

SUBJECT TRACT

AG

AG

E 96th ST N

AG

E 95 PL N

E 95 PL N

E 95 ST N

RE

AG

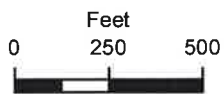
E 94 PL N

N 62 E AVE

N 63 E AVE

N 64 E AVE

N-SHERIDAN-RD



CBOA-2873

5.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1315

CZM: 11

CASE NUMBER: CBOA-2873

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 03/16/2021 1:30 PM

APPLICANT: Frank Westbrook

ACTION REQUESTED: Special Exception permit a fence to exceed 4ft in height in the front yard setback (section 240.2).

LOCATION: 9752 N SHERIDAN RD E

ZONED: AG

AREA: North Tulsa County

PRESENT USE: Agricultural

TRACT SIZE: 80 acres

LEGAL DESCRIPTION: E/2 SE SEC 15 21 13 80ACS,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts agricultural zoning to the west, north, and south. The surrounding uses appear to be mainly agricultural with some residential. It abuts a residential neighborhood to the south with RE zoning.

STAFF COMMENTS:

The meeting on 2/16/2021 was cancelled due to weather. The case was re-noticed.

The applicant is before the Board to request a Special Exception permit a fence to exceed 4ft in height in the front yard setback (section 240.2). As shown in the attached site plan, the property owner intends to construct an 8 ft. wood fence that encloses the 80-acre property. The Code limits fence and wall heights in the required front yard setback to 4 ft. However, the Code permits the Board of Adjustment to modify the height limitation through special exception approval. The intent of the Code's fence height restrictions is to maintain a minimal level of transparency or connection between a house and the surrounding neighborhood.

Sample Motion

Move to _____ (approve/deny) a Special Exception permit a fence to exceed 4ft in height in the front yard setback (section 240.2).

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions: _____

The Board finds that the requested 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.

5.2



E 96th ST N

N SHERIDAN RD

E 95 PL N

E 95 PL N

E 95 ST N

N 62 E AVE

N 63 E AVE

N 64 E AVE

E 94 PL N



Subject Tract

CBOA-2873

21-13 15

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

Aerial Photo Date: May 2020



5.3



Looking west toward subject property from North Sheridan Road where the fence installation began in the front yard



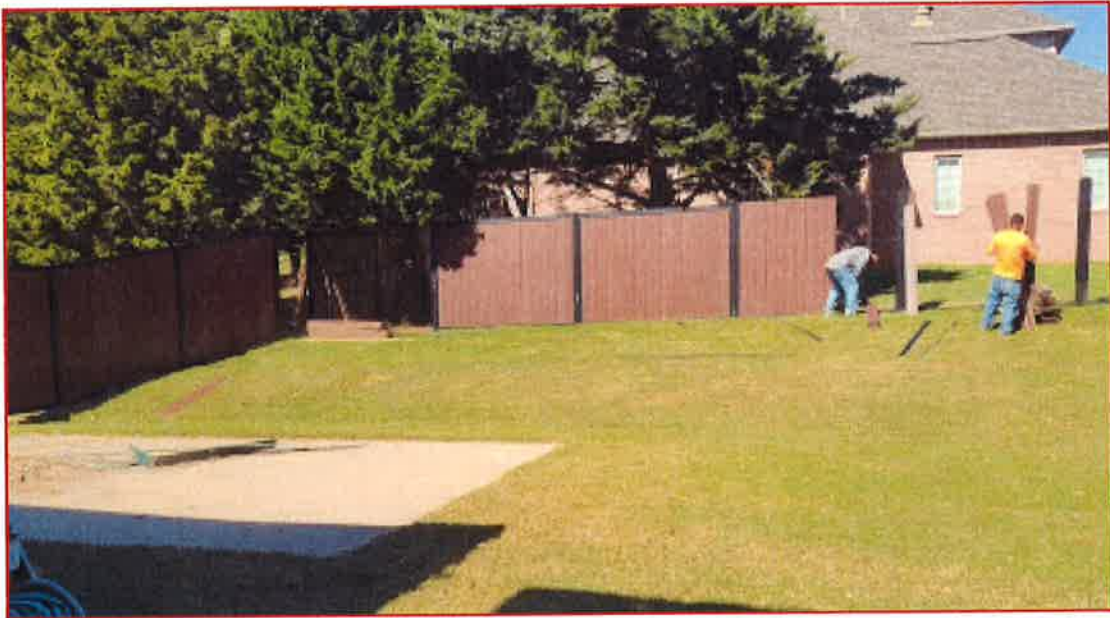
Looking north on North Sheridan Road (subject property is on the left)

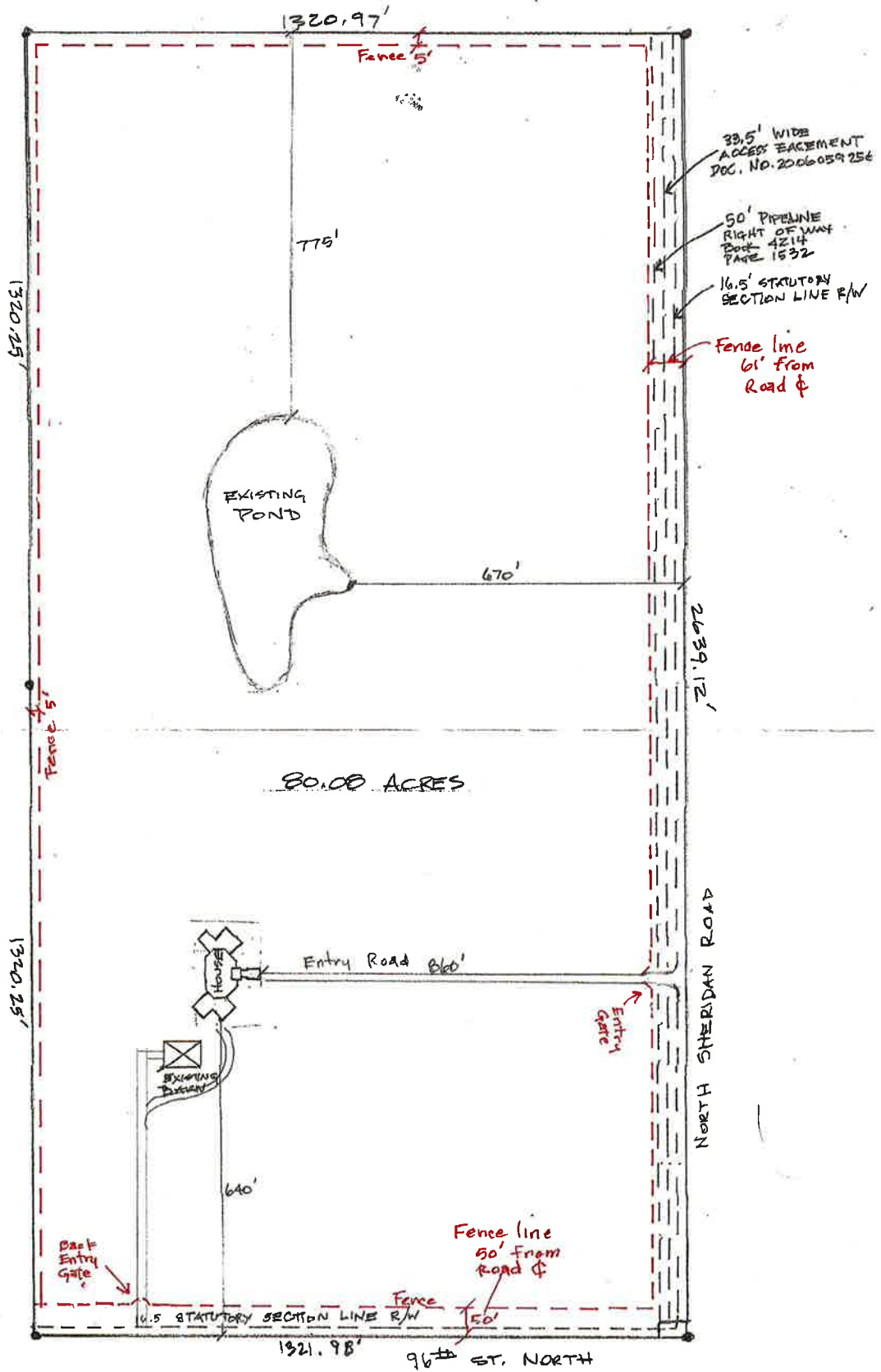


Looking west from North Sheridan Road at home and the proposed entrance to the subject property where the 8-foot fence/gate will be located



Fence and Gate material as described by applicant and photographs supplied by the company installing the fence.





Property Owner: Frank T. Westbrook
Property Address: 9752 North Sheridan Road. Sperry, Oklahoma
Legal Description: The East Half of the Southwest Qtr. (E/2 SE/4) of Section Fifteen (15), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey Thereof.

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