



9:04 am, Jun 07, 2024

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday June 18, 2024, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 532

Consider, Discuss and/or Take Action On:

UNFINISHED BUSINESS

1. CBOA 3163 - Roberto Chacin

Action Requested:

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 6640 N Trenton Ave

NEW APPLICATIONS

2. CBOA 3170 - Caleb Sensintaffer

Action Requested:

Use Variance to Allow an Office (Use Unit 11), Warehouse (Use Unit 23) and indoor and outdoor storage (Use Unit 16) in an AG district (Section 310)

Location: 7530 W 41st St S

3. CBOA 3171 - AAB Engineering, LLC

Action Requested:

Special Exception to permit Use Unit 6 - Single-Family Dwellings in a CS district (Section 710).

Location: S & E of Hwy 75 & E 86th St N

4. CBOA 3173 - Hector Fierro

Action Requested:

Variance of the required rear yard setback in an AG district (Section 330);

Variance of the land area per dwelling unit in an AG district (Section 330).

Location: 11359 E 66th St N

5. CBOA 3174 - John Williams

Action Requested:

Variance of the required rear yard setback in an AG district (Section 330).

Location: 2543 E 171st St S

6. CBOA 3175 - DTP Wrecker, LLC / Daniel Pollet

Action Requested:

Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to 10,000 sf area at the west central portion of property (Section 310). **Location:** 18227 S Elwood Ave

7. CBOA 3176 - Jose R. Cruz

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410), Variance of the number of dwelling units in an RS district to permit second dwelling (Section 208). **Location:** 6035 N Lewis Ave

8. CBOA 3178 - Leann & Melissa Barrett-Ramirez

Action Requested:

Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

Location: 6304 N Rockford Ave

9. CBOA 3179 - Jeremiah Mefford

Action Requested:

Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 3706 S 265th W Ave

10. CBOA 3180 - Jonathan Lopez & Ashley Diaz

Action Requested:

Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208) and a Variance of the land area per dwelling unit in an AG-R district (Section 330). **Location:** 12615 E 113th St N

11. CBOA 3181 - Hunter Delacerda

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330). **Location:** 3402 S Campbell Creek Rd

12. CBOA 3182 - Sally McGrew

Action Requested:

Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410). **Location:** 5821 S 58th W Ave

13. CBOA 3183 - David Lacy

Action Requested:

Special Exception to permit a home occupation, surveying service, in an RS district (Section 440) and a Variance to permit 5 employees who are not immediate members of the family (Section 440.B.1). **Location:** 3139 S 61st W Ave

14. CBOA 3184 - Jared Redyke

Action Requested:

Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310). **Location:** 9579 E 201st St S

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: https://www.incog.org/Land_Development/land_main.html

E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Board of Adjustment meeting.



Board of Adjustment

Case Number: CBOA-3163

Hearing Date: 06/18/2024 1:30 PM
(Continued from 05/21/2024)

Case Report Prepared by:

Jay Hoyt

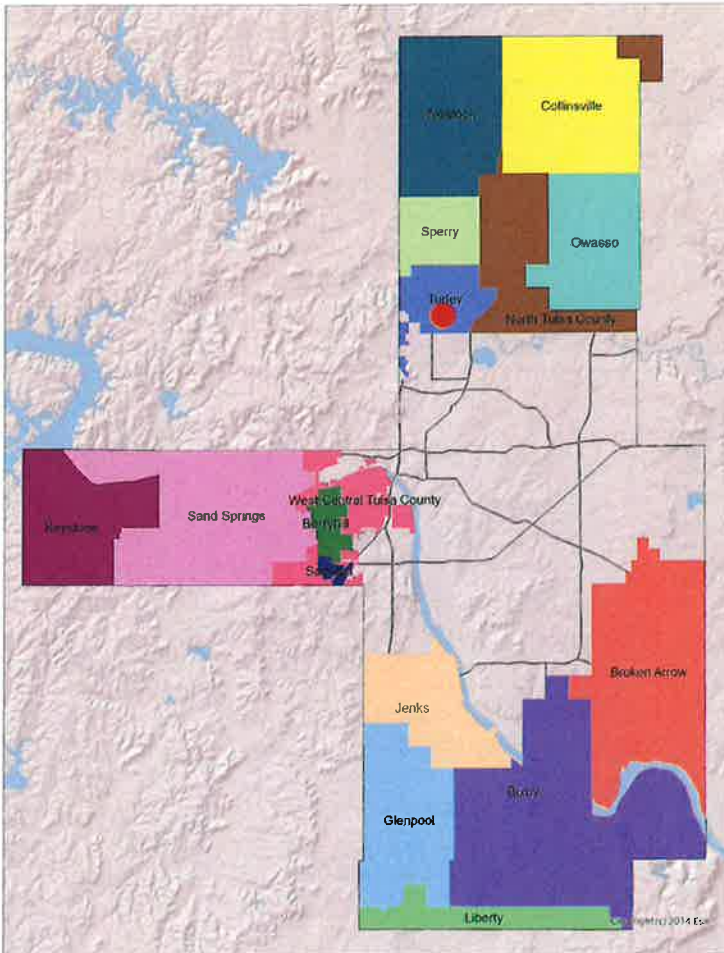
Owner and Applicant Information:

Applicant: Roberto Chacin

Property Owner: LEWIS, ALIYAH

Action Requested: Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.41 acres

Location: 6640 N TRENTON AV E

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural
Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1331

CASE NUMBER: CBOA-3163

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM (Continued from 05/21/2024)

APPLICANT: Roberto Chacin

ACTION REQUESTED: Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

LOCATION: 6640 N TRENTON AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Residence

TRACT SIZE: 0.41 acres

LEGAL DESCRIPTION: S 90 N 200 LOT 1 BLK 12, GOLDEN HILL ADDN Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. The tract is surrounded by RS zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

The RS district is limited to one dwelling unit per lot of record per Section 208 of the Tulsa County Zoning Code. The Tulsa County Zoning Code requires 8,400 sf of land area per dwelling unit. The subject tract contains 0.41 acres (17,860 sf) in area, so has enough land area to support two dwelling units.

The applicant did not provide a statement, but is intending to build a second dwelling on the lot to the west of the existing residence.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

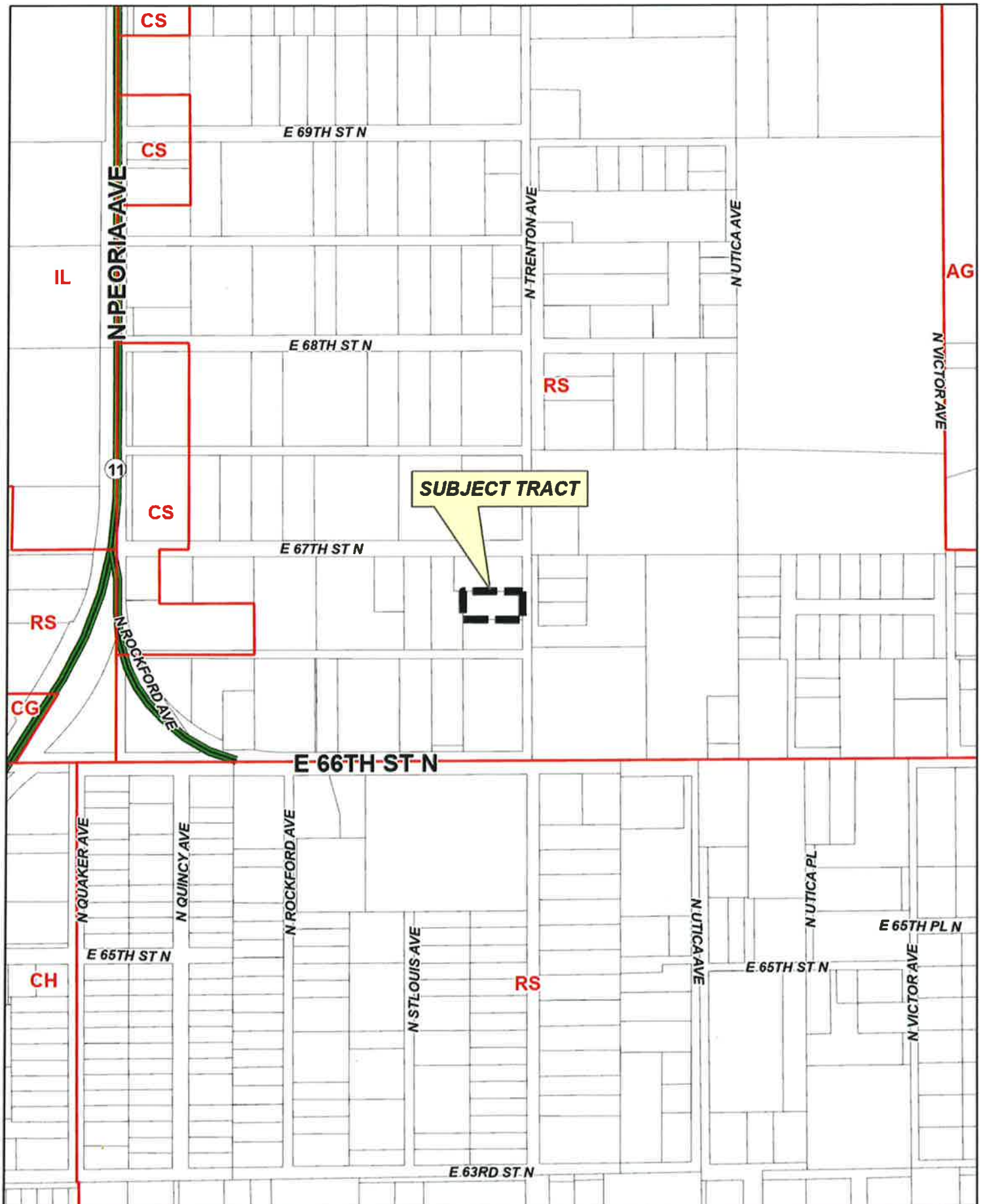
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking West from N Trenton Ave



Subject tract looking Northwest from N Trenton Ave



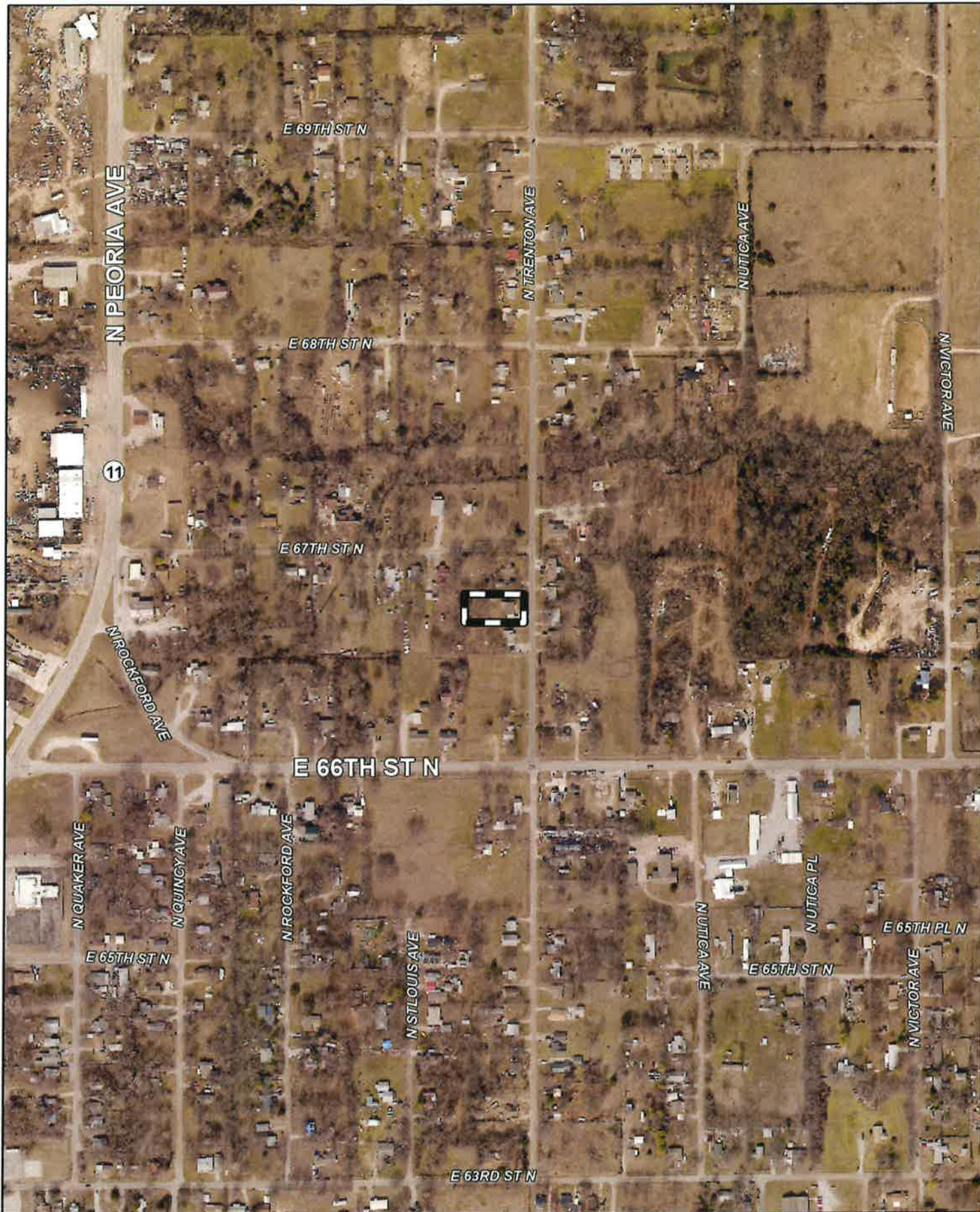
SUBJECT TRACT

CBOA-3163

21-13 31

CBOA-3163 1.5





0 200 400
Feet



Subject
Tract

CBOA-3163

21-13 31

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

Aerial Photo Date: 2023

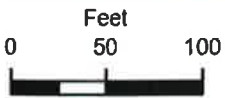
CBOA-3163 1.6





E 67TH ST N

N TRENTON AVE



Subject
Tract

CBOA-3163

21-13 31

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

Aerial Photo Date: 2023

CBOA-3163 1.7





Board of Adjustment

Case Number: CBOA-3170

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

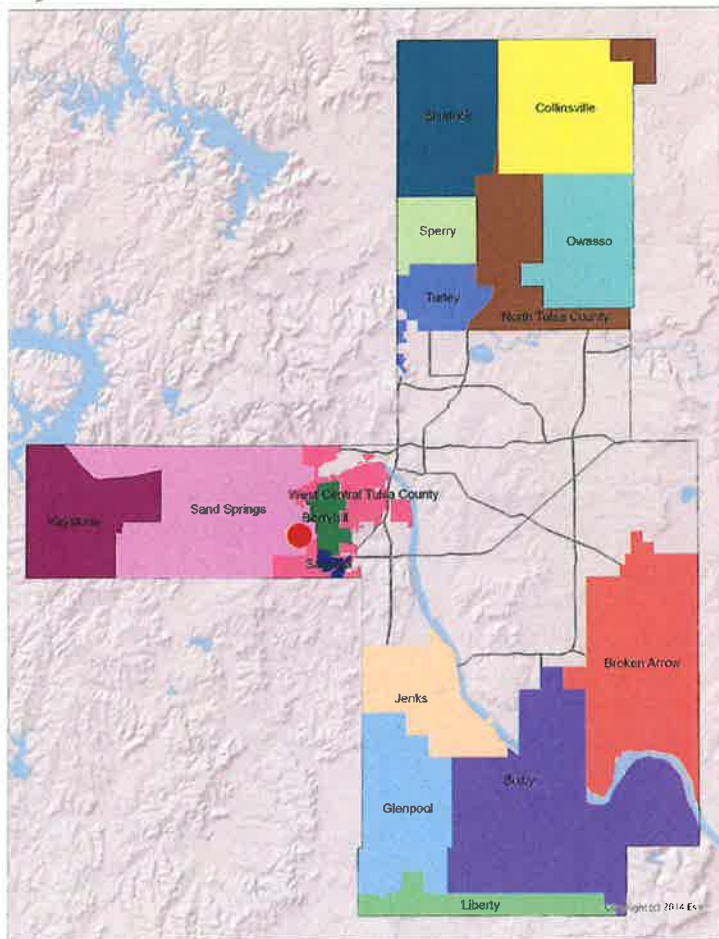
Owner and Applicant Information:

Applicant: Caleb Sensintaffer

Property Owner: CHRISTENSEN,
JONATHAN M & SUSAN M

Action Requested: Use Variance to Allow an Office (Use Unit 11), Warehouse (Use Unit 23) and indoor and outdoor storage (Use Unit 16) in an AG district (Section 310).

Location Map:



Additional Information:

Present Use: Mobile home / Vacant

Tract Size: 5 acres

Location: 7530 W 41 ST S

Present Zoning: AG

Fenceline/Area: Sand Springs

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9230

CASE NUMBER: CBOA-3170

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Caleb Sensintaffer

ACTION REQUESTED: Use Variance to Allow an Office (Use Unit 11), Warehouse (Use Unit 23) and indoor and outdoor storage (Use Unit 16) in an AG district (Section 310).

LOCATION: 7530 W 41 ST S

ZONED: AG

FENCELINE: Sand Springs

PRESENT USE: Mobile home / Vacant

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: S/2 W/2 W/2 NE NW SEC 30 19 12 5AC

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2975 July 2022: The Board approved a Use Variance to allow outdoor storage of boats and recreational vehicles (Use Unit 23; Storage, Not Elsewhere Classified) in an AG district (Section 1223) and a Variance from the all-weather parking surface requirement (Section 1340.D),

ANALYSIS OF SURROUNDING AREA: The subject tract is currently AG and contains a single family residence. It is surrounded to the north, south, east and partially to the west by AG zoned properties. CS zoned properties also exist along the northwester portion of the subject lot.

STAFF COMMENTS:

The applicant is before the Board requesting a Use Variance to Allow an Office (Use Unit 11), Warehouse (Use Unit 23) and indoor and outdoor storage (Use Unit 16) in an AG district (Section 310).

The applicant submitted the following statement: "The property is bordered by Mini Storage, Military Department and Military vehicle storage and not positioned for residential development due to the industrial nature of surrounding properties. A prior Use Variance was approved for boat and RV storage as well as exemption from all-weather parking surface (CBOA-2975). This request is to slightly alter the previously approved intended use to allow office, warehouse and indoor and outdoor storage. (Use Units 16-Mini Storage, 23-Warehousing & Wholesaling and 11-Offices and Studios).

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use of the land is compatible with and non-injurious to the surrounding area.

SAMPLE MOTION:

"Move to _____ (approve/deny) a Use Variance to Allow an Office (Use Unit 11), Warehouse (Use Unit 23) and indoor and outdoor storage (Use Unit 16) in an AG district (Section 310).

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

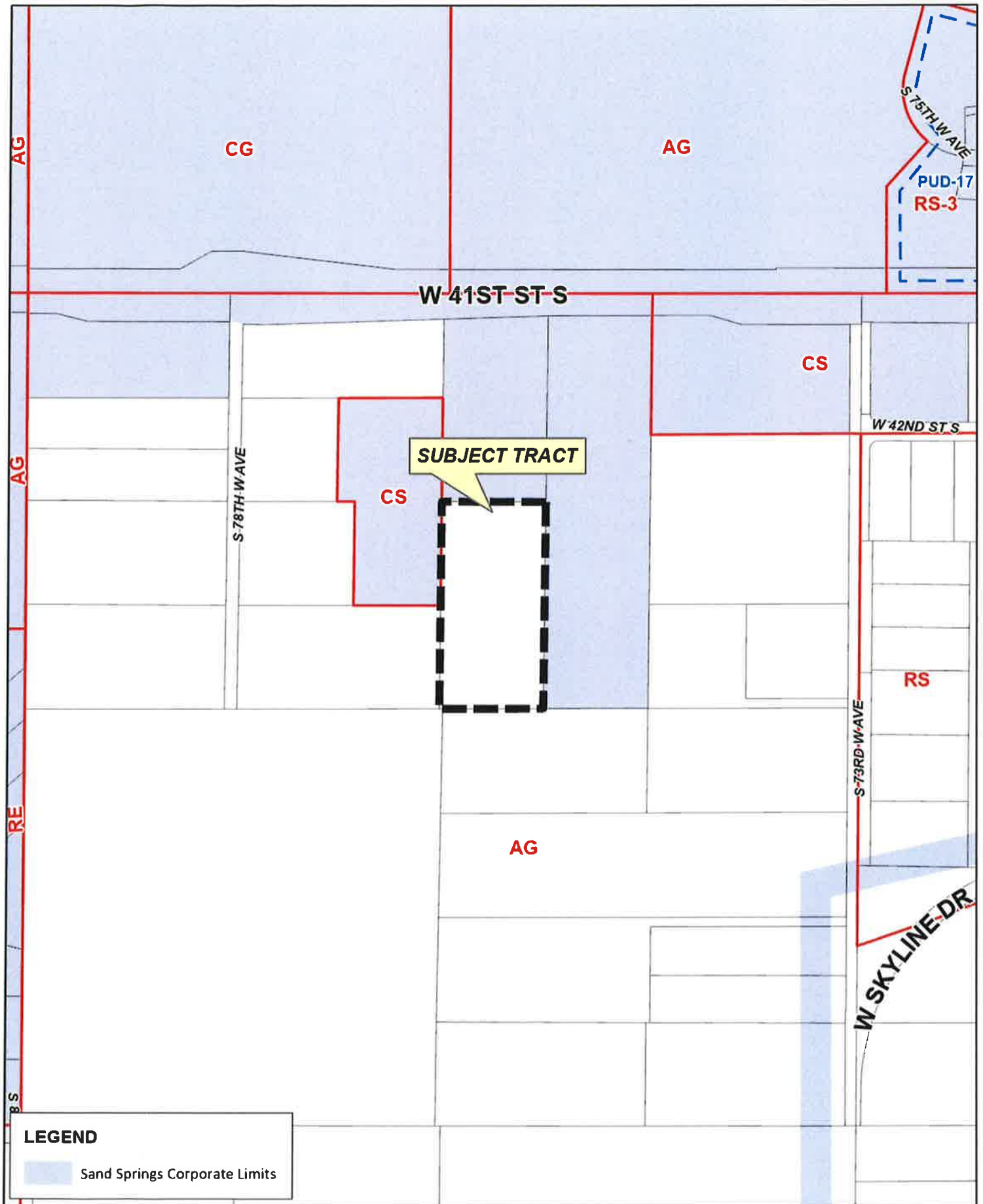
Subject to the following conditions, if any: _____.

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."

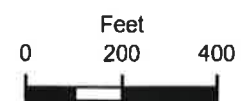


Subject tract looking South from W 41st St S




LEGEND

 Sand Springs Corporate Limits



CBOA-3170

19-12 30

 N

CBOA-3170 2.5



0 Feet 200 400



Subject Tract

CBOA-3170

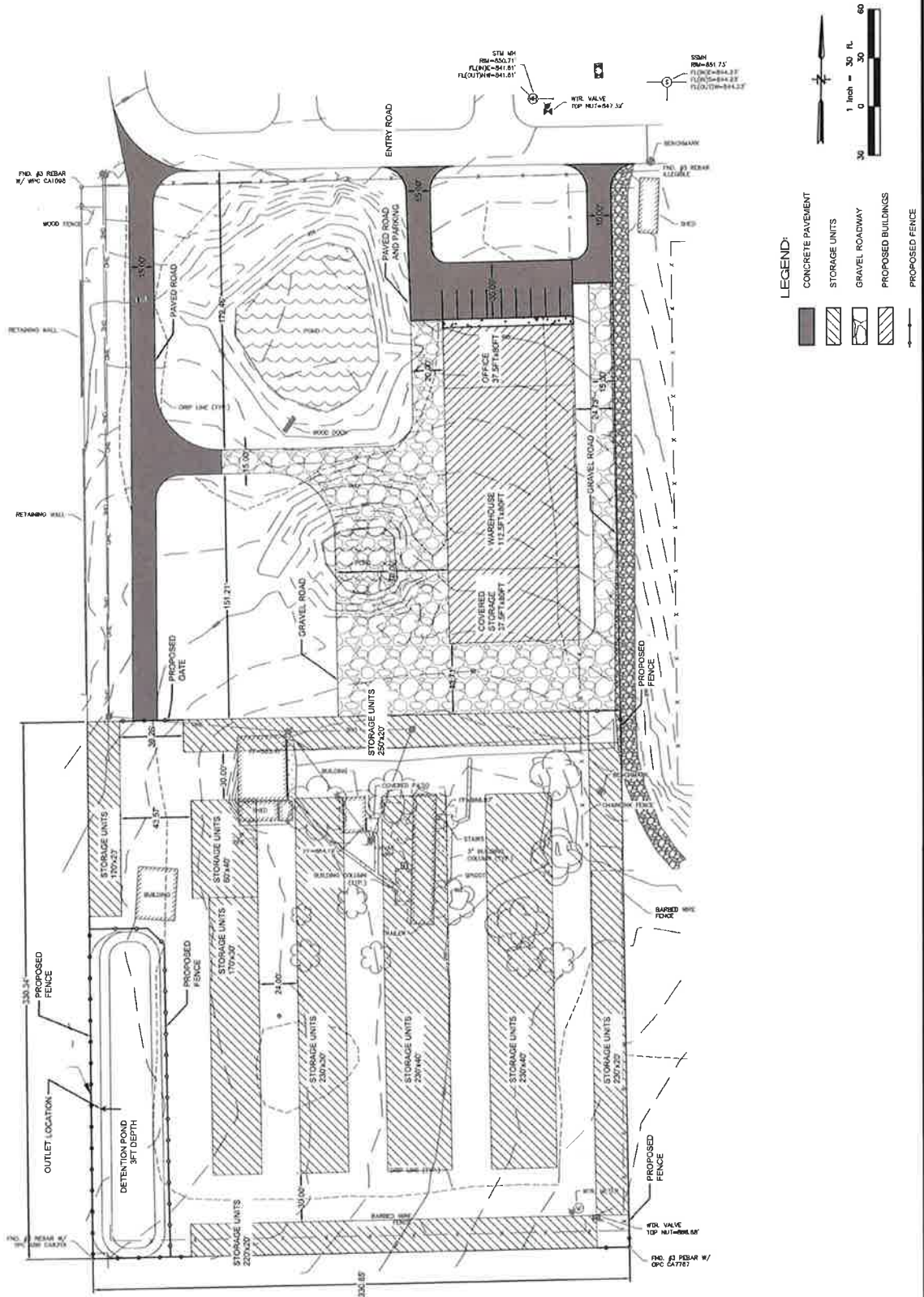
19-12 30

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

Aerial Photo Date: 2023

CBOA-3170 2.6







Board of Adjustment

Case Number: CBOA-3171

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

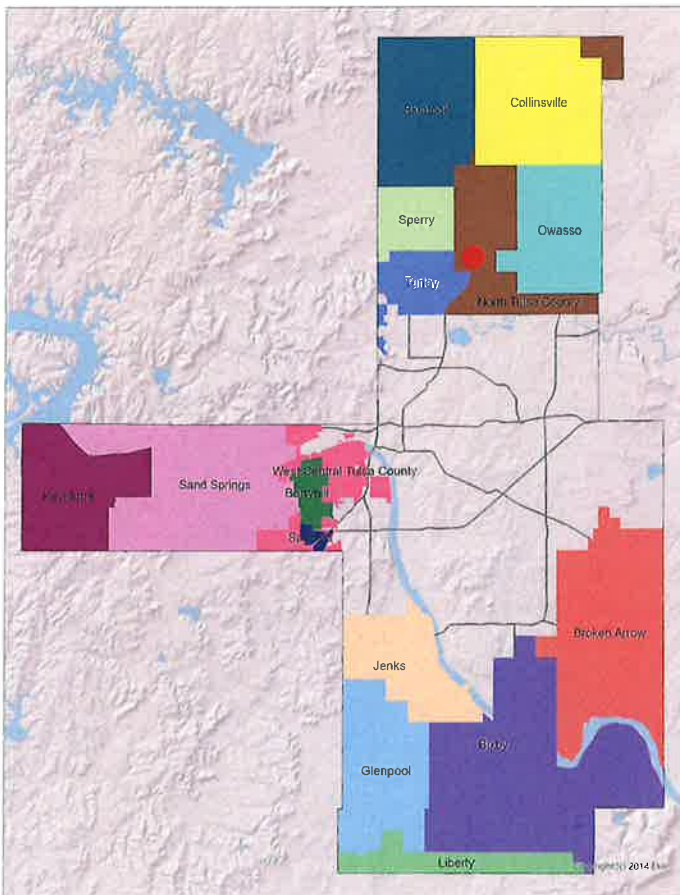
Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Property Owner: OWASSO 86TH DEVELOPMENT LLC

Action Requested: Special Exception to permit Use Unit 6 - Single-Family Dwellings in a CS district (Section 710).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 20.06 acres

Location: S & E of HWY 75 and E 86th St N

Present Zoning: CS

Fenceline/Area: North Tulsa County

Land Use Designation: Rural Commercial

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 1328

CZM:

CASE NUMBER: **CBOA-3171**

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: AAB Engineering, LLC

ACTION REQUESTED: Special Exception to permit Use Unit 6 - Single-Family Dwellings in a CS district (Section 710).

LOCATION: 8416 N WHIRLPOOL DR E

ZONED: CS

FENCELINE: North Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 20.06 acres

LEGAL DESCRIPTION: A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4 NE/4; THENCE SOUTH 01°17'26" EAST ALONG THE EAST LINE OF SAID NE/4 NE/4, A DISTANCE OF 401.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°17'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 920.27 FEET TO THE SOUTHEAST CORNER OF SAID NE/4 NE/4; THENCE SOUTH 88°38'50" WEST ALONG THE SOUTH LINE OF SAID NE/4 NE/4, A DISTANCE OF 1010.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY SEVENTY-FIVE (75); THENCE NORTH 02°35'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 315.34 FEET TO A POINT OF CURVE; THENCE FOLLOWING SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,345.84 FEET, A CHORD BEARING OF NORTH 10°11'01" EAST, A CHORD DISTANCE OF 353.13 FEET AND A CURVE DISTANCE OF 354.15 TO A POINT OF CURVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 113.79 FEET, A CHORD BEARING OF NORTH 19°32'38" EAST, A CHORD DISTANCE OF 11.10 FEET, AND A CURVE DISTANCE OF 11.10 FEET; THENCE NORTH 18°14'59" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 264.40 FEET; THENCE NORTH 88°37'52" EAST A DISTANCE OF 826.35 FEET TO THE POINT OF BEGINNING; CONTAINING 873,699 SQUARE FEET OR 20.06 ACRES.

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3000 September 2022: The Board approved a Variance of the parking required from 48 to 25 (Section 1214.4) for a retail establishment.

CBOA-3017 December 2022: The Board approved a Special Exception to allow a mini-storage in the CS district (Section 710).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CS and contains vacant-single family homes. The site abuts CS zoning to the North containing vacant land and a retail establishment. It abuts AG and RE zoning to the East containing single-family homes and a religious facility and by AG zoning to the West containing Highway 75.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit Use Unit 6 - Single-Family Dwellings in a CS district (Section 710).

The applicant is proposing to construct a subdivision called West Estates as shown on the drawings provided by the applicant. The proposed subdivision would consist of 28 single-family lots on 20.06 acres. The lots proposed would be approximately a half-acre in size with some slightly larger and others slightly less. The proposed lots would conform to the requirements of single-family homes located in a CS district.

A special exception is required as the proposed Use Unit 6 is a use which is not permitted by right but by exception in the CS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding neighborhood.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed single-family dwellings are compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit Use Unit 6 - Single-Family Dwellings in a CS district (Section 710).

Subject to the following conditions, if any: _____.

In granting a Special Exception, the Board must find that 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.



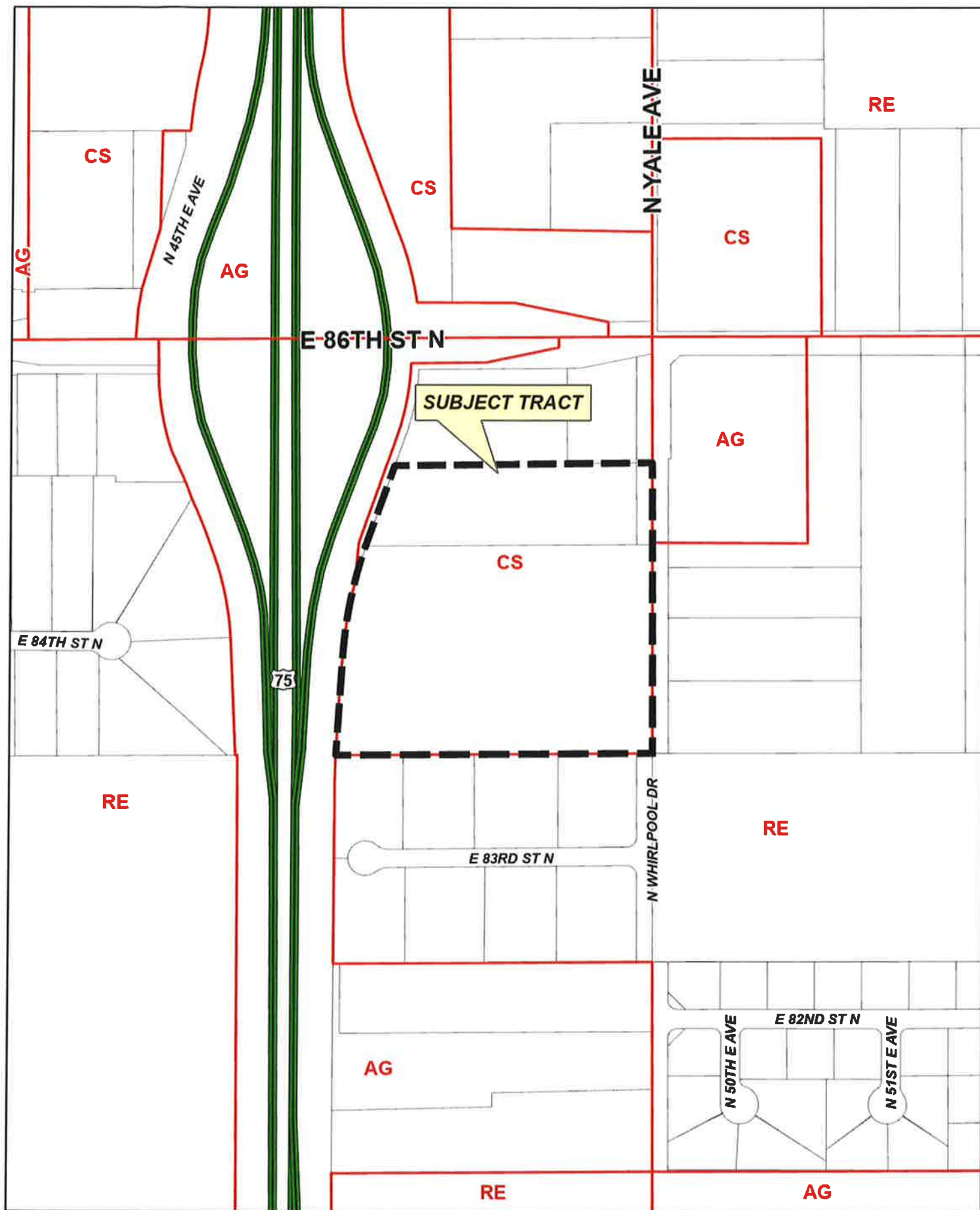
Subject tract looking Southwest from N Whirlpool Dr (N Yale Ave)



Subject tract looking West from N Whirlpool Dr (N Yale Ave)

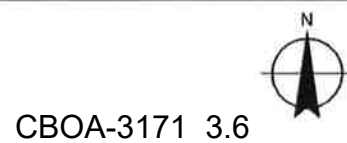


Subject tract looking Northwest from N Whirlpool Dr (N Yale Ave)



CBOA-3171

21-13 28



CBOA-3171 3.6



0 200 400
Feet



Subject
Tract

CBOA-3171

21-13 28

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

Aerial Photo Date: 2023

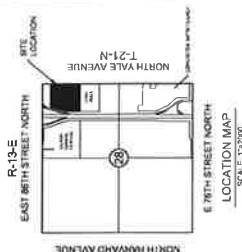
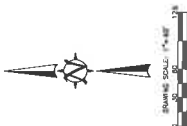
CBOA-3171 3.7



ENGINEER/SURVEYOR
A&B ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 0318 EXP. JUNE
PO BOX 2138
SAND SPRINGS, OK 74063
PHONE: 0181514-4203
FAX: 0181514-4288
EMAIL: ALAN @ A&BENG.COM

ANG ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. B318 EXP. JUNE 30, 2024
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE 018514 4280
 FAX 018514 4288
 EMAIL ALAN@ANGENG.COM

THE NORTH HALF OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST, 10M, TULSA COUNTY, STATE OF OKLAHOMA



SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS TWENTY-FOUR (24) LOTS IN TAC (2) BLOCKS AND ONE (1) RESERVE AREA	
BLOCK 1	12.07 ACRES
BLOCK 2	1.01 ACRES
RESERVE A.	1.38 ACRES

SUBDIVISION DATA

BASIS OF BEARINGS
OKLAHOMA STATE PLANE COORDINATE SYSTEM. ZONE
3501 NORTH, EAST LINE OF THE NE¼ NE¼ OF SECTION 28,
T-21-N, R-13-E TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
973 658 SF ± / 20.08 ACRES ±

MONUMENTATION
A 35" x 16" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA318" TO BE SET AT ALL LOT CORNERS. POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE A MAG. SIGNAL WITH WAX-HER STAMPED "CA318" TO BE SET AT ALL STREET CENTRINE INTERSECTIONS. CENTER OF GUTTER, CURVE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

FINAL PLAY

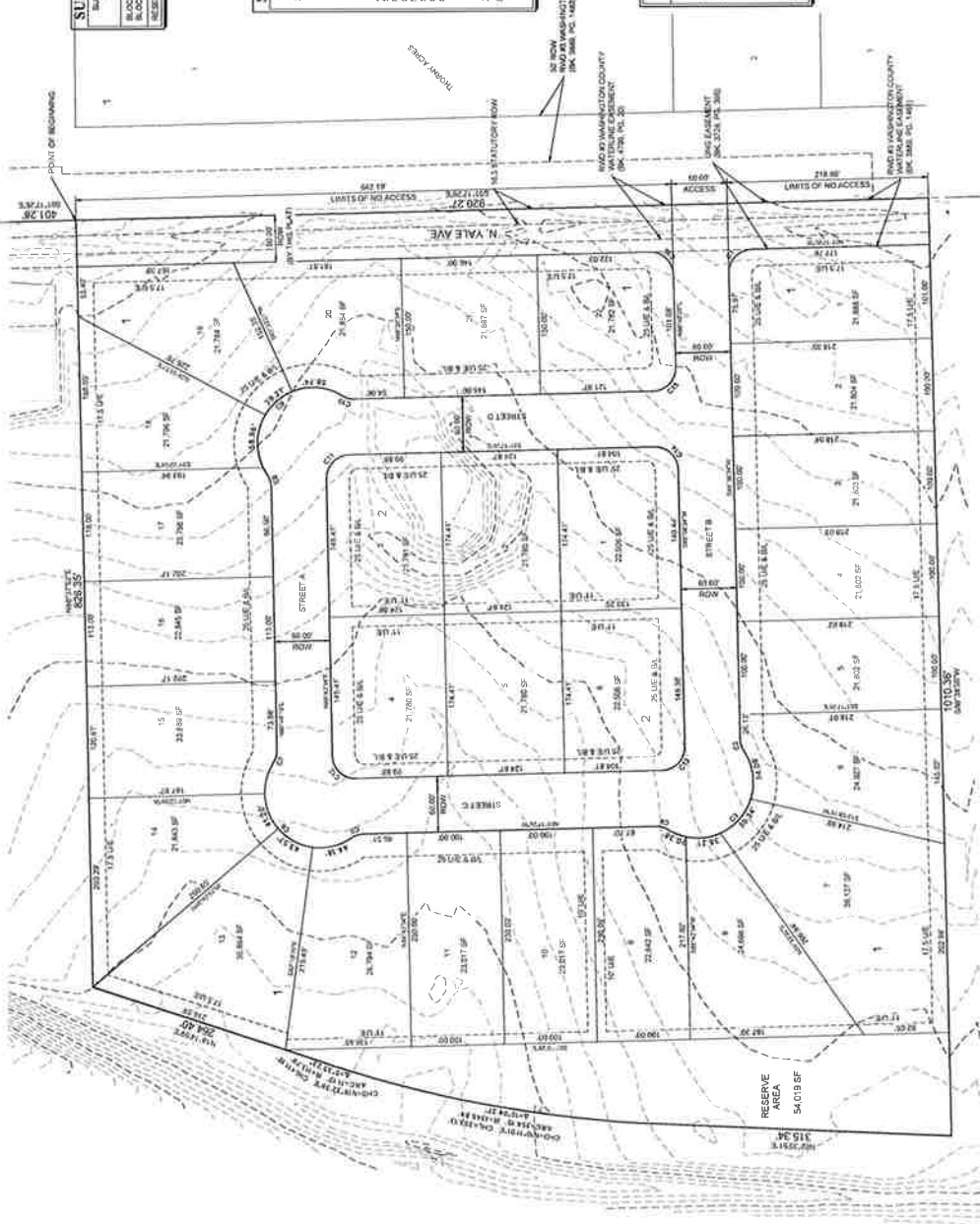
CERTIFICATE OF APPROVAL

I hereby certify that this plan was approved by the Tulsa Metropolitan Area Planning Commission on _____.

TABLE 1. 1990-1991. *Continued*

IMAPLINGOS OFFICIAL

COUNTY OR CITY ENGINEER



LEGEND	BLANK LINE
INA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
BK	BOOK
PQ	PAGE

FLOODPLAIN

THE ENTIRE PROPERTY LIES IN FEMA UNSHADED ZONE X AS SHOWN ON FIRM PANEL "4014300120L" DATED OCTOBER 16, 2012. THE ENTIRE PROPERTY LIES OUTSIDE THE TULSA REGULATORY FLOODPLAIN

CONTACTS

MUNICIPAL AUTHORITY
COUNTY OF TULSA
218 W. 6TH ST.
TULSA, OK 74119

UTILITY

OKLAHOMA NATURAL GAS COMPANY
218 W. EDISON ST.
TULSA, OK 74127
918-684-8000

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74116
1-800-275-3523

AT&T
1400 W. 15TH ST.
TULSA, OK 74106
918-712-1623

WAB-INGTON COUNTY
RURAL WATER DISTRICT #3
P.O. BOX 1005
PRAIRIE, OK 74055

Curve Data		Curve Data		Curve Data		Curve Data	
Curve #	Length	Radius	Curve Length	Curve Degree	Curve #	Length	Radius
C1	14.125	25,000	200,000	14.125°	C11	14.625	25,000
C2	14.125	25,000	200,000	14.125°	C12	14.625	25,000
C3	14.125	25,000	200,000	14.125°	C13	14.625	25,000
C4	14.000	62,000	158,750	14.000°	C14	14.625	25,000
C5	14.000	62,000	158,750	14.000°	C15	14.625	25,000
C6	14.000	62,000	158,750	14.000°	C16	14.625	25,000
C7	14.000	62,000	158,750	14.000°	C17	14.625	25,000
C8	14.000	62,000	158,750	14.000°	C18	14.625	25,000
C9	14.000	62,000	158,750	14.000°	C19	14.625	25,000
C10	14.000	62,000	158,750	14.000°	C20	14.625	25,000
C21	14.000	62,000	158,750	14.000°	C22	14.625	25,000
C23	14.000	62,000	158,750	14.000°	C24	14.625	25,000
C25	14.000	62,000	158,750	14.000°	C26	14.625	25,000
C27	14.000	62,000	158,750	14.000°	C28	14.625	25,000
C29	14.000	62,000	158,750	14.000°	C30	14.625	25,000
C31	14.000	62,000	158,750	14.000°	C32	14.625	25,000
C33	14.000	62,000	158,750	14.000°	C34	14.625	25,000
C35	14.000	62,000	158,750	14.000°	C36	14.625	25,000
C37	14.000	62,000	158,750	14.000°	C38	14.625	25,000
C39	14.000	62,000	158,750	14.000°	C40	14.625	25,000
C41	14.000	62,000	158,750	14.000°	C42	14.625	25,000
C43	14.000	62,000	158,750	14.000°	C44	14.625	25,000
C45	14.000	62,000	158,750	14.000°	C46	14.625	25,000
C47	14.000	62,000	158,750	14.000°	C48	14.625	25,000
C49	14.000	62,000	158,750	14.000°	C50	14.625	25,000
C51	14.000	62,000	158,750	14.000°	C52	14.625	25,000
C53	14.000	62,000	158,750	14.000°	C54	14.625	25,000
C55	14.000	62,000	158,750	14.000°	C56	14.625	25,000
C57	14.000	62,000	158,750	14.000°	C58	14.625	25,000
C59	14.000	62,000	158,750	14.000°	C60	14.625	25,000
C61	14.000	62,000	158,750	14.000°	C62	14.625	25,000
C63	14.000	62,000	158,750	14.000°	C64	14.625	25,000
C65	14.000	62,000	158,750	14.000°	C66	14.625	25,000
C67	14.000	62,000	158,750	14.000°	C68	14.625	25,000
C69	14.000	62,000	158,750	14.000°	C70	14.625	25,000
C71	14.000	62,000	158,750	14.000°	C72	14.625	25,000
C73	14.000	62,000	158,750	14.000°	C74	14.625	25,000
C75	14.000	62,000	158,750	14.000°	C76	14.625	25,000
C77	14.000	62,000	158,750	14.000°	C78	14.625	25,000
C79	14.000	62,000	158,750	14.000°	C80	14.625	25,000
C81	14.000	62,000	158,750	14.000°	C82	14.625	25,000

PRELIMINARY PLAT

West Estates

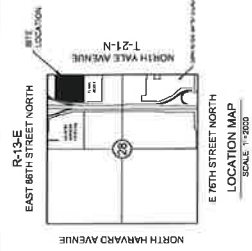
THE NORTH HALF OF THE NORTH-EAST QUARTER (NE/4) OF THE NORTH-EAST QUARTER
(NE/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST, 1BM, TULSA COUNTY, STATE
OF OKLAHOMA

ENGINEER/SURVEYOR

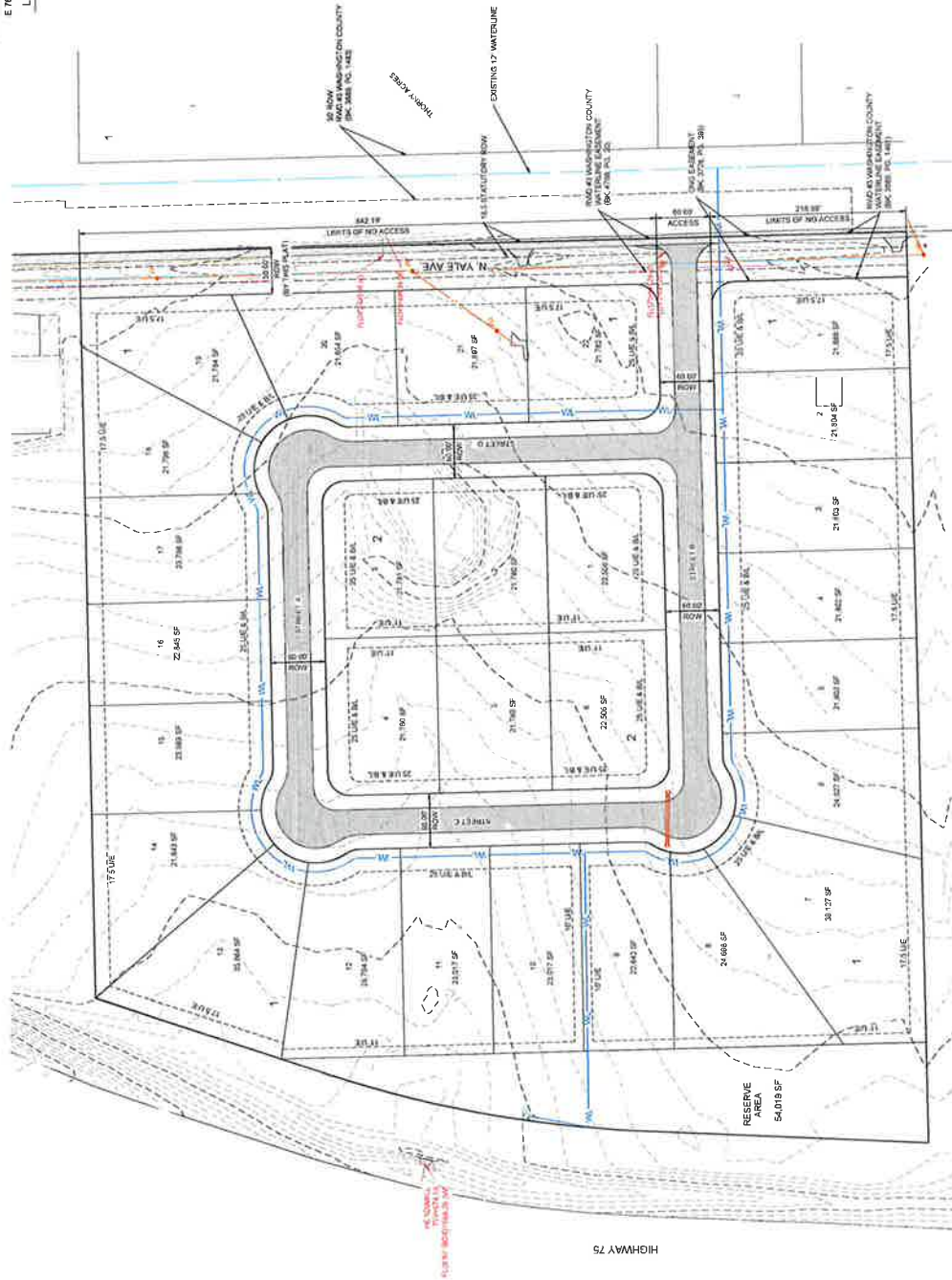
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8718, EXP. JUNE 30, 2024
SAND SPRINGS, OK 74083
PHONE 815.514.0283
FAX 815.514.0283
EMAIL: ALAN@AABENGINEERING.COM

OWNER/DEVELOPER

OWASSO 86TH DEVELOPMENT, LLC
OWASSO 86TH DEVELOPMENT, LLC
TULSA, OK 74127



LEGEND	
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EXISTING WATERLINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS
	EXISTING UNDERGROUND CABLE





Board of Adjustment

Case Number: CBOA-3173

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

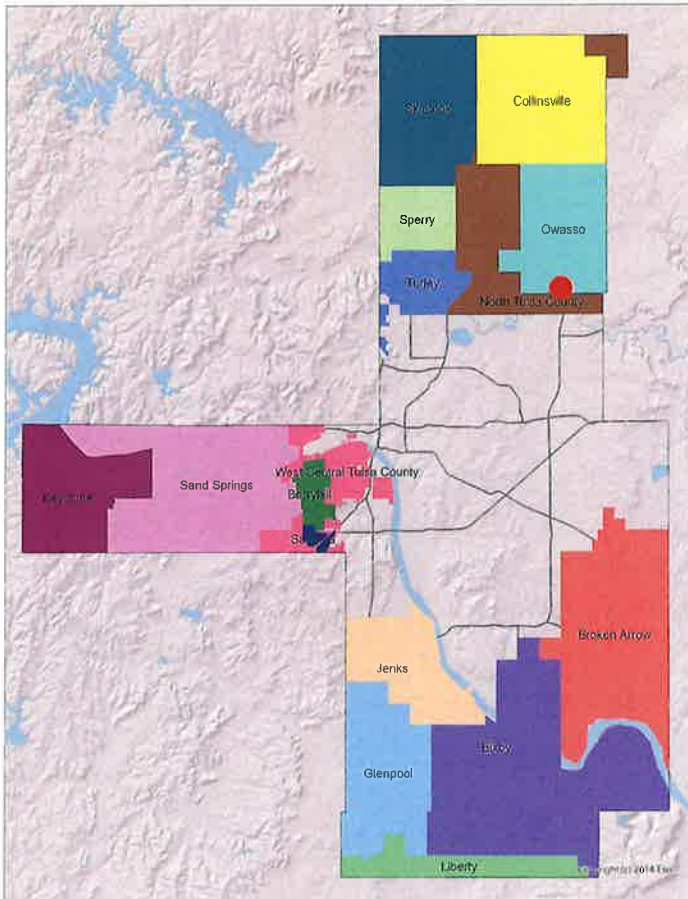
Owner and Applicant Information:

Applicant: Hector Fierro

Property Owner: ESTRADA, BRENDA
FABIOLA & AMADO GARCIA

Action Requested: Variance of the required rear yard setback in an AG district (Section 330); Variance of the land area per dwelling unit in an AG district (Section 330).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 1 acre

Location: 11359 E 66 ST N

Present Zoning: AG

Fenceline/Area: Owasso

Land Use Designation: Industrial

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1431

CASE NUMBER: CBOA-3173

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Hector Fierro

ACTION REQUESTED: Variance of the required rear yard setback in an AG district (Section 330); Variance of the land area per dwelling unit in an AG district (Section 330).

LOCATION: 11359 E 66 ST N

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Vacant

TRACT SIZE: 1 acre

LEGAL DESCRIPTION: BEG 578 W SE COR SE TH N 197 W 221.12 S 197 E 221.12 TO BEG SEC 31-21-14

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-2685 June 2018: The Board approved a Special Exception to permit an event center (UU19) in the IM district (Section 910).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. The tract abuts IM zoning to the North and East containing Industrial uses, to the South by vacant IL zoning and to the West by vacant AG zoning.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the required rear yard setback in an AG district (Section 330) and a Variance of the land area per dwelling unit in an AG district (Section 330).

The Tulsa County zoning code requires a rear yard setback of 40 feet in the AG district. The applicant is proposing to construct a home that will be approximately 20 feet from the rear property line. The proposed location is due to an existing flood barrier at the front of the lot that prevents the proposed home from being constructed further forward. In addition, the Tulsa County zoning code requires 2.1 acres of land area per dwelling in the AG district. The subject tract contains 1 acre which is under the requirement for land area for a lot with one dwelling in the AG district necessitating the need for a variance in order for a home to be constructed on the lot.

The applicant provided the statement that they are "Building a house where one was located due to a flood barrier not allowing the house to be moved forward.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variances are compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Variance of the required rear yard setback in an AG district (Section 330) and a Variance of the land area per dwelling unit in an AG district (Section 330).

Subject to the following conditions, if any: _____.

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.



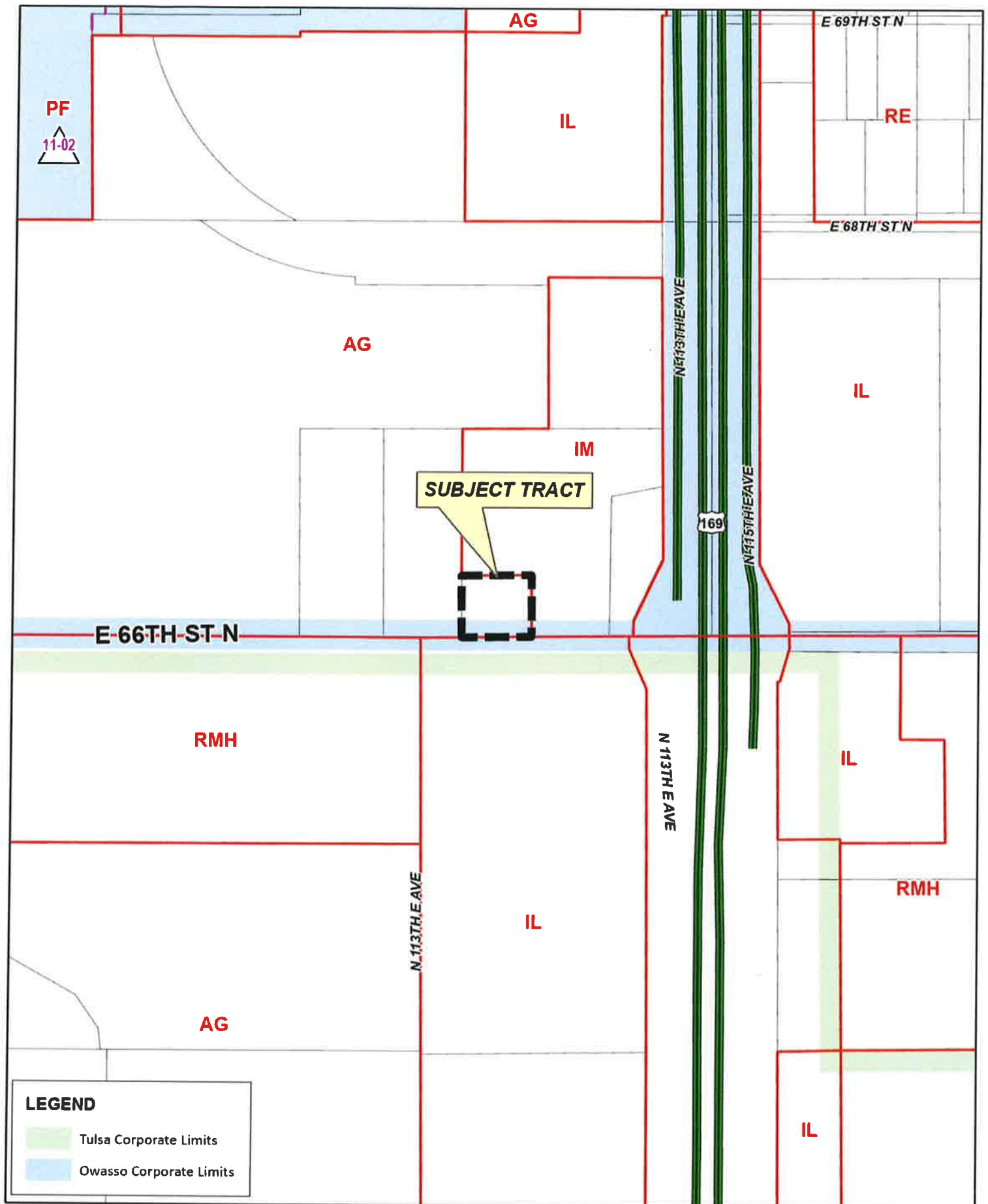
Subject tract looking Northeast from E 66th St N



Subject tract looking North from E 66th St N

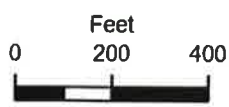


Subject tract looking Northwest from E 66th St N



LEGEND

- Tulsa Corporate Limits
- Owasso Corporate Limits



CBOA-3173

21-14 31

CBOA-3173 4.6



0 Feet 200 400



Subject Tract

CBOA-3173

21-14 31

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

Aerial Photo Date: 2023

CBOA-3173 4.7





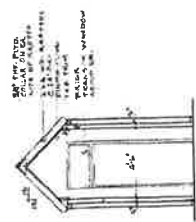
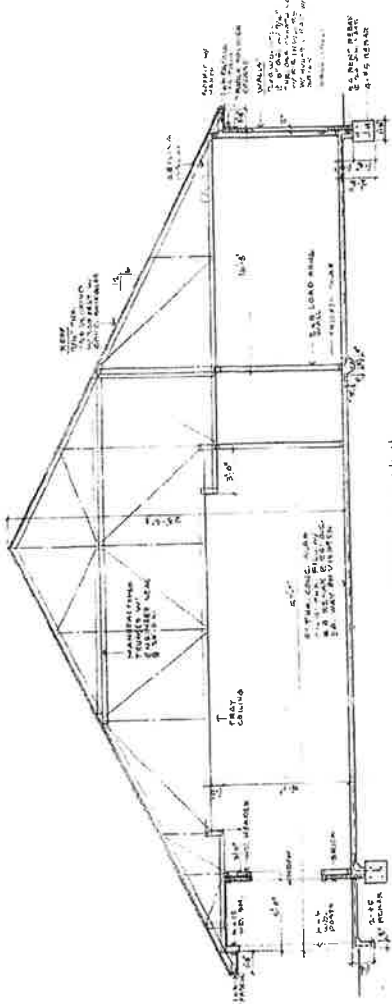
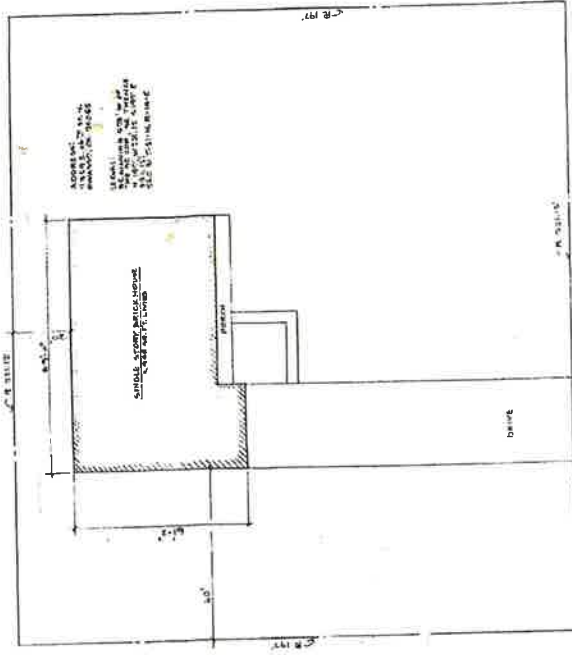
2 OF 2

DAVID A. BUTLER SR
Architect LLC
17316 EAST 120TH ST. NO.
COLLSVILLE, OREGON 97021
PHONE: 503-852-4770

ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED

NO. 100, SECTION 1A

REVISIONS
DATE BY
DRAWN BY
DATE





Board of Adjustment

Case Number: CBOA-3174

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

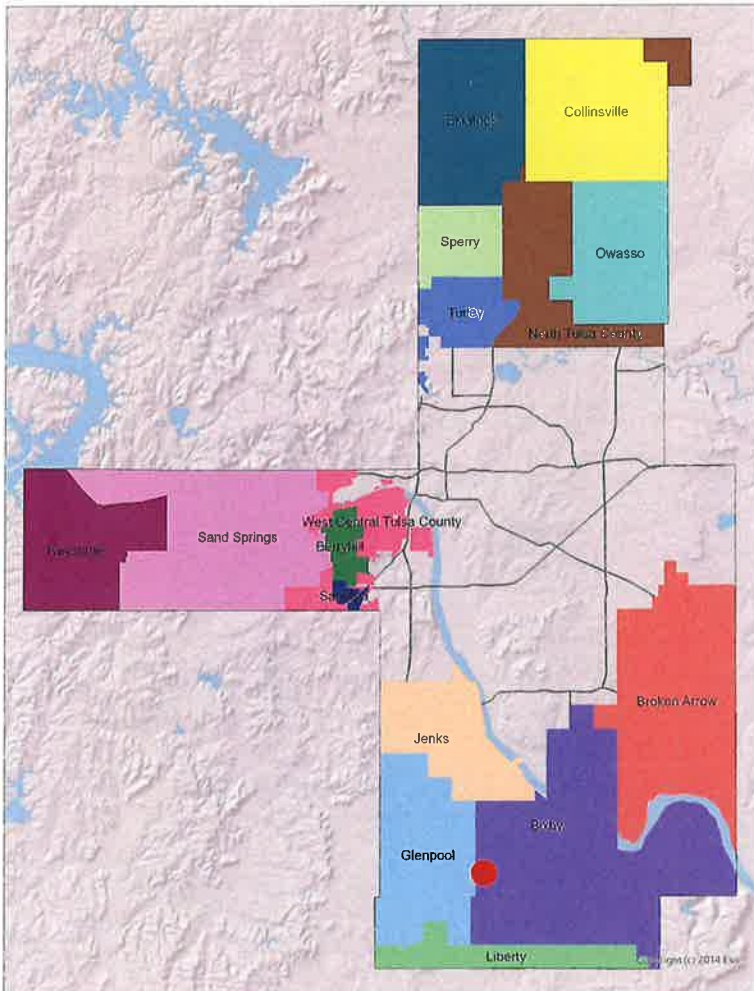
Owner and Applicant Information:

Applicant: John Williams

Property Owner: John Williams

Action Requested: Variance of the required rear yard setback in an AG district (Section 330).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 1.72 acres

Location: 2543 E 171 ST S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7329

CASE NUMBER: CBOA-3174

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: John Williams

ACTION REQUESTED: Variance of the required rear yard setback in an AG district (Section 330).

LOCATION: 2543 E 171 ST S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Residence

TRACT SIZE: 1.72 acres

LEGAL DESCRIPTION: E277.2 S/2 SE SW SW LESS S60 THEREOF SEC 29 17 13 1.718AC

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2729 February 2019: The Board approved a Variance of the rear and side yard setbacks in an AG district for an accessory building (Section 330).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The subject tract is surrounded by AG zoning containing single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the required rear yard setback in an AG district (Section 330).

The Tulsa County zoning code requires a rear yard setback of 40 feet in the AG district. The applicant is proposing to construct an accessory building that will be approximately 5 feet from the rear property line as shown on the site plan provided by the applicant necessitating the need for a variance if constructed in the location illustrated. The proposed building consists of 20 ft x 40 ft building with a 20 ft x 12 ft covered portion to the north of the proposed building.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the required rear yard setback in an AG district (Section 330).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

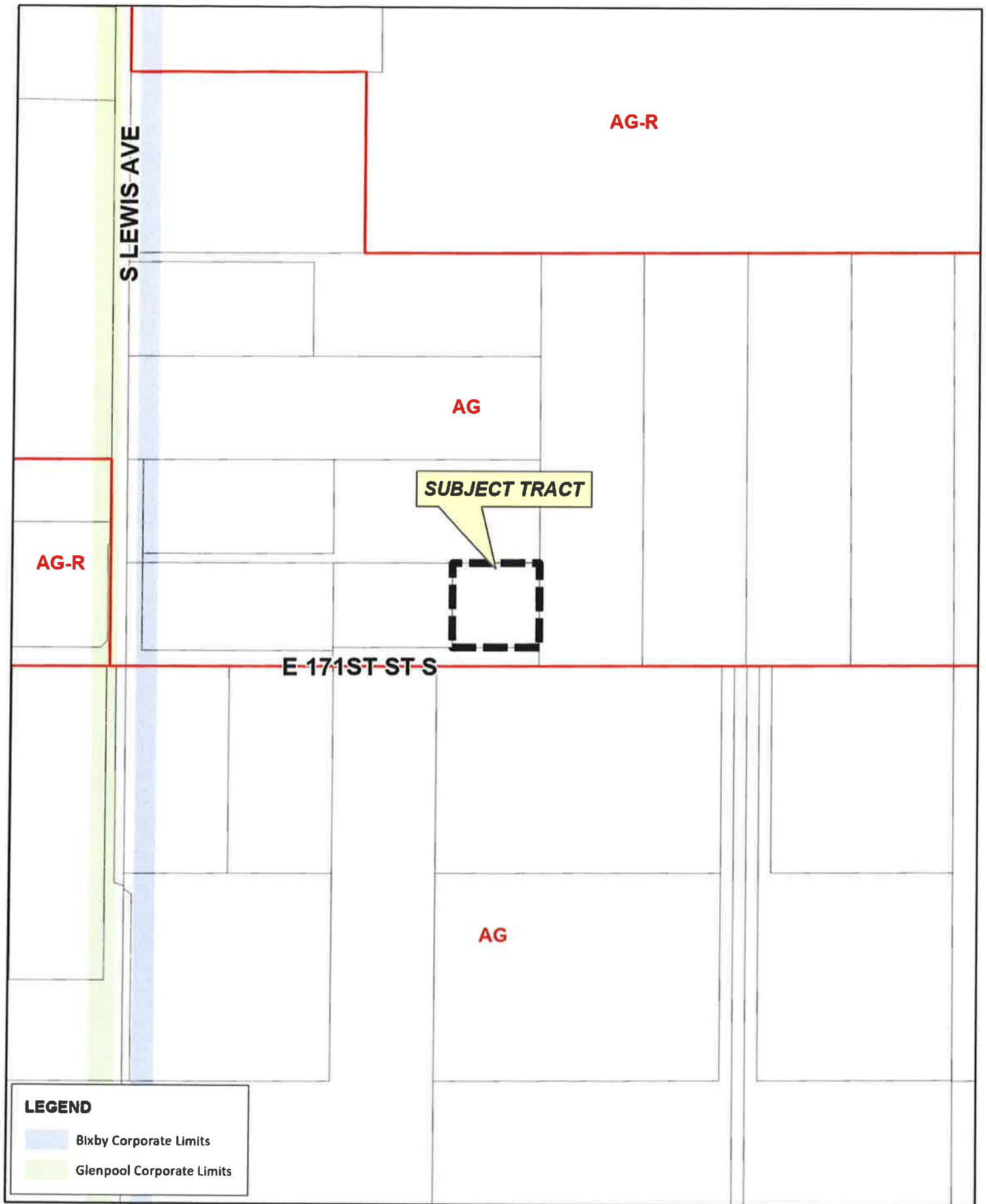
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking Northwest from E 171st St S



Subject tract looking North from E 171st St S



CBOA-3174

17-13 29

CBOA-3174 5.5





S LEWIS AVE

E 171ST ST S



0 200 400
Feet



Subject
Tract

CBOA-3174

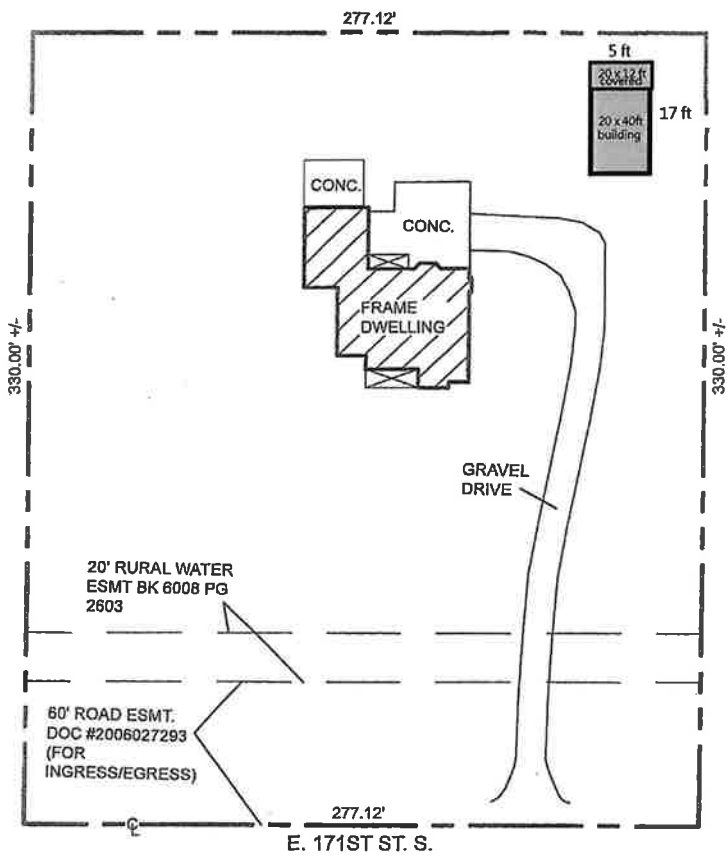
17-13 29

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

Aerial Photo Date: 2023

CBOA-3174 5.6







Board of Adjustment

Case Number: CBOA-3175

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

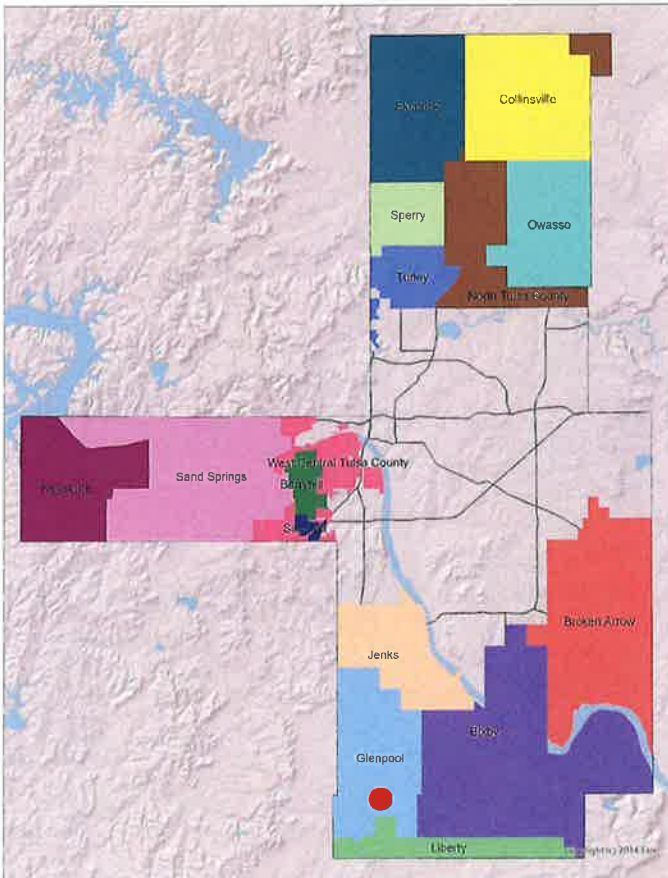
Owner and Applicant Information:

Applicant: DTP Wrecker, LLC / Daniel Pollet

Property Owner: POLLET, DANIEL & MICHELLE

Action Requested: Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to 10,000 sf area at the west central portion of property (Section 310).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 4.81 acres

Location: 18227 S ELWOOD AV W

Present Zoning: AG

Fenceline/Area: Glenpool

Land Use Designation: Rural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 6201

CZM:

CASE NUMBER: CBOA-3175

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: DTP Wrecker, LLC / Daniel Pollet

ACTION REQUESTED: Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to 10,000 sf area at the west central portion of property (Section 310).

LOCATION: 18227 S ELWOOD AV W

ZONED: AG

FENCELINE: Glenpool

PRESENT USE: Residence

TRACT SIZE: 4.81 acres

LEGAL DESCRIPTION: PRT GOV LT 4 BEG 866S NWC TH S341 E664 N341 W664 TO POB LESS W50 THEREOF FOR RD SEC 1 16 12 4.807ACS

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2175 January 2005: The Board approved a Variance of the side yard setback from required 15 ft to 6 ft for an existing accessory building in an AG district to allow a lot split (Section 320.2.A.2 & 330, Use Unit 6)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The site is surrounded by AG zoning containing single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to 10,000 sf area at the west central portion of property (Section 310).

Use Unit 27 – Heavy Manufacturing and Industry is not a use that is permitted by right or exception in the AG district, which a wrecker yard would fall under, necessitating the need for a Use Variance on the subject tract. A Use Variance is required as the proposed use is not permitted by right in the AG district because of the potential adverse effects, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed use must be found to be compatible with and non-injurious to the surrounding area.

The applicant intends to build a commercial wrecker service storage facility on the subject lot but wish that the use be limited to the 10,000 sf area as shown on the site plan provided by the applicant. The area is to be located at the west central portion of the tract.

The applicant provided the statement “No hardship to the property, itself. Only want commercial use variance for the section in our site plan. No harm will be caused to the public. A security system will be

provided for a 24/7 watch of this section. 3 inch crush run gravel will be placed inside 6 ft chain link fencing with toppers."

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use is compatible with and non-injurious to the surrounding area.

Sample Motion:

"I Move to _____ (approve/deny) a Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to 10,000 sf area at the west central portion of property (Section 310).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

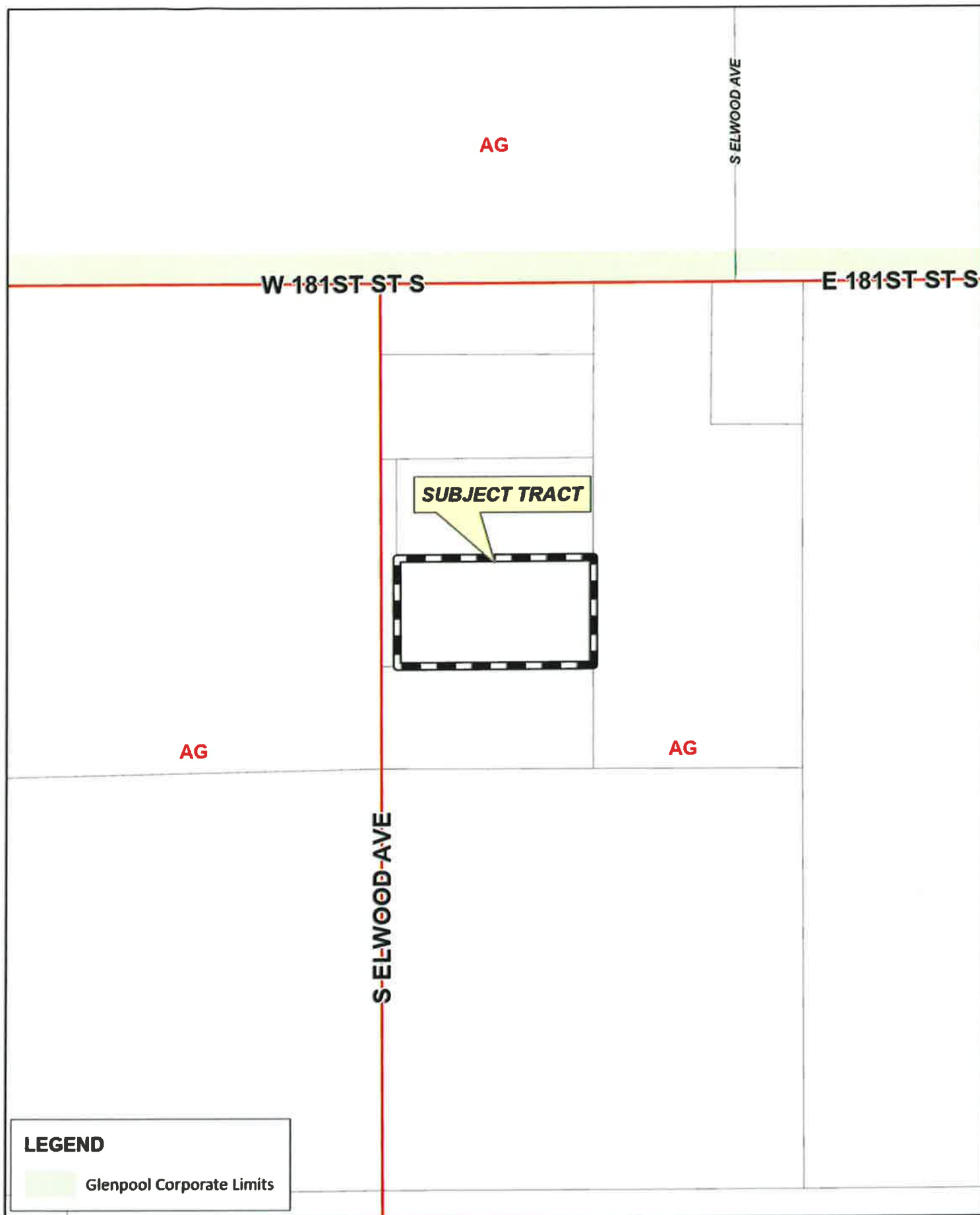
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking Southeast from S Elwood Ave



Subject tract looking Northeast from S Elwood Ave



LEGEND

Glenpool Corporate Limits

CBOA-3175

16-12 01

CBOA-3175 6.5



0 Feet 200 400



Subject
Tract

CBOA-3175

16-12 01

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

Aerial Photo Date: 2023

CBOA-3175 6.6



Tulsa Area Zoning Map





Board of Adjustment

Case Number: CBOA-3176

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

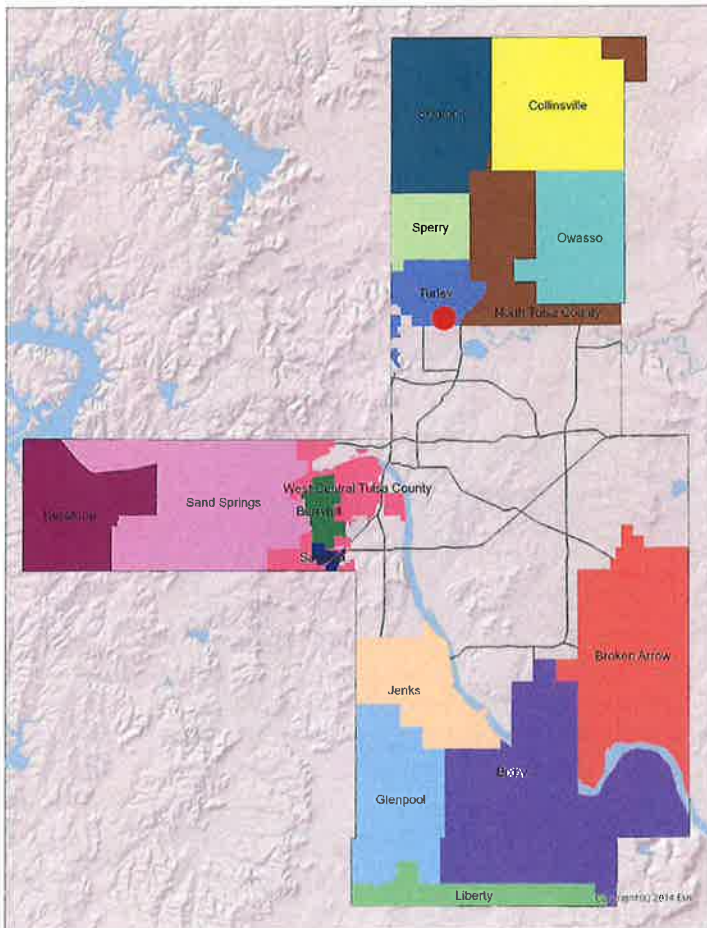
Owner and Applicant Information:

Applicant: Jose R. Cruz

Property Owner: VALLE PROPERTIES LLC

Action Requested: Special Exception to permit a manufactured home in the RS district (Section 410), Variance of the number of dwelling units in an RS district to permit second dwelling (Section 208).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.82 acres

Location: 6035 N LEWIS AV E

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0305

CZM:

CASE NUMBER: CBOA-3176

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Jose R. Cruz

ACTION REQUESTED: Special Exception to permit a manufactured home in the RS district (Section 410), Variance of the number of dwelling units in an RS district to permit second dwelling (Section 208).

LOCATION: 6035 N LEWIS AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Residence

TRACT SIZE: 0.82 acres

LEGAL DESCRIPTION: LT 9 BLK 1, RODDEN ACRES

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence and mobile home. The tract abuts RS zoning to the North, East and South containing single-family residences and to the West by AG zoning containing vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a manufactured home in the RS district (Section 410) and a Variance of the number of dwelling units in an RS district to permit second dwelling (Section 208).

A special exception is required as the existing mobile home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood. There is a mobile home currently on the subject tract.

A variance is required due to there being an existing home on the subject lot. The manufactured home requested as part of the special exception portion of this proposal would be the second dwelling unit on the lot, which would require a variance to be permitted due to the zoning code limitation on the number of dwelling units allowed on a single lot of record in the RS district. The RS district requires 8,400 sf of floor area per dwelling unit. The subject tract is 0.82 acres in size, or 35,719 sf so has the required amount of land area to support two dwellings.

The applicant provided the statement "I purchased the property at 6035 N Lewis Ave in Tulsa and it came with a single-wide home in the back which was installed years ago by the previous owner. I have remodeled it and brought it up to date. I have invested thousands of dollars into the remodel to make it look good and up to date to be able to live in. It will not cause harm to anyone as I have remodeled it to look like a structure and not a mobile home, helping the appearance of the property in a positive way."

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed special exception and variance are compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit a manufactured home in the RS district (Section 410) and a Variance of the number of dwelling units in an RS district to permit second dwelling (Section 208).

Subject to the following conditions, if any: _____.

In granting a Special Exception and Variance, the Board must find that the Special Exception and Variance 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.



Subject tract looking East from N Lewis Ave



0 Feet 200 400



Subject Tract

CBOA-3176

20-13 05

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

Aerial Photo Date: 2023

CBOA-3176 7.6





Case Number: CBOA-3178

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

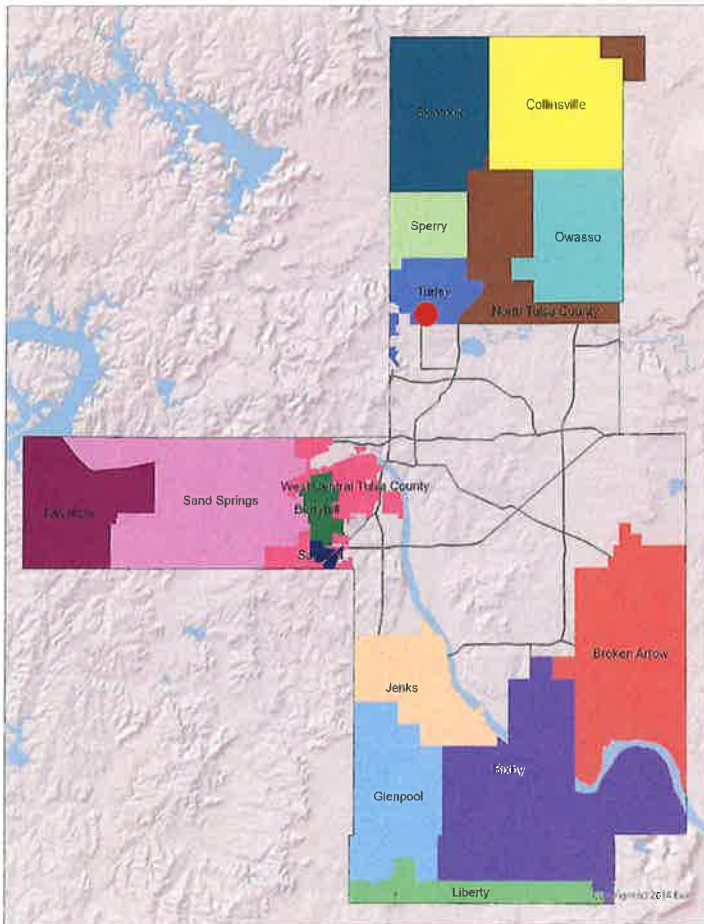
Owner and Applicant Information:

Applicant: Leann & Melissa Barrett-Ramirez

Property Owner: Carrie Kons
Administrator for Bobby Studie Estate

Action Requested: Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.31 acres

Location: 6304 N ROCKFORD AV E

Present Zoning: RS

Fenceline/Area: Turley

Land Use Designation: Rural
Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 198

CASE NUMBER: CBOA-3178

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Leann & Melissa Barrett-Ramirez

ACTION REQUESTED: Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

LOCATION: 6304 N ROCKFORD AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Vacant

TRACT SIZE: 0.31 acres

LEGAL DESCRIPTION: LT 21 BLK 1, PHILLIPS FARMS ADDN, GOLDEN HILL SECOND ADDN

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is currently vacant. The tract is surrounded by RS zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

The site contains 0.31 acres (13,504 sf). The minimum lot size in the RS district is 8,400 sf, so the lot has enough area to support one dwelling, per the Tulsa County Zoning Code. The lot is currently vacant.

A special exception is required as the proposed manufactured home (Use Unit 9) is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The manufactured home must be found to be compatible with the surrounding neighborhood.

The applicant has stated that they are wishing to place a single-wide manufactured home on the lot due to the size of the lot and greenery and that they do not wish to place a double-wide home since it would require the removal of trees and diminish the character of the property.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410).

Subject to the following conditions, if any: _____.

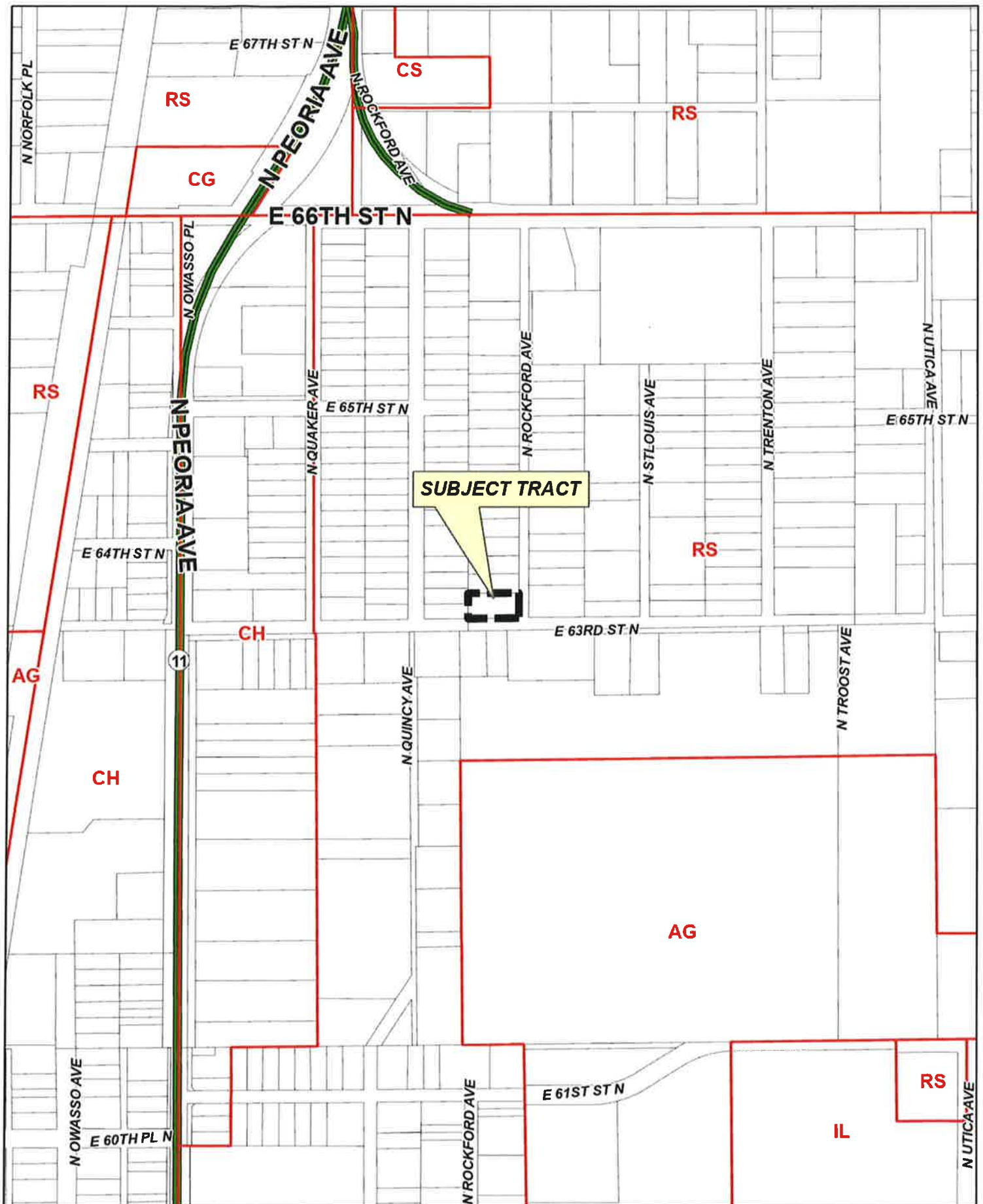
In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northwest from intersection of E 63rd St N & N Rockford Ave



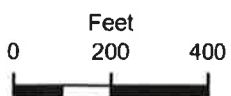
Subject tract looking North from E 63rd St N



CBOA-3178

20-13 06

CBOA-3178 8.5





Subject
Tract

CBOA-3178

20-13 06

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

Aerial Photo Date: 2023

CBOA-3178 8.6





Board of Adjustment

Case Number: CBOA-3179

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

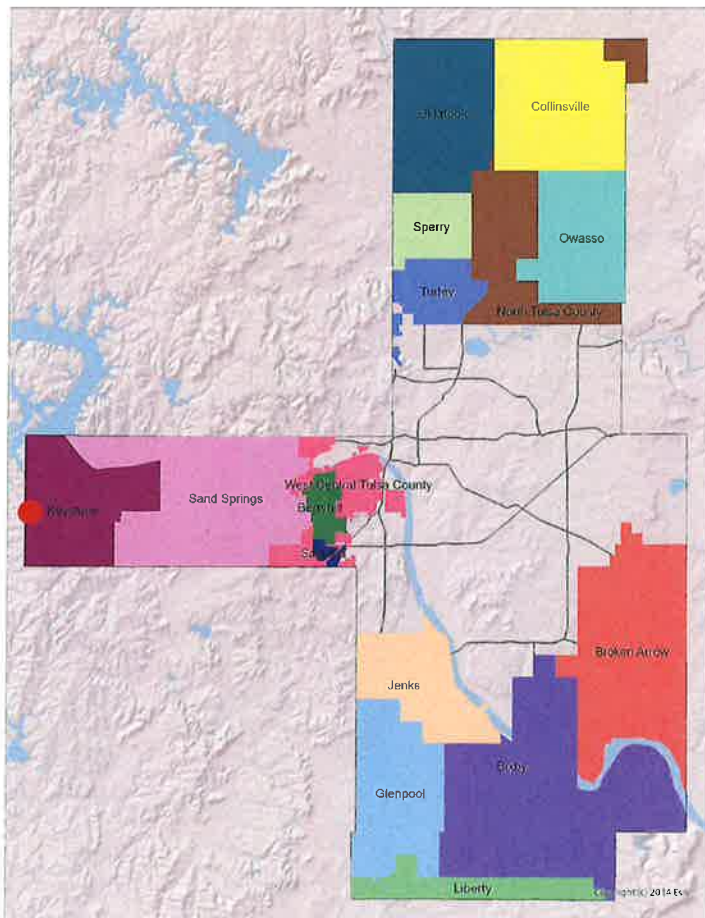
Owner and Applicant Information:

Applicant: Jeremiah Mefford

Property Owner: Jeremiah Mefford

Action Requested: Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330)

Location Map:



Additional Information:

Present Use: Agricultural

Tract Size: 48.03 acres

Location: 3706 S 265 AV W

Present Zoning: AG

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9019

CZM:

CASE NUMBER: CBOA-3179

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Jeremiah Mefford

ACTION REQUESTED: Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330)

LOCATION: 3706 S 265 AV W

ZONED: AG

FENCELINE: Keystone

PRESENT USE: Agricultural

TRACT SIZE: 48.03 acres

LEGAL DESCRIPTION: BEG SWC NW SW TH E1207.87 N945 E1324.60 N371.49 W2535.45 S1324.36
POB SEC 19 19 10 48.034ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and currently contains agricultural land and vacant land. The tract abuts AG zoning to the North, East and South containing single-family residences, agricultural land and vacant land and to the West by A zoning (Creek County) containing vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330)

The Tulsa County zoning code requires 2 acres minimum for a lot within the AG district and 2.1 acres of land area per dwelling. The applicant proposes to split off a 1.57 acre tract from the subject tract. The proposed tract contains 1.57 acres which is under the requirement for land area for a lot in the AG district and for a lot with one dwelling. Due to the lot size being smaller than the requirement for a lot in the AG district and smaller than the lot area per dwelling requirement, a Variance would be required for the applicant to construct a home on the proposed 1.57 acre tract.

The applicant provided the statement that they are "Building on 1.57 acres of land with the understanding the acreage needed to be 2.1 acres. We have provided a site plan, which is attached"

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum lot area and land area per dwelling unit requirement in an AG district (Sec. 330)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

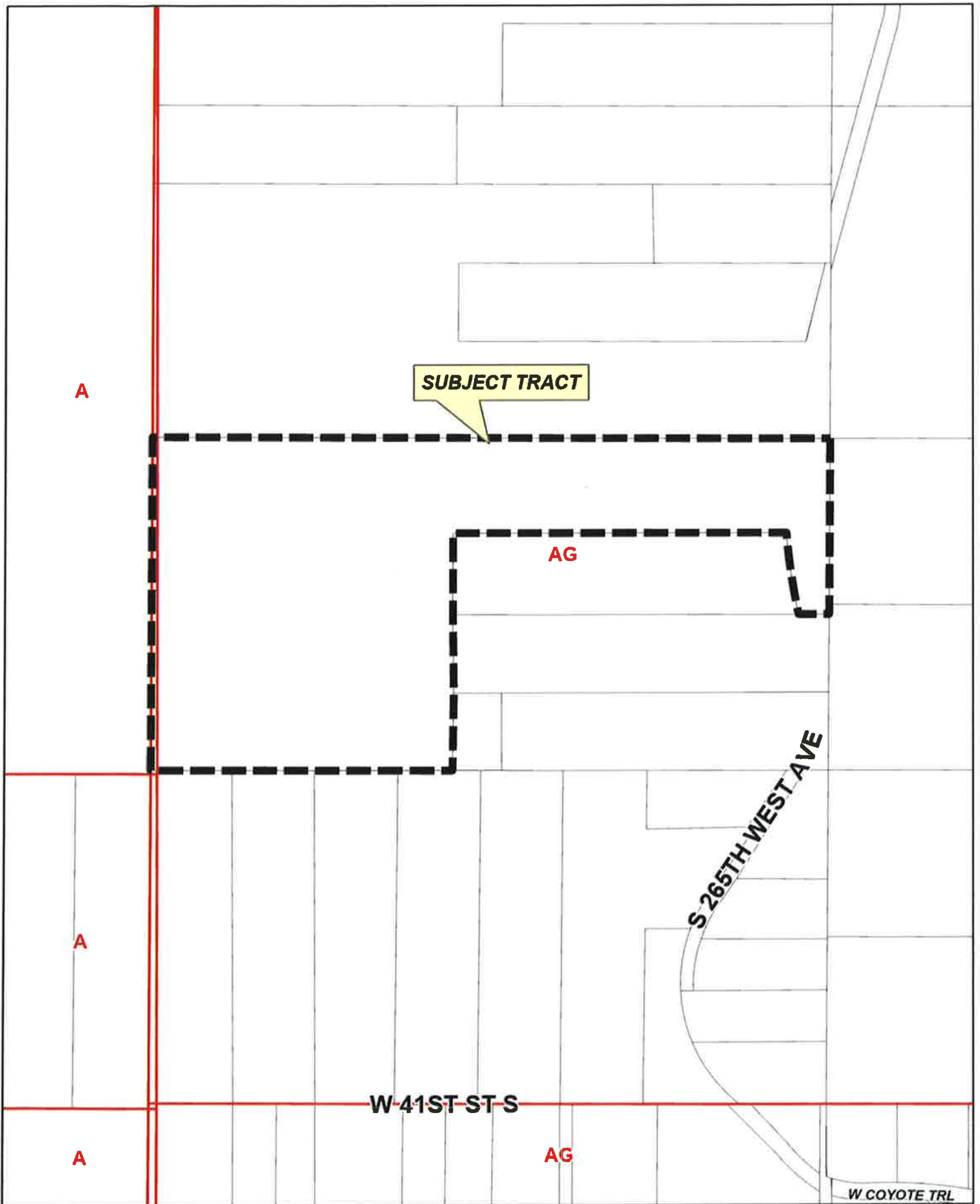
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking Northeast from S 265th W Ave (area of proposed 1.57 acre tract)



Subject tract looking Southeast from S 265th W Ave (area of proposed 1.57 acre tract)

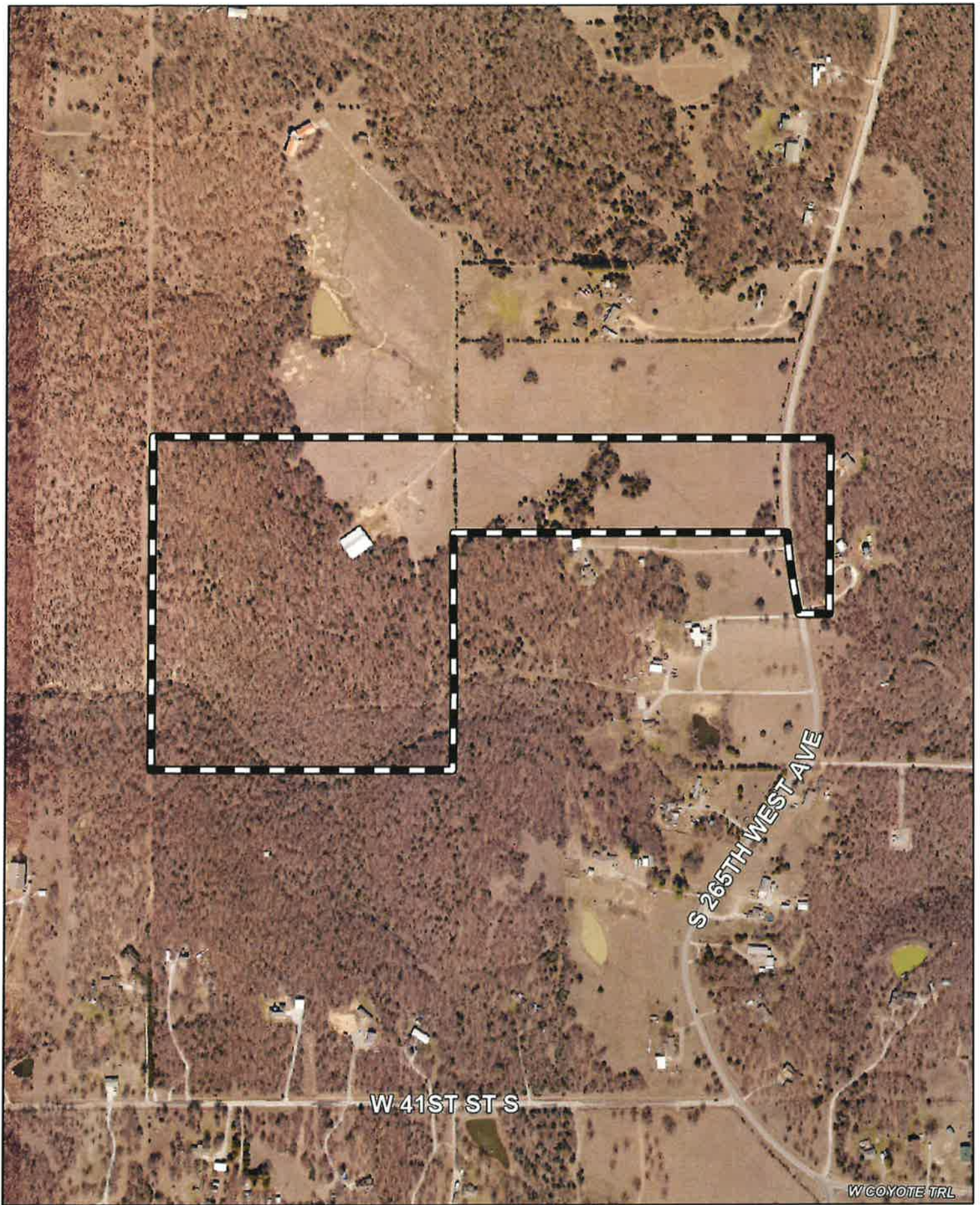


CBOA-3179

19-10 19

CBOA-3179 9.5





W 41ST ST S

S 265TH WEST AVE

W COYOTE TRL

0 250 500
Feet



Subject
Tract

CBOA-3179

19-10 19

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

Aerial Photo Date: 2023

CBOA-3179 9.6



BOUNDARY SURVEY

PREPARED JEREMIAH & ASHLEY MEFFORD

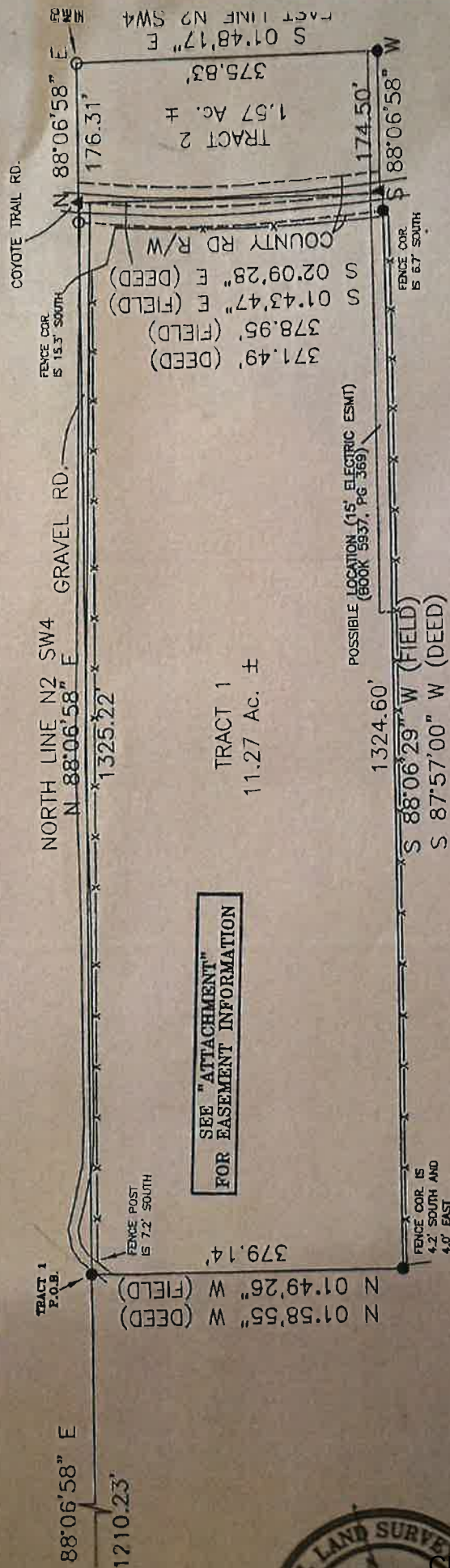
LEGAL DESCRIPTION

TRACT 1:

A tract of land situated in the N2 SW4 of Section 19, T19N, R10E, I.B. & M., Tulsa County, Oklahoma, described as follows: Commencing at the NW corner of the N2 SW4 of said Section; thence N 88°06'58" E a distance of 1210.23 feet to the POINT OF BEGINNING; thence continue N 88°06'58" E a distance of 1325.22 feet; thence S 01°43'47" E a distance of 378.95 feet; thence S 88°06'29" W a distance of 1324.60 feet; thence N 01°49'26" W a distance of 379.14 feet to the POINT OF BEGINNING, LESS & EXCEPT: The Westerly County Road Right-of-Way, Containing 11.27 Acres, more or less...Basis of Bearings: Assumed, Legal Description prepared by: Daniel S. Goss PLS 1316, February 07, 2024.

TRACT 2:

All that part of the North 375.83 feet of the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Nineteen (19), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, lying East of the centerline of Coyote Trail, an existing North/South Public Roadway through said Section Nineteen (19)... (By others), containing 1.57 acres, more or less.



CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY, NO UNDERGROUND UTILITY LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED. THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK'S OFFICE, AND HAS LEGAL ACCESS.

WITNESS MY HAND AND SEAL THIS 07 DAY OF FEBRUARY, 2024

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3032 (EXP. 06/30/2024)

D. GOSS & ASSOCIATES

12247 HEYWOOD HILL RD.

SAPULPA, OK 74066

PLS 191971-0096

12247 SURVEY@DGOSS-SURVEY.COM

WPA@DGOSS-SURVEY.COM

Scale: No Scale DATE: 02/07/2024

MEFFORD DRAWN BY: CJ

JOB # 14262 REVISED:

SITE LAST VISITED: 08/18/15

CBQA-3179 9.7

176.31'



265th
W.
Ave

375.83'

40' x 100'
Metal Building

174.50'



Board of Adjustment

Case Number: CBOA-3180

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

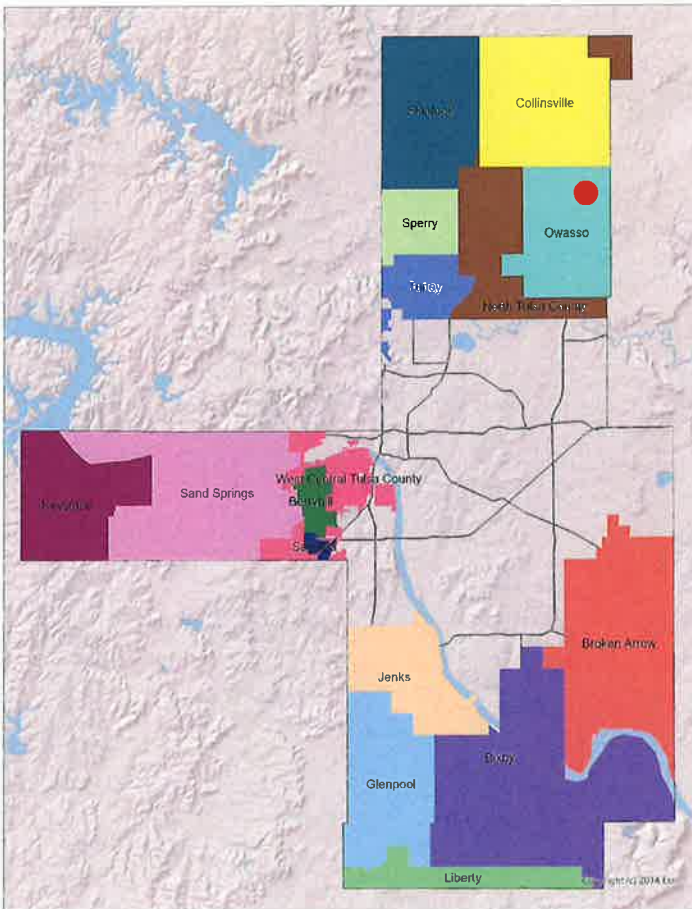
Owner and Applicant Information:

Applicant: Jonathan Lopez & Ashley Diaz

Property Owner: LOPEZ-RODRIGUEZ,
JONATHAN & ASHLEY R DIAZ

Action Requested: Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208) and a Variance of the land area per dwelling unit in an AG-R district (Section 330).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 2.06 acres

Location: 12615 E 113 ST N

Present Zoning: AG-R

Fenceline/Area: Owasso

Land Use Designation: Residential

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1408

CASE NUMBER: CBOA-3180

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Jonathan Lopez & Ashley Diaz

ACTION REQUESTED: Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208) and a Variance of the land area per dwelling unit in an AG-R district (Section 330).

LOCATION: 12615 E 113 ST N

ZONED: AG-R

FENCELINE: Owasso

PRESENT USE: Residence

TRACT SIZE: 2.06 acres

LEGAL DESCRIPTION: LT 3 BLK 1, FOX MEADOW ESTATES

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG-R and contains a single-family residence. The tract is surrounded by AG-R zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208) and a Variance of the land area per dwelling unit in an AG-R district (Section 330).

The AG-R district requires minimum of 1.1 acres per dwelling unit. The subject tract is 2.06 acres in and contains a single-family residence. Per the zoning code requirement two dwellings on one lot would require 2.2 acres in lot area. In addition, only one dwelling is allowed on a lot of record in the AG-R zone. The applicant intends to construct a second dwelling on the lot. Two variances would be required since more than one dwelling on a lot of record in an AG-R zone is being requested and the total land area is just under the 2.2 acres that would be required for two dwellings.

The applicant provided the statement "The property is listed as residential agriculture so needs to be sent to the Board for approval to add an ADU."

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variances are compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance to permit two dwelling units on one lot of record in the AG-R district (Section 208) and a Variance of the land area per dwelling unit in an AG-R district (Section 330).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

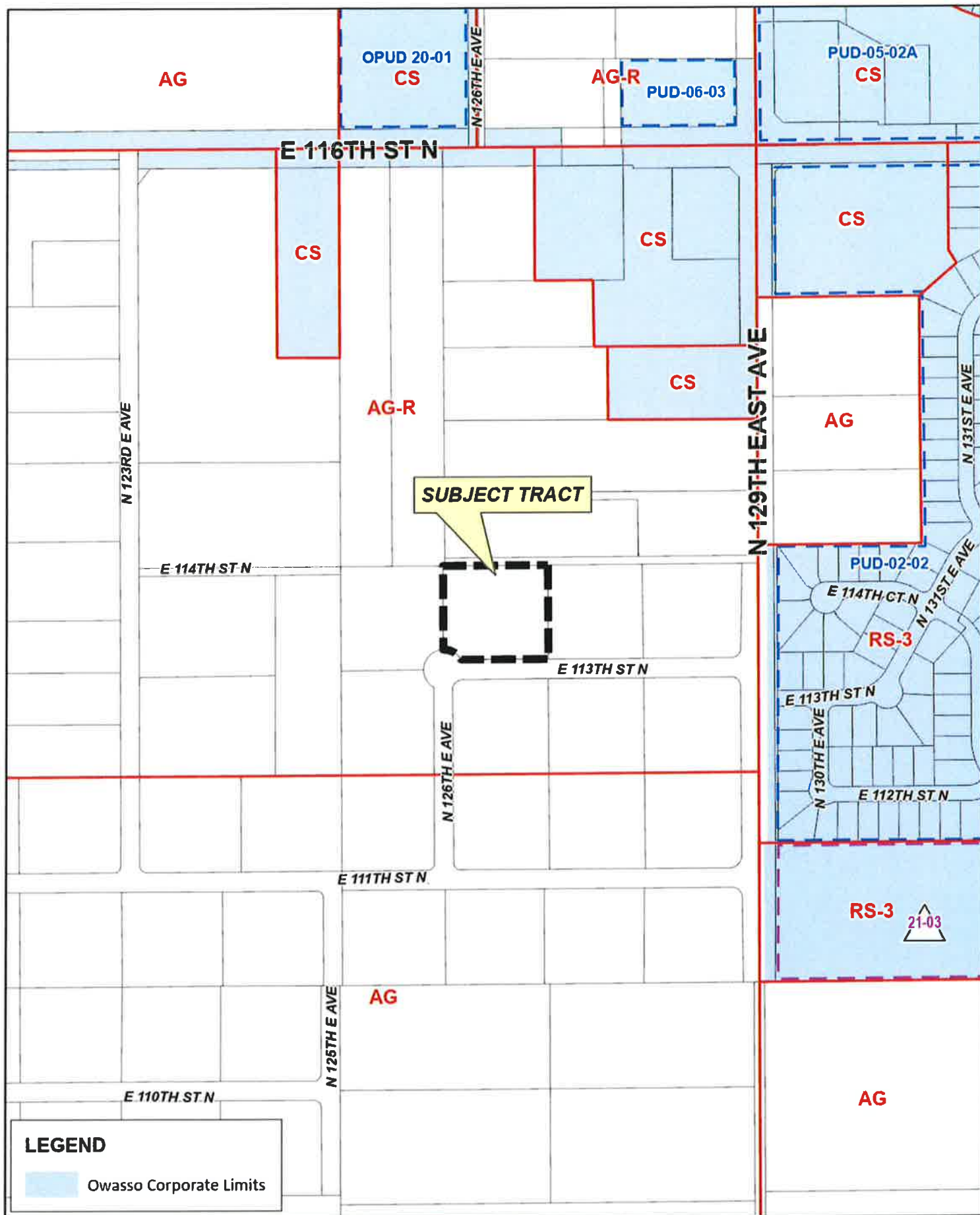
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances 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 looking North from E 113th St N



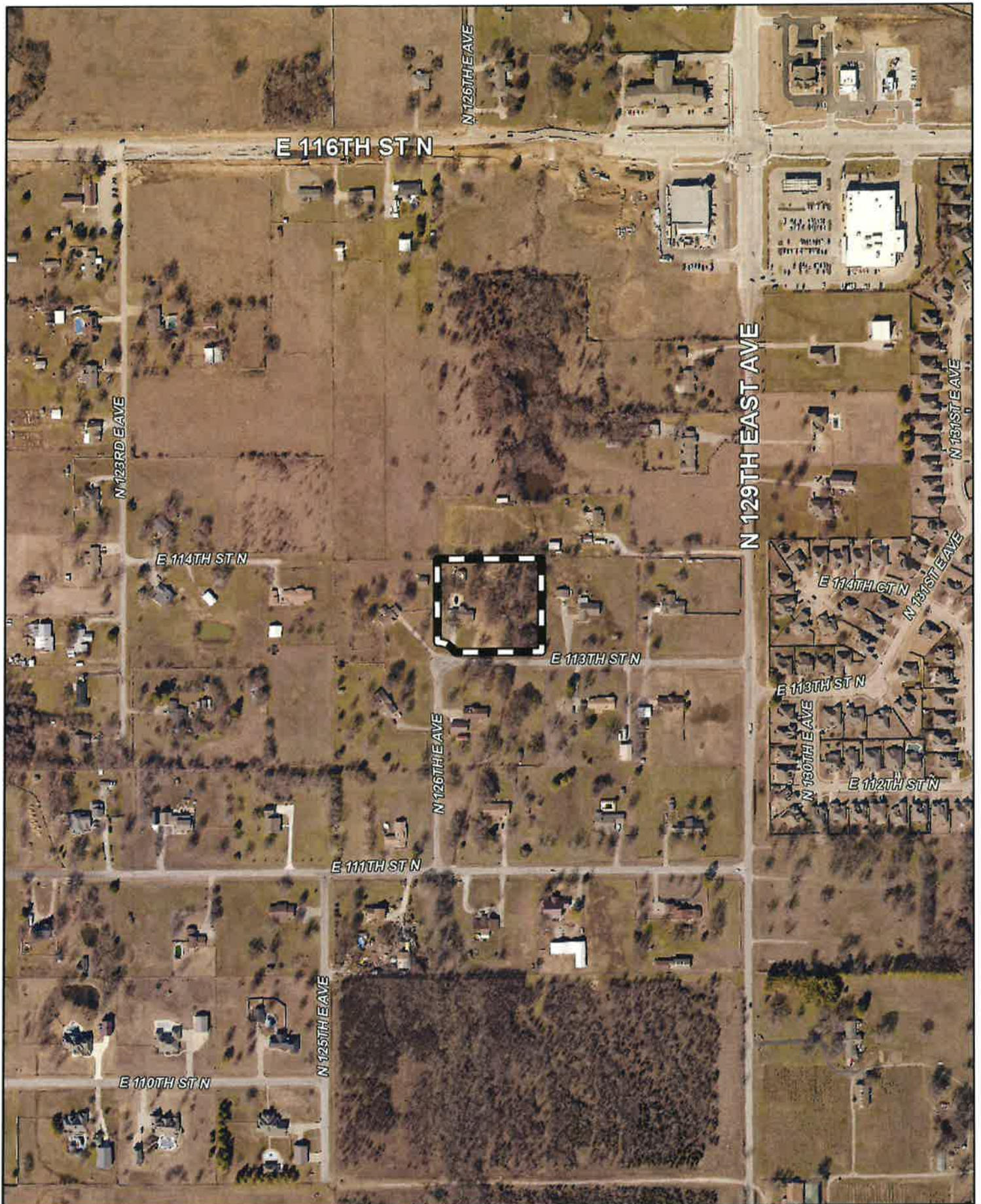
Subject tract looking Northwest from E 113th St N



CBOA-3180

21-14 08

CBOA-3180 10.5



0 200 400
Feet



**Subject
Tract**

CBOA-3180

21-14 08

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

Aerial Photo Date: 2023

CBOA-3180 10.6





Board of Adjustment

Case Number: CBOA-3181

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

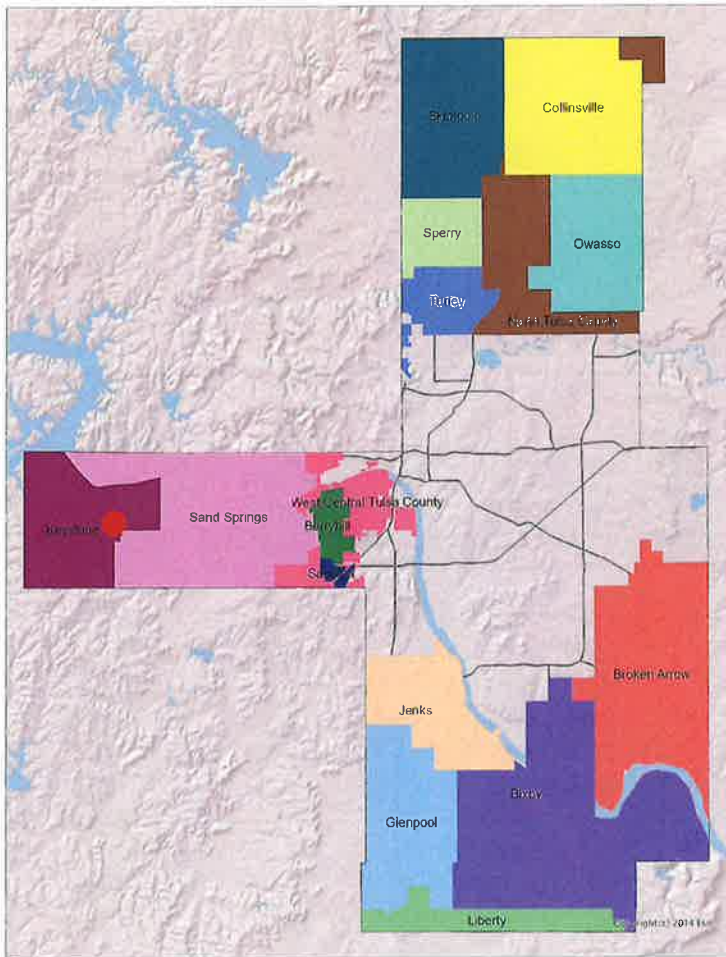
Owner and Applicant Information:

Applicant: Hunter Delacerda

Property Owner: Hunter Delacerda

Action Requested: Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 2.27 acres

Location: 3402 S CAMPBELL CREEK RD W

Present Zoning: AG

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9022

CZM:

CASE NUMBER: CBOA-3181

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Hunter Delacerda

ACTION REQUESTED: Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330).

LOCATION: 3402 S CAMPBELL CREEK RD W

ZONED: AG

FENCELINE: Keystone

PRESENT USE: Vacant

TRACT SIZE: 2.27 acres

LEGAL DESCRIPTION: BEG 200E & 40S & 55E NWC SW NE TH E460 S235 W460 N235 POB LESS 0.22AC FOR RD 2.27ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2782 November 2019: The Board approved a Use Variance to allow Use Unit 14 – Shopping Goods and Services for a catering business in an AG district (Section 1214.2.C).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. The tract is surrounded by AG zoning containing single-family residences and vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330).

The Tulsa County zoning code requires 2.1 acres of land area per dwelling in the AG district. The subject tract contains 2.27 acres. The applicant is proposing to construct two homes on the subject lot. The 2.27 acres is under the requirement for land area for a lot with two dwellings in the AG district. Two dwellings on a lot of record would be required 4.2 acres per the Tulsa County Zoning Code.

The applicant provided the statement that they are “Moving my grandma from out of state and need two dwellings.” The applicant intends to occupy one of the proposed dwellings and have their grandparent occupy the other.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330).

Subject to the following conditions, if any: _____.

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 looking Northwest from S Campbell Creek Rd



Subject tract looking Southwest from S Campbell Creek Rd

AG

W 31ST ST S

S CAMPBELL CREEK RD

AG

SUBJECT TRACT

S 220TH W AVE

W 37TH ST S

CBOA-3181

19-10 22

CBOA-3181 11.5





0 Feet 200 400



Subject
Tract

CBOA-3181

19-10 22

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

Aerial Photo Date: 2023

CBOA-3181 11.6





SHEET NAME:
ARCHITECTURAL
SITE PLAN

SP01



1 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'

CBOA-3181 11.7



Board of Adjustment

Case Number: CBOA-3182

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

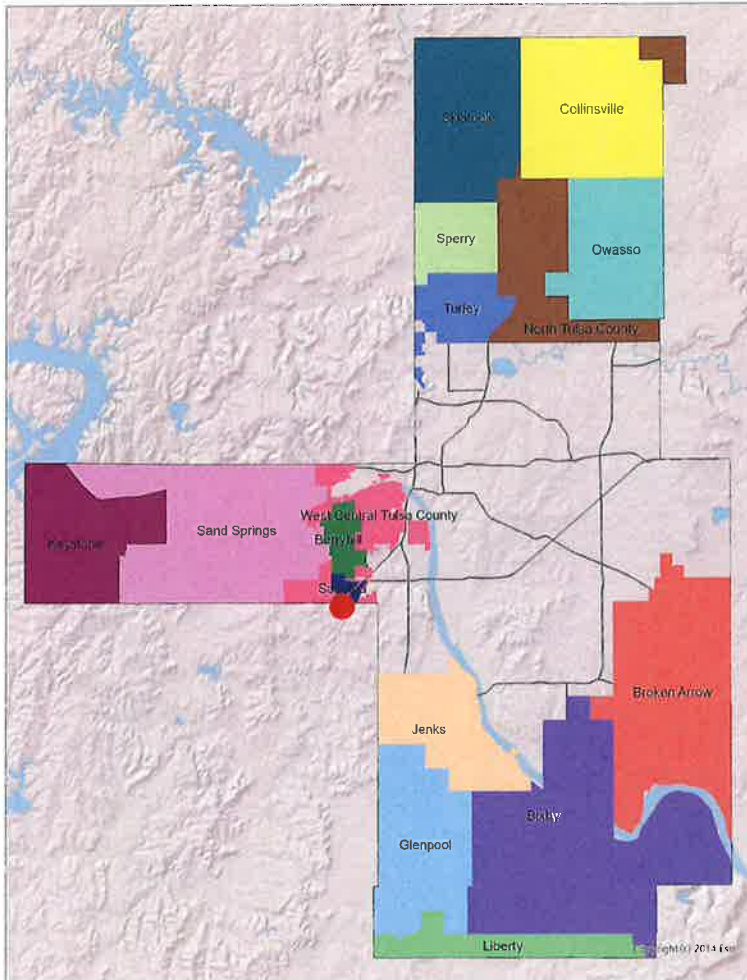
Owner and Applicant Information:

Applicant: Sally McGrew

Property Owner: MCGREW, SALLY ANN

Action Requested: Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

Location Map:



Additional Information:

Present Use: Former Residence

Tract Size: 0.82 acres

Location: 5821 S 58 AV W

Present Zoning: RS

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9232

CZM:

CASE NUMBER: CBOA-3182

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Sally McGrew

ACTION REQUESTED: Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

LOCATION: 5821 S 58 AV W

ZONED: RS

FENCELINE: West Central Tulsa County

PRESENT USE: Former Residence

TRACT SIZE: 0.82 acres

LEGAL DESCRIPTION: LTS 10 THRU 20 BLK 16, EAST ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-3131 January 2024: The Board approved a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E).

Surrounding Property:

CBOA-1692 December 1999: The Board approved a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area to allow an 1,800 sf storage building (Section 240.2.E).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and previously contained a single-family residence. The tract abuts RS zoning to the North, South, East and West containing single-family residences, a utility building, an automotive repair facility and vacant land.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

The applicant had previously been approved to have an accessory building in the RS district greater than 750 sf (CBOA-3131). Since that approval, the property owner has found that the home associated with the accessory building to have been damaged beyond repair, which was unknown at the time of approval. The home has been demolished, leaving the approved accessory building (30x40 pole barn) as the sole structure on the subject tract. The accessory building is now the primary use of the lot, necessitating the need for a Use Variance, since a stand-alone pole barn would not be allowed without an associated residence in the RS district. Stand alone shops/garages/barns fall within Use Unit 23 of the Tulsa County Zoning code. No commercial use of the structure is proposed.

Use Unit 23 – Warehousing and Wholesaling is not a use that is permitted by right or exception in the RE district, necessitating the need for a Use Variance. A Use Variance is required as the proposed use is not permitted by right in the RE district because of the potential adverse effects, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed use must be found to be compatible with and non-injurious to the surrounding area.

The applicant provided the statement “Upon inspection the house was determined to have major structural damage that was previously unknown. Foundation settling, masonry shifts, roof support damage, etc.”

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use is compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410).

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

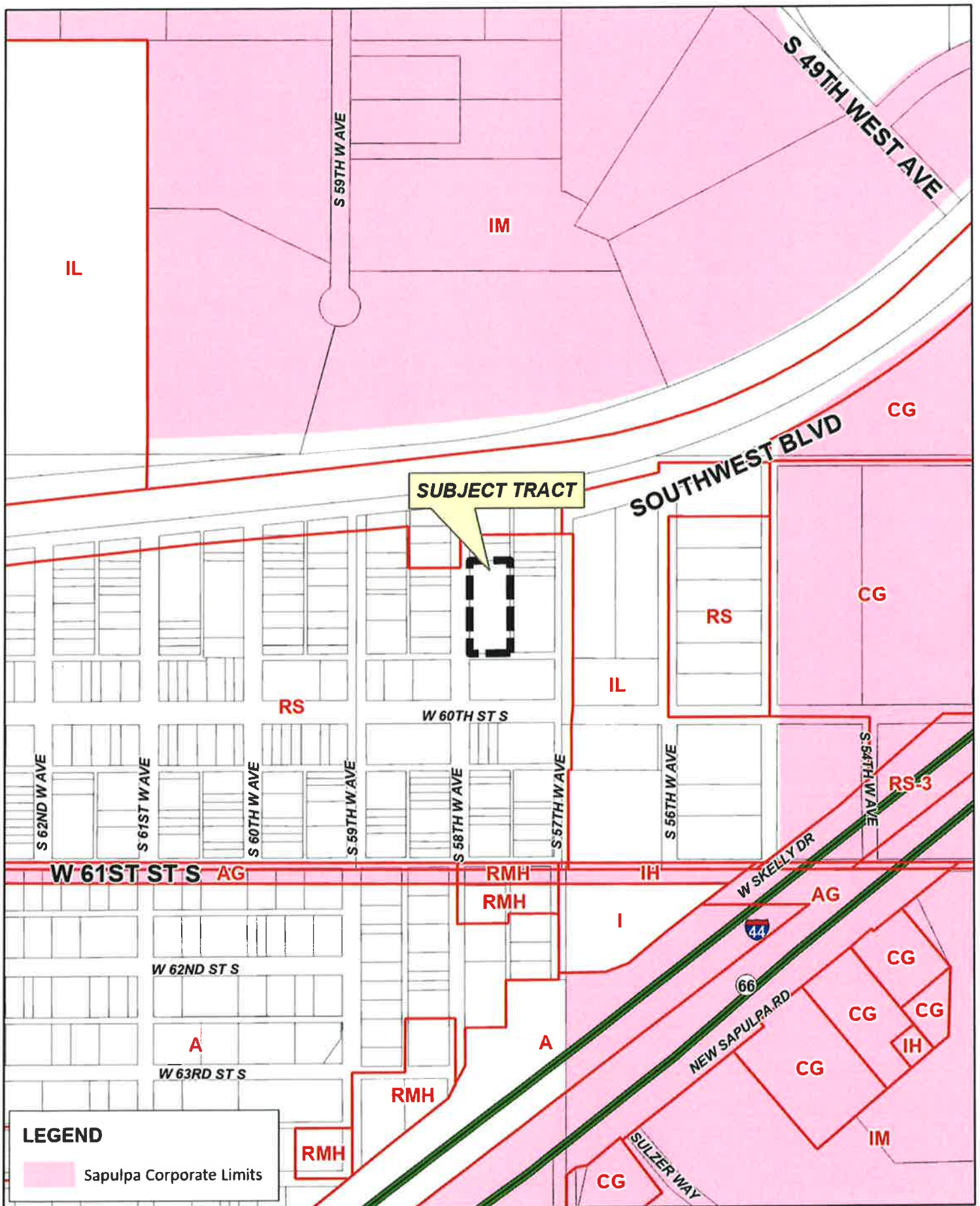
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking East from S 58th W Ave (image prior to removal of home)



Subject tract looking Northeast from S 58th W Ave (image prior to removal of home)



CBOA-3182

19-12 32

CBOA-3182 12.5



0 Feet 200 400



Subject Tract

CBOA-3182

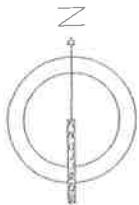
19-12 32

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

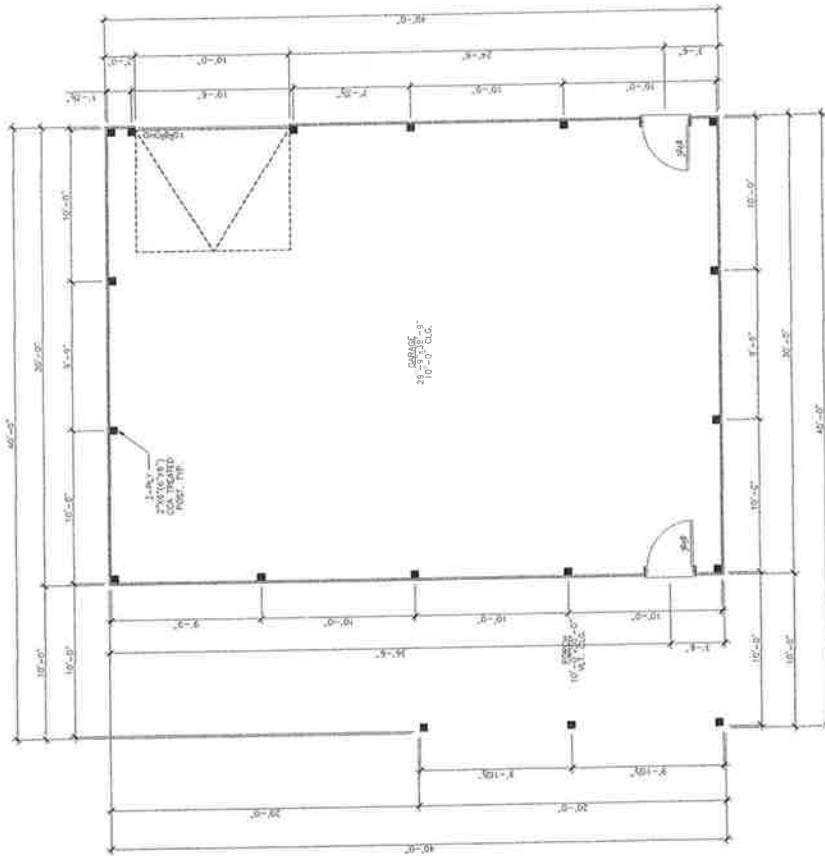
Aerial Photo Date: 2023

CBOA-3182 12.6





BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.



- GENERAL NOTES
- 1) ALL DIMENSIONS ARE APPROXIMATE. WINDOW AND DOOR PLACEMENTS AND SIZES ARE SUBJECT TO CHANGES PER THE CUSTOMER'S REQUEST.
 - 2) CEILING HEIGHTS ARE AS NOTED. ROOM DIMENSIONS ARE ROUNDED TO THE NEAREST HALF INCH.
 - 3) SHELL MATERIALS:
2- 36" X 80" ENTRY DOOR
1- 120" X 96" OVERHEAD DOOR

NO.	REVISION/ISSUE	DATE
1	01	11/29



FLOOR PLAN

PROJECT	MCGREW	SHEET	01
DATE	11/29/23		
SCALE	1/4"=1'-0"		

THIS DRAWING IS THE PROPERTY OF STRUCTURAL DESIGN SOLUTIONS, LLC. REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE PERMISSION OF STRUCTURAL DESIGN SOLUTIONS, LLC.

AREA:
LIVING: 1,200 SQ. FT.
PORCH: 200 SQ. FT.

ALL CONSTRUCTION IS TO BE ENGINEERED AND SUPERVISED BY A CERTIFIED ARCHITECT OR ENGINEER. THE DESIGN IS FOR BUILDING PURPOSES ONLY AND NOT DONE BY A LICENSED ARCHITECT. SEE EIGHTH SHEET.



Case Number: CBOA-3183

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

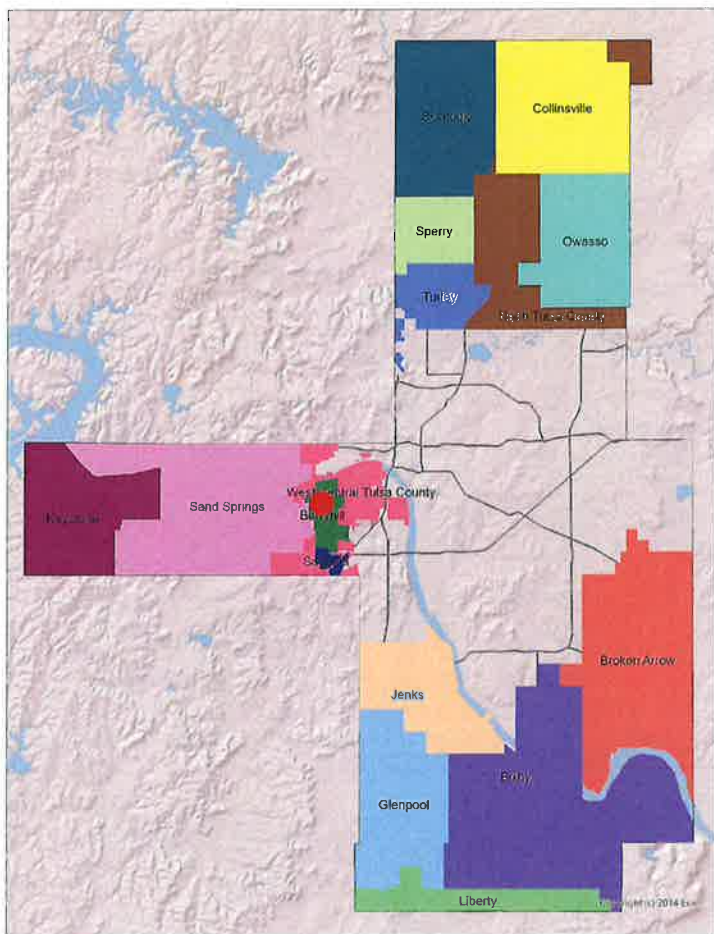
Owner and Applicant Information:

Applicant: David Lacy

Property Owner: MSDB LLC

Action Requested: Special Exception to permit a home occupation, surveying service, in an RS district (Section 440) and a Variance to permit 5 employees who are not immediate members of the family (Section 440.B.1).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.55 acres

Location: 3139 S 61 AV W

Present Zoning: RS

Fenceline/Area: Berryhill

Land Use Designation: Existing Neighborhood

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9220

CZM:

HEARING DATE: 06/18/2024 1:30 PM

CASE NUMBER: CBOA-3183

CASE REPORT PREPARED BY: Jay Hoyt

APPLICANT: David Lacy

ACTION REQUESTED: Special Exception to permit a home occupation, surveying service, in an RS district (Section 440) and a Variance to permit 5 employees who are not immediate members of the family (Section 440.B.1).

LOCATION: 3139 S 61 AV W

ZONED: RS

FENCELINE: Berryhill

PRESENT USE: Residence

TRACT SIZE: 0.55 acres

LEGAL DESCRIPTION: LT 12 BLK A, BERRY HILL GARDENS

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-3022 January 2023: The Board approved a Variance to permit three dwelling units on a single lot of record in an RS district (Section 208).

CBOA-2719 October 2018: The Board approved a Variance to allow an accessory building to exceed 750 sf (Section 240).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains a single-family residence. The tract is surrounded by RS zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a home occupation, surveying service, in an RS district (Section 440) and a Variance to permit 5 employees who are not immediate members of the family (Section 440.B.1).

A special exception is required as the home occupation is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The home occupation must be found to be compatible with the surrounding neighborhood.

A variance is required due to the code limiting the employees of a home occupation to immediate family members that live within the subject dwelling. The applicant is proposing to allow 5 employees to work within the home as part of the surveying service, that are now immediate family members living within the subject dwelling.

The applicant provided the statement "Requesting the ability to run a small service-based surveying business from our primary residence. No customers come to our business, so this will create no in and out

traffic for neighbors. He have 5 staff that will park on the existing driveway, which can accommodate 12 large parking spaces, creating no obstruction to streets or traffic. We are using the existing paved surface, no modifications to the home or property are needed, thereby creating no disruption to the spirit of the residential area. The staff would be at our home from 7:30 am to 4:00 pm Monday to Friday, working on computers in our home, which would create no noise disruption for neighbors. It is similar and in harmony with several other small businesses in the neighborhood. We have ran this business as a home based business in the City of Tulsa for 15+ years without issues for neighbors.”

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed home occupation is compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to permit a home occupation, surveying service, in an RS district (Section 440) and a Variance to permit 5 employees who are not immediate members of the family (Section 440.B.1).

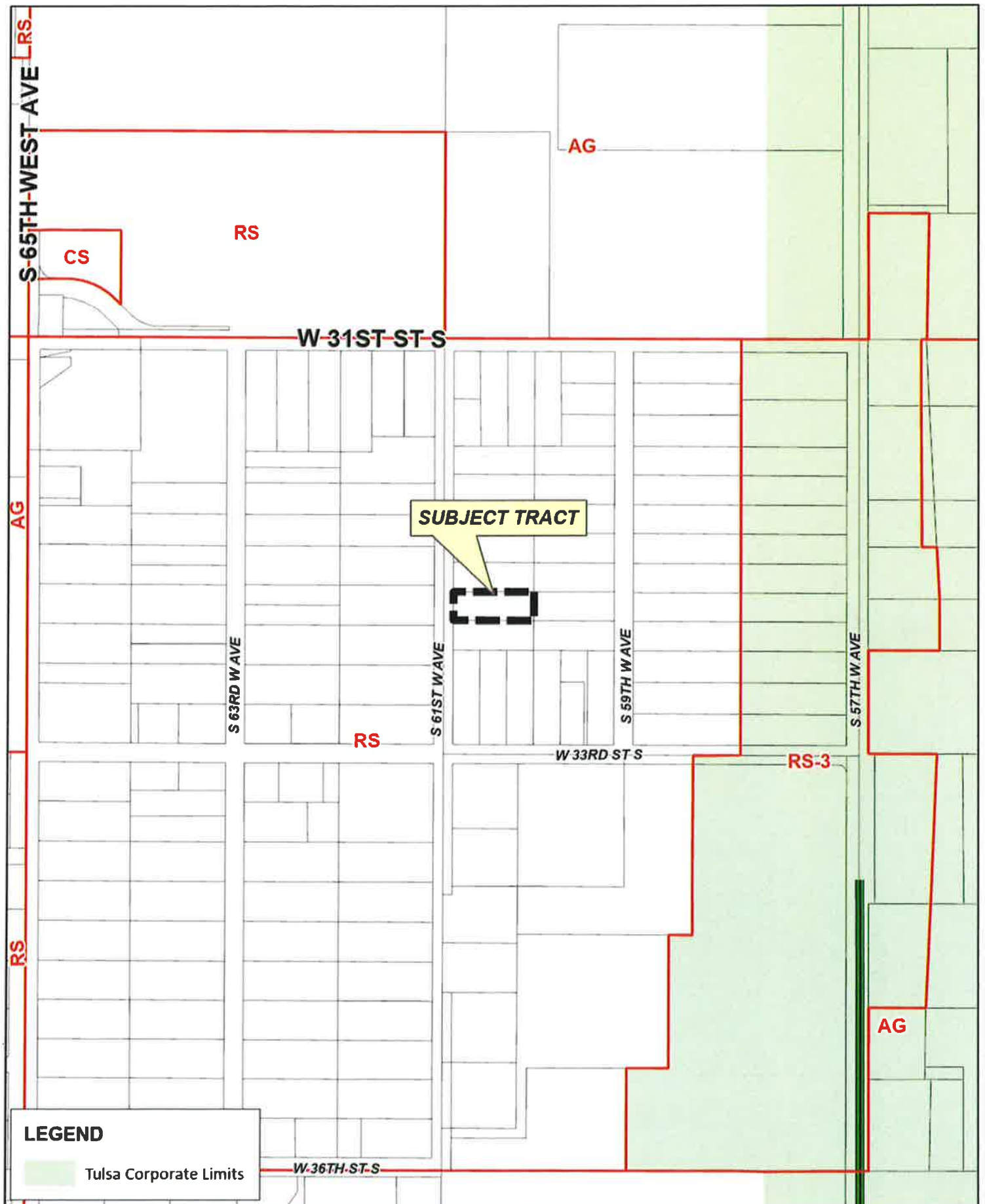
Subject to the following conditions, if any: _____.

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 special exception and 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 looking East from S 61st W Ave



LEGEND

Tulsa Corporate Limits

CBOA-3183

19-12 20

CBOA-3183 13.5





0 Feet 200 400



Subject Tract

CBOA-3183

19-12 20

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

Aerial Photo Date: 2023

CBOA-3183 13.6

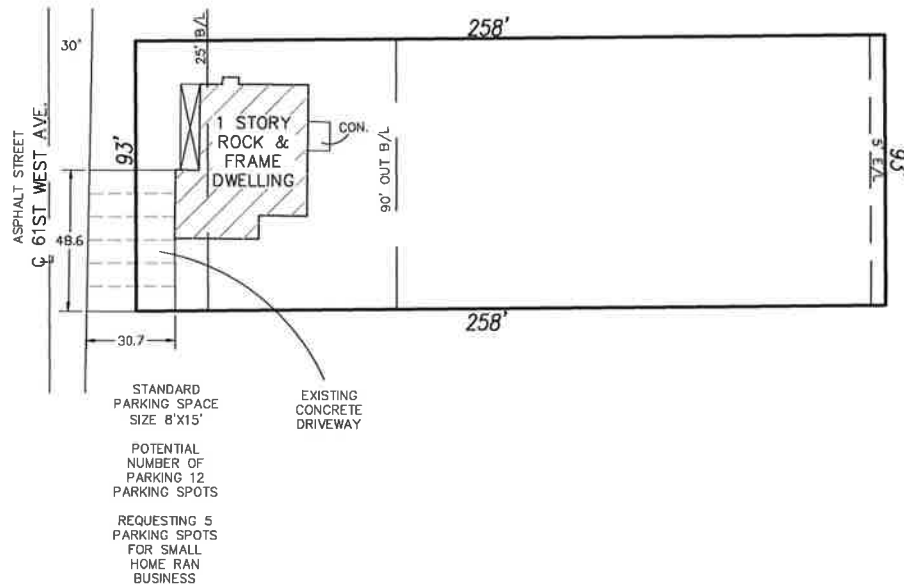


REGISTERED LAND SURVEYOR'S
SITE PLAN



SCALE 1"=50'

LEGEND
U/E - UTILITY EASEMENT
B/L - BUILDING LINE
D/E - DRAINAGE EASEMENT
ELEC - ELECTRIC
COV'D - COVERED
M/P - METERING POINT



FOR: DAVID LACY

SITE ADDRESS: 3139 SOUTH 61ST WEST AVENUE, TULSA OK

LEGAL AS PROVIDED:

LOT 12, BLOCK A, BERRY-HILL GARDENS, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY; THIS SITE PLAN IS MADE FOR THE SOLE PURPOSE OF SHOWING ELEVATIONS OF SELECTED POINTS ON THE PROPERTY DESCRIBED HEREON, IS NOT A LAND OR BOUNDARY LINE SURVEY, AND MAY NOT BE USED OR RELIED UPON FOR LOAN CLOSING PURPOSES, TITLE INSURANCE PURPOSES, ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS, OR ANY OTHER MATTERS FOR WHICH THIS SURVEY WAS NOT PREPARED.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF MAY 2024



DAVID D. LACY

PO BOX 471211, Tulsa OK 74147
Phone: 918.519.1873
Email: pls4air@gmail.com



DAVID D. LACY, P.L.S. #1666

CBOA-3183 13.7



Board of Adjustment

Case Number: CBOA-3184

Hearing Date: 06/18/2024 1:30 PM

Case Report Prepared by:

Jay Hoyt

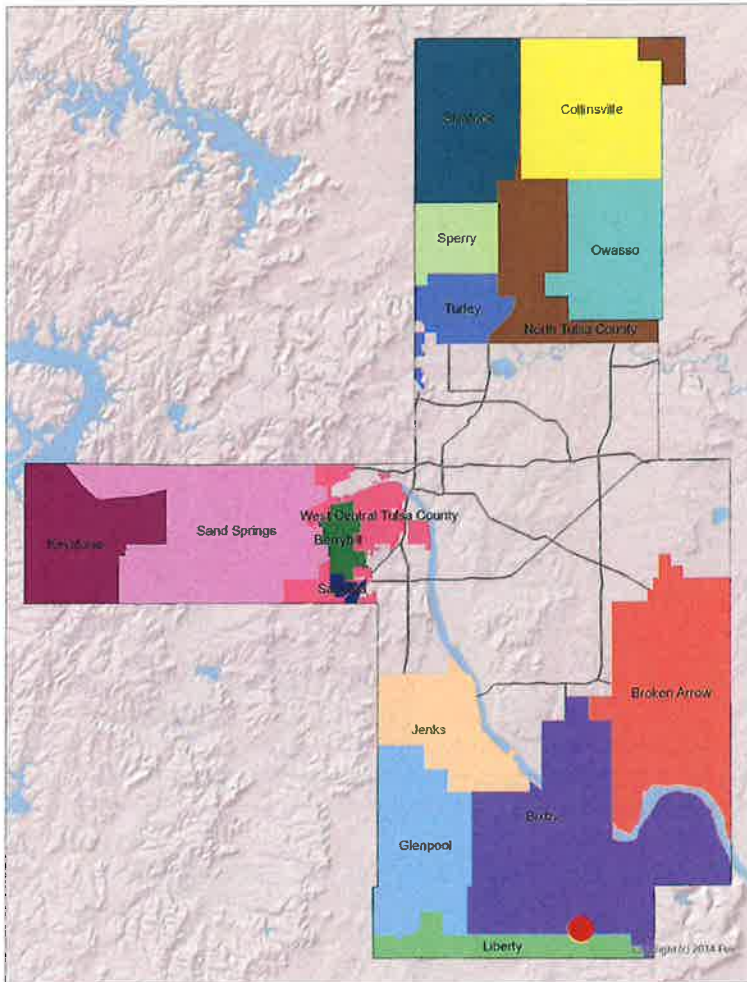
Owner and Applicant Information:

Applicant: Jared Redyke

Property Owner: Same

Action Requested: Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310).

Location Map:



Additional Information:

Present Use: Agricultural

Tract Size: 157.79 acres

Location: 9579 E 201st St S

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural
Agricultural / Flood District

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 6312

CASE NUMBER: CBOA-3184

CZM:

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/18/2024 1:30 PM

APPLICANT: Jared Redyke

ACTION REQUESTED: Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310).

LOCATION: 9579 E 201st St S

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Agricultural

TRACT SIZE: 157.79 acres

LEGAL DESCRIPTION: SE LESS BEG 823.82E SWC THEREOF TH N24.75 NE494.81 E270 ELY693.77 S24.75 W1450.01 POB SEC 12 16 13 157.789ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant agricultural land. The tract is surrounded by AG zoning containing vacant agricultural land and few single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310).

Use Unit 17 – Automotive and Allied Activities is not a use that is permitted by right or exception in the AG district, which parking of a recreational vehicle would fall under, necessitating the need for a Use Variance if one is intended to be parked and used on the subject tract. A Use Variance is required as the proposed use is not permitted by right in the AG district because of the potential adverse effects, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed use must be found to be compatible with and non-injurious to the surrounding area.

The applicant intends to provide hook-ups for four recreational vehicles on the subject tract, as shown on the exhibits provided by the applicant. The recreational vehicles are proposed to be used in conjunction with their current ranching and horse operation on the tract. The hook-ups are to be placed where a double-wide manufactured home previously stood.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use is compatible with and non-injurious to the surrounding area.

Sample Motion:

"I Move to _____ (approve/deny) a Use Variance to allow for recreational vehicles (Use Unit 17) in an AG district (Section 310)."

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

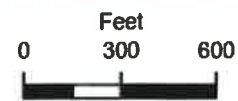
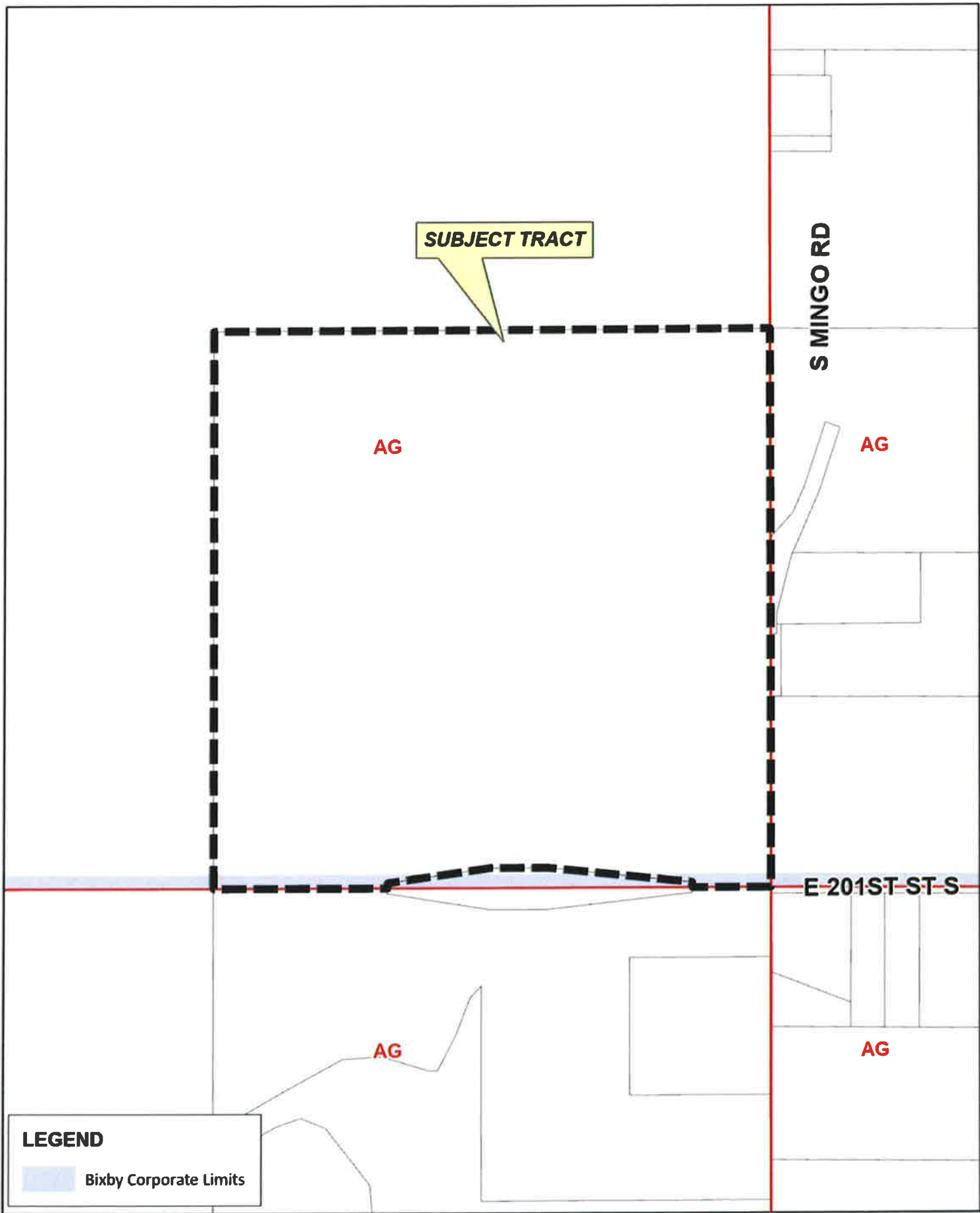
Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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 looking Northwest from Intersection of E 201st St S and S Mingo Rd (Manufactured home has since been removed)



Subject tract looking Southwest from S Mingo Rd (Manufactured home has since been removed)



CBOA-3184

16-13 12



CBOA-3184 14.5



0 Feet 300 600



**Subject
Tract**

CBOA-3184

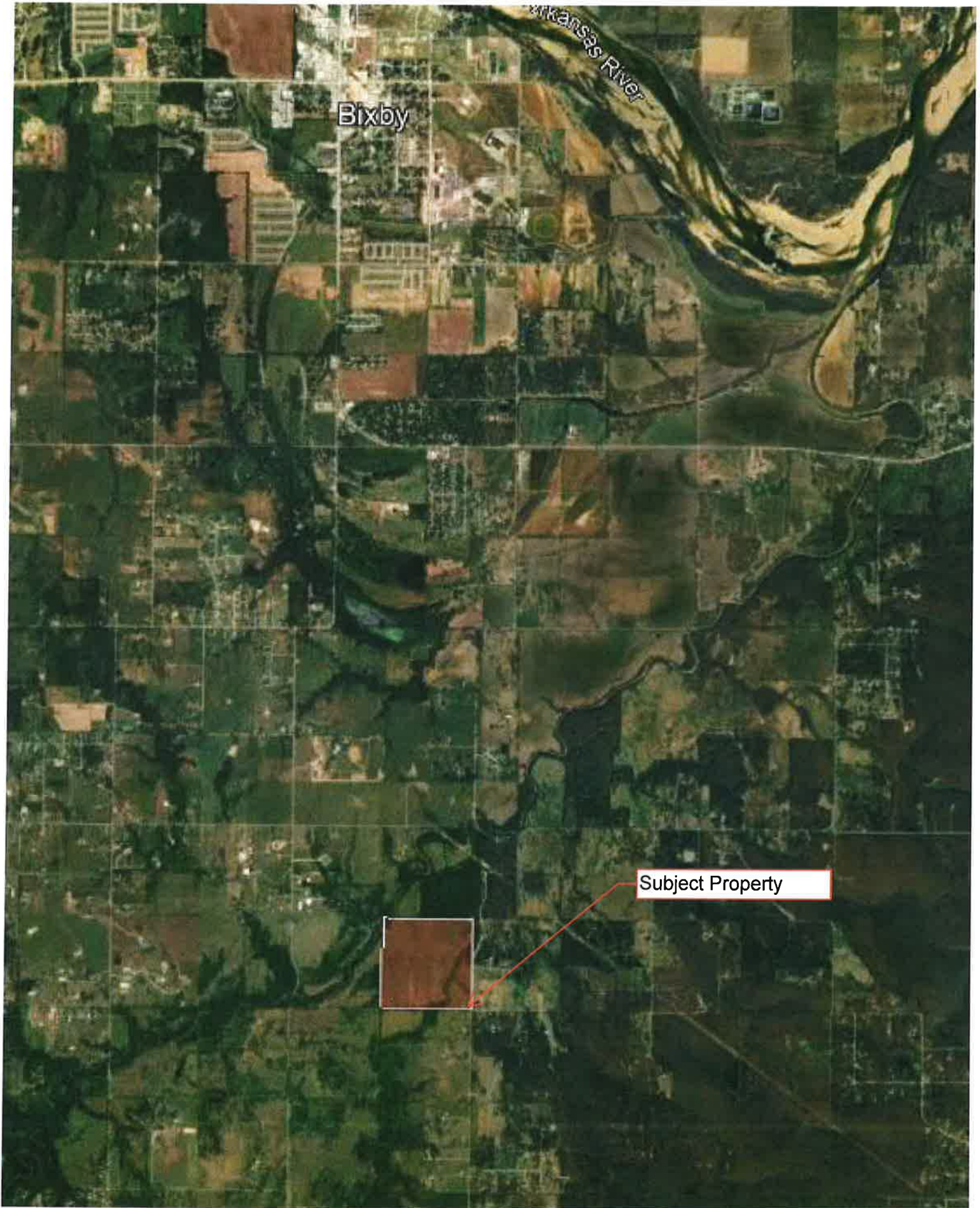
16-13 12

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

Aerial Photo Date: 2023

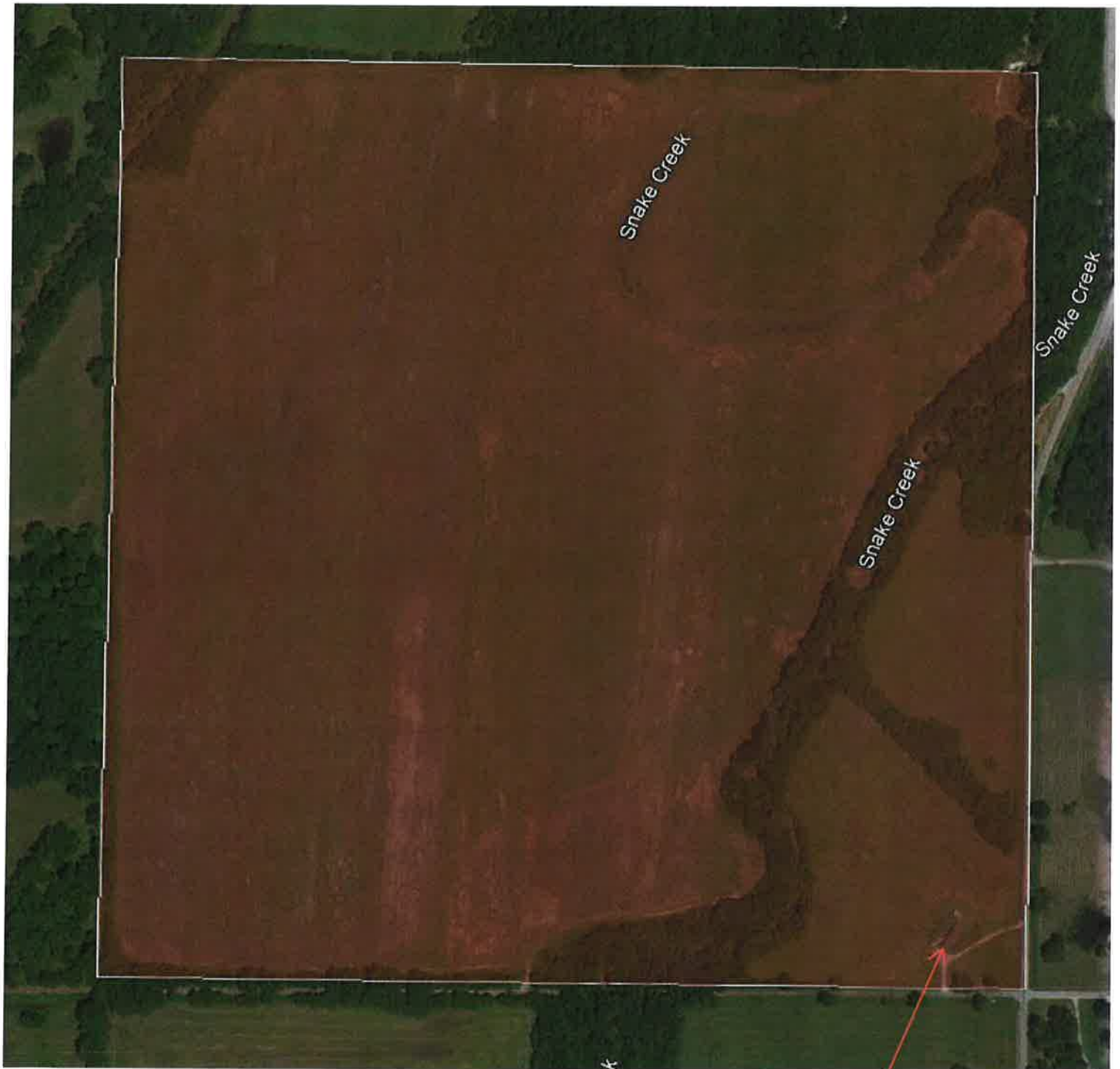


CBOA-3184 14.6



NORTH
←





location

