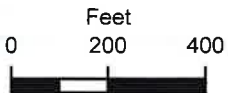


SUBJECT TRACT

LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits



BOA-22465

18-12 10

6.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8210
CZM: 51
CD: 2
A-P#:

Case Number: **BOA-22465**

HEARING DATE: 07/10/2018 1:00 PM

APPLICANT: Bryan Adams

ACTION REQUESTED: Variance to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure (Section 45.030-B);

LOCATION: 3225 W 80th ST S

ZONED: RS-3

PRESENT USE: residential

TRACT SIZE: +4.81 acres

LEGAL DESCRIPTION: NW SW SW SW LESS S25 THEREOF & SW NW SW SW SEC 10 18 12 4.081ACS,

RELEVANT PREVIOUS ACTIONS:

None relevant.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

The **Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS-3 zoned residences to the north, south and east; and abuts Sapulpa Corporate limits to the west.

STAFF COMMENTS:

The Code states that in an RS-3 district detached accessory buildings are limited to a floor area of 500 sq. ft. or 40% of the principal dwelling, whichever is greater. Based on the size of the residence (3997 sq. ft.), the maximum allowed floor area for detached accessory buildings on the lot is 1,598 sq.ft. (40% of the principal residence). The applicant has requested a **Variance** to increase the maximum permitted floor area of a detached accessory building on the lot from 1,598 sq. ft to 2,880 sq. ft.

In September 2013, the Tulsa Metropolitan Planning Commission approved a lot-combination (LC-521) at this property.

Sample Motion

Move to _____ (approve/deny) a **Variance** to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure (Section 45.030-B).

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

The Board finds that the following facts, favorable to the property owner, have been established:

"a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

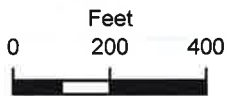
c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

e. That the variance to be granted is the minimum variance that will afford relief;

f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."



 Subject Tract

BOA-22465

18-12 10

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

Aerial Photo Date: February 2018



S 33rd W AVE

W 80 STS



Subject Tract

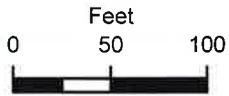
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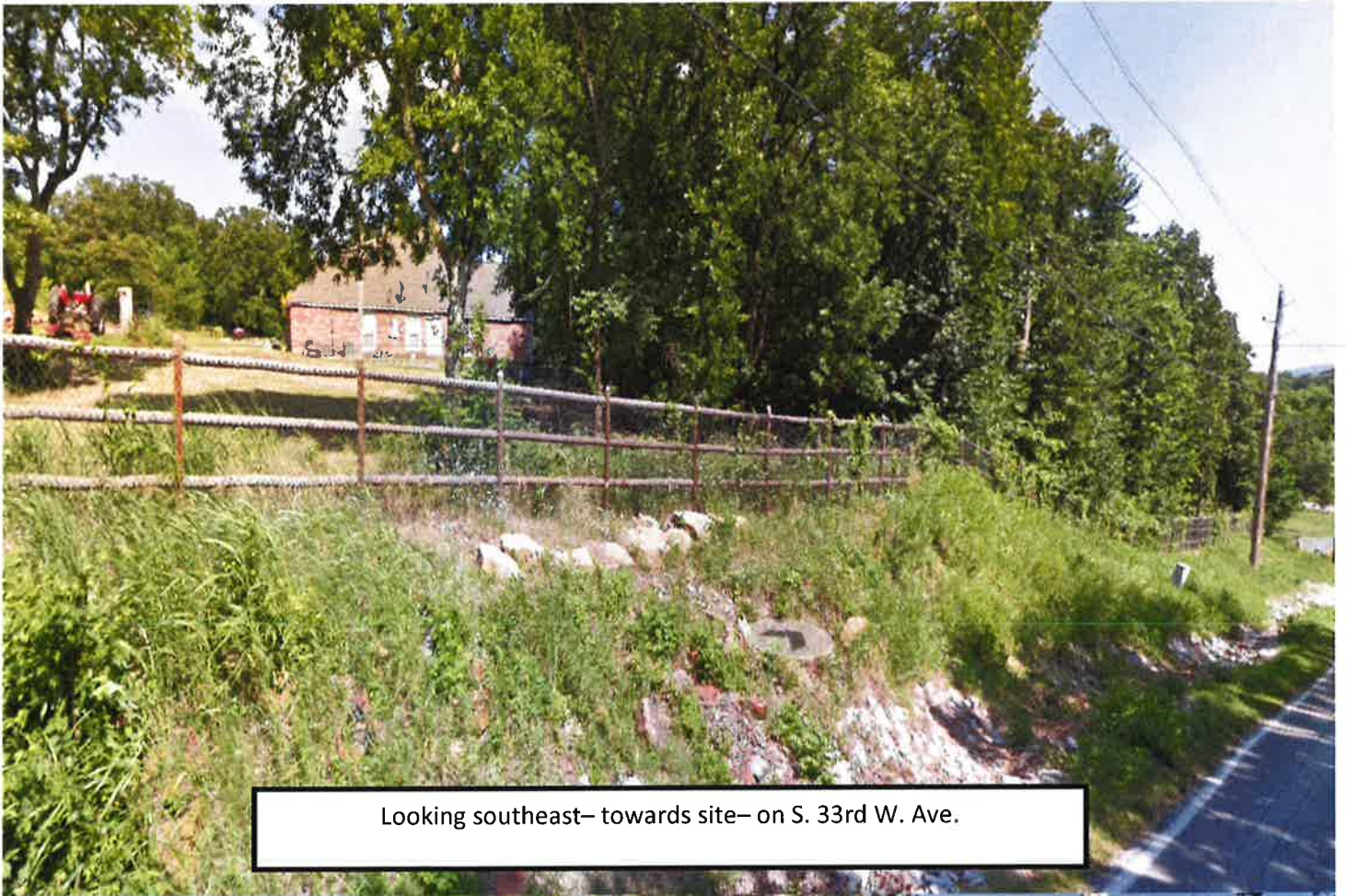
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Note: Graphic overlays may not precisely align with physical features on the ground.

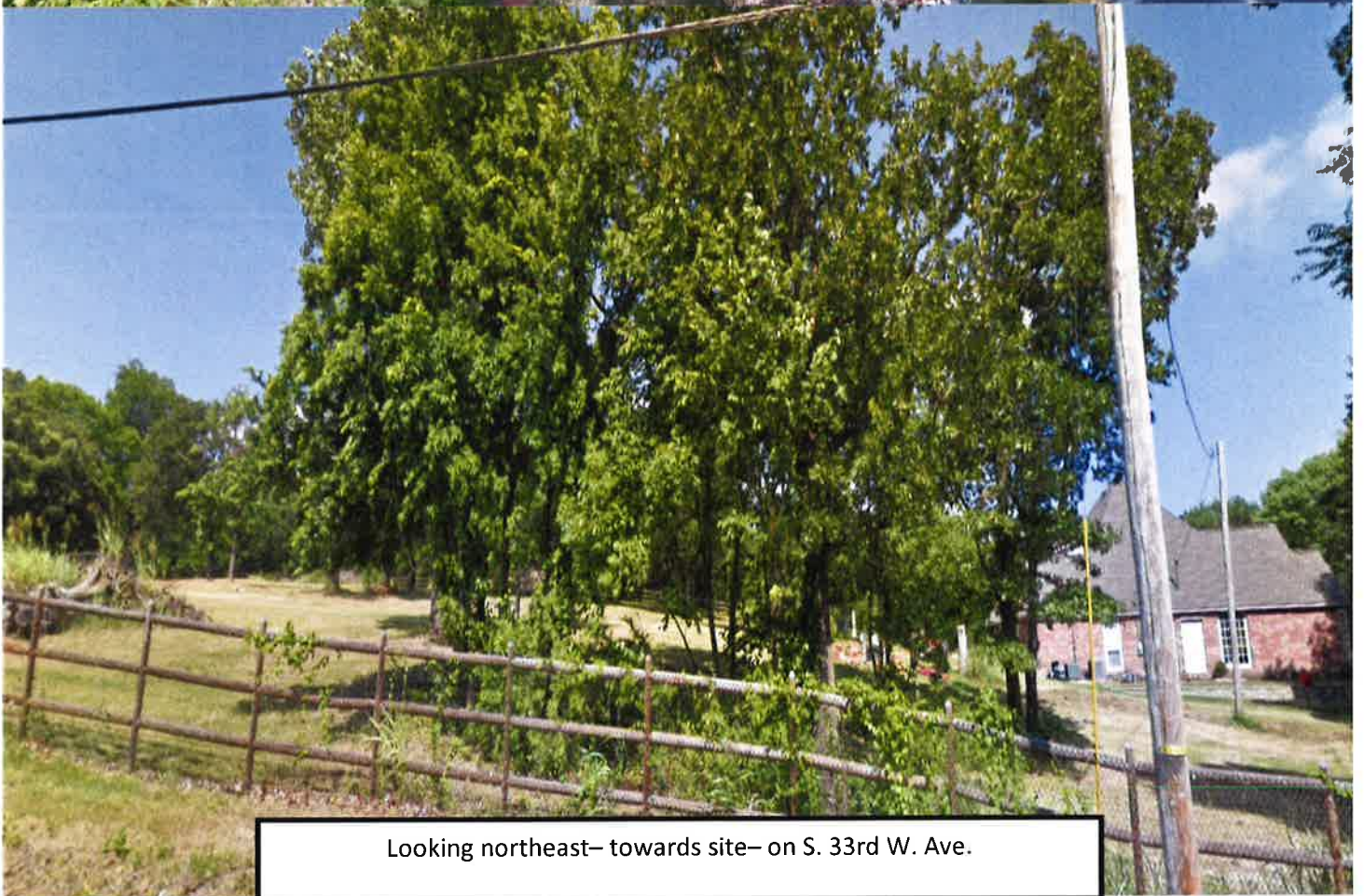
Aerial Photo Date: February 2018

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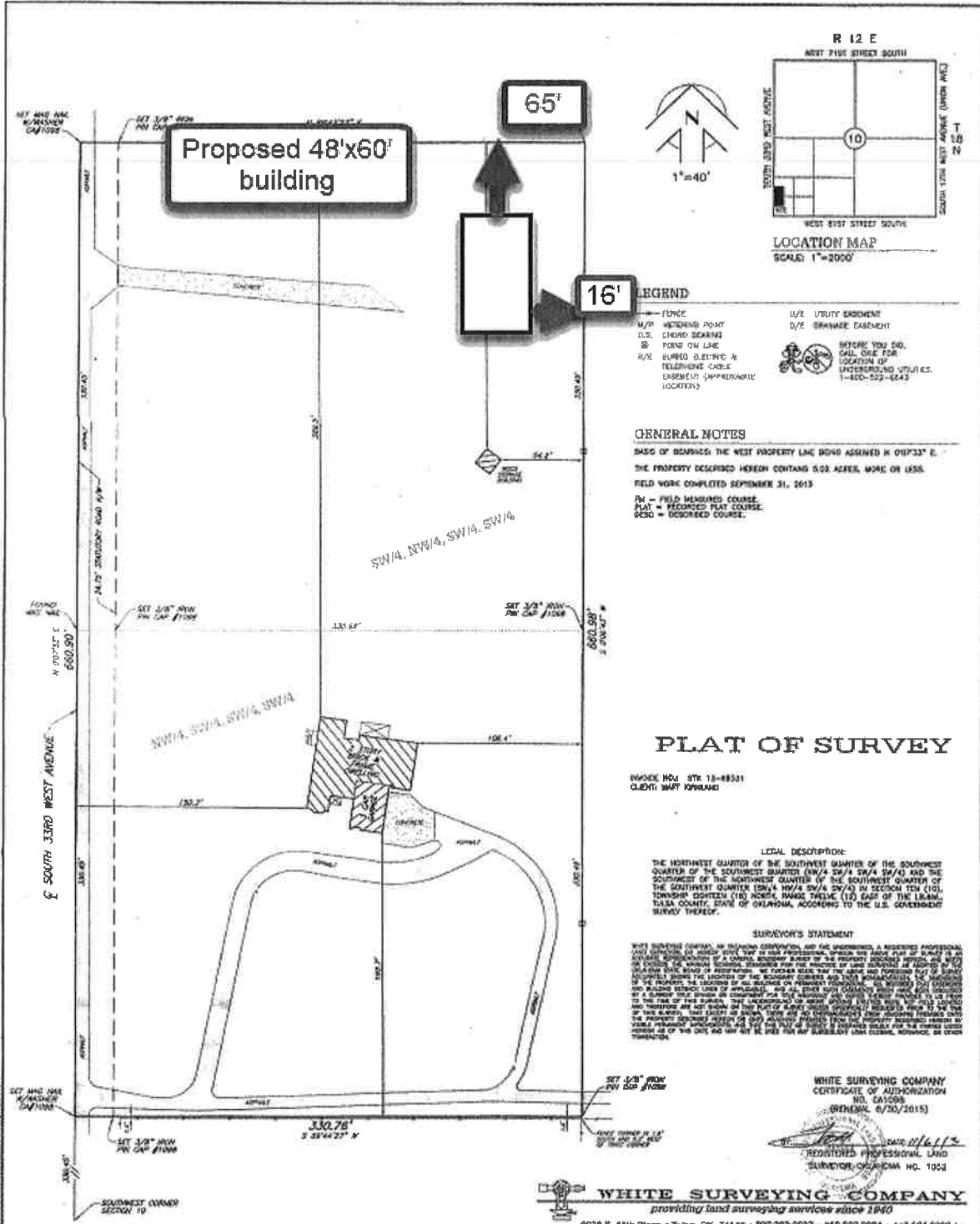




Looking southeast— towards site— on S. 33rd W. Ave.



Looking northeast— towards site— on S. 33rd W. Ave.



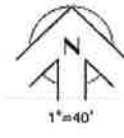
Proposed 48'x60' building

65'

16'



LOCATION MAP
SCALE: 1"=2000'



LEGEND

- (LINE) Easement
- M/P METERS POINT
- D.S. CHANG BEARING
- T.O. TOWN OR LANE
- R/E BURIED CABLE & TELEPHONE CABLE
- D.A. (DASHED) (APPROXIMATE LOCATION)
- U/E UTILITY EASEMENT
- G/E GRAVITY EASEMENT

GENERAL NOTES

BASE OF BEARING THE WEST PROPERTY LINE BEING ASSUMED R 07°33' E.
 THE PROPERTY DESCRIBED HEREON CONTAINS 5.03 ACRES, MORE OR LESS.
 FIELD WORK COMPLETED SEPTEMBER 31, 2013

PM = FIELD MEASURED COURSE
 PLAT = RECORDED PLAT COURSE
 R230 = ACCURATE COURSE

PLAT OF SURVEY

INVOICE NO. STR 18-88331
 CLIENT: WAFI APPLAND

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4 SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 NW/4 SW/4 SW/4) IN SECTION 10A (10), TOWNSHIP 16 NORTH (16) RANGE 12E (12) EAST OF THE LEARN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN INDEPENDENT CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, AS EMPLOYED BY THE STATE OF OKLAHOMA, UNDER THE STATE PLAT OF SURVEY IS AN ORIGINAL CERTIFICATION OF A CORNER, BOUNDARY POINT OF THE PROPERTY DESCRIBED HEREON, AND BEING ON RECORD OF THE PUBLIC RECORDS, SHOWING THE LOCATION OF LAND DESCRIBED AS ACCURATE BY THE ORIGINAL SURVEY RECORDS. WE FURTHER STATE THAT THE ABOVE AND FOREGOING COPY OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR NEIGHBORHOOD, AS REQUIRED BY THE PROVISIONS OF ALL STATUTES OF RELEVANT FORCE. WE FURTHER STATE THAT WE HAVE BEEN ADVISED AND BELIEVE THAT THE LOCATION OF ALL BOUNDARY CORNERS AND THEIR NEIGHBORHOOD, AS REQUIRED BY THE PROVISIONS OF ALL STATUTES OF RELEVANT FORCE, IS CORRECTLY SHOWN ON THIS PLAT OF SURVEY. WE FURTHER STATE THAT WE HAVE BEEN ADVISED AND BELIEVE THAT THE LOCATION OF ALL BOUNDARY CORNERS AND THEIR NEIGHBORHOOD, AS REQUIRED BY THE PROVISIONS OF ALL STATUTES OF RELEVANT FORCE, IS CORRECTLY SHOWN ON THIS PLAT OF SURVEY. WE FURTHER STATE THAT WE HAVE BEEN ADVISED AND BELIEVE THAT THE LOCATION OF ALL BOUNDARY CORNERS AND THEIR NEIGHBORHOOD, AS REQUIRED BY THE PROVISIONS OF ALL STATUTES OF RELEVANT FORCE, IS CORRECTLY SHOWN ON THIS PLAT OF SURVEY.

WHITE SURVEYING COMPANY
 CERTIFICATE OF AUTHORIZATION
 NO. CA1008
 EXPIRES 6/30/2015



WHITE SURVEYING COMPANY
 providing land surveying services since 1840
 9930 E. 50th Place • Tulsa, OK 74146 • 800.282.0032 • 918.663.0224 • 918.664.6356 fax

Copyright 2013 by White Surveying Company. All Rights Reserved. No part of this plat may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of White Surveying Company, P.O. Box 431973, Tulsa, Oklahoma.

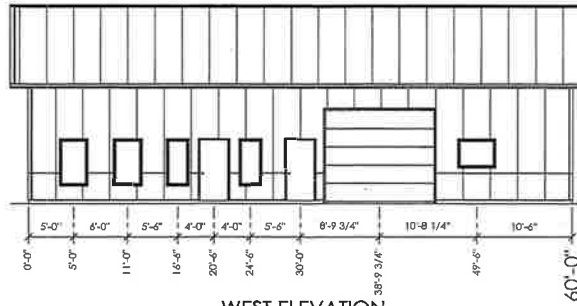
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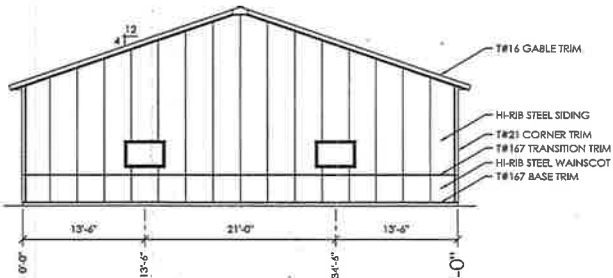
DESIGN AND EXPLANATORY NOTES

1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR, WINDOW, SKYLIGHT AND SIDELIGHT LOCATIONS WITH THE OWNER.

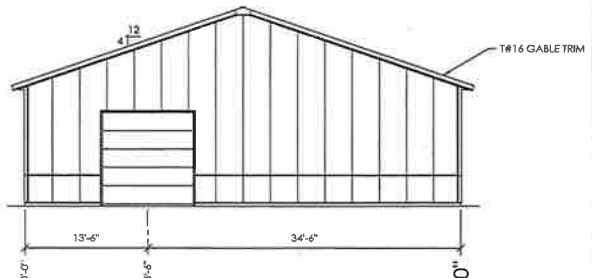
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MUSKOGEE, OK
JOB NO.
070-078747



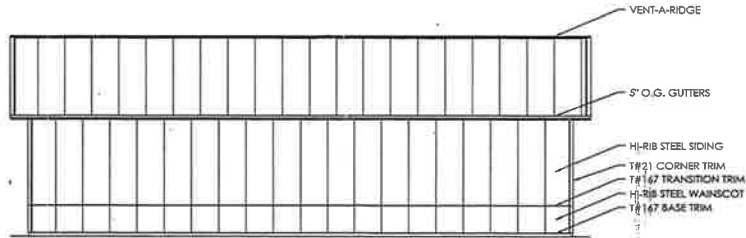
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



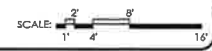
EAST ELEVATION

MATT KIRKLAND
TULSA, OK
OK
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
1003. PISHINGO P.O. BOX 110 MORFON, IL 61507
C.O.A. # 200185 P.E. (MO.)
PHONE NUMBER: 309-265-1105

DRAWN BY:	TRH
DATE:	5/4/2018
CHECKED BY:	V. DEVBRA
DATE:	5/9/2018
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---



SCALE: AS NOTED
SHEET NO.
S4 OF S7



Number

No records to display.

Corrections

 Export

Sort

Correction Order

Correction Order:

0

Type:

General

Resolved:

No

Resolved On:

Comments

45.030-B RS-2, RS-3, RS-4 and RS-5 Districts

In RS-2, RS-3, RS-4 and RS-5 districts, the total aggregate floor area of all detached accessory buildings and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater.

Corrective Action

Review comments: You are proposing 2880 sq ft of detached accessory structure floor area. The proposed detached structure exceeds 500 sq ft and 40% of the size of your house. Based on the size of your house (3997) you are allowed 1598 sq ft of detached accessory structures floor area on your lot. Reduce the size of your proposed detached accessory structure to be less than 1598 sq ft of total floor area or apply to BOA for a variance to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure.

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