



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, JUNE 21, 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

APPROVAL OF THE MINUTES OF THE COWETA BOARD OF ADJUSTMENT, REGULAR MEETING, HELD ON MAY 17, 2021.

Documents:

[210517 COWETA BOARD OF ADJUSTMENT REGULAR MEETING.PDF](#)

IV. PUBLIC HEARINGS

1. PUBLIC HEARING - CBOA 21-02

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CBOA 21-02, A REQUEST FOR A SPECIAL EXCEPTION TO THE ZONING CODE IN ACCORDANCE WITH SECTION 250.3, MODIFICATION OF THE SCREENING WALL OR FENCE REQUIREMENTS, FOR PROPERTY LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 13872 SOUTH STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[210621 PUBLIC HEARING NOTICE CBOA 21-02.PDF](#)
[CBOA 21-02 ZONING MAP.PDF](#)
[CBOA 21-02 ZONING MAP 2.PDF](#)
[CBOA 21-02 LOCATION MAP.PDF](#)
[CBOA 21-02 AERIAL VIEW WITH FLOODPLAN.PDF](#)
[CBOA 21-02 AERIAL VIEW MAP.PDF](#)
[20210319_114345.JPG](#)
[20210319_114327.JPG](#)

[20210319_114301.JPG](#)

[20210319_114228.JPG](#)

2. PUBLIC HEARING - CBOA 21-03

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CBOA 21-03, A REQUEST FOR A SPECIAL EXCEPTION TO THE ZONING CODE IN ACCORDANCE WITH SECTION 240.2 (e) (5), PERMITTED YARD OBSTRUCTIONS, FOR PROPERTY ZONED RESIDENTIAL SINGLE FAMILY (RS-1) IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY , OKLAHOMA AT 30407 EAST 144TH STREET SOUTH, COWETA, OKLAHOMA.

Documents:

[210621 PUBLIC HEARING NOTICE CBOA 21-03.PDF](#)

[CBOA 21-03 AERIAL VIEW MAP WITH FLOODPLAN.PDF](#)

[CBOA 21-03 AERIAL VIEW MAP.PDF](#)

[CBOA 21-03 APPLICATION.PDF](#)

[CBOA 21-03 BUILDING PICTURE 1.PDF](#)

[CBOA 21-03 BUILDING PICTURE 2.PDF](#)

[CBOA 21-03 LOCATION MAP.PDF](#)

[CBOA 21-03 ZONING MAP.PDF](#)

V. OLD BUSINESS

1. CBOA 21-02

DISCUSSION AND POSSIBLE ACTION ON A THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 21-02, A REQUEST FOR A SPECIAL EXCEPTION TO THE ZONING CODE IN ACCORDANCE WITH SECTION 250.3, MODIFICATION OF THE SCREENING WALL OR FENCE REQUIREMENTS, FOR PROPERTY LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 13872 SOUTH STATE HIGHWAY 51, COWETA, OKLAHOMA.

(DOUG MOORE, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[210621 STAFF REPORT CBOA 21-02.PDF](#)

[CBOA 21-02 AERIAL VIEW MAP.PDF](#)

[CBOA 21-02 AERIAL VIEW WITH FLOODPLAN.PDF](#)

[CBOA 21-02 LOCATION MAP.PDF](#)

[CBOA 21-02 ZONING MAP 2.PDF](#)

[CBOA 21-02 ZONING MAP.PDF](#)

[20210319_114228.JPG](#)

[20210319_114301.JPG](#)

[20210319_114327.JPG](#)

[20210319_114345.JPG](#)

2. CBOA 21-03

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 21-03, A REQUEST FOR A SPECIAL EXCEPTION TO THE CITY OF COWETA, OKLAHOMA ZONING CODE IN ACCORDANCE WITH SECTION 240.2 (e) (5) FOR PROPERTY ZONED RESIDENTIAL SINGLE FAMILY (RS-1) IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 30407 EAST 144TH STREET SOUTH.

(DOUG MOORE, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[210621 STAFF REPORT CBOA 21-03.PDF](#)

[CBOA 21-03 AERIAL VIEW MAP WITH FLOODPLAN.PDF](#)

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[CBOA 21-03 APPLICATION.PDF](#)

[CBOA 21-03 BUILDING PICTURE 1.PDF](#)
[CBOA 21-03 BUILDING PICTURE 2.PDF](#)
[CBOA 21-03 LOCATION MAP.PDF](#)
[CBOA 21-03 ZONING MAP.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
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, MAY 17, 2021**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:15 p.m.

II. ROLL CALL

Carter Mathews	Present
Kathy Sloat Ahlstrom	Present
Jessica Morris	Present
Joanna Jones	Absent
Melanie Lander	Present

Chairperson Melanie Lander requested that the roll be called, and a quorum was declared to be present.

III. CONSENT

1. Consideration of the minutes of the regular meeting of February 16, 2021.

Motion was made by Board Member Carter Mathews and seconded by Board Member Melanie Landers to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Not present
Melanie Lander	Yes – to approve

IV. PUBLIC HEARING

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.

Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. The public hearing for this item was closed.

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.

Community Development Director, Doug Moore, gave the Staff Report, including the reason for the requested variance, and noted that staff recommended approval of the requested variance.

Applicant, Kyle Clavin of Vision Homes of Oklahoma, LLC, was present for this meeting. He addressed the Board, noting that his surveyor recommended a 3-foot variance to cover any possible additional encroachment related to the continued construction of the home.

Motion was made by Board Member Jessica Morris and seconded by Board Member Melanie Lander to approve a 3-foot variance of the Coweta Zoning Code, Section 450 Minimum Yard Requirements: (a) Front Yard, at this property.

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

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Not present
Melanie Lander	Yes – to approve

VI. NEW BUSINESS

VII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:21 p.m.

Approved:

Chairman

Secretary

Date

**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF
ADJUSTMENT: CASE NUMBER CBOA 21-02**

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 21st day of June 2021.

At the above time and place a request will be heard from Purple Moon Enterprises Inc., is seeking a special exception of the zoning code according to 250.3 Modification of the Screening Wall or Fence Requirements; The Board of Adjustment, as a Special Exception, may: (a) Modify or remove the screening requirement where existing physical features provide visual separation of uses (b) Modify the screening requirement where an alternative screening will provide visual separation of uses. The property is zoned General Commercial (CG). The property is located at 13872 South State Highway 51, Coweta, OK, in Section 7, Township 17 North, Range 16 East also known as:

Beginning at the SW corner of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; thence S89°47'00"E along the South line a distance of 704.3 feet to a point; thence N28°32'00"W a distance of 28.23 feet to a point; Point being in the Northerly line of 141st Street South; continuing N28°32'00"W a distance of 572.5 feet to the POINT OF BEGINNING; thence continuing N28°32'00"W a distance of 155 feet; thence N61°28'00"E a distance of 75 feet; thence S28°32'00"E a distance of 105 feet; thence S25°32'00"E a distance of 50 feet; thence S61°28'00"W a distance of 70 feet to the POINT OF BEGINNING.

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

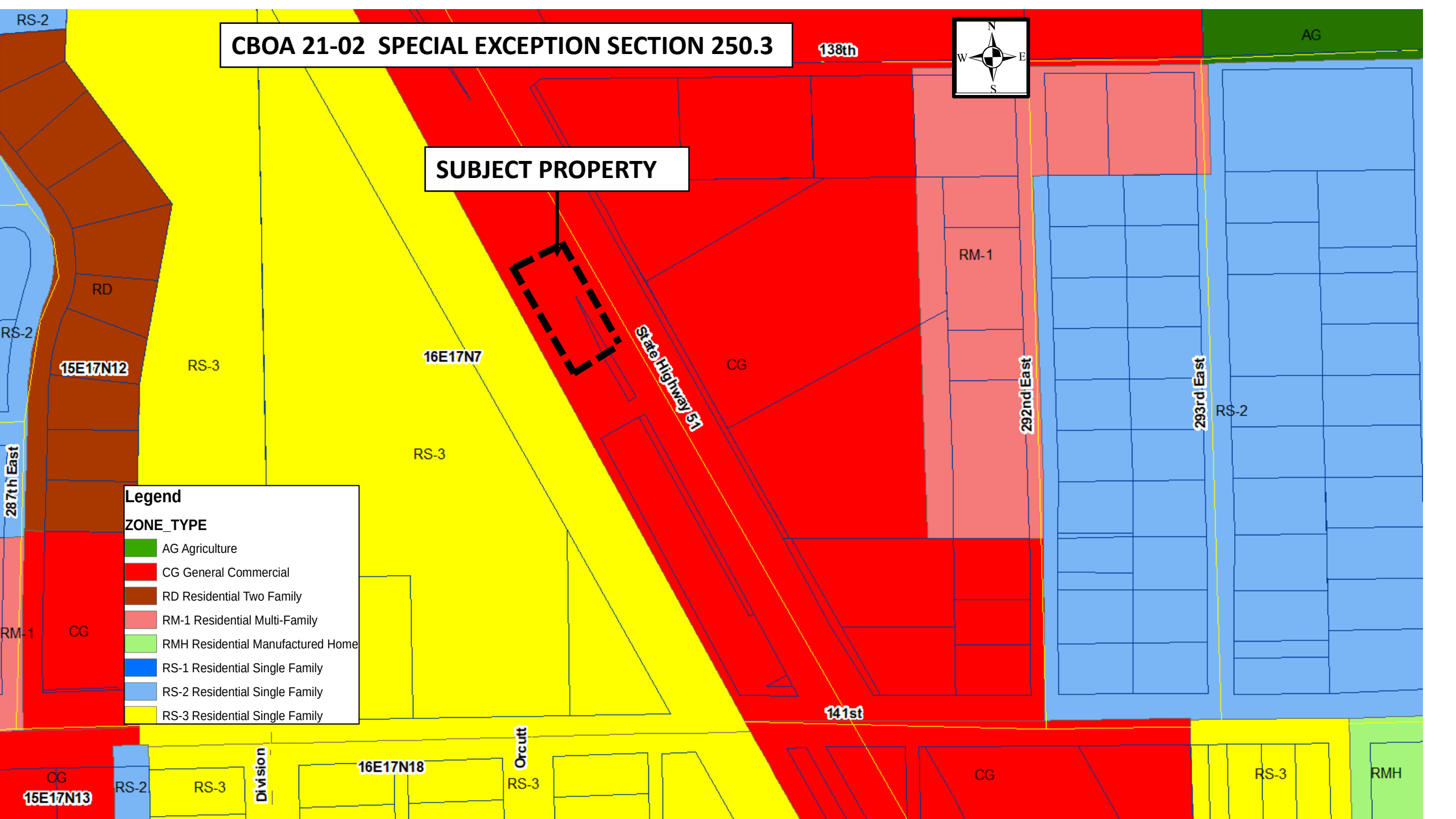
For additional information, contact the Community Development Department at City Hall 918-486-2189. Please reference the above case number when calling.

Dated at Coweta, Oklahoma this 21st day of May 2021.

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3



SUBJECT PROPERTY



Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- RD Residential Two Family
- RM-1 Residential Multi-Family
- RMH Residential Manufactured Home
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3

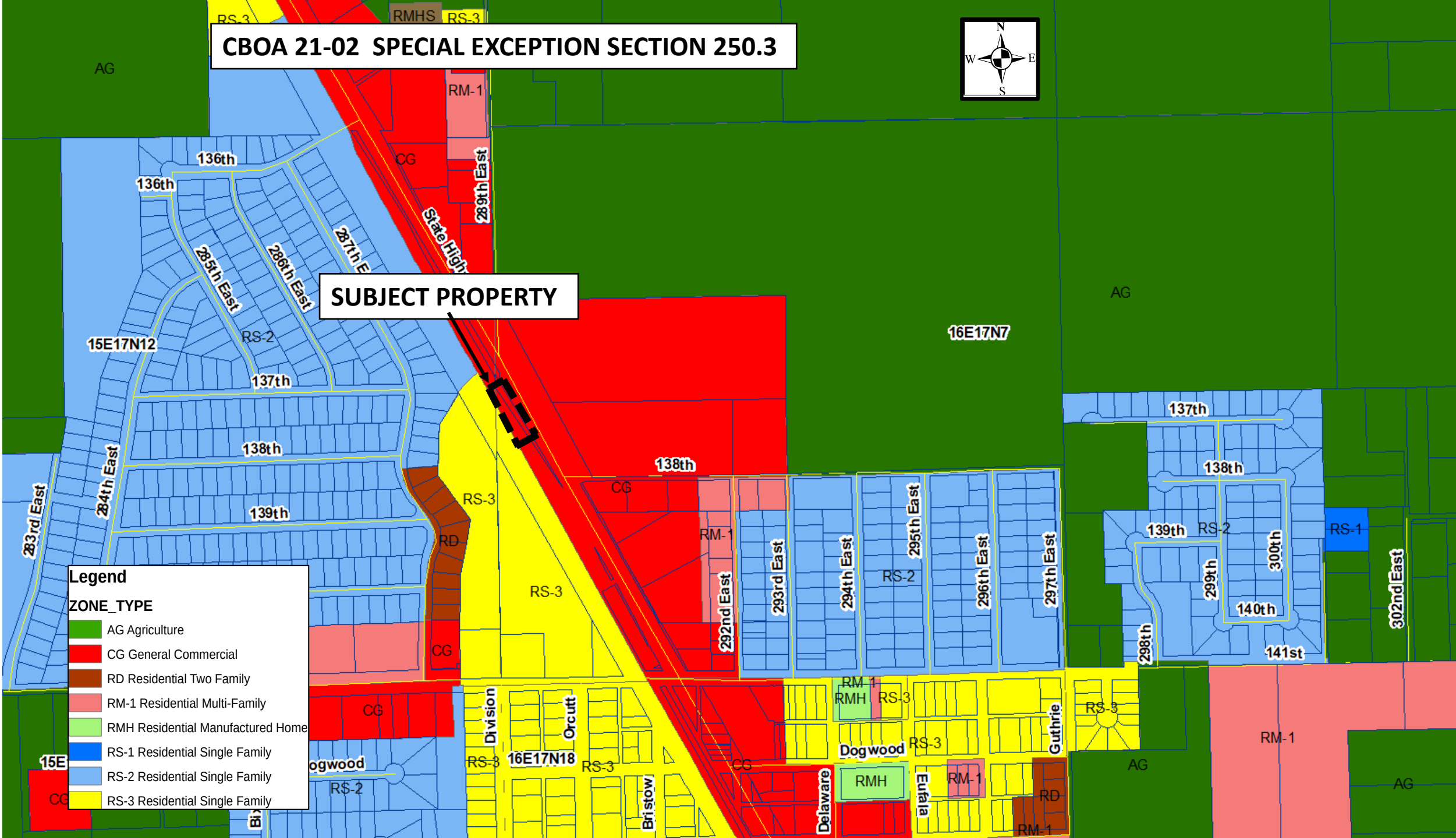


SUBJECT PROPERTY

Legend

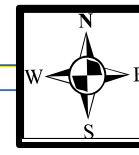
ZONE_TYPE

- AG Agriculture
- CG General Commercial
- RD Residential Two Family
- RM-1 Residential Multi-Family
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- RS-2 Residential Single Family
- RS-3 Residential Single Family

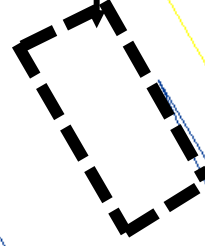


CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3

138th



SUBJECT PROPERTY



State Highway 51

15E17N12

16E17N7

292nd East

293rd East

287th East

141st

15E17N13

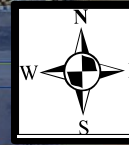
Division

16E17N18

Orcutt

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3

138th



SUBJECT PROPERTY

15E17N12

16E17N7

292nd East

293rd East

141st

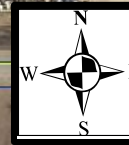
15E17N13

16E17N18

Orcutt

Division

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3



SUBJECT PROPERTY

15E17N12

16E17N7

State Highway 51

292nd East

293rd East

287th East

141st

15E17N13

Division

16E17N18

Orcutt









**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF
ADJUSTMENT: CASE NUMBER CBOA 21-03**

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 21st day of June 2021.

At the above time and place a request will be heard from Julie Bolding and Salli Williams, who are seeking a special exception of the zoning code according to Section 240.2 (e) (5). All accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1. The location of the request is 30407 East 144th Street South, also known as:

Lots 2, and 3, Block 2, TERRA-WOOD, a subdivision of NE/4 of SE/4 of NE/4 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

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 21st day of May 2021.

CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



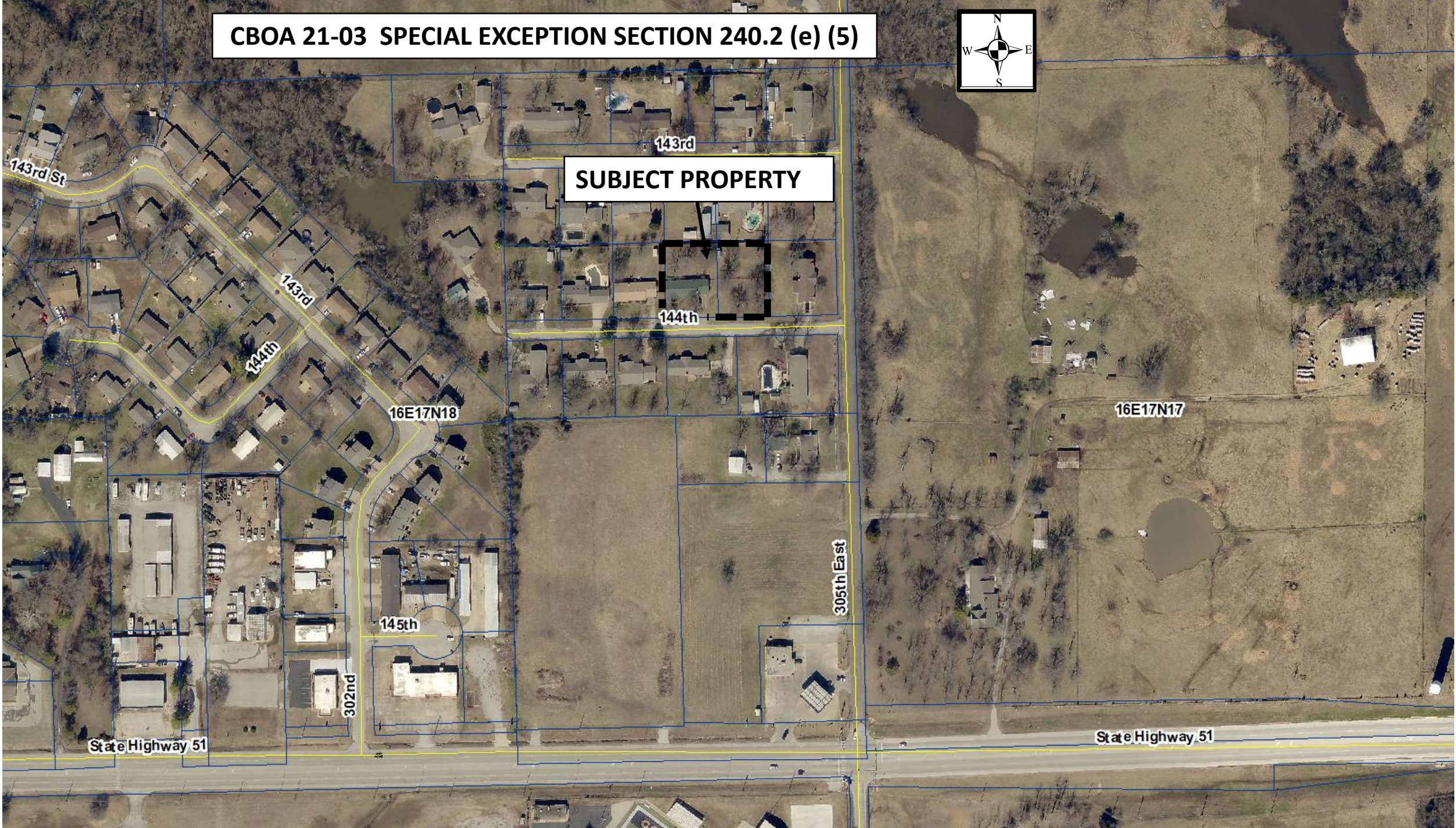
SUBJECT PROPERTY



CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



SUBJECT PROPERTY



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. Looke DATE FILED: 05/14/2021 HEARING DATE: 06/21/2021 CASE NUMBER CBOA# 2103
☒ RESIDENTIAL [] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 30407 E. 144TH ST. S.

LEGAL DESCRIPTION: BLOCK TWO(2), LOTS TWO(2) and THREE(3), TERRA-WOOD, A SUBDIVISION OF THE NE/4 of SE/4 of NE/4 of SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN MERIDIAN IN WAG. CTY. OKLA.

PRESENT USE: RESIDENTIAL PRESENT ZONING RS-1 S-T-R 18-17-16 CZM _____

AREA PREVIOUS CASE NUMBERS: _____ Wagoner Co. Tax ID#: _____

SUBJECT: 240. SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION (S) REQUESTED: _____

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: 240 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>JULIE BOLDING & SALLI WILLIAMS</u>	NAME <u>JULIE BOLDING</u>		
ADDRESS <u>30407 E 144TH ST S</u>	ADDRESS <u>(SAME)</u>		
CITY, ST, ZIP <u>COWETA OK 744</u>	CITY, ST, ZIP _____		
DAYTIME PHONE <u>(918) 645-3000</u> OR	DAYTIME PHONE <u>(918) 841-6272 (SALLI)</u>		
EMAIL <u>jwill11@suddenlink.net</u>	EMAIL _____		
FAX _____	FAX _____		
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Julie Bolding 5-13-2021</u>			

DOES OWNER CONSENT TO THIS APPLICATION ☒ [] IN. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE REQUEST	\$125.00		125.00
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT			
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>20</u> X \$ 1.55 PER	\$ <u>21.55</u>	<u>21.55</u>
☒ APPLICANT PROVIDED MAILING LIST	TOTAL AMOUNT DUE	RECEIPT NUMBER	<u>146.55</u>

DISPOSITION

BOARD ACTION: _____

FINAL

DATE: _____ VOTE _____

No. _____
STR _____
County _____

City of Coweta
Board of Adjustment Application

Action Requested _____ 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.

30' X 50' POST & BEAM SHOP WITH MATCHING METAL SIDING
INCLUDING A COVERED PORCH, 2 OVERHEAD DOORS, 2 WINDOWS
AND A CONCRETE DRIVEWAY

Name of Abstract Company furnishing list of property owners:

WAGONER COUNTY ABSTRACT CO. 239 E CHEROKEE ST. WAGONER OK 74467

Property legal description: _____

General Location or Address: 30407 E 144TH ST E COWETA OK 74429

Name of Record Owner: JULIE BOLDING

Mailing Address: 30407 E 144TH ST E Phone No. (918) 645-2000
COWETA OK 74429 OR SALLI (918) 841-6272

FOR INTERNAL OFFICE USE

PRESENT ZONING: _____ PRESENT USE _____

DATE APPLICATION RECEIVED IN OFFICE: _____ RECT # _____

OTHER PERTINENT DATA: _____

BOA ACTION: _____ DATE: _____

**BOARD OF ADJUSTMENT APPLICATION
VARIANCE ONLY**

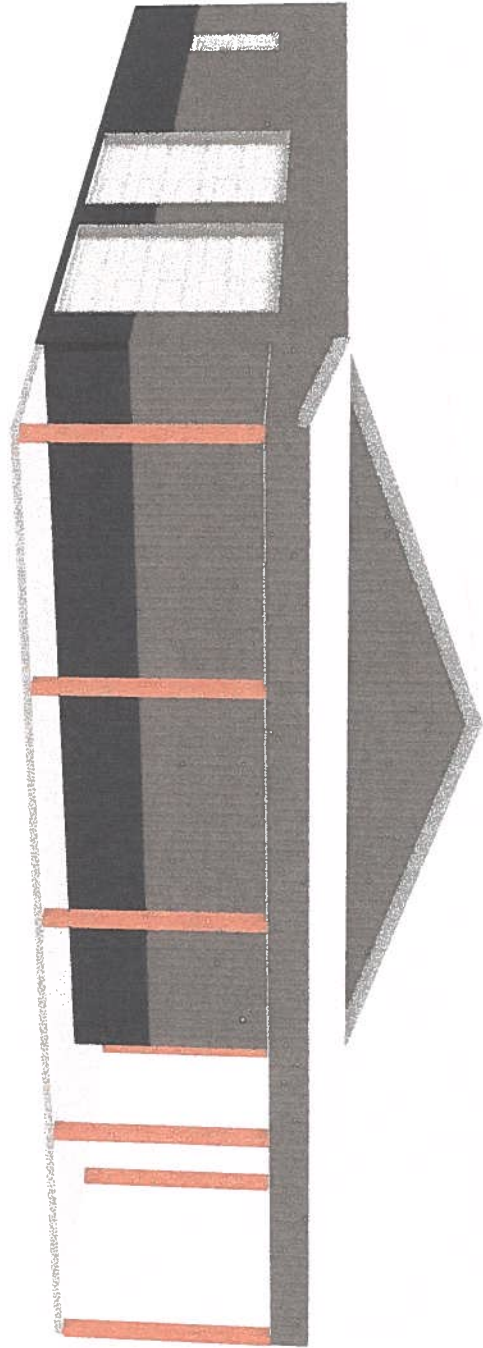
It is a requirement of the state that the minutes of the meeting at which a variance is granted shall show that each element listed below was established at the public hearing.
Please state how the following statements apply to your request.

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

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

- ✓ 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

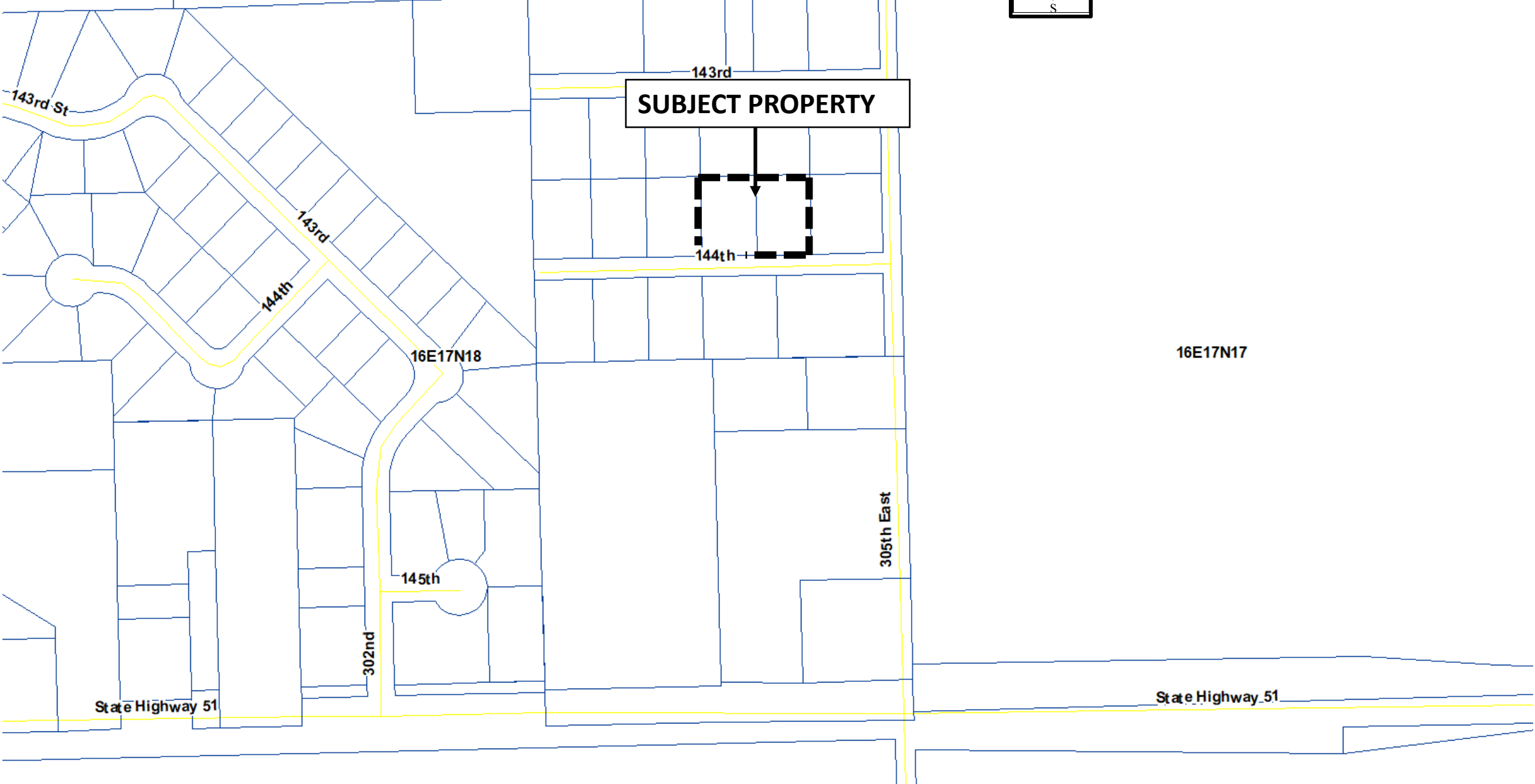
4. The variance, if granted, would be the minimum allowance necessary to alleviate The unnecessary hardship.





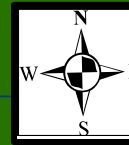
COLOR SCHEME BOLDING SHOP
30407 E 144TH ST S
COWETA OK 74429

CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



RM-1

CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



SUBJECT PROPERTY

RS-1

143rd

144th

RS-2

143rd St

143rd

144th

16E17N18

RD

RM-1

16E17N17

AG

145th

CG

302nd

305th East

State Highway 51

State Highway 51

AG

Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- RD Residential Two-Family
- RM-1 Residential Multi-Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family



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

Memorandum

To: Board of Adjustment
From: Tom E Young Jr, City Planner
Re: CBOA 21-02
Date: 06-21-2021

BACKGROUND

The applicant, Purple Moon Enterprises Inc., is seeking a special exception to the zoning code in accordance with Section 250.3, Modification of the Screening Wall or Fence Requirements. The requirements for screening walls or fences are found in Section 250, Screening Wall or Fence of the Coweta Zoning Code. The Board of Adjustment, as a Special Exception, may: (a) Modify or remove the screening requirement where existing physical features provide visual separation of uses (b) Modify the screening requirement where an alternative screening will provide visual separation of uses.

The applicant's property is zoned General Commercial (CG) and is located at 13872 South State Highway 51, Coweta, OK, in Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The property abuts a Residential Single-Family RS-3 zoning district to the west.

At the Monday April 19, 2021 Planning Commission meeting there was no one in opposition to the request regarding the proposed Specific Use Permit for CZ 21-03 SUP for a Medical Marijuana Business/Dispensary. The Planning Commission recommended approval of the request for a Specific Use Permit for a Medical Marijuana Business/Dispensary by a vote of 5-0.

At the Monday May 3, 2021 City Council meeting regarding the proposed Specific Use Permit for CZ 21-03 SUP for a Medical Marijuana Business/Dispensary. The City Council recommended approval of the request for a Specific Use Permit for a Medical Marijuana Business/Dispensary with the conditions the applicant receives approval for a special exception to the zoning code in accordance with Section 250.3 Modification of the Screening Wall or Fence Requirements, from the Board of Adjustment.

The Purple Moon Enterprises, Inc Medical Marijuana Dispensary building is located within Union Pacific Railroad's (UPRR) right-of-way. The property adjacent to the railroad's right-of-way to the west is zoned RS-3, with the railroad's tracks and approximately 90 feet of heavily wooded area between the back of the building and the nearest residential property. The building has no exterior windows or doors facing toward the adjacent RS-3 property. The distance between the back of the building and the nearest residential property, the lack of exterior doors or windows facing the adjacent property, and the existence of the heavily wooded area will provide alternative screening and visual separation from the General Commercial (CG) zoning, to meet the intent of the screening requirements for the abutting RS-3 Residential Single Family Zoning District.

SECTION 250 SCREENING WALL OR FENCE

250.1 Specifications

For the purpose of maintaining a compatible relationship between certain land uses, a screening requirement is hereby established for the initiation and continuance of particular uses in such instances as may be hereinafter designated.

When the provisions of this Code require the construction of a screening wall or fence as a condition for the initiation and subsequent continuance of a use, the screening wall or fence:

- (a) Shall be constructed with customarily used fencing materials which are compatible with the surrounding area, and shall be designed and arranged to provide visual separation of uses irrespective of vegetation;
- (b) Shall not be less than six (6) feet in height;
- (c) Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance;
- (d) Shall be erected prior to the occupancy of the building or initiation of the use required to be screened

250.2 Maintenance

The screening wall or fence shall be maintained by the owner of the lot containing the use required to construct the screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

250.3 Modification of the Screening Wall or Fence Requirements

The Board of Adjustment, as a Special Exception, may:

- (a) Modify or remove the screening requirement where existing physical features provide visual separation of uses,
- (b) Modify the screening requirement where an alternative screening will provide visual separation of uses,
- (c) Grant an extension of time to erect a screen where properties which are to be benefited by the screen are undeveloped, and
- (d) Remove the screening requirement where the purposes of the screening requirement cannot be achieved, or is prohibited by other ordinances and/or regulations.

250.4 Location Where Screening Walls or Fences are Required

Any use in a zoning district in column A is required to erect and maintain a screening wall or fence along the lot line or lines abutting any district in column B if the use is not allowed as a Permitted Principal Use in the districts in column B.

Column A

Column B

Any use in RM-1, RMHS, RMHP, 0,
CN, CG, CH, IL, IH and PUD

RS-1, RS-2, RS-3 and RD

Any use in 0, CN, CG, CH, IL,
IH and PUD

RM-1, RMHS and RMHP

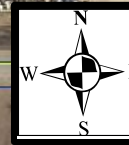
STAFF RECOMMENDATION

Staff recommends approval of CBOA 21-02 for the special exception to the zoning code in accordance with Section 250.3, Modification of the Screening Wall or Fence Requirements.

ATTACHMENTS

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

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3



SUBJECT PROPERTY

15E17N12

16E17N7

State Highway 51

292nd East

293rd East

287th East

141st

15E17N13

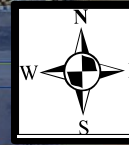
Division

16E17N18

Orcutt

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3

138th



SUBJECT PROPERTY

15E17N12

16E17N7

292nd East

293rd East

141st

15E17N13

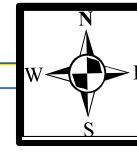
16E17N18

Orcutt

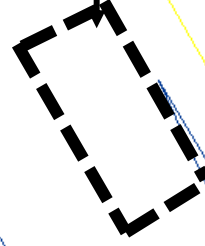
Division

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3

138th



SUBJECT PROPERTY



15E17N12

16E17N7

State Highway 51

292nd East

293rd East

141st

15E17N13

Division

16E17N18

Orcutt

CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3

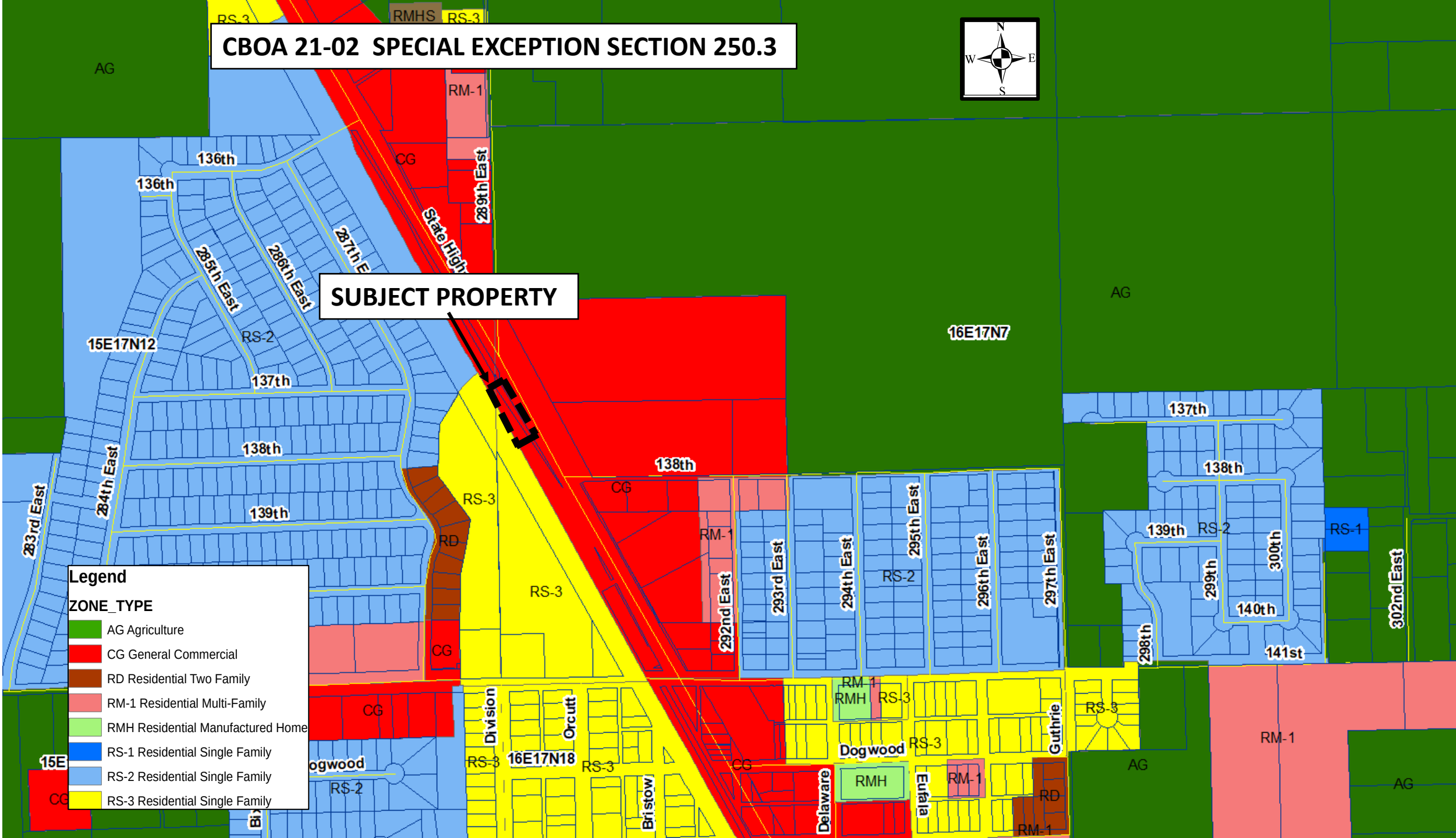


SUBJECT PROPERTY

Legend

ZONE_TYPE

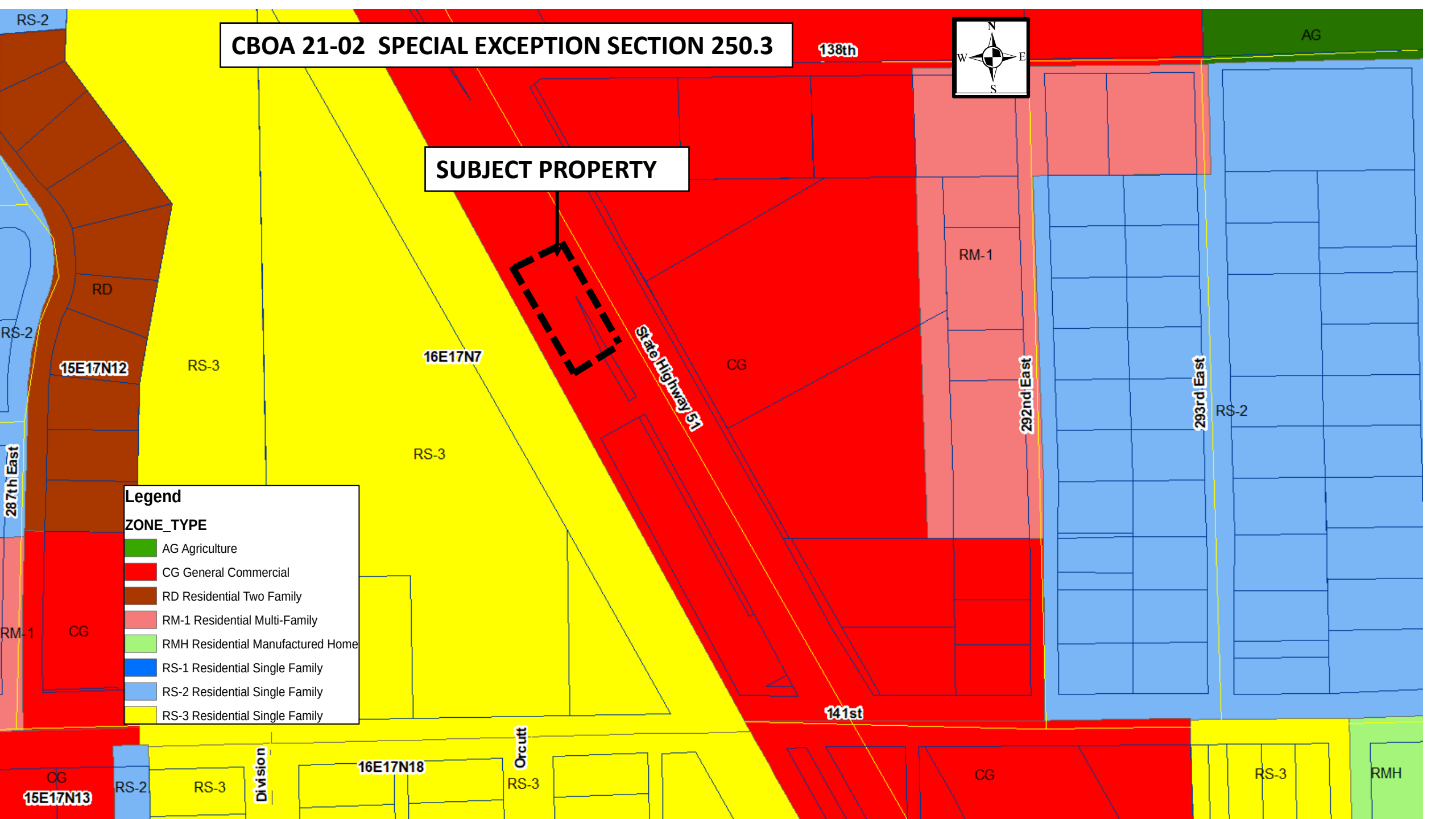
- AG Agriculture
- CG General Commercial
- RD Residential Two Family
- RM-1 Residential Multi-Family
- RMH Residential Manufactured Home
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



CBOA 21-02 SPECIAL EXCEPTION SECTION 250.3



SUBJECT PROPERTY



Legend

ZONE_TYPE

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

Memorandum

To: Board of Adjustment
From: Tom E Young Jr, City Planner
Re: CBOA 21-03
Date: 06-21-2021

BACKGROUND

The applicants, Julie Bolding and Salli Williams, are seeking a special exception to the zoning code in accordance with Section 240.2 (e) (5). All accessory buildings not meeting the minimum requirements shall require Board of Adjustment action in the form of a Special Exception. According to Section 240.2 (e) (3) Accessory Buildings over 750 square feet in size located upon a property site, or an adjacent property if under same ownership, shall be designed to relate in materials, color, character, and detail to the principal building(s) located upon the site and/or adjacent lots.

The property is zoned Residential Single Family (RS-1). The location of the request is 30407 East 144th Street South, also known as:

Lots 2, and 3, Block 2, TERRA-WOOD, a subdivision of NE/4 of SE/4 of NE/4 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The following factors, at a minimum, shall be considered by the Board of Adjustment in granting Special Exception approval of detached accessory buildings as referenced above: the accessory building height; building construction materials; building color scheme; building, location, and setbacks; proposed or existing landscaping and/or screening fence, roof types, surface texture, style, details and building form. The applicant is requesting the special exception that requires the accessory building to be designed to relate in materials, color, character, and detail to the principal building. The applicant is seeking to build a 30 ft. X 50 ft. Post and Beam shop with matching metal siding and roof, including covered porch, with two (2) overhead doors. (1500 square foot) accessory building. For lots one (1) acre or more, the allowed total floor square footage of all your accessory buildings combined, is 1,500 square feet.

STAFF RECOMMENDATION

The Board of Adjustment can approve, conditionally approve, or disapprove the Special Exception. Staff recommends approval of CBOA 21-03 with the requirement that the applicant install all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface for vehicular access to the building.

ATTACHMENTS

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

CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



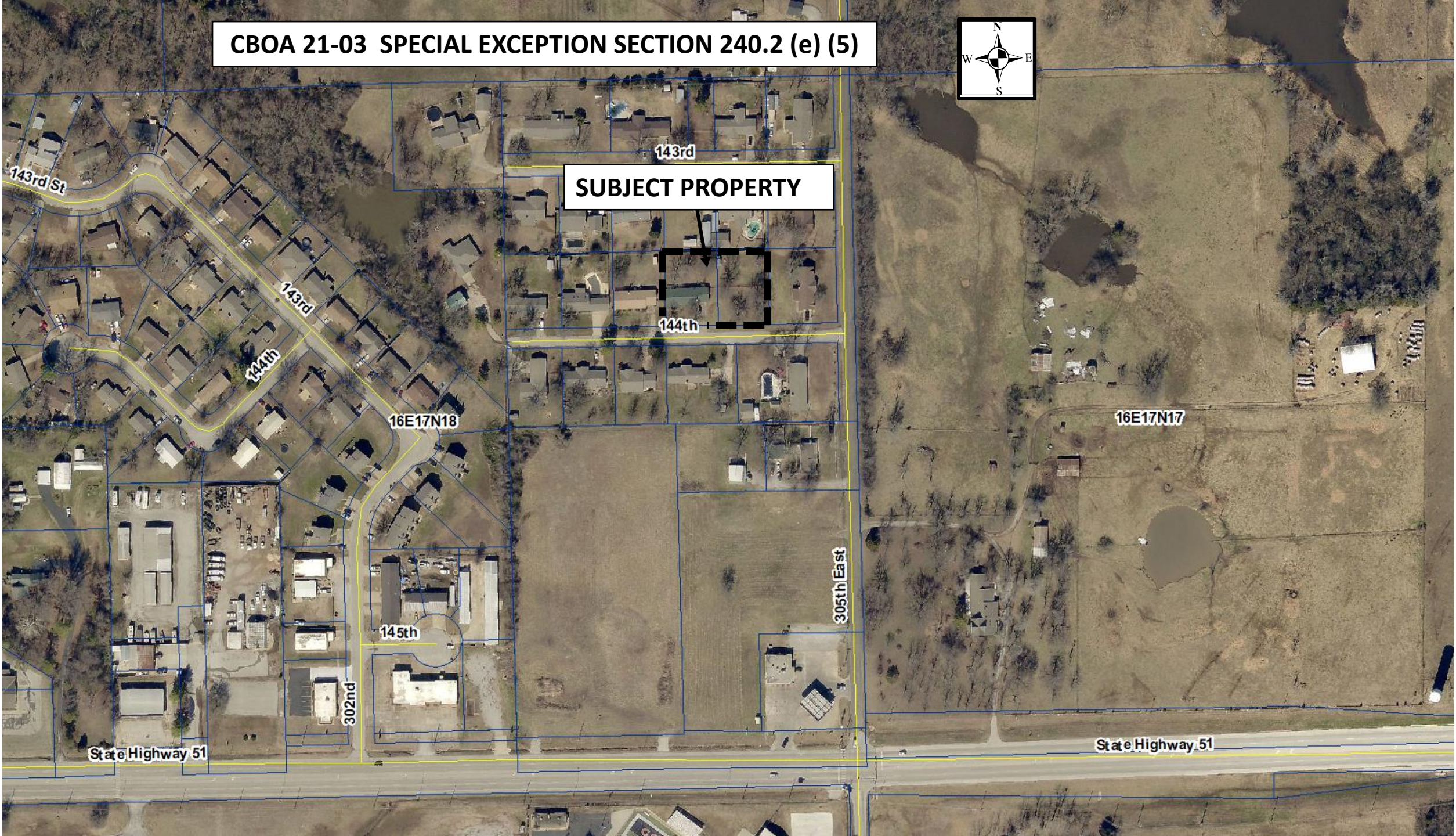
SUBJECT PROPERTY



CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



SUBJECT PROPERTY



143rd St

143rd

143rd
144th

144th

16E17N18

16E17N17

145th

305th East

302nd

State Highway 51

State Highway 51

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. Looke DATE FILED: 05/14/2021 HEARING DATE: 06/24/2021 CASE NUMBER CBOA# 2103
☒ RESIDENTIAL [] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 30407 E. 144TH ST. S.

LEGAL DESCRIPTION: BLOCK TWO(2), LOTS TWO(2) and THREE(3), TERRA-WOOD, A SUBDIVISION OF THE NE/4 of SE/4 of NE/4 of SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN MERIDIAN IN WAG. CTY. OKLA.

PRESENT USE: RESIDENTIAL PRESENT ZONING RS-1 S-T-R 18-17-16 CZM _____

AREA PREVIOUS CASE NUMBERS: _____ Wagoner Co. Tax ID#: _____

SUBJECT: 240. SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION (S) REQUESTED: _____

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: 240 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>JULIE BOLDING & SALLI WILLIAMS</u>	NAME <u>JULIE BOLDING</u>		
ADDRESS <u>30407 E 144TH ST S</u>	ADDRESS <u>(SAME)</u>		
CITY, ST, ZIP <u>COWETA OK 744</u>	CITY, ST, ZIP _____		
DAYTIME PHONE <u>(918) 645-3000</u> OR	DAYTIME PHONE <u>(918) 841-6272 (SALLI)</u>		
EMAIL <u>jwill11@suddenlink.net</u>	EMAIL _____		
FAX _____	FAX _____		
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Julie Bolding 5-13-2021</u>			

DOES OWNER CONSENT TO THIS APPLICATION ☒ [] IN. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE REQUEST	\$125.00		125.00
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT			
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>20</u> X \$ 1.55 PER	\$ <u>21.55</u>	<u>21.55</u>
☒ APPLICANT PROVIDED MAILING LIST	TOTAL AMOUNT DUE	RECEIPT NUMBER	<u>146.55</u>

DISPOSITION

BOARD ACTION: _____

FINAL

DATE: _____ VOTE _____

No. _____
STR _____
County _____

City of Coweta
Board of Adjustment Application

Action Requested _____ 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.

30' X 50' POST & BEAM SHOP WITH MATCHING METAL SIDING
INCLUDING A COVERED PORCH, 2 OVERHEAD DOORS, 2 WINDOWS
AND A CONCRETE DRIVEWAY

Name of Abstract Company furnishing list of property owners:

WAGONER COUNTY ABSTRACT CO. 239 E CHEROKEE ST. WAGONER OK 74467

Property legal description: _____

General Location or Address: 30407 E 144TH ST E COWETA OK 74429

Name of Record Owner: JULIE BOLDING

Mailing Address: 30407 E 144TH ST E Phone No. (918) 645-2000
COWETA OK 74429 OR SALLI (918) 841-6272

FOR INTERNAL OFFICE USE

PRESENT ZONING: _____ PRESENT USE _____

DATE APPLICATION RECEIVED IN OFFICE: _____ RECT # _____

OTHER PERTINENT DATA: _____

BOA ACTION: _____ DATE: _____

**BOARD OF ADJUSTMENT APPLICATION
VARIANCE ONLY**

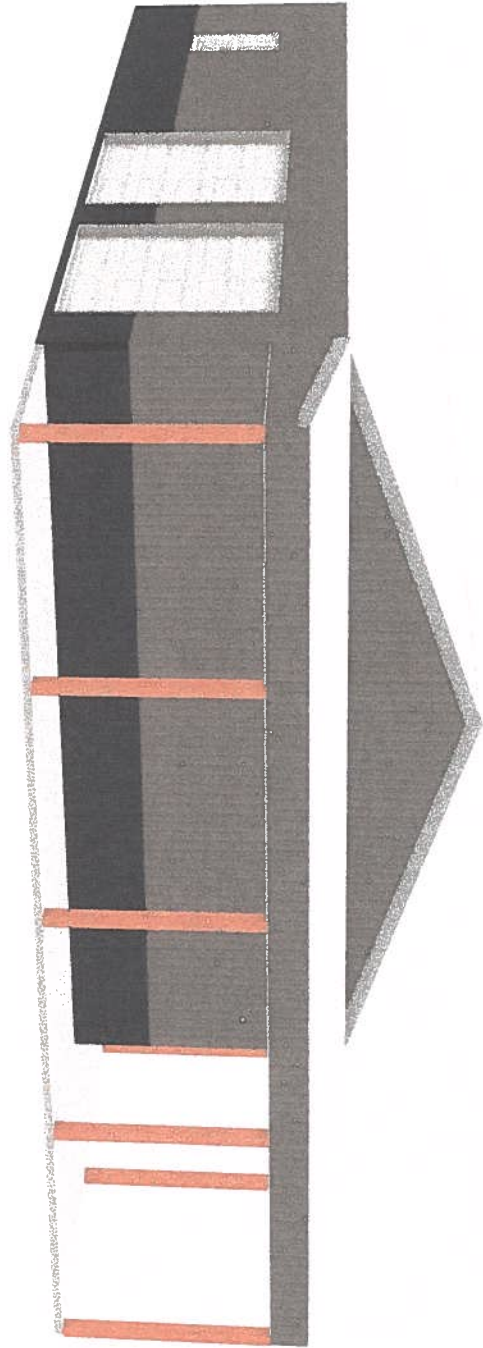
It is a requirement of the state that the minutes of the meeting at which a variance is granted shall show that each element listed below was established at the public hearing.
Please state how the following statements apply to your request.

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

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

- ✓ 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

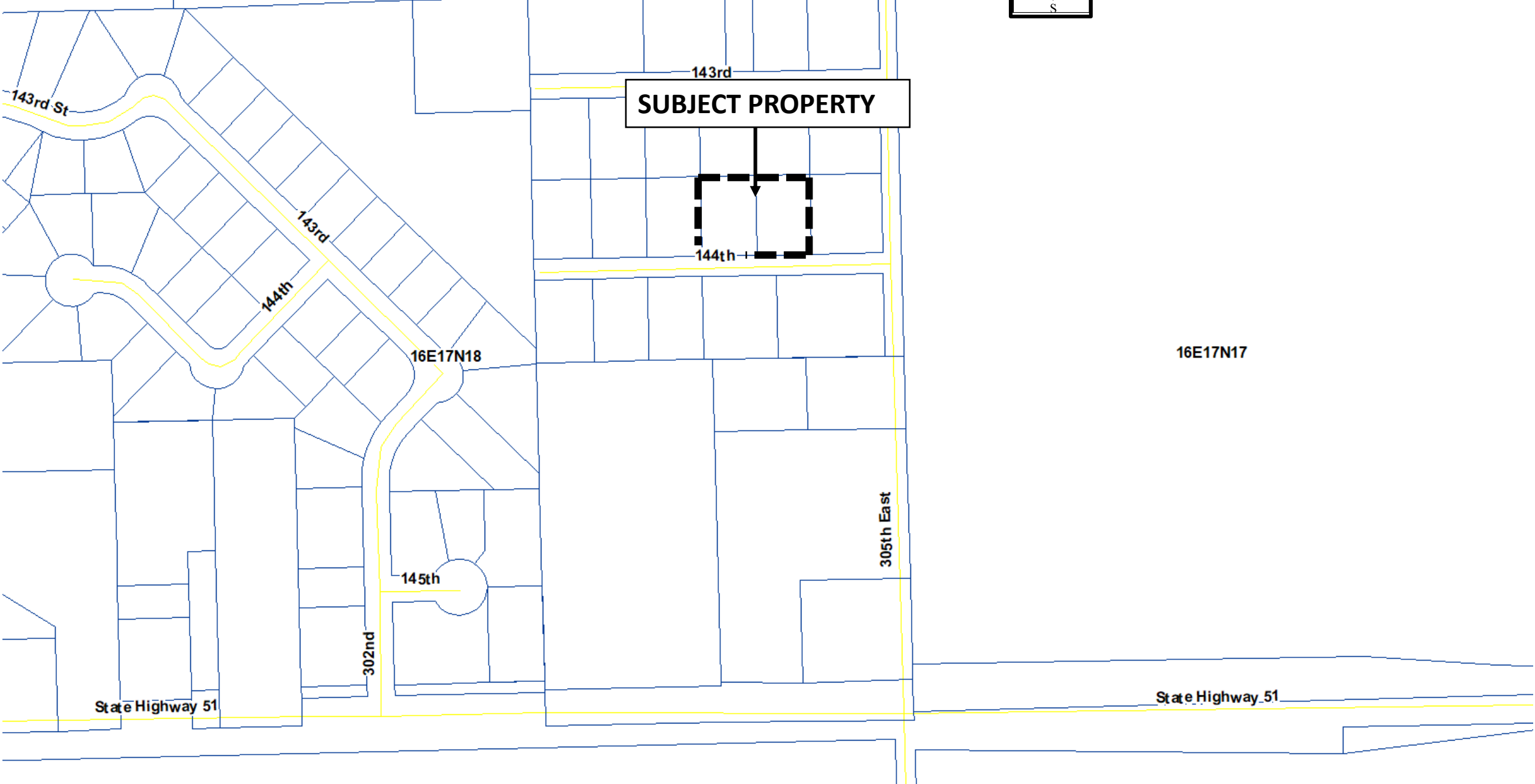
4. The variance, if granted, would be the minimum allowance necessary to alleviate The unnecessary hardship.





COLOR SCHEME BOLDING SHOP
30407 E 144TH ST S
COWETA OK 74429

CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



RM-1

CBOA 21-03 SPECIAL EXCEPTION SECTION 240.2 (e) (5)



SUBJECT PROPERTY

RS-1

143rd

144th

RS-2

143rd St

143rd

144th

16E17N18

RD

RM-1

16E17N17

AG

145th

CG

302nd

305th East

State Highway 51

State Highway 51

AG

Legend

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