

RS-3

PUD-23
S ELM ST

CS

E 141st ST S

CS

S TUTICA AVE

SUBJECT TRACT

AG

AG

RS

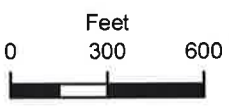
S PEORIA AVE

SIDEWALK

CG

LEGEND

- Glenpool Corporate Limits
- Jenks Corporate Limits



CBOA-2815

11.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7318
CZM: 61

CASE NUMBER: CBOA-2815
CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 05/19/2020 1:30 PM

APPLICANT: Wendi Foy Green

ACTION REQUESTED: Variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 ft to 20 ft to permit a lot split in the AG district (Section 207).

LOCATION: 14334 S UTICA AV E

ZONED: AG

FENCELINE: Glenpool

PRESENT USE: Agricultural

TRACT SIZE: 2.79 acres

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 SE/4 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID E/2 SE/4 NW/4; THENCE SOUTH 88°43'10" WEST ALONG THE NORTH LINE OF SAID E/2 SE/4 NW/4 FOR 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°13'02" EAST FOR 30.00 FEET; THENCE SOUTH 59°30'13" WEST FOR 346.24 FEET; THENCE SOUTH 01°12'55" EAST FOR 65.00 FEET; THENCE SOUTH 88°43'10" WEST FOR 330.00 FEET TO A POINT ON THE WEST LINE OF SAID E/2 SE/4 NW/4; THENCE NORTH 01°12'55" WEST FOR 264.00 FEET TO THE NORTHWEST CORNER OF SAID E/2 SE/4 NW/4; THENCE NORTH 88°43'10" EAST ALONG THE NORTH LINE OF SAID E/2 SE/4 NW/4 FOR 632.00 FEET TO THE POINT OF BEGINNING.

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts the City of Glenpool to the north. All surrounding properties are zoned AG with what appears to be agricultural uses with a smattering of residential uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 ft to 20 ft to permit a lot split. The applicant provided the following statement: *"Currently, the land has 50' of frontage to the Glenpool public road, S. Utica Ave., which dead ends into the property. The road should be minimum 60' wide, based on Tulsa county codes, however, that requirement is currently not met. We have exhausted every effort to deed a plot of land to either Tulsa County, where the property resides, or to the City of Glenpool, who owns S. Utica, to fulfill the frontage requirements. However, neither party is currently willing to accept the land. As such, we are asking for a variance to the zoning code to allow 30' and 20' frontages to S. Utica. We will be willing to provide a mutual access contract filed with the county to assure access in perpetuity."*

The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street or dedicated right-of-way. The submitted site plan indicates that the subject lot

has 20' of frontage onto S. Utica Avenue. The remaining parent tract has 30' of frontage therefore, a variance was not required for that parcel.

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

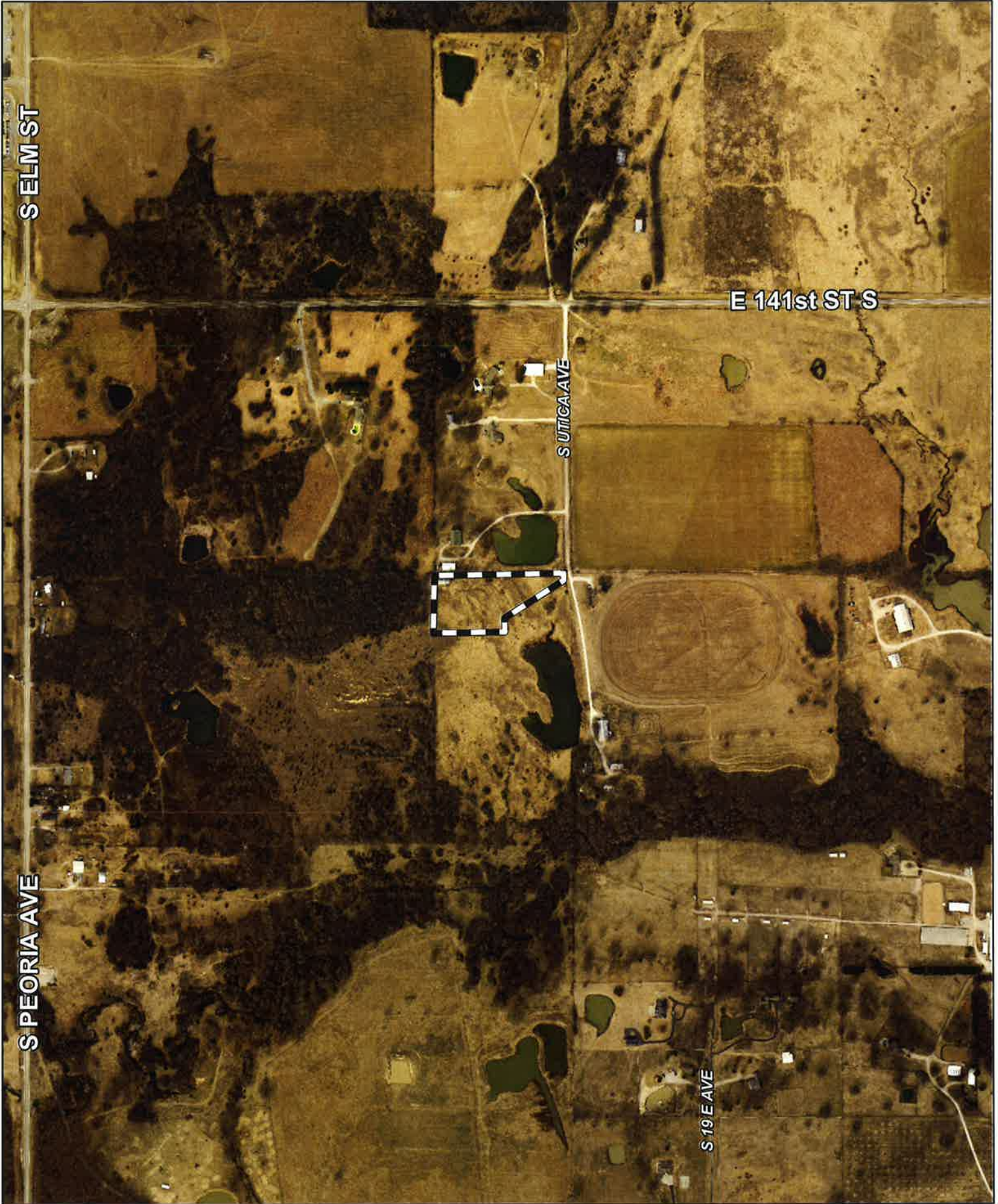
Sample Motion:

“Move to _____ (approve/deny) a Variance to reduce the required 30 feet of frontage on a public road or dedicated right-of-way from 30 feet to 20 feet to permit a lot split in an AG district (Section 207).

Finding the hardship to be _____.

Subject to the following conditions (if any) _____.

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.”



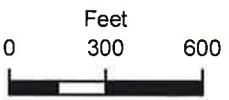
S ELM ST

E 141st ST S

S UTICA AVE

S PEORIA AVE

S 19 E AVE



Subject Tract

CBOA-2815

17-13 18

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

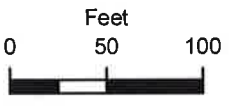
Aerial Photo Date: February 2018

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SUTICA AVE



Subject Tract

CBOA-2815

17-13 18

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

Aerial Photo Date: February 2018

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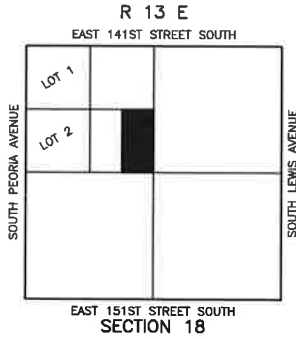




1" = 150'

LOT LINE ADJUSTMENT

PART OF THE NW/4,
SECTION 18, T-17-N, R-13-E,
TULSA COUNTY, STATE OF OKLAHOMA



LEGAL DESCRIPTION
legal

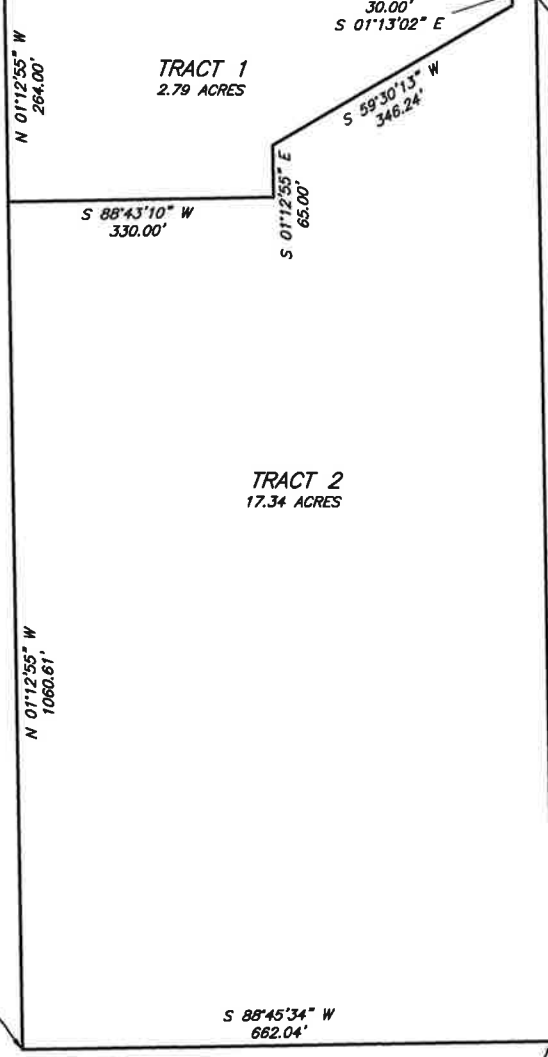
NORTHWEST CORNER
E/2 SE/4 NW/4

POINT OF BEGINNING
TRACT 1

DEED OF DEDICATION
BOOK 5982 PAGE 115

POINT OF BEGINNING
TRACT 2

NORTHEAST CORNER
E/2 SE/4 NW/4



SOUTHWEST CORNER
E/2 SE/4 NW/4

SOUTHEAST CORNER
E/2 SE/4 NW/4



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(RENEWAL 6/30/2021)

BY: DATE: 10/30/19
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676

11.6