TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9108
CZM: 34

CASE NUMBER: CBOA-2855
CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 10/20/2020 1:30 PM

APPLICANT: Lou Reynolds

ACTION REQUESTED: Use variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225)

LOCATION: 15601 W 19 PL S

ZONED: RS, AG

FENCExLINE: Sand Springs

PRESENT USE: Agricultural/Industrial

TRACT SIZE: 6.35 acres

LEGAL DESCRIPTION: A tract of land that is part of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) and part of the Northeast Quarter of the Southwest Quarter (NW/4 SW/4) and part of the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Eight (8), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base & Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: Beginning at a point that is the Northeast corner of the SW/4 SW/4; Thence South 00°58′19″ East along the Easterly line of said SW/4 SW/4 for 407.35 feet; Thence South 89°47′42″ West parallel with the Northerly line of said SW/4 SW/4 for 208.20 feet; Thence North 00°58′19″ West parallel with the Easterly line of said SW/4 SW/4 for 407.35 feet to a point on the Northerly line of said SW/4 SW/4, the same being a point on the Southerly line of the NW/4 SW/4; Thence South 89°47′42″ West along the Southerly line of said NW/4 SW/4 for 55.80 feet; Thence North 00°58′19″ West parallel with the Easterly line of said NW/4 SW/4 for 325.37 feet; Thence North 89°48′08″ East for 264.00 feet to a point on the Easterly line of said NW/4 SW/4, the same being a point on the Westerly line of the NE/4 SW/4; Thence North 00°58′19″ West along the Westerly line of said NE/4 SW/4 for 66.67 feet; Thence North 89°47′42″ East parallel with the Southerly line of said NE/4 SW/4 for 267.19 feet; Thence South 00°58′17″ East for 392.00 feet to a point on the Southerly line of said NE/4 SW/4; Thence South 89°47′42″ West along the Southerly line of said NE/4 SW/4 for 267.30 feet to the Point of Beginning of said tract of land.

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2755 May 2019: The Board approved a Use Variance to allow a wholesaling and warehousing use (Use Unit 23) in an AG and RS zoned district; and a Special Exception to allow for a modification of the screening wall or fence requirement, on property located at 15601 West 19th Place.

CBOA-111 September 1981: The Board denied a special exception (Section 1420 (f) - Nonconforming Use of Building or Buildings and Land in Combination); and approved a variance (Section 310 - Principal Uses Permitted in Agriculture Districts) to permit the erection of a 60' x 240' extension (addition) to a nonconforming manufacturing plant in an AG District, on property located at 15601 West 19th Place.

Surrounding Property:

CBOA-2712 August 2012: The Board approved a special exception to permit a 260 foot cell tower including the lightning rod (Use Unit 4) on AG zoned property; and a special exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned lots, on property located at 1725 South 161st West Avenue.

6.2

REVISED 9/30/2020
CBOA-2240 April 2007: The Board approved a variance of the maximum permitted dwelling units in an RS district to permit two dwelling units on one lot of 1.25 acres; and a special exception to permit a mobile home in an RS district, on property located at 15545 West 19th Place South.

**ANALYSIS OF SURROUNDING AREA:** The subject tract abuts an RS zoning district to the south with residential uses to the south and east. Vacant agricultural land abuts the property to the west and north.

**STAFF COMMENTS:**

The applicant is before the Board requesting a Use variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225).

A Use Variance to allow Use Unit 25, Light Manufacturing Industry, is required as Use Unit 25 is not allowed by right in an AG district. The proposed use will involve the processing of medical marijuana for use in edible marijuana products. The site currently has a grow operation which is allowed by right in an AG district. The proposed processing will be located in a 1200 sq. ft. building (see Exhibit ‘B”). Oklahoma Medical Marijuana Authority, OMMA, will require the proper licenses be approved and maintained to process medical marijuana.

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 Use variance to allow Use Unit 25, Light Manufacturing Industry, to permit a medical marijuana processing facility in an AG district (Section 1225).

*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 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.*
Mr. Charney asked Ms. Douglass if any of her neighbors had expressed any disagreement to the request. Ms. Douglass stated that she spoke with her one neighbor that lives behind her and she has no objections.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of HUTCHINSON, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; Crall “absent”) to APPROVE the request for a Special Exception to allow a manufactured home in a RS District (Section 410). The approval has the conditions that the applicant is to meet the standard DEQ requirements and have a hard surface parking. Finding this will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or detrimental to the public welfare; for the following property:

W150 N207 LT 5 LESS STREET BEG NWC LT 5 S207 E25 N207 W25 POB BLK 7, BUFORD-COLONY, OF TULSA COUNTY, STATE OF OKLAHOMA

2755—Eller & Detrich – Lou Reynolds

**Action Requested:**
Use Variance to allow a wholesaling and warehousing use (Use unit 23) in an AG (Section 310, Table 1) and RS (Section 410, Table 1) zoned District; Special Exception to allow for a modification of the screening wall or fence requirement (Section 250.3). **LOCATION:** 15601 West 19th Place South

**Presentation:**
Lou Reynolds, 2727 East 21st Street, Tulsa, OK; stated he represents Mr. Boyd Maxwell and he has the property under contract to purchase. The property is about 6.3 acres; two acres on the south end is residentially zoned and there are no buildings or improvements on that portion. About 4.3 acres on the north end has improvements. There is about 28,000 square foot business industrial type building and a 2,000 square foot house on that portion of the property. The house was built in the 1970s and a 14,000 square foot building was built about 1978. This was an oil field pump business for a large company. When the County Zoning Code was implemented the owner then came to the Board and received a Variance to expand the building to 28,000 square feet. Since that time, about 2012, the building was sold to Richard Watts Construction and that jeopardized the grandfathered in status because it was a different use. When the property was placed under contract it was realized that the applicant needed a Use Variance. Mr. Maxwell operates a business that is being condemned and is moving as a part of Gilcrease Expressway expansion. Mr. Maxwell supplies oil to cutting services
for technical machining and racing fuel. All of the product arrives at the site in 55-gallon drums and there are no storage tanks. The hardship for this Variance is that the property was used for industrial purposes prior to the Code, and after the Code went into effect a Variance was granted to expand the building to the current 28,000 square feet. The warehousing and wholesale portion is less than 10,000 square feet. The literal enforcement of the Code results in an unnecessary hardship. The Special Exception for the screening requirement is needed because there is fencing all around the property with a natural vegetative buffer. The distance between the building and any residential use is over 500 feet. The subject property is in an area where screening is not always a good thing and visibility is a good thing in the area.

Mr. Charney asked Mr. Reynolds if he would acknowledge that at some point screening may be necessary should the footprint of the building be enlarged. Mr. Reynolds answered affirmatively.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to APPROVE the request for a Use Variance to allow a wholesaling and warehousing use (Use unit 23) in an AG (Section 310, Table 1) and RS (Section 410, Table 1) zoned District; Special Exception to allow for a modification of the screening wall or fence requirement (Section 250.3), subject to conceptual plan 13.16 and the aerial photos on 13.11 of the agenda packet. The Board has found the hardship to be the historical zoning of the tract which permitted a more intense use than the current use being sought. If the building footprint is enlarged the owner is to come back to the Board to determine the screening requirement. 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. 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; for the following property:

E.264 S1/2 S1/2 NW SW SEC.8-19-11; PRT NE SW BEG 1317.8E NWC SW SW TH N392 E267.3 S392 W267.3 POB SEC 8 19 11 2.41ACS; E208.2 N209.25 SW SW SEC 8 19 11 1AC; S198.1 N407.35 E208.2 SW SW LYING N RR SEC 8 19 11 .95AC, OF TULSA COUNTY, STATE OF OKLAHOMA
State Bank and the Robinson's are asking the Board to approve the use of the property for 4 mobile homes.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by TYNDALL, the Board voted 5-0-0 (Martin, Walker, Wines, Tyndall, Dubie, "aye"; no "nays"; no "abstentions") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to permit 4 mobile homes on one tract of land, on the following described property:

A portion of the NE/4 of Section 30, Township 19 North, Range 10 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows:

Beginning at a point 1,440 feet North and 1,010 feet East of the Southwest corner of said NE/4; thence West 200 feet; thence North 736.74 feet; thence Southeast along the Coyote Trail, 205 feet; thence South 672.64 feet, to the point of beginning.
Case No. 111 (continued)

warehouse and shipping and assembling areas. Mr. Raymon stated that there were businesses and industries along Highway #51 to the west of them, but non adjacent to them. There are single-family dwellings to the east and also to the south of this land. All the houses are on agriculture zoned land.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by TYNDALL, the Board voted 5-0-0 (Martin, Walker, Wines, Tyndall, Dubie, "aye"; no "nays"; no "abstentions") to deny the Exception (Section 1420 (f) - Nonconforming Use of Buildings or Buildings and Land in Combination) and to approve a Variance (Section 310 - Principal Uses Permitted in Agriculture Districts) to permit the erection of a 60' x 240' extension (addition) to a nonconforming manufacturing plant in an AG District, on the following described property:

(Original) The East 264' of the S/2, S/2, NW/4, SW/4 of Section 8, Township 19 North, Range 11 East of the Indian Base and Meridian. (Brown) The North 209.25' of the East 208.2' of the SW/4 lying North of the S.L. & S.F. Railroad. (Smith) Beginning at a point on the South line of the W/2, NE/4, SW/4 of Section 8, a distance of 1,317.8' East of the NW corner of the SW/4, SW/4 of Section 8; thence North and parallel to the West line of Section 8, a distance of 392.0' to a point; thence East and parallel to the South line of Section 8, a distance of 267.3' to a point; thence South and parallel to the West line of Section 8, a distance of 392.0' to a point on the South line of the W/2, NE/4, SW/4 of Section 8; thence West a distance of 267.3' to the place of beginning. (Brown II) The North 198.1' of the East 208.2' of the SW/4 of the SW/4 lying North of the S.L. & S.F. Railroad, in Tulsa County, Oklahoma.

Case No. 112

Action Requested:

Section 1660 - Interpretation - Request for a determination that the existing structure is a nonconforming use; and, an

Exception - Section 1420 (f) - Nonconforming Use of Buildings or Buildings and Land in Combination - Under the Provisions of Section 1680 - Request for an exception to construct or move a building onto the premises for use as a dog grooming facility and storage; and, a

Variance - Section 310 - Principal Uses Permitted in Agriculture Districts - Section 1215 - Other Trades and Services - Under the Provisions of Section 1670 - Request for a variance to permit a dog kennel and grooming facility in an AG District. This property is located between Peoria and Lewis Avenues on 161st Street South.

Presentation:

Mr. Dubie read a letter (Exhibit "D-1") from the City of Glenpool stating that the above mentioned Case No. 112 will appear before the Glenpool Board of Adjustment in public hearing on September 22, 1981, at 7:00 p.m., in the Glenpool City Hall. A letter was to be sent of the determined recommendations and a copy of the unofficial minutes.
On MOTION of JOHNSTON, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to APPROVE the request for a Variance to permit an accessory building to be located in the side yard (Section 420.2), subject to all other buildings on the site, except for the new shop, being removed prior to the occupancy of the new house which will come at a later time. The Board finds the hardship to be that the shop is already in existence. There is to be a privacy fence erected around the shop as described by the applicant; for the following property:

N331 S1338 E330 W/2 E/2 SE LESS W17.5 THEREOF FOR RD SEC 29 21 13 2.374ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

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2712—Cellco Partnership dba Verizon Wireless

**Action Requested:**
Special Exception to permit a 260-foot cell tower (Use Unit 4) on AG zoned property (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:** 1725 South 161st West Avenue

**Presentation:**
David McGehee, 121 Village Boulevard, Madison, MS; stated he represents Verizon Wireless in partnership with Cellic. The proposal is for a 250-foot tall tower with a ten-foot lightning rod, ground cabinets and a fence. The area leased is 80’-0” x 80’-0” located on a 41-acre tract. The leased area is about 300 feet off 161st West Avenue and about 175 feet north of the property line. The leased area is in between a couple of heavy tree lines that will serve as a buffer. This site will fill in a coverage gap that exists west of Sand Springs. Mr. McGehee stated the tower is designed to hold any future tenants to help minimize towers in the area.

Mr. Charney asked Mr. McGehee if there was frequently co-location on Verizon towers. Mr. McGehee stated there are some.

**Interested Parties:**
There were interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to APPROVE the request for a
Special Exception to permit a 260 foot cell tower including the lightning rod (Use Unit 4) on AG zoned property (Section 310 and Section 1204.3), finding that the proposed use will not be injurious to the surrounding properties or detrimental to the public welfare; Special Exception to reduce the required tower setback (110% of the tower height) from the adjoining AG zoned lots (Section 1204.3), finding that by reducing the requirement will not imperil an actual structure within the fall range of the tower; for the following property:

PRT SW NW & NW SW BEG SWC SW NW TH N54.61 E1313.99 TO EL SW NW TH S54.61 TO SECR SW NW TH S ALG EL NW SW 994.28 TH W1314.90 TO WL NW SW TH N994.28 POB SEC 8 19 11 31.6472 ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2714—Jakes Fireworks — Jason Wanetta

Action Requested:
Modification of a previously approved Special Exception (CBOA-2515) to extend the time limitation to permit a fireworks stand in an AG district (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). LOCATION: 17734 East 121st Street South

Presentation:
Jason Marietta, 1500 East 27th Terrace, Pittsburg, KS; stated there has been a fireworks stand for approximately ten years. The Board approved the stand in the past and it is now time to update that former approval.

Mr. Charney asked Mr. Marietta if there had been any complaints from the neighbors. Mr. Marietta stated that he has not received any complaints, and the two owners are in the audience today if the Board needs them to speak about the operation.

Mr. Charney asked Mr. Marietta to explain how the parking is handled currently. Mr. Marietta stated the lot is very solid. There is usually a semi-trailer parked on the lot loaded with product, and there has never been an issue even when it rains.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of CHARNEY, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston "aye"; no "nays"; no "abstentions"; Hutchinson "absent") to APPROVE the request for a Modification of a previously approved Special Exception (CBOA-2515) to extend the time limitation to permit a fireworks stand in an AG district (Section 310); Variance of the
COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 323
Tuesday, April 17, 2007, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT
Charney, Chair Hutson Alberty West, Co. Inspector
Dillard Butler Cuthbertson
Tyndall, Vice Chair
Walker, Secretary

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Friday, April 17, 2007 at 4:03 p.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Charney called the meeting to order at 1:30 p.m.

Mr. Cuthbertson read the rules and procedures for the County Board of Adjustment Public Hearing.

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MINUTES

On MOTION of Tyndall, the Board voted 3-0-0 (Walker, Tyndall, "aye"; no "nays"; no "abstentions"; Dillard, Hutson "absent") to APPROVE the Minutes of March 20, 2007 (No. 322).

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UNFINISHED BUSINESS

Case No. 2240

Action Requested:
Variance of the maximum permitted dwelling units in an RS district to permit two dwelling units on one lot of 1.25 acres (Section 206); Special Exception to permit a mobile home in an RS district (Section 410), located: 15545 West 19th Place South.
Presentation:
Mr. Cuthbertson stated staff requested a continuation of this case for advertisement with a correct legal. He reminded the Board that they approved this case previously before they discovered the error in the legal description. It was re-advertised with the correct legal. The applicant was not present.

Mr. Dillard arrived at 1:33 p.m.

Interested Parties:
There were no interested parties who wished to speak.

Board Action:
On Motion of Tyndall, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a Variance of the maximum permitted dwelling units in an RS district to permit two dwelling units on one lot of 1.25 acres (Section 208); Special Exception to permit a mobile home in an RS district on the following described property:

BEG NWC W/2 SE SW TH E275 S292 W135 S258.92 SW60.81 S163.25 NW31.41 NW70.17 N727.03 POB SEC 8 19 11 3.123ACS Tulsa County, State of Oklahoma

Case No. 2242

**Action Requested:**
Special Exception to permit a church in an AG district (Section 310), located: South of the Southwest corner of East 201\(^{st}\) Street and South 2\(^{nd}\) East Avenue.

Presentation:
The applicant, Johnnie Christian, was not present. Mr. Charney stated the Board would come back to this case later.

NEW APPLICATIONS

Case No. 2255

**Action Requested:**
Variance to permit two dwellings on a lot of record in an RS district (Section 208); to replace an existing dwelling, located 2448 South 57\(^{th}\) Avenue West.

Presentation:
Louis Northrup, 2349 South 59\(^{th}\) West Avenue, proposed to remove one existing structure and move in a 28' x 72' manufactured home. There is another existing
Exhibit “B”

The Applicant requests an interpretation of the Tulsa County Zoning Code (the “Code”) that a proposed medical marijuana processing use is an accessory use to an existing medical marijuana grow facility located at 15601 W. 19th Place S. (the “Property”); alternatively, the Applicant requests a use variance to permit a medical marijuana processing facility in an AG district.

The Property is the former site of the Gorman-Rupp Ramparts Division, a manufacturer of industrial oil field pumps and pumping systems, which operated on the Property as a lawfully nonconforming manufacturing plant from the late 1970s until 2012. Thereafter, the Property was occupied by a construction company. In May 2019, this Board approved a principal use variance (Case No. CBOA-2755) to permit Use Unit 23 (Wholesaling and Warehousing) for Maxwell Oil Company to sell and store industrial lubricants and racing fuels. However, due to flooding issues, Maxwell Oil Company ultimately did not utilize the Property.

1. Request for Code Interpretation

Section 1800 of the Code defines an Accessory Use or Structure as “a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.” Under Section 320.1 of the Code, “accessory uses customarily incident to a principal use in an Agriculture District … are permitted in such districts.”

The existing building on the Property is approximately 28,000 SF and currently in use as a medical marijuana grow facility. As an accessory use to the growing facility, the property owner intends to utilize approximately 1,200 SF of the building for medical marijuana processing to process the cannabis grown on the Property for use in edible marijuana products.

The processing area will be set up as a small commercial kitchen, similar to commercial kitchens found in other agricultural and farm operations. The kitchen will be equipped with a 3-door, reach-in refrigerator, a stand-up freezer, electric ovens, dish and hand sinks, and work tables. The processing will take place using a small, electrical, pitcher-like machine, which extracts cannabis oil and infuses it into butters and cooking oils for baking. A recipe for 5 cups of infused butter requires only ½ ounce of cannabis. Once the butter is ready, it will be used in the kitchen facility to bake edible products (e.g., cookies and brownies). The product is then packaged in OMMA-approved packaging, and loaded into approved transport containers in order to be transported off site in a crew-cab pickup truck to dispensaries for retail sale.

The existing medical marijuana grow facility is a permitted principal use in the AG District and the majority of the cannabis grown on the Property is packaged and distributed in raw plant form. The processing of cannabis grown on the Property, using the small electrical machine to infuse into baked goods is an accessory use customarily incident and subordinate thereto.

Therefore, the Applicant respectfully requests an interpretation of the Code that the proposed processing use is a permitted accessory use customarily incidental and subordinate to the principal use of the Property, and therefore a permit should be issued by the County Inspection Office.
Getting to Know Your MB Machine

1. Display contains motor and microprocessor
2. Head handle
3. Temperature button: 110°F/43°C, 160°F/71°C, 190°F/88°C, and 200°F/93°C (default: 190°F/88°C) - Using machine at high altitude (9k ft or above)
4. Timer buttons: 1 Hour/On, 2 Hour/Off, 3 Hours/On, 4 Hours/Off, and 5 Hours/On
5. Wrench handle
6. Plug - Insert into base before attempting to start MB machine
7. Heating element
8. Pitcher constructed of high-quality stainless steel
9. Proprietary immersion blade: chops, grinds, and stirs ingredients
10. Over-ambient sensor prevents ingredients from bubbling out of a latter
11. Digital thermostats provide maximum control of temperature
12. Motor household

ScentLock

MACHINE COOKING

Balancing Nature & Technology™

* IMPORTANT: DO NOT IMMERSE, WET, OR WASH Nos. 1 & 2 WITH WATER. USE DAMP CLOTH ONLY.
Technical Specifications

- **Capacity**: 2.5 cups (1180 ml)
- **Dimensions**:
  - **Height**: 9 1/2 in / 24.13 cm
  - **Width**: 9 in / 23.14 cm
  - **Depth**: 12 1/2 in / 31.75 cm
- **Volume**:
  - **MIN**: 2 cups / 475 ml
  - **MAX**: 5 cups / 1180 ml
- **Frequency**: 60 Hz
- **Model**: 1436

*MB²*
Legal Description

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, ALSO KNOWN AS 15601 WEST 19TH PLACE, SAND SPRINGS, OKLAHOMA.