

AG

S 179 W AVE

S-177th-W-AVE

RE

AG

W-41st-ST-S

RE

RE

AG

W COYOTE TRL

SUBJECT TRACT

LEGEND

 Sand Springs Corporate Limits



CBOA-2658

5.1

19-10 25



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9025

Case Number: CBOA-2658

CZM:42

PD:

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Steve Arterberry

ACTION REQUESTED: **Variance** to permit more than one dwelling unit on a single lot (Section 208); **Special Exception** to permit 3 Manufactured Housing Units in a Residential Estate District (Section 410).

LOCATION: South of 179 W. Ave. and W. 41 St. S.

ZONED: RE

PRESENT USE: Vacant

TRACT SIZE: 70 acres

LEGAL DESCRIPTION: E/2 NE LESS S/2 S/2 S/2 E/2 NE SEC 25 19 10 70 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

None Relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by RE zoning on the east and AG zoning on the north, south and west.

STAFF COMMENTS:

The applicant is proposing to locate three manufactured homes on the 70 acre subject lot. The Code states that no more than one single-family dwelling or mobile home may be constructed or placed on a single lot. The applicant is before the Board requesting a **Variance** to allow three manufactured homes on a RE zoned site as shown on the attached site plan.

The applicant has also requested a **Special Exception** to permit three manufactured homes in an RE district. A Special Exception is required as the proposed manufactured home is a use which is not permitted by right in the RE district because of potential adverse effect, but which if controlled as to its relationship to the neighborhood and to the general welfare, may be permitted.

Sample Motion:

"Move to _____ (approve/deny) a Variance to permit more than one dwelling unit on a single lot (Section 208); Special Exception to permit 3 Manufactured Housing Units in a Residential Estate District (Section 410).

- Finding the hardship to be _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

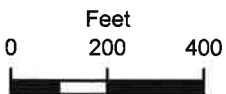


S 179 W AVE

S 177th W AVE

W 41st ST S

W COYOTE TRL



Subject Tract

CBOA-2658

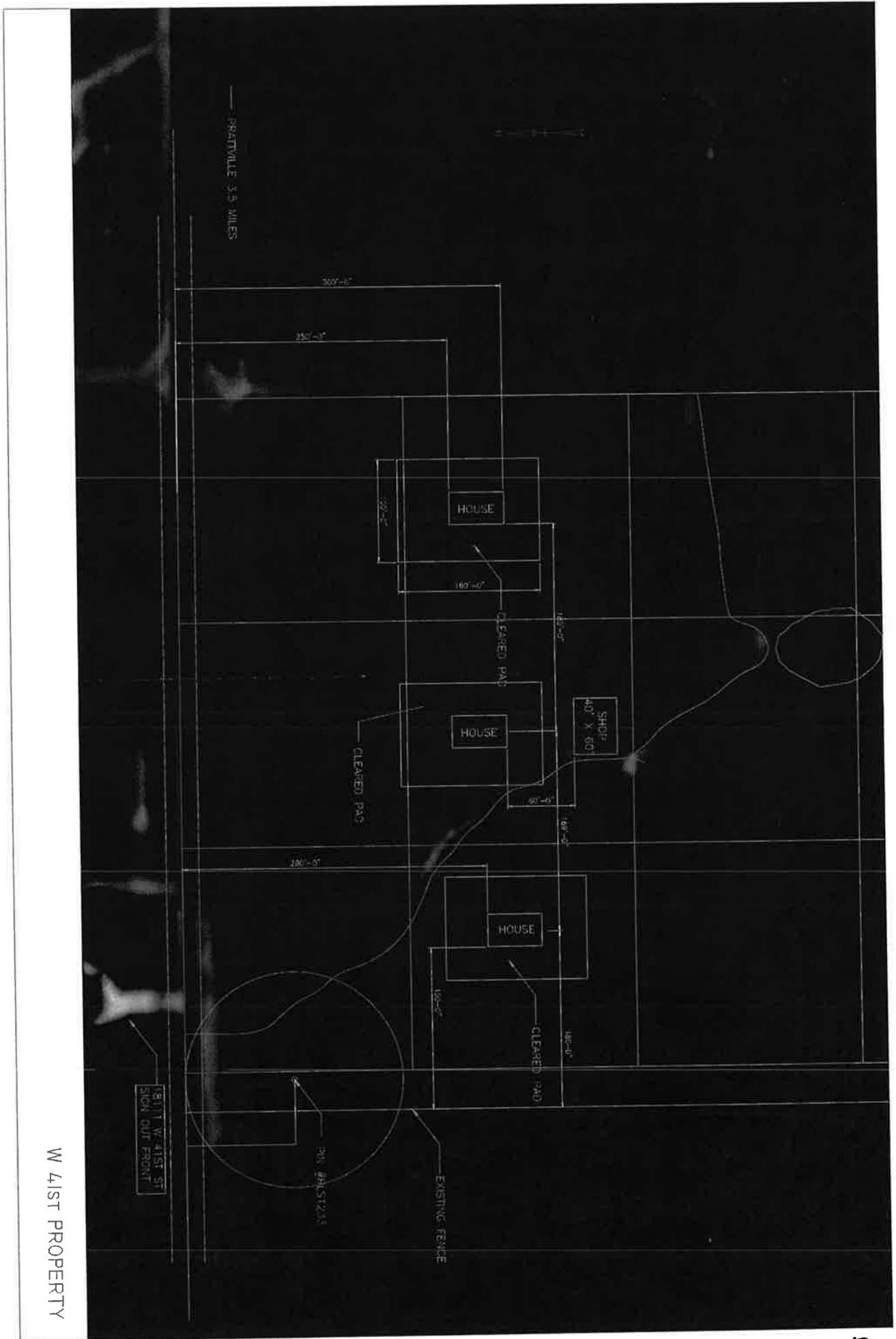
19-10 25

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

5.4





W 41ST PROPERTY



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