

E 116th ST N

AG

N 44 E AVE

75

IH

IL

PUD-717

PUD-717-A

IL

IL

N 41 E AVE

75

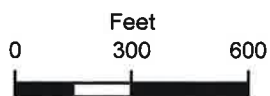
N 14 E AVE

AG

SUBJECT TRACT

CBOA-2675

3.1



21-13 09



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:1309

Case Number: CBOA-2675

CZM:10

PD:

HEARING DATE: 06/19/2018 1:30 PM (Continued from 05/15/2018)

APPLICANT: Rachel Brown

ACTION REQUESTED: Use variance to allow for an office use (Use unit 11) to permit a counseling service in an AG district (Sec. 310).

LOCATION: 11110 N 44 AV E

ZONED: AG

PRESENT USE: residential

TRACT SIZE: 10.57 acres

LEGAL DESCRIPTION: TR BEG 25S & 7W NEC SW NE TH W30 S103 E7 S862 W1289.13 S326.93 E1318.72 N1228.84 W7 N63 POB SEC 9 21 13 10.570ACS,

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG zoned tracts.

STAFF COMMENTS:

The applicant is before the Board requesting a **Use variance** to allow for an office use (Use unit 11) to permit a counseling service in an AG district (Sec. 310).

A Use Variance is required because a counseling service/ office use (Use Unit 11) is not permitted in a AG zoning district due to potential adverse effect. The applicant has provided the attached statement detailing hours of operation, type of counseling services provided, and number of employees.

The Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding neighborhood.

Sample Motion:

"Move to _____ (approve/deny) a Use Variance to allow allow for an office use (Use unit 11) to permit a counseling service in an AG district (Sec. 310).

- 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

3.2

cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



E 116th ST N

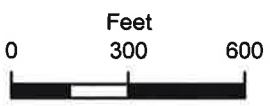
N 44 E AVE

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N 41 E AVE

N YALE AVE

75



Subject Tract

CBOA-2675

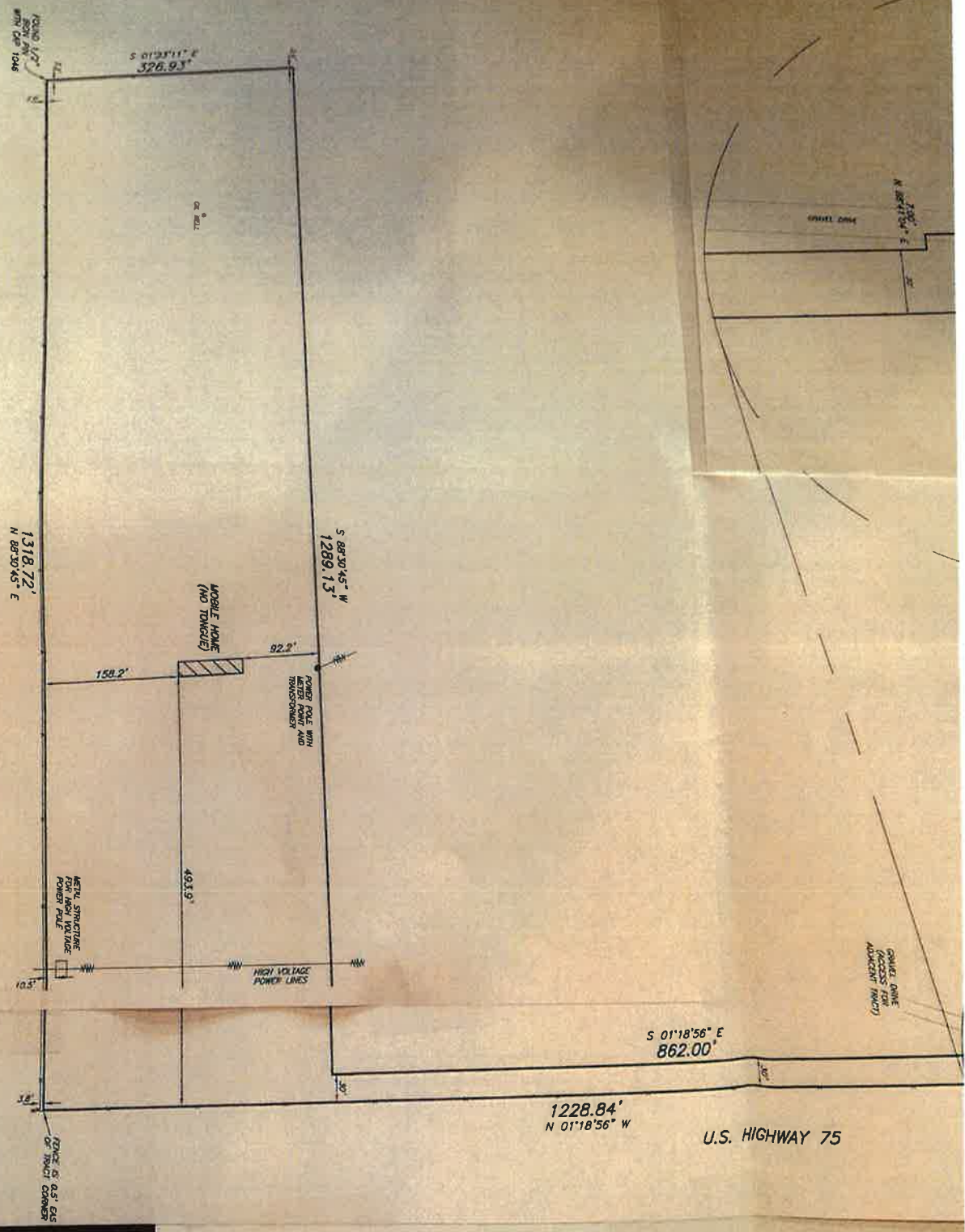
21-13 09

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

Aerial Photo Date: February 2016

3.4





3/19/18

To Whom It May Concern-

Our plans for our property located at 11110 N. 44th E. Ave., Sperry, OK 74073 are as follows:

- We would like to build our house on the 5 acres toward the West, and would extend the existing road toward the West.
- We would like to add a (approximately) 1 acre pond toward the East, before the existing mobile/structure.
- At some point, we would like to either turn the existing structure into RAM Counseling Services LLC, or remove the mobile and build in that existing spot a permanent structure for RAM Counseling Services LLC.
- RAM Counseling Services would use the land and office for equine and animal-assisted therapy.

RAM Counseling Services LLC currently:

1. Has two therapists working 15+ hours each per week (One therapist sees 18 clients per week approximately three weeks out of the month. The other therapist schedules between 20 and 25 clients per week- see Rachel Brown schedule below)
2. Has a third therapist working only on Fridays or Saturdays depending on the week
3. On any given day, there would be approximately 4-8 clients/families seen between the two therapists that work during the week. We have anywhere between (not including therapist vehicles) 1 and 3 vehicles occupying the parking lot at one time during the week.
4. Rachel Brown works Monday (12-5pm), Tuesday (3:30-8:30pm), Thursday (3:30-8:30pm), and Saturday (9am-4pm), with the occasional Wednesday or Friday appointments.