



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, MARCH 18, 2024, 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Kristi Rentie ____

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.)

1. MINUTES OF THE REGULAR MEETING - 02.20.2024

APPROVAL OF THE MINUTES OF THE COWETA BOARD OF ADJUSTMENT REGULAR MEETING HELD ON FEBRUARY 20, 2024.

Documents:

[MINUTES CBOA 02.20.2024.PDF](#)

IV. PUBLIC HEARINGS

1. PUBLIC HEARING CBOA 24-02 - FRONT YARD SETBACK VARIANCE

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CBOA 24-02, A REQUEST FOR A VARIANCE FROM THE COWETA CITY CODE OF ORDINANCES, ARTICLE 12-3B-9 VARIANCES (PREVIOUSLY THE ADMINISTRATION AND ENFORCEMENT SECTION 450 (A) OF THE COWETA ZONING CODE) PERTAINING TO FRONT YARD SETBACK REQUIREMENTS. THE PROPERTY IS ZONED RESIDENTIAL SINGLE-FAMILY (RS-3) AND LOCATED AT 10712 SOUTH 278TH EAST AVENUE, IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[CBOA 24-02 STAFF REPORT 03.18.2024.PDF](#)

[CBOA 24-02 AERIAL VIEW MAP.PDF](#)

[CBOA 24-02 ZONING MAP.PDF](#)

[CBOA 24-02 LOCATION MAP.PDF](#)
[MORTGAGE INSPECTION REPORT.PDF](#)
[CBOA 24-02 APPLICATION.PDF](#)
[PHNOTICE CBOA 24-02 MUHAMMAD ISRAR.PDF](#)
[IMG_0372.JPG](#)
[IMG_0373.JPG](#)
[IMG_0377.JPG](#)

V. ADMINISTRATION

1. CBOA 24-02 - FRONT YARD SETBACK VARIANCE

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 24-02, A REQUEST FOR A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT ON A NON-ARTERIAL STREET FROM 25 FEET TO 14.8 FEET IN THE RS-3 ZONING DISTRICT. CITY ORDINANCE ARTICLE 12-7A-6 MINIMUM YARD REQUIREMENTS. THE PROPERTY IS LOCATED 10712 SOUTH 278TH EAST AVENUE, LOTS 61 AND 62, WYNSTONE PHASE 2, IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

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[IMG_0373.JPG](#)
[IMG_0377.JPG](#)

VI. 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.