



City of Bixby Board of Adjustment Meeting Agenda

Chairwoman Kaylin Coody
Vice Chair Paul Blair
Board Member Jason Mohler
Board Member Jeff Sloan
Board Member Brian McNeese

Monday, April 20, 2026

6:00 PM

Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008

Call to Order

Chairwoman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Board of Adjustment Meeting held on January 20, 2026.

Public Hearing

- 1) Consideration and Possible Action on a Variance Request (Case No. BXBA-26.01), to permit encroachment into the required front building setback line, as established by the recorded plat known as Bixby Industrial Park, for property located at 15210 S. 76th East Avenue, Bixby, Oklahoma.
- 2) Consideration and Possible Action on a Variance Request (Case No. BXBA-26.02), to permit placement of an accessory building within the required side yard, due to lot configuration at 15608 S 36th East Ct., Bixby, Oklahoma, within Bixby Meadows.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of April 17, 2026, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Ave., Bixby, OK, 74008, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Board of Adjustment Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave.
Bixby, OK 74008
January 20, 2026 at 6:00 PM

Call to Order

The meeting of the City of Bixby Board of Adjustment was called to order on Tuesday, January 20, 2026, at 6:00 p.m. by Chairwoman Coody.

Roll Call

Roll call was conducted with the following members present:

Chairwoman Kaylin Coody
Vice Chair Paul Blair
Board Member Jason Mohler
Board Member Brian McNeese.

A quorum was declared.

Consent Agenda

Consider and approve the minutes from the Board of Adjustment Meeting held on December 15, 2025.

The Consent Agenda consisted of approval of the minutes from the December 15, 2025, Board of Adjustment meeting. A motion was made by Vice Chair Blair and seconded by Board Member Mohler to approve the minutes as presented. The vote was taken with the following results:

Ayes: Blair, Mohler, McNeese, Coody

Nays: 0

The motion passed unanimously.

Public Hearing

Consideration and Possible Action on a Variance Request (Case No. BXBA-25.07), to Permit Placement of an Accessory Building Within the Required Side Yard Due to Lot Configuration at 15385 S. 39th Ct., Bixby, Oklahoma, within Bixby Meadows.

Staff presented the request, explaining that under the City of Bixby Zoning Code, accessory buildings are typically required to be located in the rear yard. However, due to the unique configuration of the lot and the presence of a 30-foot utility and drainage easement located in the rear yard, placement of the accessory structure in the rear yard was not feasible. Staff noted that the request was based on this hardship and recommended approval.

Staff further confirmed that the request had been properly noticed, including publishing in the newspaper (Tulsa World) and mailing notices to surrounding property owners, and that no objections had been received. No members of the public were present to speak on the item.

During Board discussion, clarification was provided that while the City does not enforce homeowners association (HOA) covenants, the applicant may still be required to obtain approval from the applicable HOA architectural committee. It was also noted that the applicant's building permit application is currently on hold pending the outcome of this variance request.

A motion was made by Board Member Mohler to approve Case No. BXBA-25.07, finding that the request met the standards for approval, including that the hardship is related to the unique configuration of the lot and the location of the recorded utility easement, and that approval would not be detrimental to the public good or impair the intent of the zoning regulations. The motion was seconded by Vice Chair Blair. The vote was taken with the following results:

Ayes: Mohler, Blair, McNeese, Coody
Nays: 0

The motion passed unanimously.

New Business

There was no new business presented.

Adjournment

With no further business, a motion was made by Vice Chair Blair and seconded by Board Member Mohler to adjourn the meeting. The vote was taken with the following results:

Ayes: Blair, Mohler, McNeese, Coody
Nays: 0

The motion passed unanimously, and the meeting was adjourned at 6:07 pm.

Chair or Vice Chair

Secretary



City of Bixby
P.O. Box 70
111 N Cabaniss Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Board of Adjustment

From: Gladys Gill, Assistant Planner

Date: April 20, 2026

RE: BXBA-26.01 – Extreme Electric Variance

Location: 15210 S 76th East Ave., Bixby, OK 74008
Platted: LOT 5, BLOCK 1; BIXBY INDUSTRIAL PARK

STR: Section 23, Township 17N, Range 13E

Project: Variance to permit encroachment into the required front building setback

Applicant: Jason Brown

Request: The applicant is requesting a variance from the Bixby Zoning Code to allow an encroachment into the required front building setback line, as established by the recorded plat of Bixby Industrial Park.

Background: The subject property is located within the platted subdivision of Bixby Industrial Park and is zoned Industrial Light (IL). The lot is subject to a front building setback line established by the recorded plat, which restricts the placement of structures closer to the front property line.

The applicant is proposing development that would encroach into the platted front setback and is therefore requesting a variance from the Board of Adjustment.

Figure 1: Aerial Map of Property



Existing Zoning; Use: Industrial Light (IL)

Abutting Zoning; Use:

North: (CG) Commercial General

East: (RS-2) Residential Single-Family: JIM KING ADDN

South: (AG) Agriculture

West: (CG) Commercial General within BXPUD-16.04

Applicable Zoning Regulations:

Per Title 11, Chapter 4 (Board of Adjustment), the Board may grant a variance from the terms of the Zoning Code where:

- The strict application of the code results in unnecessary hardship,
- The hardship is due to conditions unique to the property, and not self-imposed, and
- The variance will not be contrary to the public interest, nor impair the intent and purpose of the Zoning Code or Comprehensive Plan.

Additionally, building setbacks established by a recorded plat are binding and enforceable unless modified through appropriate legal relief, such as a variance granted by the Board of Adjustment.

Analysis and Findings:

Staff notes that existing development along the west side of Bixby Industrial Park reflects a consistent pattern of buildings that encroach into the platted front setback, effectively establishing a uniform building line that differs from the original plat requirements. As a result, strict compliance with the platted setback for the subject property would require the proposed structure to be placed further back on the lot, creating an irregular and offset building alignment compared to adjacent properties.

The requested variance is intended to allow development consistent with the established character and building pattern within the subdivision. With appropriate conditions, staff finds the request will not be detrimental to surrounding properties, traffic, utilities, or public safety and will remain consistent with the character of the subdivision.

Engineer Comments: No comments from the City Engineer.

Public Comments: No comments were received when writing this report.

Staff Comments:

Staff finds that the request meets the criteria for granting a variance:

1. **Special Conditions Exist:** The strict application of the platted setback would require the proposed building to be located significantly behind the established building line along the west side of Bixby Industrial Park, resulting in an irregular and offset building placement.
2. **Not Self-Created:** The condition is not the result of actions taken by the applicant, but rather the original platting and subsequent development pattern within the subdivision.
3. **No Special Privilege:** All other buildings along the west side of Bixby Industrial Park appear to encroach into the platted front setback, creating a consistent building alignment that differs from the recorded plat.
4. **Minimum Necessary:** The requested variance represents the minimum relief necessary to allow development consistent with surrounding properties and does not create a special privilege, as similar encroachments exist within the same subdivision.
5. **No Detriment:** The request will not be detrimental to public health, safety, or welfare.

Staff recommends approval of the variance, subject to the following conditions:

1. The structure shall not encroach into any recorded utility, drainage, or building line easements.
2. The structure shall comply with all applicable size limitations and building codes.
3. Any expansion or relocation of the structure shall require additional review and approval.

Variance Action of the Board:

The Board of Adjustment shall conduct a public hearing on the requested variance and may grant such variance upon the concurring vote of at least three (3) members, provided that the Board makes the following findings:

1. **Exceptional Conditions / Hardship:**

Due to extraordinary or exceptional conditions or circumstances unique to the subject property, the literal enforcement of the provisions of this Title would result in an unnecessary hardship.

2. **Not Generally Applicable:**

Such conditions or circumstances are peculiar to the property and do not generally apply to other properties within the same zoning district.

3. **No Detriment / Consistency with Intent:**

The granting of the variance will not be detrimental to the public good, nor will it impair the purposes, spirit, and intent of this Title or the Comprehensive Plan.

In granting a variance, the Board shall impose such conditions and safeguards as deemed necessary to ensure compliance with the intent of the Zoning Code and to protect the public health, safety, and welfare. The Board may also require supporting documentation, assurances, or guarantees, including bonds, as necessary to enforce such conditions.

Sample Motion:

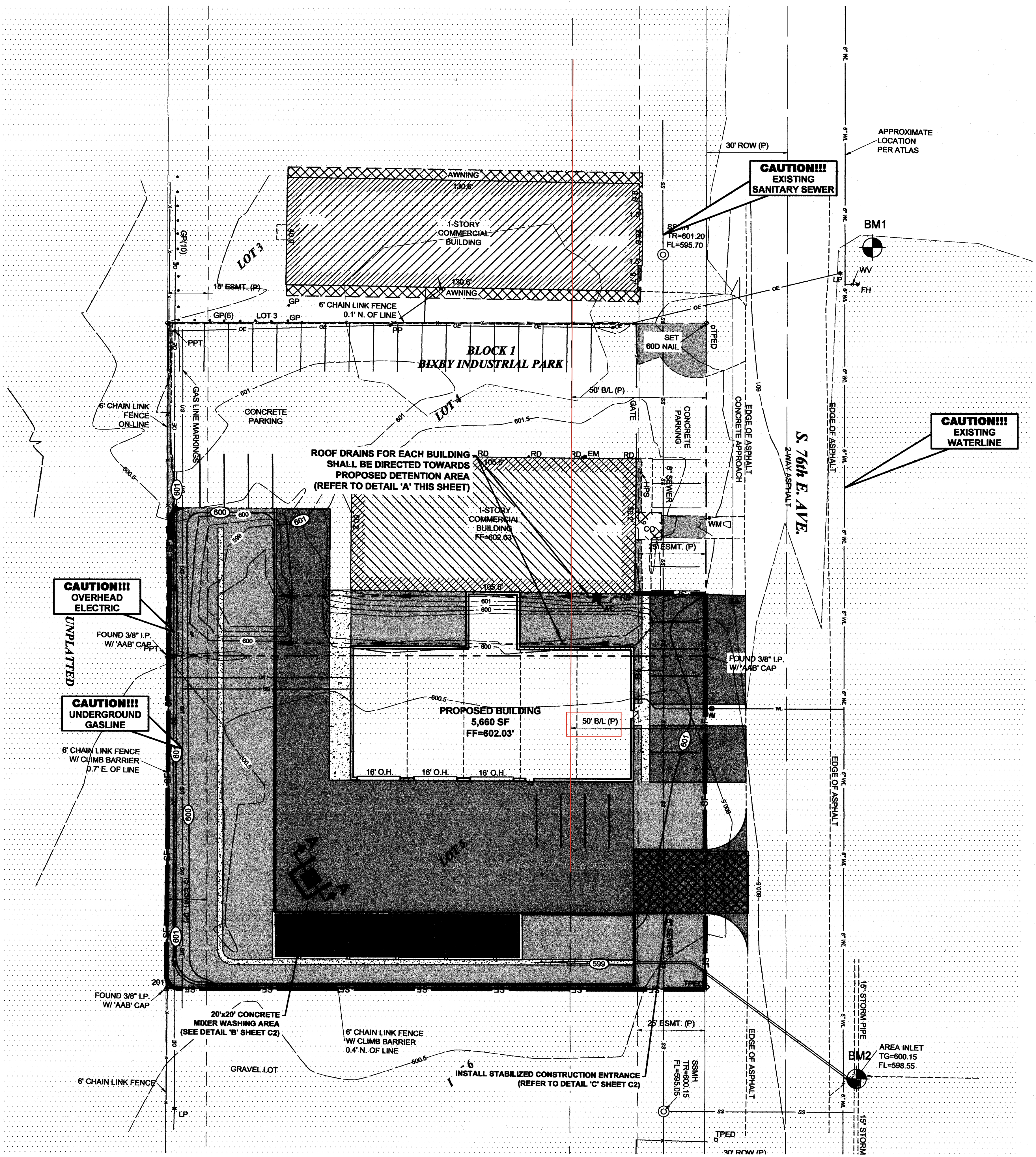
In BOA Case Number BXBA-26.01, I move to (approve/deny) the variance to allow encroachment into the required front building setback line for property located at 15210 S. 76th East Avenue, Bixby, Oklahoma, zoned Industrial Light (IL) based on a finding that the request meets the standards for approval, including the strict application of the platted setback creates an unnecessary hardship by requiring an irregular and offset building placement inconsistent with the established development pattern within Bixby Industrial Park, the hardship is due to conditions unique to the property and the subdivision layout, and is not self-imposed; and that approval will not be detrimental to the public good or impair the intent of the zoning regulations.

This motion is made with the following conditions (if any):

Figures:

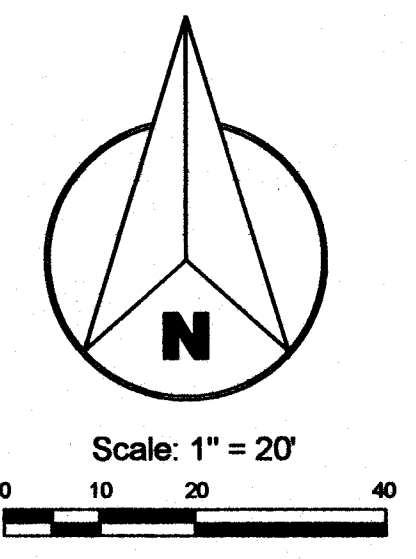
Figure 1: City of Bixby Aerial Map

Attachments: Exhibit A: Site Plan, Exhibit B: Filed Plat, Exhibit C: Letter from Mr. Brown

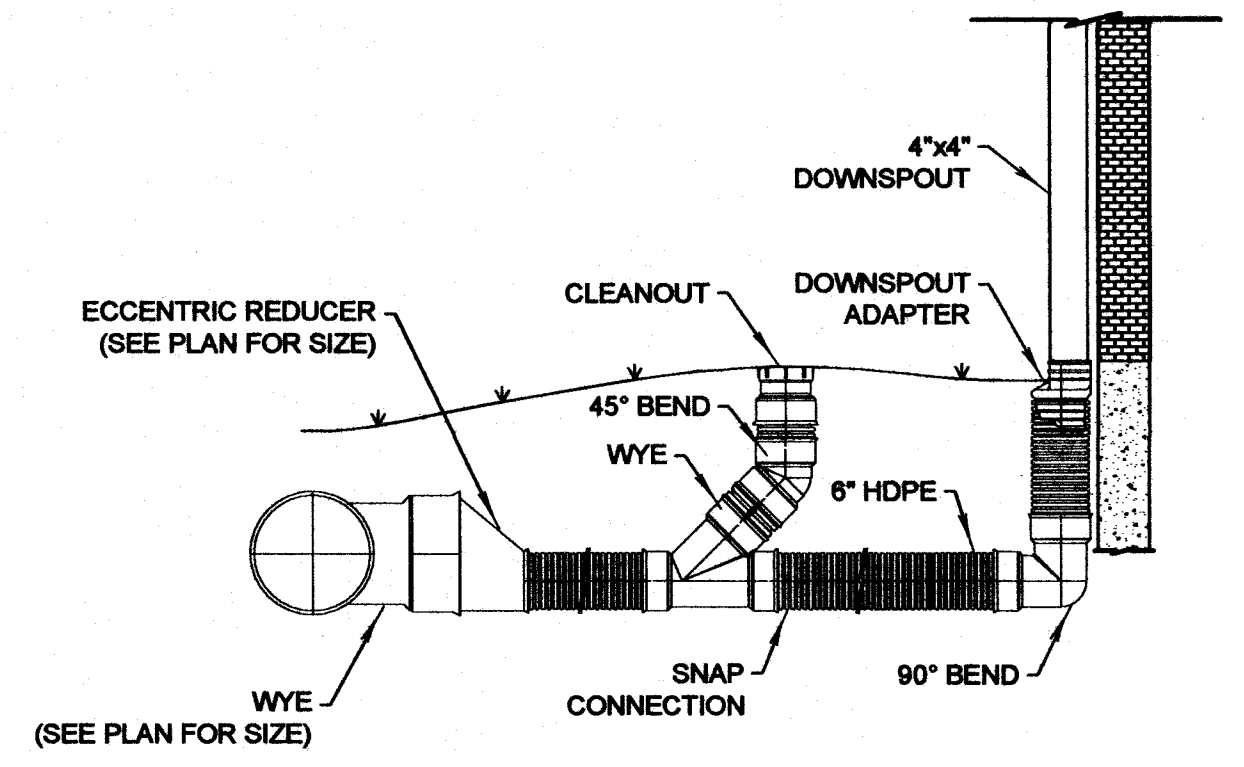


Sheet Legend

- (650)— PROPOSED CONTOURS
- 645— EXISTING CONTOURS
- SF — SILT FENCE (SEE DETAIL 'A' ON SHEET C2)



**ALL NON-PAVED
DISTURBED AREAS
TO BE SOLID SLAB SOD
UPON COMPLETION
OF CONSTRUCTION**



NOTES:

1. ROOF DRAIN LINES SHALL BE 6" (MIN) HDPE ADS BRAND N-12 WATER TIGHT AT 1.00% SLOPE (MIN).
2. SEE MANUFACTURER FOR COMPLETE PRODUCT SPECIFICATIONS.
3. ALL FITTINGS SHALL BE WATER TIGHT FITTINGS.
4. FOR ALL OTHER DETAILS REFER TO ARCHITECTURAL AND M.E.P. PLANS.

(A) Roof Drain Collector Detail
SCALE: NONE

CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO ENSURE CONSTRUCTION RUNOFF DOES NOT ENTER THE EXISTING DOWNSTREAM CREEK SYSTEM. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS REQUIRED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL PERMANENT VEGETATION IS ESTABLISHED.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM1	350187.36	2592314.33	600.74	SET CUT BOX IN CONCRETE
BM2	349877.780	2592314.92	600.15	SET CUT BOX IN CONCRETE

Construction Schedule

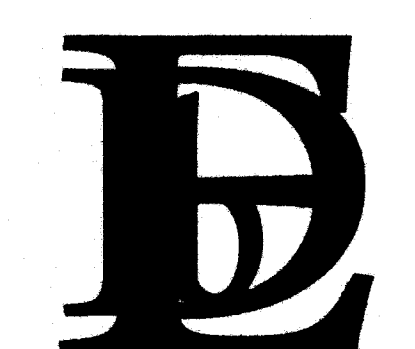
EARTHWORK	JULY 2025
SITWORK	SEPTEMBER 2025
PAVING & SIDEWALKS	OCTOBER 2025
CLEANUP & STABILIZATION	JANUARY 2026

**TOTAL AREA DISTURBED:
0.8 Acres**



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN.
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BIXBY ENGINEERING STANDARD SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION AND APPLICABLE SUPPLEMENTS.

CONSULTANTS



**ENGINEERED BY
DESIGN**

Engineered by Design, PLLC
10700 Myers Ln, Choctaw, OK 73020
Ph: 405-234-0980
CA# 7655 - Expires 6/30/2026



P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356

PROJECT NAME

Extreme Electric

Bixby, OK
Project No. 2300

SEAL



REVISIONS

RESPONSE TO LOD #1	06/16/25
RESPONSE TO LOD #2	09/29/25

ISSUE DATE

9/29/2025

SCALE

1"=20'

SHEET NAME

EROSION CONTROL PLAN

SHEET NO.

C3

FOR EARTHCHANGE ONLY

3438

Plot 2438

298833

BIXBY INDUSTRIAL PARK

An Addition in the Town of Bixby
 In the NW 4, NE 4,
 Section 23, T-17-N, R-13-E,
 Tulsa County, Oklahoma

73
 August 30, 1973
 J. L. Spradling

STATE OF OKLAHOMA
 COUNTY CLERK
 FILED FOR RECORD

1973 AUG 30 PM 12 19

James Murphy

LOCATION MAP

SCALE 1" = 100'

OWNERS:
 L.C. Neel
 Rt. 1, Box 1030
 Broken Arrow, Okla. 74012

Harold Stevenson
 400 W. Tucson
 Bixby, Okla. 74008

ENGINEER & SURVEYOR:
 Spradling & Associates
 5155 E. 51st Street
 Tulsa, Okla. 74135

26 Lots
 19.32 Acres
 Drawing No. 7304-4

NOTE: All easements will be utility easements only.

FINAL PLAT
 CERTIFICATE OF APPROVAL
 Whereby certify that this plat was approved
 by the Bixby Planning Commission
 August 1973
William E. Smith
 CHAIRMAN OR SECRETARY

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That L. C. Neel and Harold Stevenson are the owners of the following described property:
 A tract of land in the Northwest Quarter of the Northeast Quarter (NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, being more particularly described as follows:
 The East half of the Northwest Quarter, Northeast Quarter, (E/2, NW/4, NE/4) less the north 200 feet of the east 152 feet thereof, all in Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, containing 19.32 acres more or less.

WHEREAS, the said owners have caused the above described property to be surveyed, platted and staked in conformity with the accompanying plat which it hereby adopts as the plat of the above described land as "Bixby Industrial Park", an Addition to the Town of Bixby, County of Tulsa, State of Oklahoma.

AND, the undersigned owners hereby dedicate for the public use the streets and easements as shown and designated on accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all streets, public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto with the right of ingress and egress upon said easements for the uses and purposes aforesaid; provided, however that the undersigned owners hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operating, laying and relaying over, across and along all strips of land included within the easement shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to other areas; provided further, however, if any street easements are not utilized for a period of fifteen years from this date, same shall be deemed abandoned by the public.

AND, the undersigned owners, for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned owners, their successors and assigns and the adjacent owners abutting the tract, their successors and assigns do hereby impose the following restriction, limitations and reservations, which shall be binding upon all subsequent purchasers:

1. All buildings constructed in the Addition shall conform completely to the zoning regulations applicable to said tract.

These covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them for twenty (20) years from the date the plat of Bixby Industrial Park is filed in the Office of the County Clerk, Tulsa County, Oklahoma.

If the parties hereto, or any of them, or their heirs or assigns, or any person hereafter owning any of the said lots hereinabove described, shall violate any of the covenants, it shall be lawful for any other person or persons owning any of the lots in said development or sub-division to prosecute any proceedings at law or inequity against the person or persons, violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing, or to recover damages or other dues from such violations. In addition, if any of the owners of said lots in any manner violate any of the provisions of the Restrictive Covenants hereinabove recited, it shall be lawful for any person owning any properties, lands, lots or blocks adjacent to any of the lots located in Bixby Industrial Park to prosecute any proceedings at law or inequity against a person or persons violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing or to recover damages or other dues from such violations.

Invalidation of any of these covenants by judgment or Court order shall, in no wise, affect any of the other provisions, which shall remain in full force and effect.
 IN WITNESS WHEREOF, we have hereunto set our hands at Tulsa, Oklahoma this 17th day of August, 1973

L. C. Neel
 L. C. Neel
Harold Stevenson
 Harold Stevenson

STATE OF OKLAHOMA)
) SS.
 COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on this 17th day of August, 1973, personally appeared *L. C. Neel* and *Harold Stevenson*, known to me to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

N. Charles Henderson
 Notary Public

My Commission expires: May 30, 1976
 (SEAL)

CERTIFICATE OF SURVEY

The undersigned, a Registered Professional Engineer and Land Surveyor, hereby certifies that I have carefully and accurately surveyed, sub-divided, staked and platted the tract of land described above into lots, blocks and streets, and that the above plat designated as Bixby Industrial Park, an addition to the City of Tulsa, County of Tulsa, State of Oklahoma, is a true representation of said survey.

Dated in Tulsa, Oklahoma this 15 day of Aug, 1973.

SPRADLING & ASSOCIATES

By *Jack L. Spradling*
 Jack L. Spradling

STATE OF OKLAHOMA)
) SS.
 COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on this 15 day of August, 1973, personally appeared JACK L. SPRADLING, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

James Taylor
 Notary Public

My Commission expires: Oct 30, 1976
 (SEAL)

Page 12 of 20

Jason Brown

Extreme Electric, Inc.

15210 S. 76th E. Ave.

Bixby, Ok. 74008

extremeelectric@olp.net

April 7th, 2026

City of Bixby

Planning Department/Board of Adjustments

116 W. Needles Ave.

Bixby, Ok. 74008

Subject: Request for variance @ 15210 S. 76th E. Ave. Bixby, Ok. Lot5 Block 1

Dear Members of the Board of Adjustments,

I am writing to formally request a variance for the property located at 15210 S. 76th E. Ave., which I own & have done all requirements to construct a new building. This request pertains to 50' setback that is currently required in this area as outlined by the City of Bixby zoning ordinance.

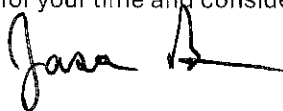
Due to unique conditions specific to my property, strict compliance with the current zoning requirements creates an undue hardship. These conditions include no stormwater on this side of the road, so I must build large detention pond to contain water, until water on the opposite side of street recedes so that we can direct water into the east side of street. Plans attached

The requested variance would allow me to match the existing buildings on this street; There are at least 5 buildings currently built with this same variance I'm assuming that was granted by the City of Bixby, while maintaining the intent and spirit of the zoning ordinance. Granting this variance will not be detrimental to the neighboring properties, will not adversely affect public safety or welfare, and will remain consistent with the character of The Bixby Industrial Park.

I respectfully request the Board's consideration of this variance application. I am happy to provide any additional documentation, site plans, or information required, and I am available to attend a public hearing to answer any questions the Board may have.

Thank you for your time and consideration.

Sincerely,





City of Bixby
P.O. Box 70
111 N Cabaniss Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Board of Adjustment

From: Gladys Gill, Assistant Planner

Date: April 20, 2026

RE: BXBA-26.02 – Baldrige Variance

Location: 15608 S 36th E Ct., Bixby, OK 74008
Platted: LOT 42, BLOCK 1; BIXBY MEADOWS AMENDED

STR: Section 21, Township 17N, Range 13E

Project: Variance to allow a detached accessory building to be located within a required side yard

Applicant: Danny Baldrige

Request: The applicant is requesting a variance from the Bixby Zoning Code to allow a detached accessory building to be located within a required side yard, rather than entirely within the rear yard as required by the Code.

Background: The subject property is identified as Lot 42, Block 1, Bixby Meadows Phase I, and is developed with a single-family residence. The applicant proposes a 30' x 20' accessory building, as shown on the submitted site plan.

The proposed accessory building is approximately 600 square feet, 200 square feet under the maximum permitted size for detached accessory buildings on residential lots less than one acre.

Figure 1: Aerial Map of Property



Existing Zoning; Use:

(RS-2) Residential Single-Family within PUD-80

Abutting Zoning; Use:

North: (CS) Commercial Shopping: PUD-41; (AG) Agriculture

East: (RS-2.5) Residential Single-Family: Bixby Meadows II

South: (RS-2.5) Residential Single-Family: Bixby Meadows II

West: (AG) Agriculture

Site Constraints and Hardship:

The submitted site plan demonstrates that the property is significantly constrained by platted easements and building restrictions, including:

- A 30-foot drainage, utility, and building line easement (D/E, U/E & B/L) located along the rear portion of the lot
- An additional 11-foot utility easement along the rear property line

As illustrated on the attached site plan, these encumbrances substantially reduce the usable rear yard area available for construction.

When combined with required setback standards, the remaining buildable area is irregular and limited, making it impractical to reasonably accommodate a compliant accessory building within the rear yard.

The hardship is therefore due to the property's unique physical conditions, specifically the location and extent of recorded easements, and is not self-created.

Side Yard Placement:

The proposed accessory building is shown in the side yard area of the lot, positioned:

- Outside of all recorded easements
- With maintained separation from the primary residence
- With appropriate spacing from adjacent property lines

The site plan indicates that the accessory structure is placed to avoid conflicts with drainage and utility infrastructure, which would not be feasible in the rear yard.

While side-yard placement is not permitted by right, the proposed location is the most reasonable and least intrusive alternative given the site constraints.

Applicable Zoning Regulations:

- Detached accessory buildings in RS zoning districts are permitted only in the rear yard.
- Accessory buildings are limited to 800 square feet of floor area or 20% of the rear yard area, whichever is less.
- Accessory buildings must meet minimum rear and side yard setbacks and may not encroach into required yards.
- Structures may not be placed within recorded utility or drainage easements.

Analysis and Findings:

Due to the presence of the 30-foot utility, drainage easement, and building line, as well as the 11-foot rear utility easement, the usable rear yard area is reduced. When combined with required rear yard setbacks, the remaining buildable area may be insufficient to reasonably accommodate an accessory building of the permitted size.

With appropriate conditions, staff finds the request will not be detrimental to surrounding properties, traffic, utilities, or public safety and will remain consistent with the residential character of the neighborhood.

Engineer Comments: No comments from the City Engineer.

Public Comments: No comments were received when writing this report.

Staff Comments:

Staff finds that the request meets the criteria for granting a variance:

1. Special Conditions Exist: The lot is encumbered by significant easements that limit typical rear yard use.
2. Not Self-Created: The hardship results from platted conditions, not actions of the applicant.
3. No Special Privilege: Approval allows reasonable use comparable to other residential lots.
4. Minimum Necessary: The variance is limited to placement within the side yard only.
5. No Detriment: The request will not be detrimental to public health, safety, or welfare.

Staff recommends approval of the variance, subject to the following conditions:

1. The accessory building shall be constructed in substantial conformance with the submitted site plan.
2. The structure shall not encroach into any recorded utility, drainage, or building line easements.
3. The structure shall comply with all applicable size limitations and building codes.
4. Any expansion or relocation of the structure shall require additional review and approval.

Variance Action of the Board:

The Board of Adjustment shall conduct a public hearing on the requested variance and may grant such variance upon the concurring vote of at least three (3) members, provided that the Board makes the following findings:

1. **Exceptional Conditions / Hardship:**

Due to extraordinary or exceptional conditions or circumstances unique to the subject property, the literal enforcement of the provisions of this Title would result in an unnecessary hardship.

2. **Not Generally Applicable:**

Such conditions or circumstances are peculiar to the property and do not generally apply to other properties within the same zoning district.

3. **No Detriment / Consistency with Intent:**

The granting of the variance will not be detrimental to the public good, nor will it impair the purposes, spirit, and intent of this Title or the Comprehensive Plan.

In granting a variance, the Board shall impose such conditions and safeguards as deemed necessary to ensure compliance with the intent of the Zoning Code and to protect the public health, safety, and welfare. The Board may also require supporting documentation, assurances, or guarantees, including bonds, as necessary to enforce such conditions.

Sample Motion:

In BOA Case Number BXBA-26.02, I move to (approve/deny) the variance to allow placement of a detached accessory building within the required side yard at 15608 S 36th E Ct., Bixby, Tulsa County, Oklahoma, based on a finding that the request meets the standards for approval, including that the hardship is related to the unique configuration of the lot and the location of recorded utility and drainage easements and build line, and that approval will not be detrimental to the public good or impair the intent of the zoning regulations.

This motion is made with the following conditions (if any):

Figures:

Figure 1: City of Bixby Aerial Map

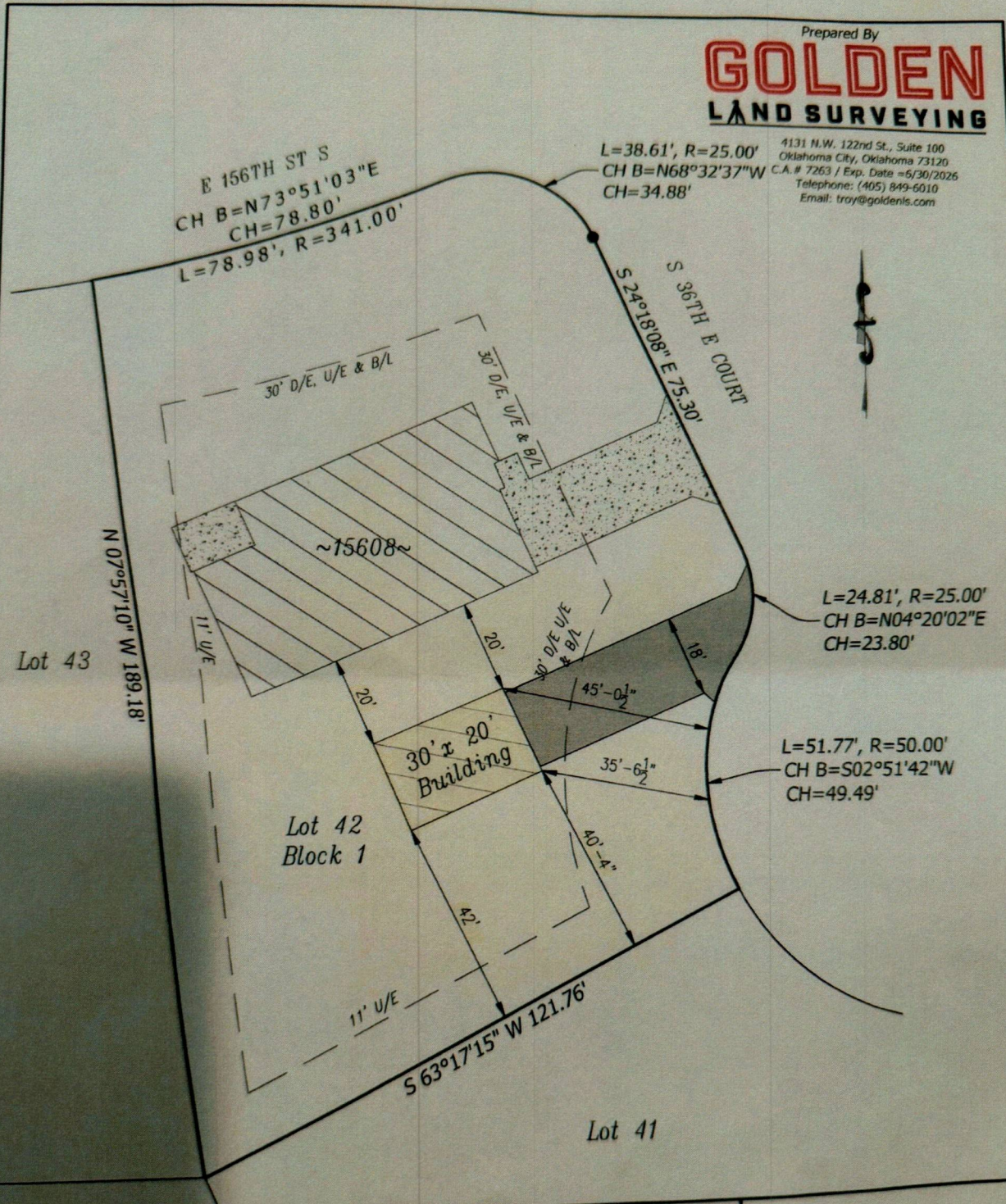
Attachments:

Exhibit A: Site Plan

SITE PLAN

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100
Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010
Email: troy@goldens.com



D.R. HORTON
 Lot 42, Block 1
 BIXBY MEADOWS PHASE I
 BIXBY, TULSA COUNTY, OKLAHOMA
 15608 S 36TH E COURT

Scale: 1" = 30'
 December 19, 2025
 30'x20' Building Exhibit
 This is not a Survey.



General Information

Account Number	R57642732123820
Situs Address	15608 S 36 CT E BIXBY 74008
Owner Name	BALDRIDGE, DANIEL WAYNE & TRINA MICHELL
Owner Mailing Address	15608 S 36TH EAST CT BIXBY, OK 740084474
Land Area	0.47 acres / 20,679 sq ft
Market Value	\$359,000
Last Year's Taxes	\$1,161.66
Legal Description	Subdivision: BIXBY MEADOWS AMENDED (REPLAT BIXBY MEADOWS) (57642) Legal: LOT 42 BLOCK 1 Section: 21 Township: 17 Range: 13



IMP #1

R57642732123820 (12/2025)

Tax Information

	2024	2025	2026
Fair Cash Value	\$10,600	\$77,000	\$359,000
Taxable Value	\$10,600	\$77,000	\$359,000
Assessment Ratio			
Gross Assessed	\$1,166	\$8,470	\$39,490
Exemptions	\$0	\$0	\$0
Net Assessed	\$1,166	\$8,470	\$39,490
Tax Rate	BI-4A	BI-4A	BI-4A
Tax Rate Mills	134.700000	137.150000	137.150000
Estimated Taxes	\$157	\$1,162	\$5,416
Notice of Value Date (if changed from prev yr)	2/27/2024	1/28/2025	3/24/2026

Values

	2024	2025	2026
Land Value	\$10,600	\$77,000	\$77,000
Improvement Value	\$0	\$0	\$282,000
Fair Cash (Market) Value	\$10,600	\$77,000	\$359,000

Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2026	Residential	2025	2,028 SF	1.00	8	2.00	Composition Shingle
1.00	Slab	Frame Brick/Stone Veneer			Ranch 1 Story		Cool Air in Heat Ducts

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
10/27/2025	D R HORTON - TULSA LLC	BALDRIDGE, DANIEL WAYNE & TRINA MICHELL	\$359,000	Warranty Deed	2025107510
12/17/2024	WEST AVENUE INVESTMENTS LLC	D R HORTON - TULSA LLC	\$5,121,500	Special Warranty Deed	2024105158