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Memorandum

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

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.