**Case Report Prepared by:** Jay Hoyt

**Owner and Applicant Information:**
- **Applicant:** Joanna Ford
- **Property Owner:** JOFO LLC

**Action Requested:** Modification to previously approved conditions regarding exterior material of accessory building (CBOA-2914)

**Location Map:**

**Additional Information:**
- **Present Use:** Residential
- **Tract Size:** 0.46 acres
- **Location:** 12833 S 121 AV E
- **Present Zoning:** RS
- **Fenceline/Area:** Broken Arrow
- **Land Use Designation:** Rural Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7405  CASE NUMBER: CBOA-2914-A
CZM: 63  CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Joanna Ford

ACTION REQUESTED: Modification to previously approved conditions regarding exterior material of accessory building. (CBOA-2914)

LOCATION: 12833 S 121 AV E  ZONED: RS

FENCeline: Broken Arrow

PRESENT USE: Residential  TRACT SIZE: 0.46 acres

LEGAL DESCRIPTION: LT 8 BLK 11, WILLOW SPRINGS ESTATES ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: See Attachment

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

STAFF COMMENTS:
The applicant is before the Board to request a Modification to conditions for a previously approved Variance to permit a detached accessory building to exceed 750 sf in the RS district and a previously approved Variance to allow a detached accessory building to be located in the side yard in an RS district (CBOA-2914 October 2021)

The motion to approve the variance requests of CBOA-2914 required that the accessory building be an all-brick structure. The applicant is requesting that, in lieu of an all-brick structure, they be allowed to use Hardie Architectural Siding (Fiber Cement with Stucco Finish) as the exterior material of the accessory building. They have provided photos of the subject property showing the accessory building and detail of how the finished siding appears. They have also provided photos of other accessory buildings in the neighborhood for reference.

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

Sample Motion:

“Move to ________ (approve/deny) a Modification to conditions of a previously approved Variance (CBOA-2914)."
Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Finding the proposed modification is compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.
### Summary of Surrounding Cases for Detached Accessory Buildings in same neighborhood as CBOA-2914-A

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

### Subject Lot

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Address</th>
<th>Date</th>
<th>Result</th>
<th>Size of Property</th>
<th>Size of Accessory Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBOA-2914</td>
<td>12833 S. 121st E. Ave.</td>
<td>10/20/2021</td>
<td>Approved</td>
<td>0.46+ acre</td>
<td>2400 sq. ft.</td>
</tr>
</tbody>
</table>
CBOA-2914-A

Examples of Accessory Buildings
in the Neighborhood