



P.O. BOX 850  
COWETA, OK 74429  
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[www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

**AGENDA - REGULAR MEETING  
COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, MAY 18, 2026 6:00 PM**

**MEETING PROCEDURE:** Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris \_\_\_\_ Joanna Jones \_\_\_\_ Linda Dyer \_\_\_\_ Tim Alhstrom \_\_\_\_ Jennifer Curtis \_\_\_\_

IV. CONSENT

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

1. **MINUTES OF REGULAR MEETING**

Approval of the minutes of the Coweta Board of Adjustment Meeting held on April 20, 2026.  
*[Meghan Bendabout\_ Community Development Administrative Assistant]*

V. PUBLIC HEARING(S)

1. **CBOA 26-03 - A VARIANCE TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS)  
LOCATED AT 28019 SOUTH 107TH STREET SOUTH**

A public hearing to receive public comment on CBOA 26-03. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the front yard setback. The property is built over the build line. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

*Skylar Marlow-Fuson, City Planner*

2. **CBOA-26-04 - A VARIANCE REQUEST TO SECTION 12-7B-8 (MINIMUM LOT WIDTH AND  
FRONTAGE) FOR THE LOCATION AT 325 EAST PECAN STREET**

A public hearing to receive public comment on CBOA 26-04. The applicant, Jason Howard, is requesting a variance to section 12-7B-8 Minimum Lot Width and Frontage to the City of Coweta Zoning Code. This variance request is to allow for duplexes to be built on the

property. The variance is needed to meet the requirements for minimum lot width in the RD zoning district. The location for the requested variance is 325 East Pecan Street, New Coweta City, Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

*Skylar Marlow-Fuson, City Planner*

## VI. ADMINISTRATION

### 1. **CBOA 26-03 - A VARIANCE TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH**

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-03. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the front yard setback. The property is built over the build line. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

*Skylar Marlow-Fuson, City Planner*

### 2. **CBOA-26-04 - A VARIANCE REQUEST TO SECTION 12-7B-8 (MINIMUM LOT WIDTH AND FRONTAGE) FOR THE LOCATION AT 325 EAST PECAN STREET**

Discuss and consider possible action on the recommendation of approval, approval with conditions, or denial of a request for a variance to section 12-7B-7 Minimum Lot Area to the City of Coweta Zoning Code. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot area in the RD zoning district. The location for the requested variance is 325 East Pecan Street, New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

*Skylar Marlow-Fuson, City Planner*

## VII. ADJOURNMENT

*If you wish to speak during this meeting, please sign in before the meeting begins using the sign-up sheet located on the table near the podium. Speakers may address only those items listed on the posted agenda. All cell phones and electronic devices must be turned **off** or **set to silent** for the duration of the meeting.*

*If you are a person with a disability and require an accommodation to participate, please contact the City Clerk at 918-486-2189 no later than 9:00 a.m. at least two business days prior to the meeting so arrangements can be made.*



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**REGULAR MEETING - MEETING MINUTES  
COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA  
MONDAY, APRIL 20, 2026 6:00 PM**

**COMMISSIONERS PRESENT:** Jessica Morris, Joanna Jones, Tim Alhstrom, Jennifer Curtis

**COMMISSIONERS ABSENT:** Linda Dyer

**I. CALL TO ORDER**

The meeting was called to order by Chairman Jessica Morris at 6:13 p.m. following the Planning Commission meeting.

**II. PLEGE OF ALLEGIANCE WAS GIVEN AT PLANNING COMMISSION MEETING**

**III. ROLL CALL**

Roll call taken. Board Members were present as shown above.

**IV. CONSENT**

Consideration of the minutes of the regular meeting held on March 16, 2026.

Jessica Morris made the motion to Approve with note of correction to the order of items.  
Jennifer Curtis seconded the motion.

Aye: Jessica Morris  
Joanna Jones  
Tim Alhstrom  
Jennifer Curtis

**V. PUBLIC HEARING(S)**

Acting Chairman Jessica Morris opened the public hearing at 6:14 p.m.

**1. CBOA26-02– PUBLIC HEARING FOR VARIANCE REQUEST TO SECTION 12-7B-7 (MINIMUM LOT AREA) TO ALLOW DUPLEX DEVELOPMENT AT 325 EAST PECAN STREET**

The applicant, Jason Howard, is seeking a variance to section 12-7B-7 Minimum Lot Area to the City of Coweta Zoning Code. The location for the requested variance is 325 E. Pecan

Street, New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot area in the RD zoning district.

Applicant Jason Howard gave more details of the area for the variance request.

No other public comment.

Chairman Jessica Morris closed the public hearing at 6:15 p.m.

## VI. ADMINISTRATION

### **CBOA 26-02 - VARIANCE REQUEST TO SECTION 12-7B-7 (MINIMUM LOT AREA) TO ALLOW DUPLEX DEVELOPMENT AT 325 EAST PECAN STREET**

Discuss and consider possible action on the approval, approval with conditions, or denial of a request by the applicant, Jason Howard, seeking a variance to section 12-7B-7 Minimum Lot Area to the City of Coweta Zoning Code. The location for the requested variance is 325 E. Pecan Street, Coweta, Oklahoma. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot area in the RD zoning district.

Commissioners discussed the location, lot size, whether a homeowners association was managing property, and how many stories for the duplexes.

Jason Howard stated no HOA, property being rentals units, no building plans therefore no exact build information but would meet the city yard requirements.

Chairman Jessica Morris made the motion to approve with Tim Alhstrom seconding.

Aye:        Jessica Morris  
              Joanna Jones  
              Tim Alhstrom  
              Jennifer Curtis

## VII. ADJOURNMENT

Chairman Jessica Morris closed the meeting at 6:19 p.m.

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Chairman

---

Date

---

Secretary

---

Date



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## Memorandum

To: Honorable Chair and Board of Adjustment Members

From: Skylar Marlow-Fuson, City Planner

Re: **CBOA 26-03 - A VARIANCE TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH**

Date: May 18, 2026

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### **BACKGROUND**

The applicant, Darin Hogue, is seeking a variance to section 12-7A-6 Yard Requirements to the City of Coweta Zoning Code. The location for the requested variance is 28019 S. 107th Street South, Coweta, Oklahoma. This variance request is for the front yard setback. The property is built over the build line.

### **Case Facts**

- The property is currently zoned RS-3
- The property is located within Wynstone Phase II and is surrounded by RS-3 zoning.
- The residence is already built- and it is built over the build line according to a survey.

### **Legal Description**

Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

### **Variance Requests**

12-7A-6 Minimum Yard Requirements Page 505 A. Front yard. 1. The depth of the required front yard shall be determined in the following manner: Measured from the centerline of the abutting street, add one-half of the right-of-way designated on the City major street and highway plan or 25 feet if not designated on the street and highway plan, to the appropriate distance shown below:

RS-3 Front Yard Setback: 25 feet

The applicant's survey shows the home is more or less 9 feet short of the 25 foot setback

requirement.

### **Public Notice Required**

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

### **Staff Recommendation**

Staff recommends approval of requested variance.

### **Board Action**

**A. 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:

- The variance requested 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, Page 460 the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

**B. Application for variance.** A request for a variance shall be initiated by the filing of an application with the City Manager or his/her designee and shall be set for public hearing in accordance with the rules established by the Board. The application for a principal use variance shall include information necessary to evaluate such request as the Board of Adjustment may adopt as rules of procedure for granting principal use variances

**C. Hearing; Board action.** The Board shall hold the hearing and, upon the concurring vote of three members, may grant a variance after finding:

- 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.
- That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- 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.
- 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.

**D. 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. (Ord. No. 716, 4-4-2011; altered in 2023 recodification.

**STAFF RECOMMENDATION**

Staff recommends approval of requested variance.

**ATTACHMENTS**

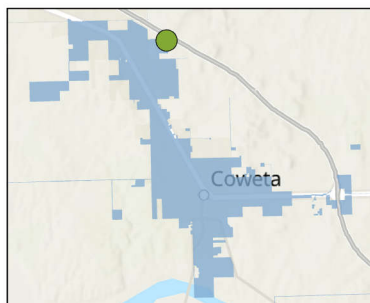
1. Location Map\_CBOA 26-03
2. Zoning Map\_CBOA 26-03
3. Flood Map\_CBOA 26-03
4. CUR-Survey FINAL SURVEY

# Aerial Map

CBOA 26-03



## Legend

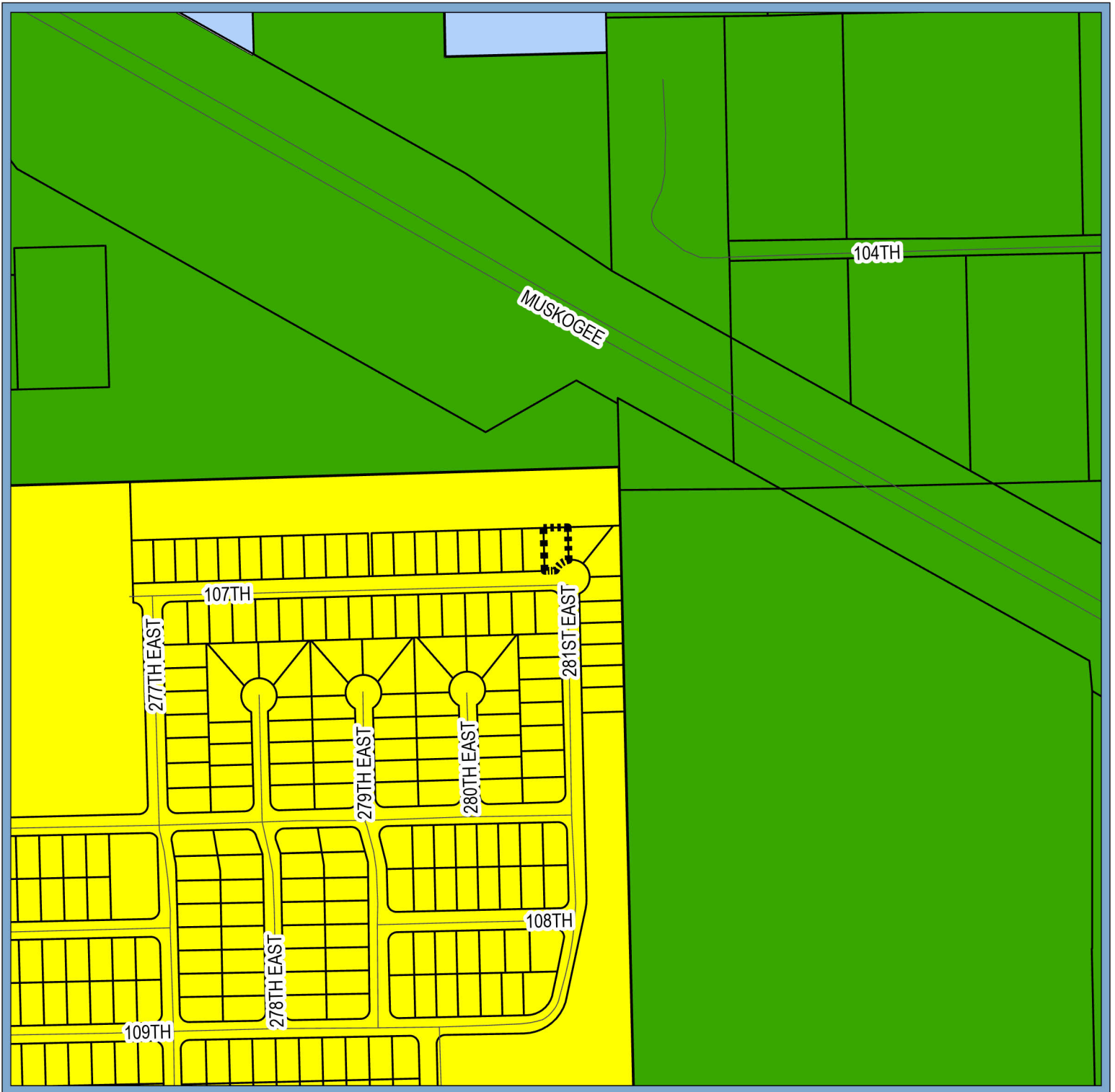
*Inset Map: General location of site area*



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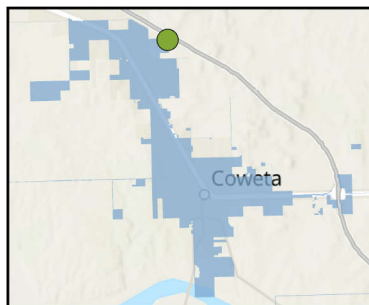
# Zoning Map

CBOA 26-03

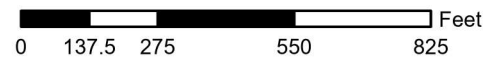


## Legend

— Roads	RS60
▣ Subject Property	RS-3
▭ Parcels	AG



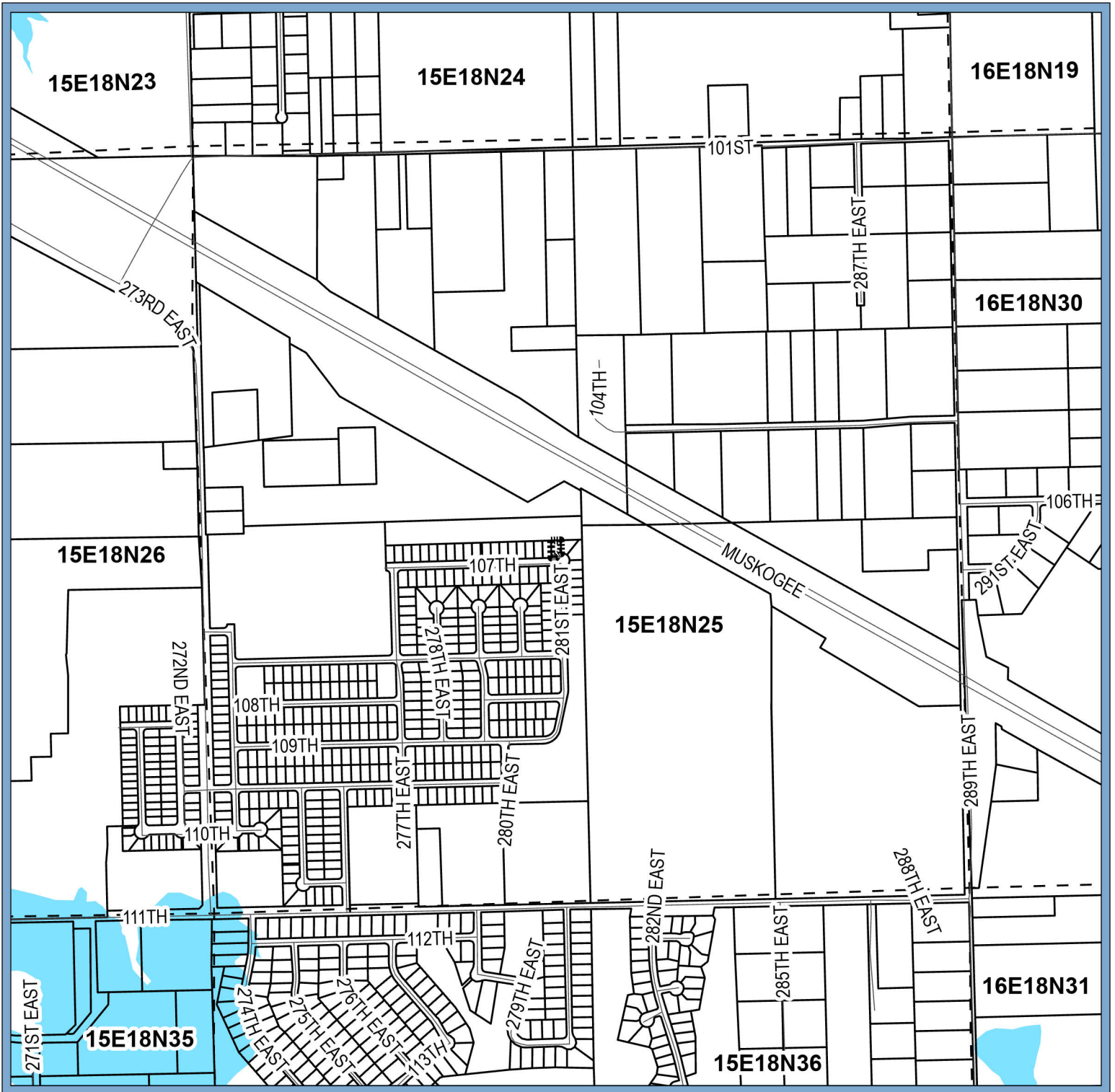
*Inset Map: General location of site area*



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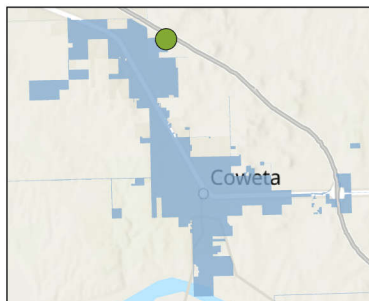
# Flood Map

CBOA 26-03



## Legend

	Roads		Unstudied
	Subject Property		500-Year Flood
	Parcels		100-Year Flood
	PLSS		Floodway



Inset Map: General location of site area



Date Exported: 4/21/2026 9:58 AM

**LEGEND**

- CL - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- RW - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- W/E - WATERLINE ESMT
- F/E - FENCE ESMT
- SW/E - SIDEWALK ESMT
- RW/E - RESTRICTED WATER ESMT

**BAKER**

**SURVEYING, LLC**

4677 SOUTH 83RD EAST AVENUE  
TULSA, OKLA. 74145

**MORTGAGE INSPECTION REPORT**

NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=30'

**SELLER:** Hogue Homes, LLC

**BUYER:** Jared Tillman Helms and Christina Ann Crawford

**CLIENT:** First American Title Insurance Company

**FLOODPLAIN STATEMENT:**

THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) AN AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP 40145C0120H EFFECTIVE APRIL 17TH, 2012.

(FLOOD ZONE DISCLAIMER: FLOOD ZONE DETERMINATIONS ARE BASED SOLELY ON THE FEMA NFIP WEBSITE ON THE CERTIFIED DATE, ACCURACY CANNOT BE GUARANTEED AND SHOULD BE VERIFIED FROM A SECONDARY SOURCE)



**SURVEYOR'S NOTE:**

THE FOLLOWING FOUND IN TITLE COMMITMENT

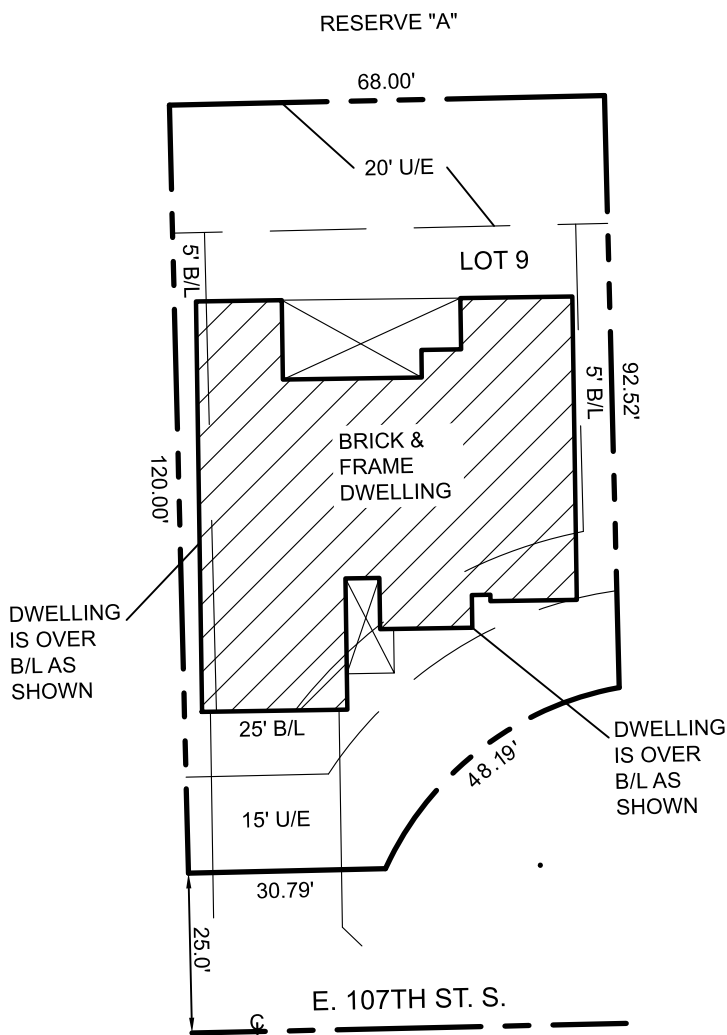
#2982027-TU02 DATED 03/11/26:

DOES AFFECT THE PROPERTY:

- #11 BK 358 PG 227 (BLANKET EASEMENT)
- #19 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF WYNSTONE PHASE 2, BK 2796 PG 448.

DOES NOT AFFECT THE PROPERTY:

- ITEMS #12 THROUGH #18



**DATE OF FIELD INSPECTION:**

MARCH 23RD, 2026

**LEGAL DESCRIPTION:**

LOT NINE (9), BLOCK FOUR (4), WYNSTONE – PHASE 2, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO KNOWN AS:

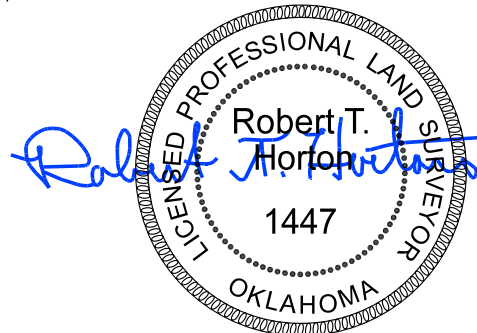
28019 EAST 107TH STREET SOUTH, COWETA, OK 74429

**CERTIFICATION:**

THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR FIRST AMERICAN TITLE INSURANCE COMPANY. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS (IF SHOWN) ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: MARCH 27TH, 2026

BAKER SURVEYING, LLC  
4677 SOUTH 83RD EAST AVENUE  
TULSA, OKLAHOMA 74145  
OKLAHOMA CA #5816 EXPIRES 6/30/2026  
(918) 271-5793





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## Memorandum

To: Honorable Chair and Board of Adjustment Members

From: Skylar Marlow-Fuson, City Planner

Re: **CBOA-26-04 - A VARIANCE REQUEST TO SECTION 12-7B-8 (MINIMUM LOT WIDTH AND FRONTAGE) FOR THE LOCATION AT 325 EAST PECAN STREET**

Date: May 18, 2026

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### **BACKGROUND**

The applicant, Jason Howard, is seeking a variance to section 12-7B-8 Minimum Lot Width and Frontage to the City of Coweta Zoning Code. The location for the requested variance is 325 E. Pecan Street, Coweta, Oklahoma. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot width in the RD zoning district.

### **Case Facts**

- The property is currently zoned RS-3
- RS-3 zoning is to the north, west and south.
- RD zoning is to the east where 4 duplexes are located.
- If the variance is approved, the applicant would split the lot into two equal parcels at 70 ft in width each.

### **Legal Description**

New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

### **Variance Requests**

12-7B-8 Minimum Lot Width and Frontage

A. For residential structures, there shall be a minimum lot width at the front building line of the following:

1. For single-family dwellings: 50 feet.

2. For two-family dwellings: 80 feet.

The applicant requests a variance from the required 80 ft lot width for two-family dwellings to 70 ft lot width See attached survey.

**Public Notice Required**

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300’ radius – min. 10 days in advance

**Board Action**

**A. 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:

- The variance requested 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, Page 460 the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

**B. Application for variance.** A request for a variance shall be initiated by the filing of an application with the City Manager or his/her designee and shall be set for public hearing in accordance with the rules established by the Board. The application for a principal use variance shall include information necessary to evaluate such request as the Board of Adjustment may adopt as rules of procedure for granting principal use variances

**C. Hearing; Board action.** The Board shall hold the hearing and, upon the concurring vote of three members, may grant a variance after finding:

- 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.
- That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- 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.
- 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.

**D. 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. (Ord. No. 716, 4-4-2011; altered in 2023 recodification.

**STAFF RECOMMENDATION**

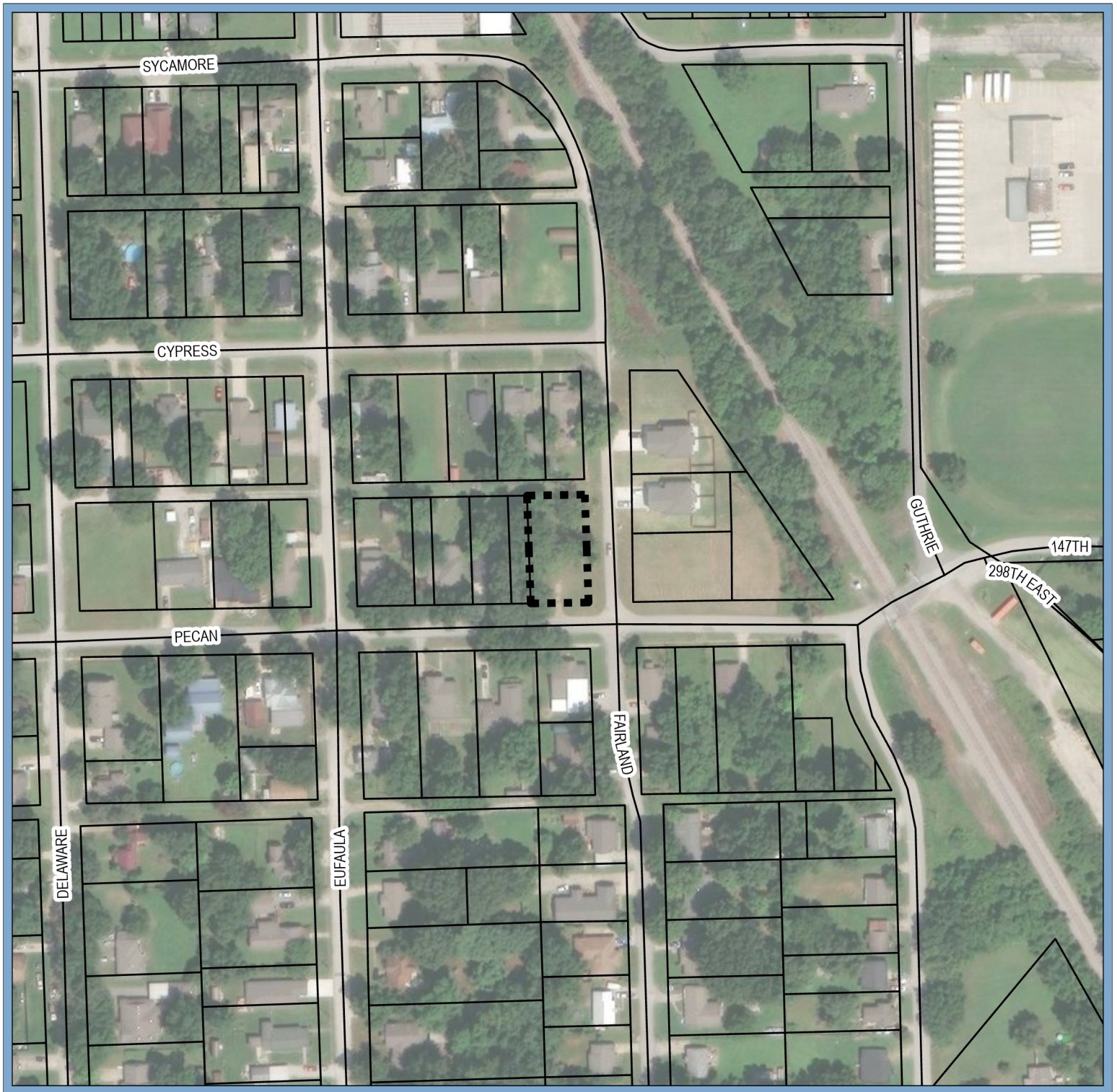
Staff recommends approval of requested variance.

**ATTACHMENTS**




1. Location Map\_CBOA 26-04
2. Zoning Map\_CBOA 26-04
3. Flood Map\_CBOA 26-04

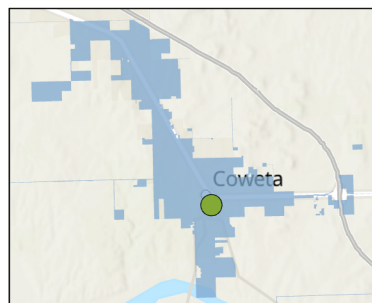
# Aerial Map

CBOA 26-04

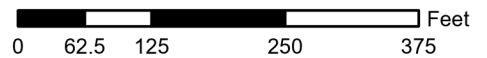


## Legend

	Subject Property		Parcels
	Road		



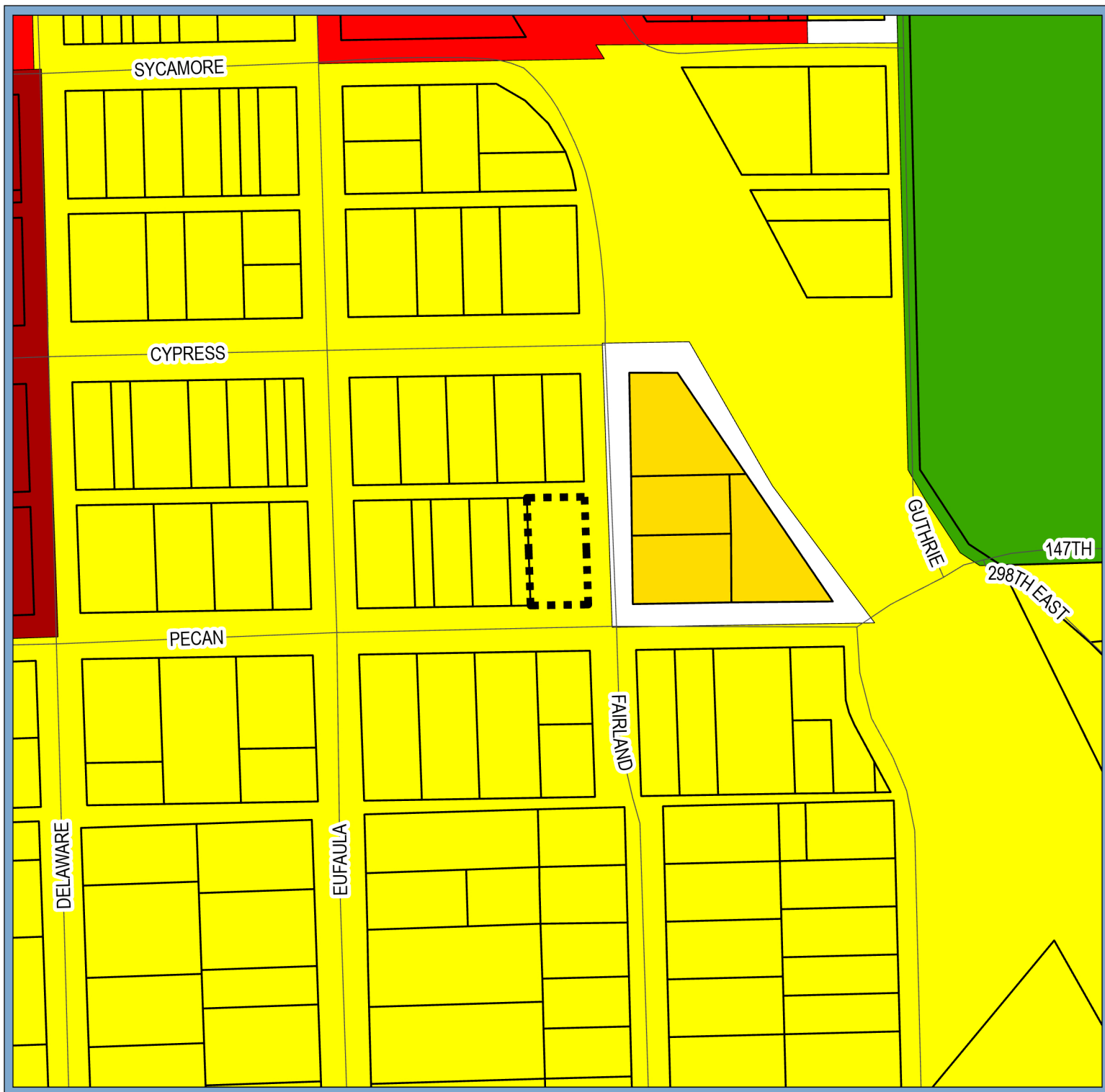
Inset Map: General location of site area



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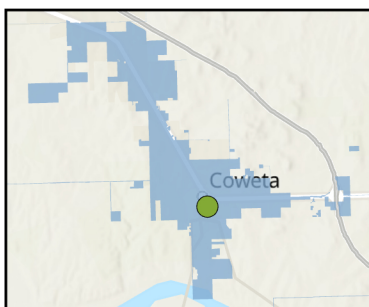
# Zoning Map

CBOA 26-04



## Legend

— Roads	CG
▣ Subject Property	AG
▭ Parcels	O
■ RS-3	RD



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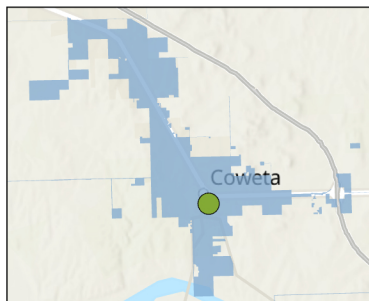
# Flood Map

CBOA 26-04



## Legend

	Roads		Unstudied
	Subject Property		500-Year Flood
	Parcels		100-Year Flood
	PLSS		Floodway



Inset Map: General location of site area



Date Exported: 4/29/2026 10:04 AM