**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**

**Applicant:** Robin Mayhugh

**Property Owner:** MAYHUGH, ROBIN LEE

**Action Requested:** Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

**Location Map:**

**Additional Information:**

**Present Use:** Residence

**Tract Size:** 1.07 acres

**Location:** 5654 S 167 AV W

**Present Zoning:** RS

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9131  CASE NUMBER: CBOA-3065
CZM: 43  CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 06/26/2023 1:30 PM (Continued from 05/16/2023 and 06/20/2023)

APPLICANT: Robin Mayhugh

ACTION REQUESTED: Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

LOCATION: 5654 S 167 AV W  ZONED: RS
FENCELINE: Sand Springs
PRESENT USE: Residence  TRACT SIZE: 1.07 acres

LEGAL DESCRIPTION: LT 7 BLK 2, OAK HAVEN II Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:
Surrounding Properties:

CBOA-2074 November 2003: The Board approved a Variance of the allowable 750 sf for an accessory building in the RS district (Section 240.2.E).

CBOA-2298 June 2008: The Board approved a Variance of the maximum permitted floor area for a detached accessory building in the RS district (Section 240.2.E).

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is surrounded by RS zoned lots containing single-family residential homes.

STAFF COMMENTS:
The applicant is before the Board requesting a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E).

The applicant is proposing to build an accessory building to the west of the existing home approximately 1,050 sf in area. The Tulsa County Zoning Code limits accessory buildings in the RS district to 750 sf. This proposal would be 300 sf over the code allowance for an accessory building.

The applicant provided the statement “A Variance would allow a building large enough to store RV and additional car plus storage. RV currently sitting outside and would improve overall appearance of the home. Several homes in the neighborhood have large building for this purpose.”

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

"Move to ______ (approve/deny) a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E)

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.
Lot Seven (7), Block Two (2), OAK HAVEN II, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 4704.