



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7439a

**Hearing Date:** April 19<sup>th</sup>, 2023

**Case Report Prepared by:**

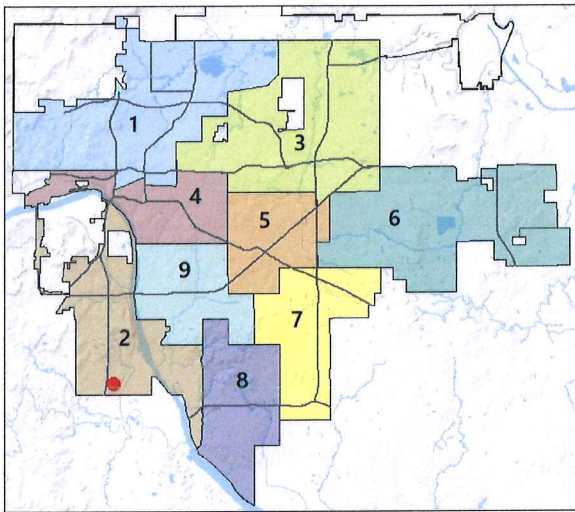
Austin Chapman

**Owner and Applicant Information:**

*Applicant:* Willis Weigand

*Property Owner:* Same as applicant.

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Single-family residence

*Concept summary:* Reduce the required street setback from 25-feet to 21-feet.

*Tract Size:* 0.18 ± acres

*Location:* N and W of the NW/c of S Elwood Ave & W 91st St

Legal Description: Lot 25, Block 5 Winchester Park

**Zoning:**

*Existing Zoning:* RS-4 w ODP

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

TRS: 8214

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 3

*Commissioner Name:* Kelly Dunkerley

1.1

**SECTION I: 7439a Minor Amendment**

Amendment Request: Reduce the street setback from 25-feet to 21-feet. Currently the Development Plan prescribes the same lot and building regulations as the RS-3 Zoning District, except for a 500 square foot reduction in open space. The requested relief from the development plan would still be greater than the required 20-foot setback for a standard RS-4 zoned lot outside of a development plan. The subject tract is an irregular shape and approval of this minor amendment would permit an encroachment identified in the as-built survey provided in your packet.

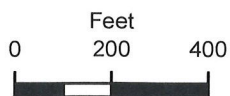
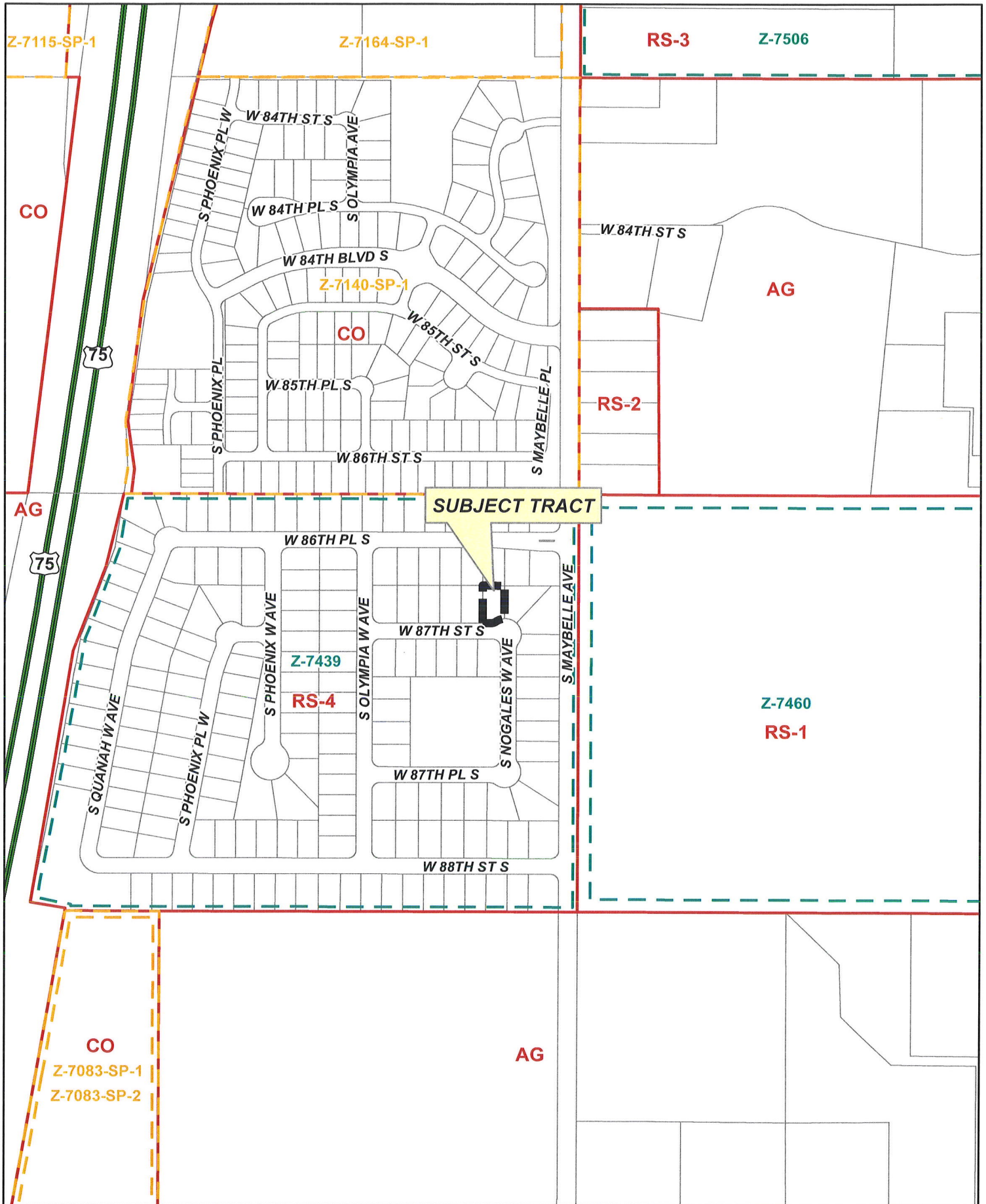
Staff has reviewed the request and determined:

- 1) Z-7439a does not represent a significant departure from the approved development standards in the Development Plan and is considered a minor amendment to the Z-7439.
- 2) All remaining development standards defined in Z-7439 will remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant's As-Built Survey

With considerations listed above, staff recommends approval of the minor amendment to reduce the street setback from 25-feet to 21-feet.

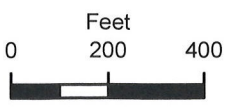


# Z-7439a with Optional Development Plan

18-12 14

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Subject Tract

# Z-7439a with Optional Development Plan

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

Aerial Photo Date: 2020/2021





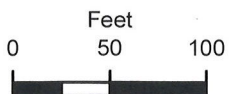
W 86TH ST S

W 86TH PL S

W 87TH ST S

S NOGALES W AVE

S MAYBELLE AVE



Subject Tract

### Z-7439a with Optional Development Plan

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

Aerial Photo Date: 2020/2021

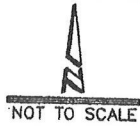
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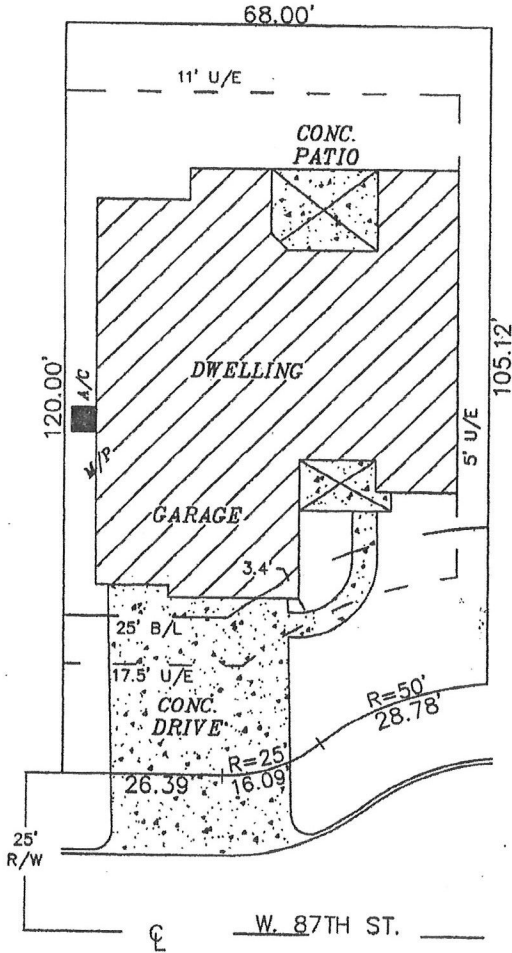


1.5

**BRYAN C. SANDLIN**  
 OKLAHOMA REGISTERED LAND SURVEYOR  
 P.O. BOX 1241, HENRYETTA, OKLAHOMA 74437  
 (918) 340-1842 bmasandlin@yahoo.com

**REGISTERED LAND SURVEYOR'S INSPECTION PLAT AND CERTIFICATE  
 FOR MORTGAGE LOAN PURPOSE**

CUSTOMER	ELITE TITLE SERVICES	B/L=BUILDING LINE	
BORROWER	CINDY WEIGAND AND WILLIS ALAN WEIGAND	U/E=UTILITY EASEMENT	
LENDER		F&L/E=FENCE AND LANDSCAPE EASEMENT	
FILE NO.	22-05-0863	SW/E=SIDEWALK EASEMENT	
ORDER NO.	22-12-21	R/W=RIGHT OF WAY	
		M/P=METERING POINT	



LEGAL DESCRIPTION AS PROVIDED:  
 LOT TWENTY-FIVE (25), BLOCK FIVE  
 (S), WINCHESTER PARK, A  
 SUBDIVISION IN THE CITY OF TULSA,  
 TULSA COUNTY, STATE OF  
 OKLAHOMA, ACCORDING TO THE  
 RECORDED PLAT NO. 6741.

PROPERTY ADDRESS:  
 1007 WEST 87TH STREET  
 TULSA, OKLAHOMA

§9. RIGHT OF WAY IN FAVOR OF PUBLIC  
 SERVICE COMPANY FILED IN BK. 982, PG.  
 431; AND JOURNAL ENTRY, CASE NO. 48991  
 DOES NOT APPLY TO THE SUBJECT  
 PROPERTY.

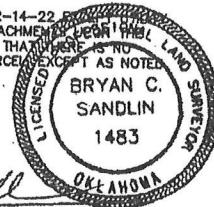
*X WAW*  
*X COW*

**MORTGAGE INSPECTION CERTIFICATE**

I HEREBY CERTIFY THAT THIS MORTGAGE INSPECTION CERTIFICATE WAS PREPARED FOR ELITE TITLE SERVICES, LLC AND THAT IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE 12-14-22, AND ALL UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS OR EASEMENTS DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

WITNESS MY HAND AND SEAL THIS DATE  
 DECEMBER 14, 2022



*B. Sandlin*  
 BRYAN C. SANDLIN  
 OKLAHOMA REGISTERED LAND SURVEYOR #1483