

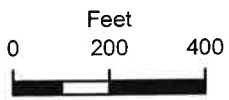


**LEGEND**

-  Mannford Corporate Limits
-  Sand Springs Corporate Limits



**CBOA-2899**

19-10 35

7.1



**TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT**

**TRS:** 9035

**CASE NUMBER:** CBOA-2899

**CZM:** 42

**CASE REPORT PREPARED BY:** Robi Jones

**HEARING DATE:** 07/20/2021 1:30 PM

**APPLICANT:** Thomas Oliver

**ACTION REQUESTED:** Variance of the required rear yard setback from 40 feet to 8 feet in an AG district (Section 330).

**LOCATION:** 6006 S 204 AV W

**ZONED:** AG

**FENCELINE:** Sand Springs

**PRESENT USE:** Agricultural/Residential

**TRACT SIZE:** 2.3 acres

**LEGAL DESCRIPTION:** LT 2 BLK 3, ROCK CREEK ACRES

**RELEVANT PREVIOUS ACTIONS:** None Relevant

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by AG zoning with a combination of agricultural and rural residential uses.

**STAFF COMMENTS:**

The applicant is before the Board requesting a Variance of the required rear yard setback from 40 feet to 8 feet in an AG district (Section 330).

The applicant provided the following statement: *"This particular area for the slab and cover were decided because this property has a hard runoff from a hill and incline behind my 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 from 40 ft. to 8 ft. to permit an 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 required rear yard setback from 40 feet to 8 feet in an AG district (Section 330).***

***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***

  
REVISED 7/7/2021

***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 209th W AVE

S 204 W AVE

S 201 W AVE

W 57 ST S

W 61 ST S



Subject Tract

**CBOA-2899**

19-10 35

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

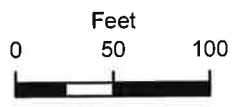
Aerial Photo Date: 2020/2021 7.4







S 204 WAVE



 Subject Tract

**CBOA-2899**

19-10 35

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

Aerial Photo Date: 2020/2021 7.5



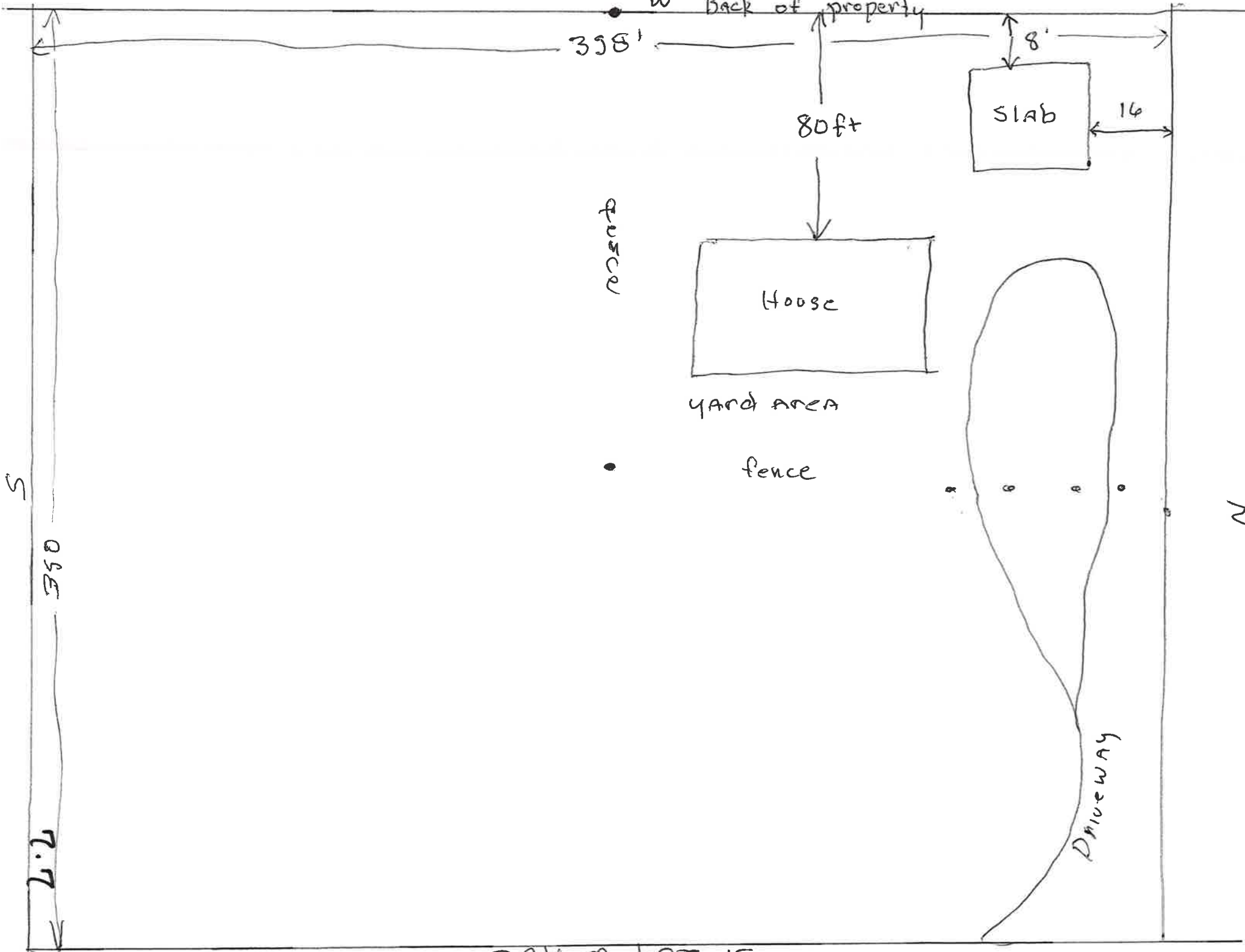




*Looking west at subject property from S. 170th W. Ave.*



*Looking south on S. 204th W. Ave.*



358'

Back of property

8'

Slab

14

80ft

House

yard area

fence

PUSCO

Driveway

S

250

100

S. 204 W AVE

N