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## Memorandum

To: Board of Adjustment  
From: Tom E Young Jr, City Planner  
Re: CBOA 21-03  
Date: 06-21-2021

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### **BACKGROUND**

The applicants, Julie Bolding and Salli Williams, are seeking a special exception to the zoning code in accordance with 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 property is zoned Residential Single Family (RS-1). The location of the request is 30407 East 144<sup>th</sup> Street South, also known as:

Lots 2, and 3, Block 2, TERRA-WOOD, a subdivision of NE/4 of SE/4 of NE/4 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

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 the special exception that requires the accessory building to be designed to relate in materials, color, character, and detail to the principal building. The applicant is seeking to build a 30 ft. X 50 ft. Post and Beam shop with matching metal siding and roof, including covered porch, with two (2) overhead doors. (1500 square foot) accessory building. For lots one (1) acre or more, the allowed total floor square footage of all your accessory buildings combined, is 1,500 square feet.

### **STAFF RECOMMENDATION**

The Board of Adjustment can approve, conditionally approve, or disapprove the Special Exception. Staff recommends approval of CBOA 21-03 with the requirement that the applicant install all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface for vehicular access to the building.

### **ATTACHMENTS**

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