



City of Tulsa Board of Adjustment

Agenda of Meeting No. 1330

Tuesday, January 23, 2024, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Second Level, Tulsa, OK 74103

Introduction and Notice to the Public

The City of Tulsa Board of Adjustment (BOA) is empowered by state law to grant variances due to hardships, and special exceptions to the zoning code. At this meeting, BOA, in accordance with and pursuant to applicable policies and procedures, will review, consider, discuss, and may take action on, approve, approve with conditions, amend or modify, deny, reject, or defer action on any item listed on the agenda.

How to Participate

You may attend the hearing to express your opinions, or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

To comment on cases, email planning@cityoftulsa.org.

Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

Unfinished Business

1. BOA-23557

Location: 1110 E. 45th Pl. S.

City Council District: 9

Applicant: Lou Reynolds

Action(s) Requested: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3) – *(Item was approved on August 8, 2023; the Board moved to reconsider item on September 12, 2023; Board further continued item until January 23, 2024)*

2. BOA-23603

Location: 2703 E. 41st St. N.

City Council District: 1

Applicant: Janet Espino

Action(s) Requested: Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

3. BOA-23615

Location: 2626 S. Evanston Ave.

City Council District: 4

Applicant: Charles Okyere

Action(s) Requested: Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

4. BOA-23626

Location: 2448 E. 20th St.

City Council District: 4

Applicant: Lou Reynolds

Action(s) Requested: Variance to permit a fence to be located within the street right-of-way (Sec.90.090-A).

New Applications

5. BOA-23621

Location: 1244 S. Indianapolis Ave.

City Council District: 3

Applicant: Tom Neal

Action(s) Requested: Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D); Variance to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A2; 45.031-D6.a);

6. BOA-23627

Location: 126 N. Garnett Rd.

City Council District: 2

Applicant: Devin Randall

Action(s) Requested: Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

7. BOA-23628

Location: 3145/3151 E. 26th St.

City Council District: 4

Applicant: Richard Rohde

Action(s) Requested: Variance to reduce the required lot area and lot area per unit to permit a lot line adjustment in the RS-2 District (Sec. 5.030, Table 5-3)

8. BOA-23629

Location: 4620 N. Lewis Ave.

City Council District: 1

Applicant: Harold Cambell

Action(s) Requested: Special Exception to permit a transitional living center in the CS District (Sec. 15.020, Table 15-2)

9. BOA-23631

Location: 10117 E. 11th St.

City Council District: 3

Applicant: Encino 3D Custom Products C/O Ivory Ortiz

Action(s) Requested: Variance to increase the allowed height for a freestanding sign in the Route 66 Overlay (Sec. 20.070-B.3.a); Variance to increase the permitted display area for a freestanding sign in the Route 66 Overlay (Sec. 20.070-B.2.a)

10. BOA-23632

Location: 2525 E. 47th St.

City Council District: 9

Applicant: Ron Vanderslice

Action(s) Requested: Variance to reduce the required 25-foot rear setback in a RS-1 District (Sec. 5.030-A, Table 5-3)

11. BOA-23633

Location: SW/c of E. 34th St. N. and N. 77th E. Ave.

City Council District: 3

Applicant: Mark Capron

Action(s) Requested: Variance to eliminate Interior Parking Lot Landscaping requirements (Sec. 65.050)

12. BOA-23634

Location: NE/c of 36th St. N. and N. Peoria Ave.

City Council District: 1

Applicant: Mark Capron

Action(s) Requested: Variance to increase the Build-to-Zone from a 20-foot maximum to a 30-foot maximum along E. 36th St. N. in the MX-2-U District (Sec. 10.030-C, Table 10-5); Variance to increase the Build-to-Zone from a 20-foot maximum to a 35-foot maximum along N. Peoria Ave. in the MX2-U District (Sec. 10.030-C, Table 10-5); Variance to eliminate the Build-to-Zone requirement along North Quaker in the MX2-U District (Sec. 10.030-C, Table 10-5); Variance to reduce the Build-to-Zone Percentage from 50% to 40% in the MX2-V District (Sec. 10.030-D, Table 10-6); Special Exception to reduce the required parking ratio for Apartment/ Condo uses in the MX District (Sec. 55.050-K); Variance to reduce the transparency percentages to 15% in the MX- U and F Districts (Sections 10.030-C/E, Table 10-5/7)

13. BOA-23635

Location: 2404 E. 46th Pl.

City Council District: 9

Applicant: Jack Reed

Action(s) Requested: Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

Other Business

Board Members' Comments

Adjournment
