



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, FEBRUARY 24, 2020, 6:30 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 Board of Adjustment, Special Meeting

Approval of the minutes of the Coweta Board of Adjustment, special meeting, held on December 17, 2018.

Documents:

[181217 MINUTES OF THE BOARD OF ADJUSTMENT MEETING.PDF](#)

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.

Documents:

[200224 STAFF REPORT CBOA 20 01.PDF](#)  
[CBOA 20-01 AERIAL VIEW MAP.PDF](#)  
[CBOA 20-01 LOCATION MAP.PDF](#)  
[CBOA 20-01 ZONING MAP.PDF](#)  
[CBOA PICTURES.PDF](#)  
[200224 PUBLIC HEARING NOTICE CBOA 20 01.PDF](#)

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.

Documents:

200224 STAFF REPORT CBOA 20 01.PDF  
CBOA 20-01 AERIAL VIEW MAP.PDF  
CBOA 20-01 LOCATION MAP.PDF  
CBOA 20-01 ZONING MAP.PDF  
CBOA PICTURES.PDF

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.**



**MINUTES  
CITY OF COWETA BOARD OF ADJUSTMENT  
REGULAR MEETING 6:30 PM MONDAY, DECEMBER 17, 2018  
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429**

**I. CALL TO ORDER:**

Board of Adjustment Member Melanie Lander called the meeting to order at 6:31 P.M.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:**

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

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

**IV. Discussion and consideration of the minutes of the special meeting of November 29, 2018.**

Motion by Board member Carter Mathews and a second by Board member Kathleen Robinson to approve the minutes for the November 29, 2018 special meeting. The motion passed by the following vote of 4-0.

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

**V. PUBLIC HEARING ITEMS:**

No Scheduled Hearings

**VI. OLD BUSINESS**

1. Discuss and consider CBOA 18-06, a request from Ralph C. Henderson. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall

require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1 and it located at 27593 East 126<sup>th</sup> Street South, in the Section 1, Township 17 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young, Jr., presented the Staff Report and summarized the request by Ralph C. Henderson. The applicant is seeking to build a 28 x 45 ft. (1260 square foot) accessory building. The applicant has an existing 14 ft. X 24 ft. (336 square foot) accessory building. The total aggregate square footage of the accessory building(s) together would be: 1,596 square feet. For lots one (1) acre or more, the allowed total floor square footage of all your accessory buildings combined, is 1,500 square feet.

Board member Kathleen Robinson asked the applicant to clarify on the picture of their property where the new building will be located. The applicant's wife responded with the location of the new building and added that the existing 336 square foot building will be removed.

Motion by Board member Carter Mathews and a second by Board member Joanna Jones to approve the special exception request by Ralph C. Henderson.

Motion passed by a vote of 4-0 with the following votes cast:

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

## **VII. NEW BUSINESS**

None

## **VIII. ADJOURNMENT**

Board Member Kathleen Robinson made the motion to adjourn the meeting and that motion was seconded by Board Member Melanie Lander.

Motion passed by a vote of 4-0 with the following votes cast:

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

The Board of Adjustment meeting was adjourned at 6:37 p.m.

**Approved:**

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Secretary**

**Date:** \_\_\_\_\_



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## Memorandum

To: Board of Adjustment  
From: Tom E Young Jr, City Planner  
Re: CBOA 20-01  
Date: 02-24-2020

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### **BACKGROUND**

This public hearing before the Board of Adjustment is for a special exception. The applicant, Michael Mullis is seeking a special exception of the zoning code according to Section 240.2 (e) (5). All accessory buildings not meeting the minimum requirements shall require Board of Adjustment action in the form of a Special Exception. According to Section 240.2 (e) (3) Accessory Buildings over 750 square feet in size located upon a property site, or an adjacent property if under same ownership, shall be designed to relate in materials, color, character and detail to the principal building(s) located upon the site and/or adjacent lots. The following factors, at a minimum, shall be considered by the Board of Adjustment in granting Special Exception approval of detached accessory buildings as referenced above: the accessory building height; building construction materials; building color scheme; building, location and setbacks; proposed or existing landscaping and/or screening fence, roof types, surface texture, style, details and building form.

The applicant is requesting a special exception from the that requirement that the accessory building be designed to relate in materials, color, character and detail to the principal building. The applicant is seeking to build a 50 ft. X 30 ft. (1500 square foot) accessory building with metal siding and roof. The 1500 square foot accessory building will be used for storage. For lots one (1) acre or more, the allowed total floor square footage of all accessory buildings combined, is 1,500 square feet.

The property is located at 13147 South 273rd East Avenue, Coweta, Oklahoma, in Section 12, Township 17 North, Range 15 East, also known as:

13, Block 2, Hunt's Shady Acres, a Subdivision of part of W½ of NW¼ Less the North 208 feet of the West 416 feet of Section 12, Township 17 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma.

### **STAFF RECOMMENDATION**

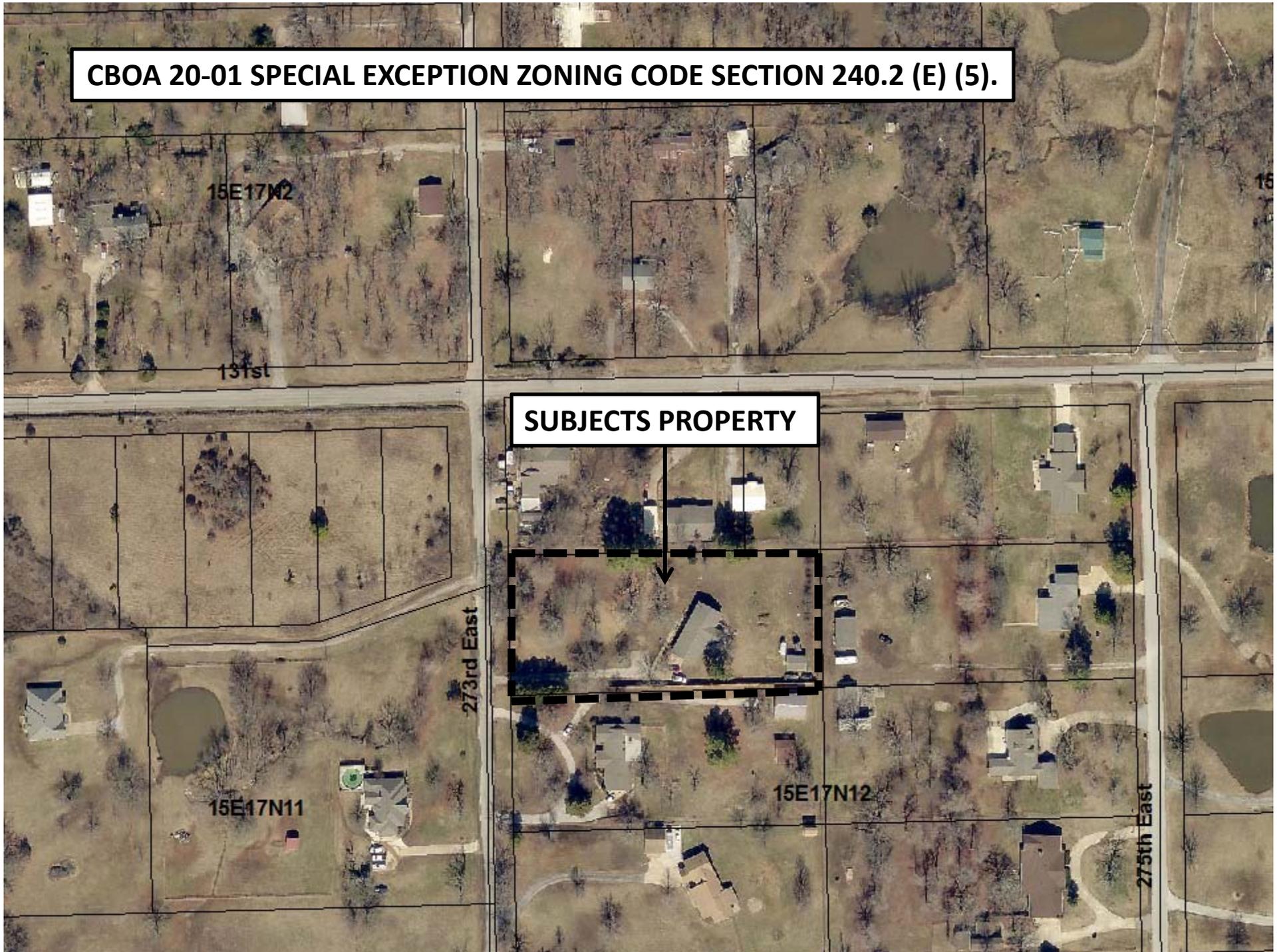
The Board of Adjustment can approve, conditionally approve, or disapprove the Special Exception. Staff recommends approval of CBOA 20-01.

### **ATTACHMENTS**

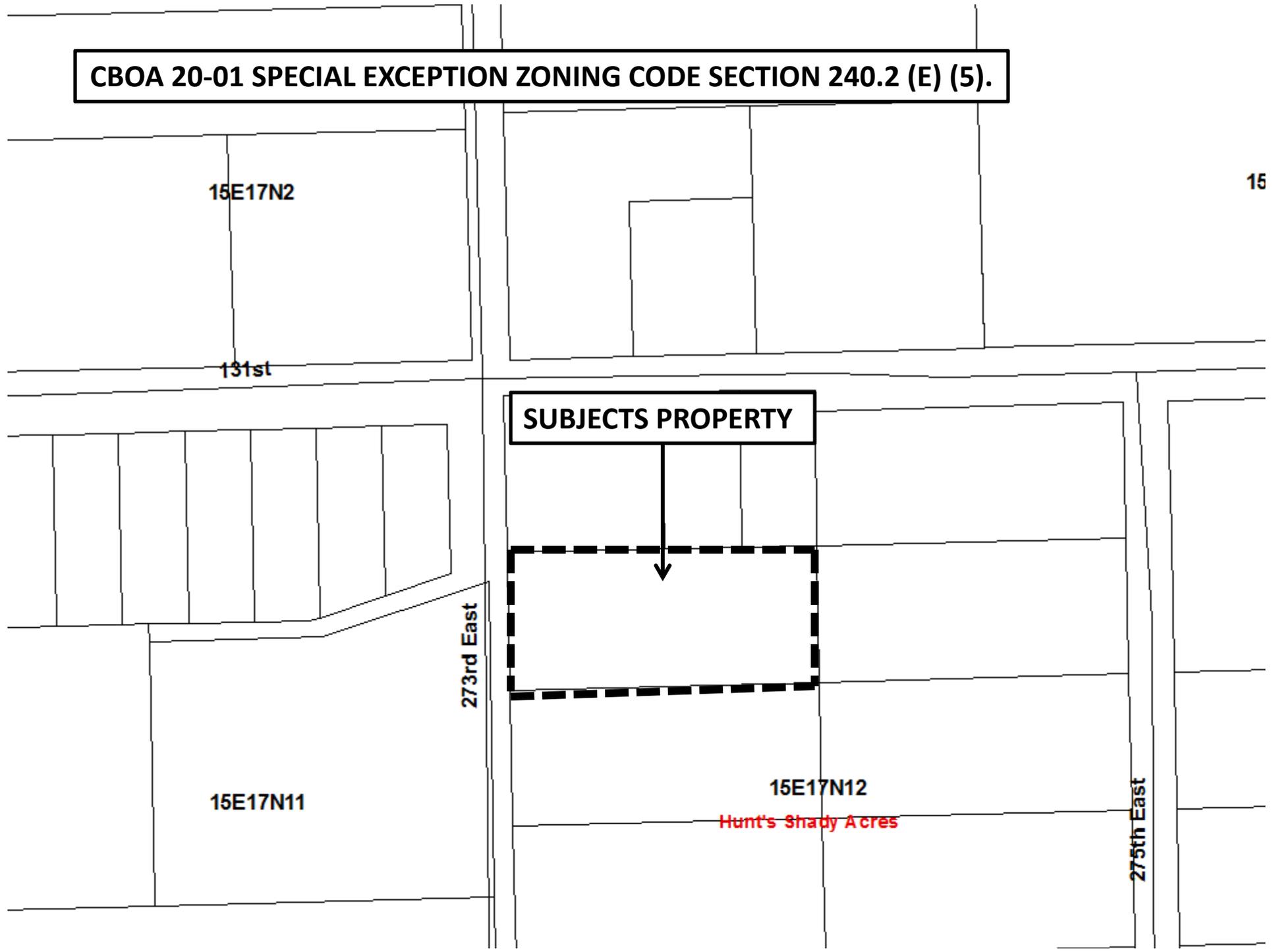
1. Aerial View Map. 2. Location Map. 3. Zoning Map. 4. Public Hearing Notice.

**CBOA 20-01 SPECIAL EXCEPTION ZONING CODE SECTION 240.2 (E) (5).**

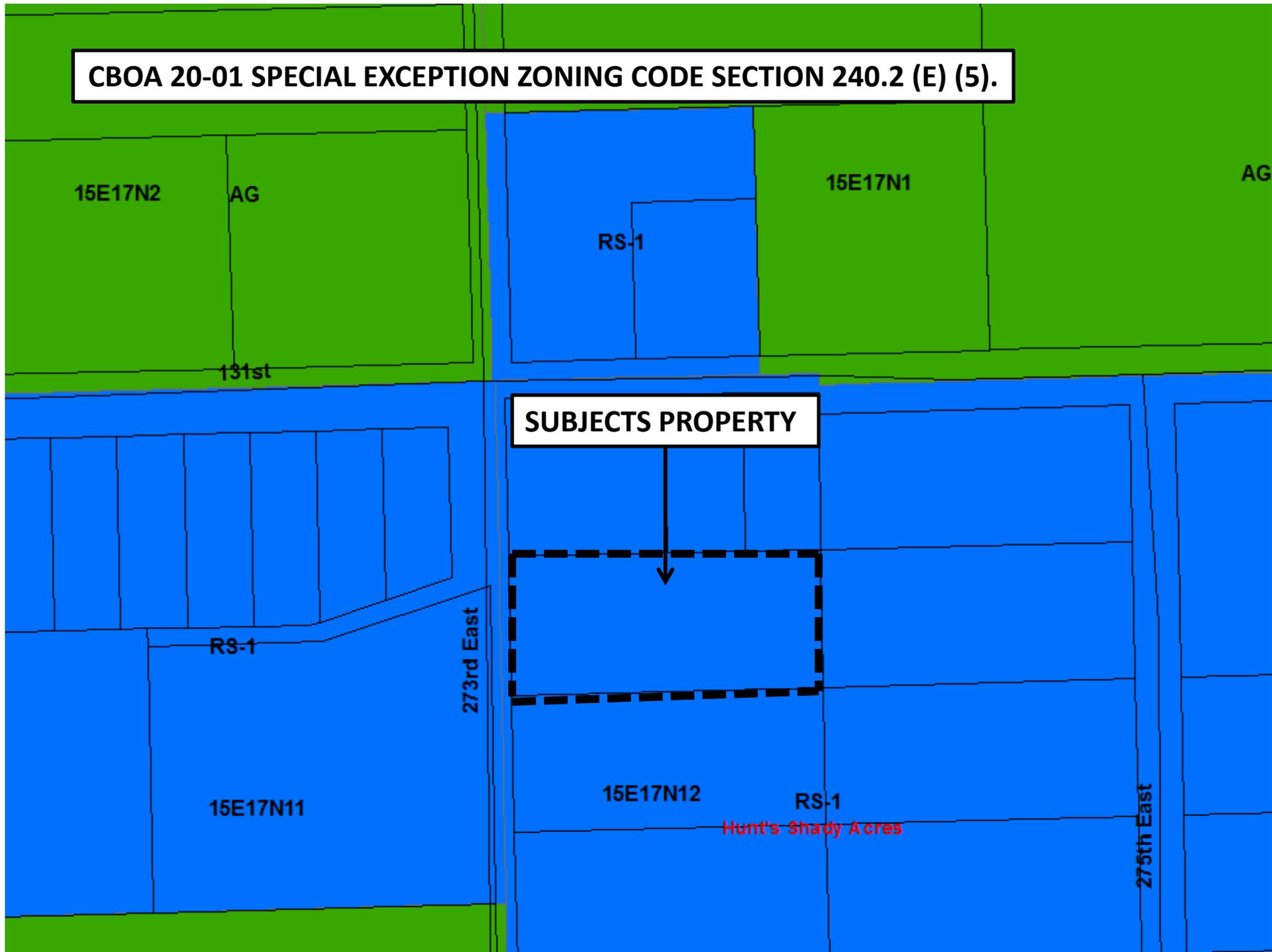
**SUBJECTS PROPERTY**

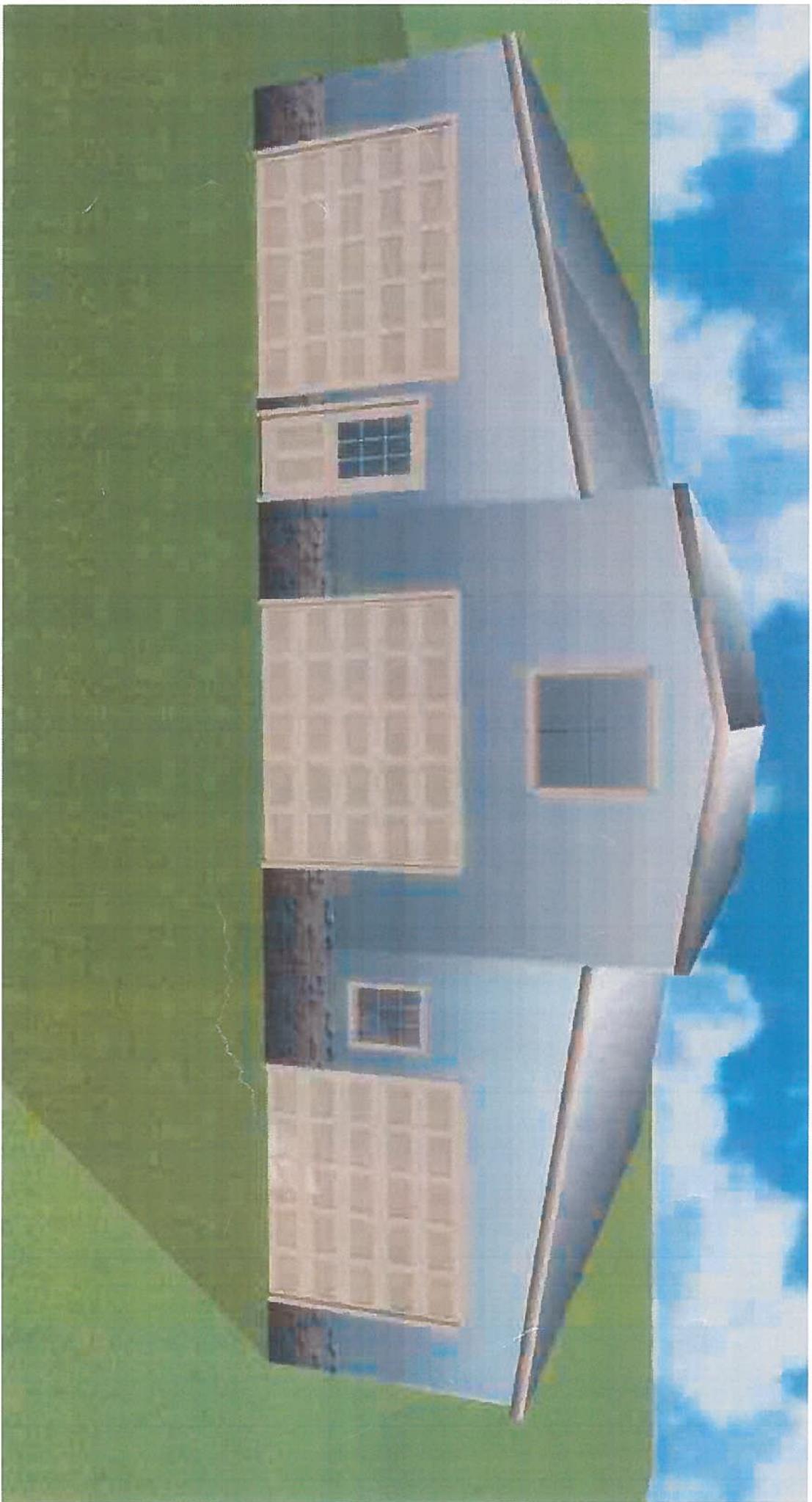


**CBOA 20-01 SPECIAL EXCEPTION ZONING CODE SECTION 240.2 (E) (5).**



**CBOA 20-01 SPECIAL EXCEPTION ZONING CODE SECTION 240.2 (E) (5).**





50X 30D



**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF  
ADJUSTMENT: CASE NUMBER CBOA 20-01**

Notice is hereby given that the City of Coweta Board of Adjustment will hold a Public Hearing at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:30 pm on the 24<sup>th</sup> day of February 2020.

At the above time and place a request will be heard from Michael Mullis, who is seeking a special exception of the zoning code according to Section 240.2 (e) (5). All accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1. The location of the request is 13147 South 273<sup>rd</sup> East Avenue, also known as:

Lot 13, Block 2, HUNT'S SHADY ACRES, a Subdivision of part of W $\frac{1}{2}$  of NW $\frac{1}{4}$  LESS the North 208 feet of the West 416 feet of Section 12, Township 17 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma.

All persons interested in this matter may be present at the hearing to present their support for/objections to the above request.

For additional information, contact the City Hall at 918-486-2189. Maps and files showing the proposed change(s) may be inspected at the Community Development Department. Please reference the above case number.

Dated at Coweta, Oklahoma this 22<sup>nd</sup> day of January 2020.

Bill To:  
Michael Mullis  
13147 South 273<sup>rd</sup> East Avenue  
Coweta, Ok 74429  
Cell (918) 406-7482  
E-mail shrtfml@yahoo.com



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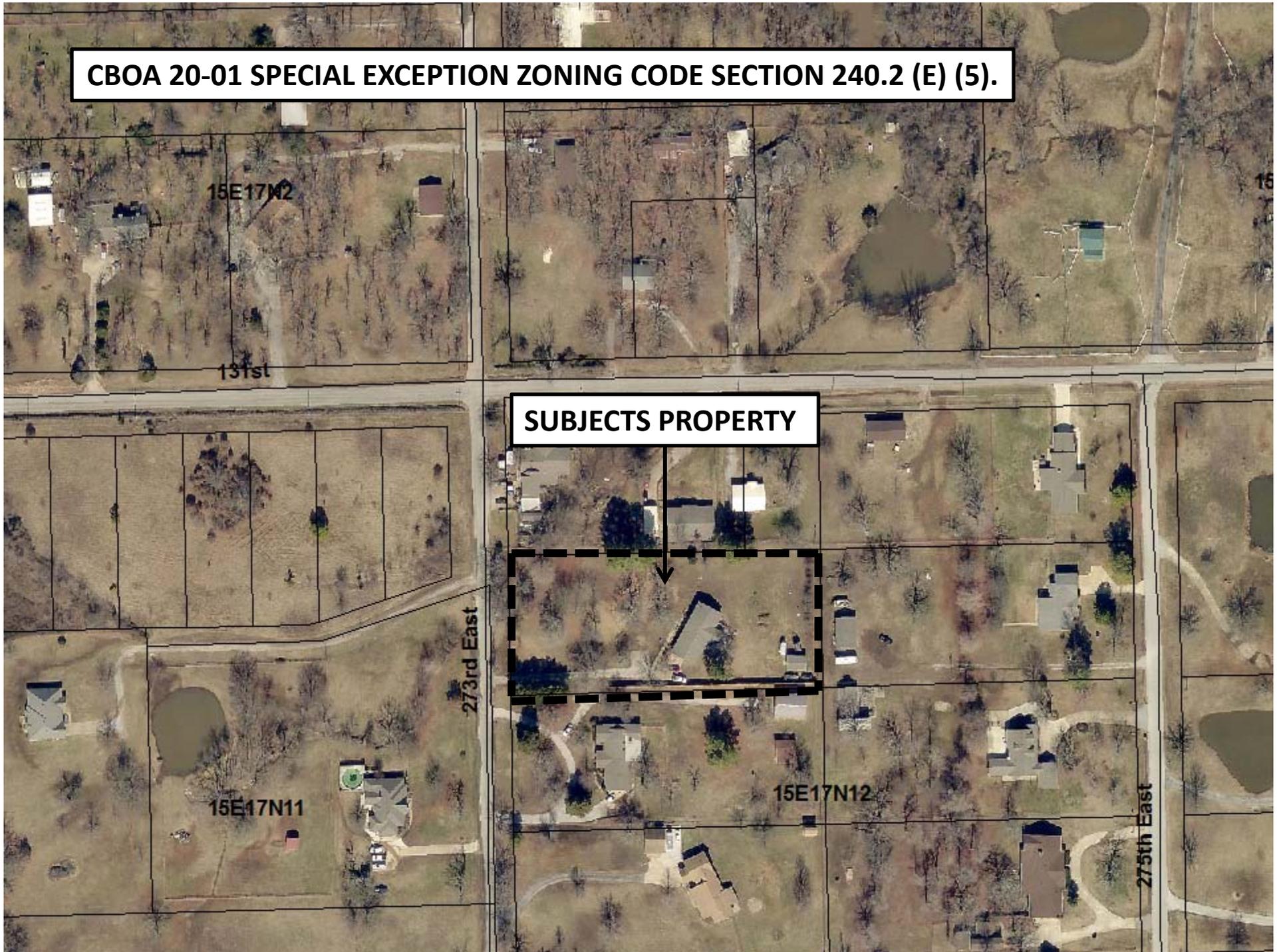
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### **ATTACHMENTS**

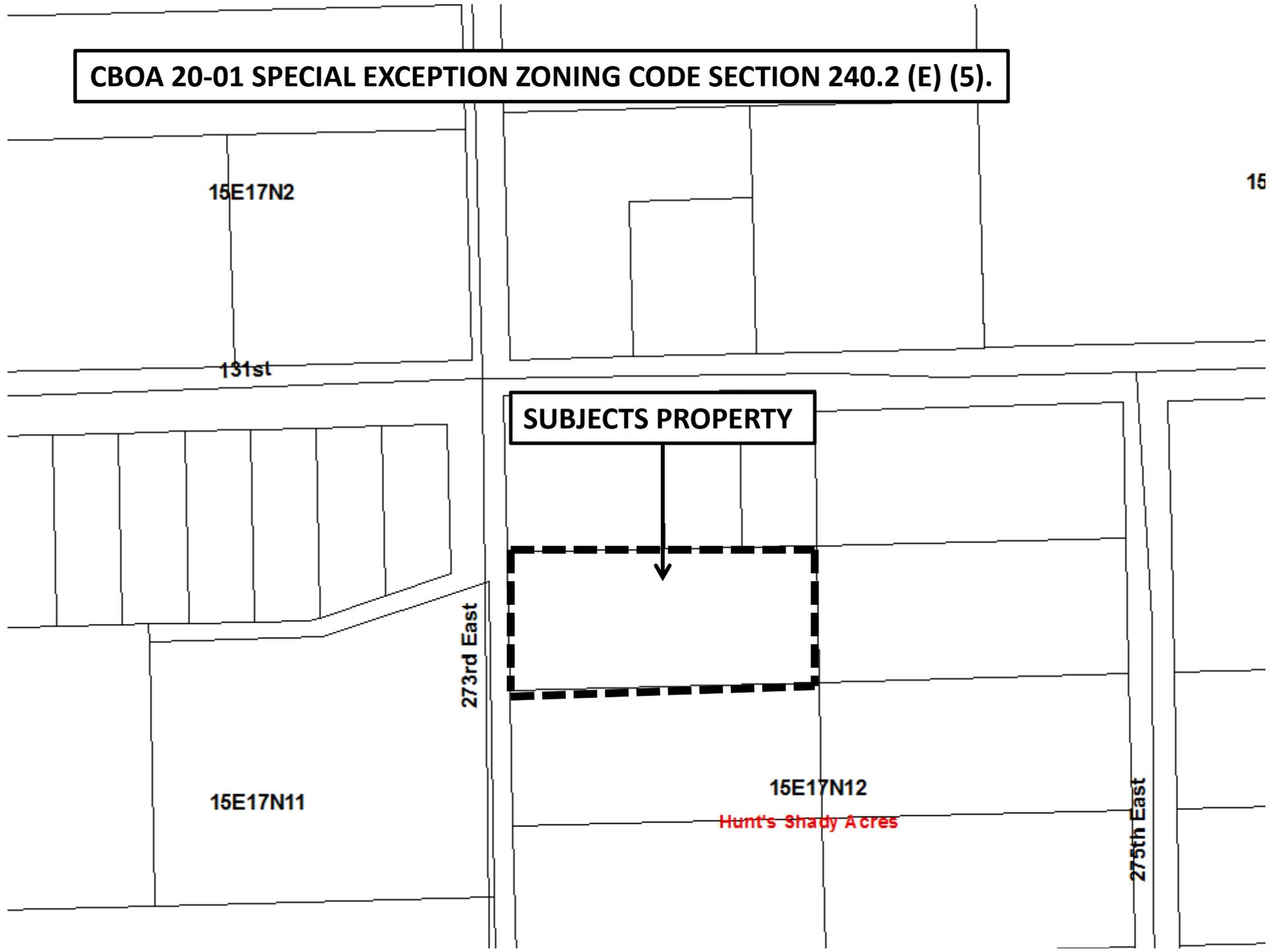
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**CBOA 20-01 SPECIAL EXCEPTION ZONING CODE SECTION 240.2 (E) (5).**

**SUBJECTS PROPERTY**



**CBOA 20-01 SPECIAL EXCEPTION ZONING CODE SECTION 240.2 (E) (5).**



15E17N2

131st

**SUBJECTS PROPERTY**

15E17N11

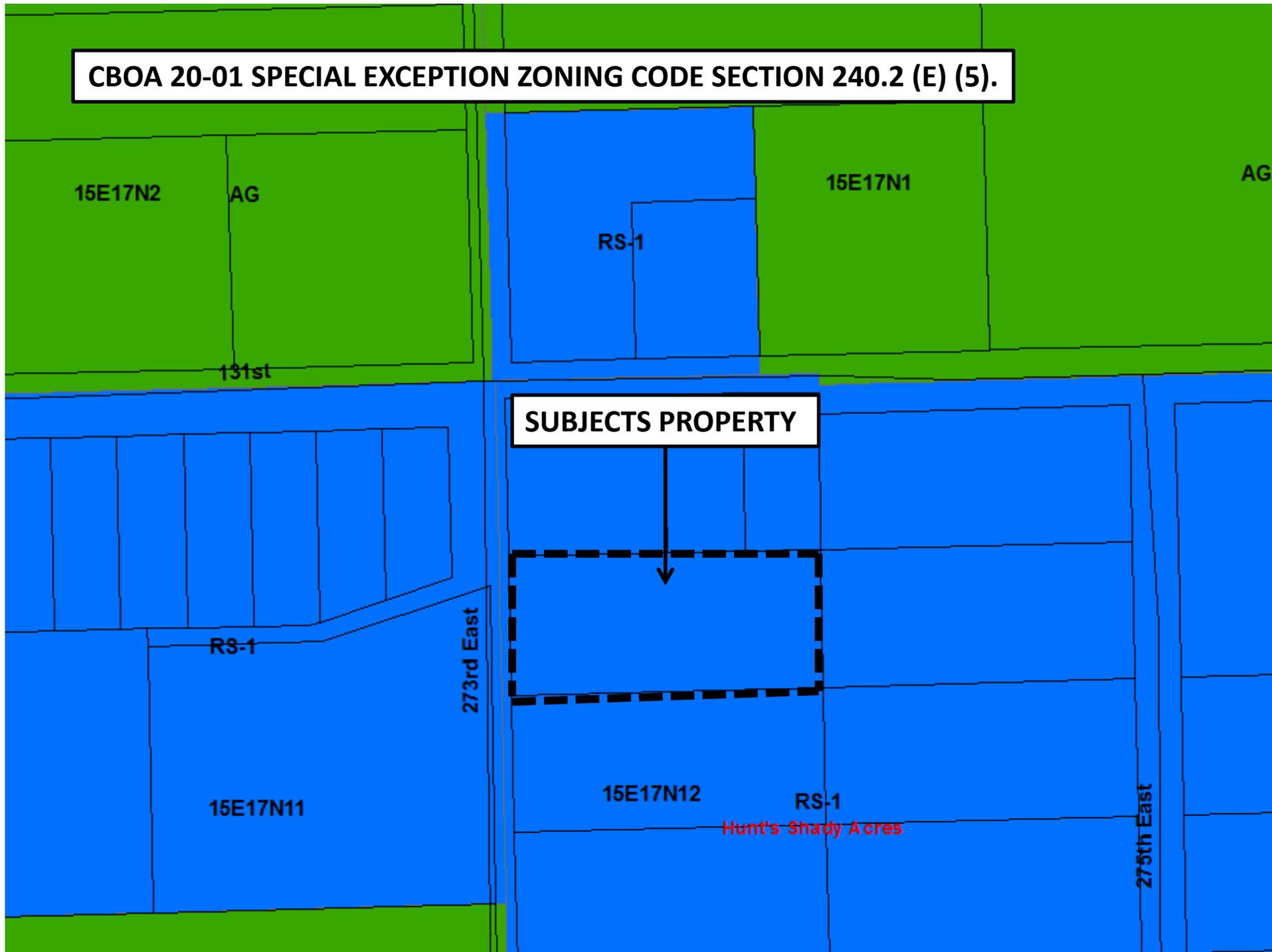
273rd East

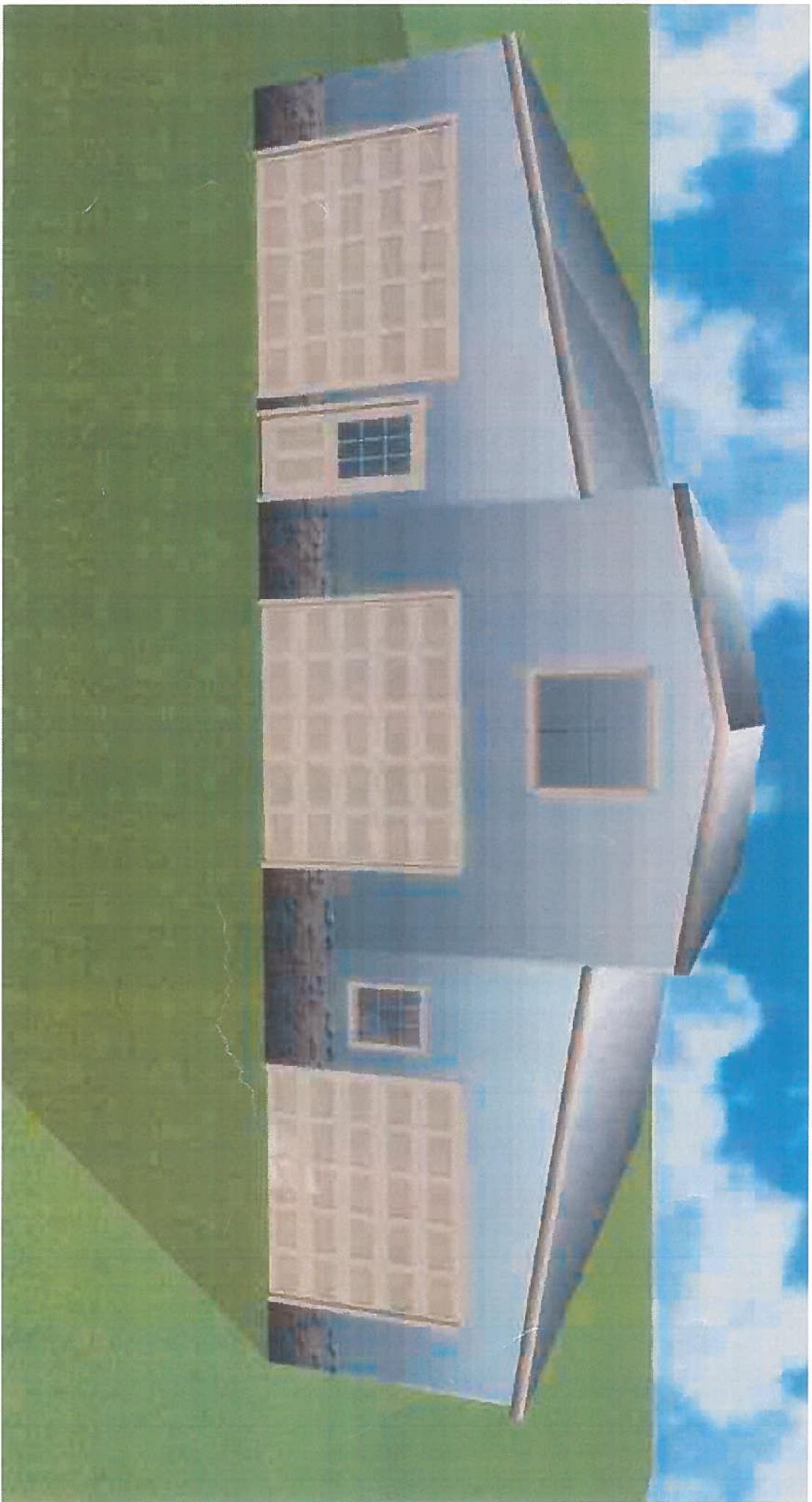
15E17N12

Hunt's Shady Acres

275th East

**CBOA 20-01 SPECIAL EXCEPTION ZONING CODE SECTION 240.2 (E) (5).**





50X 30D

