rodney Goins

Property Owner: Julie Goins

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: ± 1.44 Acres

Legal Description: LT 1 BLK 1, COUNTRY CORNER ESTATES II

Present Zoning: RE (Residential Estate)

Fenceline/Area: Sperry

Land Use Designation: Highway 75 Planning Area as recommended in the Sperry Comprehensive Plan Area.

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1328

CASE NUMBER: **CBOA-3371**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026, 1:30 PM

APPLICANT: Rodney Goins

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

LOCATION: 4205 E. 84th St. N., Sperry, OK

ZONED: RE (Residential Estate)

FENCELINE: Sperry

PRESENT USE: Residential

TRACT SIZE: ± 1.44 Acres

LEGAL DESCRIPTION: LT 1 BLK 1, COUNTRY CORNER ESTATES II

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located south of East 86th Street North, west of US Highway 75, and north of East 84th Street North. The surrounding area is characterized by large-lot, low-density residential development interspersed with agricultural properties and open space. The neighborhood contains a mixture of custom single-family homes, detached accessory structures, ponds, and wooded areas, resulting in a rural residential character.

The Tulsa County Land Use Plan designates the property within the **Highway 75 Planning Area**, with adjacent areas to the west designated **Rural Residential/Agricultural**, which is consistent with the existing development pattern of large residential lots and accessory structures.

Overall, the surrounding area exhibits a rural residential character where detached accessory buildings are a common feature of residential properties. The proposed location of the accessory building within the side yard would be compatible with the existing pattern of development and is not anticipated to substantially alter the character of the neighborhood, provided all other applicable development standards are satisfied.

North: Properties immediately north of the subject tract consist primarily of large-lot residential properties and agricultural land. The area is characterized by detached single-family homes, accessory buildings, and open space. East 86th Street North serves as the northern boundary of the immediate neighborhood, with additional agricultural and commercial zoning located farther north along the US Highway 75 corridor.

South: The properties to the south are developed with large-lot single-family residences within the RE zoning district. Detached accessory structures, ponds, and substantial setbacks are common throughout the area, maintaining a low-density rural residential character.

East: Immediately east of the subject property are additional large-lot residential properties. Farther east, US Highway 75 forms a significant transportation corridor, beyond which properties transition to Commercial Shopping (CS) zoning, including land subject to PUD-875. The commercial development is separated from the subject property by the highway corridor and intervening residential properties.

West: Properties west of the subject tract consist of large agricultural tracts and low-density residential development. The surrounding area contains mature tree cover, open pasture, and scattered single-family residences with detached accessory buildings, preserving the rural residential and agricultural character of the neighborhood.

STAFF COMMENTS: The applicant is requesting a Variance to Section 8.030 of the Tulsa County Zoning Code to permit an accessory building within the required side yard of a property zoned RE (Residential Estate).

The applicant has indicated that the requested side yard location is necessary due to the existing configuration of the property and site improvements. Based on staff's review of the submitted site plan and aerial imagery, the proposed location appears to minimize impacts to adjacent properties while maintaining compatibility with the surrounding neighborhood. The accessory building will remain subordinate to the principal residence and is not intended to alter the residential character of the property.

Staff finds that the requested variance is limited in scope and, given the size of the property, existing development pattern, and prevalence of detached accessory buildings in the surrounding area, is not anticipated to be detrimental to nearby properties or contrary to the public interest. Approval of the request would allow reasonable use of the property while maintaining the overall intent of the RE zoning district.

Should the Board determine that the statutory findings for granting a variance have been satisfied, staff believes the request would be compatible with the surrounding area and recommends approval, subject to the following condition:

1. Development shall be in substantial conformance with the site plan and exhibits submitted with this application.

COMPATIBILITY WITH SURROUNDING AREA: The subject property is developed with a single-family residence and is located within an established rural residential neighborhood characterized by large lots, detached accessory buildings, ponds, mature vegetation, and generous building setbacks. The surrounding area contains a mixture of RE and AG zoning with low-density residential development, while commercial zoning is located farther east along the US Highway 75 corridor. The proposed accessory building is consistent with the character of surrounding properties, many of which contain detached accessory structures commonly associated with rural residential development.

The proposed variance to allow an accessory building within the required side yard is not anticipated to adversely affect adjacent properties or alter the established character of the neighborhood. Given the size of the subject property, the spacing between neighboring residences, and the prevalence of accessory buildings in the surrounding area, staff finds the request to be compatible with the existing development pattern and consistent with the rural residential character of the area.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance to allow an accessory building in the side yard in an RE district. (Sec. 8.030) is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) to permit Variance to allow an accessory building in the side yard in an RE district. (Sec. 8.030)

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

- 1.
- 2.
- 3.
- 4.

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.



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Feet



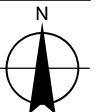
*Subject
Tract*

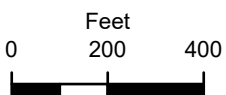
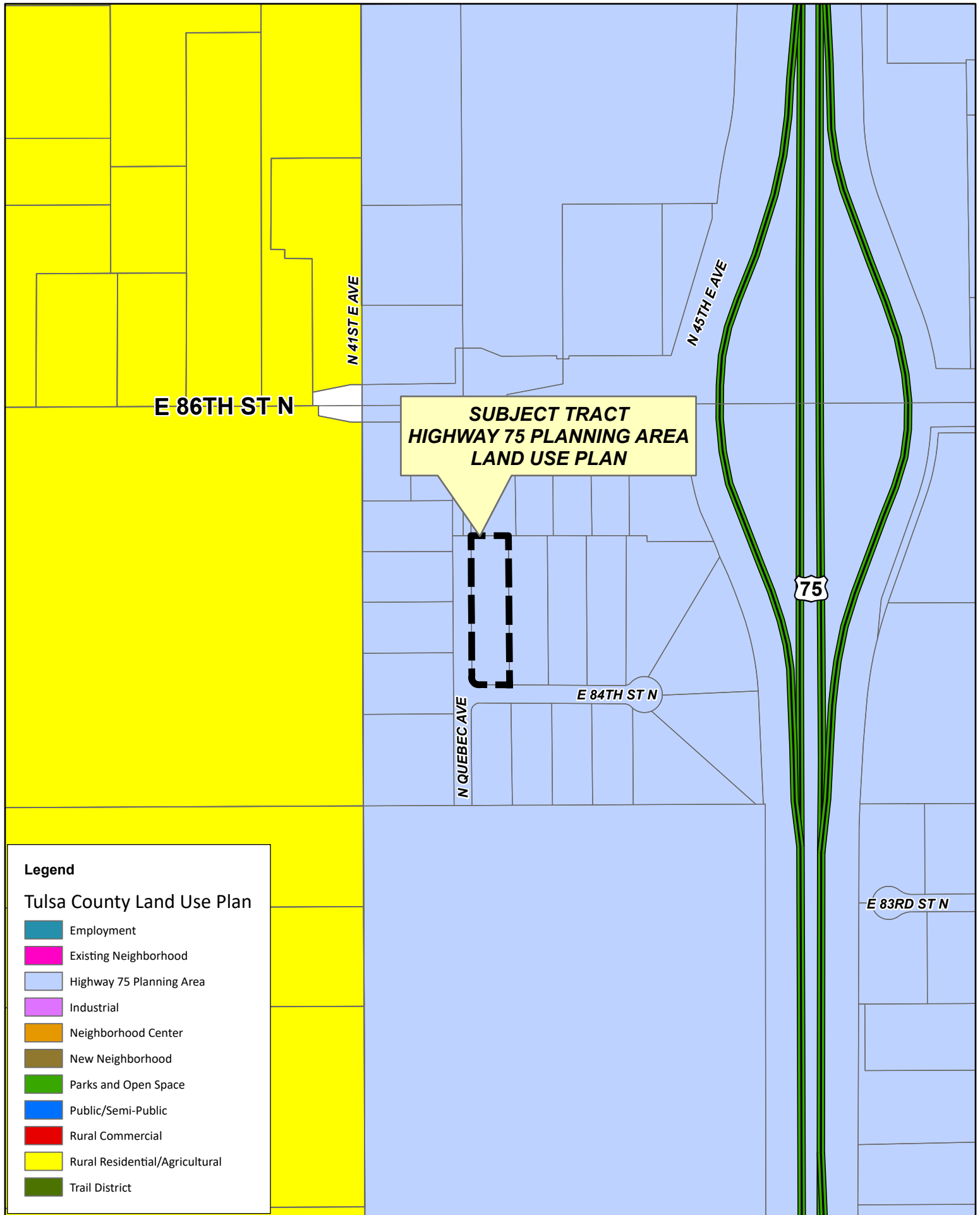
CBOA-3371

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

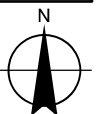
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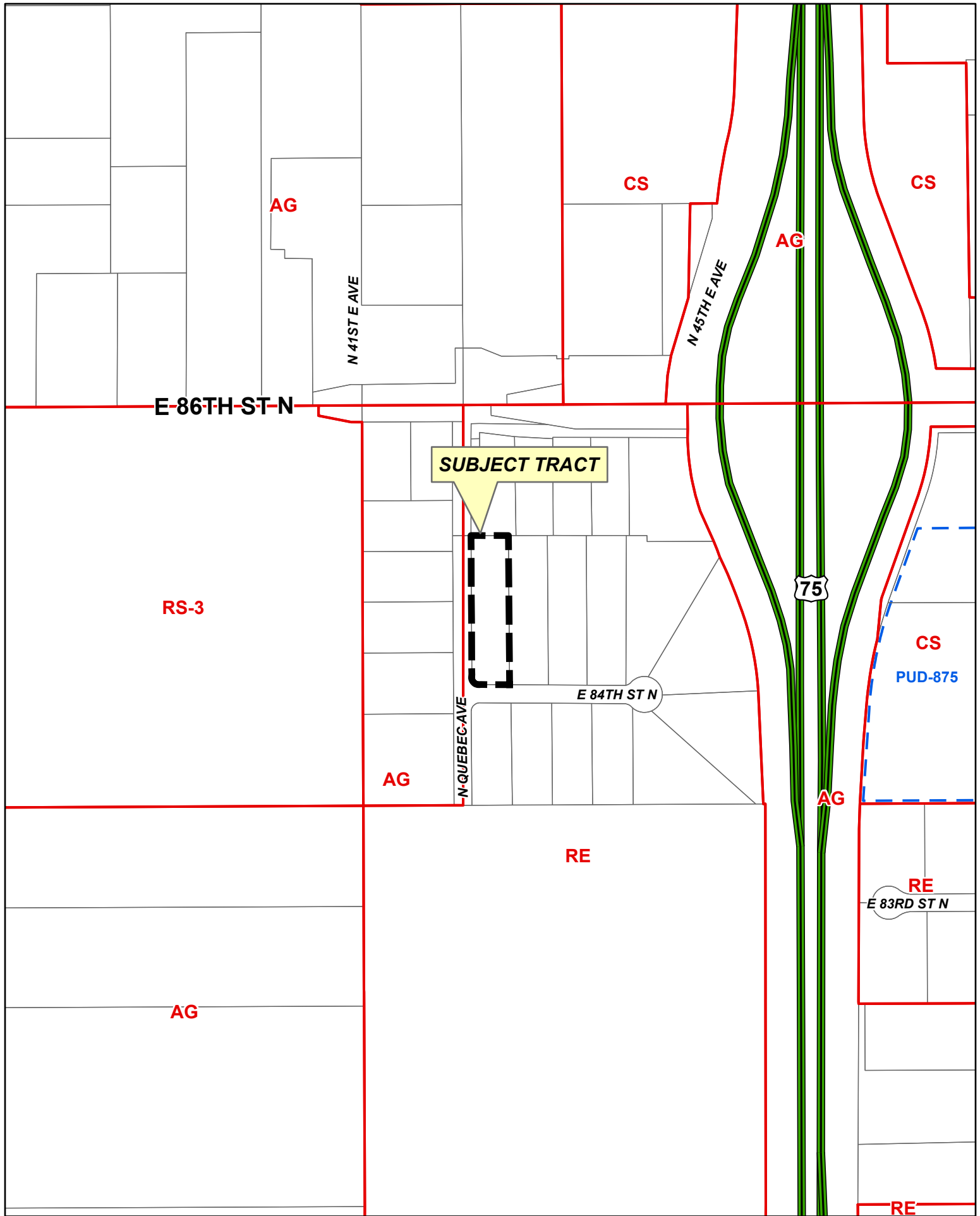




CBOA-3371

28 21-13





E 86TH ST N

AG

N 41ST E AVE

CS

CS

AG

N 45TH E AVE

SUBJECT TRACT

RS-3

N QUEBEC AVE

E 84TH ST N

75

CS

PUD-875

AG

AG

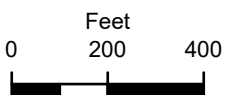
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RE

E 83RD ST N

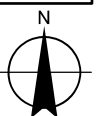
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RE



CBOA-3371

28 21-13



Legen
We
We



4205 E 84th St N
SPERRY, OK

N Quebec Ave

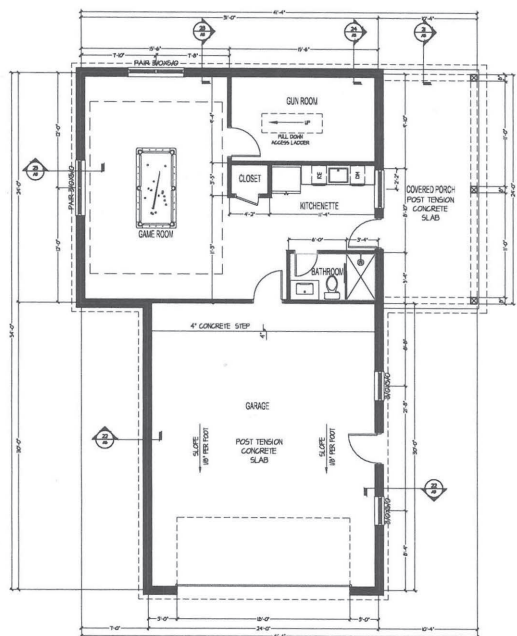
N Quebec Ave

NQ

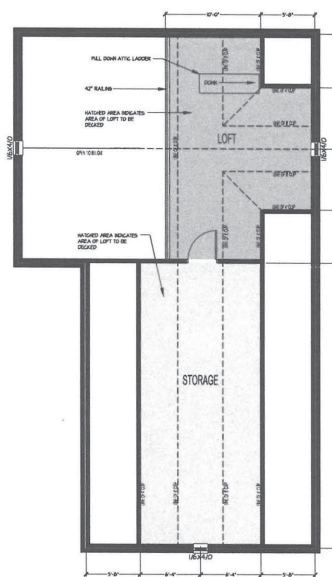
map.

20

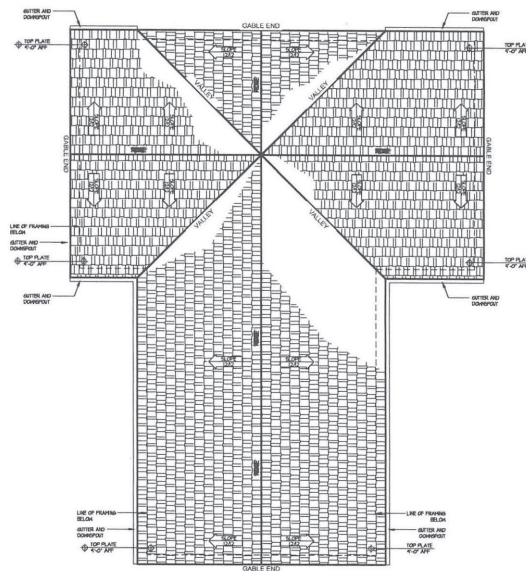
416



1 FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

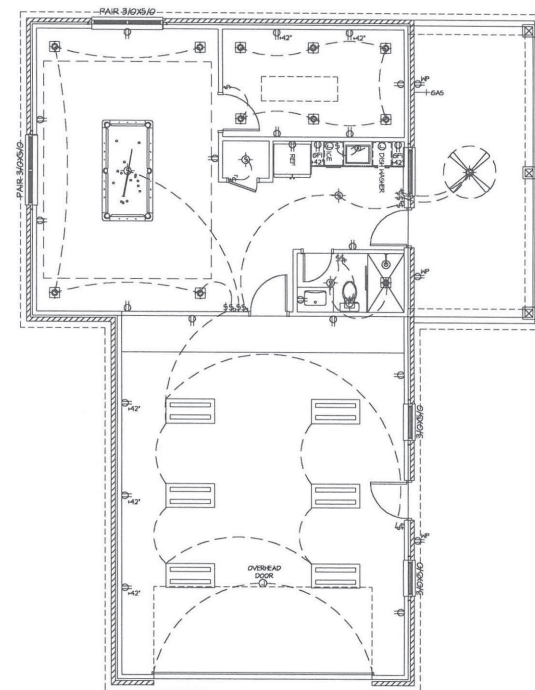


3 ROOF PLAN
SCALE: 1/4" = 1'-0"

1/4" = 1'-0"
1/8" = 1'-0"
3/16" = 1'-0"
1/32" = 1'-0"
1/64" = 1'-0"
1/128" = 1'-0"
1/256" = 1'-0"
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1/1024" = 1'-0"
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ELECTRICAL LEGEND	
	10V OUTLET
	EXTERIOR, HEATHER PROOF, 10V OUTLET
	BROAD FAULT INTERRUPT, 10V OUTLET
	220V OUTLET
	RECESSED, 10V OUTLET IN SLAB
	RECESSED, 10V OUTLET IN SOFFIT
	SINGLE POLE SWITCH
	SINGLE POLE SWITCH W/ DIMMER
	3-WAY SWITCH W/ DIMMER
	3-WAY SWITCH
	DOOR JAMB SWITCH
	SINGLE POLE SWITCH & FAN
	RECESSED CAN LIGHT
	SURFACE MOUNT LIGHT
	SURFACE MOUNT LIGHT W/ BRACING
	12"X48" LED FIXTURE
	CEILING FAN W/ LIGHT
	HALL SCONCE
	EXTRINSIC FANLIGHT
	WARRANTY DISPOSAL
	CONCEALED PUMP RECEPT IN BASE CABINET
	J BOX



1 FIRST FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR 0.00

PROJECT 0326

LEGEND/SCHEDULE

GOINS RESIDENCE

DATE: 5.19.26

SHEET TITLE
POWER
PLAN

A4

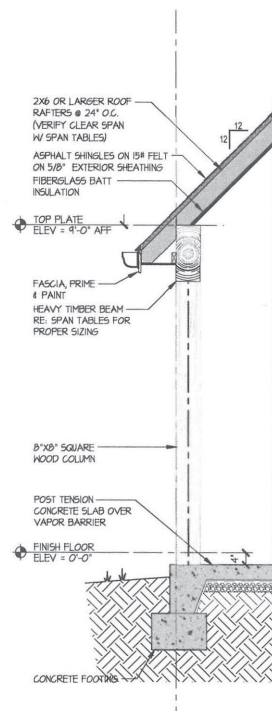
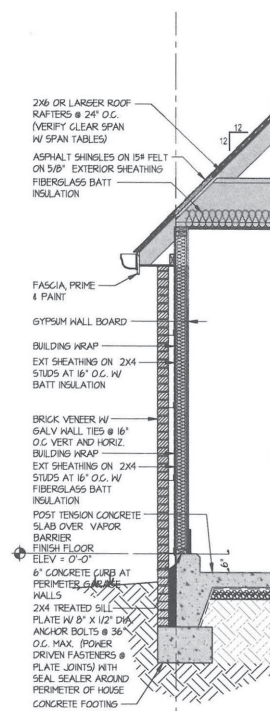
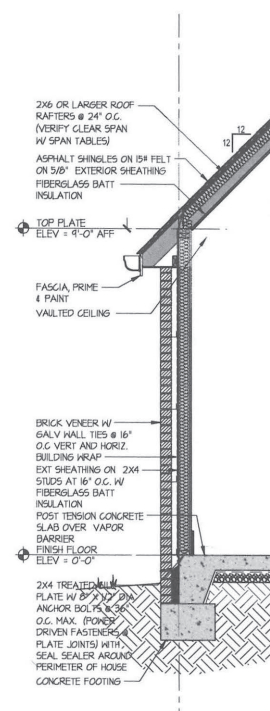
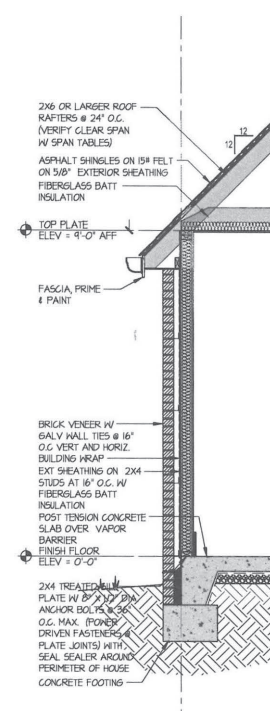
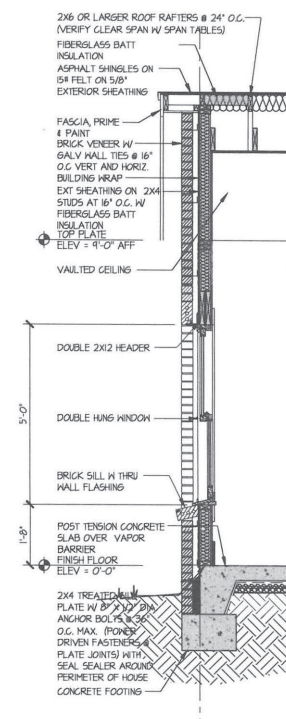
GOINS RESIDENCE

ISSUE DATE

5.19.26

SHEET TITLE
WALL
SECTIONS

A5

21 WALL SECTION
SCALE: 3/4" = 1'-0"22 WALL SECTION
SCALE: 3/4" = 1'-0"23 WALL SECTION
SCALE: 3/4" = 1'-0"24 WALL SECTION
SCALE: 3/4" = 1'-0"25 WALL SECTION
SCALE: 3/4" = 1'-0"



Case Number: CBOA-3372

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

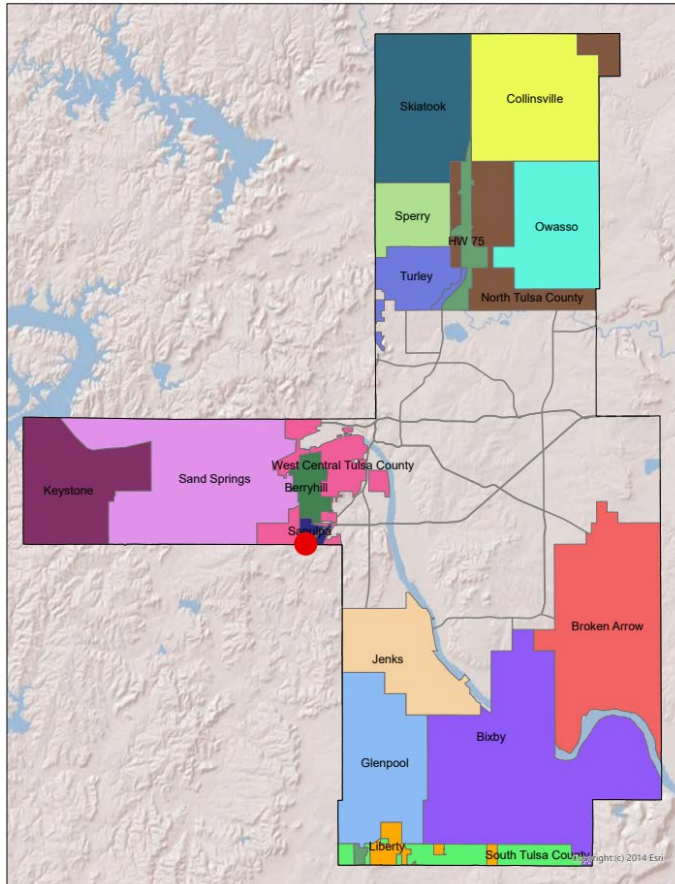
Owner and Applicant Information:

Applicant: Heather Rogers

Property Owner: Same

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.14± Acres

Legal Description: Lots 26 and 27, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

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

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9232

CASE NUMBER: **CBOA-3372**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026, 1:30 PM

APPLICANT: Heather Rogers

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

LOCATION: 6022 S 60th W Ave, Tulsa, OK

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

FENCELINE: West Central Tulsa County

PRESENT USE: Residential

TRACT SIZE: 0.14± Acres

LEGAL DESCRIPTION: Lots 26 and 27, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

RELEVANT PREVIOUS ACTIONS:

BOA 10913 (March 1980): The board voted to grant an Exception to locate a mobile home in an RS-3 District for 1-year, with a removal bond required.

ANALYSIS OF SURROUNDING AREA: The subject property is located between S 60th West Ave and S 61st West Ave, approximately 180 feet from the Creek County border. It is located within and entirely enclosed by an RS-3 subdivision (New Taneha), which contains several other single-section manufacturing housing units within it. The surrounding area is characterized mostly by single-family dwellings in small lots, at times extending across lot-lines due to the lot-dimensions (approximately 25 x 130 ft) being vestigially small due to the plat being from the year 1910.

STAFF COMMENTS: The applicant is requesting a Special Exception to allow a single-section manufactured housing unit on the subject property, which is zoned RS-3 and only allows multi-section manufactured housing units by right. During staff review, it was determined that the subject property is a nonconforming lot. To bring the property closer to compliance with the minimum lot standards, the applicant submitted a lot combination, which has been approved and is pending recording. Upon recording, the resulting tract will contain approximately 0.14 acres (approximately 6098 square feet) with a width of approximately 50 feet. The RS-3 District requires a minimum lot area of 6900 square feet (approximately 0.158 acres) and a minimum lot width of 60 feet. As a result, the combined tract remains approximately 802 square feet below the minimum lot area requirement and 10 feet below the minimum lot width requirement.

Section 16.020-B of the Tulsa County Zoning Code provides that, in residential zoning districts, a single detached house may be erected on a nonconforming lot without complying with minimum lot area and minimum lot width requirements. Staff notes that the Zoning Code separately defines "detached house" and "manufactured housing unit," creating a question as to whether this provision applies to the proposed manufactured housing unit. However, staff notes that manufactured housing units are regulated as a principal residential use in the RS-3 district and have, in some instances, been administered similarly to detached houses for purposes of development standards. The Board may wish to consider whether Section 16.020-B is applicable to the proposed development. The proposed use is a single manufactured housing unit intended for residential occupancy on property zoned RS-3.

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 an accessory building in the side yard in an RE district (Sec. 8.030) is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) Special Exception to allow a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030).

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*
- 4. Recognize that the single-wide manufactured housing unit can be interpreted as a detached house, predicated on the condition that it will be fully integrated as a permanent, single-family residence that is in harmony with the neighborhood and the subject lot's existing use, and functions identically to a traditional site-built detached house.*

Subject to the following conditions, if any: _____.

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.

SITE PLAN NARRATIVE FOR LOT LINE ADJUSTMENT

Tulsa County, Oklahoma

Property Owner: Heather Rogers

Property Address- 6022 S. 60th W. Avenue
Tulsa, Oklahoma 74107

Legal Description-Lots 26 and 27, Block 12

Purpose of Request

I, **Heather Rogers**, am the owner of **Lot 26 and Lot 27, Block 12**, located at 6022 S. 60th W. Avenue, Tulsa, Oklahoma 74107. These two lots have historically been used together as a single residential homesite. I am requesting approval to combine the existing lot lines into one parcel so the property accurately reflects its current and intended use.

The existing parcel dimensions are approximately **50 feet wide by 110 feet deep**.

Existing Conditions

- One existing manufactured home is located on the property.
- Existing home size: **16 feet × 80 feet**.
- Home orientation runs **north to south**.
- Fencing currently exists along the south property line.
- The existing manufactured home has become unlivable and is scheduled for demolition.

Proposed Improvements

Demolition

- The existing 16' × 80' manufactured home will be removed.
- Demolition is anticipated to require **one (1) day**.
- A portion of the fence located on the south side of the property will be temporarily removed to facilitate the removal process.

Replacement Home

- A new manufactured home measuring **16 feet × 72 feet** will be installed.
- The new home will be positioned in the same general location and orientation as the existing home, running north to south.

- Because the replacement home is smaller than the existing home, no increase in building footprint is proposed.
- Placement of the new home is expected to take **one (1) day**.

Statement of Request

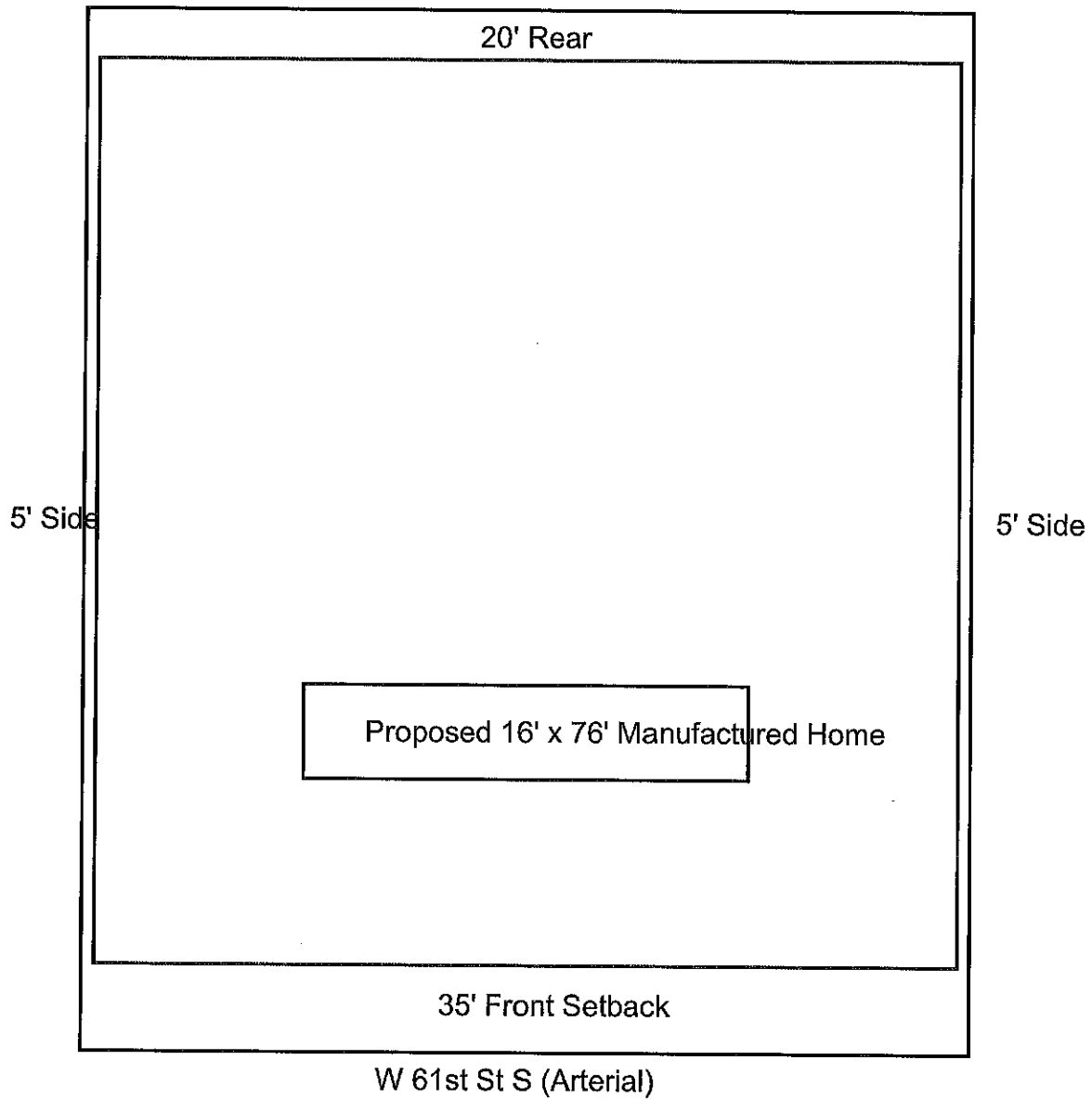
Because Lots 26 and 27 are currently being utilized as a single homesite and the replacement home is smaller than the existing structure, I respectfully request approval of this **lot line adjustment and combination of Lots 26 and 27 into one parcel**. The proposed improvements will not increase the density or intensity of use and will continue the property's existing residential use.

Respectfully Submitted,

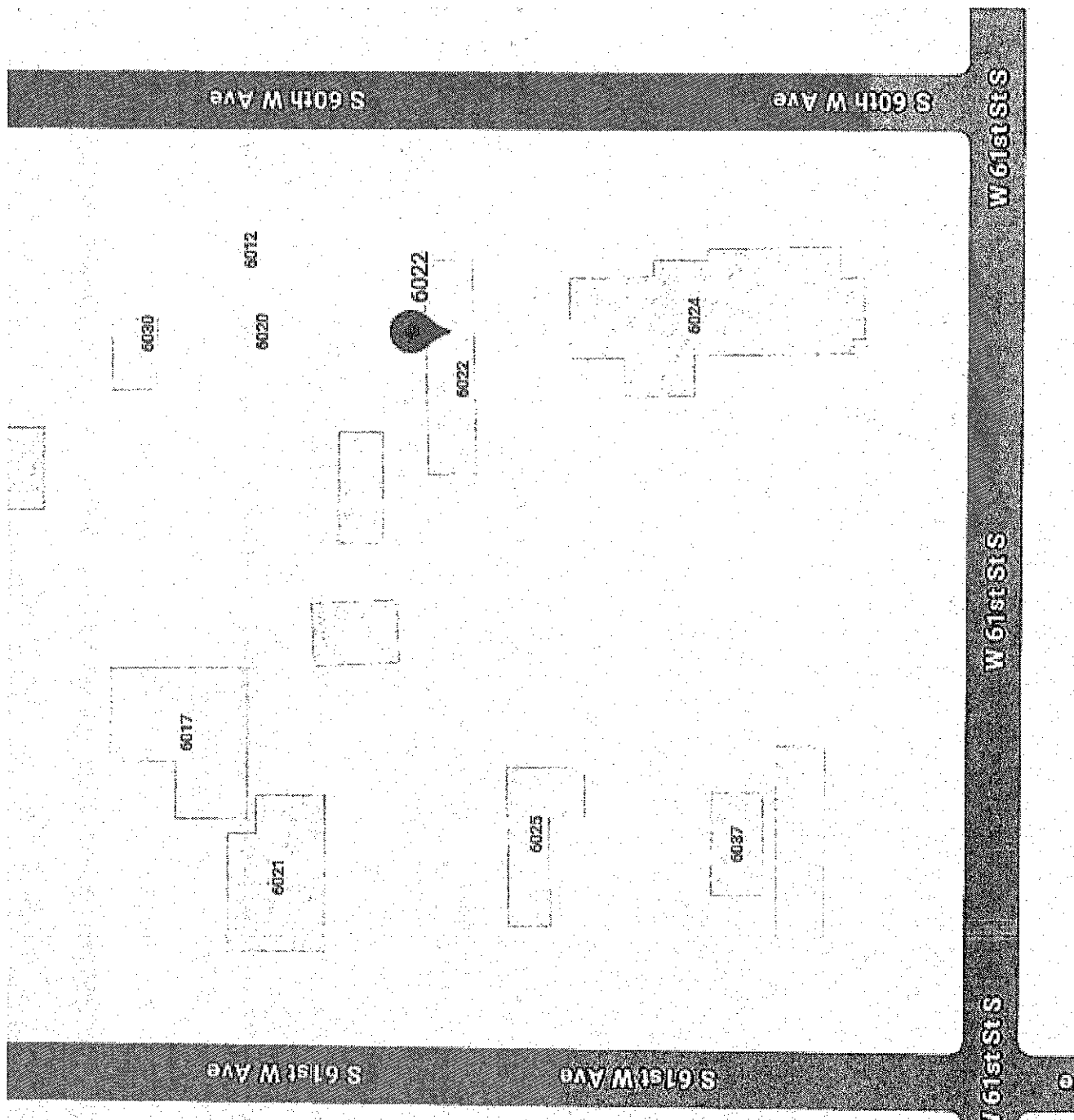
Heather Rogers

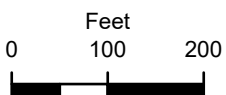
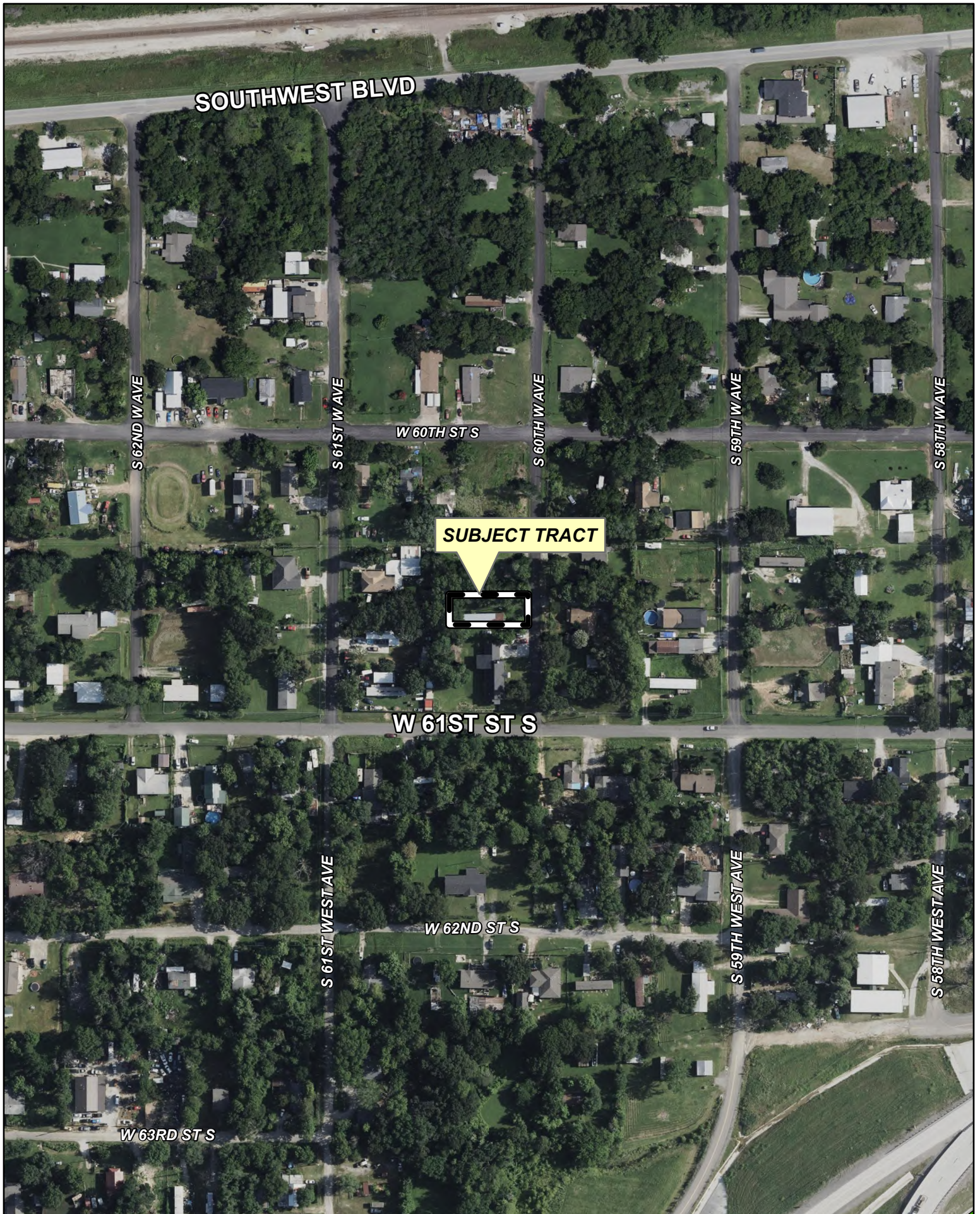
Owner of Lots 26 and 27, Block 12
6022 S. 60th W. Avenue
Tulsa, Oklahoma 74107

Proposed Site Plan - 6022 S 60th W Ave, Tulsa, OK



Existing fence to be removed. Existing 18x80 manufactured home to be replaced with a proposed 16x76 manufactured home. Setbacks shown: 35' front arterial setback, 5' side setbacks, and 20' rear setback.





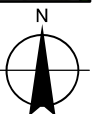
Subject
Tract

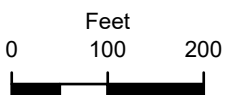
CBOA-3372

32 19-12

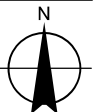
Note: Graphic overlays may not precisely align with physical features on the ground.

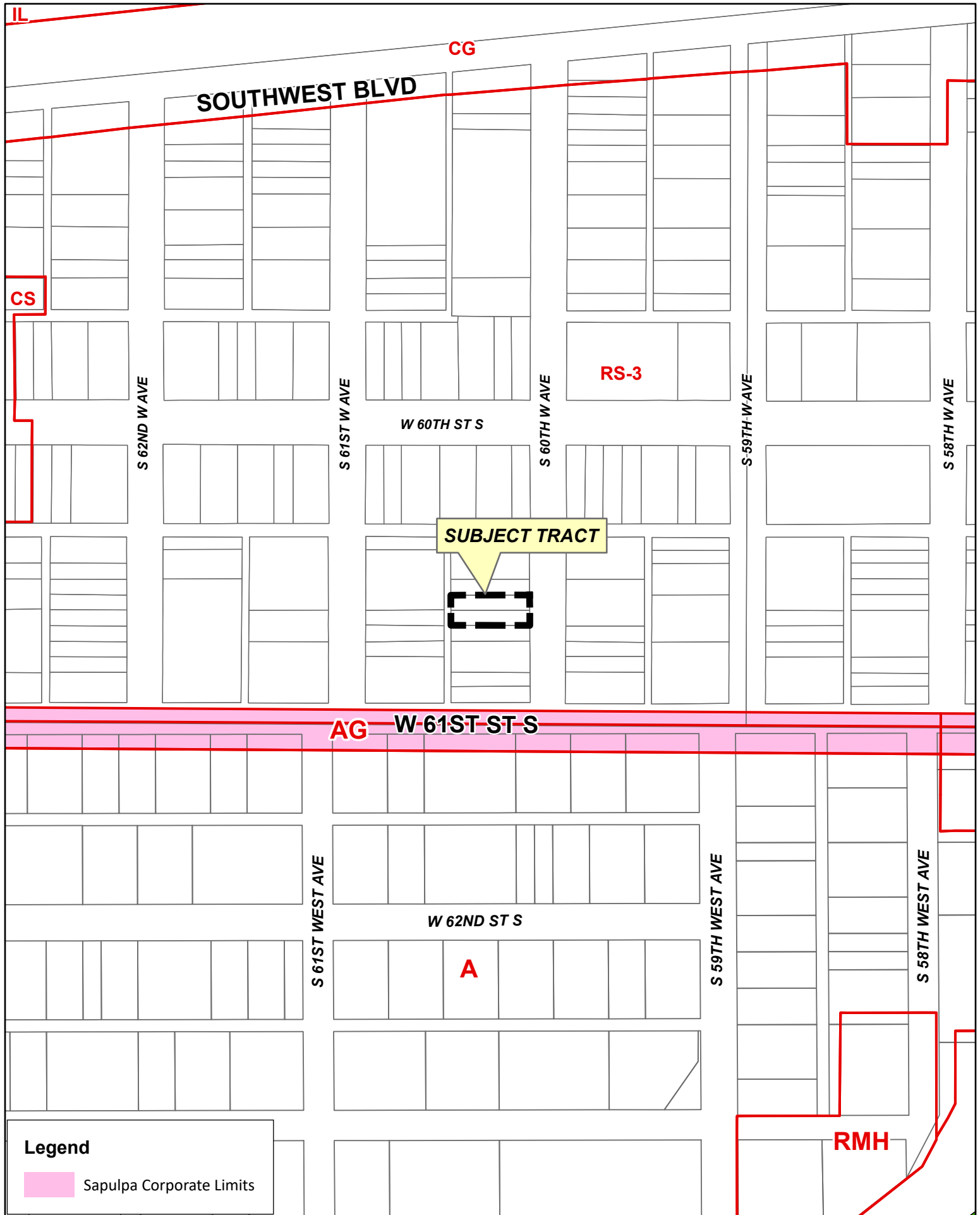
Aerial Photo Date: 2024





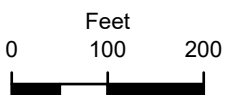
CBOA-3372





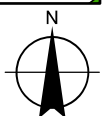
Legend

 Sapulpa Corporate Limits



CBOA-3372

32 19-12





Case Number: CBOA-3373

Hearing Date: July 21st, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

Owner and Applicant Information:

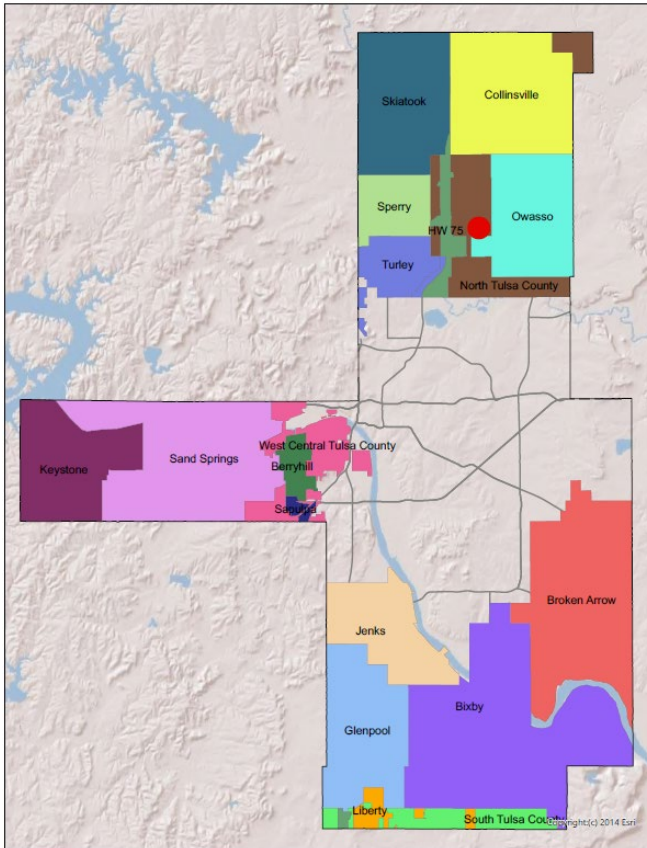
Applicant: Daniel Hert

Property Owner: Daniel & Lindsay Hert

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: ± 0.72 Acres

Legal Description: LOT 2 BLOCK 6, SHERIDAN CROSSING PHASE IV (57331)

Present Zoning: RE (Residential Estate)

Fenceline/Area: Owasso

Land Use Designation: Rural Residential/Agricultural as recommended in the Owasso Comprehensive Plan Area.

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1323

CASE NUMBER: **CBOA-3373**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: July 21st, 2026, 1:30 PM

APPLICANT: Daniel Hert

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

LOCATION: 9006 N. 71st East Ct, Owasso, OK

ZONED: RE (Residential Estate)

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: ± 0.72 Acres

LEGAL DESCRIPTION: LOT 2 BLOCK 6, SHERIDAN CROSSING PHASE IV (57331)

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located within an established Residential Estate (RE) neighborhood near the northern edge of the subdivision, immediately south of a large agricultural area. The surrounding development pattern transitions from low-density residential uses to larger rural agricultural properties. The Tulsa County Land Use Plan designates the subject property and the surrounding area as Rural Residential/Agricultural, which is consistent with the existing mix of estate residential and agricultural uses.

The proposed variance is for the placement of an accessory building within the required side yard. Based on the surrounding area, accessory buildings are a common feature within the RE subdivision, and the request appears to maintain the residential character of the neighborhood while preserving the principal residential use of the property. The request does not introduce a new land use but instead seeks relief from the placement standards for an otherwise permitted accessory structure.

North: Properties immediately north of the subject tract consist of large undeveloped and agricultural acreage zoned AG (Agriculture). The area is characterized by open pasture, scattered trees, and limited development. Beyond E. 91st Street N., the agricultural character provides a transition between the established residential subdivision and the larger rural landscape.

South: The properties to the south are developed with single-family residences within an established subdivision. These properties are zoned RE (Residential Estate) and contain detached homes on estate-sized lots with accessory structures, landscaped yards, and neighborhood streets. The overall development pattern is consistent with low-density residential uses.

East: Properties to the east include an established single-family residential neighborhood zoned RS-3 (Single-Family Residential). Development consists of detached homes on smaller suburban lots served by a local street network. The neighborhood is fully developed and represents a higher residential density than the surrounding RE subdivision.

West: The properties west of the subject tract are developed with detached single-family homes within the same RE (Residential Estate) subdivision. The neighborhood consists of estate-sized lots with similar home styles, setbacks, and accessory improvements. Several properties include detached accessory buildings, swimming pools, and other customary residential amenities associated with the RE district.

STAFF COMMENTS: The applicant is requesting a Variance to permit an accessory building within the required side yard in the RE (Residential Estate) District, as regulated by Section 8.030 of the Tulsa County Zoning Code. The proposed accessory building is otherwise a permitted use within the RE District; however, its proposed location does not comply with the required side yard setback for accessory structures.

The subject property is developed with an existing single-family residence and is located within an established Residential Estate subdivision characterized by detached homes, accessory structures, and estate-sized lots. Properties surrounding the subject tract exhibit similar residential development patterns, while agricultural land lies immediately north of the subdivision. The Tulsa County Land Use Plan designates the property and surrounding area as Rural Residential/Agricultural, which is consistent with the existing development pattern.

Based on the submitted site plan, the applicant proposes to locate the accessory building in the side yard. The requested variance is limited to the placement of an accessory structure and does not alter the permitted residential use of the property. No change in zoning or land use is proposed.

In considering the request, the Board should evaluate whether the evidence presented demonstrates the practical difficulties or unnecessary hardship required by the Oklahoma zoning statutes and the Tulsa County Zoning Code, and whether granting the variance would be consistent with the public interest, would not adversely affect neighboring properties, and would preserve the general intent and purpose of the zoning regulations.

COMPATIBILITY WITH SURROUNDING AREA: The subject property is located within an established RE (Residential Estate) subdivision characterized by detached single-family residences on estate-sized lots. The surrounding neighborhood contains similar residential development, including accessory structures that are customary and incidental to residential use. Agricultural property is located immediately north of the subdivision, while additional RE and RS-3 residential development surrounds the area.

The proposed request is limited to the placement of an accessory building within the required side yard and does not involve a change in land use or zoning. The accessory building is a permitted use within the RE District, with the variance request pertaining only to its location on the lot. Based on the surrounding development pattern, the proposed structure is consistent with the residential character of the neighborhood and is not expected to alter the established appearance or function of the area. The request maintains the property's residential use and appears compatible with the surrounding estate residential development.

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 an accessory building in the side yard in an RE district (Sec. 8.030) is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) to permit Variance to allow an accessory building in the side yard in an RE district (Sec. 8.030).

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

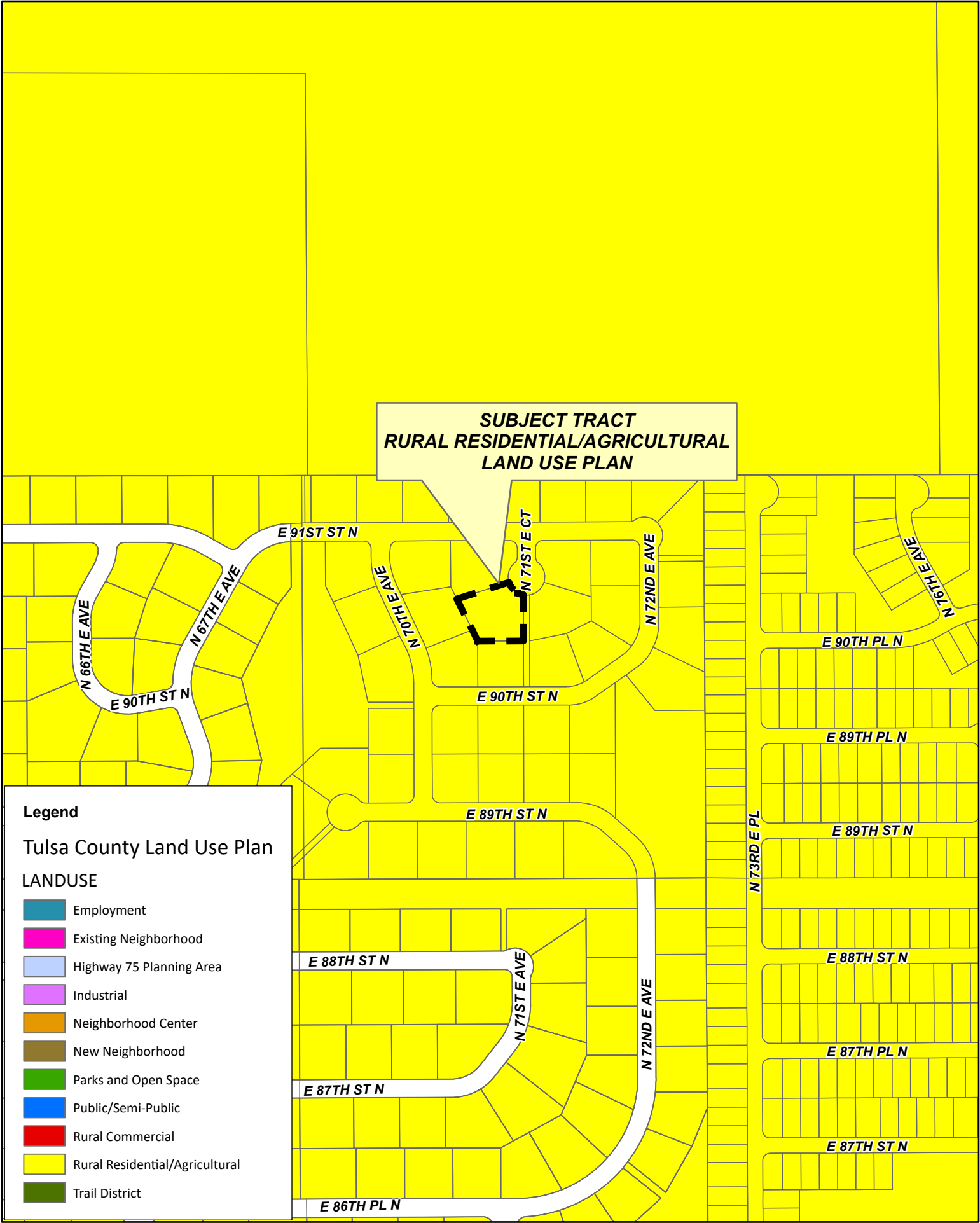
- 1.
- 2.
- 3.
- 4.

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.



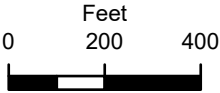


SUBJECT TRACT
RURAL RESIDENTIAL/AGRICULTURAL
LAND USE PLAN

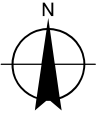
Legend

Tulsa County Land Use Plan
LANDUSE

- Employment
- Existing Neighborhood
- Highway 75 Planning Area
- Industrial
- Neighborhood Center
- New Neighborhood
- Parks and Open Space
- Public/Semi-Public
- Rural Commercial
- Rural Residential/Agricultural
- Trail District

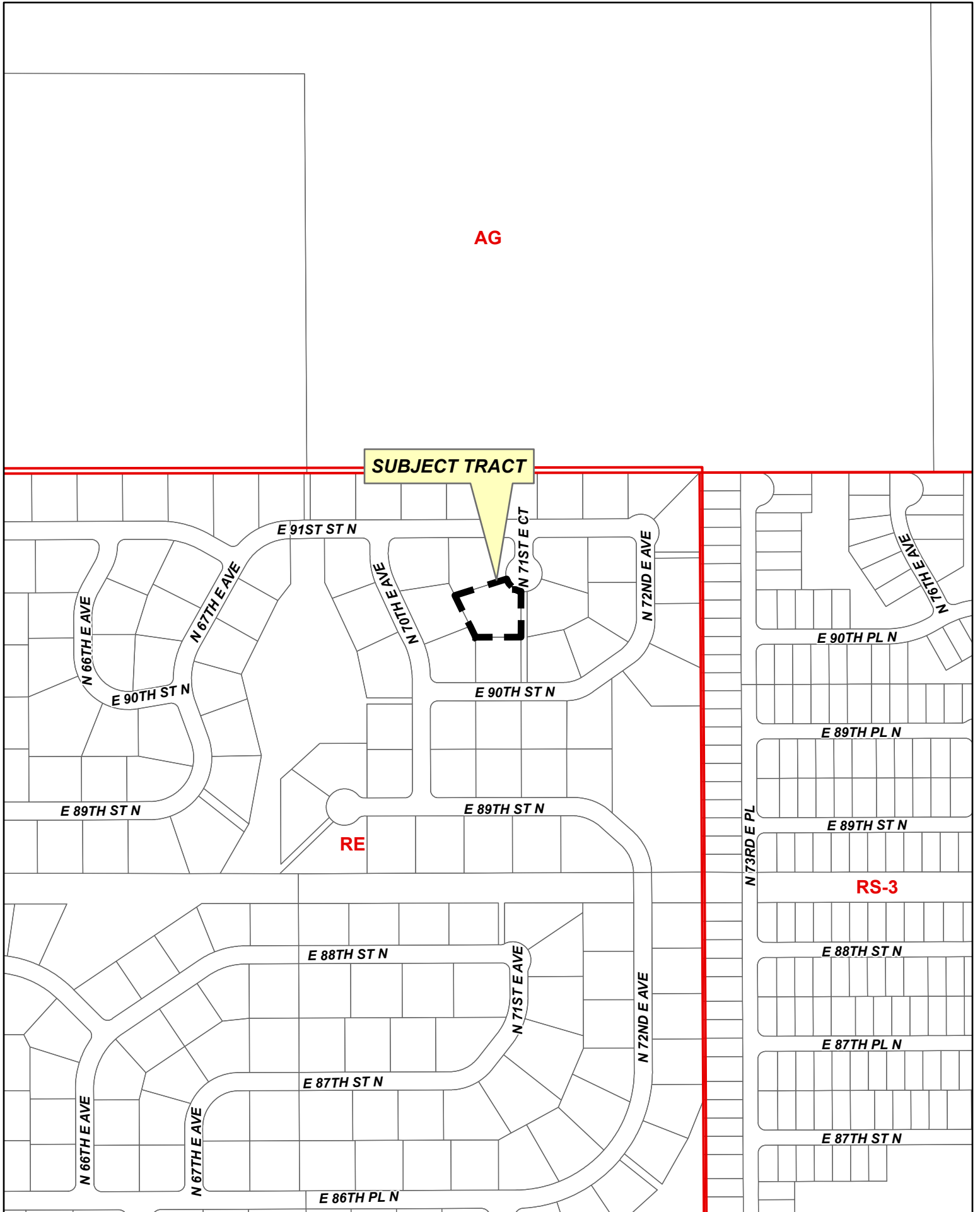


CBOA-3323



AG

SUBJECT TRACT

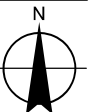
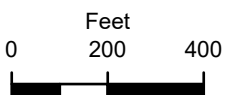


RE

RS-3

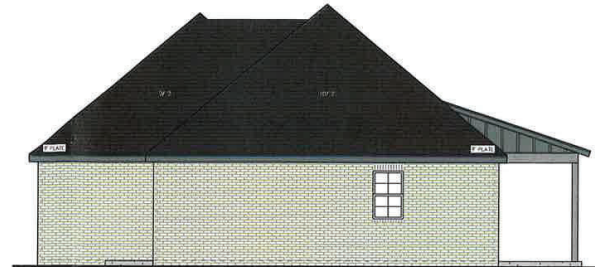
CBOA-3323

23 21-13





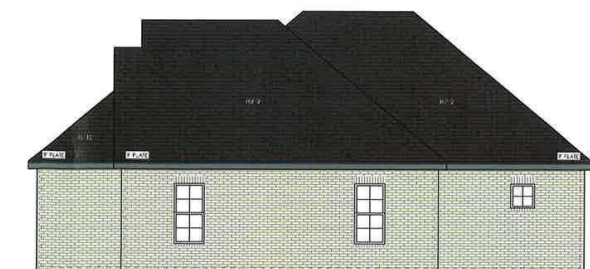
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS

PLAN DESIGNER



STRUCTURAL ENGINEERING BY OTHERS

BUILDER/GC

PROJECT + ADDRESS

HERT - ADU
SHERIDAN CROSSING IV, LT 2, BLK 6
9006 N. 71ST EAST CT., OWASSO, OK 74055

FOOTAGES

EXISTING HOME: 3,869 SF
ADU: 807 SF
TOTAL: 4,676 SF
*NEAREST SQUARE AREA

ADDITIONAL FEATURES	199	199
GARAGE (ADU)	+152	15
COVERED ENTRY (ADU)	+27	15
COVERED PORCH (ADU)	+102	15
DIFFERENTIAL (ADU)	+254	15
CONCRETE FLOOR (ADU)	+15	15
BRASH/RECYCLED FLOOR (ADU)	+42	15

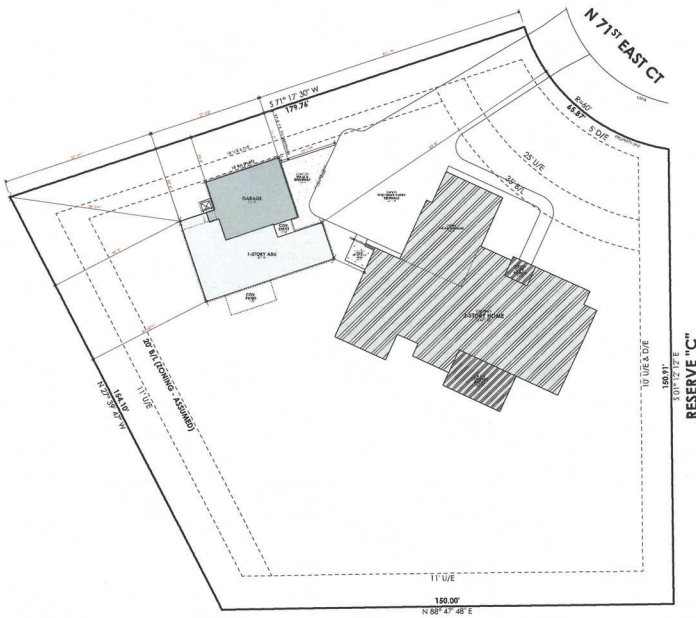
DATE 6/4/25

SCALE 1/4" = 1'-0"

A4

COPYRIGHT © 2025 ZONA DESIGN

FINISHED FLOOR NOTE:
 * FINISHED FLOOR MUST BE AT LEAST 1" ABOVE FLOWLINE OF STREET
 (N/A "GRADE 0 STREET LEVEL")

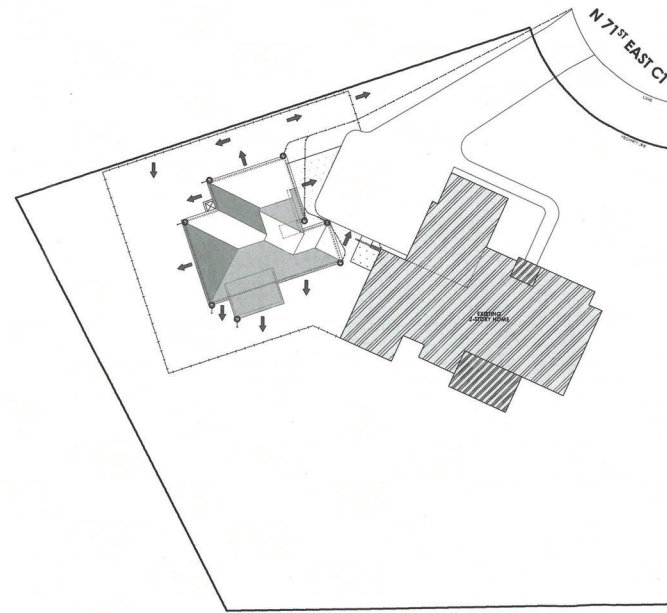


SITE PLAN

DRAINAGE & EROSION NOTES
 * 10' PER 24" ADU SETBACK REQUIRED FOR EROSION CONTROL
 * 10' PER 24" ADU SETBACK REQUIRED FOR EROSION CONTROL
 * GRAVEL DRIVE MUST BE POURED AND USED AS CONSTRUCTION ENTRANCE TO PROPERTY
 * 10' PER 24" ADU SETBACK REQUIRED FOR EROSION CONTROL
 * 10' PER 24" ADU SETBACK REQUIRED FOR EROSION CONTROL

FINISHED FLOOR NOTE:
 * FINISHED FLOOR MUST BE AT LEAST 1" ABOVE FLOWLINE OF STREET
 (N/A "GRADE 0 STREET LEVEL")

SYMBOLS	
	ROOF DRAIN/DOWNSPOUT
	TRENCHLINE DRAINS
	GROUND SLOPE
	SET FENCING
	DRAINAGE SWALE
	GRAVEL DRIVE
	CULVERT



DRAINAGE & EROSION PLAN

PLAN DESIGNER



STRUCTURAL ENGINEERING BY OTHERS

BUILDER/GC

PROJECT + ADDRESS

HERT - ADU
 SHERIDAN CROSSING IV: LT 2, BLK 6
 9006 N. 71st EAST CT., OWASSO, OK 74055

FOOTAGES

EXISTING HOME: 3,869 SF
 ADU: 827 SF
TOTAL: 4,696 SF

*NON-RECYCLED AREA

ADDITIONAL FEATURES	SP	W
GARAGE (ADU)	+103	31
COVERED ENTRY (ADU)	+27	31
COVERED PORCH (ADU)	+113	31
DRIVETRAIL/WALKWAY (ADU)	+234	31
CONCRETE PAD FOR A.C. (ADU)	+14	31
TRASH/RECYCLE PAD (MAIN HOUSE)	+43	31

SHEET	DATE
SCALE	6/4/25
	1/16" = 1'-0"
A1	

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