**Case Number:** CBOA-3078

**Hearing Date:** 07/18/2023 1:30 PM  
(Continued from 06/20/2023 & 06/26/2023)

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Chris Garr
Property Owner: 918 WRECKER SERVICE INC

**Action Requested:** Variance to allow a third dwelling unit in and AG district (Section 208)

**Location Map:**

**Additional Information:**  
Present Use: AG  
Tract Size: 7.19 acres  
Location: 13902 N Memorial Dr  
Present Zoning: AG  
Fenceline/Area: Collinsville  
Land Use Designation: Residential
TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 2326
CZM: 7

CASE NUMBER: CBOA-3078
CASE REPORT PREPARED BY: Jay Hoyt

HEARING DATE: 07/18/2023 1:30 PM (Continued from 06/20/2023 & 06/26/2023)

APPLICANT: Chris Garr

ACTION REQUESTED: Variance to allow a third dwelling unit in an AG district (Section 208).

LOCATION: 13902 N Memorial Dr

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: AG

TRACT SIZE: 7.19 acres

LEGAL DESCRIPTION: BEG SECR NE SE TH N486.42 W660 S486.55 E660 POB LESS E16.5 THEREOF FOR RD SEC 26 22 13 7.186ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and currently contains a mobile home. The tract is abutted to the north, south and west by AG zoned tracts containing single-family residences and agricultural land and to the east by RE zoned land that is intended to be developed as a single-family subdivision.

STAFF COMMENTS:
The applicant is before the Board to request a Variance to allow a third dwelling unit in an AG district (Section 208).

The subject tract currently contains one mobile home residence. The applicant proposes to place two more mobile homes as illustrated by the site plan provided by the applicant. Section 208 limits AG zoned parcels to a maximum of two dwelling units. In order to permit a third dwelling unit, a variance is required due to this limitation. AG zoned lots area required to have 2.1 acres per dwelling unit. With 7.19 acres, the subject tract has adequate land area to support three dwelling units on the subject tract.

The applicant has provided the statement that they are “moving family in to take care of elderly grandparents of neighboring property. Will install brick wainscotting and new siding to make mobile homes have a clean appearance from the road.”

*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 to allow a third dwelling unit in an AG district (Section 208).
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 Property looking Northwest from N Memorial Dr

Subject Property looking West from N Memorial Dr
All Mobile Homes will have Brick Wainscotting

North Memorial Drive →

Property Line

643.50'

Existing Mobile Home

10' x 77'

16' x 16'

Proposed Double Wide Mobile

Proposed Single Wide Mobile

Proposed Driveway

Proposed Driveway

Proposed Gravel

10' x 60'

Redline

14' x 33'