TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 6309
CZM: 72, 71

CASE NUMBER: CBOA-2877
CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 02/16/2021 1:30 PM

APPLICANT: Linda Fitzpatrick

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

LOCATION: 20024 S YALE AV E

ZONED: AG

FENCeline: Bixby

PRESENT USE: Residential

TRACT SIZE: 2.5 acres

LEGAL DESCRIPTION: SE SE SE SEC 9 16 13 2.50AC,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoned properties in a rural area with some residential uses to the north and west.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to allow two dwelling units on a single lot of record in an AG district (Section 208). As shown on the attached plan, the applicant has one single-family home on the lot and is proposing to place a single-wide mobile home north of the existing home.

The applicant provided the following statement: "All other corners adjacent to our property is AG land, no other residents."

Section 208 states: No more than one single-family dwelling or mobile home may be constructed or otherwise placed on a lot, except in the case of a lot which is within an approved PUD, in an RMH district, or in an AG district, with the exception in the AG district that there be no more than two dwellings per lot.

The Bulk and Area requirements in an AG district are described in the following table:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>AG District</th>
<th>Subject Property</th>
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</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>Minimum 150 feet</td>
<td>312 feet</td>
</tr>
<tr>
<td>Lot Area</td>
<td>Minimum 2 acres</td>
<td>2.5 acres</td>
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<tr>
<td>Land Area per Dwelling Unit</td>
<td>Minimum 2.1 acres</td>
<td>1.25 acres if approved</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Minimum 15 feet</td>
<td>40 feet (see site plan)</td>
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<tr>
<td>Rear Yard</td>
<td>Minimum 40 feet</td>
<td></td>
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</tbody>
</table>

Section 330, Table 3 of the Code requires a minimum lot area of 2 acres and a land area per unit requirement of 2.1 acres in the AG district. The applicant is proposing one single-family home and one single-wide mobile home on the 2.5-acre subject lot.
If inclined to approve, the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the additional dwelling is not injurious to the surrounding agricultural district.

Sample Motion:

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

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- 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"
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.

Subject Tract

CBOA-2877

Aerial Photo Date: February 2018