



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.

Documents:

[CBOA 24-02 STAFF REPORT 03.18.2024.PDF](#)
[CBOA 24-02 AERIAL VIEW MAP.PDF](#)
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[PHNOTICE CBOA 24-02 MUHAMMAD ISRAR.PDF](#)
[CBOA 24-02 APPLICATION.PDF](#)
[IMG_0372.JPG](#)
[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.



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**REGULAR MEETING - MEETING MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA**

TUESDAY, FEBRUARY 20, 2024, 6:00 PM

COMMISSIONERS PRESENT: Jessica Morris, Tim Ahlstrom, Bruce Watkins, and Joanna Jones.

COMMISSIONERS ABSENT: Kristi Rentie

I. CALL TO ORDER

The meeting was called to order by chairperson Jessica Morris at 6:20 p.m.

II. ROLL CALL

Roll call taken. Board of Adjustment members were present as shown above.

III. CONSENT

1. Consideration of the minutes of the regular meeting held on November 20, 2023.

Tim Ahlstrom makes a motion to approve the minutes. Joanna Jones seconded the motion.

Aye: Tim Ahlstrom
Jessica Morris
Bruce Watkins
Joanna Jones

IV. PUBLIC HEARINGS

1. PUBLIC HEARING CBOA 24-01

Jessica Morris opens the public hearing. No comments. Jessica Morris closes the public hearing.

V. ADMINISTRATION

1. CBOA 24-01

Variance request with hardship of highly constrained site due to floodplains.

Jessica Morris makes a motion to approve the Variance from a 35-foot setback to a 20-foot setback. The motion was seconded by Tim Ahlstrom.

Aye: Tim Ahlstrom
Jessica Morris
Bruce Watkins
Joanna Jones

VI. ADJOURNMENT

The meeting was adjourned by Jessica Morris at 6:35 p.m.

X

Date: _____

Chairperson

X

Date: _____

Secretary



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MEMORANDUM

To: Honorable Chair, Members of the Board of Adjustment
From: Tom E Young Jr, City Planner and Carolyn Back, Community Development Director
Re: CBOA 24-02 – Front Yard Setback Variance
10712 South 278th East Avenue. Legal: Lots 61 and 62, Wynstone Phase 2.
Date: 03-18-2024

BACKGROUND

Applicant

The applicant, Isaac Israr, for the property owner, Matrix Home Builder, is seeking a Front Yard setback Variance from 25 feet to 14.8 feet in the RS-3 Zoning District.

A Variance of the zoning code would be the required relief according to:

- Article 12-3B-9 Variances; and
- Article 12-7A-6 Minimum Yard Requirements;

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

Case Facts

- *Location:* 10712 South 278th East Avenue. (Lots 61 and 62, Block 5, Wynstone Phase 2)
- *Zoning:* Residential Single-Family (RS-3).
Request: 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. (Article 12-7A-6 Minimum Yard Requirements)
- *Building Permit:* Approved February 2, 2023, with the site plan showing the house and garage on Lot 62. After the house was constructed, and the Mortgage Inspection Report was ordered for the sale of the house, it was determined the house encroached onto Lot 61.
- *Lot Combination:* Per the City of Coweta Subdivision Regulations, the applicant received administrative approval from staff on March 8, 2024, for a Lot Combination to combine Lot 61 and 62, Block 5, Wynstone Phase 2, into one Deed.

Pertinent Code

Article 12-3B-9A Grounds for Variance.

The Board of Adjustment, upon application, and after hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such Variance from the terms of this title as will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this title or the comprehensive plan, where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstance peculiar to a particular

property, the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

Article 12-3B-9C Hearing; Board Action.

The Board shall hold the hearing and, upon the concurring vote of three members, may grant a Variance after finding:

1. 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 this title would result in unnecessary hardship.
2. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
3. That the Variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the comprehensive plan.
4. That the Variance, if granted, would be the minimum necessary to alleviate the necessary hardship.

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.

Time limitation. A Variance which has not been utilized within one year from date of the order granting the Variance shall thereafter be void, provided that the Board has not extended the time for utilization. For the purpose of this subsection, the term "utilization" means actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

The City's legal standard in the Code of Ordinances, Title 12 - Zoning, Article 12-3B Board of Adjustment, is based on Oklahoma state statute legal standard in 11 O.S. 11 O.S. §44-107.

BOARD ACTION

The Board of Adjustment may make a motion to approve, conditionally approve, or deny:

In the case of CBOA 24-02, I make a motion to _____ the requested 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.

Finding: _____

The concurring vote of at least three (3) members of the board is required for approval per code.

ATTACHMENTS

1. Aerial View Map.
2. Location Map.
3. Zoning Map.
4. Mortgage Inspection Report
5. Public Hearing Notice.
6. Home Images: 0372, 0373, 0374

CBOA 24-02 VARIANCE SECTION 450



SUBJECTS PROPERTY

WYNSTONE PHASE II

WYNSTONE PHASE II

WYNSTONE PHASE I

15E18N26

109TH

271ST EAST

272ND EAST

110TH

273RD EAST

107TH

274TH EAST

15E18N25

108TH

108TH

109TH

109TH

110TH

275TH EAST

276TH EAST

110TH

111TH

274TH EAST

15E18N36

112TH

15E18N35

107TH

277TH EAST

WYNSTONE PHASE II

280TH EAST

281ST EAST

278TH EAST

279TH EAST

108TH

280TH EAST

278TH EAST

280TH EAST

282ND EAST

111TH

MUSKOGEE

CBOA 24-02 VARIANCE SECTION 450



SUBJECTS PROPERTY

WYNSTONE PHASE II

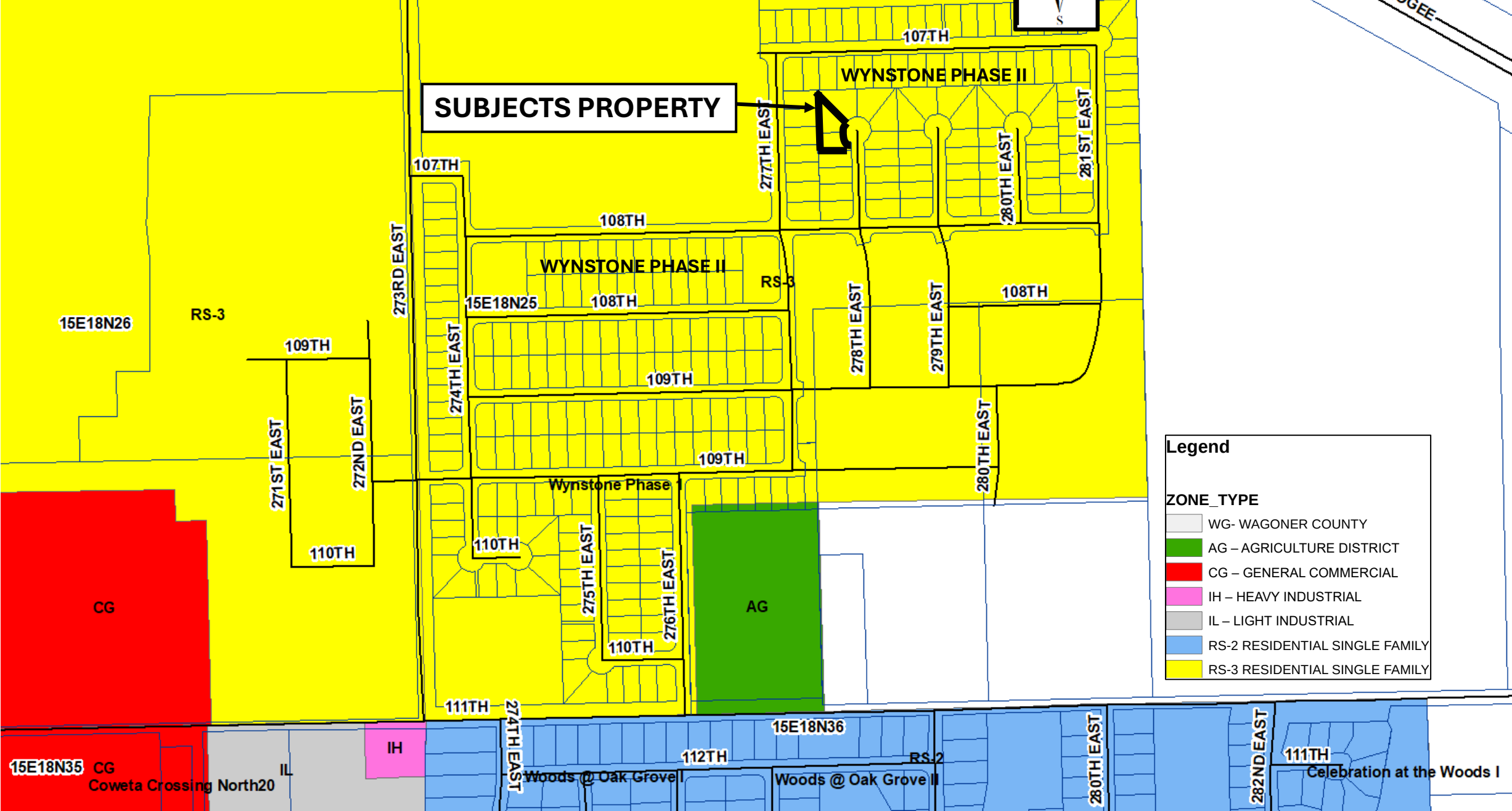
WYNSTONE PHASE II

Wynstone Phase

Legend

ZONE_TYPE

- WG- WAGONER COUNTY
- AG – AGRICULTURE DISTRICT
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RS-2 RESIDENTIAL SINGLE FAMILY
- RS-3 RESIDENTIAL SINGLE FAMILY

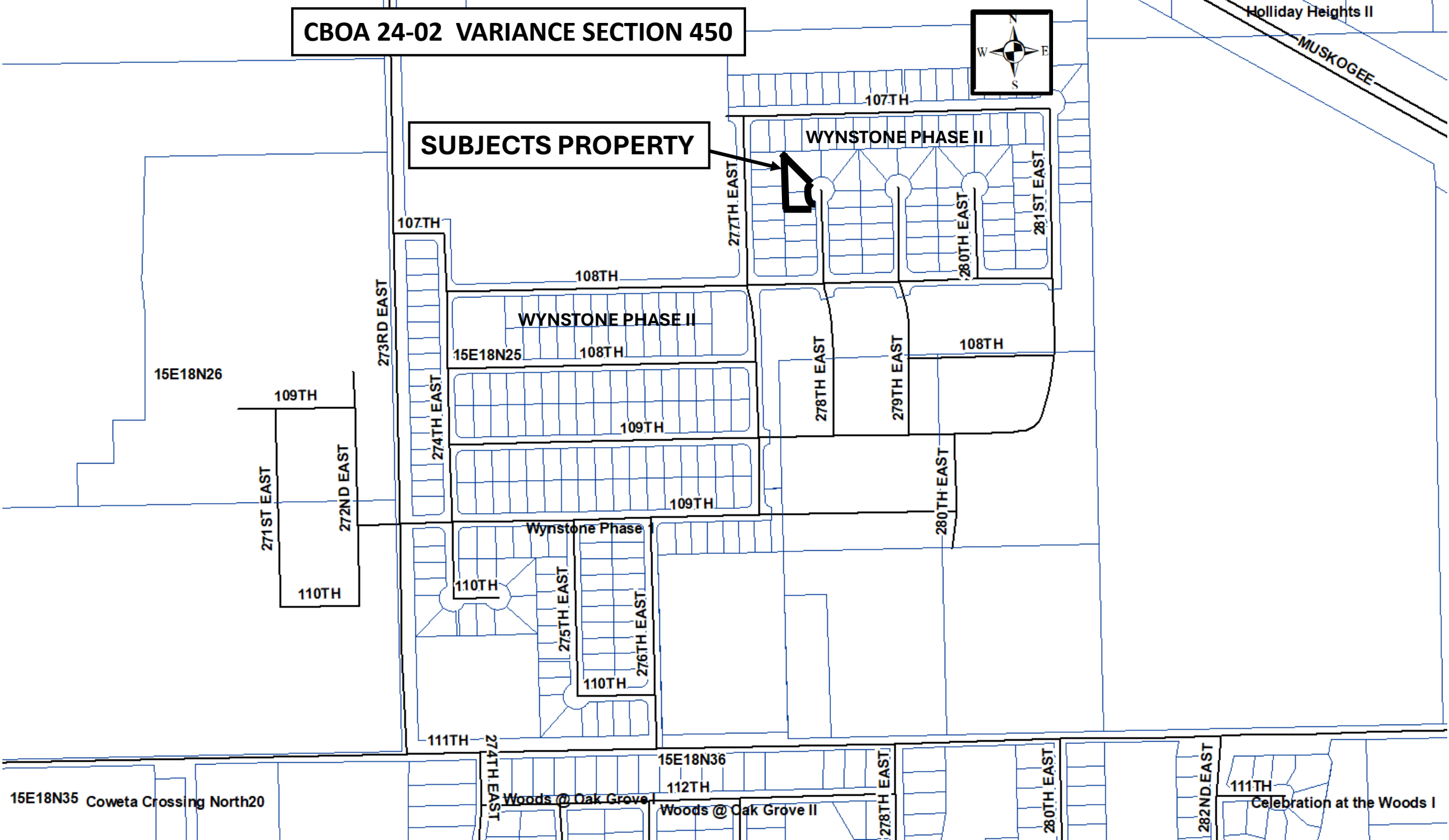


CBOA 24-02 VARIANCE SECTION 450



SUBJECTS PROPERTY

WYNSTONE PHASE II





WHITE SURVEYING COMPANY

9938 EAST 55TH PLACE TULSA, OKLAHOMA 74148 (918) 683-6924

MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

INVOICE NO.: FIRPRY 23-112863
MORTGAGOR: MATRIX HOME BUILDER, LLC

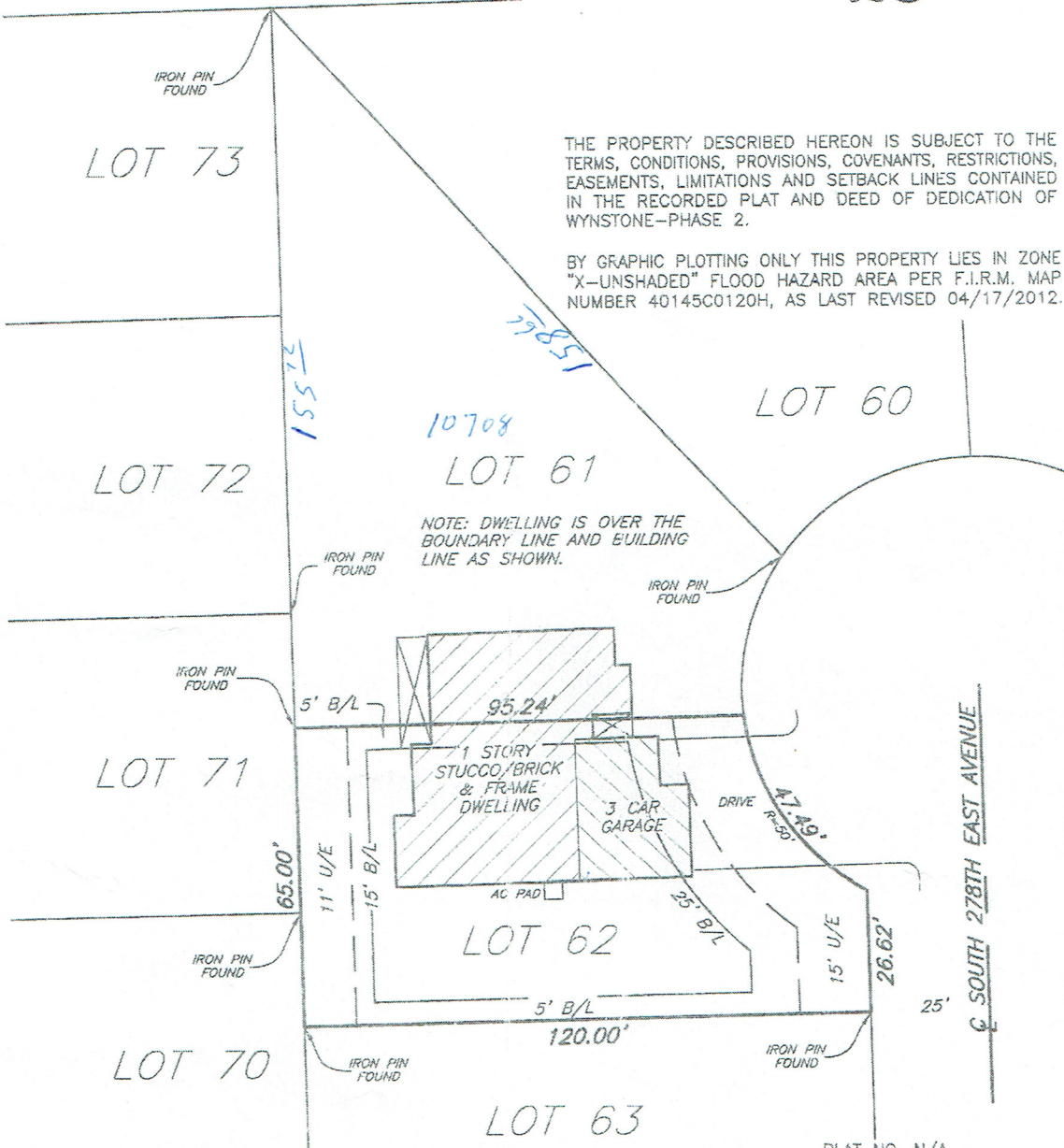
CLIENT: FIRST PRIORITY BANK

LEGEND

--- 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



BEFORE YOU DIG,
CALL OKIE
1-800-522-6543



PLAT NO. N/A

LEGAL DESCRIPTION AS PROVIDED:

LOT SIXTY-TWO (62), BLOCK FIVE (5), WYNSTONE-PHASE 2, A SUBDIVISION IN THE CITY OF COWETA, BEING A SUBDIVISION OF A PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 10712 SOUTH 278TH EAST AVENUE.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, 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: 10/27/23

Copyright 2023 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471875, Tulsa, Oklahoma.

COWETA BOARD OF ADJUSTMENT

Coweta City Hall 310 S. Broadway - Coweta, Oklahoma 74429 - (918) 486-2139 - FAX (918) 486-5366 www.cityofcoweta-ok.org

APPLICATION INFORMATION

RECEIVED BY: T. Young DATE FILED: 01-24-2024 HEARING DATE: 03-18-2024 CASE NUMBER CBOA# 24-02
☒ RESIDENTIAL ☐ NON-RESIDENTIAL ☐ COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 10712 S 278th E AVE COWETA, OK 74429
LEGAL DESCRIPTION: LOT 62, BLOCK 5, WYNSTONE - PHASE 2, A SUBDIVISION IN THE CITY OF COWETA, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE & MERIDIAN.

PRESENT USE: RESIDENTIAL PRESENT ZONING RESIDENTIAL S-T-R _____ CZM _____

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

SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST

ACTION(S) REQUESTED: Need Variance: Home was built over lot line and building line

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>ISAC ISRAR</u>	NAME <u>MATRIX HOME BUILDER</u>
ADDRESS <u>2908 W DELMAR</u>	ADDRESS <u>8039 E 33RD ST</u>
CITY, ST, ZIP <u>BROKEN ARROW, OK 74012</u>	CITY, ST, ZIP <u>TULSA, OK 74145</u>
DAYTIME PHONE <u>(918) 851-6007</u>	DAYTIME PHONE <u>(918) 851-6007</u>
EMAIL <u>R.I.INCTULSA@gmail.com</u>	EMAIL <u>R.I.INCTULSA@gmail.com</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: 	

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

APPLICATION FEES			
BASE REQUEST		\$125.00	
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT			
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>24</u> X \$ 1.65 PER	\$ <u>39.60</u>	
☐ APPLICANT PROVIDED MAILING LIST	TOTAL AMOUNT DUE	<u>164.60</u>	RECEIPT NUMBER

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.

see survey

Name of Abstract Company furnishing list of property owners:

Wagoner County Abstract

Property legal description: Lot 62 Blk 5 Wynstone Phase II

General Location or Address: _____

Name of Record Owner: Matrix Home Builders

Mailing Address: 8039 E 33rd St Phone No. 918-851-6007
Tulsa OK 74145

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.

**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF
ADJUSTMENT: CASE NUMBER CBOA 24-02**

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 18th day of March 2024.

At the above time and place a request will be heard from Isaac Israr, for the Property owner Matrix Home Builder is seeking a variance of the zoning code according to Section 450 Minimum Yard Requirements: Section 450 (a) Front Yard; Requirements. Located at 10712 South 278th East Avenue, Coweta, Oklahoma, in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, also known as:

Lot 61, and 62, Block 5, Wynstone Phase 2, A Subdivision in the City of Coweta, Being A Subdivision of a part of the SW/4 of Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, 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 13th Day of February 2024.

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1998. The public sector has also become an important employer of people with disabilities, with 1.5 million people with disabilities employed in the public sector in 1998, compared with 1.2 million in 1980.

There are a number of reasons why the public sector has become an important employer of people with disabilities. One reason is that the public sector has a long history of employing people with disabilities. In the 19th century, the public sector employed people with disabilities in a number of different roles, including as clerks, typists, and stenographers.

Another reason why the public sector has become an important employer of people with disabilities is that the public sector has a number of different departments and agencies, each of which has its own specific needs. This means that the public sector can employ people with disabilities in a wide range of roles, from clerical to professional.

One of the main reasons why the public sector has become an important employer of people with disabilities is that the public sector has a number of different departments and agencies, each of which has its own specific needs. This means that the public sector can employ people with disabilities in a wide range of roles, from clerical to professional.

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MEMORANDUM

To: Honorable Chair, Members of the Board of Adjustment
From: Tom E Young Jr, City Planner and Carolyn Back, Community Development Director
Re: CBOA 24-02 – Front Yard Setback Variance
10712 South 278th East Avenue. Legal: Lots 61 and 62, Wynstone Phase 2.
Date: 03-18-2024

BACKGROUND

Applicant

The applicant, Isaac Israr, for the property owner, Matrix Home Builder, is seeking a Front Yard setback Variance from 25 feet to 14.8 feet in the RS-3 Zoning District.

A Variance of the zoning code would be the required relief according to:

- Article 12-3B-9 Variances; and
- Article 12-7A-6 Minimum Yard Requirements;

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

Case Facts

- *Location:* 10712 South 278th East Avenue. (Lots 61 and 62, Block 5, Wynstone Phase 2)
- *Zoning:* Residential Single-Family (RS-3).
Request: 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. (Article 12-7A-6 Minimum Yard Requirements)
- *Building Permit:* Approved February 2, 2023, with the site plan showing the house and garage on Lot 62. After the house was constructed, and the Mortgage Inspection Report was ordered for the sale of the house, it was determined the house encroached onto Lot 61.
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Pertinent Code

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property, the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

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In the case of CBOA 24-02, I make a motion to _____ the requested 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.

Finding: _____

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ATTACHMENTS

1. Aerial View Map.
2. Location Map.
3. Zoning Map.
4. Mortgage Inspection Report
5. Public Hearing Notice.
6. Home Images: 0372, 0373, 0374

CBOA 24-02 VARIANCE SECTION 450



SUBJECTS PROPERTY

WYNSTONE PHASE II

WYNSTONE PHASE II

WYNSTONE PHASE I

15E18N26

109TH

271ST EAST

272ND EAST

110TH

273RD EAST

107TH

274TH EAST

15E18N25

108TH

108TH

109TH

109TH

110TH

275TH EAST

110TH

276TH EAST

111TH

274TH EAST

15E18N35

15E18N36

112TH

278TH EAST

280TH EAST

282ND EAST

111TH

277TH EAST

107TH

WYNSTONE PHASE II

280TH EAST

281ST EAST

278TH EAST

279TH EAST

108TH

280TH EAST

MUSKOGEE

CBOA 24-02 VARIANCE SECTION 450



SUBJECTS PROPERTY

WYNSTONE PHASE II

15E18N26

109TH

271ST EAST

272ND EAST

110TH

273RD EAST

274TH EAST

107TH

108TH

15E18N25

108TH

109TH

109TH

Wynstone Phase

110TH

275TH EAST

276TH EAST

110TH

111TH

274TH EAST

15E18N36

112TH

Woods @ Oak Grove I

Woods @ Oak Grove II

278TH EAST

280TH EAST

282ND EAST

111TH

Celebration at the Woods I

15E18N35 Coweta Crossing North20

Holliday Heights II

MUSKOGEE

CBOA 24-02 VARIANCE SECTION 450



SUBJECTS PROPERTY

WYNSTONE PHASE II

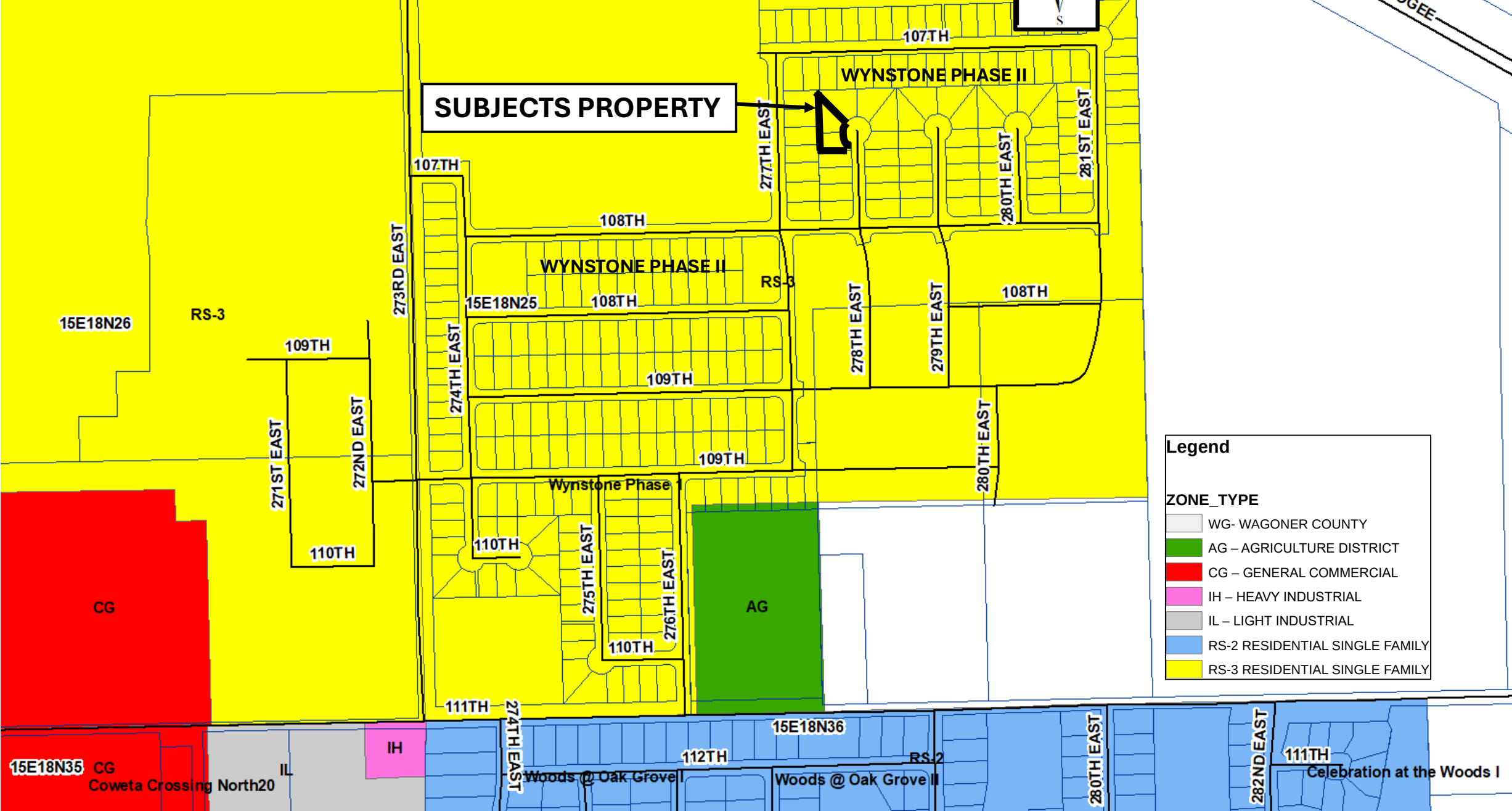
WYNSTONE PHASE II

Wynstone Phase

Legend

ZONE_TYPE

- WG- WAGONER COUNTY
- AG – AGRICULTURE DISTRICT
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RS-2 RESIDENTIAL SINGLE FAMILY
- RS-3 RESIDENTIAL SINGLE FAMILY





WHITE SURVEYING COMPANY

9938 EAST 55TH PLACE TULSA, OKLAHOMA 74148 (918) 683-6924

MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

INVOICE NO.: FIRPRY 23-112863
MORTGAGOR: MATRIX HOME BUILDER, LLC

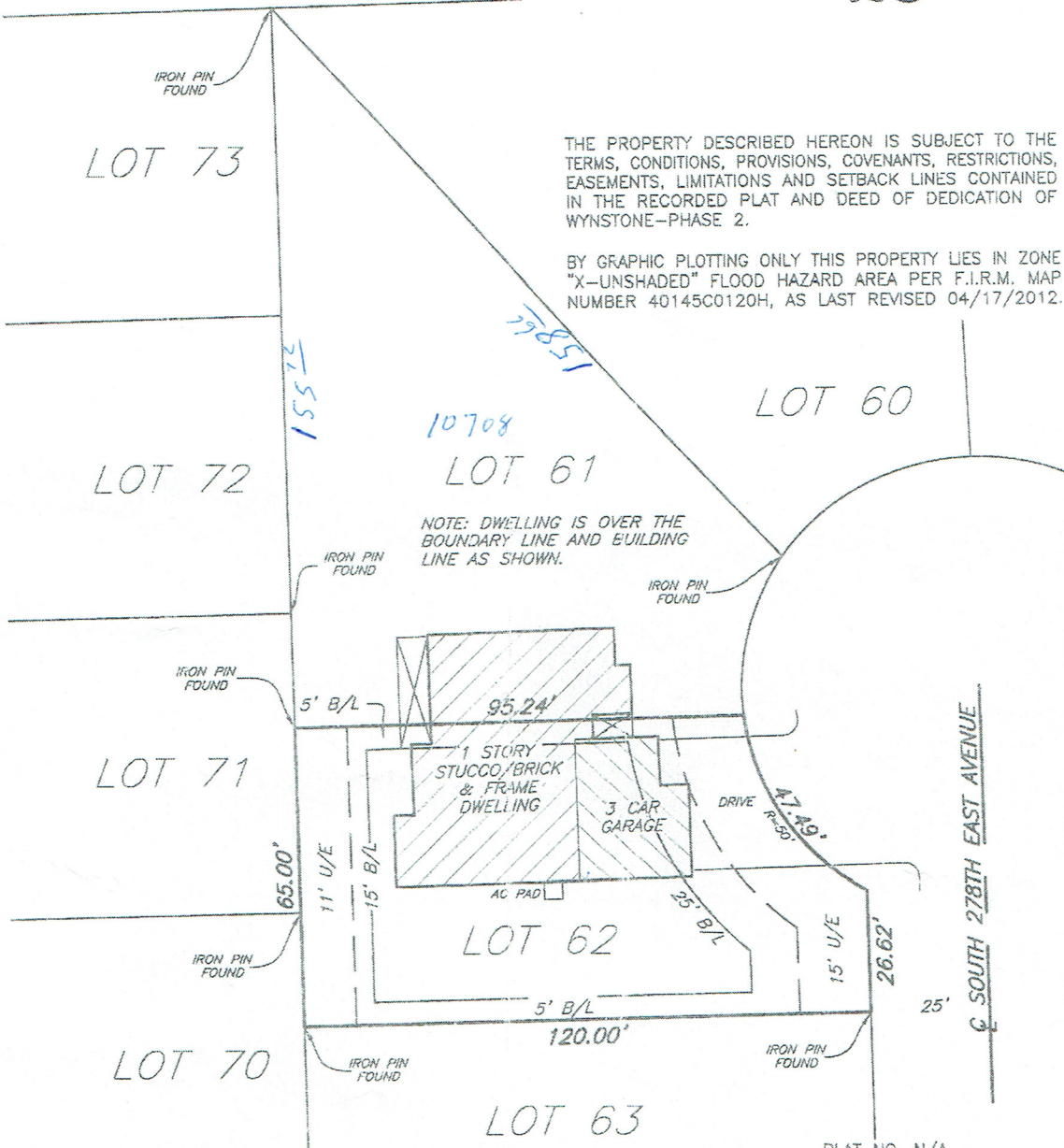
CLIENT: FIRST PRIORITY BANK

LEGEND

--- 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



BEFORE YOU DIG,
CALL OKIE
1-800-522-6543



LEGAL DESCRIPTION AS PROVIDED:

LOT SIXTY-TWO (62), BLOCK FIVE (5), WYNSTONE-PHASE 2, A SUBDIVISION IN THE CITY OF COWETA, BEING A SUBDIVISION OF A PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 10712 SOUTH 278TH EAST AVENUE.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, 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: 10/27/23

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**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF
ADJUSTMENT: CASE NUMBER CBOA 24-02**

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 18th day of March 2024.

At the above time and place a request will be heard from Isaac Israr, for the Property owner Matrix Home Builder is seeking a variance of the zoning code according to Section 450 Minimum Yard Requirements: Section 450 (a) Front Yard; Requirements. Located at 10712 South 278th East Avenue, Coweta, Oklahoma, in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, also known as:

Lot 61, and 62, Block 5, Wynstone Phase 2, A Subdivision in the City of Coweta, Being A Subdivision of a part of the SW/4 of Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, 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 13th Day of February 2024.

COWETA BOARD OF ADJUSTMENT

Coweta City Hall 310 S. Broadway - Coweta, Oklahoma 74429 - (918) 486-2139 - FAX (918) 486-5366 www.cityofcoweta-ok.com

APPLICATION INFORMATION

RECEIVED BY: T. Young DATE FILED: 01-24-2024 HEARING DATE: 03-18-2024 CASE NUMBER CBOA# 24-02
☒ RESIDENTIAL ☐ NON-RESIDENTIAL ☐ COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 10712 S 278th E AVE COWETA, OK 74429
LEGAL DESCRIPTION: LOT 62, BLOCK 5, WYNSTONE - PHASE 2, A SUBDIVISION IN THE CITY OF COWETA, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE & MERIDIAN.

PRESENT USE: RESIDENTIAL PRESENT ZONING RESIDENTIAL S-T-R _____ CZM _____

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

SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST

ACTION(S) REQUESTED: Need Variance: Home was built over lot line and building line

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>ISAAC ISRAEL</u>	NAME <u>MATRIX HOME BUILDER</u>
ADDRESS <u>2908 W DELMAR</u>	ADDRESS <u>8039 E 33RD ST</u>
CITY, ST, ZIP <u>BROKEN ARROW, OK 74012</u>	CITY, ST, ZIP <u>TULSA, OK 74145</u>
DAYTIME PHONE <u>(918) 851-6007</u>	DAYTIME PHONE <u>(918) 851-6007</u>
EMAIL <u>R.I.INCTULSA@gmail.com</u>	EMAIL <u>R.I.INCTULSA@gmail.com</u>
FAX _____	FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: _____

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

APPLICATION FEES			
BASE REQUEST	\$125.00		
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT			
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>24</u> X \$ 1.65 PER	\$ <u>39.60</u>	
☐ APPLICANT PROVIDED MAILING LIST	TOTAL AMOUNT DUE	<u>164.60</u>	RECEIPT NUMBER

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.

see survey

Name of Abstract Company furnishing list of property owners:

Wagoner County Abstract

Property legal description: Lot 62 Blk 5 Wynstone Phase II

General Location or Address: _____

Name of Record Owner: Matrix Home Builders

Mailing Address: 8039 E 33rd St Phone No. 918-851-6007
Tulsa ok 74145

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.

