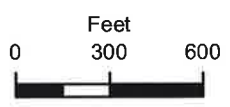


LEGEND

 Owasso Corporate Limits



CBOA-2837

21-13 14

7.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1314

CZM: 11

CASE NUMBER: CBOA-2837

CASE REPORT PREPARED BY: Robi Jones

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

APPLICANT: Michael Parham

ACTION REQUESTED: Variance of the rear yard setback in an AG District to permit an accessory building (Section 330 Table 3).

LOCATION: 9998 N MEMORIAL DR E

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Residential

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: N/2 N/2 NE SE SEC 14-21-13 10 AC.,

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG districts to the north, west, and south. It abuts an RE district to the west. Surrounding uses appear to be residential in nature.

STAFF COMMENTS:

The applicant is before the Board requesting a **Variance** of the rear yard setback in an AG District to permit an accessory building (Section 330 Table 3).

The applicant provided the following statement: *“Basically, for me to build a 50 x 50 shop, it would have to be 20 ft. off of back fenceline. If I moved it 40 ft. off back fenceline, it would be very close to the creek. There are no utility easements on that property.”*

The Code requires a 40 ft rear yard setback in an AG district. The applicant has requested a variance to reduce the rear yard setback to 20 ft. to permit a 50 x 50 accessory building.

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

Sample Motion:

“Move to _____ (approve/deny) a Variance of the rear yard setback in an AG District to permit an accessory building (Section 330 Table 3).

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

7.2

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”



E 106th ST N

N 86 E AVE

N MEMORIAL DR

E 100 ST N

E 100 ST N

N 85 E AVE

E 98 ST N

E 96 ST N



Subject Tract

CBOA-2837

21-13 14

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

Aerial Photo Date: February 2018



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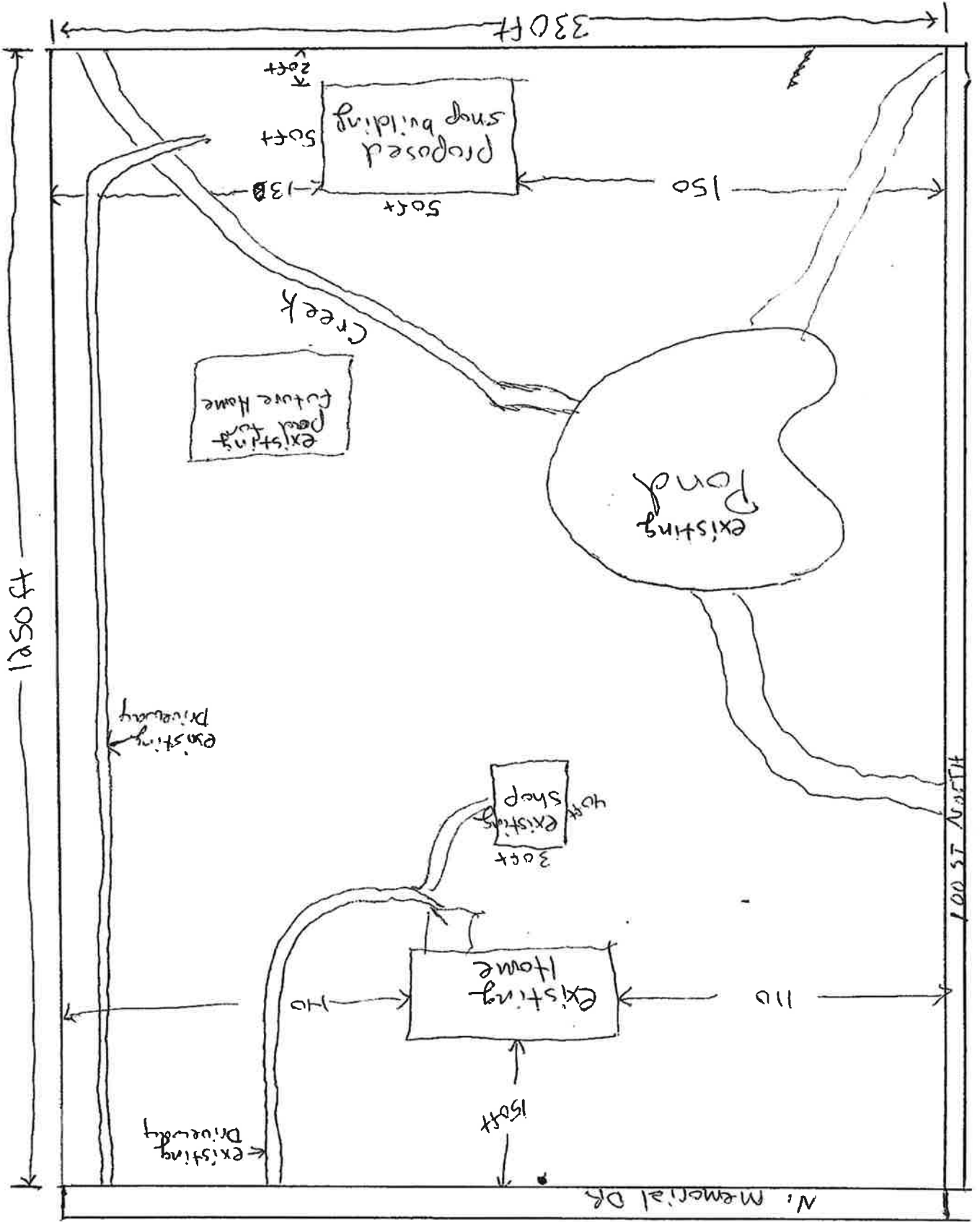


Looking southwest from the SW corner of N. Memorial Dr. and E. 100th St. N. – subject property is on the left



Looking south into subject property from E. 100th St. N.

7.6



9998 N. Memorial Dr.
 Gwasso, OK
 74055

