

CBOA-2921

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**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1311

CASE NUMBER: CBOA-2921

CZM: 11

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 10/19/2021 1:30 PM

APPLICANT: Mack Greever

ACTION REQUESTED: Variance of the rear setback from 40 ft in the AG district; Variance of the minimum lot area from 2 acres in the AG district; and Variance of the minimum lot width from 150' in the AG district to permit a pump house (Section 310, Table 3).

LOCATION: N. of NE/c of E. 106th St. N. & N. Sheridan Rd.

ZONED: AG

FENCELINE: North Tulsa County

PRESENT USE: Agriculture

TRACT SIZE: 0.31 acres

LEGAL DESCRIPTION: BEG 273.94N & 16.5E SWC SW TH N100 E133.50 S100 W133.50 POB SEC 11 21 13 .306AC,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning and property to the north, east, and south appears to be an agricultural use. Property to the west is an Early Childhood Center.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the rear setback from 40 ft in the AG district; Variance of the minimum lot area from 2 acres in the AG district; and a Variance of the minimum lot width from 150' in the AG district to permit a pump house (Section 310, Table 3).

The AG district (Section 330, Table 3) requires a minimum lot area of 2 acres and a minimum lot width of 150' in an AG district. The applicant is requesting a variance of the rear setback from 40 feet to 25 feet, a variance of the minimum lot area from 2 acres to 0.31 acres, and a variance of the minimum lot width from 150' to 100 feet. The property owner is Rural Water District No 3 and the applicant is seeking relief of the requirements to permit a pump house on the property.

The applicant provided the following statement:

"The 150' x 100' property is located at the NE corner of N. Sheridan Road and 106th Street N. A 50' right-of-way for Sheridan Road expansion leaves a useable site of 100' x 100'. To provide vehicle access to the Booster Station Building, the rear building setback has to be reduced from 40' to 25'."

A Pump House is included in Use Unit 4, Public Protection and Utility Facilities, and is considered a use by right in the AG district.

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Sample Motion:

“Move to _____ (approve/deny) a Variance of the rear setback from 40 ft in the AG district; Variance of the minimum lot area from 2 acres in the AG district; and Variance of the minimum lot width from 150' in the AG district to permit a pump house (Section 310, Table 3).

- Finding the hardship(s) to be _____.
- Subject to the following conditions (if any) _____.

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.”



N SHERIDAN RD

E 106th ST N



Subject Tract

CBOA-2921

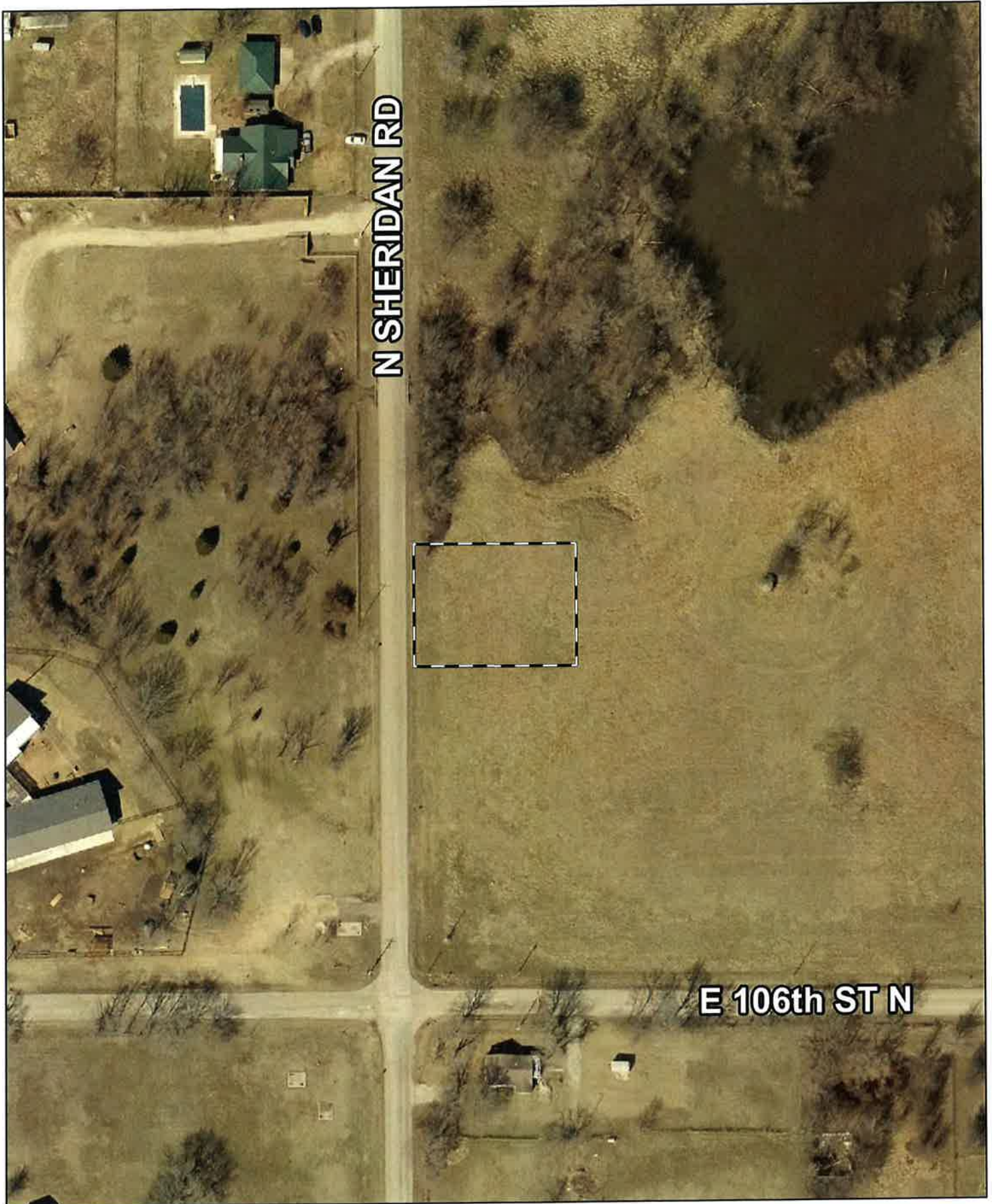
21-13 11

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

Aerial Photo Date: 2020/2021



3.4



N SHERIDAN RD

E 106th ST N



 **Subject Tract**

CBOA-2921

21-13 11

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

Aerial Photo Date: 2020/2021



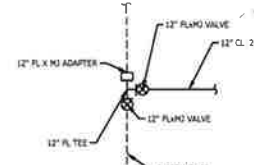
3.5

BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

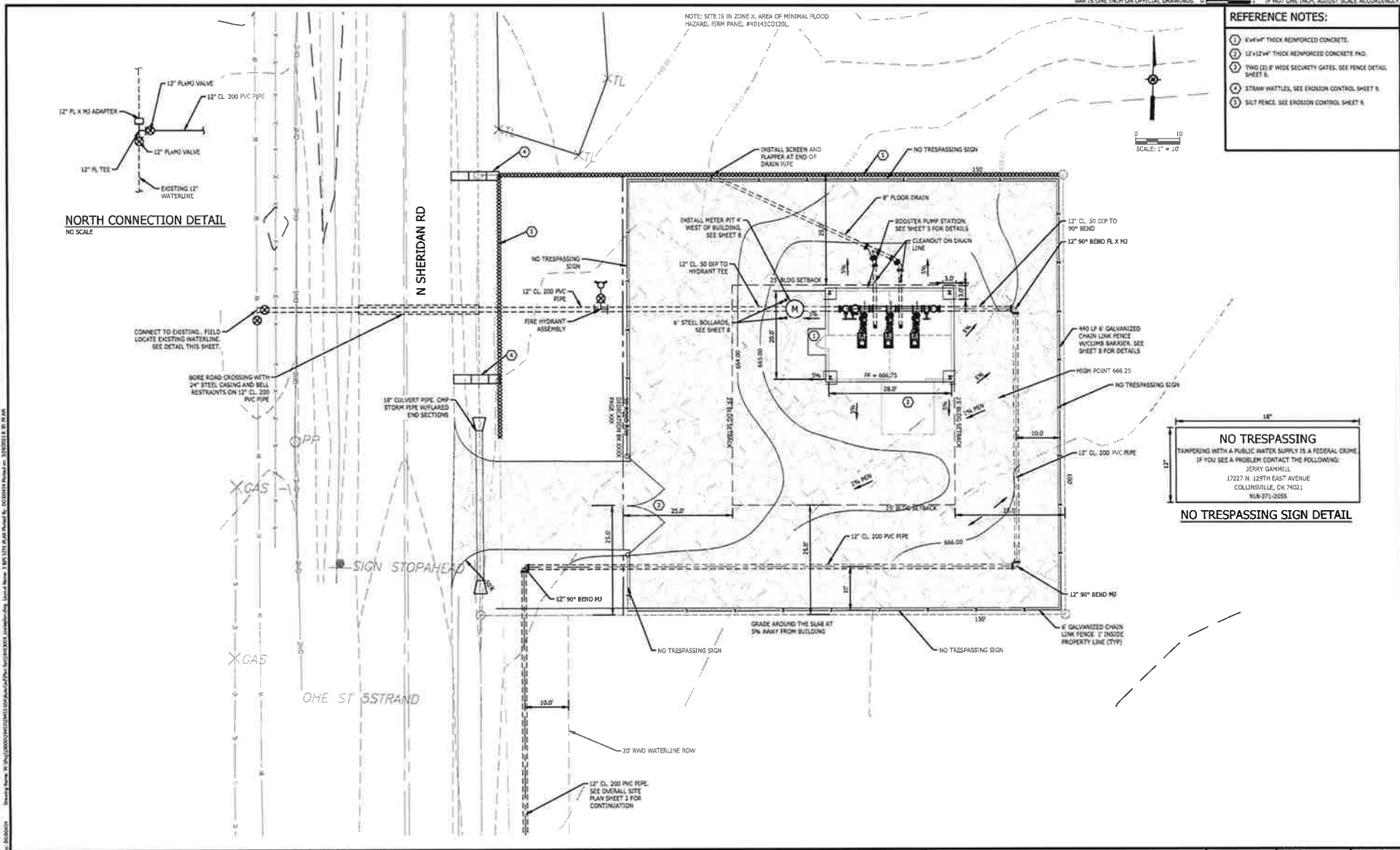
- REFERENCE NOTES:**
- 1' 6"x6"x4" THICK REINFORCED CONCRETE.
 - 12"x12"x4" THICK REINFORCED CONCRETE PAD.
 - TWO (2) 6" WIDE SECURITY GATES. SEE FENCE DETAIL SHEET 8.
 - STAIN WARTLES. SEE EROSION CONTROL SHEET 8.
 - SILT FENCE. SEE EROSION CONTROL SHEET 8.



NOTE: SITE IS IN ZONE X. AREA OF MINIMAL FLOOD HAZARD. FIRM PANEL #10143C0120L.



NORTH CONNECTION DETAIL
NO SCALE



NO TRESPASSING
TAMPERING WITH A PUBLIC WATER SUPPLY IS A FEDERAL CRIME.
IF YOU SEE A PROBLEM CONTACT THE FOLLOWING:
JERRY GAMMILL
17227 N. 129TH EAST AVENUE
COLLINGVILLE, OK 74021
918-371-2258

NO TRESPASSING SIGN DETAIL

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NO. 1	DATE	BY	REVISION

DESIGNED BY: KCS
 DRAWN BY: DOP
 CHECKED BY: LFP
 PROJECT ENGINEER:

Bartlett & West
 1701 SW ERLING FLY DRIVE | OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: 765-272-2252 | FAX: 765-272-7444
 www.bartlettwest.com

SHERIDAN RD. BOOSTER PUMP STATION
 RURAL WATER DISTRICT NO. 3
 WASHINGTON COUNTY, OKLAHOMA

**BOOSTER PUMP STATION
 SITE PLAN**

PROJ. NO.: LWS13-004	DRAWING NO.: 3
CONST. PROJ. NO.:	SHEET NO.:
SCALE: AS NOTED	DATE: MARCH 2021
DATE: MARCH 2021	3 OF 8

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