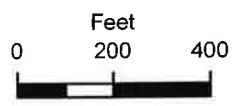


LEGEND
 Collinsville Corporate Limits



CBOA-2929

11.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2419

CZM: 75

CASE NUMBER: CBOA-2929

CASE REPORT PREPARED BY: Robi Jones

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

APPLICANT: Joe and Shannon Sagi

ACTION REQUESTED: Variance of the minimum lot area in an AG-R district to permit a lot split (Section 330 Table 3). Variance of the minimum lot width in the AG-R district to permit a lot split (Section 330 Table 3).

LOCATION: West of the Southwest corner of East 156th Street North & North 113th East Avenue

ZONED: AG-R

FENCELINE: Collinsville

PRESENT USE: Vacant

TRACT SIZE: 0.46 acres

LEGAL DESCRIPTION: The East 30.00 feet of the West Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (W/2 NW/4 NE/4 NE/4) of Section Nineteen (19), Township Twenty-two (22) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG-R zoning districts to the east and west. It abuts AG zoning districts to the north and south. The property to the south is within the city limits of Collinsville. Surrounding properties appear to have a mixture of residential and agricultural uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the minimum lot area in an AG-R district to permit a lot split (Section 330 Table 3); and a Variance of the minimum lot width in the AG-R district to permit a lot split (Section 330 Table 3).

The applicant is attempting to split 0.46± acres of land from the existing AG-R zoned parcel. Per Section 330 of the Code, the AG-R district requires a minimum lot area of 1 acre and a minimum lot width of 150 feet. The proposed lot split will divide a 30' x 661' tract of land (Tract B) from the parent tract (Tract A). It is intended to allow the lot south of the subject property to have access to East 156th Street North. A Lot Line Adjustment was first proposed but the property to the south lies within the jurisdiction of Collinsville.

The applicant provided the following statement: *"I have 12.56 acres that is not accessible because I sold 40 acres to Collinsville Public Schools on the south end so now, I realized that have not got a good entrance to access my 12.5 acres now. So, Ralph and Brenda came to agreement to sell me 30 feet on east end of their property for access mine.*

11.2

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Variance of the minimum lot area in an AG-R district to permit a lot split (Section 330 Table 3); and a Variance of the minimum lot width in the AG-R district to permit a lot split (Section 330 Table 3).

Finding the hardship 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.”



E 158th ST N

E 158th ST N

N 113th E AVE

N 107 E AVE

E 156th ST N



N GARNETT RD

WBLACKJACK CT

E 154 ST N

BLACKJACK LN

W CEDAR ST

N 19th ST

N 24TH ST



Subject Tract

CBOA-2929

22-14 19

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

Aerial Photo Date: 2020/2021

11.4



E 156th ST N



Subject Tract

CBOA-2929

22-14 19

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

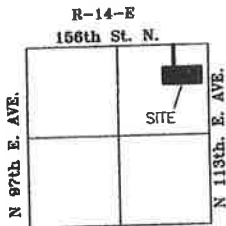
Aerial Photo Date: 2020/2021

11.5





SCALE: 1" = 200'

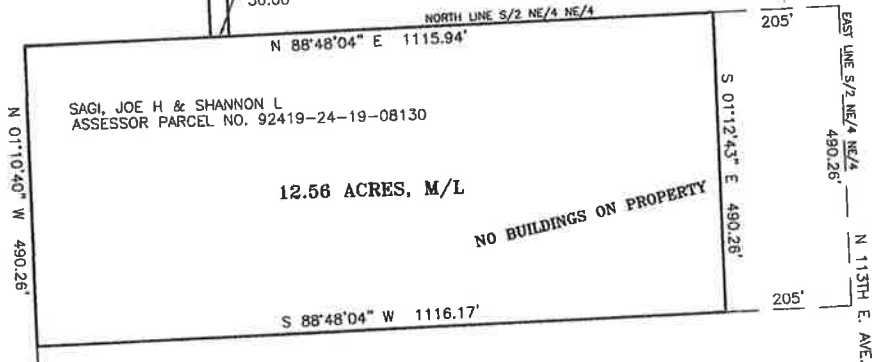


HIGHWAY #20
SECTION 19
TULSA COUNTY

N 88°50'30" E
30.00'
156TH ST. N.
16.5' STATUTORY
SECTION LINE R/W

TRACT "B"
0.48 ACRES, M/L
SEE SURVEY BY
MCKINNON LAND SURVEYING, LLC
DATED: 8/19/2021

S 01°12'48" E 661.65'
S 88°48'15" W
30.00'



COMBINED PROPERTY DESCRIPTION:
THE NORTH 490.26 FEET OF THE S/2 NE/4 NE/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA
AND
THE EAST 30.00' FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NW/4 NE/4 NE/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SKETCH OF CERTAIN TRACTS IN
THE NE/4 NE/4 OF SECTION 19, T22N, R14E,
TULSA COUNTY, OKLAHOMA.
(NOT A LAND OR BOUNDARY SURVEY)
DATED THIS 2ND DAY OF AUGUST, 2020

MCKINNON LAND SURVEYING, LLC.
HC 62 BOX 110-7, NOWATA, OK 74048
(918) 230-3827
EMAIL: MCKINNONLANDSURVEYING@GMAIL.COM
C.A. NO. 8511 EXP. 6/30/2023

GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT

11.6

**THIS PAGE
INTENTIONALLY
LEFT BLANK**