Board of Adjustment

Case Number: CBOA-2973

Hearing Date: 06/21/2022 1:30 PM

Case Report Prepared by:

Jay Hoyt

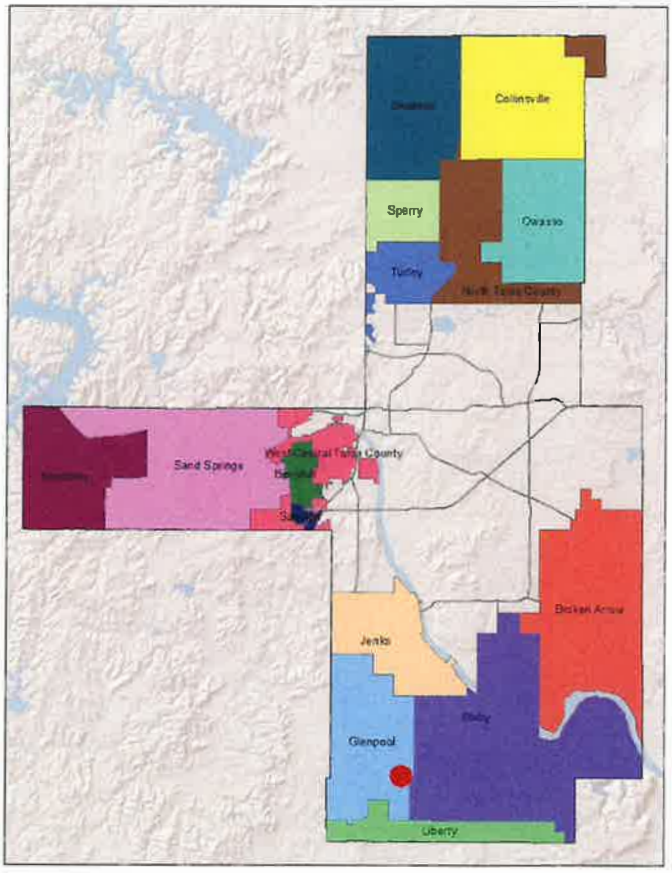
Owner and Applicant Information:

Applicant: Casey Flickinger

Property Owner: SHAIN, ROBERT W TRUST

Action Requested: Variance of the minimum lot width requirement from 150 feet to permit a lot split in an AG district. (Section 330 Table 3)

Location Map:



Additional Information:

Present Use: Agricultural

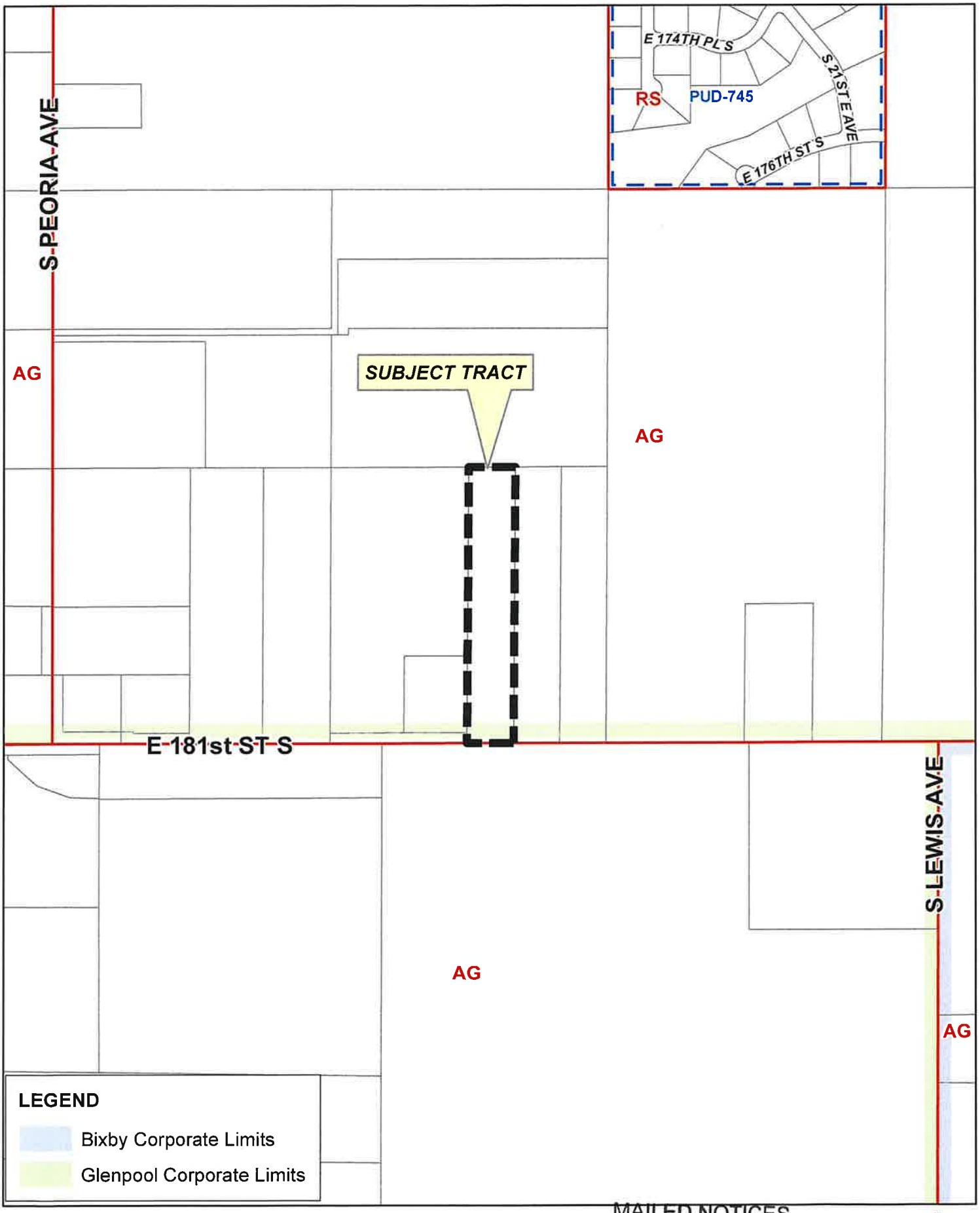
Tract Size: 6.67 acres

Location: 1739 E 181 ST S

Present Zoning: AG

Fenceline/Area: Glenpool

Land Use Designation: Rural



Feet
0 300 600

CBOA-2973

17-13 31

MAILED NOTICES
6-3-22

N

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 7331
CZM: 66

CASE NUMBER: CBOA-2973
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/21/2022 1:30 PM

APPLICANT: Casey Flickinger

ACTION REQUESTED: Variance of the minimum lot width requirement from 150 feet to permit a lot split in an AG district. (Section 330 Table 3)

LOCATION: 1739 E 181 ST S

ZONED: AG

FENCELINE: Glenpool

PRESENT USE: Agricultural

TRACT SIZE: 6.67 acres

LEGAL DESCRIPTION: E/2 SE SW LESS E13.33AC THEREOF SEC 31 17 13 6.67AC,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning with residential uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the minimum lot width in the AG district to permit a lot split. (Section 330, Table 3)

As shown on the attached surveys provided by the applicant, they propose to split the subject lot as shown and propose a minimum lot width of 70.68 ft as part of a lot split. Section 330, Table 3 of the Tulsa County Zoning Code limits the minimum lot width in the AG district to 150 ft.

The applicant did not provide a statement of hardship for this case.

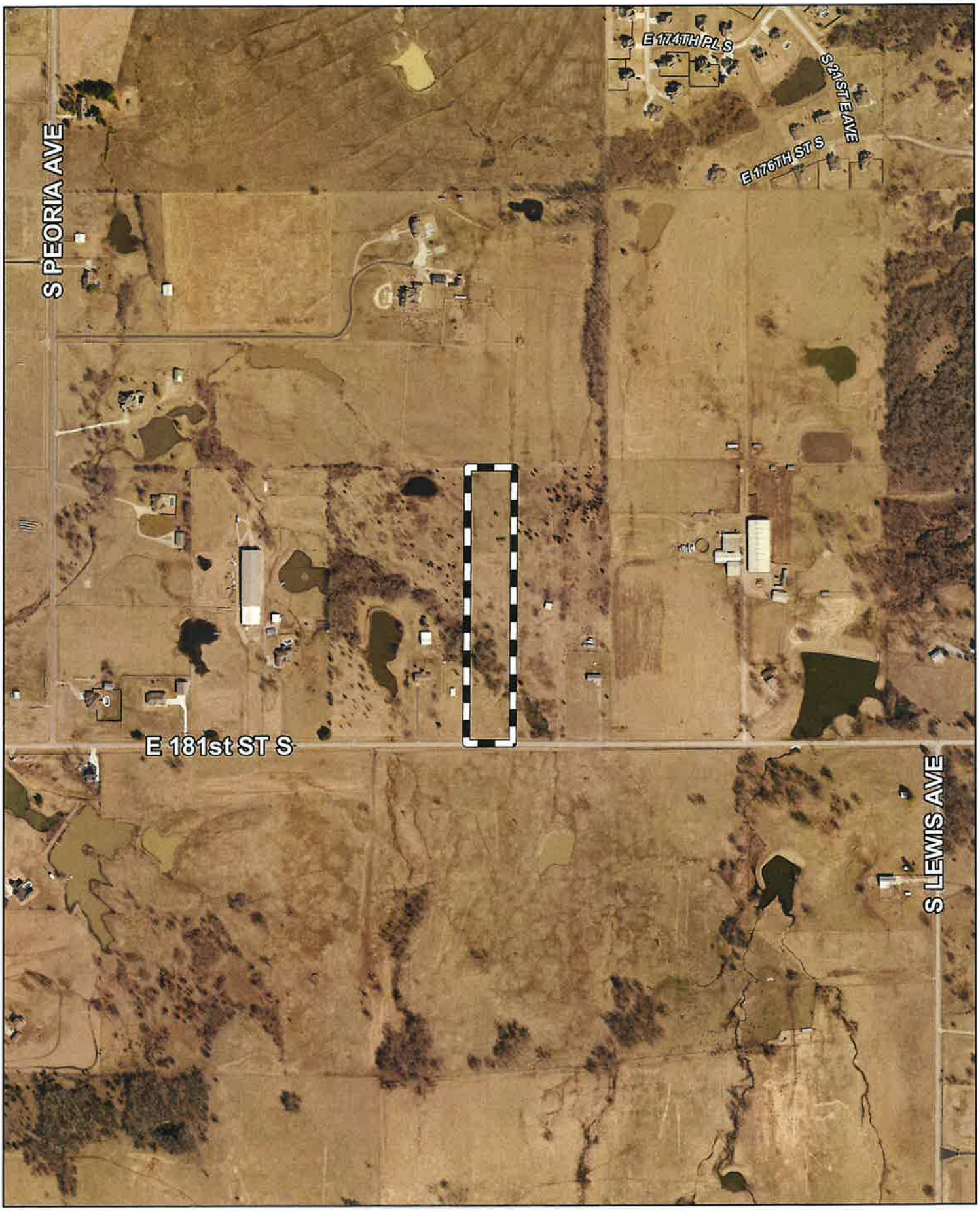
If inclined to approve, the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the additional dwelling is not injurious to the surrounding agricultural district.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum lot width in the AG district to permit a lot split in an AG district. (Section 330, Table 3)

- *Subject to the following conditions (if any)* _____
- *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"



Feet
0 300 600

MAILED NOTICES
6-3-22

Subject Tract

CBOA-2973

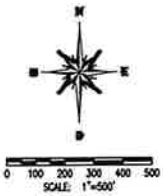
17-13 31

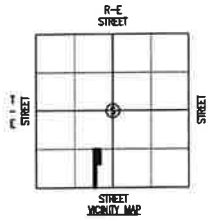
Note: Graphic overlays may not precisely align with physical features on the ground.

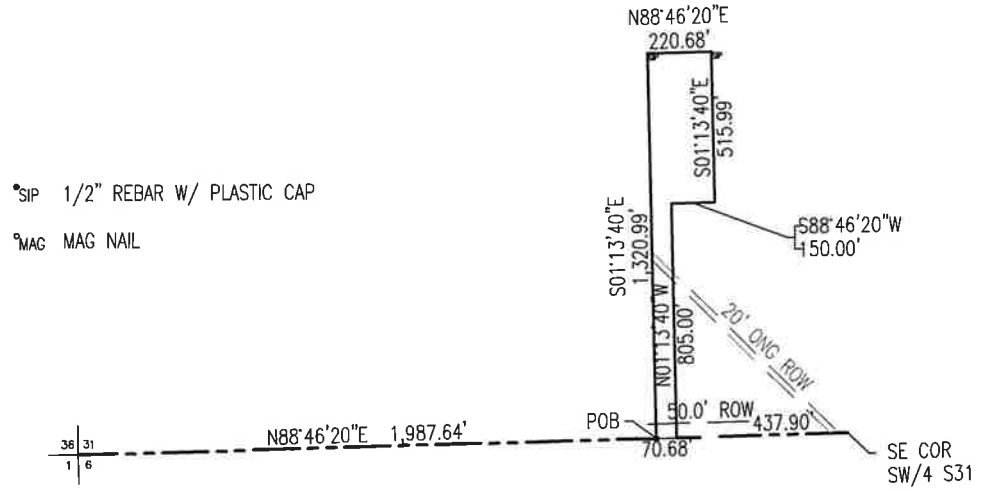
Aerial Photo Date: 2020/2021

N

PLAT OF SURVEY







SIP 1/2" REBAR W/ PLASTIC CAP

MAG MAG NAIL

DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE US GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF SAID SECTION 31; THENCE N88°46'20"E A DISTANCE OF 1,987.64 FEET TO THE POINT OF BEGINNING: THENCE N01°13'40"W THENCE A DISTANCE OF 1,320.99 FEET; THENCE N88°46'20"E A DISTANCE OF 220.68 FEET; THENCE S01°13'40"E A DISTANCE OF 515.00 FEET; THENCE S88°46'20"W A DISTANCE OF 150.00 FEET; THENCE S01°13'40"E A DISTANCE OF 805.00 FEET; THENCE S88°46'20"W A DISTANCE OF 70.68 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 170,765.14 SQUARE FEET OR 3.9 ACRES MORE OR LESS.

CERTIFICATION

I, ROBERT E. BIRD, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND A CORRECT REPRESENTATION OF THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROCESSIONAL ENGINEERS AND LAND SURVEYORS. WITNESS MY HAND AND SEAL ON THIS 7th DAY OF JULY, 2021.

DATE OF LAST SITE VISIT JULY 7, 2021.

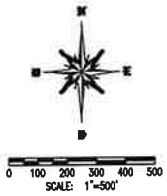
REGISTERED PROFESSIOAL LAND SURVEYOR
ROBERT E. BIRD
1558
OKLAHOMA

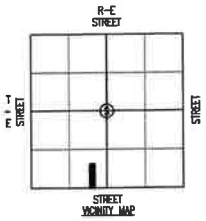
MAILED NOTICES
6-3-22

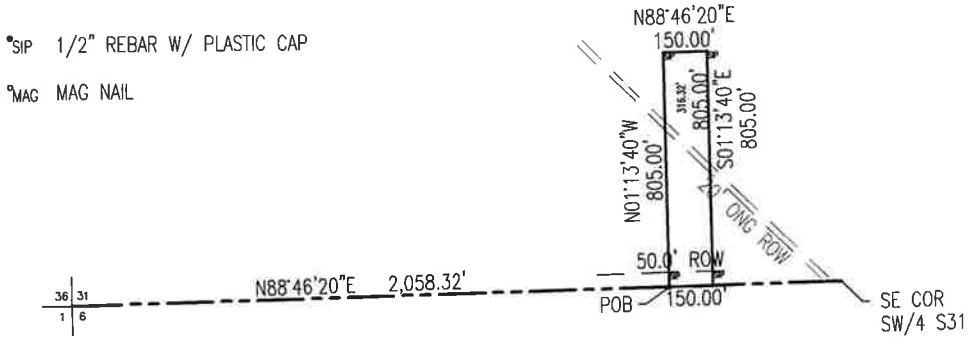
BIRD SURVEYING & DESIGN, PLLC
9020 NORTH 175TH EAST AVENUE
OWASSO, OK 74055
(918) 645-8392
CA 4454 EXP 6/30/2022

ROBERT E. BIRD, PE, PLS
OK PLS 1558
july 7, 2021

PLAT OF SURVEY







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CERTIFICATION

I, ROBERT E. BIRD, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND A CORRECT REPRESENTATION OF THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROCESSIONAL ENGINEERS AND LAND SURVEYORS. WITNESS MY HAND AND SEAL ON THIS 7th DAY OF JULY, 2021.

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