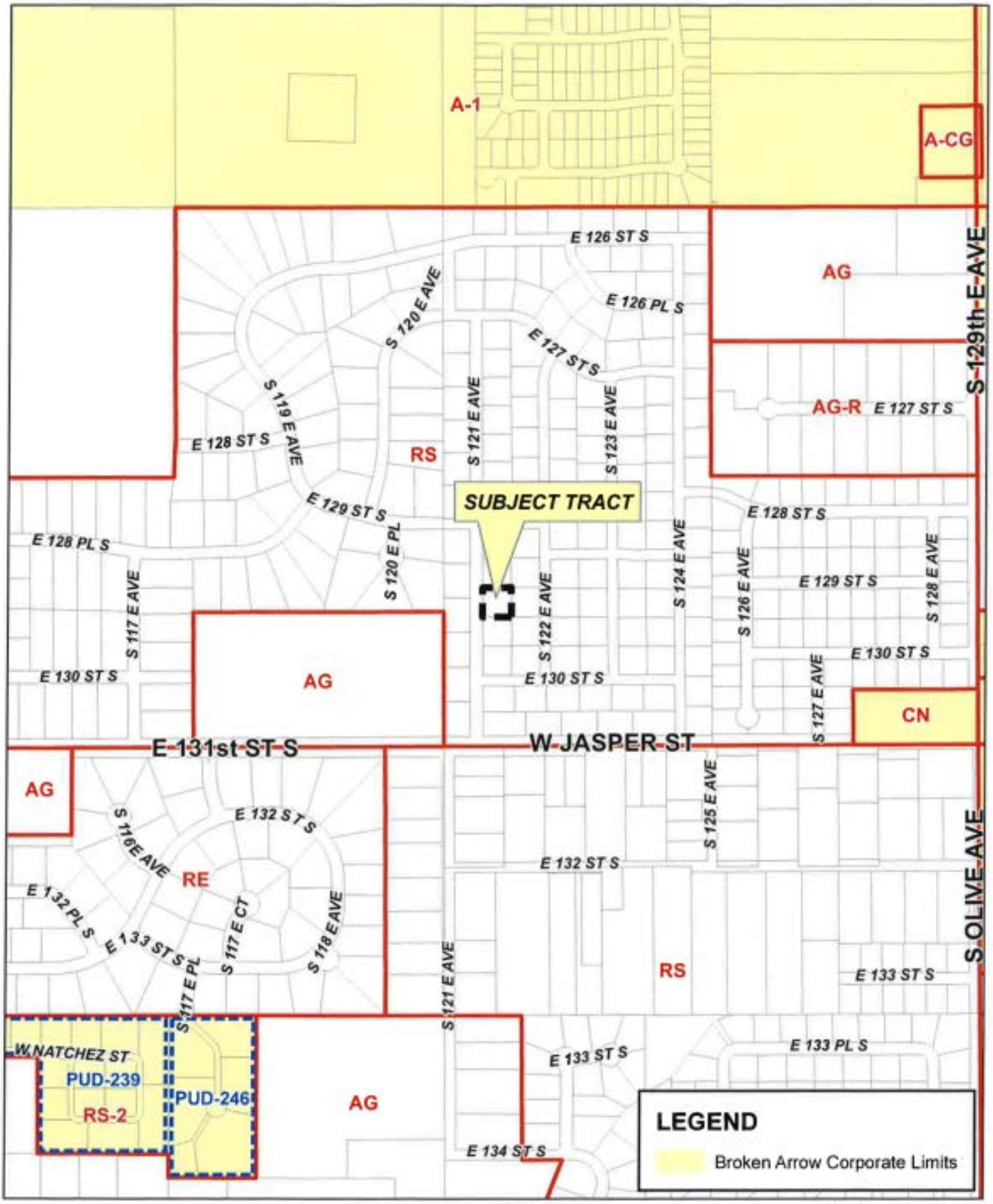
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TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7405
CZM: 63

CASE NUMBER: CBOA-2914
CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 10/19/2021 1:30 PM

APPLICANT: Joanna Ford

ACTION REQUESTED: Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Sec. 240); Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2).

LOCATION: 12833 S. 121st E. Ave.

ZONED: RS

FENCELINE: Broken Arrow

PRESENT USE: Vacant

TRACT SIZE: 0.46 acres

LEGAL DESCRIPTION: LT 8 BLK 11, WILLOW SPRINGS ESTATES ADDN

RELEVANT PREVIOUS ACTIONS: See Attachment

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoning in a residential neighborhood.

STAFF COMMENTS:

New Comments:

The case was continued until October 19, 2021 to give the applicant more time to decide how they want to move forward. They are considering attaching the accessory building to the single-family home. It is also for staff to determine if the use is an accessory use if the homeowners are not living on site or if it would be considered a warehouse use.

Original Comments:

The applicant is before the Board requesting a Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Sec. 240); and a Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2).

Section 240.2.E permits accessory buildings in the RS district; 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 client has provided the following statement: "*We purchased this lot to build this shop and home specifically. Otherwise, it will stay vacant land or park the RV's on the lot. The neighborhood doesn't have covenants and there are several shops this size. This will increase the value of the homes.*"

According to the drawing provided by the applicant, they are proposing to construct a 40'x 60', (2,400 SF), detached accessory building north of the existing house on the site. The applicant has requested a variance to increase the total permitted square footage of accessory buildings to 2,400 SF. The applicant is also requesting a variance to allow a detached accessory building in the side yard.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance to permit a detached accessory building to exceed 750 square feet in the RS district. (Sec. 240); Variance to allow a detached accessory building to be located in the side yard in an RS district. (Section 420.2.A-2).

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.

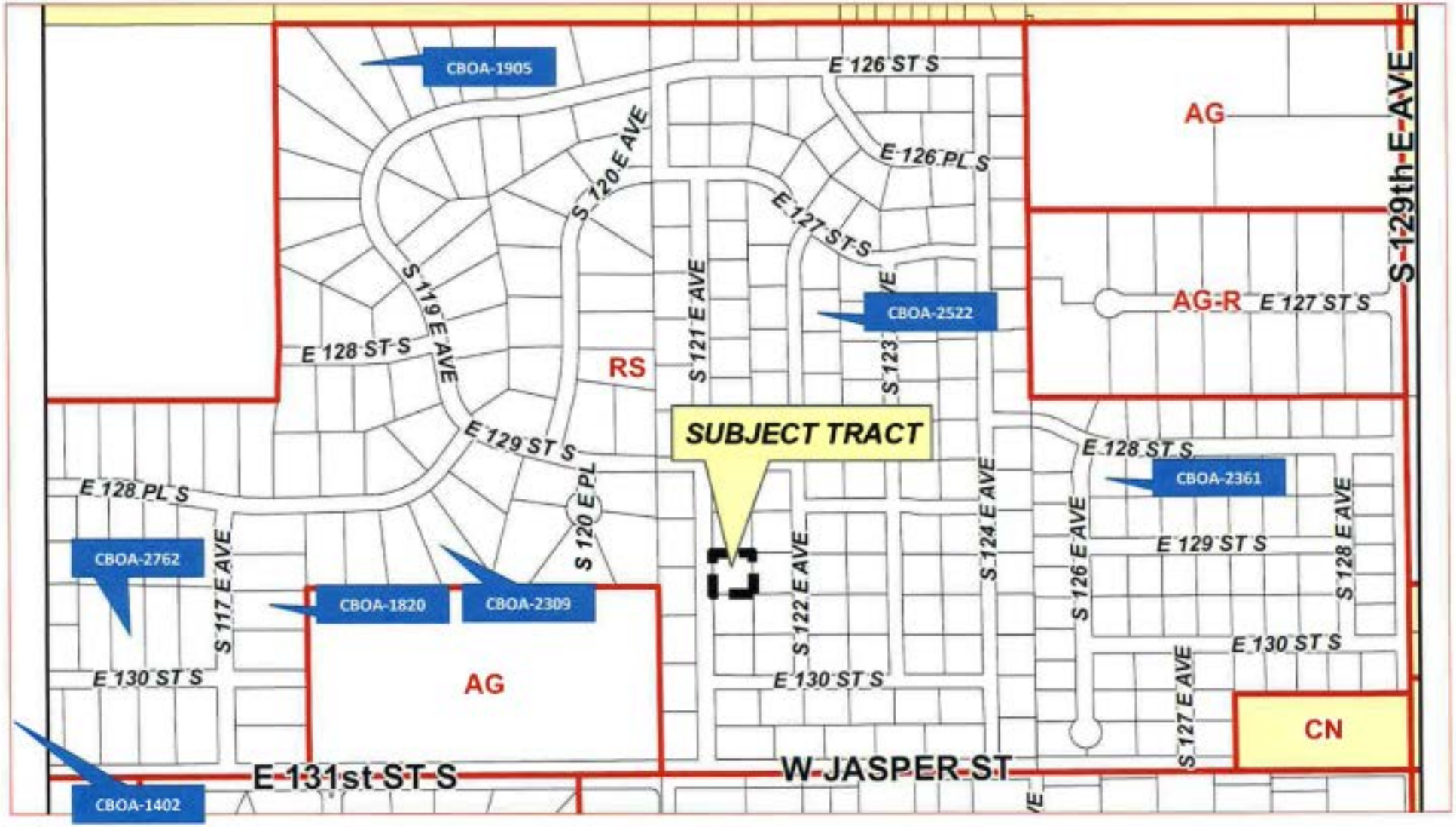
Summary of Surrounding Cases for Detached Accessory Buildings in same neighborhood as CBOA-2914

Case Number	Address	Date	Result	Size of Property	Size of Accessory Building
CBOA-2762	11431 E. 130th St. S.	08/20/2019	Approved	0.8± acre	1200 sq. ft.
CBOA-2522	12727 S. 122nd E. Ave.	01/20/2015	Approved	0.5± acre	1200 sq. ft.
CBOA-2361	12606 E. 128th St. S.	01/16/2010	Approved	0.4± acre	1200 sq. ft.
CBOA-2309	11752 E. 128th Pl. S.	10/21/2008	Approved	1.1± acre	2717 sq. ft.
CBOA-1905	11911 E. 126th St. S.	09/17/2001	Approved	1.4± acre	1500 sq. ft.
CBOA-1820	12827 S. 117th E. Ave.	03/20/2001	Denied	0.8± acre	1454 sq. ft.
CBOA-1402	12856 S. 114th E. Ave.	03/19/1996	Approved	1.4± acre	1080 sq. ft.

Pending Case

CBOA-2914	12833 S. 121st E. Ave.	10/20/2021	Undecided	0.46± acre	2400 sq. ft.

Detached Accessory Buildings with County Board of Adjustment Action in same neighborhood as CBOA-2914



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FILE COPY

Mr. Hutchinson asked Mr. Sanders if he was going to raze the existing barn. Mr. Sanders answered affirmatively.

Mr. Charney asked Mr. Sanders if Lots A and B would be sharing a single drive or will there be separate drives off 106th Street. Mr. Sanders stated that he would like to have separate drives for each one.

Mr. Charney asked Mr. Sanders to state his hardship for his request. Mr. Sanders stated that the land slopes and there are only certain areas that can be built on.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On **MOTION** of **HUTCHINSON,** the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Variance of the minimum lot area, minimum land area per dwelling unit, and minimum lot width in an AG District to permit a lot split (Section 330, Table 3), subject to conceptual plan 4.16 of the agenda packet. The Board finds the hardship to be that this is a large tract of land. The existing barn is to be torn down. 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; for the following property:

PRT NE NW & NW NE BEG 16.5S NEC NE NW TH W324.93 S573.49 E399.02 N540 W74.09 TO PT ON EL NE NW N33.50 POB SEC 14 21 13 5.196ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2762—Jason Bornefeld

FILE COPY

Action Requested:
Variance of the allowable square footage for an accessory building in the RS District from 750 square feet to 1,200 square feet (Section 240.2.E). **LOCATION:** 11431 East 130th Street South

Presentation:
Jason Bornefeld, 11431 East 130th Street South, Broken Arrow, OK; no formal presentation was made but the applicant was available for any questions.

Mr. Charney asked Mr. Bornefeld if the lot was about .83 acres. Mr. Bornefeld answered affirmatively.

Mr. Charney asked Mr. Bornefeld if there is an existing outbuilding on the property currently. Mr. Bornefeld stated there is not.

Mr. Charney asked Mr. Bornefeld if there were other outbuildings in the area. Mr. Bornefeld answered affirmatively.

Mr. Charney asked Mr. Bornefeld if he was going to build the building or have one brought on to the site. Mr. Bornefeld stated that he will have the building built on site by a professional company.

Mr. Charney asked Mr. Bornefeld if the building will be painted. Mr. Bornefeld stated that the building will have wainscoting on the outside and it will be painted with a shingled roof.

Mr. Hutchinson asked Mr. Bornefeld if he was going to use the building for residential purposes. Mr. Bornefeld stated that the building will be used for storing his tools and toolboxes and teaching his children how to work on cars and other projects, there will be no commercial use of the building.

Mr. Charney asked Mr. Bornefeld if he would access the building by extending his existing driveway on to the north. Mr. Bornefeld stated that to the west of the garage there is a patch of concrete for the driveway that extends, and there is a gate there that he will use for access to the building.

Mr. Hutchinson asked Mr. Bornefeld if he had visited with any of his neighbors. Mr. Bornefeld answered affirmatively. Mr. Bornefeld stated there is an accessory building three houses away that the Board approved for 1,200 square feet; that building is taller than he wants. Mr. Bornefeld stated there is another building nearby that was approved about eight years ago by the Board for 3,140 square feet.

Interested Parties:
Ray Wilsdorf, 11409 East 130th Street South, Broken Arrow, OK; stated he has lived in his house for 44 years and he is Mr. Bornefeld's neighbor. Mr. Wilsdorf stated the he fully supports Mr. Bornefeld request and just wanted the Board to know that he supports the request.

Comments and Questions:
None.

Board Action:
On **MOTION** of **CHARNEY,** the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request

for a Variance of the allowable square footage for an accessory building in the RS District from 750 square feet to 1,200 square feet (Section 240.2.E), subject to conceptual plan 5.13 of the agenda packet. The building is to be site built with a shingled roof and painted in attractive manner. The Board has found the hardship to be that it is a very deep large lot for the RE District and given the depth of the lot and the substantial width it will permit a larger accessory building without adversely affecting the neighborhood. 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; for the following property:

LT 10 BLK 6, WILLOW SPRINGS WEST ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

2763—Steve Roberts

Action Requested:
Variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District (Section 207). **LOCATION:** North of the NW/c of West 41st Street South & South 137th West Avenue

Presentation:
Ryan Roberts, 4316 South Rustic Road, Sand Springs, OK; stated his father, Steven Roberts, would like to have a new mobile home on the subject property where a previous mobile home used to be located and a where a house used to be located that burned down several years ago. The utilities are on the site. Mr. Roberts stated that his father does not have access to the black top, but there is an existing road that has been in place for about 100 years; his father and mother share the road and she has granted an easement to his father. Mr. Roberts stated that his mother would be his father's only neighbor.

Mr. Charney stated the easement does not have any language about how the road would be maintained after the parents are deceased, but it does not have to be legally binding. Mr. Charney suggested the applicant think about having the easement filed of record to take care of the future.

Mr. Hutchinson asked Mr. Roberts if he would have a problem, if the Board were to say no more lot splits without going through the platting process if the Board approves this request today. Mr. Roberts stated that he would not have a problem with that because he is not asking for a lot split now.

Mr. Charney stated that the Board has never forced anyone to change the zoning on their land unless they sought the change. Whether today's application is to be granted or not, does not mean that the Board has the power or the desire to force a different use on Ms. Wittstock's land.

Mr. Walker stated that the subject property is in between Collinsville and Owasso, and he asked staff whose fence line was the subject property within. Mr. West stated the subject property is within the Collinsville fence line because it is north of 126th Street.

Comments and Questions:
Mr. Walker stated that this request is cutting the land use requirement in half, and two acres is not quite large enough for a single dwelling now there is a request for two dwellings.

Mr. Charney stated that if this were a city lot he might have a problem with the request but with nearly two acres he could support the request.

Mr. Dillard stated that there will be approximately 3,700 square feet of rooftop so he does not think it would be increasing the density of the area, because to the east of the subject property it is very intense use.

Board Action:
On **MOTION** of **HUTCHINSON**, the Board voted 3-1-0 (Charney, Dillard, Hutchinson "aye"; Walker "nay"; no "abstentions"; none "absent") to **APPROVE** the request for a Variance to permit two dwellings on one lot of record that does not meet the land area per dwelling unit requirement (Section 330, Table 3); for the following property:

BEG SWC SE SW TH N418 E209 S418 W209 POB LESS .07AC FOR RD SEC 32 22 14 1.93AC, OF TULSA COUNTY, STATE OF OKLAHOMA

2522—Adrian Diaz

FILE COPY

Action Requested:
Variance of the allowed square footage for accessory buildings from 750 square feet to 1,200 square feet in the RS District (Section 240.2.E). **LOCATION:** 12727 South 122nd East Avenue, Broken Arrow

Presentation:
Adrian Diaz, 12727 South 122nd East Avenue, Broken Arrow, OK; stated he is an auto hobbyist and the request is for an accessory building is so he can work on his hobby plus store his tools, hot rod and speed boat. His other hobbies are wood working and welding, and his wife is also a handyman. This building would be strictly for personal use. One of the reasons he purchased the house in October of 2013 is because of the size of the lot, and the fact that the house is set off to one side of the lot. There are shops throughout the neighborhood so it would not be out of character.

Ms. Miller stated that in addition to the Variance for the square footage there is also code language the speaks to a detached accessory building shall not be located in the front or side yard. This building is in fact going to be in the side yard. Mr. Diaz stated the building will be in the back yard. Ms. Miller asked if the building was going to be the east of the house. Mr. Diaz stated the building is going to be behind the fence line.

Mr. West stated that unfortunately by the County Code definition of the rear yard is anything from the rear of the house backward. Anything in line with the side of the house is considered the side yard.

Mr. Dillard asked Mr. Diaz if he would consider connecting the accessory building to his house. Mr. Diaz stated there is a septic tank just south of the house so he cannot attach the building to the house.

Mr. West stated the building can be allowed in the side yard it just requires the approval of a Variance to allow the building to be located there, and it must be advertised as such.

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, Walker "aye"; no "nays"; no "abstentions"; Walker "absent") to **CONTINUE** the request for a Variance of the allowed square footage for accessory buildings from 750 square feet to 1,200 square feet in the RS District (Section 240.2.E) to the meeting on January 20, 2015; for the following property:

LT 11 BLK 7, WILLOW SPRINGS ESTATES ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

2523—Lisa Johnson

Action Requested:
Special Exception to permit manufactured home (Use Unit 9) in an RE District (Section 410.Table 1). **LOCATION:** 7711 North Victor Avenue, Sperry

Presentation:
Lisa Johnson, 7711 North Victor Avenue, Sperry, OK; stated she purchased the five acres of land with the intent of placing a mobile home on it, but she did not check the zoning. When she filed for a permit she found the zoning to be RE. When she

Appeal determination of an Administrative Official that a Salvage Yard is operating in an AG District to the March 17, 2015 Board of Adjustment meeting; for the following property:

NE NE NW LESS N50 THEREOF FOR RD SEC 25 21 13 9.247ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2522—Adrian Diaz

FILE COPY

Action Requested:
Variance of the allowed square footage for accessory buildings from 750 square feet to 1,200 square feet in the RS District (Section 240.2.E); Variance to permit a detached accessory building in the side-yard (Section 402.2.A). **LOCATION:** 12727 South 122nd East Avenue, Broken Arrow

Presentation:
Adrian Diaz, 12727 South 122nd East Avenue, Broken Arrow, OK; stated he was before the Board on December 16, 2014, and at that meeting discovered that he also needed a Variance to permit the accessory building to be located in the side yard. The building will used for his hobbies and to store his cars, fishing boat, etc. Mr. Diaz stated that he will keep the two trees in the rear yard.

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, Hutchinson, "aye"; no "nays"; no "abstentions"; Walker "absent") to **APPROVE** the request for a Variance of the allowed square footage for accessory buildings from 750 square feet to 1,200 square feet in the RS District (Section 240.2.E). The hardship is the size of the lot and the placement of the house on the lot. The is to be no commercial activity in the building and it is to be used strictly for personal use. 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; for the following property:

LT 11 BLK 7, WILLOW SPRINGS ESTATES ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

FILE COPY

CBOA - 2522

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Crall, Dillard, Hutchinson, "aye"; no "nays"; no "abstentions"; Walker "absent") to **APPROVE** the request for a Variance to permit a detached accessory building in the side-yard (Section 402.2.A) The hardship being the configuration of the house and how it is set on the subject property. 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 ; for the following property:

LT 11 BLK 7, WILLOW SPRINGS ESTATES ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA

* * * * * * * * * * * * * *

NEW APPLICATIONS
None.

* * * * * * * * * * * * * *

NEW BUSINESS
None.

* * * * * * * * * * * * * *

OTHER BUSINESS
None.

* * * * * * * * * * * * * *

BOARD COMMENTS
None.

* * * * * * * * * * * * * *

There being no further business, the meeting adjourned at 1:52 p.m.

Date approved: 2/17/15

David E. Charney
Chair

FILE COPY

NEW APPLICATIONS

FILE COPY

Case No. 2361

Action Requested:
A Variance of the maximum permitted floor area for a detached accessory building in an RS district from 750 sq. ft. to 1,200 sq. ft. (Section 240.2.E), located at 12606 E. 128th St.

Presentation:
Taulby Tarvin, 12606 E. 128th St., Tulsa, Oklahoma, requested to build a 30 by 40 building/garage to store four-wheelers, a boat and trailer.

Comments and Questions:
Mr. Walker asked if this building is intended to accommodate a hobby and is not intended to contain a commercial business. Mr. Travin responded the building would be a pole barn metal building with 10 feet walls standard size, painted the same color as the house and bricked. There are similar sized buildings as to eave height and size in the neighborhood.

Mr. Osborne stated that the driveway going up to the building is, currently, gravel and it is important that the applicant know that a hard surface will be required if they decided to park on the driveway.

Mr. Cuthbertson stated a neighbor to south has a collection of buildings moving west in the neighborhood you will find larger buildings due to larger lots.

Mr. Cuthbertson stated that the Code requires all parking surfaces to be hard (i.e., asphalt, concrete); the driveway can be gravel, as long as no one is parking on the gravel.

Interested Parties:
There were no interested parties.

Board Action:
On **Motion** of **Tyndall**, the Board voted 3-0-0 (Walker, Tyndall, Osborne, "aye"; no "nays"; no "abstentions"; two "absences") to **APPROVE** a variance of the maximum permitted floor area for a detached accessory building in an RS district from 750 sq. ft. to 1,200 sq. ft., (Section 240.2.E). On the following described property:12606 E. 128th St. Finding: the hardship to be the oversized lot.

LT 7 BLK 3, WILLOW SPRINGS PLAZA ADDN, Tulsa County, State of Oklahoma

****

Board Action:

On **Motion** of **Walker**, the Board voted 5-0-0 (Walker, Tyndall, Dillard, Hutson, Charney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit a home occupation in an AG district (Section 320.1); 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;

Mr. Cuthbertson had a question on the motion, as to the Board's intention to approve a catering home occupation.

On **Amended Motion** of **Walker**, the Board voted 5-0-0 (Walker, Tyndall, Dillard, Hutson, Charney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit a catering business as a home occupation in an AG district (Section 320.1), with conditions for no outside employees; no customer traffic; no signage, 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;

On **Motion** of **Charney**, the Board voted 5-0-0 (Walker, Tyndall, Dillard, Hutson, Charney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the permitted maximum floor area from 500 sq. ft. to 600 sq. ft. (Section 440.B.7) for a home occupation, in the existing detached structure; finding the space already exceeds the allowable area in the 1,200 sq. ft. building, on the following described property:

PRT SE NW BEG 200S NWC SE NW TH E653.7 S100 W217.9 S100 W435.8 N200 POB SEC 29 19 12 2.50ACS, Tulsa County, State of Oklahoma

****

Case No. 2309

Action Requested:

Variance of the maximum permitted square footage allowed for accessory buildings in the RS district from 750 sq. ft. to 2,717 sq. ft. (Section 240.2.E), located: 11752 East 128th Place South.

FILE COPY

Presentation:

Tom Sexton, 11752 East 128th Place South, Broken Arrow, Oklahoma, proposed to build a shop for personal use in addition to existing buildings. He plans to store a collection of cars inside. His lot is 48,290 sq. ft., which would be 5.6 % coverage of the property.

Comments and Questions:

Mr. Walker asked why he needed 12 ft. sidewalls. Mr. Sexton responded that he would like a ten-foot door for access from neighboring property. He obtained permission to access his property. He would not be able to haul things in through his seven-foot carport. Mr. Sexton mentioned a number of his neighbors have larger structures. He stated he showed his neighbors the plans and they were in support.

Interested Parties:

There were no interested parties who wished to speak.

FILE COPY

Board Action:

On **Motion** of **Dillard**, the Board voted 5-0-0 (Walker, Tyndall, Dillard, Hutson, Charney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the maximum permitted square footage allowed for accessory buildings in the RS district from 750 sq. ft. to 2,717 sq. ft. (Section 240.2.E), as presented, finding the large size of the lot, on the following described property:

LT 8 BLK 4,WILLOW SPRINGS WEST ADDN, Tulsa County, State of Oklahoma

****

Case No. 2310

Action Requested:

Special Exception to permit a home occupation in an AG district (Section 320) to permit a catering and cooking business; and a Variance to permit the business in a travel/concession trailer (Section 440.B.3), located: 913 East 161st Street North.

Presentation:

Mike Beard, 8345 South Pittsburg, represented the applicant, Ada Scott. She proposed to run a home occupation out of a concession trailer. The cooking would all be in the trailer and she would take it to other locations for business. The trailer would be parked on a paved pad on the home property, which is about 160 acres (Exhibit B-1). He indicated there would not be much traffic. He stated the parking spot would not be visible to the neighbors.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Charney**, the Board voted 5-0-0 (Walker, Tyndall, Dillard, Hutson, Charney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit a home occupation in an AG district (Section 320) to permit a catering and cooking business; as presented, with conditions for no outside employees; no more customer traffic than ten per week; finding the special

Case No. 1904

Action Requested:

Variance of minimum average lot width to permit a lot split from 200' to 165'. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS -- Use Unit 6, located 4446 S. 162nd W. Ave.

Presentation:

Mrs. Fernandez informed the Board that the City of Sand Springs did not hear this case due to lack of quorum. The applicant was not present for this hearing.

Mr. Alberty tabled Case No. 1904.

..*.*.*.*.*.*.*.*.

FILE COPY

Case No. 1905

Action Requested:

Variance to allow a detached accessory building to be located on a lot other than the lot containing the principal use. SECTION 240.2.E. YARDS, Permitted Yard Obstructions; and a Variance of the maximum allowable floor area for a detached accessory building from 750 sq. ft. to 1500 sq. ft. SECTION 240.2.E. YARDS, Permitted Yard Obstructions, located 11911 E. 126th St.

Presentation:

Mrs. Fernandez informed the Board that the City of Broken Arrow heard this request and recommended denial. They were concerned about the structure being located in the 100-year floodplain. The Broken Arrow Comprehensive Plan designates this area as greenway or floodplain.

John Floistad, 11911 E. 126th St. S., Broken Arrow, Oklahoma, stated this is the first he had heard of the Broken Arrow Board of Adjustment decision regarding his request. Mr. Alberty asked Mrs. Fernandez to provide Mr. Floistad with a copy of the letter.

Mr. Floistad stated that the builder is aware of the elevation and plans to build up the elevation of the garage. Mr. Dillard informed the applicant that the lender will not make a loan if even one inch of the structure is not one foot above the floodplain. Mr. Floistad stated that Lot 7 is where the house is located and they want the accessory building (garage) on the other side of the creek on Lot 8. He pointed out that the septic system is directly behind the house and very large trees around the house. They plan to use the same materials on the garage as on the house so that it will look nice. He requested 1500 square feet for multiple collectible cars and a woodworking room.

Comments and Questions:

Mr. Alberty asked Mr. West, County Inspector, if these plans will satisfy the code requirements. Mr. West replied in the affirmative. Mr. Walker suggested a tie-

agreement of the two lots. Mr. Tyndall asked what percentage of the accessory building would be used for a garage. Mr. Floistad replied that the majority of the space would be garage. Mr. Tyndall asked how many cars it would hold. He replied four or five cars. Mr. Tyndall asked what is in his garage at the present time. The applicant replied a motorcycle, yard tools, and weedeaters. Mr. Tyndall asked if there would be auto repair or sales. Mr. Floistad responded he would be the only one repairing or restoring his own cars.

Interested Parties:

There were no interested parties present who wished to speak.

FILE COPY

Board Action:

On **MOTION** of **Walker**, the Board voted 4-0-0 (Alberty, Walker, Tyndall, Dillard "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a ***Variance*** to allow a detached accessory building to be located on a lot other than the lot containing the principal use; and a ***Variance*** of the maximum allowable floor area for a detached accessory building from 750 sq. ft. to 1500 sq. ft., subject to a tie-agreement, and that the property not be used for any commercial business, and finding that it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan on the following described property:

Lot 7 and 8, Block 1, Willow Springs West Addition, Tulsa County, State of Oklahoma.

..*.*.*.*.*.*.*.*.

Case No. 1904

Board Action:

On **MOTION** of **Dillard**, the Board voted 4-0-0 (Alberty, Walker, Tyndall, Dillard "aye"; no "nays"; no "abstentions"; Hutson "absent") to **CONTINUE** Case No. 1904 to the meeting on October 16, 2001.

..*.*.*.*.*.*.*.*.

There being no further business, the meeting was adjourned at 3:34 p.m.

Date approved: 10/16/01

Wayne Alberty
Chair

FILE COPY

football in the yard. She added that the younger children in the day care are in her home, and they go outside one hour in the morning and one hour in the afternoon to play. She commented there have been no complaints to the homeowner's association or to her. She pointed out that she has a large circle drive and there are only four cars that pick up children.

Comments and Questions:

Mr. Tyndall asked where the sign is located. She replied that it is on the house right by the front door. Mr. Walker asked if they planned to move. She responded that they started to sell the home, but they have refinanced and the house was taken off the market about two weeks ago. Mr. Alberty mentioned that Mr. Rainwater indicated the restrictive covenant has expired. She stated that she went to the courthouse and found that the date on it has expired and no one has been able to tell them if a new one has been taken to the courthouse. Mr. Tyndall asked about the hours of operation. She replied 6:00 a.m. to 6:00 p.m., and sometimes someone will arrive fifteen or twenty minutes earlier or later, Monday through Friday.

Board Action:

On **MOTION** of **Dillard**, the Board voted 5-0-0 (Alberty, Walker, Tyndall, Dillard, Hutson "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Special Exception*** to permit Use Unit 5 (children's nursery) in an RE zoned district, allowing the existing sign and limited to care of 5 children, finding that it 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:

Lot 9, Block 1, Cimarron Run, Tulsa County, State of Oklahoma.

..*.*.*.*.*.*.*.*.

Case No. 1820

Action Requested:

Special Exception Section 410 to permit Use Unit 5, Community Services (emergency shelter) Transitional Living Center in an RS district. SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5 & 6; a Variance Section 208 to permit two dwelling units on one lot of record. SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD; and a Variance to permit a detached accessory building of 1454 sq. ft. SECTION 240.2.E. YARDS, Permitted Yard Obstructions, located 12827 S. 117th E. Ave.

Presentation:

Micaela D. Godbey-Miller, 12827 S. 117th E. Ave., Broken Arrow, submitted a packet of exhibits including photographs (Exhibit C-1). She refers to a second residence on her property that under the Code is labeled an emergency shelter. She would like to protect the neighborhood from the use of that structure as

emergency shelter, should their ministry move and sell it. She added that they never intend to use it for rental property, but strictly for the ministry. She asked Terry Ewing to speak for this application.

Interested Parties:

Terry Ewing, 9252 E. 58th Pl., stated he is the founder of Plumbline Ministries. He stated that this ministry is intended to be an extension of local church ministries and a counseling center. The counselors function as pastoral counselors by referral from church pastors. They will not be treating psychiatric patients or mentally retarded individuals. The housing would be for one individual or one family of up to three members at a time, not a multi-family dwelling. The resident would be in counseling and accountable to the ministry.

Donnie Davis, 12716 E. 136th St. S., Broken Arrow, Oklahoma, stated he is the associate minister in this ministry. He described his personal family experience as recipients of the ministry. He pointed out that this facility would provide safety, shelter, and other help that may not otherwise be available.

Robert Roach, 11453 E. 128th Pl. S., Broken Arrow, Oklahoma, stated that he does not live within 300' of the subject property. He stated his concern that this facility might cause a decrease in the value of surrounding homes. He also mentioned concern for how future owners might use it.

Gordon Holmes, 12822 S. (inaudible), stated his objection to a second dwelling on the property and the impact on the value of his home. He indicated that a second dwelling would not be compatible with the neighborhood.

Rick Payne, 11743 E. 128th Pl., stated same concerns as above.

Judy (inaudible), 11454 E. 128th Pl., Broken Arrow, stated concern for children and families in the neighborhood. She stated there were a lot of pedestrians and children playing outside. She indicated that people going through divorce and similarly emotional troubles are more likely to cause disturbances that could jeopardize the safety of other residents in the area. She commended the applicant for his efforts, but she thought it was not the right location.

Bonnie Mitchell, 12807 S. 117th E. Ave., stated that she and her husband have lived in Willow Springs for twenty-eight years. She stated that they appreciate the open spaces. She stated the lots are not designed for two dwellings; they have septic systems that require more space for lateral lines. She was also concerned about family disturbances.

Ruthie Wade, 11707 E. 128th Pl. S., spoke in support of the application. She stated that it is policy to place anyone in a situation where violence is a concern in Day Spring Villa. They also do not deal with drug addiction at this site. She stated

that she understands the neighbors' concerns, and she would be even more concerned about having a violent person living with her. She stated that she already has a building permit for an accessory building that would be used for a garage, storage and woodworking. The permit is for a building slightly larger than the one in this application. Her daughter lives with her to help care for her husband. She stated that her neighbors next door, across the street, and others close by have been very positive about the application but they could not be present. She has looked into sanitary systems and decided that an aerobic system would probably be her choice.

Board Action:

On **MOTION** of **Tyndall**, the Board voted 5-0-0 (Alberty, Walker, Tyndall, Dillard, Hutson "aye"; no "nays"; no "abstentions"; no "absences") to **DENY** ***Special Exception*** Section 410 to permit Use Unit 5, Community Services (emergency shelter) Transitional Living Center in an RS district; a ***Variance*** Section 208 to permit two dwelling units on one lot of record; and a ***Variance*** to permit a detached accessory building of 1454 sq. ft., finding it would cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

..*.*.*.*.*.*.*.*.

Case No. 1821

Action Requested:

Variance of the required 30' frontage on a public street to 0' to get a lot split. SECTION 207. STREET FRONTAGE REQUIRED – Use Unit 6, located 20357 S. Peoria.

Presentation:

Jerry Shanns, 20209 S. Peoria, stated he gave his daughter and son-in-law a five-acre tract with access easement.

Comments and Questions:

Mr. Alberty asked if the front portion of the property is developed. Mr. Shanns replied that it is not. Mr. Hutson asked about the easement. Mr. Shanns responded it has already been recorded on the deed for 35' for ingress/egress, and utilities. Mr. Alberty asked if he planned to divide the land any further. Mr. Shanns replied that he had no plans for further division of the property. He further stated that the property has been in his family for many years. Mr. Walker asked for the applicant to point out the property lines on the map.

Interested Parties:

There were no interested parties present who wished to speak.

FILE COPY

Presentation:

The applicant, **Milbon Walls**, 9422 North Lewis Avenue, Sperry, Oklahoma, submitted a plot plan (Exhibit A-4) and requested permission to install a mobile home for his mother-in-law who needs assisted care (Exhibit A-1). The applicant stated that a septic system, lateral lines and utilities are in place and this area is separated from the existing dwelling by a creek. A plat of survey was submitted (Exhibit A-3).

Protestants:

Harold Conner, 9409 North Lewis Avenue, informed that the road is a dead end road and he is concerned that the installation of a mobile home for rental purposes will deteriorate the neighborhood.

Applicant's Rebuttal:

Mr. Walls stated that the property will only be used as a residence for his mother-in-law and will not be used for rental purposes. He stated he has owned the property since June 1995, and is not aware of the type of dwelling that was previously on the property.

Board Action:

On **MOTION** of **TYNDALL**, the Board voted 4-0-0 (Eller, Looney, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to **APPROVE** a **Variance** to permit 2 dwelling units on one lot of record - **SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD;** a **variance** of the required lot area from 2.0 acres to 1.25 acres; and a variance of the required land area from 2.2 acres to 1.25 acres to permit a mobile home in an AG zoned district - **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 9, per plan submitted; subject to the mobile home being used for family members only; subject to Health Department approval and a building permit; finding that there had previously been two dwelling units on the property; finding that the property is divided by a creek; and finding that approval of the request will not be detrimental to the area or violate the spirit and intent of the Code; on the following described property:

SE/4, NE/4, NE/4, NE/4, Sec. 19, T-21-N, R-13-E, I.B.M., Tulsa County, Oklahoma

Case No. 1402

Action Requested:

Variance to permit a detached accessory building to exceed the maximum allowable floor area of 750 sq ft to 1080 sq ft - **SECTION 240.2.E. PERMITTED YARD OBSTRUCTIONS** - Use Unit 6, located 12856 South 114th East Avenue.

Presentation:

The applicant, **Ronald Huisenga**, 12856 South 114th East Avenue, Broken Arrov Oklahoma, submitted a plot plan (Exhibit B-1) and requested to replace a sho building that was destroyed by a storm. He informed the new structure will be 36' b 30', and will be 50% larger than the previous building. Mr. Huisenga stated the ne facility, which will have access on Garnett Road, will be used for storage of an antiqu car, boat, yard equipment and a recreational vehicle.

Comments and Questions:

Mr. Walker asked if the facility will be used as commercial property, and Mr. Huseng reiterated that it will be used for storage purposes only.

In reply to Mr. Walker, the applicant replied that he owns approximately 1.5 acres.

Mr. Gardner advised that there could be "limits of no access" on Garnett Roa recorded on the subdivision plat and, therefore, any access to Garnett would requir Planning Commission approval. He stated that there is a concern that large building of this type could be used for commercial purposes.

Mr. Looney inquired if the applicant could enter this property from the front of his lo and he answered in the affirmative.

Mr. Tyndall asked what type of construction this building will be, and Mr. Huisenga stated that it will be a manufactured steel building, concrete floor and full foundation one 10' by 12' door, two 8' by 7' doors, and one 3' by 7' passage door.

Protestants:

None.

Board Action:

On **MOTION** of **WALKER**, the Board voted 4-0-0 (Eller, Looney, Tyndall, Walker "aye"; no "nays"; no "abstentions"; Alberty, "absent") to **APPROVE** a **Variance** to permit a detached accessory building to exceed the maximum allowable floor area o 750 sq ft to 1080 sq ft - **SECTION 240.2.E. PERMITTED YARD OBSTRUCTIONS** - Use Unit 6; per plot plan submitted; subject to no commercial use; subject to TMAPC approval of access to Garnett Road; subject to removal of all other accessory buildings (1080 SF maximum for accessory buildings); finding that the storage building, per conditions, will not be detrimental to the area or violate the spirit and intent of the Code; on the following described property:

Lot 6, Block 7, Willow Springs West Addition, Tulsa County, Oklahoma

Feet
0 300 600

Subject Tract

CBOA-2914

17-14 05

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

Aerial Photo Date: 2020/2021

N

2.23

Feet
0 50 100

Subject Tract

CBOA-2914

17-14 05

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

Aerial Photo Date: 2020/2021

N

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Received after 9-21-21 meeting

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2.26

8.27

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Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Wednesday, September 22, 2021 7:39 PM
To: kedenborough@tulsacounty.org
Cc: Amanda Coats; ttosh@tulsacounty.org; Jones, Robi
Subject: Fwd: CBOA-2914
Attachments: back yard.pdf; 20210922_193325.jpg; 20210922_193330.jpg; 20210922_193328.jpg

Kerrick,

I believe the dwelling and detached building is against our neighborhood's covenant. The Fords stated that the neighborhood does not have a covenant. I have a copy and will scan it to you if you do not have it already. The detached building is supposed to sit behind the dwelling. It does not. Someone has removed the stop work sign you placed. Just took these pictures. If you removed it kindly let me know.

Thanks,
Amanda Coats
918-852-2669
12821 S 121st E Ave, Broken Arrow, OK 74011

---------- Forwarded message ---------
From: **Amanda Coats** <amandacoats05@gmail.com>
Date: Mon, Sep 20, 2021, 11:44 AM
Subject: CBOA-2914
To: esubmit <esubmit@incog.org>, Jones, Robi <rjones@incog.org>, Teresa Tosh <ttosh@tulsacounty.org>

Hello,

We live directly north of 12833 S 121 E Ave. We have lived there for over 11 years. When we purchased our home, the seller would not include the lot the Ford's have purchased. The lot has been vacant and we are glad that someone has purchased it and plans to build a home on it. With that said, our neighborhood's covenant is in place to protect our neighborhood and the homeowners' within it. The Ford's have started construction on a home and a 2,400 square foot shop without the proper permits. The size of the shop is 3.2 times the size of what the covenant allows. The site plan that was mailed to us and our neighbors does not match what has been constructed so far (shop or house). Knowing that Ms. Ford is a realtor and Mr. Ford is a homebuilder, I am sure they both understood they would have to have the proper permits to begin construction; however, they knowingly began construction and we had to contact the county to have the work stopped. I have attached a picture that I took from my back porch. If this massive shop is erected, we will be staring at it every time we look south. This could potentially lower the value of my home and the homes around it. I pray that the bureau understands how much this will negatively impact my family as well as the other families surrounding us.

This is my official statement for the hearing taking place on 9/21 @ 1:30 PM. Please confirm receipt.

Thank you,
Amanda Coats
918-852-2669
12821 S 121 E Ave, Broken Arrow, OK 74011

2.31

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Jones, Robi

From: Shane Vernon <shanemvernon@gmail.com>
Sent: Thursday, September 23, 2021 1:48 PM
To: Jones, Robi
Subject: CBOA-2914

To whom it may concern and in reference to CBOA-2914,

I live in Willow Springs at 12638 E 128th St S Broken Arrow, OK 74011, we own our home. It has come to my attention that Josh & Joanna Ford plan to build on a lot in the neighborhood. We have no issues with them building a house/shop on the lot. I am very familiar with the type of building they do and their craftsmanship.

I believe this development will in no way decrease property values in my neighborhood. I truly feel it would help boost values and aesthetics here, as there are many run down properties and uncared for homes in Willow Springs. We welcome whatever plans the Ford's have for the lot.

Feel free to reach out to me anytime. I would love to help in any way I can.

Thanks,

--
Shane M. Vernon
405-416-3964

2.36

Sparger, Janet

From: Jones, Robi
Sent: Monday, September 20, 2021 8:58 AM
To: David Charney; Don Crall Jr; Don Hutchinson; William Tisdale; 'mhicks@cyntergy.com'
Cc: Sparger, Janet; Wilkerson, Dwayne; ttosh@tulsacounty.org; James Rea
Subject: FW: My husband and I object to the monster barn of 2500 Sq ft being built as we speak without a permit, at 12833 S 122 E ave Broken Arrow ok 74011.Builder has already poured foundation ,now 10ft from back of lot next to has line ,internet easement and 5 f

Message is in the subject line. (CBOA-2914).

From: donna bean <javinebean923@gmail.com>
Sent: Saturday, September 18, 2021 5:19 PM
To: esubmit <esubmit@incog.org>
Cc: Jones, Robi <rjones@incog.org>
Subject: My husband and I object to the monster barn of 2500 Sq ft being built as we speak without a permit, at 12833 S 122 E ave Broken Arrow ok 74011.Builder has already poured foundation ,now 10ft from back of lot next to has line ,internet easement and 5 ft...

2.37

Sparger, Janet

From: Jones, Robi
Sent: Monday, September 20, 2021 11:53 AM
To: David Charney; Don Crall Jr; Don Hutchinson; William Tisdale; 'mhicks@cyntergy.com'; Larry Johnston
Cc: Sparger, Janet; Wilkerson, Dwayne; ttosh@tulsacounty.org; James Rea
Subject: FW: CBOA-2914
Attachments: back yard.pdf

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 20, 2021 11:44 AM
To: esubmit <esubmit@incog.org>; Jones, Robi <rjones@incog.org>; ttosh@tulsacounty.org
Subject: CBOA-2914

Hello,

We live directly north of 12833 S 121 E Ave. We have lived there for over 11 years. When we purchased our home, the seller would not include the lot the Ford's have purchased. The lot has been vacant and we are glad that someone has purchased it and plans to build a home on it. With that said, our neighborhood's covenant is in place to protect our neighborhood and the homeowners' within it. The Ford's have started construction on a home and a 2,400 square foot shop without the proper permits. The size of the shop is 3.2 times the size of what the covenant allows. The site plan that was mailed to us and our neighbors does not match what has been constructed so far (shop or house). Knowing that Ms. Ford is a realtor and Mr. Ford is a homebuilder, I am sure they both understood they would have to have the proper permits to begin construction; however, they knowingly began construction and we had to contact the county to have the work stopped. I have attached a picture that I took from my back porch. If this massive shop is erected, we will be staring at it every time we look south. This could potentially lower the value of my home and the homes around it. I pray that the bureau understands how much this will negatively impact my family as well as the other families surrounding us.

This is my official statement for the hearing taking place on 9/21 @ 1:30 PM. Please confirm receipt.

Thank you,
Amanda Coats
918-852-2669
12821 S 121 E Ave, Broken Arrow, OK 74011

2.38

Sparger, Janet

From: Jones, Robi
Sent: Tuesday, September 21, 2021 8:50 AM
To: David Charney; Don Crall Jr; Don Hutchinson; Larry Johnston; William Tisdale; Michael Hicks
Cc: Sparger, Janet; Wilkerson, Dwayne; ttosh@tulsacounty.org; James Rea
Subject: CBOA-2914
Attachments: doc02034620210921075246.pdf

From: Joanna Ford <joanna@joannafordba.com>
Sent: Tuesday, September 21, 2021 7:55 AM
To: Jones, Robi <rjones@incog.org>
Subject: Fwd:

CBOA-2914

1 of 2

homes with large shops over 750 sq feet or multiple shops

---------- Forwarded message ---------
From: <donotreply@cbokc.com>
Date: Tue, Sep 21, 2021 at 7:53 AM
Subject:
To: <joanna@joannafordba.com>

TASKalfa 7353ci
[00:17:c8:b4:ac:3c]

--

Joanna Ford
Realtor at Coldwell Banker Select

A 501 S Aspen Ave Ba Ok 74011 P 918-381-2555
E joannaford@cbtulsa.com W joannafordba.com

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S 126TH AVE
E 129TH ST
cant find house #
1h'e

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12730
S. 124th
huge
BEWARE
OF DOG

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Lot 2

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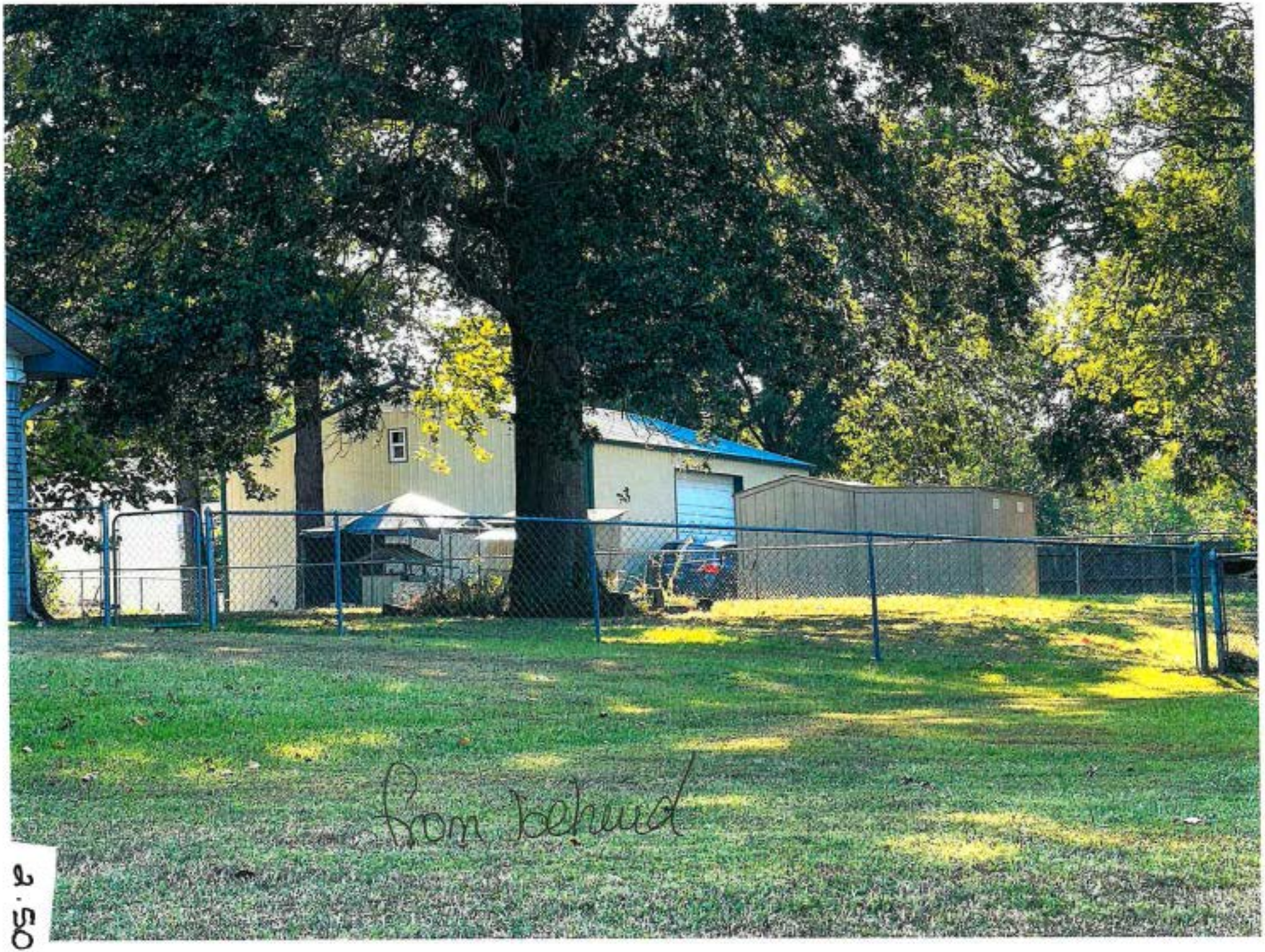

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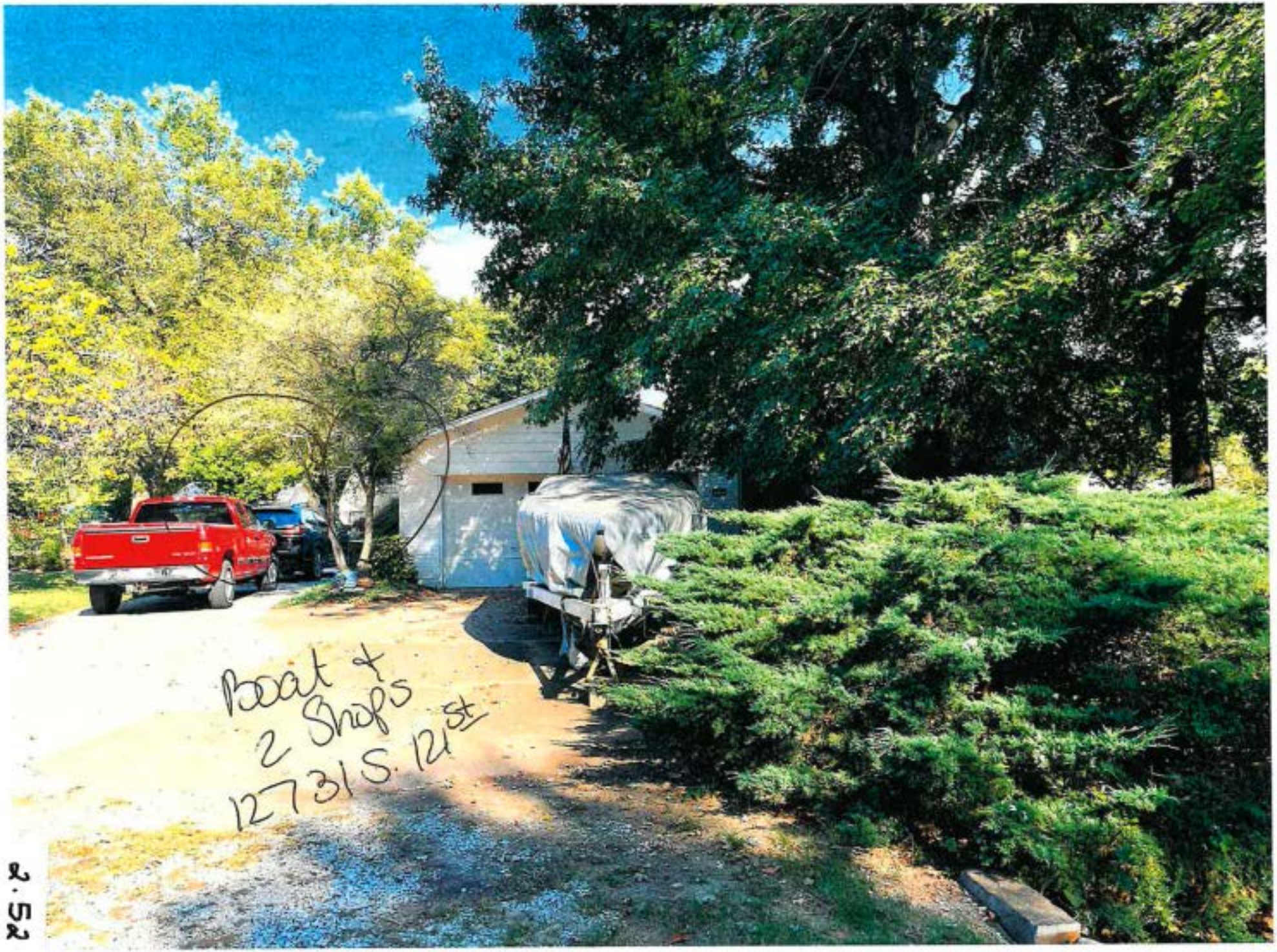

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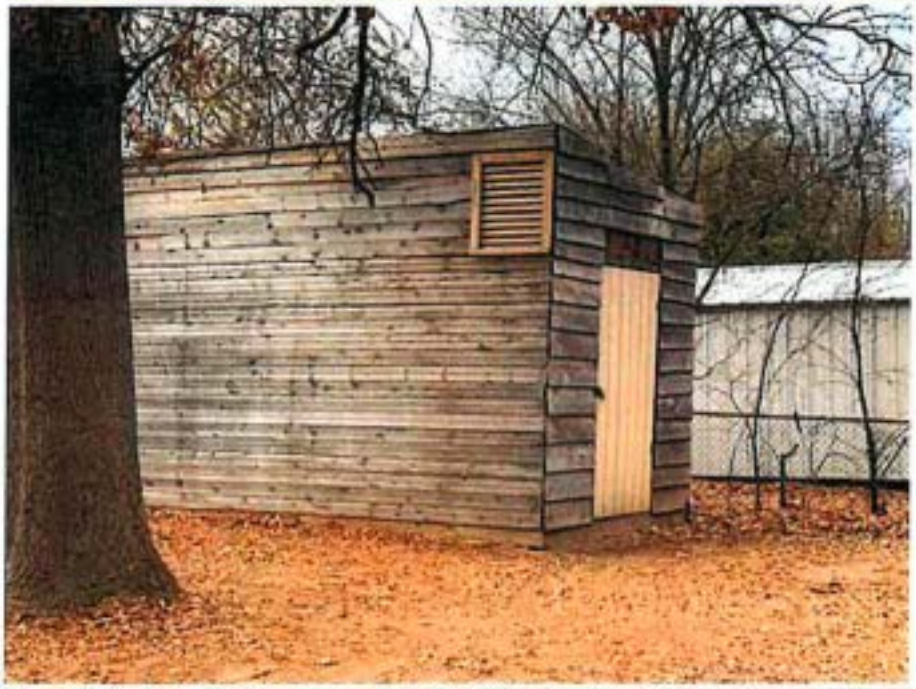
2:48 5GE

Across from 12852 S. 12th



2.55

Sparger, Janet

From: Jones, Robi
Sent: Tuesday, September 21, 2021 8:52 AM
To: David Charney; Don Crall Jr; Don Hutchinson; William Tisdale; Larry Johnston; Michael Hicks
Cc: Sparger, Janet; Wilkerson, Dwayne; ttosh@tulsacounty.org; James Rea
Subject: CBOA-2914 set 2
Attachments: doc02034720210921075306.pdf

From: Joanna Ford <joanna@joannafordba.com>
Sent: Tuesday, September 21, 2021 7:56 AM
To: Jones, Robi <rjones@incog.org>
Subject: Fwd:

CBOA-2914

2 of 2

---------- Forwarded message ---------
From: <donotreply@cbokc.com>
Date: Tue, Sep 21, 2021 at 7:53 AM
Subject:
To: <joanna@joannafordba.com>

TASKalfa 7353ci
[00:17:c8:b4:ac:3c]

--

Joanna Ford
Realtor at Coldwell Banker Select

A 501 S Aspen Ave Ba Ok 74011 P 918-381-2555
E joannaford@cbtulsa.com W joannafordba.com

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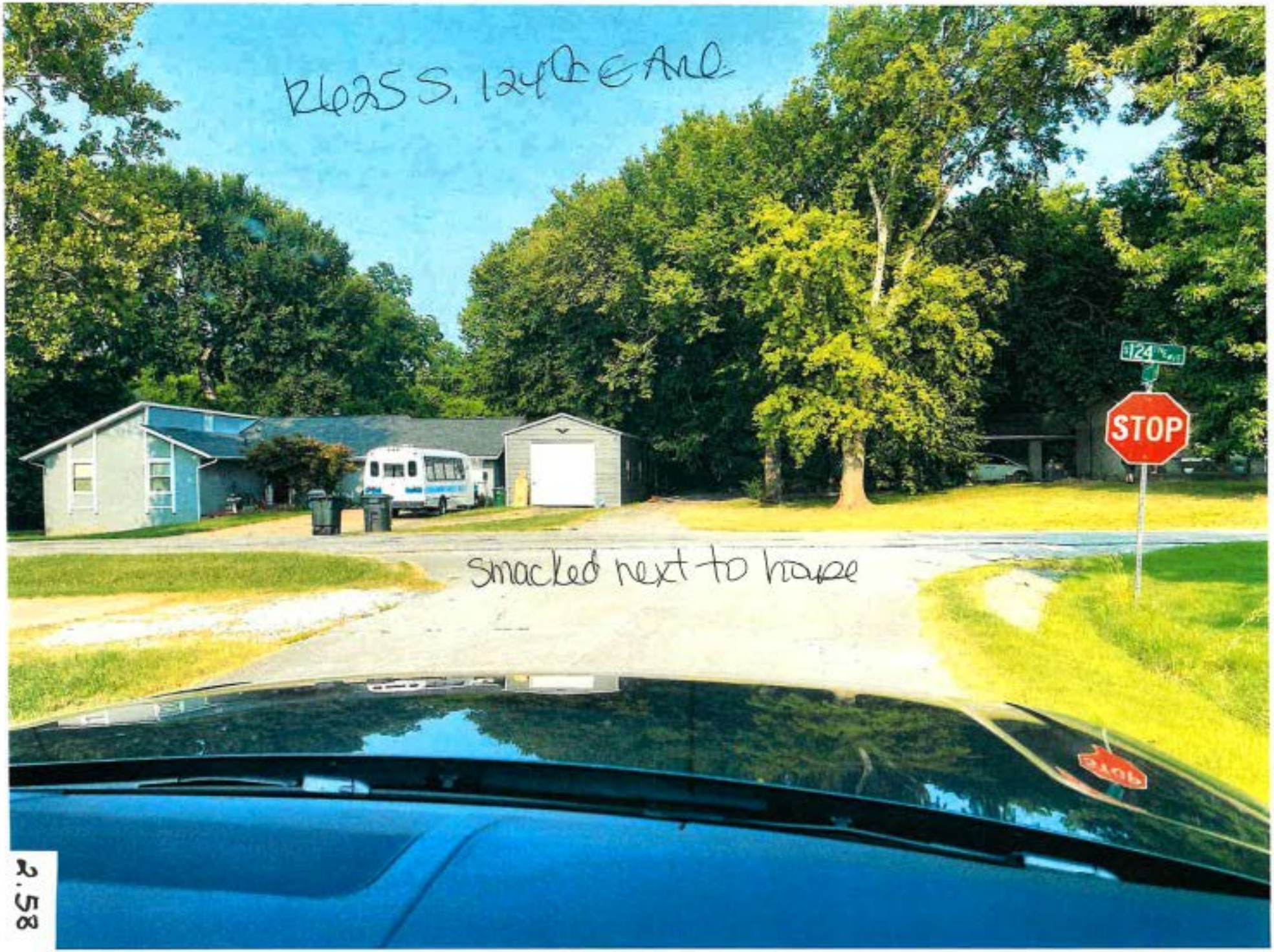

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Multiple
Bloods
Soon as you
enter the neighborhood
12304 E 130th

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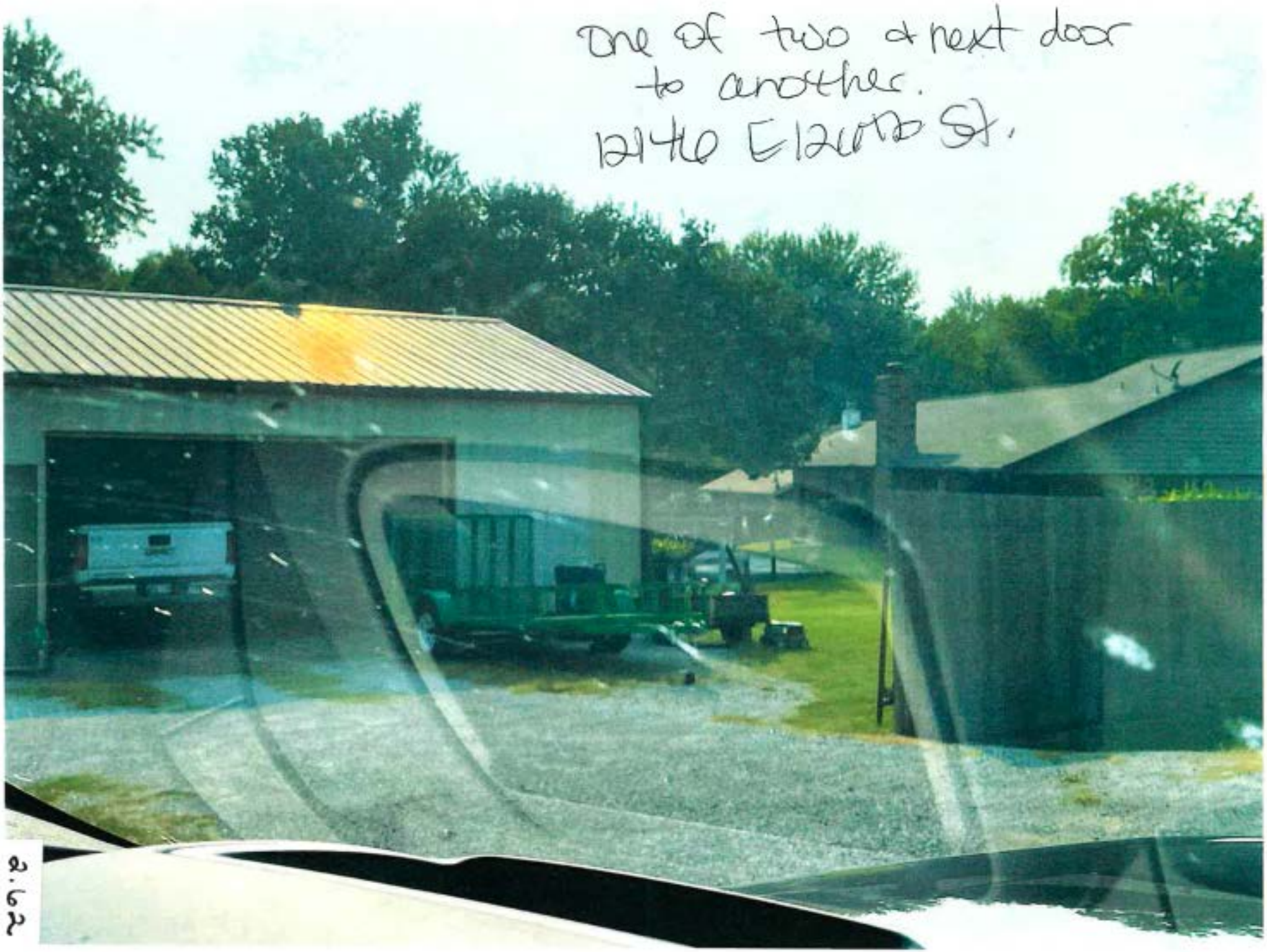

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2 of 2
12140 E 126th St

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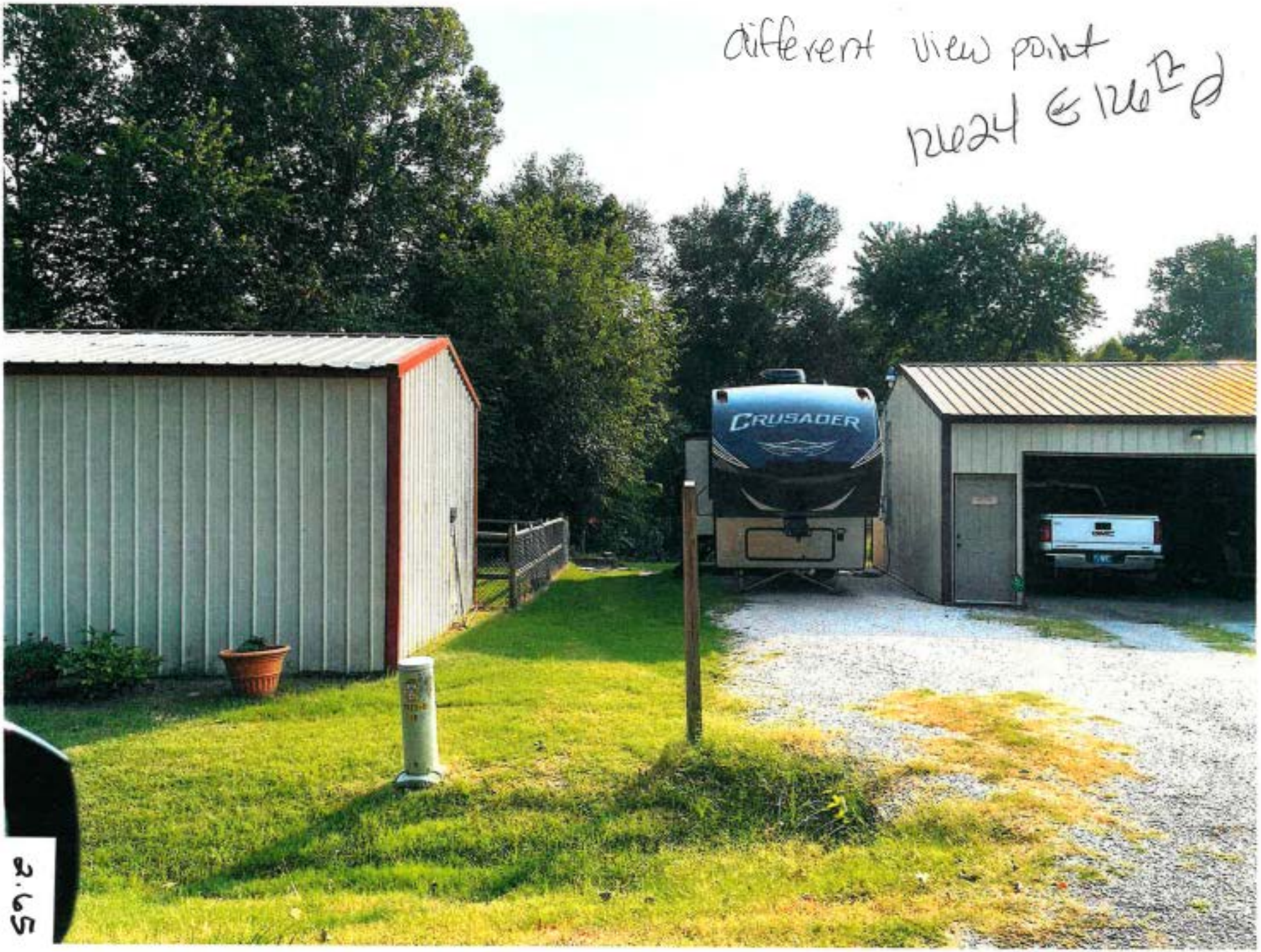

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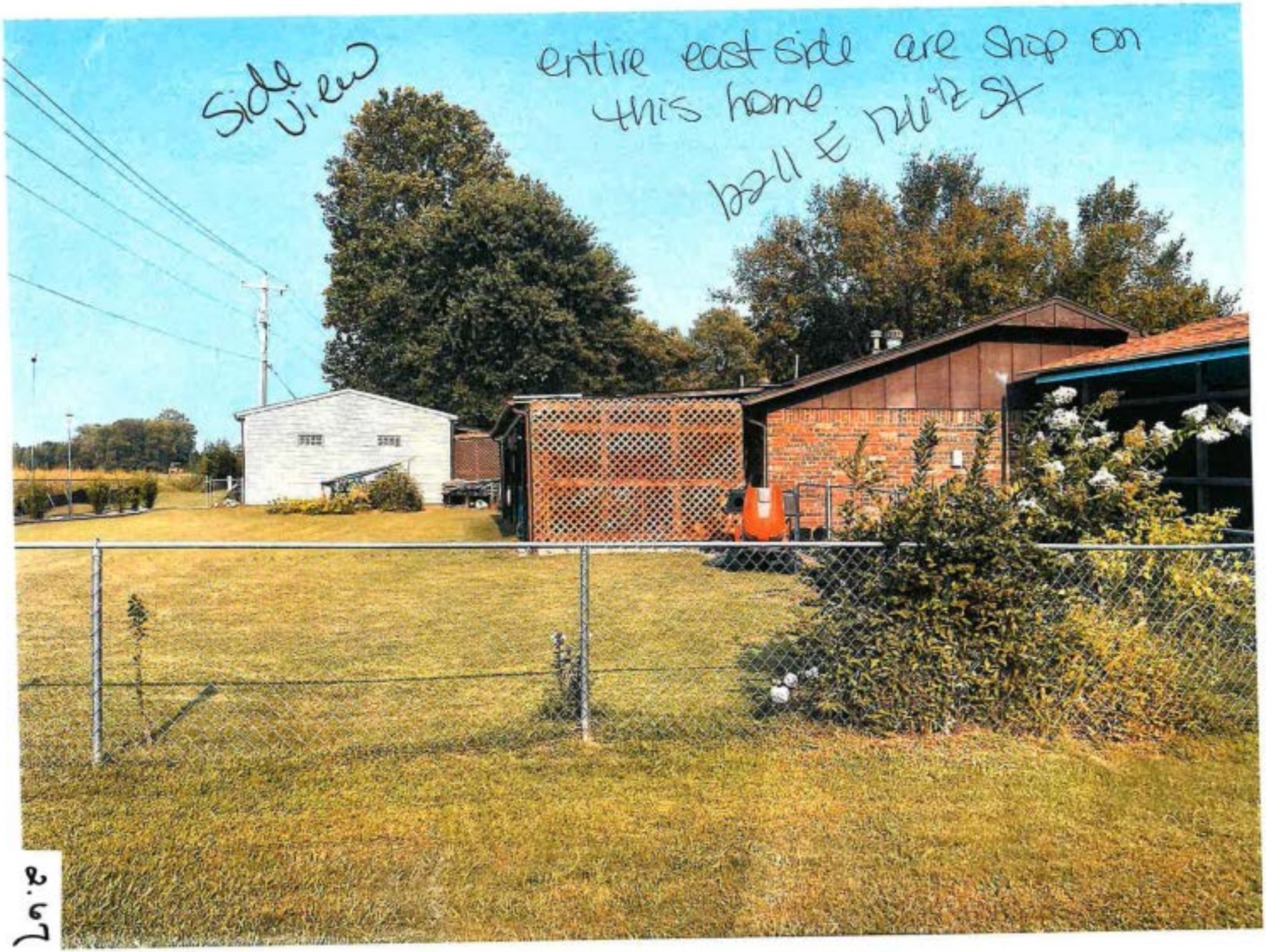
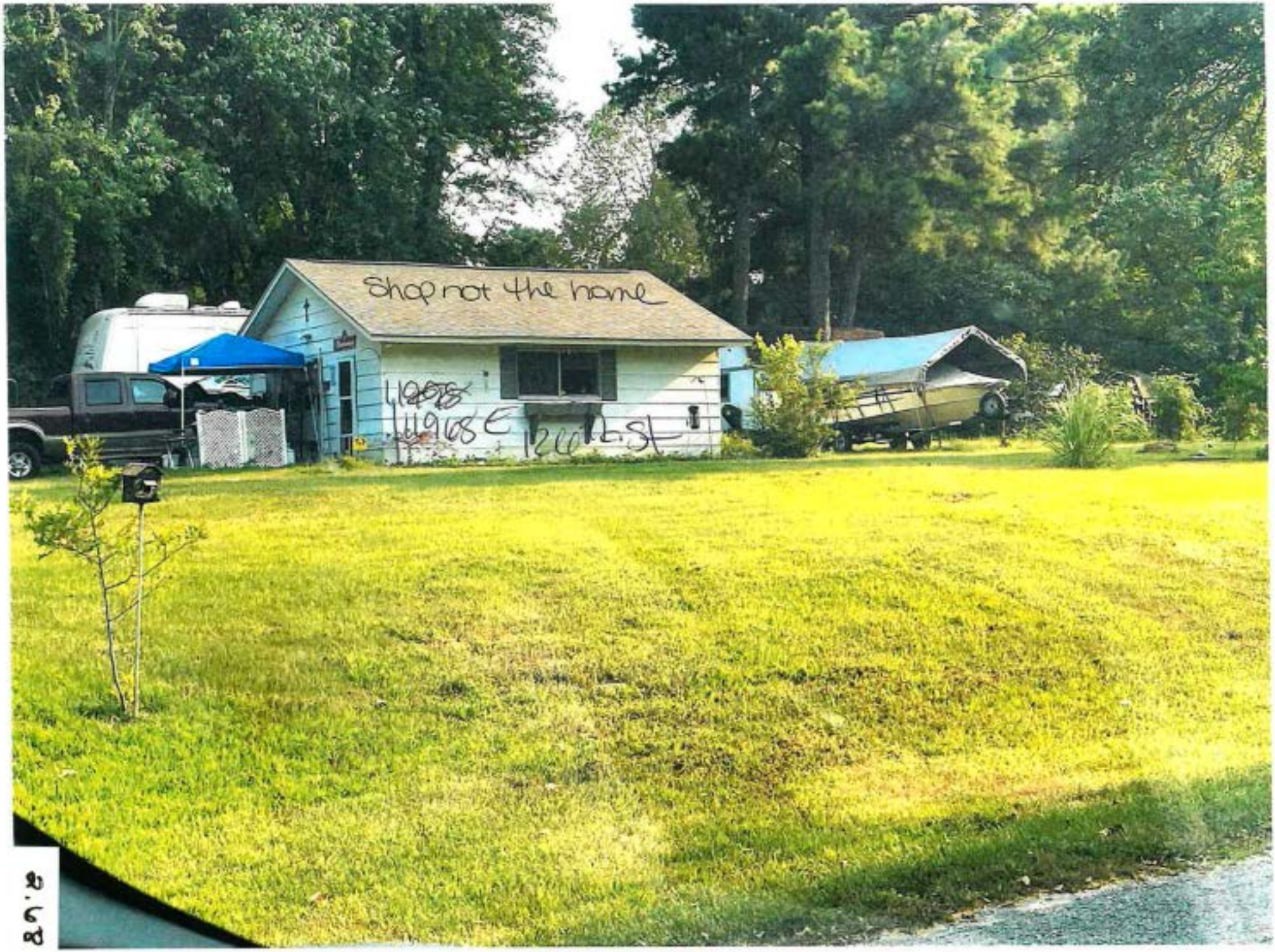

Side view
entire east side are shop on this home
2.67



8.28

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Sparger, Janet

From: Jones, Robi
Sent: Tuesday, September 21, 2021 8:59 AM
To: David Charney; Don Crall Jr; Don Hutchinson; Larry Johnston; William Tisdale; Michael Hicks
Cc: Sparger, Janet; ttosh@tulsacounty.org; Wilkerson, Dwayne; James Rea
Subject: CBOA-2914
Attachments: doc02034120210921074158.pdf

From: Joanna Ford <joanna@joannafordba.com>
Sent: Tuesday, September 21, 2021 7:57 AM
To: Jones, Robi <rjones@incog.org>
Subject: Fwd:

homes with no shops or not a large enough one, you cant say this doesnt bring the value down?? Of course I wouldnt invest $400k of my personal money in this neighborhood, if i thought what i was building would bring the values down

---------- Forwarded message ---------
From: <donotreply@cbokc.com>
Date: Tue, Sep 21, 2021 at 7:42 AM
Subject:
To: <joanna@joannafordba.com>

TASKalfa 7353ci
[00:17:c8:b4:ac:3c]

--

Joanna Ford
Realtor at Coldwell Banker Select

A 501 S Aspen Ave Ba Ok 74011 P 918-381-2555
E joannaford@cbtulsa.com W joannafordba.com

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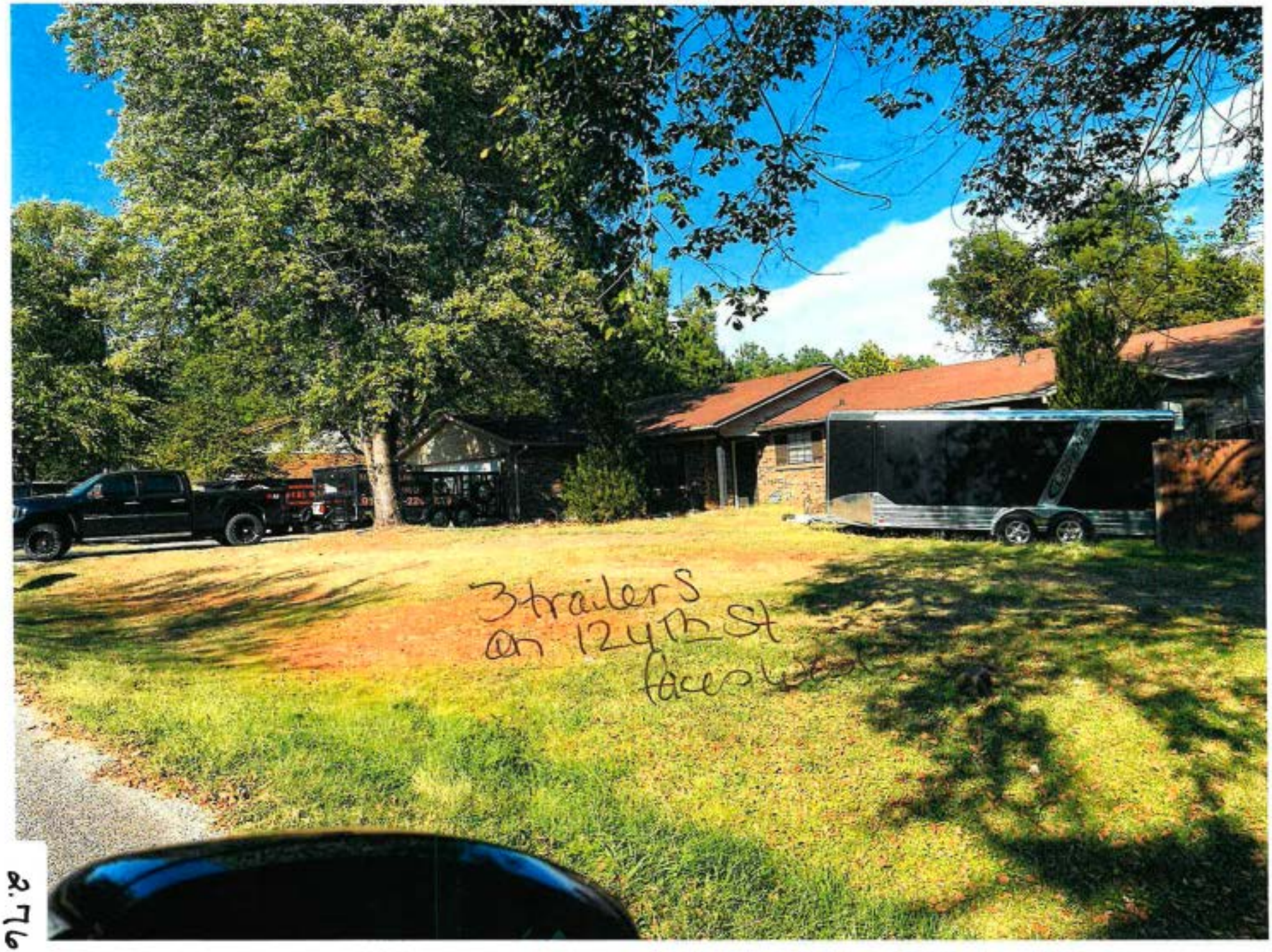

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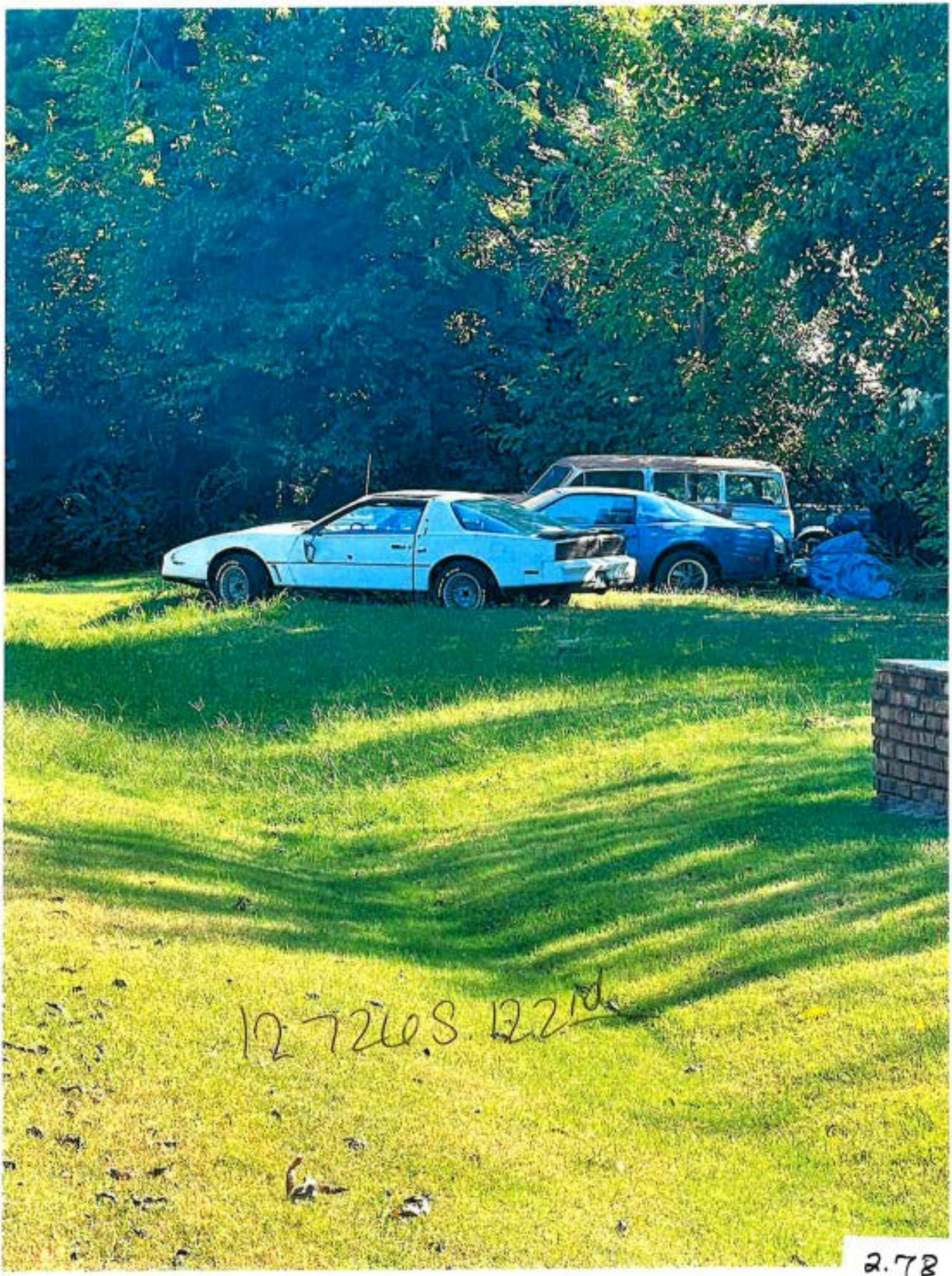

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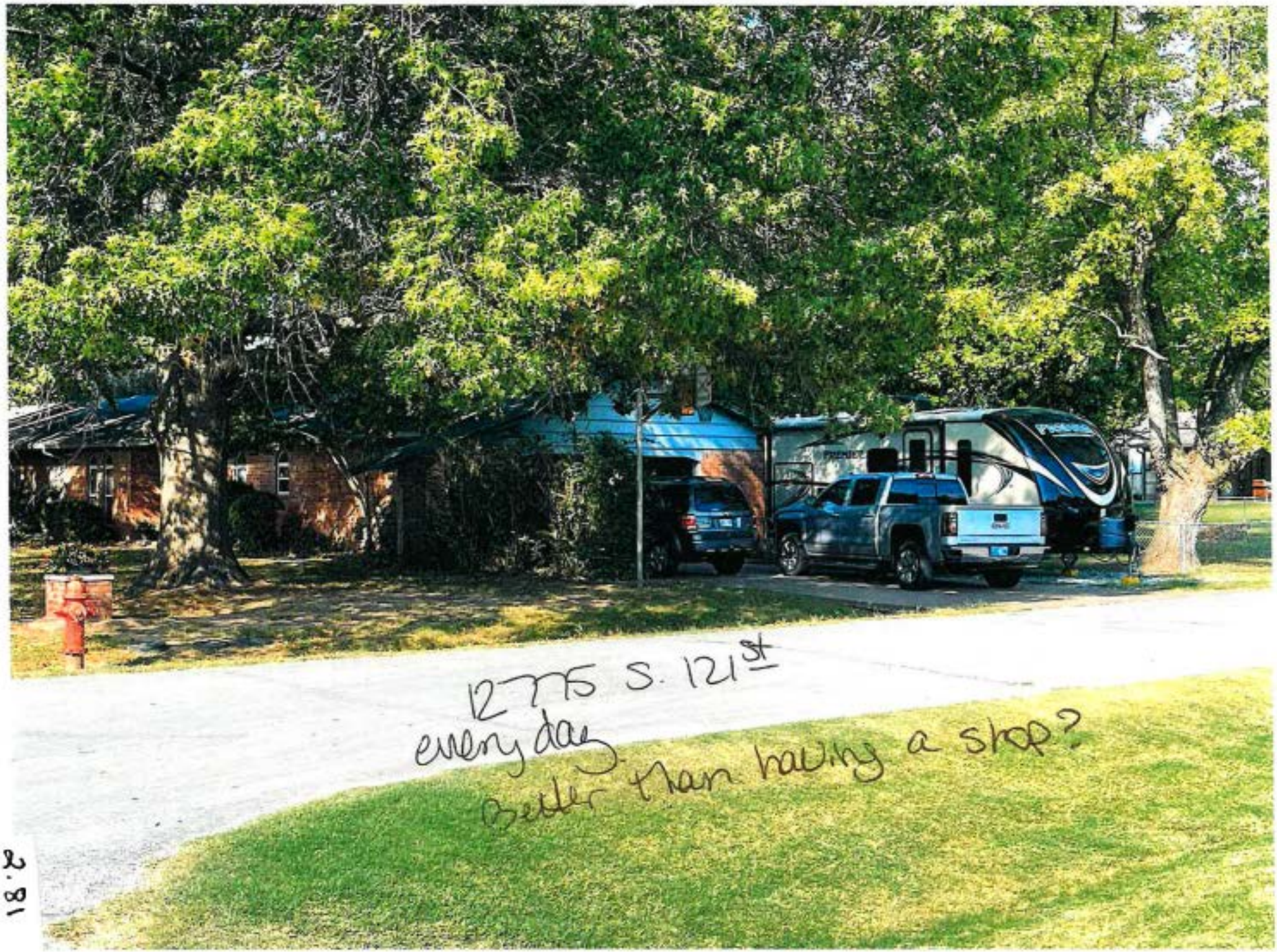
a.74

2.80



2.81

28.82

2.83

2:42 5GE
www.zillow.com

Daily

2:43 5GE

www.zillow.com

Map Satellite Lot lines

Daily

2.85

2.86

Sparger, Janet

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Thursday, September 16, 2021 2:17 PM
To: Jones, Robi; esubmit; ttosh@tulsacounty.org
Subject: Re: CBOA-2914
Attachments: 20210916_140739.jpg; 20210916_140758.jpg; 20210916_140814.jpg

A truck just dropped off additional building supplies which are now blocking the Stop Work notice. Please see attached pictures. I do not have Kerrick's email. If you could please forward to him that would be great.

Thank you.

2.87

88.08

2.90

2.91

2.92

2.93

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Wednesday, September 15, 2021 2:32 PM
To: Jones, Robi
Subject: Fwd: CBOA-2914

Just FYI for the file that she will be parking her RVs and trailers on the cement that should have never been poured.

---------- Forwarded message ---------
From: **Joanna Ford** <joanna@joannafordba.com>
Date: Wed, Sep 15, 2021, 1:44 PM
Subject: Re: CBOA-2914
To: Amanda Coats <amandacoats05@gmail.com>

in the meantime once my lease is up at the storage facility we might just be parking the RV's and trailer on the lot since everything has came to a standstill

On Wed, Sep 15, 2021 at 1:32 PM Amanda Coats <amandacoats05@gmail.com> wrote:
None of the attached pictures of the homes with shops look familiar. I formally request the physical address of these images as it pertains to the hearing.

https://tulsaplanning.org/countyboa/cases/CBOA-2914.pdf

--

Joanna Ford
Realtor at Coldwell Banker Select

A 501 S Aspen Ave Ba Ok 74011 P 918-381-2555
E joannaford@cbtulsa.com W joannafordba.com

2.94

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Wednesday, September 15, 2021 1:33 PM
To: Jones, Robi
Cc: Joannaford@cbtulsa.com
Subject: CBOA-2914
Attachments: CBOA-2914_96313502916591.pdf

None of the attached pictures of the homes with shops look familiar. I formally request the physical address of these images as it pertains to the hearing.

https://tulsaplanning.org/countyboa/cases/CBOA-2914.pdf

(Pictures are in the agenda packet.)

2.95

Example of other accessory buildings in the neighborhood as photographed by planning staff.

Subject Property where the proposed accessory building and single-family home are under construction.

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Tuesday, September 14, 2021 5:23 PM
To: Jones, Robi; ttosh@tulsacounty.org; esubmit
Subject: Re: CBOA-2914
Attachments: image003.png; 20210914_171442.jpg; 20210914_171515.jpg; 20210914_171106.jpg; 20210914_171120.jpg

We cannot read the notes on the site plan. Is there a link? Also, the east side of the building is supposed to be 27.5 ft from the fence according to the site plan; however, it is 10 ft from Jim's fence. See attached.

Thank you,
Amanda Coats
918-852-2669

On Tue, Sep 14, 2021, 8:55 AM Jones, Robi <rjones@incog.org> wrote:

I will add the pictures to the file.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Tuesday, September 14, 2021 8:26 AM
To: ttosh@tulsacounty.org; Jones, Robi <rjones@incog.org>
Subject: Re: CBOA-2914

2.98

They started working before 6 AM this morning. I have video from 6:33 AM. They are now pouring concrete for the shop. If this has not been approved, shouldn't this be stopped? The hearing isn't until 9/21.

On Mon, Sep 13, 2021, 6:11 PM Amanda Coats <amandacoats05@gmail.com> wrote:

Hello,

I am contacting you to file a complaint due to construction without approval. The construction address is 12833 S 121 E Ave, Broken Arrow, OK 74011. The hearing is set for 9/21, but they are continuing construction on the 2,400 sq ft building in question. Please see attached pictures. I also have a video that is too large to attach but will get it to you if needed.

Thanks,

Amanda Coats

918-852-2669

12821 S 121st E Ave, Broken Arrow, OK 74011

---------- Forwarded message ---------
From: **Jones, Robi** <rjones@incog.org>
Date: Mon, Sep 13, 2021, 4:45 PM
Subject: RE: CBOA-2914
To: Amanda Coats <amandacoats05@gmail.com>
Cc: esubmit <esubmit@incog.org>

I have included your photographs for the Board's review. You can always contact Tulsa County Permit Department to let them know that the construction is still proceeding. Their number is 918-596-5293.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2.99

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 13, 2021 4:15 PM
To: Jones, Robi <rjones@incog.org>
Cc: esubmit <esubmit@incog.org>
Subject: Re: CBOA-2914

Thank you. I just got home from work and it appears they are continuing contruction without approval. Please see attached.

On Mon, Sep 13, 2021, 9:00 AM Jones, Robi <rjones@incog.org> wrote:

I will submit these comments to the County Board of Adjustment. If you wish to submit a signed petition, please email it to me at least a day before the scheduled meeting.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

2.100

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit <esubmit@incog.org>; Jones, Robi <rjones@incog.org>
Subject: CBOA-2914

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,

Amanda Coats

918-852-2669

12821 S 121st E Ave, Broken Arrow, OK 74011

2.101

2.102

82.105

5 ft.
PROPOSED
DETACHED
ACCESSORY
27.5'
60'
design
FORD HOMES
WILLOW SPRINGS
PROJECT #
21189
12833 S. 121ST E. AVE
BROKEN ARROW OK
74011

2.104

Jones, Robi

From: Joanna Ford <joanna@joannafordba.com>
Sent: Tuesday, August 3, 2021 10:18 AM
To: Jones, Robi
Subject: Re: Fwd:

Follow Up Flag: Follow up
Flag Status: Flagged

the shop is 40x60 and it will be 27.5 feet of yard behind it and 5 feet on the side, let me know if you need anything else

On Tue, Aug 3, 2021 at 8:49 AM Jones, Robi <rjones@incog.org> wrote:

I have received your application. Please include the dimensions of the detached accessory building and distance to the side and rear property line. (I know they are on the current site plan but I cannot read them clearly.)

TULSA PLANNING OFFICE

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Joanna Ford <joanna@joannafordba.com>
Sent: Tuesday, August 3, 2021 7:50 AM
To: Jones, Robi <rjones@incog.org>
Subject: Fwd:

Please let me know if i need to do anything else and what the next step is. There are Multiple large shops in this neighborhood, some 2x the size of the home, some as much as 5 shops in there yard and no yard left, some people are

2.105

living in, i dont want to store my RV and cars in the yard like some are doing, some have RV's, boats, semi trucks and cars all in front of one home, it looks terrible and I am aware im cleary over building for this neighborhood, we are doing so for the shop.

Thank you

---------- Forwarded message ---------
From: <donotreply@cbokc.com>
Date: Tue, Aug 3, 2021 at 7:46 AM
Subject:
To: <joanna@joannafordba.com>

TASKalfa 7353ci
[00:17:c8:b4:ac:3c]

--

Joanna Ford
Realtor at Coldwell Banker Select

A 501 S Aspen Ave Ba Ok 74011

P 918-381-2555

E joannaford@cbtulsa.com

W joannafordba.com

2.106

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Tuesday, September 14, 2021 8:26 AM
To: ttosh@tulsacounty.org; Jones, Robi
Subject: Re: CBOA-2914
Attachments: 20210914_065100.jpg; 20210914_065103.jpg; 20210914_065115.jpg; 20210914_080338.jpg

They started working before 6 AM this morning. I have video from 6:33 AM. They are now pouring concrete for the shop. If this has not been approved, shouldn't this be stopped? The hearing isn't until 9/21.

On Mon, Sep 13, 2021, 6:11 PM Amanda Coats <amandacoats05@gmail.com> wrote:
Hello,

I am contacting you to file a complaint due to construction without approval. The construction address is 12833 S 121 E Ave, Broken Arrow, OK 74011. The hearing is set for 9/21, but they are continuing construction on the 2,400 sq ft building in question. Please see attached pictures. I also have a video that is too large to attach but will get it to you if needed.

Thanks,

Amanda Coats
918-852-2669
12821 S 121st E Ave, Broken Arrow, OK 74011

---------- Forwarded message ---------
From: **Jones, Robi** <rjones@incog.org>
Date: Mon, Sep 13, 2021, 4:45 PM
Subject: RE: CBOA-2914
To: Amanda Coats <amandacoats05@gmail.com>
Cc: esubmit <esubmit@incog.org>

I have included your photographs for the Board's review. You can always contact Tulsa County Permit Department to let them know that the construction is still proceeding. Their number is 918-596-5293.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

2.107

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 13, 2021 4:15 PM
To: Jones, Robi <rjones@incog.org>
Cc: esubmit <esubmit@incog.org>
Subject: Re: CBOA-2914

Thank you. I just got home from work and it appears they are continuing contruction without approval. Please see attached.

On Mon, Sep 13, 2021, 9:00 AM Jones, Robi <rjones@incog.org> wrote:

I will submit these comments to the County Board of Adjustment. If you wish to submit a signed petition, please email it to me at least a day before the scheduled meeting.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit <esubmit@incog.org>; Jones, Robi <rjones@incog.org>
Subject: CBOA-2914

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,

Amanda Coats

918-852-2669

12821 S 121st E Ave, Broken Arrow, OK 74011

8.110

Q. 111

2.112

2113

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 13, 2021 4:15 PM
To: Jones, Robi
Cc: esubmit
Subject: Re: CBOA-2914
Attachments: image002.png; 20210913_160556.jpg; 20210913_160612.jpg; 20210913_160759.jpg; 20210913_160614.jpg

Thank you. I just got home from work and it appears they are continuing contruction without approval. Please see attached.

On Mon, Sep 13, 2021, 9:00 AM Jones, Robi <rjones@incog.org> wrote:

I will submit these comments to the County Board of Adjustment. If you wish to submit a signed petition, please email it to me at least a day before the scheduled meeting.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit <esubmit@incog.org>; Jones, Robi <rjones@incog.org>
Subject: CBOA-2914

2.114

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,

Amanda Coats

918-852-2669

12821 S 121st E Ave, Broken Arrow, OK 74011

2.115

2.116

2.117

8.118

8.119

Sparger, Janet

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 20, 2021 3:54 PM
To: esubmit; Jones, Robi; ttosh@tulsacounty.org
Subject: CBOA-2914
Attachments: 20210920_155037.jpg

More building material was delivered today and dropped off in front of the proposed shop. Please add to file and confirm receipt.

2.120

8.121

Jones, Robi

From: Tina <tina.troxell@gmail.com>
Sent: Sunday, September 5, 2021 12:51 PM
To: esubmit
Subject: CBOA-2914

I live close to this and DO NOT want a commercial building going in that will cause more traffic and larger vehicles on the roadway.
I vote NO
Thank you
Tina Troxell

2.122

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit; Jones, Robi
Subject: CBOA-2914

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,
Amanda Coats
918-852-2669
12821 S 121st E Ave, Broken Arrow, OK 74011

2.123

Jones, Robi

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Monday, September 13, 2021 4:15 PM
To: Jones, Robi
Cc: esubmit
Subject: Re: CBOA-2914
Attachments: image002.png; 20210913_160556.jpg; 20210913_160612.jpg; 20210913_160759.jpg; 20210913_160614.jpg

Thank you. I just got home from work and it appears they are continuing contruction without approval. Please see attached.

On Mon, Sep 13, 2021, 9:00 AM Jones, Robi <rjones@incog.org> wrote:

I will submit these comments to the County Board of Adjustment. If you wish to submit a signed petition, please email it to me at least a day before the scheduled meeting.

Robi Jones

Community Planner

County Board of Adjustment Administrator

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9472

rjones@incog.org

From: Amanda Coats <amandacoats05@gmail.com>
Sent: Saturday, September 11, 2021 2:28 PM
To: esubmit <esubmit@incog.org>; Jones, Robi <rjones@incog.org>
Subject: CBOA-2914

2.124

My husband and I live directly north of 12833 S 121 E Ave. The proposed building is 3.2 times the 750 sq ft covenant. The building is for an RV which will require at least 12 foot sides and a 14 foot door. It will also set 5 feet from our fence. We do not want this building taking up our whole back yard view to the south. Our neighbors agree and also do not want the building. They are all elderly. Do I need to get a signed petition from my neighbors and bring it to the hearing or email it to you?

Thank you,

Amanda Coats

918-852-2669

12821 S 121st E Ave, Broken Arrow, OK 74011

2.126

2.127

2.128

2.129

2.130

2.131

2.132

2.133

What ours will look like same colors as well

1 of 3

2.134

2 of 3

2.135

Little Bites

D Cross Barn Co

4999 N. 260 Rd
Beggs, OK 74421
866-749-7627

PROPOSAL SUBMITTED TO	PHONE	DATE
Joshua Ford	(918) 724-7604	5/15/2021
512 E Glendale St	COMPANY	CONTRACT NUMBER 21-0409
Broken Arrow, OK 74011	JOB SITE LOCATION	JOB PHONE
joshford@cbtulsa.com	Broken Arroe	(918) 724-7604

We hereby submit specifications and estimates for a: 40x60x16

6 x 6 MCA POSTS 10' ON CENTER
2 X 6 CCA BOTTOM BAND
2 X 6 SIDEWALL GIRTS 2' O.C.
2 X 10 DOUBLE HEADERS
2 X 6 TRUSSES 5' O.C.
2 X 4 ROOF PURLINS 2' O.C.

29 GAUGE PANELS
NO INSULATION
1 - ENTRY DOOR
1 - GARAGE DOOR - 12W X 14H - INSULATED
0 - WINDOWS
40x60x4" SLAB W/FIBERMESH & WATER REPELLANT*"
WAINSCOTING

- FOR SOLARGUARD INSULATION ADD $4,350

- FOR 1" CLOSED CELL FOAM INSULATION ADD $8,700

Roof Color_____

Body Color_____

Trim Color_____

Ridge Cap Color_____

Wainscot Color_____
(if applicable)

Fill Dirt Not Included. Customer is responsible to have 30 Yards at a minimum at site before construction starts if D Cross Barn Co pours the slab.

Subtotal	$44,200.00
Delivery	$0.00
Total	**$44,200.00**

Is there electricity at the barn site? Yes___ No___

* - SEE PARA 4 OF TERMS CONDITIONS

We Propose Hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
Forty-Four Thousand Two Hundred Dollars

Payment to be made as follows:

$1,000 Deposit to get on the schedule, $30240 Due Upon Arrival of Materials And $12960 Due Upon Completion of Work. An additional $150 per day charge will be added if not paid upon completion.

All material is guaranteed to be as specified*. All work is to be completed in a workmanlike manner according to standard practice and warranted for two (2) years. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

Authorized Signature E. Pratt

Note: This proposal may be withdrawn by us if not accepted within 15 Days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature _____

2.137

Joshua Ford

ADDITIONAL TERMS AND CONDITIONS

5/15/2021

21-0409

1. Customer is responsible for getting all construction site pre-work: (Note: We highly encourage owners to submit pictures of their job-site to DCB.)

a) Customer must provide a level building site with a maximum slope no greater than 8". Post depth of 36" is based on level ground. If ground is out of level and extra length posts are required, the customer will be responsible for the extra cost, which will include material and delivery.

b) Customer is responsible for getting any utility lines clearly marked.

c) Customer must have the exact location of the building clearly marked. (Setting stakes or flags at the building corners and door locations is adequate. DCB is responsible for squaring all marked locations.)

d) Arrangements for fill dirt, if DCB is pouring the concrete, should be made before materials are delivered. Amount of fill dirt is an estimate. If more fill dirt is needed it is the customer's responsibility. If sufficient fill dirt is not provided by customer and extra concrete is required to complete the job, customer will pay for the extra concrete.

2. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices and warranted for two (2) years. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon circumstances beyond our control.

3. If rock is encountered and the holes cannot be drilled in a reasonable amount of time, customer will pay an additional fee to the builder of $30 per hole, plus the cost of the auger rental and/or use of special equipment and any required freight, delivery.

4. If the customer has DCB pour concrete, DCB makes no warranty against the concrete cracking, breaking, or corroding in any way in the concrete work performed. It is the customer's responsibility to prepare the ground to minimize shifting or any other factor that would affect the slab.

5. If placement of a door does not allow for the use of an existing post a $50 charge will be added for each additional post required.

6. Customer is responsible for construction debris.(Two piles will be left: One is burnables and one is scrap metal.Usually only a small amount.

7. Lead times are estimated based on the number of active contracts DCB is currently working. This time may vary based on weather conditions and production. DCB will contact the customer to make specific arrangements prior to delivery.

8. Once the materials have been delivered to customer's property, damage or theft of materials is the customer's responsibility.

9. It shall be the responsibility of the customer to obtain any building or construction permits required by any state, county, or municipality before construction begins. Customer must also inform DCB of any structural or material changes required by that county's specific building codes prior to DCB's arrival at the job site. While DCB will make every effort to complete the building to the specific codes and adhere to common construction methods, should the construction process vary from our normal process, there will be additional labor expenses involved. The customer may not withhold final payment while waiting for inspection approval.

10. Once building materials have been ordered there will be no refunds and the customer is responsible for full payment under the terms of the contract.

11. Please be aware that if your building has a slab the interior wall height is 12" shorter than the outside wall height due to the slab and trusses. If you have a 12' outside wall your interior wall height will be 11'.

Customer's Initials _____ Date _____

5/15/2021
21-0409

Joshua,

Thank you for choosing D Cross Barn Co. to help you with your project in Broken Arroe. We realize that your building is an important investment and addition to your property. We do not take this responsibility lightly and will handle the process with honesty and integrity, leaving you a quality structure you can take pride in and can utilize for years to come.

When comparing quotes please remember that the items listed below are standard features for D Cross Barn Buildings:

- Rat Guard
- 26 Gauge Trim
- 2 x 6 Sidewall Purlins
- 2 x 8 Double Headers for 30' wide or less, 2 x 10 for anything wider than 30'
- Diagonal Bracing in all corners
- Unlike some of our competitors, we are fully insured.

Please review the proposal to ensure it meets your specifications. If it doesn't, please call me and we will work on it until it does.

If it does meet your specifications, please do the following in order for us to get you on the schedule:

- Review the color palette and write your choices down on the contract
- Include Driving Directions to Property if not available on Google Maps/MapQuest
- Include a Copy of Farm Tax Card if applble.
- Sign the contract, initial the Additional Terms & Conditions Page and send them with a deposit check for $1,000 and mail it to us.

Due to volatility of current metal and lumber costs, contract price is good for 15 days from contract date

Thank You,

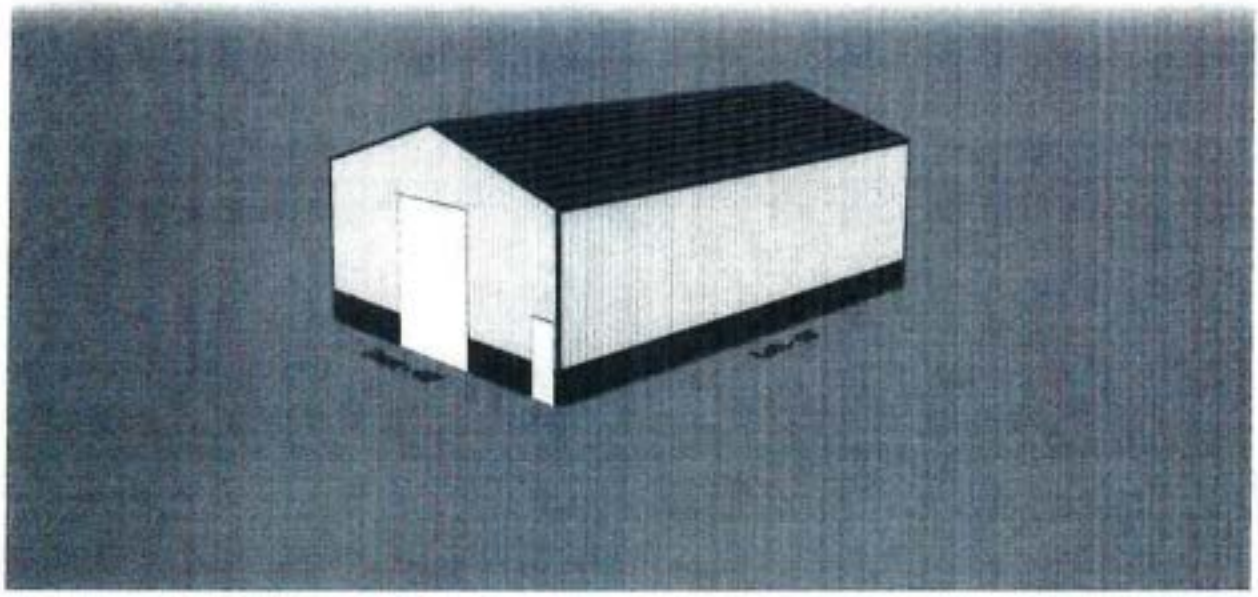
E. Daggett

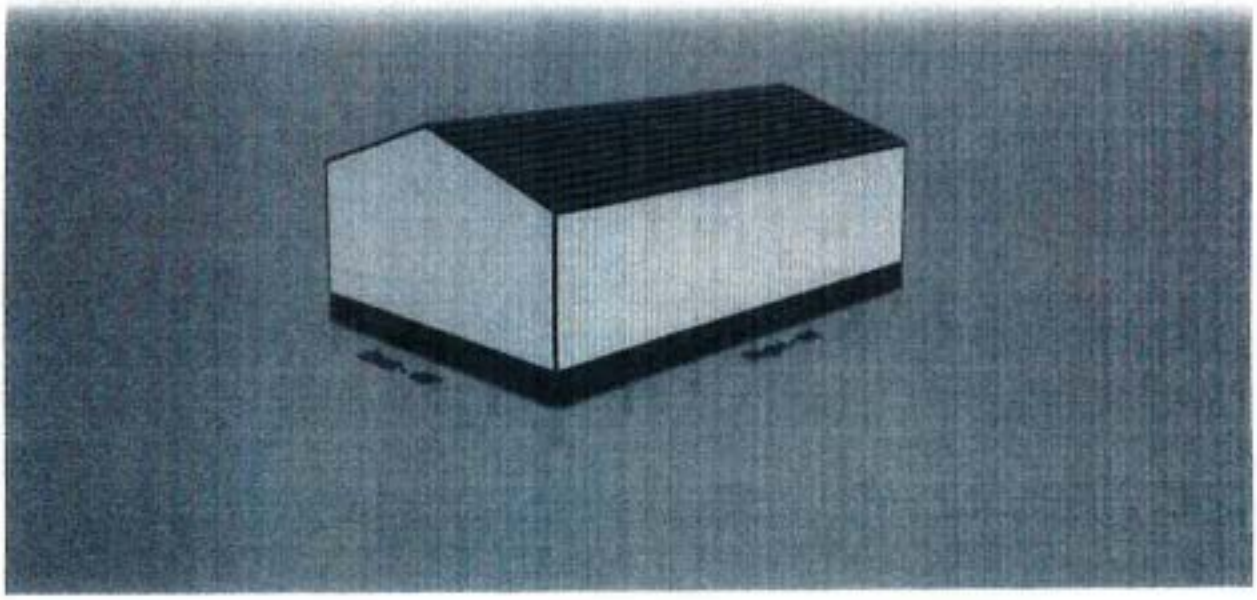
Eddie Daggett
President
D Cross Barn Co

D CROSS BARN CO.
TULSA, OK

Example Only

Image Does Not Show Slab If Included

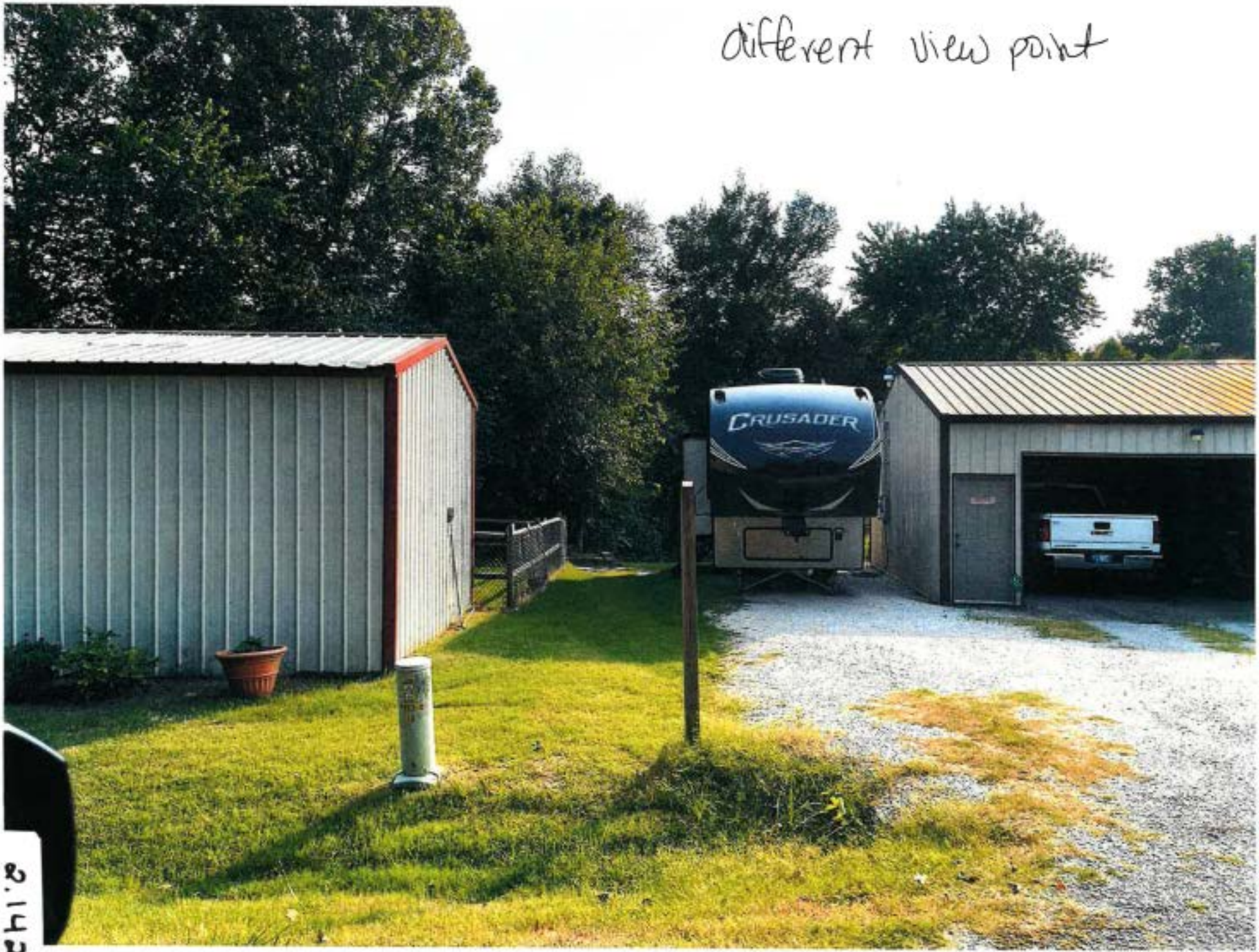




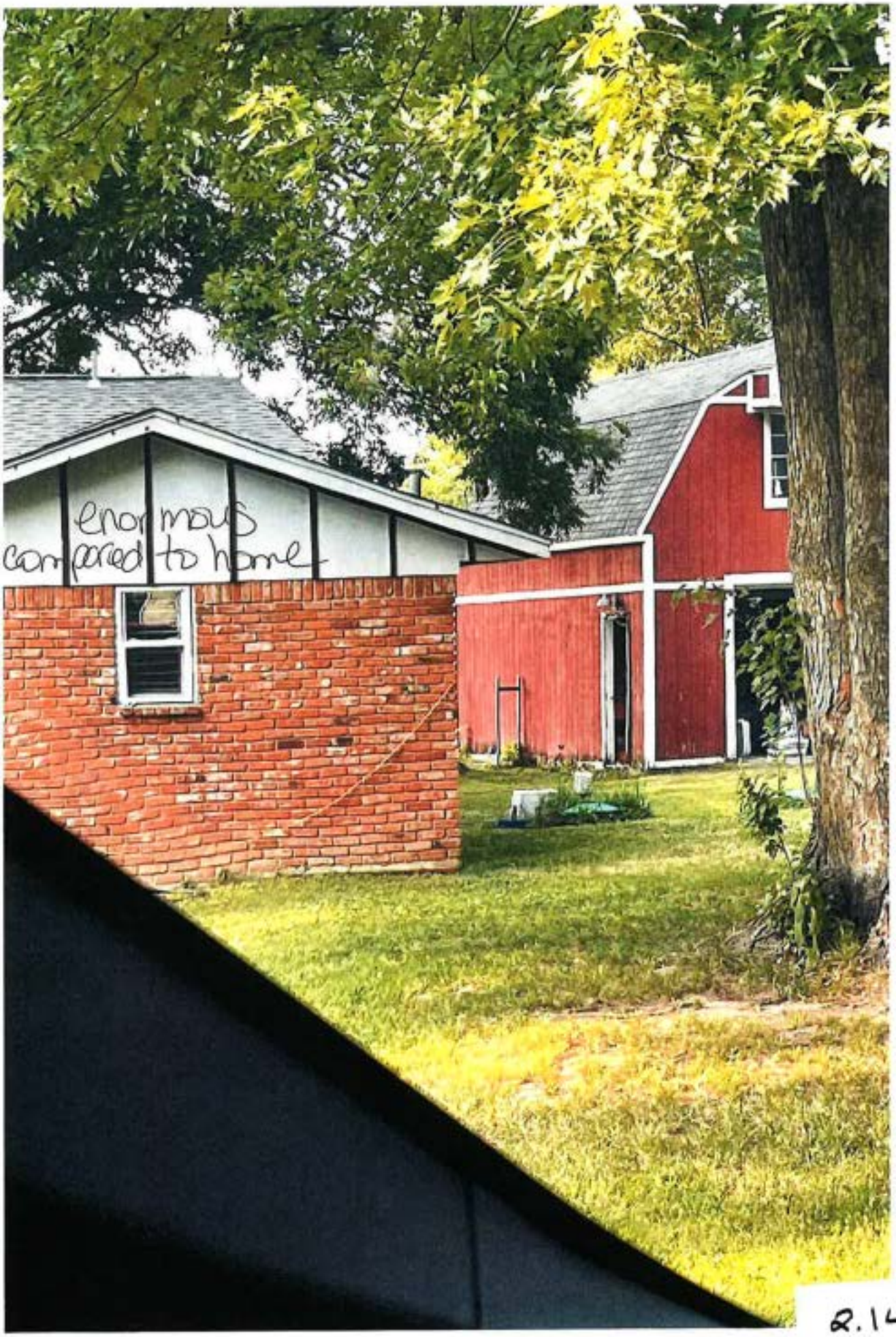
2.140

2.141

different view point



2 of 4



R.143

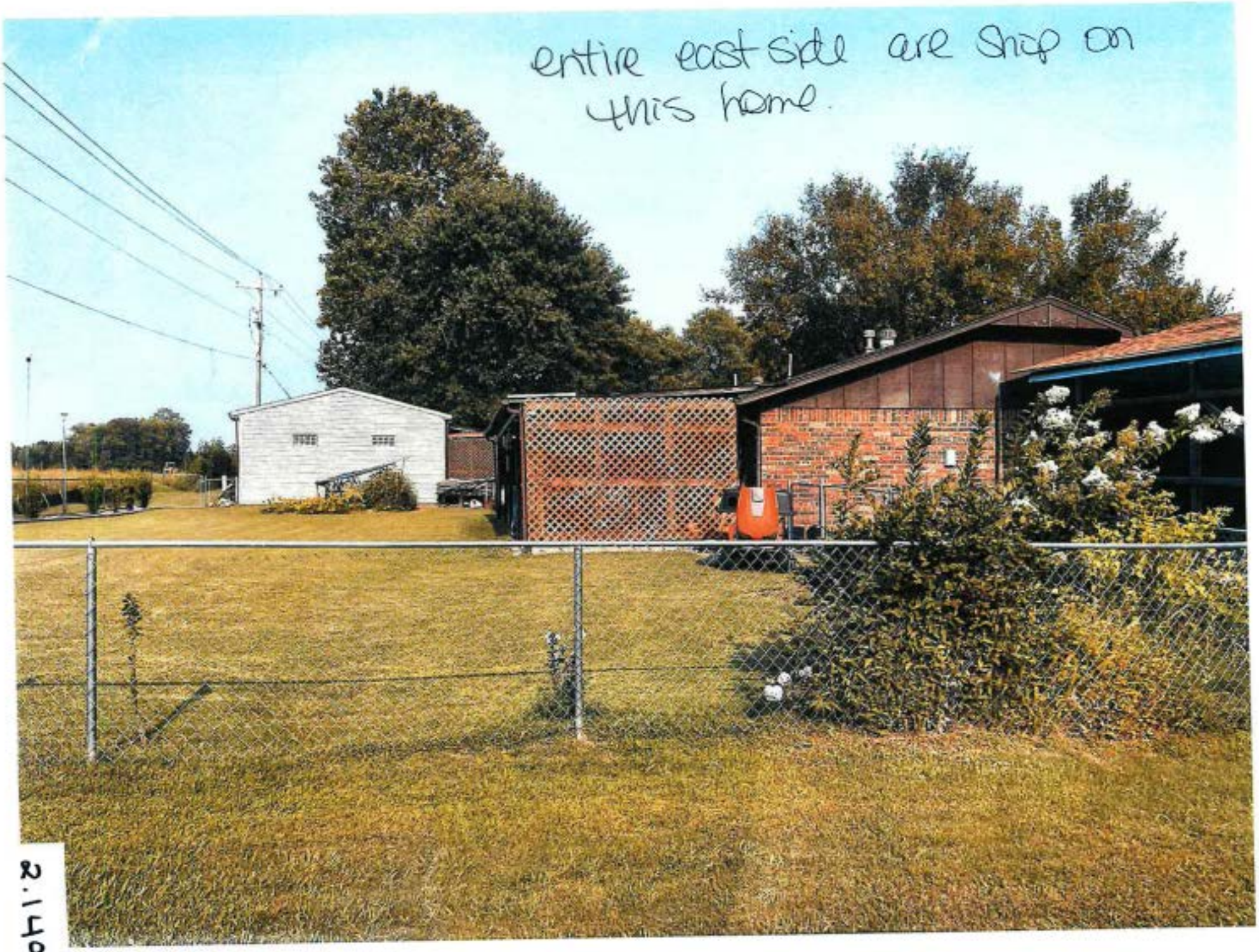
8.144

8.145

2.146

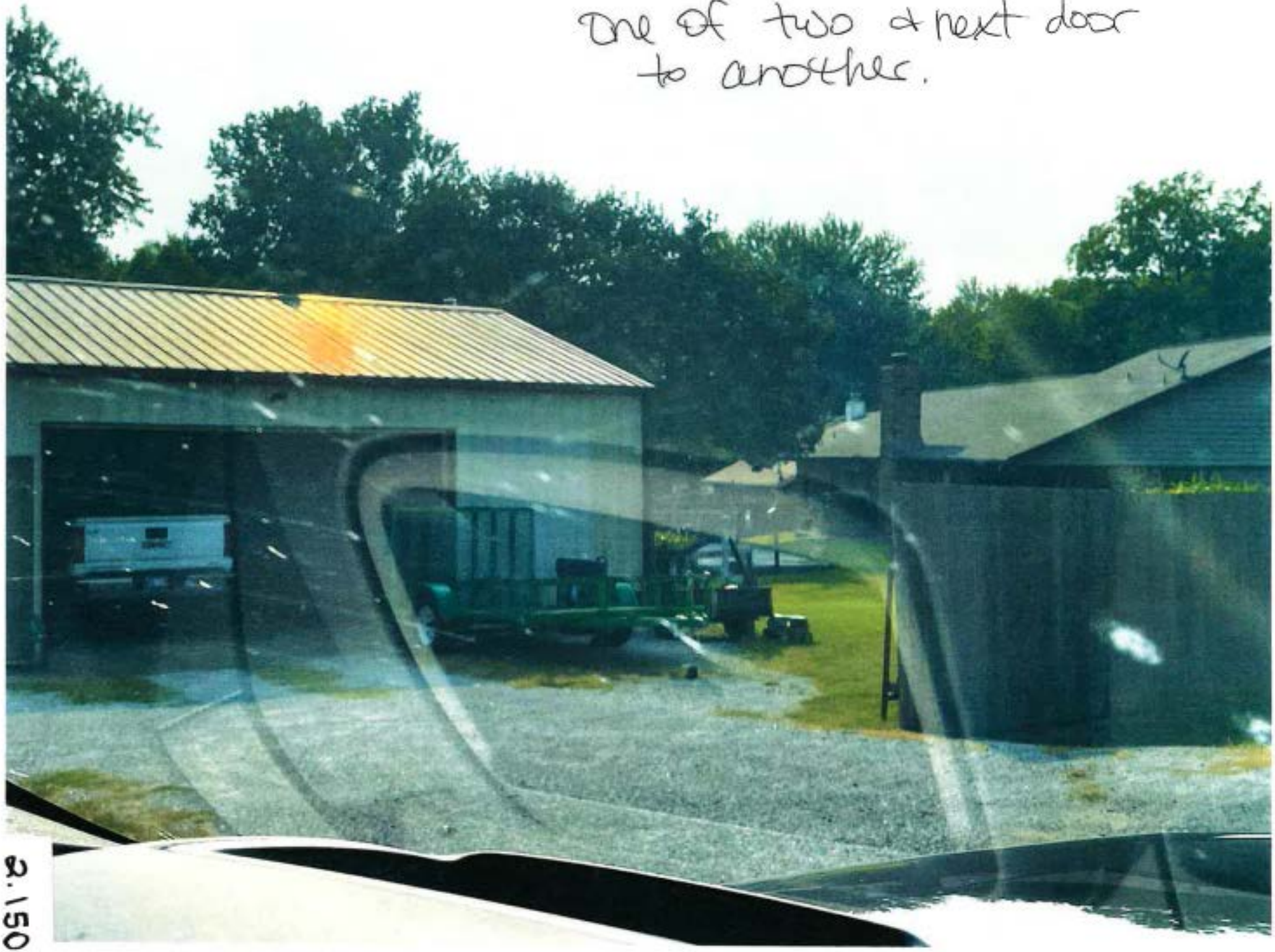
Shop bigger
than most of these homes

2.148



2.149

One of two a next door to another.



2.150

2.151

21146037

LEGEND

- ℄ - CENTERLINE
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- SE - SERVICE ENTRANCE
- ROW - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS EASEMENT
- B/E - BURIED ELEC. EASEMENT
- LE - LANDSCAPE EASEMENT
- DE - DRAINAGE EASEMENT
- WE - WATERLINE EASEMENT
- TRANSFMR - TRANSFORMER

BAKER SURVEYING, LLC

4877 SOUTH 83RD EAST AVENUE
TULSA, OKLA. 74145

MORTGAGE INSPECTION REPORT

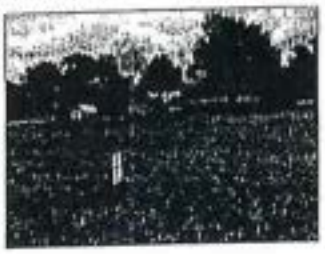
NOT A LAND OR BOUNDARY SURVEY

SCALE: 1"=40'

SELLER: Homan Homes, LLC

BUYER: Ford Homes, see Inc. 94

CLIENT: Apex Title & Closing Services, LLC



FLOOD PLAIN STATEMENT:
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 40143C0452L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

SURVEYOR'S NOTE:
THE FOLLOWING FOUND IN TITLE OPINION #21146037, DATED 05/17/2021 DOES AFFECT THE PROPERTY:

- #2 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF WILLOW SPRINGS ESTATES, PLAT NO. 2787

X Joanna Ford

DATE OF FIELD INSPECTION:
JUNE 2ND, 2021

LEGAL DESCRIPTION:
LOT EIGHT (8), BLOCK ELEVEN (11), WILLOW SPRINGS ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
ALSO KNOWN AS:
12833 SOUTH 121ST EAST AVENUE, BROKEN ARROW, OK 74011

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

WITNESS MY HAND AND SEAL THIS DATE: JUNE 4TH, 2021

LICENSED PROFESSIONAL LAND SURVEYOR
Robert T. Horton
1447
OKLAHOMA

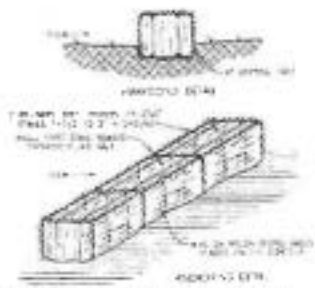
BAKER SURVEYING, LLC
4877 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5783

2.152

2.153

NOTES:

3 SILT FENCE DETAIL

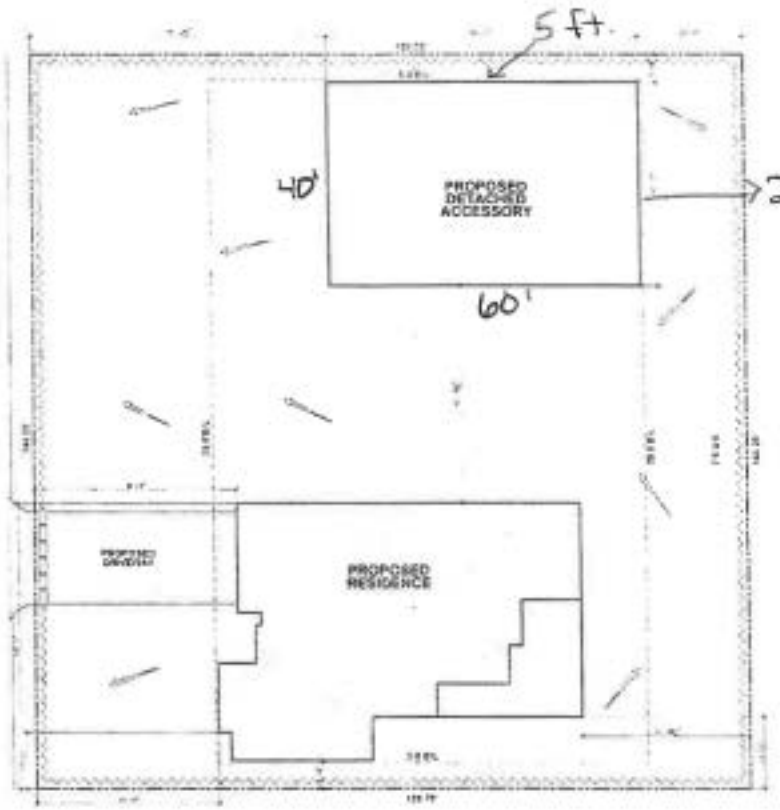


2 HAY BALE DIKE DETAIL

LEGAL DESCRIPTION

LIVABILITY SPACE

EROSION CONTROL LEGEND



1 ARCHITECTURAL SITE PLAN

design

FORD HOMES

WILLOW SPRINGS

PROJECT #
21189

12833 S. 121ST E. AVE
BROKEN ARROW, OK
74011

6.15.2021

ARCHITECTURAL SITE PLAN

SP