**Case Number:** CBOA-3015  
**Hearing Date:** 11/15/2022 1:30 PM

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Edgar Duesenberg  
**Property Owner:** Same

**Action Requested:** Special Exception to permit a mobile home dwelling in the AG district (Section 310)

**Location Map:**

**Additional Information:**  
**Present Use:** Vacant  
**Tract Size:** 10 acres  
**Location:** 6115 E 106 ST N  
**Present Zoning:** AG  
**Fenceline/Area:** Tulsa  
**Land Use Designation:** Rural Residential/Agricultural
TULSA COUNTY BOARD OF ADJUSTMENT 
CASE REPORT

TRS: 1310
CZM: 11

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

APPLICANT: Edgar Duesenberg

ACTION REQUESTED: Special Exception to permit a mobile home dwelling in the AG district (Section 310)

LOCATION: 6115 E 106 ST N

FENCeline: Tulsa

PRESENT USE: Vacant

TRACT SIZE: 10 acres

ZONED: AG

LEGAL DESCRIPTION: SW SE SE SEC 10 21 13 10ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is surrounded by AG zoning containing single-family/agricultural uses to the north, west and south and a child care facility to the east.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide mobile home in an AG district (Section 310).

The subject lot is currently vacant. The applicant proposes to allow a single-wide mobile home on the lot, as illustrated on the site plan provided by the applicant.

The Tulsa County Zoning Code allows single-wide mobile home dwellings in the AG district, but only on a temporary basis while a single-family dwelling is being constructed on the same lot. The applicant wishes to place a single-wide mobile home on the subject lot on a permanent basis.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed single-wide mobile home is compatible with 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 AG district (Section 410).

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

Subject to the following conditions (including time limitation, if any): ________.
Finding the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
CASE - CBOA 3015

6115 E 106 ST. N
SPERRY, OK
TULSA COUNTY

APPLICANT: EDGAR DUERENBERG
918 756 2247

CBOA - 3015
SINGLEWIDE STANDARD CONSTRUCTION

1/2" Sheetrock – tape and textured ( thru-out )
2 x 4 Exterior sidewalls on 16" centers
5/8" Tongue and groove sturdy floor plywood flooring over 2 x 6 floor joists on 16" centers
7.5 Foot sidewalls on 16" centers
Techshield radiant barrier roof decking
3 Tab – 20yr rated shingles
LP Smart panel siding ( also known as Smart Panel ) 50yr limited manufactures warranty
Insulated heat and air ducts ( Floor ducting / vents )
Vinyl thermal pane ( Energy Efficient ) tip in windows
Pex plumbing
18oz Carpet – stretched and tack stripped
Vinyl flooring in the kitchen, laundry room, and bathrooms ( in most models ).
Solitaire molded one piece fiberglass tubs and showers
Hand painted interior and exterior
Zone 2 Insulation – R-21 ( Roof ), R-11 ( Sidewalls ), and R-11 ( Floor )
Ceiling fans in the living room and master bedroom
6" Roof eaves with venting ( Front and Back side )
6 Panel interior doors
Black whirlpool or Frigidaire appliances ( Refrigerator, Stove, and Dishwasher )
Stainless double sided kitchen sink