



City of Tulsa Board of Adjustment

Agenda of Meeting No. 1331

Tuesday, February 13, 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-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)

(Application withdrawn by applicant)

New Applications

2. BOA-23630

Location: 3923 N. Lansing Pl.

City Council District: 1

Applicant: Raul Cisneros

Action(s) Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

3. BOA-23636

Location: 407 E. Seminole Pl.

City Council District: 1

Applicant: Billie Hall

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

4. BOA-23637

Location: 1704 S. Yorktown Ave. E.

City Council District: 4

Applicant: Tom Neal

Action(s) Requested: Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D); Special Exception to increase the permitted driveway width in a RS-3 district (Sec. 55.090-F.3)

5. BOA-23639

Location: 307 W. 65th St. N.

City Council District: 1

Applicant: MP Advocates

Action(s) Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3)

6. BOA-23640

Location: 231 W. 65th Pl. N.

City Council District: 1

Applicant: MP Advocates

Action(s) Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

7. BOA-23641

Location: 2024 N. Harvard Ave.

City Council District: 1

Applicant: Dustin Alphin

Action(s) Requested: Special Exception to increase the allowed fence height of 4-feet inside the street setback (Sec. 45.080-A)

Other Business

Board Members' Comments

Adjournment



Board of Adjustment

Staff Report Special Exception Case BOA-23630

Hearing Date: February 13, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Raul Cisneros

Property Owner: That's Goud Investments LLC

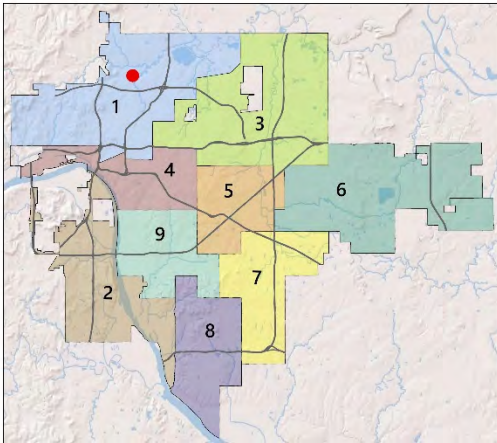
Property Location

3923 N. Lansing Pl.

Tract Size: ±0.26 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper

County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

Zoning

Zoning District: RS-3

Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: 36th Street North

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: None

planitulsa Street Type: None

Transit: TOD Area

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: FEMA 500-year floodplain

Tree Canopy Coverage: 30-50%

Parks & Open Space: None

Staff Analysis

The applicant is proposing a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

The zoning code allows for a driveway width of 30' within the setback and 27' within the right of way. The applicant is requesting a 40' driveway width.

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas.

Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Single Family home
East	RS-3	Neighborhood	Single Family home
South	RS-3	Neighborhood	Single Family home
West	RS-3	Neighborhood	Single Family home

Small Area Plans

The subject properties are within the 36th Street North Small Area Plan.

This plan aims to identify major capital improvements and public/private investments that will spur positive change and help draw attention to the area's many attractions. The goal is that 36th Street North is known as a bustling commercial center, minutes from downtown, and a diverse, attractive place to live and invest.

Development Era

The subject property is located in an area developed during the Early Automobile Era.

The Early Automobile Era area includes those parts of the city that developed prior to and after World War II but prior to the major annexations of the 1960s. These neighborhoods developed during the rise of the automobile, but generally maintain a rectilinear street grid with homes on smaller lots.

Transportation

Major Street & Highway Plan: None

Comprehensive Plan Street Designation: None

Transit: TOD Area

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is within the FEMA 500-year floodplain

Tree Canopy Coverage: Tree canopy in the area is 30-50% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

Sample Motion

I move to approve or deny a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); and a Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

- 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.

Property Description

LT 8 BLK 2 , CAWILL ADDN RESUB PRT B8-10 CHANDLER FRATES 5TH ADDN , CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

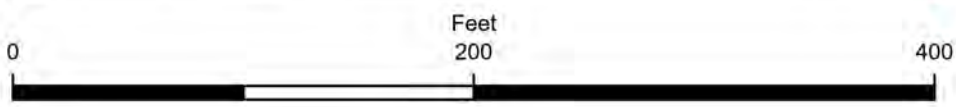
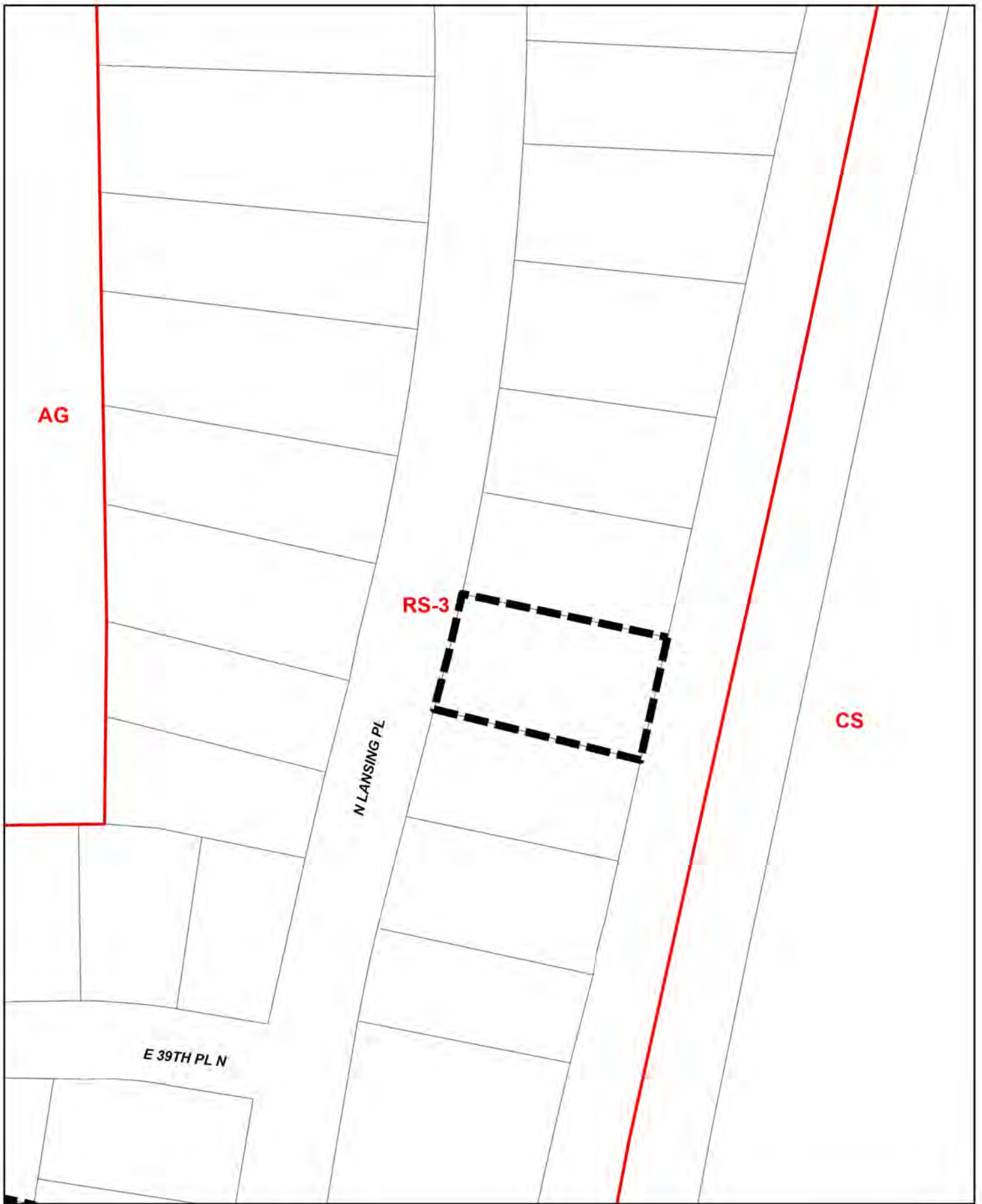
Photos:



Subject Property

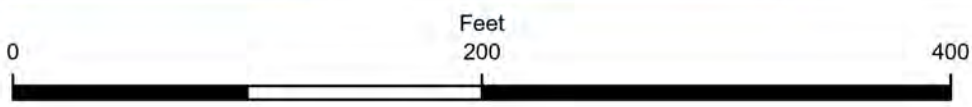
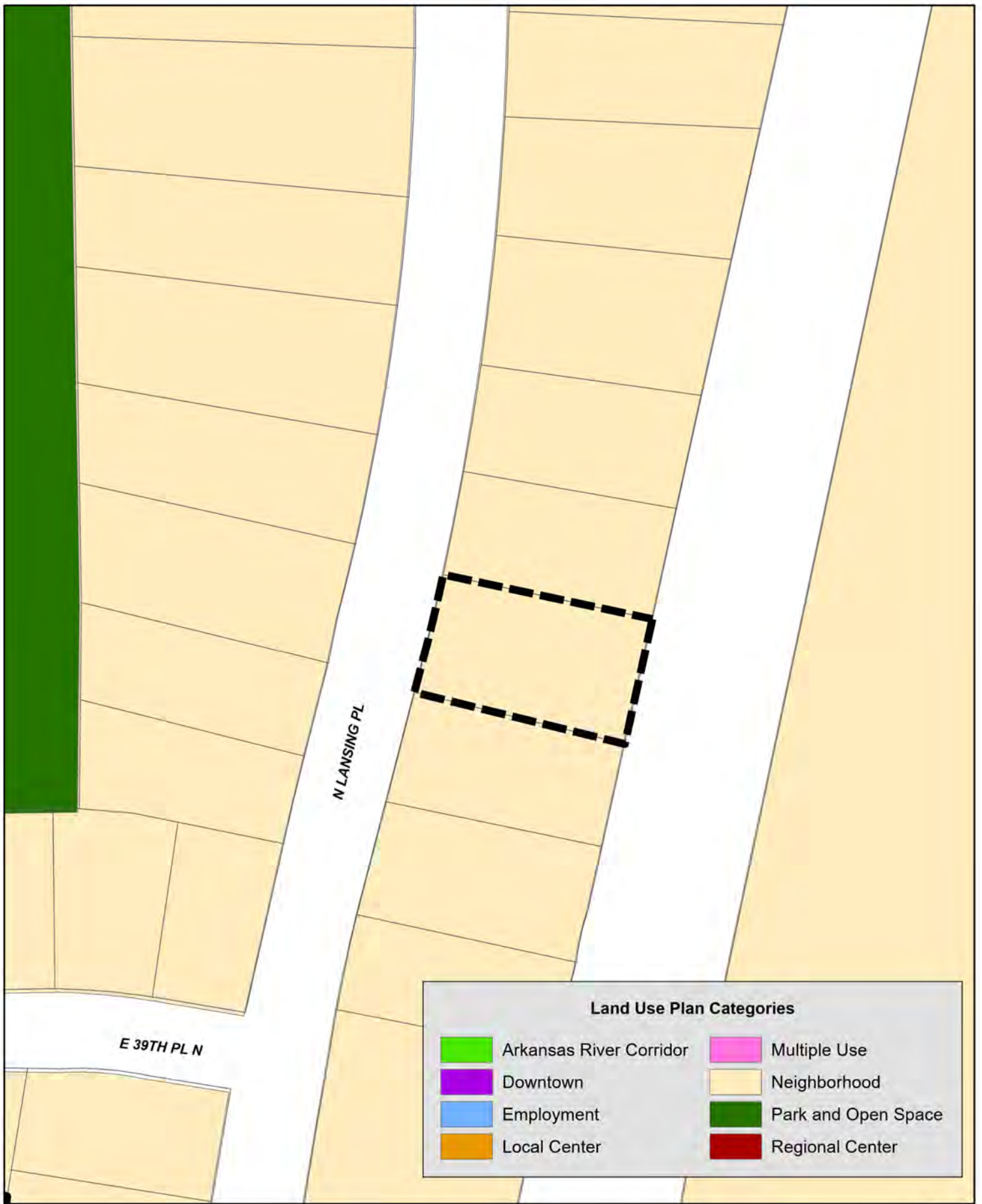
Exhibits

Case map
Aerial
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits



BOA-23630

2.5



BOA-23630

2.6



Subject
Tract

BOA-23630

Feet
200

400

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



Aerial Photo Date: 2021

2.7

3. Review Comment: There is no Grading & Drainage Plan. Required Revision: Provide a Grading & Drainage Plan with drainage arrows that clearly identify how stormwater will be routed around buildings, prevent ponding, downspout locations and direction of flow and where stormwater will exit the property and convey to a private or public storm drainage system. Site drainage must be directed to the street. Directing site drainage to adjacent properties is not allowed.	Randy Westbrook	1
Section 55.090-F.3, Surfacing. 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-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704). Review Comment: The maximum driveway width allowed at this location is 30' on the lot and 27' in the right of way. Please request a special exception from the Board of Adjustment for a driveway 40' wide in the right of way and on the lot.	Danny Whiteman	2
2. Review Comment: There is no Sidewalk shown on the Site Plan. Required Revision: Revise the Site Plan to show a new sidewalk running north/south centered between the curb and the property line.	Randy Westbrook	1
According to the neighborhood plat and county assessors map, the ROW way width for N. Lansing Pl. is 60' wide, please revise so that the property line is 30' from the center of the right of way.	Danny Whiteman	2
1. Review Comment: According to the city engineering atlas, a portion of the property is covered by the Tulsa Regulatory Floodplain and FEMA Floodplain. Required Revision: Call 311 and request a Floodplain Determination letter for the property and submit with your revised drawings. Add a note to the Site Plan that says, "Tulsa Regulatory Floodplain and FEMA Floodplain cover the property with Base Flood Elevation of _____ NAVD 1988" and fill in the blank with the Base Flood Elevation indicated on the Floodplain Determination letter. In an effort to verify if the proposed building is in the Floodplain, hire a surveyor and shoot the Lowest Adjacent grades at the four corners of the proposed building. Revise the Site Plan to show the Lowest Adjacent Grades. If any of the Lowest Adjacent Grades are at or lower than the Base Flood Elevation provided on the Floodplain Determination letter, there will be additional Floodplain design requirements.	Randy Westbrook	1
Section 5.020 Use Regulations - Principal uses allowed in R districts in accordance with Table 5-2. Review Comments: Duplexes are only allowed on an RS-3 zoned lot by special exception. Please request a special exception from the Board of Adjustment to allow a duplex on a RS-3 zoned lot.	Danny Whiteman	2

GENERAL NOTES

FLOOR PLAN

- ALL INTERIOR WALLS TO BE A4 UNO.
- ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING UNLESS NOTED OTHERWISE.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERINGS, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANU. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY OWNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALIGN NEW WALLS FINISH FACE WITH THE EXISTING WALLS FINISH FACE AT AREAS WHERE THE TWO ABUT.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
- ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONS TO EDGE OF SLAB. MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED, UNLESS NOTED OTHERWISE.

KEYNOTES

FLOOR PLAN

- 3" CUSTOM COUNTERTOP ON 3" CUSTOM BASE CABINETS, 12" CUSTOM UPPER CABINETS 18" ABOVE COUNTERTOP. BACKSPLASH BY OTHERS.
- UL DESIGN LISTED
 - 2x8 FLOOR STUD @ 16" O.C.
 - (2) 8" x 8" GYP. BOARD ON EACH SIDE
 - EXTEND GYP. BOARD TO UNDERLAYER OF ROOF SHEATHING
 - ACOUSTICAL BATT INSUL. IN CAVITY
 - FIRE SEAL ALL PENETRATIONS
 - FIRE SEALANT BETWEEN SLAB AND GYP. BOARD
 - GARAGE CEILING TO RECEIVE 5/8" (TYPE-X) GYPSUM BOARD
 - 0-1 3/4" SOLID POOR DOOR TO INCLUDE CLOSER WITHOUT DEADBOLT LOCK

REFERENCES

FLOOR PLAN

- RE: SHEET A3 FOR EXTERIOR ELEVATIONS
- RE: SHEET A5 FOR ROOF PLAN

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR WALL TO REMAIN
	NEW EXTERIOR WALL W/ LAP SIDING
	NEW INTERIOR WALL

LETTER INDICATES WALL TYPE

- NUMBER INDICATES STUD SIZE AND SPACING
- 2 - 2" x 4" POOR STUD FLAT FINISH
 - 2 - 2" x 4" POOR STUD
 - 2 - 2" x 4" POOR STUD
 - 10 - 2" x 10" POOR STUD

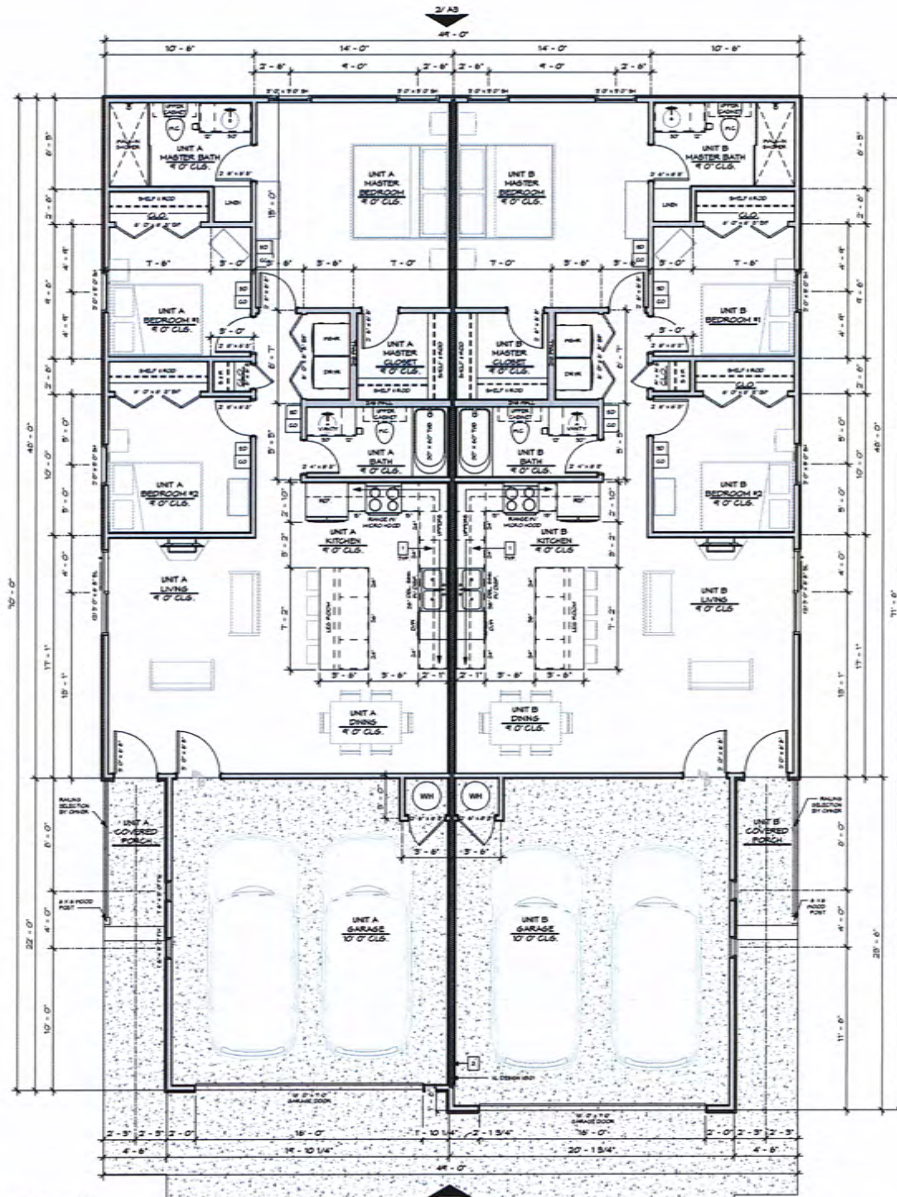
NOTE: ALL INTERIOR WALLS TO BE A4 UNO.

FLOOR PLAN LEGEND

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX)
	NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (DO)
	NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BF)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:

- NOT ALL ITEMS MAY BE USED.



1 FLOOR PLAN
1/4" = 1'-0"



1 1 1 1 1 1 1 1 1 1
9 1 8 8 5 0 3 1 4 3
WWW.RCJDESIGNS.COM

DRAWN FOR:
THAT'S GOUD INV.

NEW DUPLEX

3923 N LANSING PI
TULSA, OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:
23142
ISSUE:
PERMIT SET
DATE:
11.14.2023
DRAWN BY:
RAAS
CHECKED BY:

SHEET TITLE:

FLOOR PLAN

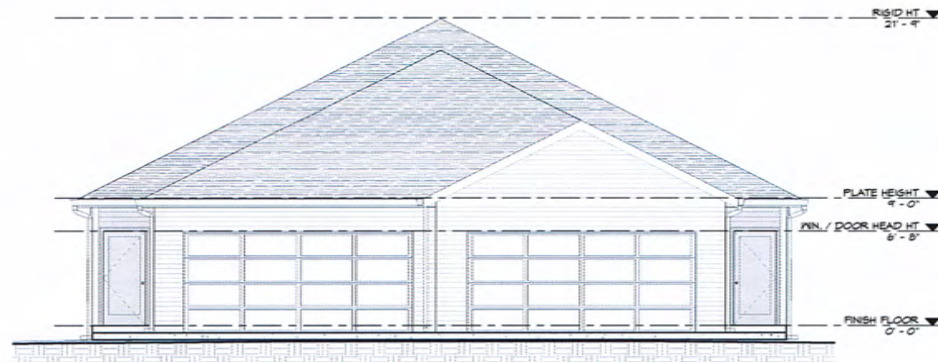
A1



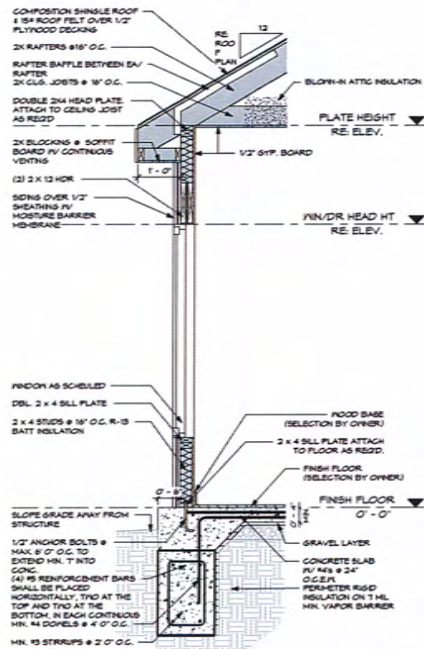
TULSA, OK
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2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



3 TYP. WALL SECTION
3/4" = 1'-0"

DRAWN FOR:
THAT'S GOUD INV.

NEW DUPLEX

3923 N LANSING PI
TULSA OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:
23142
ISSUE:
PERMIT SET
DATE:
11.14.2023
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RAAS
CHECKED BY:

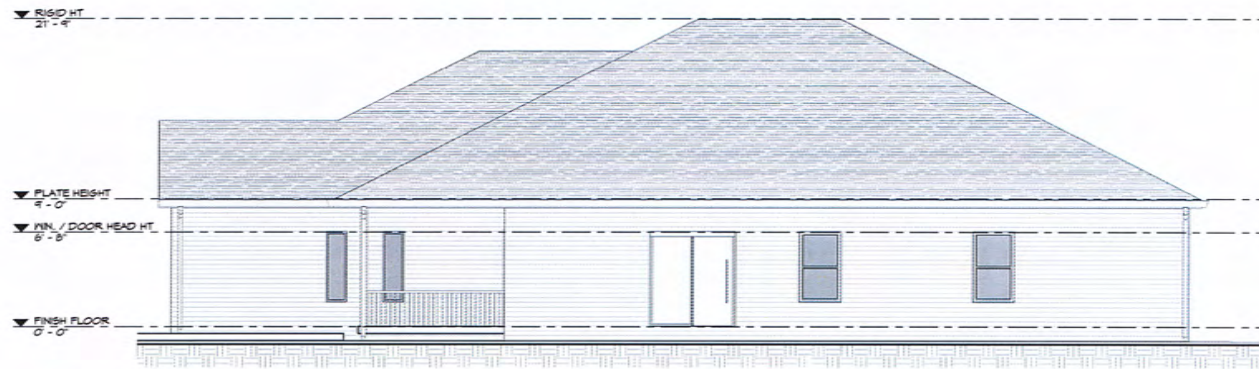
SHEET TITLE:

**EXTERIOR ELEVATIONS /
WALL SECTION**

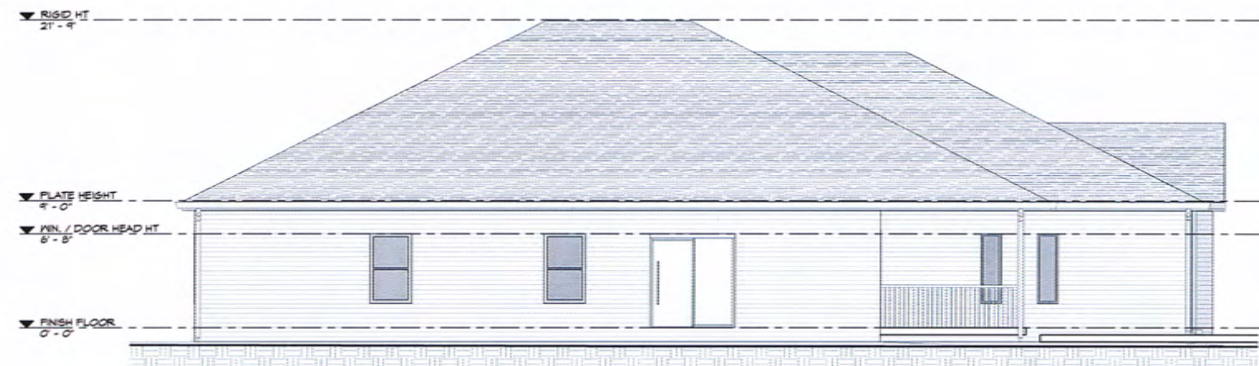
A3



TULSA, OK
918.855.9143
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2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 LEFT SIDE ELEVATION
1/4" = 1'-0"

DRAWN FOR:
THAT'S GOUD INV.

NEW DUPLEX

3923 N LANSING PI
TULSA, OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:
231-62
ISSUE:
PERMIT SET
DATE:
11.14.2023
DRAWN BY:
RAAS
CHECKED BY:

SHEET TITLE:

EXTERIOR ELEVATIONS

A4

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R308, IRC 2015

ROOF PLAN

LEGEND



ARCHITECTURAL SHINGLES

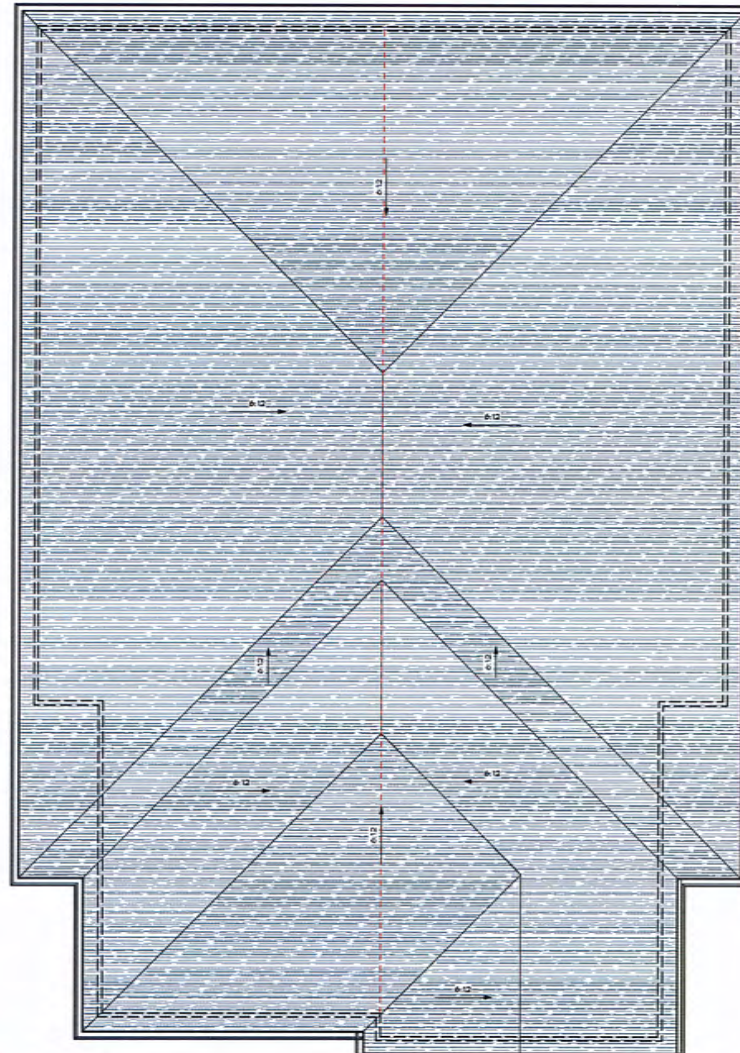


EXTERIOR WALL STUD BELOW ROOF



EXTERIOR WALL STUD BELOW ROOF

ROOF PLAN



1 ROOF PLAN
1/4" = 1'-0"



TULSA, OK
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DRAWN FOR:
THAT'S GOUD INV.

NEW DUPLEX

3923 N LANSING PI
TULSA OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:
Z31 62
DATE:
PERMIT SET
DATE:
11.14.2023
DRAWN BY:
RAAS
CHECKED BY:

SHEET TITLE:

ROOF PLAN

A5

C:\Users\Valued Customer\RGJ Designs\Desktop\RGJ Designs (2)162-TGI-2023 N.Lanning PR02 Drawings\01 CAD\23162-TGI-2023 N.Lanning PR1

PROJECT INFORMATION

LEGAL DESCRIPTION

SUBDIVISION DE VOL
LEGAL LT 9 B/LK 1
SECTION 21 TOWNSHIP 30N RANGE 12E

GENERAL INFORMATION

ZONING RD-3
LOT SIZE 23 ACRES / 4,470 SQ FT
UNIT A LIVABLE AREA 1,150 SQ FT
UNIT B LIVABLE AREA 1,172 SQ FT

ADDITIONAL INFORMATION

UNIT A LIVABLE 1,150 SQ FT
UNIT A GARAGE 430 SQ FT
UNIT A FRONT COVERED PORCH 48 SQ FT
UNIT A DRIVEWAY / WALKWAY 814 SQ FT
UNIT A TOTAL 2,259 SQ FT
UNIT B LIVABLE 1,172 SQ FT
UNIT B GARAGE 410 SQ FT
UNIT B FRONT COVERED PORCH 48 SQ FT
UNIT B DRIVEWAY / WALKWAY 840 SQ FT
UNIT B TOTAL 2,280 SQ FT
TOTAL 4,569 SQ FT

LEGEND



EXISTING BUILDING FOOTPRINT:
AREA NOT IN SCOPE OF WORK



EXISTING ASPHALT PAVING



NEW ASPHALT PAVING / TRACK



EXISTING GRAVEL DRIVE/PARKING



TULSA REGULATORY FLOOD PLAIN



EXISTING SOD TO REMAIN



EXISTING CONCRETE DRIVEWAY/WALKWAY



NEW CONCRETE DRIVEWAY/WALKWAY



PROPERTY LINE



BUILDING SETBACKS



EXTERIOR WALL STUD OUTLINE



HAY BALE



DRAINAGE FLOW

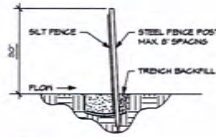


DOWNSPOUT

SILT FENCE DETAIL

SITE PLAN

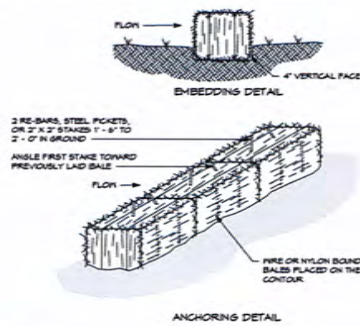
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3 TO 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4 INCHES AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO POVEDIN PIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- INSPECTION SHALL BE REQUIRED AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPILL SITE OR AS IN NO. 1 ABOVE.



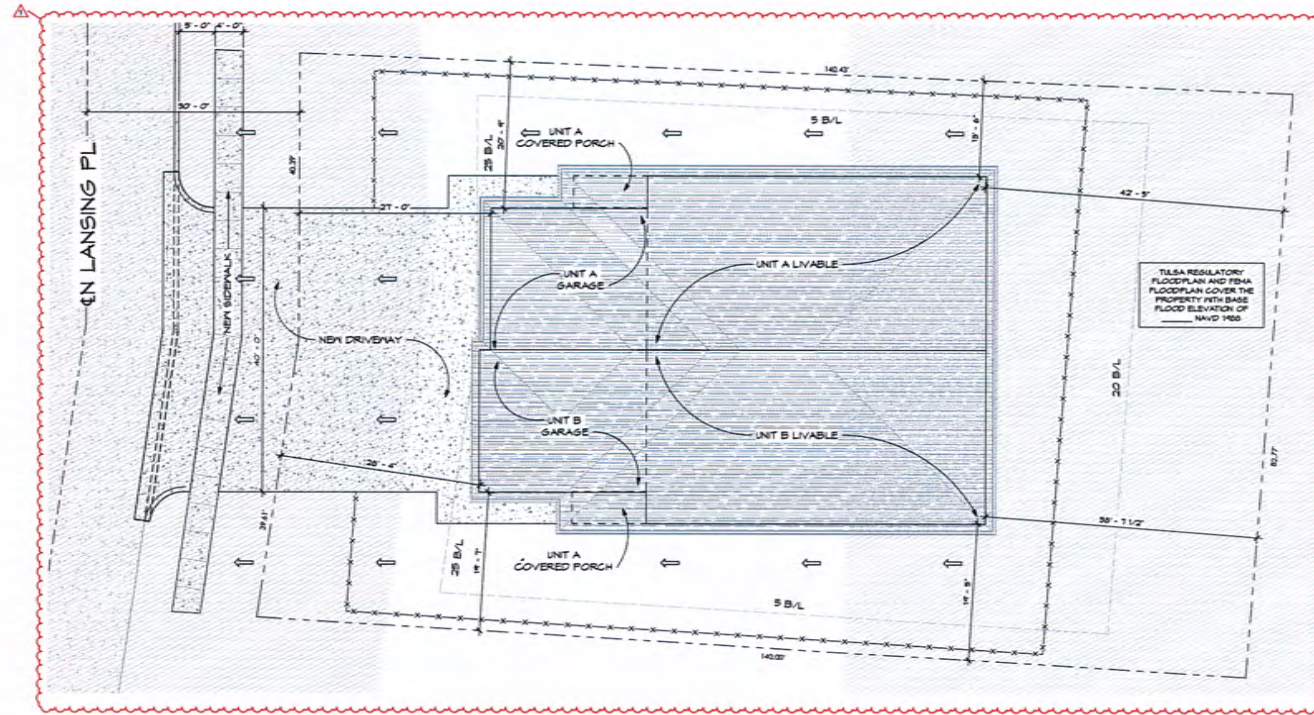
SCALE: NOT TO SCALE

HAY BALE DETAIL

SITE PLAN



- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE REQUIRED AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.



SURVEY DISCLAIMER

SITE PLAN

THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.



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DRAWN FOR:
THAT'S GOUD INV.

NEW DUPLEX

3923 N LANSING PI
TULSA OK 74106

NO.	REVISION	DATE
1	LOD #1	12.14.2023

PROJECT NUMBER:
231162
DATE:
11.14.2023
DRAWN BY:
RAAS
CHECKED BY:
SHEET TITLE:

SITE PLAN

SP



Board of Adjustment

Staff Report Special Exception Case BOA-23636

Hearing Date: February 13, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Billie Hall

Property Owner: Billie Hall

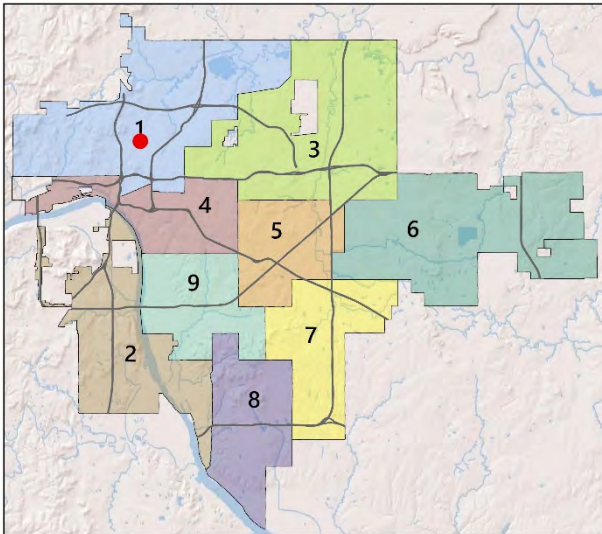
Property Location

407 E. Seminole Pl.

Tract Size: ±0.42 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper

County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

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

Zoning

Zoning District: RS-4

Zoning Overlays: HNO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: Unity Heritage

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: None

planitulsa Street Type: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

Maximum Driveway Width

Lot Frontage	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'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

The applicant has 75'+ of lot frontage meaning they could have a 27' driveway within the right of way and 30' within the setback. They are proposing adding a new 12' driveway which would bring the total to 39'.

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-4/HNO	Neighborhood	Single Family Home
East	RS-4/HNO	Neighborhood	Single Family Home
South	RS-4/HNO	Neighborhood	Single Family Home
West	RS-4/HNO	Neighborhood	Single Family Home

Small Area Plans

The subject properties are within the Unity Heritage Small Area Plan.

Development Era

The subject property is located in an area developed during the Early Automobile era.

The Early Automobile Era area includes those parts of the city that developed prior to and after World War II but prior to the major annexations of the 1960s. These neighborhoods developed during the rise of the automobile, but generally maintain a rectilinear street grid with homes on smaller lots.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 13%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

Sample Motion

I move to approve or deny a Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

- 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.

Property Description

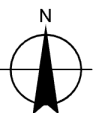
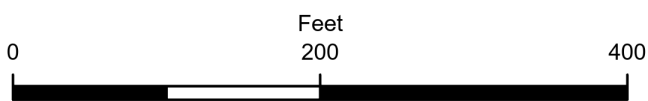
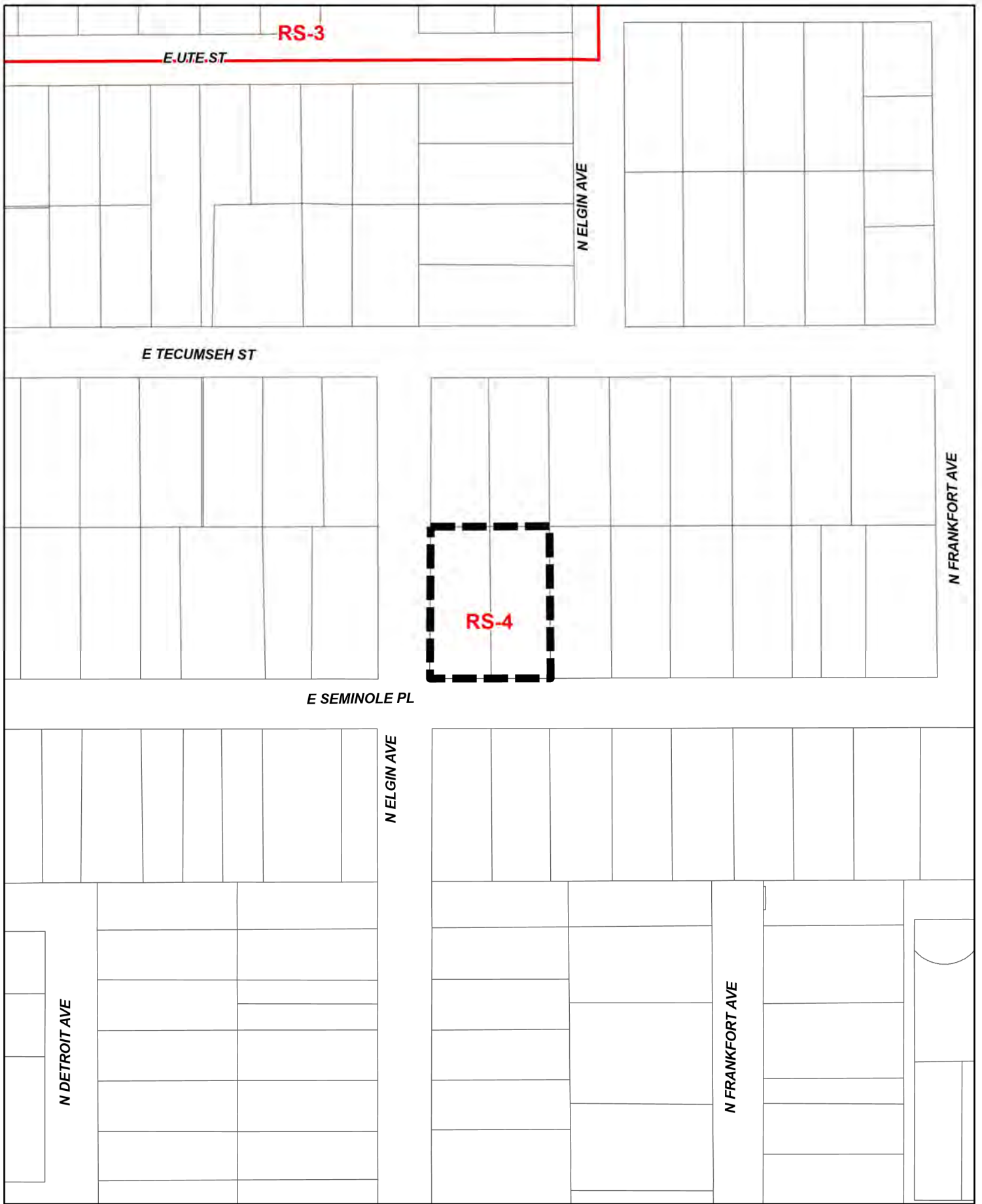
Lots 9 and 10 Block 9, Meadowbrook ADDN



Subject Property

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant's Exhibits



BOA-23636

3.5



Subject
Tract

Feet
0 200 400

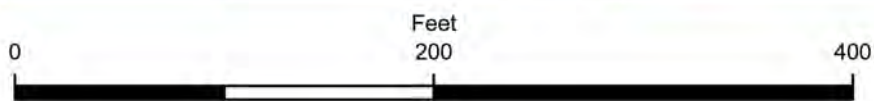
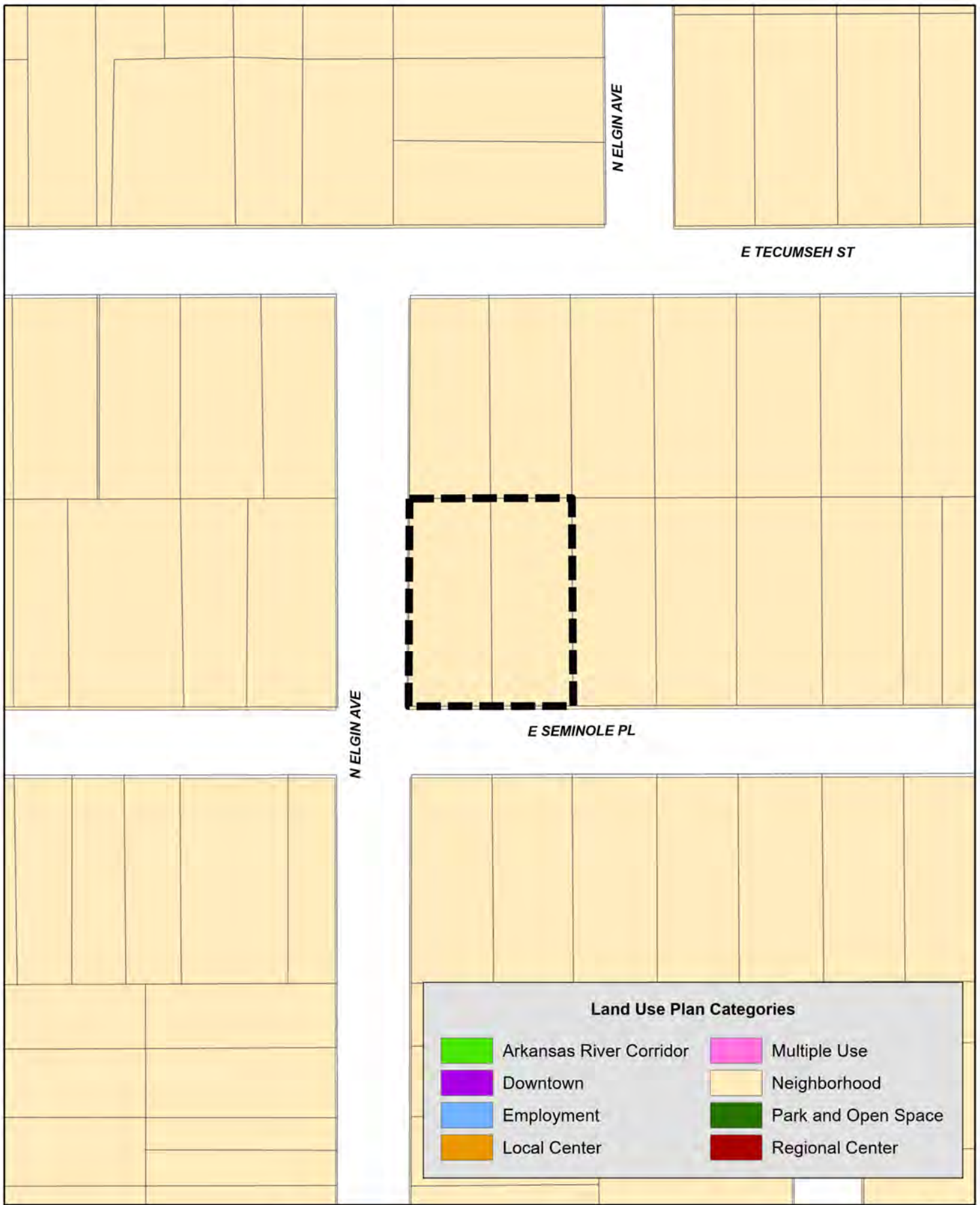
BOA-23636

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

Aerial Photo Date: 2021

3.6



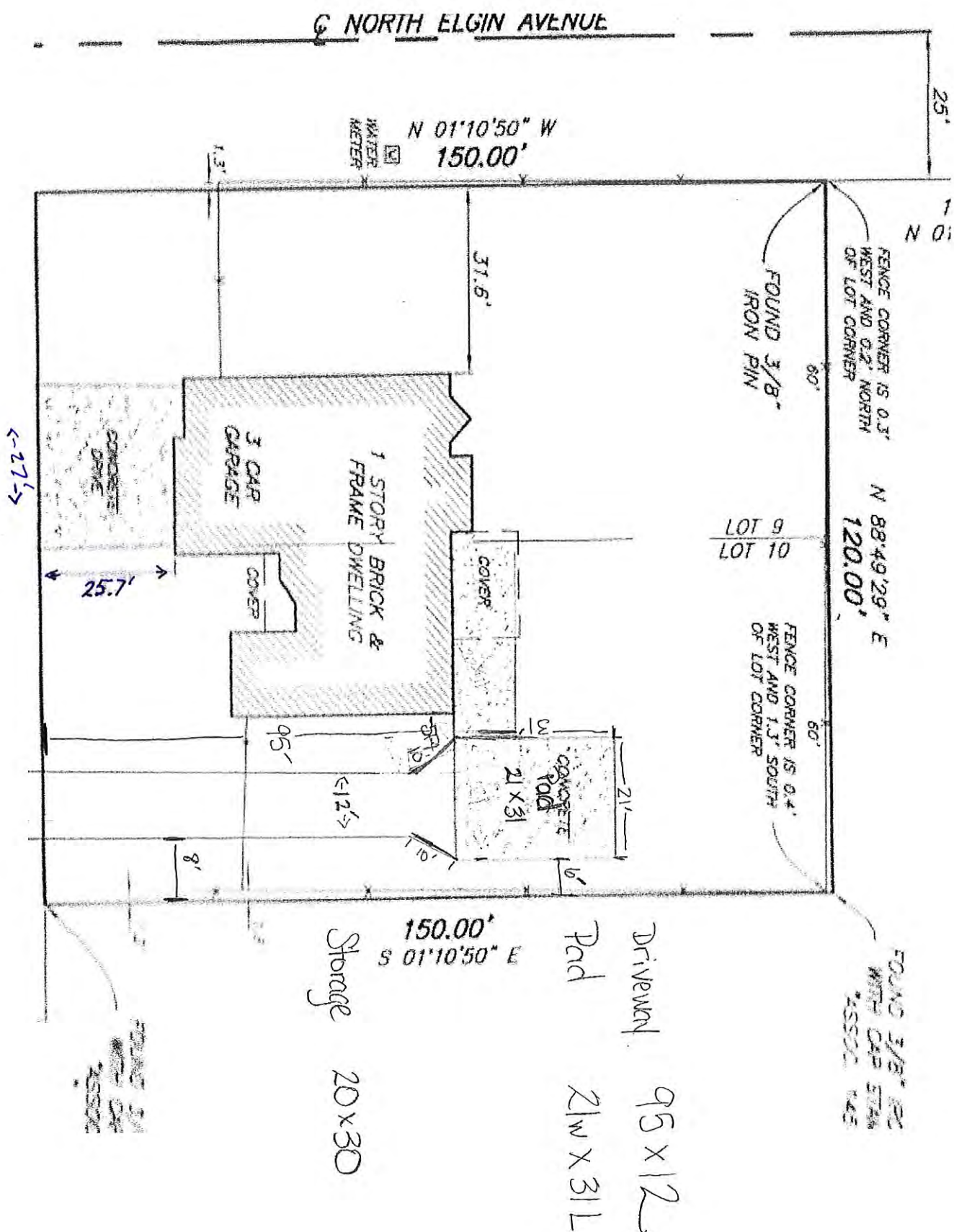


BOA-23636

3.7



Site Plan: 407 E. Seminole Pl., Driveway Addition





Board of Adjustment

Staff Report Special Exception Case BOA-23637

Hearing Date: February 13, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Tom Neal

Property Owner: Johnny Dale Reaves

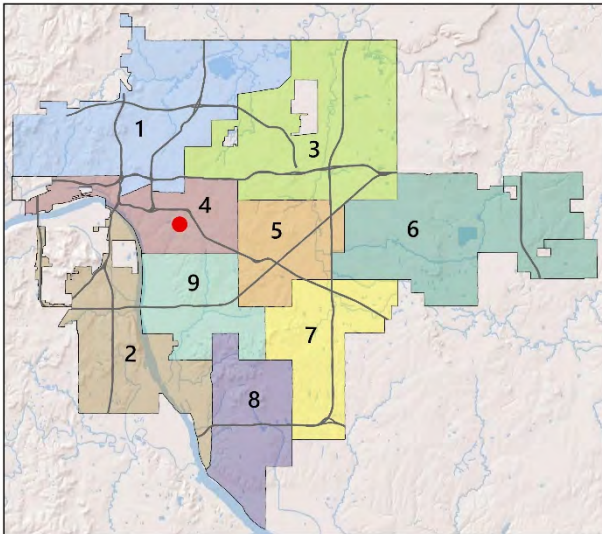
Property Location

1704 S Yorktown Ave

Tract Size: ±0.22 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis

County Commission: District 2, Karen Keith

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

Request Summary

Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C) Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D) Special Exception to increase the permitted driveway width in a RS-3 district (Sec. 55.090-F.3)

Zoning

Zoning District: RS-3

Zoning Overlays: HP

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Streetcar

Transportation

Major Street & Highway Plan: None

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: None

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C) Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D) Special Exception to increase the permitted driveway width in a RS-3 district (Sec. 55.090-F.3)

The site plan shows the proposed structure to have a height of 22'6". The applicant is proposing a 1,344 sq. ft detached accessory building. This exceeds the 500 sq ft and 40% of the floor area of the principal building. The lot currently has 25'6" of driveway, the applicant is proposing to add a new driveway that will bring the total to 49'6". This is about 19' over the allowed driveway width.

Statement of Hardship

"Modern cars will not fit in model A size garage. Owners also have had another child & a formal office is needed for nursery. 2nd floor will be home office and guest quarters. This has been approved by the Tulsa Preservation Commission. "

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/HP	Neighborhood	Single Family Home
East	RS-3/HP	Neighborhood	Single Family Home
South	RS-3/HP	Neighborhood	Single Family Home
West	RS-3/HP	Neighborhood	Single Family Home

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the street car era.

The Streetcar Era area is the second level of the Development Era Map and encompasses those areas of the city that also predate the proliferation of the automobile and maintain a highly walkable urban form. These areas emerged as the streetcar suburbs and commercial main streets prior to World War II

Transportation

Major Street & Highway Plan: None

Comprehensive Plan Street Designation: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: None

Environmental Considerations

Flood Area: The subject property is not within a Flood area

Tree Canopy Coverage: Tree canopy in the area is 10-20% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

Sample Motion

I move to approve or deny a The applicant is proposing a Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C) Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D) Special Exception to increase the permitted driveway width in a RS-3 district (Sec. 55.090-F.3)

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.

Property Description

Subdivision: MAYWOOD ADDN (26450)

Legal: LT 1 BLK 4

Section: 07

Township: 19 Range: 13



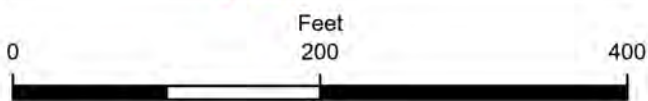
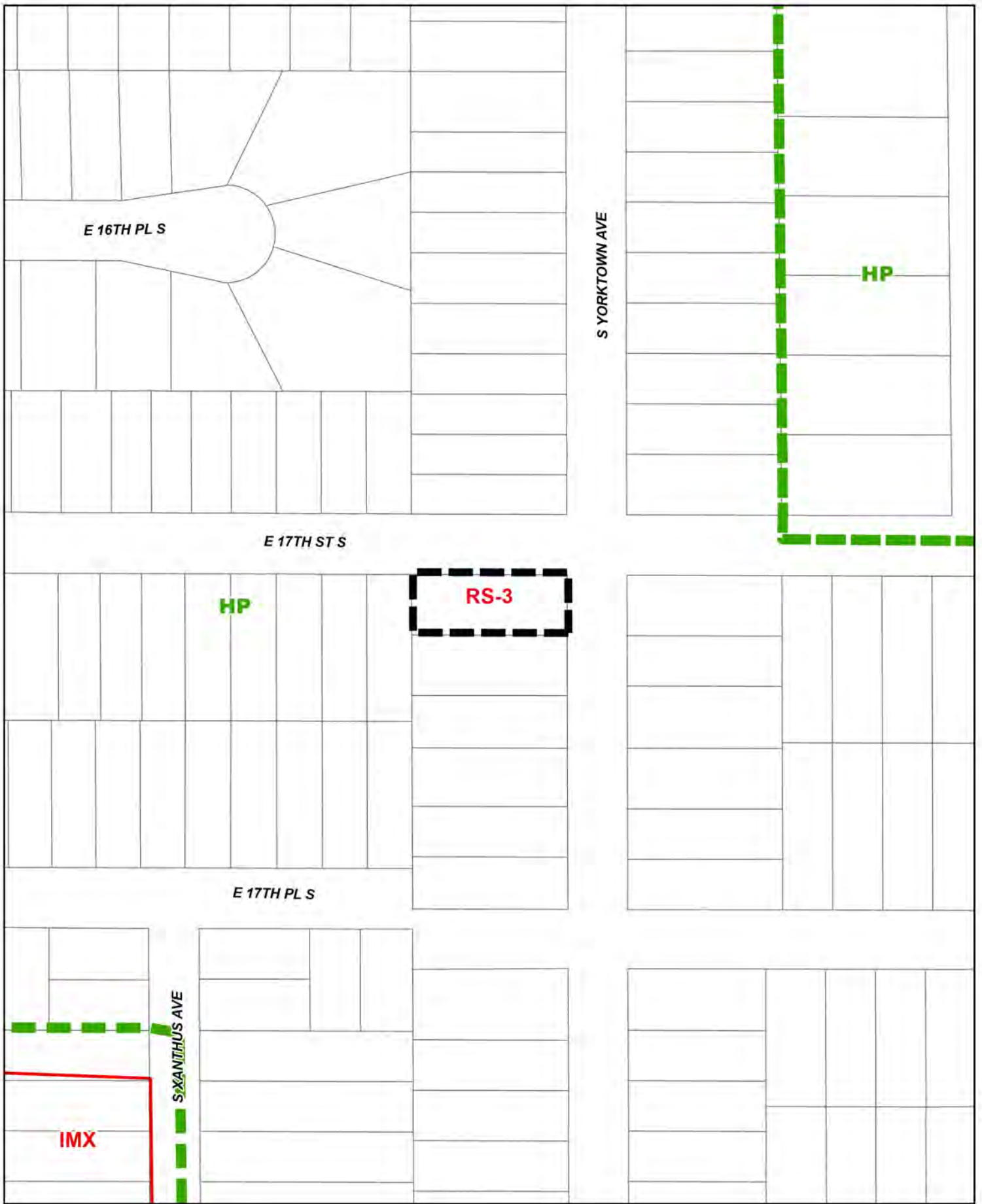
Subject Property



Subject Property

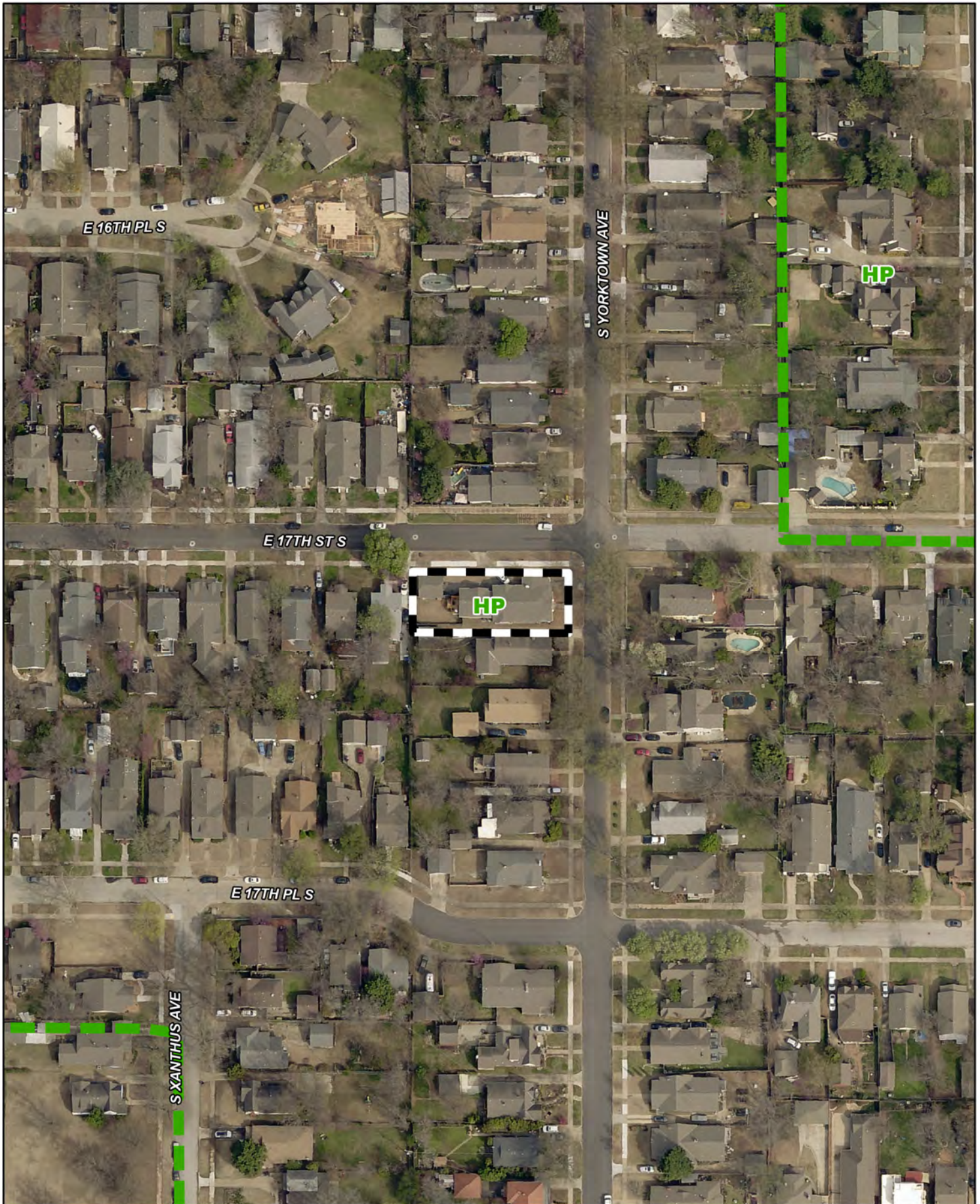
Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



BOA-23637

4.5



Subject
Tract

Feet
200

400

BOA-23637

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

Aerial Photo Date: 2021



4.6



HP

E 17TH ST S

HP

S YORKTOWN AVE

E 17TH PL S

Feet
0 100 200



Subject
Tract

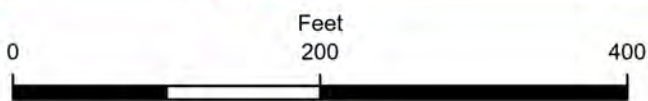
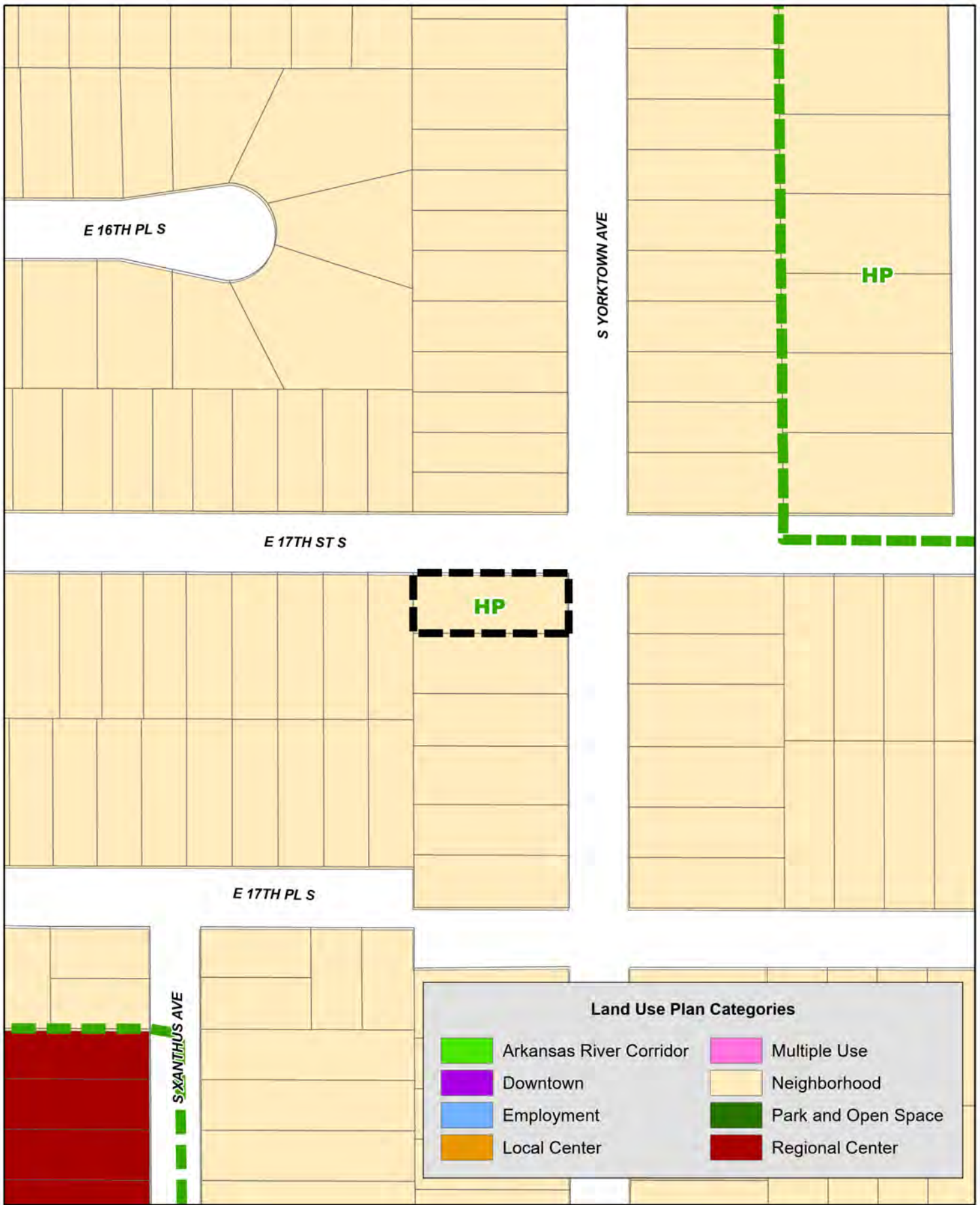
BOA-23637

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

Aerial Photo Date: 2021



4.7



BOA-23637

4.8



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA CORRECTIONS SUMMARY



Subject: WSD Comment
Page Label: 1
Author: James Henley
Date: 11/27/2023 12:33:18 PM
Status:
Color: ■
Layer:
Space:

Revise site plan with a drainage plan that clearly shows how overland drainage will be conveyed to the street or public storm system. Show how the proposed structure affects overland drainage. Use arrows to indicate flow direction.



Subject: WSD Comment
Page Label: 1
Author: James Henley
Date: 11/27/2023 12:36:29 PM
Status:
Color: ■
Layer:
Space:

There is an 8" sanitary sewer line in the vicinity of the proposed structure. Revise site plan with the location of this sewer line and a measurement from the center of the line to the Western edge of the proposed structure. Minimum setback from the center of the line is 7.5ft.

Zoning Review (4)



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 12/15/2023 10:48:36 AM
Status:
Color:
Layer:
Space:

Section 55.090-F.3, Surfacing.
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-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).
Review Comment: This house has a 60' lot front, and per this section the max driveway widths allowed are 26' in the right of way, and 30' on the lot. You may request a special exception from the Board of Adjustment for driveway widths that exceed these limits.

BOA

496 24
14
10
48



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA CORRECTIONS SUMMARY



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 12/15/2023 10:48:47 AM
Status:
Color:
Layer:
Space:

BOA

Section 90.090-C.2.a.1, Detached Accessory Buildings. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.

Review Comments: You will need to apply to the Board of Adjustment for a variance to allow an accessory structure in the rear setback to exceed 18 feet in height, 10 feet to the top plate, and one story.



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 12/15/2023 11:03:32 AM
Status:
Color:
Layer:
Space:

BOA

Section 45.030-B RS-2, RS-3, RS-4, RS-5 or RM 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.

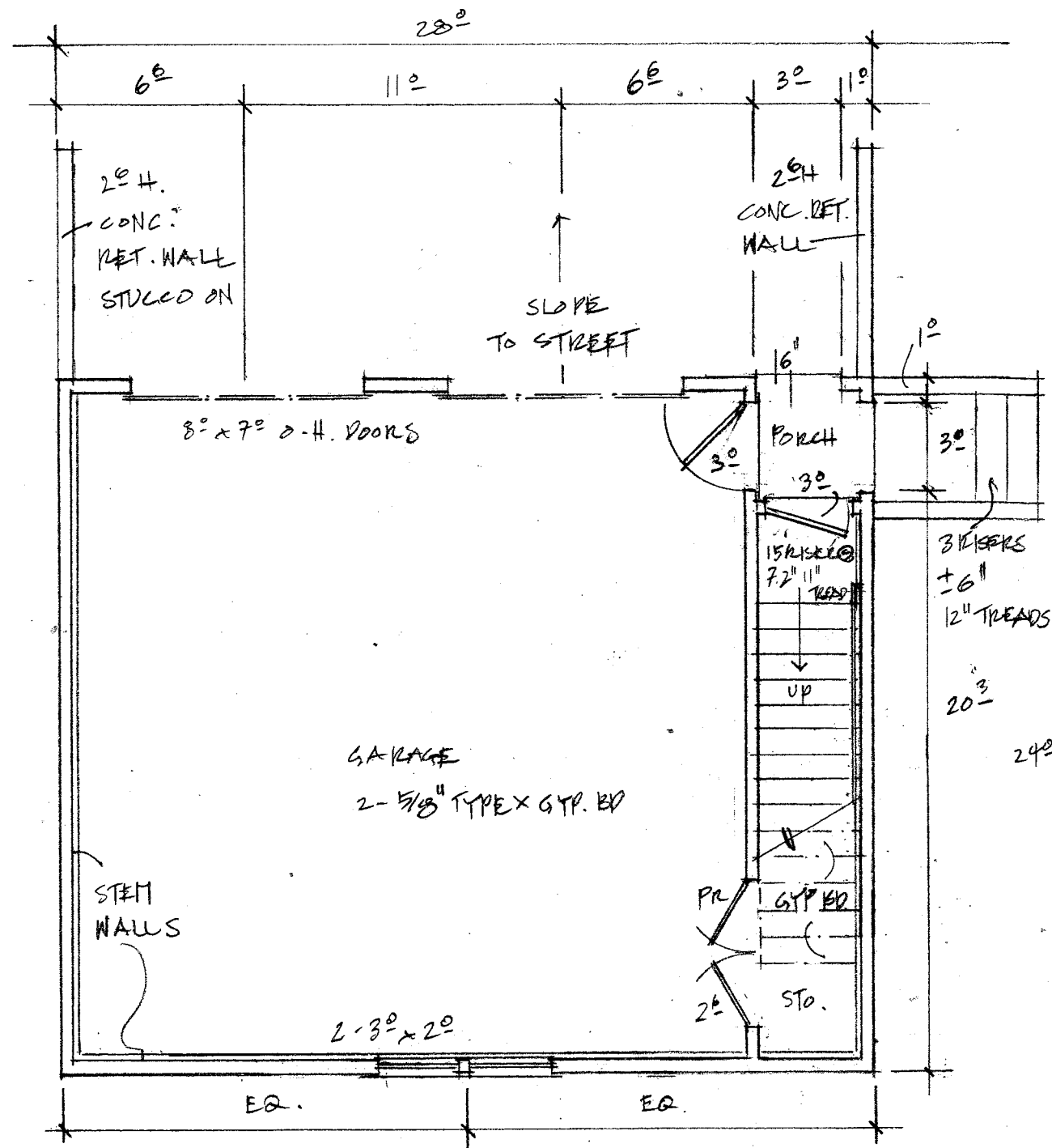
Review comments: You are proposing 1,344 sq. ft. of detached accessory structure floor area. The proposed detached structure exceeds 500 sq. ft. and 40% of the size of your house. Based on the floor area of your house/garage (3,130 sq. ft.) you are permitted 1,252 sq. ft. of detached accessory structure floor area on your lot. You may reduce the size of your proposed detached accessory structure to be 1,252 sq. ft. floor area or less, or apply to Board of Adjustment for a variance to permit the floor area a detached accessory structure to exceed 40% of the principle structure in an RS-3 zoning district.



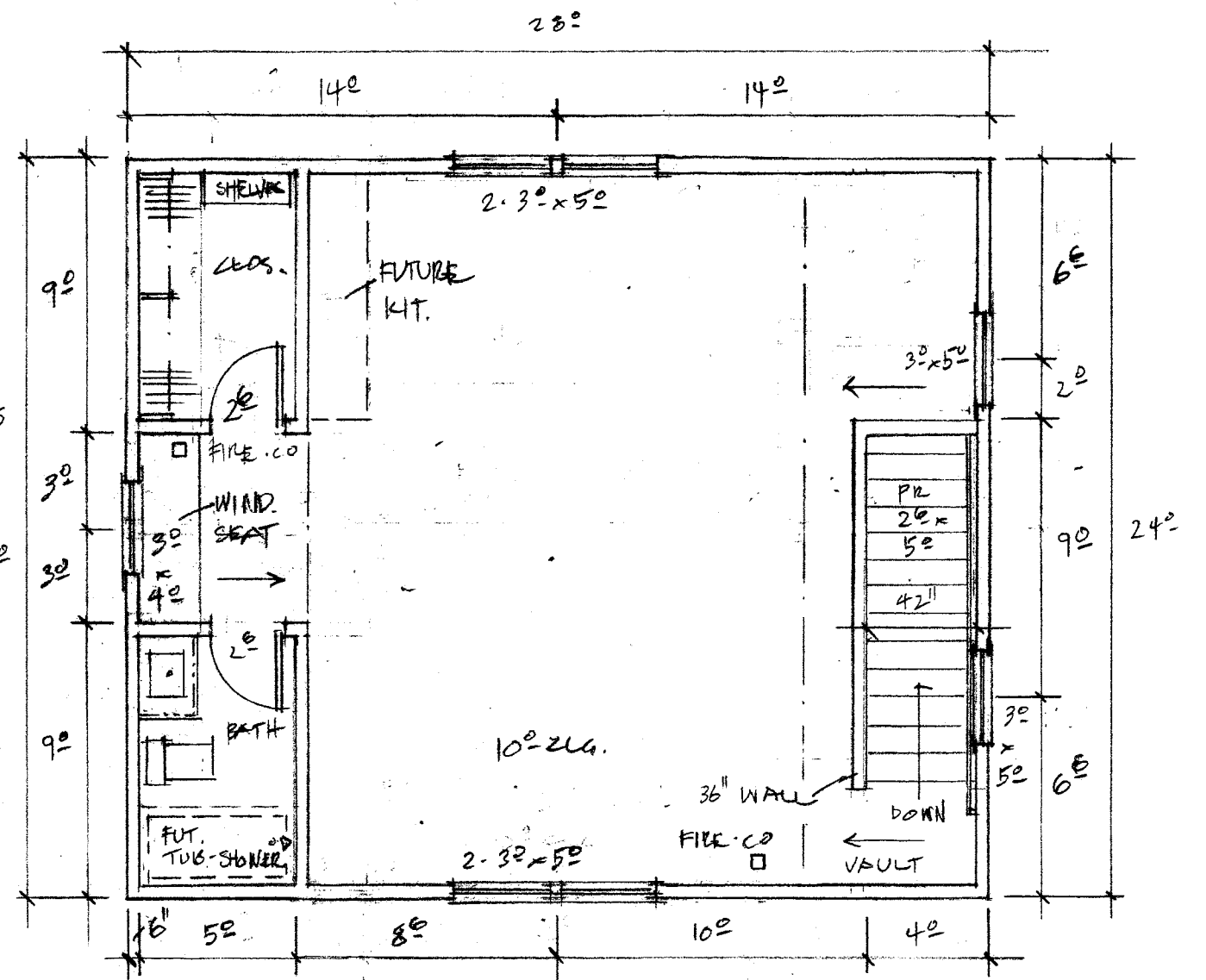
Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 12/15/2023 11:11:36 AM
Status:
Color:
Layer:
Space:

BOA

Section 45.031-D Regulations Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house. Review Comments: Apply to the Board of Adjustment for a special exception to allow an Accessory Dwelling Unit in an RS-3 zoned area. Contact the Tulsa Planning Office at 918-596-7526 for Board of Adjustment scheduling and procedures.



1st FLOOR 3/16" = 1'-0"

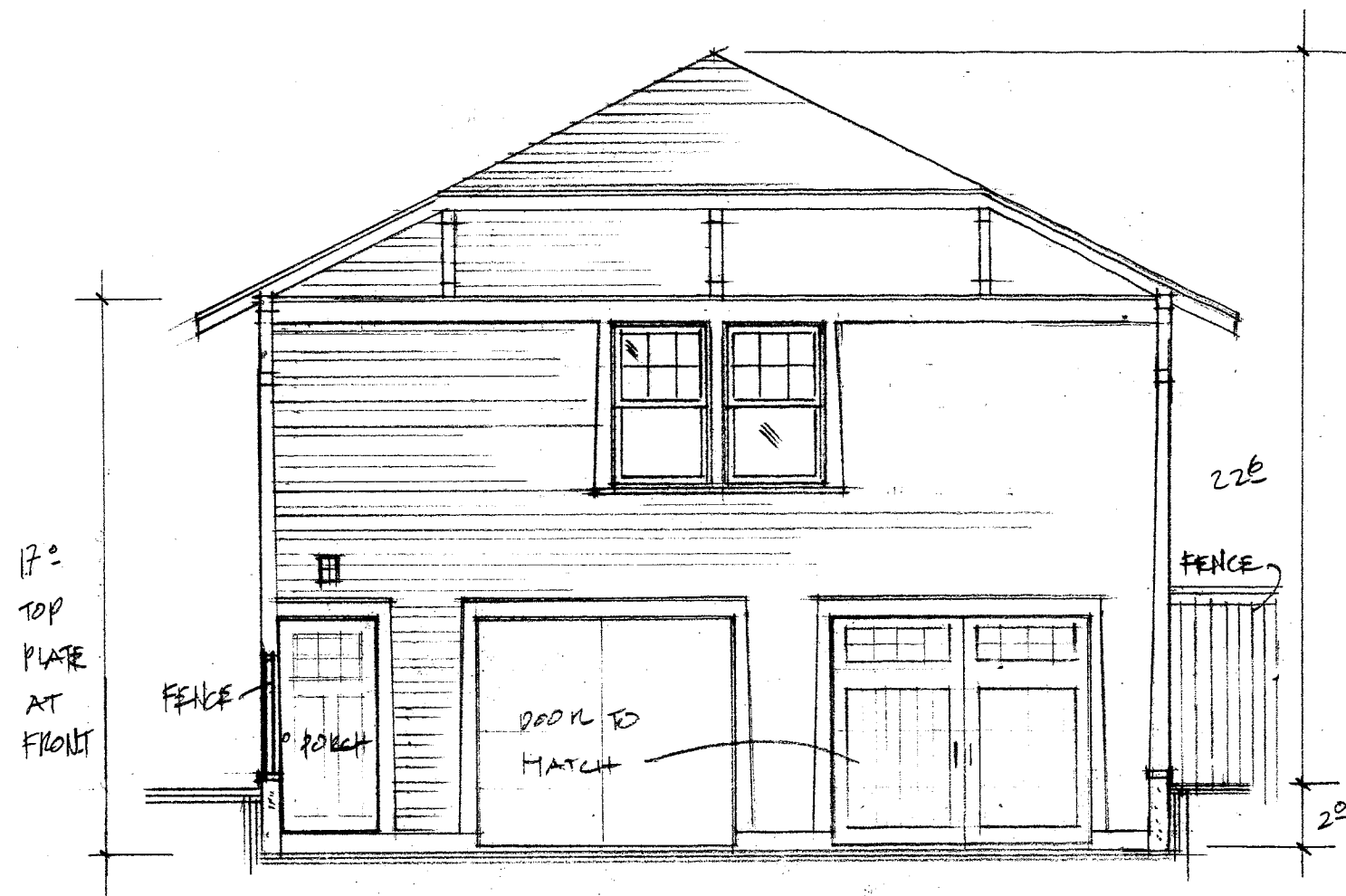


2ND FLOOR

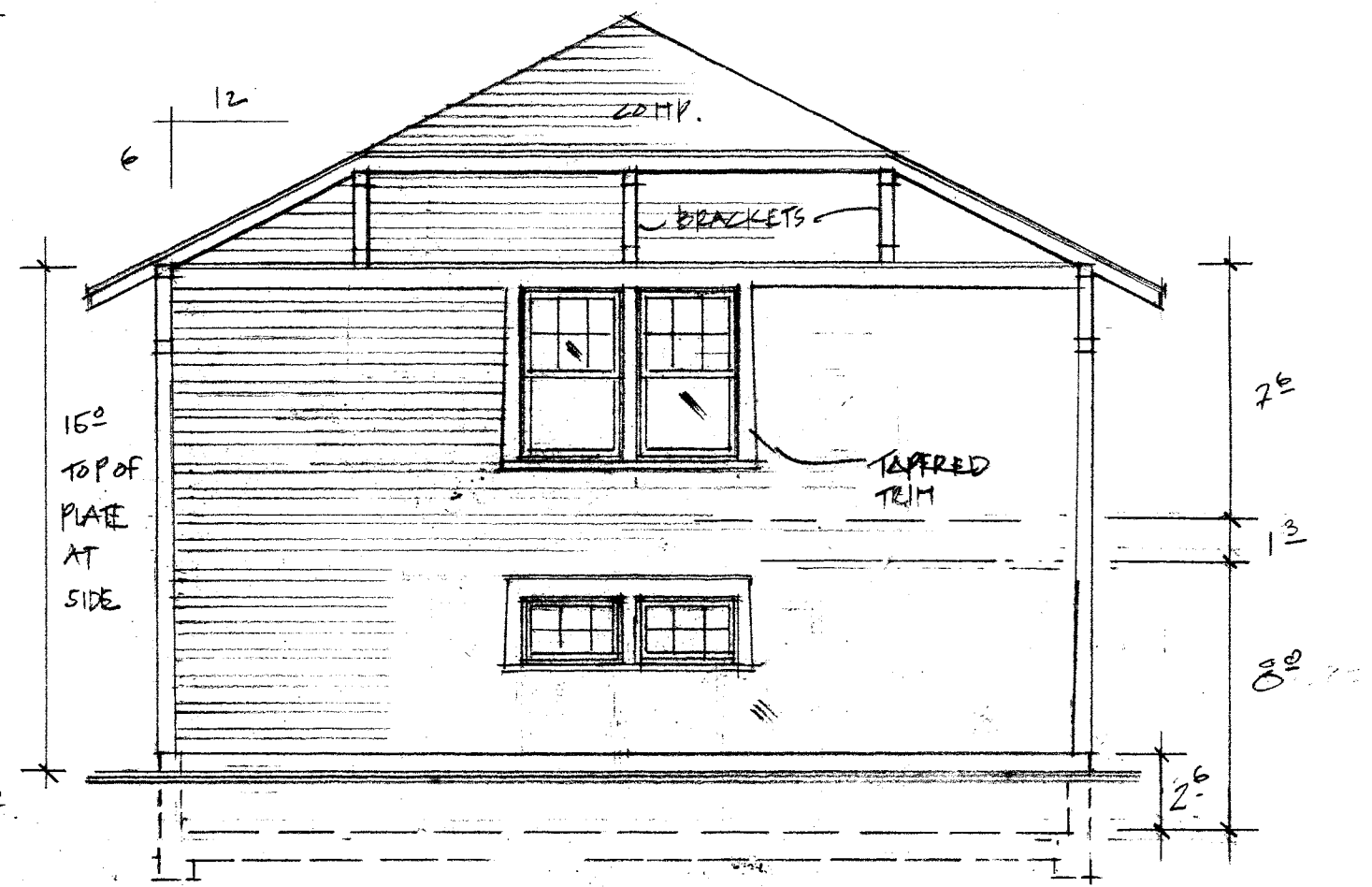
1. 2024
REEVES II. 2023-2023
1704 SO. YORKTOWN
TULSA. OKLA 5-2023
9. 2023

TOM NEAL
DESIGN
Associate member, American Institute of Architects

918.231.7372



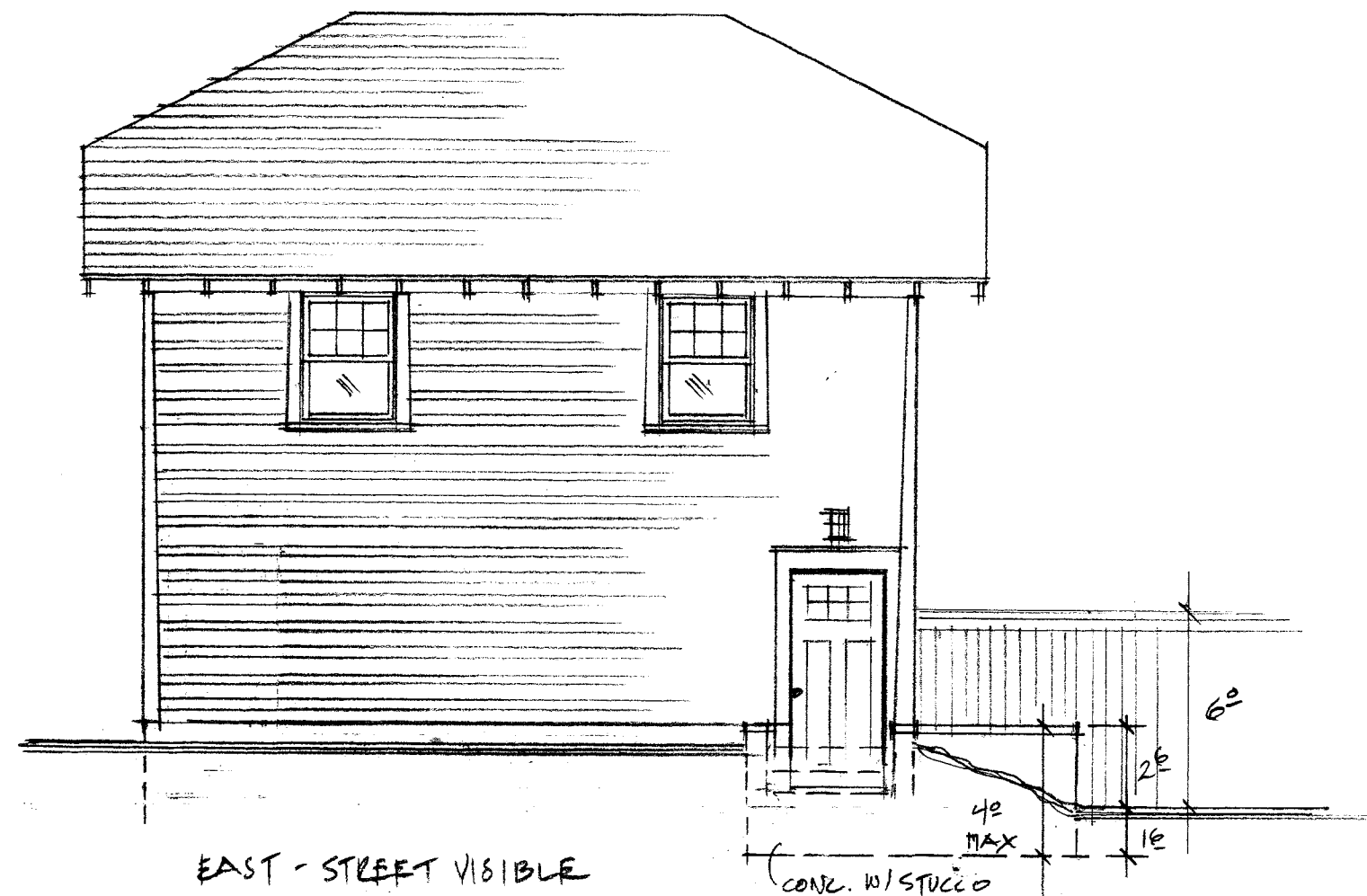
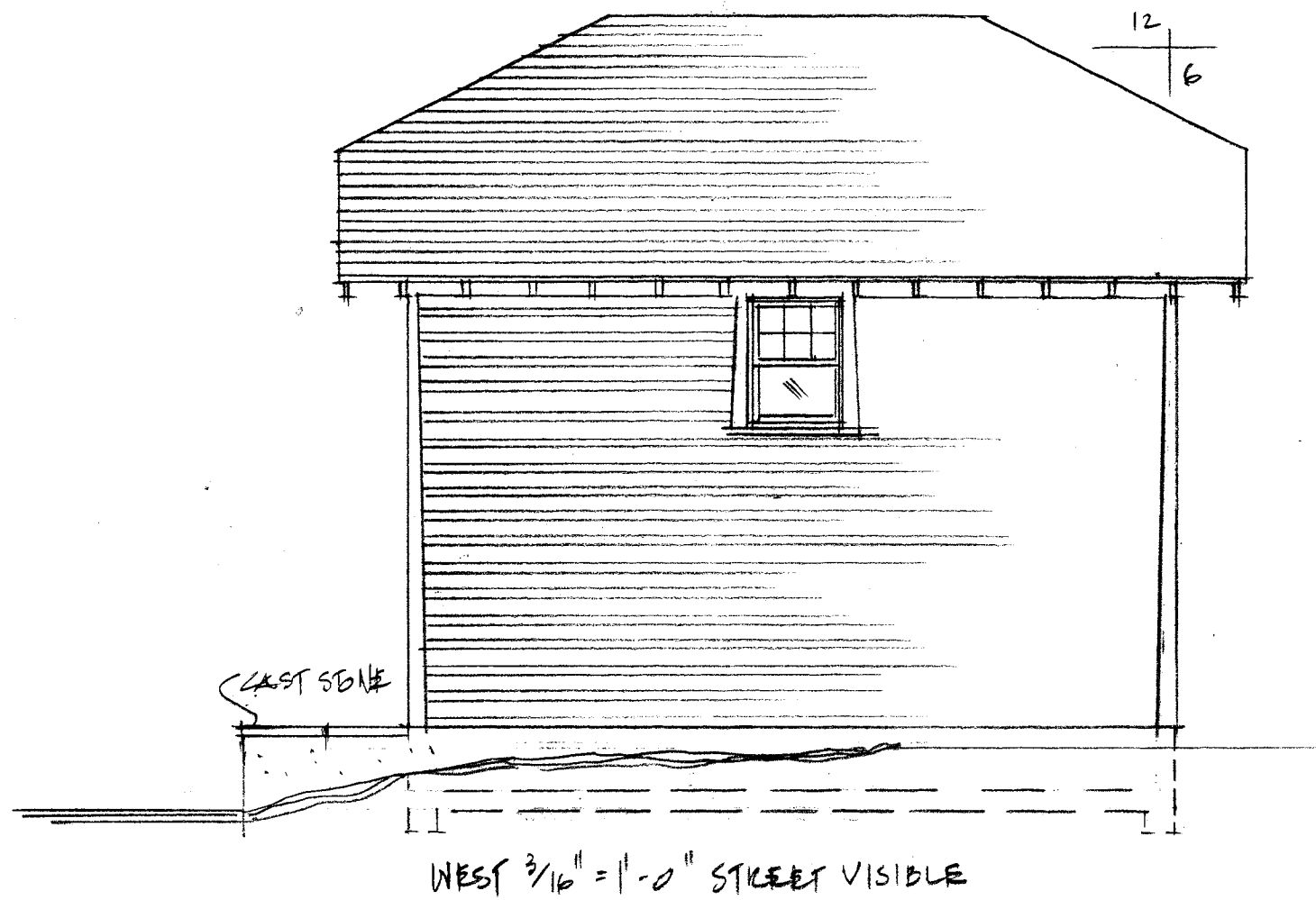
NORTH $\frac{3}{16}$ " = 1'-0" STREET VISIBLE



SOUTH - NOT VISIBLE FROM STREET

REEVES ~~8-2023~~
 1704 SO. YORKTOWN
 TULSA - OKLA ~~5-2023~~
 11-2023

TOM NEAL
 DESIGN
 Associate member, American Institute of Architects
 918.231.7372

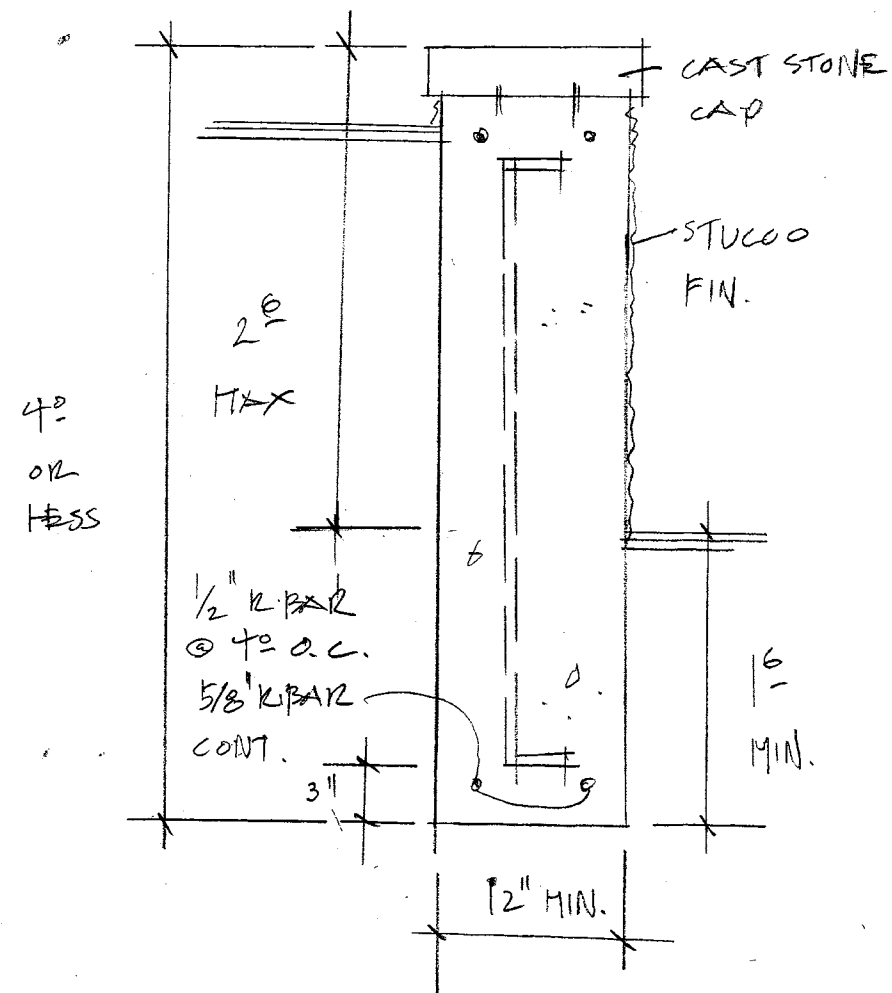


REEVES 1-2024
 1704 SO. YORKTOWN 11-2023
 TULSA, OKLA 8-2023

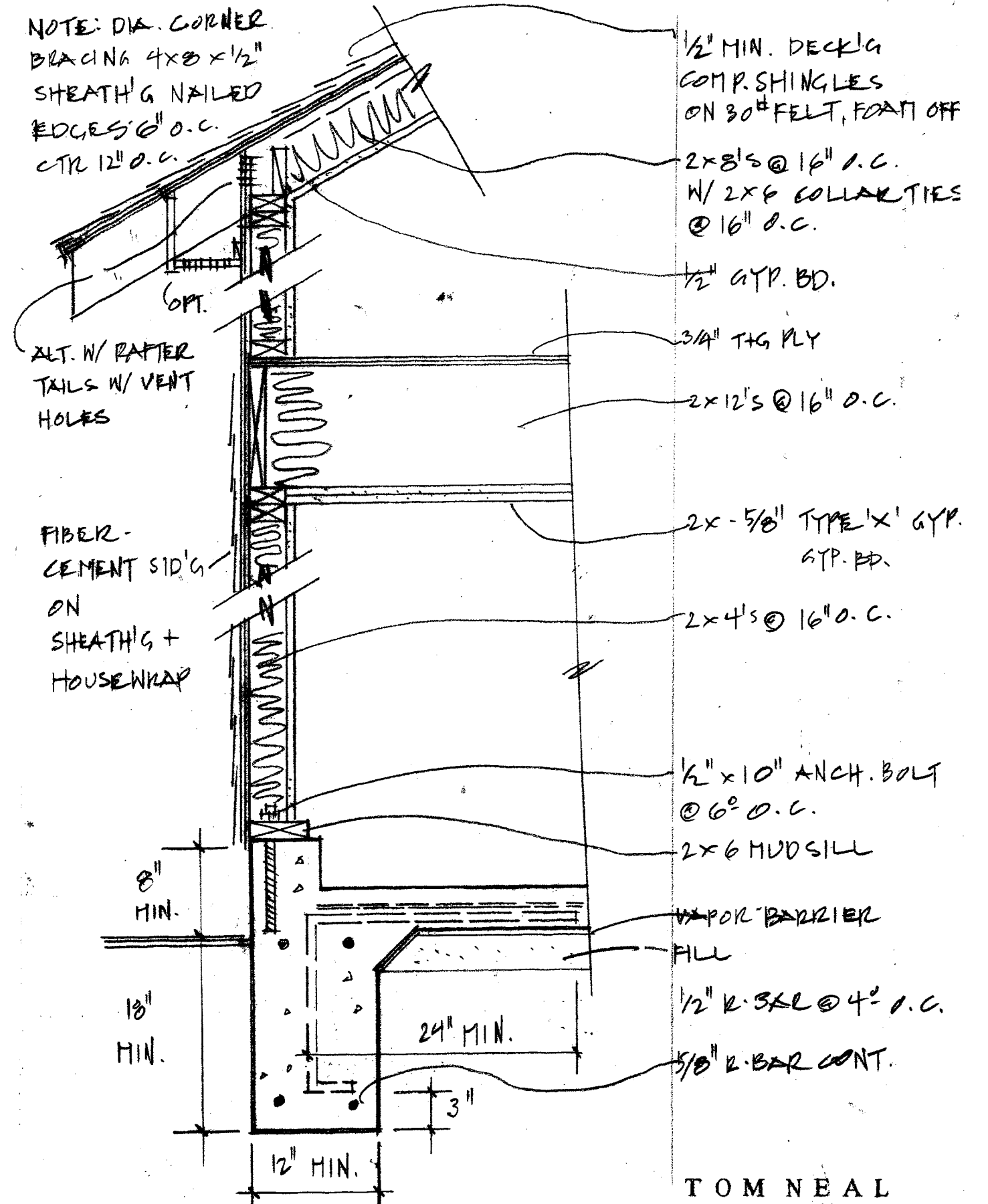
TOM NEAL
 DESIGN
 Associate Architect, American Institute of Architects

918.231.7372

4.14



RET. WALL DET. 1" = 1'-0"



WALL SECTION 1" = 1'-0" 11.2020

TOM NEAL
DESIGN

Associate member, American Institute of Architects

918.231.7372



Board of Adjustment

Staff Report Variance Case BOA-23639

Hearing Date: February 13, 2024

Prepared by: Sean Wallace

swallace@cityoftulsa.org

918-596-7585

Owner and Applicant Information

Applicant: MP Advocates

Property Owner: 61:4 Properties & Management LLC

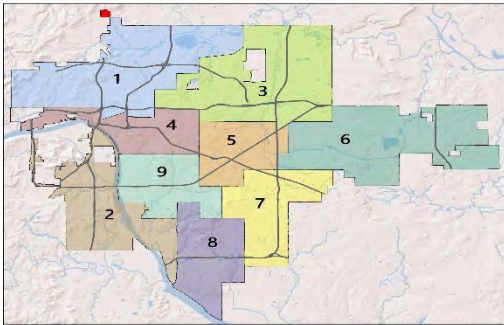
Property Location

307 W 65th St N

Tract Size: ±.2 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper.

County Commission: District 1, Stan Sallee.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3).

Zoning

Zoning District: RS-3

Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: Residential collector

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: Vining Park nearby

Staff Analysis

The applicant is proposing to build a duplex in an RS-3 district (special exception required) and needs a Variance to reduce the open space per unit required from 2,500 square feet to 1,984 square feet. Open space is measured as follows:

Section 90.080

Open Space per Unit

90.080-A Open space per unit refers to the amount of outdoor open space required to be provided on a lot for each dwelling unit on the subject lot. Multiply the minimum open space-per-unit requirement by the number of dwelling units to determine the total amount of open space required on a lot. In applying minimum open space-per-unit requirements to fraternity, sorority and rooming/boarding house uses, each 600 square feet of floor area is counted as one dwelling unit.

90.080-B The following may be counted toward satisfying minimum open space-per unit requirements:

1. Outdoor areas that are not occupied by buildings, driveways or parking areas and are generally useable by residents;
2. Driveways and parking areas located in the rear yard of a detached house or duplex; and
3. Green roofs covering 25% or more of the subject building's overall roof area.

Relevant Case History

- None

Statement of Hardship

Please see attached.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are not in a small area plan.

Development Era

The subject property is located in an area developed during the **late automobile area**.

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: Residential Collector

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: 2,500-5,000

Environmental Considerations

Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 11%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: The property is very close to Vining Park.

Photos:



Subject Property

Sample Motion

I move to approve or deny a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5).

- 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.

And I move to approve or deny a Variance to reduce the required 2,500 square feet of open space per unit for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3).

- 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 the hardship to be _____.

In granting the Variance, 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.

Property Description

LT 9 BLK 2 NORTHGATE THIRD ADDN

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map

Request:

We are requesting a special exception to allow for construction of a duplex on an RS-3 zoned lot (Table 2-2.5); Additionally, we are requesting a variance of the minimum open space requirement from 2,500 sq.ft. per unit to 1,984 sq.ft. per unit (Table 2-3 [8]).

Hardship:

1. The physical surroundings, shape, or topographic 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.

The subject property is a platted lot in Northgate Third, recorded in 1967, prior to the adoption of the first Tulsa zoning code. Although it conforms to today's bulk and area requirements for a RS-3 zoned single family lot, the lots in Northgate are shallower and have less area than most RS-3 lots platted throughout the city, and therefore are more difficult to develop with duplexes than other neighborhoods.

2. The literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

The code allows for a duplex in RS-3 zoning if it meets the requirements for a special exception. All other requirements would be met if not for the minimum open space provision for which we are seeking relief.

3. 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.

The shallowness of this lot, and others throughout the Northgate Additions, are unique from other property within the same zoning classification.

4. The alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner.

This vacant lot was not platted by the current property owner.

5. The variance to be granted is the minimum variance that will afford relief.

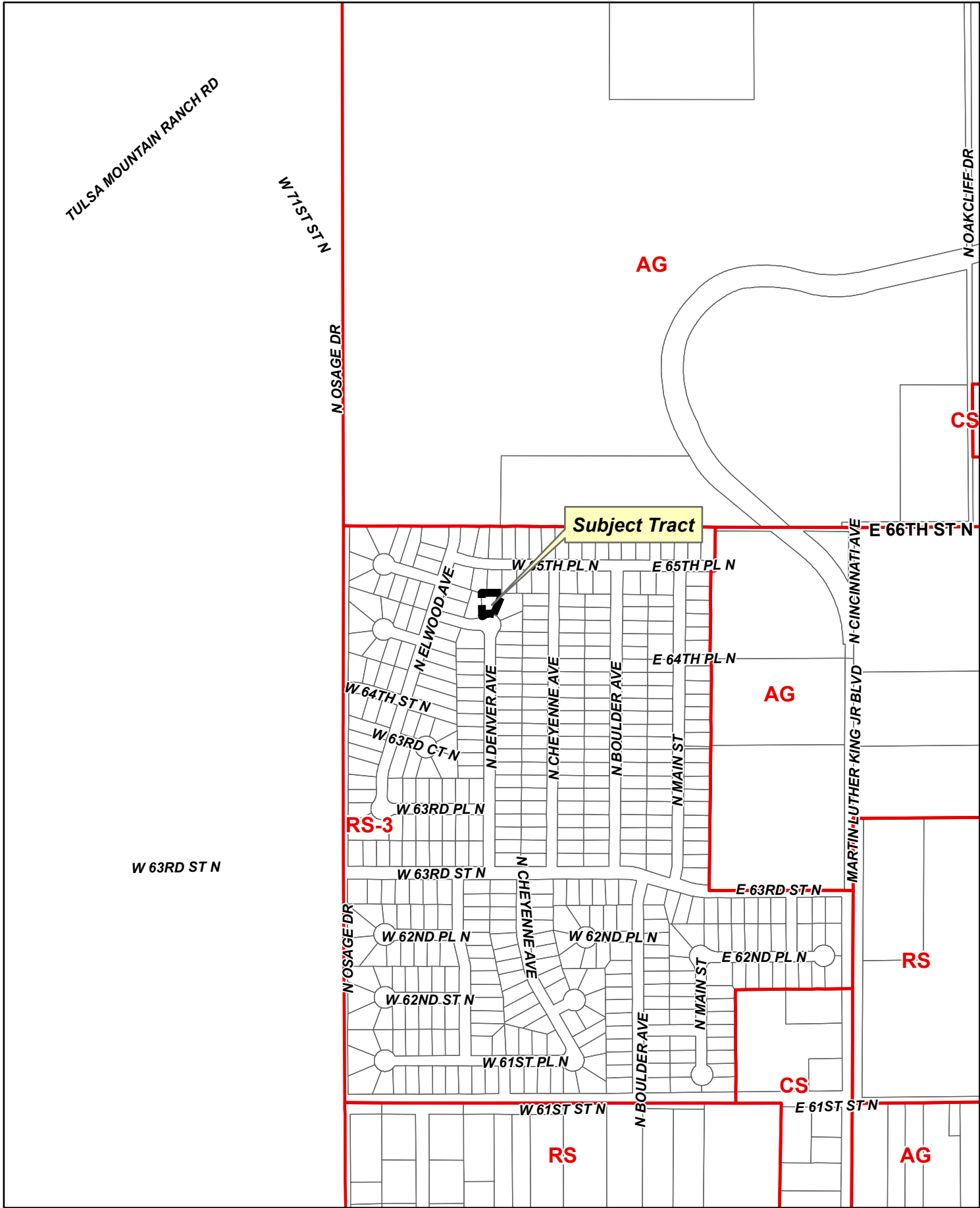
Our request is the minimum relief needed to build a modest size duplex.

6. 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 of development of adjacent property.

The proposed duplex has been designed to match the context of the neighborhood.

7. 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.

The proposed variance will not be detrimental to the public good nor impair the purposes of the zoning code/comprehensive plan.



BOA-23639



0 200 400
Feet

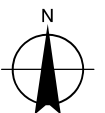


Subject
Tract

BOA-23639

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

Aerial Photo Date: 2021



5.8



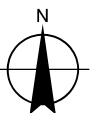
Subject
Tract

0 30 60 120
Feet

BOA-23639









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

Aerial Photo Date: 2021

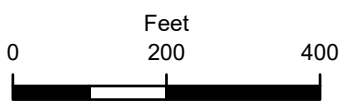
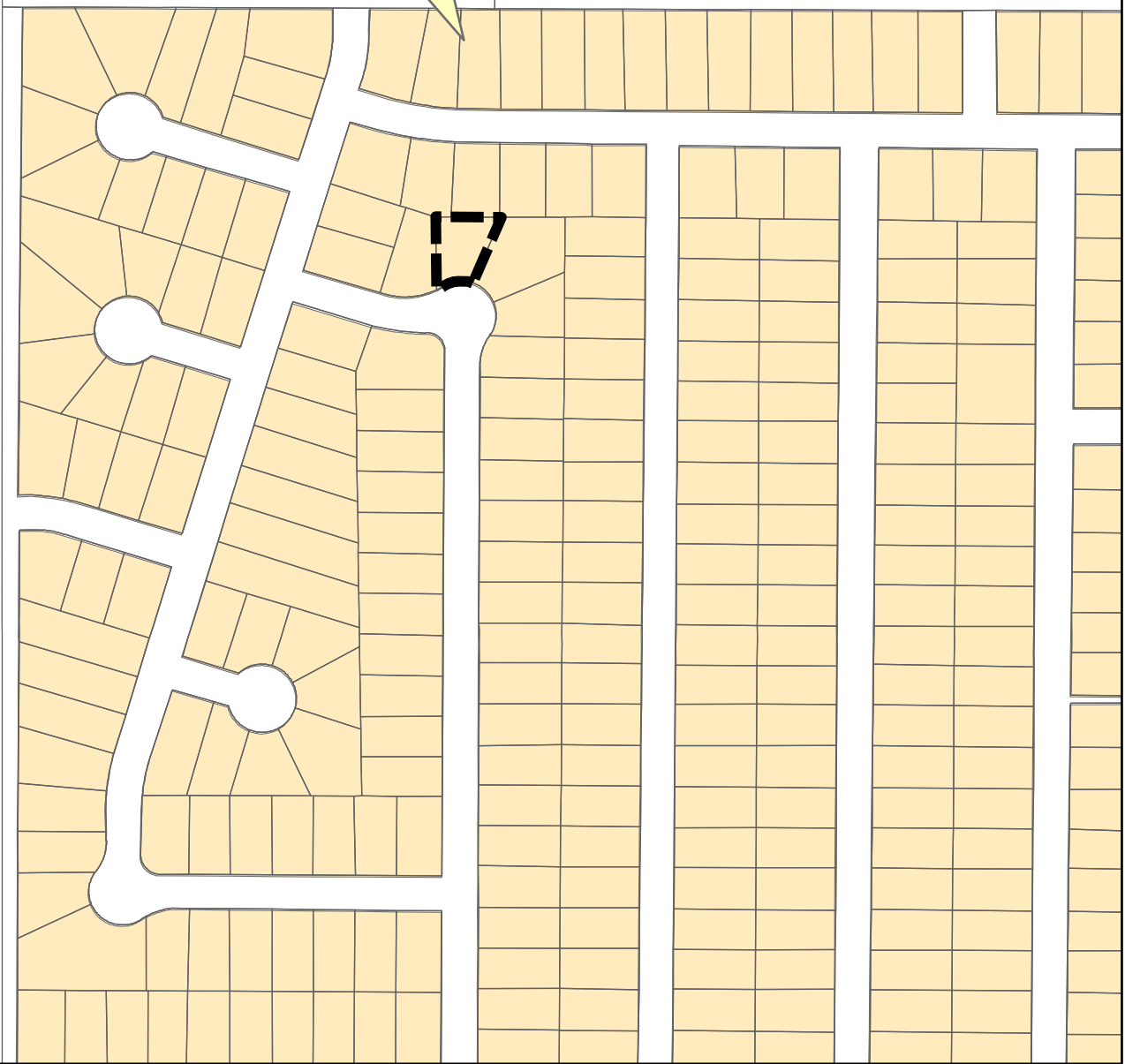


5.9

Land Use Plan Categories

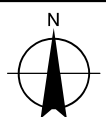
 Arkansas River Corridor	 Multiple Use
 Downtown	 Neighborhood
 Employment	 Park and Open Space
 Local Center	 Regional Center

SUBJECT TRACT

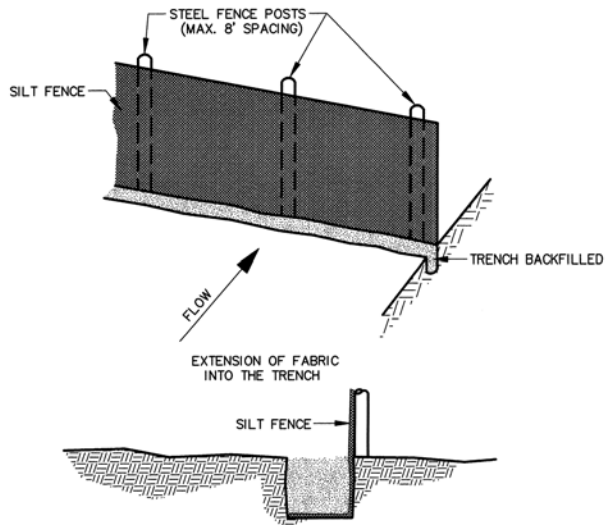


BOA-23639

19-14 04

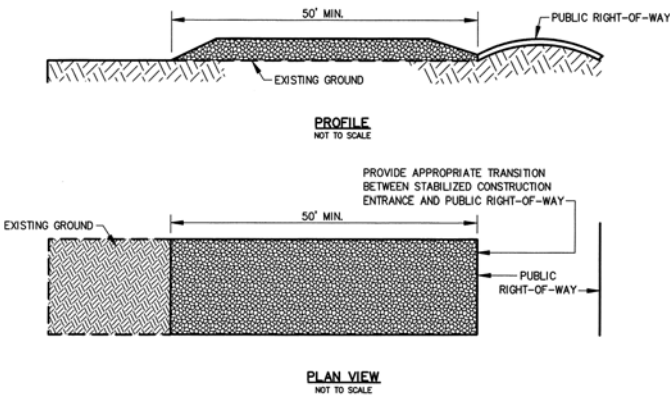


5.10



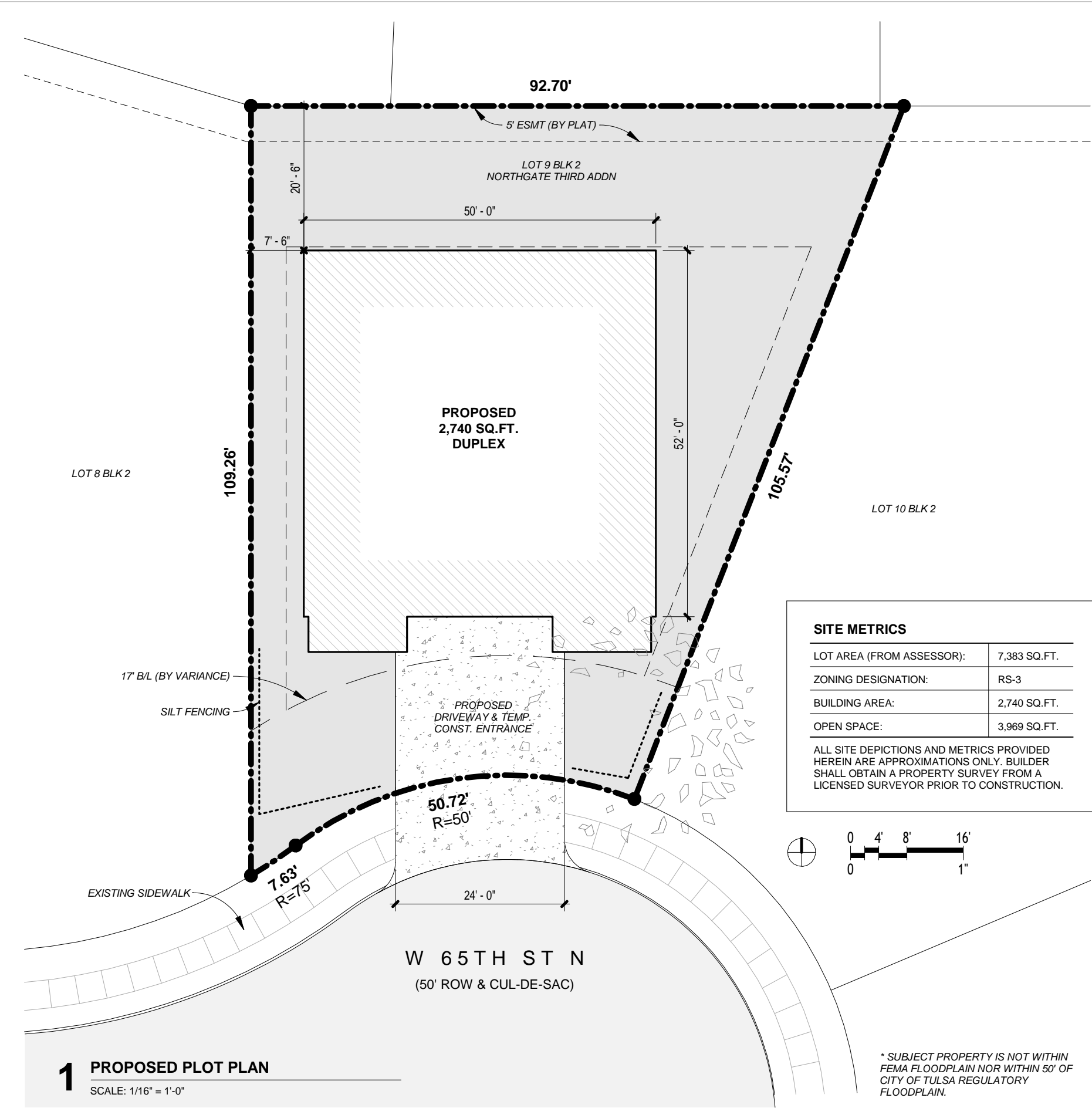
STANDARD SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4" AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



STANDARD CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SANDBAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.



1 PROPOSED PLOT PLAN
SCALE: 1/16" = 1'-0"



M+P ADVOCATES
MAPPING | PLANNING | DESIGN
T: 918.695.7215
E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
**61:4 PROPERTIES
AND MANAGEMENT LLC**

PROJECT ID: **P-2313**

307 W 65th STREET N

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 307 W 65TH STREET N, TULSA, OK 74126
LEGAL DESCRIPTION: LOT 9, BLK 2 NORTHGATE THIRD ADDN

SITE METRICS

LOT AREA (FROM ASSESSOR):	7,383 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,969 SQ.FT.

ALL SITE DEPICTIONS AND METRICS PROVIDED HEREIN ARE APPROXIMATIONS ONLY. BUILDER SHALL OBTAIN A PROPERTY SURVEY FROM A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.

PUBLISH DATE: **2023-10-30**

THIS SHEET SET AND THE DRAWINGS CONTAINED HEREIN SHALL NOT BE MODIFIED OR REPRODUCED WITHOUT THE EXPLICIT, WRITTEN CONSENT OF M+P ADVOCATES.

SHEET:
**SITE & EROSION
CONTROL PLAN**

A01



Board of Adjustment

Staff Report Special Exception Case BOA-23640

Hearing Date: February 13, 2024

Prepared by: Sean Wallace

swallace@cityoftulsa.org

918-596-7585

Owner and Applicant Information

Applicant: MP Advocates

Property Owner: 61:4 Properties & Management LLC

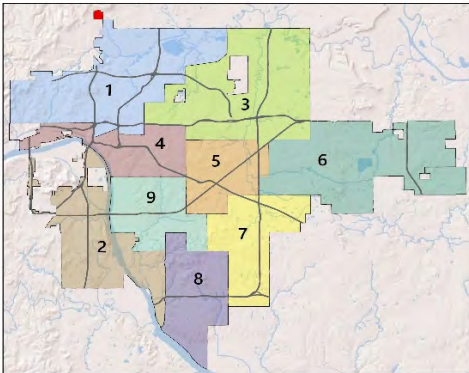
Property Location

231 W 65th PI N

Tract Size: \pm .2 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper.

County Commission: District 1, Stan Sallee.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5).

Zoning

Zoning District: RS-3

Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: Residential collector

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: Vining Park nearby

Staff Analysis

The applicant is proposing to build a duplex in an RS-3 district (special exception required).

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is not in a small area plan.

Development Era

The subject property is located in an area developed during the **late automobile area**.

This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: Residential Collector

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: The property is very close to Vining Park.

Photos:***Subject property*****Sample Motion**

I move to approve or deny a Special Exception to permit a duplex in the RS-3 district.

- 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.

Property Description

LT 5 BLK 1 NORTHGATE THIRD ADDN

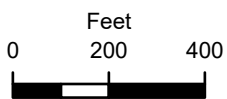
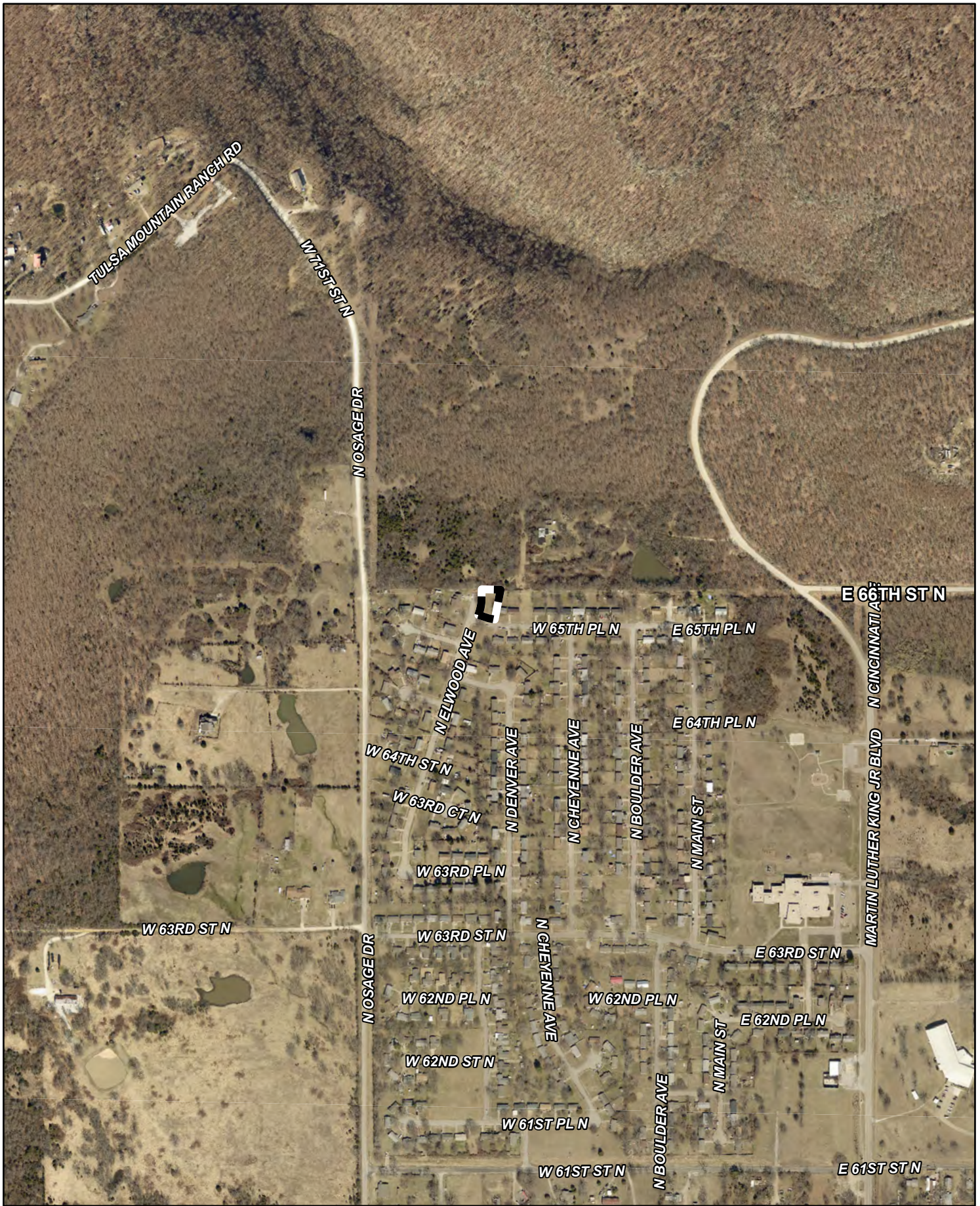
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

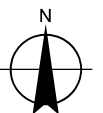
Tulsa Comprehensive Plan Land Use Map



BOA-23640

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

Aerial Photo Date: 2021



6.4



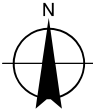
Subject
Tract

0 30 60 120
Feet

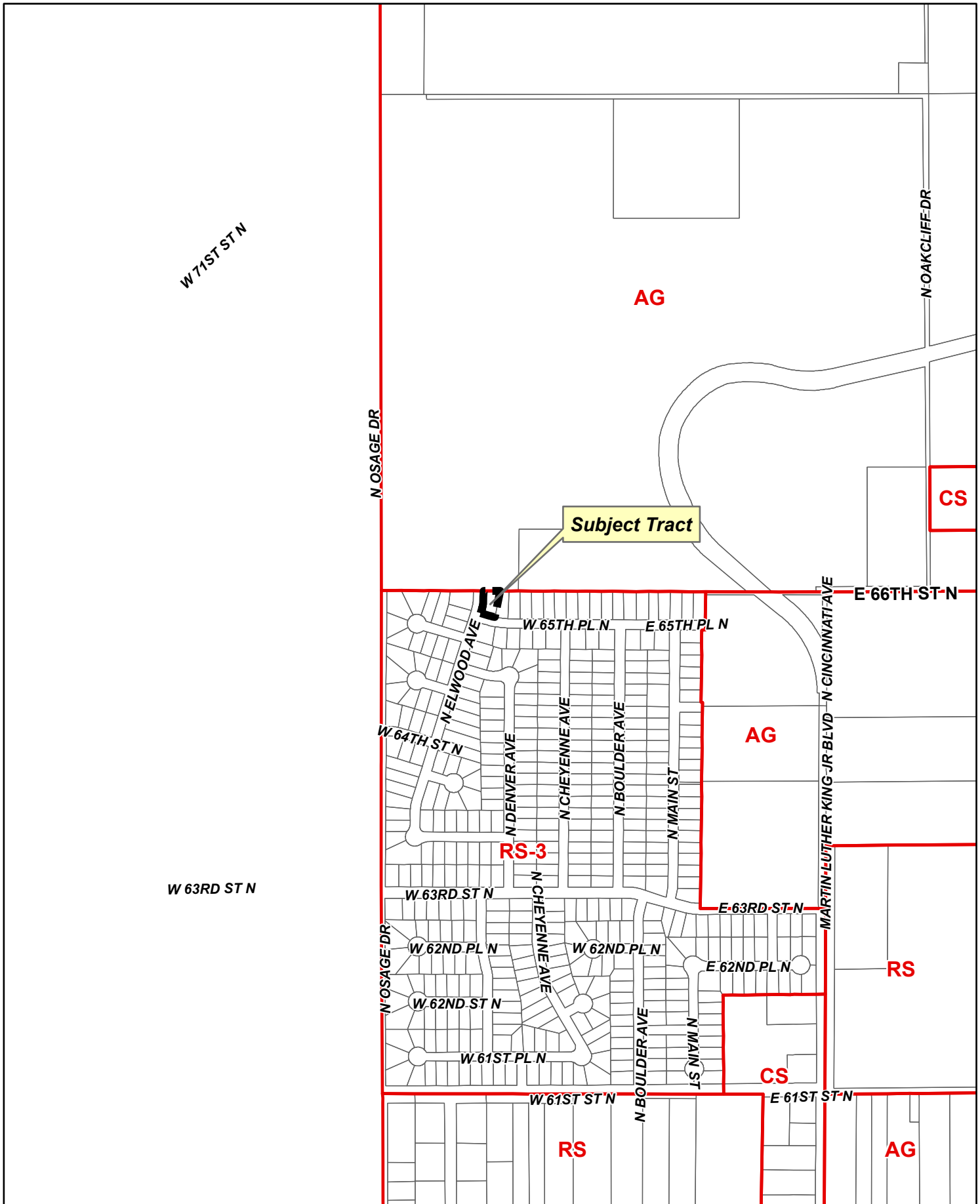
BOA-23640

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

Aerial Photo Date: 2021



6.5



W 71ST ST N

AG

N OSAGE DR

N OAKCLIFF DR

CS

Subject Tract

MARTIN LUTHER KING JR BLVD N CINCINNATI AVE

E 66TH ST N

AG

N ELWOOD AVE
W 64TH ST N
N DENVER AVE
N CHEYENNE AVE
N BOULDER AVE
N MAIN ST

RS-3

W 63RD ST N

W 63RD ST N

E 63RD ST N

N OSAGE DR

W 62ND PL N

W 62ND PL N

E 62ND PL N

W 62ND ST N

W 61ST PL N

W 61ST ST N

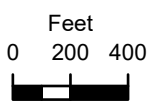
CS

E 61ST ST N

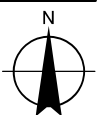
RS

RS

AG











BOA-23640



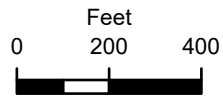
6.6

Land Use Plan Categories

 Arkansas River Corridor	 Multiple Use
 Downtown	 Neighborhood
 Employment	 Park and Open Space
 Local Center	 Regional Center

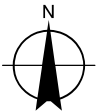
SUBJECT TRACT

E 66TH ST N



BOA-23640

19-14 04



6.7



Board of Adjustment

Staff Report Special Exception Case BOA-23641

Hearing Date: February 13, 2024

Prepared by: Sean Wallace

swallace@cityoftulsa.org

918-596-7585

Owner and Applicant Information

Applicant: Dustin Alphin

Property Owner: Karina Gaspar

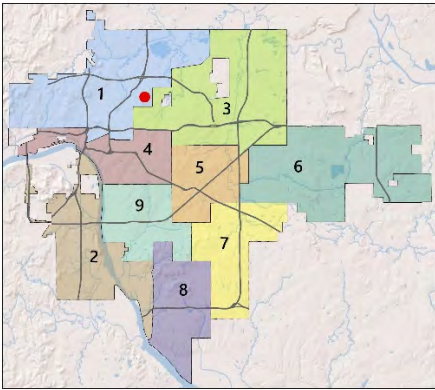
Property Location

2024 N Harvard Ave E

Tract Size: ±.9 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper.

County Commission: District 1, Stan Sallee.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

Request Summary

Special exception to increase the allowed fence height of 4 feet inside the street setback (Sec.45.080-A).

Zoning

Zoning District: RM-1

Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Multimodal Corridor

planitulsa Street Type: Multimodal Corridor

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Bike Lane

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: Clinton Park nearby

Staff Analysis

The applicant has an existing 6-foot high fence in the street setback and 4 feet is the maximum allowed per code.

Section 45.080 Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that **in required street setbacks fences and walls may not exceed 4 feet in height**. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#).

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood.

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RM-1	Neighborhood	Residential
East	RM-1	Neighborhood	Residential
South	RM-1	Neighborhood	Residential
West	RM-1	Neighborhood	Residential

Small Area Plans

The subject properties are not in a small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bike ability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: Multimodal Corridor

Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure establish in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Comprehensive Plan Street Designation: Multimodal Corridor

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A bike lane is recommended on this portion of N Harvard Ave by the GO Plan.

Arterial Traffic per Lane: 0-2,500 per lane

Environmental Considerations

Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Clinton Park is nearby.

PHOTOS:

Subject Property

Property Description

Subdivision: UNPLATTED (90329)

Legal: BEG 75S NEC SE TH S113.8 W380 N113.8 E380 POB LESS E50 THEREOF SEC 29 20 13 0.862ACS

Section: 29 Township: 20 Range: 13

Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

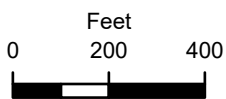
Tulsa Comprehensive Plan Land Use Map

Sample Motion

I move to approve or deny a Special Exception to increase the allowed fence height of 4 feet inside the street setback.

- 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.

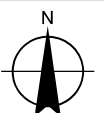


Subject
Tract

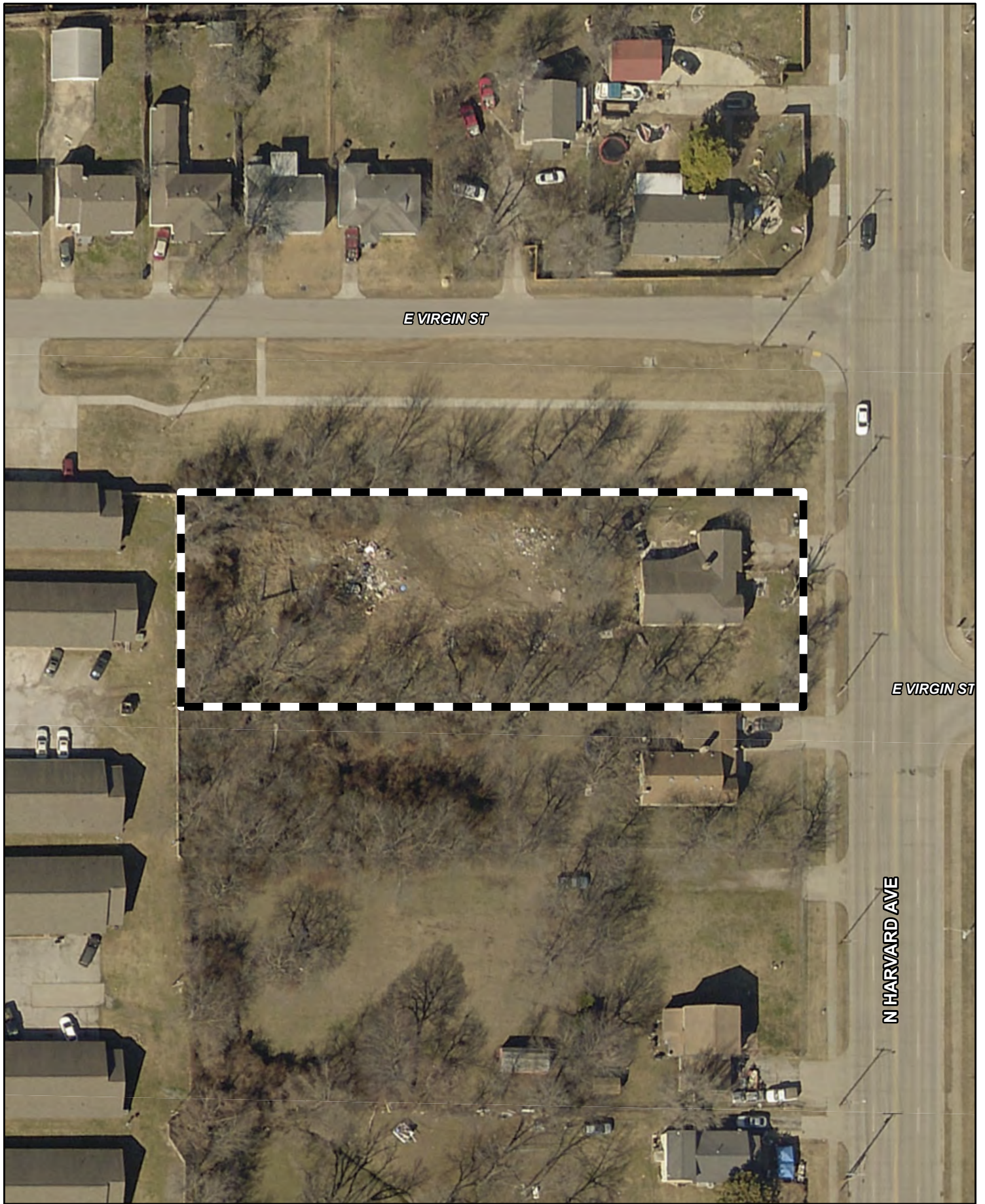
BOA-23641

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

Aerial Photo Date: 2021



7.5



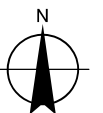
Subject
Tract

0 30 60 120
Feet

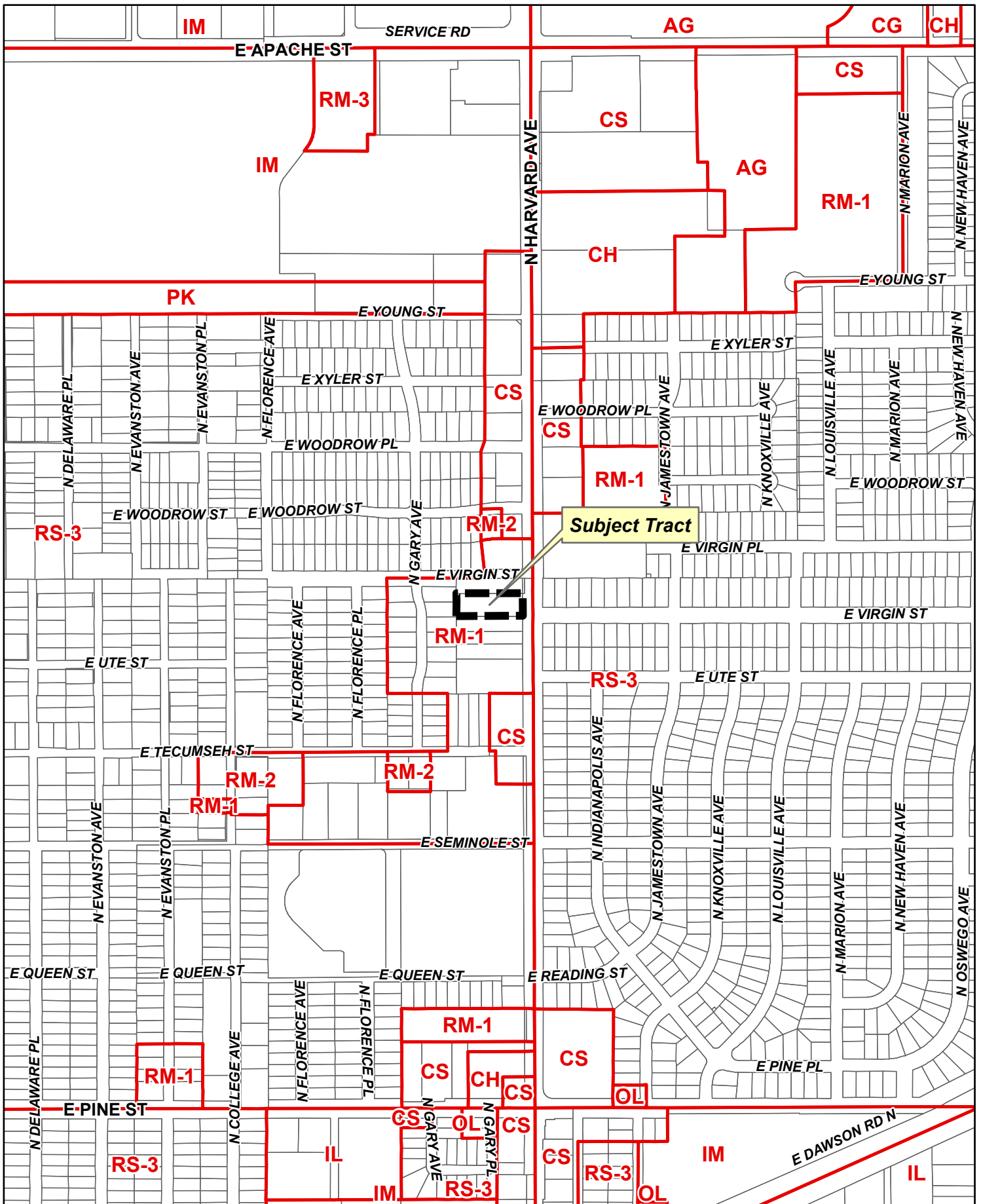
BOA-23641

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

Aerial Photo Date: 2021



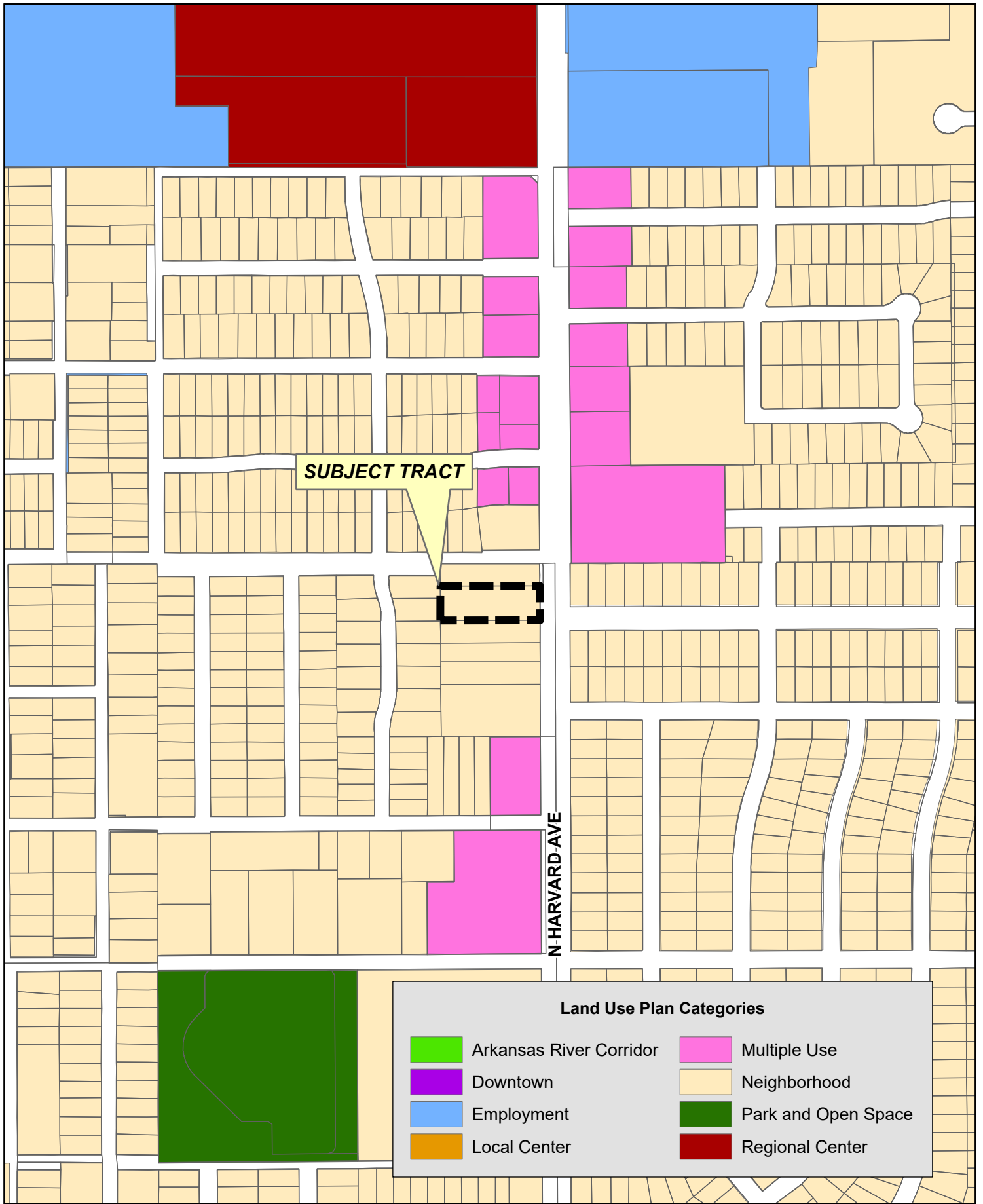
7.6



Subject Tract

BOA-23641









7.7

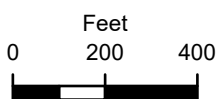


SUBJECT TRACT

N HARVARD AVE

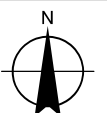
Land Use Plan Categories

- | | |
|---|---|
|  Arkansas River Corridor |  Multiple Use |
|  Downtown |  Neighborhood |
|  Employment |  Park and Open Space |
|  Local Center |  Regional Center |



BOA-23641

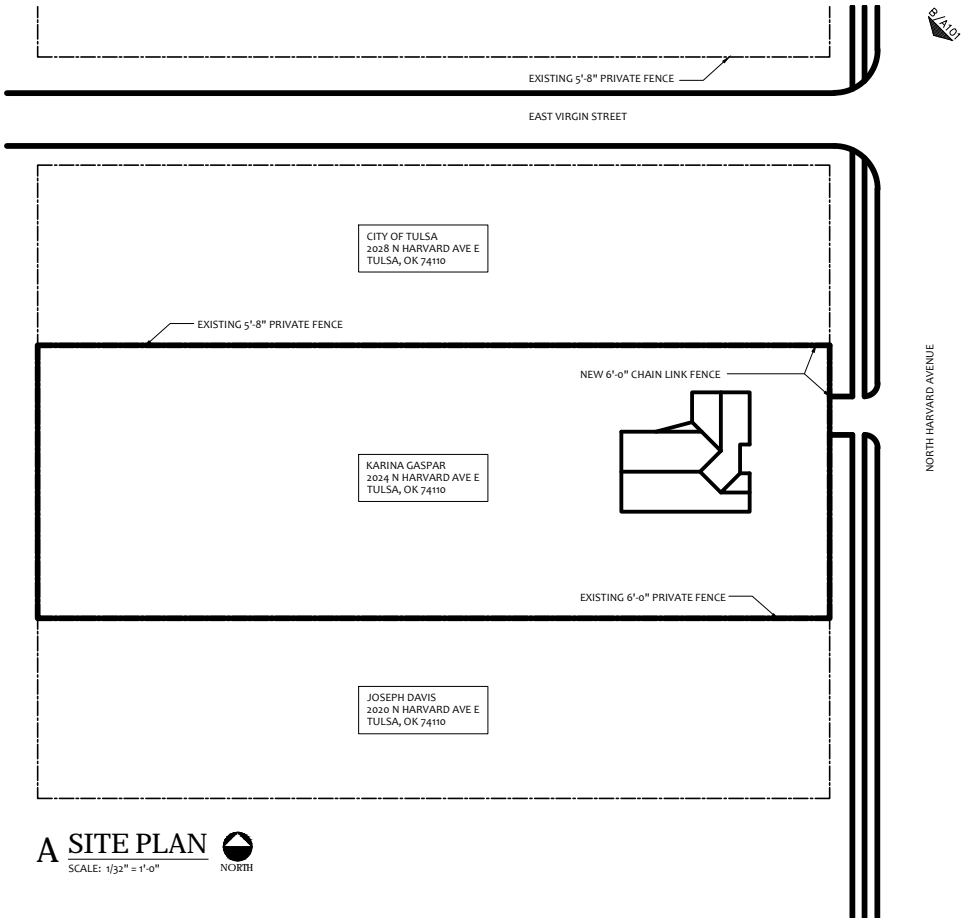
19-14 04



7.8



B SITE PLAN 
SCALE: 1/32" = 1'-0"



A SITE PLAN 
SCALE: 1/32" = 1'-0"



NativeFusion
17697 S 49th West Ave
Mounds, Oklahoma 74047
Phone: 918.378.9293

SEAL:

PROJECT:

KARINA GASPAR
2024 N HARVARD AVE E
TULSA, OK 74110

REVISIONS:

ISSUE DATE:
01.10.2024

SHEET NUMBER:

A101
SITE PLAN