**Case Number:** CBOA-3012  
**Hearing Date:** 11/15/2022 1:30 PM

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Steve Lowe  
**Property Owner:** LOWE, STEVEN LEE II

**Action Requested:** Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

**Location Map:**
![Location Map]

**Additional Information:**  
**Present Use:** Agricultural / Residential  
**Tract Size:** 10 acres  
**Location:** North and East of the Northeast corner E 126th St N and N Peoria Ave  
**Present Zoning:** AG  
**Fenceline/Area:** Skiatook  
**Land Use Designation:** Rural Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2331
CZM: 6

CASE NUMBER: CBOA-3012
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 11/15/2022 1:30 PM

APPLICANT: Steve Lowe

ACTION REQUESTED: Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

LOCATION: North and East of the Northeast corner E 126th St N and N Peoria Ave

ZONED: AG

FENCING: Skiatook

PRESENT USE: Agricultural / Residential

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: NE SW SW SEC 31 22 13 10ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2977 June 2022: The Board approved a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 0 feet to allow construction on a home (Section 207).

ANALYSIS OF SURROUNDING AREA: The subject tract is AG and is surrounded by AG zoning containing a mixture of vacant land, agricultural land and single-family residences.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207).

The applicant is proposing to have access through an easement along the eastern boundary of the lot immediately to the south of the subject lot, which would connect to E 126th St N, as shown on the Plat of Survey drawing provided by the applicant. A single-family residence currently exists on the subject lot with access provided by a gravel drive located in the area of the proposed access easement.

The applicant provided the following the statement that the reason they are are requesting the variance is “need for street access to land locked property.”

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.
Sample Motion:

"Move to ______ (approve/deny) a Variance of the street frontage requirement in an AG district from 30 ft to 0 ft (Section 207)

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Subject to the following conditions, if any: ____________________________.

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.
CBOA-3012 7.6

PLAT of SURVEY

CERTIFICATE

I, Enoch Cox of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that I have made a survey of the following described property, to-wit:


We further certify that the above and foregoing is a true and correct plat of same, shows the location of buildings, the dimensions of the property and distances to streets, and there are no encroachments thereon.

WITNESS my hand and seal this 24th day of January, 1983.

Enoch Cox
Registered Land Surveyor