**Case Number:** CBOA-3071

**Hearing Date:** 06/26/2023 1:30 PM  
(Continued from 06/20/2023)

### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:

**Applicant:** Joshua & Brittany Reese  
**Property Owner:** REESE, JOSHUA & BRITTANY

### Action Requested:
Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

### Location Map:

![Location Map](image)

### Additional Information:

**Present Use:** Residential  
**Tract Size:** 1.6 acres  
**Location:** 12303 E 136 ST S  
**Present Zoning:** RS  
**Fenceline/Area:** Broken Arrow  
**Land Use Designation:** Level 1 – Rural Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7408          CASE NUMBER: CBOA-3071
CZM: 63           CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/26/2023 1:30 PM (Continued from 06/20/2023)

APPLICANT: Joshua & Brittany Reese

ACTION REQUESTED: Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

LOCATION: 12303 E 136 ST S ZONED: RS
FENCeline: Broken Arrow
PRESENT USE: Residential TRACT SIZE: 1.6 acres

LEGAL DESCRIPTION: LT 5 BLK 2, HICKORY HILLS 3RD ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2592 August 2016: The Board approved a Variance to allow a Detached accessory building to be 1540 sq feet (Section 240.2.E) and Variance to allow a Detached accessory building in the side yard (Sec. 420.2.A.2)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is bounded to the east and south by RS zoning containing single-family residences and to the north and west by AG zoning containing vacant land.

STAFF COMMENTS:
The applicant is before the Board to request a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

The RS district is limited to one dwelling unit per lot of record per Section 208 of the Tulsa County Zoning Code. The applicant is requesting that a second dwelling unit be allowed so that they can convert the existing shop into a “mother-in-law suite”. The shop is approximately 587 sf in area and lies 8 feet directly behind the existing dwelling.

The applicant is did not provide a statement of hardship.

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

Sample Motion:
“Move to _______ (approve/deny) a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

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

Subject to the following conditions, if any: ____________________________.

Finding the hardship to be ________.

Finding 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.