

RECEIVED



3:24 pm, Sep 09, 2026

AGENDA
TULSA COUNTY BOARD OF ADJUSTMENT
REGULARLY SCHEDULED MEETING
TUESDAY, SEPTEMBER 15, 2026, 1:30 PM
WILLIAMS TOWER I
1 WEST 3RD STREET, ST FRANCIS ROOM
TULSA, OKLAHOMA 74103



- I. CALL TO ORDER – TULSA COUNTY STAFF
- II. INAUGURAL MEETING WELCOME STATEMENT AND STAFF INTRODUCTION
– TULSA COUNTY STAFF
- III. ROLL CALL – TULSA COUNTY STAFF
- IV. ELECTION OF OFFICERS
 - A. Chair
 - B. Vice Chair
 - C. Secretary
- V. ACTION ITEMS
 - A. Approve Policies and Procedures
 - B. Approve 2026-2027 Meeting Schedule
- VI. UNFINISHED BUSINESS
 - A. Case: CBOA 3358
Commissioner District: District 2
Applicant: Jose Soto
Action Requested: *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
 - B. Case: CBOA 3372
STAFF IS REQUESTING CONTINUANCE
Commissioner District: District 2
Applicant: Heather Rogers
Action Requested: *Variance* of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and *Variance* of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3)
Location: 6022 S. 60th W Ave Tulsa, OK
- VII. NEW APPLICATIONS
 - A. Case: CBOA 3379
Commissioner District: District 3

Applicant: Chip Pettit

Action Requested: *Variance* of the Minimum Lot Area per Dwelling Unit to allow 2 dwellings in the AG district (Section 2.040, Table 2-3)

Location: 9805 E 161st St S, Bixby, OK

B. Case: CBOA 3380

Commissioner District: District 1

Applicant: James Moseby

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)

Location: 18307 N 97th E. Ave., Collinsville, OK

C. Case: CBOA 3381

Commissioner District: District 1

Applicant: Ron Hafner

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)

Location: 1014 E 136th St N, Skiatook, OK

D. Case: CBOA 3382

Commissioner District: District 3

Applicant: Anthony Robinson

Action Requested: *Use Variance* of the maximum number of dwellings from 2 to 4 on a single lot in the AG district (Sec. 6.010, Table 6-1)

Location: 16847 S Garnett Rd, Bixby, OK

E. Case: CBOA 3383

Commissioner District: District 1

Applicant: Joseph Metzger

Action Requested: *Variance* of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3)

Location: 6930 E 126th St N, Collinsville, OK

F. Case: CBOA 3384

Commissioner District: District 1

Applicant: Brandon Cherry

Action Requested: *Variance* of the minimum lot area per dwelling unit in an AG-R district (Sec. 2.040, Table 2-3); *Variance* of rear setback from 40 ft to 18ft and *Variance* of side setback from 15 ft to 14.5 ft (Sec.2.040, Table 2-3)

Location: 12721 N 95th E Ave, Collinsville, OK

G. Case: CBOA 3385

Commissioner District: District 2

Applicant: Hubert Marris

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)
Location: 14101 W 17th St S, Sand Springs, OK

H. Case: CBOA 3386

Commissioner District: District 1

Applicant: Brandon Gideon

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

Location: 11927 N Cincinnati Ave, Skiatook, OK

I. Case: CBOA 3387

Commissioner District: District 1

Applicant: Shane Vaughn

Action Requested: *Variance* of side setback requirements in AG district (Sec. 2.040, Table 2-3); *Variance* of the minimum lot area for an AG district (Sec. 2.040, Table 2-3)

Location: 6410 N 131st E Ave, Owasso, OK

J. Case: CBOA 3388

Commissioner District: District 1

Applicant: Steven Jones

Action Requested: *Special Exception* to permit a manufactured housing unit, single section, in an AG-R District (Sec. 2.030, Table 2-2)

Location: 11225 N 123rd E Ave, Collinsville, OK

VIII. OTHER BUSINESS

IX. NEW BUSINESS

X. BOARD MEMBER COMMENTS

XI. ADJOURNMENT

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at Tulsa County Development Services. ALL electronic devices MUST be silenced during the Board of Adjustment meeting.

RULES OF PROCEDURE

(Updated 09/09/2026)

SECTION I – MEMBERSHIP AND OFFICERS

A. Name

The name of this board shall be “Tulsa County Board of Adjustment”, hereinafter referred to as the “Board”.

B. Membership

The Tulsa County Board of Adjustment shall consist of five members, who shall be nominated by the County Commissioners and confirmed by the Board of County Commissioners. Members of the Board shall serve without pay for the terms outlined in the relevant State statute §19-868.3 and shall continue to serve until their successors are appointed. Vacancies shall be filled for an unexpired term of any member in the manner set forth for appointments to a full term.

C. Removal

A Board member may be removed for cause, by the appointing authority after notice, written charges and a public hearing. Three (3) consecutive absences from regular and/or specially called meetings, or if absences totaling two-thirds (2/3) of the regularly called or special called meetings held during any six month period, is sufficient cause for removal from the Board.

D. Officers

The Board shall elect annually from its appointed members a Chairman, a Vice-Chairman and Secretary. Any vacancy in office shall be filled by the Chairman for the unexpired term only. The elections shall take place on the regularly scheduled meeting of the Board in the month of September.

1) The duties of the Chairman shall include:

- a) Preside over hearings with all powers under parliamentary procedure, unless the Chair designates another member to preside;
- b) Sign official documents of the Board;
- c) Represent the Board before other governmental bodies unless the Chair designates another Board member or member of the Board staff; and
- d) Appoint a Vice-Chairman and Secretary in the event the said officers are absent from the hearing.

2) The duties of the Vice-Chairman shall include:

- a) Preside over all meetings in the absence of the Chair and shall have full powers of the Chair matters that come before the Board; and
 - b) Assume the duties of the Secretary in the event that the Secretary is absent from the hearing.
- 3) The duties of the Secretary shall include:
- a) Assume duties of the Chair in the event that the Chair and Vice-Chair are absent from the hearing; and
 - b) Collect and stamp exhibits of each meeting for the official record.

SECTION II- MEETING PROCEDURES

A. Quorum

A numerical majority of three (3) members of the Board shall constitute a quorum for the conduction of any Board business.

B. General Procedures

- 1) The latest edition of Robert's Rules of Order shall govern all Board proceedings to which they are applicable and where they do not conflict with other adopted rules herein.
- 2) The Board may grant a continuance of a scheduled public hearing at the request of the applicant, interested parties, or Board staff.
- 3) A motion to reconsider any action of the Board can be made by a Board member who voted with the prevailing side at any time during the meeting or at the next regularly scheduled meeting of the Board, provided that any interested parties who appeared are still in the audience or have been notified in writing five (5) working days in advance of a request to reconsider at the next regularly scheduled meeting.
- 4) When the public wishes to communicate with Board members, the most appropriate way is through a letter or e-mail correspondence to Board staff, who will deliver it to the Board members. If an individual wishes to speak personally with a Board member, the individual must contact Board staff directly and leave a message to that effect.

C. Release of Information

No Board member or Board staff shall use or transmit to others for private benefit any information derived from Board activities unless and until such information is made available to the public at large.

D. Public Hearing Procedures

- 1) The Board shall consider only public hearing items which have been properly advertised as required by law and only those where all fees have been paid, including fees for legal advertising.

2) During the public hearing the order of business shall be determined by the Chair; however, the following is provided as a guide:

a) Staff will announce the case by reading the agenda item number, case number, location of the subject tract, the applicant's name and the relief requested.

b) The Chairman will ask if the applicant is present and if there are any protestants or interested parties.

c) The applicant will be given time (not to exceed five (5) minutes unless the Chair chooses a different time limitation) to present his case. If the applicant presents a significantly changed site plan and/or written land use proposal from that submitted for Staff review, (determined by Staff and Board at the time of the presentation) such action is considered grounds for continuance.

d) Protestants and interested parties will be given a chance to speak (time not to exceed five (5) minutes unless the Chair chooses a different time limitation).

e) The applicant may be allowed time for rebuttal; however, the Board may make a motion at any point in time when they feel they have sufficient information to do so.

3) A second motion is required on all motions in order to bring the question to a vote of the Board.

4) Three (3) affirmative votes are required to approve a variance, special exception, make interpretations of the zoning map and text or reverse a decision of the Building Inspector.

5) Upon the concurring vote of three (3) members the Board may grant a Variance upon the stated finding:

a) That 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.

b) That such extraordinary or exception conditions or circumstances do not apply generally to other property in the same use district.

c) That the variance to be granted will not cause substantial detriment to the public good or impair the purposed, spirit, and intent of the Code, or the Comprehensive Plan.

6) Upon the concurring vote of three (3) members the Board may grant a Special Exception upon the stated finding:

a) That the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

E. Meetings

1) The Board shall generally meet on the third Tuesday of each month in a designated location in accordance with its approved calendar.

2) Special Public Hearing meetings may be held on approval by a majority vote of the Board.

3) Board staff may cancel a regularly scheduled meeting if there are no applications

pending for reasons of:

- a) No applications were filed;
- b) Pending applications were withdrawn or continued to a later hearing date;
- c) No quorum
- 4) In the event that a regularly scheduled Board meeting is cancelled Board staff will contact the Board members before the meeting notifying them of the cancellation. Notice of the cancelled Board meeting will be posted on the INCOG website and outside the scheduled meeting room.
- 5) The meeting agenda must be posted 24 hours in advance of the meeting for all regularly scheduled hearings and 48 hours in advance of all special Board hearings.

SECTION II – CODE OF ETHICS

A. Conflict of Interest

- 1) Each member of the Board shall avoid situations that are conflicts of interests. The question is, “Would a reasonable person believe me to be unbiased and impartial”. A conflict of interest shall include, but not necessarily limited to, the following:
 - a) Deliberating on, voting on or reviewing a case concerning property owned by a Board member or property which is adjacent (within 300 ft) to property owned by a Board member.
 - b) Deliberating on, voting on, or reviewing a case involving a corporation/organization, or any other entity in which a Board member may stand to have an economic interest.
 - c) Deliberating on, voting on or reviewing a case concerning a Board members spouse or child; any member of a Board members immediate family or any member of his/her household.
- 2) A Board member experiencing a conflict of interest shall declare such conflict publicly, abstain from voting on the matter, and refrain from any deliberations on the matter. When possible, the Board member shall leave the public hearing room, until the agenda item is concluded.
- 3) A Board member experiencing a conflict of interest shall not discuss the agenda item with any fellow Board member involved in decision making on the matter for the purpose of influencing a decision.

B. Ex Parte Communication

Board members should avoid ex parte discussion about cases where a decision is before the Board whenever possible. In the event that a Board member receives ex parte communication, the Board member must disclose such ex parte communication prior to or at the public of said matter.



APPROVED
8/31/2026

TULSA COUNTY BOARD OF ADJUSTMENT (TCBOA) 2026-2027 MEETING SCHEDULE

TCBOA Meetings will be held at 1:30 pm CST on the 3rd Tuesday of every month with the application deadline being approximately thirty-three (33) days before the meeting date. **Note that dates marked in red have been adjusted to avoid conflicts with holiday schedules.** Note that dates marked with a double-asterisk will be held at an alternate location as noted below.

TCBOA Application Deadline	TCBOA Meeting Date
<i>August 13, 2026</i>	September 15, 2026**
<i>September 17, 2026</i>	October 20, 2026**
<i>October 15, 2026</i>	November 17, 2026
<i>November 12, 2026</i>	December 15, 2026
<i>December 23, 2026</i>	January 26, 2027
<i>January 21, 2027</i>	February 23, 2027
<i>February 11, 2027</i>	March 16, 2027
<i>March 18, 2027</i>	April 20, 2027
<i>April 15, 2027</i>	May 18, 2027
<i>May 13, 2027</i>	June 15, 2027
<i>June 17, 2027</i>	July 20, 2027
<i>July 15, 2027</i>	August 17, 2027
<i>August 19, 2027</i>	September 21, 2027
<i>September 16, 2027</i>	October 19, 2027
<i>October 14, 2027</i>	November 16, 2027
<i>November 18, 2027</i>	December 21, 2027

Meeting Location:

Tulsa County Headquarters Building
218 W. 6th Street, Room 132, 1:30 P.M.
Tulsa, OK 74119

**Alternate Meeting Location:

Williams Center Tower I
1 W. 3rd Street, St. Francis Room, 1:30 P.M.
Tulsa, OK 74103

CMF# 20261821



Case Number: CBOA-3358 (Continued from 07/21/2026)

Hearing Date: 09/15/2026 1:30 PM

Case Report Prepared by:

INCOG Planning Services

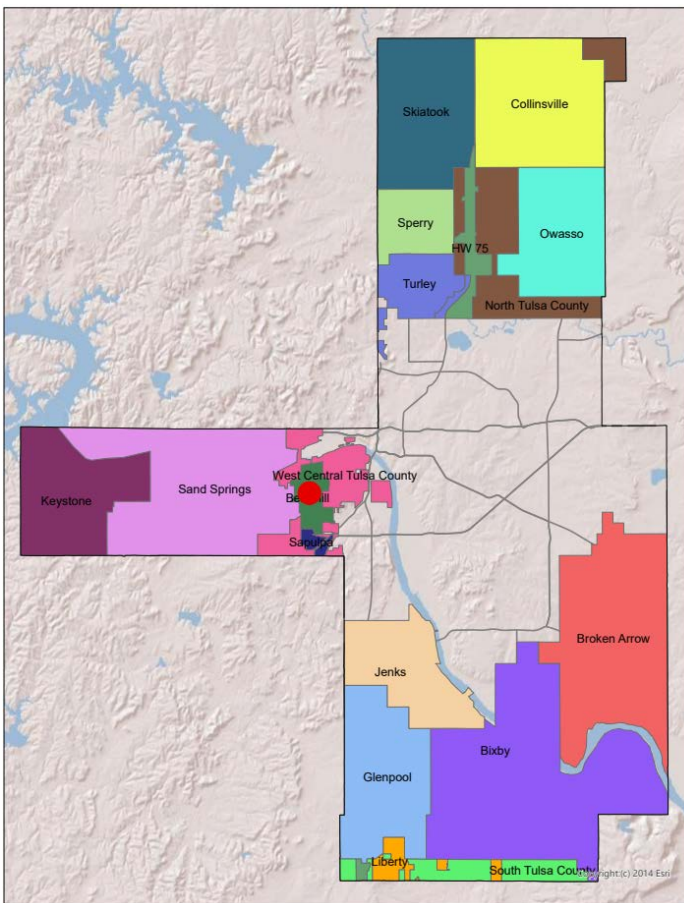
Owner and Applicant Information:

Applicant: Jose Soto

Property Owner: Jose Soto

Action Requested: 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 07/21/2026)

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 09/15/2026 1:30 PM

APPLICANT: Jose Soto

ACTION REQUESTED: 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.

CBOA-3358 (May 2026): New request for variance of fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft was approved by the Board with conditions. The second request (the appeal within this staff report) was continued to July 21st, 2026, and then the applicant requested another continuance to the August 18th, 2026, meeting.

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 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.

1. The property's correct FEMA designation as Zone X per FIRM Panel 40143C0331 L, 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

STAFF COMMENTS: The applicant is requesting an appeal of Tulsa County's requirement that he obtain a special exception and/or variance for a pre-existing carport (Sec.14.110). In evaluating this appeal, the Board must determine whether the administrative enforcement action or interpretation of the zoning code was correct, or if the structure requires formal relief through the Board's regular variance or special exception processes.

The applicant appeals the April 17, 2026 administrative determination that the subject structure is a new carport rather than a valid repair or maintenance of a nonconforming structure and therefore requires a special exception, as well as the April 14, 2026 Stop Work Order. The applicant contends that the structure qualifies as a carport, that the prior carport established nonconforming status, and that the replacement at the same location and footprint constitutes permitted maintenance. The applicant also raises procedural concerns regarding the Stop Work Order and contends that floodplain-related requirements were not properly established. The applicant has submitted additional documentation addressing these issues, including prior property records, County correspondence, photographs, zoning provisions, and updated floodplain documentation.

For a detailed presentation of the applicant's arguments and supporting documentation, please refer to the applicant's written appeal and supporting documents included as an exhibit to this report.

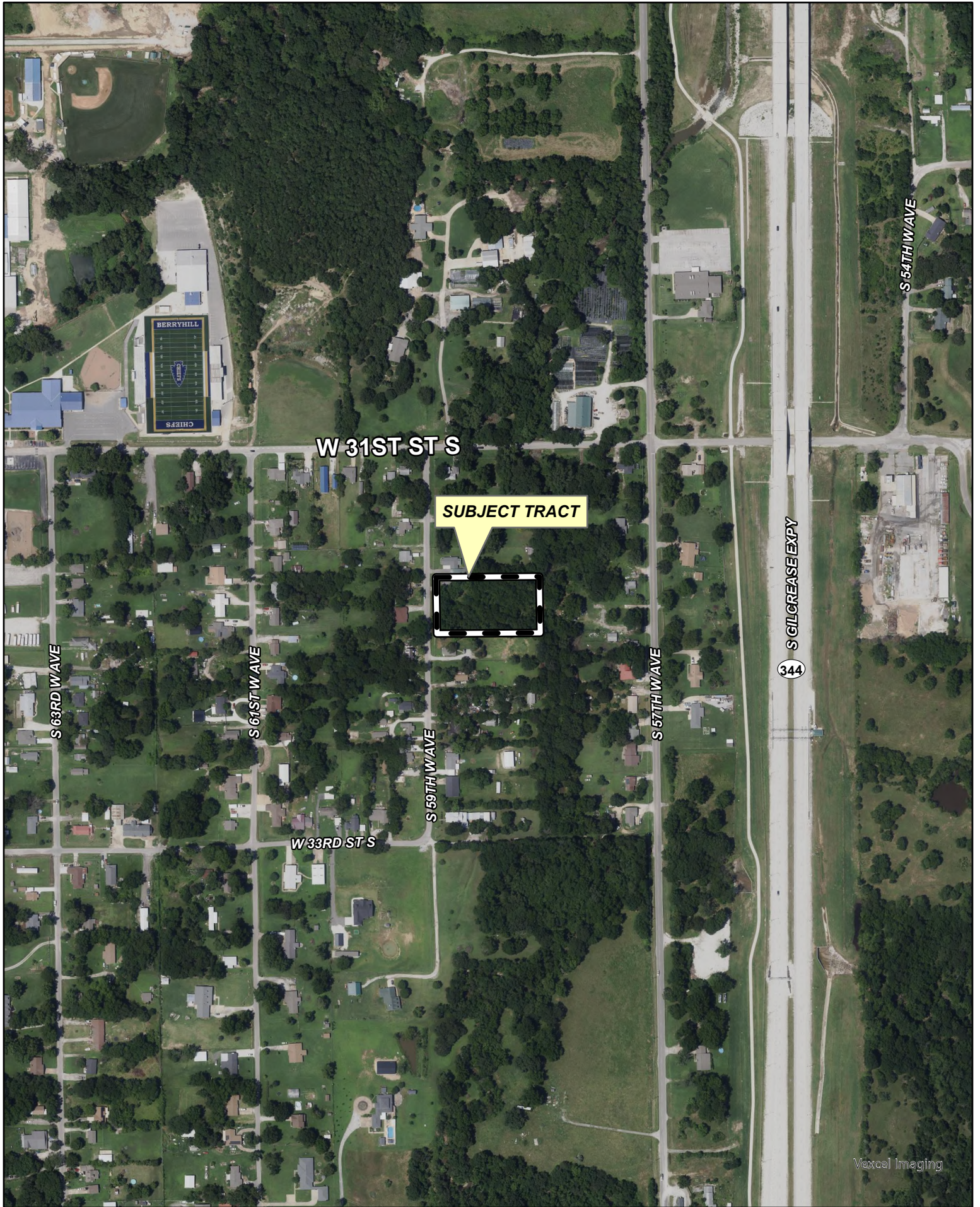
If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed variance is compatible and non-injurious to the surrounding area .

Sample Motion:

"Move to _____ (approve/deny) the 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.



0 200 400
Feet



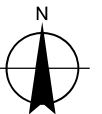
Subject
Tract

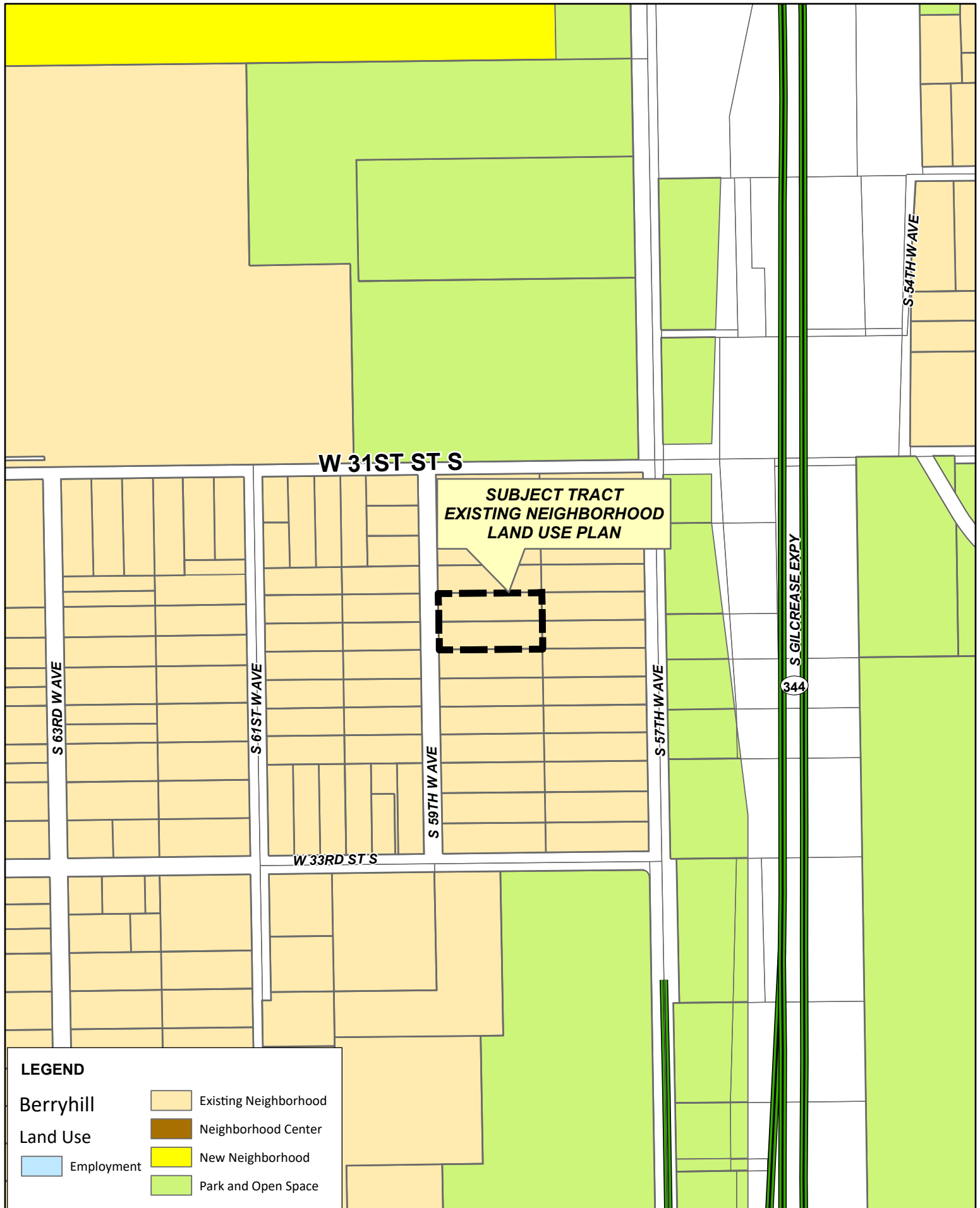
CBOA-3358

20 19-12

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

Aerial Photo Date: 2024





W 31ST ST S

SUBJECT TRACT
EXISTING NEIGHBORHOOD
LAND USE PLAN

S 54TH W AVE

S GILCREASE EXPY
344

S 57TH W AVE

S 59TH W AVE

S 61ST W AVE

S 63RD W AVE

W 33RD ST S

LEGEND

Berryhill

Land Use

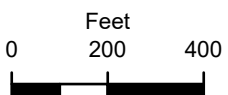
Employment

Existing Neighborhood

Neighborhood Center

New Neighborhood

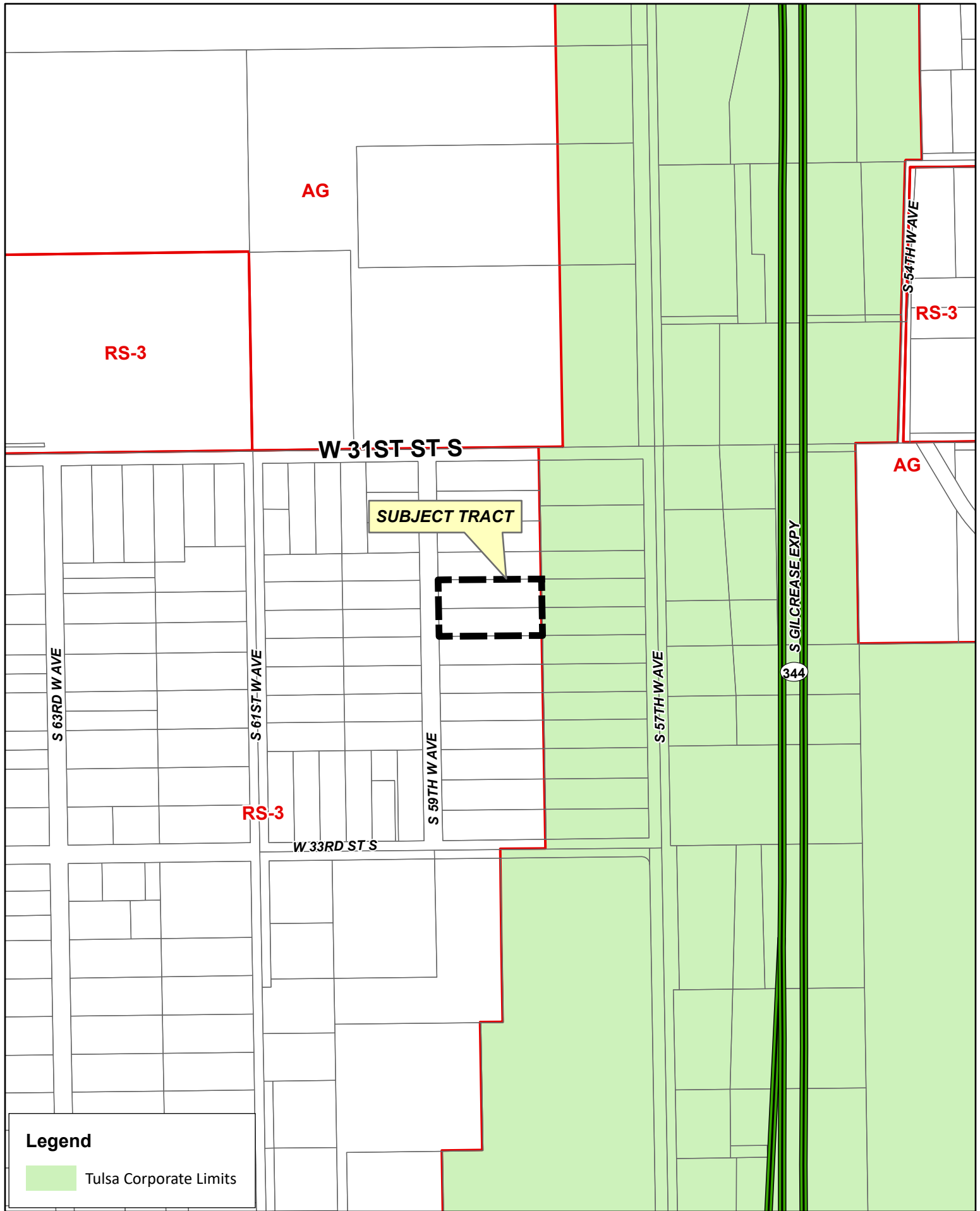
Park and Open Space



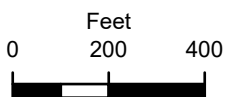
CBOA-3358

20 19-12

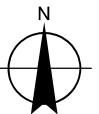




CBOA-3358



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

⚠ SECURITY ALERT: INCOG staff will **only** communicate regarding payments or personal information via an official @incog.org email address. If you receive a request for funds from any other domain, please do not respond or open any attachments, and report it to us immediately.

BOA HEARING



APPEAL

Stop Work Order

Appeal under Sec. 14.110

Applicant: Jose Leo Soto

Property: 3139 S. 59th W. Ave, Tulsa, OK 74107

Structure: Carport (Sec. 19.060)

Notice of Appeal: Filed with INCOG, April 20, 2026

Automatic Stay: In effect under Sec. 14.110-D

Primary Relief: VACATE the SWO

Alternative: declare structure conclusively nonconforming under Sec. 16.010

The Stop Work Order

Tulsa County Inspector Form No. 2284 (Rev 6-17). Posted at 3139 S. 59th W. Ave.



Posted at 3139 S. 59th W. Ave, on the property's fence.

WHAT THE FORM RECORDS

Location	3139 S. 59th W. Ave
Date Posted	[BLANK]
Inspector signature	Present, name illegible
Printed name	None on the form
Phone listed	918-596-5293
Code provision cited	None on the form
Appeal rights stated	None on the form

Three Defects on the Face of the SWO

The Board can vacate on procedural grounds without reaching the merits.

01

No date posted

The “DATE POSTED” field on the SWO is blank. Without a posting date, the appeal window cannot be computed, notice cannot be established, and the Order has no anchor in time.

02

Inspector unidentified

The signature is illegible and no printed name appears. The owner has no way to identify the issuing official under Sec. 14.070 or Sec. 17.060-A.

03

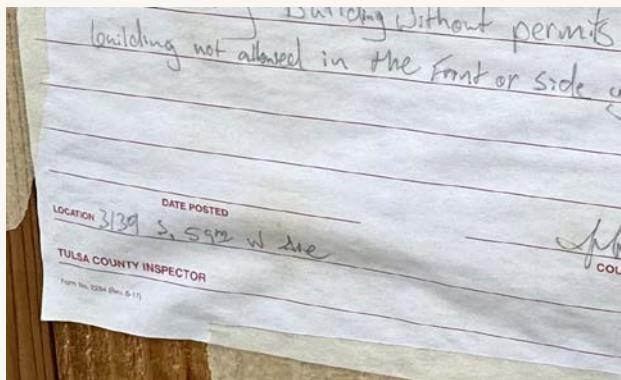
Wrong classification on the document itself

The SWO classifies the structure as an “accessory building.” It meets the Sec. 19.060 definition of a carport. Staff (Tosh) conceded the carport framework applies on April 17, 2026.

Defect 1: The SWO Has No Posting Date

Without a date, the SWO has no enforceable starting point.

DATE POSTED, actual SWO



Field is blank.



Why this defect is dispositive:

- No fixed starting point for any appeal deadline.
- No way to establish when constructive notice was given.
- No way to determine when the work-stop obligation took effect.
- Cannot reconcile against any County calendar or inspection log entry.

Defect 2: Inspector Unidentified

The owner cannot identify who issued the order.

COUNTY INSPECTOR, actual SWO



Signature illegible. No printed name.

?

Facts on the face of the notice:

- Signature on the SWO is illegible.
- No printed name appears anywhere on the form.
- The phone listed (918-596-5293) is shared by multiple Inspections staff and does not identify the issuing official.
- Webster, Edenborough, Tosh, and Airehrour all communicated about the file. No single official claimed authorship of the SWO.

CODE REQUIREMENT

Sec. 17.060-A requires notices of violation to state the nature of the violation. Identifying the issuing official is part of that obligation. Without it, the owner cannot direct an inquiry under Sec. 14.070 or test the notice on the merits.

Defect 3: Wrong Classification

The County's own staff conceded the structure is a carport, not an accessory building.

WHAT THE SWO SAYS

Accessory Building

"Accessory Building without permits. Accessory building not allowed in the Front or side yard."

PROBLEM

Accessory-building rules under Sec. 8.030 require placement only in the rear yard of an R-zoned lot. They do not apply to a structure that meets the Sec. 19.060 carport definition.

WHAT IT ACTUALLY IS

Carport



Pre-installation. Listed and sold as "20x17x10 Black A Frame carport with guttering." Facebook Marketplace.

CODE FIT

- **Sec. 19.060:** roof, not enclosed by walls. Structure satisfies.
- **IRC R309.2 (Tosh's attachment):** open on not less than two sides. Structure satisfies.
- **Tosh, April 17:** carport framework applies.

No Statutory Authority for the SWO

Even apart from the facial defects, the Code did not authorize this Order to issue.

WHAT SEC. 17.030-E REQUIRES

An uncorrected violation

A stop work order may issue only “on any building or structure on any land on which there is an **uncorrected violation** of a provision of these zoning regulations.”

A violation is the legal trigger. Without one, the Code does not authorize the Order.

WHY NO VIOLATION EXISTS

Approval-pending is not a violation

- Table 18-1 lists carports as YES in Street, Side, and Rear setbacks with note [1].
- Note [1] requires special exception approval under Sec. 14.080.
- An approval-pending status is a procedural prerequisite, not a violation.
- The SWO mechanism cannot be used to compel application for an approval the Code itself contemplates.

Sec. 17.060-A separately requires notices of violation to **state the nature of the violation and the timeframe for compliance**. This SWO does neither.

April 14 Written Concession

The County's own zoning inspector confirmed the structure is allowed, hours after the SWO was posted.

“If I could refer you back to table 18-1 under notes you will see [1] Special Exception Approval required.”

Jeffrey Webster, Tulsa County Zoning Inspector, email April 14, 2026, 3:01 PM

On the record

The email is in the case file. Webster cited Table 18-1, note [1] in writing.

Table 18-1 controls

Carports are listed as “YES [1]” for Street and Side. “[1]” means special exception approval is required.

Allowed, not prohibited

A use the governing table marks YES cannot be enforced as “not allowed in the Front or side yard.”

The SWO says the structure is not allowed. The County's own inspector said in writing it is allowed subject to approval. Both cannot be true.

Shifting Enforcement Basis

Each time one theory was rebutted, a new one appeared. Dates and authors below are from the record.

- Apr 14** **SWO posted**
Reason on the notice: "Accessory Building without permits. Accessory building not allowed in the Front or side yard." Phone 918-596-5293.
- Apr 14** **Webster cites IRC R105.2 and Sec. 8.030-A**
IRC R105.2 is titled "Work Exempt from Permit." Sec. 8.030-A governs accessory buildings, not carports.
- Apr 14** **Webster pivots to Table 18-1 [1]**
Writes that special exception approval is required. Concedes the structure is allowed.
- Apr 16** **Webster adds floodplain theory**
Floodplain first raised Apr 14 as speculation. Formalized as SFHA Zone AE permit requirement. No 44 CFR 60.3 SI/SD determination produced.
- Apr 17** **Edenborough repeats carport-as-accessory and SFHA Zone AE**
Requires special exception, building permit, and floodplain development permit. No Code provision identified equating carport with accessory building.
- Apr 17** **Tosh determination**
Provides Sec. 19.060, 19.220, IRC R309.2, IBC definitions but identifies no Code provision equating carport with accessory building. Reaffirms IRC R105.2 reliance. Says SD/SI does not apply to new construction, without reconciling the Jan 28, 2026 admission.

Conflict of Interest

One official cannot be complainant, enforcer, and neutral decisionmaker on the same matter.

ROLE 1

Complainant / initiator

Lucky Airehrour initiated the matter that ultimately produced this SWO. Scope expanded across unrelated issues: camper, electrical permit, fence, remodel permit, then accessory building.

ROLE 2

Author of the enforcement document

The IRC R105.2 attachment to Webster's April 14 email carries the ICC footer: "Accessed by Luckie Arrow on 04/14/2026." PDF metadata identifies the Author as Lucky Airehrour and the Creation Date as April 14, 2026.

ROLE 3

Neutral decisionmaker

As the designated Floodplain Administrator (CFM), Lucky Airehrour is the official required to issue any written Substantial Improvement / Substantial Damage determination under 44 CFR 60.3 and the Tulsa County Floodplain Management Regulations.

A single official cannot be complainant and neutral arbiter on the same matter. This dual role independently warrants vacatur and a stay of any floodplain-based enforcement pending impartial review.

Floodplain Theory: Process Is Missing

If floodplain is the new basis, the County has not done what the federal code and its own Code require.

WHAT THE FEDERAL CODE REQUIRES

44 CFR 60.3

Subsections (a)(1) and (c)(7)

- Community must require permits for development in floodplain.
- Written Substantial Improvement / Substantial Damage determination required before triggering compliance.
- Determination must be based on actual cost-to-value ratio of the work.

WHAT THE COUNTY HAS DONE

No written finding

No SI/SD determination in the record

- **Tosh, Jan. 28, 2026 (in writing):** “We were unable to make written Substantial Improvement / Damage assessment because we do not have sufficient Estimates of work.”
- **Elevation Certificate, May 18, 2026:** lowest floor at 672.41 ft NAVD88 exceeds BFE of 672.10 ft per USACE. LOMA application underway with FEMA Region 6.
- **Tosh's own Sec. 19.220:** for Floodway District regulations “structure” means a walled and roofed building. Open-sided carport does not meet that definition.

The April 17 pivot to “SD/SI does not apply to new construction” does not displace the Jan 28 written admission. A government cannot exercise floodplain authority by skipping the determination the federal code requires.

Selective Enforcement

Comparable carports on the same block are undisturbed.

ENFORCED

3139 S. 59th W. Ave

SWO posted, work stopped.

UNDISTURBED

3116 S. 59th W. Ave

Materially identical open-sided A-frame carport, no enforcement action.

UNDISTURBED

3119 S. 59th W. Ave

Covered carport, no enforcement action.

Equal application of the zoning code is a basic requirement. Materially identical structures on the same block are not enforced. The County has not explained why this property is treated differently. Class-of-one equal protection under Village of Willowbrook v. Olech, 528 U.S. 562 (2000).

First Amendment Retaliation

The one-day sequence between protected activity and enforcement is documented.

APRIL 13, 2026

Pleading filed in CV-2026-00300

Constitutionally protected petitioning activity. U.S. Const. amend. I.



APRIL 14, 2026

Stop Work Order posted

Same property. One day after the protected activity.

Three-element retaliation test, 42 U.S.C. Sec. 1983:

- 1 Constitutionally protected activity: the April 13 court filing.
- 2 Government action that would chill a person of ordinary firmness: posting a stop work order on the same property the next day.
- 3 Causation: one-day sequence plus Lucky Airehrour's authorship of the R105.2 enforcement attachment supports the inference that the protected activity was a motivating factor.

This Board need not adjudicate the constitutional claim to find the enforcement irregular. The claim is preserved for separate action.

Alternative: Conclusively Nonconforming

Sec. 16.010-C(3): aerial photos and other official government records constitute conclusive evidence of nonconforming status.



MAY 2018

Tulsa County Assessor

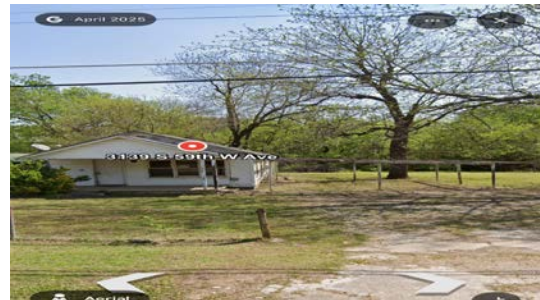
Full roofed carport, attached to east side of dwelling.



MARCH 2022

Tulsa County Assessor

Frame and posts remain. Continuous record of the structure on the parcel.



APRIL 2025

Google Street View

Same frame still standing. Replacement work begins after this date.

THE CODE FRAMEWORK

Sec. 16.010-A. Nonconformities have legal status distinct from violations. **Sec. 16.010-C(3).** Government records above are conclusive evidence of nonconforming status.

Sec. 16.010-D(1). Replacement is permitted maintenance unless it increases the extent of the nonconformity. Replacement of the carport on the same footprint does not.

Automatic Stay Is In Effect

Independent of the merits, the filing of the Notice of Appeal triggers a statutory stay.

Sec. 14.110-D

“Filing of a notice of appeal stays all enforcement activity unless the official certifies, in writing, that a stay would cause imminent peril to life or property.”

✓ Notice of Appeal filed

April 20, 2026, with INCOG. Stay attached on filing.

✗ No “imminent peril” finding

No written certification of imminent peril has been issued. The stay therefore remains in effect.

RELIEF REQUESTED

The applicant respectfully asks the Board to:

PRIMARY

Vacate the Stop Work Order

Procedurally defective on its face (no posting date, unidentified inspector, wrong classification). No statutory hook under Sec. 17.030-E. Written concession of permissibility in the record.

ALTERNATIVE

Declare structure conclusively nonconforming

Under Sec. 16.010-C(3) based on May 2018 and March 2022 Tulsa County Assessor records, and direct that the SWO be lifted.

APPENDIX A

USACE Determination Letter



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT
2488 EAST 81ST STREET
TULSA, OKLAHOMA 74137-4200

Engineering and Construction Division
Hydraulics and Hydrology Branch (12th Floor)
Floodplain Management Services (12-32)

18 May 2026

Trout Land Surveying, L.L.C.
Attn: Mr. Dane Trout, P.L.S.
5710 South Garnett Road
Tulsa, OK 74146

RE: 36.117815⁰ N, -96.058563⁰ W – 3139 S. 59th W. Ave.
NE ¼, NW ¼, Sec. 20 T19N R12E Indian Meridian
Tulsa, Tulsa County, Oklahoma, 74107

Dear Mr. Trout,

This is in response to your request to develop a Base Flood Elevation (BFE) for property located in the Northeast Quarter of the Northwest Quarter of Section 20 Township-19-North Range-12-East of the Indian Meridian, in Tulsa County, Oklahoma.

The current Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) 40143C0331L (community-panel 400462) effective October 16, 2012, indicates the property is in Zone AE (the 100-year floodplain of Berryhill Creek Tributary).

We have determined that the Base Flood Elevation for this property to be 672.1 feet NAVD 88 (North American Vertical Datum). This base flood elevation was determined using the Flood Insurance Study, FIS, Number 40143CV0047, revised September 12, 2024, referencing Flood Profile 023P – Berryhill Creek Tributary. To officially remove structures from flood insurance requirements, a Letter of Map Change (LOMC) can be obtained from FEMA if the lowest floor elevation is above the BFE either by mail or online. Any development on this property must be constructed to local floodplain regulations.

Please retain this letter and a copy of the payment confirmation from [Pay.gov](https://pay.gov) - United States Army Corps of Engineers Finance Center for your records. The payment is valid for the life of property. If another BFE is needed or if you have any questions, please call Floodplain Management Services at 918-669-4360 or email Travis.a.wilsey@usace.army.mil.

Sincerely,

TRAVIS WILSEY E.L., C.F.M.
USACE SWT Floodplain Management Services

U.S. Army Corps of Engineers, Tulsa District. Dated May 18, 2026. Establishes BFE of 672.10 ft NAVD 88 for parcel.

APPENDIX B

Elevation Certificate

ELEVATION CERTIFICATE	
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 3139 S. 59th W. Ave. City: Tulsa State: OK ZIP Code: 74107	
FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____	
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, ARIA, ARIAE, ARIA1–A30, ARIAH, ARIAO, ARIQ. Complete items C2-a-h below according to the Building Diagram specified in item A7. In Puerto Rico only, enter meters. Benchmark Utilized: ADS Station 442 Vertical Datum: NAVD 1988	
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____	
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No If Yes, describe the source of the conversion factor in the Section D Comments area.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 672.41 ☒ feet ☐ meters b) Top of the next higher floor (see instructions): 673.76 ☐ feet ☐ meters c) Bottom of the lowest horizontal structural member (see instructions): ☐ feet ☐ meters d) Attached garage (top of slab): ☐ feet ☐ meters e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): ☐ feet ☐ meters f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished 672.13 ☒ feet ☐ meters g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished 672.66 ☐ feet ☐ meters h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: ☐ feet ☐ meters	
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No	
☒ Check here if attachments and describe in the Comments area.	
Certifier's Name: E. Dane Trout License Number: 1893 Title: Professional Land Surveyor Company Name: Trout Land Surveying, LLC Address: 7020 S. Yale Ave. Ste. 275 City: Tulsa State: OK ZIP Code: 74036	
Signature: E. Dane Trout Digitally signed by E. Dane Trout Date: 2025.05.18 11:47:33 -0500 Date: 05/18/2026 Telephone: (918) 734-3423 Ext: _____ Email: dane@troutsurveying.com	
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner. Comments (including source of conversion factor in C2, type of equipment and location per C2.e, and description of any attachments): FEMA Formate, ADS Benchmark	

FEMA Form FF-206. Sealed by E. Dane Trout, PLS, License 1893, May 18, 2026. Top of bottom floor: 672.41 ft, above BFE by 0.31 ft.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Joe Soto</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>3139 S. 59th W. Ave.</u>		Company NAIC Number: _____
City: <u>Tulsa</u> State: <u>OK</u> ZIP Code: <u>74107</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 5, Block B Berry-Hill Gardens</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>N036d07'56.93"</u> Long. <u>W096d3'30.83"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>900.00</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>2</u> Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A8.c: <u>75.40</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>75.40</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: _____ sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☐ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Tulsa County Unincorporated Areas</u> B1.b. NFIP Community Identification Number: <u>400462</u>		
B2. County Name: <u>Tulsa</u> B3. State: <u>OK</u> B4. Map/Panel No.: <u>40143C0331</u> B5. Suffix: <u>L</u>		
B6. FIRM Index Date: <u>10/16/2012</u> B7. FIRM Panel Effective/Revised Date: <u>10/16/2012</u>		
B8. Flood Zone(s): <u>AE</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>672.1</u>		
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☐ FIRM ☐ Community Determined ☒ Other: <u>Corp of Engineers Determination</u>		
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3139 S. 59th W. Ave.

City: Tulsa State: OK ZIP Code: 74107

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: ADS Station 442 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 672.41 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): 673.76 ☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): _____ ☐ feet ☐ meters

d) Attached garage (top of slab): _____ ☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): _____ ☐ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished 672.13 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished 672.66 ☐ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: _____ ☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: E. Dane Trout License Number: 1893

Title: Professional Land Surveyor

Company Name: Trout Land Surveying, LLC

Address: 7020 S. Yale Ave. Ste. 275

City: Tulsa State: OK ZIP Code: 74036

Signature: E. Dane Trout Digitally signed by E. Dane Trout
Date: 2026.05.18 11:47:33 -05'00' Date: 05/18/2026

Telephone: (918) 734-3423 Ext.: _____ Email: dane@troutsurveying.com



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
FEMA Firmette, ADS Benchmark

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3139 S. 59th W. Ave.

City: Tulsa State: OK ZIP Code: 74107

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (C.2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3139 S. 59th W. Ave.

City: Tulsa State: OK ZIP Code: 74107

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G - COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5-G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3139 S. 59th W. Ave.

City: Tulsa State: OK ZIP Code: 74107

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H - BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5-9. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6-9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3139 S. 59th W. Ave.

City: Tulsa State: OK ZIP Code: 74107

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: North

Clear Photo One



Photo Two

Photo Two Caption: South

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3139 S. 59th W. Ave.

City: Tulsa State: OK ZIP Code: 74107

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: East

Clear Photo Three



Photo Four

Photo Four Caption:

Clear Photo Four



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT
2488 EAST 81ST STREET
TULSA, OKLAHOMA 74137-4290

Engineering and Construction Division
Hydraulics and Hydrology Branch (12th Floor)
Floodplain Management Services (12-32)

18 May 2026

Trout Land Surveying, LLC
Att: Mr. Dane Trout, P.L.S.
5710 South Garnett Road
Tulsa, OK 74146

RE: 36.117815^O N, -96.058563^O W – 3139 S. 59th W. Ave.
NE ¼, NW ¼, Sec. 20 T19N R12E Indian Meridian
Tulsa, Tulsa County, Oklahoma, 74107

Dear Mr. Trout,

This is in response to your request to develop a Base Flood Elevation (BFE) for property located in the Northeast Quarter of the Northwest Quarter of Section 20 Township-19-North Range-12-East of the Indian Meridian, in Tulsa County, Oklahoma.

The current Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) 40143C0331L (community-panel 400462) effective October 16, 2012, indicates the property is in Zone AE (the 100-year floodplain of Berryhill Creek Tributary).

We have determined that the Base Flood Elevation for this property to be **672.1** feet NAVD 88 (North American Vertical Datum). This base flood elevation was determined using the Flood Insurance Study, FIS, Number 40143CV004F, revised September 12, 2024, referencing Flood Profile 023P – Berryhill Creek Tributary. To officially remove structures from flood insurance requirements, a Letter of Map Change ([LOMC](#)) can be obtained from FEMA if the lowest floor elevation is above the BFE either by mail or online. Any development on this property must be constructed too local floodplain regulations.

Please retain this letter and a copy of the payment confirmation from [Pay.gov - United States Army Corps of Engineers Finance Center](#) for your records. The payment is valid for the life of property. If another BFE is needed or if you have any questions, please call Floodplain Management Services at 918-669-4360 or email Travis.s.wilsey@usace.army.mil.

Sincerely,

TRAVIS WILSEY E.I., C.F.M.
USACE SWT Floodplain Management Services

CONTROL DATA

Station Name: 442 Date: JULY, 2008
 Monument Type: P.K. NAIL AND SHINER
 City: TULSA County: TULSA State: OK
 Surveyor: E. SEATON Prepared by: AERIAL DATA SERVICE
 Project Name: TULSA COUNTY

Distances & Directions To Prominent & Reference Marks		
Reference Point	Direction	Distance (feet)
TO CHAINLINK FENCE CORNER	S-85-E	84.10'
TO STOP/STREET SIGN	S-05-E	51.50'
END OF YELLOW PAINT STRIPES	N-90-W	38.10'
Azimuth Mark	Grid Azimuth	Distance

Description of Points:
 P.K. NAIL AND SHINER, SET N.E. OF THE INTERSECTION OF 31ST ST S, AND
 S. 65TH W AVE, AND IS S.W. OF 'JOHN'S BERRYHILL FOOD MARKET'.

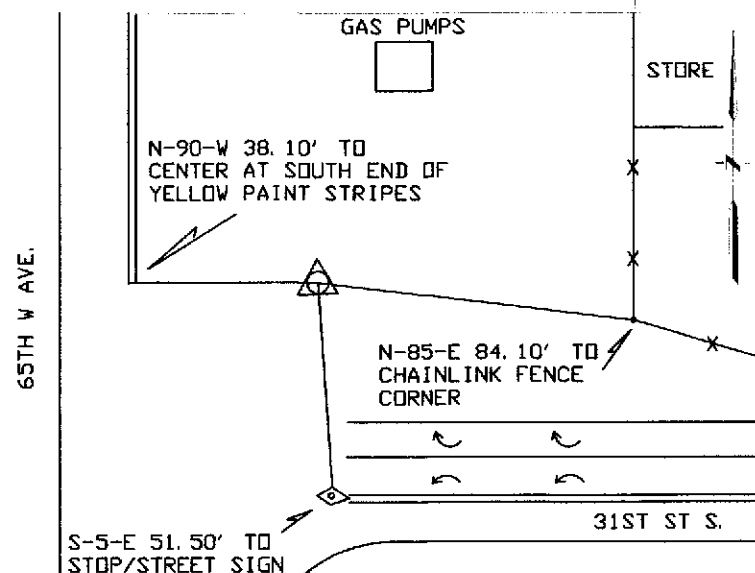
Firm Name: AERIAL DATA SERVICE, INC.
 8301 E. 51ST, SUITE 100
 TULSA, OKLAHOMA 74145

Adjusted Horizontal Control Data

Order: FIRST Survey Method: GPS ☒ TRAV ☐ OTHER ☐
 Combined Scale Factor: 0.999912848
 NAD83(1993) Grid Data Coordinates (U.S. Survey Feet) Plane Azimuth Angle (Convergence)
 State: OKLA. N 413285.160
 Zone: NORTH E 2539929.299 001°08'30.735"
 Code: 3501
 NAD 83 Grid Data Coordinates (U.S. Survey Feet) Plane Azimuth Angle (Convergence)
 State: N
 Zone: E
 Code: E
 Metric Conversion Factor: 3.28083333333

Geodetic Data	Position NAD83 (1993)	LX	ELEV(Feet)
Latitude	36°07'10.92446"	North	NAVD 1988
Longitude	96°03'54.38869"	West	687.985'

Field Sketch:



BASIS FOR REQUEST

- 1. THE EXISTING FENCE PROVIDES NECESSARY SECURITY AND SCREENING FOR THE EXISTING PROPERTY USE.
- 2. THE SUBJECT PROPERTY IS GENERALLY LOWER THAN THE ADJACENT ROADWAY ALONG THE AFFECTED FRONTAGE.
- 3. AS A RESULT OF THE ELEVATION DIFFERENCE, THE APPARENT HEIGHT OF THE FENCE FROM THE PUBLIC STREET IS LESS THAN ITS NOMINAL HEIGHT MEASURED FROM THE ADJOINING PROPERTY GRADE.
- 4. THE EXISTING FENCE DOES NOT EXTEND INTO THE PUBLIC RIGHT-OF-WAY AND IS NOT INTENDED TO INTERFERE WITH VEHICULAR OR PEDESTRIAN VISIBILITY.
- 5. RETENTION OF THE EXISTING FENCE IS NOT EXPECTED TO CAUSE SUBSTANTIAL ADVERSE IMPACTS TO ADJACENT PROPERTY, PUBLIC INFRASTRUCTURE, DRAINAGE, OR STREET OPERATIONS.

SPECIAL EXCEPTION REQUEST

- 1. THESE DRAWINGS HAVE BEEN PREPARED TO SUPPORT A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW THE EXISTING APPROXIMATELY 6-FOOT-TALL FENCE AND ASSOCIATED VEHICULAR GATES TO REMAIN WITHIN THE REQUIRED STREET SETBACK ALONG THE STREET-FACING FRONTAGE OF THE PROPERTY.
- 2. THE EXISTING FENCE EXCEEDS THE HEIGHT NORMALLY PERMITTED WITHIN THE REQUIRED STREET SETBACK. THE OWNER IS REQUESTING APPROVAL FROM THE CITY OF TULSA BOARD OF ADJUSTMENT TO RETAIN THE EXISTING FENCE HEIGHT.
- 3. THE SPECIAL EXCEPTION REQUEST APPLIES ONLY TO THOSE PORTIONS OF THE EXISTING FENCE LOCATED WITHIN THE REQUIRED STREET SETBACK. PORTIONS OF THE FENCE LOCATED OUTSIDE THE REQUIRED STREET SETBACK SHALL BE SUBJECT TO THE HEIGHT LIMITS AND OTHER REQUIREMENTS APPLICABLE TO THOSE AREAS.
- 4. THE REQUEST IS BASED IN PART ON THE ELEVATION DIFFERENCE BETWEEN THE ADJACENT ROADWAY AND THE SUBJECT PROPERTY. THE ROADWAY IS LOCATED AT A HIGHER ELEVATION THAN PORTIONS OF THE GROUND AT THE BASE OF THE EXISTING FENCE.
- 5. DUE TO THE ELEVATED ROADWAY, THE APPARENT AND EFFECTIVE HEIGHT OF THE FENCE WHEN VIEWED FROM THE PUBLIC STREET IS LESS THAN THE NOMINAL FENCE HEIGHT MEASURED FROM THE INTERIOR FINISHED GRADE.
- 6. SHEETS C101 AND C102 DOCUMENT THE LOCATION OF THE EXISTING FENCE AND GATES AND THE RELATIONSHIP BETWEEN THE EDGE-OF-ROADWAY ELEVATION, BOTTOM-OF-FENCE ELEVATION, AND TOP-OF-FENCE ELEVATION.
- 7. THE PROFILE INFORMATION IS PROVIDED TO DEMONSTRATE THE VISUAL AND PHYSICAL RELATIONSHIP BETWEEN THE EXISTING FENCE AND THE ADJACENT ROADWAY. THE ROADWAY ELEVATION DOES NOT REPLACE THE FENCE-HEIGHT MEASUREMENT METHOD REQUIRED BY THE APPLICABLE ZONING CODE.
- 8. THE EXISTING FENCE PROVIDES PRIVACY AND SECURITY FOR THE PROPERTY. RETENTION OF THE EXISTING HEIGHT IS NOT INTENDED TO OBSTRUCT TRAFFIC VISIBILITY, ENCROACH INTO THE PUBLIC RIGHT-OF-WAY, OR CREATE AN ADVERSE CONDITION FOR ADJACENT PROPERTIES.
- 9. THE REQUESTED SPECIAL EXCEPTION IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF TULSA BOARD OF ADJUSTMENT AND OTHER AUTHORITIES HAVING JURISDICTION.

EXISTING FENCE INFORMATION

- 1. THE EXISTING FENCE IS APPROXIMATELY 6 FEET IN HEIGHT AND IS LOCATED ALONG THE STREET-FACING PROPERTY FRONTAGE.
- 2. THE EXISTING FENCE INCLUDES A SINGLE VEHICULAR GATE AND A PEDESTRIAN GATE.

ROADWAY AND ELEVATION INFORMATION

- 1. ELEVATION INFORMATION HAS BEEN DEVELOPED FROM THE FIELD MEASUREMENTS BY CHERRY PI ENGINEERING.
- 2. THE FENCE REACHES A MAX HEIGHT OF APPROXIMATELY 4FT ABOVE THE CROWN OF THE EXISTING ROADWAY.

VISIBILITY AND PUBLIC SAFETY

- 1. NO PORTION OF THE FENCE, GATES, COLUMNS, LANDSCAPING, OR APPURTENANT IMPROVEMENTS OBSTRUCT AN APPLICABLE SIGHT-DISTANCE AREA.
- 2. REQUIRED SIGHT-DISTANCE AREAS SHALL BE MAINTAINED FREE OF FENCES, WALLS, VEGETATION, OR OTHER OBSTRUCTIONS THAT MATERIALLY INTERFERE WITH THE VISIBILITY OF VEHICLES, PEDESTRIANS, OR OTHER ROADWAY USERS.
- 3. GATES SHALL OPEN, SLIDE, OR OTHERWISE OPERATE ENTIRELY ON PRIVATE PROPERTY AND SHALL NOT SWING INTO OR OBSTRUCT THE PUBLIC RIGHT-OF-WAY.
- 4. THE FENCE AND GATES SHALL NOT OBSTRUCT ACCESS TO FIRE HYDRANTS, PUBLIC UTILITIES, DRAINAGE FACILITIES, OR OTHER PUBLIC INFRASTRUCTURE.

PROPERTY, RIGHT-OF-WAY, AND EASEMENT NOTES

- 1. A LICENSED LAND SURVEYOR SHALL BE RETAINED IF THE LOCATION OF A PROPERTY LINE, RIGHT-OF-WAY LINE, EASEMENT, OR OTHER LEGAL BOUNDARY IS IN QUESTION.
- 2. THE FENCE AND GATES SHALL NOT ENCROACH INTO THE PUBLIC RIGHT-OF-WAY UNLESS EXPRESSLY AUTHORIZED BY THE APPLICABLE PUBLIC AGENCY.

PERMITTING AND LIMITATIONS

- 1. THE PROPERTY OWNER SHALL OBTAIN ALL REQUIRED ZONING CLEARANCES, SPECIAL EXCEPTIONS, BUILDING PERMITS, AND OTHER APPROVALS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 2. APPROVAL OF THE SPECIAL EXCEPTION DOES NOT ELIMINATE THE REQUIREMENT TO OBTAIN ANY SEPARATE FENCE, ZONING, BUILDING, RIGHT-OF-WAY, OR OTHER APPLICABLE PERMITS.
- 3. THESE DRAWINGS DOCUMENT THE EXISTING FENCE AND SITE CONDITIONS AND ARE INTENDED TO SUPPORT THE REQUEST TO RETAIN THE EXISTING APPROXIMATELY 6-FOOT FENCE HEIGHT.
- 4. THESE DRAWINGS DO NOT, BY THEMSELVES, REPRESENT A DETERMINATION THAT THE EXISTING FENCE COMPLIES WITH ALL APPLICABLE ZONING, PERMITTING, EASEMENT, RIGHT-OF-WAY, OR SIGHT-DISTANCE REQUIREMENTS.
- 5. NO GRADING, DRAINAGE, ROADWAY, OR RIGHT-OF-WAY MODIFICATIONS ARE PROPOSED AS PART OF THIS APPLICATION.
- 6. FINAL ACCEPTANCE OF THE FENCE LOCATION, HEIGHT, GATE CONFIGURATION, AND SPECIAL EXCEPTION REQUEST SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF TULSA AND OTHER AUTHORITIES HAVING JURISDICTION.



CHERRY PI ENGINEERING, LLC
5105 W 66th St S Suite B,
Tulsa, OK 74131
P: (918) 205-0934
LIC. #: 33396 Oklahoma
PREPARED BY:

3139 S 59TH W AVE
TULSA, OK

PROJECT ADDRESS

APOLLO RESTORATION

CLIENT AND COMPANY



REVISIONS	
REV.	DATE
RELEASE	07/20/26
Δ	
Δ	
Δ	

REVISIONS

1/16" = 1'

DRAWING SCALE

RNH | SAW

DRAWN BY | CHECKED BY

GENERAL
NOTES

SHEET TITLE

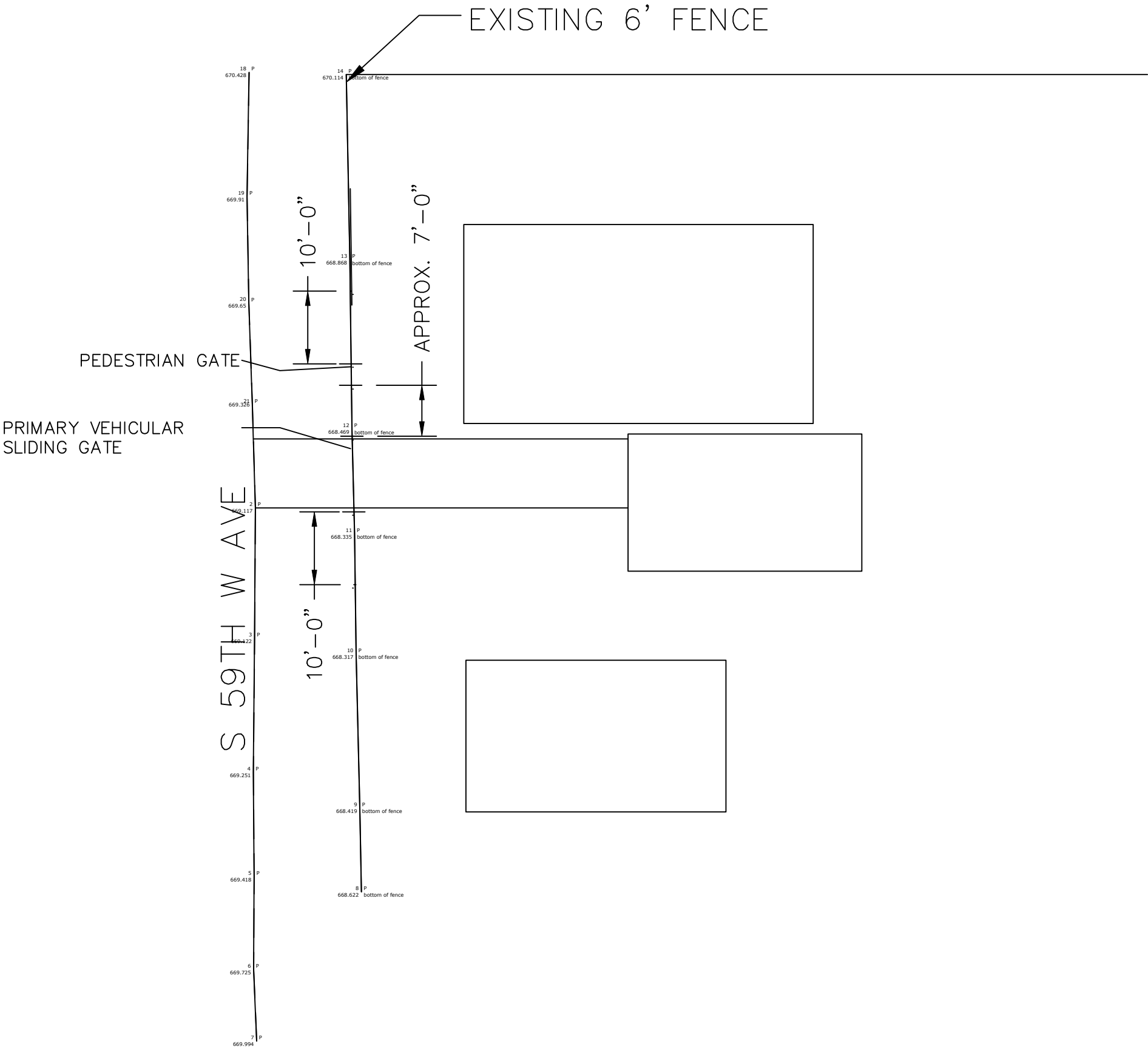
C-100

SHEET NUMBER

REVIEW

CURRENT REVISION

EXISTING FENCE IS APPROXIMATELY 6 FT IN HEIGHT
WITHIN 10 FT OF
VEHICULAR GATE. SEE SHEET C102 FOR PROFILE AND
ELEVATION COMPARISON.



CHERRY PI ENGINEERING, LLC
5105 W 66th St S Suite B,
Tulsa, OK 74131
P: (918) 205-0934
LIC. #: 33396 Oklahoma
PREPARED BY:



3139 S 59TH W AVE
TULSA, OK

PROJECT ADDRESS

APOLLO RESTORATION

CLIENT AND COMPANY



NORTH ARROW

REVISIONS	
REV.	DATE
RELEASE	07/20/26
⚠	
⚠	
⚠	

REVISIONS

1/16" = 1'

DRAWING SCALE

RNH | SAW

DRAWN BY | CHECKED BY

SITE PLAN

SHEET TITLE

C-101

SHEET NUMBER

REVIEW

CURRENT REVISION

ROADWAY AND FENCE ELEVATIONS ARE BASED ON FIELD MEASUREMENTS PROVIDED VIA EMLID RS2 WITH RTK.
THE VERTICAL SEPARATION BETWEEN THE EDGE OF ROADWAY AND THE BOTTOM OF FENCE VARIES ALONG THE FRONTAGE. REFER TO THE PROFILE FOR THE MEASURED DIFFERENCE AT EACH STATION.
GATE AND FENCE HEIGHTS WITHIN 10 FT OF EACH VEHICULAR ACCESS POINT ARE ALLOWED TO MAINTAIN A 6' HEIGHT.

LEGEND

ROADWAY ELEVATION

—

FENCE ELEVATION



CHERRY PI ENGINEERING, LLC
5105 W 66th St S Suite B,
Tulsa, OK 74131
P: (918) 205-0934
LIC. #: 33396 Oklahoma
PREPARED BY:

3139 S 59TH W AVE
TULSA, OK
PROJECT ADDRESS

APOLLO RESTORATION
CLIENT AND COMPANY



REVISIONS	
REV.	DATE
RELEASE	07/20/26
⚠	
⚠	
⚠	

REVISIONS

3/32" = 1'
DRAWING SCALE

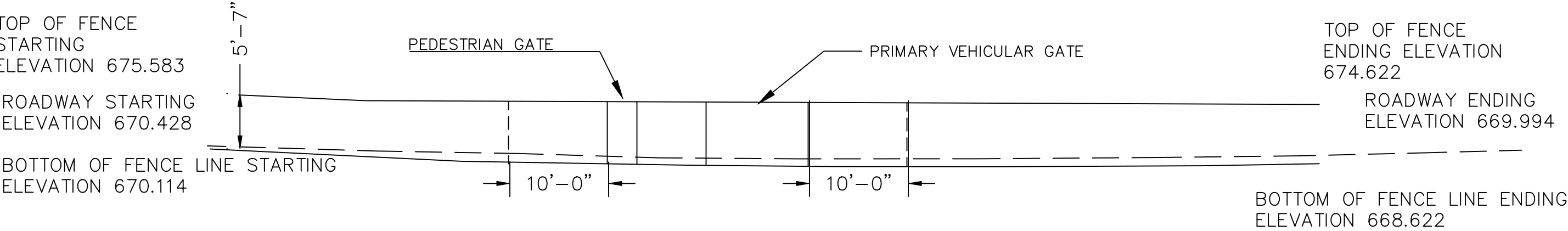
RNH | SAW
DRAWN BY | CHECKED BY

PROFILE

SHEET TITLE

C-102
SHEET NUMBER

REVIEW
CURRENT REVISION





Federal Emergency Management Agency

Washington, D.C. 20472

July 07, 2026

MR. JOSE SOTO
3139 SOUTH 59TH WEST AVENUE
TULSA, OK 74107

CASE NO.: 26-06-1830A
COMMUNITY: TULSA COUNTY, OKLAHOMA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 400462

DEAR MR. SOTO:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

A handwritten signature in cursive script, reading "David N. Bascom", is positioned above the typed name.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

EXHIBITS

Tulsa County Zoning Code Provisions

Re: 3139 S 59th W Ave, Tulsa, OK 74107 | Parcel R56625922001330 | CBOA 3358

INDEX OF EXHIBITS

Exhibit A — Email of Kerick Edenborough, Tulsa County, dated January 6, 2026, directing the fence to the Board of Adjustment for a “variance from the height requirements.” (Attached at the end of this packet.)

Exhibit B — Tulsa County Zoning Code Sec. 8.100 (Fences and Walls).

Exhibit C — Tulsa County Zoning Code Sec. 14.080-G (Special Exception standard) and Sec. 14.100-H (Variance standard).

EXHIBIT B — SEC. 8.100, FENCES AND WALLS

Sec. 8.100-A.

“Fences and walls located within or that enclose required street setback areas may not exceed 4 feet in height. Fences and walls in other locations may not exceed 8 feet in height. However, in R zoning districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots.”

Sec. 8.100-C.

“The board of adjustment is authorized to modify the fence and wall regulations of this section in accordance with the special exception procedures of Sec. 14.080.”

Note: Under Sec. 8.100-C, relief from the fence-height regulation is obtained through the special exception procedures of Sec. 14.080, not through the variance procedures of Sec. 14.100.

EXHIBIT C — THE TWO STANDARDS

Special Exception — Sec. 14.080-G (Approval Criteria):

“A special exception may be approved only if the board of adjustment makes each of the following findings: 1. That the special exception will be in harmony with the spirit and intent of these zoning regulations; and 2. That the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.”

Variance — Sec. 14.100-H (Standards and Review Criteria):

“No variance may be approved unless the board of adjustment determines that the following facts, favorable to the property owner, have been established: a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship; b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and c. That the variance, if granted, will

not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.”

Note: The special exception standard (Sec. 14.080-G) requires only two findings — harmony with the code and no injury to the vicinity. The variance standard (Sec. 14.100-H) additionally requires proof of “unnecessary hardship” from conditions “peculiar to the land.” Fence height falls under the special exception standard by operation of Sec. 8.100-C.

The foregoing are true and correct excerpts of the Tulsa County Zoning Code.



Joe Soto <Joe@apollorestoration.org>

Zoning and Floodplain Review 3139 S 59th W AVE

3 messages

Kerick Edenborough <kedenborough@tulsacounty.org>

Tue, Jan 6 at 9:23 AM

To: joe@apollorestoration.org <joe@apollorestoration.org>

Cc: Teresa Tosh <ttosh@tulsacounty.org>, Lucky Airehrour <lairehrour@tulsacounty.org>, Jeffrey Webster <jwebster@tulsacounty.org>, Allan Harden <aharden@tulsacounty.org>, Parker Sisco <psisco@tulsacounty.org>

Good Morning,

We have completed your zoning and floodplain review for 3139 S 59th W AVE for the proposed Remodel and have found the following things that need to be addressed.

Floodplain.

Property is in the Special Flood Hazard Area with the structure touching the Zone AE or 100 year floodplain and will need to fill out a floodplain development permit and complete a Substantial Improvement Form(SDSI) (both attached to email).

As part of the required SDSI we will also need 2-3 estimates to supplement the numbers provided in the SDSI determination.

If the home is found to be a substantial improvement, the home will need to be brought up to current building codes and my include things like elevation certificates to ensure compliance with Floodplain Management Regulations.

Zoning.

Property has a fence installed that is taller than 4' in front yard.

It can be shortened to 4' or you may go to the County Board of Adjustment to receive a variance from the height requirements to do that you would need to contact INCOG 918-584-7526 and they would be who you would apply to the Board of Adjustment with.

There was an RV present during the zoning pre site visit, and we would mention that RV are not permitted to be occupied in outside of an RV Park.

If you have any questions, please let us know.

Thank you,

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.

3139.png, Sec 8.100.png, FIRMETTE_3ff5f35d-4699-43a1-a631-67dbf105ddff.pdf, 23 a Resolution - BOCC Adopting New Floodplain Management Regulations 001.01 CMF# 20242245.pdf, Floodplain Development Permit.pdf, Costs That Must Be Included in SISD.docx

Joe Soto <Joe@apollorestoration.org>

Tue, Jan 6 at 4:25 PM

To: Kerick Edenborough <kedenborough@tulsacounty.org>

Cc: Teresa Tosh <ttosh@tulsacounty.org>, Lucky Airehrour <lairehrour@tulsacounty.org>, Jeffrey Webster <jwebster@tulsacounty.org>, Allan Harden <aharden@tulsacounty.org>, Parker Sisco <psisco@tulsacounty.org>

Good afternoon,

Thank you for the review. The proposed work is limited to removal and replacement of the existing roof and exterior siding with like-kind materials only. No structural modifications, and no change to the building footprint, elevation, or use are proposed.

We will complete and return the Floodplain Development Permit and SDSI form and provide supporting estimates reflecting this limited scope of work.

Please let us know if anything further is needed.

Thank you.

Apollo Restoration
Storm Water Fire

P: 402-320-4948
[Quoted text hidden]

Joe Soto <Joe@apollorestoration.org>

Tue, Jan 6 at 4:34 PM

To: Bridgette Soto <bridgette@apollorestoration.org>, Denise Rodriguez
<denise.rodriguez.191@gmail.com>

[Quoted text hidden]



Joe Soto <Joe@apollorestoration.org>

Request For Written Explanation Regarding Refusal of Temporary Construction Power Pole Permit

Kerick Edenborough <kedenborough@tulsacounty.org>

Wed, May 27 at 4:12 PM

To: Joe Soto <Joe@apollorestoration.org>, Lucky Airehrour <lairehrour@tulsacounty.org>, Teresa Tosh <ttosh@tulsacounty.org>, Jeffrey Webster <jwebster@tulsacounty.org>, Lisa Krebsbach <lkrebsbach@tulsacounty.org>, Lonnie Sims <lsims@tulsacounty.org>, Andrew Higganbotham <ahigganbotham@tulsacounty.org>
Cc: Bridgette Soto <bridgette@apollorestoration.org>, Denise Rodriguez <denise.rodriguez.191@gmail.com>, Sales@onyxroofing.org <Sales@onyxroofing.org>, mlbunny1115@gmail.com <mlbunny1115@gmail.com>, Kaylen B Dunagan <kdunagan@aep.com>

Good afternoon,

1. The reasons for not issuing a permit for the power pole at this time is due to not having an active building permit or development permit for the site, no construction or remodeling and/or other work should be occurring until a building and floodplain development permit has been acquired the purpose being is to ensure conformity with all adopted codes (IBC, NEC, Zoning, Floodplain Regulations, etc.) . Temporary construction poles are for the purpose of construction or remodeling and as such will require a building permit before the electrical or other trade permits can be issued. There are still issues that need corrected with the fence (CBOA 3358) and floodplain before any permits can be issued.
2. National Electrical Code Article 590, Tulsa County Zoning Regulations Chapter 17.030-C, Tulsa County Floodplain Management Regulations Section 4.2
3. Permits and Floodplain Development Permits applied for and obtained for both house and carport structure, Correcting Fence in accordance with CBOA 3358 at which time applicable trade permits can be pulled under the building permits prior to start of construction.
4. Teresa Tosh, Tulsa County Building Inspector and Floodplain Administrator.

Thank you,

Kerrick Edenborough, CFM



Inspections – Zoning Officer

Phone: 918-596-5289

Email: kedenborough@tulsacounty.org

218 W 6th St, Suite 210

Tulsa, OK 74119

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From: Joe Soto <Joe@apollorestoration.org>

To: Lucky Airehrour <lairehrour@tulsacounty.org>, Teresa Tosh <ttosh@tulsacounty.org>, Kerick Edenborough <kedenborough@tulsacounty.org>, Jeffrey Webster <jwebster@tulsacounty.org>, Lisa Krebsbach <lkrebsbach@tulsacounty.org>, Lonnie Sims <lsims@tulsacounty.org>, Andrew Higganbotham <ahigganbotham@tulsacounty.org>

Cc: Bridgette Soto <bridgette@apollorestoration.org>, Denise Rodriguez <denise.rodriguez.191@gmail.com>, "Sales@onyxroofing.org" <Sales@onyxroofing.org>, "mlbunny1115@gmail.com" <mlbunny1115@gmail.com>, Kaylen B Dunagan <kdunagan@aep.com>

Bcc:

Date: Wed, 27 May 2026 18:55:27 +0000

Subject: Re: Request For Written Explanation Regarding Refusal of Temporary Construction Power Pole Permit

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Case Number: CBOA-3372

Hearing Date: Sept. 15, 2026, 1:30 PM (Continued from August 18, 2026, meeting.)

Case Report Prepared by:

Kendal Davis

Owner and Applicant Information:

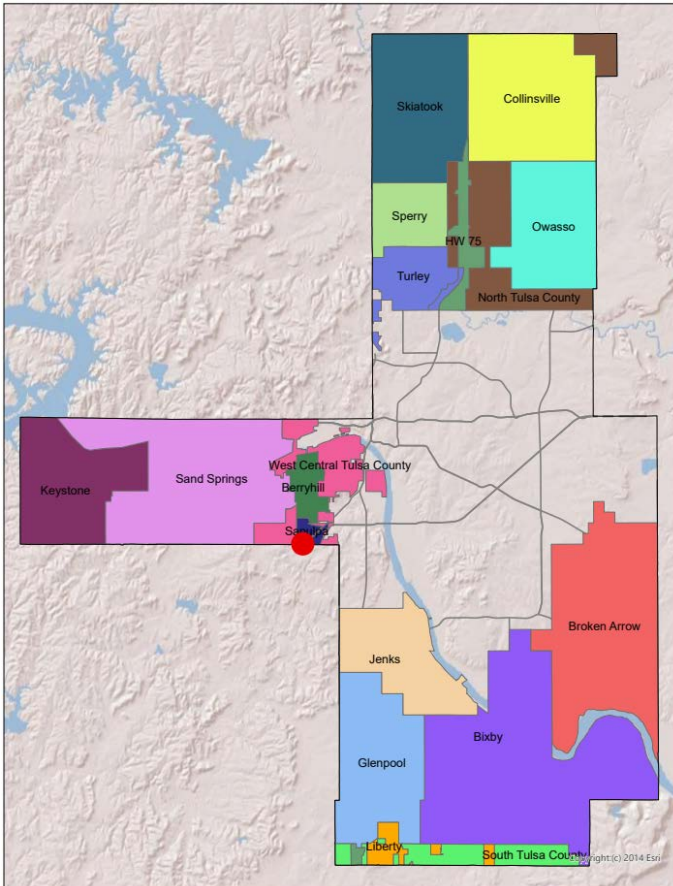
Applicant: Heather Rogers

Property Owner: Same

Action Requested: Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3- 3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3)

Staff requests continuance to October due to unresolved ownership issues that complicate the variances.

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.14± Acres

Legal Description: Lots 25 and 26, 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

(Continued from July 27th, 2026, meeting.)

HEARING DATE: Sept. 18th, 2026, 1:30 PM

APPLICANT: Heather Rogers

ACTION REQUESTED: Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3)

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 25 and 26, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

RELEVANT PREVIOUS ACTIONS:

CBOA-3372 (August 2026): The board approved a Special Exception to allow a manufactured housing unit, single section, in an RS-3 District. Accompanying variances were Continued to next meeting due to ownership issues.

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 Variance of minimum lot area and minimum lot width for an RS-3 district. The subject tract is currently undergoing a lot combination, which is contingent on the approval of this variance. The existing lots being combined are each individually 0.07± acres in area and 25± feet wide, making the post-combination lot 0.14± acres in area and 50± feet wide. The applicable minimum lot area and width for RS-3 districts are 6900 sqft (0.158± acres) and 60 ft, respectively. By performing this lot combination, the applicant greatly reduces the deficiencies of the property with regards to the zoning code, while still requiring these variances due to the inability of underlying hardship of not having the necessary land to be in full compliance of the zoning code's lot regulations.

Staff note, based on the provided site plan, that the requested Variance of side and rear setbacks will not be necessary for the single-section manufactured housing unit, nor will a variance for the rear setback. While this variance might appear to be necessary for the existing shed shown in the site plan, it is also not needed. The site plan shows the manufactured housing unit being placed 10± feet from the side property line (where the minimum setback is 5 feet) and 18± feet from the shed in question, which itself is 18± feet long. The shed is then shown to be 6± feet from the rear lot line. The rear setback in an RS-3 district is 20 feet, so the manufactured house should be outside the setback, while the shed is within it. However, per Section 8.030-A of the zoning code, the minimum side and rear setbacks of an accessory building in an R district are 3 feet if the lot area is 22500 square feet or less— that is, 0.52± acres or less— which the subject lot falls under, even after combination.

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 Motions:

“Move to _____ (approve/deny) a Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3)

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.

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

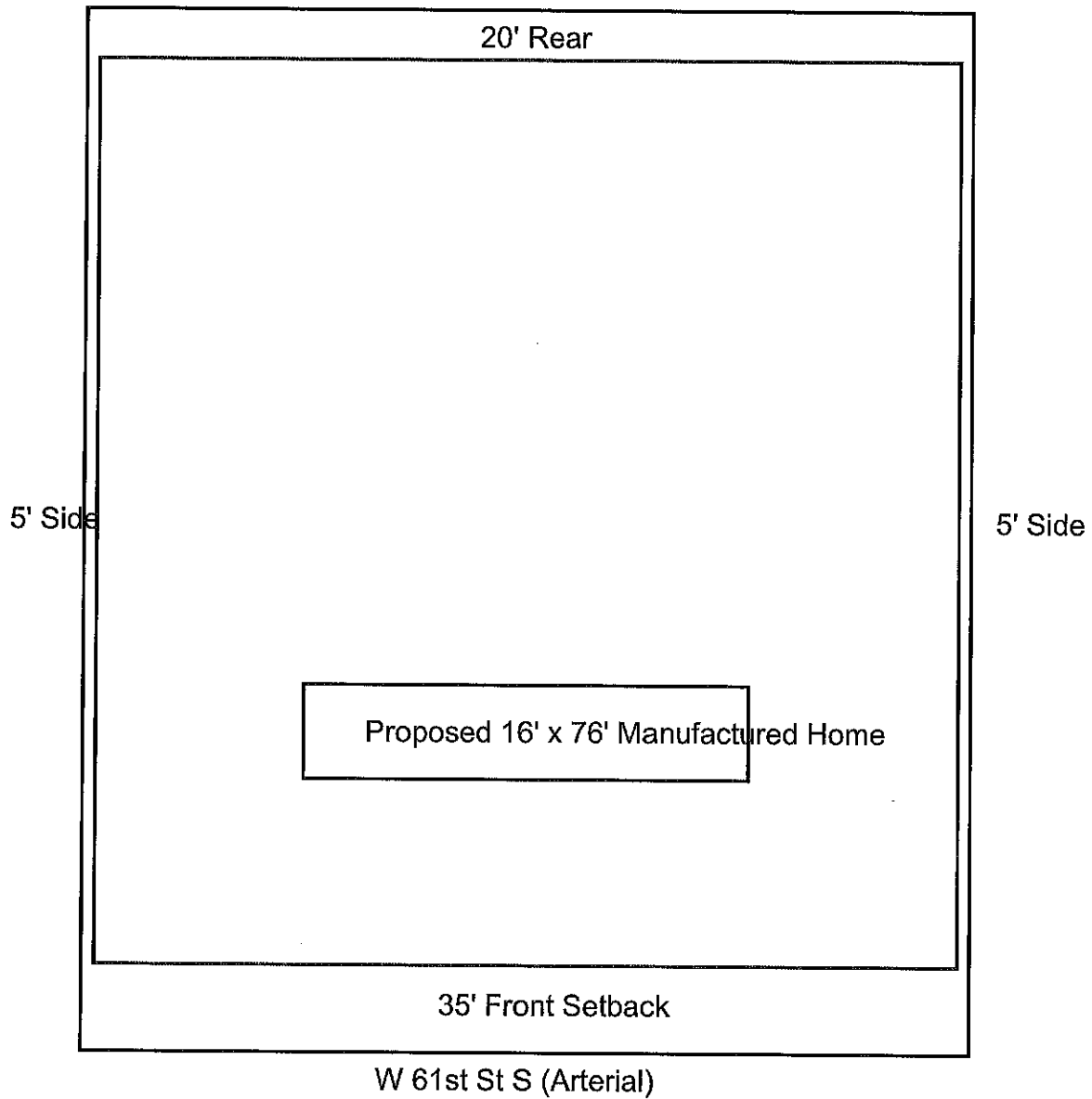
Because Lots 26 and 27 are currently being utilized as a single homesite and the replacement home is smaller than the existing structure, I respectfully request approval of this **lot line adjustment and combination of Lots 26 and 27 into one parcel**. The proposed improvements will not increase the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

Respectfully Submitted,

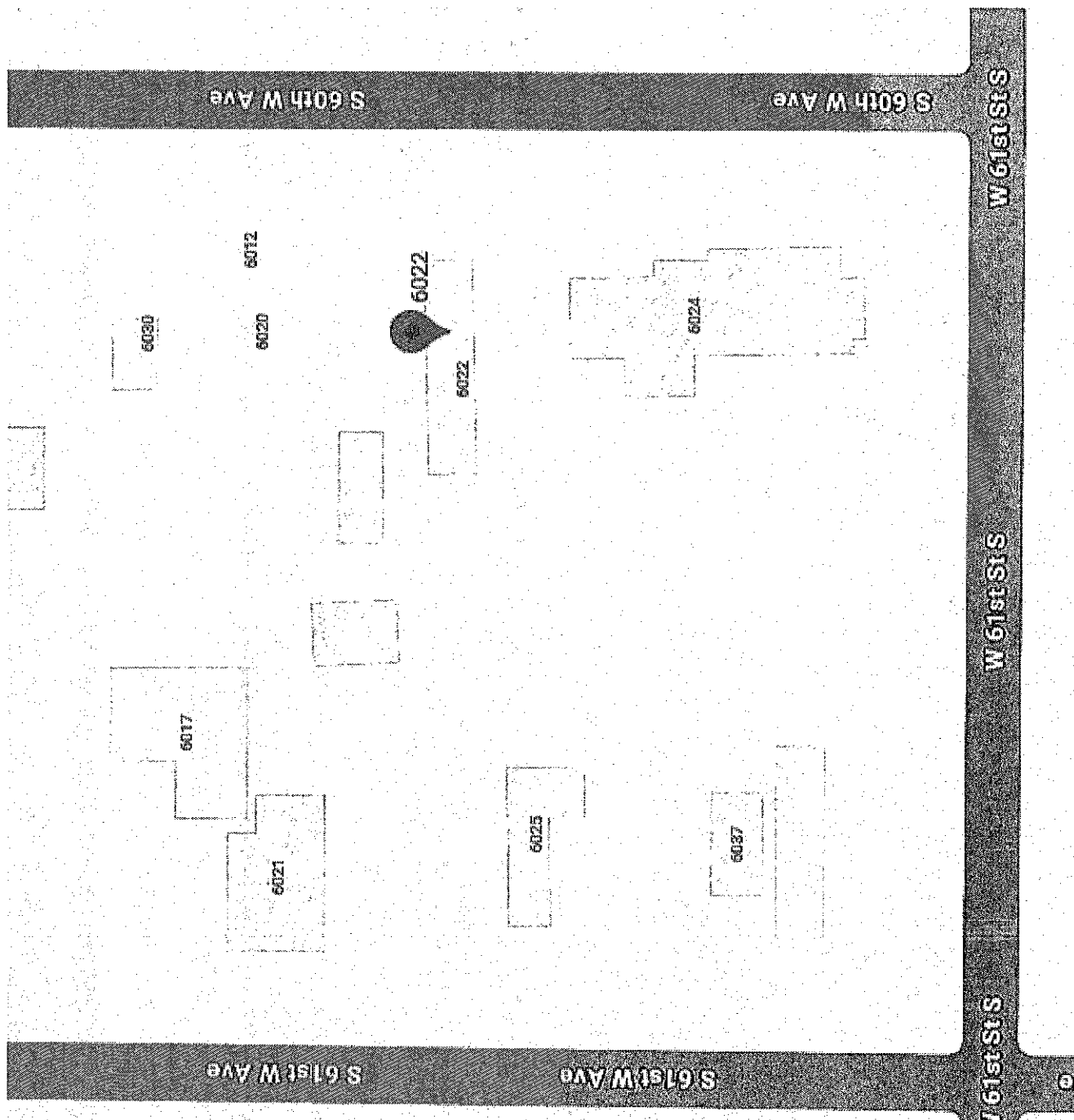
Heather Rogers

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.



STREET

-50-

12'

Fence

Fence
-21'-

Fence

20'

16'

-20'-

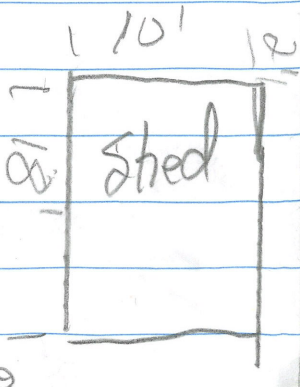
10'

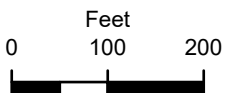
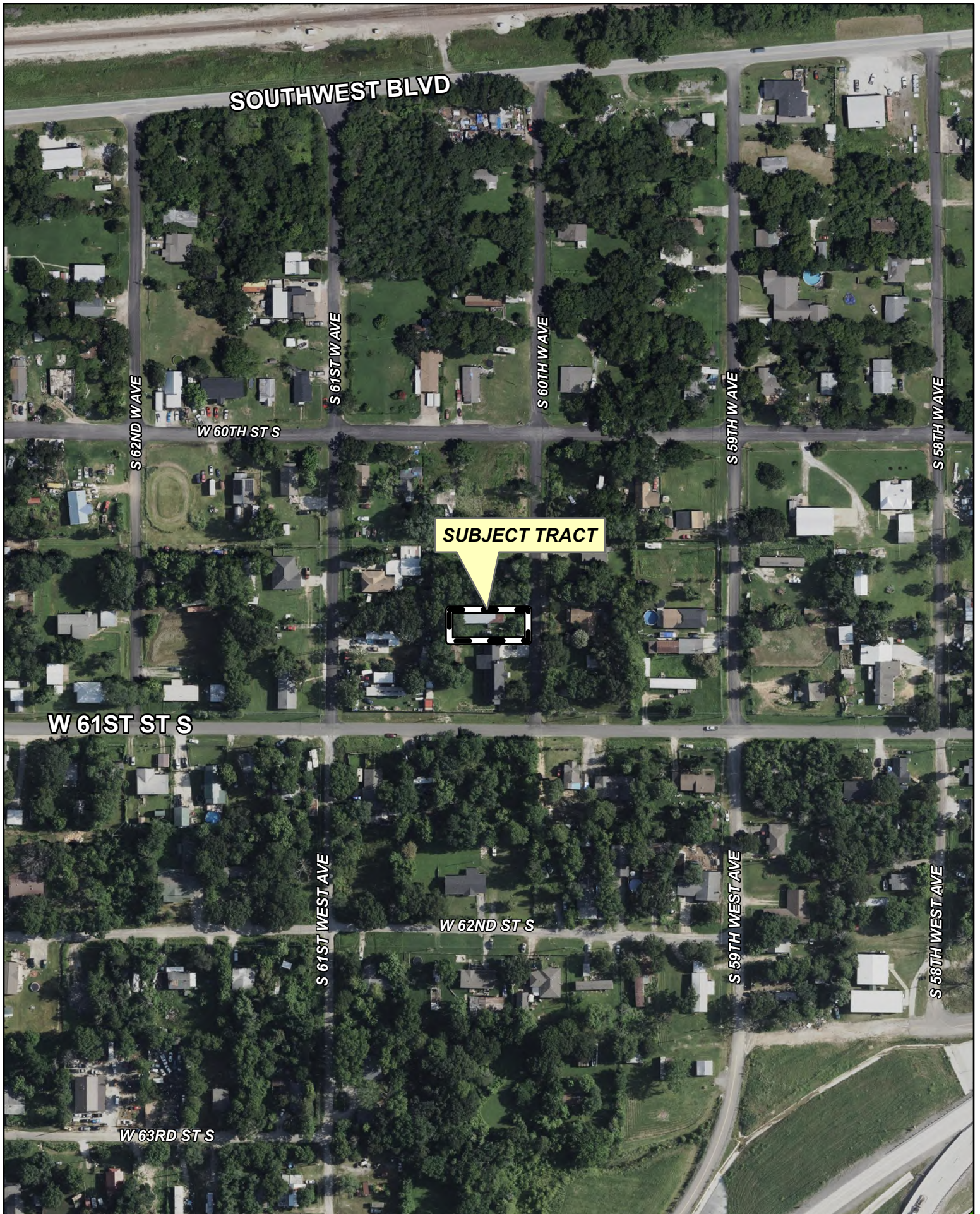
Lot 25

Lot 26

-79'-

118'





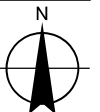
Subject
Tract

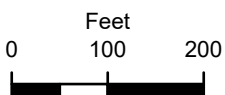
CBOA-3372

32 19-12

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

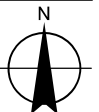
Aerial Photo Date: 2024

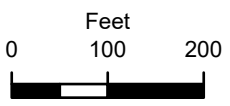
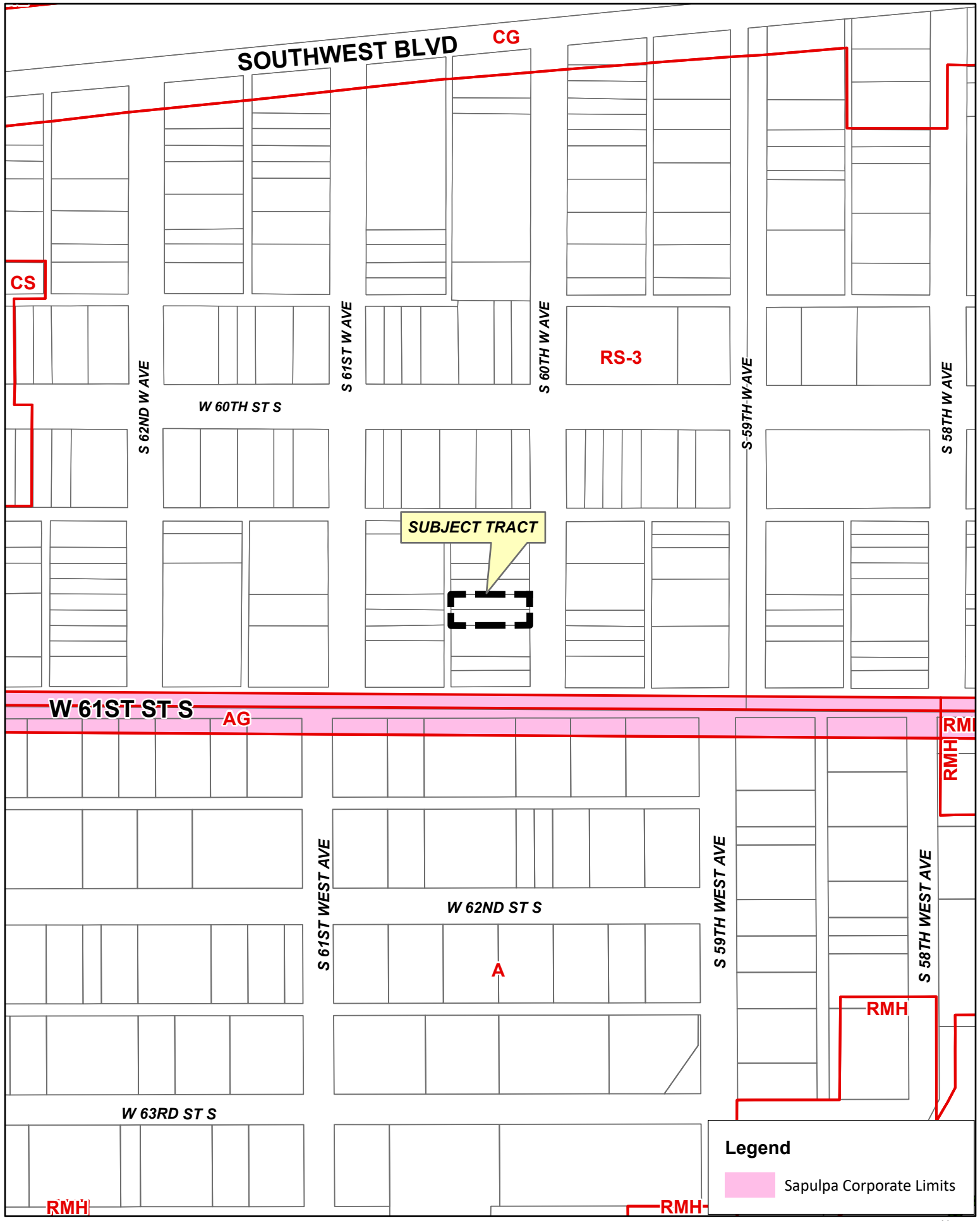




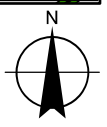
CBOA-3372

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CBOA-3372





Case Number: CBOA-3379

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

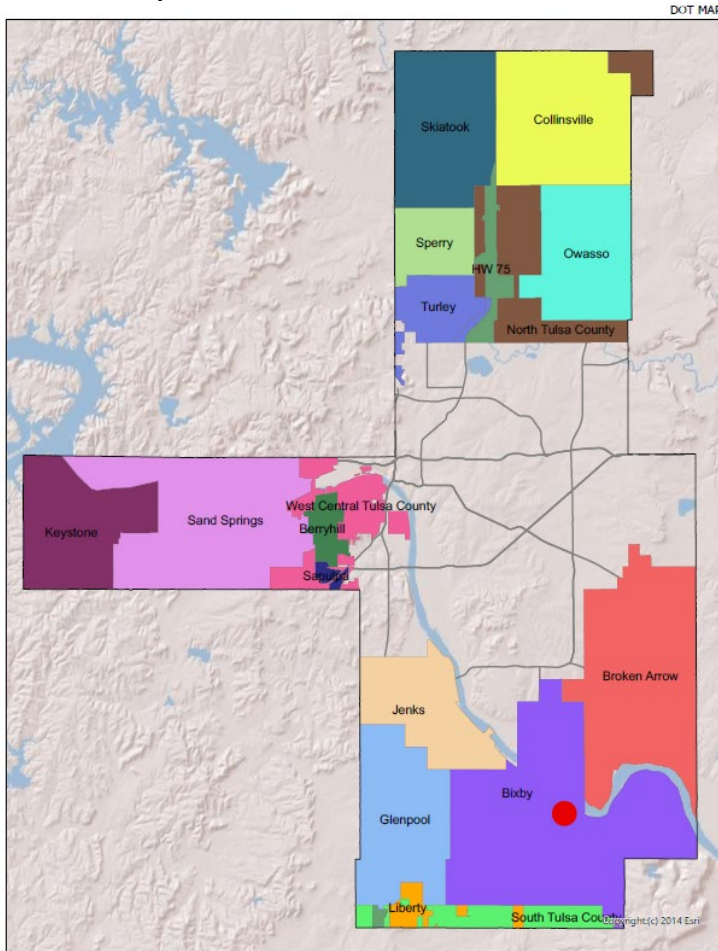
Owner and Applicant Information:

Applicant: Charles/Deborah Pettit

Property Owner: Same

Action Requested: Variance of the Minimum Lot Area per Dwelling Unit to allow 2 dwellings in the AG district (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.20 ± Acres

Legal Description: E479.2 W849.7 LYING S OF MVRR LESS BEG 370.50E & 353.81N SWC SW TH N APR 128.67 SE APR 168.76 SW APR 119.19 POB & LESS S24.75 THEREOF FOR ST SEC 19 17 14 2.204ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: Bixby

Land Use Designation: Rural Agriculture (Unincorporated); Flood District

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7419

CASE NUMBER: CBOA-3379
CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Charles/Deborah Pettit

ACTION REQUESTED: Variance of the Minimum Lot Area per Dwelling Unit to allow 2 dwellings in the AG district (Section 2.040, Table 2-3)

LOCATION: 9805 E. 161st St. S. Bixby, OK

ZONED: AG (Agricultural)

FENCELINE: Bixby

PRESENT USE: Residential

TRACT SIZE: 2.20 ± Acres

LEGAL DESCRIPTION: E479.2 W849.7 LYING S OF MVRR LESS BEG 370.50E & 353.81N SWC SW TH N APR 128.67 SE APR 168.76 SW APR 119.19 POB & LESS S24.75 THEREOF FOR ST SEC 19 17 14 2.204ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject property is located near the northeast corner of E. 161st St. S. and S. Mingo Rd. The surrounding area contains a mixture of rural residential, agricultural, and suburban residential development. The aerial exhibit shows larger agricultural and undeveloped tracts primarily to the north and south of the subject property, while residential dwellings are located immediately east and west and within established residential neighborhoods farther to the south.

The subject property and much of the immediately surrounding unincorporated area are zoned AG. A greater variety of zoning occurs farther south and southwest within the Bixby corporate limits, including RS-2, RS-3, RM-1, CS, and OL zoning districts. The mixture of zoning and development reflects the transitional character of the area between larger rural/agricultural properties and more conventional suburban development.

The applicable future land use designation for the subject property is Rural Agriculture (Unincorporated). The Land Use Plan exhibit also identifies a Flood District extending through portions of the surrounding area.

Overall, the surrounding development pattern includes residential uses on properties of varying sizes, together with agricultural and undeveloped land. The addition of a second dwelling on the subject property would remain residential in nature and would not introduce a new category of land use into the immediate area.

STAFF COMMENTS: The applicant is requesting a Variance of the Minimum Lot Area per Dwelling Unit to allow two dwelling units on property zoned AG. Section 2.040, Table 2-3 establishes the applicable minimum lot area per dwelling unit within the AG District; therefore, the placement or maintenance of two dwelling units on the subject property requires relief from that standard.

The subject property is situated within an area characterized by a mixture of rural residential development, agricultural land, and larger undeveloped tracts. Residential uses are already established immediately adjacent to and in the vicinity of the property, and the requested variance would allow an additional residential dwelling while maintaining the underlying AG zoning of the property. The request does not involve an increase in permitted nonresidential intensity or a change to the property's zoning classification.

From a land-use compatibility standpoint, staff finds that the presence of two dwellings on the subject tract would generally remain compatible with the residential and rural character of the surrounding area. The property is designated Rural Agriculture (Unincorporated) by the applicable Land Use Plan, and the proposed use of the property for residential purposes is consistent with the existing pattern of residential and agricultural uses in the vicinity. If approved, all other applicable zoning, building, access, wastewater/septic, and development requirements would remain in effect. Approval of the variance would provide relief only from the minimum lot area per dwelling unit requirement necessary to allow two dwellings on the subject property.

Staff finds that the requested variance, if approved, is not anticipated to adversely affect the character of the surrounding area; however, the Board must determine whether the circumstances of the subject property satisfy the required findings for granting a variance.

Sample Motion:

“Move to _____ (approve/deny) Variance of the Minimum Lot Area per Dwelling Unit to allow 2 dwellings in the AG district (Section 2.040, Table 2-3)

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

1.

2.

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



FEMA Flood Hazard Map

To: Tulsa County Board of Adjustment

Dear Members,

We are seeking a variance to place a manufactured home on our 2 acre plot at 9805 East 161st Street South, Bixby OK 74008.

The manufactured home is 868 square feet, 2 bedroom and 2 baths. The outer materials of construction are smart siding and shingle roof.

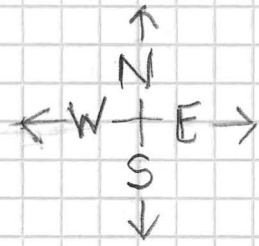
The purpose of this dwelling is to house my elderly mother-in-law. She is currently 83 years old and living with her partner that is not expected to live much longer due to cancer. She needs to be near family that can help take care of her as needed. As everyone is aware there are not many options for older people on a fixed income.

We have chosen this size dwelling to allow for uncrowded living space and provide an area for someone to stay overnight as needed but not intrude on her privacy. As I am sure many board members have experienced older family members can become very protective of their space and possessions.

Legal description of 9805 E 161st St S, Bixby OK 74008

The East 479.2 feet of the West 849.7 feet of Section Nineteen (19), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, lying South of the Midland Valley Railroad Right of Way. LESS AND EXCEPT that part thereof described as follows, to-wit: COMMENCING at the Southwest corner of said Section 19, Thence N 88°37'6" E along the South line of said Section 19 a distance of 370.50 feet; Thence N 01°15'05" W parallel to the West line of said Section 19 a distance of 197.70 feet to the centerline of the abandoned railroad; Thence S 45°46'30" E along said centerline a distance of 260.61 feet; Thence S 85°01'30" W a distance of 183.13 feet to the POINT OF BEGINNING.

82'

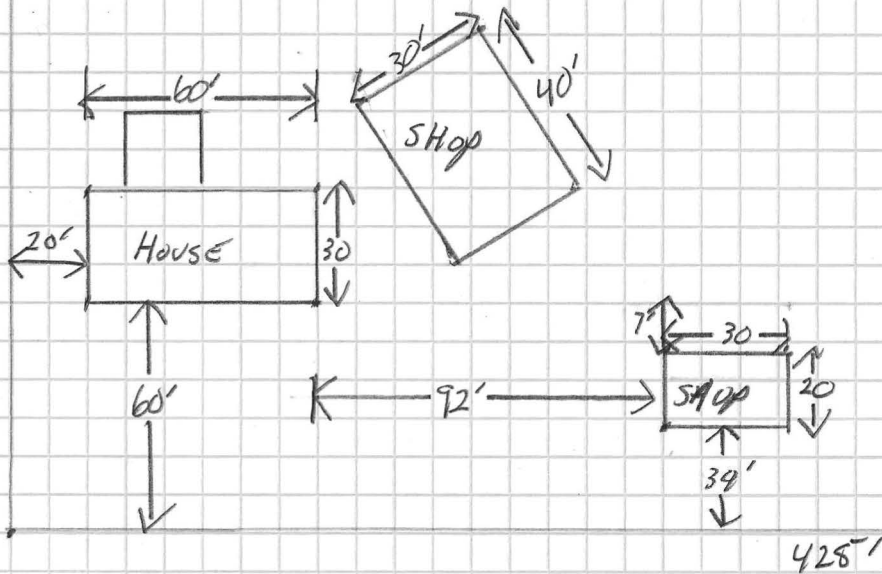


ONE Square = approx 10'

350'

501'

9805 E 161st St. S.
Bixby, OK





0 200 400
Feet



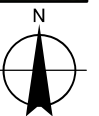
Subject
Tract

CBOA-3379

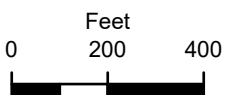
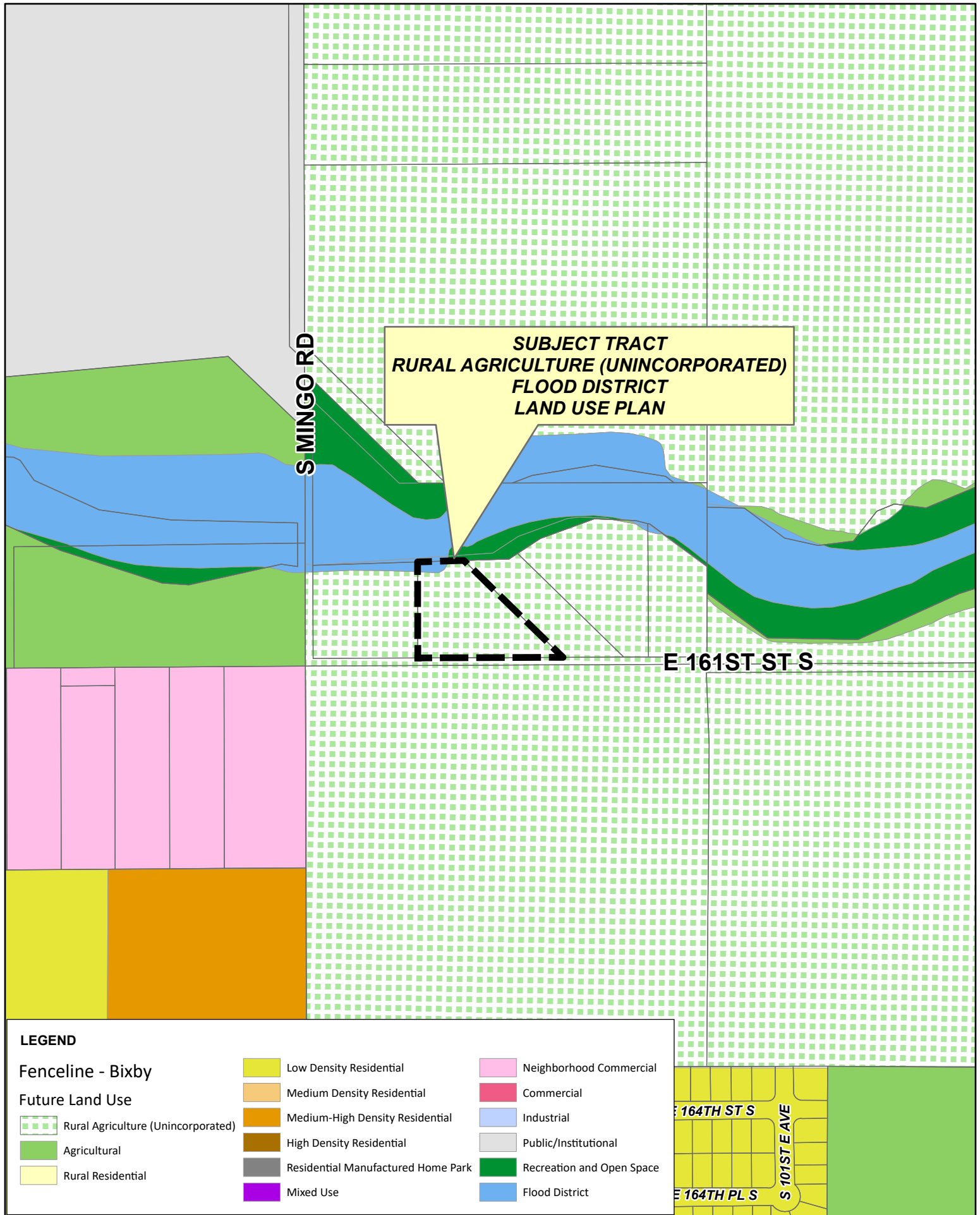
19 17-14

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

Aerial Photo Date: 2024

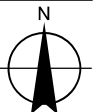


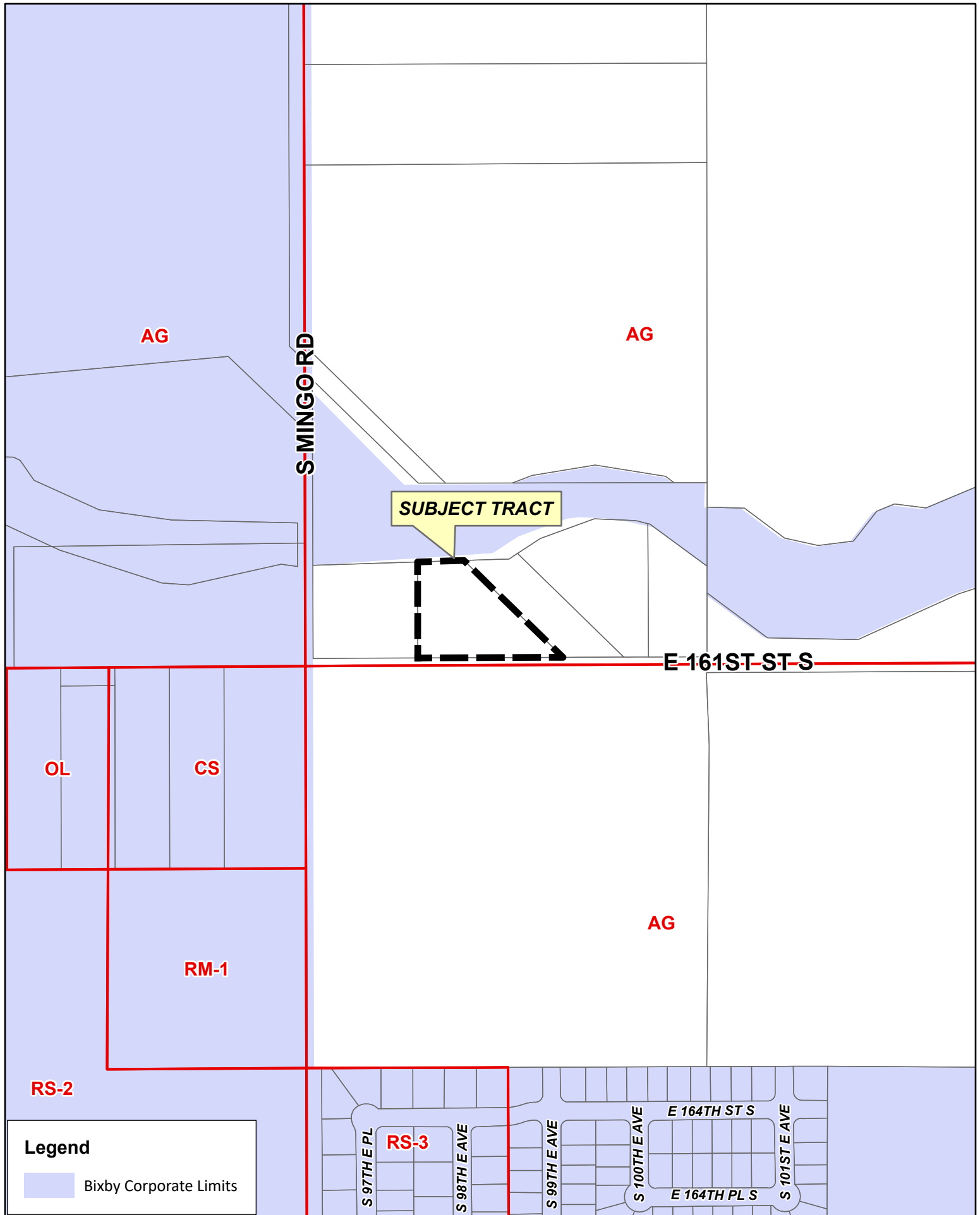
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CBOA-3379

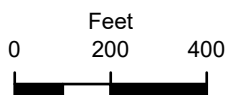
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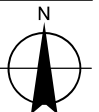
Legend

 Bixby Corporate Limits



CBOA-3379

19 17-14





Case Number: CBOA-3380

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

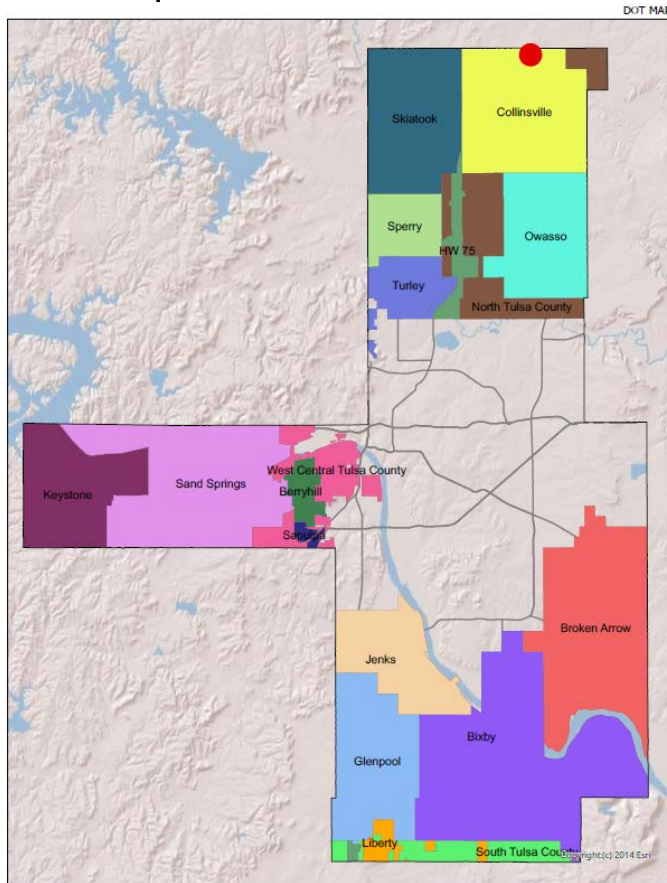
Owner and Applicant Information:

Applicant: James Moseby

Property Owner: 40:31 RANCH, LLC

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)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 32.49 ± Acres

Legal Description: N/2 S/2 NW LESS S495 W660.46 THEREOF & LESS W16.5 THEREOF FOR RD SEC 6 22 14 32.488ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: Collinsville

Land Use Designation: RESIDENTIAL

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2406

CASE NUMBER: CBOA-3380

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: James Moseby

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)

LOCATION: 18307 N. 97th E. Ave, Collinsville, OK

ZONED: AG (Agricultural)

FENCELINE: Collinsville

PRESENT USE: RESIDENTIAL

TRACT SIZE: 32.49 ± Acres

LEGAL DESCRIPTION: N/2 S/2 NW LESS S495 W660.46 THEREOF & LESS W16.5 THEREOF FOR RD SEC 6 22 14 32.488ACS

RELEVANT PREVIOUS ACTIONS: CELD-44

ANALYSIS OF SURROUNDING AREA: The subject property is located in a predominantly rural residential and agricultural area characterized by large tracts interspersed with smaller residential parcels. Properties surrounding the subject tract are primarily zoned AG, with an isolated area of RE zoning located farther southeast of the site. The subject property and surrounding area are designated Residential by the Collinsville Land Use Plan.

Development in the vicinity generally consists of detached residential dwellings, agricultural or open land, and associated accessory structures. The aerial exhibit shows a pattern of larger acreage tracts east and north of the subject property, with smaller residential parcels concentrated primarily along N. 97th East Avenue and E. 182nd Place North. The overall development pattern remains relatively low-density and rural in character.

The proposed land division would divide the property into four tracts, including approximately 7.904 acres, 5.025 acres, 5.025 acres, and 14.977 acres, as depicted on the boundary survey included with CELD-44. Because the resulting interior tracts would not have the required frontage on a maintained public road, a 30-foot-wide access and utility easement is proposed extending east from N. 97th East Avenue to provide access to the resulting tracts. The submitted legal description identifies this easement as approximately 1,658 feet in length.

The requested variance would therefore accommodate the proposed configuration of CELD-44 by allowing the resulting tracts without direct public street frontage to obtain access by private easement rather than requiring each tract to maintain the minimum 30 feet of frontage on a maintained public road. The proposed

configuration is generally consistent with the rural development pattern of the surrounding area in terms of tract size and low-density character. Approval of the variance would not, by itself, change the underlying AG zoning or authorize a more intensive land use.

STAFF COMMENTS: The variance is requested to facilitate CELD-44, an Exempt Land Division that would create four tracts from the existing property. Although certain resulting tracts would not maintain the required 30 feet of frontage on a maintained public road, the submitted survey provides a 30-foot-wide access and utility easement connecting the proposed tracts to N. 97th East Avenue. Therefore, the requested reduction in street frontage would not eliminate access to the affected tracts. The proposed lots remain relatively large and are consistent with the low-density, rural residential character of the surrounding AG-zoned area. Staff does not anticipate that the requested frontage variance, by itself, would adversely affect the established character of the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) to permit 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)

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

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

Subject to the following conditions, if any: _____.

Finding 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.





REMOVE







BACK 30 ACRES

NORTH

SOUTH





SHARED ENTRANCE (97th E AVE)





AMERICAN EAGLE LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037
Ph 918-640-4162 Fax 918-894-5248
darrellbible@gmail.com

Order No: 2511164

“ATTACHMENT”

LEGAL DESCRIPTION

The North Half of the South Half of the Northwest Quarter ($N\frac{1}{2} S\frac{1}{2} NW\frac{1}{4}$) of Section Six (6), Township Twenty-two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS the South 495 feet of the 660.46 feet thereof.

EASEMENT INFORMATION

9. Right of Way Easement recorded in Book 23, Page 421 is a blanket document that applies to and affects subject property, however exact location can not be ascertained with documents provided.
10. Right of Way Easement recorded in Book 2937, Page 168 applies to and affects subject property along existing service lines, however exact location can not be ascertained with documents provided.
11. Right of Way Easement recorded in Book 6258, Page 310 applies to and affects subject property as shown.
12. Right of Way Easement recorded in Book 7016, Page 1353 applies to and affects subject property as shown.
13. Agreement for Survey Use and Pipe Line Easement recorded in Document Number 2007012457 is a blanket document that applies to and affects subject property, however exact location can not be ascertained with documents provided.



**AMERICAN EAGLE
LAND SURVEYING, LLC**

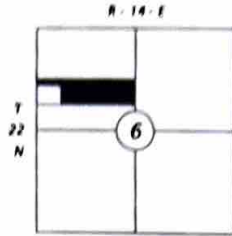
2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)694-5248
darrellbible@gmail.com

Order No. 2511164

Client: Allerganica Title & Escrow, LLC

Bottomer: Casey Lowther and Danielle Lowther

File Number: 25-1954



Tulsa County
LOCATION MAP

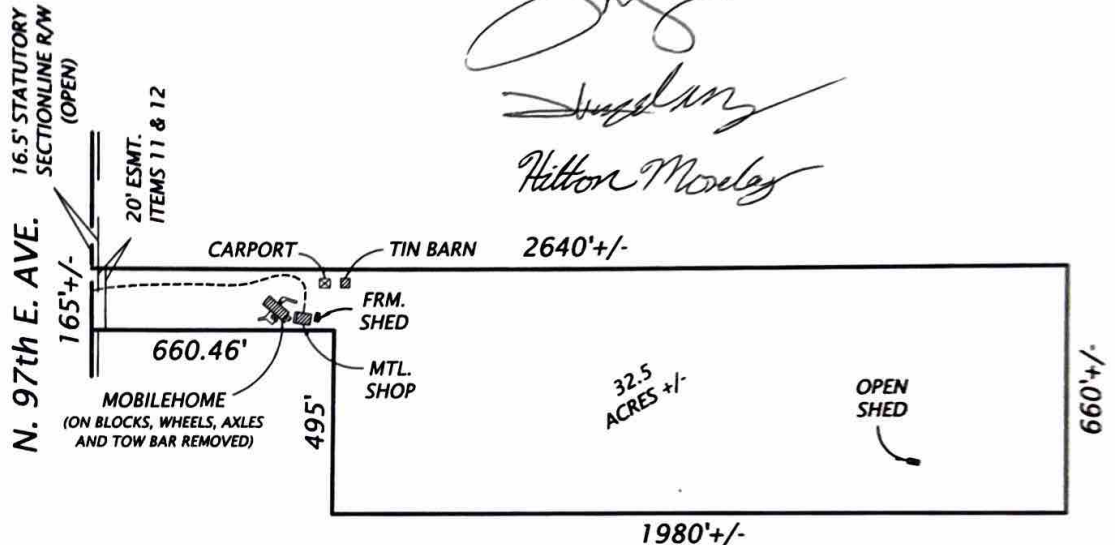
SCALE
1" = 400'

**SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION
AND EASEMENT INFORMATION**

Casey Lowther

Danielle Lowther

Hilton Morley



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#40143C0065K, DATED 8/3/09.

Property address: 18307 North 97th East Avenue, Collinsville, Oklahoma

SURVEYORS STATEMENT

I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE LOCATION OF DWELLING BASED ON AVAILABLE CONTROL AT THE TIME, FENCING NOT SHOWN. THIS IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT; THAT THE ABOVE INSPECTION PLAT SHOWS RECORDED 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 AND 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 HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-6643

LEGEND

B/L=Building Line
U/E=Utility Esmt.
D/E=Drainage Esmt.
SWE=Sidewalk Esmt.
RWL=Restricted Waterline Esmt.

Darrell Bible

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2026
Final: 12/23/2025



Exhibit A

Tract 1

A tract of land in the N/2 N/2 SW/4 SW/4 of Section 29, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, said tract of land being described as follows: Beginning at the N/2 N/2 SW/4 SW/4; Thence North 88°48'39" East for 1322.88 feet to the Northeast Corner of said N/2 N/2 SW/4 SW/4; Thence South 01°13'12" East for 330.19 feet to the Southeast corner of said N/2 N/2 SW/4 SW/4; Thence South 88°48'07" West along the South line of said N/2 N/2 SW/4 SW/4 for 595.59 feet; Thence North 01°11'40" West for 300.29 feet; Thence South 88°48'39" West parallel with and 30 feet South of the North line of said N/2 N/2 SW/4 SW/4 for 727.45 feet to a point on the west line of said N/2 N/2 SW/4 SW/4; Thence North 01°10'08" west along the west line of said N/2 N/2 SW/4 SW/4 for 30 feet to the Point of Beginning.

Tract 2

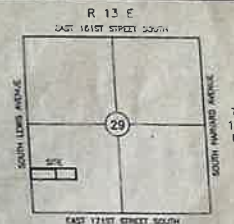
A tract of land in the N/2 N/2 SW/4 SW/4 of Section 29, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, said tract of land being described as follows: Beginning at the Southwest corner of said N/2 N/2 SW/4 SW/4; Thence North 01°10'08" West along the West line of said for 300.40 feet, Thence North 88°48'39" East and parallel with and 30 feet South of the North line of said N/2 N/2 SW/4 SW/4 for 727.45 feet; Thence South 01°11'40" East for 300.29 feet to a point on the South line of said N/2 N/2 SW/4 SW/4; Thence South 88°48'07" West along the South line of said N/2 N/2 SW/4 SW/4 for 727.59 feet to the Point of Beginning.

Δ DENOTES SET 3/8" IRON PIN WITH CAP "WHITE CA1096"

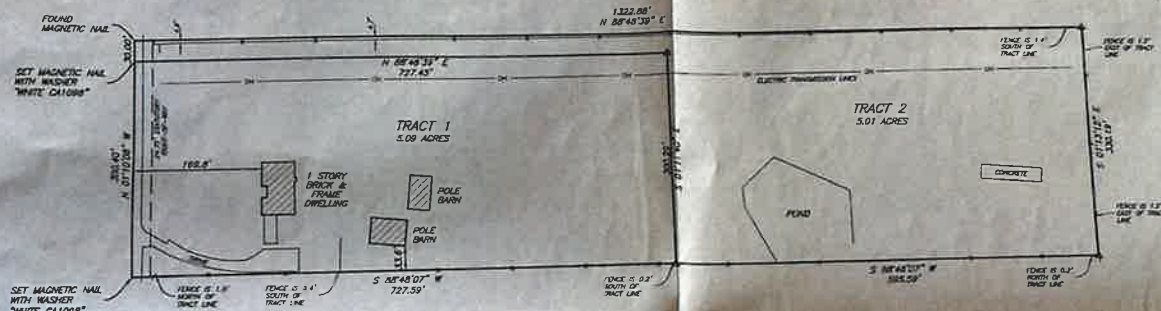
--- FENCE
M/P METERING POINT
CB CHORD BEARING
B/C BURIED ELECTRIC & TELEPHONE CABLE
EASEMENT (APPROXIMATE LOCATION)

U/E UTILITY EASEMENT
 D/E DRAINAGE EASEMENT
 [] CONCRETE
 [] ASPHALT

 BEFORE YOU DIG,
CALL 800 FOR
LOCATION OF
UNDERGROUND UTILITIES
(TOLL FREE)



1"=100'



The North Half of the North Half of the Southwest Quarter of the Quarter (N/2 N/2 SW/4 SW/4) of Section 29, Township 17 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

[illegible]

Tract 2
A tract of land in the North Half of the North Half of the Southwest Quarter of the Southwest Quarter (N/2, N/2, SW/4, SW/4) of Section 36, Township 17 North, Range 12 East, of the 6th Principal Meridian, Tulese County, State of California, according to the U.S. Government Survey, most part of land being described as follows: Beginning at the Southwest corner of said N/2, N/2, SW/4, SW/4, Thence North 01°12'50" West along the South line of said N/2, N/2, SW/4, SW/4, 300.00 feet to a point on the South line of said N/2, N/2, SW/4, SW/4, Thence North 88°48'03" East along the South line of said N/2, N/2, SW/4, SW/4, for 300.25 feet to a point on the South line of said N/2, N/2, SW/4, SW/4, Thence South 88°48'03" East along the South line of said N/2, N/2, SW/4, SW/4, for 722.59 feet to the Point of Beginning.

INVOICE NO: STK 19-99163
CLIENT: CARMEN BERNALL

[illegible]

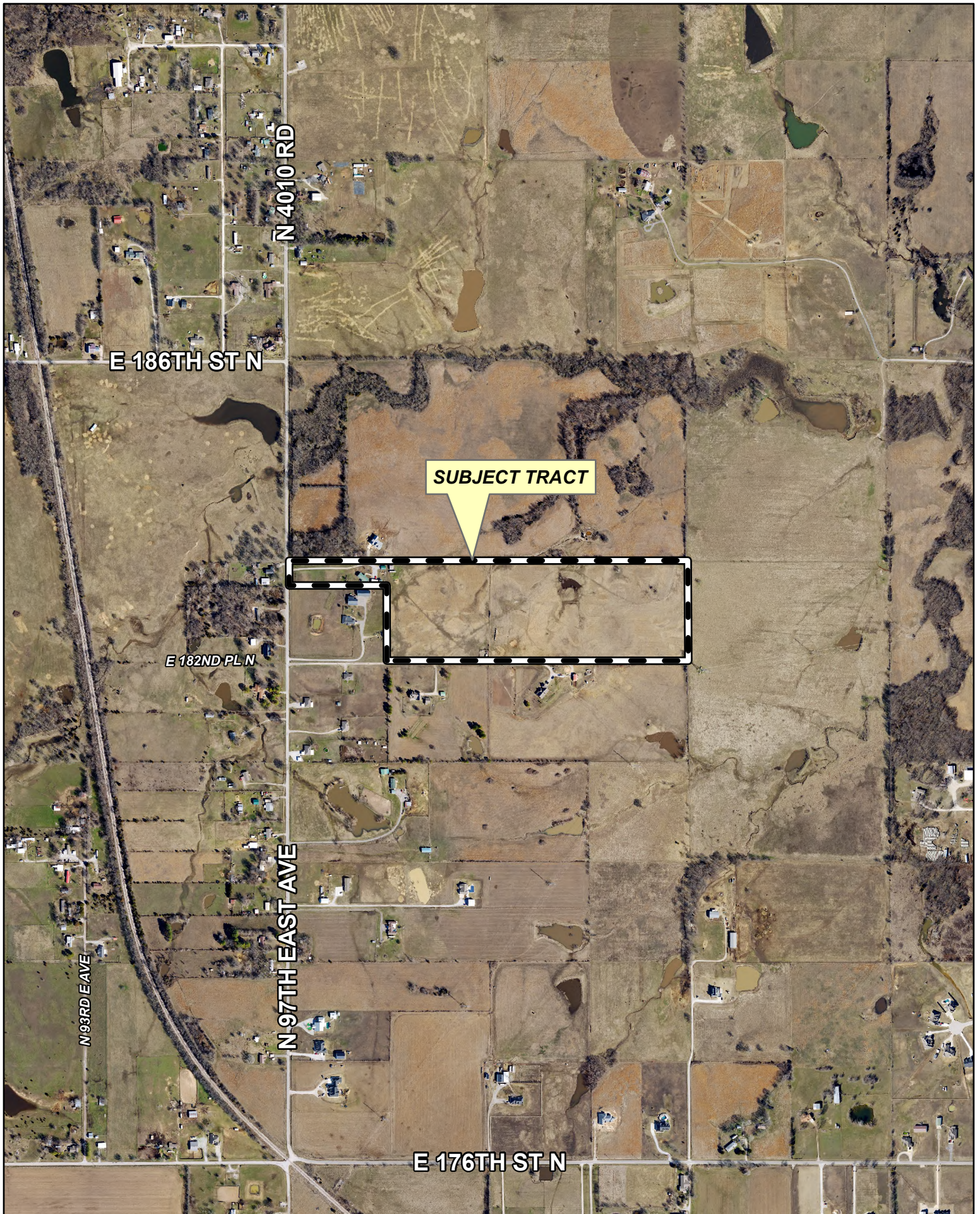
WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA109
(RENEWAL 6/30/2021)



172 Ryck DATE 1/
REGISTERED PROFESSIONAL
STATE OF CALIFORNIA NO.

WHITE SURVEYING COME

providing land surveying services since 1940



SUBJECT TRACT

E 186TH ST N

N 4010 RD

E 182ND PL N

N 97TH EAST AVE

E 176TH ST N

N 93RD E AVE

0
400
800
Feet



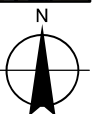
Subject
Tract

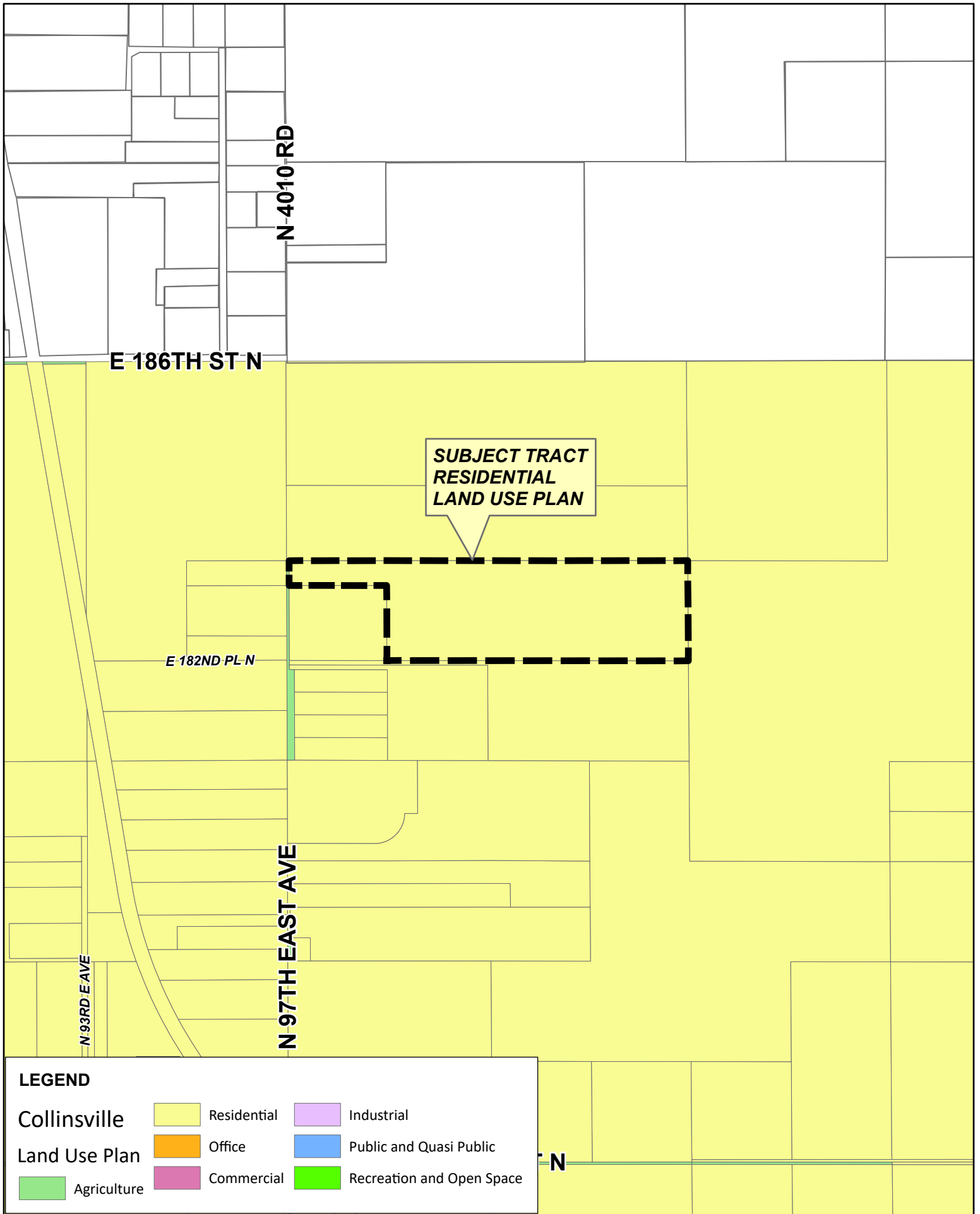
CBOA-3380

06 22-14

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

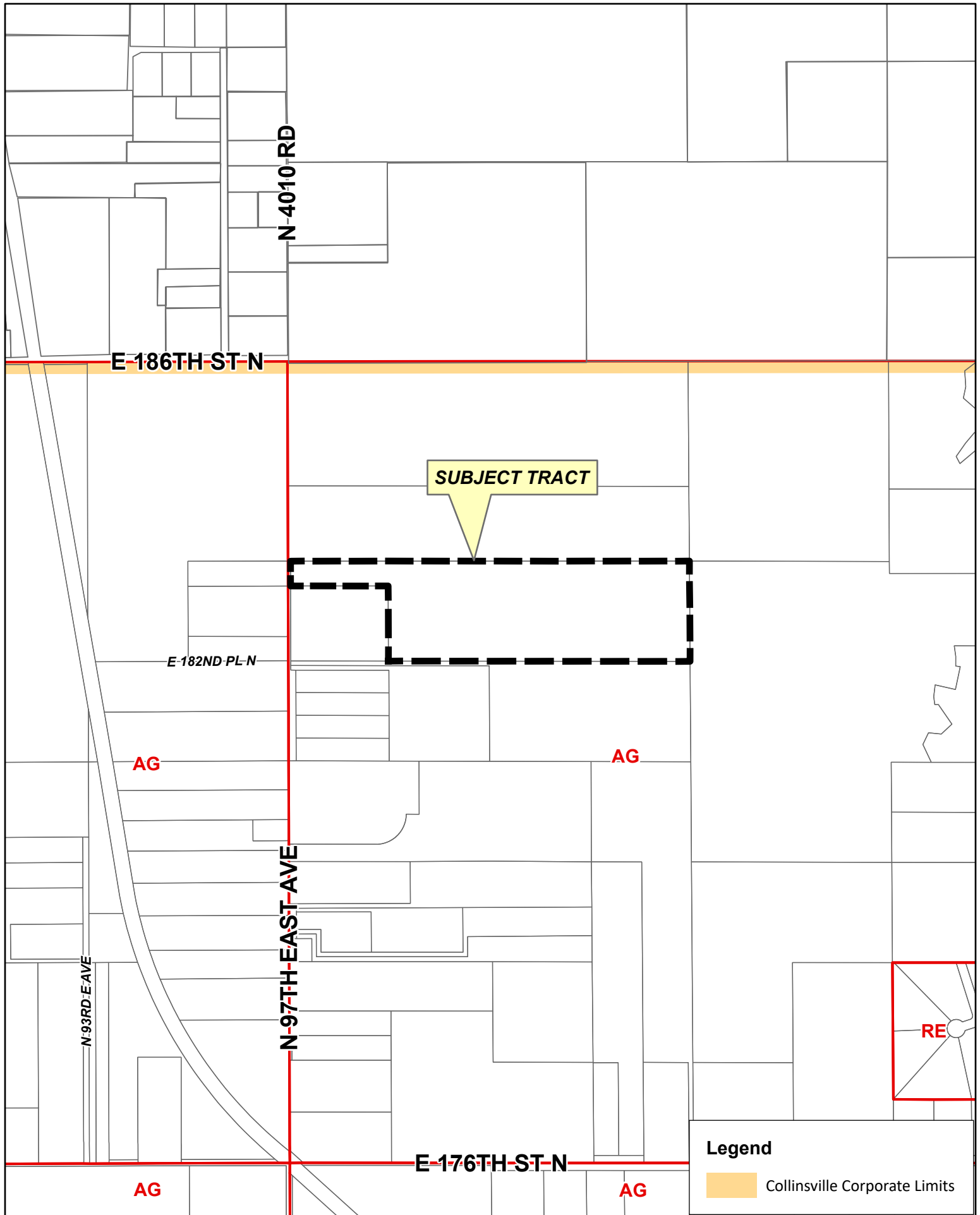
Aerial Photo Date: 2025





CBOA-3380

06 22-14



SUBJECT TRACT

E 186TH ST N

N 4010 RD

E 182ND PL N

AG

AG

N 97TH EAST AVE

RE

E 176TH ST N

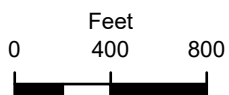
AG

AG

Legend

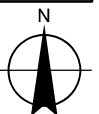


Collinsville Corporate Limits



CBOA-3380

06 22-14





Case Number: CBOA-3381

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

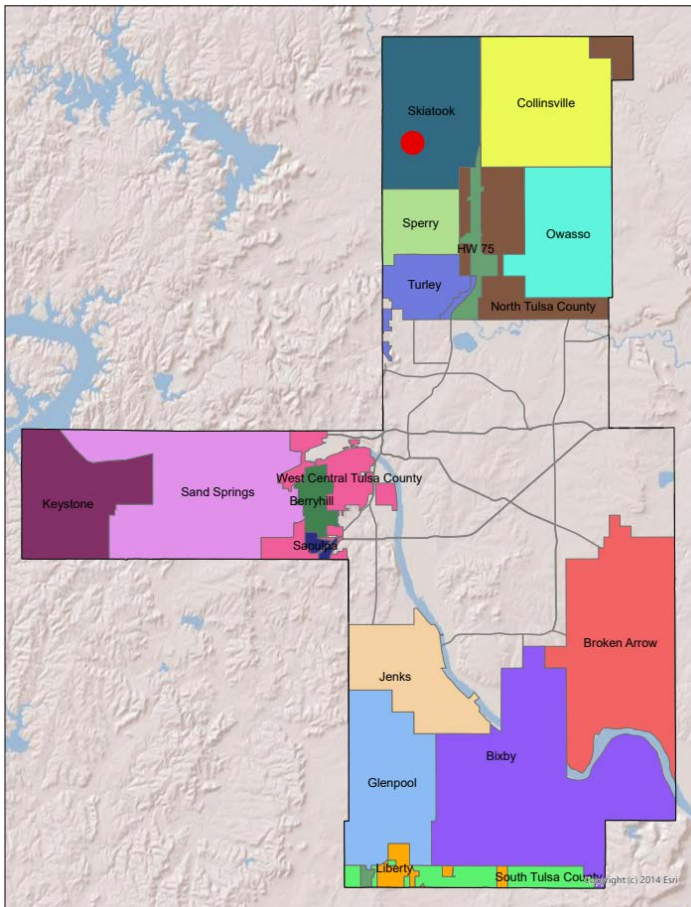
Owner and Applicant Information:

Applicant: Ron Hafner

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. 2.040 Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 39.62 ± Acres

Legal Description: SE SE SEC 25 22 12

Present Zoning: AG (Agricultural)

Fenceline/Area: SKIATOOK

Land Use Designation: RURAL RESIDENTIAL

TULSA COUNTY BOARD OF ADJUSTMENT

CASE REPORT

TRS: 2225

CASE NUMBER: CBOA-3381

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Ron Hafner

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)

LOCATION: 1014 E. 136th St. N, Skiatook, OK

ZONED: AG (Agricultural)

FENCELINE: SKIATOOK

PRESENT USE: Residential

TRACT SIZE: 39.62 ± Acres

LEGAL DESCRIPTION: SE SE SEC 25 22 12

RELEVANT PREVIOUS ACTIONS: CLS-142

ANALYSIS OF SURROUNDING AREA: The subject property is located east of N. Hartford Avenue near E. 136th St. N. The surrounding area is rural in character and consists primarily of large acreage tracts, wooded and agricultural land, and scattered single-family residential development. Development in the vicinity is generally low-density, with residences situated on larger parcels rather than within a conventional suburban subdivision pattern. The aerial exhibit also shows substantial areas of undeveloped and wooded land surrounding the subject property.

The subject property is designated Rural Residential by the applicable Future Land Use Plan. The Rural Residential designation also encompasses much of the surrounding area and is consistent with the existing pattern of large-lot residential and rural development in the vicinity.

The subject property is proposed to be divided through CLS-142 into Tracts A and B. As depicted on the exhibits, the proposed division would result in a tract that does not maintain the required 30 feet of frontage on a maintained public road, necessitating the associated variance.

STAFF COMMENTS: The applicant is requesting a Variance of the minimum street frontage requirement from 30 feet to 0 feet of maintained public road in the AG District (Section 2.040, Table 2-3). The request is associated with CLS-142, a proposed lot split of the subject property into two tracts.

The surrounding area is characterized by large rural parcels, scattered residential development, wooded areas, and agricultural or otherwise undeveloped land. The proposed lot split generally maintains the existing large-lot and low-density development pattern of the surrounding area. Additionally, the **Rural Residential**

future land use designation supports the continuation of low-density residential development consistent with the established character of the vicinity.

The requested variance pertains specifically to the required frontage on a maintained public road and does not modify the underlying AG zoning or otherwise increase the permitted intensity of development. Staff does not anticipate that the requested variance, in conjunction with CLS-142, would substantially alter the rural residential character of the surrounding area.

Staff notes that approval of the variance does not independently establish legal or physical access to the resulting tract. Adequate access must be demonstrated and maintained in accordance with all applicable requirements as part of the lot split and subsequent development of the property.

Sample Motion:

“Move to _____ (approve/deny) 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)

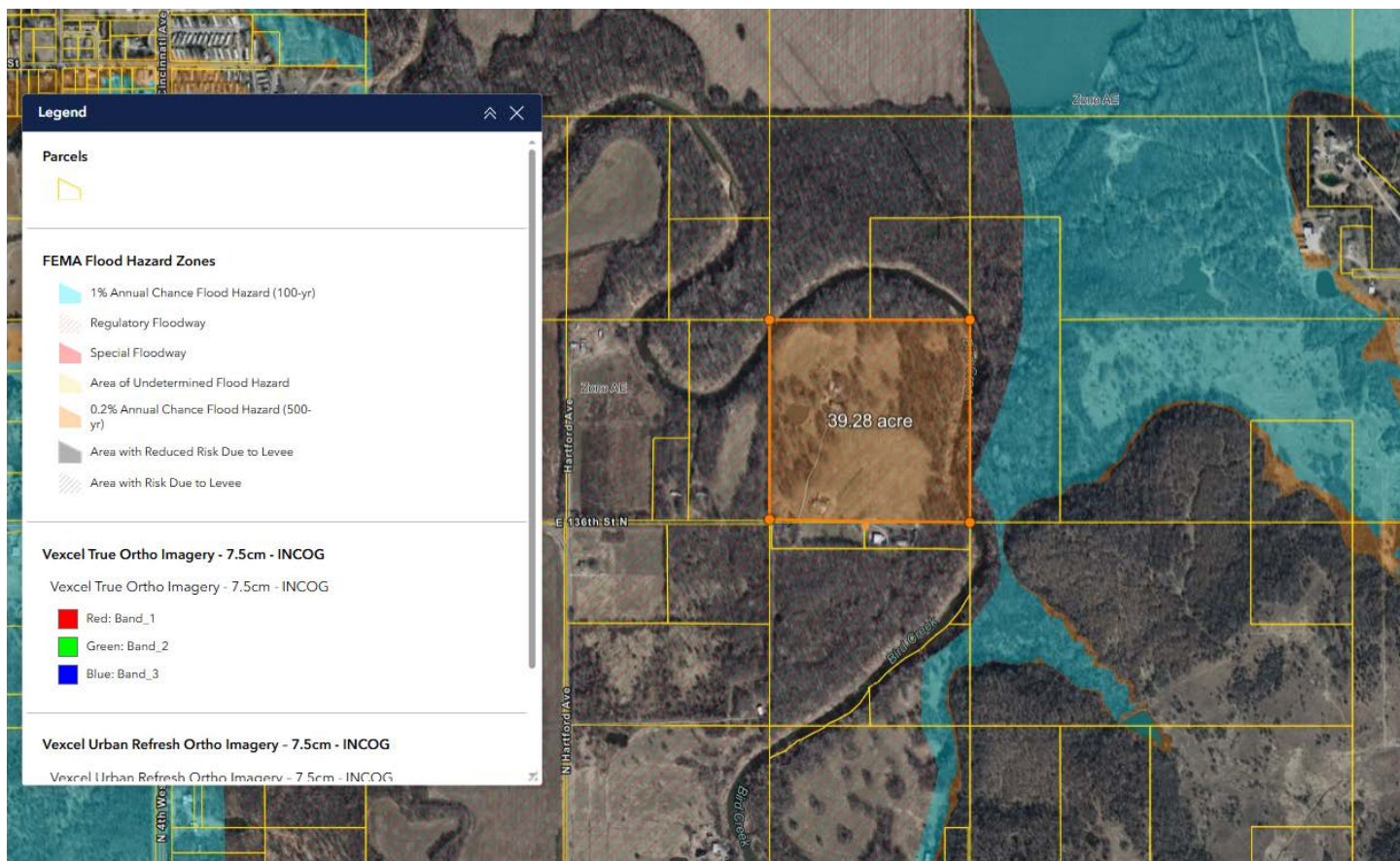
Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:

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

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



FEMA Flood Map



SUBJECT TRACT

E 136TH ST N

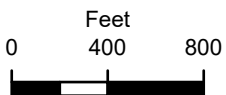
N HARTFORD AVE

E 131ST ST N

A

B

Vexcel Imaging



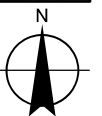
**Subject
Tract**

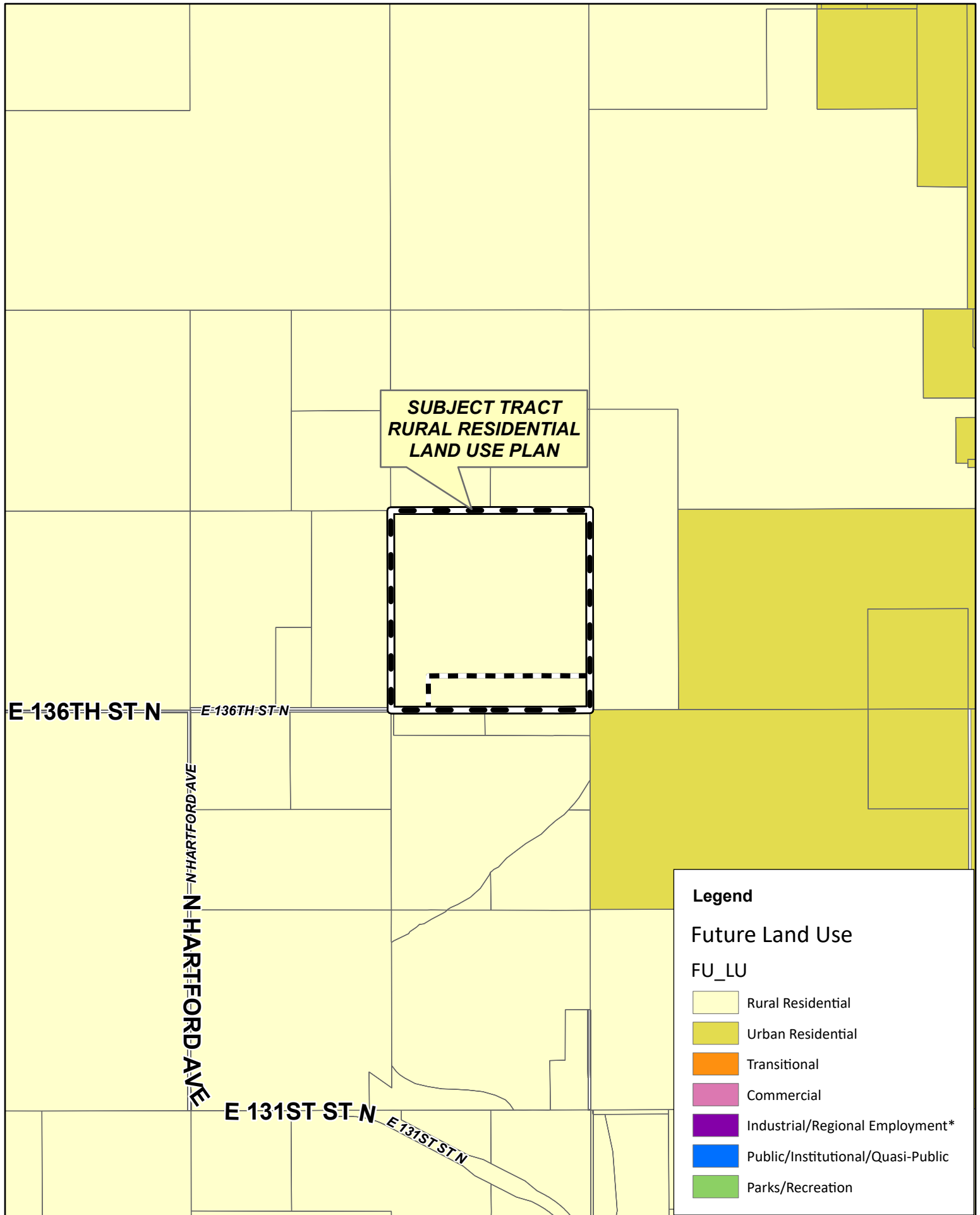
CBOA-3381

25 22-12

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

Aerial Photo Date: 2024





**SUBJECT TRACT
RURAL RESIDENTIAL
LAND USE PLAN**

E 136TH ST N

E 136TH ST N

N HARTFORD AVE

E 131ST ST N

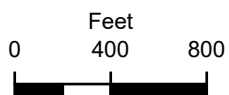
E 131ST ST N

Legend

Future Land Use

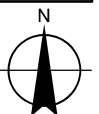
FU_LU

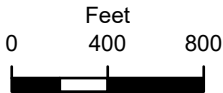
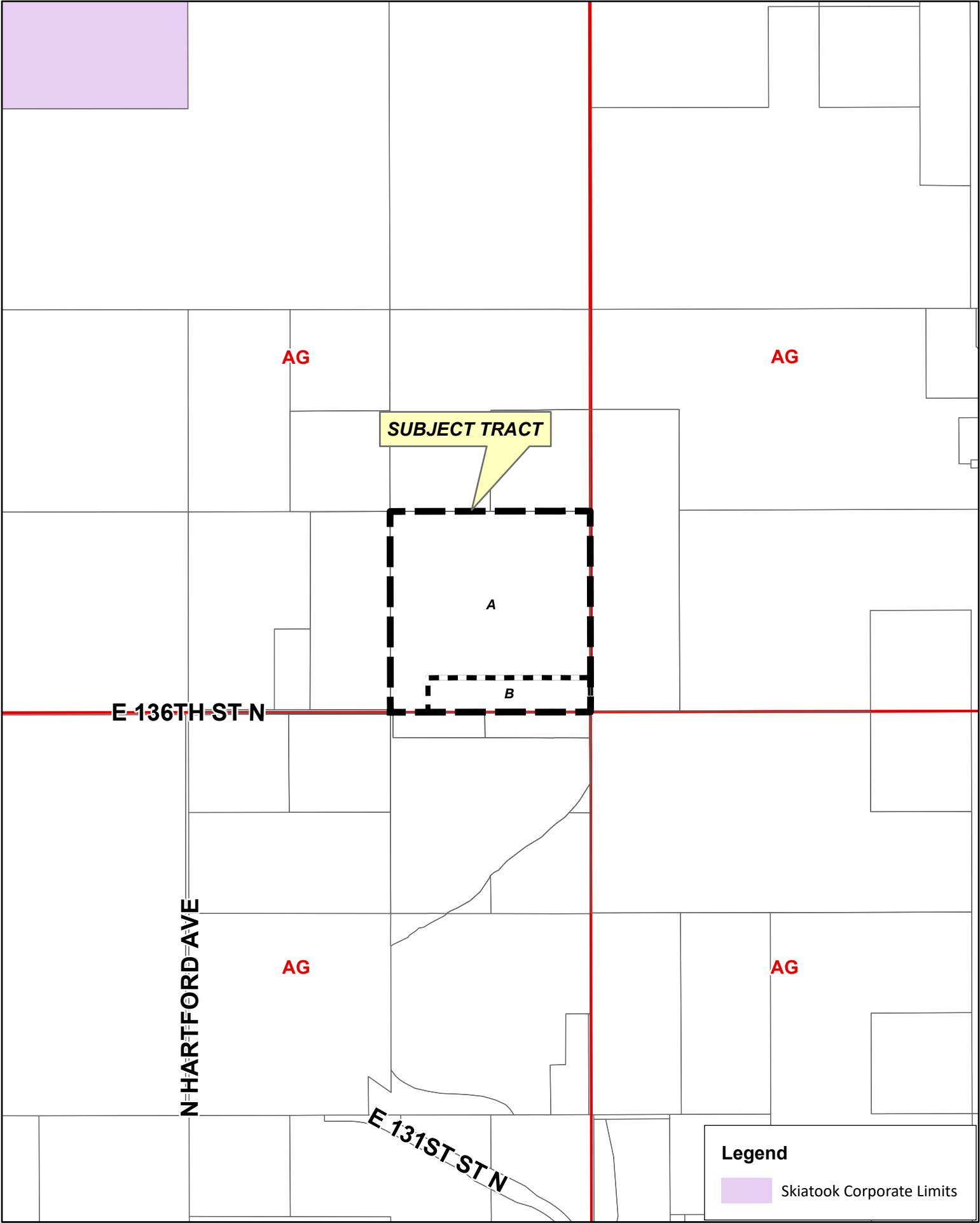
-  Rural Residential
-  Urban Residential
-  Transitional
-  Commercial
-  Industrial/Regional Employment*
-  Public/Institutional/Quasi-Public
-  Parks/Recreation



CBOA-3381

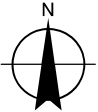
25 22-12





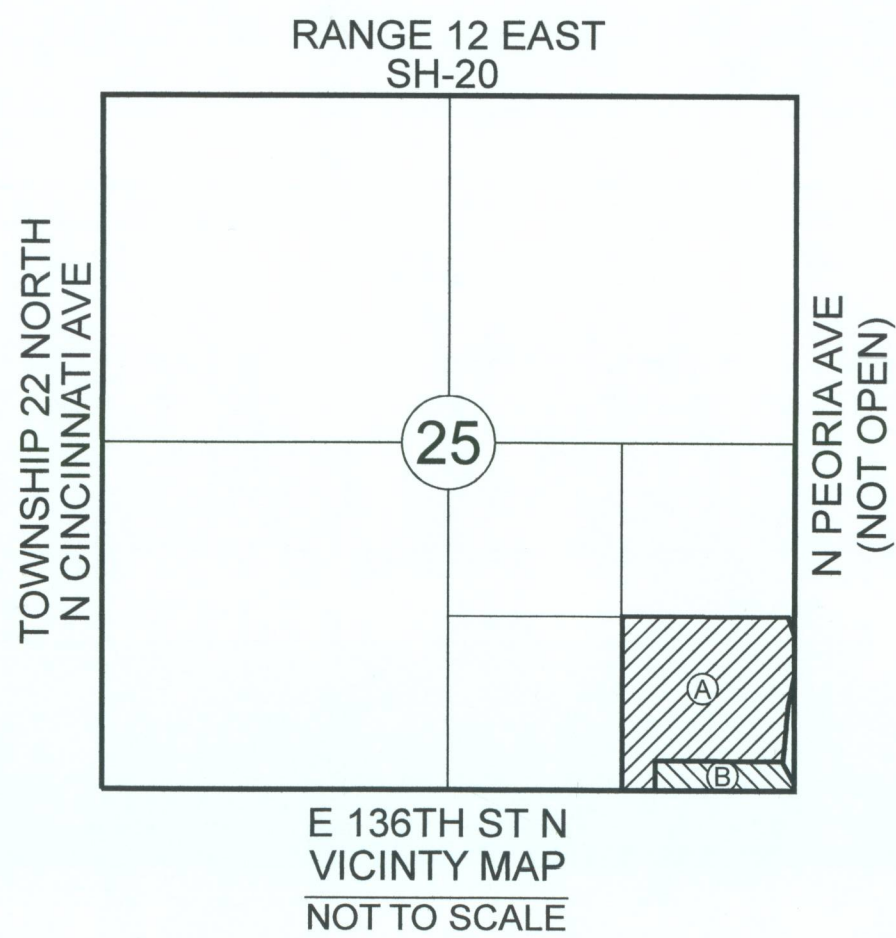
CBOA-3381

25 22-12

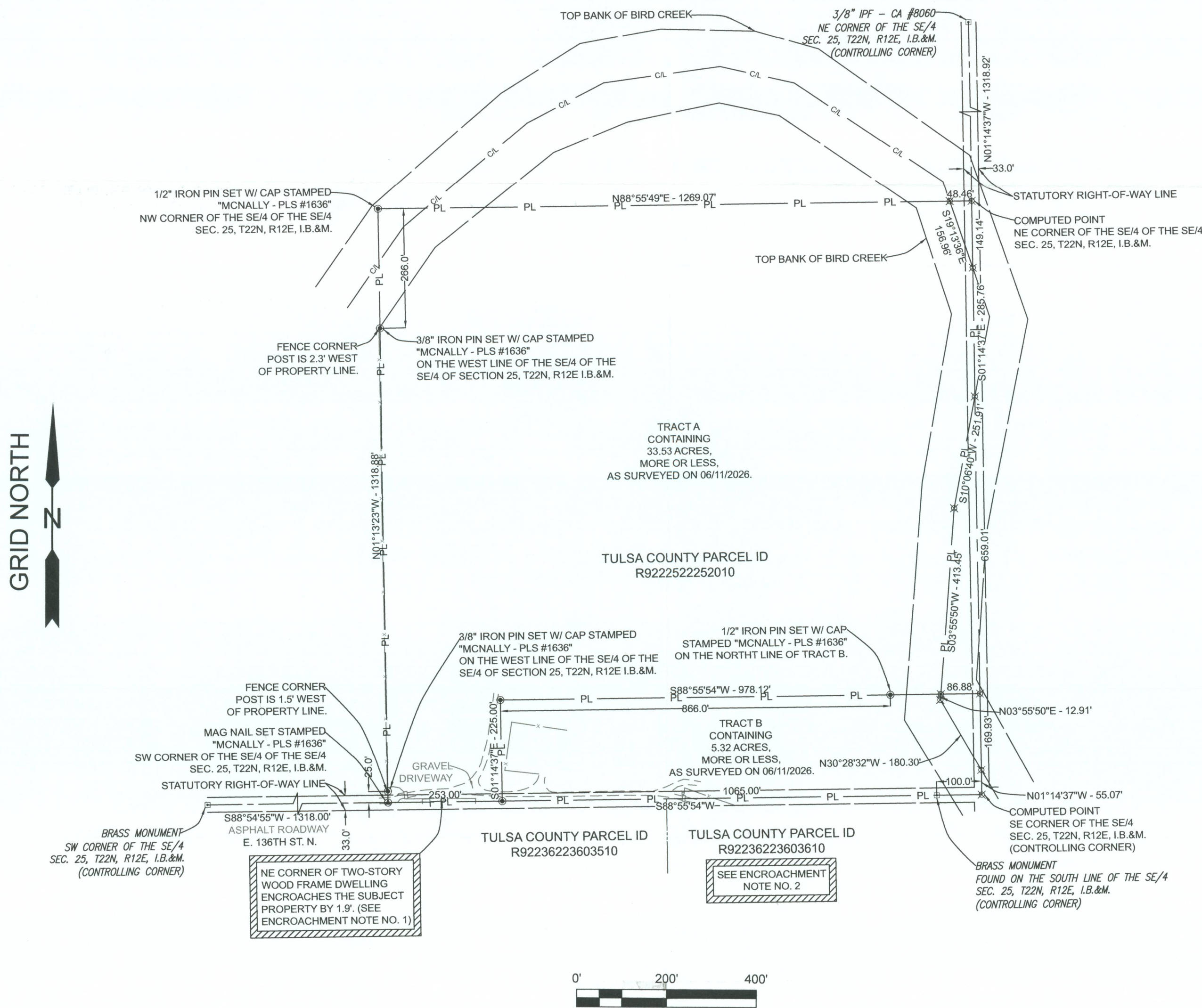


BOUNDARY & TRACT SPLIT SURVEY

TRACTS OF LAND IN THE SE/4 OF THE SE/4 IN SEC. 25, T-22-N, R-12-E, I.B.&M.,
TULSA COUNTY, OKLAHOMA
PREPARED FOR: GARY SCOTT COLLINS



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE REFERENCED TO THE
OKLAHOMA COORDINATE SYSTEM OF 1983, 2011 ADJUSTMENT
NORTH ZONE, GRID NORTH, NAVD88 USING GEIOD 18
US SURVEY FEET



LEGEND	
	MONUMENT FOUND AS NOTED
	1/2" IRON PIN SET WITH PLASTIC CAP
	STAMPED "MCNALLY - LS 1636"
	MAG NAIL SET WITH METAL WASHER
	STAMPED "MCNALLY - LS 1636"
	COMPUTED POINT
	IRON PIN FOUND
	IRON PIN SET
	PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	STATUTORY RIGHT-OF-WAY LINE
	EXISTING FENCE LINE

LEGAL DESCRIPTIONS:

PARENT TRACT (TULSA COUNTY PARCEL ID R9222522252010):

NOTE: THE FOLLOWING IS THE LEGAL DESCRIPTION OF RECORD, RECORDED IN A GENERAL WARRANTY DEED, FILED IN THE TULSA COUNTY CLERK'S OFFICE, IN DOCUMENT NO. 2011082782.

THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SE/4 SE/4), OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 12 EAST, LYING WEST OF THE CENTER OF BIRD CREEK, ACCORDING TO THE UNITED STATES SURVEY, THEREOF, CONTAINING 40 ACRES MORE OR LESS.

AKA 1107 EAST 136TH STREET NORTH, SKIATOOK, OKLAHOMA 74070-3332

NOTE: THE LEGAL DESCRIPTIONS FOR TRACTS A AND B ARE WHOLLY CONTAINED WITHIN THE PARENT TRACT.

TRACT A:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4), OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 12 EAST, LYING WEST OF THE CENTER OF BIRD CREEK, ACCORDING TO THE UNITED STATES SURVEY THEREOF.

LESS AND EXCEPT

THE SOUTH 225 FEET OF THE EAST 1065 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4), OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 12 EAST, LYING WEST OF THE CENTER OF BIRD CREEK, ACCORDING TO THE UNITED STATES SURVEY THEREOF.

CONTAINING 33.53 ACRES, MORE OR LESS, AS SURVEYED ON 06/11/2026. SUBJECT TO CHANGE, DUE TO THE EROSION AND ACCRETION OF THE BANKS OF THE BIRD CREEK.

TRACT B:

THE SOUTH 225 FEET OF THE EAST 1065 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4), OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 12 EAST, LYING WEST OF THE CENTER OF BIRD CREEK, ACCORDING TO THE UNITED STATES SURVEY THEREOF.

CONTAINING 5.32 ACRES, MORE OR LESS, AS SURVEYED ON 06/11/2026. SUBJECT TO CHANGE, DUE TO THE EROSION AND ACCRETION OF THE BANKS OF THE BIRD CREEK.

ENCROACHMENT NOTES:

- THERE IS A TWO-STORY WOOD FRAME DWELLING LOCATED ON TULSA COUNTY PARCEL R92236223603510 THAT ENCRACHES ON THE SUBJECT PROPERTY BY 1.9 FEET AT THE NORTHEAST CORNER OF THE DWELLING. THERE IS ALSO A CONCRETE DRIVEWAY AND PATIO AND A PIPE RAIL FENCE ENCRACHING ON THE SUBJECT PROPERTY AS SHOWN.
- THERE IS A CATTLE GUARD, BRICK FENCE COLUMN AND FENCE ON TULSA COUNTY PARCEL R92236223603610 THAT ENCRACHES ON THE SUBJECT PROPERTY AS SHOWN.

GENERAL NOTES:

THE SUBJECT PROPERTY APPEARS TO HAVE LEGAL ACCESS AS PER OPEN AND COUNTY MAINTAINED ROADS.

THE DATE OF THE LAST SITE VISIT WAS ON 06/11/2026.

SURVEYOR'S CERTIFICATION:

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

DUSTIN M. MCNALLY, PLS NO. 1636

DATE OF SIGNATURE:

06/15/2026



PROJECT NO. 26-240



MCNALLY LAND SURVEYING SERVICES, LLC
10895 E SYCAMORE AVE
CLAREMORE, OK 74019
PH. (918)946-2268
CA NO.: 8645 EXPIRES 06/30/2027

CBOA-3381 HARDSHIP REQUEST

From Hafner, Ron <ronh@nordam.com>

Date Sat 9/5/2026 7:19 AM

To Rojas, Javier <jrojas@incog.org>

40 acres of land has been split, unofficially, to family members for 50 years. In preparations for life's final phases, Owner, Scott Collins has ordered and paid in full a surveyor and has received payment in full for the sale of 5 acres to applicant whom has resided there for the past 50 years. Mr. Collins has come to the conclusion that a lot split will give legal clarification to all and for future generations. The lot split is also a consideration for the new North boundary line for fencing, the remaining three sides of property are now officially defined but have always been shared and will continue to be for the foreseeable distant future.

Tulsa county's maintained road has always ended at the south west corner of the 40 acre property. A private road has served all four dwellings. Land has been set aside with the remaining 35 acres to give direct undisputed private road access to Mr. Collins home. The remaining private road serves the other three properties, one of which also sets at end of county maintained road.

Thank you for your time and consideration!



Case Number: CBOA-3382

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

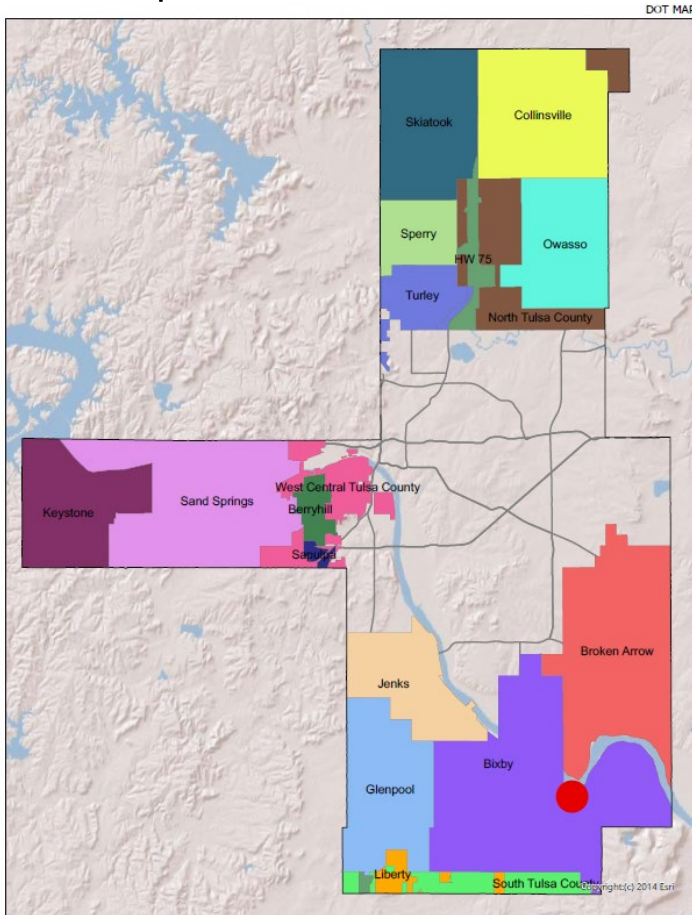
Owner and Applicant Information:

Applicant: Anthony Robinson

Property Owner: Gene Robinson

Action Requested: Use Variance of the maximum number of dwellings from 2 to 4 on a single lot in the AG district (Sec. 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Agricultural

Tract Size: 389.22 ± Acres

Legal Description: ALL SEC 29-17-14 LESS 19.65 AC FOR RY WEST OF SNAKE CREEK 389.22ACS

Present Zoning: AG (Agricultural)

Fenceline/Area: BIXBY

Land Use Designation: RURAL AGRICULTURE (UNINCORPORATED); WATER; FLOOD DISTRICT

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7429

CASE NUMBER: CBOA-3382

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Anthony Robinson

ACTION REQUESTED: Use Variance of the maximum number of dwellings from 2 to 4 on a single lot in the AG district (Sec. 6.010, Table 6-1)

LOCATION: 16847 S Garnett Rd, Bixby, OK

ZONED: AG (Agricultural)

FENCELINE: BIXBY

PRESENT USE: Agricultural

TRACT SIZE: 389.22 ± Acres

LEGAL DESCRIPTION: ALL SEC 29-17-14 LESS 19.65 AC FOR RY WEST OF SNAKE CREEK 389.22ACS

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is an approximately 389-acre AG-zoned tract located generally between E. 161st St. S. and E. 171st St. S./State Highway 64, east of S. Garnett Road and west of S. 129th East Avenue. The surrounding area is predominantly rural in character and consists of large agricultural tracts, open pasture, wooded areas, and scattered residential development. The aerial exhibit shows that the subject property remains largely undeveloped or agricultural, with substantial separation between much of the tract and surrounding residential development.

Properties immediately surrounding the subject tract are predominantly zoned AG, consistent with the agricultural and rural character of the area. Portions of the Bixby and Broken Arrow corporate limits are located within the broader vicinity. Residential development is generally dispersed along existing roadways and on rural acreage tracts, with smaller residential parcels concentrated primarily east and southeast of the subject property.

The Arkansas River forms a significant natural feature along the northern and eastern portions of the subject property. The applicable Future Land Use Plan identifies the property as Rural Agriculture (Unincorporated), Water, and Flood District, reflecting both the rural character of the area and the presence of substantial floodplain associated with the river. Portions of the subject property and surrounding area are therefore subject to floodplain considerations that may affect the location and manner of future development.

Overall, the surrounding development pattern is characterized by agricultural and rural residential uses on large properties, extensive open land, and significant natural features. While four dwellings on a single lot would exceed the maximum number ordinarily permitted in the AG District, the substantial acreage of the subject property provides significant physical separation from surrounding development.

STAFF COMMENTS: The applicant is requesting a Use Variance of the maximum number of dwellings from two to four on a single lot in the AG District (Section 6.010, Table 6-1). The requested Use Variance would allow two additional dwelling units beyond the maximum number otherwise permitted on a single lot.

The subject property consists of approximately 389 acres and is situated within an area that remains predominantly agricultural and rural in character. Surrounding properties are primarily zoned AG and consist of agricultural land, open space, wooded areas, and scattered residential development. The size and configuration of the subject property provide substantial separation from many of the surrounding residential uses.

The property is also significantly influenced by the Arkansas River and associated floodplain, and the applicable Future Land Use Plan identifies portions of the property as Flood District and Water, in addition to Rural Agriculture (Unincorporated). The presence of the Flood District is an important development consideration, particularly when evaluating the placement of additional dwelling units. Any proposed dwellings and associated improvements would remain subject to applicable floodplain, building, access, wastewater, and other development requirements.

From a land-use compatibility standpoint, the proposed additional dwellings would remain residential in nature and would not introduce a commercial or industrial use into the surrounding agricultural area. Given the substantial size of the property, the addition of two dwelling units is not anticipated, by itself, to substantially alter the rural and agricultural character of the surrounding area. However, the request would allow a greater number of dwellings on a single lot than permitted by right within the AG District.

Staff finds that the proposed use is not anticipated to substantially alter the existing rural and agricultural character of the surrounding area. The Board should consider the substantial size and physical characteristics of the property, including the presence of the Arkansas River and Flood District, when evaluating the request. The Board must ultimately determine whether the circumstances presented by the applicant satisfy the required findings for granting a Use Variance. Approval of the Use Variance would not relieve the applicant from compliance with applicable floodplain regulations or any other zoning, building, access, wastewater, or development requirements.

Applicant Statement: The majority of our parcel is in the Flood Plain. Placing the home on the elevated central portion of our farm where our other 2 homes and our other structures only makes sense.

We do not wish to Plat or Subdivide our farm. To do so would de-value a rare single tract of this size.

Sample Motion:

“Move to _____ (approve/deny) Use Variance of the maximum number of dwellings from 2 to 4 on a single lot in the AG district (Sec. 6.010, Table 6-1)

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

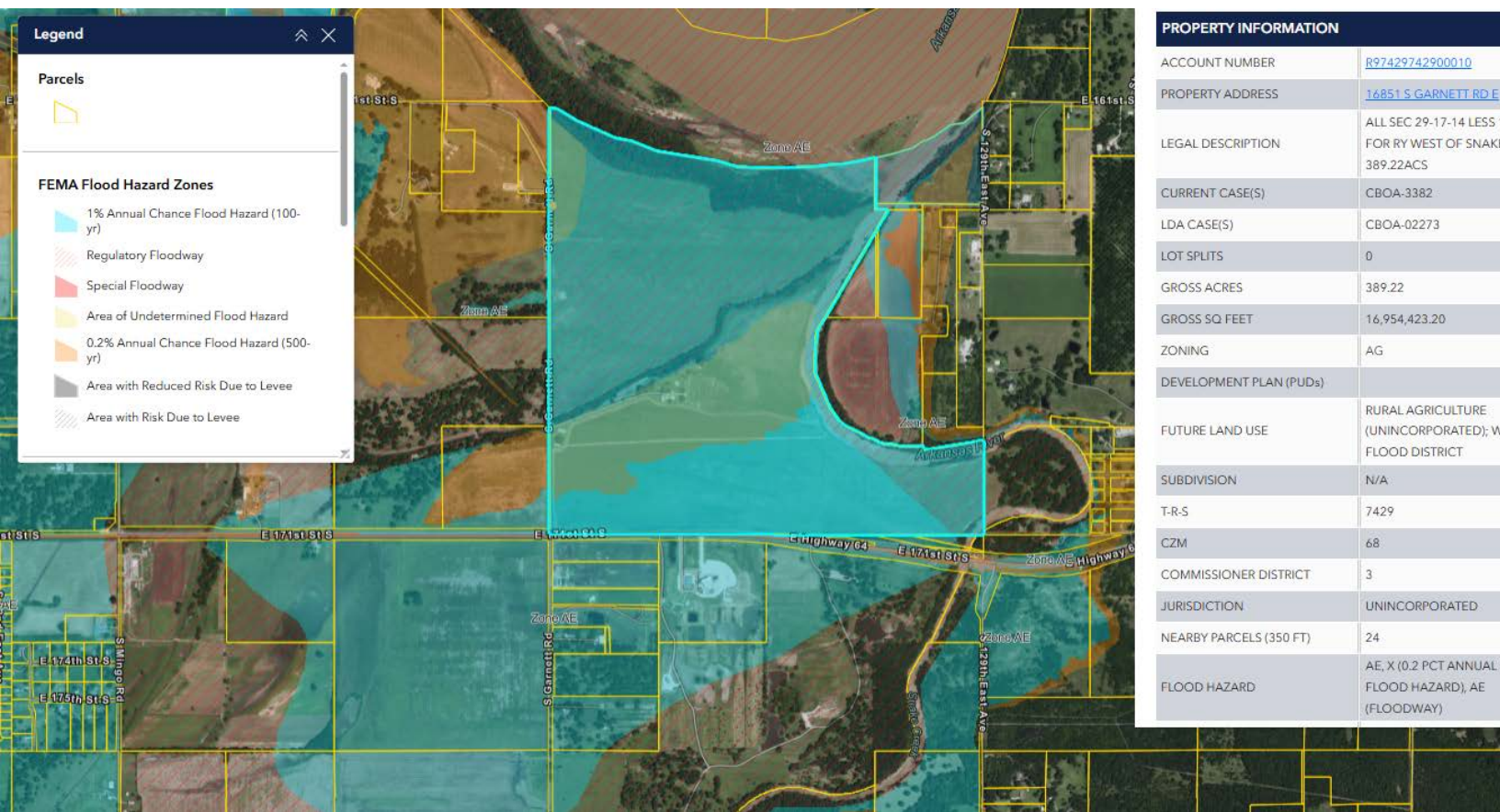
- 1.***
- 2.***
- 3.***

Subject to the following conditions, if any: _____.

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.

FEMA FLOOD MAP



Staff comment: Site Plan submitted for CBOA-3382

Find address or place

Tool Menu

OKLAHOMA

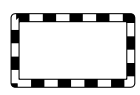
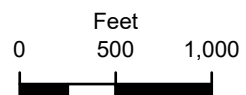
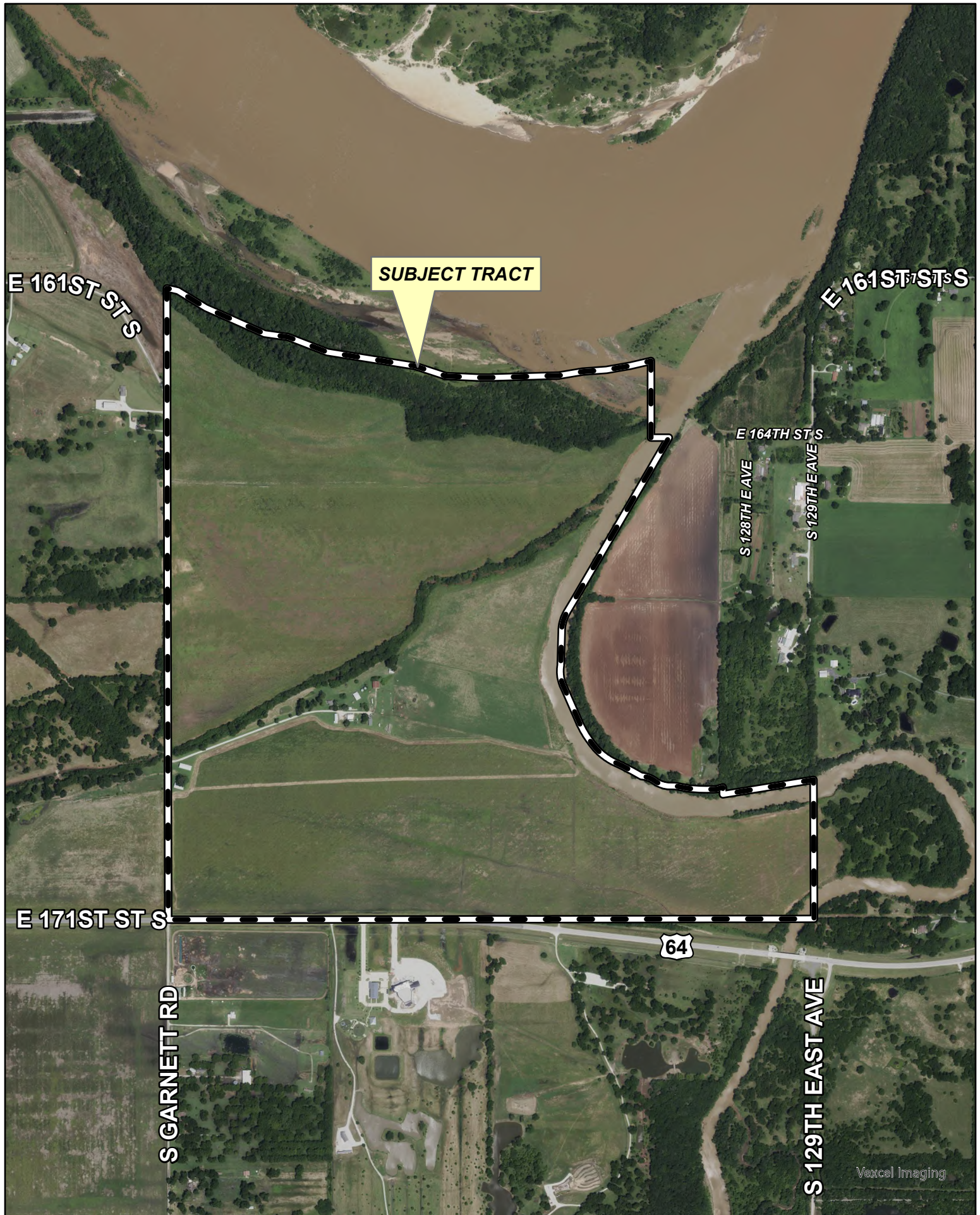
- Current homes
- Variance homes
- Barns

S GARNETT RD

2D | 3D

171 st / 45 64

Scale: 1:8,662



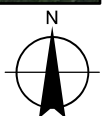
Subject
Tract

CBOA-3382

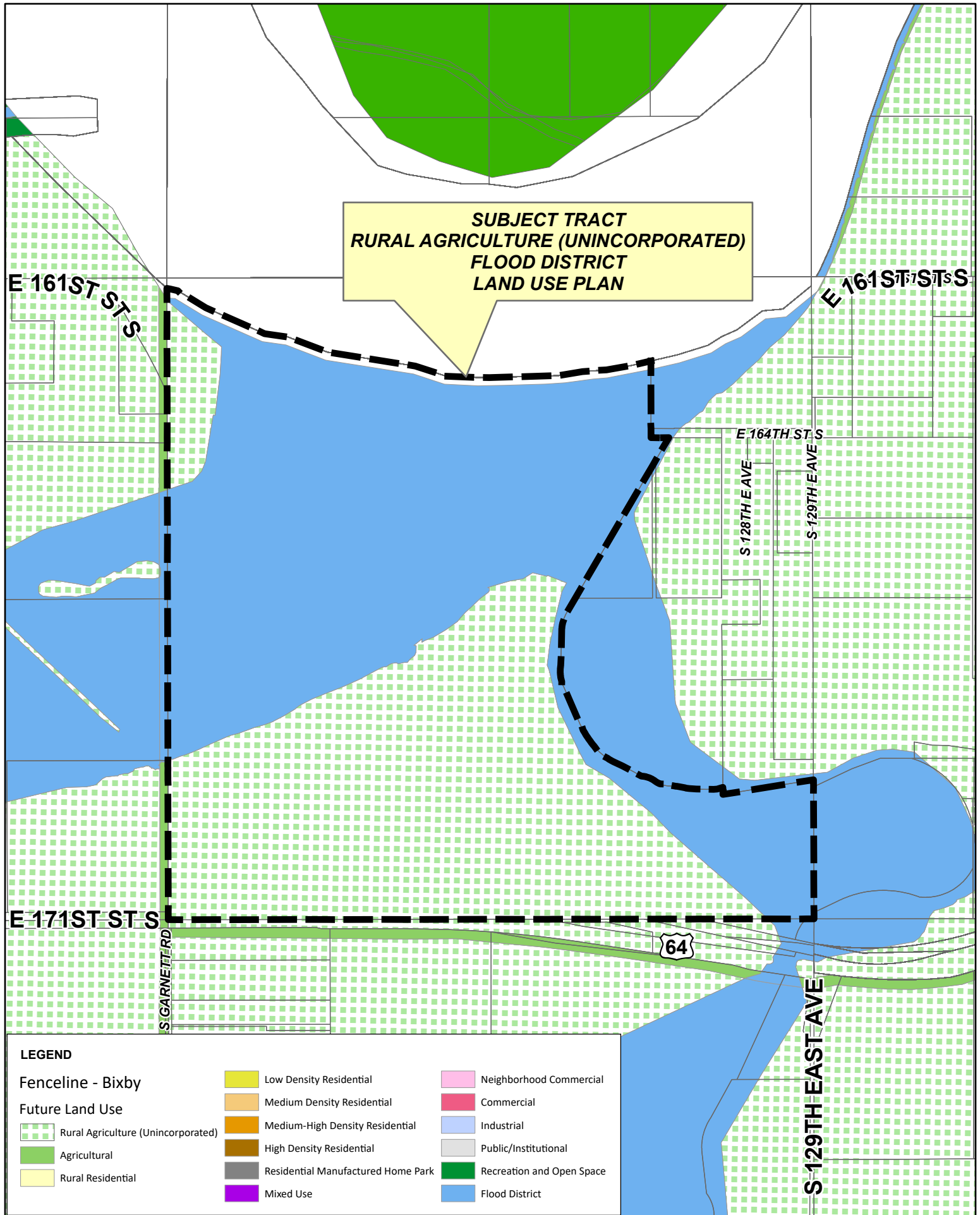
29 17-14

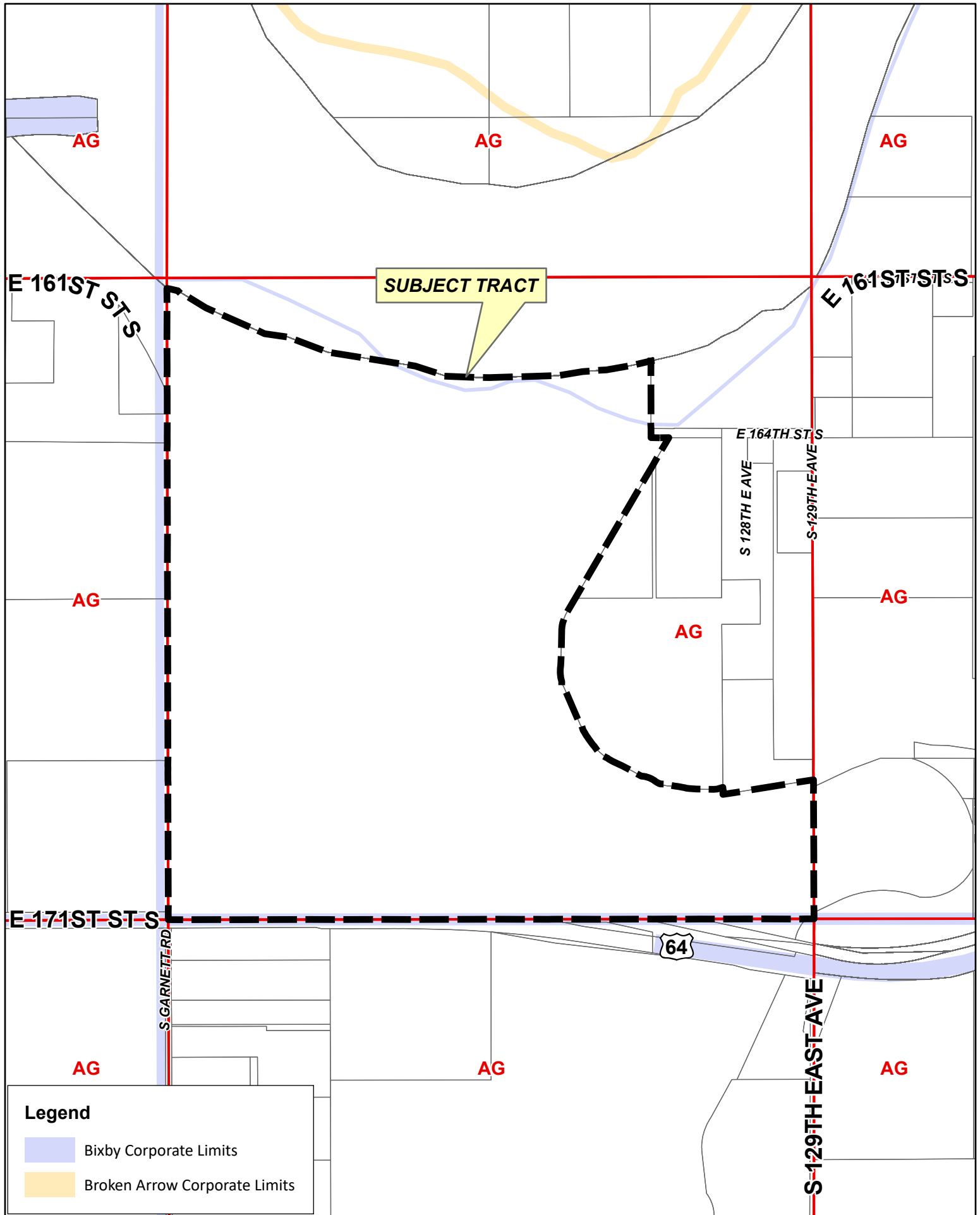
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



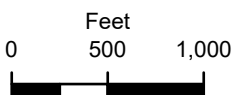
Vexcel Imaging





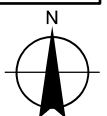
Legend

-  Bixby Corporate Limits
-  Broken Arrow Corporate Limits



CBOA-3382

29 17-14





Case Number: CBOA-3383

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

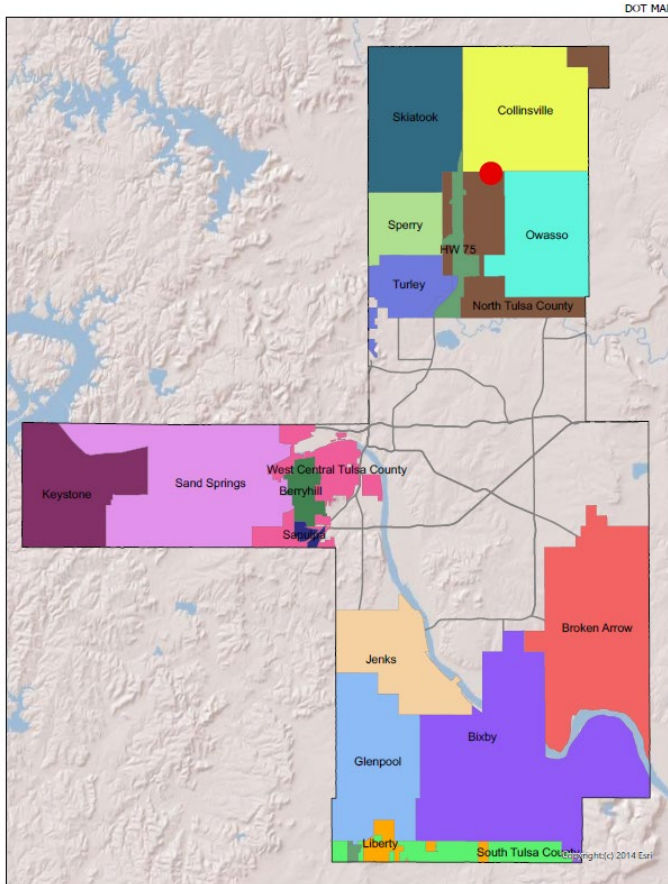
Owner and Applicant Information:

Applicant: Joseph Metzger

Property Owner: Amanda Metzger

Action Requested: Variance of the Minimum Lot Area per Dwelling Unit in a AG district (Section 2.050, Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3.89 ± Acres

Legal Description: TR BEG 397.61E NWC GOV LT 3 TH E264.78 S658.05 W264.78 N658.05 POB LESS N16.5 THEREOF FOR RD SEC 2 21 13 3.893ACS

Present Zoning: AG (AGRICULTURAL)

Fenceline/Area: COLLINSVILLE

Land Use Designation: RURAL RESIDENTIAL/AGRICULTURAL

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1302

CASE NUMBER: CBOA-3383

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Joseph Metzger

ACTION REQUESTED: Variance of the Minimum Lot Area per Dwelling Unit in a AG district (Section 2.050, Table 2-3)

LOCATION: 6930 E. 126th St. N, Collinsville, OK 74021

ZONED: AG (AGRICULTURAL)

FENCELINE: COLLINSVILLE

PRESENT USE: Residential

TRACT SIZE: 3.89 ± Acres

LEGAL DESCRIPTION: TR BEG 397.61E NWC GOV LT 3 TH E264.78 S658.05 W264.78 N658.05 POB LESS N16.5 THEREOF FOR RD SEC 2 21 13 3.893ACS

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located on the south side of E. 126th St. N., west of N. 73rd E. Ave. The surrounding area is characterized by a mixture of rural residential and agricultural development, including larger acreage tracts, smaller residential parcels, and agricultural or undeveloped land. The aerial exhibit shows established residential development immediately east, west, and south of the subject property, while substantially larger agricultural tracts are located north of E. 126th St. N.

The subject property and the majority of the immediately surrounding properties are zoned AG. RE zoning is located farther east, generally east of N. 73rd E. Ave. Portions of the Tulsa and Collinsville corporate limits are also located within the vicinity. The parcel pattern south of E. 126th St. N. consists of properties of varying sizes, with numerous residential dwellings and accessory structures distributed throughout the area.

The subject property and surrounding area are designated Rural Residential/Agricultural by the Tulsa County Land Use Plan. This designation is consistent with the existing development pattern, which includes low-density residential uses intermixed with agricultural and undeveloped properties.

Overall, the surrounding area exhibits an established rural residential character with residential development occurring on parcels of varying sizes. The requested variance would increase the residential density of the subject property beyond the minimum lot area per dwelling unit of 2-acres ordinarily required within the AG District; however, the residential nature of the property would remain consistent with the predominant residential and agricultural uses found in the immediate vicinity.

STAFF COMMENTS: The applicant is requesting a Variance of the Minimum Lot Area per Dwelling Unit in the AG District (Section 2.050, Table 2-3). The variance is necessary to accommodate the proposed number of dwelling units on the subject property where the total lot area does not satisfy the minimum area required per dwelling unit (2 acres per dwelling unit).

The surrounding area contains an established mixture of rural residential and agricultural development. Residential dwellings are located on properties immediately adjacent to and in close proximity to the subject tract, while larger agricultural properties are located primarily north of E. 126th St. N. The Rural Residential/Agricultural future land use designation further reflects the established combination of residential and agricultural uses in the vicinity.

The requested variance would allow a greater residential density on the subject property than otherwise permitted by the minimum lot area per dwelling unit standard. However, the request would not change the underlying AG zoning or introduce a new category of land use into the area. Residential development is already well established on surrounding properties, and the proposed residential use is generally consistent with the existing rural residential character of the vicinity.

Staff finds that the requested variance is not anticipated to substantially alter the established rural residential and agricultural character of the surrounding area. However, the Board should consider the size and configuration of the subject property, the number and location of dwelling units on the property, their relationship to adjacent residential properties, and the existing development pattern when determining whether the circumstances of the property satisfy the required findings for granting a variance. Approval of the variance would not relieve the property from compliance with other applicable zoning, building, access, wastewater/septic, and development requirements.

Sample Motion:

“Move to _____ (approve/deny) Variance of the Minimum Lot Area per Dwelling Unit in a AG district (Section 2.050, Table 2-3)

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

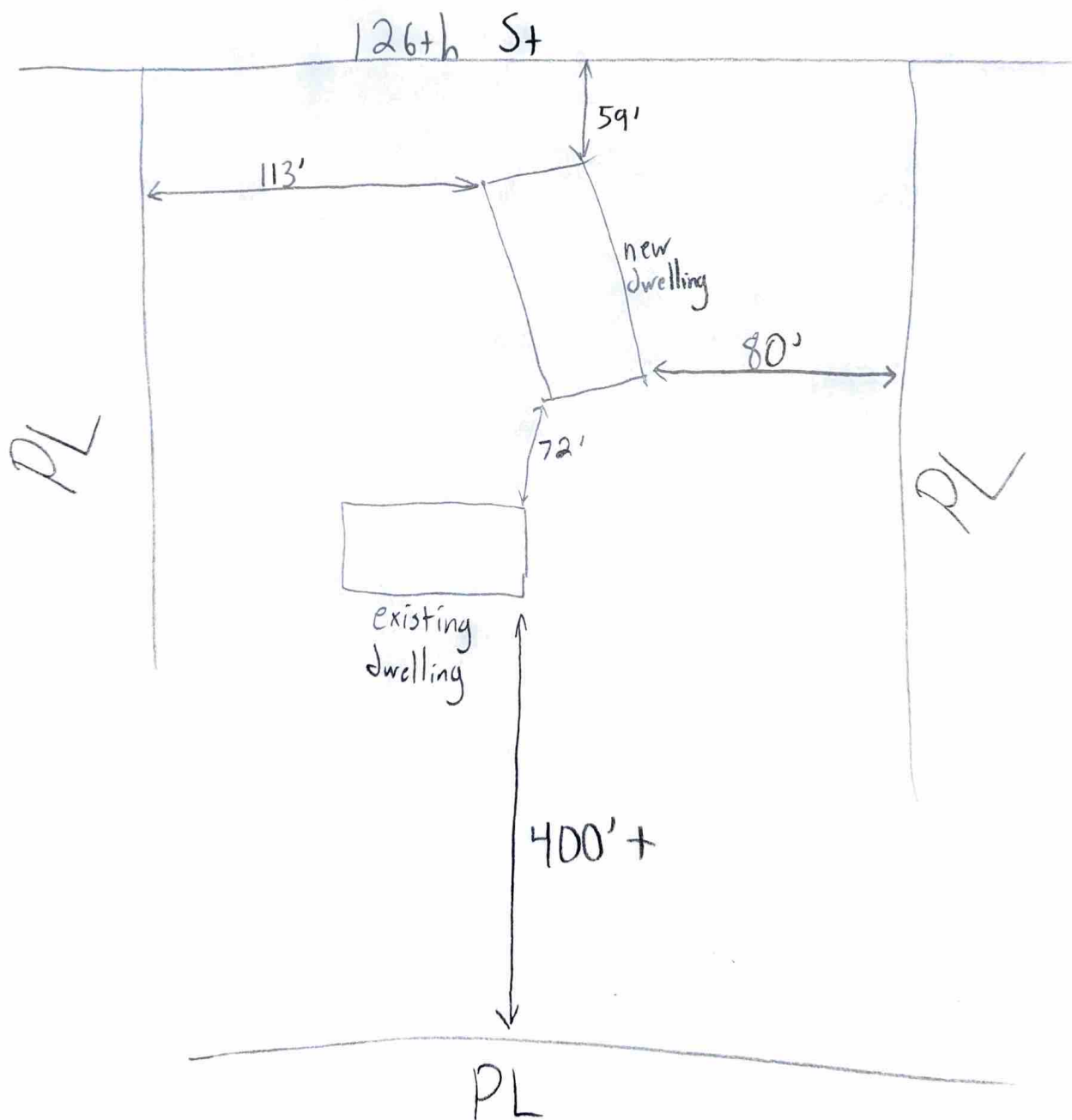
- 1.***
- 2.***
- 3.***

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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

N ↑





SUBJECT TRACT

E 126TH ST N

N 73RD E AVE

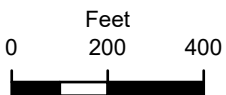
N 75TH E AVE

E 123RD ST N

N 70TH E AVE

E 122ND ST N

Vexcel Imaging



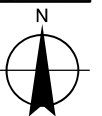
**Subject
Tract**

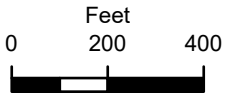
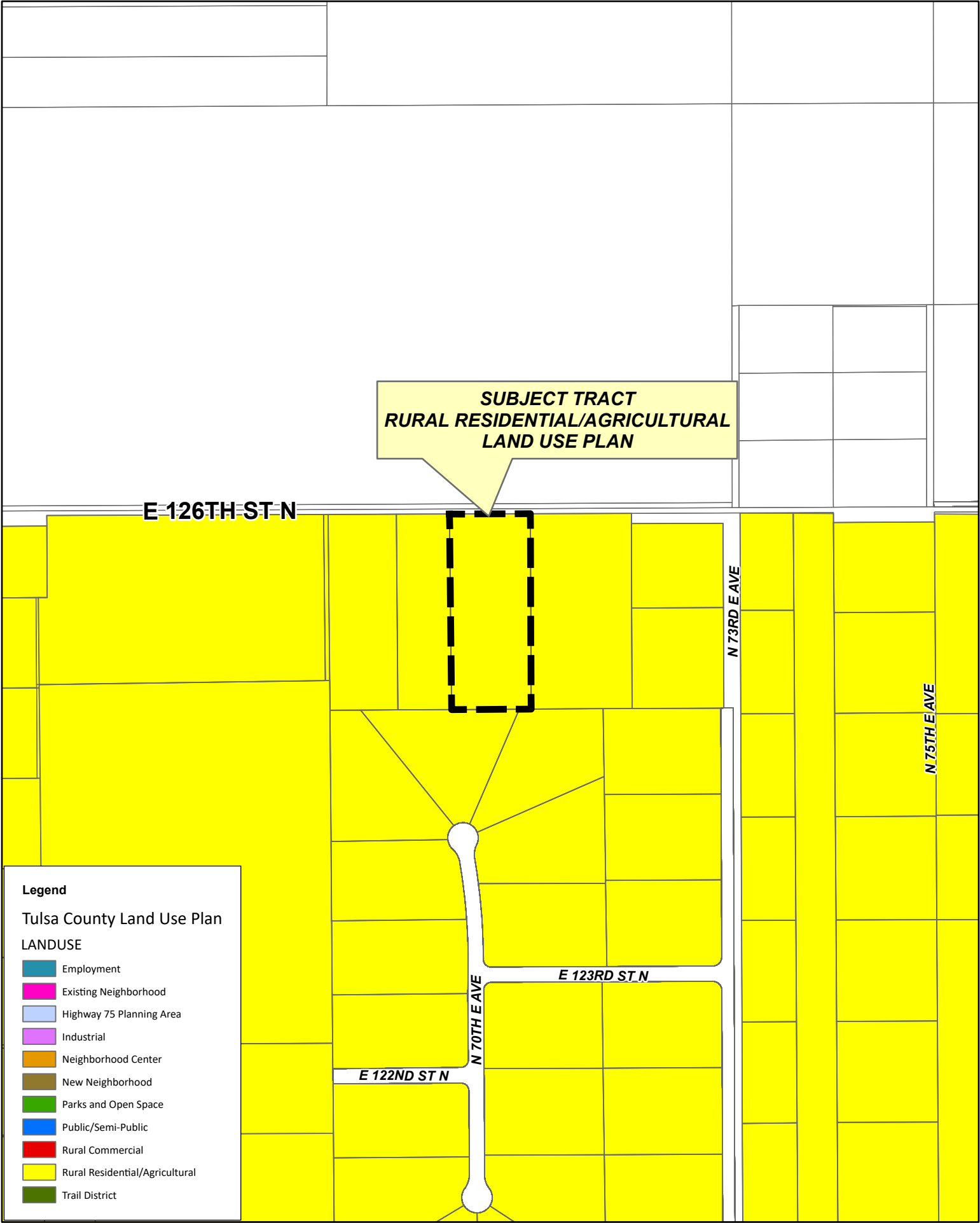
CBOA-3383

02 21-13

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

Aerial Photo Date: 2025

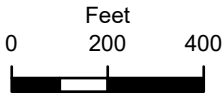
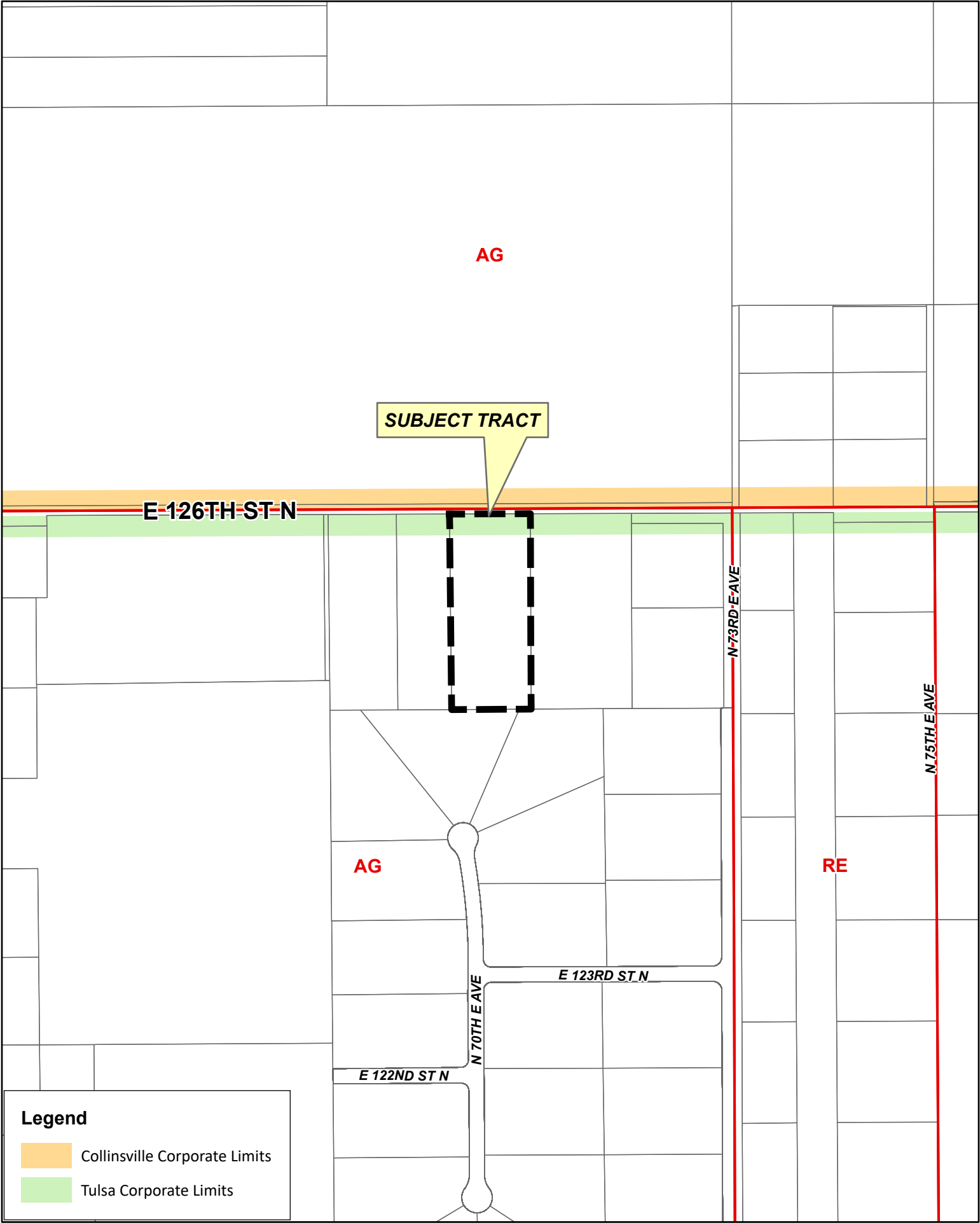




CBOA-3383

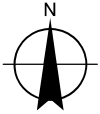
02 21-13





CBOA-3383

02 21-13





Case Number: CBOA-3384

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

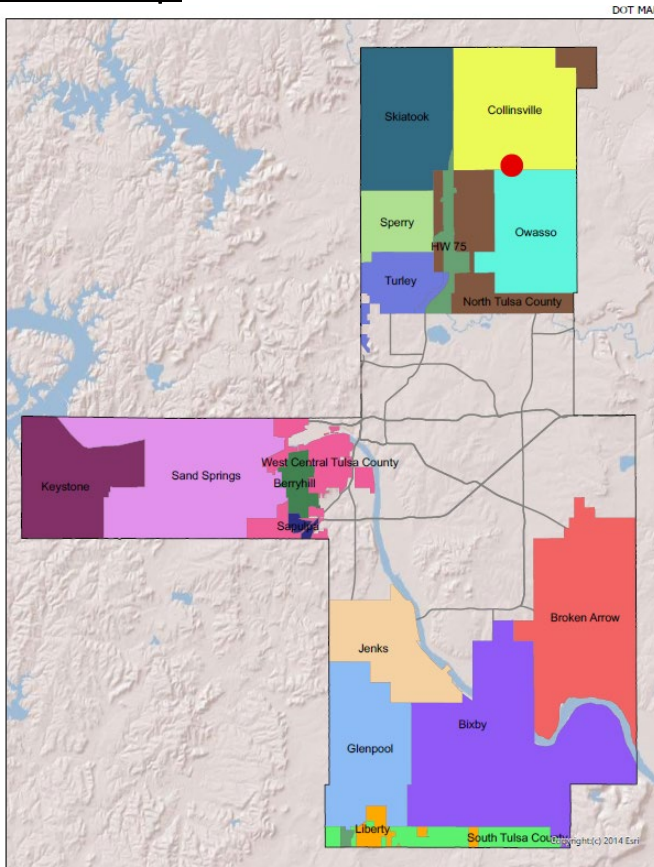
Owner and Applicant Information:

Applicant: Brandon Cherry

Property Owner: Frank Cherry

Action Requested: Variance of the minimum lot area per dwelling unit in an AG-R district (Sec. 2.040, Table 2-3); Variance of rear setback from 40 ft to 18ft and Variance of side setback from 15 ft to 14.5 ft (Sec.2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 1.36 ± Acres

Legal Description: S 190.2 LT 10 BLK 2 NORTH-DALE ACRES

Present Zoning: AG-R (Agricultural Residential)

Fenceline/Area: COLLINSVILLE

Land Use Designation: RESIDENTIAL

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2336

CASE NUMBER: CBOA-3384

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Brandon Cherry

ACTION REQUESTED: Variance of the minimum lot area per dwelling unit in an AG-R district (Sec. 2.040, Table 2-3); Variance of rear setback from 40 ft to 18ft and Variance of side setback from 15 ft to 14.5 ft (Sec.2.040, Table 2-3)

LOCATION: 12721 N. 95th E. Ave, Collinsville, OK

ZONED: AG-R (Agricultural Residential)

FENCELINE: COLLINSVILLE

PRESENT USE: Residential

TRACT SIZE: 1.36 ± Acres

LEGAL DESCRIPTION: S 190.2 LT 10 BLK 2 NORTH-DALE ACRES

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located east of N. 95th E. Ave. and west of N. 97th E. Ave., south of E. 128th St. N. The surrounding area is predominantly rural residential in character and consists of detached residential dwellings, accessory structures, open areas, and parcels of varying sizes. The aerial exhibit shows a relatively low-density development pattern, with residences dispersed throughout the area and substantial open space between many of the developed properties.

The subject property and properties generally to the west are zoned AG-R, while properties east of N. 97th E. Ave. are predominantly zoned AG. The development pattern within the immediate area reflects the rural nature of these zoning districts, with residential structures and associated accessory buildings located on properties of varying sizes and configurations.

The subject property and surrounding area are designated Residential by the Collinsville Land Use Plan. The Residential designation is consistent with the existing development pattern surrounding the site.

Overall, the requested variances would accommodate residential development on an existing AG-R-zoned property within an area already characterized by residential uses. The minimum lot area per dwelling unit variance would allow residential density exceeding the standard established for the AG-R District, while the rear and side setback variances would allow structures to remain or be located closer to the applicable property lines than otherwise permitted.

STAFF COMMENTS: The applicant is requesting a Variance of the minimum lot area per dwelling unit in the AG-R District; a Variance of the rear setback from 40 feet to 18 feet; and a Variance of the side setback from 15 feet to 14.5 feet (Section 2.040, Table 2-3).

The subject property is located within an established rural residential area containing residential properties of varying sizes and configurations. Residential development is present immediately surrounding the subject property, and the property is designated Residential by the Collinsville Land Use Plan. The requested variances would not change the underlying AG-R zoning or introduce a different land-use type into the surrounding area.

The requested minimum lot area per dwelling unit variance would allow a residential density greater than that otherwise permitted by the AG-R District. However, residential uses are well established throughout the immediate vicinity, and the continued residential use of the subject property is generally consistent with the surrounding development pattern.

The requested rear setback variance from 40 feet to 18 feet represents a 22-foot reduction from the required setback and constitutes the more substantial dimensional relief requested. The side setback variance from 15 feet to 14.5 feet represents a comparatively minor reduction of six inches. Based on the aerial exhibit, the surrounding area contains residential and accessory structures with varying spatial relationships to adjoining properties.

Staff finds that the requested variances are not anticipated to substantially alter the established residential character of the surrounding area. The Board should consider the size and configuration of the subject property, the number and location of dwelling units, the relationship of the affected structures to adjoining properties, and the degree of dimensional relief requested when determining whether the circumstances of the property satisfy the required findings for granting the variances. Approval of the variances would not relieve the property from compliance with other applicable zoning, building, access, wastewater/septic, or development requirements.

Sample Motion:

“Move to _____ (approve/deny) Variance of the minimum lot area per dwelling unit in an AG-R district (Sec. 2.040, Table 2-3)

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

1.

2.

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

Sample Motion:

“Move to _____ (approve/deny) Variance of rear setback from 40 ft to 18ft (Sec.2.040, Table 2-3)

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

1.

2.

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

Sample Motion:

"Move to _____ (approve/deny) Variance of side setback from 15 ft to 14.5 ft (Sec.2.040, Table 2-3)

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

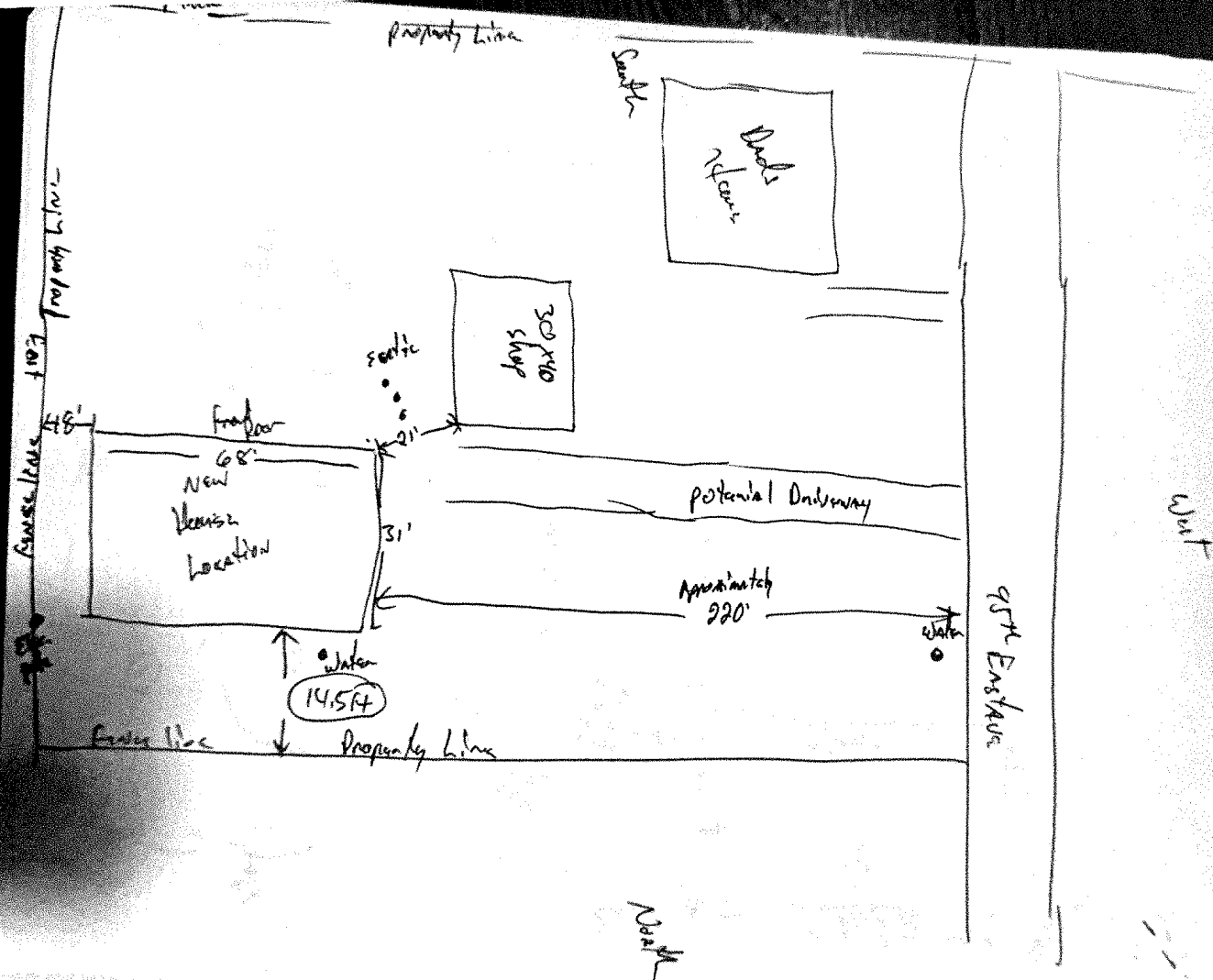
1.

2.

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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





E 130TH ST N

N 97TH E AVE

SUBJECT TRACT

E 128TH ST N

N 95TH E AVE

Vexcel Imaging

0 100 200
Feet



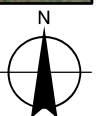
Subject
Tract

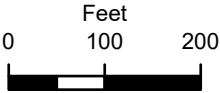
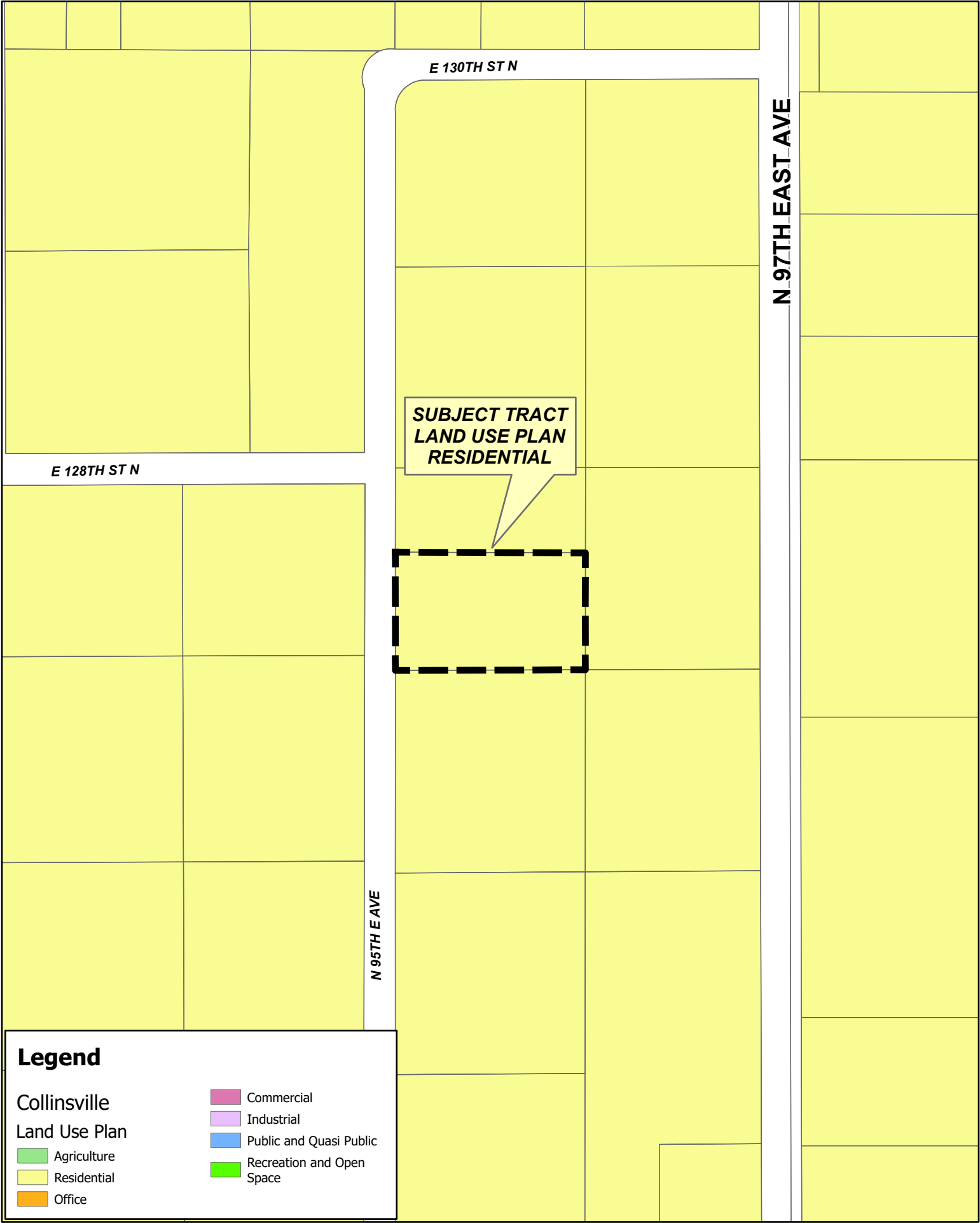
CBOA-3384

36 22-13

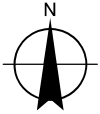
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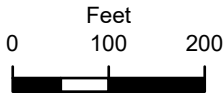
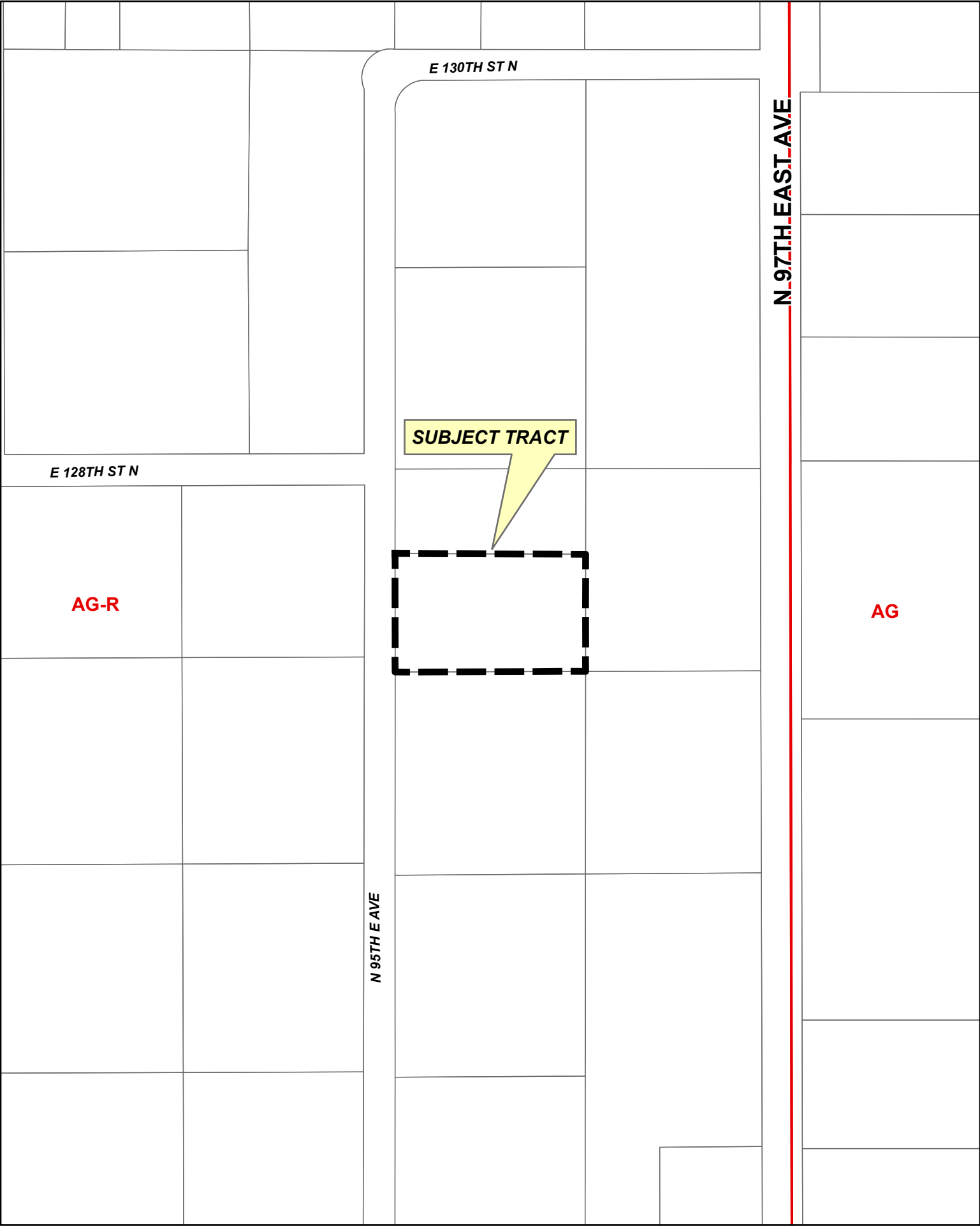
Aerial Photo Date: 2024



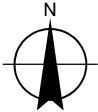


CBOA-3384





CBOA-3384





Case Number: CBOA-3385

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

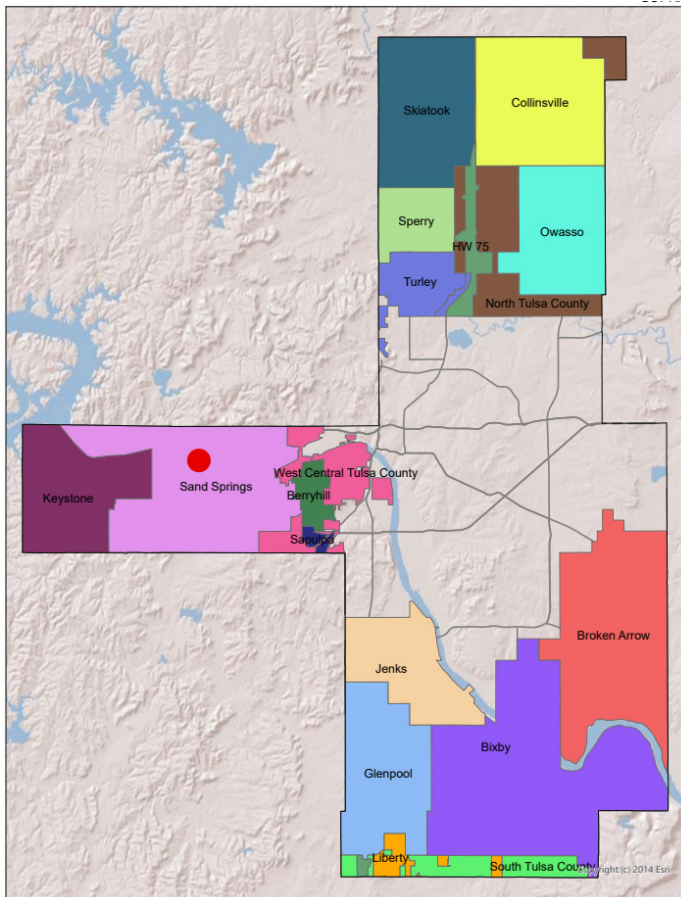
Owner and Applicant Information:

Applicant: Hubert Marris

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. 2.040 Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.84 ± Acres

Legal Description: PRT NW SW BEG 233.80N & 1326.50E & 41.50N SWC NW SW TH NW194.67 SW299.32 E355 N41.50 POB SEC 09 19 11 .838ACS

and

PRT NW SW BEG 233.80N & 1326.50E & 41.50N & 194.67NW SWC NW SW TH NW201.40 SW199.34 SE33.09 CRV RT146.64 S75.04 SW299.32 POB SEC 09 19 11 .924ACS

Present Zoning: RE (Residential Estate), AG (Agriculture)

Fenceline/Area: Sand Springs

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9109

CASE NUMBER: CBOA-3385

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Hubert Marris

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)

LOCATION: 14101 W 17th St S, Sand Springs, OK

ZONED: RE (Residential Estate), AG (Agriculture)

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: 0.84 ± Acres

LEGAL DESCRIPTION: PRT NW SW BEG 233.80N & 1326.50E & 41.50N SWC NW SW TH NW194.67 SW299.32 E355 N41.50 POB SEC 09 19 11 .838ACS

and

PRT NW SW BEG 233.80N & 1326.50E & 41.50N & 194.67NW SWC NW SW TH NW201.40 SW199.34 SE33.09 CRV RT146.64 S75.04 SW299.32 POB SEC 09 19 11 .924ACS

RELEVANT PREVIOUS ACTIONS: CLS-137 – Lot split Contingent on CBOA-3385 Approval.

ANALYSIS OF SURROUNDING AREA: The subject property is located near the eastern terminus of W. 17th St. S., north of W. 18th Pl. S., adjacent to the Arkansas River. The surrounding area is characterized by a mixture of low-density residential development, larger undeveloped or wooded areas, and open land associated with the river corridor. The 2024 aerial exhibit shows detached residential dwellings on parcels of varying sizes and configurations, with the subject property situated near the end of W. 17th St. S.

The immediate vicinity includes RE and AG zoning, and the subject property is located near the Sand Springs corporate limits. The subject property and surrounding area to the west and south are designated Residential by the applicable future land use plan, while property farther east is designated Industrial/Regional Employment.

The subject property is approximately 0.84 acres and has an irregular configuration associated with the existing parcel and roadway pattern. The additional GIS exhibit identifies portions of the property within AE and X (0.2% annual chance) flood hazard areas, consistent with its location adjacent to the Arkansas River. This flood hazard represents an additional physical development constraint that should be considered independently of the requested zoning relief.

The requested variance would reduce the minimum street frontage requirement from 30 feet to zero feet of frontage on a maintained public road. The request relates to the configuration of the property and its relationship to the existing roadway system and would not, by itself, change the underlying zoning or authorize development within a flood hazard area.

APPLICANT STATEMENT: None

STAFF COMMENTS: The applicant is requesting a Variance of the minimum street frontage requirement from 30 feet to 0 feet of maintained public road in an AG District (Section 2.040, Table 2-3).

The subject property is located within an established low-density residential and rural development pattern near the Arkansas River. Properties in the immediate vicinity vary in size and configuration, and residential uses are established along W. 17th St. S. and W. 18th Pl. S. The applicable future land use plan designates the subject property and much of the immediately surrounding area as Residential.

The requested variance addresses the subject property's inability to provide the required 30 feet of frontage on a maintained public road. The subject tract has an irregular configuration and is situated near the terminus of W. 17th St. S. The requested relief is therefore associated with the property's relationship to the existing roadway and parcel pattern rather than a proposed change in land use.

The subject property is also located within identified AE and X (0.2% annual chance) flood hazard areas. Given the property's proximity to the Arkansas River, any future development would remain subject to applicable floodplain management and development requirements. Approval of the requested frontage variance would not constitute approval of development within the floodplain or waive any applicable floodplain regulations.

Staff finds that the requested variance is not anticipated to substantially alter the established character or development pattern of the surrounding area. The Board should consider the irregular configuration of the subject property, its relationship to the existing roadway and surrounding parcel pattern, the availability of adequate legal and physical access, and the presence of identified flood hazard areas when determining whether the circumstances of the property satisfy the required findings for granting a variance. Approval of the frontage variance would not independently establish legal or physical access to the property and would not relieve the property from compliance with applicable floodplain, zoning, building, wastewater/septic, access, or other development requirements.

Sample Motion:

“Move to _____ (approve/deny) 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)

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

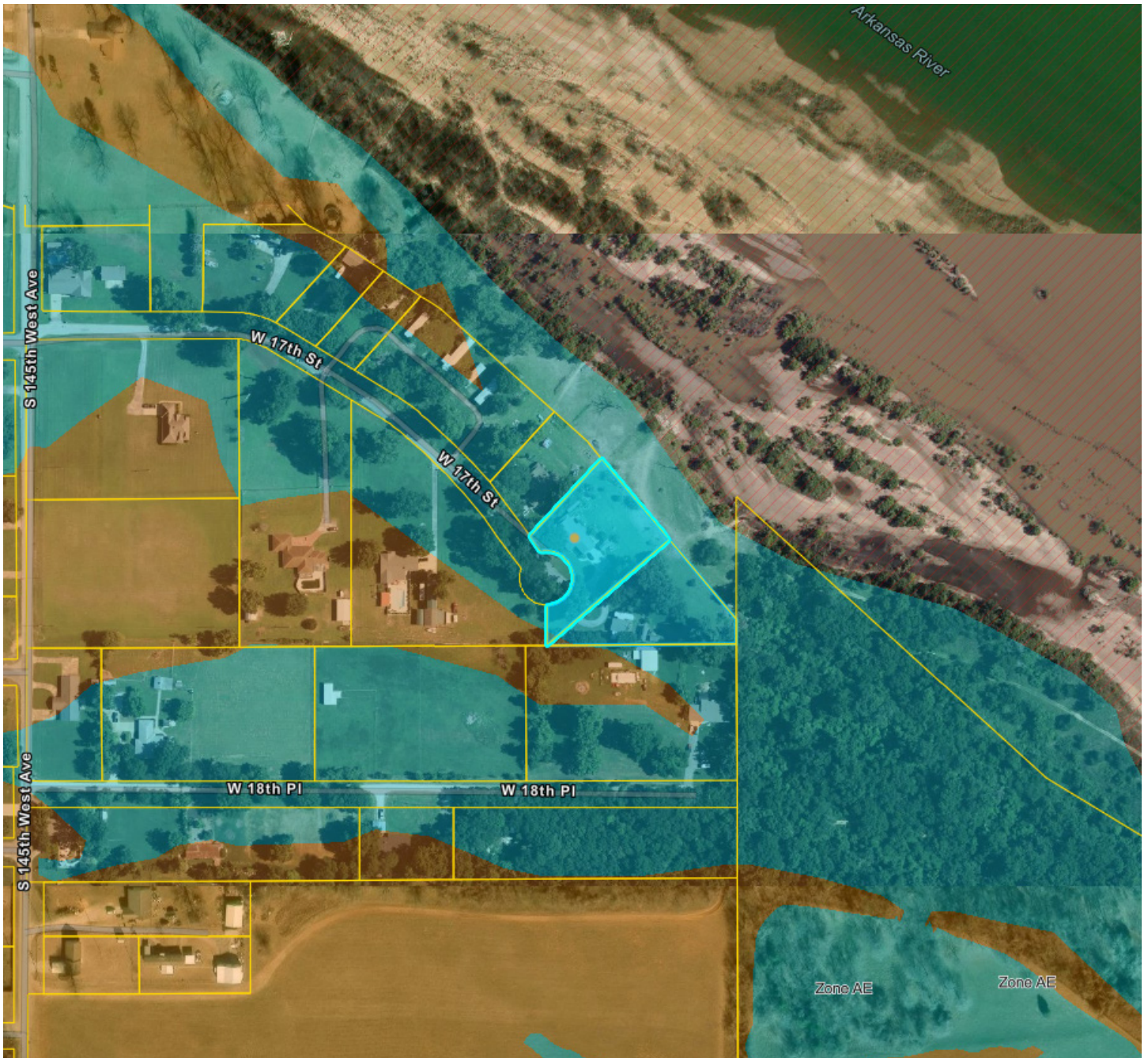
1.

2.

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

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



FEMA Flood Map

Legal Description (Tract 1)

Part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Nine (9), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: COMMENCING at the Southwest Corner of the NW/4 SW/4 of Section Nine (9); THENCE due North along the West line of said Section Nine (9), a distance of 233.80 feet to a point; THENCE S89°30'00"E, a distance of 1326.50 feet to a point; THENCE due North, a distance of 41.50 feet to a point; THENCE N39°12'55"W a distance of 194.67 feet to the POINT OF BEGINNING; THENCE N39°12'55"W, a distance of 201.40 feet to a point; THENCE S42°44'00"W a distance of 199.34 feet to a point; THENCE S41°21'59"E a distance of 33.09 feet to a point; THENCE N78°35'01"E, a distance of 0.00 feet to a point of curvature; THENCE around a curve to the right having a radius of 50.00 feet and a chord bearing of S05°27'27"E, a distance of 99.46 feet and an arch length of 146.64 feet; thence S00°30'00"W a distance of 75.04 feet; thence N50°47'05"E a distance of 299.32 feet to the Point of Beginning. Containing 0.92 acres more or less.

Legal Description (Tract 2)

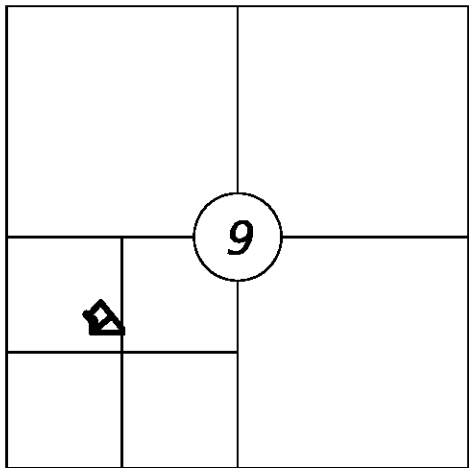
Part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Nine (9), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: COMMENCING at the Southwest Corner of the NW/4 SW/4 of Section Nine (9); THENCE due North along the West line of said Section Nine (9), a distance of 233.80 feet to a point; THENCE S89°30'00"E, a distance of 1326.50 feet to a point; THENCE due North, a distance of 41.50 to the POINT OF BEGINNING; THENCE N39°12'55"W a distance of 194.67 feet; thence S50°47'05"W a distance of 299.32; THENCE S89°30'00"E, a distance of 355.00 feet to a point; THENCE due North, a distance of 41.50 to the POINT OF BEGINNING. Containing 0.84 acres more or less.

SCALE: 1"=50'

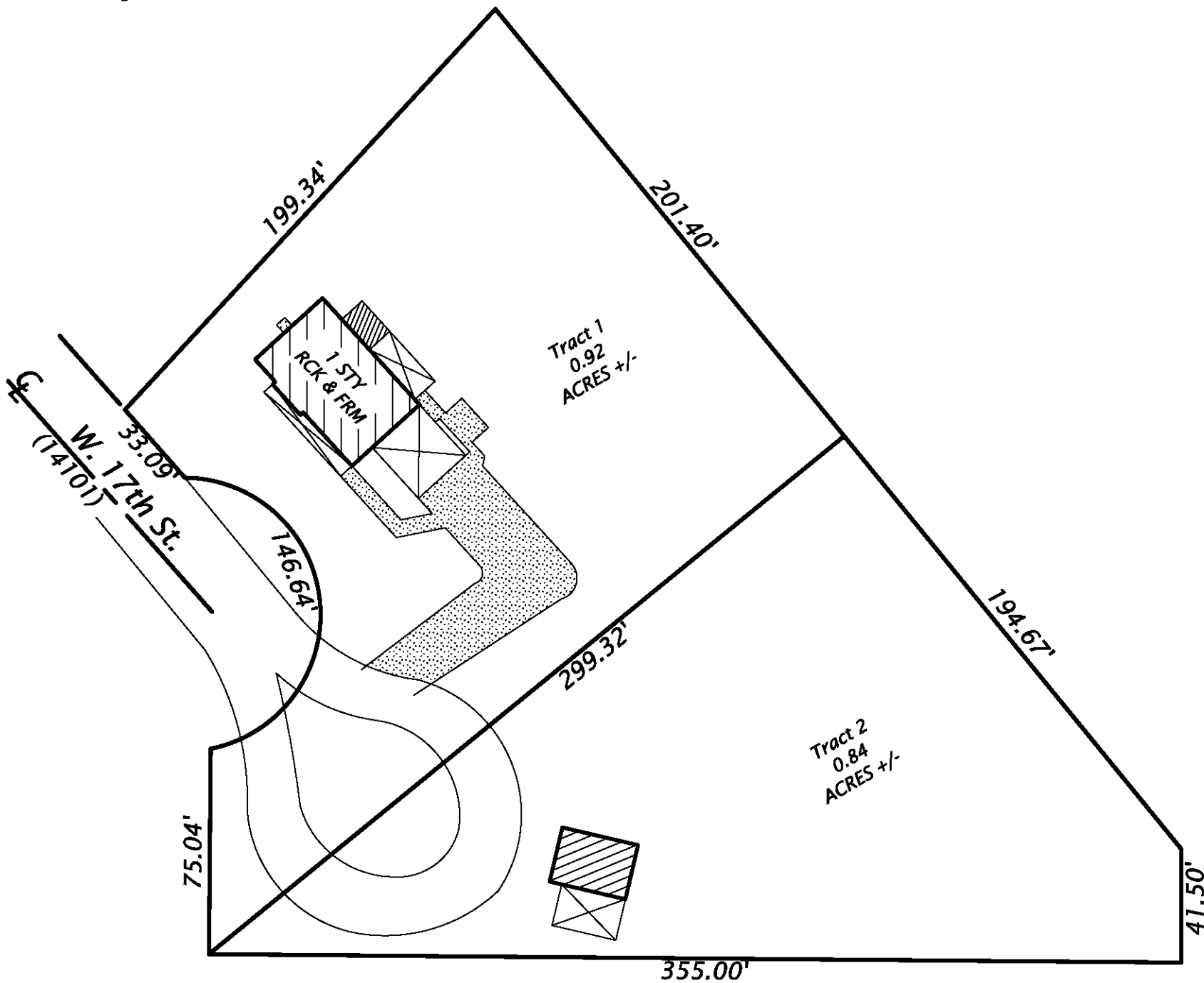


R - 11 - E

T
19
N



Tulsa County
LOCATION MAP



Warren Collins

COLLINS LAND SURVEYING, INC.

3340 W. 151st ST. S. - P.O. Box 250

KIEFER, OK. 74041

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

CA#2656 EXPIRES: 06/30/2026

Sketch of Proposed Lot Split

Performed For:

Hubert Marris

J.O. NO. 26-05-266

DATE: 05/19/2026

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

REF. NO. 26-05-266

Legal Description (Tract 1)

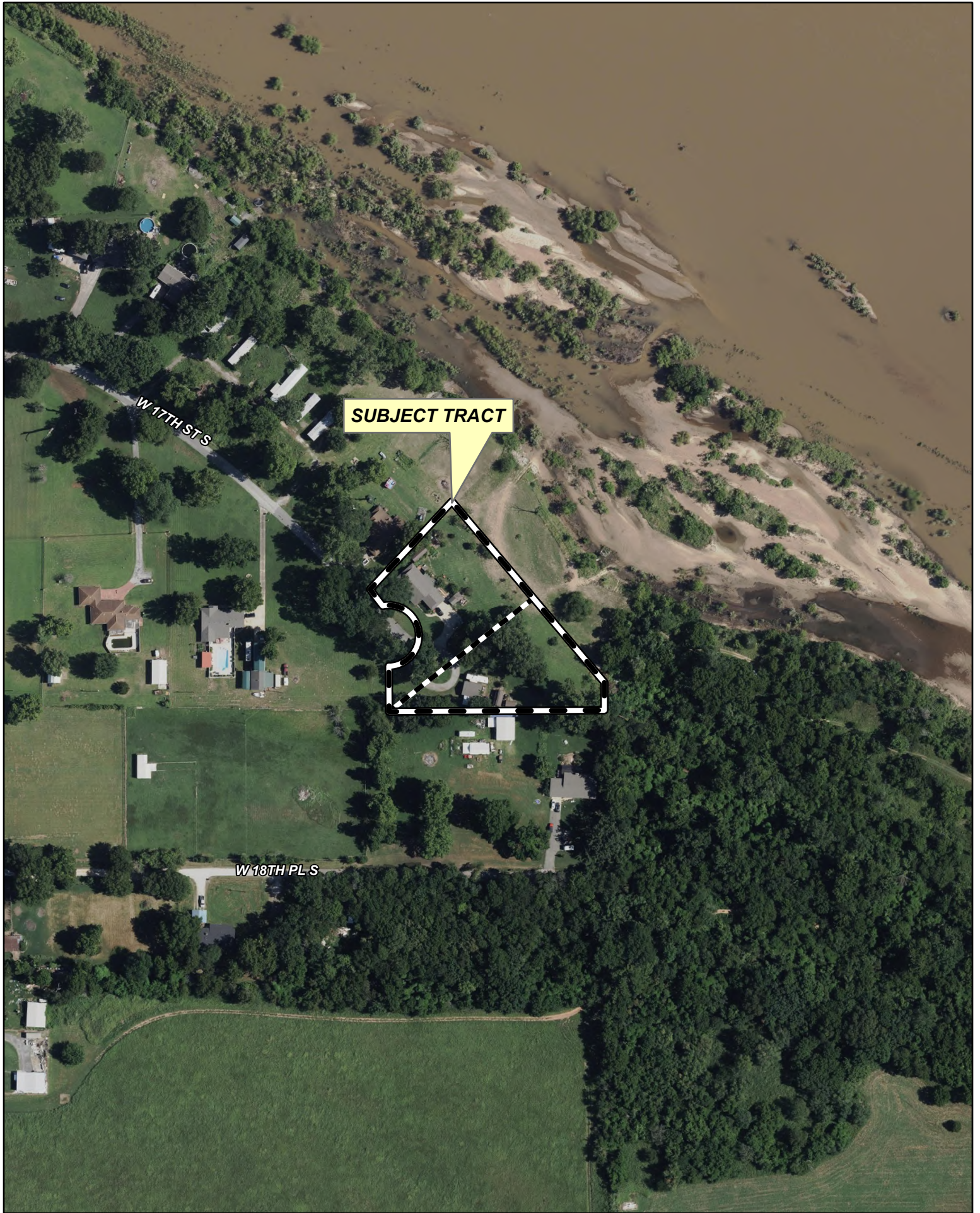
Part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Nine (9), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: COMMENCING at the Southwest Corner of the NW/4 SW/4 of Section Nine (9); THENCE due North along the West line of said Section Nine (9), a distance of 233.80 feet to a point; THENCE S89°30'00"E, a distance of 1326.50 feet to a point; THENCE due North, a distance of 41.50 feet to a point; THENCE N39°12'55"W a distance of 194.67 feet to the POINT OF BEGINNING; THENCE N39°12'55"W, a distance of 201.40 feet to a point; THENCE S42°44'00"W a distance of 199.34 feet to a point; THENCE S41°21'59"E a distance of 33.09 feet to a point; THENCE N78°35'01"E, a distance of 0.00 feet to a point of curvature; THENCE around a curve to the right having a radius of 50.00 feet and a chord bearing of S05°27'27"E, a distance of 99.46 feet and an arch length of 146.64 feet; thence S00°30'00"W a distance of 75.04 feet; thence N50°47'05"E a distance of 299.32 feet to the Point of Beginning. Containing 0.92 acres more or less.

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

REF. NO. 26-05-266

Legal Description (Tract 2)

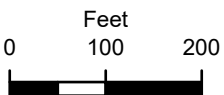
Part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Nine (9), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: COMMENCING at the Southwest Corner of the NW/4 SW/4 of Section Nine (9); THENCE due North along the West line of said Section Nine (9), a distance of 233.80 feet to a point; THENCE S89°30'00"E, a distance of 1326.50 feet to a point; THENCE due North, a distance of 41.50 to the POINT OF BEGINNING; THENCE N39°12'55"W a distance of 194.67 feet; thence S50°47'05"W a distance of 299.32; THENCE S89°30'00"E, a distance of 355.00 feet to a point; THENCE due North, a distance of 41.50 to the POINT OF BEGINNING. Containing 0.84 acres more or less.



SUBJECT TRACT

W 17TH ST S

W 18TH PL S



*Subject
Tract*

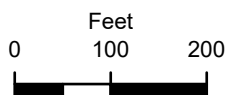
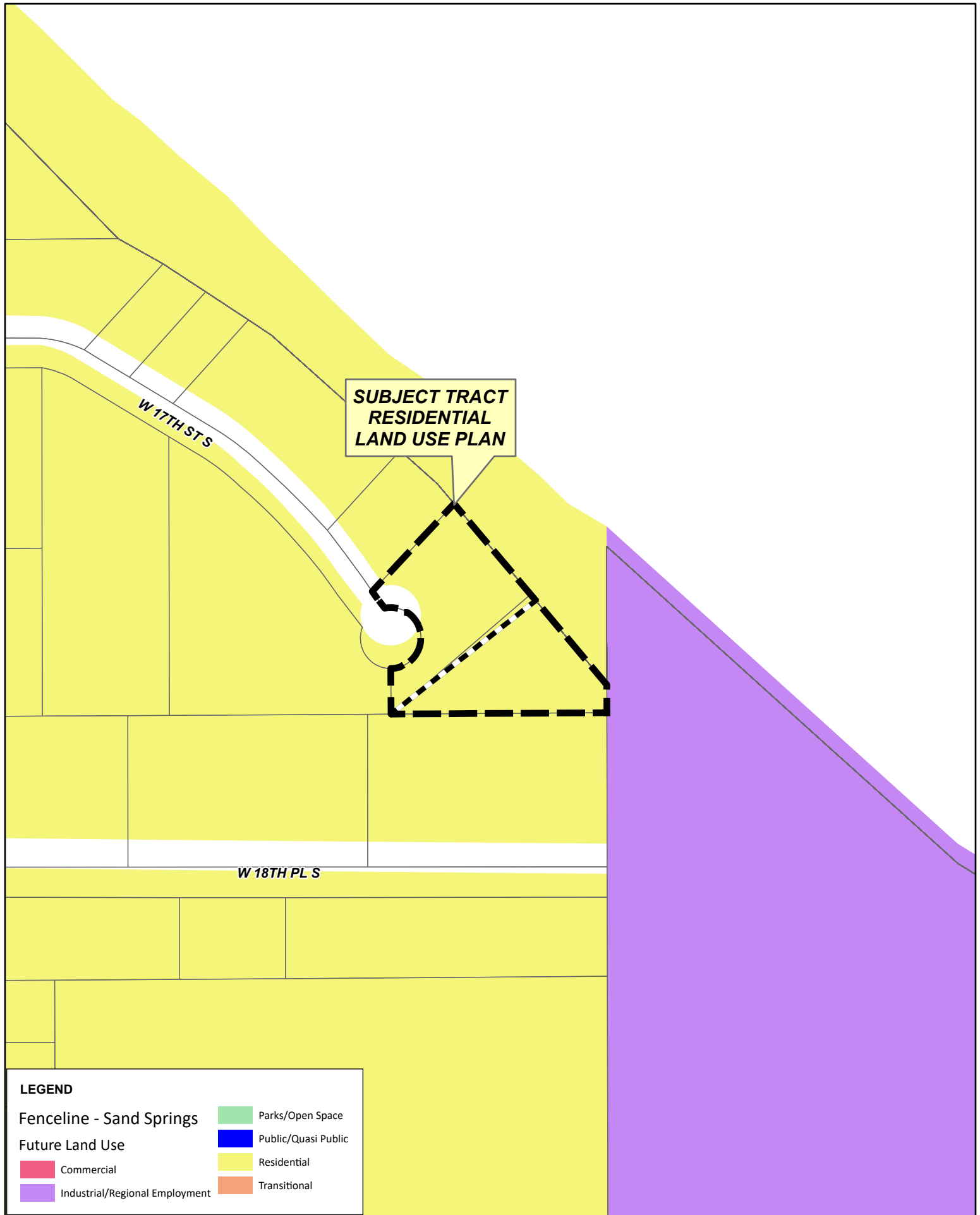
CBOA-3385

09 19-11

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

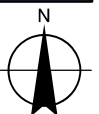
Aerial Photo Date: 2024

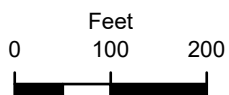
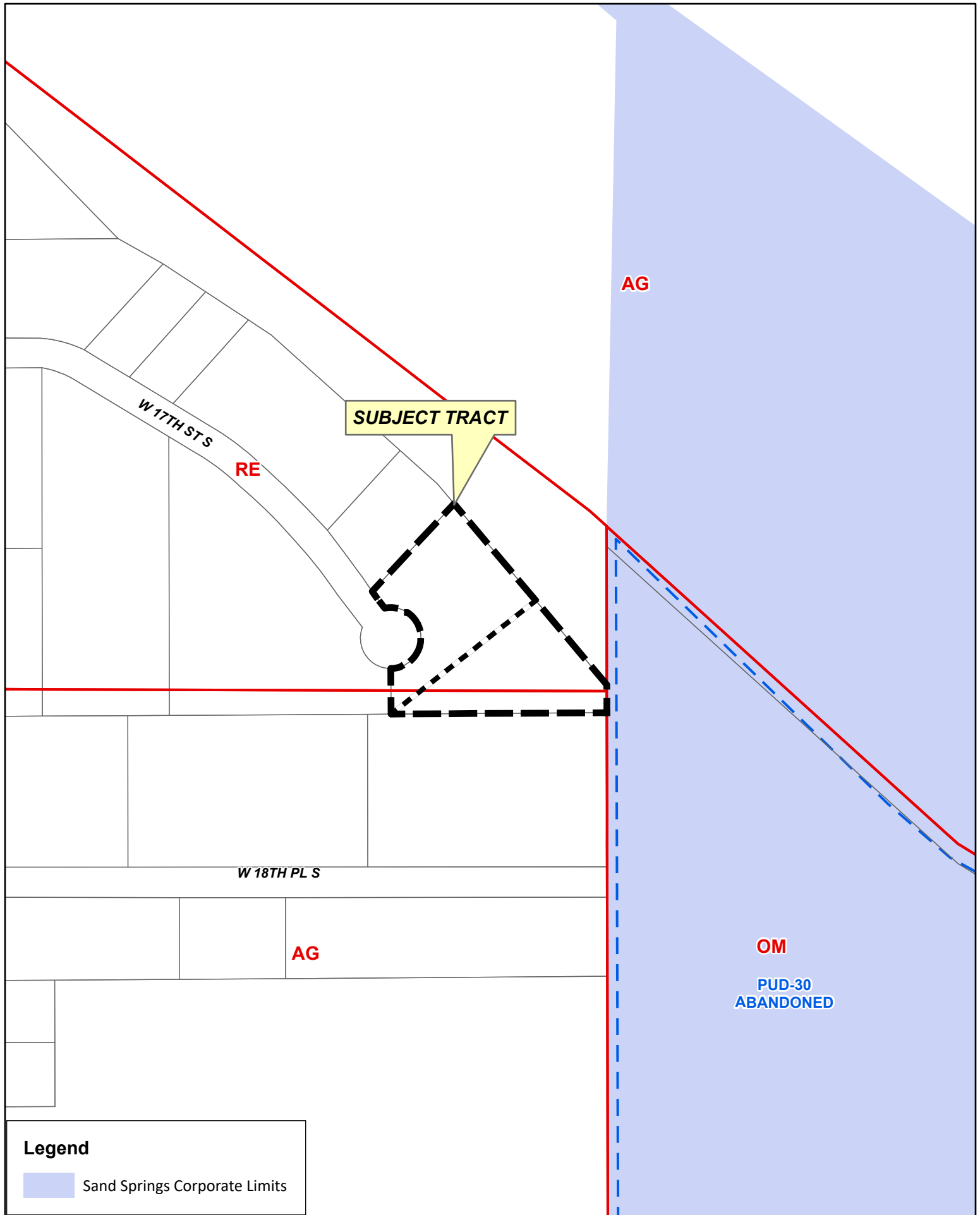




CBOA-3385

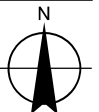
09 19-11





CBOA-3385

09 19-11





Case Number: CBOA-3386

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

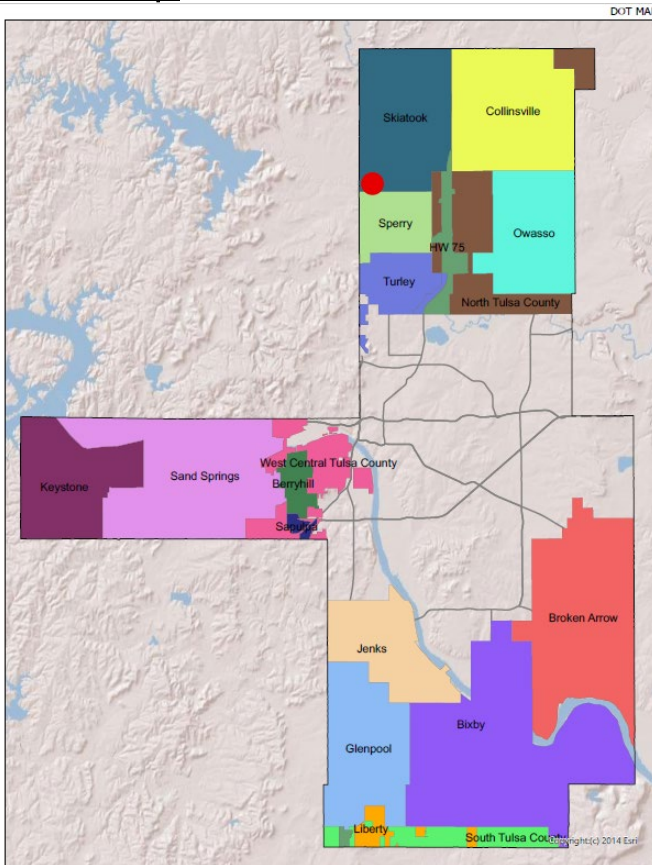
Owner and Applicant Information:

Applicant: Brandon Gideon

Property Owner: Same

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

Location Map:



Additional Information:

Present Use: Agricultural

Tract Size: 6.03 ± Acres

Legal Description: NW NW SW LESS N500 W330 THEREOF & LESS W50 THEREOF FOR RD SEC 01 21 12 6.028 ACS

Present Zoning: Ag (Agricultural)

Fenceline/Area: SKIATOOK

Land Use Designation: RURAL RESIDENTIAL

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1201

CASE NUMBER: CBOA-3386
CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Brandon Gideon

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

LOCATION: 11927 N. Cincinnati Ave, Skiatook, OK

ZONED: AG (Agricultural)

FENCELINE: SKIATOOK

PRESENT USE: Agricultural

TRACT SIZE: 6.03 ± Acres

LEGAL DESCRIPTION: NW NW SW LESS N500 W330 THEREOF & LESS W50 THEREOF FOR RD SEC 01 21 12 6.028 ACS

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located on the east side of N. Cincinnati Avenue/State Highway 11, south of E. 123rd St. N. The surrounding area is predominantly rural in character and consists of large acreage tracts, wooded areas, open pasture, and scattered residential development. The aerial exhibit shows substantial wooded and undeveloped areas surrounding the subject property, with residences dispersed along N. Cincinnati Avenue and local roadways to the east and west.

The subject property and surrounding properties are zoned AG, reflecting the predominantly agricultural and low-density rural character of the area. The parcel pattern consists primarily of larger tracts, and development is relatively dispersed compared to a conventional residential subdivision.

The subject property and surrounding area are designated Rural Residential by the Skiatook Land Use Plan. Existing development within the vicinity is generally consistent with this designation and includes rural residences, agricultural land, wooded areas, and other low-intensity uses. The subject tract and surrounding area are within the Regulatory Floodway or 1% Annual Chance Flood Hazard, as shown in the exhibit titled FEMA Flood Map.

The proposed mining and mineral processing activity would represent a more intensive land use than the predominantly rural residential and agricultural uses surrounding the property. However, the requested activity is proposed to be limited to an approximately 2-acre portion of the AG-zoned property. Potential impacts associated with the operation should therefore be considered in relation to the location of the activity on the property, surrounding residences, access to N. Cincinnati Avenue, and any proposed measures to mitigate impacts on adjoining properties.

STAFF COMMENTS: The applicant is requesting a Special Exception to allow mining and mineral processing of sandy loam within an approximately 2-acre area in the AG District (Section 6.010, Table 6-1).

The surrounding area is characterized primarily by agricultural, rural residential, wooded, and undeveloped properties. While mining and mineral processing are more intensive than the predominant uses in the immediate vicinity, the Zoning Code provides a mechanism for consideration of the use by Special Exception within the AG District. The Board

should therefore consider whether the proposed operation can be conducted in a manner that is compatible with surrounding properties and will not create undue adverse impacts.

The subject property is designated Rural Residential by the Skiatook Land Use Plan. Given this designation and the presence of residential properties in the surrounding area, particular consideration should be given to potential impacts associated with noise, dust, hours of operation, truck traffic, site access, drainage, erosion, and the location of excavation and processing activities relative to neighboring properties.

The limited scale of the request—approximately 2 acres—may reduce the overall extent of potential impacts compared with a larger mining operation. However, compatibility will depend significantly on how the operation is conducted and whether adequate safeguards are provided to minimize impacts on nearby residential and agricultural properties.

Staff finds that the proposed use is more intensive than the predominant rural residential and agricultural development pattern of the surrounding area. If the Board determines that the Special Exception is appropriate, staff recommends that consideration be given to conditions addressing the location and extent of the mining area, hours of operation, dust and noise control, truck access and circulation, drainage and erosion control, and restoration or reclamation of the disturbed area following completion of mining activities.

Sample Motion:

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

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

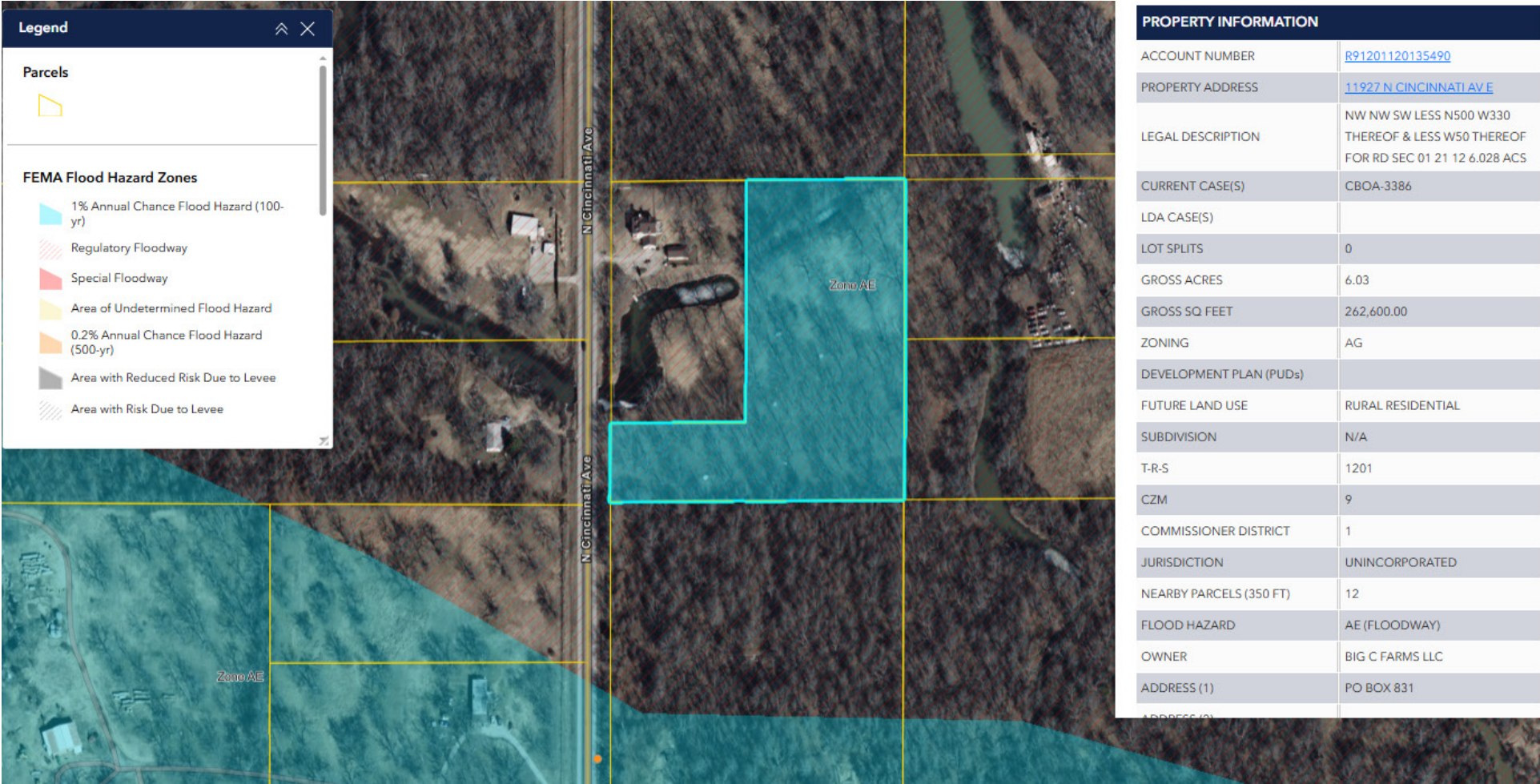
- 1.***
- 2.***
- 3.***

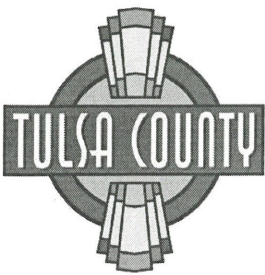
Subject to the following conditions, if any: _____.

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.

FEMA FLOOD MAP





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

Earth Change Permit Application

For Office Use Only:

Permit # _____

Rec'd _____

Zoning _____ FZ _____

Firm Panel # _____ FDP Req'd _____

Required Documentation:

- Plot/site plan with erosion control plan. Both can be included on same plan.
- Written description of scope of work
- Floodplain Development Permit (if applicable)
- Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SMP3) or other applicable state documents, if disturbing more than one acre (43,560 sq. ft.) of land

PROPERTY ADDRESS 11927 NCincinnati Ave Skiatook 74070
Number/Street City Zip Code

Unplatted Y Subdivision _____ Lot _____ Block _____

Lot Size _____ Acres/SQ FT Section 1 Township 21N Range 12E

Type of Earth Change: (Circle all that apply)
Excavating _____ Grading _____ Re-Grading _____ Clearing of Land (Trees & Debris) _____
Filling _____ Mining _____ Berming _____ Paving _____
Ponds _____ Other: _____

Is any work in a floodplain: ☐ Yes ☐ No (If yes, a Floodplain Development Permit is required)

Does the lot or tract of record contain any natural or man-made water course? ☐ Yes ☐ No

If yes, specify: _____

Total area to be disturbed: 2 acres

Contractor/Owner Brandon Gideon

Phone Number 918-891-5150 Email certstrash@yahoo.com

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

Brandon Gideon 40810 Npeoria Ave Skiatook OK 74070 918-594-4383
Owner or Lessee Name (Print) Address City Zip Code Phone Number

[Signature] 8-18-24
Applicant (Print) Address City Zip Code Phone Number
Applicant (Signature) Date

ALL FEES ARE NON-REFUNDABLE

PLOT / SITE PLAN WITH EROSION CONTROL

EARTH CHANGE - SANDY LOAM MINING PIT

11927 N. Cincinnati Ave., Skiatook, OK 74070

Owner / Contractor: Brandon Gideon

Section: 1

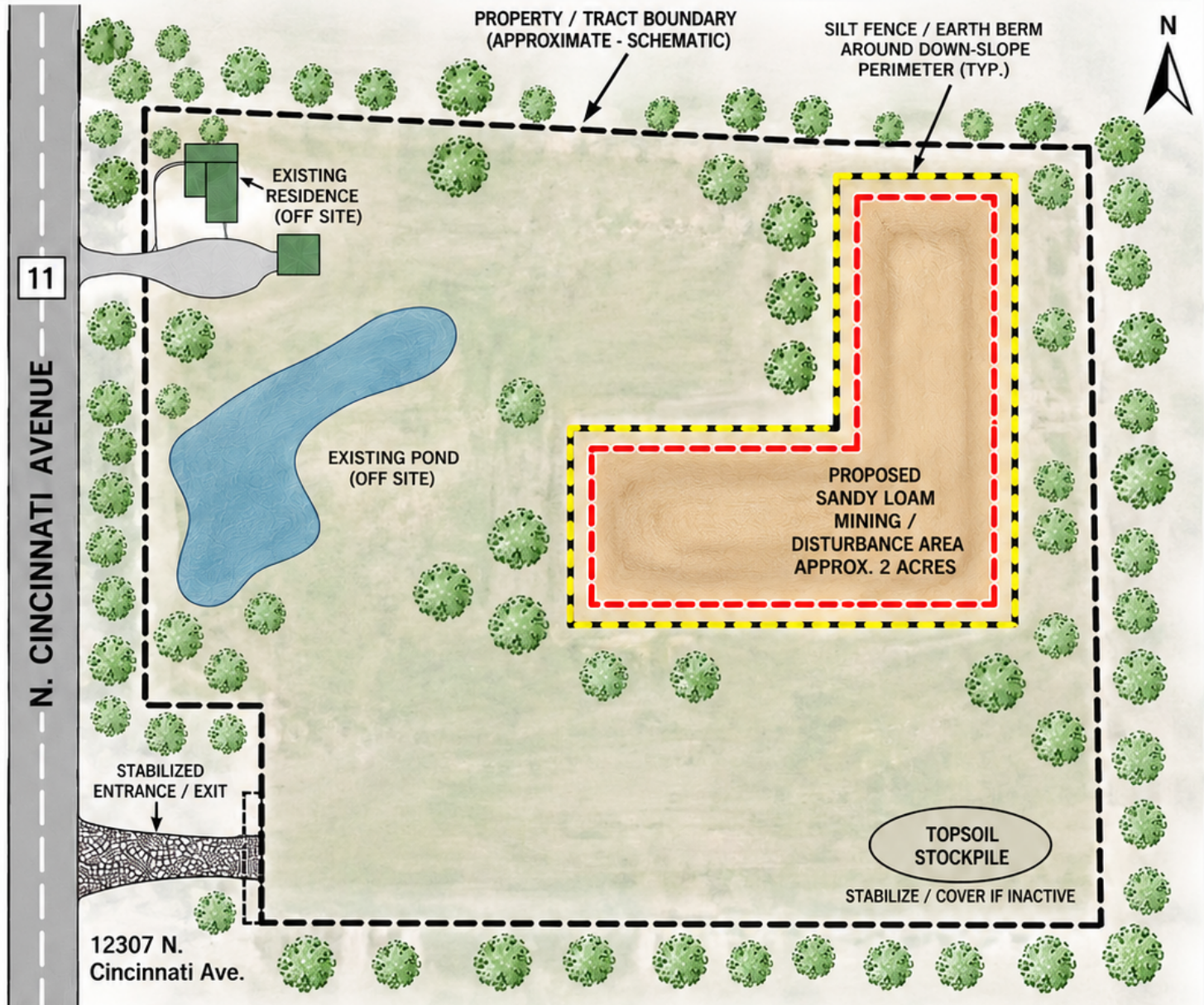
Township: 21N

Range: 12E

Material: Sandy loam

Material: Sandy loam

Permit #: _____



EROSION CONTROL NOTES

1. Install erosion and sediment controls before mining / earth disturbance begins.
2. Maintain silt fence and/or compacted earth berms along down-slope limits of disturbance.
3. Use a stabilized rock entrance/exit to reduce tracking of soil onto N. Cincinnati Avenue.
4. Keep excavated material and topsoil stockpiles inside the controlled work area; stabilize inactive piles.
5. Direct stormwater away from disturbed soil where practical and retain sediment on site.
6. Inspect erosion controls after significant rainfall and repair or remove accumulated sediment as needed.
7. Seed, mulch, or otherwise stabilize areas when final grades are reached and mining activity is complete.
8. Exact property lines, pit limits, drainage direction, and control locations shall be field verified before work.

NOTE: This is a schematic permit exhibit based on information provided. It is not a boundary survey.
Final locations should be adjusted to actual field conditions and Tulsa County / applicable agency requirements.

LEGEND

- Property / Tract Boundary (Approximate)
- Proposed Sandy Loam Mining / Disturbance Area (Approx. 2 Acres)
- Buffer / Erosion Control Limit (Around Proposed 2-Acre Area Only)
- Stabilized Entrance / Exit
- Existing Pond (Off Site)
- Existing Residence (Off Site)
- Existing Trees / Vegetation

SCOPE OF WORK – EARTH CHANGE / MINING PERMIT

 COMPANY CRTS Shale and Trucking LLC	 STATE OF OKLAHOMA DEPARTMENT OF MINES PERMIT # _____	 MATERIAL Sandy Loam	 DISTURBED AREA Approximately 2 Acres
--	---	---	---

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

SCOPE OF WORK INCLUDES

The sandy loam material produced from this site will be used to support construction projects serving schools, apartments, businesses, residential developments, and the surrounding Skiatook area. Projects may include, but are not limited to, school construction, residential house pads, apartment complexes, road base material, shop pads, and other approved construction uses.

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

NOTICE OF INTENT

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

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

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

*This scope of work is prepared to support the Earth Change / Mining Permit application
with the Oklahoma Department of Mines.*

DEQ Form
606-002B
July 5, 2017



Oklahoma Department of Environmental Quality
Notice of Intent (NOI)
for Stormwater Discharges Associated with Industrial Activity
under the OPDES Multi-Sector General Permit OKR05

Submission of this NOI constitutes notice that the party identified in Section I of this form intends to be authorized by DEQ for stormwater discharges associated with industrial activity in the State of Oklahoma. Becoming a permittee obligates such discharger to comply with the terms and conditions of the OKR05 permit. To obtain an authorization from DEQ, this form must be complete with all the pertinent information.

See instructions for completing the NOI on pages 3 and 4 of this form.

☐ NEW APPLICATION, ☐ MODIFICATION or ☐ RENEWAL of current permit, enter the authorization number: OKR05_____

I. Operator Information

Operator Name: BRANDON GIDEON Phone: (918) 891-5150
Mailing Address: 14810 N PEORIA AVE
City: SKIATOOK State: OK Zip Code: 74070
Operator's Point of Contact : BRANDON GIDEON Title: OWNER\OPERATOR
Phone: (918) 519-5150 E-mail: CRTSTRASH@YAHOO.COM

II. Facility Information

Facility Name: CRTS SHALE & TRUCKING LLC Phone: (918) 519-5150
Facility Address: 11927 N CINCINNATI AVE
City: SKIATOOK County: TULSA State: OK Zip Code: 74070
Facility's Point of Contact : BRANDON GIDEON Title: OWNER\OPERATOR
Phone: (918) 519-5150 E-mail: CRTSTRASH@YAHOO.COM
Facility's Type of Ownership: ☐ Federal ☐ State ☐ Municipal ☐ Public ☐ Private
Latitude: 36.328069N Longitude: -95.991395W at the entrance of the Facility
SIC or Designated Activity Code and Sector: Primary: _____ Sector: _____ Secondary: _____ Sector: _____
Total Area of the Facility: 2.00 (acres) Total Impervious Area at the Facility: 2.00 (acres)
Estimated Area of Industrial Activity at your Facility exposed to Stormwater: 2.00 (acres)

Endangered Species Eligibility

- a. ☒ My facility is not located in or draining to Federal and State sensitive waters and watersheds.
b. ☐ My facility is located in or drains to Federal and State sensitive waters and watersheds and I agree to implement the control measures specified in Step 2 of Appendix A.
c. ☐ I am relying on another permittee's certification of eligibility and agree to comply with any conditions of that certification.

III. Facility Discharge Information

Does the facility discharge stormwater into a MS4? ☐ Yes ☒ No, If yes, name of the MS4 Operator: _____
Is the facility required to submit Discharge Monitoring Report due to sector-specific requirement? ☐ Yes ☐ No; If yes, what is your applicable sector? A ☐ C ☐ D ☐ E ☐ J ☐ K ☐ L ☐ O ☐ S ☐; Discharges to impaired water monitoring: ☐ Yes ☐ No
Is the facility's stormwater discharge covered by a separate individual or general permit? ☐ Yes ☐ No, If yes, enter the OPDES Permit Number: _____

Outfall and Receiving Water Information

Outfall ID	Latitude/ Longitude	Name of the Receiving Waterbody	Is this waterbody impaired? If so, what are its impairments?	Is there a TMDL for that impairment?
001			☐ Yes ☐ No	☐ Yes ☒ No
002			☐ Yes ☐ No	☐ Yes ☒ No
003			☐ Yes ☐ No	☐ Yes ☒ No
004			☐ Yes ☐ No	☐ Yes ☒ No
005			☐ Yes ☐ No	☐ Yes ☒ No
006			☐ Yes ☐ No	☒ Yes ☒ No
007			☒ Yes ☐ No	☐ Yes ☒ No

Note: use additional sheet of paper if the facility has more than 7 outfalls.

IV. Stormwater Pollution Prevention Plan (SWP3) Information

Has the SWP3 been prepared in accordance with 2017 OKR05 Permit in advance of filing this NOI? ☒ Yes ☐ No

Is the SWP3 properly certified and available at the Facility? ☐ Yes ☐ No

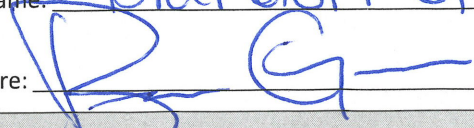
Proposed **Best Management Practices** to control pollution in the stormwater discharges, check all that apply:

- | | | | |
|--|---|---|--|
| ☐ Sediment Basin | ☐ Sediment Trap | ☐ Ret/Detention Pond | ☐ Vegetated Buffer |
| ☐ Vegetative Swale | ☐ Runoff Infiltration | ☒ Runoff Diversion/Berm | ☐ Inlet Protection |
| ☐ Secondary Containment | ☐ Dust Collection System | ☐ Covered Material Storage | ☐ Indoor Vehicle Maint. |
| ☐ Good housekeeping | ☐ Employee Training | ☐ Spill Prevention Plans | ☐ |

V. Certification

I certify under penalty of law that I have read and understand Part 1 of the permit eligibility requirements for coverage under the Stormwater Multi-Sector Industrial General Permit OKR05, including those requirements relating to the protection of endangered or threatened species or critical habitat in Appendix A. Furthermore, this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I understand that continued coverage under the Stormwater Multi-Sector Industrial General Permit OKR05 is contingent upon maintaining eligibility as provided for in Part 1 of the Permit.

Print Name: Brandon Gideon Title: owner

Signature:  Date: 8.18.24

For DEQ use only: Assigned Authorization Number: OKR05 _____



Tulsa County Clerk - MICHAEL WILLIS
Doc #: 2026025468 Page(s): 3
03/26/2026 12:22:49 PM
Receipt #: 2026-18537
Fees: \$22.00 Doc Stamps: \$22.50

GENERAL WARRANTY DEED

THIS INDENTURE, made this 30th day of August, 2024, between **PECANS GALORE, LLC**, an **OKLAHOMA Limited Liability Company**, party of the first part, hereinafter referred to as "Grantor", and **BIG C Farms, LLC**, an **OKLAHOMA Limited Liability Company**, party of the second part, P.O. Box 831, Skiatook, Ok. 74070 hereinafter referred to as "Grantee".

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00), duly paid, the receipt and sufficiency of which is hereby acknowledged, said Grantors do, by these presents, grant, bargain, sell and convey the Grantee, and its successors and assigns, all of the following-described real estate, situated in Tulsa County, State of Oklahoma, to wit:

The Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section One (1), Township Twenty- One (21) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, State of Oklahoma, LESS AND EXCEPT a tract of land described as the North 500 feet of the West 330 feet of the North Half (N/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of said Section One (1), subject to an ingress, egress, a utility easement across the South 25 feet thereof,
SURFACE ONLY

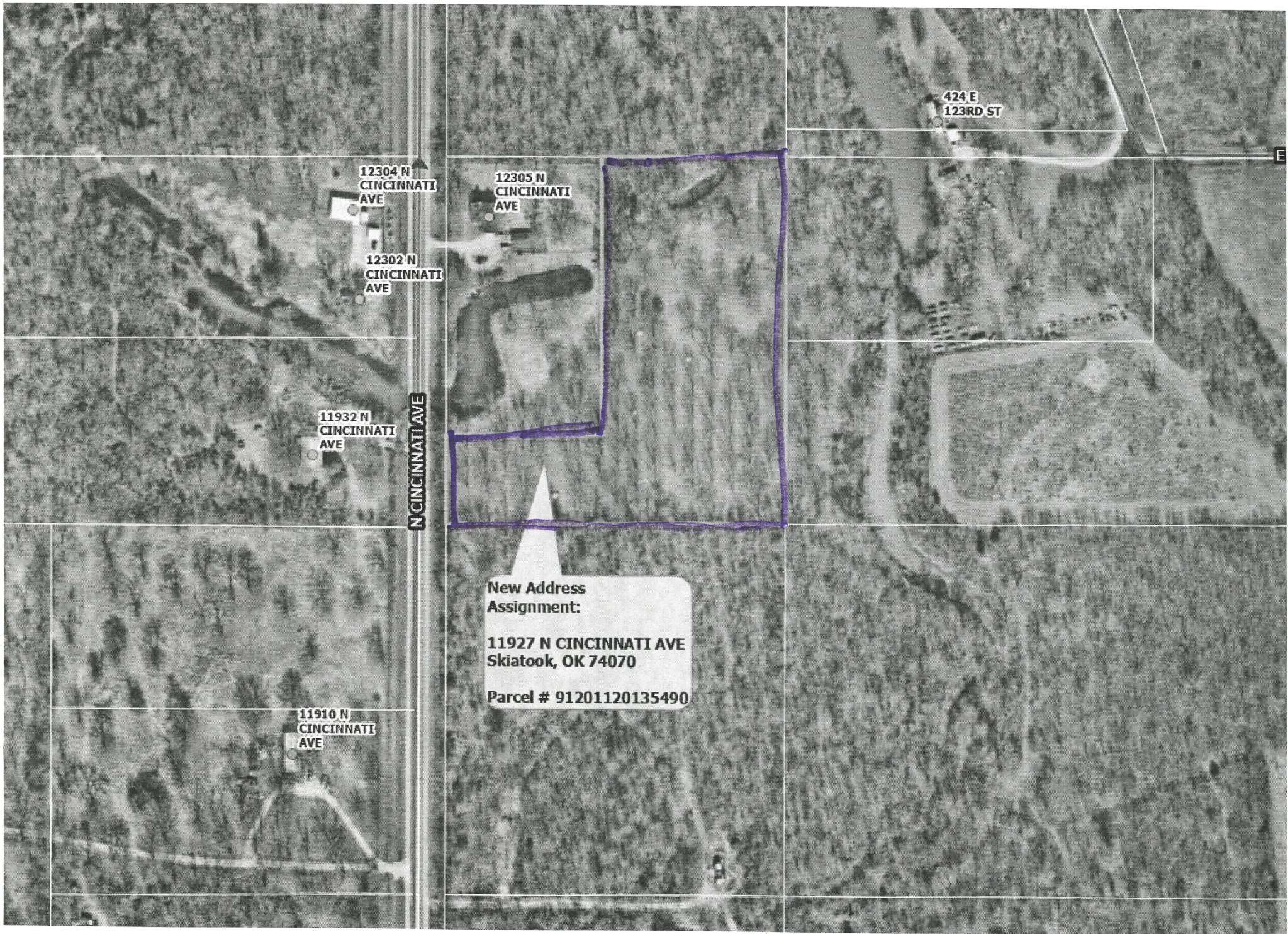
together with all and singular the improvements, tenements, and appurtenances thereto belonging or in any wise appertaining forever.

TO HAVE AND TO HOLD the described premises to the Grantee and his heirs, successors and assigns.

Executed on the day and year first above written.

Pecans Galore, LLC.

James Henry Burt
James Henry Burt, Manager.
Sharon Kay Burt
Sharon Kay Burt, Manager



12304 N
CINCINNATI
AVE

12302 N
CINCINNATI
AVE

11932 N
CINCINNATI
AVE

N CINCINNATI AVE

12305 N
CINCINNATI
AVE

424 E
123RD ST

New Address
Assignment:

11927 N CINCINNATI AVE
Skiatook, OK 74070

Parcel # 91201120135490

11910 N
CINCINNATI
AVE



N CINCINNATI AVE

E 123RD ST N

SUBJECT TRACT

0 200 400
Feet



*Subject
Tract*

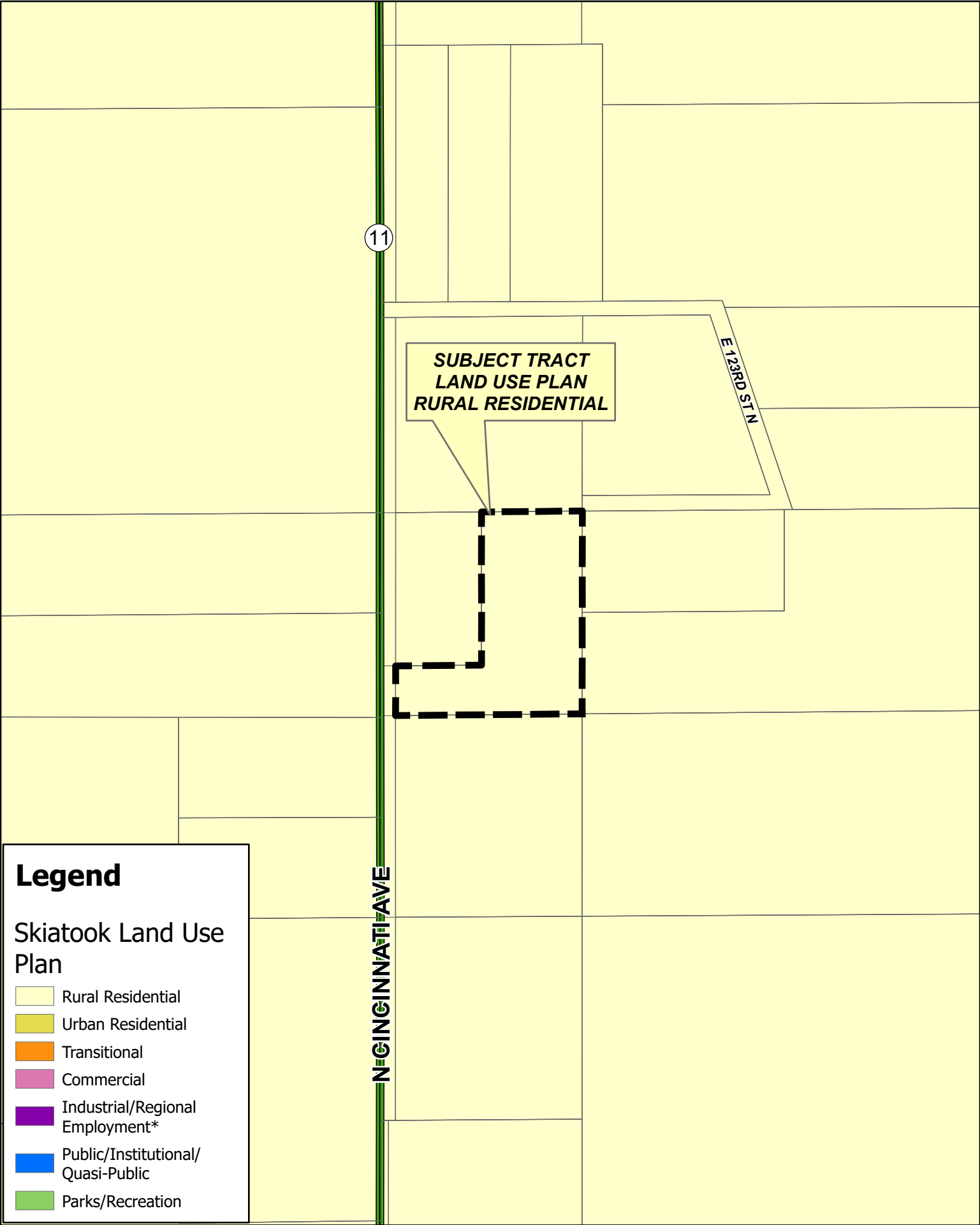
CBOA-3386

01 21-12

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

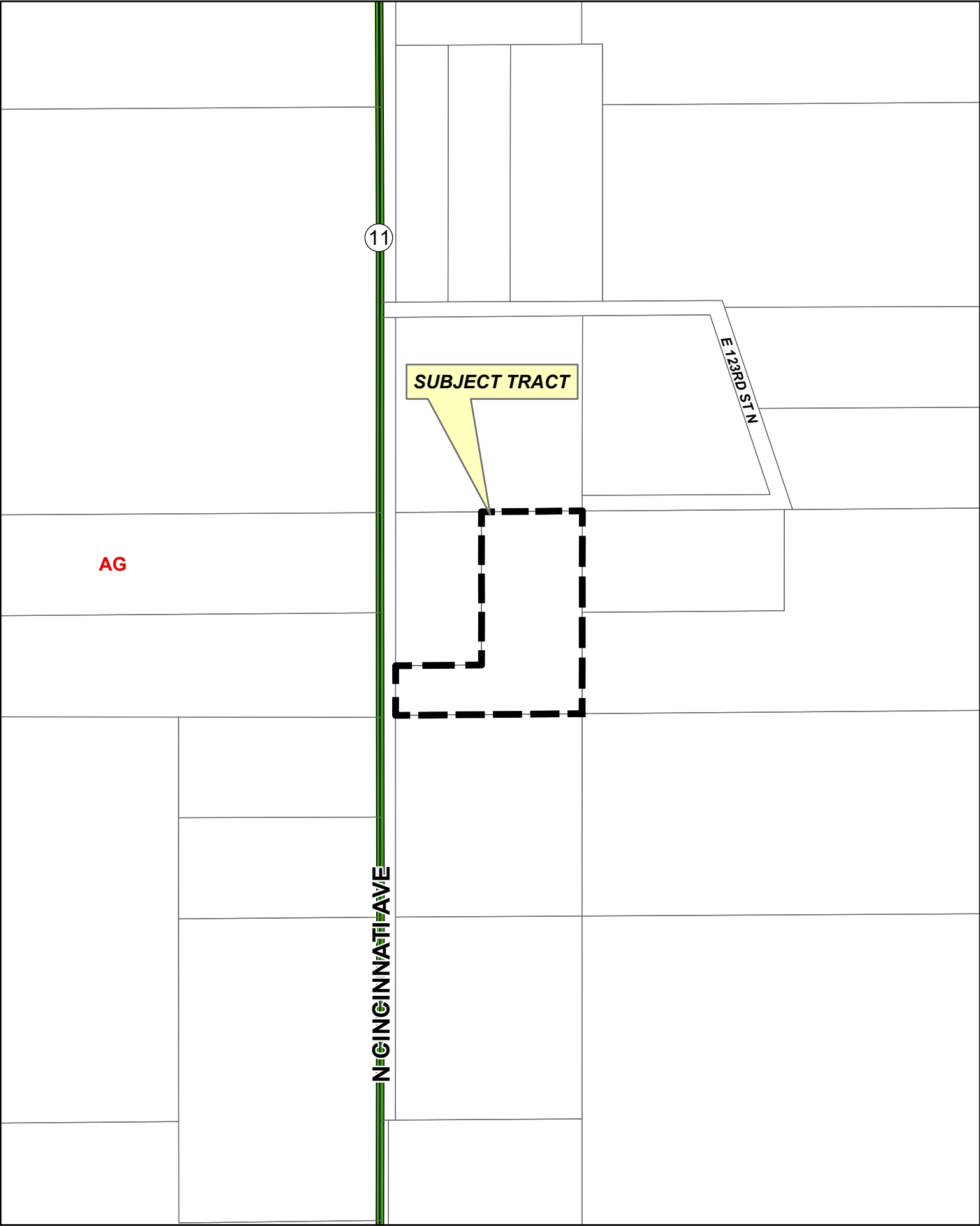
Aerial Photo Date: 2025





CBOA-3386

01 21-12

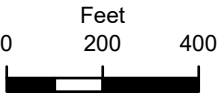


AG

SUBJECT TRACT

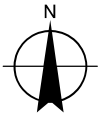
N GINGINNATI AVE

E 123RD ST N



CBOA-3386

01 21-12





Case Number: CBOA-3387

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

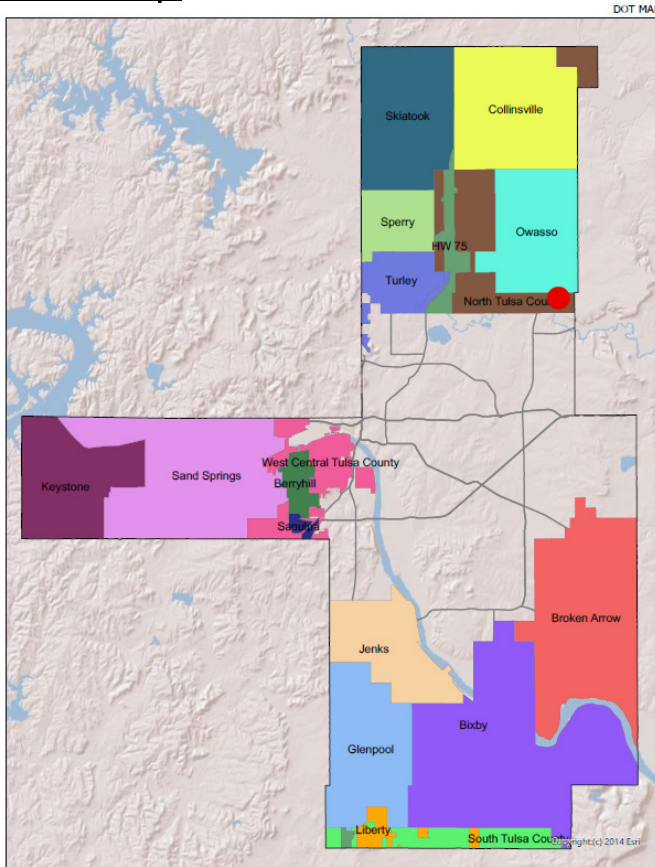
Owner and Applicant Information:

Applicant: Shane Vaughn

Property Owner: Same

Action Requested: Variance of side setback requirements in AG district (Sec. 2.040, Table 2-3);
Variance of the minimum lot area for an AG district (Sec. 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 1.39 ± Acres

Legal Description: BEG 912.8E & 1383S NWC
NW TH S150 W413.93 NWLY152.44 E441.50
LESS E25 THEREOF FOR RD SEC 4 20 14
1.387AC

Present Zoning: AG (Agricultural)

Fenceline/Area: OWASSO

Land Use Designation: RURAL
RESIDENTIAL/AGRICULTURAL

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 0404

CASE NUMBER: CBOA-3387

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Shane Vaughn

ACTION REQUESTED: Variance of side setback requirements in AG district (Sec. 2.040, Table 2-3); Variance of the minimum lot area for an AG district (Sec. 2.040, Table 2-3)

LOCATION: 6410 N. 131st E. Ave, Owasso, OK

ZONED: AG (Agricultural)

FENCELINE: OWASSO

PRESENT USE: Residential

TRACT SIZE: 1.39 ± Acres

LEGAL DESCRIPTION: BEG 912.8E & 1383S NWC NW TH S150 W413.93 NWLY152.44 E441.50 LESS E25 THEREOF FOR RD SEC 4 20 14 1.387AC

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located at approximately 6410 N. 131st E. Ave., in an area characterized primarily by low-density rural residential and agricultural development. The surrounding area contains detached single-family residences, accessory structures, open areas, and parcels of varying sizes and configurations. The 2024 aerial exhibit shows an established rural residential development pattern, with residences dispersed along N. 129th E. Ave., N. 131st E. Ave., N. 133rd E. Ave., and N. 134th E. Ave.

The subject property is zoned AG, as are properties generally located to the south and west, while properties farther north are predominantly zoned AG-R. The additional GIS exhibit identifies the subject property as approximately 1.39 acres, which is below the minimum lot area required within the AG District.

The subject property and surrounding area are designated Rural Residential/Agricultural by the Tulsa County Land Use Plan. The existing development pattern, consisting primarily of residential uses on properties of varying sizes interspersed with open and agricultural land, is generally consistent with this designation.

Overall, the requested variances would accommodate residential development on an existing AG-zoned property within an established rural residential and agricultural setting. The minimum lot area variance addresses the existing size of the approximately 1.39-acre property, given that the minimum lot area for an AG parcel is 2.0 acres. The side setback variance addresses the placement of development on the property, where AG parcels have a side setback of 15 feet. Neither request would change the underlying AG zoning classification or authorize a different category of land use.

STAFF COMMENTS: The applicant is requesting a Variance of the side setback requirement in the AG District and a Variance of the minimum lot area requirement in the AG District (Section 2.040, Table 2-3).

The subject property is an approximately 1.39-acre AG-zoned tract located within an established rural residential and agricultural area. The surrounding development pattern includes residential properties of varying sizes and configurations, with detached dwellings and accessory structures distributed throughout the immediate vicinity. The Tulsa County Land Use Plan designates the property and surrounding area as Rural Residential/Agricultural, which is generally consistent with the existing residential use and development pattern.

The requested minimum lot area variance would allow the approximately 1.39-acre property to be utilized despite not meeting the minimum lot area standard otherwise required in the AG District. The request would not increase the size or intensity of the zoning district or introduce a use inconsistent with the established rural residential character of the surrounding area.

The requested side setback variance is dimensional in nature and should be evaluated based on the degree of encroachment, the location of the affected structure, and its relationship to the adjoining property. The surrounding area contains parcels and residential improvements with varying configurations; however, compatibility with the surrounding development pattern alone does not establish the findings necessary for granting a variance.

Staff finds that the requested variances are not anticipated to substantially alter the established rural residential and agricultural character of the surrounding area. The Board should consider the existing size and configuration of the subject property, the location of existing or proposed improvements, the degree of relief requested from the side setback, and the relationship of the property to surrounding development when determining whether the circumstances of the property satisfy the required findings for granting the variances. Approval of the variances would not relieve the property from compliance with other applicable zoning, building, access, wastewater/septic, or development requirements.

STAFF COMMENTS: Narrow lot restricts the width of shop building needed to accommodate plans for usage.

Sample Motion:

“Move to _____ (approve/deny) Variance of side setback requirements in AG district (Sec. 2.040, Table 2-3);

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

- 1. Setback variance applies only to the building(s) in the provided site plan.***
- 2.***
- 3.***

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

Sample Motion:

"Move to _____ (approve/deny) Variance of the minimum lot area for an AG district (Sec. 2.040, Table 2-3);

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

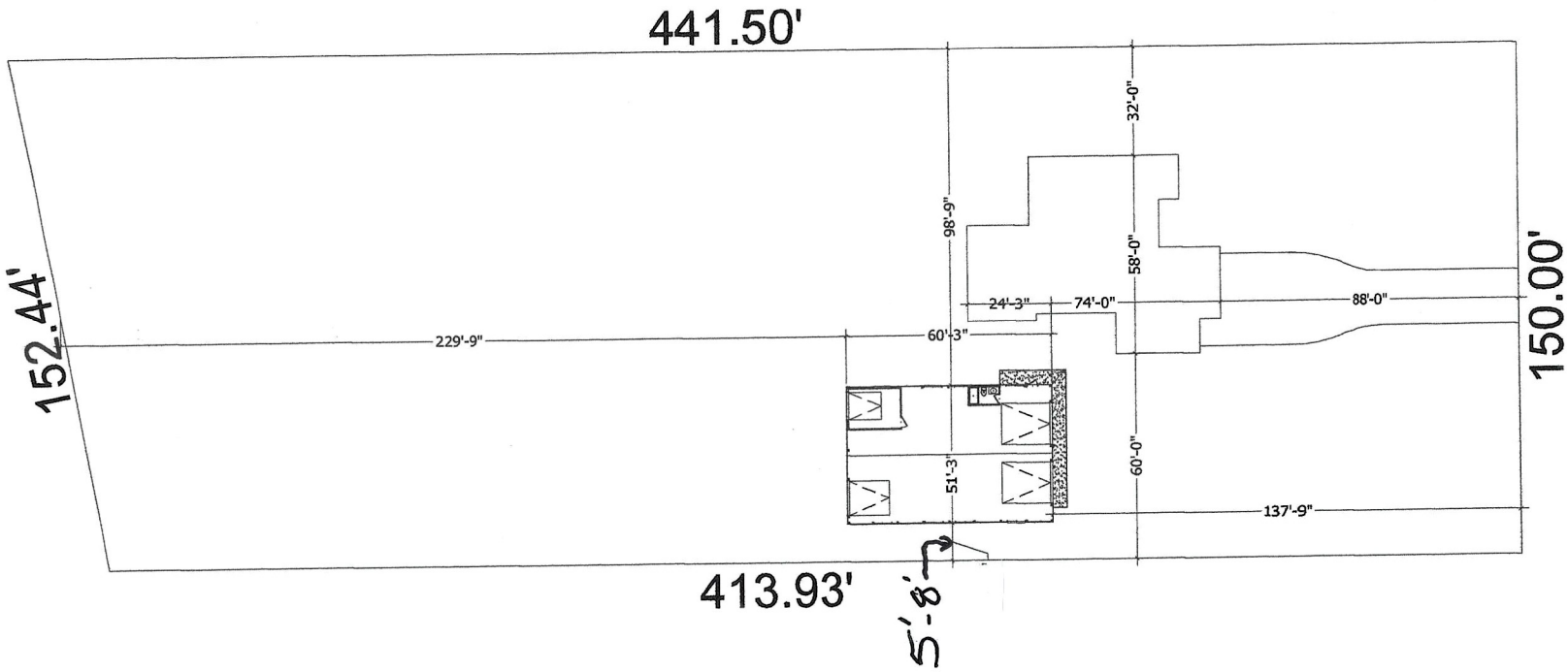
- 1.*
- 2.*
- 3.*

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.

Site Plan



North

North 131st East Avenue

Last Revision			
March 29-26			
Company		Higgins Homes By Chas Higgins Cell. 918-955-0676 Web. HigginsHomesTulsa.com	
Client		Shane Vaughn	
Description		Site Plan Scale : 1/8" = 1'-0"	
Sheet Number		F-4	

Exhibit "A"
16-763
Legal Description

Tract lying in the West Half of the Northwest Quarter (W/2 NW/4) of Section Four (4), Township Twenty (20) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

BEGINNING AT A POINT being 912.80 feet East and 1383.00 feet South of the Northwest Corner of said Section 4; THENCE South and parallel with the West line of said Section 4, a distance of 150.00 feet; THENCE West and parallel with the North line of said Section 4, a distance of 413.93 feet to a point on the East Railroad Right-of-Way; THENCE Northwesterly along said Right-of-Way, a distance of 152.44 feet; THENCE East and parallel with the North line of said Section 4, a distance of 441.50 feet to the POINT OF BEGINNING.

— Neighbors —



POWDER COATING, INC.

Mike & Carla Schaffitzle

6288 N. 131st E. Ave, 74055
(Neighbors to my south)

Dave & Karen Clark

6324 N. 131st E. Ave
(Neighbors to the north)

Gary Sutton

6309 N. 131st E. Ave
(Neighbor across the street)

2051 Southwest Expressway Drive

Broken Arrow, OK 74012

P.O. Box 3637

Broken Arrow, OK 74013-3637

Office: (918) 251-2192

Fax: (918) 258-5891

www.bapowdercoating.com



Vexcel Imaging

0 Feet 100 200



*Subject
Tract*

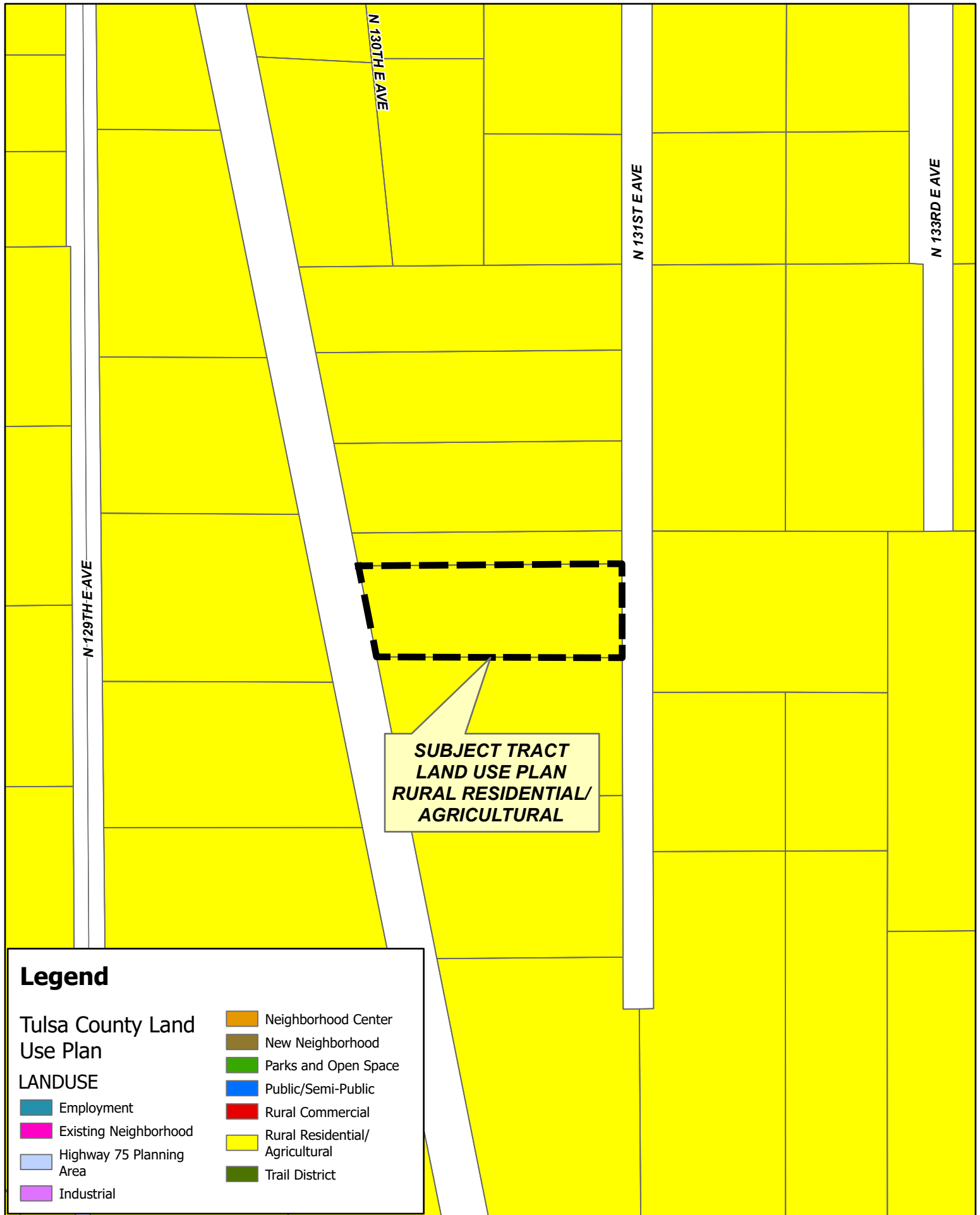
CBOA-3387

04 20-14

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

Aerial Photo Date: 2024



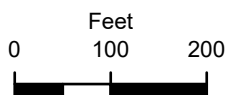


Legend

Tulsa County Land Use Plan

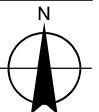
LANDUSE

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



CBOA-3387

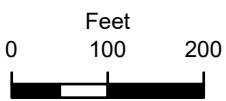
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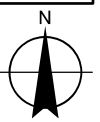
Legend

 Tulsa Corporate Limits



CBOA-3387

04 20-14





Case Number: CBOA-3388

Hearing Date: September 15th, 2026, 1:30 PM

Case Report Prepared by:

Kendal Davis

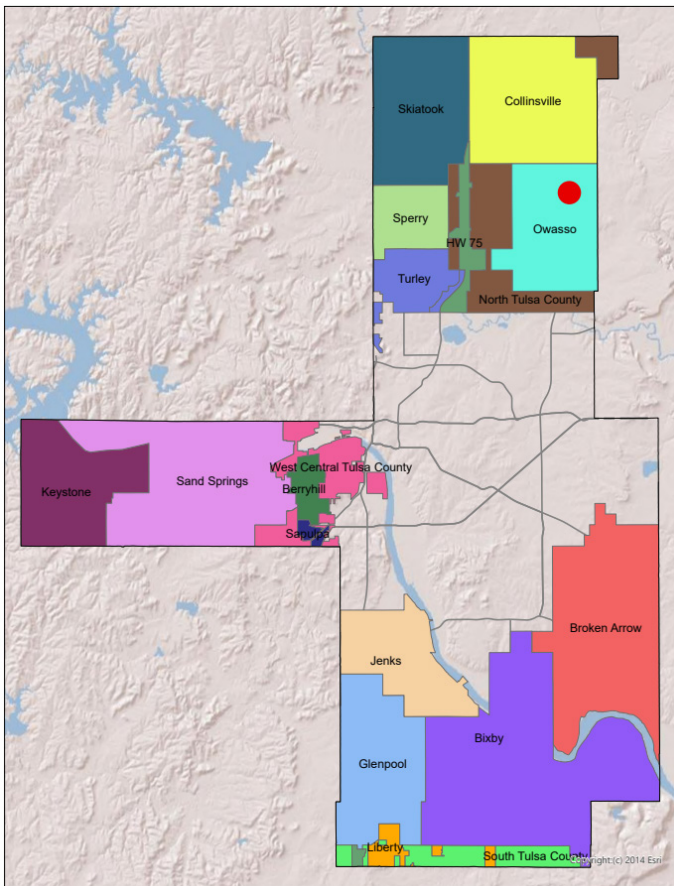
Owner and Applicant Information:

Applicant: Steven Jones

Property Owner: Karen & Steven Jones

Action Requested: Special Exception to permit a manufactured housing unit, single section, in an AG-R District (Sec. 2.030, Table 2-2)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 3.13 ± Acres

Legal Description: E422.09 W452.09 S317.53
NE SW NE LESS S103.21 SEC 8 21 14
2.073ACS

Present Zoning: AG-R (Agricultural)

Fenceline/Area: COLLINSVILLE

Land Use Designation: RESIDENTIAL

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1408

CASE NUMBER: CBOA-3388
CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: September 15th, 2026, 1:30 PM

APPLICANT: Steven Jones

ACTION REQUESTED: Special Exception to permit a manufactured housing unit, single section, in an AG-R District (Sec. 2.030, Table 2-2)

LOCATION: 11225 N. 123rd E. Ave, Collinsville, OK

ZONED: AG-R (Agricultural)

FENCELINE: COLLINSVILLE

PRESENT USE: Residential

TRACT SIZE: 2.08 ± Acres

LEGAL DESCRIPTION: E422.09 W452.09 S317.53 NE SW NE LESS S103.21 SEC 8 21 14 2.073ACS

RELEVANT PREVIOUS ACTIONS: None

ANALYSIS OF SURROUNDING AREA: The subject property is located north of E. 111th St. N., generally between N. 123rd E. Ave. and N. 126th E. Ave. The surrounding area is predominantly residential in character, with a mixture of larger rural residential properties and more conventional single-family residential subdivisions. The 2024 aerial exhibit shows detached residential dwellings on relatively large lots immediately surrounding the subject property, with more densely developed residential subdivisions located farther west.

The subject property is located within an AG-R zoning district. AG-R zoning extends generally north and east of the property, while AG zoning is located to the south. More conventional residential zoning, including RS-1 and RS-3, is located farther west within the Owasso corporate limits. Commercial zoning is concentrated farther north near E. 116th St. N.

The subject property and the surrounding area are designated Residential by the Owasso Comprehensive Plan. The existing development pattern surrounding the site is generally consistent with this designation and is characterized by residential uses at varying densities.

Overall, the proposed single-section manufactured housing unit would continue the residential use and character of the area. The Special Exception would allow a specific residential housing type within the AG-R District and would not change the underlying zoning classification or introduce a nonresidential use into the surrounding area.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a manufactured housing unit, single section, in an AG-R District (Section 2.030, Table 2-2).

The subject property is located within an established residential area containing detached dwellings on properties of varying sizes and configurations. The immediate vicinity generally exhibits a lower-density, rural residential development pattern, while conventional residential subdivisions are located farther west. The subject property is also designated Residential by the Owasso Comprehensive Plan.

The requested Special Exception relates specifically to the type of residential structure proposed rather than the introduction of a different land use. A residential use is consistent with the established character of the immediate

area and with the applicable future land use designation. The Board should consider the proposed location and orientation of the manufactured housing unit, its relationship to adjoining residential properties, and whether the proposed use will be compatible with the surrounding development pattern.

Staff finds that the proposed single-section manufactured housing unit is not anticipated to substantially alter the established residential character of the surrounding area. The property is surrounded primarily by residential uses, and the proposed use is consistent with the Residential future land use designation. If approved, the manufactured housing unit would remain subject to all applicable setback, building, access, utility, wastewater/septic, and other development requirements.

Sample Motion:

“Move to _____ (approve/deny) Special Exception to permit a manufactured housing unit, single section, in an AG-R District (Sec. 2.030, Table 2-2)

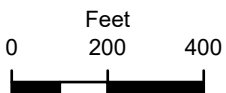
Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:

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

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.



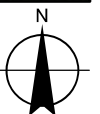
Subject
Tract

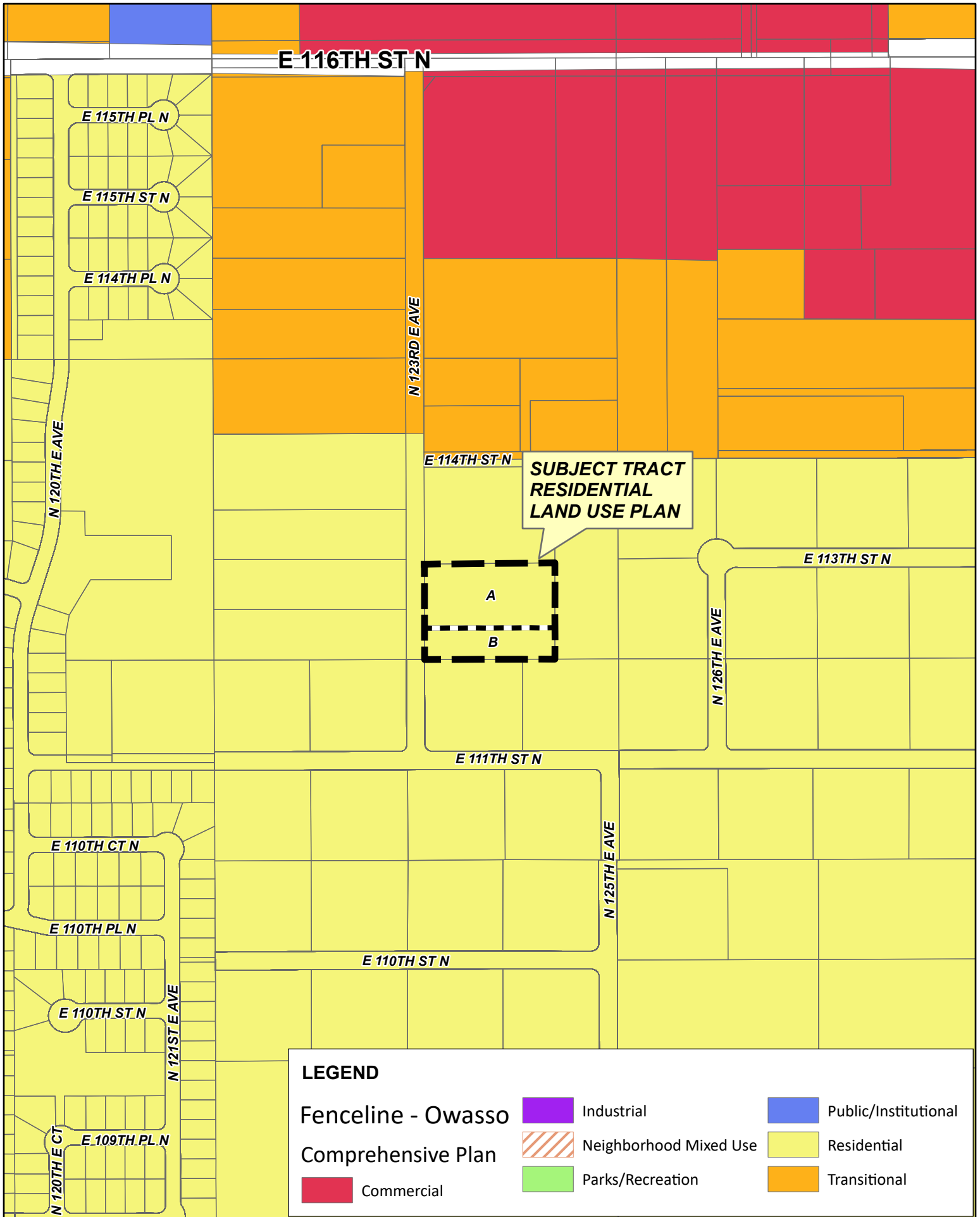
CBOA-3388

08 21-14

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

Aerial Photo Date: 2024





LEGEND

Fenceline - Owasso

Comprehensive Plan



Commercial



Industrial



Neighborhood Mixed Use



Parks/Recreation



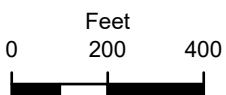
Public/Institutional



Residential

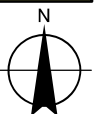


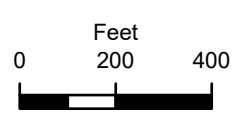
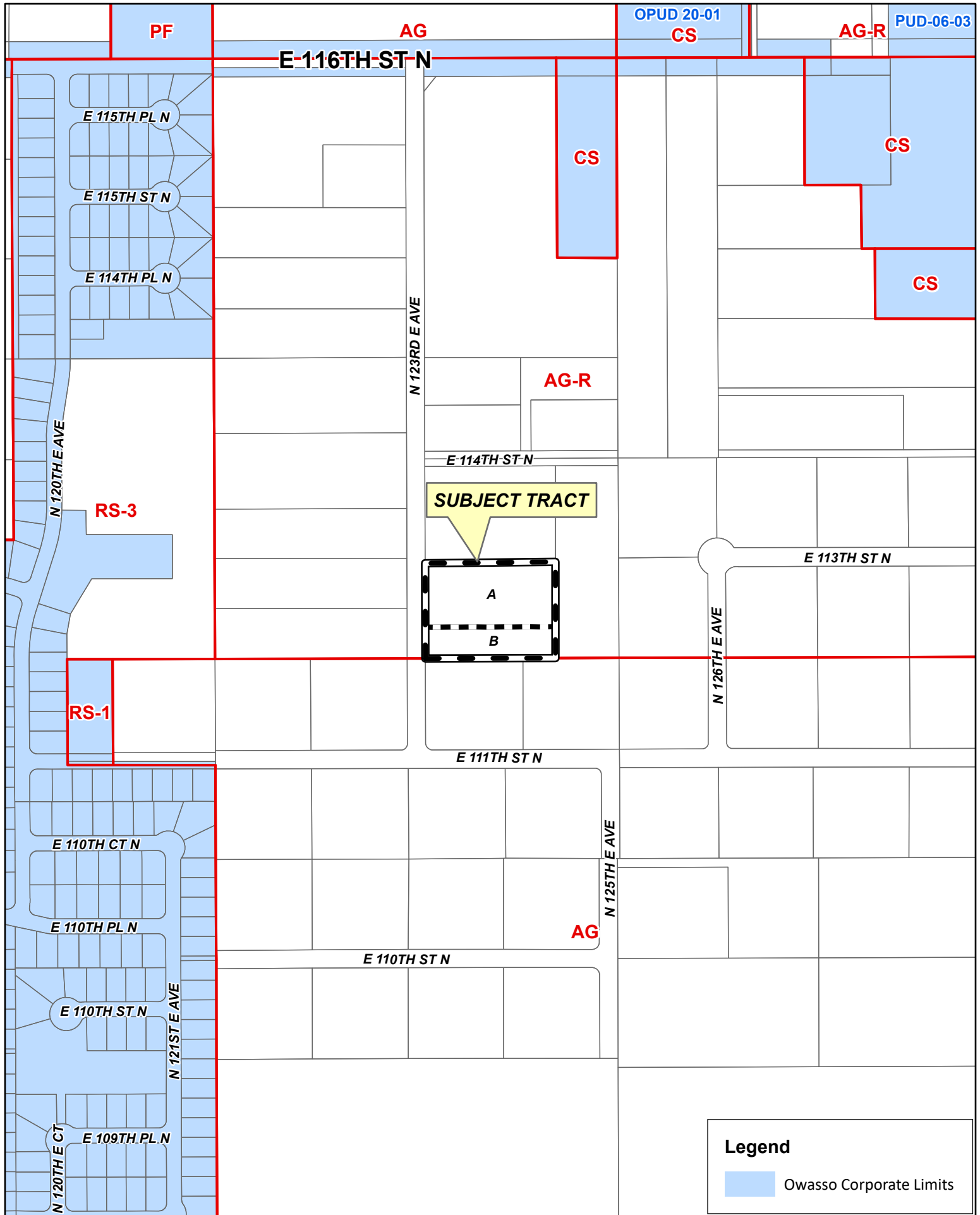
Transitional



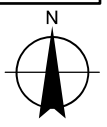
CBOA-3388

08 21-14





CBOA-3388
08 21-14

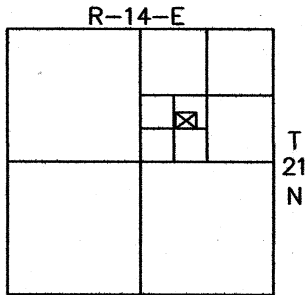


BRYAN C. SANDLIN

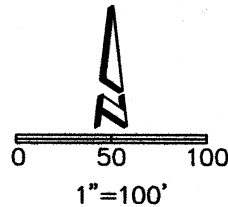
OKLAHOMA REGISTERED LAND SURVEYOR
P.O. BOX 611, DEWAR, OKLAHOMA 74437
(918) 340-1642 kimasandlin@yahoo.com

PLAT OF SURVEY FOR LOT SPLIT

PREPARED AT THE REQUEST OF:
STEVE AND KAREN JONES



SECTION 8
TULSA COUNTY



FIELD WORK COMPLETED ON
MAY 11, 2026.

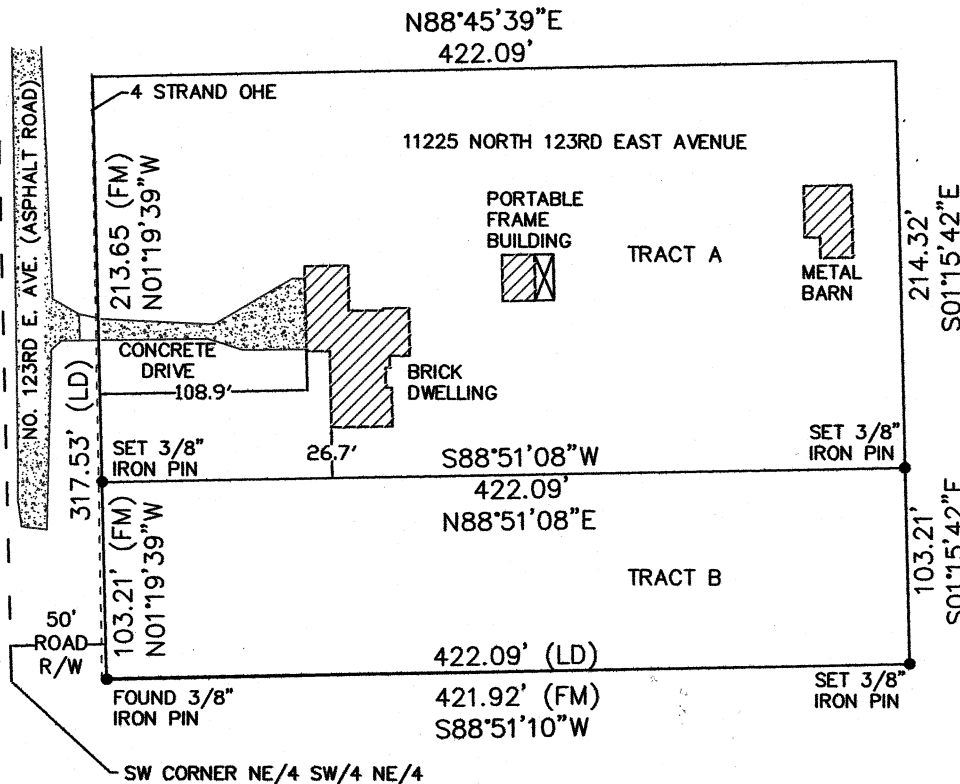
BEARINGS SHOWN BASE ON
OKLAHOMA STATE PLANE
COORDINATE SYSTEM ZONE
NORTH.

NO COMMITMENT FOR TITLE
INSURANCE OR TITLE OPINION
PROVIDED AT THE TIME OF
SURVEY, THEREFORE NO
CERTIFICATION IS MADE THAT
ALL EASEMENTS OR
ENCUMBRANCES ARE SHOWN.

CALL OKIE811 AND
OKLAHOMA OIL AND GAS
CORPORATION PRIOR TO ANY
CONSTRUCTION FOR UTILITY
AND PIPELINE LOCATIONS.

PARCEL ID NO.:
91408140815560

OHE=OVERHEAD ELECTRIC
LD=LEGAL DESCRIPTION
FM=FIELD MEASURE
R/W=RIGHT OF WAY



TRACT A LEGAL DESCRIPTION:

THE EAST 422.09 FEET OF THE WEST 452.09 FEET OF THE SOUTH 317.53 FEET, LESS AND EXCEPT THE SOUTH 103.21 FEET THEREOF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

90320.8538 SQUARE FEET BEING 2.073 ACRES MORE OR LESS

TRACT B LEGAL DESCRIPTION:

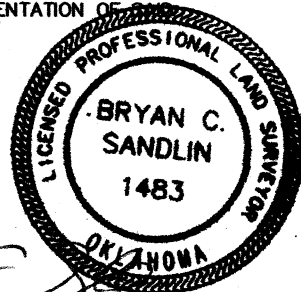
THE SOUTH 103.21 FEET OF THE EAST 422.09 FEET OF THE WEST 452.09 FEET OF THE SOUTH 317.53 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

43705.3942 SQUARE FEET BEING 1.003 ACRES MORE OR LESS

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.

CERTIFICATION

I, BRYAN C. SANDLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

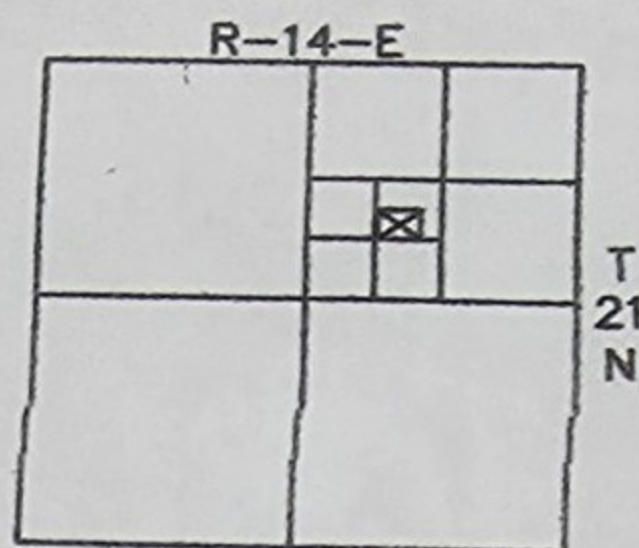


WITNESS MY HAND AND SEAL THIS DATE

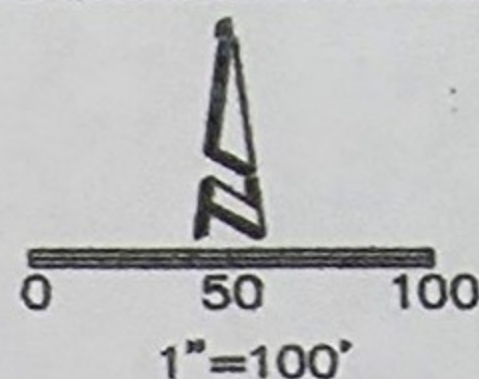
MAY 22, 2026
revised JUNE 25, 2026
(legal description correction)

BRYAN C. SANDLIN
OKLAHOMA REGISTERED LAND SURVEYOR #1483

PREPARED AT THE REQUEST OF:
STEVE AND KAREN JONES



SECTION 8
TULSA COUNTY



FIELD WORK COMPLETED ON
MAY 11, 2026.

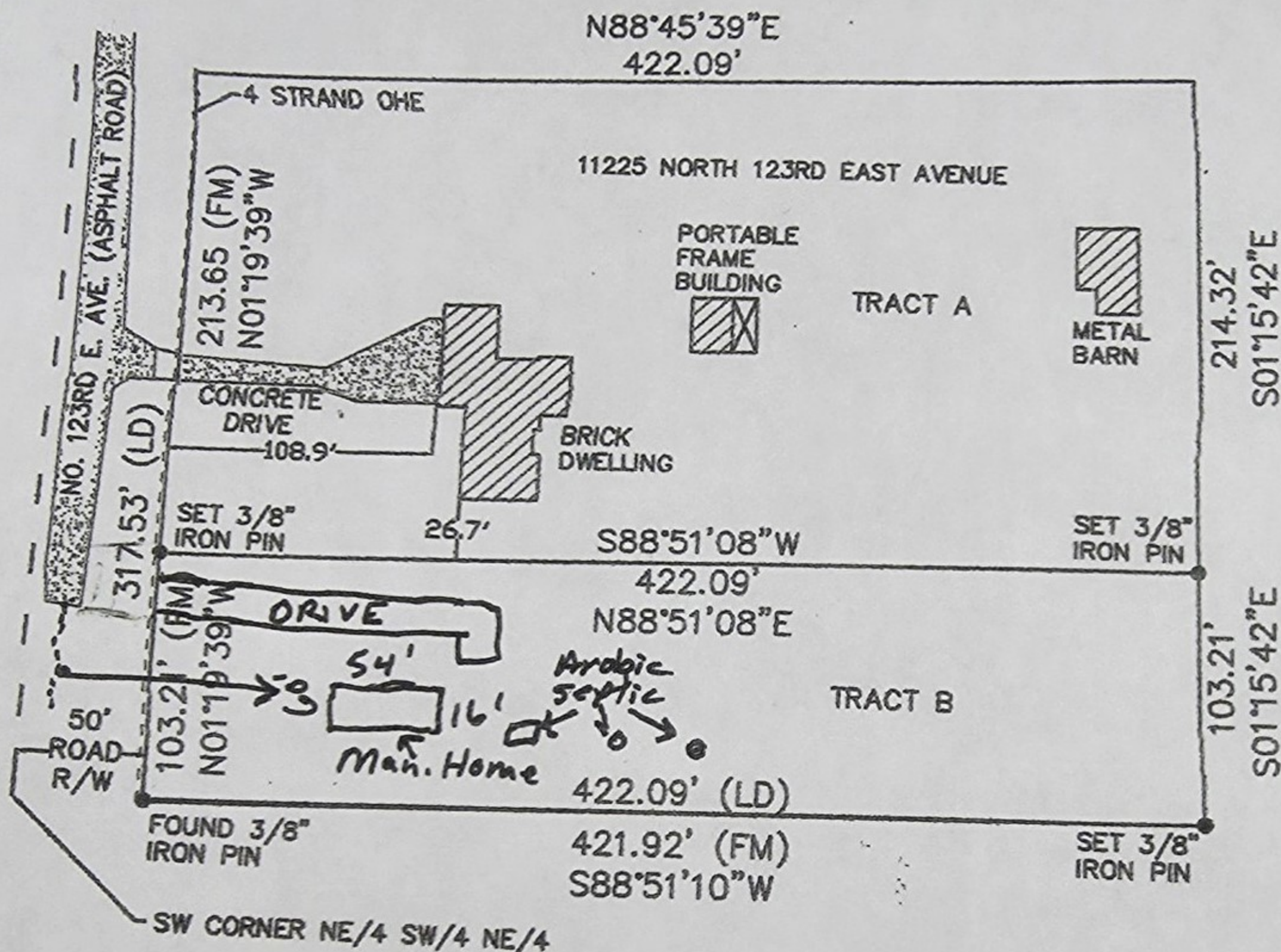
BEARINGS SHOWN BASE ON
OKLAHOMA STATE PLANE
COORDINATE SYSTEM ZONE
NORTH.

NO COMMITMENT FOR TITLE
INSURANCE OR TITLE OPINION
PROVIDED AT THE TIME OF
SURVEY, THEREFORE NO
CERTIFICATION IS MADE THAT
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CALL OKIE811 AND
OKLAHOMA OIL AND GAS
CORPORATION PRIOR TO ANY
CONSTRUCTION FOR UTILITY
AND PIPELINE LOCATIONS.

PARCEL ID NO.:
91408140815560

OHE=OVERHEAD ELECTRIC
LD=LEGAL DESCRIPTION
FM=FIELD MEASURE
R/W=RIGHT OF WAY



TRACT A LEGAL DESCRIPTION:

THE EAST 422.09 FEET OF THE WEST 452.09 FEET OF THE SOUTH 317.53 FEET, LESS AND EXCEPT THE SOUTH 103.21 FEET THEREOF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.
90320.8538 SQUARE FEET BEING 2.073 ACRES MORE OR LESS

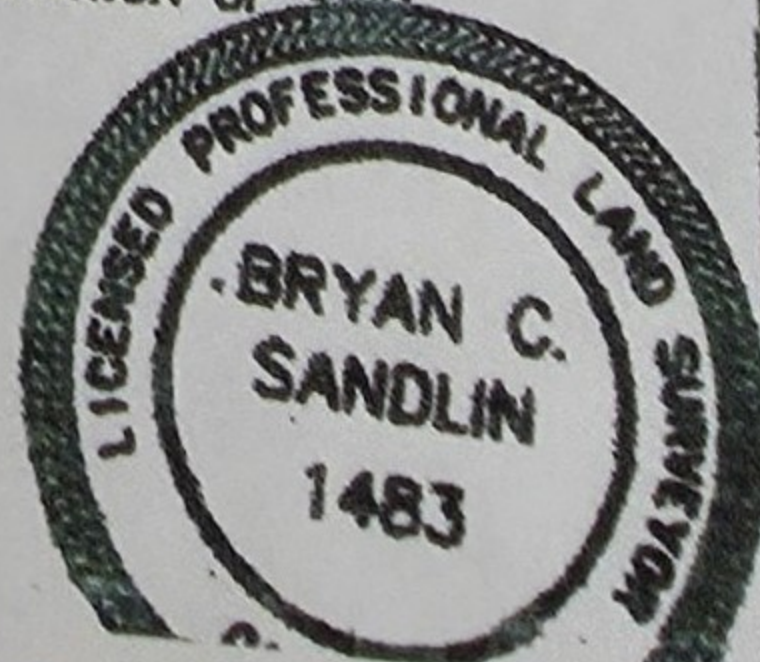
TRACT B LEGAL DESCRIPTION:

THE SOUTH 103.21 FEET OF THE EAST 422.09 FEET OF THE WEST 452.09 FEET OF THE SOUTH 317.53 FEET, LESS AND EXCEPT THE SOUTH 103.21 FEET THEREOF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.
43705.3942 SQUARE FEET BEING 1.003 ACRES MORE OR LESS

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CERTIFICATION

I, BRYAN C. SANDLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



County Board of Adjustment Case Number _____
Date: Tuesday _____, 1:30 p.m.

Meetings will be held at: 1 West 3rd Street, Tulsa, OK - Williams Tower 1, St. Francis Conference Room

A person knowledgeable of the application and the property must attend the meeting to represent the application.

Site Plans must be submitted at the time of application.
Other drawings, photographs or exhibits may be submitted at the hearing.

VARIANCES

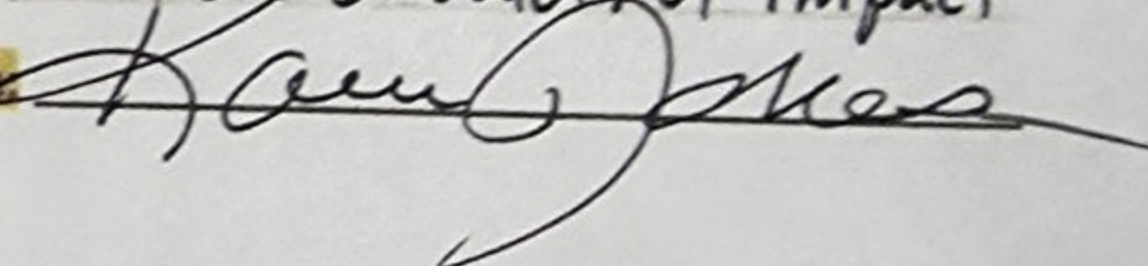
The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. Application of the zoning ordinance requirements to this particular piece of property will create unnecessary **hardship** to the property. This does not include financial hardship to the applicant.
2. There are conditions that are peculiar to this piece of property, which do not apply to other properties in the same zoning district.
3. The variance, if granted, will not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance or the comprehensive plan.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions.

Please state your hardship:

Sister is ~~met~~ mentally & physically handicapped, she can no longer take care of house or Property. My Husband and I are also not able to keep it up. This property has never been used for anything other than Residential and is at the end of Road which should not impact surrounding Areas.

Applicant Signature: 

SPECIAL EXCEPTIONS

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code.
2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

Required Site Plan:

Please provide a site plan (hand-drawn or professional) that shows the property boundaries and dimensions, all existing and proposed structures or improvements, and any relevant setbacks or distances, and that is accurate and easy to read so the Board can properly evaluate the request.

If Your Application Is Approved, You Will Need Additional Permits.
Contact the Tulsa County Building Inspector's Office at 918-596-5296.
218 West 6th Street, Tulsa, OK 74127

TULSA COUNTY BOARD OF ADJUSTMENT
2 West Second Street, Suite 800, Tulsa, Oklahoma 74103
(918) 584-7526

ENVIRONMENTAL COMPLAINTS AND LOCAL SERVICES DIVISION

OKLAHOMA

REPORT FOR ON-SITE SEWAGE TREATMENT

DESIGN ONLY
(PLEASE PRINT or TYPE)

Work Order No.

System No.

Date Rec'd

6/2/2026

GENERAL INFORMATION:

Name and Mailing Address of Property Owner: Karen Renee | Jones 11404 N 94 E Ave 74055 Owasso 74055
First Name Last Name Mailing Address City Zip Code
 Owner Phone Number: 9189481558 Owner's E-Mail Address: karenrjones64@gmail.com
 Property Address: 11225 N 123 Ave E collinsville 74021 Tulsa Oklahoma
Street Address City Zip Code County
 Legal Description: E422.09 W452.09 S317.53 NE SW SEC 8 24 44 3.08AC Lot Size in 3.08 acres
 Finding Location: _____
(Blocks or miles from a given point)
 Water Supply: ☐ Individual Private Well or ☐ Public Water Supply Name: Washington County RWD #3
 GPS Coordinates: Lat 36.316837 Long: -95.836187

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."

The following information was certified on DEQ Form 641-581 cert. (Certification Documentation Form)

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

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

karen

Jones

Key to X Jones

Type of Facility
4/9/2026

Print First Name

Last Name

Signature

Date Signed

TREATMENT:

☐ Septic Tank with _____ gal. liquid capacity ☒ Aerobic Treatment ☐ Aerobic Treatment with Nitrogen Reduction

DISPERSAL:

☐ Lagoon: ☐ Square with bottom dimensions of _____ feet by _____ feet. ☐ Round with bottom diameter of _____ feet.
☒ Spray Irrigation: with 2048-gallon capacity pump tank and _____ square feet of surface application area.

DESIGNER CONTACT INFORMATION:

Email: info@jtservice.com Jason Birdsong SCM
17311 Hwy 66 Claremore OK 74017 918-406-5000 5/20/26
Address City State Zip Phone Certification Number Date Signed

DEQ USE ONLY:

☒ DEQ Reviewed and Accepted

DEQ Reviewed and Rejected (date and initial)


Environmental Specialist's Signature

6379

6/2/2026

Employee ID

Date Signed and Paperwork Issued

Rural Water District No. 3 Washington County, Oklahoma

17227 N. 129th E. Ave., P.O. Box 70, Collinsville, OK 74021-0070

Ph. (918) 371-2055 • Fax (918) 371-3864 • TRS 711

May 27, 2026

To Whom It May Concern:

Concerning the lot split for Steve and Karen Jones at 11225 N 123rd E Ave: Washington County RWD # 3 already serves tract A with (1) $\frac{3}{4}$ " meter. Tract B can also be served with (1) $\frac{3}{4}$ " meter as long as the tract has at least 30 feet of road frontage deeded to them and all other Washington County RWD # 3 requirements are met. If you have any questions, please contact the Washington County RWD # 3 office.

Sincerely,



Justin Witt
Field Supervisor

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