

LEGEND
Tulsa Corporate Limits



CBOA-2835

5.1

19-12 16



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9216
CZM: 35, 45

CASE NUMBER: CBOA-2835
CASE REPORT PREPARED BY: Robi Jones

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

APPLICANT: Sandra Million

ACTION REQUESTED: Variance to exceed the allowable square footage for accessory buildings in aggregate in an RS district (Section 240.2.E)

LOCATION: 4620 W 30 ST S

ZONED: RS

FENCELINE: West Central Tulsa

PRESENT USE: Single Family Residence

TRACT SIZE: 6.67 acres

LEGAL DESCRIPTION: W 440 SE SW SW SEC 16 19 12,

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoning to the west, north, and east. It abuts Agricultural zoning to the south. Surrounding properties appear to be residential in nature.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to exceed the allowable square footage for accessory buildings in aggregate in an RS district (Section 240.2.E). Section 240.2.E permits accessory buildings in the RS district however, the total square footage of all accessory buildings on the lot cannot exceed 750 SF of floor area. The provision of the Code attempts to establish and maintain development intensity of the district, preserve the openness of living areas and avoid overcrowding by limiting the bulk of structures.

The applicant provided the following statement: *"Need more equipment and storage space."*

According to the drawing provided, the applicant has or is proposing to construct three accessory buildings on the property which is 6.67 acres. The total square footage of all three buildings is 2,267 sq. ft.

If inclined to approve, the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the proposed accessory buildings are compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance to exceed the allowable square footage for accessory buildings in aggregate in an RS district (Section 240.2.E).

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

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Subject to the following conditions, if any: _____.

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."



W 27 ST S

W 27 ST S

W 27 PL S

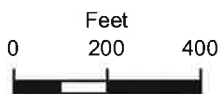
W 28 ST S

S 49th W AVE

W 30 ST S



W 31st ST S



Subject Tract

CBOA-2835

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

Aerial Photo Date: February 2018



5.4



W30 STS



Subject Tract

CBOA-2835

19-12 16

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

Aerial Photo Date: February 2018

5.5





Looking south at the accessory building on the west of the property



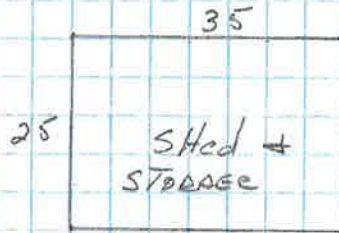
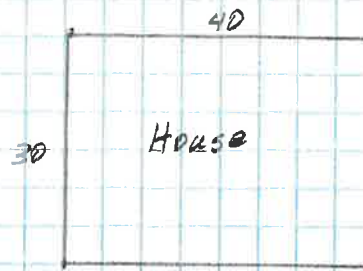
Looking southeast from W. 30th St. S.



Looking south from W. 30th St. S.

W. 30th St.

North



Chicken Coop



Portable Building



West

East

South