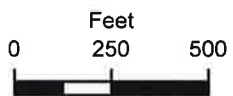


LEGEND

 Bixby Corporate Limits



CBOA-2659

17-14 34

6.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:7434

Case Number: CBOA-2659

CZM:69

PD:

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

APPLICANT: Daniel Lamberson

ACTION REQUESTED: Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG district (Section 208 and 330).

LOCATION: 15112 E 171 ST S

ZONED: AG

PRESENT USE: Residential

TRACT SIZE: 1.61 acres

LEGAL DESCRIPTION: PRT NE NW BEG 330W NEC NE NW TH S333.5 W247 N333.5 E247 POB LESS N50 THEREOF FOR RD SEC 34 17 14 1.61ACS,, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG district (Section 208 and 330).

Section 330, Table 3 of the Code requires a minimum lot area of 2 acres and a land area per unit requirement of 2.1 acres in the AG district. The subject lot is a legal non-conforming lot containing 1.6 acres and one single family home. To permit a second home on the lot the land area per dwelling unit has to be reduced to .8 acres or 34,848 sq. ft.

The purpose of these bulk and area controls is to encourage and protect agricultural land until an orderly transition to urban development may be accomplished and to discourage wasteful scattering of development in rural areas.

The subject property is in a rural area that has a significant amount of residential development. There is a fair amount of large lot residential development surrounding the subject lot.

Sample Motion:

"Move to _____ (approve/deny) a Variance to allow two dwelling units on a single lot of record that does not meet the lot area and lot area per unit requirement in an AG district (Section 208 and 330).

6.2

Finding the hardship to be _____.

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”



Subject
Tract

CBOA-2659

17-14 34

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

Aerial Photo Date: February 2016





E 171st ST S



Subject Tract

CBOA-2659

17-14 34

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

Aerial Photo Date: February 2016

6.5





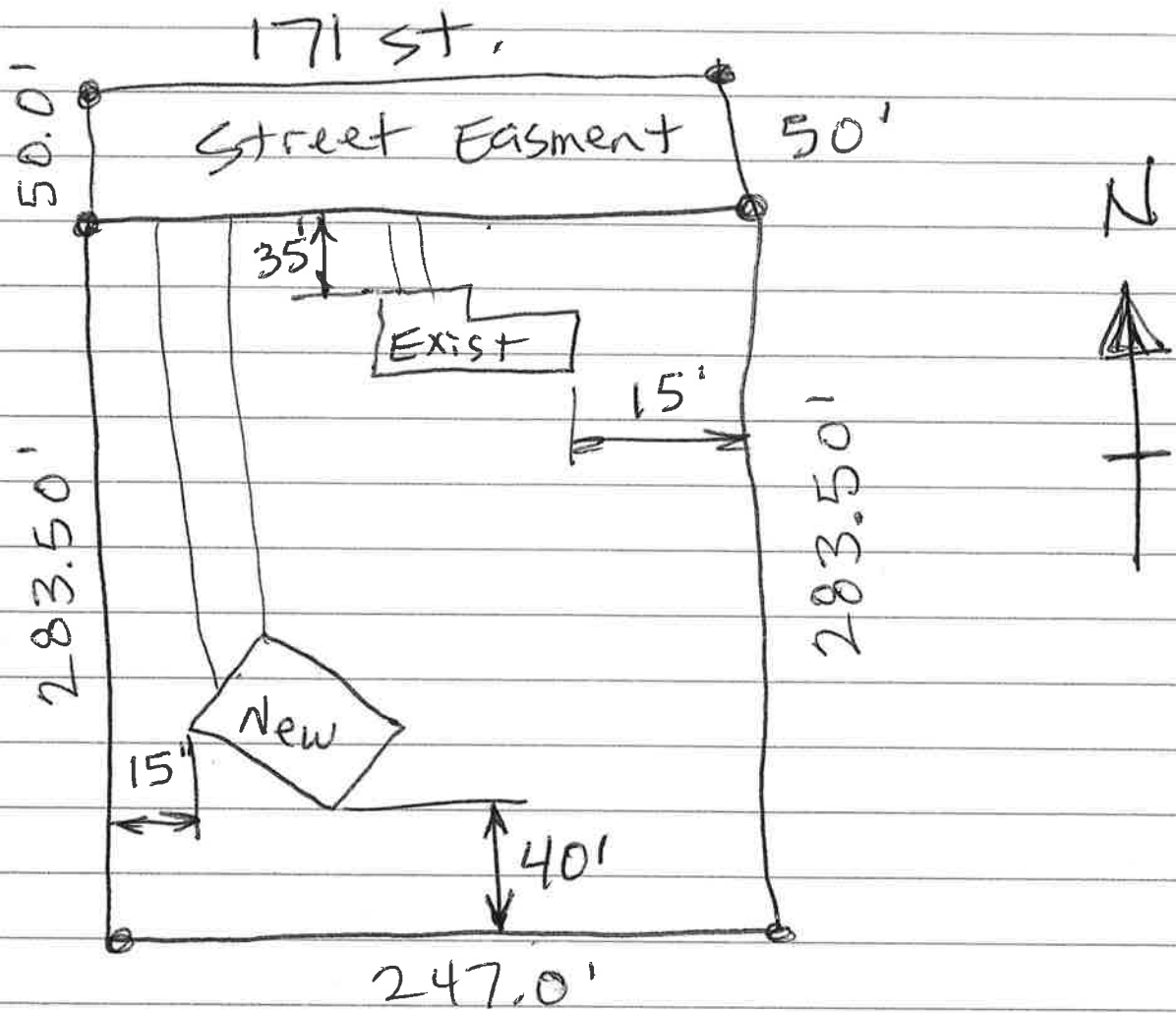
Subject Lot - Looking South

12.36



12.29.2017 12:36

6.6



1.61 ac

$$283.50' \times 247.0' = 70,124.50 / 43,560 = 1.61 \text{ acres}$$

Daniel Lamberson cell: 918.381.2864
 15112 E. 171st. Street South
 Bixby, OK 74008
 danlamberson@yahoo.com

12/14/17

6.7

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