



Board of Adjustment

Case Number: CBOA-3064

Hearing Date: 05/16/2023 1:30 PM

Case Report Prepared by:

Jay Hoyt

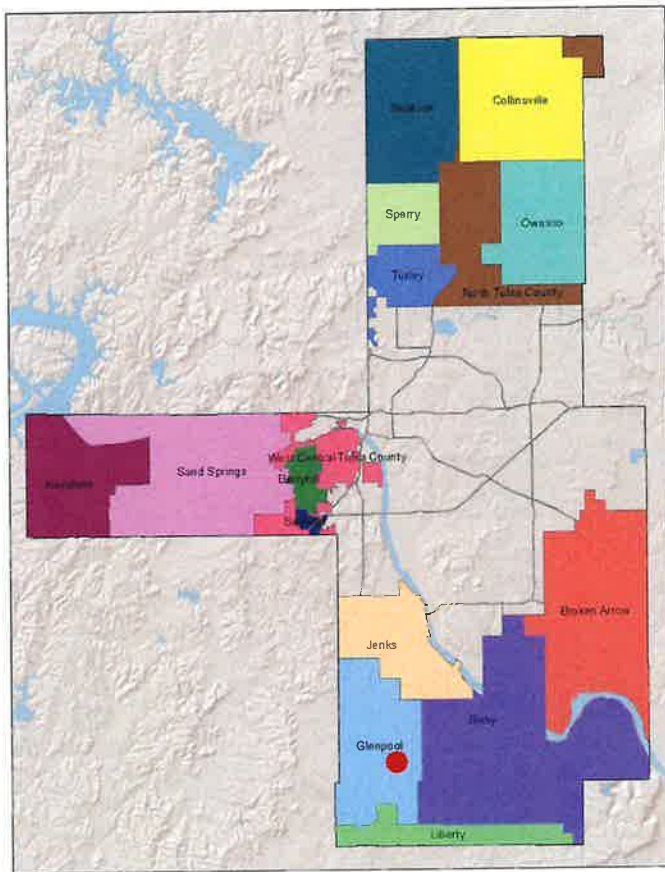
Owner and Applicant Information:

Applicant: Cynthia A. Schweizer

Property Owner: SCHWEIZER, CYNTHIA & MEGAN

Action Requested: Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 10 acres

Location: W of the NW/c of S Peoria Ave & W 171st St S

Present Zoning: AG

Fenceline/Area: Glenpool

Land Use Designation: Rural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7225

CZM: 65

CASE NUMBER: CBOA-3064

CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 05/16/2023 1:30 PM

APPLICANT: Cynthia A. Schweizer

ACTION REQUESTED: Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330)

LOCATION: W of the NW/c of S Peoria Ave & W 171st St S

ZONED: AG

FENCELINE: Glenpool

PRESENT USE: Residential

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: BEG SECR SW SE TH W329.50 N1321.84 E329.50 S1321.92 POB SEC 25 17 12 10ACS, COUNTRY ACRES Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-698 October 1986: The Board approved a Variance of the required frontage to permit all lots of County Acres Subdivision to front on a private Road and a Variance of the required lot width in an AG district from 200 ft to 171 ft for lot 14.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is surrounded by AG zoned lots containing single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330).

The minimum lot width in the AG district is 150 ft. The proposed lots, as shown on the lot split exhibit provided by the applicant would not meet the minimum lot width requirement since portions of the proposed lots are 30 ft in width which would bring the lot width below the required 150 ft.

The applicant has provided the statement "The hardship is the width of the property after a Lot Split would be less than the County required 150 ft of width for Tracts 1 and 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 variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

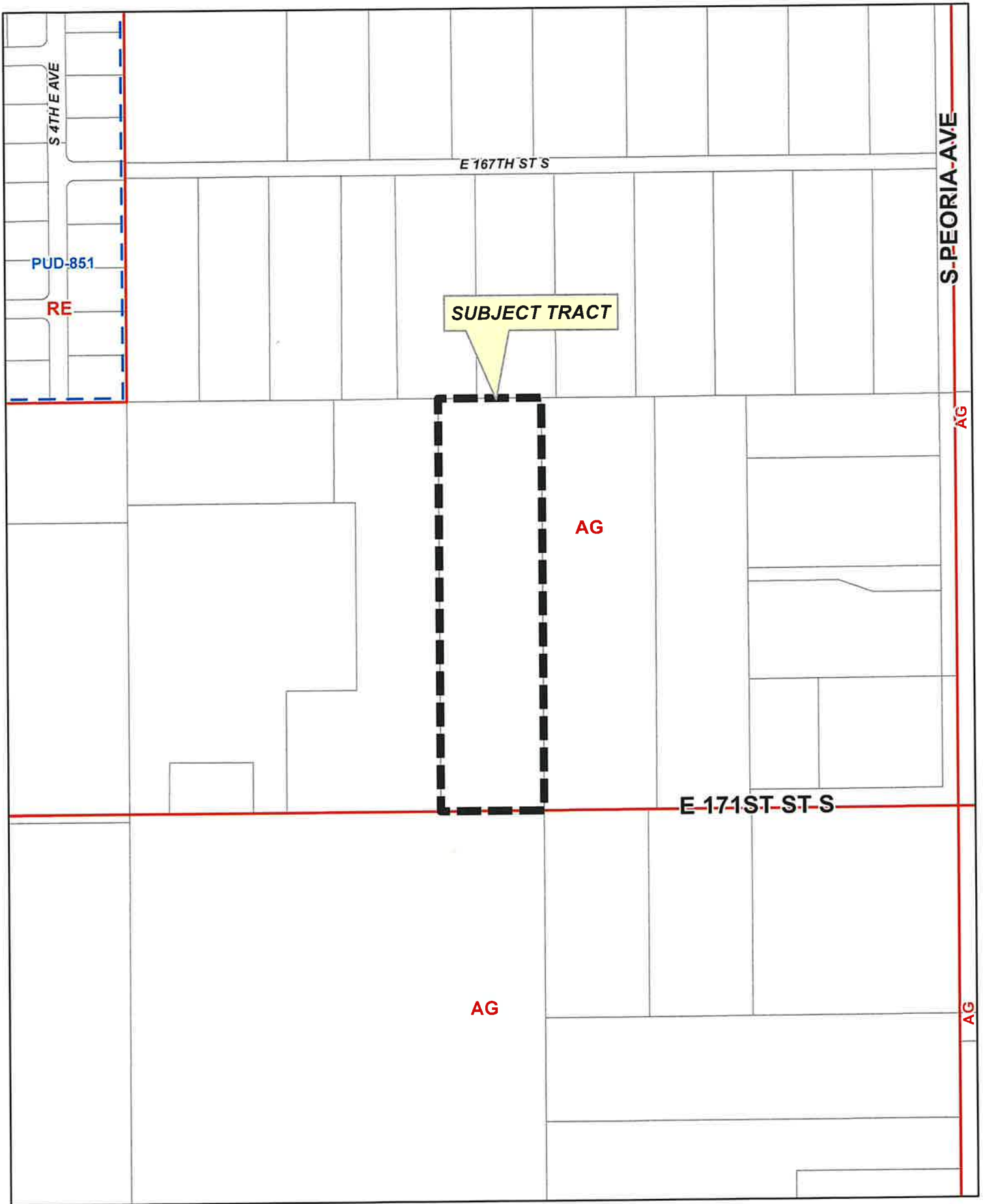
"Move to _____ (approve/deny) a Variance of the minimum lot width from 150' in the AG district to permit a lot split (Sec 330)

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.



SUBJECT TRACT

AG

AG

S PEORIA AVE

AG

AG

S 4TH E AVE

E 167TH ST S

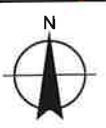
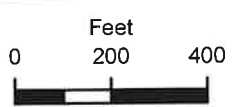
PUD-851

RE

E 171ST ST S

CBOA-3064

17-12 25



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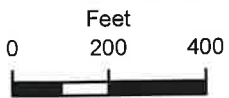


S 4TH E AVE

E 167TH ST S

S PEORIA AVE

E 171ST ST S



Subject Tract

CBOA-3064

17-12 25

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

Aerial Photo Date: 2020/2021

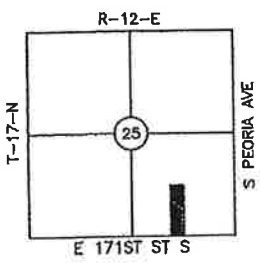


CBOA-3064 4.5

The hardship is the width of the property after a Lot Split would be less than the County required 150 feet of width for Tracts 1 and 2.

This property is located in the southern portion of Tulsa County and was initially used as a horse pasture by the previous owners. My desire is to split the 10-acre lot into three 3.3-acre tracts and gift Tract 1 and Tract 2 to my two daughters so they can build a house on it with their husbands. Tract 1 is 159 feet wide, and Tract 2 is 170 feet wide. As you can see on the survey, we have included the 30 feet of frontage for each tract for its own individual access points. These 30 feet strips of land is contribution to our total square footage which is causing the Planners equation to show we have less than the required 150 feet.

This variance, if approved, will not impair the purpose, or cause any detriment to the public good due to each tract being 3.3 acres and having the required 30 feet of frontage.



PLAT OF SURVEY FOR LOT SPLIT

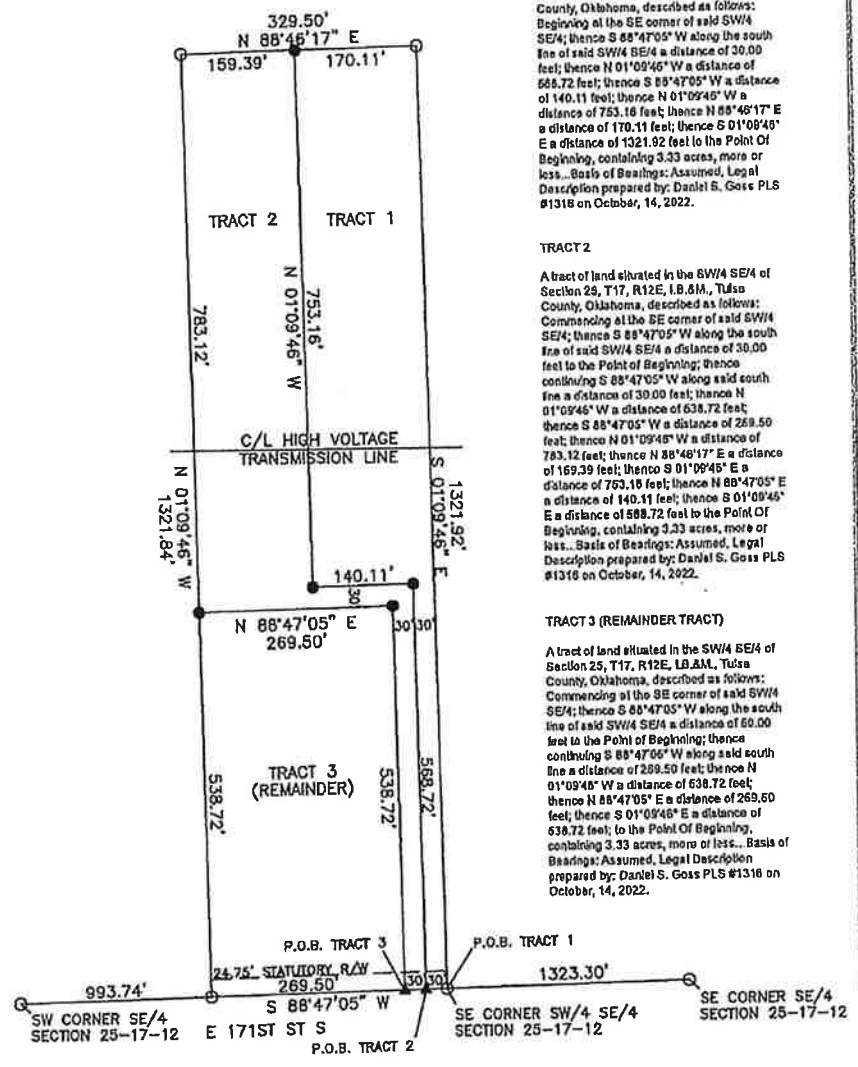
PREPARED FOR CINTHIA SCHWEIZER

BASIS OF BEARINGS:
ASSUMED



LOCATION MAP
COUNTY: TULSA

- LEGEND**
- - SET 3/8" REBAR
W/ COP L51316
 - ▲ - SET MAG NAIL
W/ SINGER L51316
 - - FOUND MONUMENT



CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS IS NOT A LAND OR BOUNDARY SURVEY AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY OTHER EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

THIS PLAT WAS PREPARED FOR LOT SPLIT PURPOSES ONLY, AS REQUIRED BY THE TMAPS

WITNESS MY HAND AND SEAL THIS 14TH DAY OF OCTOBER, 2022

DANIEL S. GOSS P.L.S. NO. 1316



D. GOSS & ASSOCIATES
12347 HIRYWOOD HILL RD
SAPULPA, OK 74066
PH. 918371-0096 FAX 918371-7750

| | |
|-------------|----------------|
| Scale: NONE | DATE: 10/14/22 |
| SCHWEIZER | DRAWN BY: DG |
| JOB # 13982 | REVISED: |