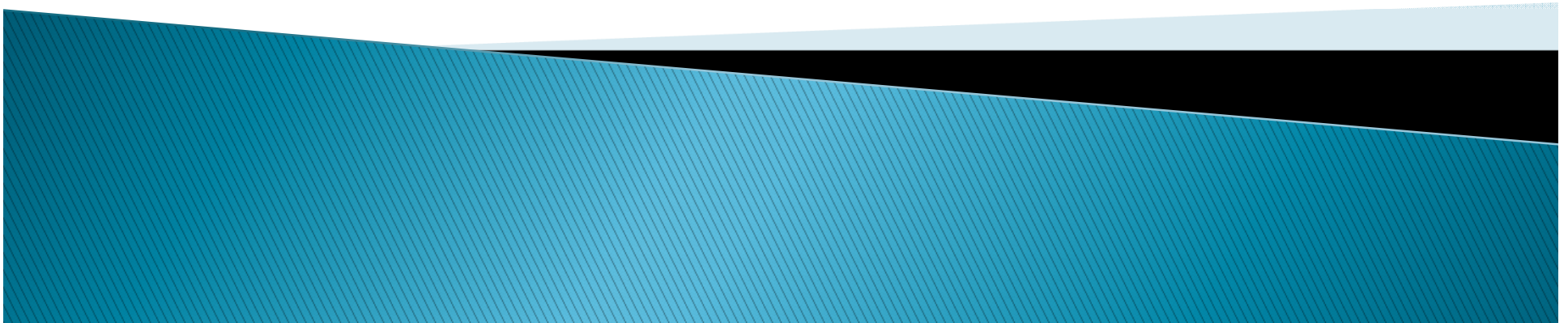


# Mini Motorhome Variance

## Development Standards Section 5.4 K.4

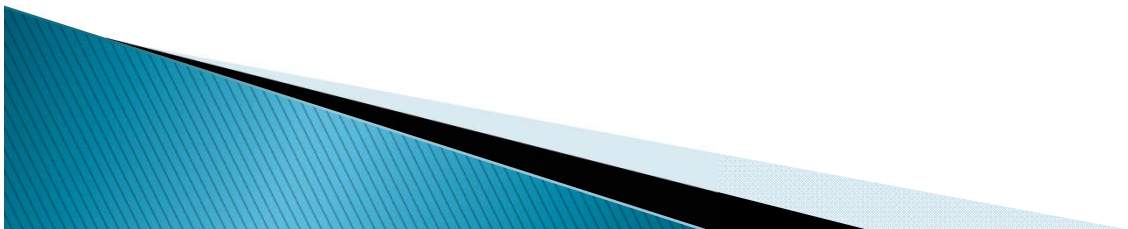
Board of Adjustment  
February 11, 2019



# Development Standards Section 5.4 K.4

## 4. Recreational Vehicle (RV) and Boat Parking

- ▶ K.4 No more than one (1) camping, or travel trailer, or hauling trailer, or recreational vehicle per household shall be permitted on any residential lot, and no more than one (1) boat and its associated trailer, per household shall be parked or stored on any residential lot exclusive of those vehicles entirely stored within a fully enclosed structure. Provided that no trailer, boat, or recreational vehicle shall be parked or stored on the premises for more than a single period not to exceed twenty-four (24) hours in length during any week **unless such is located behind the front building line**. On corner lots burdened by building lines from two streets, no such vehicle shall be parked or stored unless such is located behind both building lines. The Director or a designee may authorize the parking of Recreational Vehicles in front of building lines for periods of up to three (3) days plus extensions not to exceed ten (10) days cumulative, where temporary special circumstances would justify such a nonrecurring use for visitors to the household, and all streets, sidewalks, and sight triangles remain clear. For the purposes of this section, a week shall be defined as a period of time commencing at 12:00 a.m. Sunday morning, and ending at 11:59 p.m. Saturday evening.



# Reason for Request

- ▶ I am requesting a variance to Section 5.4 K.4 to allow my mini motorhome to be parked on my driveway in front of my building line.
- ▶ This variance is necessary because my property does not have enough space on either side of my house to enable me to adhere to the zoning code by parking my mini motorhome behind the building line.
- ▶ This is my primary vehicle.
- ▶ I utilize my mini motorhome multiple times per week, so storing it offsite is not an option.



# Other Factors

- ▶ I use the mini motorhome for my sole source of income as a professional photographer.
- ▶ I also use this vehicle for personal trips to the grocery store, the dog park and other activities.
- ▶ In most instances, my dogs accompany me on these trips.
- ▶ Although I have a secondary vehicle, it does not fulfill my needs for security of my photography equipment, safety for myself and my dogs, nor the requirement of having everything I need for my photography work.









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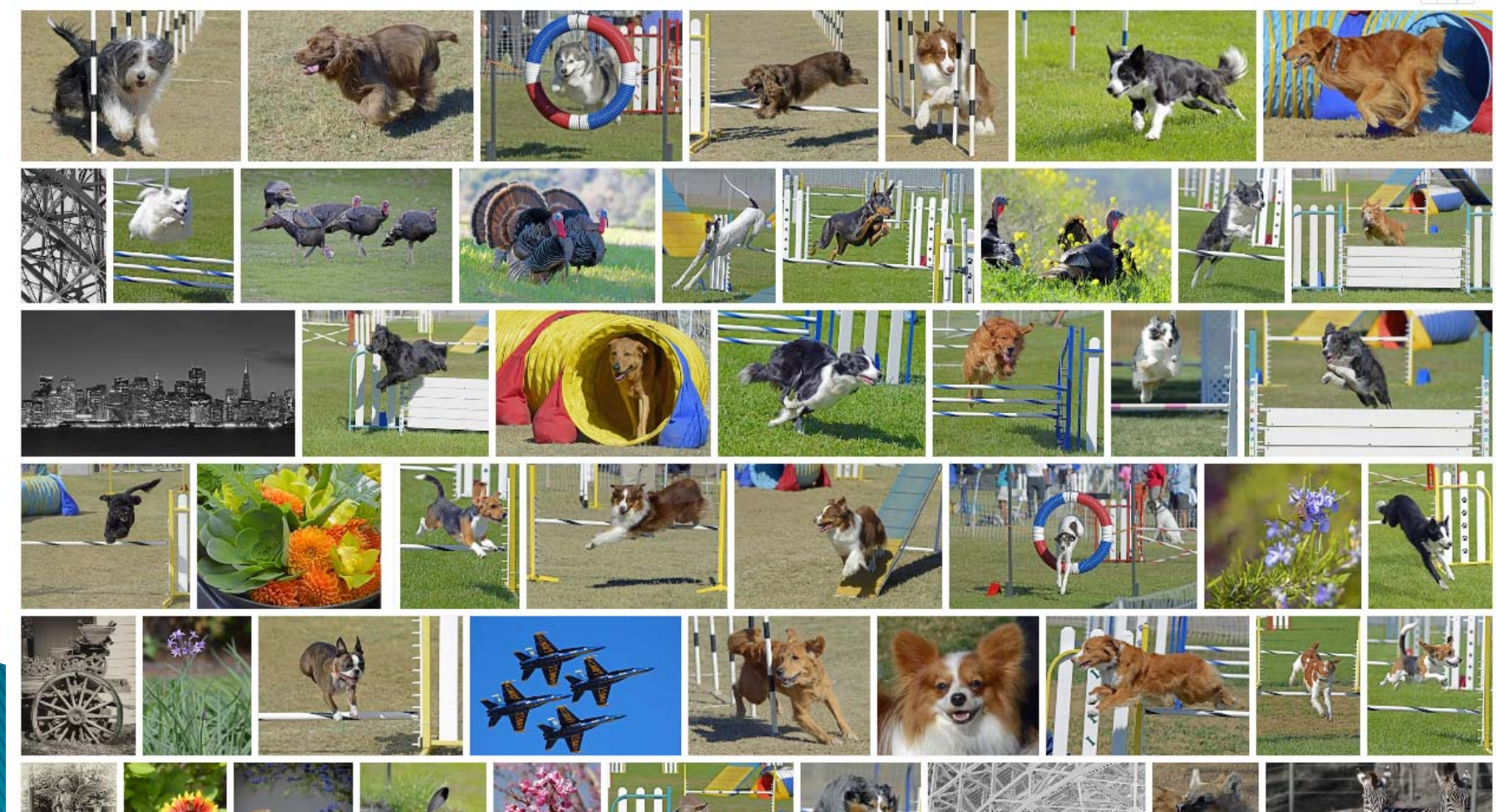


302 Photos

Lois\_McCleary









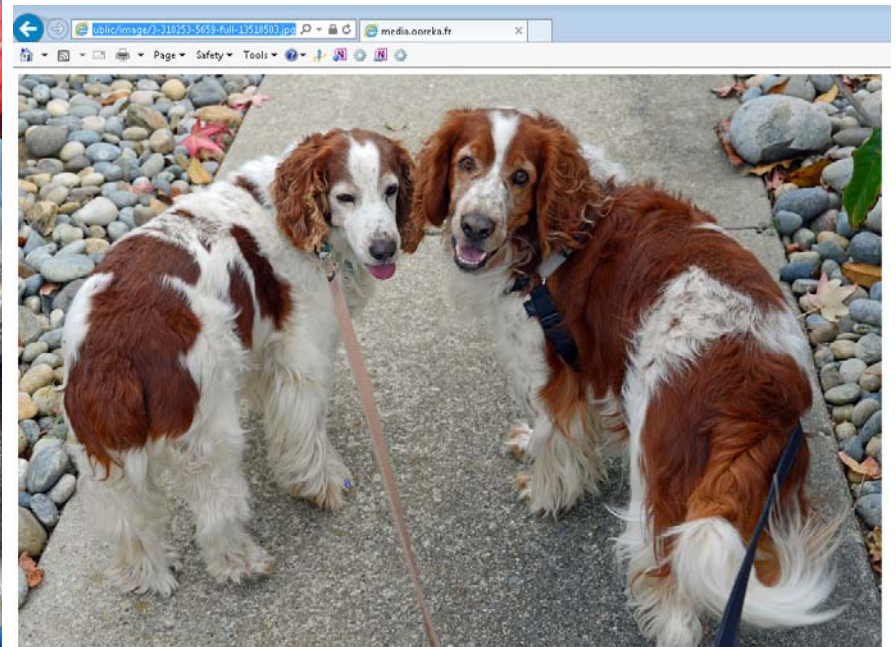
# HOUSTON WORLD SERIES OF DOG SHOWS

**JULY 19TH**  
4 PM CST/5 PM EST

**JULY 20TH**  
4:45 PM CST/5:45 PM EST

 HOUSTON WORLD SERIES OF  
**DOG SHOWS**  
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Mit seinem treuen Blick und dem langen Fell ist der Welsh Springer Spaniel ein schöner Hund – Bild: Shutterstock / Lois McCleary



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1 Pawhuska Tallgrass Prairie 334



2 Greenleaf SP 239



3 Sequoyah SP Trail 804



4 Cherokee Landing Tenkiller SP



5 Osage Hills SP 115



6 Cherokee Area Grand Lake 451



7 80 Hwy Gibson Dam 206



8 Gibson Lake 413



9 Sequoyah State Park 291



Riverside Parkway 202



Seminole Campground 430

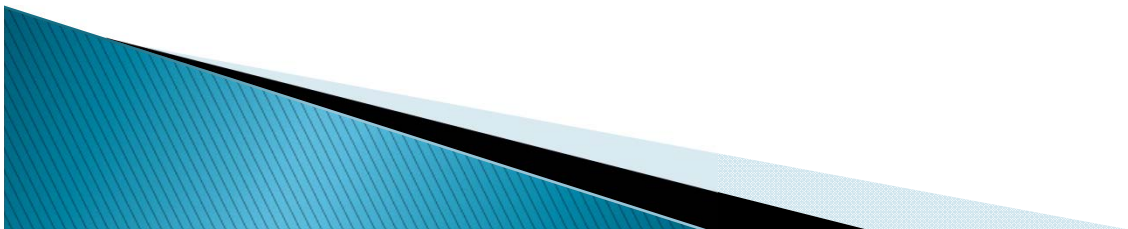


Sequoyah SP Marina 768

# Six Criteria for Approval of a Variance

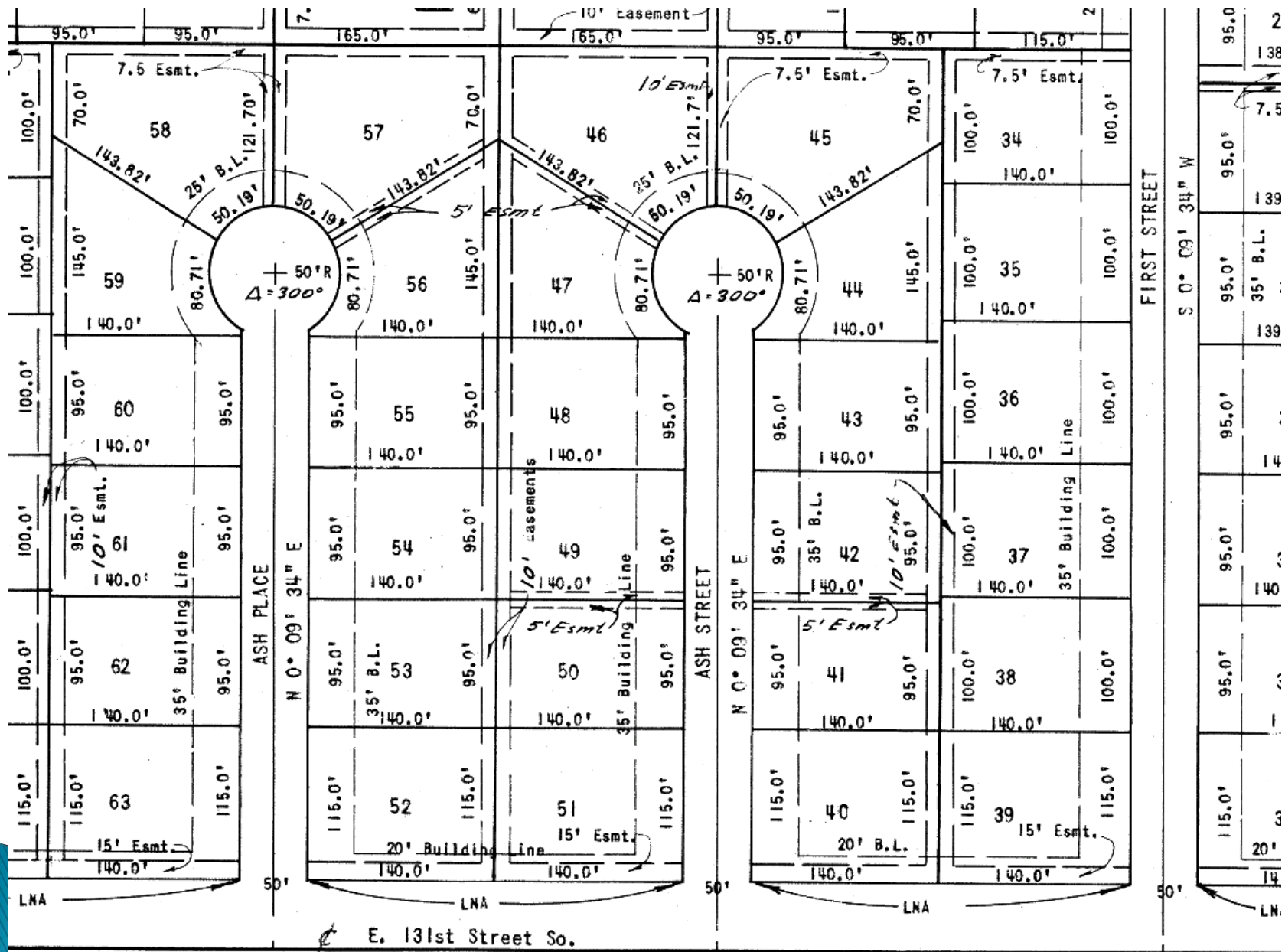
1. There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.

- ▶ My lot is one of the narrowest lots in the neighborhood at 95 feet.
- ▶ There is insufficient width on either side of my house to park behind the building line due to the footprint of my house and its placement on the lot.
- ▶ In addition, the hip roof, the extended side wall of house and the air conditioning unit all contribute to the narrowness of the side yard.





# Neighborhood Plat Map



# Plat Map

<b>REGISTERED LAND SURVEYOR'S INSPECTION PLAT AND CERTIFICATE FOR MORTGAGE LOAN PURPOSE</b>			J.O. NO.: <u>17-05-132</u> First American Title Customer: & Trust Company	
<b>COLLINS LAND SURVEYING, INC.</b> 3340 W. 151st ST. S. - P.O. Box 250 KIEFER, OK. 74041 OFFICE (918)321-9400 FAX (918)321-9404			Borrower: <u>McCleary, Lois R.</u> 2241736-TU02 Plat No: <u>3293</u>	
B/L=Building Line U/E=Utility Esmt. F/E=Fence Esmt.	OB/L=Out Building Line SW/E=Sidewalk Esmt. R/W=Right of Way	D/E=Drainage Esmt. B/E=Buried Tele. & Elec. Cable Esmt. S/E=Service Entrance	SCALE: 1"=30' ↑ NORTH	
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#400236 0456L, DATED 10/16/2012.				
<p style="text-align: center;">         140.00' 11.3'          5' B/L          35.5'          95.00' 10' Esmt.          LOT 48          1 Sty Brk/Frm          5' B/L          140.00' 35' B/L          95.00' 25.0'          S. Ash Ave. (8202)       </p>				
THIS PLAT IS MADE FOR AND AT THE REQUEST OF: First American Title & Trust Company / Gateway Mortgage Group, LLC, ISAOA/ATIMA FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED Lot Forty-eight (48), Block Two (2), COUNTRY CLUB ESTATES ADDITION to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. 3293. Property address: 8202 South Ash Avenue, Broken Arrow, Oklahoma SURVEYORS STATEMENT				





RV width = 123 inches  
Side yard width = 133 inches

## Criteria for Approval (Continued)

2. The unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

- ▶ The lots in the neighborhood vary in width from 95 feet to 115 feet wide.
- ▶ Footprints of homes in the neighborhood vary due to home style and overall home size.
- ▶ Placement of homes within their lots vary, with some centered and others placed closer to one side.
- ▶ Some homes in the neighborhood have sufficient space to park a motorhome behind the building line, but others do not.





# Variation in Spaces Between Homes



Lots 001 f



Lots 003 f



Lots 005 f



Lots 007 f



Lots 009 f



Lots 011 f



Lots 014 f



Lots 016 f



Lots 018 f

## Criteria for Approval (Continued)

3. Such physical circumstances or conditions were not created by the applicant.

- ▶ There are no obstacles created by me that affect the situation.

4. Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this ordinance.

- ▶ There is no way the property can reasonably be modified to enable the vehicle to be parked behind the property line.

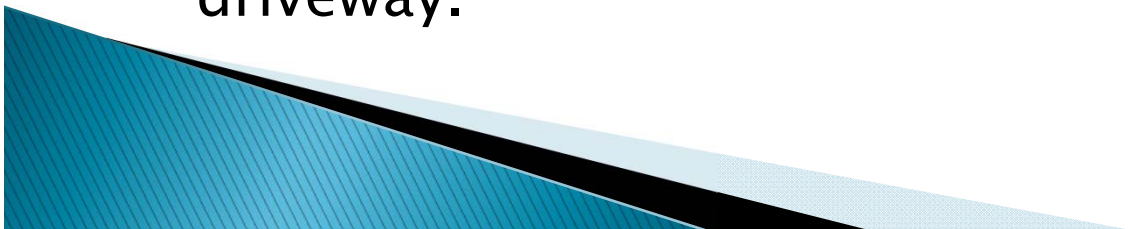




# Criteria for Approval (Continued)

5. The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.

- ▶ Parking the mini motorhome in the driveway is similar to parking a full size pickup truck in the driveway.
- ▶ Other homeowners in the neighborhood frequently park three or four vehicles in their driveways.
- ▶ My mini motorhome takes up significantly less space in the driveway than the multiple vehicles commonly parked by other neighbors.
- ▶ There is sufficient space in my driveway to park the mini motorhome and as many as three other vehicles there, but I only park the mini motorhome in the driveway.



## Size Comparison to Ford F250 – Grills lined up





Length 22' vs. 23'10"





# Multiple Cars in Driveways – My Street





# Multiple Cars in Neighborhood Driveways



004 cf



007



009



018 cf



025



041



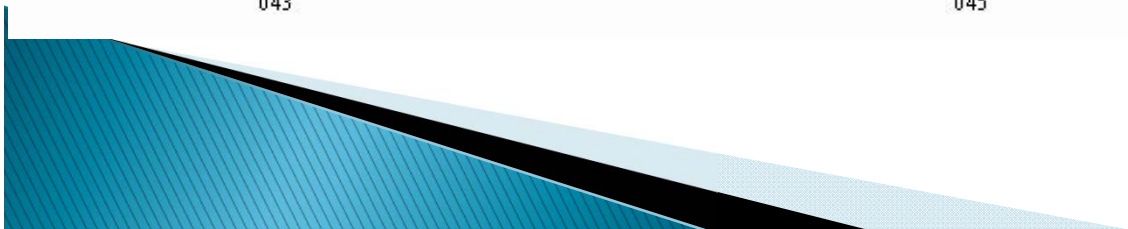
043



045



053



# Plenty of room in driveway





## Criteria for Approval (Continued)

6. The variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of this ordinance that are in question.

- ▶ Only the variance to be able to park a single mini motorhome on the driveway is needed.

