
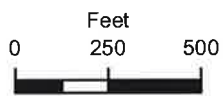


**LEGEND**

 Sand Springs Corporate Limits



**CBOA-2836**

19-11 19

6.1



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9119

**CZM:** 43

**CASE NUMBER: CBOA-2836**

**CASE REPORT PREPARED BY:** Robi Jones

**HEARING DATE:** 08/18/2020 1:30 PM

**APPLICANT:** Terri Williams

**ACTION REQUESTED:** Special Exception to permit a manufactured home in an RE District (Section 410); Variance from the all-weather parking surface requirement (Section 1340.D).

**LOCATION:** 17111 W. 41<sup>st</sup> St. S.

**ZONED:** RE

**FENCELINE:** Sand Springs

**PRESENT USE:** Residential

**TRACT SIZE:** 9.55 acres

**LEGAL DESCRIPTION:** E/2 W/2 SE SW LESS S60 FOR ST SEC 19 19 11 9.545ACS, WESTERN HILLS RANCHETTES

**RELEVANT PREVIOUS ACTIONS:** None relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract abuts AG districts to the west and north which appear to have residential use and possible agricultural uses as well. The parcels to the east and south are zoned RE. The parcel to the east has a residential use and the parcel to the south appears vacant.

**STAFF COMMENTS:**

Special Exception to permit a manufactured home in an RE District (Section 410); Variance from the all-weather parking surface requirement (Section 1340.D).

The applicant is requesting a lot split as shown on the attached Plat of Survey. A special exception is required as the proposed manufactured home is a use which is not permitted by right in the RE district because of potential adverse 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 existing mobile home on the west parcel has been there since 1983 which was about the same time the property was rezoned from AG to RE. CZ-96 was approved November 24, 1983 by Resolution 105525. A mobile home would have been allowed by right in AG districts.

The Code requires all parking surfaces be paved to maintain a minimum level of aesthetics, but more importantly to control air-borne particles like dust and to control the tracking of dirt and mud onto public streets. The applicant is requesting a Variance from the all-weather parking surface requirement (Section 1340.D).

The applicant provided the following statement: *"We are asking for this variance because we only have a graveled driveway."*

6.2

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

**Sample Motion:**

*"Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a manufactured home in an RE District (Section 410); Variance from the all-weather parking surface requirement (Section 1340.D).*

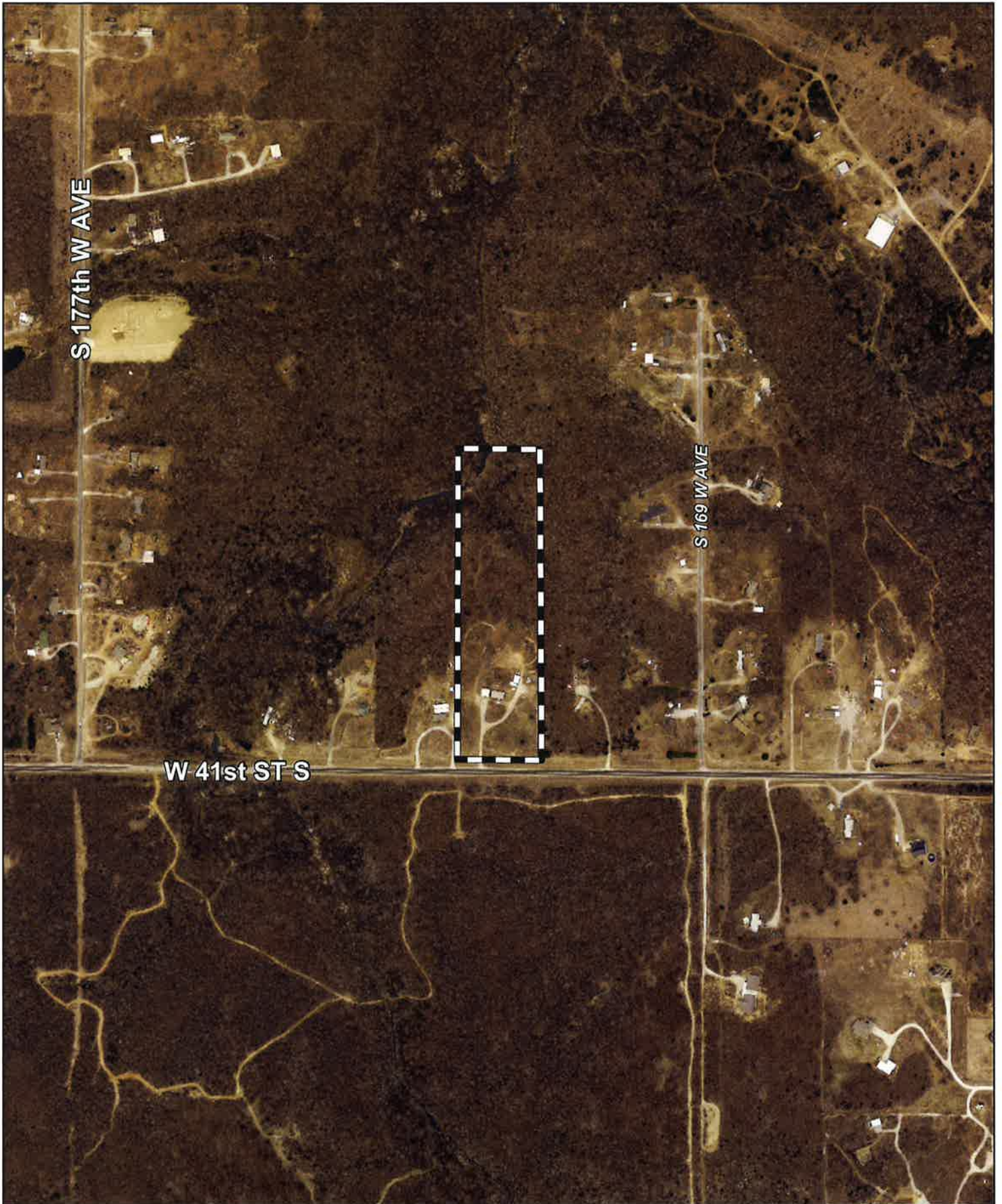
*Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

*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.*

*In granting a Variance, the Board must find that 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 177th W AVE

S 169 W AVE

W 41st ST S



Subject Tract

**CBOA-2836**

19-11 19

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

Aerial Photo Date: February 2018

6.4





*Looking northeast from W. 41<sup>st</sup> St. S.*



*Looking north from W. 41st St. S. in an aerial view*

330'

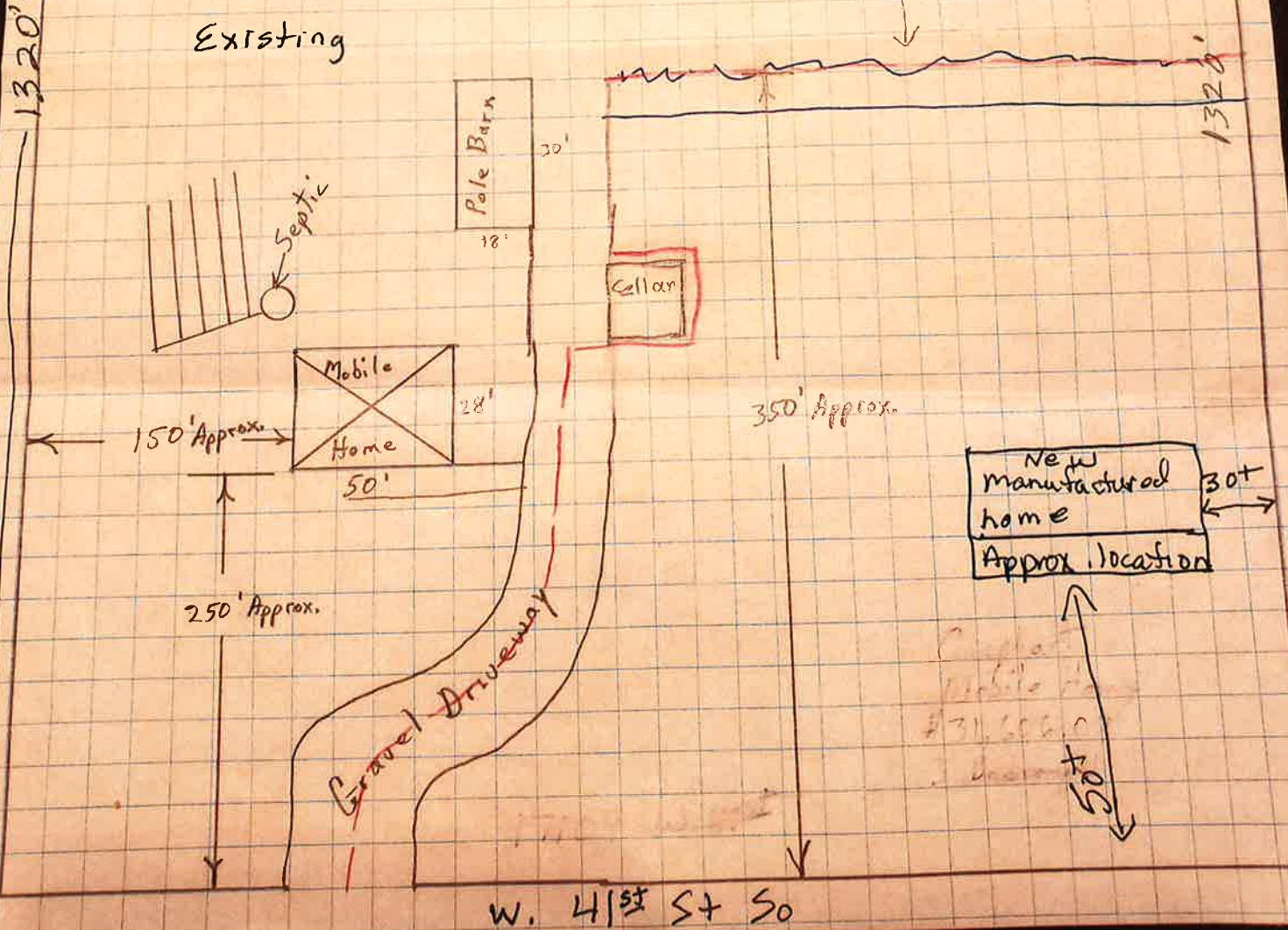
C.L. Williams  
Legal Description 19-19-11 E/2 W/2 SE SW

Existing Home Since May 1983  
Coephart Mobile Home  
3 bedrooms \$31,606

17711 W 41st St

Area to be surveyed

Existing



W. 41st St So