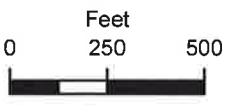


**SUBJECT TRACT**



**BOA-23059**

9.1



# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 8328

Case Number: **BOA-23059**

**CZM:** 56

**CD:** 8

**HEARING DATE:** 01/12/2021 1:00 PM

**APPLICANT:** Mike Wackenhuth

**ACTION REQUESTED:** Special Exception to increase the permitted driveway width (Sec. 55.090-F)

**LOCATION:** 10640 S SANDUSKY AV E

**ZONED:** RS-1

**PRESENT USE:** Residential

**TRACT SIZE:** 19109.85 SQ FT

**LEGAL DESCRIPTION:** LT 8 BLK 7, SHADY OAKS ESTATES

**RELEVANT PREVIOUS ACTIONS:** None.

**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 **Areas of Stability** include 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.

An **Existing Neighborhood** 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.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located along S. Sandusky Avenue between 106<sup>th</sup> and 107<sup>th</sup> Streets South.

**STAFF COMMENTS:** The applicant is requesting Special Exception to increase the permitted driveway width on the lot inside the street setback (Sec. 55.090-F)

9.2

3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-1.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Lot Frontage	Maximum Driveway Width				
	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right of Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

Currently the applicant is limited to 30 feet on the lot and 27' inside the street setback. They are requesting permission to have a width of 42' 6" on the lot.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to increase the permitted driveway width on the lot inside the street setback (Sec. 55.090-F)

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):

\_\_\_\_\_.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.





***Facing South on Sandusky***



***Facing North on Sandusky***



***Subject property***

No records to display.

Corrections

 Export

Sort

Correction Order ▼

Correction Order:

1

Type:

General

Resolved:

No

Resolved On:

Comments

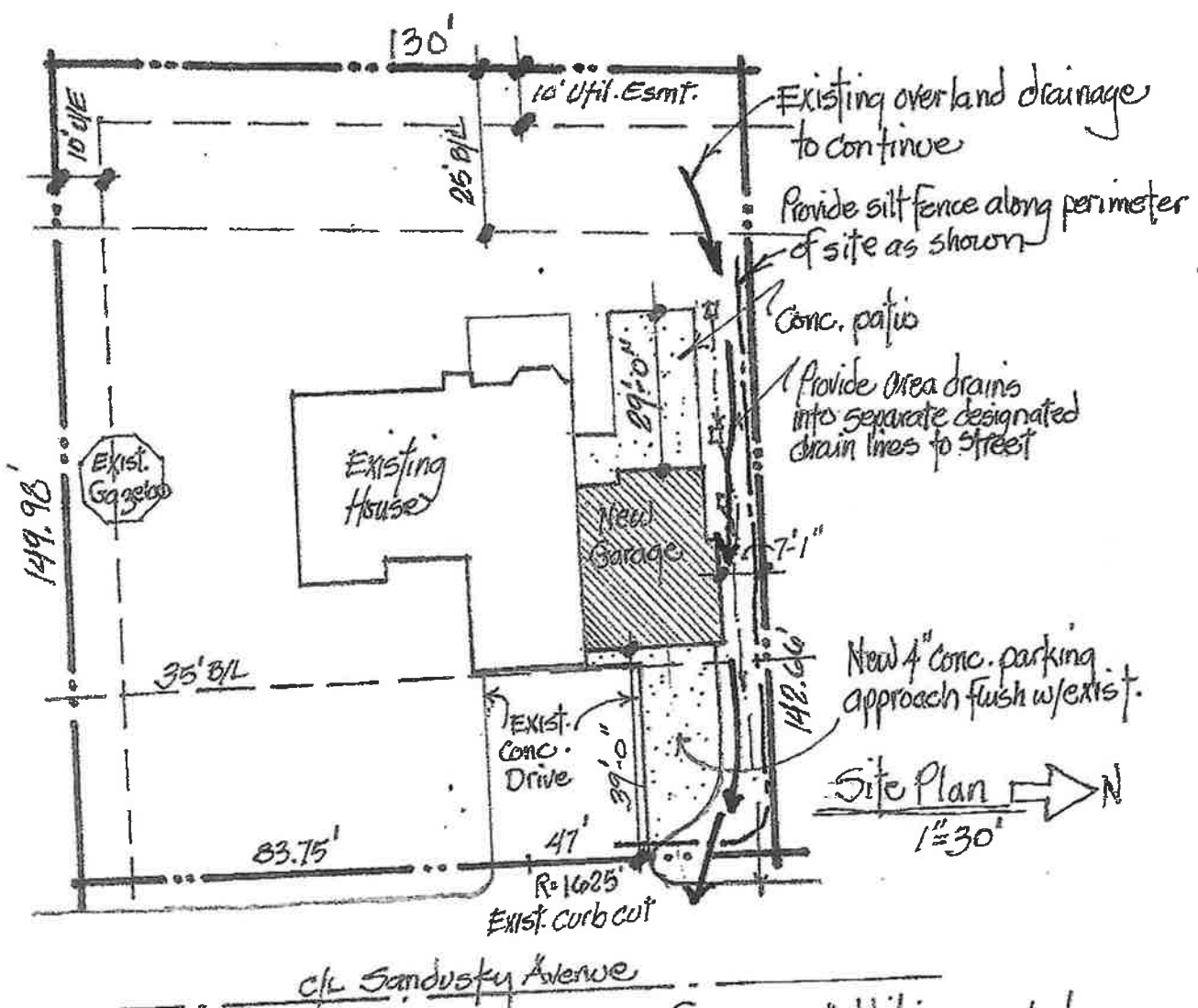
55.090-F3 Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120. Maximum Driveway Width allowed is 30' on your lot.

Corrective Action

Review Comments: The submitted site plan proposes a driveway width of more than 30' in width on the lot in the street setback which exceeds the maximum allowable driveway width on this lot. Revise plans to indicate the driveway shall not exceed the maximum allowable width or apply to the BOA for a special exception, one for the proposed driveway width on this lot. If assistance is needed to find review comments or upload revisions contact Ashley Chaney 918-694-4196

9.6





CL Sandusky Avenue

Garage Addition 6/15/2020

Legal: Lot 8, Block 7, Shady Oaks Estates  
 Also known as 10640 S. Sandusky Avenue,  
 Tulsa, OK. 74137

Mike and Karen Wackenhuth

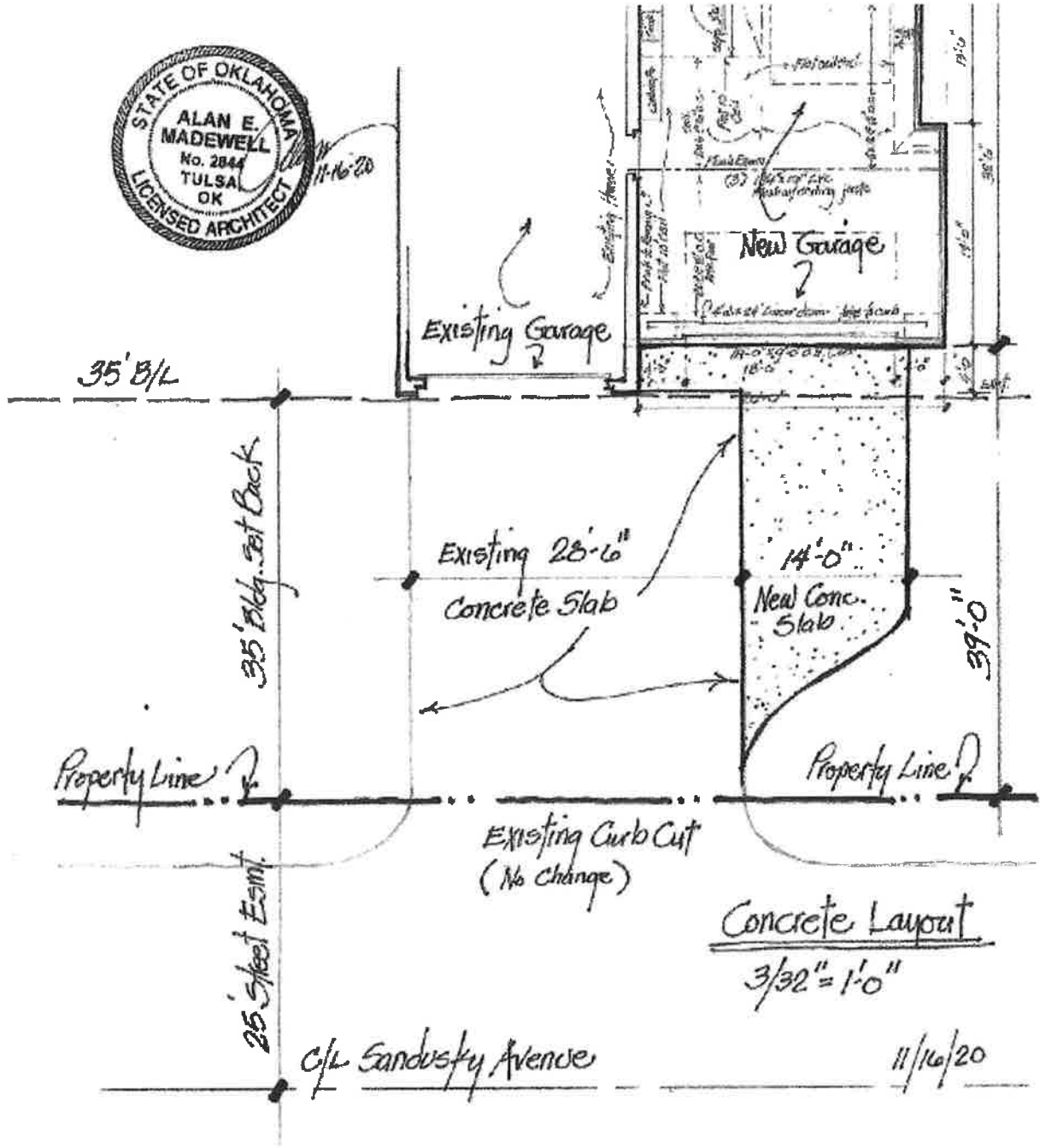


7/2/20  
 1 of 8

9.7



11-16-20







E 103 ST S

E 103 ST S

E 104 ST S

E 104 ST S

S QUEBEC AVE

S RICHMOND AVE

S RICHMOND PL

S TOLEDO AVE

S VANDALIA AVE

S YALE AVE

E 105 ST S

E 105 ST S

E 105 PL S

E 106 ST S

E 107 ST S

S QUEBEC PL

S RICHMOND AVE

S RICHMOND PL

S SANDUSKY AVE

E 107 ST S

E 107 ST S

S WINSTON AVE

S BRADEN AVE

E 108 ST S

E 108 ST S

S OSWEGO AVE

E 109 ST S

E 108 PL S

E 109 ST S

E 109 ST S

E 109 PL S

S QUEBEC PL

E 110 ST S

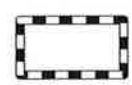
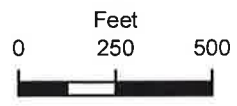
E 110 ST S

E 110 ST S

S OSWEGO PL

S QUEBEC AVE

E 111th ST S



Subject Tract

**BOA-23059**

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

18-13 28

Aerial Photo Date: February 2018

9.9





E 106 ST S

S RICHMOND AVE

E 107 ST S

E 107 ST S

S SANDUSKY AVE

S RICHMOND PL



Subject Tract

**BOA-23059**

18-13 28

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

Aerial Photo Date: February 2018

