



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

**AGENDA - REGULAR MEETING  
COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
IMMEDIATELY FOLLOWING THE MEETING OF  
THE COWETA PLANNING COMMISSION  
MONDAY, JANUARY 17, 2022, 6:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Melanie Lander \_\_\_\_  
Jessica Morris \_\_\_\_  
Kathy Sloat-Ahlstrom \_\_\_\_  
Carter Mathews \_\_\_\_  
Joanna Jones \_\_\_\_

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Board of Adjustment to be routine and will be enacted by one motion. Any Member may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA BOARD OF ADJUSTMENT, REGULAR MEETING, HELD ON OCTOBER 18, 2021.

Documents:

[211018 MINUTES OF THE BOARD OF ADJUSTMENT.PDF](#)

IV. PUBLIC HEARINGS

1. PUBLIC HEARING - CBOA 22-01

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CBOA 22-01, A REQUEST FOR A VARIANCE TO SECTION 240.2 (E) (4) OF THE COWETA ZONING CODE PERTAINING TO ALLOWABLE AGGREGATE SQUARE FOOTAGE OF ACCESSORY BUILDINGS, A REQUESTS FOR A SPECIAL EXCEPTION TO THE ZONING CODE ACCORDING TO SECTION 240.2(E)(5) PERTAINING TO THE MAXIMUM AGGREGATE SQUARE FOOTAGE OF ACCESSORY BUILDINGS IN SECTION 240.2(E) (2), AND A REQUEST FOR A SPECIAL EXCEPTION TO SECTION 240.2 (E) (3) PERTAINING TO THE RELATABLE DESIGN STANDARDS FOR ACCESSORY BUILDINGS ON PROPERTY ZONED RS-1 AND LOCATED AT 29665 EAST 158TH STREET SOUTH IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[220117 STAFF REPORT CBOA 22-01.PDF](#)

220117 PUBLIC HEARING NOTICE CBOA 22-01.PDF  
WOODLAND VIEW.PDF  
CBOA 22-01 SITE PLAN.PDF  
CBOA 22-01 AERIAL VIEW MAP WITH FLOODPLAIN.PDF  
CBOA 22-01 LOCATION MAP.PDF  
CBOA 22-01 ZONING MAP.PDF

2. PUBLIC HEARING - CBOA 22-02

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CBOA 22-02, A REQUEST FOR A VARIANCE FROM SECTION 1950 PERTAINING TO STRUCTURAL NONCONFORMITIES OF THE ZONING CODE IN PARTICULAR SECTION 1950(D)(1) ON PROPERTY ZONED RS-3 AND LOCATED AT 15811 SOUTH 289TH EAST AVENUE IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

220117 STAFF REPORT CBOA 22-02.PDF  
220117 PUBLIC HEARING NOTICE CBOA 22-02.PDF  
CBOA 22-02 AERIAL VIEW WITH FLOODPLAIN.PDF  
CBOA 22-02 LOCATION MAP.PDF  
CBOA 22-02 ZONING MAP.PDF  
LETTER FROM STEVEN TERRY.PDF  
DOC018.PDF  
DOC019.PDF  
DOC020.PDF  
DOC021.PDF  
DOC022.PDF  
ORDINANCE 593.PDF

V. OLD BUSINESS

1. CBOA 22-01 - SPECIAL EXCEPTION SECTION 240.2 (E)(3)

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 22-01, A REQUEST FOR A SPECIAL EXCEPTION FROM SECTION 240.2 (E)(3) OF THE COWETA CITY CODE PERTAINING TO RELATABLE DESIGN OF ACCESSORY BUILDINGS ON PROPERTY ZONED RS-1 AND LOCATED AT 29665 EAST 158TH STREET SOUTH IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

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CBOA 22-01 ZONING MAP.PDF

2. CBOA 22-01 - VARIANCE SECTION 240.2 (E)(4)

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 22-01, A REQUEST FOR A VARIANCE FROM SECTION 240.2 (E)(4) OF THE COWETA CITY CODE PERTAINING TO ALLOWABLE AGGREGATE SQUARE FOOTAGE OF ACCESSORY BUILDINGS ON PROPERTY ZONED RS-1 AND LOCATED AT 29665 EAST 158TH STREET SOUTH IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

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[CBOA 22-01 LOCATION MAP.PDF](#)  
[CBOA 22-01 ZONING MAP.PDF](#)

3. CBOA 22-01 - SPECIAL EXCEPTION SECTION 240.2 (E)(5)

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 22-01, A REQUEST FOR A SPECIAL EXCEPTION FROM SECTION 240.2 (E)(5) PERTAINING TO THE MAXIMUM AGGREGATE SQUARE FOOTAGE OF ACCESSORY BUILDINGS IN SECTION 240.2(E) (2) ON PROPERTY ZONED RS-1 AND LOCATED AT 29665 EAST 158TH STREET SOUTH IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

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[CBOA 22-01 LOCATION MAP.PDF](#)  
[CBOA 22-01 ZONING MAP.PDF](#)

4. CBOA 22-02

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 22-02, A REQUEST FOR A VARIANCE FROM SECTION 1950 PERTAINING TO STRUCTURAL NONCONFORMITIES, IN PARTICULAR SECTION 1950(D)(1), OF THE ZONING CODE ON PROPERTY ZONED RS-3 AND LOCATED AT 15811 SOUTH 289TH EAST AVENUE IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

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[DOC022.PDF](#)  
[ORDINANCE 593.PDF](#)

VI. NEW BUSINESS

VII. ADJOURNMENT

**IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.**