**Case Number:** CBOA-3013  
**Hearing Date:** 11/15/2022 1:30 PM

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Mitchel Gibson  
**Property Owner:** GIBSON, BECKY MAE

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

**Location Map:**

**Additional Information:**  
**Present Use:** Residential  
**Tract Size:** 0.22 acres  
**Location:** 6511 N ST LOUIS AV E  
**Present Zoning:** RS  
**Fenceline/Area:** Turley  
**Land Use Designation:** Rural Residential/Agricultural
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 0306
CZM: 22

CASE NUMBER: CBOA-3013
CASE REPORT PREPARED BY: Jay Hoyt

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

APPLICANT: Mitchel Gibson

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

LOCATION: 6511 N ST LOUIS AV E

ZONED: RS

FENCeline: N/A

PRESENT USE: Residential

TRACT SIZE: 0.22 acres

LEGAL DESCRIPTION: LT 30 BLK 3, PHILLIPS FARMS ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2065 October 2003: The Board approved a Special Exception to allow a manufactured home in an RS district (Section 410)

CBOA-1818 February 2001: The Board approved a Special Exception to allow a manufactured home in an RS district (Section 410)

CBOA-526 January 1985: The Board approved a Special Exception to allow a manufactured home in an RS district (Section 410)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is vacant. The tract is surrounded by RS zoning containing single-family homes, except the lot to the north which also contains agricultural uses.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

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

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

"Move to ______(approve/deny) a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

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

Subject to the following conditions, if any: ________________________________.

In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
I am writing this letter in response to the case number CBOA-3013 listed above. We will be out of town when the hearing is set to happen therefore will not be able to attend. I own the properties at 6501, 6502, and 6507 North Saint Louis Ave, Tulsa Oklahoma. I am NOT in favor of a single wide trailer being moved in at the property listed. I have sunk a lot of money in these properties to help bring up my property values. I feel moving a single wide, a USED single wide that requires work to be livable, which was told to me by the people themselves, is not going to help my situation at all. My neighbor next to me moved in a double wide because he was told he couldn’t have a single wide moved in. Therefore I feel that this should not be able to be approved. When these people lived there previously, they allowed the property to deteriorate, while still living in it, they had to move out leaving it to be vandalized to the point that the county had to come and remove the house and all belongings from that address. This property since then has barely been touched including the regular mowing of the property. There were homeless living in the house before it was demolished causing us much grief and thievery. Please, I ask that you not let this happen. I ask if they are moving in a trailer, it needs to be up to date and at least a double wide so as to not depreciate our properties any further.

Thank you,

Mike and Vicki Ready
November 6, 2022
case# CBOA-3013