



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
MONDAY, OCTOBER 17, 2022, 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Melanie Lander ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

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.)

IV. PUBLIC HEARINGS

1. PUBLIC HEARING CBOA 22-06

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CBOA 22-06, A REQUEST FOR A VARIANCE TO SECTION 450 OF THE COWETA ZONING CODE PERTAINING TO MINIMUM SIDE YARD SETBACK REQUIREMENTS FOR A PROPERTY LOCATED AT 15286 S 291 EAST AVENUE IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[CBOA 22-06 AERIAL VIEW.PDF](#)
[SURVEY LOT SPLITCOMB NOTES.PDF](#)

V. OLD BUSINESS

1. CBOA 22-06

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR A VARIANCE TO SECTION 450 OF THE COWETA ZONING CODE PERTAINING TO SIDEYARD SETBACK REQUIREMENTS ON PROPERTY ZONED RS-3 (RESIDENTIAL SINGLE FAMILY) AND LOCATED AT 15286 S 291ST EAST AVENUE IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[221017 STAFF REPORT CBOA 22-06.PDF](#)
[CBOA 22-06 AERIAL VIEW.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.

CBOA 22-06 VARIANCE SECTION 450

SUBJECT PROPERTY

16E17N19

153rd

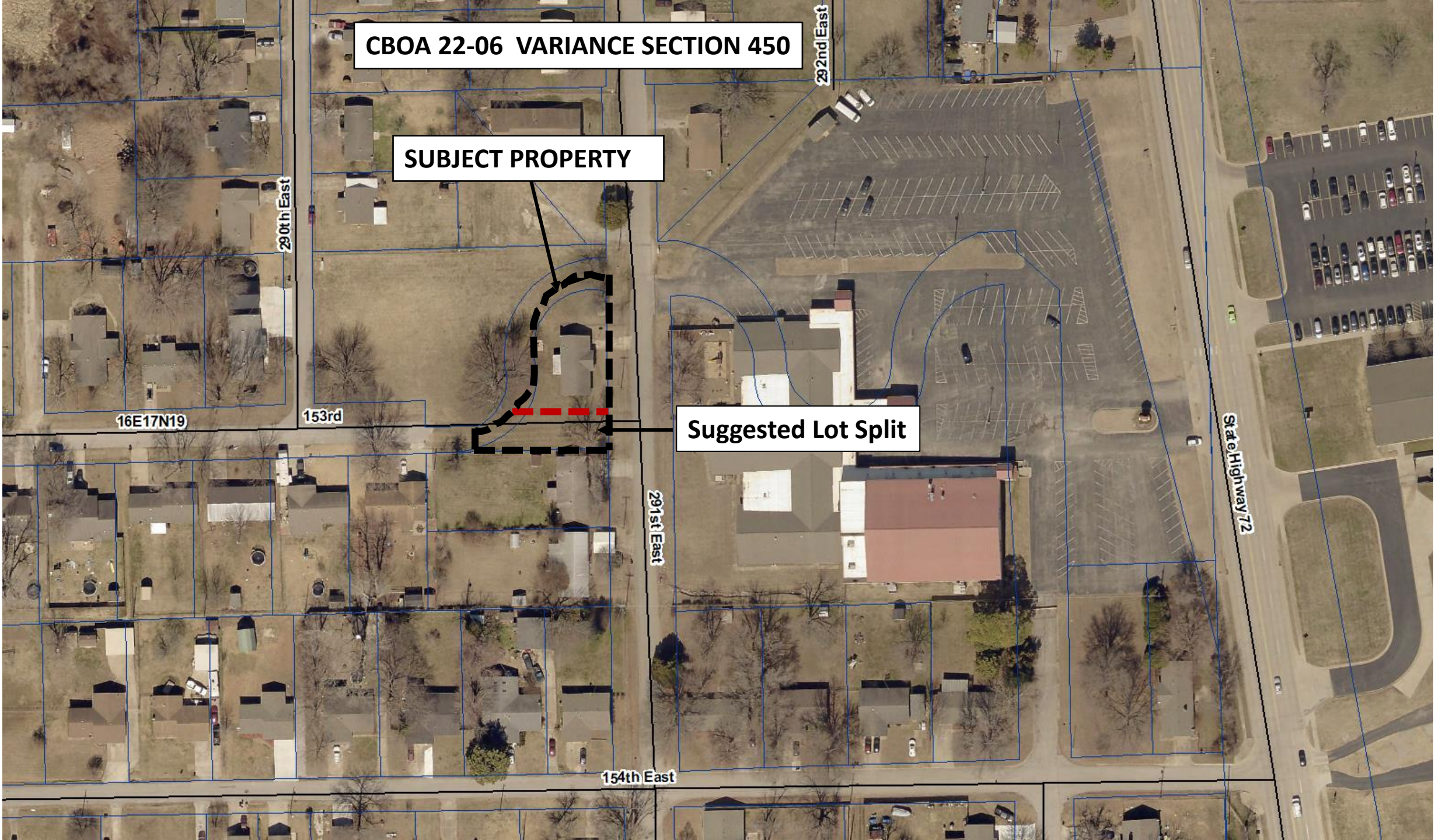
Suggested Lot Split

291st East

154th East

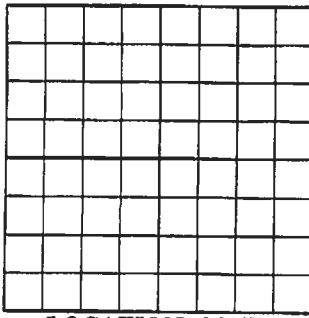
292nd East

State Highway 72



SHEET 1 OF 2 LOT SPLIT & CONSOLIDATION

Suggested lot splits and combinations



LOCATION MAP

SEC. 19 T 17 N, R 16 E

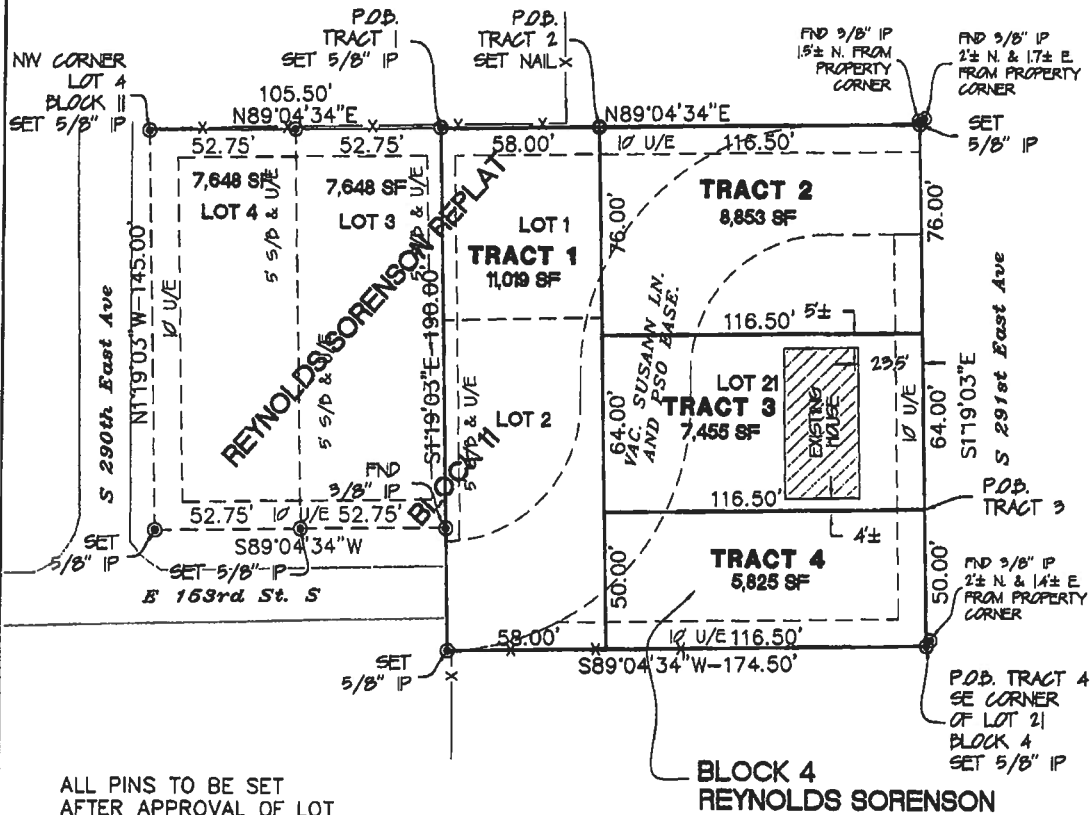
SCALE: 1" = 50'

⊙ = IRON PIN

—x— = FENCE

(M) = MEASURED

(R) = RECORD



ALL PINS TO BE SET
AFTER APPROVAL OF LOT
CONSOLIDATION.

**BLOCK 4
REYNOLDS SORENSON**

9/12/2022

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

**Heartland Surveying &
Mapping, PLLC**

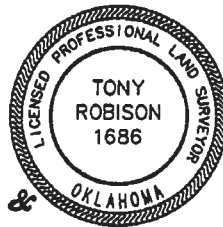
CA #4849

800 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401

(918) 682-7798

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

FOR: Mark Truitt
REV. DATE: 9/12/2022 (revised tracts 3 & 4)
DATE: 8/19/2022



BEARINGS ARE BASED ON NAD83
OKLAHOMA STATE PLANE
COORDINATE SYSTEM.

W.O.# 10635

SURVEYED BY: RT/TT

DRAWN BY: AM

Last Site Visit: 8/16/22

FILE NAME
9/12/2022 - 12:47pm
S:\CAD - HEARTLAND-FILES\10635-LOT SPLIT.dwg



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

Memorandum

To: Honorable Chairman, Members of the Board of Adjustment
From: Tom E Young Jr, City Planner
Re: CBOA 22-06
Date: 10-17-2022

BACKGROUND

Applicant

The applicant, Mark Truitt, is seeking a variance from Section 450 Minimum Yard Requirements of the Coweta Zoning Code by reducing the required 5-foot minimum side yard setback to a 4-foot side yard setback for the affected property.

Case Facts

- The location for this request is 15286 South 291st East Avenue, the property is zoned Residential Single Family (RS-3).
- The property legal description: A TRACT OF LAND SITUATED IN LOT 21 BLOCK 4, REYNOLDS SORENSON ADDITION, A SUBDIVISION OF N/2 OF S/2 OF LOT 1 AND N/2 OF S/2 OF S/2 OF LOT 1 SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, INCLUDING THE W/2 AND E/2 OF SUSANN LANE ADJACENT THERETO WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE.
- The applicant is requesting the variance from the side yard requirements as set out in Section 450 Minimum Yard Requirements as it pertains to the south side of the house. The applicant is requesting that the side yard setback requirement be varied to four (4) feet from five (5) feet. The applicant has requested CLS 22-06 Minor Subdivision (Lot Split) and Lot Combination to split and combine Lot 21, Block 4 Reynolds Sorenson Amended with Lots 1 and 2, Block 11 Reynolds Sorenson Amended.
- Proposed tract 3 has an existing Single-Family structure. The variance for the side yard is requested for the south side of that structure.

Pertinent Code

SECTION 450 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to the appropriate distance shown below:

<u>District</u>	<u>Arterial Streets</u>	<u>Non-Arterial Streets</u>
RS-1	35 feet	35 feet
RS-2	35 feet	25 feet
RS-3	35 feet	25 feet

- (1) When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:
- (1) For dwellings located on an interior lot, there shall be a minimum side yard as follows:

RS-1:	10 feet
RS-2:	5 feet
RS-3:	5 feet

Section 2170 Variances, based on Oklahoma state statute legal standard in 11 O.S. 11 O.S. §44-107:

§ 44-107. Variances

A variance from the terms, standards and criteria that pertain to an allowed use category within a zoning district as authorized by the zoning ordinance may be granted, in whole, in part, or upon reasonable conditions as provided in this article, only upon a finding by the board of adjustment that:

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 necessary to alleviate the unnecessary hardship.

2170.3 Board of Adjustment Action

The Board shall hold the hearing and upon the concurring vote of three members may grant a variance after 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 exceptional 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 purposes, spirit, and intent of the Code, or the Comprehensive Plan.

Provided that the Board in granting a variance shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

BOARD ACTION

The Board of Adjustment can approve, conditionally approve, or disapprove the variance request. The concurring vote of at least three (3) members of the board is required for approval per 11 O.S. §44-105 and Zoning Code Section 2170.3.

ATTACHMENTS

1. Aerial View Map
2. Survey for Suggested Tracts

CBOA 22-06 VARIANCE SECTION 450

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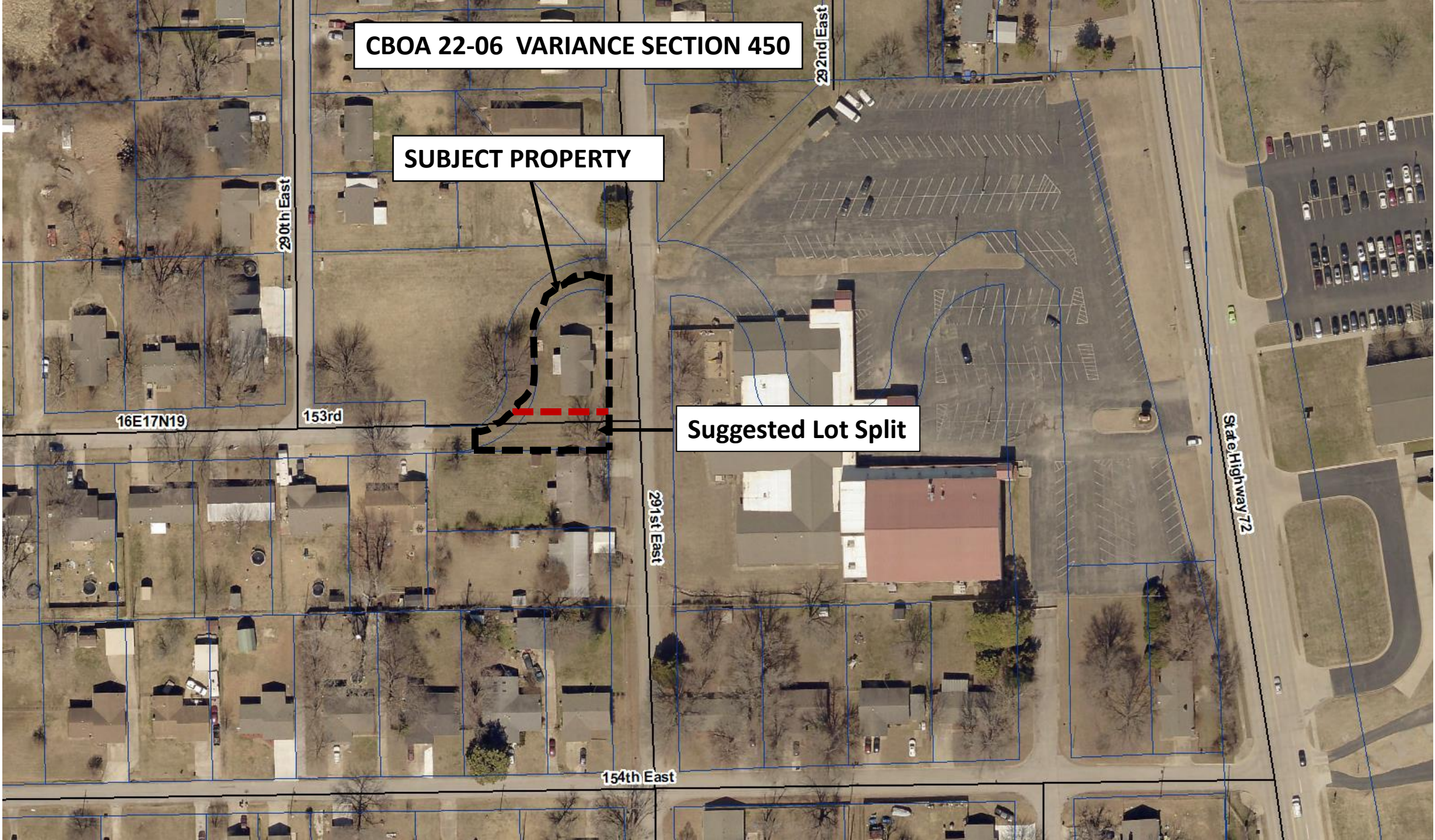
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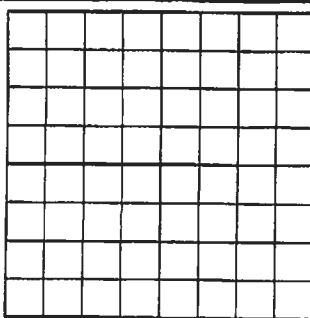
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State Highway 72

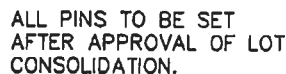


Suggested lot splits and combinations



SEC. 19 T 17 N, R 16 E

(R) = RECORD



BLOCK 4 **SET**
REYNOLDS SORENSON

9/12/2022

Tong Poluism

TONY ROBISON, LAND SURVEYOR NO. 1686

CA #4849

800 Emporia St., Ste."C"
Muskogee, Oklahoma 74401

(918) 682-7788

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

REV. DATE: 9/12/2022 (revised
tracts 3 & 4)

DATE: 8/19/2022

SURVEYED BY: RT/TT

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Last Site Visit: 8/16/22



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OKLAHOMA STATE PLANE
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FILE NAME
Sep 12, 2022 - 12:47pm
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