INTRODUCTION AND NOTICE TO THE PUBLIC

At this Meeting the Board of Adjustment, in accord with and pursuant to applicable Board of Adjustment Policies and Procedures, will review, consider, discuss, and may take action on, approve, amend, modify, approve with amendment(s) or modification(s), deny, reject, or defer any action on any item listed on this Agenda.

Review and possible approval, approval with modifications, denial or deferral of the following:

1. Approval of Minutes of October 19, 2021 (Meeting No. 499).

Review and possible approval, approval with modifications, denial or deferral of the following:

UNFINISHED BUSINESS

None.

NEW APPLICATIONS

Review and possible approval, approval with modifications, denial or deferral of the following:

2. 2931—Jim Coleman
Variance to reduce the required frontage in a CG District from 100 feet to 15.82 feet to permit a lot split (Section 730). LOCATION: 26919 West 51 Highway South

3. 2932—Chris Griffin
Use Variance to allow an overnight campground for recreational vehicles, Use Unit 17, Automotive and Allied Activities, in an AG District (Section 310); Variance from the all-weather parking surface requirement (Section 1340.D). LOCATION: 3939 East 161st Street South
4. **2934—Mark Capron**  
Modification to a previously approved site plan (CBOA-1690) to add an additional building and splash pad (Section 1205). **LOCATION:** 200 West 46th Street North

5. **2935—CRB Companies, LLC**  
Special Exception to permit a 145-foot communications tower (Use Unit 4 - Public Protection and Utility Facilities) in an AG District (Section 310 and Section 1204.3); Special Exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned lots (Section 1204.3). **LOCATION:** 7845 North 71st Avenue East

6. **2936—Sherri Coghill**  
Special Exception to permit a single-wide mobile home in an RS District (Section 410). **LOCATION:** 1655 East 71st Street North

7. **2937—Lorenda Christensen**  
Variance to allow the total combined floor area of accessory buildings to exceed 750 square feet in an RS District (Section 240.2-E). **LOCATION:** 2137 South 59th Avenue West

**OTHER BUSINESS**

8. Review and Approval of 2022 Meeting Schedule.

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** tulsaplanning.org  
**E-mail:** esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

**NOTE:** Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. **All electronic devices must be silenced** during the Board of Adjustment meeting.

**NOTE:** This agenda is for informational purposes only and is not an official posting. Please contact the Tulsa Planning Office at 918-584-7526 if you require an official posted agenda.
HEARING DATE: 11/16/2021 1:30 PM

APPLICANT: Jim Coleman

ACTION REQUESTED: Variance to reduce the required frontage in a CG District from 100 feet to 15.82 feet to permit a lot split (Sec. 730)

LOCATION: 26919 W 51 HY S

ZONED: CG

FENCeline: Keystone

PRESENT USE: Vacant with a Billboard

TRACT SIZE: 1 acres

LEGAL DESCRIPTION: LOT 5 BLOCK 1, KEYSTONE HILLS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is located along West Highway 51 just east of Creek County and the City of Mannford. It abuts CG (Commercial General) zoning to the east and west, it abuts AG (Agricultural) zoning to the north and south. Surrounding properties appear to be vacant or used for agricultural purposes.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to reduce the required frontage in a CG District from 100 feet to 15.82 feet to permit a lot split (Sec. 730).

The Code requires 100 feet of frontage on an Arterial Street and Freeway Service Road in a CG district. West Highway 51 Expressway is identified as a Primary Arterial Street in the Major Street and Highway Plan.

The purpose of the lot split is to separate the portion from the property with a billboard from the remaining tract. The applicant has submitted a site plan showing the proposed split.

The applicant provided the following statement: “Existing billboard on site.”

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to ________ (approve/deny) a Variance to reduce the required frontage in a CG District from 100 feet to 15.82 feet to permit a lot split (Sec. 730)."
Finding the hardship to be __________.

Finding 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; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and 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.”
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2018
SUBJECT TRACT

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2018
Lot 5, KEystone Hills, a subdivision located in Section 18, T-19-N, R-10-E, Tulsa County, Oklahoma.
Lot 5, KEYSSTONE HILLS, a subdivision located in Section 18,
T-19-N, R-10-E, Tulsa County, Oklahoma. Less a tract of
land commencing at the SE corner of Said Lot 5; thence
S-86°47′34″-W along the South line of said Lot 5 a distance
of 30.78 ft. to the point of beginning; thence N-3′29″40″-W a
distance of 61.24 ft.; thence S-84°37′11″-W a distance of
15.89 ft.; thence S-03°33′01″-E a distance of 80.65 ft.;
 thence N-86°47′34″-E a distance of 15.82 ft. to the point of
beginning.
A tract of land located in Lot 5, KEYSTONE HILLS, a subdivision located in Section 18, T-19-N, R-10-E, Tulsa County, Oklahoma, commencing at the SE corner of Said Lot 5; thence S-86°47'34"-W along the South line of said Lot 5 a distance of 30.78 ft. to the point of beginning; thence N-3°29'40"-W a distance of 61.24 ft.; thence S-84°37'11"-W a distance of 15.89 ft.; thence S-03°33'01"-E a distance of 80.65 ft.; thence N-86°47'34"-E a distance of 15.82 ft. to the point of beginning.
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7321    CASE NUMBER: CBOA-2932
CZM: 66    CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 11/16/2021 1:30 PM

APPLICANT: Chris Griffin

ACTION REQUESTED: Use Variance to allow an Overnight Campground for Recreational Vehicles, Use Unit 17 - Automotive and Allied Activities, in an AG district (Section 310); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 3939 E 161 ST S
ZONED: AG

FENCeline: Bixby

PRESENT USE: Apartment Complex
TRACT SIZE: 10 acres

LEGAL DESCRIPTION: E/2 E/2 SE SW SEC 21 17 13,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-1501 May 1997: The Board denied a Variance to permit 9 dwellings on one lot of record; a Variance to permit multi-family dwellings in an AG district; and a Variance of the all-weather surface requirement for parking, on property located at 3939 East 161st Street South.

CBOA-1175 July 1993: The Board approved a Variance to permit two dwelling units on one lot of record, on property located at 3939 East 161st Street.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning to the west and south. It abuts RS-2 zoning to the north and RS-2.5 zoning to the east, both which are located within the city limits of Bixby. Surrounding uses appear to be vacant or agricultural with a smattering of residential.

STAFF COMMENTS:

The applicant is before the Board requesting a Use Variance to allow an Overnight Campground for Recreational Vehicles, Use Unit 17 - Automotive and Allied Activities, in an AG district (Section 310); and a Variance from the all-weather parking surface requirement (Section 1340.D).

The applicant provided the following statement:

“The apartments have been in this location for over 30 years with no detriment to the public good. We are in hopes that the campground would allow for removal of the apartments in the future and allow for additional improvements to this area.”

A Use Variance is required because an Overnight Campground for Recreational Vehicles, Use Unit 17, is not permitted in an AG zoning district due to potential adverse affect. The site plan provided by
the applicant indicates that the Overnight Campground will be located on the western portion of the property. There are existing apartment buildings on the east side of the property that appear to be non-conforming and are not a part of this request. The applicant has indicated that they will be torn down and removed sometime in the future.

The applicant proposes unpaved (gravel) parking spaces for each pad site. The Code requires all parking surfaces be paved to maintain a minimum level of aesthetics, but more importantly to control air-borne particles like dust and to control the tracking of dirt and mud onto public streets. The applicant is requesting a Variance of the all-weather parking surface requirement (Section 1340.D).

Sample Motion:

“Move to ________ (approve/deny) a Use Variance to allow an Overnight Campground for Recreational Vehicles, Use Unit 17 - Automotive and Allied Activities, in an AG district (Section 310); and a Variance from the all-weather parking surface requirement (Section 1340.D).

Per the Conceptual Plan(s) shown on page(s) ______ of the agenda packet.

Subject to the following conditions, if any: ________________________________.

Finding the hardship to be ________.

In granting a Variance, the Board must find 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; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and 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.”
Case No. 1174 (continued)

**Protestants:**
None.

**Board Action:**
On MOTION of WALKER, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to APPROVE a Special Exception to permit a mobile home in an RS zoned district - Section 410. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS - Use Unit 9; subject to compliance with all County requirements; and subject to the applicant confirming the validity of the lot split; finding a hardship demonstrated by the size of the tract, and the fact that there is sufficient land area to accommodate the additional dwelling unit; and finding that there are numerous mobile homes in the neighborhood; on the following described property:

East 177.5', south 355', E/2, SE/4, SW/4, SE/4, less the east 25' and less south 50' thereof for roads, Section 36, T-19-N, R-11-E, Tulsa County, Oklahoma.

Case No. 1175

**Action Requested:**
Variance to permit two dwelling units on one lot of record - Section 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD - Use Unit 6, located 3939 East 161st Street South.

**Presentation:**
The applicant, David Owens, 3939 East 161st Street, Bixby, Oklahoma, submitted a plot plan (B-1) and informed that he owns a 10-acre tract, which contains a small house and a shed. Mr. Owens stated that he has removed the shed and is proposing to construct another small house on the tract for his residence.

**Protestants:**
None.

**Board Action:**
On MOTION of WALKER, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to APPROVE a Variance to permit two dwelling units on one lot of record - Section 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD - Use Unit 6; finding a hardship demonstrated by the large size of the tract, and the fact that there is sufficient land area to accommodate two dwelling units; on the following described property:
Case No. 1175 (continued)
E/2, E/2, SE/4, SW/4, Section 21, T-17-N, R-13-E,
Tulsa County, Oklahoma.

Case No. 1176

Action Requested:
Variance of the required setback from an abutting R
District from 75' to 19', and a variance of the required
setback from the centerline of an abutting street from
50' to 35' - Section 930. BULK AND AREA REQUIREMENTS IN
THE INDUSTRIAL DISTRICTS, located NE/c of South 45th West
Avenue and West 56th Street South.

Comments and Questions:
Mr. Gardner advised that the area surrounding the subject
property is planned for industrial uses, and the closest
residential properties are to the south and east. He
pointed out that the proposed building location is near
the north and west boundaries of the property.

Presentation:
The applicant, James Beckert, 810 South Cincinnati, Suite
400, submitted a plot plan (Exhibit C-1) and stated that
he is representing the property owners. He informed that
the building will contain a diesel repair operation,
which is to be located in the northwest corner of the
lot. Mr. Beckert informed that there has been no
neighborhood opposition to the project.

Comments and Questions:
Mr. Alberty noted that the setback request is from a
residentially zoned property to the north that is not
used for residential purposes, and that the proposed
building will be set back further than 75' from the
dwelling to the east.

Protestants:
None.

Board Action:
On MOTION of ELLER, the Board voted 3-0-0 (Alberty,
Eller, Walker, "aye"); no "nays"; no "abstentions";
Looney, Tyndall, "absent") to APPROVE a Variance of the
required setback from an abutting R District from 75' to
19', and a variance of the required setback from the
centerline of an abutting street from 50' to 35' -
Section 930. BULK AND AREA REQUIREMENTS IN THE
INDUSTRIAL DISTRICTS; per plan submitted; finding that
the entire area is in transition to industrial uses;
finding that the variance of setback is from residential
property to the north that is not used for residential
purposes; and finding that there are other buildings in
Case No. 1175 (continued)
  E/2, E/2, SE/4, SW/4, Section 21, T-17-N, R-13-E,
  Tulsa County, Oklahoma.

Case No. 1176

**Action Requested:**
Variance of the required setback from an abutting R District from 75' to 19', and a variance of the required setback from the centerline of an abutting street from 50' to 35' - **Section 930. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS,** located NE/c of South 45th West Avenue and West 56th Street South.

**Comments and Questions:**
Mr. Gardner advised that the area surrounding the subject property is planned for industrial uses, and the closest residential properties are to the south and east. He pointed out that the proposed building location is near the north and west boundaries of the property.

**Presentation:**
The applicant, James Beckert, 810 South Cincinnati, Suite 400, submitted a plot plan (Exhibit C-1) and stated that he is representing the property owners. He informed that the building will contain a diesel repair operation, which is to be located in the northwest corner of the lot. Mr. Beckert informed that there has been no neighborhood opposition to the project.

**Comments and Questions:**
Mr. Alberty noted that the setback request is from a residentially zoned property to the north that is not used for residential purposes, and that the proposed building will be setback further than 75' from the dwelling to the east.

**Protestants:**
None.

**Board Action:**
On **MOTION** of ELLER, the Board voted 3-0-0 (Alberty, Eller, Walker, "aye"; no "nays"; no "abstentions"; Looney, Tyndall, "absent") to **APPROVE** a **Variance** of the required setback from an abutting R District from 75' to 19', and a **variance** of the required setback from the centerline of an abutting street from 50' to 35' - **Section 930. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS;** per plan submitted; finding that the entire area is in transition to industrial uses; finding that the variance of setback is from residential property to the north that is not used for residential purposes; and finding that there are other buildings in
Case No. 1500

Action Requested:

Variance of the Lot width in an AG district from 200’ to 180’ to permit a lot split. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 6, located 16121 North 137th East Avenue.

Presentation:

The applicant, **Jim & Carrie Allan**, 16121 North 137th East Avenue, Collinsville, submitted a site plan (Exhibit B-1) and stated the request is for a lot split. He explained that the subject property has 5 acres with an existing home. He indicated that his brother owned the back half of the subject property and he will own the front 2 acres. Mr. Allan stated he plans to build a home on the front 2 acres for his family.

Comments and Questions:

Mr. Alberty stated that the lot width requirement is to have continuity throughout the surrounding area. He commented that the 5 acre tract can accommodate 2 dwelling units.

Board Action:

On **MOTION** of ALBERTY, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, “aye”; no “nays”, no “abstentions”; none “absent”) to **APPROVE** a **Variance** of the Lot width in an AG district from 200’ to 180’ to permit a lot split. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 6; per plan submitted; finding that the 5 acres is sufficient to accommodate 2 dwelling units; finding that the approval of this application will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the spirit and intent of the Code, on the following described property:

S/2, NW/4, NW/4, SE/4, Sec. 4, T-22-N, R-14-E, I.B.M., Tulsa County, Oklahoma.

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Case No. 1501

Action Requested:

Variance to permit 9 dwelling units on one lot of record. **SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD**; A Variance to permit multi-family dwellings in an AG district. **SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS**; and a Variance of the all-weather surface requirement for required parking. **SECTION 1340.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 8, located 3939 East 161st Street South.

Presentation:

The applicant, **David R. Owens**, 3939 East 161st, Bixby, submitted a plot plan (Exhibit C-1) and stated he purchased the subject 10 acres 6 years ago. Mr. Owens described the land as being run down. He commented that he cleaned up the subject property and starting building. Mr. Owens stated he extended out a shed 1,000’, built an additional home, and a pipe fence surrounding the front 3 acres. He indicated the subject property had an existing trailer home at the time of purchase. Mr. Owens stated that he has torn down old buildings and built new buildings for occupancy. The most recent building is 28’ x 74’, which is built in the same location as the old barn that was torn down. Mr. Owens commented that the newest building was to be three one bedroom units with a workshop. He stated that while he was working on the newest addition, the building inspector stopped his progress and informed him he needed a building permit.
Case No. 1501 (continued)

Comments and Questions:

Mr. Alberty asked the applicant if he was aware that he needed a building permit? He answered affirmatively.

Mr. Alberty asked the applicant if he was aware of the zoning requirements? He answered negatively.

Mr. Walker asked the applicant if he knew he had to state a hardship for the variance requested? Mr. Owens answered affirmatively.

Protestants:

Mr. Walker informed the applicant that the Board received a letter from Martha Roberts in protest of this application (Exhibit C-3).

Gary Sulander, 5401 South Sheridan, Suite 404, Tulsa, stated he owns 315 acres north of the subject property, which wraps around the corner to 161st, Harvard & Sheridan. He indicated he is representing White Hall Golf Course, which is located at 151st & Yale. Mr. Sulander expressed concerns that Mr. Owens development will hinder future quality development in the surrounding area. He stated that the applicant's development does not fall in line with good planning.

Gene Edwards, Bixby City Planner, submitted a letter (Exhibit C-2) and stated that the City of Bixby will be annexing the subject site into the City in the near future. According to the Tulsa County Zoning Code, Chapter 3, Section 310, Use Units Permitted in the AG District, Use Unit 8 allows a nursing home, community group home, convent, monastery and novitiate (new or innovative) as the only uses permitted by Special Exception. Mr. Edwards stated that this application does not fall into any of the above mentioned categories and the application should be denied. The subject site is located adjacent to the City of Bixby’s city limits. It is conceivable that sometime in the near future this site may seek to be annexed into the City of Bixby. The Bixby Comprehensive Plan encompasses this area and recommends low intensity use, such as, agricultural, vacant, open land and/or rural residences. The Planning staff has no objections to the applicant’s use of this site, but recommends to the Board not to grant a variance, which will not comply with the minimum standards applied by the Code. Mr. Edwards informed the Board that Mr. Owens was asked several times to quit developing on the subject site, but continued to build.

The following protestants expressed the same concerns as the above speakers:

Jack Brown, representing Martha Roberts, 15 East 5th Street, Tulsa; Mr. & Mrs. Fox, 4204 East 161st; Mr. & Mrs. Dew, 161st & Yale; Carol Dew, no address given.

Applicant’s Rebuttal:

Mr. Owens stated that his goal is to help people. He explained that he did know that he needed a building permit, but failed to apply for one. Mr. Owens reiterated that he tore down old buildings and improved the subject site. Mr. Owens stated that he is a retired Superintendent of Schools and builds houses to supplement his income. He indicated that he resides on the subject site and there are 7 adults presently on the subject property who are renters.

Comments and Questions:

Mr. Walker informed the applicant that multi-family dwelling units are not allowed in the AG district.

Mr. Alberty stated that there is no hardship for this application.
Case No. 1501 (continued)

Board Action:

On MOTION of ALBERTY, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, “aye”; no “nays”, no “abstentions”; none “absent”) to DENY a Variance to permit 9 dwelling on one lot of record. SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD; A Variance to permit multi-family dwellings in an AG district. SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS; and a Variance of the all-weather surface requirement for required parking. SECTION 1340.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS - Use Unit 8, finding that the applicant failed to present a hardship unique to the property that would warrant the granting of the variance request; on the following described property:

E/2, E/2, SE/4, SW/4, Sec. 21, T-17-N, R-13-E, Tulsa County, Oklahoma.

Case No. 1502

Action Requested:

Special Exception to permit a 150’ cellular telephone antenna monopole tower in an AG district.

Presentation:

The applicant, John Brightmire, requested a continuance due to the address being incorrect.

Protestants: None.

Board Action:

On MOTION of ALBERTY, the Board voted 5-0-0 (Alberty, Eller, Looney, Tyndall, Walker, “aye”; no “nays”, no “abstentions”; none “absent”) to CONTINUE Case No. 1502 to June 17, 1997, at 1:30 p.m. in order to re-advertise with corrected address.

Case No. 1503

Action Requested:

Variance of required frontage from 30’ to 0’ to permit placement of manufactured home. SECTION 207. STREET FRONTAGE REQUIRED - Use Unit 9, located N & E of South 260th West Avenue and South 54th Street West.

Presentation:

The applicant, Veona Douglas-Davis, 22622 West 51st Street, Sand Springs, submitted a plot plan (Exhibit D-1) legal description (Exhibit D-2), and an application for a building permit (Exhibit D-3). Ms. Davis stated she purchased 10 acres, which has an ingress/egress on the subject site but it does not front a maintained County road. She indicated that her neighbor does not have a problem with this application. Ms. Davis stated that her neighbors have given her permission to allow the trailer to be brought across their property in order to install the trailer on her property. She informed the Board that the utilities are already in place from two (2) previous trailers and one home that was located on the subject site. She explained that one trailer has been removed and the other trailer and home was destroyed by fire. There is a septic system, a water well and electricity in place.
Subject Tract

CBOA-2932

17-13 21

Aerial Photo Date: 2020/2021

Note: Graphic overlays may not precisely align with physical features on the ground.
Mrs. Jones,

I am planning on bringing a packet for review by the board, but would like to know how many to provide. I am also providing photos of existing apartments that are to be removed as time goes by and the camp site is successful as well as what we are intending to produce from another camp site that is operating at this time. Please let me know if there are any questions. See you on the 16th.

Chris Griffin
918 261 0009

This email/fax message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution of this email/fax is prohibited. If you are not the intended recipient, please destroy all paper and electronic copies of the original message.
Looking north at existing apartments on subject property from E. 161st St. S.  

Looking northeast from E. 161st St. S. toward location of the proposed Overnight Campground site  

Looking east on East 161st St. – subject property is on the left (north)
APPLICATION: Mark Capron

ACTION REQUESTED: Modification to a previously approved site plan (CBOA-1690) to add an additional building and splash pad (Section 1205).

LOCATION: 200 W 46 ST N

ZONED: AG

AREA: Turley

PRESENT USE: Community Center

TRACT SIZE: 10.08 acres

LEGAL DESCRIPTION: LT 1 BLK 1, TULSA DREAM CENTER

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-1690 November 1999: The Board approved a Special Exception to allow a (Use Unit 5) community center/church in the AG district including children’s nursery; chapel; counseling center; community center (recreation space, food & clothing distribution, and nurse station), on property located at 46th and North Cincinnati.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning to the west and south. It abuts RS-3 zoning the north and east. The surrounding uses appear to be vacant or residential.

STAFF COMMENTS:

The applicant is requesting a Modification to a previously approved site plan (CBOA-1690) to add an additional building and splash pad (Section 1205).

In 1999, the Board approved a request for a Special Exception to allow a (Use Unit 5) community center/church in the AG district including children’s nursery; chapel; counseling center; community center (recreation space, food & clothing distribution, and nurse station) subject to the following condition:

- Per site plan as presented

The applicant is requesting the Board to modify the original approval to include an additional building and splash pad.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding area.
Sample Motion for Modification:

"Move to ________ (approve/deny) a Modification to a previously approved site plan (CBOA-1690) to add an additional building and splash pad (Section 1205). Subject to the following conditions (if any): __________.

Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code."
Action Requested:
Special Exception to allow a (Use Unit 5) community center/church in the AG district including children's nursery; chapel; counseling center; community center (recreation space, food & clothing distribution & nurse station), located at 46th & North Cincinnati.

Staff Comments:
Mr. Bruce stated that the subject property is eleven acres in size (660' x 720') and is a portion of a larger ownership, which is located west of the northwest corner of North Cincinnati Avenue and 46th Street North. The subject property is bounded on the east by residential housing in the RS-3 district and on the south and west by AG zoning. He indicated that 46th Street North bounds the parcel on the north with residential housing in the RS-3 district beyond. The aerial photograph indicates the parcel to be vacant.

Mr. Bruce stated that the Information submitted by the applicant indicates that the proposed use is a community outreach in affiliation with Victory Christian Center. The proposed 48,000 (400' x 120') square foot structure would include space for children's nursery, chapel, counseling center, recreation (basketball, volleyball, etc.), food and clothing distribution and a nurse's station. The area north of the structure between it and 46th Street will include outdoor recreation space. Parking is proposed on both the north and south sides of the structure.

Mr. Bruce commented that the applicant has also indicated that the remainder of the ownership will be donated to Victory Christian Center in the event that the eleven-acre parcel is developed with the proposed uses. The staff's understanding is that there is no intent to split the property at this time.

Presentation:
Bruce Edwards, 8411 South Toledo, Tulsa, Oklahoma, stated that he is representing Victory Christian Center, Inc. Stated that Victory Christian Center would like to have a Care Center on the north side of Tulsa. He explained that the church would help with food, clothing, counseling, medical and legal assistance for the poor and needed families. He indicated that the activities would be during the daytime and some inside activities in the evening hours.

Mr. Edwards explained that the current site of Victory Christian Center is approximately fifteen miles from the subject location and it is difficult for the individuals to make the trip to the current center. He stated that Victor Christian Center could meet the needs of the people on the north side better if the proposal is approved.

Mr. Edwards stated that the owners of the property approached the church and offered the subject property for the church's use.
Case No. 1690 (continued)

Comments and Questions:
Mr. Looney asked the applicant if the church will be expanding in the near future. Mr. Edwards stated that the expansion would depend on needs. Mr. Edwards proposed that a building measuring 100' x 120' would be built first and expand as if the need arises. Mr. Edwards indicated that part of the proposed building will be two-story for offices and distribution center.

Mr. Looney asked Mr. Edwards if the proposed building would have living quarters. In response, Mr. Edwards stated that at this time there are no plans for living quarters. Mr. Edwards explained that the center would like to be able to provide a refuge for anyone experiencing violence at home, but only a temporary shelter.

Mr. Walker asked the applicant if he plans to install a screening fence abutting the residential area. In response, Mr. Edwards stated that there will be a screening fence on the east side to provide sufficient separation. Mr. Edwards indicated that there will be a line of trees planted as well as the fence to add to the separation from the residential area.

Mr. Walker asked the applicant if there will be lighting for the outdoor recreation use area. Mr. Edwards stated that at this time there are no plans to install lighting and the outdoor recreation area would be a daytime activity.

Mr. Looney asked the applicant if there will be lighting on the parking area. Mr. Edwards answered affirmatively. Mr. Edwards indicated that he would be willing to cooperate with the neighbors regarding the lighting so that it will not be intrusive. Mr. Edwards stated that the parking lot will be a good distance from the residential area.

Mr. Walker asked Mr. Edwards what type of traffic volume he expects for the center. In response, Mr. Edwards stated that he does not perceive a great deal of traffic because the majority of the people served by the center do not own vehicles. Mr. Edwards commented that the traffic would be mostly the employees, delivery vehicles, etc.

Mr. Alberty stated that he is excited to see this application and he commended the Victory Christian Center. He concluded that he is in support of this application.
INTERESTED PARTIES COMMENTS:
Martha Cobb, stated that she owns the subject property with her sister. She explained that she wanted to do something to help the north side of Tulsa. She commented that the Victory Christian Center does good work and the family decided to donate the subject property to the center.

Billie Joe Dougherty, Pastor of Christian Victory Center, Inc., stated that the center would like to build out the entire plan quickly. He indicated that the residents in the subject area are in support of the proposal.

Board Action:
On MOTION of ALBERTY, the Board voted 4-0-0 (Albery, Dillard, Looney, Walker aye"; no "nays", no "abstentions"; Tyndall "absent") to APPROVE a Special Exception to allow a (Use Unit 5) community center/church in the AG district including children's nursery; chapel; counseling center; community center (recreation space, food & clothing distribution & nurse station), per site plan as presented, finding that the special exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

A part of NE/4 of Section 14, T-20-N, R-12-E of the IBM, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point in the N boundary line of said Section 14, 810.00' W of the NE/c thereof, and 40.00' N of the NW/c of the Valley View Acres Addition, an addition in the City of Tulsa, thence S 0°12'00" W along the W boundary line of said Valley View Acres Addition a distance of 660.00'; thence due W a distance of 720.00'; thence N 0°12'00" E a distance of 660.00' to the N boundary line of said NE/4; thence due E along the N boundary of said NE/4 a distance of 720.00' to the point of beginning.

**********

Case No. 1691

Action Requested:
Special Exception to allow a mini-storage in a CS district and a Variance to waive the all-weather surface until warm weather, located west of northwest corner West 41st Street & South 137th West Avenue.
Looking southeast from W. 46th St. N. into the entrance of subject property

Aerial view looking south of W. 46th St. N. at subject property
TULSA DREAM CENTER SWIM AND SPLASH PAD
PROJECT
#21169
220 W 46TH STREET NORTH
TULSA, OK 74106

LEGAL DESCRIPTION
LOT ONE BLOCK ONE TULSA COUNTYomy OKLAHOMA ACCORDING TO THE RECORDED PLAT

PARCEL SUMMARY
BENCHMARK TABLE

ZONING SUMMARY

CAUTION
THE CONTRACTOR IS SPECIFICALLY CAUTIONED TO BEAVEN AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITIES COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANY TO REQUEST FIELD LOCATIONS OF THE UTILITIES PRIOR TO ENCOUNTERING THE UTILITIES. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE CONTRACTOR OR ITS SUBCONTRACTORS.

SITE PLAN

Site Plan  CBOA-2934  4.11
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1326  CASE NUMBER: CBOA-2935
CZM: 17  CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 11/16/2021 1:30 PM

APPLICANT: CRB Companies LLC

ACTION REQUESTED: Special Exception to permit a 145 ft. Communications Tower (Use Unit 4 - Public Protection and Utility Facilities) in an AG district (Section 310 and Section 1204.3); and a Special Exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned lots (Section 1204.3)

LOCATION: 7845 N 71 AV E  ZONED: AG
FENCeline: Owasso
PRESENT USE: Agricultural  TRACT SIZE: 5 acres

LEGAL DESCRIPTION: S/2 SE NE SW SEC 26 21 13 5ACS,

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning with a combination of agricultural and residential uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception to permit a 145 ft. Communications Tower (Use Unit 4 - Public Protection and Utility Facilities) in an AG district (Section 310 and Section 1204.3); and a Special Exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned lots (Section 1204.3)

Communications towers are classified under Use Unit 4, Public Protection and Utility Facilities, and are permitted in the AG district by Special Exception. A Special Exception is required as the proposed cell tower is a use which is not permitted by right in the AG district because of potential adverse affect, but if controlled in the particular instance as to its relationship to the area, may be permitted.

The applicant has included a site plan. The proposed monopole tower has a height of 145 feet. Zoning Code requires towers to be set back a distance equal to at least on hundred ten percent (110%) of the height of the tower from any adjoining lot line of a residential, office or agricultural zoned lot. The distance from the proposed cell tower to the adjoining property to the north is 155 feet. The requirement would be 159.5 feet so the applicant is requesting a Special Exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned district. (Section 1204.C.7) The distances to the east, west, and south meet the setback requirements.
Section 1204.3.C & E of the Code provides general standards for locating communication towers in any district. Some of the more notable requirements include:

1204.3.C.2.a: Towers and antennas shall be designed to blend into the surrounding environment through the use of color, galvanizing, or camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the FAA.

1204.3.C.4.: Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

1204.3.C.6: All utility buildings and structures accessory to a tower shall meet all the requirements of the underlying zoning district. Exterior ground mounted equipment occupying more than 50 square feet, if visible from ground level, shall be screened from view from property within 150 ft. used for residential purposes.

1204.3.C.7.a: Towers must be set back a distance equal to at least one hundred ten percent (110%) of the height of the tower from any adjoining lot line of a residential, office, or agricultural zoned lot, excluding expressway rights of way zoned residential.

1204.3.C.8: Towers shall be enclosed by security fencing not less than six (6) feet in height or shall be equipped with an appropriate anti-climbing device; provided however the Board may modify or waive the requirements by special exception

Additionally, Section 1204.3.E.1 provides the following:

Factors to be considered in granting a special exception. In addition to any other requirement of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:
- a. Height of the proposed tower
- b. Proximity of the tower to residential structures, residential district boundaries and existing towers
- c. Nature of uses on adjacent and nearby properties
- d. Surrounding topography
- e. Surrounding tree coverage and foliage
- f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness
- g. The total number and size of antennas proposed and the ability of the proposed tower to accommodate collocation
- h. Architectural design of utility buildings and accessory structures to blend with the surrounding environment
- i. Proposed ingress and egress
- j. The need of the applicant for a communications tower within the immediate geographic area to provide an acceptable level of communications service to the area
- k. The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts
- l. Landscaping
1204.3.E.2 - Collocation of facilities should be encouraged wherever practical by allowing reasonable extra height or tower diameter necessary to support multiple antennas.

1204.3.E.3 - The findings of the Board of Adjustment as to each of these factors shall be made on the record and contained in the written minutes of the meeting.

The Owasso Comprehensive Plan as well as the Tulsa County Comprehensive Land Use Plan designate the future land use plan as Commercial. Commercial is defined as follows:

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.

Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed communications tower will be non-injurious to the surrounding area.

Sample Motion:

“Move to ________ (approve/deny) a Special Exception to permit a 145 ft. Communications Tower (Use Unit 4 - Public Protection and Utility Facilities) in an AG district (Section 310 and Section 1204.3); and a Special Exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned lots (Section 1204.3)

Read the following statement so it can be on record and recorded in the minutes of the meeting.

The Board considered each of the following stated factors in Section 1204.3.E. 1 & 2 of the Code and finds that the application complies / does not comply with the requirements to the Boards satisfaction.

“Section 1204.3.E provides the following:

1. Factors to be considered in granting a special exception. In addition to any other requirement of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:
a. Height of the proposed tower  
b. Proximity of the tower to residential structures, residential district boundaries and existing towers  
c. Nature of uses on adjacent and nearby properties  
d. Surrounding topography  
e. Surrounding tree coverage and foliage  
f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness  
g. The total number and size of antennas proposed and the ability of the proposed tower to accommodate collocation  
h. Architectural design of utility buildings and accessory structures to blend with the surrounding environment  
i. Proposed ingress and egress  
j. The need of the applicant for a communications tower within the immediate geographic area to provide an acceptable level of communications service to the area  
k. The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts.  
l. Landscaping  

2. Collocation of facilities should be encouraged wherever practical by allowing reasonable extra height or tower diameter necessary to support multiple antennas.

Approved per conceptual plan(s) on page(s) ______ of the agenda packet.

Subject to the following conditions (if any): _________.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
CBOA-2935
21-13 26

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Jones, Robi

From: Ty Knott <tknott@kvsites.com>
Sent: Tuesday, October 12, 2021 11:08 AM
To: Jones, Robi
Subject: CRB Companies Owasso 76th Tower project

Robi, this is the radius from above at almost 161' from the tower and equipment.

Also below on the survey it shows the actual footage from the tower to each property line. Please let me know if you need anything else.
Enlarged Site Plan with distances listed to Parent Tract Boundaries

GRAPHIC SCALE

BEFORE YOU DIG !!!
CALL ONE FOR LOCATION OF UNDERGROUND UTILITIES, 1-800-529-8543

H&S SURVEYING, INC.
Surveying and Telecommunication Company
SERVING THE CENTRAL U.S.
201 N. HICKFORD, EL RENO, OK 73036
PH: (405) 262-0248 - FAX: (405) 262-6107
CA 1600 (11) EXPIRES: 6/30/21

PREPARED FOR:

at&t

PART

CBOA-2935 5.9
Greetings,
I have contacted this company to display my stance against the proposed communications tower that would be built near my neighborhood. Please refrain from building it there.

Cheers,
Peyton Combs
<table>
<thead>
<tr>
<th>From:</th>
<th>BrightyCat <a href="mailto:brightoncombs@gmail.com">brightoncombs@gmail.com</a></th>
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<tbody>
<tr>
<td>Sent:</td>
<td>Thursday, November 4, 2021 8:02 PM</td>
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<tr>
<td>To:</td>
<td>esubmit</td>
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<tr>
<td>Subject:</td>
<td>Barnes ATT Tower</td>
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</tbody>
</table>

I am against the proposed communications tower that would be placed near Barnes Elementary.
I have received notice of this massive substation and giant 145 foot tower that is proposed by Carrington Pointe neighborhood. As a home owner that lives next to this property I want to strongly object to this proposal.

Aside from the increased health risks of living that close to all this, it would ruin the aesthetics of our beautiful neighborhood and decrease all our property values as a result.

There is plenty of property near the Macy's or Milos that will not be near homeowners - I implore you to look for property there. I am certain this entire neighborhood will fully support you if you move across 76th away from us.

Thanks! - Angie Combs
I do not want a cell tower constructed on the property near my house. The proposed tower will be an eye sore blocking the nice view we currently have. This is a residential area - move the tower location south to the Milo tea factory or the Macys distribution center.

David Johnson
7402 East 81st Place N
Owasso, OK 74066
To Whom It May Concern:

I was recently made aware that a cell tower may be built at 7845 N 71st E Ave. I am writing to urge you not to approve this permit.

As homeowners in Carrington Pointe (8104 N 74th East Ave), my family would be negatively impacted by this cell tower. Not only would it dominate the skyline and destroy our view, but it would likely decrease our property value.

When purchasing our home, the view was one of the primary considerations. We first saw our home at sunset and instantly fell in love with the view. Our front view is of the neighborhood, and our back view is of fields and trees. It’s serene and perfect after a long day at the office. We would not have purchased this house if there were a cell tower obstructing the view.

The cell tower will also likely have flashing lights, which will cause light pollution and impact sleep in my neighborhood.

Please stop the creation of the cell tower and save our neighborhood. Cell towers do not belong that close to a residential area.

Thank you for your kind consideration.

Sincerely,
Jami Shine

Sent from my iPhone
To Whom It May Concern:

Recently we have been made aware of a cell tower being planned for 7845 N. 71st East Ave. in Tulsa County, OK. With this location being so close to my house I am asking the County not to approve this application and relocate the planned tower outside any residential area.

Please note we understand the importance of advancing our cellular capabilities, but to place this tower within residential properties is dangerous to any community in the area. We all know cell towers when overloaded can fail and collapse. Oklahoma known for their ice storms can bring down cell towers once enough ice is accumulated on the structure. To have one person benefit from a land lease and ignore the dangers in the immediate area would be irresponsible on the part of the county.

There is an industrial area just south of this property. Can not the owner of the tower relocate this tower 1/4 mile south and still have the desired elevation required for the tower? It is hard to believe the only location is in a residential area. I'm sure you will find most members of the community want better cell service, but not at the risk of public safety.

The county has a responsibility to protect residential areas and land uses. By the county's own Zoning Code it states 9 goals for placement of cell towers with all goals supporting public safety. Please understand the dangers involved and assure the 9 goals are maintained in the Zoning Code.

It is the county's job to reject this application and ask the cell tower Owner to find a location outside the residential community. Failure to reject this application and not ask the Owner to relocate the tower would make our community wonder why the county would jeopardize our safety while one individual financially benefits from the tower location.

Please deny this application and work with the Owner to find a location inside an industrial area as opposed to a residential area.

Sincerely,

Paul Dwyer
8220 N. 74th East Ave.
Owasso, OK 74055
To Whom It May Concern,

I'm writing today to express my concern on the case referenced in the subject line. CRB Companies seeks to construct a 145-foot tall communications tower at the address of 7845 N. 71st E. Ave in Owasso, OK 74055.

I am a resident of Carrington Pointe and my backyard view is a beautiful view of the field in which this company is seeking special permission to erect this potential eye sore of a tower. My wife and I, both in our 30s, saved alot of our hard earned money to build on this particular lot because of this view only for our biggest investment to be potentially severely impacted by the construction of this tower.

I am writing this letter to state the residents of 8106 N. 74th E. Ave. Owasso, Ok 74055 in Carrington Pointe are AGAINST the construction of this tower in the proposed area. The residents include myself, Travis Zimney, my wife Jessica Zimney, and my daughter Rori Zimney.

I want it to be clear that we are not against progress and we are not simply saying NO to the tower. We know that improving infrastructure makes our community a better place to live. There is an industrial area to the South of Carrington Pointe, on 76th St. N. (Where Milo's Tea and Macy's Distribution Center are located), that would easily host this kind of equipment. It would place the tower away from residential areas while still providing the same coverage and services to the community.

Section 1204.3 of the Tulsa County Zoning Code lists 9 goals for the placement of communications towers. The proposed tower site violates at least 4 of these goals including:

-Protecting residential areas and land uses from potentially adverse impacts
-Encouraging users of towers to locate them where the adverse impact to the community is minimal
-Encourage the location of towers in NON-RESIDENTIAL AREAS
-Consider the public health and safety of communication towers

I implore, and kindly ask that county officials side with their residents on this matter.

Attached is a picture from my backyard showing the currently beautiful view taken in the direction CRB plans to construct their tower.

Thank you for your time and consideration,

Travis Zimney
Carrington Pointe Resident
8106 N. 74th E. Ave.
Owasso, Ok 74055
918-636-9747
I object to the cell tower planned for the above address. This would dominate the skyline view from our backyard. My wife and I have enjoyed the view of the field behind our house. The field is well maintained and presents an enjoyable view and a tower in the middle of the skyline will dominate that view.

There are properties close that would be a better choice for the tower instead of adjacent to a residential area.

Thomas Bartz
8112 N 74th E Ave, Owasso, OK 74055
Dear Tulsa County Board of Adjustment,

We are not in favor of placing a 145 foot tall cell phone tower in our neighborhood. It would completely destroy our beautiful landscape and skyline as well as possibly affecting the health and safety of our families and children. We are not against progress, just the location for this tower in and amongst our homes. We know that improving our infrastructure makes our community a better place to live and we all use cell phones, but there has to be a better alternative placement, there is an industrial area, just south of 76th St N. a mere few blocks away, where Macy’s and Milo’s are located, that would easily host this kind of equipment. It would place the tower away from our residential neighborhood areas while still providing the same coverage and services to our community.

This adverse impact to our neighborhood would be such a sad thing, when an alternative location is so easily located.

Please consider this cell phone tower to be located outside of our actual neighborhood and residential area to reduce the impact on our families and property. Thank you.

Steve and Rhonda Montee

6705 E 80th St N.

Owasso, OK 74055
Dear Tulsa County Board of Adjustments,

Per case CBOA-2935, placing a 145 foot tall cell phone tower in my neighborhood would completely destroy the beauty of our landscape and scenery, and possibly hurt the public health and safety of our area. It is something we are not opposed to having, just not in the neighborhood. We are not saying NO to the tower just NO to it being in our neighborhood. There is an industrial part just south on 76th St N, where Milo's and Macy's are located, that would easily host this kind of equipment.
DIVISION 1 — GENERAL REQUIREMENTS

1.1 INTENT
A. THESE SPECS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE PURCHASED.
B. THESE SPECS ARE INTENDED TO BE FULLY INTEGRAL AND SUPPLEMENTARY TO OTHER SPECS, HANDSHEETS, AND DRAWINGS MENTIONED OR REFERENCED IN THIS DOCUMENT.
C. THE INTENT OF THESE SPECS IS TO INCLINE ALL WORKS ON THIS CONTRACT DESIRABLY NEEDED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK SPECIFIED IN THE CONTRACT.
D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESCRIBE THE WORK TO BE PERFORMED AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
E. WORKS DERIVED FROM THIS DRAWING AND HANDSHEET AND ALL CONSTRUCTION DRAWINGS AND HANDSHEETS REFERENCED HEREIN OR SHOWN AS AN ADDITIONAL DRAWING OR SHEET SHALL BE CONSIDERED AS A PART OF THE AGREEMENT FOR THE WORK AND RESPONSIBILITY FOR THE CONTRACTOR WILL BE MADE OF PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1.2 CONFLICTS
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK. WHERE CONFLICT EXISTS, THE CONTRACTOR SHALL MAINTAIN THE ORDER OF THE CONDITIONS IN WHICH THEY APPEAR IN THE ORIGINAL CONDITIONS OF CONSTRUCTION. THE CONTRACTOR SHALL BE HELD DESIGNED BY THE OWNER OF THE AMOUNT OF ANY PAYMENT.
B. Plan Reviews, Building Permit, and Inspections, and Other Approvals Required by the Building Code, Local Authorities, and Other Applicable Codes and Regulations. All Change Orders Without Permission From the Owner as Required by the Change Order.

1.3 CONTRACTS AND WARRANTIES
A. Each Contractor is Responsible for Obtaining the Building Permit at the Local Authority as the Contractor-Owner, and Providing Final Clearance with the Building Authority at the Site. The Contractor shall be Reimbursed Only the Amount of Any Payment.
B. WARRANTY
1.4 STORAGE
A. All materials shall be stored on a level and dry location and in a manner that does not interfere with the construction process. The materials shall be stored in a secure area and under the direct supervision of the Owner.

1.5 CLEAN UP
A. The Contractor shall be responsible for the removal of all materials, debris, and waste from the site. The Contractor shall be responsible for the proper disposal of all waste materials and debris.

1.6 CHANGE ORDER PROCEDURE
A. The Contractor shall follow the change order procedure as outlined in the General Conditions. Any changes to the work shall be documented in writing and shall be approved by the Owner prior to the Work being performed. Any change orders shall be submitted to the Owner within 72 hours of the performance of the work. Any changes to the work shall be in accordance with these agreements and may be approved by the Owner in writing.

1.7 RELATED DOCUMENTS AND COORDINATION
A. General, General, Electrical, and Highway Drawings are in performance of this work. The Contractor shall coordinate and submit the Owner for approval.

1.8 SHOP DRAWINGS
A. Contractor shall submit shop drawings as required and listed in these drawings to the Owner for approval. The Owner shall have 14 days to approve or reject the drawings. Any drawings not approved within 14 days shall be deemed approved.

1.9 PRODUCTS AND SUBSTITUTIONS
A. Submit 3 copies of each drawing in exchange for 2 copies blank. The drawings shall be submitted to the Owner for approval.

1.10 QUALITY ASSURANCE
A. All work shall be performed in accordance with applicable local, state, and federal regulations. The Contractor shall submit a quality assurance plan to the Owner for approval.

1.11 ADMINISTRATION
A. Before the commencement of any work, the Owner shall appoint a Project Manager who shall be responsible for the overall management of the project. Any changes to the project shall be subject to the approval of the Owner.

1.12 INSURANCE AND BONDS
A. Contractors shall be responsible for the purchase of insurance as required and listed in these agreements and shall not be responsible for any work not approved by the Owner. The Contractor shall be responsible for the purchase of insurance as required and listed in these agreements and shall not be responsible for any work not approved by the Owner.

DIVISION 2 — SITE WORK AND DRAINAGE

1.11 INSURANCE AND BONDS
A. Contractors shall be responsible for the purchase of insurance as required and listed in these agreements and shall not be responsible for any work not approved by the Owner. The Contractor shall be responsible for the purchase of insurance as required and listed in these agreements and shall not be responsible for any work not approved by the Owner.

1.12 RELATED WORK
A. INSTALLATION OF SUBSIDING SUPPORT SYSTEM

1.13 SEQUENCING
A. Complete survey and October 26, 2023, prior to any construction.
B. Stormwater flow and system performance, immediately following the date of issuance of these drawings and plans.
C. Complete drainage surveys to be furnished to the Owner prior to final approval.

2.1 MATERIALS
A. Site materials: All materials, including rock, shall be in accordance with local, state, and federal regulations and standards.

2.2 EQUIPMENT
A. Equipment shall be constructed by mechanical means, larger area shall be constructed by hand.

3.1 INSPECTIONS
A. Building, site inspections shall be conducted no less than 48 hours in advance of concrete pours.

3.2 PREPARATION
A. Prior to order excavation and construction, a request for materials shall be made to the Owner.

B. Prior to the placement of all base materials, the Owner shall inspect the materials and provide written approval.

C. Prior to the placement of all base materials, the Owner shall inspect the materials and provide written approval.

D. Prior to the placement of concrete, the Owner shall inspect the materials and provide written approval.

E. Prior to the placement of concrete, the Owner shall inspect the materials and provide written approval.

F. Prior to the placement of concrete, the Owner shall inspect the materials and provide written approval.

G. Complete inventory of concrete materials, equipment is included.
3.3 INSTALLATION
A. CLEAR EXISTING STUFF IF ANY FROM Job SITE and DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER.
B. THE MAIN GRACE, INCLUDING TO EVERY SURFACE COATED, SHALL EXTEND TO LEAVE AN AREA OF APPROXIMATELY 4 FT. IN Width ON ALL SIDES OF THE SURFACE COATED WITH MATERIALS. STICES SHALL BE MEASURED IN GRACE E 10 FT. 18 INCHES PER SQUARE FOOT.

3.4 FIELD QUALITY CONTROL
A. CONSTRUCTION SHALL BE FOR MAXIMUM DEPTH IN ACCORDANCE WITH ASTM D1565 FOR SIDE WORK AND 10 INCHES UNDER PLATFORM AREA. SETTLEMENT WILL BE EXAMINED AND REPORTED TO CONTRACTOR'S DISCRETION.

3.5 QUALITY ASSURANCE
A. ALL STEEL WALLS RECEIVED IN CONSTRUCTION WITH THIS SPECIFICATION WILL BE ACCORDING TO ASTM A490. ALL STEEL IS ORDERED IN GRACE E 10 FT. 18 INCHES PER SQUARE FOOT. MATERIAL STICES ARE TO BE MEASURED IN GRACE E 10 FT. 18 INCHES PER SQUARE FOOT.

3.6 APPLICABLE STANDARDS
A. ASTM-A910 SPECIFICATION FOR FINE STEEL SIZE AND HOT-ROLLED INCH ZINC COATED (Galvanized) Welded and Seamless for Ordinary Uses.
B. ASTM-A23 TIN-ZINC-GALVANIZED COATING ON IRON AND STEEL PRODUCTS.
C. ASTM-A633 STANDARD SPECIFICATION FOR ZINC-Coated (Galvanized) Sheet and Strip.
D. ASTM-A695 SPECIFICATION FOR CONCRETE STEEL, CHAIN LINK Fence Fabric.
E. ASTM-A416 SPECIFICATION FOR HOT-ROLLED STEEL, WIRE, BAR, AND TUBE.
F. ASTM-A586 STANDARD SPECIFICATION FOR STEEL SHEET AND STRIP.
G. ASTM-A586 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP.
H. ASTM-A849 STANDARD SPECIFICATION FOR ALUMINUM COATED STEEL BARRED WIRE.

EXCLUSION NO MATCHES WITH MECHANICAL AID EQUIPMENT EXCISE POST HOLES REQUIRED FOR CONCRETE PLACEMENT, CONCRETE FENCE POST AND DIAMETER OF POST HOLES EXCLUDED.

SPECIAL CONSTRUCTION TOWER & ANTELLA INSTALLATION

1.1 WORK INCLUDED
A. IF REQUIRED, EIGHT-FOOT TOWER.
B. WITHOUT MATERIALS TEMPORARILY DURING ELECTRIC, GROUNDING SHOULD INCLUDE SHIMS AND ADDENDUM.
C. IF REQUIRED, INSTALL THREE (3) PINE WOOD, CONSISTING OF OTHER SPECIFICATIONS.
D. INSTALL STANDARDS, AS INDICATED IN DRAWINGS AND OWNER SPECIFICATION.
E. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.
F. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.
G. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.
H. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.
I. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.
J. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.

1.2 RELATED WORK
A. IF REQUIRED, INSTALL CRANE BASKET EXCEPT IN DESIGN.
B. CONCRETE CEMENT FOR FOUNDATION SHALL BE DRIED AND THE FOUNDATION SHALL BE DRIED.
C. COMPLETE FOUNDATION EXCEPT IN DESIGN.

1.3 REQUIREMENTS OF REGULATORY AGENCIES
A. BLACK, LITTLE EQUIPMENT WHERE SUCH IS ALLOWED, INSTALL IN CONSTRUCTION WITH THIS SPECIFICATION WHERE ABOVE AND INCLUDED IN THIS SPECIFICATION.
B. CONSTRUCTION IN CONSTRUCTION WITH THIS SPECIFICATION WHERE ABOVE AND INCLUDED IN THIS SPECIFICATION.
C. CONSTRUCTION IN CONSTRUCTION WITH THIS SPECIFICATION WHERE ABOVE AND INCLUDED IN THIS SPECIFICATION.
D. CONSTRUCTION IN CONSTRUCTION WITH THIS SPECIFICATION WHERE ABOVE AND INCLUDED IN THIS SPECIFICATION.

2.1 FENCE MATERIAL
A. ALL STEEL WALLS, STEEL, FREES, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE ACCORDING TO ASTM A910.
B. ALL STEEL WALLS, STEEL, FREES, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE ACCORDING TO ASTM A910.
C. ALL STEEL WALLS, STEEL, FREES, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE ACCORDING TO ASTM A910.
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2.2 FENCE INSTALLATION
A. ALL STEEL WALLS, STEEL, FREES, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE ACCORDING TO ASTM A910.
B. ALL STEEL WALLS, STEEL, FREES, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE ACCORDING TO ASTM A910.
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D. ALL STEEL WALLS, STEEL, FREES, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE ACCORDING TO ASTM A910.

3.3 INSTALLATION
A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
B. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
C. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
D. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.

3.4 FIELD QUALITY CONTROL
A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
B. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
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3.5 QUALITY ASSURANCE
A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
B. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
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D. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.

3.6 APPLICABLE STANDARDS
A. ASTM-A910 SPECIFICATION FOR FINE STEEL SIZE AND HOT-ROLLED INCH ZINC COATED (Galvanized) Welded and Seamless for Ordinary Uses.
B. ASTM-A23 TIN-ZINC-GALVANIZED COATING ON IRON AND STEEL PRODUCTS.
C. ASTM-A633 STANDARD SPECIFICATION FOR ZINC-Coated (Galvanized) Sheet and Strip.
D. ASTM-A695 SPECIFICATION FOR CONCRETE STEEL, CHAIN LINK Fence Fabric.
E. ASTM-A416 SPECIFICATION FOR HOT-ROLLED STEEL, WIRE, BAR, AND TUBE.
F. ASTM-A586 STANDARD SPECIFICATION FOR STEEL SHEET AND STRIP.
G. ASTM-A586 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP.
H. ASTM-A849 STANDARD SPECIFICATION FOR ALUMINUM COATED STEEL BARRED WIRE.

EXCLUSION NO MATCHES WITH MECHANICAL AID EQUIPMENT EXCISE POST HOLES REQUIRED FOR CONCRETE PLACEMENT, CONCRETE FENCE POST AND DIAMETER OF POST HOLES EXCLUDED.

SPECIAL CONSTRUCTION TOWER & ANTELLA INSTALLATION

1.1 WORK INCLUDED
A. IF REQUIRED, EIGHT-FOOT TOWER.
B. WITHOUT MATERIALS TEMPORARILY DURING ELECTRIC, GROUNDING SHOULD INCLUDE SHIMS AND ADDENDUM.
C. IF REQUIRED, INSTALL THREE (3) PINE WOOD, CONSISTING OF OTHER SPECIFICATIONS.
D. INSTALL STANDARDS, AS INDICATED IN DRAWINGS AND OWNER SPECIFICATION.
E. INSTALL GALLERIES, STEEL, AND ALL OTHER MATERIALS AS INDICATED ON DRAWINGS.
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C. COMPLETE FOUNDATION EXCEPT IN DESIGN.

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D. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELECTRICAL PRIOR TO ELECTRICAL INSTALLATION.
Electrical Notes

Scope

1. All disconnect switches shall be set at service entrance rated and have a heavy duty type.
2. New circuit breakers shall be rated to withstand the maximum available fault current as determined by the local utility.
3. Conduit shall be white-gold and shall be provided in accordance with local codes.

Conductors

1. All conductors shall be copper. The use of aluminum conductors shall not be allowed. All conductors shall be labeled and shall be identified as per the current code.
2. All conductors shall be installed in the conduit. The use of aluminum conductors shall be restricted to the extent that the maximum available fault current is not exceeded.
3. Conduit shall be color coded in accordance with NEC standards.
4. The raceway system shall be complete before installing conductors.

Penetrations

1. Conduit shall be complete with UL listed details for penetrations of all rated walls, roof, etc.

Grounding

1. All electrical services, panels, and non-current carrying parts of electrical equipment shall be grounded in accordance with NEC Article 250. This shall include neutral conductors, conductors, panels, ground buses, etc. The neutral conductor for each service shall be grounded by the point only.
2. Provide ground conductor in all raceways.
3. Grounding system shall be installed on the ground, as required by the National Electric Code and raceway manufacturers.
4. All conductors and connections below grade shall be metallic. Heli wire at ground rods and at a max of 30" for ground rods.
5. All conductors shall be evaluated.
6. All ground wires shall be at least 1/2" and have the same copper not used otherwise.
7. All ground wires shall provide a sufficient downward path from the ground ring to a ground stud as required. Ground junction boxes shall not be used or demand items.
8. The contractor shall coordinate the installation of ground rods and ground rings with foundation and underground ground connections.
9. The equipment shall be connected with (2) 1/2" and installed solid copper or ground wire to the equipment ground bars. The equipment ground bars shall be made of (2) 1/2".
10. Antenna ground mats shall be furnished by vertical, bridged, and installed by electrical contractor.
11. Both-shield and ground connections shall be used on all grounding connections.
12. All grounding connections shall be installed utilizing the proper connection to metal and hardware for the particular application.
13. All bolted grounding connections shall be made with a metal washer under the nut hardware for bolted connections shall be a minimum of 5/8" and shall be stainless steel.
14. Grounding bars shall not be installed or routed through holes in any metal objects or supports to prevent eliminating a ground path.
15. Plastic clips or metal clips which are not completely surrounded by the grounding conductors shall be used to protect and support grounding conductors. Periodic metal clips which completely surround the grounding conductors shall not be used.
16. Standard bus bars (concrete) shall be furnished and installed. They shall not be fabricated or modified in the field.
17. The grounding connection to the power and telecommunication sections of the service panel shall be made by connection a conductor from the ground ring to the factory furnished bus bar in each compartment.
18. The contractor shall supply vertical bridge with results from pre-construction (co-location only) and post-construction ground testing (results). Grounding connections shall be made by the contractor.
19. The contractor shall be responsible for providing a full test report, test on the new supplemental ground test, and test the new conduit system to ensure the test shall be performed by a qualified testing agent.
20. The contractor shall be responsible for providing a full test report, test on the new supplemental ground test, and test the new conduit system to ensure the test shall be performed by a qualified testing agent. This report will be provided to the project manager for review.
21. The contractor shall be responsible for providing additional ground connections as required to meet the 5 Ohm max.
22. If the line on the device is more than 5" from the ground, the second ground bar will be installed at the end of the line run to ground the 5 Ohm line run and the line-in-line surge arrestor. (Surge arrestors installed by electric only have a 6" lead wire).
23. All the equipment shall be repair/replace existing grounding system components damaged during construction at the contractor's expense.
ALL WORK PERFORMED ON THESE DRAWINGS MUST BE PERFORMED BY THE CONTRACTOR UNDER HIS OWN SUPERVISION. THE CONTRACTOR MUST DESCRIBE HIS PERFORMANCE TO THE ABBREVIATIONS AND LEGEND PROVIDED IN THIS DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE OF THE WORK AND FOR THE SAFETY, HEALTH, AND WELFARE OF THE WORKERS. THE CONTRACTOR MUST ENSURE THAT ALL PROPER MEASURES ARE TAKEN TO PROTECT THE DRAWING AND ANY DESIGNATED REVISED WORKS. THE CONTRACTOR MUST ALSO ENSURE THAT ALL PROPER MEASURES ARE TAKEN TO PROTECT THE DRAWING AND ANY DESIGNATED REVISED WORKS. THE CONTRACTOR MUST ALSO ENSURE THAT ALL PROPER MEASURES ARE TAKEN TO PROTECT THE DRAWING AND ANY DESIGNATED REVISED WORKS.

ABBREVIATIONS

A - ANGLE (DEGREE)

ATC - ANCHOR TERMINAL CONNECTOR

AWG - AMERICAN WIRE GAUGE

BWC - BASE WIRE CONNECTOR

CBOA - CABLE BOX ORIENTATION

CFG - CABLE FLOOR GUIDE

CON - CONDUCTOR

DISC - DISCONNECT

EXT - EXTERNAL GROUNDING

EPM - ELECTRIC METALLIC TRENCHING

FSC - FIXED STEEL CONDUIT

GEN - GENERATOR

GPS - GPS POSITIONING SYSTEM

GROUND - GROUNDING SYSTEM

IDB - ISOLATED GROUNDING BAR

INS - INSULATED GROUND (INSULATION)

LHD - LOW-VOLTAGE SYSTEM

NLD - NATIONAL LOW-VOLTAGE SYSTEM

POD - PERSONAL COMMUNICATION SYSTEM

WIRE - WIRE

LEGEND

---UP-- UNDERGROUND ELECTRICAL CONDUIT

---UT-- UNDERGROUND TELEPHONE CONDUIT

---LHD-- LOW-VOLTAGE SYSTEM

---INS-- INSULATED GROUND (INSULATION)

---WIRE-- WIRE

---GND-- GROUNDING SYSTEM

---NLD-- NATIONAL LOW-VOLTAGE SYSTEM

---POD-- PERSONAL COMMUNICATION SYSTEM

---WIRE-- WIRE

10/21/2021

CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

Your World. Delivered.

CRB COMPANIES LLC

GENERAL NOTES

ABBREVIATIONS

LEGEND

CBOA-2935 5.26

CBOA-2935 5.26
1. TYPICAL WALK UP CABINET PLAN VIEW
   SCALE: 0'5' 1'

2. TYPICAL WALK UP CABINET FRONT ELEVATION
   SCALE: 0'5' 1'

3. TYPICAL WALK UP CABINET SIDE ELEVATION
   SCALE: 0'5' 1'

4. TYPICAL WALK UP CABINET SIDE ELEVATION
   SCALE: 0'5' 1'

5. TYPICAL WALK UP CABINET BACK ELEVATION
   SCALE: 0'5' 1'

PROPOSED APAT LOAD CENTER MOUNTED ON PLATFORM

TIMER (4 145) IN AEDA OR ENCLOSURES MODELS 2503M MOUNTED 63" ABOVE EQUIPMENT PAD OR GRADE
1. PROPOSED FENCING DETAIL
   SCALE: N.T.S.
   NOTE:
   1. Contractor to have a vertical bridge representative to verify preventative Weed
      Control material and welds installed in compound and access road prior to
      placement of rock aggregate.

2. GATE LATCH DETAIL
   SCALE: N.T.S.

3. PROPOSED ROAD DETAIL
   SCALE: N.T.S.
   NOTE:
   1. Contractor to have a vertical bridge representative to verify preventative Weed
      Control material has been installed in compound and access road prior to
      placement of rock aggregate.

4. GATE DETENT DETAIL
   SCALE: N.T.S.

5. PROPOSED COMPOUND DETAILS
   SCALE: N.T.S.
   NOTE:
   1. Compound will be mined prior to
      inspection into fence post hole

6. GATE STOP/KEEPER DETAIL
   SCALE: N.T.S.
Silt Fence Installation:

1. The fence should be placed across the site along a line of similar elevation (preferentially to the direction of the flow). The fence should be located at least 10' from the toe of step folds to provide sediment storage and access for maintenance and traffic.

2. Drive the steel post at least 1' into the ground. Silt fencing may be placed up to 3'-6" above the toe of the steps. No steps should be present above the toe of the steps. The minimum filter fabric height of filter fabric above ground shall be 3'-4". The filter fabric shall be at least 0.5" above ground.

3. The filter fabric should be placed over the filter fabric to be securely attached to the upstream side of the fence. The material used should be a 1.5" high-density filter fabric, preferably a high-strength woven or non-woven fabric.

4. The filter fabric should be placed over the filter fabric to be securely attached to the upstream side of the fence. The material used should be a 1.5" high-density filter fabric, preferably a high-strength woven or non-woven fabric.

Silt Fence Detail (Per Jurisdiction)

1. Inspect silt fence every 7 days within 24 hours after each rainfall event that produces 1/2" of water. Check for areas where water has crossed a drainage stream or where the fence has caused to pass or collapse by hand or other means. Water crossings must be repaired before the fence is removed.

2. If the silt fence appears to be deteriorating or in an area where it is not effective, replace the affected section of the fence immediately.

3. Sediment must be removed when it reaches approximately 1/3 of the height of the fence. If necessary, the fence must be replaced.

4. Silt fence should be removed within 10 days after final site stabilization is achieved or after temporary sheets are no longer needed. Temporary fencing should be removed or stabilized on site, and final inspections must be conducted. Temporary fencing shall be permanently installed.

5. Silt fence must be installed properly to avoid erosion of materials.
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

SIGNAGE DETAILS

1. SIGNS TO BE MOUNTED ON THE OUTSIDE OF ACCESS GATE TO THE ENTERING COMPOUND

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

For further information, please call 888-256-5885.

INFORMATION

OKL00453

INFORMACION

OKL00453

FOR AT&T-OWNED CELL TOWERS AND OTHER-OWNED TOWERS WHERE AT&T WOULD BE PERMITTED TO POST A SAFETY SIGNAGE, THE TYPE OF EXPOSURE SIGNAGE CONSISTS OF AN "INFORMATION" SIGN INSTALLED ON ENTRANCE GATES OR AT THE "CAUTION" SIGNS REQUIRED TO BE INSTALLED AT GATES. "INFORMATION" SIGNS ARE NO LONGER PERMITTED TO BE INSTALLED ON EQUIPMENT CABINETS OR BUILDINGS.

Glass main entry doors may be treated with AT&T Mobility logo. The logo is not not a lettered "Marquis" sign. In certain cases where a site is unmanned, exterior door signs may be omitted to prevent drawing undue attention to the site. For these types of sites, the market may elect to warn visitor is in a more passive manner. It is the responsibility of the market to make prudent decisions for unmanned door sites on a case by case basis.

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**NOTES:**

1. ALL TERMINAL CONNECTIONS MUST BE RIGID.
2. THREADED CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE "D" 2004 FLAME RATED CONNECTOR.
4. EXIT CONNECTOR CAN ONLY BE USED IN METAL.
5. USE ONLY NON-CONDUCTIVE TYPE WIRING ON EXIT CONDUCT.
6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING, EXCEPT FEEDS TO TRANSFORMER.
7. USE SCHEDULE 80 CONDUCT UNDER GROUND AND/OR ANY VERTICAL DRAGGING ARE.

**ELECTRICAL COMPANY NOTE:**

ELECTRICAL PROVIDER SHALL COORDINATE WITH VERTICAL SPACE. CONSTRUCTION MANAGER TO DETERMINE TOTAL AMOUNT OF RAMPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK.

---

**1 FOUR GANG UTILITY RACK ELEVATIONS**

**SCALE: N.T.S.**

**2 UTILITY RACK PLAN**

**SCALE: N.T.S.**

**3 CONDUIT DETAIL**

**SCALE: N.T.S.**
GROUNDING LEGEND:

- **EQUIPMENT PEDESTAL (6" HIGH)**
- **MECHANICAL CONNECTION**
- **GROUND CONDUCTOR (FROM EQUIPMENT TO GROUND)**
- **GROUND TEST HOLE AT GROUND ROD**
- **CHAIN LINK FENCE**

GROUNDING NOTES:


3. GROUND RING CONDUCTOR SHALL BE OF EQUAL LENGTH, MATERIAL, AND SIZING TECHNIQUE TO THE GROUNDING CONDUCTORS.

4. CONTRACTOR SHALL ENSURE GROUNDING IS WITHIN 12 FT OF THE SOCKET AND THE SOCKET AND INSTALL GROUNDING CONNECTIONS CAPABLE AS MESSING BUDDING WIRING SYSTEMS. CONTRACTOR SHALL VERIFY ALL ENDING ARE GROUNDING CONDUCTORS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.

5. BOND GROUND RING TO EXTERNAL GROUND RINGS IN 1 IN OF #4 RATED 3/4" COPPER CONDUCTOR IN PVC, CONNECT HI-BIDE END TO #4 ROD EDGE, AND TO ANTENNA THE OTHER END TO THE EXTERNAL GROUND ROD.

6. ALL DOWN CONDUCTORS MUST GO DOWN.

CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

- **COAX CABLE GROUNDING CLAMP**
- **GROUND ROD**
- **GROUND BUS BAR**

INSTRUCTIONS:

- **4# ROD GROUNDING CONDUCTOR**
- **TO BUS BAR**
- **TO CONDUCTOR**
- **TO COAXIAL**
- **TO JUMPER**
- **TO ANTENNA**

**INSTALLATION OF FITTING 4# COPPER W/B NICKEL PLATED, PROVIDED IN GROUND KITS**

**SCALE: N.T.S.**

**COMPOUND GROUNDING PLAN**

**SITE NAME:** OWASSO 76TH

**SITE NUMBER:** OKL00453

**ENGINEER:**

**DATE:** 10/1/21

**COMPANY:**

**ADDRESS:** 7947 N. 71ST E AVE

OWASSO, OK 74055

**PHONE:**
1. Choose bolt length to allow a min. of three threads exposed.
2. Burnish mounting surface to remove paint in the area of the connector.
3. Apply anti-corrosion compound to mating surface of connector and wipe off excess compound.
4. Apply clear heat shrink over entire length of label for protection. (Refer to conductor labels section.)
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 1331 CASE NUMBER: CBOA-2936
CZM: CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 11/16/2021 1:30 PM

APPLICANT: Sherri Coghill

ACTION REQUESTED: Special Exception to permit a single-wide mobile home in an RS district (Section 410).

LOCATION: 1655 E 71 ST N ZONED: RS

FENCeline: Turley

PRESENT USE: Residential TRACT SIZE: 1.45 acres

LEGAL DESCRIPTION: LOT 10 BLK 8,

RELEVANT PREVIOUS ACTIONS:
Subject Property:

CBOA-1439 August 1996: The Board approved a Variance to allow two dwelling units on one lot of record; and a Special Exception to allow a manufactured home in a RS zoning district, on property located at 1659 East 71st Street North.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoning with residential uses.

STAFF COMMENTS:
The applicant is requesting a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

A special exception is required as the proposed mobile home is a use which is not permitted by right in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

According to the site plan, the applicant is proposing to place a 16' x 80' mobile home on the property. The house has been removed and the mobile home will be placed in that location. A mobile home on the subject property was previously approved (CBOA-1439) what was not acted upon within the three year time period.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.

Sample Motion:
Move to _______ (approve/deny) a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Subject to the following conditions, if any: ________________________________.

In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 195
Tuesday, August 20, 1996, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT
Alberty
Eller
Tyndall
Walker

MEMBERS ABSENT
Looney, Chairman

STAFF PRESENT
Beach
Huntsinger
Gardner

OTHERS PRESENT
Fields, Building Inspection

The notice and agenda of said meeting were posted in the Office of the County Clerk on Friday, August 16, 1996, at 2:01 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Vice Chairman Walker called the meeting to order at 1:32 p.m.

MINUTES:

On MOTION of ELLER, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney "absent") to APPROVE the Correction of Minutes of September 19, 1995 (No."184) showing the Case No. 1371 was approved but improperly recorded as having been denied.

On MOTION of TYNDALL, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney "absent") to APPROVE the Minutes of July 16, 1996 (No. 194).

NEW APPLICATIONS

Case No. 1439

Action Requested:
Variance to allow two dwelling units on one lot of record. SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD - Use Unit 9 and a Special Exception to allow a manufactured home in a RS zoned district. SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS - Use Unit 9, located 1659 East 71st Street North.
Case No. 1439 (continued)

**Presentation:**
The applicant, Richard A. Pilgrim, 1659 East 71st Street North, submitted a site plan (Exhibit A-1) and stated he would like to install a trailer on his father's lot. He explained there is already one home existing on the subject lot that belongs to his father.

**Comments and Questions:**
Mr. Walker asked the applicant if he wanted to divide his lot to allow the mobile home? He stated his father wants to keep the ownership under one name.

Mr. Eller asked the applicant if his trailer was a 12' x 72'? He stated the trailer will be 12' x 60'

Mr. Eller asked the applicant if he will install the tie downs and skirt the trailer? He answered affirmatively.

Mr. Eller asked the applicant if water and sewer is available? He answered affirmatively.

Mr. Tyndall asked the applicant if the trailer was for his own family use or for renting? He stated he would be living in the trailer home.

Mr. Walker stated he did not see any conflict and there are much smaller lots in the area with more than one dwelling unit per lot. He further stated the applicant could get a lot split and install the trailer by right, however he would prefer to keep the land under one ownership.

**Board Action:**
On MOTION of ALBERTY, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney "absent") to APPROVE a Variance to allow two dwelling units on one lot of record. **SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD** and a Special Exception to allow a manufactured home in a RS zoned district. **SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 9; per plan submitted; subject to tie down and skirting the manufactured home; subject to the Health Department's approval and a building permit; finding that the tract is large enough to support two dwelling units, but the owner would like to retain a single ownership, finding that the approval of this request will not be injurious to the neighborhood, nor harmful to the spirit and intent of the Code; on the following described property:

Lot 10, Block 8, Golden Hill Addition, Tulsa County, Oklahoma.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9217  CASE NUMBER: CB0A-2937
CZM: 35  CASE REPORT PREPARED BY: Robi Jones

HEARING DATE:  11/16/2021 1:30 PM

APPLICANT: Lorenda Christensen

ACTION REQUESTED: Variance to allow the total combined floor area of an accessory buildings to exceed 750 sq ft in an RS district. (Section 240.2-E)

LOCATION: 2137 S 59 AV W  ZONED: RS

FENCeline: Berryhill

PRESENT USE: Residential  TRACT SIZE: 0.41 acres

LEGAL DESCRIPTION: W197 FEET & 3 INCHES N90 LT 9 BLK 1, SECOND WEST TULSA VIEW ACRES SUB

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts CS zoning to the north and RS zoning to the east, south, and west. The surrounding uses are residential.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to allow the total combined floor area of an accessory buildings to exceed 750 sq ft in an RS district. (Section 240.2-E)

Section 240.2.E permits accessory buildings in the RS district, however, the total square footage of all accessory buildings on the lot cannot exceed 750 SF of floor area. The provision of the Code attempts to establish and maintain development intensity of the district, preserve the openness of living areas and avoid overcrowding by limiting the bulk of structures.

The applicant provided the following statement:

“Lorenda’s job has moved to full work-from-home, there is no room in the house for an office. We also need storage space for various vehicles, lawn equipment, boats, and campers. We also need space to pen our “nuisance barker’ dog at night.”

According to the site plan provided, the applicant is proposing to construct a 30’ x 60’ (1,800 sq. ft.) accessory building at the rear of his property. Section 420.2.A.3. states the following: Within the rear yard, a detached accessory building shall be located at least three feet from any interior lot line. The proposed accessory building complies with the three-foot setback requirement.

If inclined to approve, the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the proposed accessory buildings are compatible with and non-injurious to the surrounding area.
Sample Motion:

"Move to ________ (approve/deny) a Variance to allow the total combined floor area of an accessory buildings to exceed 750 sq ft in an RS district. (Section 240.2-E).

Per the Conceptual Plan(s) shown on page(s) ______ of the agenda packet.

Subject to the following conditions, if any: ________________________________

Finding the hardship to be ____________.

Finding 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; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and 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."
Site Map

Description of property and proposed placement of outbuilding

Legend
- Carport
- East Fence/Property Boundary
- Neighbor's Tree
- North Fence/Property Boundary
- Proposed Building Placement
- Shed 1 (removed)
- Shed 2 - to be removed
- South Fence/Property Boundary
- Tree
ITEM #8 – OTHER BUSINESS

REVIEW 2022 MEETING SCHEDULE
PROPOSED MEETING DATES FOR 2022
COUNTY BOARD OF ADJUSTMENT

JANUARY 18  JULY 19

FEBRUARY 15  AUGUST 16

MARCH 15  SEPTEMBER 20

APRIL 19  OCTOBER 18

MAY 17  NOVEMBER 15

JUNE 21  DECEMBER 20