



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

AGENDA - REGULAR MEETING
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, DECEMBER 21ST, 2020 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Melanie Lander ____

Jessica Morris ____

Kathleen Robinson ____

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 COWETA BOARD OF ADJUSTMENT-SPECIAL MEETING-FEBRUARY 24, 2020
APPROVAL OF THE MINUTES OF THE COWETA BOARD OF ADJUSTMENT, SPECIAL MEETING, HELD ON FEBRUARY 24, 2020.

Documents:

[BOA MEETING MINUTES 02-24-2020.DOCX](#)

IV. OLD BUSINESS

1. CBOA 20-02

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT AND DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS OR DENIAL OF CBOA 20-02, A REQUEST FOR A VARIANCE OF THE COWETA ZONING CODE, SECTION 410, TO ALLOW EXISTING SINGLE-FAMILY STRUCTURES IN RS-3 DISTRICT. THE PROPERTY IS LOCATED AT 28897 EAST 141ST STREET SOUTH, IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[201221 STAFF REPORT CBOA 20-02.PDF](#)
[CBOA 20-02 AERIAL VIEW MAP.PDF](#)
[CBOA 20-02 ZONING MAP.PDF](#)

V. NEW BUSINESS

VI. 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.



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**MINUTES
CITY OF COWETA BOARD OF ADJUSTMENT
310 S. BROADWAY
IMMEDIATELY FOLLOWING THE MEETING OF
THE COWETA PLANNING COMMISSION
MONDAY, FEBRUARY 24, 2020 AT 6:30 P.M.**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:44 p.m.

II. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present

Chairperson Melanie Lander requested that the roll be called and a quorum was declared to be present.

III. CONSENT

1. Consideration of the minutes of the regular meeting of December 17, 2018.

Motion was made by Board Member Kathleen Robinson and seconded by Board Member Melanie Lander to approve Consent Agenda.

Motion passed by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

IV. PUBLIC HEARINGS

1. Public Hearing CBOA 20-01

Public hearing to accept public comment on CBOA 20-01, a request from Michael Mullis (Applicant) seeking a special exception from the requirements of Section 240.2(e)(3) of the Coweta Zoning Code regarding a proposed non-conforming accessory building to be constructed on an RS-1 zoned parcel located in Section 12, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner, County, Oklahoma with a physical address of 13147 South 272nd East Avenue, Coweta, Oklahoma.

City Planner, Tom E. Young, Jr., read the staff report. The applicant was present for this meeting.

Board Chairperson Melanie Lander opened the floor for public comment. There were no comments or questions from the citizens in attendance for this hearing. The public hearing was closed.

V. OLD BUSINESS

1. CBOA 20-01

Discussion and possible action on CBOA 20-01, a request from Michael Mullis (Applicant) seeking a special exception from the requirements of Section 240.2(e)(3) of the Coweta Zoning Code regarding a proposed non-conforming accessory building to be constructed on an RS-1 zoned parcel located in Section 12, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner, County, Oklahoma with a physical address of 13147 South 272nd East Avenue, Coweta, Oklahoma.

A short discussion ensued between Board Members and the applicant regarding the materials and colors they are planning to use for the new building. Applicant stated that the house will be painted to match the new building sometime within the next year.

Board Member Carter Mathews made a motion to approve the special exception. That motion was seconded by Board Member Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VI. NEW BUSINESS

VII. ADJOURNMENT

Board Chairperson Melanie Lander moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:51 p.m.

Approved:

Chairman

Secretary

Date



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Memorandum

To: Board of Adjustment
From: Carolyn Back, Community Development Director
Re: CBOA 20-02
Site: 28897 East 141st Street South; Section 7, Township 17 North, Range 15 East
Date: 12-21-2020

BACKGROUND

The applicant, Kathy Sloat-Ahlstrom, realtor for the property owner, Max Cole, is seeking a variance from the City of Coweta zoning code according to Chapter 4, Section 410 Permitted Principal Uses. (Section 410 (a) detached single-family dwellings).

The applicant is requesting a variance to allow for more than one (1) single-family dwelling on one single-family zoned lot.

Chapter 19, Section 1900

"Within the districts established by this Code or amendments that may later be adopted there exists uses, structures, and lots which were lawful before this Code was adopted or amended, but which would be prohibited under the terms of this Code or future amendment to this Code. These uses, structures, and lots, herein referred to as "nonconformities" may continue as regulated by this chapter. A use lawfully existing prior to the effective date of this Code, or amendment thereto, which does not comply with a parking, loading, screening, bulk and area, sign, or enclosure requirement or requirements, but which is otherwise lawful shall be deemed nonconforming and may continue as regulated by Chapter 19."

Currently, the property has one (1) single-family principal use and six (6) additional single-family dwellings used as rental properties. The property per Chapter 19, Section 1900 is a legal nonconforming use that existed prior to the effective date of the City of Coweta Zoning Code adoption.

The applicant has also requested a Minor Subdivision (Coweta Lot Split - CLS 20-08) to divide the original Tract into two tracts. Tract 1 would be the applicant's current residence and Tract 2 currently has the six (6) existing single-family dwelling units used for rental properties. This lot split is contingent upon Board of Adjustment approval of this variance request. Should the Board of Adjustment approve this variance request, staff recommends approval with conditions that no additional dwelling units/structures may be added/constructed without being brought up to current zoning code requirements per the City of Coweta Zoning Code.

Property Legal Description: A tract of land Situated in Government Lot 4 (SW/4 SW/4) of Section 7, Township 17 North, Range 16 East of The Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows, to-Wit: Beginning at a Point on the West line of and 210 feet North of the Southwest corner of said Section 7; Thence North along the West line a distance of 876 feet to the West right-of-way of the M.K. & T. Railroad; Thence S29°40'11"E along said right of way a distance of 923.9 feet; Thence South and parallel with the West line a distance of 274.73 feet to the South Section line; Thence West along the South Section line a distance of 230 feet; Thence North 210 feet; Thence West 210 feet to the Point of Beginning. Containing 5.86 acres, more or less.

STAFF RECOMMENDATION

The Board of Adjustment may approve, approve with conditions, or deny CBOA 20-02. If inclined to approve, Staff recommends, at a minimum, the Board require the following conditions:

1. No additional dwelling units/structures may be added/constructed without being brought up to current zoning code requirements per the City of Coweta Zoning Code.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map

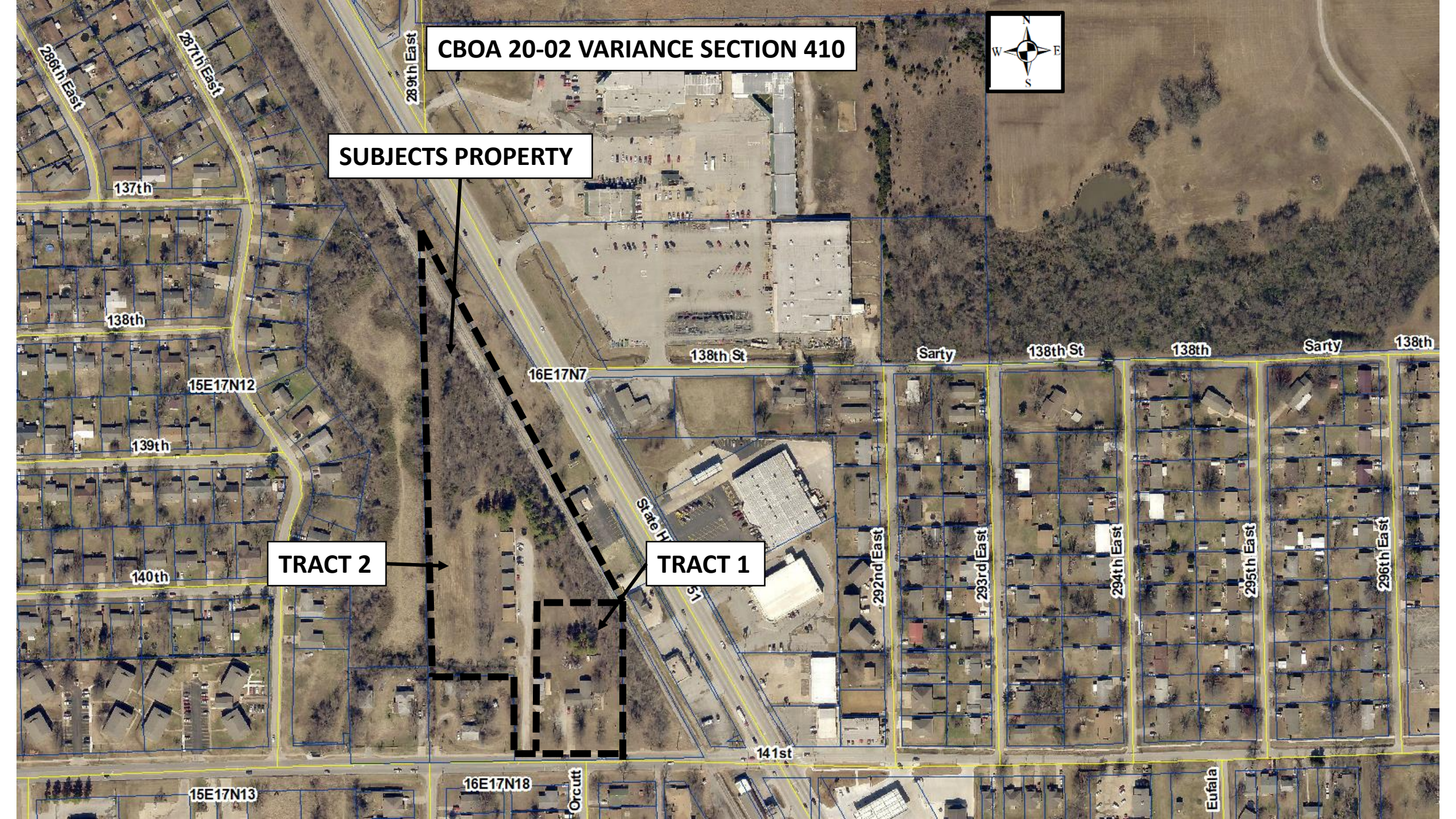
CBOA 20-02 VARIANCE SECTION 410



SUBJECTS PROPERTY

TRACT 2

TRACT 1



CBOA 20-02 VARIANCE SECTION 410



SUBJECTS PROPERTY

TRACT 2

TRACT 1

Legend

- <all other values>
- AG Agriculture
- CG General Commercial
- RD Residential Two-Family
- RM-1 Residential Multi-Family
- RMH Residential Manufactured Home
- RS-2 Residential Single Family
- RS-3 Residential Single Family

