

RECEIVED



**\*AMENDED\* AGENDA**  
**Tulsa County Board of Adjustment**  
**Regularly Scheduled Meeting**  
**Tuesday June 16, 2026, 1:30 p.m.**  
**Williams Tower I**  
**1 West 3rd Street, St. Francis Room**

11:27 am, Jun 09, 2026

**Meeting No. 555**

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

**UNFINISHED BUSINESS**

**1. CBOA 3357 – James Redyke**

**Action Requested:**

Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3 ), Variance of the Minimum Lot Area and Minimum Lot Area per Dwelling Unit in an AG district (Section 2.040, Table 2-3), and Special Exception for Type 2 Home Occupation (Sec. 8.120-C).

**Location:** 3900 East 161st, Bixby, Ok.

**NEW APPLICATIONS**

**2. CBOA 3363 – Ted Schwendemann**

**Action Requested:**

Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040)

**Location:** 6832 W. 41st Pl. Tulsa, OK

**3. CBOA 3364 – John Lindermann**

**Action Requested:**

Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A)

**Location:** 19028 E 94th St S, Broken Arrow, OK

**4. CBOA 3365 – Tyrel Gregor**

**Action Requested:**

Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3)

**Location:** 13825 N Old Hwy 169, Collinsville, OK

**5. CBOA 3366 – Alyssa Hauck**

**Action Requested:**

Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2); Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3); Variance to allow an accessory building in the side yard in an AG district (Sec. 8.030).

**Location:** 5620 S 89 Ave W, Tulsa, OK

**OTHER BUSINESS**

**NEW BUSINESS**

Director's update.

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

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

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

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

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



**Case Number:** CBOA-3357 (Continued from 05/19/2026)

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

**Case Report Prepared by:**

INCOG Planning Services

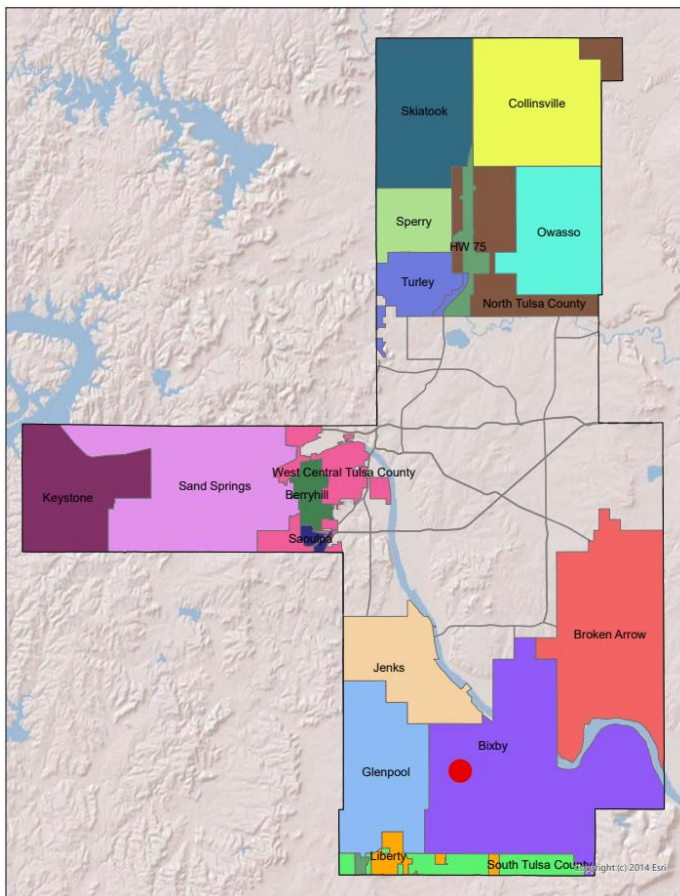
**Owner and Applicant Information:**

**Applicant:** James Redyke

**Property Owner:** Same

**Action Requested:** Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.050 Table 2-3 ), **Variance of the Minimum Lot Area and Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3)**, and Special Exception for Type 2 Home Occupation (Sec. 8.120-C).

**Location Map:**



**Additional Information:**

**Present Use:** Shop

**Tract Size:** 2.0± acres

**Legal Description:** The North 200.00 feet of the East 300.00 feet of the South Half of the East Half of the East Half of the Northeast Quarter of the Northwest Quarter (S/2 E/2 E/2 NE/4 NW/4) of Section Twenty- eight (28), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** Bixby

**Land Use Designation:** Low Density Residential

**Staff Note:** The applicant has withdrawn the Action Requested in red since the previous meeting.

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 7328

CASE NUMBER: CBOA-3357 continued from 05/19/2026

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: June 16<sup>th</sup>, 2026, 1:30 PM

APPLICANT: James Redyke

ACTION REQUESTED: Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.050 Table 2-3 ), **Variance of the Minimum Lot Area and Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3)**, and Special Exception for Type 2 Home Occupation (Sec. 8.120-C).

LOCATION: 3900 E 161<sup>st</sup> St, Bixby, OK

ZONED: AG (Agriculture)

FENCELINE: Bixby

PRESENT USE: Shop

TRACT SIZE: 2.0± acres

LEGAL DESCRIPTION: The North 200.00 feet of the East 300.00 feet of the South Half of the East Half of the East Half of the Northeast Quarter of the Northwest Quarter (S/2 E/2 E/2 NE/4 NW/4) of Section Twenty- eight (28), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

PREVIOUS ACTIONS: This case is continued from the 05/19/2026 Board of Adjustment meeting.

ANALYSIS OF SURROUNDING AREA: The surrounding is made up almost entirely by rural development patterns, dominated by AG zoning across the unincorporated area of the county, with as-yet undeveloped RS-zoning in large lots to the north. Overall, the area is characterized by a rural, single-family residential nature, with large areas of undeveloped land and some lots on the lower end of what is acceptable for AG zoning (2 acres), while others far exceed that minimum.

**STAFF COMMENTS:**

The applicant is requesting one variance and one special exception:

- 1) Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.050 Table 2-3)
- 2) Special Exception for Type 2 Home Occupation (Sec. 8.120-C).

The applicant intends to split the property, creating a smaller "Subject Property" from the existing "Parent Tract." The goal is to allow for a dwelling unit and a shop on the new lot. This house and shop combination would allow for a Type 2 Home Occupation if the Board grants it, which the Zoning Code defines as: "Type 2 home occupations are those in which household residents use their home as a place of work and either employees or customers come to the site."

The applicant cites the unusual layout of the Parent Tract as the primary hardship. The tract is currently a flag lot with only 30' of frontage to a public maintained road. Additionally, existing power lines are in the way in the western "flagpole" side of the property. Because of these constraints, any lot split of the property would require Board of Adjustment approval, regardless of the resulting lot configuration. County Engineering has already notified staff that a recorded access easement will be a requirement for the formal approval of the lot split.

Regarding the request to reduce the minimum lot area from the required 2 acres to 1.38 acres in the first instance of this case, the applicant has withdrawn this request, leaving only the other two.

**APPLICANT STATEMENT:** I am requesting a variance on the above-referenced property from 2 AC to 1.38 AC. My plan is to sell this tract to a contractor for non-residential use: office, shop and storage [staff note: applicant has clarified that it will have residential use as well as a home occupation use]. We will leave a 20-30 foot wooded area on the north and the west parallel to the transmission line as a visual screening for the neighbors. The only access to this property is the 30-foot access easement parallel to the transmission line, therefore, requiring a street frontage variance. I could lease this tract to the contractor without the variance, however, his goal is to purchase this tract. The parcel is currently serviced by the power line on the property and existing water line. Thank you for your consideration in this matter.

**COMPATIBILITY WITH SURROUNDING AREA:**

The subject property is located within an established AG district surrounded by AG lots, and the subject property itself as well as the neighboring properties all carry the Low Density Residential designation, adopted by reference from Bixby into the Tulsa County Comprehensive Land Use Plan. Said designation is intended to remain low in density and have mostly, though not necessarily exclusively, detached single-family dwellings.

Compatibility impacts of having an undersized lot (for AG standards) may be partially mitigated if:

- It is properly screened through fencing or landscaping
- Designed to maintain adequate setback and separation from adjacent properties

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

**Sample Motions:**

- 1) *“Move to \_\_\_\_\_ (approve/deny) to allow a Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.050 Table 2-3)*

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

- a) *A properly recorded easement of record giving the newly created property perpetual access to and from a maintained public road, filed of record in the county land record.*

*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.*

2) "Move to \_\_\_\_\_ (approve/deny) to allow a Special Exception for Type 2 Home Occupation (Sec. 8.120-C)

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

a) *The home occupation be limited to the 1.38± acre area in the case exhibits.*

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

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

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

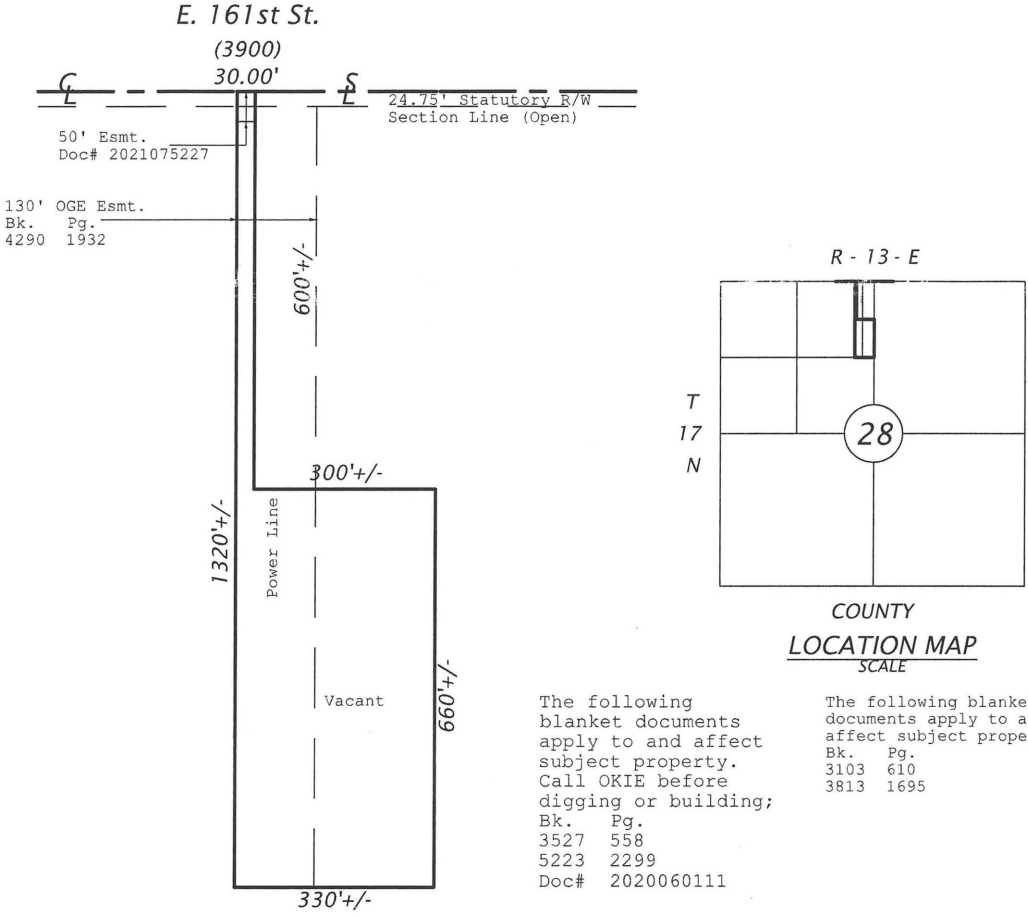
**REGISTERED LAND SURVEYOR'S INSPECTION  
PLAT AND CERTIFICATE FOR MORTGAGE  
LOAN PURPOSE**

**COLLINS LAND SURVEYING, INC.**  
3340 W. 151st ST. S. - P.O. Box 250  
KIEFER, OK. 74041  
OFFICE (918)321-9400 FAX (918)321-9404

J.O. NO.: 21-07-113  
Residential Title  
Customer: & Escrow Services, Inc.  
Borrower: Cook, Phillip Andrew and Angela Elaine  
006-04-21  
Plat No: N/A

|   |   |  |                           |
|---|---|--|---------------------------|
| B/L=Building Line<br>U/E=Utility Esmt.<br>F/E=Fence Esmt. | OB/L-Out Building Line<br>SW/E=Sidewalk Esmt.<br>R/W=Right of Way | D/E=Drainage Esmt.<br>B/E=Buried Tele. & Elec. Cable Esmt.<br>S/E=Service Entrance | SCALE: 1"=200'<br>↑ NORTH |
|---|---|--|---------------------------|

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#400462 0445L, DATED 10/16/2012.



The following blanket documents apply to and affect subject property.  
Call OKIE before digging or building;

|         |            |
|---------|------------|
| Bk. Pg. |            |
| 3527    | 558        |
| 5223    | 2299       |
| Doc#    | 2020060111 |

The following blanket documents apply to and affect subject property;

|         |      |
|---------|------|
| Bk. Pg. |      |
| 3103    | 610  |
| 3813    | 1695 |

Property address: 3900 East 161st Street, Bixby, Oklahoma  
THIS PLAT IS MADE FOR AND AT THE REQUEST OF:  
Residential Title & Escrow Services, Inc. / Red Crown Federal Credit Union  
FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED

The West Thirty (30) feet of the North Half of the East Half of the East Half of the Northeast Quarter of the Northwest Quarter (N1/2 E/2 E/2 NE/4 NW/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Thirteen (13) East AND The South Half of the East Half of the East Half of the Northeast Quarter of the Northwest Quarter (S/2 E/2 E/2 NE/4 NW/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

**SURVEYORS STATEMENT**

COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS, THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE; CALL OKIE BEFORE DIGGING 1-(800)-522-6543

WITNESS MY HAND AND SEAL THIS DATE:  
FINAL; 07/18/2021



*K.S. Collins*  
K.S. COLLINS  
OKLAHOMA REGISTERED  
LAND SURVEYOR NO. 1259  
CA#2656 EXPIRES: 06/30/2022



E 161st St S

E 161st St S

2.00 acre

S 43rd East Ave

1.6

### PROPERTY INFORMATION

|                         |   |
|-------------------------|---|
| ACCOUNT NUMBER          | <a href="#">R97328732823010</a>   |
| PROPERTY ADDRESS        | <a href="#">3900 E 161 ST S</a>   |
| LEGAL DESCRIPTION       | W30 N/2 E/2 E/2 NE NW LESS N50 THEREOF FOR RD & S/2 E/2 E/2 NE NW SEC 28 17 13 5.420ACS |
| CURRENT CASE(S)         | CLS-132   |
| LDA CASE(S)             |   |
| LOT SPLITS              | 1 (2026)  |
| GROSS ACRES             | 5.42  |
| GROSS SQ FEET           | 236,100.00  |
| ZONING                  | AG  |
| FUTURE LAND USE         | Low Density Residential   |
| SUBDIVISION             | N/A   |
| T-R-S                   | 7328  |
| CZM                     | 66  |
| COMMISSIONER DISTRICT   | 3   |
| JURISDICTION            | UNINCORPORATED  |
| NEARBY PARCELS (350 FT) | 18  |
| FLOOD HAZARD            |   |
| OWNER                   | REDYKE FAMILY TRUST   |
| ADDRESS (1)             | 8713 E 110TH CT   |
| ADDRESS (2)             |   |
| CITY                    | TULSA   |



# ReDyke Consulting Corp.

Explosive Demolition



April 14, 2026

INCOG  
Tulsa Board of Adjustment  
2 W 2<sup>nd</sup> Street, Suite 800  
Tulsa, OK 74103

RE: LOT SPLIT AND VARIANCE – 3900 E 161<sup>st</sup> Street, Bixby, OK

TO: Whom It May Concern

I am requesting a variance on the above-referenced property from 2 AC to 1.38 AC. My plan is to sell this tract to a contractor for non-residential use: office, shop and storage. We will leave a 20-30 foot wooded area on the north and the west parallel to the transmission line as a visual screening for the neighbors.

The only access to this property is the 30-foot access easement parallel to the transmission line, therefore, requiring a street frontage variance. I could lease this tract to the contractor without the variance, however, his goal is to purchase this tract.

The parcel is currently serviced by the power line on the property and existing water line.

Thank you for your consideration in this matter.

Sincerely,

James H. Redyke  
Redyke Consulting Corp

Attachments


**Tulsa County Board of Adjustment**

**2 West 2<sup>nd</sup> Street, Tulsa, Ok 74103**

Staff note: the first objection (regarding the creation of a flagpole lot for CLS-132) is no longer relevant due to there being no flagpole lot being created. This came about due to a clerical error.

The following names listed below represents petitioner’s objection of a proposed creation of a flagpole lot (CLS 132) located at 3900 E 161 St. S, Bixby, Ok. 74008. Additionally, the same petitioner’s object to CBOA-3357, a requested variance of the min. street frontage requirement from 30’ to 0’, a variance of the minimum lot area and minimum lot area per dwelling unit, and a special exception for type 2 home occupation.

William Hicks  
3928 E 161 St. S  
Bixby, Ok 74008  
479-381-9424

  
(at meeting)

Jason & Jessica Bilyeu  
3842 E 161 St. S  
Bixby, Ok 74008  
918-978-4048

\_\_\_\_\_  
AT meeting

Steven Parcell  
Represented by Greg Fielder  
\_\_\_\_\_  
(at meeting)

3874 E 161 St. S  
Bixby, Ok 74008  
(at meeting)  
214-514-6621

Chris & Lori Cichy  
3816 161 St. S  
Bixby, Ok 740089  
414-793-6844

\_\_\_\_\_  
AT meeting

16517 543rd E Ave

Dana LeStougen / 918 366 1369

Blackwell Avenue SAME

AL Brewer

3508 E 161

ROB Brewer

74008

Colin Brewer

4200 E 161 St S.

colin Brewer

Bixby OK 74008

Dillon Brewer

16702 S. HAWARD

Bixby OK 74008

Frank Brewer

Chuck Steinberg

918-693-0362

3938 E 161 STS

BIXBY OK 74008

Ray Fomoy

4522 E 161 ST

Bixby, OKLA

Christen Holliday

13971 S. 26th St.

Bixby OK 74008

918-859-1363

Bob LOMAX

16312 S. Yale

Bixby, OKLA

James Lomax

4616 E 161 STS.

Bixby, OKLA

Hugh & Kimberly Oswald

4100 E 161st St So

Bixby OK 74008

Frank Hughes  
16128 S. 43<sup>rd</sup> E. AVE  
Bixby OK  
918 636 3580 (DYANNA)

Jan & Tom James  
16325 S. 43<sup>rd</sup> E. AVE  
Bixby OK 74008  
918-282-1257

Jim & Debbie FERRING  
16238 S. 43<sup>rd</sup> E Ave  
BIXBY, OK 74008  
918-630-4014

FRANKS DUNN  
16532 S. 43<sup>rd</sup> E. AVE  
BIXBY, OK 74008  
918-381-6753  
J. M. D.

Brenda Taylor  
16239 S 43<sup>rd</sup> E AVE  
Bixby OK 74008

Robert R. Turner  
+ Janice M. Turner  
16418 S. 43 E. AVE.  
Bixby, OK 74008  
918-938-8877  
Robert R. Turner

Mike & Annetta Pierce  
16300 S. 43<sup>rd</sup> E. AVE. 74008  
Bixby OK  
918-510-9526

Barbara Sheely  
16418 1/2 S 43 E AVE  
Bx. OK 74008  
918 853-4231

Kevin & Taylor Weigant  
163200 S. 43<sup>rd</sup> E. AVE 74008  
Bixby OK.  
918-510-8033

Guy & Dang Emerson  
16415 S. 43 E. Av  
Bixby, OK 74008  
918 693 4134



**Case Number:** CBOA-3363

**Hearing Date:** June 16, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

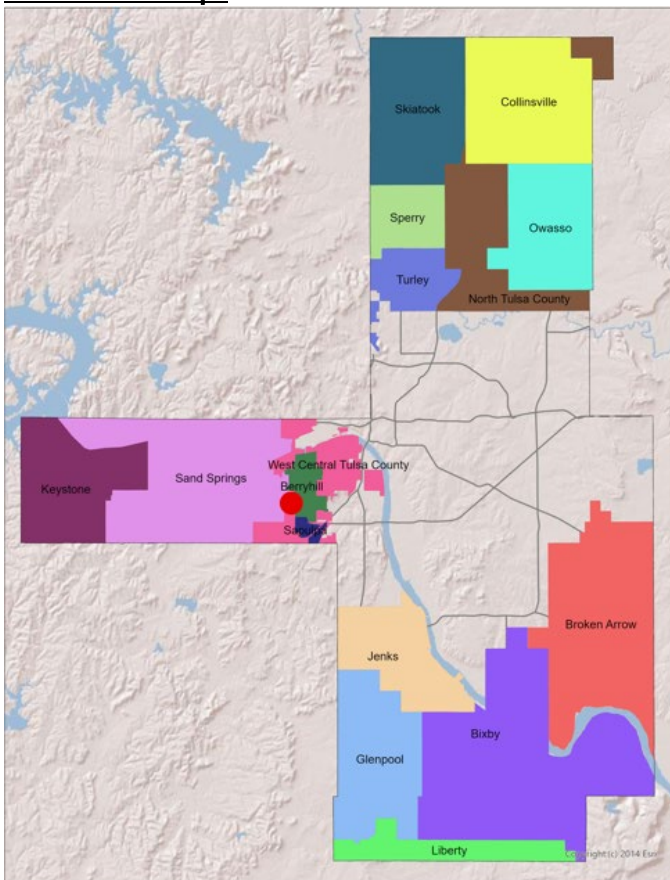
**Owner and Applicant Information:**

**Applicant:** Ted Schwendemann

**Property Owner:** Ted & Darci Schwendemann

**Action Requested:** Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 0.72 Acres

**Legal Description:** LT 4 BLK 4 STRATFORD ESTATES

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

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9230

CASE NUMBER: **CBOA-3363**

CASE REPORT PREPARED BY: Kendal Davis

**HEARING DATE:** June 16, 2026, 1:30 PM

**APPLICANT:** Ted Schwendemann

**ACTION REQUESTED:** Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040)

**LOCATION:** 6832 W. 41st Pl. Tulsa, OK

**ZONED:** RS-3 (Residential)

**FENCELINE:** Sand Springs

**PRESENT USE:** Residential

**TRACT SIZE:** ± 0.72 Acres

**LEGAL DESCRIPTION:** LT 4 BLK 4 STRATFORD ESTATES

**RELEVANT PREVIOUS ACTIONS:**

**CBOA-3265:** August 19, 2025 (Denial) Variance of the rear yard setback (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1)

**CBOA-2531:** April 2015 (Approved) The Board approved variance to allow a detached accessory building to exceed the 750-sf size limitation to allow a 40 X 50 RV storage and 20 X 20 shed (Sec 240.E) Variance of the requirement that detached accessory buildings must be located in the rear yard. (Section 420.2.A.2)

**ANALYSIS OF SURROUNDING AREA:**

The subject property is located south of W. 41st Street and north of W. Skyline Drive/W. 42nd Street South within an established residential area of western Tulsa County. The surrounding development pattern is characterized primarily by single-family residential uses on a mixture of platted subdivision lots and larger estate-style tracts.

The subject property is located within a stable residential area characterized by detached single-family homes, curvilinear local street patterns, and a mix of suburban and estate-style lot configurations. The immediate vicinity is predominantly residential, with limited commercial development concentrated near major roadway intersections. The area exhibits a gradual transition from conventional suburban residential development north of the site to larger-lot residential and agricultural properties to the south. Overall, the surrounding area maintains a low-density residential character with established neighborhoods and supporting transportation infrastructure.

**North:** The area north of the subject property is developed with single-family residential neighborhoods zoned RS-3. Further north, W. 41st Street serves as a major east-west transportation corridor. Residential subdivisions along W. 40th Street and adjacent local streets are generally characterized by traditional suburban lot patterns and detached single-family homes.

**South:** The area south of the subject property contains a mixture of single-family residential development and larger-lot residential properties. Zoning in the broader area includes RE (Residential Estate) and AG (Agriculture), reflecting a transition from suburban residential neighborhoods to lower-density rural residential and agricultural land uses. Existing development patterns remain predominantly residential in character.

**East:** Properties to the east consist primarily of single-family residential uses on larger lots, with additional RS-3 zoning present in the vicinity. The area transitions toward W. Skyline Drive, where limited commercially zoned properties (CS) are located near major intersections. These commercial uses are separated from the subject property by intervening residential development and local street connections.

**West:** Properties west of the subject tract consist primarily of detached single-family residences on larger lots, along with undeveloped or lightly developed wooded tracts. The surrounding area maintains a low-density residential character with substantial open space and vegetation. Additional residential subdivisions are located northwest of the subject property.

#### **STAFF COMMENTS:**

The applicant is requesting a Variance of the rear setback requirement to permit an accessory building within the required rear yard setback in an RS-3 Residential District pursuant to Sections 3.040 and 8.030 of the Tulsa County Zoning Code.

The subject property contains approximately 0.72 acres and is developed with an existing single-family residence located on a cul-de-sac lot at the terminus of W. 41st Place. The property possesses an irregular shape that differs from the typical rectangular subdivision lot commonly found within the surrounding neighborhood. The existing residence occupies a central location on the lot, leaving limited areas available for construction of accessory structures while maintaining all required setbacks.

In evaluating a variance request, the Board must determine whether the property possesses exceptional physical conditions that create an unnecessary hardship in carrying out the strict letter of the zoning regulations.

Staff finds that several physical characteristics of the property distinguish it from many lots within the surrounding subdivision:

1. The lot is irregularly shaped and located on a cul-de-sac.
2. The existing residence is positioned in a manner that limits the buildable area available for accessory structures.
3. The proposed accessory building is located behind the principal structure and appears consistent with the customary placement of accessory buildings in residential districts.
4. The proposed structure is not expected to alter the residential character of the neighborhood.
5. Due to the size of the lot and separation from surrounding residences, the requested setback reduction is not anticipated to create substantial adverse impacts on neighboring properties.

Staff further notes that the proposed building will remain subordinate to the principal residential use and appears compatible with the scale and character of development within the surrounding area.

COMPATIBILITY WITH SURROUNDING AREA:

The subject property is located within an established RS-3 residential neighborhood consisting primarily of detached single-family homes situated on moderately sized lots. The property is located on a cul-de-sac and is characterized by an irregular lot configuration that differs from many of the surrounding parcels.

The applicant proposes to construct an accessory building behind the existing residence. Based on the submitted site plan, the proposed structure will remain subordinate to the principal residential use and will be located within an area of the lot that is generally screened from public view and adjacent properties by existing residential development and vegetation. The proposed accessory building is consistent with accessory structures commonly found on residential properties throughout Tulsa County. The submitted site plan indicates the structure will be located behind the principal dwelling and maintain the overall residential character of the property.

The surrounding area is developed almost entirely with residential uses, including single-family homes on lots of varying sizes. The requested variance is associated with the placement of an accessory building and does not involve a change in land use, increase in residential density, or introduction of a non-residential activity into the neighborhood.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040 ) is compatible and non-injurious to the surrounding area.*

*Sample Motion:*

*“Move to \_\_\_\_\_ (approve/deny) to permit Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040)*

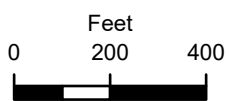
*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. The accessory building shall be constructed substantially in conformance with the site plan submitted by the applicant and made a part of the record.*
- 2. Approval of this variance shall authorize only the reduction of the required rear setback as depicted on the approved site plan and shall not waive any other applicable requirements of the Tulsa County Zoning Code.*
- 3. The accessory building shall remain accessory and subordinate to the principal residential use of the property.*
- 4. No commercial activity, business operation, or residential occupancy shall occur within the accessory building unless otherwise authorized by the Tulsa County Zoning Code.*
- 5. Any required building permits shall be obtained prior to construction, and the structure shall comply with all applicable building, fire, and safety codes.*
- 6. Any exterior lighting associated with the accessory building shall be directed downward and away from adjacent residential properties.*
- 7. The accessory building shall not encroach into any utility easement, drainage easement, or other easement of record unless separately approved by the applicable authority.*

*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.*

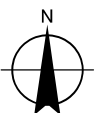


**CBOA-3363**

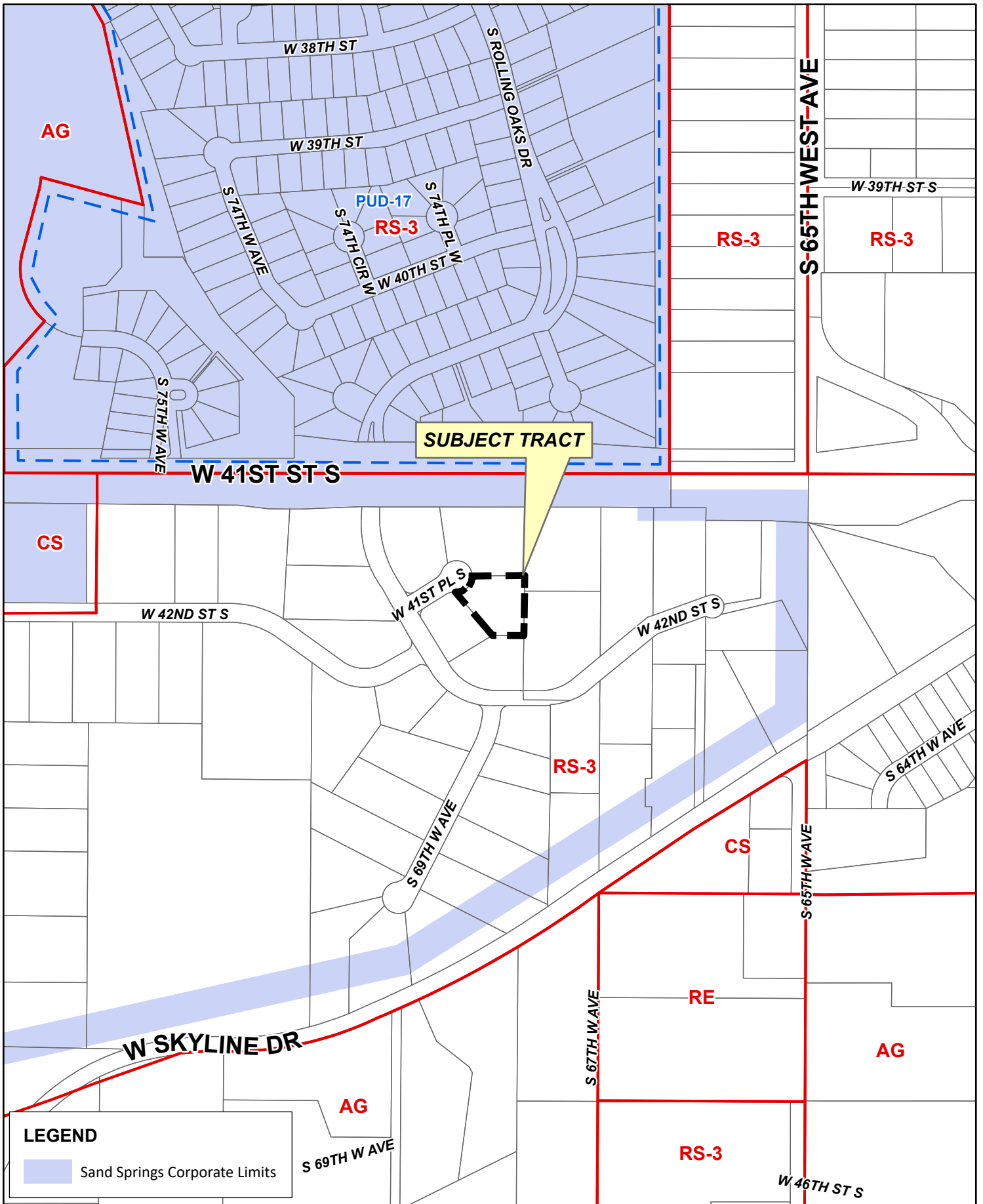
30 19-12

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

Aerial Photo Date: 2023



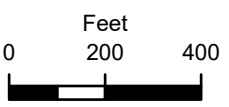




**SUBJECT TRACT**

**LEGEND**

 Sand Springs Corporate Limits



**CBOA-3363**

30 19-12



**SITE PLAN**

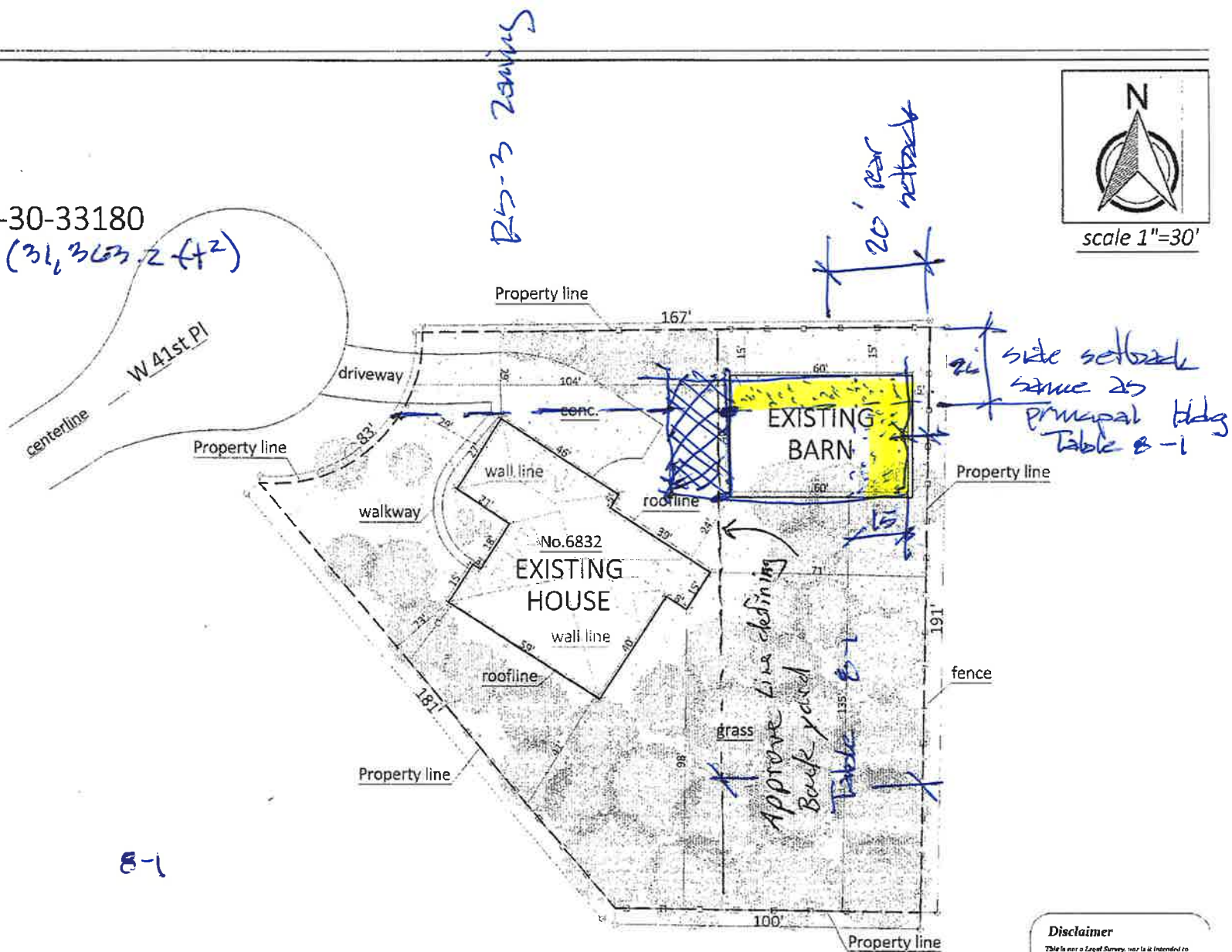
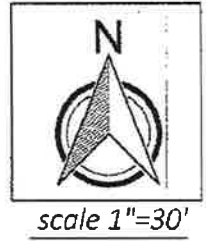
6832 W 41st Pl

Tulsa, OK 74107

Parcel ID: 57011-92-30-33180

Lot area: 0.72 Acres (31,363.2 +/-)

Paper Size: 11"x17"



8-1

**Disclaimer**  
This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
The work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any features, objects or boundary.





TULSA COUNTY BOARD OF ADJUSTMENT  
CASE NO. CBDA-3265  
OFFICIAL RECORD EXHIBIT  
ENTERED IN THE 08/19/25  
MINUTES OF THE TULSA COUNTY BOARD  
OF ADJUSTMENT.



# Board of Adjustment

**Case Number:** CBOA-3364

**Hearing Date:** 06/16/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

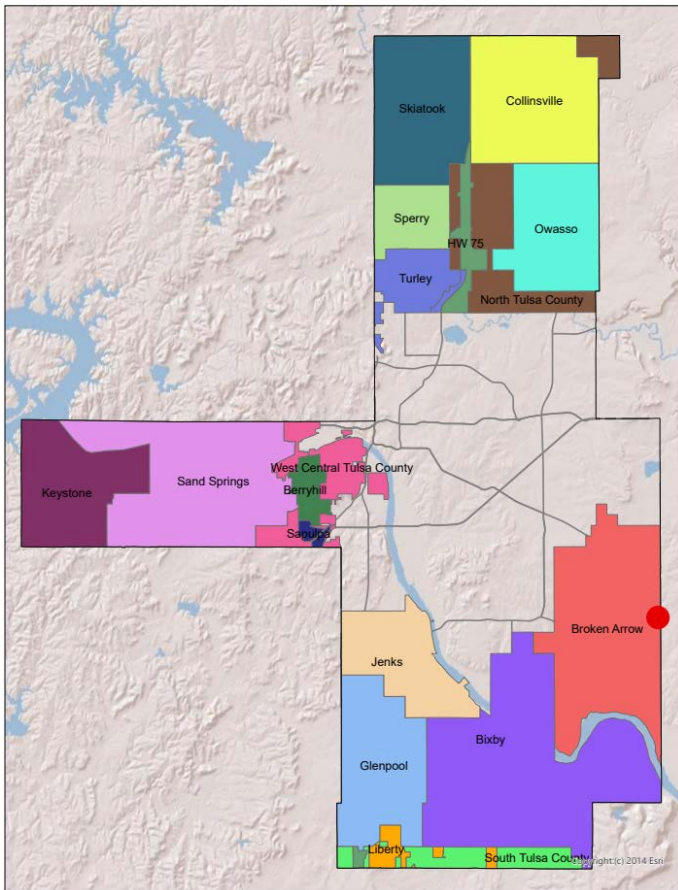
**Owner and Applicant Information:**

**Applicant:** John Lindermann

**Property Owner:** John & Paige Lindemann

**Action Requested:** Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** 1.13± acres

**Legal Description:** E242 N204 S931 W538 E1081 SE NE SEC 24 18 14 1.133AC

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

**Fenceline/Area:** Broken Arrow

**Land Use Designation:** Level 1 - Rural Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 8424

CASE NUMBER: **CBOA-3364**

CASE REPORT PREPARED BY: INCOG Planning Services

**HEARING DATE:** 06/16/2026 1:30 PM

**APPLICANT:** John Lindemann

**ACTION REQUESTED:** Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A)

**LOCATION:** 19028 E 94<sup>th</sup> St S, Broken Arrow, OK

**ZONED:** RE (Residential Estate)

**FENCELINE:** Broken Arrow

**PRESENT USE:** Residential

**TRACT SIZE:** 1.13± acres

**LEGAL DESCRIPTION:** E242 N204 S931 W538 E1081 SE NE SEC 24 18 14 1.133AC

**RELEVANT PREVIOUS ACTIONS:** n/a

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located on along E94th St S, approximately 300 ft east of S 190<sup>th</sup> E Ave, and it is in an unincorporated Tulsa County enclave surrounded by the city of Broken Arrow. The subject tract is currently zoned RE (Residential Estate) and all its immediately-neighboring parcels are also zoned RE.

The Tulsa County Comprehensive Land Use Plan designates the subject property and nearly all the properties within this unincorporated Tulsa County enclave as 'Level 1 – Rural Residential', with a section in the enclave's northeast designated as 'Greenway/Floodplain'. The designation 'Level 1 – Rural Residential', adopted from Broken Arrow's comprehensive plan by reference, is intended for the lowest intensity of land use in the Broken Arrow area, principally for single-family homes on large lots and agricultural uses.

**APPLICANT'S STATEMENT:** Application of the requirement that an accessory structure be entirely constructed in the rear Yard at this property creates a practical difficulty due to existing development patterns on the lot. The proposed location is significantly behind the façade of the residence. This property does not currently include any covered or enclosed garage spaces.

Adjusting the site layout to locate the garage entirely within the rear yard would require removal of an existing brick accessory structure that is architecturally consistent with the primary residence and construction of a significantly larger driveway. This would result in unnecessary loss of an existing permanent improvement, increased site disturbance, and additional impervious surface, and would produce a development pattern that is less consistent with the surrounding neighborhood.

In alignment with the spirit of the Zoning Code, the proposed garage location remains significantly behind the façade of the residence, maintaining a clear visual and functional subordinate relationship to the home. The existing site layout supports a logical development pattern and efficient use of the property. Strict rear-yard Placement would disrupt that pattern, require unnecessary removal of a permanent improvement, and

result in additional site disturbance and impervious surface beyond what is reasonably necessary for a customary residential garage.

The requested variance allows reasonable placement of a customary residential garage without altering neighborhood character, intensifying land use, or undermining the intent of RE zoning.

**STAFF COMMENTS:** The applicant is requesting a Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A), since the Tulsa County Zoning Code only allows them in the back yard.

The Board must determine whether:

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

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

*Sample Motion:*

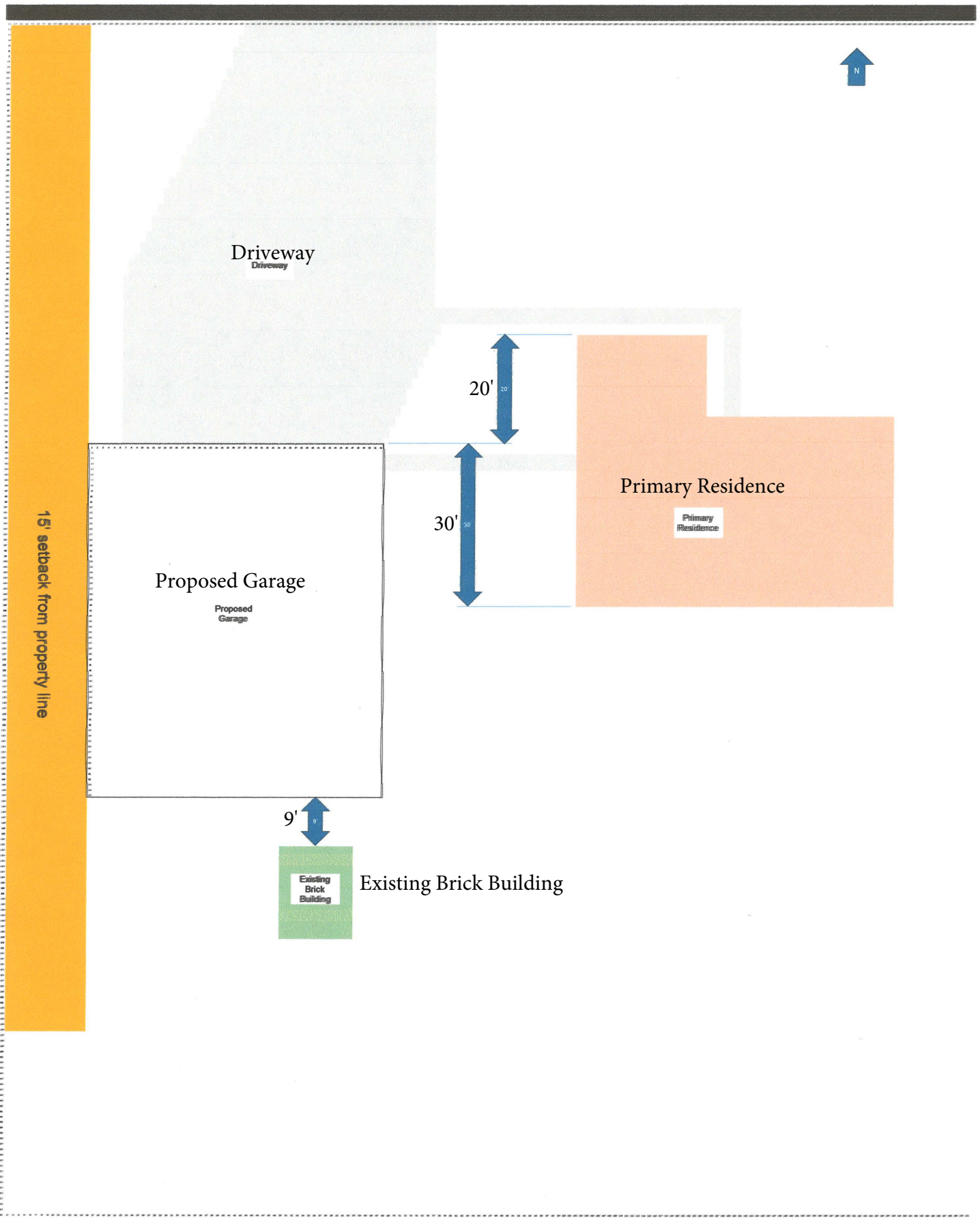
*“Move to \_\_\_\_\_ (approve/deny) Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A)*

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

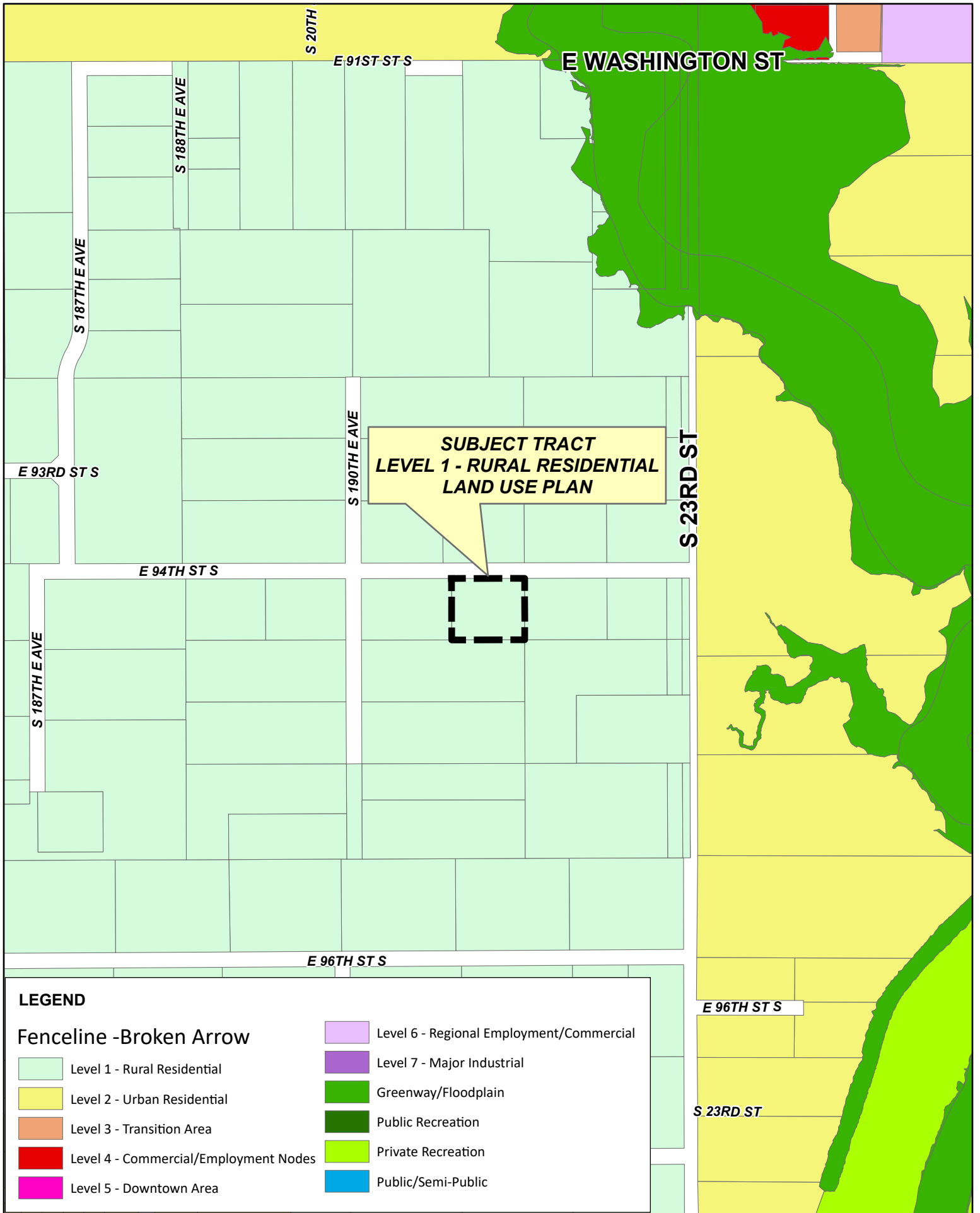
- 1) The garage shall be constructed in substantial conformance with the provided conceptual site plan, specifically regarding the setbacks and incursion into the side yard area.*

*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.*
















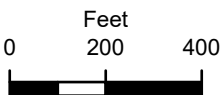


**SUBJECT TRACT  
LEVEL 1 - RURAL RESIDENTIAL  
LAND USE PLAN**

**LEGEND**

**Fenceline - Broken Arrow**

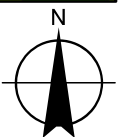
- |  |  |
|--|--|
|  Level 1 - Rural Residential           |  Level 6 - Regional Employment/Commercial |
|  Level 2 - Urban Residential           |  Level 7 - Major Industrial               |
|  Level 3 - Transition Area             |  Greenway/Floodplain                      |
|  Level 4 - Commercial/Employment Nodes |  Public Recreation                        |
|  Level 5 - Downtown Area               |  Private Recreation                       |
|  |  Public/Semi-Public                       |

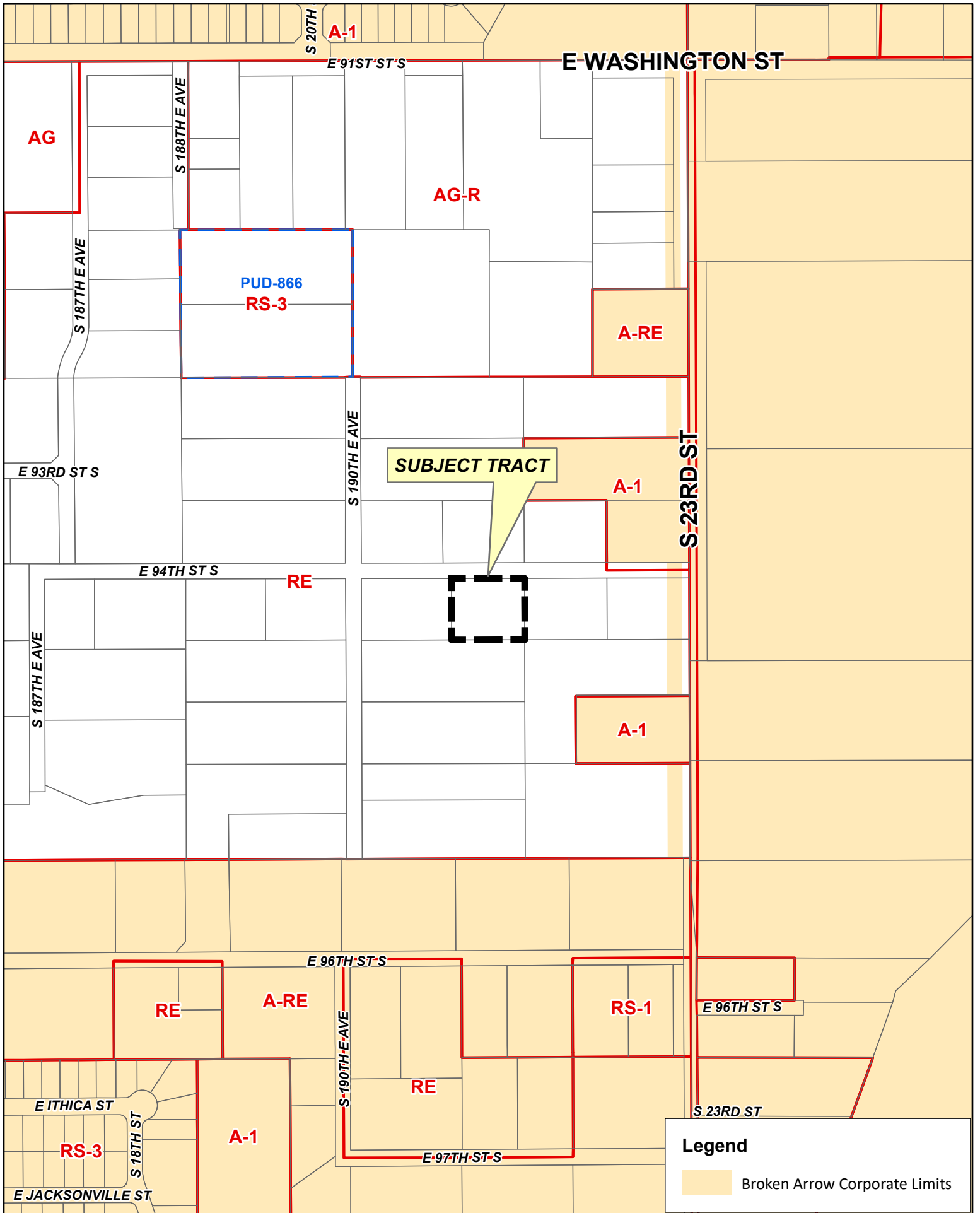


**CBOA-3364**

24 18-14

3.6

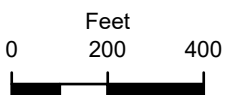




**SUBJECT TRACT**

**Legend**

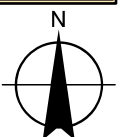
Broken Arrow Corporate Limits



**CBOA-3364**

24 18-14

3.7





# Board of Adjustment

**Case Number:** CBOA-3365

**Hearing Date:** 06/16/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

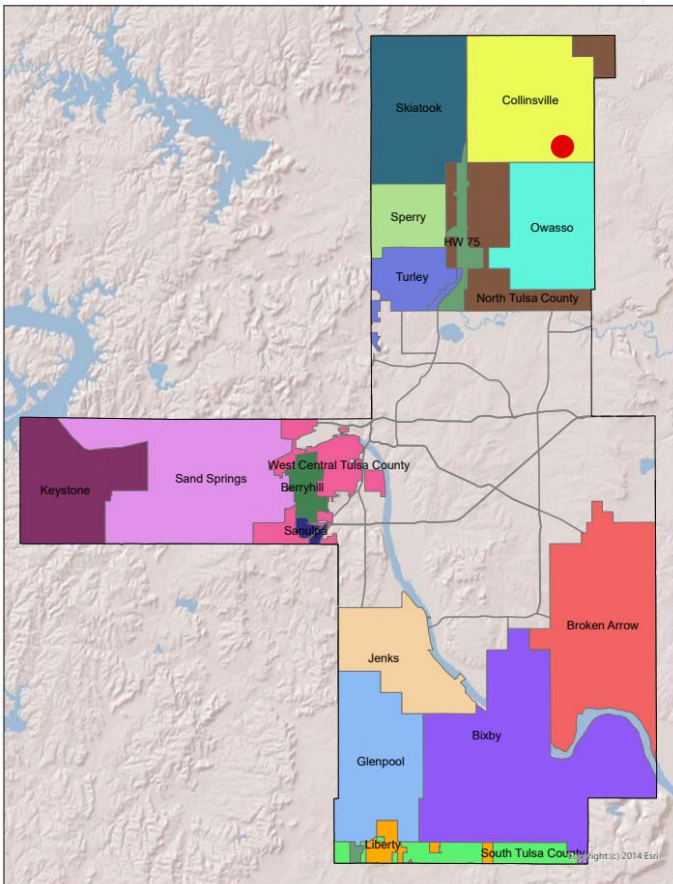
**Owner and Applicant Information:**

**Applicant:** Tyrel Gregor

**Property Owner:** Roger Salisbury

**Action Requested:** Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** 16.87± acres

**Legal Description:** BEG 660.98S NWC NE TH E417.97 S660.72 W417.86 S405.33 W528.01 N406.54 N461.42 E528.67 N200.02 POB SEC 32 22 14 16.866 ACS

**Present Zoning:** AG (Agriculture), RMH (Residential Mobile Home Park)

**Fenceline/Area:** Collinsville

**Land Use Designation:** Industrial

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 2432

CASE NUMBER: CBOA-3365

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 06/16/2026 1:30 PM

APPLICANT: Tyrel Gregor

ACTION REQUESTED: Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3)

LOCATION: 13285 N Old Highway 169, Collinsville, OK

ZONED: AG (Agriculture), RMH  
(Residential Mobile Home Park)

FENCELINE: Collinsville

PRESENT USE: Residential

TRACT SIZE: 16.87± acres

LEGAL DESCRIPTION: BEG 660.98S NWC NE TH E417.97 S660.72 W417.86 S405.33 W528.01 N406.54 N461.42 E528.67 N200.02 POB SEC 32 22 14 16.866 ACS

RELEVANT PREVIOUS ACTIONS:

**CBOA-3033 (January 2023):** The Board APPROVED a Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207), subject to the condition that there would be a properly recorded easement of record giving the subject property perpetual access to and from a publicly dedicated street to the subject property, filed of record in the county land record.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is a landlocked parcel located approximately 400 ft east of N Old Highway 169 and approximately 650 ft south of E 136<sup>th</sup> St N. The subject tract is zoned AG and abuts AG zoned lots to the north, south, and west, containing single-family residential and agricultural land. However, the northwest corner of the subject tract intersects a small portion of an RMH (Residential Mobile Home Park) zoning district, giving the subject tract a 0.11± acre if RMH zoning. The RMH-zoned areas adjacent to the northwest corner of the subject tract appear to be vacant.

**APPLICANT'S STATEMENT:** Property for our family home requires Board of Adjustment approval.

**STAFF COMMENTS:** The applicant is requesting a Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3) to allow a lot split within the subject parcel. The Applicant Exhibit at the end of this report displays the proposed lot split, which generates a new parcel that is landlocked within the already-landlocked parent tract, which is the subject parcel for this request.

The relevant previous actions section displays CBOA-3033, which, under the previous zoning code, received an approval for a variance of the street frontage requirement from 30 ft to 0 ft. Figure 1 shows the parcel that CBOA-3033 applied to, with a green illustration on it showing the part of the current subject tract that

CBOA-3033 did not cover, given that it was, at the time, part of a different parcel. Figure 2 shows the existing, current subject parcel requesting this variance, with a green section corresponding to the green section in Figure 1.

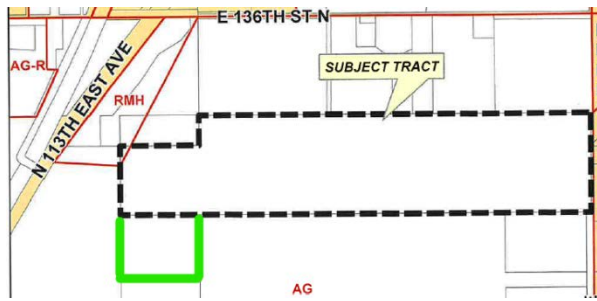


Figure 2

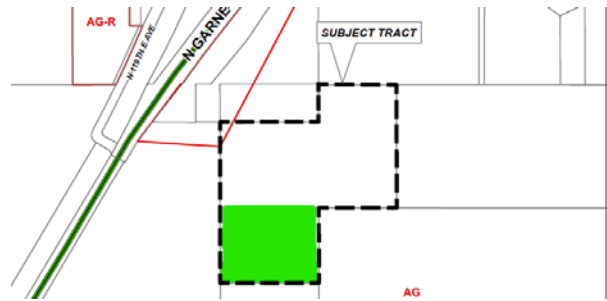


Figure 1

The present request is consistent with the previously-approved CBOA-3033, aiming to update and solidify the previous approval for the newly-configured parent tract, as well as the parcel being split from it.

The Board must determine whether:

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

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

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3)*

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

- 1) *A properly recorded easement of record giving the newly created property perpetual access to and from a maintained public road, filed of record in the county land record.*

*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.*



**SUBJECT TRACT**

**E 136TH ST N**

**S 12TH ST**

**N OLD HWY 169**

**N 119TH AVE**

**N GARNETT RD**

**E 130TH ST N**

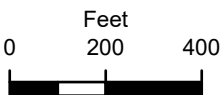
**N 118TH AVE**

**N 124TH E PL**

**E 130TH ST N**

**N 124TH AVE**

Vexcel Imaging



**Subject Tract**

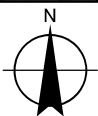
**CBOA-3365**

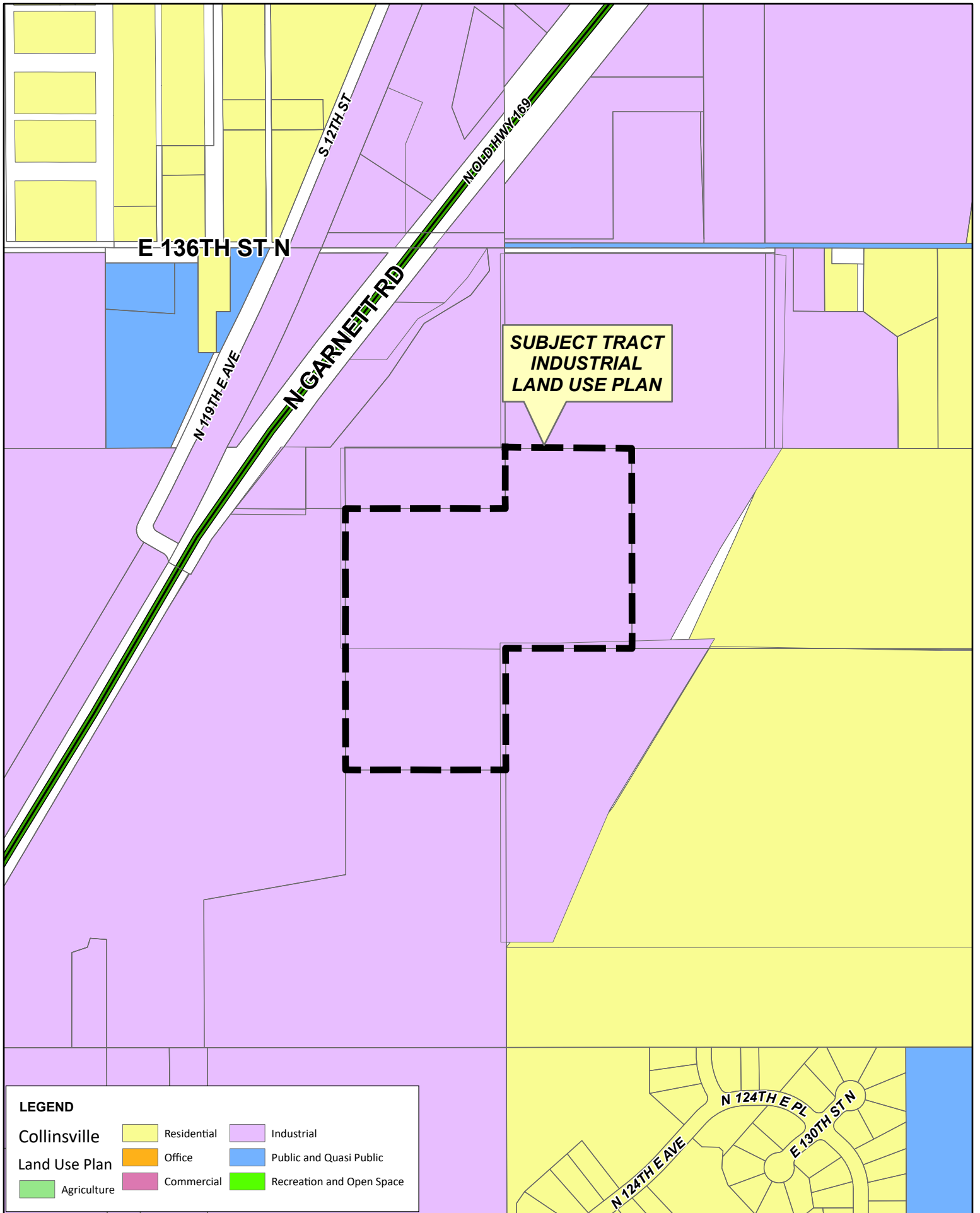
32 22-14

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

Aerial Photo Date: 2024

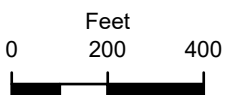
4.4





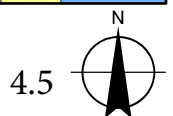
**LEGEND**

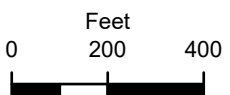
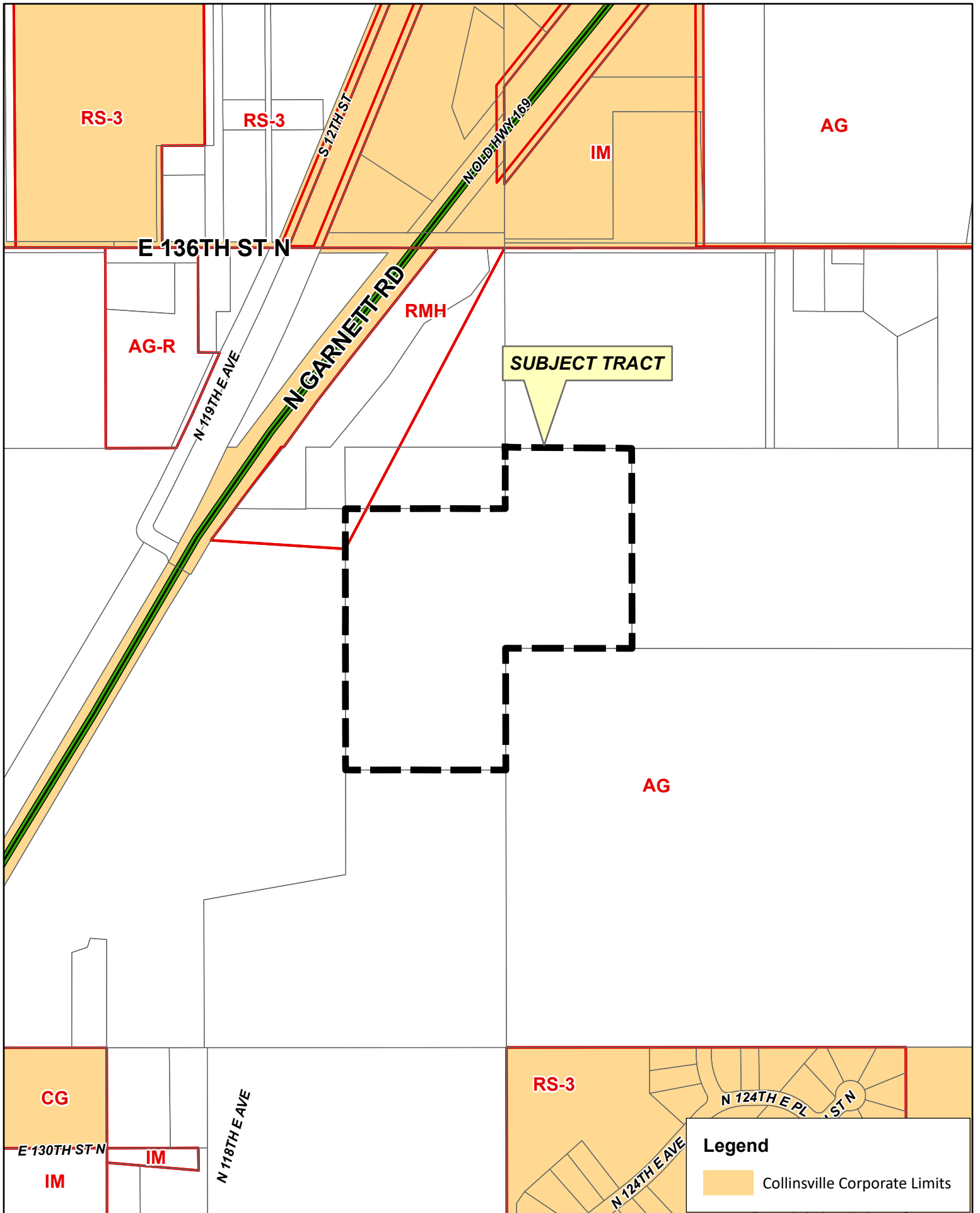
|               |             |                           |
|---------------|-------------|---------------------------|
| Collinsville  | Residential | Industrial                |
| Land Use Plan | Office      | Public and Quasi Public   |
|               | Commercial  | Recreation and Open Space |
|               | Agriculture |                           |



**CBOA-3365**

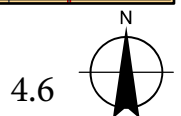
32 22-14





# CBOA-3365

32 22-14





**QUITCLAIM DEED**

**THIS INDENTURE**, made this 31 day of ~~November 2022~~ <sup>January 2023</sup>, between Karen W. White and Louis H. Keith, III, Co-Trustees of the Karen W. White Revocable Trust dated January 19, 2021, Parties of the First Part, and Roger Salisbury and Kendra Salisbury, husband and wife, with right of survivorship as hereinafter set forth, and Holly Bays, a single person, Parties of the Second Part whose mailing address is 13216 N 129<sup>th</sup> E Ave, Collinsville OK 74021.

**WITNESSETH**, That said Parties of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do by these presents, quitclaim, grant, bargain, sell and convey unto Roger Salisbury and Kendra Salisbury, husband and wife, as joint tenants with right of survivorship, upon the death of one to the survivor, and Holly Bays a single person, collectively Parties of the Second Part, the following described real estate situated in Tulsa County, State of Oklahoma, to-wit:

A Tract of land being a part of the North Half (N/2) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing from the Northwest corner of the NE/4 of said Section 32; Thence South 1°17'52" E along the East line of the NW/4 for a distance of 660.98 feet to the Point of Beginning, said Point of Beginning also being the Northwest corner of the S/2 N/2 NE/4; Thence North 88°53'28" East along the North line of said S/2 N/2 NE/4 a distance of 417.97 feet; Thence South 1°17'22" East a distance of 660.72 feet to a point on the South line of the N/2 NE/4; Thence South 88°51'22" West, for a distance of 417.86 feet to Southwest corner of said N/2 NE/4; Thence South 01°17'52" East and along the East line of the NW/4 for a distance of 1,321.96 feet to the Southeast corner of the NW/4, said corner being the original stone; Thence South 88°43'20" West and along the South line of the NW/4 for a distance of 998.30 feet; Thence North 01°12'05" West a distance of 495.45 feet; Thence North 79°30'15" East a distance of 476.15 feet; Thence North 01°24'34" West a distance of 751.26 feet; Thence North 01°17'51" West a distance of 461.42 feet; Thence North 88°53'01" East a distance of 528.67 feet to a point on the East line of the NW/4; Thence North 01°17'52" West along the East line of the NW/4 a distance of 200.02 feet the Point of Beginning.


No Doc Stamps 68 O.S. § 3202(4)

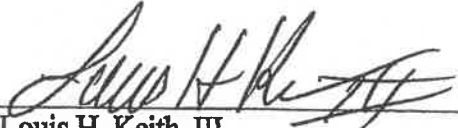
This conveyance implements the lot split approved by the Tulsa Metropolitan Area Planning Commission in Lot Line Adjustment LLA- 489, in accordance with TMAPC Resolution 2764:979.

Date 1-31-23 by [Signature]  
TMAPC Official

**TO HAVE AND TO HOLD THE SAME** together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

**IN WITNESS WHEREOF**, the said Parties of the First Part have hereunto set their hands the day and year first above.


  
\_\_\_\_\_  
Karen W. White

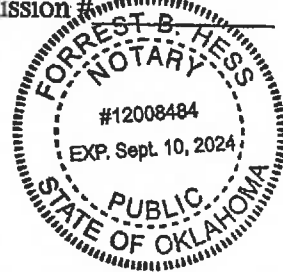
  
\_\_\_\_\_  
Louis H. Keith, III

STATE OF OKLAHOMA            )  
  ) ss.  
COUNTY OF TULSA            )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31 day of January 2023, personally appeared Karen W. White and Louis H. Keith , III, Co-Trustees of the Karen W. White Revocable Trust dated January 19, 2021, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

**IN WITNESS WHEREOF**, I hereunto set my official signature and affixed my notarial seal the day and year as above written.

My Commission Expires: \_\_\_\_\_   
Notary Public Commission # \_\_\_\_\_





Access at North Point  
of now Salisbury tract

PRIVATE DRIVEWAY AND UTILITY EASEMENT

THIS PRIVATE DRIVEWAY AND UTILITY EASEMENT is made and entered in to on this 31 day of January 2023.

RECITALS:

Regina Ann Keith and Louis H. Keith, III, husband and wife, are the owners in fee of a tract of land located in Tulsa County, Oklahoma, referred to herein as "Tract One" and described as follows, to-wit:

EASEMENT

A tract of land being a part of the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northwest Corner of said NW/4 NE/4;  
(L1) Thence N 88° 55'34" E along the North Line of said NW/4 NE/4 a distance of 857.98 feet; (L2) Thence S 01°38'52" E a distance of 660.76 feet to a point on the North Line of the South Half of the North Half of the Northeast Quarter (S/2 N/2 NE/ 4) and the point of beginning; (L3) Thence continuing S 01°38'52" E a distance of 30.00 feet; (L4) Thence s 88°53'28" W and parallel with the North Line of said S/2 N/2 NE/ 4 a distance of 414.24 feet; (L5) Thence N 01°17'22" W a distance of 30.00 feet to a point on the North Line of said S/2 N/2 NE/ 4; (L6) Thence N 88°53'26" E along said North Line of said S/2 N/2 NE/ 4 a distance of 414.05 feet to the point of beginning.

Roger Salisbury and Kendra Salisbury, husband and wife, are the owners in fee of a tract of land located in Tulsa County, Oklahoma, referred to herein as "Tract Two" and described as follows, to-wit:

A Tract of land being a part of the North Half (N/2) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing from the Northwest corner of the NE/4 of said Section 32; Thence South 1°17'52" E and along the East line of said NW/4 for a distance of 660.98 feet to the Point of Beginning, said Point of Beginning also being the Northwest corner of the S/2 N/2 NE/4; Thence North 88°53'28" East along the North line of said S/2 N/2 NE/4 a distance of 417.97 feet; Thence South 1°17'22" East for a distance of 660.72 feet to a point on the South line of the S/2 N/2 NE/4; Thence South 88°51'22" West, for a distance of 417.86 feet to Southwest corner of said N/2 NE/4; Thence South 01°17'52" East and along the East line of the NW/4 for a distance of 1,321.96 feet to the Southeast corner of the NW/4, said corner being

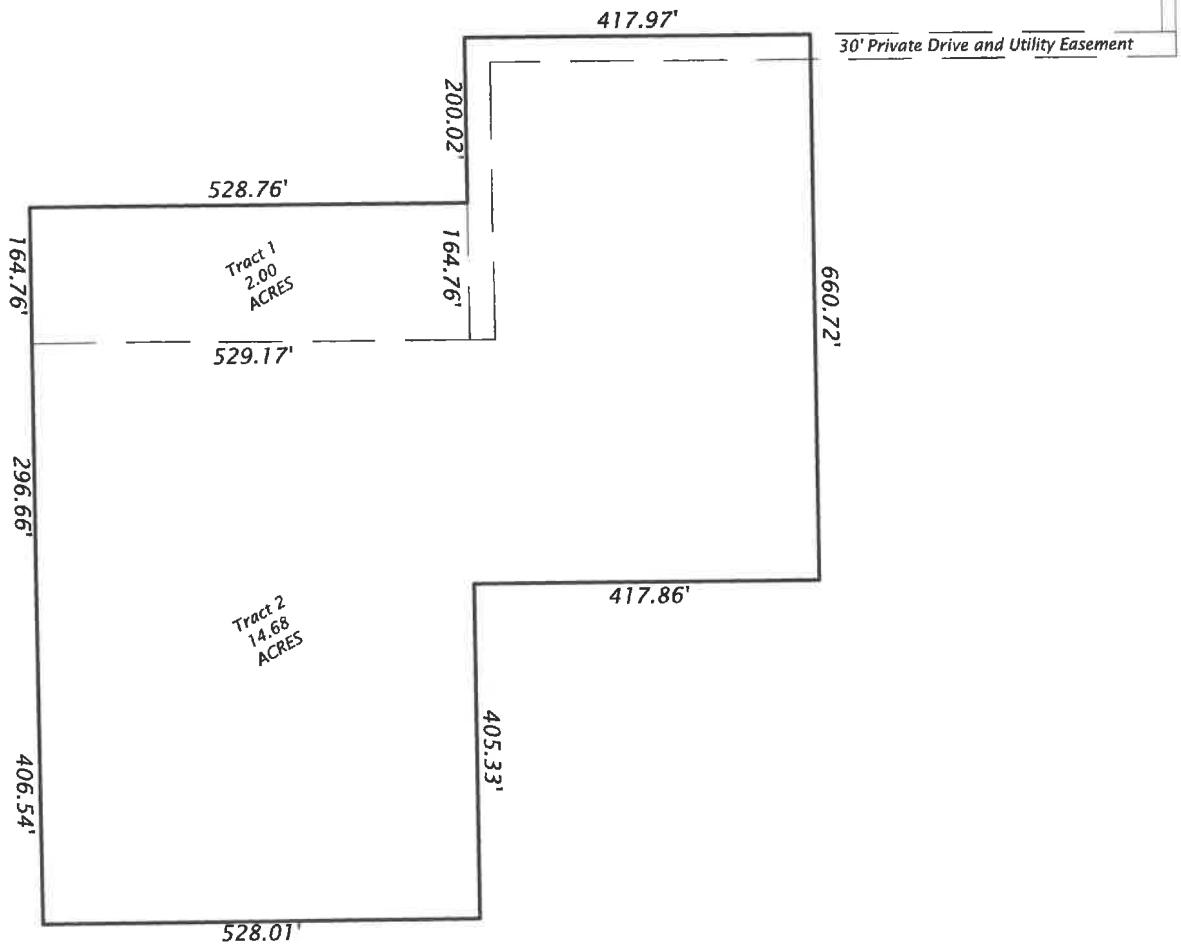


SCALE: 1"=150'  
↑ NORTH

See Attachment for Legal Descriptions

€ ———— W. 17th St. (17000)

Gravel Drive



Warren Collins

|   |  |
|---|--|
| COLLINS LAND SURVEYING, INC.<br>9340 W. 151st ST. S. - P.O. Box 250<br>KIEFER, OK. 74041<br>OFFICE (918)321-9400 FAX (918)321-9404<br>CA#2656 EXPIRES: 06/30/2026 | Sketch of Proposed Lot Split   |
|   | Performed For:<br><i>Freedom Homes of Tulsa</i><br>J.O. NO. 26-05-101 DATE: 05/13/2022 |

**COLLINS LAND SURVEYING, INC.**  
**3340 West 151<sup>st</sup> Street South**  
**P.O. Box 250**  
**Kiefer, Ok 74041**  
**Ph. 918-321-9400 Fax 321-9404**

REF. NO. 26-05-101

Tract 1 (2.00 Acres)

A Tract of land being a part of the North Half (N/2) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing from the Northwest corner of the NE/4 of said Section 32; Thence S01°17'52"E along the East line of the NW/4 for a distance of 861.00 feet to the Point of Beginning; thence Continuing S01°17'52"E along the East line of the NW/4 for a distance of 164.76 feet thence S88°53'01"W a distance of 529.17 feet; thence N01°17'51"W a distance of 164.76 feet; thence N88°53'01"E a distance of 528.76 feet to the Point of Beginning. Containing. 2.00 acres.

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**3340 West 151<sup>st</sup> Street South**  
**P.O. Box 250**  
**Kiefer, Ok 74041**  
**Ph. 918-321-9400 Fax 321-9404**

REF. NO. 26-05-101

Tract 2 (14.68 Acres)

A Tract of land being a part of the North Half (N/2) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing from the Northwest corner of the NE/4 of said Section 32; Thence S01°17'52"E along the East line of the NW/4 for a distance of 660.98 feet to the Point of Beginning, said Point of Beginning also being the Northwest corner of the S/2 N/2 NE/4; Thence N88°53'28"E along the North line of said S/2 N/2 NE/4 a distance of 417.97 feet; Thence S1°17'22"E a distance of 660.72 feet to a point on the South line of the N/2 NE/4; Thence S88°51'22"W, for a distance of 417.86 feet to Southwest corner of said N/2 NE/4; Thence S01°17'52"E and along the East line of the NW /4 for a distance of 405.33 feet; thence S88°42'08"W a distance of 528.01 feet; thence N01°24'34"W a distance of 406.54 feet; thence N01°17'51"W a distance of 461.42 feet; thence N88°53'01"E a distance of 200.02 feet to the Point of Beginning.

Less and Except

A Tract of land being a part of the North Half (N/2) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing from the Northwest corner of the NE/4 of said Section 32; Thence S01°17'52"E along the East line of the NW/4 for a distance of 861.00 feet to the Point of Beginning; thence Continuing S01°17'52"E along the East line of the NW/4 for a distance of 164.76 feet thence S88°53'01"W a distance of 529.17 feet; thence N01°17'51"W a distance of 164.76 feet; thence N88°53'01"E a distance of 528.76 feet to the Point of Beginning. Containing 2.00 acres.

**COLLINS LAND SURVEYING, INC.**  
**3340 West 151<sup>st</sup> Street South**  
**P.O. Box 250**  
**Kiefer, Ok 74041**  
**Ph. 918-321-9400 Fax 321-9404**

REF. NO. 26-05-101

Legal Description (Access Easement)

A tract of land being a part of the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Thirty-Two (32), Township Twenty-Two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows: Commencing at, the Northwest Corner of said NW/4 NE/4; Thence N88°55'34"E along the North Line of said NW/4 NE/4 a distance of 857.98 feet; Thence S01°38'52"E a distance of 660.76 feet to a point on the North Line of the South Half of the North Half of the Northeast Quarter (S/2 N/2 NE/4) and the point of beginning; Thence continuing S01°38'52"E distance of 30.00 feet; Thence S88°53'28"W and parallel with the North Line of said S/2 N/2 NE/4 a distance of 832.22 feet; thence S01°15'38"E a distance of 334.50 feet; thence S88°53'01"W a distance of 30.00 feet; thence N01°15'38"W 364.50 feet; thence N88°53'26"E a distance of 862.01 feet to the Point of Beginning.



**Case Number:** CBOA-3366

**Hearing Date:** June 16<sup>th</sup>, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

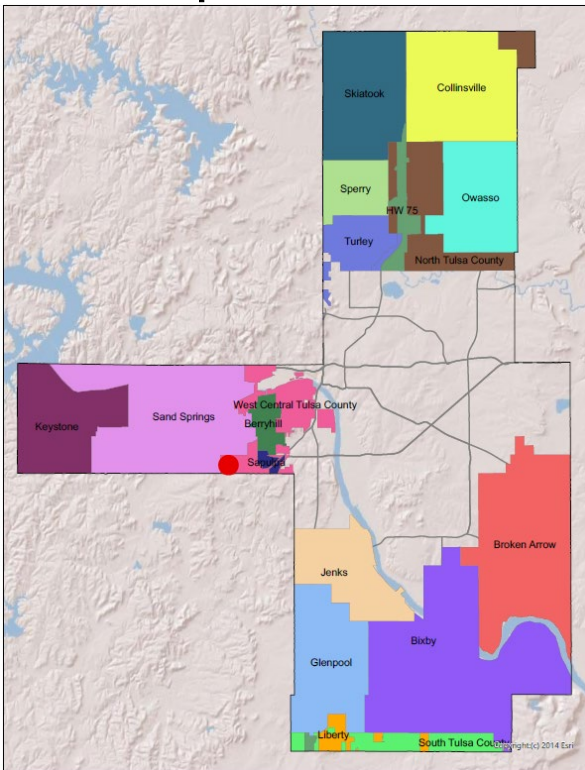
**Owner and Applicant Information:**

**Applicant:** Alissa Hauck

**Property Owner:** Anthony & Joyce Hauck

**Action Requested:** Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2); Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3); Variance to allow an accessory building in the side yard in an AG district (Sec. 8.030).

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 5 Acres

**Legal Description:** N 1/2 NE NE SW SEC 36 19 11

**Present Zoning:** AG (Agricultural)

**Fenceline/Area:** SAND SPRINGS

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

**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9135

**CASE NUMBER:** **CBOA-3366**

**CASE REPORT PREPARED BY:** Kendal Davis

**HEARING DATE:** June 16<sup>th</sup>, 2026, 1:30 PM

**APPLICANT:** Alissa Hauck

**ACTION REQUESTED:** Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2); Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3); Variance to allow an accessory building in the side yard in an AG district (Sec. 8.030).

**LOCATION:** 5620 S. 89<sup>th</sup> Ave. W. Tulsa, OK

**ZONED:** AG (Agricultural)

**FENCELINE:** SAND SPRINGS

**PRESENT USE:** Rural Residential/Agricultural

**TRACT SIZE:** ± 5 Acres

**LEGAL DESCRIPTION:** N 1/2 NE NE SW SEC 36 19 11

**RELEVANT PREVIOUS ACTIONS:** None

**ANALYSIS OF SURROUNDING AREA:**

The subject property is a 5-acre tract zoned AG (Agricultural District) located in unincorporated Tulsa County. The property lies within an area characterized by a mixture of agricultural land, rural residential homesites, and low-density residential development. The Tulsa County Comprehensive Plan designates the area as Rural Residential/Agricultural, which is intended to preserve the rural character of the area while accommodating low-density residential uses.

**North:** Properties immediately north of the subject tract are zoned AG and consist primarily of large-acreage tracts containing single-family residences, agricultural uses, wooded areas, and open space. Development patterns in this area are rural in nature, with structures generally dispersed across larger parcels.

**South:** Properties to the south are primarily zoned RS-3 and developed with rural residential homesites. The area contains a mixture of detached single-family residences on larger lots and maintains a low-density residential character. The RS-3 zoning district represents a transition from agricultural land to more concentrated residential development.

**East:** Properties east of the subject tract are zoned AG and consist of rural residential and agricultural uses. Development is characterized by scattered homesites, accessory structures, pasture land, and wooded areas. The area maintains a rural appearance with substantial separation between structures.

**West:** Properties west of the subject tract are also zoned AG and consist primarily of agricultural acreage, rural residences, and undeveloped land. The surrounding development pattern reflects the historic rural character of this portion of the county.

## **COMPATIBILITY WITH SURROUNDING AREA**

The requested variances involve allowing a third dwelling unit on a 5-acre AG-zoned tract, reducing the required lot area per dwelling unit accordingly, and permitting an accessory building within the side yard. While the AG district generally permits a maximum of two dwelling units on a single lot, the surrounding area contains a variety of rural residential living arrangements, including large-acreage properties with multiple accessory structures and residential compounds associated with extended family occupancy.

The addition of a third dwelling on a 5-acre tract would not significantly alter the overall density or rural character of the area, particularly given the size of the property and the presence of surrounding agricultural and low-density residential uses. The requested accessory building location similarly appears consistent with the development pattern commonly found on rural properties where building placement is often influenced by existing improvements, topography, access, and operational needs.

Staff notes that the subject property remains substantially larger than typical residential lots found within nearby RS-3 districts and would continue to maintain the open-space character associated with rural development. As such, the requested variances are not anticipated to create adverse impacts on neighboring properties or substantially alter the established character of the surrounding area.

## **STAFF COMMENTS:**

Given that the surrounding area consists primarily of agricultural and rural residential uses, the request appears more akin to an accommodation of a family residential arrangement on a large rural tract than an increase in urban-style residential density. The proposal does not involve subdivision of the property, commercial activity, or an intensity of development that would be out of character with the surrounding area. Therefore, the requested variances appear generally compatible with the existing development pattern 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 of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2); Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3); Variance to allow an accessory building in the side yard in an AG district (Sec. 8.030) is compatible and non-injurious to the surrounding area.*

### ***Sample Motion:***

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

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

- 1. The approval shall be limited to a maximum of three (3) dwelling units on the subject 5-acre tract.*
- 2. No additional dwelling units, manufactured homes, RVs used as dwelling units, or living quarters shall be permitted on the property without further approval from the Tulsa County Board of Adjustment.*
- 3. The third dwelling unit shall be substantially located as depicted on the site plan submitted with the application.*
- 4. The accessory building shall be limited to the location shown on the submitted site plan and shall not be expanded further into required setbacks without additional approval.*

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

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

*“Move to \_\_\_\_\_ (approve/deny) to allow a Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3);*

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

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

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

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

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

1. *The accessory building shall be limited to the location shown on the submitted site plan and shall not be expanded further into required setbacks without additional approval.*

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

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

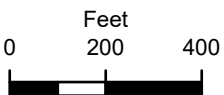
**Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do 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**

W 54TH ST S  
S 86TH W AVE

S 89TH W AVE



**Subject  
Tract**

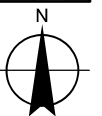
**CBOA-3366**

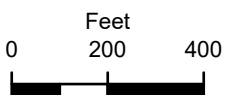
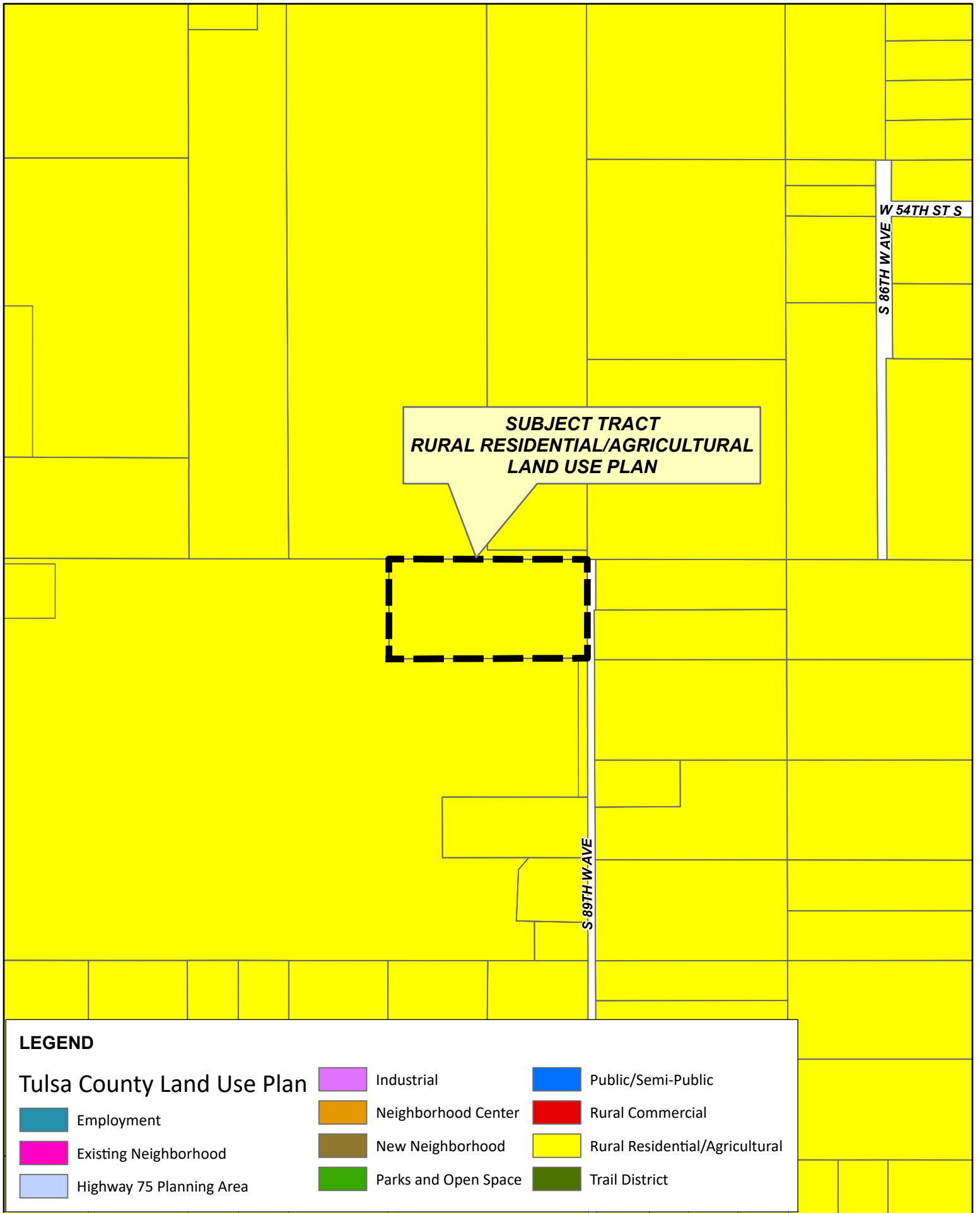
36 19-11

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

Aerial Photo Date: 2024

5.5

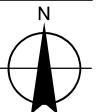


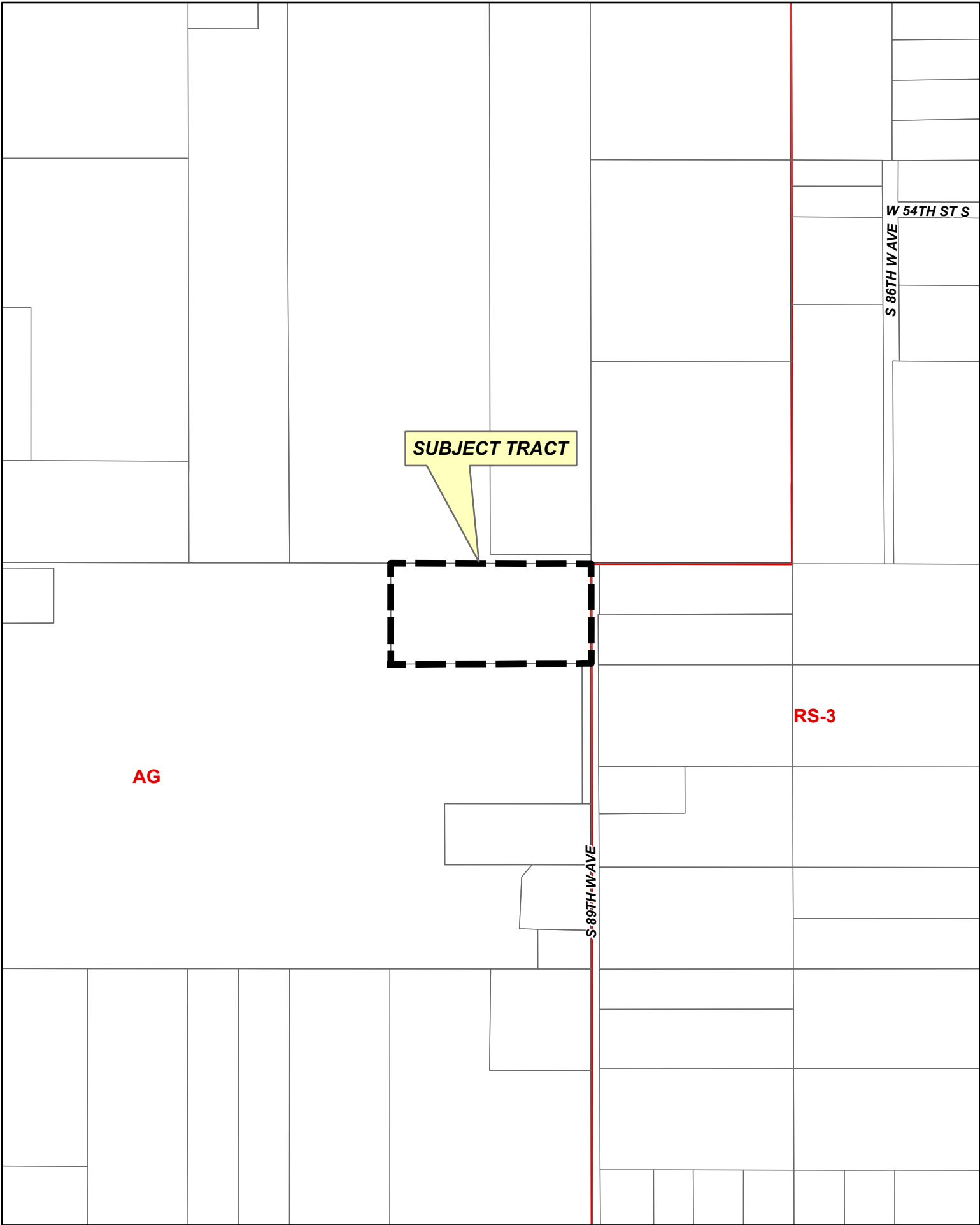


**CBOA-3366**

36 19-11

5.6





**SUBJECT TRACT**

W 54TH ST S

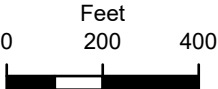
S-86TH W AVE

**SUBJECT TRACT**

**RS-3**

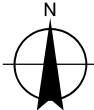
**AG**

S-89TH-W-AVE



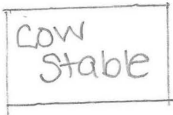
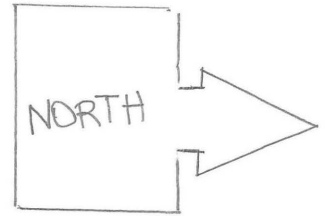
**CBOA-3366**

5.7

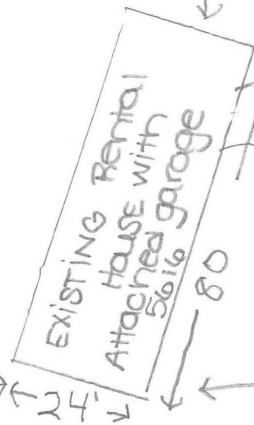
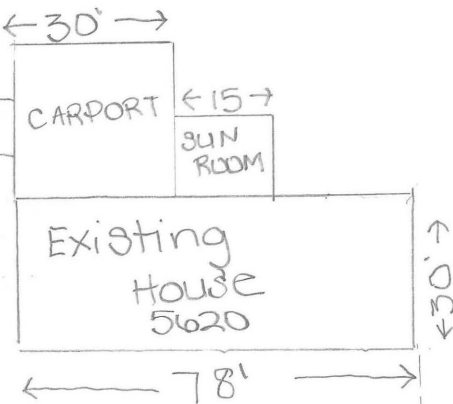
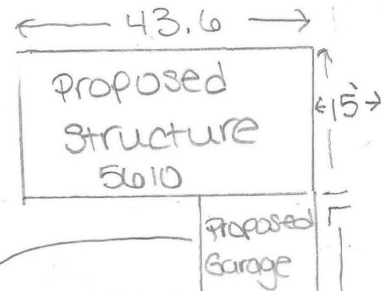
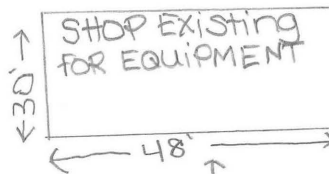


# HAUCK PROPOSAL

COW PASTURE 2.5 ACRES



FENCE



Proposed Septic tank with Lateral Lines approved by DEQ

Existing septic tank with lateral lines

existing septic tank with lateral lines

Existing Driveway

Existing Driveway

Proposed Driveway

89th WEST AVE

## Neighbors within 300 feet of Hauck Proposal

Alex and Sherry Surrell  
5611 S 89th West Ave  
Tulsa Ok 74107

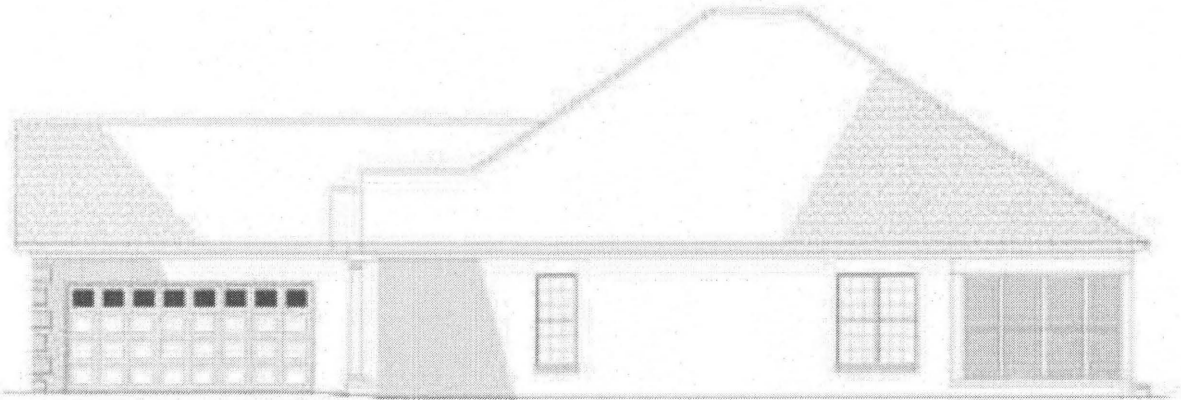
Herbert and Marie Surrell  
5605 S 89th West Ave  
Tulsa Ok 74107

Denny and Jackie Bullington  
5633 S 89th West Ave  
Tulsa OK 74107

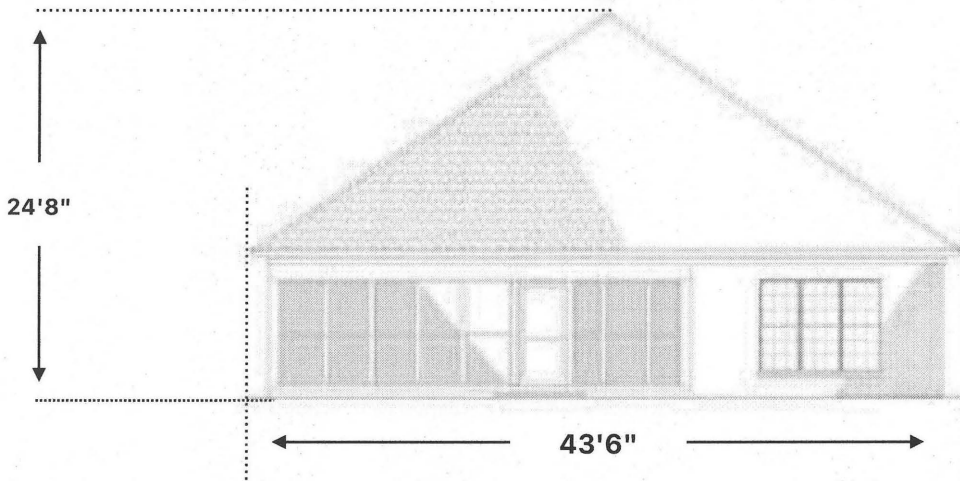
James Dye  
9120 W 51 St S  
Tulsa Ok 74107

Jennifer and Etienne Henriot  
5521 S 89th West Ave  
Tulsa Ok 74107

Elliott and Whitney Forsyth  
8920 W 51 st S  
Tulsa OK 74107



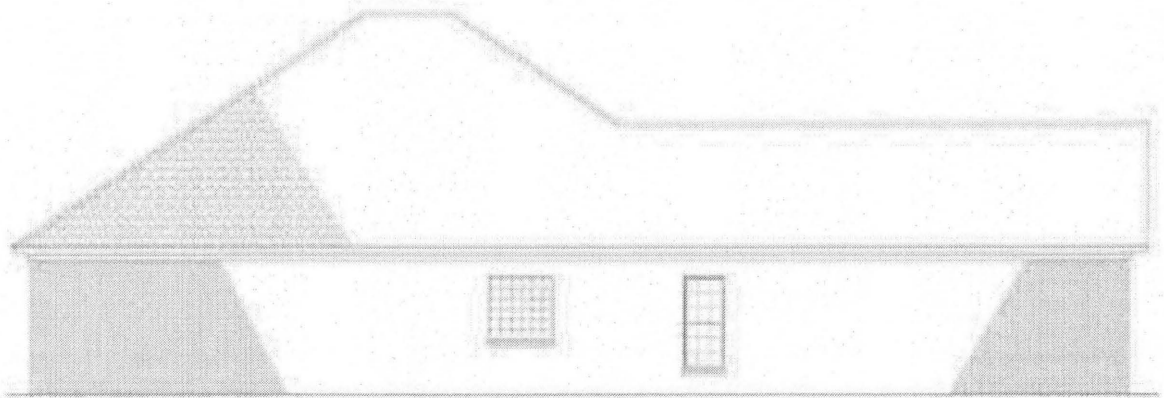
71' **RIGHT ELEVATION**



24'8"

43'6"

**REAR ELEVATION**



**LEFT ELEVATION**



- FRONT ELEVATION -



OKLAHOMA  
Environmental  
Quality

ENVIRONMENTAL COMPLAINTS AND LOCAL SERVICES DIVISION

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

Work Order No. \_\_\_\_\_  
System No. \_\_\_\_\_  
Date Rec'd \_\_\_\_\_

GENERAL INFORMATION:

Name and Mailing Address of Property Owner: Anthony Hauck 5620 S 89<sup>th</sup> W Ave Tulsa 74107  
First Name Last Name Mailing Address City Zip Code

Owner Phone Number: 918 688 9483 Owner's E-Mail Address: aahauck@yahoo.com

Property Address: 5610 S 89<sup>th</sup> W Ave Tulsa 74107 Tulsa Oklahoma  
Street Address City Zip Code County

Legal Description: N/2 NENESAW Sec 36-T19N-R11E Lot Size in \_\_\_\_\_ ft<sup>2</sup> or 5 acres:

Finding Location: 61<sup>st</sup> Hwy 97, W to 89<sup>th</sup> W Ave, N to end of Rd on W side  
(Blocks or miles from a given point)

Water Supply:  Individual Private Well or  Public Water Supply - Name: Sapulpa Rural Water

GPS Coordinates: Lat: 36.08721 Long: 096.09252

WATERBODY PROTECTION AREA:

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

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

This individual sewage treatment system will serve an individual residence or duplex with the following # of bedrooms 3

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

Anthony Hauck R E Hauck NOV 1-2025  
Print First Name Last Name Signature Type of Facility Date Signed

SOIL TEST RESULTS:

| Soil Profile Description |         |                           |         |                           |         |                           | Soil Percolation Test Description                                    |                            |                            |
|--------------------------|---------|---------------------------|---------|---------------------------|---------|---------------------------|--|----------------------------|----------------------------|
| Depth of Test Hole       | HOLE #1 |                           | HOLE #2 |                           | HOLE #3 |                           | Shallowest Groundwater Depth   | Overall Percolation Rate   |                            |
|                          | Group   | Depth* to Limiting Layer† | Group   | Depth* to Limiting Layer† | Group   | Depth* to Limiting Layer† | <u>N/A</u> inches  | <u>&lt;</u> minutes/inches |                            |
| 0-6"                     | 3       |                           | 3       |                           | 3       |                           | Person completing presoak*:  |                            |                            |
| 6-12"                    | 3       |                           | 3       |                           | 3       |                           | *I certify the presoak was conducted in compliance with OAC 252:641. |                            |                            |
| 12-18"                   | 4       |                           | 4       |                           | 4       |                           | Percolation Rates  |                            |                            |
| 18-24"                   | 4       |                           | 4       |                           | 4       |                           | Test Hole #  | Test Hole Depth            | Test Hole Percolation Rate |
| 24-30"                   | 4       |                           | 4       |                           | 4       |                           | #1   | inches                     | min/in                     |
| 30-36"                   | 5       | G5E31                     | 5       | G5E30                     | 5       | G5E31                     | #2   | inches                     | min/in                     |
| 36-42"                   | 5       |                           |         |                           |         |                           | #3   | inches                     | min/in                     |
| 42-48"                   |         |                           |         |                           |         |                           | #4   | inches                     | min/in                     |
| 48"-54"                  |         |                           |         |                           |         |                           | #5   | inches                     | min/in                     |
|                          |         |                           |         |                           |         |                           | #6   | inches                     | min/in                     |

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

CERTIFIED SOIL TESTER USE ONLY:

I certify that I conducted the above-described soil profile description or percolation test in compliance with OAC 252:641 on 11-1-25  
Date Test Performed

Email: talleyho49@gmail.com

Soil Tester's Signature: Robert Talley Please Print First Name: Robert Last Name: Talley Certification # Number: SP098

P.O. Box 8 Kellyville OK 74039 918 520 4441 11-1-25  
Address City State Zip Phone # Date Signed

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

DEQ USE ONLY:

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

DEQ Soil Profile Test  Joint Soil Profile  DEQ Reviewed and Rejected

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

Environmental Specialist's Signature

Employee ID

Date Signed

SYSTEM DESIGN: Check all that apply.

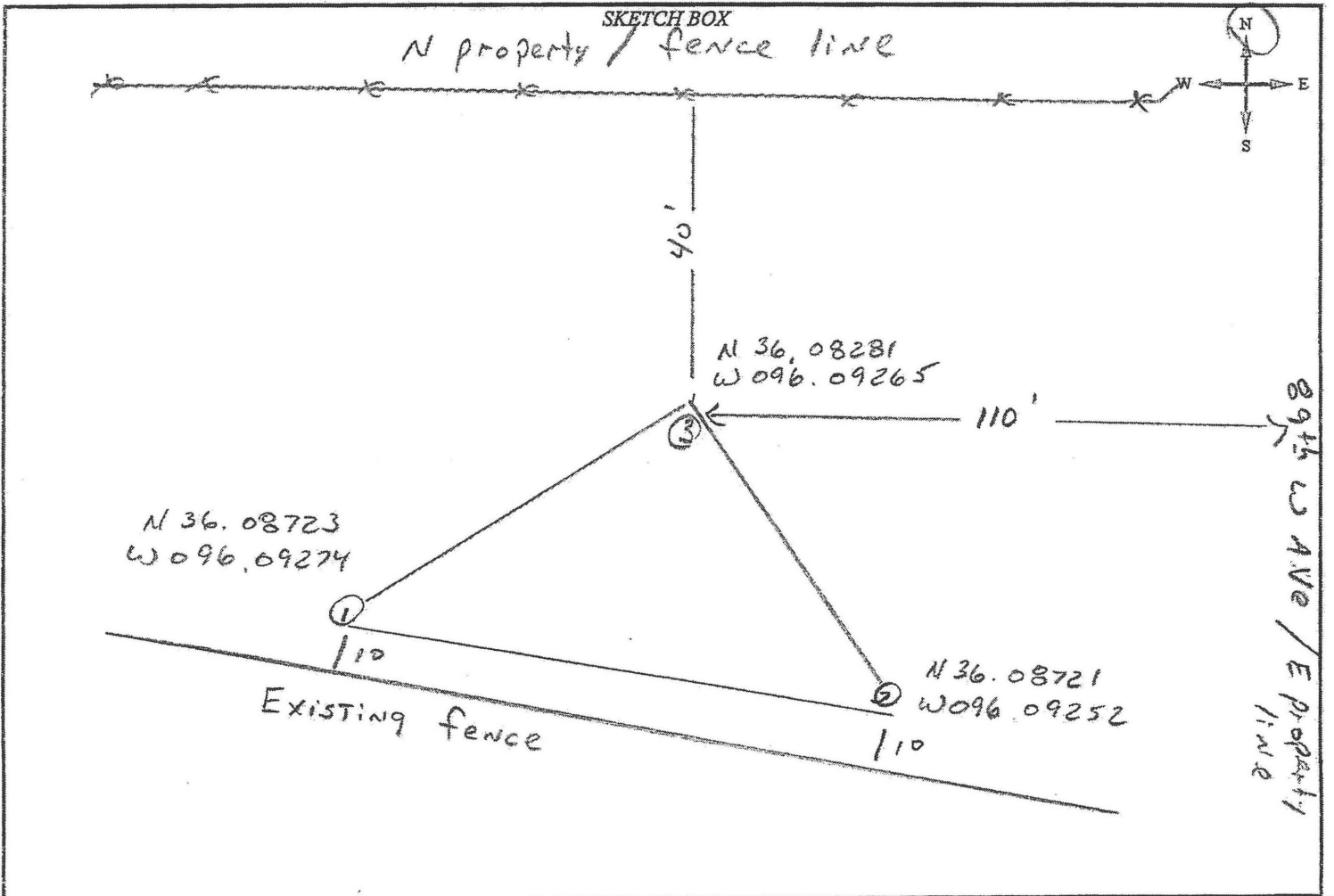
**TREATMENT:**

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

**DISPERSAL:**

- CSA: soil group 4 or percolation rate of 1 (min/inch) with 750 feet of perforated pipe with storage media or 660 feet of manufactured media systems. The trench bottom shall be no deeper than 20 inches.
- SE: soil group \_\_\_\_\_ with \_\_\_\_\_ feet of subsurface absorption trenches. The trench bottom shall be no deeper than \_\_\_\_\_ inches.
- ET/A: soil group \_\_\_\_\_ with \_\_\_\_\_ feet of evapotranspiration trenches. The trench bottom shall be no deeper than \_\_\_\_\_ inches.
- L: with bottom dimensions of 30 feet by 30 feet or a diameter of 40 feet.
- DI: soil group 3 with a 700-gallon capacity pump tanks and 450 feet of drip line no deeper than 10 inches.
- SI: soil group 3 with a 700-gallon capacity pump tank and 2295 square feet of surface application area.
- An Alternative system as described on the attached DEQ Form 641-581 Sup, "Supplemental Application for an Alternative System".

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



REMARKS: