



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
IMMEDIATELY FOLLOWING THE MEETING OF
THE COWETA PLANNING COMMISSION
MONDAY, MAY 17, 2021, 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Melanie Lander ____
Jessica Morris ____
Kathy Sloat-Ahlstrom ____
Carter Mathews ____
Joanna Jones ____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Board of Adjustment to be routine and will be enacted by one motion. Any Member may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

MINUTES OF THE BOARD OF ADJUSTMENT, REGULAR MEETING, HELD ON FEBRUARY 16, 2021.

Documents:

[210216 MINUTES OF THE COWETA BOARD OF ADJUSTMENT.PDF](#)

IV. PUBLIC HEARINGS

1. PUBLIC HEARING - CBOA 21-01

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CBOA 21-01, A REQUEST FROM VISION HOMES OF OKLAHOMA, LLC, SEEKING A VARIANCE OF THE COWETA ZONING CODE, SECTION 450 MINIMUM YARD REQUIREMENTS: (a) FRONT YARD. THE PROPERTY IS ZONED RS-3 AND IS LOCATED IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, AT 27411 EAST 110TH STREET SOUTH, COWETA, OKLAHOMA.

Documents:

[210517 STAFF REPORT CBOA 21-01.PDF](#)
[210517 PUBLIC HEARING NOTICE CBOA 21-01.PDF](#)
[CBOA 21-01 ZONING MAP.PDF](#)
[CBOA 21-01 SURVEY.PDF](#)
[CBOA 21-01 LOCATION MAP.PDF](#)
[CBOA 21-01 APPLICATION.PDF](#)
[CBOA 21-01 AERIAL VIEW.PDF](#)
[CBOA 21-01 AERIAL VIEW WITH FLOODPLAN.PDF](#)

V. OLD BUSINESS

1. CBOA 21-01

DISCUSSION AND POSSIBLE ACTION, INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 21-01, A REQUEST FROM VISION HOMES OF OKLAHOMA, LLC, FOR A VARIANCE OF THE COWETA ZONING CODE, SECTION 450

MINIMUM YARD REQUIREMENTS: (a) FRONT YARD. THE PROPERTY IS ZONED RS-3 AND IS LOCATED IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, AT 27411 EAST 110TH STREET SOUTH, COWETA, OKLAHOMA.

Documents:

[210517 STAFF REPORT CBOA 21-01.PDF](#)
[CBOA 21-01 ZONING MAP.PDF](#)
[CBOA 21-01 SURVEY.PDF](#)
[CBOA 21-01 LOCATION MAP.PDF](#)
[CBOA 21-01 APPLICATION.PDF](#)
[CBOA 21-01 AERIAL VIEW.PDF](#)
[CBOA 21-01 AERIAL VIEW WITH FLOODPLAN.PDF](#)

VI. NEW BUSINESS

VII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.



**MINUTES
CITY OF COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, FEBRUARY 16, 2021 AT 6:00 P.M.**

I. CALL TO ORDER

Vice-Chairperson Kathleen Robinson called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent

Vice-Chairperson Kathleen Robinson requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of December 21, 2020.

Motion was made by Board Member Carter Mathews and seconded by Board Member Jessica Morris to approve Consent Agenda.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent

V. OLD BUSINESS

NONE

VI. NEW BUSINESS

NONE

VII. ADJOURNMENT

Vice-Chairperson Kathleen Robinson moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:03 p.m.

Approved:

Chairman

Secretary

Date



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Memorandum

To: Board of Adjustment
From: Tom E Young Jr, City Planner
Re: CBOA 21-01
Date: 05-17-2021

BACKGROUND

The applicant, Vision Homes of Oklahoma, LLC, is seeking a variance of the zoning code according to Section 450 Minimum Yard Requirements: Section 450 (a) Front yard. The applicant is requesting the variance from the twenty-five (25) feet, front yard setback requirement on a non-arterial street; to twenty-three (23) feet that abuts East 110th Street South. If the variance for the front yard setback is approved, the proposed house will encroach approximately 2 feet into the front building setback at just one (1) point, not along the entire front yard setback.

The property is located at 27411 East 110th Street South, Coweta, Oklahoma, in Section 25, Township 18 North, Range 15 East, also known as:

Lot Seven (7), Block Five (5), Wynstone Phase I, A Subdivision in The City of Coweta, Wagoner County, State of Oklahoma, Being a part of the SW/4 of Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the record Plat thereof.

STAFF RECOMMENDATION

Staff recommends approval of CBOA 21-01.

ATTACHMENTS

1. Aerial View Map
2. Location Map
3. Zoning Map
4. Public Hearing Notice

**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF
ADJUSTMENT: CASE NUMBER CBOA 21-01**

Notice is hereby given that the City of Coweta Board of Adjustment will hold a Public Hearing at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 17th day of May 2021.

At the above time and place a request will be heard from Vision Homes of Oklahoma, LLC, is seeking a variance of the zoning code according to Section 450 Minimum Yard Requirements: Section 450 (a) Front Yard; Requirements. Located at 27411 East 110th Street South, Coweta, Oklahoma, in Section 25, Township 18 North, Range 15 East, also known as:

Lot Seven (7), Block Five (5), Wynstone Phase I, A Subdivision in The City of Coweta, Wagoner County, State of Oklahoma, Being a part of the SW/4 of Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the record Plat thereof.

All persons interested in this matter may be present at the hearing to present their support for or objections to the above request.

For additional information, contact the Community Development Department at City Hall 918-486-2189. Please reference the above case number when calling.

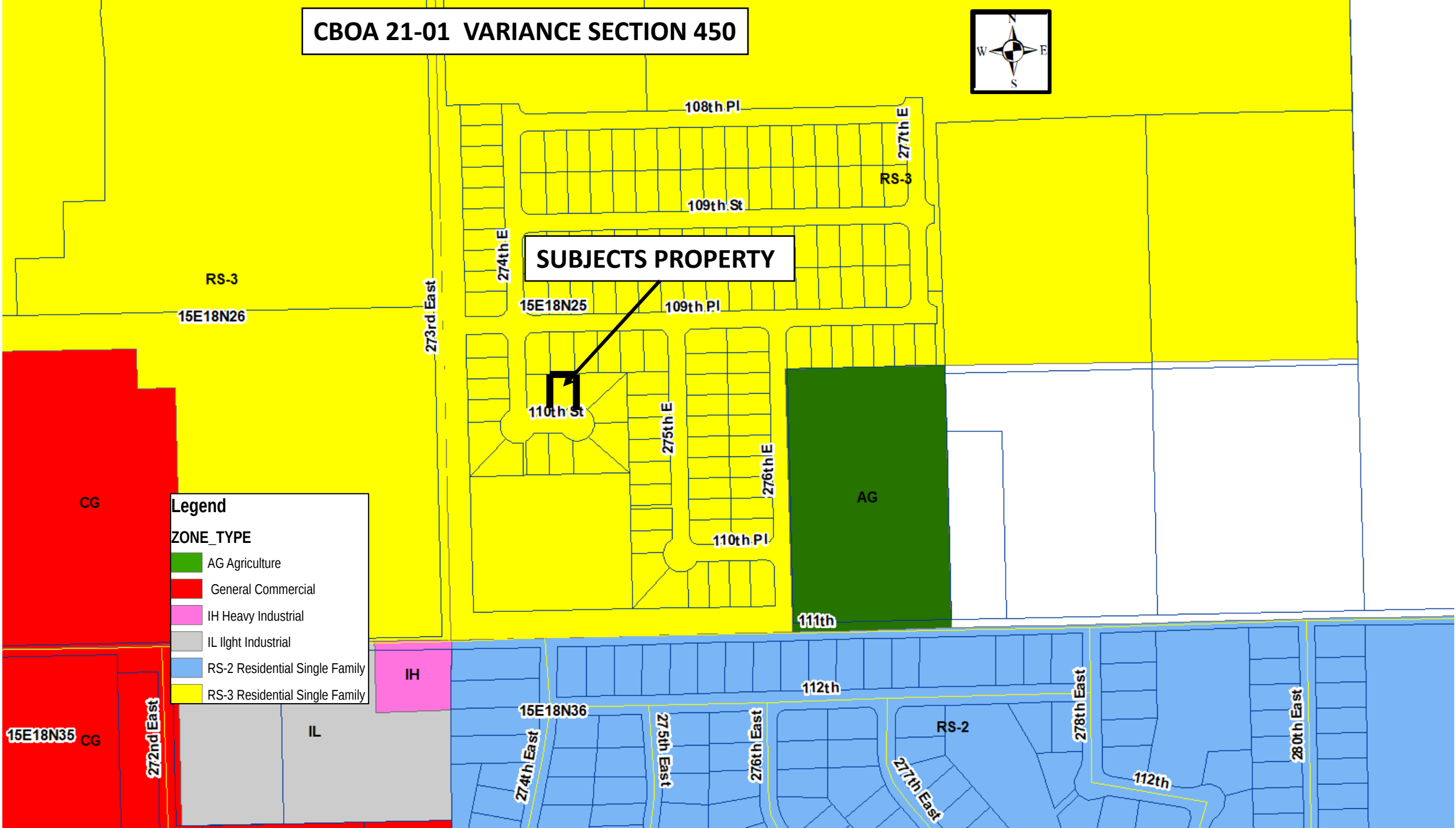
Dated at Coweta, Oklahoma this 28th day of April 2021.

CBOA 21-01 VARIANCE SECTION 450



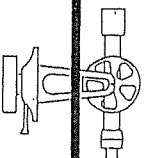
SUBJECTS PROPERTY

Legend	
ZONE_TYPE	
	AG Agriculture
	General Commercial
	IH Heavy Industrial
	IL Light Industrial
	RS-2 Residential Single Family
	RS-3 Residential Single Family



WHITE

P. O. BOX 471675
TULSA, OK 74147-1675



SURVEYING COMPANY

INVOICE

(918) 663-6924
FAX # (918) 664-8366

ATTN: JOSLYN S. RICE
SPIRITBANK
9618 S MEMORIAL DR
TULSA, OK 74133

Invoice Number: 0105554-IN
Invoice Date: 4/13/2021
918-298-7344
SPIRIT

BUYER: VISION HOMES OF OKLAHOMA
LENDER: SPIRIT BANK

INV REF NO: 2102004622
INVOICE SELLER:

DATE NEEDED: 4/22/2021

LOT SEVEN (7), BLOCK FIVE (5), WYNSTONE PHASE I, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 27411 EAST 110TH STREET SOUTH.

SPIRIT 21-105554
SPIRIT BANK

STEMWALL

250.00

Invoice Total: 250.00

PLEASE REFER TO THIS INVOICE NUMBER WHEN PAYING ACCOUNT

CBOA 21-01 VARIANCE SECTION 450



SUBJECTS PROPERTY

110th St

108th Pl

109th St

277th E

274th E

15E18N25

109th Pl

273rd East

15E18N26

275th E

276th E

110th Pl

111th

112th

15E18N36

274th East

275th East

276th East

277th East

278th East

280th East

112th

15E18N35

272nd East

COWETA BOARD OF ADJUSTMENT

Coweta City Hall 310 S. Broadway - Coweta, Oklahoma 74429 - (918) 486-2189 - FAX (918) 486-5366 www.cityofcoweta-ok.gov

APPLICATION INFORMATION

RECEIVED BY: T. Young DATE FILED: 04/27/2021 HEARING DATE: 05/17/2021 CASE NUMBER CBOA# 21-01
☒ RESIDENTIAL ☐ NON-RESIDENTIAL ☐ COMBINATION BUILDING PERMIT APPLICATION NUMBER 210038

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 27411 East 110th Street South
 LEGAL DESCRIPTION: Lot 7 Block 5

PRESENT USE: Residential C-2 PRESENT ZONING RS-3 S-T-R 25-18N-15E CZM

AREA PREVIOUS CASE NUMBERS: N/A Wagoner Co. Tax ID#

SUBJECT: 450 MINIMUM YARD REQUIREMENT SURROUNDING FRONT YARD SET BACK

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION (S) REQUESTED: a variance. We are 2 feet over the property line building line. We are requesting a variance that will allow us to keep the home in its existing place.

VARIANCE SECTIONS: SPECIAL EXCEPTION SECTIONS: USE UNIT:

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Kyle Clavin / Vision Homes</u>	NAME <u>Same</u>
ADDRESS <u>2103 E. 48th St</u>	ADDRESS
CITY, ST, ZIP <u>Tulsa OK 74105</u>	CITY, ST, ZIP
DAYTIME PHONE <u>918-231-2815</u>	DAYTIME PHONE
EMAIL <u>visionhomesoklahoma@gmail.com</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature] 4.22.21</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES ☐ NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Same

APPLICATION FEES

BASE REQUEST	\$125.00		
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT			
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>26</u> X \$ 1.55 PER	\$ <u>40.30</u>	
☒ APPLICANT PROVIDED MAILING LIST	TOTAL AMOUNT DUE	<u>165.30</u>	RECEIPT NUMBER

DISPOSITION

BOARD ACTION: _____

FINAL _____

DATE: _____ VOTE _____

BOARD OF ADJUSTMENT APPLICATION
VARIANCE ONLY

It is a requirement of the state that the minutes of the meeting at which a variance is granted shall show that each element listed below was established at the public hearing.

Please state how the following statements apply to your request.

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;

We need to keep the home as it sits. If we cannot
it will cost us \$5,000 to 10,000 to move it
back 2 feet behind the building line.

2. Such conditions are peculiar to the particular piece of property involved:

The lot is a very short, pie shaped lot that makes
it difficult to build on and stay behind the
building property line

3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and

This home sits even with the homes next to it.
It is perfectly normal in how it sits on the
lot.

4. The variance, if granted, would be the minimum allowance necessary to alleviate the unnecessary hardship.

The variance is the best solution for all
parties involved.

No. _____
STR _____
County _____

City of Coweta
Board of Adjustment Application

Action Requested X Variance
_____ Special Exception
_____ Appeal from Building Inspector
_____ Interpretation

Set out below the specifics of your application. Where applicable, indicate pertinent Ordinance provisions, uses, distances, dimensions, etc. You should attach any plot plans, photographs and other factual information which will assist the Board in determining the merits of your application.

On this home sits 2 feet over the building line.
We would like a variance to allow us to keep
the home where it sits.

Name of Abstract Company furnishing list of property owners:

Wagner County Abstract

Property legal description: Lot 7 Block 5, Wynstone

General Location or Address: 27411 E. 110th Street South

Name of Record Owner: Vision Homes of Oklahoma LLC

Mailing Address: 2103 E. 48th St Phone No. 918-231-2815
Tulsa OK 74105

FOR INTERNAL OFFICE USE

PRESENT ZONING: _____ PRESENT USE _____

DATE APPLICATION RECEIVED IN OFFICE: _____ RECT # _____

OTHER PERTINENT DATA: _____

BOA ACTION: _____ DATE: _____



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www.cityofcoweta-ok.gov

Coweta Board of Adjustment Procedures

Any applicant who has been denied a building permit or occupancy permit because they cannot meet the requirements of the Zoning Code, or who wants a Special Exception under the Zoning Code can apply for relief to the Board of Adjustment.

1. Application are available at City Hall in the Community Development Department. The Board of adjustment meets the 3rd Monday of each month at 6:00 P.M. at Coweta City Hall 310 S Broadway. Applications must be received in the office of the City Planner the last working day of the month prior to the meeting at which you wish to be heard. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the City Planner as soon as possible.

- a. Completed application form
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded Abstract company.
 - c. Application filing fee of \$125.00 plus \$ 1.55 for each name on list obtained from abstract company.
 - d. Drawing or site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice Will be placed in the newspaper to satisfy legal requirements. You will be Billed separately for this notice by the newspaper. Signed affidavit from the newspaper must be presented before hearing the case. This certifies payment of notice.
 3. You must attend or send a representative to the Board of Adjustment Meeting which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time.

The Board will then approve, conditionally y approve, or deny your request.

4. If your case is approved, you may seek building permit to use the property in accordance with the Board's conditions. If your case is denied, you may reapply after a minimum of 6 months; providing the request is different, or the physical facts have changed; or, Appeal to District Court.

The above information is for general guidance. For further details call the City of Coweta at 486-2189. Also consult the Coweta Zoning Code for regulations and requirements prior to making application.

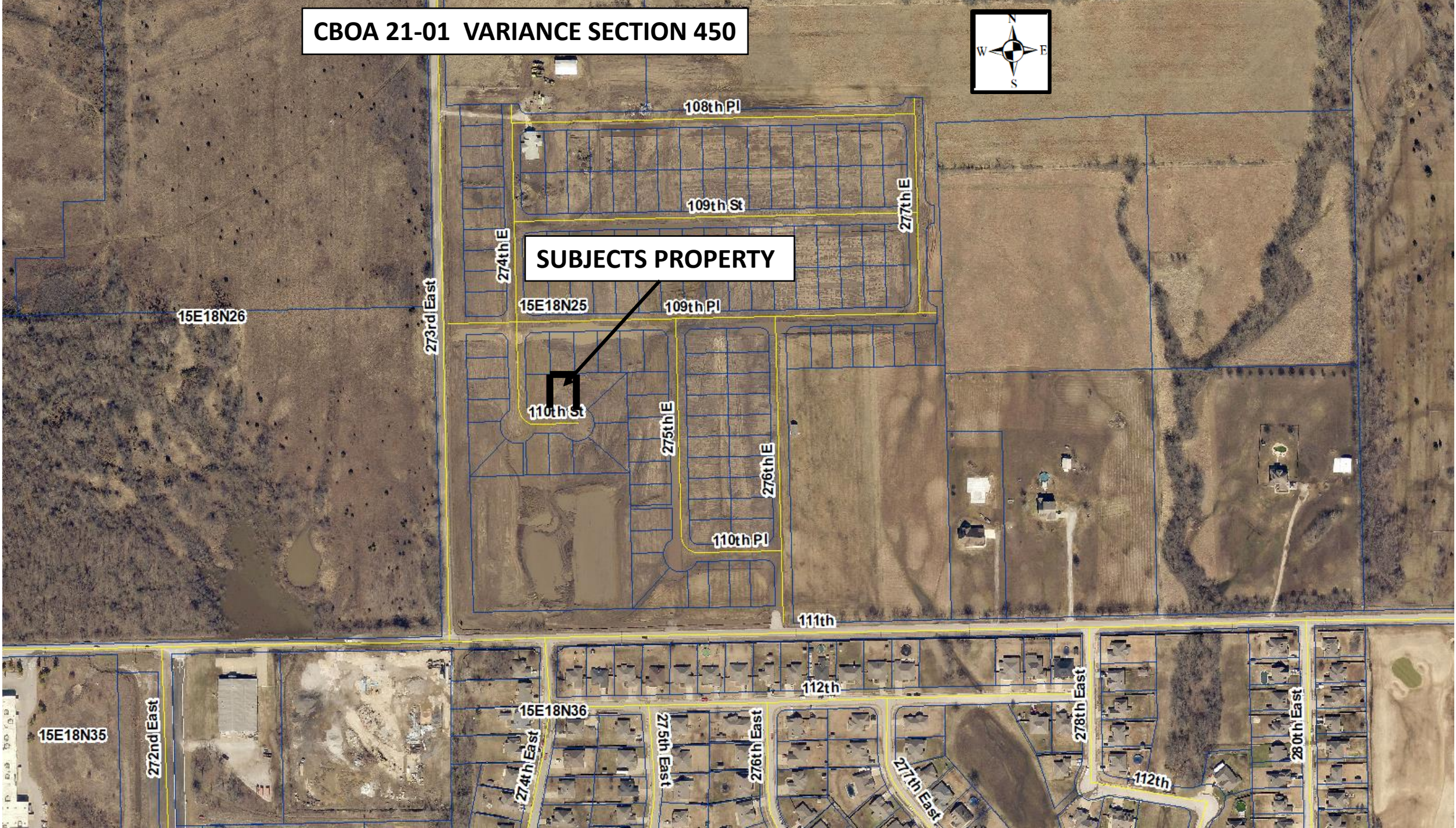
Your case # is _____

Your hearing date is _____

CBOA 21-01 VARIANCE SECTION 450



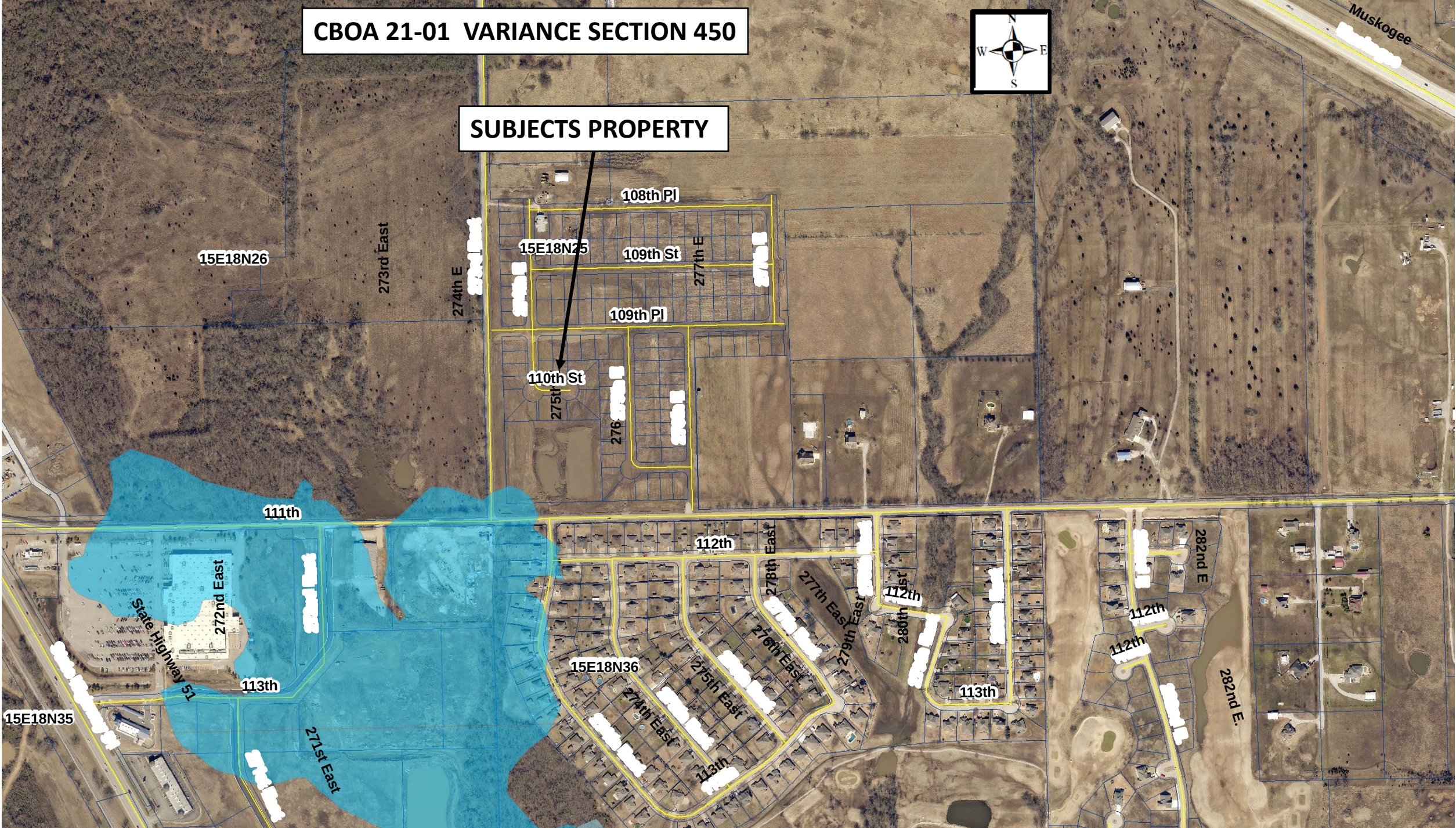
SUBJECTS PROPERTY



CBOA 21-01 VARIANCE SECTION 450



SUBJECTS PROPERTY





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Memorandum

To: Board of Adjustment
From: Tom E Young Jr, City Planner
Re: CBOA 21-01
Date: 05-17-2021

BACKGROUND

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STAFF RECOMMENDATION

Staff recommends approval of CBOA 21-01.

ATTACHMENTS

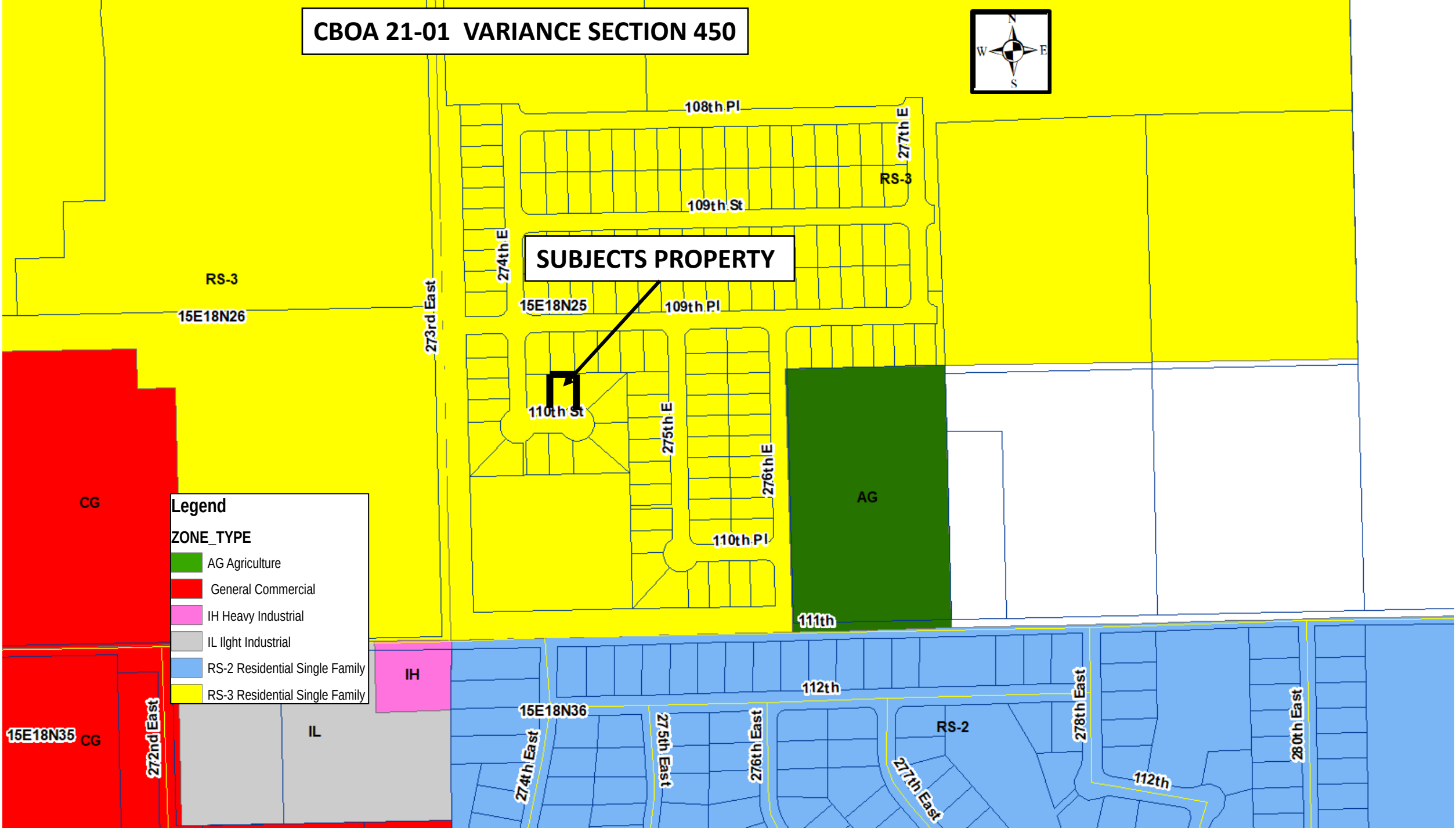
1. Aerial View Map
2. Location Map
3. Zoning Map
4. Public Hearing Notice

CBOA 21-01 VARIANCE SECTION 450



SUBJECTS PROPERTY

Legend	
ZONE_TYPE	
	AG Agriculture
	General Commercial
	IH Heavy Industrial
	IL Light Industrial
	RS-2 Residential Single Family
	RS-3 Residential Single Family





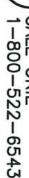
- (918) 663-6924

MORTGAGE INSPECTION REPORT

 $1'' = 30'$

INVOICE NO.: SPIRIT 21-105554
MORTGAGOR: VISION HOMES OF OKLAHOMA

CLIENT: SPIRITBANK
2102004622



1-800-522-6543

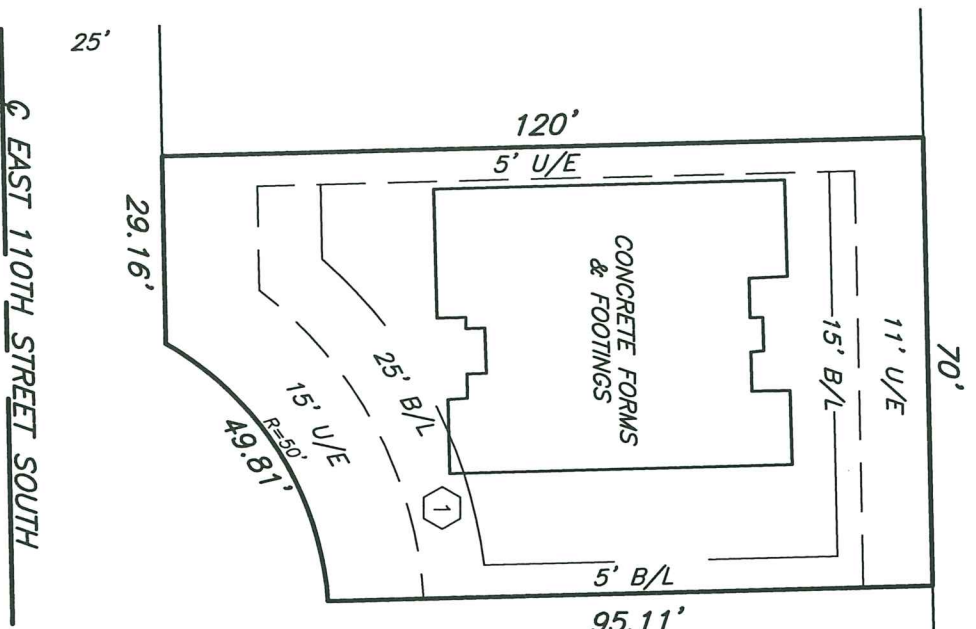
—X—	FENCE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
M/P	METERING POINT
R/W	RIGHT-OF-WAY
B/E	BURIED ELECTRIC & TELEPHONE CABLE EASEMENT
	(APPROXIMATE LOCATION)
B/L	BUILDING LINE
O.B.L.	OUTBUILDING LINE

LEGEND:

① - FORMS ARE OVER B/L AS SHOWN.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF WYNSTONE PHASE 1.

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD
AREA PER F.I.R.M. MAP NUMBER 40145C0120H, AS LAST
REVISED 04/17/12.



PLAT NO. 21

LEGAL DESCRIPTION AS PROVIDED:

LOT SEVEN (7), BLOCK FIVE (5), WYNSTONE PHASE I, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 27411 EAST 110TH STREET SOUTH.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY", AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA01098 (RENEWAL DATE: JUNE 30, 2021), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED. THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED. THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE:

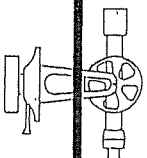
4/13/21

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WHITE

P. O. BOX 471675
TULSA, OK 74147-1675



SURVEYING COMPANY

INVOICE

(918) 663-6924
FAX # (918) 664-8366

ATTN: JOSLYN S. RICE
SPIRITBANK
9618 S MEMORIAL DR
TULSA, OK 74133

Invoice Number: 0105554-IN
Invoice Date: 4/13/2021
918-298-7344
SPIRIT

BUYER: VISION HOMES OF OKLAHOMA
LENDER: SPIRIT BANK

INV REF NO: 2102004622
INVOICE SELLER:

DATE NEEDED: 4/22/2021

LOT SEVEN (7), BLOCK FIVE (5), WYNSTONE PHASE I, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 27411 EAST 110TH STREET SOUTH.

SPIRIT 21-105554
SPIRIT BANK

STEMWALL

250.00

Invoice Total: 250.00

PLEASE REFER TO THIS INVOICE NUMBER WHEN PAYING ACCOUNT

CBOA 21-01 VARIANCE SECTION 450



SUBJECTS PROPERTY

110th St

108th Pl

109th St

277th E

274th E

15E18N25

109th Pl

273rd East

15E18N26

275th E

276th E

110th Pl

111th

112th

15E18N36

274th East

275th East

276th East

277th East

278th East

280th East

112th

15E18N35

272nd East

COWETA BOARD OF ADJUSTMENT

Coweta City Hall 310 S. Broadway - Coweta, Oklahoma 74429 - (918) 486-2189 - FAX (918) 486-5366 www.cityofcoweta-ok.gov

APPLICATION INFORMATION

RECEIVED BY: T. Young DATE FILED: 04/27/2021 HEARING DATE: 05/17/2021 CASE NUMBER CBOA# 21-01
☒ RESIDENTIAL ☐ NON-RESIDENTIAL ☐ COMBINATION BUILDING PERMIT APPLICATION NUMBER 210038

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 27411 East 110th Street South
 LEGAL DESCRIPTION: Lot 7 Block 5

PRESENT USE: Residential C-2 PRESENT ZONING RS-3 S-T-R 25-18N-15E CZM

AREA PREVIOUS CASE NUMBERS: N/A Wagoner Co. Tax ID#

SUBJECT: 450 MINIMUM YARD REQUIREMENTS SURROUNDING FRONT YARD SETBACK

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION (S) REQUESTED: a variance. We are 2 feet over the property line building line. We are requesting a variance that will allow us to keep the home in its existing place.

VARIANCE SECTIONS: SPECIAL EXCEPTION SECTIONS: USE UNIT:

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Kyle Clavin / Vision Homes</u>	NAME <u>Same</u>
ADDRESS <u>2103 E. 48th St</u>	ADDRESS
CITY, ST, ZIP <u>Tulsa OK 74105</u>	CITY, ST, ZIP
DAYTIME PHONE <u>918-231-2815</u>	DAYTIME PHONE
EMAIL <u>visionhomesoklahoma@gmail.com</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature] 4.22.21</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES ☐ NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Same

APPLICATION FEES

BASE REQUEST	\$125.00		
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT			
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>26</u> X \$ 1.55 PER	\$ <u>40.30</u>	
☒ APPLICANT PROVIDED MAILING LIST	TOTAL AMOUNT DUE <u>165.30</u>	RECEIPT NUMBER	

DISPOSITION

BOARD ACTION: _____

FINAL _____

DATE: _____ VOTE _____

BOARD OF ADJUSTMENT APPLICATION
VARIANCE ONLY

It is a requirement of the state that the minutes of the meeting at which a variance is granted shall show that each element listed below was established at the public hearing.

Please state how the following statements apply to your request.

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;

We need to keep the home as it sits. If we cannot
it will cost us \$5,000 to 10,000 to move it
back 2 feet behind the building line.

2. Such conditions are peculiar to the particular piece of property involved:

The lot is a very short, pie shaped lot that makes
it difficult to build on and stay behind the
building property line

3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and

This home sits even with the homes next to it.
It is perfectly normal in how it sits on the
lot.

4. The variance, if granted, would be the minimum allowance necessary to alleviate the unnecessary hardship.

The variance is the best solution for all
parties involved.

No. _____
STR _____
County _____

City of Coweta
Board of Adjustment Application

Action Requested X Variance
_____ Special Exception
_____ Appeal from Building Inspector
_____ Interpretation

Set out below the specifics of your application. Where applicable, indicate pertinent Ordinance provisions, uses, distances, dimensions, etc. You should attach any plot plans, photographs and other factual information which will assist the Board in determining the merits of your application.

On this home sits 2 feet over the building line.
We would like a variance to allow us to keep
the home where it sits.

Name of Abstract Company furnishing list of property owners:

Wagner County Abstract

Property legal description: Lot 7 Block 5, Wynstone

General Location or Address: 27411 E. 110th Street South

Name of Record Owner: Vision Homes of Oklahoma LLC

Mailing Address: 2103 E. 48th St Phone No. 918-231-2815
Tulsa OK 74105

FOR INTERNAL OFFICE USE

PRESENT ZONING: _____ PRESENT USE _____

DATE APPLICATION RECEIVED IN OFFICE: _____ RECT # _____

OTHER PERTINENT DATA: _____

BOA ACTION: _____ DATE: _____



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429. PH. (918) 486-2189 FAX (918) 486-5366

www.cityofcoweta-ok.gov

Coweta Board of Adjustment Procedures

Any applicant who has been denied a building permit or occupancy permit because they cannot meet the requirements of the Zoning Code, or who wants a Special Exception under the Zoning Code can apply for relief to the Board of Adjustment.

1. Application are available at City Hall in the Community Development Department. The Board of adjustment meets the 3rd Monday of each month at 6:00 P.M. at Coweta City Hall 310 S Broadway. Applications must be received in the office of the City Planner the last working day of the month prior to the meeting at which you wish to be heard. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the City Planner as soon as possible.

- a. Completed application form
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded Abstract company.
 - c. Application filing fee of \$125.00 plus \$ 1.55 for each name on list obtained from abstract company.
 - d. Drawing or site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice Will be placed in the newspaper to satisfy legal requirements. You will be Billed separately for this notice by the newspaper. Signed affidavit from the newspaper must be presented before hearing the case. This certifies payment of notice.
 3. You must attend or send a representative to the Board of Adjustment Meeting which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time.

The Board will then approve, conditionally y approve, or deny your request.

4. If your case is approved, you may seek building permit to use the property in accordance with the Board's conditions. If your case is denied, you may reapply after a minimum of 6 months; providing the request is different, or the physical facts have changed; or, Appeal to District Court.

The above information is for general guidance. For further details call the City of Coweta at 486-2189. Also consult the Coweta Zoning Code for regulations and requirements prior to making application.

Your case # is _____

Your hearing date is _____

CBOA 21-01 VARIANCE SECTION 450



SUBJECTS PROPERTY

15E18N26

273rd East

108th Pl

109th St

277th E

274th E

15E18N25

109th Pl

110th St

275th E

276th E

110th Pl

111th

15E18N35

272nd East

15E18N36

274th East

275th East

276th East

112th

278th East

112th

280th East

273rd East

15E18N25

109th PI

275

276

272nd East

271st East

112th

ast

277th

East East

An aerial photograph showing a residential neighborhood. A street is labeled '279th' in large, bold, black text, oriented vertically. The surrounding area includes houses, lawns, and some commercial buildings. A blue line, possibly a river or canal, runs along the right side of the image.

112th

oth

113th

112th

112th

282nd E.

Muskogee