**Case Number:** CBOA-3069  
**Hearing Date:** 06/26/2023 1:30 PM  
(Continued from 06/20/2023)

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Robin Hausner</td>
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<td>Property Owner: HAUSNER REV TRUST</td>
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</table>

**Action Requested:** Use Variance to permit an RV Park (Use Unit 17) in an AG district (Section 310).

**Location Map:**

**Additional Information:**

- **Present Use:** Vacant
- **Tract Size:** 8.06 acres
- **Location:** 128 W 91st St N
- **Present Zoning:** AG
- **Fenceline/Area:** Sperry
- **Land Use Designation:** AG-Residential
HEARING DATE: 06/26/2023 1:30 PM (Continued from 06/20/2023)

APPLICANT: Robin Hausner

ACTION REQUESTED: Use Variance to permit an RV Park (Use Unit 17) in an AG district (Section 310).

LOCATION: 128 W 91st St N

ZONED: AG

FENCENAME: Sperry

PRESENT USE: Vacant

TRACT SIZE: 8.06 acres

LEGAL DESCRIPTION: PRT N/2 SE BEG 66S & 600W NEC NE SE TH S250 W175 S344.88 W516.50 N595.03 E691.50 POB SEC 23 21 12 8.058ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:
Subject Property:

BOA-11061 June 1980: The Board approved a Special Exception to permit a home beauty shop and maintain a 2’ x 3’ sign in an AG district.

Surrounding Properties: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and is currently vacant. The tract is surrounded by AG zoning containing single-family residences and agricultural land to the north, east and south and containing a mobile home park to the west.

STAFF COMMENTS:
The applicant is before the Board to request a Use Variance to permit an RV Park (Use Unit 17) in an AG district (Section 310).

The applicant is proposing to place an RV Park on the subject lot. The proposed use would fall under Use Unit 17 – Automotive and Allied Activities, which is not an allowable use in the AG district. This would require a use variance allowing Use Unit 17 on the subject lot in order to permit the proposed RV Park. There is currently a mobile home park immediately to the east of the subject tract. This mobile home park lies within the jurisdiction of the City of Sperry.

The applicant did not provide a hardship, but stated “The City of Sperry has already sold us the necessary sewer taps and water taps for approximately 60 RV hookups, however we plan to install 10 RV hookups (already installed) to see how effective it works and then install 20 more later.”

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 Use Variance to permit an RV Park (Use Unit 17) in an AG district (Section 310).

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.
EXHIBIT “A”

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 OF SAID SECTION 23; THENCE SOUTH 01 DEGREE 20’ 12” EAST ALONG THE EAST LINE OF THE NE/4 OF THE SE/4 OF SAID SECTION 23 FOR 66.00 FEET; THENCE SOUTH 88 DEGREES 43’ 51” WEST PARALLEL WITH AND 66.00 FEET SOUTH OF THE NORTH LINE OF THE SE/4 FOR 600.00 FEET TO THE POINT OF BEGINNING OF THE SAID TRACT OF LAND; THENCE SOUTH 01 DEGREE 20’ 12” EAST FOR 250.00 FEET; THENCE SOUTH 88 DEGREES 43’ 51” WEST FOR 175 FEET; THENCE NORTH PARALLEL WITH SAID EAST BOUNDARY LINE A DISTANCE OF 250.00 FEET THENCE NORTH 88 DEGREES 43’ 51” EAST PARALLEL WITH AND 66.00 FEET SOUTH OF THE NORTH LINE OF THE SE/4 FOR 175.00 FEET TO EAST TO POINT OF BEGINNING.
Already existing homes

Point of commencement
First & remaining tracts
O.D.O.T brass cap
N.E. corner SE/4
Section 23

North line SE/4 section 23, S 88°43'51" W
North 66'
N 88°43'51" E 491.50'
Doc. #2010075711

Point of beginning
Original & remaining tract

Remaining tract
7.58 acres ±

First tract
0.48 acres ±

S 88°42'49" W 456.50'
S 88°42'49" W 516.50'

N 01°20'12" W 965.03'

S 88°43'51" W 600.00'

N 01°20'12" W 2842.63'

N. Cincinnati Ave.
RV lots
each lot is 60' x 34.488'
Pink highlight on Plan

These are the first 10 lots of 40 expected in the future