



Board of Adjustment

Case Number: CBOA-3067

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

Case Report Prepared by:

Jay Hoyt

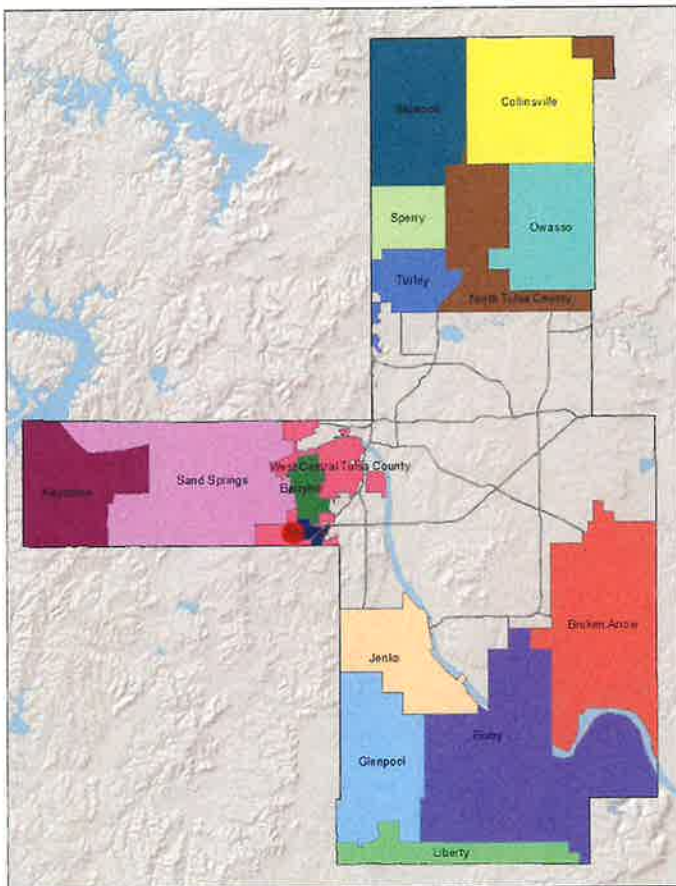
Owner and Applicant Information:

Applicant: John Simons

Property Owner: SIMONS, JOHN A

Action Requested: Special Exception to permit a single-wide mobile home to replace existing mobile home in an RS district (Section 410).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 2.85 acres

Location: 5520 S 67 AV W

Present Zoning: RS

Fenceline/Area: Sapulpa (West Central Tulsa County)

Land Use Designation: Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9231

CZM: 45

CASE NUMBER: CBOA-3067

CASE REPORT PREPARED BY: Jay Hoyt

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

APPLICANT: John Simons

ACTION REQUESTED: Special Exception to permit a single-wide mobile home to replace existing mobile home in an RS district (Section 410).

LOCATION: 5520 S 67 AV W

ZONED: RS

FENCELINE: Sapulpa (West Central Tulsa County)

PRESENT USE: Vacant

TRACT SIZE: 2.85 acres

LEGAL DESCRIPTION: LTS 1-62 BLK 39, NORTH TANEHA Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-782 November 1987: The Board approved a Special Exception to permit a mobile home in an RS district and a variance to allow two dwelling units on one lot of record in the RS district.

Surrounding Property:

CBOA-2616 January 2017: The Board approved a Variance of the allowable square footage for accessory buildings in the RS district from 750 sf to 4,650 sf to permit an addition (Section 240.2.E)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and contains an existing mobile home. The site is surrounded by RS zoned lots to the North, East and South containing single-family residences and to the West by AG zoned lots containing single-family residences and agricultural land.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

The subject tract contains an area of 2.85 acres. The applicant intends to place a new mobile home on the lot to replace and existing mobile home. A special exception is required as the proposed mobile home is a use which is not permitted by right but by exception in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.

CBOA-3067 7.2

REVISED 5/9/2023

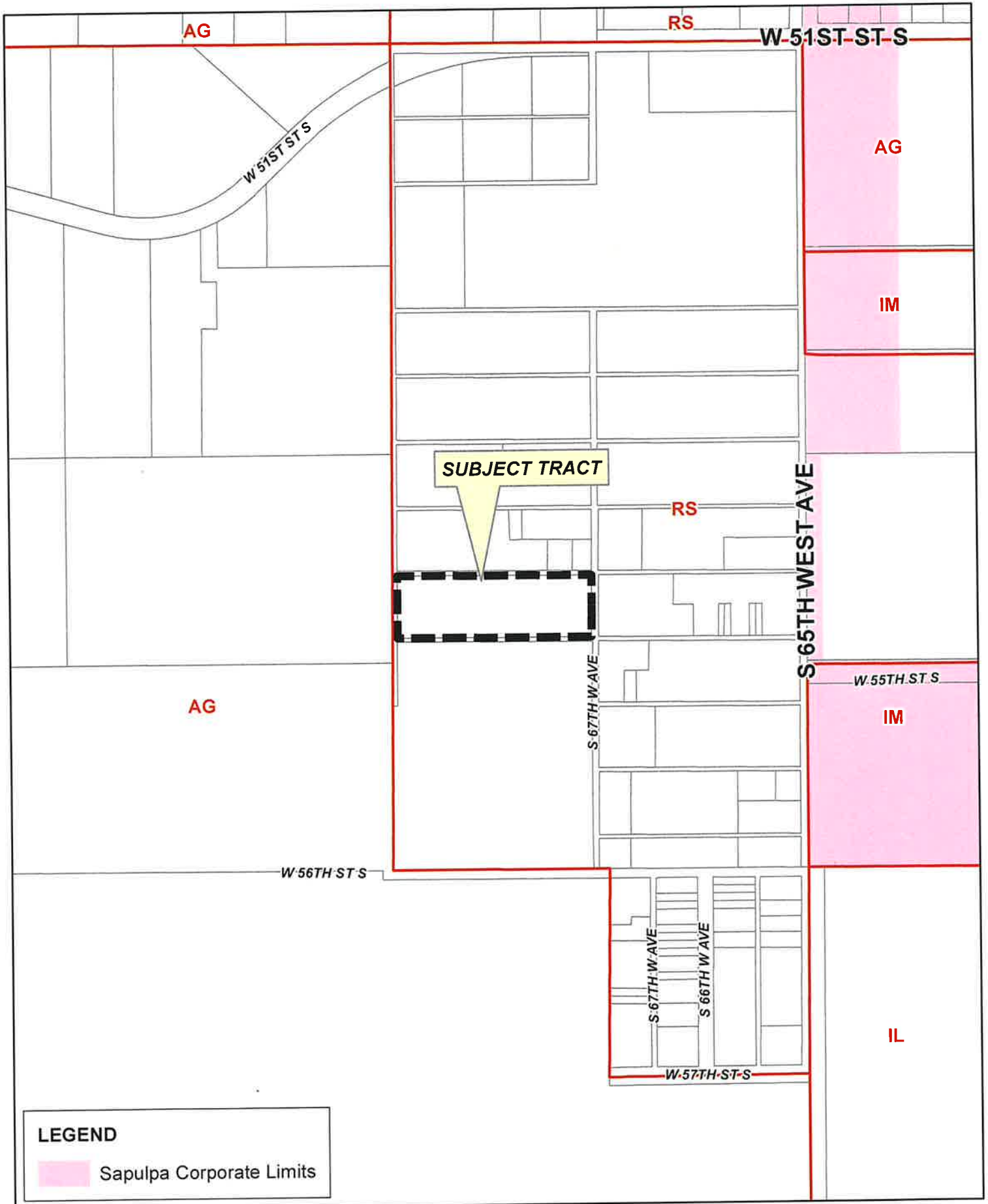
Sample Motion:


"Move to _____ (approve/deny) a Special Exception to permit a single-wide mobile home in an RS district (Section 410).

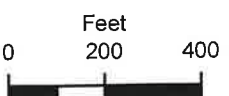
Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Subject to the following conditions, if any: _____.

In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare



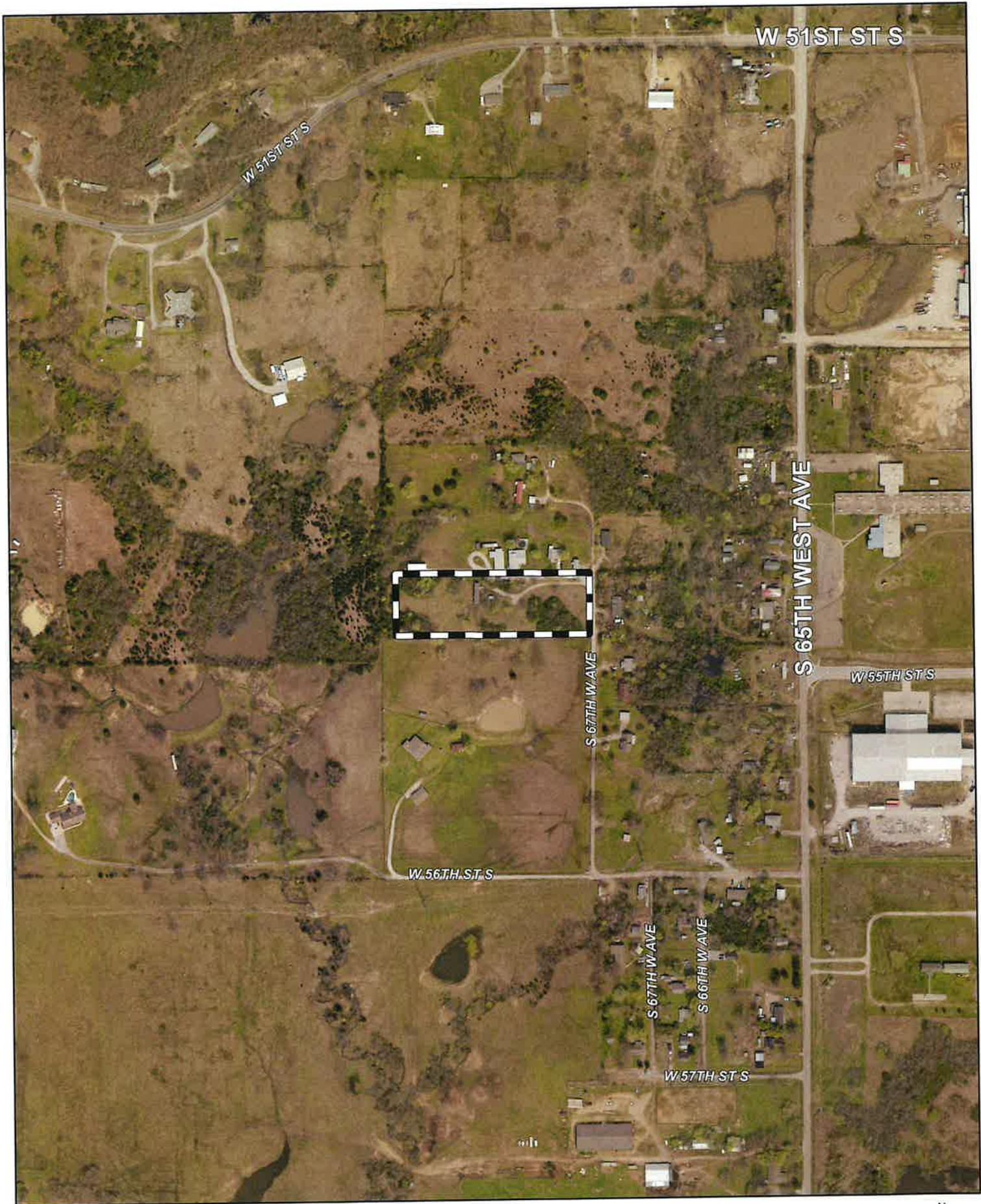
LEGEND
 Sapulpa Corporate Limits



CBOA-3067

19-12 31





W 51ST ST S

W 51ST ST S

S 65TH WEST AVE

W 55TH ST S

S 67TH W AVE

W 56TH ST S

S 67TH W AVE

S 66TH W AVE

W 57TH ST S



Subject Tract

CBOA-3067

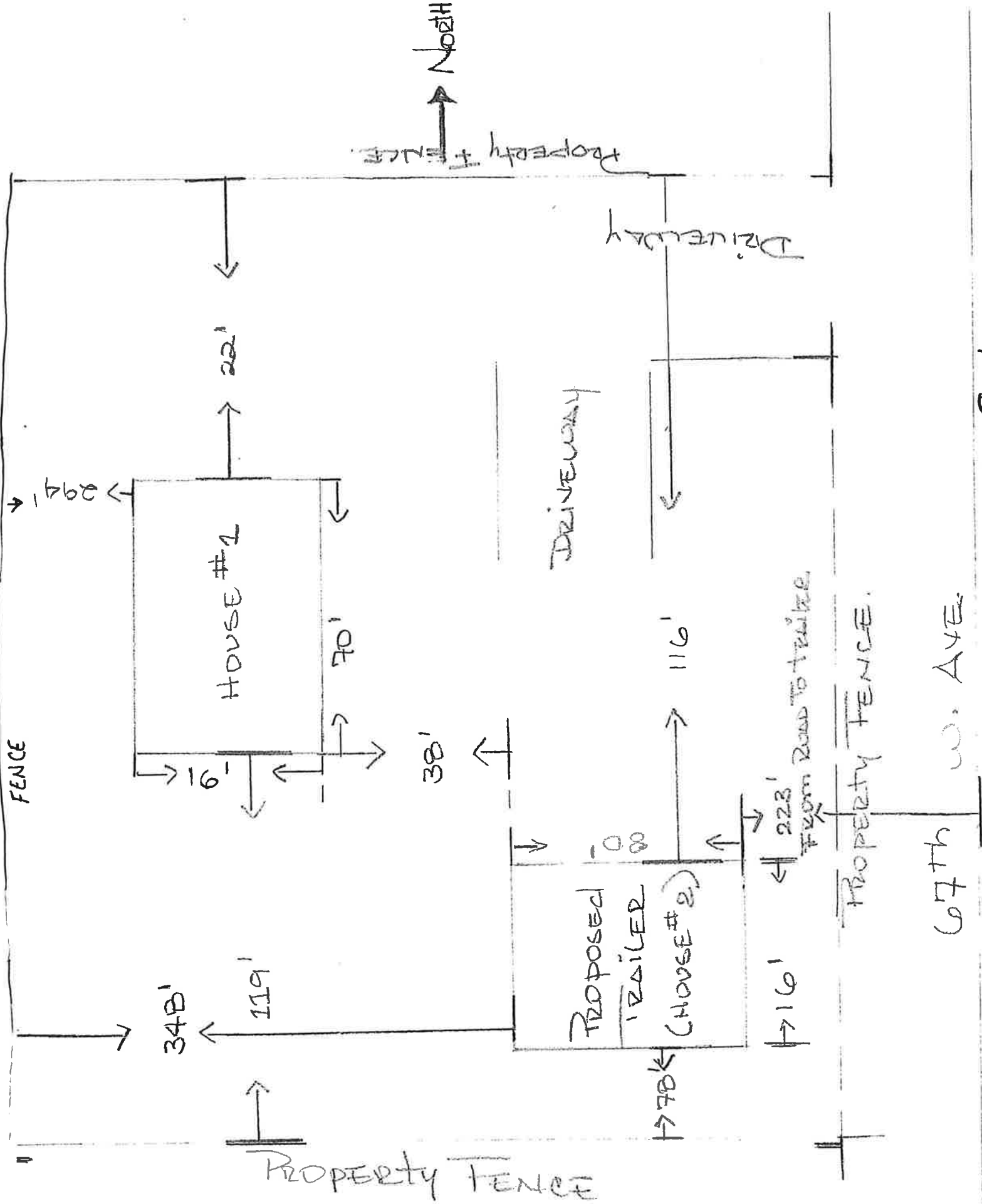
19-12 31

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

Aerial Photo Date: 2020/2021



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Not To Scale