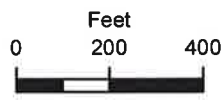


LEGEND

-  Bixby Corporate Limits
-  Liberty Corporate Limits



CBOA-2877

16-13 09

8.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 6309
CZM: 72, 71

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

HEARING DATE: 03/16/2021 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 SESEC 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 meeting on 2/16/2021 was cancelled due to weather. The case was re-noticed.

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:

	AG District	Subject Property
Lot Width	Minimum 150 feet	312 feet
Lot Area	Minimum 2 acres	2.5 acres
Land Area per Dwelling Unit	Minimum 2.1 acres	1.25 acres if approved
Side Yard	Minimum 15 feet	40 feet (see site plan)
Rear Yard	Minimum 40 feet	

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”



S YALE AVE

E 201st ST S



Subject Tract

CBOA-2877

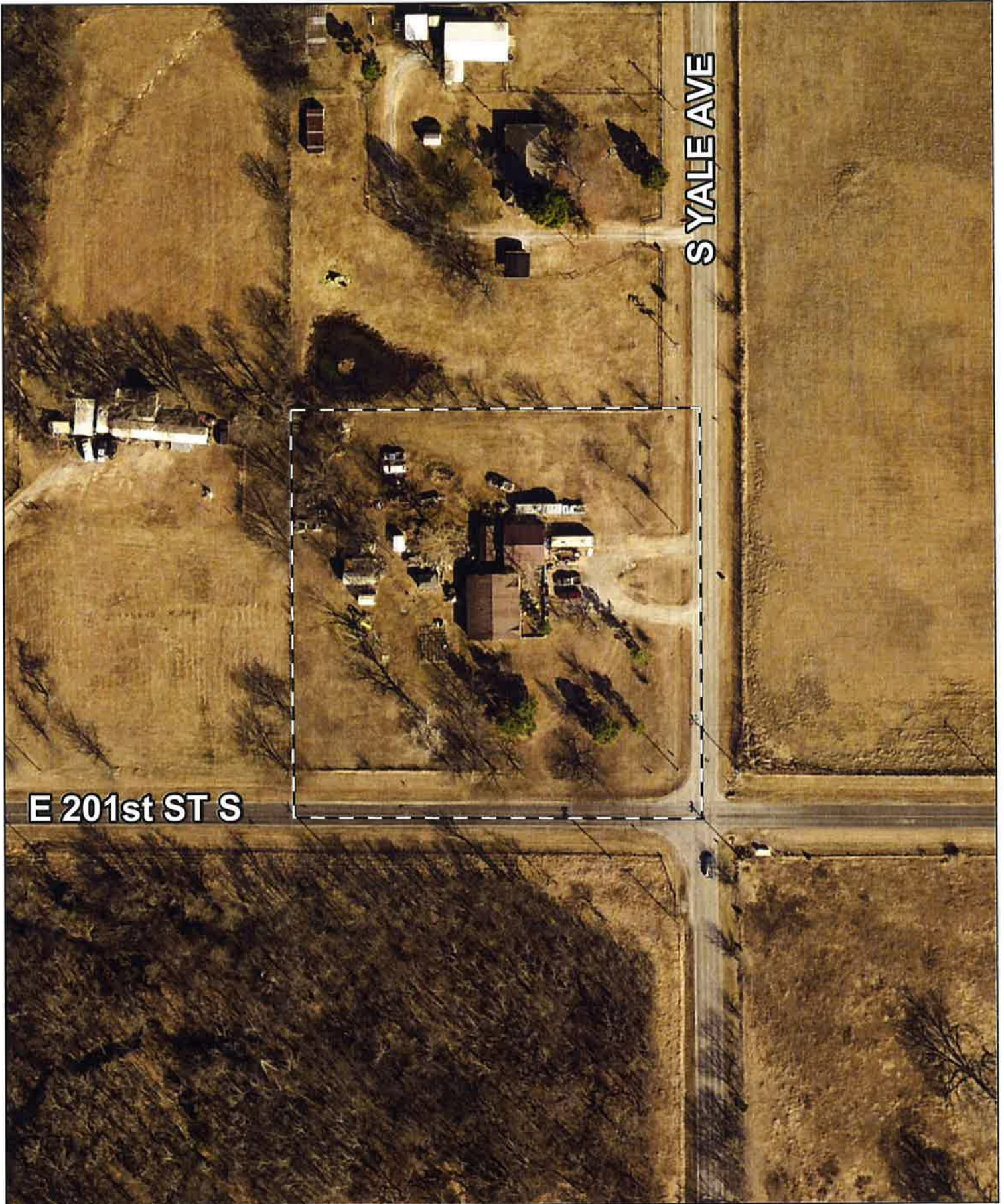
16-13 09

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

Aerial Photo Date: February 2018

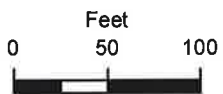


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S YALE AVE

E 201st ST S



Subject Tract

CBOA-2877

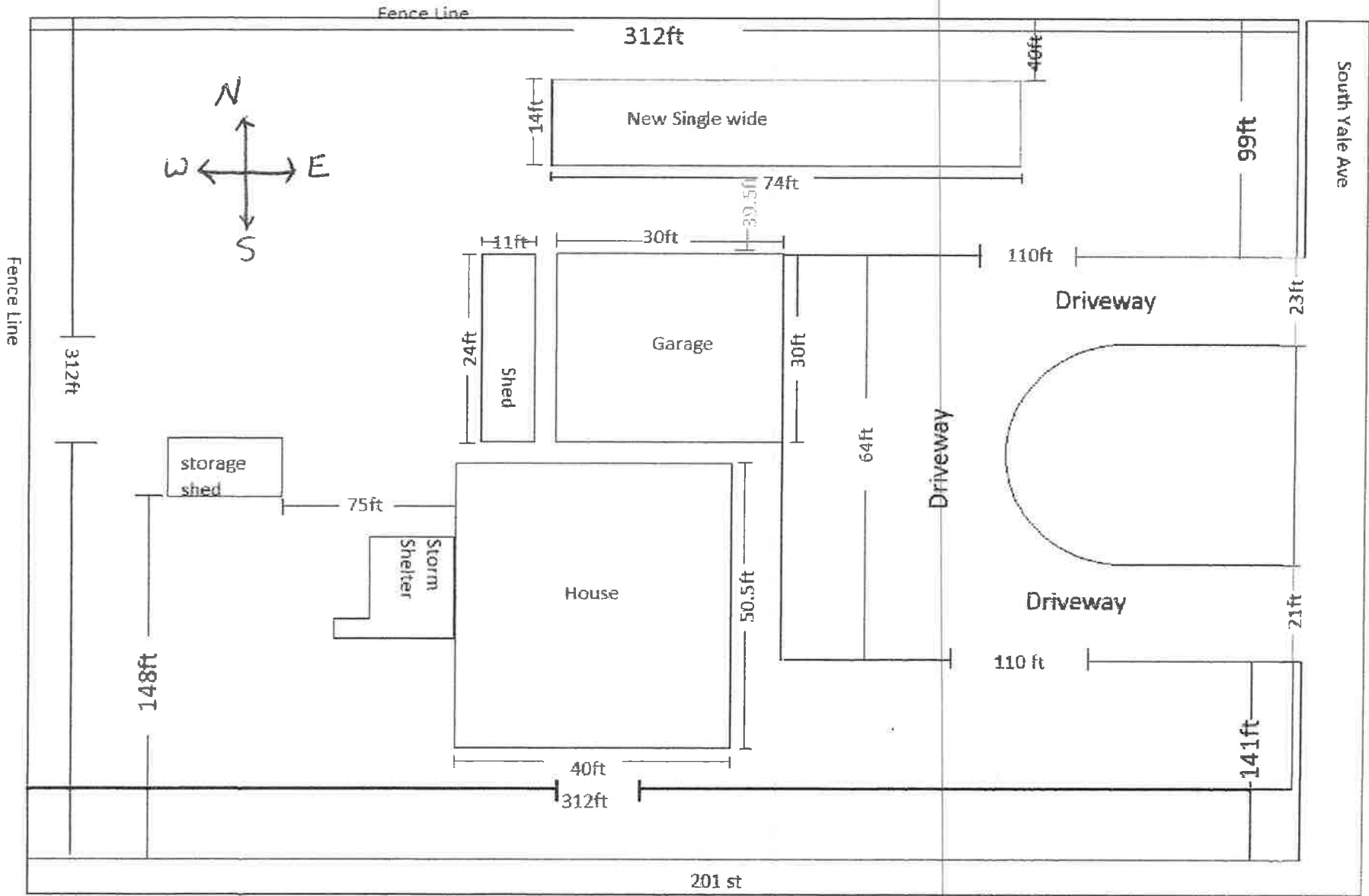
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



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