**Case Number:** CBOA-3074

**Hearing Date:** 06/26/2023 1:30 PM (Continued from 06/20/2023)

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**

**Applicant:** Kyle Butterworth

**Property Owner:** MARLOW, RICK AND BEATRICE

**Action Requested:** Variance of the street frontage from 30' to 0' (Section 207)

**Location Map:**

**Additional Information:**

**Present Use:** Vacant

**Tract Size:** 0.75 acres

**Location:** 6003 S 70th W Ave

**Present Zoning:** RS

**Fenceline/Area:** West Central Tulsa County

**Land Use Designation:** Rural Residential/Agricultural
ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS and is currently vacant. The tract is surrounded by RS zoned lots containing single-family residences and vacant land.

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

The applicant proposes to utilize the subject lot for a single-family residence. The site is currently accessed via a dirt drive that extends from S 70th West Ave. It appearst that Right-Of-Way exists for S 70th West Ave long the western boundary of the subject tract and for W 60th St S, but no county maintained road has been constructed within these rights of way adjacent to the subject tract.

The applicant has provided the statement that the reason they are seeking a variance is due to not being able to place a home on the subject tract due to the 30’ frontage requirement in the Tulsa County Zoning Code.

*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 RS district from 30 ft to 0 ft (Section 207)

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.