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

New Applications

1. **BOA-23648**
   - **Location:** 1625 S. Lewis Pl.
   - **City Council District:** 4
   - **Applicant:** Tom Neal
   - **Action(s) Requested:** Variance to reduce the required 25-foot Street setback in a RS-3 District (Sec. 5.030-A, Table 5-3)

2. **BOA-23649**
   - **Location:** 6522 E. 86th Pl. S.
   - **City Council District:** 8
   - **Applicant:** Jimmy Arnold
   - **Action(s) Requested:** Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)
3. **BOA-23651**  
   **Location:** 5120 S. 95th E. Ave.  
   **City Council District:** 7  
   **Applicant:** Peter McGraw  
   **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)

4. **BOA-23652**  
   **Location:** 5150 S. 33rd W. Ave  
   **City Council District:** 2  
   **Applicant:** Superior Signs  
   **Action(s) Requested:** Variance to permit a dynamic display sign within 200 feet of Residentially Zoned Lots (Sec. 60.100-F)

5. **BOA-23653**  
   **Location:** 310 S. 185th E. Ave.  
   **City Council District:** 3  
   **Applicant:** Gustavo Vazquez  
   **Action(s) Requested:** 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-A)

6. **BOA-23654**  
   **Location:** 2736 S. Victor Ave.  
   **City Council District:** 4  
   **Applicant:** Roger McKee  
   **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 750 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B, 45.031-D. 6.a); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

7. **BOA-23655**  
   **Location:** 1710 E. 41st St. S.  
   **City Council District:** 9  
   **Applicant:** Lou Reynolds  
   **Action(s) Requested:** Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2)

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**Other Business**

**Board Members’ Comments**

**Adjournment**
### Staff Report
**Variance Case BOA-23648**

**Hearing Date:** March 12, 2024  
**Prepared by:** Dylan Siers  
  dsiers@cityoftulsa.org  
  918-596-7584

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#### Owner and Applicant Information
- **Applicant:** Tom Neal  
- **Property Owner:** Sara E & Stephen D Skipper

#### Property Location
- 1625 S. Lewis Place E.  
- Tract Size: ±0.51 acres

#### Location within the City of Tulsa
(Shown with City Council districts)

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#### Request Summary
- Variance to reduce the required 25-foot Street setback in a RS-3 District (Sec. 5.030-A, Table 5-3)

#### Zoning
- **Zoning District:** RS-3  
- **Zoning Overlays:** N/A

#### Comprehensive Plan Considerations

**Land Use**
- **Land Use Plan:** Neighborhood  
- **Small Area Plans:** None  
- **Development Era:** Streetcar

**Transportation**
- **Major Street & Highway Plan:** N/A  
- **planitulsa Street Type:** None  
- **Transit:** N/A  
- **Existing Bike/Ped Facilities:** None  
- **Planned Bike/Ped Facilities:** None

**Environment**
- **Flood Area:** City of Tulsa Regulatory Flood Plain  
- **Tree Canopy Coverage:** 20-30%  
- **Parks & Open Space:** N/A

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#### 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
Staff Analysis
The applicant is proposing a Variance to reduce the required 25-foot Street setback in a RS-3 District (Sec. 5.030-A, Table 5-3)

Relevant Case History
- None

Statement of Hardship
“Most of the lot is sewer easements. House location predates current zoning code”
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.

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<thead>
<tr>
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<th>Existing Land Use Designation</th>
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</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Surrounding Properties:

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 streetcar era.

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation
Major Street & Highway Plan: N/A
Comprehensive Plan Street Designation: N/A
Transit: N/A
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 City of Tulsa Regulatory Flood Plain
Tree Canopy Coverage: Tree canopy in the area is 24%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.
Parks & Open Space: N/A
Photos:

Subject Property

Sample Motion
I move to **approve or deny** a Variance to reduce the required 25-foot Street setback in a RS-3 District (Sec. 5.030-A, 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
S 160 of W 165 LT Less W 25, Glen Acres-Lynn Lane, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant’s Exhibits
### Owner and Applicant Information
**Applicant:** Jimmy Arnold  
**Property Owner:** John & Tammy Whitney

### Property Location
- **Location:** 6522 E. 86th Pl. S  
- **Tract Size:** ±.3 acres

### Request Summary
Special exception to increase the permitted driveway width in a RS district (Sec.55.090-F.3).

### Zoning
- **Zoning District:** RS-3  
- **Zoning Overlays:** N/A

### 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:** N/A  
- **Transit:** N/A  
- **Existing Bike/Ped Facilities:** None  
- **Planned Bike/Ped Facilities:** Signed route is recommended on 86th Pl. in the GO Plan.

#### Environment
- **Flood Area:** N/A  
- **Tree Canopy Coverage:** 30-50%  
- **Parks & Open Space:** Crescent Park & Trails is nearby.
Staff Analysis

The applicant is requesting a special exception to increase the permitted driveway width in a RS district.

The submitted site plan proposes two driveways with a combined driveway width of more than 30’ in width on the lot in the street setback and more than 27’ wide in ROW.

Relevant Case History

- N/A

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.

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Small Area Plans

The subject property is not within a Small Area Plan.

Development Era

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: N/A
- Transit: N/A
Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: GO Plan recommends a signed route along 86th Pl.

Arterial Traffic per Lane: 8,374 vehicles per lane on Sheridan Rd.

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

Tree Canopy Coverage: Tree canopy in the area is 30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: Crescent Park & Trails is nearby.

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.

Photos:

Subject property
**Subject Property**

**Property Description**
LT 1 BLK 3, Chimney Hills Estates Blk 1-7, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant’s Exhibits
SUBJECT TRACT

Land Use Plan Categories

- Arkansas River Corridor
- Downtown
- Employment
- Local Center
- Multiple Use
- Neighborhood
- Park and Open Space
- Regional Center
APPLICATION NO: ROWSR 164230 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 6522 E 86th PL S
Description: Driveway Expansion

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601.
THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

2. INFORMATION ABOUT ZONING CODE, TULSA PLANNING OFFICE, BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT https://tulsaplaning.org OR AT 175 E. 2nd ST., 4th FLOOR, TULSA, OK, 74103, PHONE (918) 596-7526.

3. A COPY OF A “RECORD SEARCH” INcluded WITH THIS LETTER. PLEASE PRESENT THE “RECORD SEARCH” ALONG WITH THIS LETTER TO TULSA PLANNING OFFICE STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, TULSA PLANNING OFFICE STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)
REVIEW COMMENTS


Note: Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project. Requests for variances from the Board of Adjustment require proof of a hardship per Section 70.130.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online. The zoning review will resume after these modified plans are submitted.

<table>
<thead>
<tr>
<th>Maximum Driveway Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Frontage</td>
</tr>
<tr>
<td>Driveway Within Right-of-Way (feet) [1]</td>
</tr>
<tr>
<td>Driveway Within Street Setback (feet)</td>
</tr>
</tbody>
</table>

[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.

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 is 27’ within ROW and 30’ in the street setback on your lot.

Review Comments: The submitted site plan proposes two driveways with a combined driveway width of more than 30’ in width on the lot in the street setback and more than 27’ wide in ROW which exceeds the maximum allowable driveway widths both within and outside of the ROW. Revise plans to indicate the combined driveway widths shall not exceed the maximum allowable widths or apply to the BOA for a special exception, one for the proposed combined driveway widths within the ROW and also for the proposed combined driveway widths outside of the ROW.

Contact Tulsa Planning Office to apply for a special exception (918) 596-7526.

END –ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.
Staff Report
Special Exception Case BOA-23651

Hearing Date: March 12, 2024
Prepared by: Dylan Siers
dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information
Applicant: Peter McGraw
Property Owner: Marketplace East LLC

Property Location
5120 S 95th E Ave
Tract Size: ±1.67 acres

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 7, Lori Decter Wright
County Commission: District 3, Kelley Dunkerley

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

Zoning
Zoning District: CS
Zoning Overlays: N/A

Comprehensive Plan Considerations
Land Use
Land Use Plan: Employment
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan: Multimodal Corridor
planitulsa Street Type: Multi-Modal Corridor
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Bike Corridor

Environment
Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

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
Staff Analysis
The applicant is proposing a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2):

**35.060-C Warehouse**
Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a “self-service storage facility” or a “trucking and transportation terminal.”

**35.060-D Wholesale Sales and Distribution**
Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, and frozen food lockers.

Relevant Case History
- None

Comprehensive Plan Considerations

**Land Use Plan**
The subject property is designated as Employment.

**Employment** is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

**Surrounding Properties:**

<table>
<thead>
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<td>South</td>
<td>IL</td>
<td>Employment</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>OL/PUD-242</td>
<td>Employment</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**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 Late Automobile Era.

**Late Automobile**
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:* Multi-Modal Corridor

*Comprehensive Plan Street Designation:* Multi-Modal Street

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.

*Transit:* N/A

*Existing Bike/Ped Facilities:* None

*Planned Bike/Ped Facilities:* Bike Corridor

*Arterial Traffic per Lane:* 2500-5000 per lane

**Environmental Considerations**

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

*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:* N/A

**Sample Motion**

I move to **approve or deny** a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

- 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**

Lot 1 and 2, Block 1, 51st & Mingo Commercial Center, City of Tulsa, State of Oklahoma
Photos:

Subject Property

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant’s Exhibits
Review Comment: Brewery was a mistype and shouldn't have been included with this comment. The use of the proposed warehouse space would still require a special exception. Contact the Tulsa Planning Office for further instruction.
January 17, 2024

George Goza  Jeff Bush
Building Plans Reviewer  Zoning Plans Reviewer
175 East 2nd Street  175 East 2nd Street
Tulsa, Oklahoma 74103  Tulsa, Oklahoma 74103
(918) 596-9671  (918) 596-9657

Re: LOD Number: 1

Subject: BLDC-166380-2023

Dear Reviewers,

Please accept this letter as our acknowledgment to your plan review comments and our acceptance to comply with all comments provided. Below is our response to specific comments.

Review Comments:

1) Section 107.2.6 Site Plan. Please provide a Site Plan indicating parking areas with accessible parking space(s) indicated, property line location with distances to the building and a North arrow. (G101)
   
   **Response:** A Site Plan showing parking and accessible parking, property lines, and dimensions has been added to Sheet G101.

2) Section 903.2.9 Item 3. The proposed combined fire area for the building exceeds 24,000 square feet. For an S-1 occupancy to be permitted a fire wall separation in accordance with Section 706 is required. (G101)

   **Response:** The project has been revised to Separated Mixed Use per Section 508.4. Per paragraph 508.4.2 the allowable building area (including frontage increases) meets the requirements with a ration of 0.83. Reference attached Sheet G101.

3) Section 1008.3.2/1008.3.3. Please indicate emergency lighting locations as new or existing with emergency power in accordance with 1008.3.4 for interior exit passageway and exterior of the building at each exit discharge door. (G101)

   **Response:** Emergency lighting locations are identified on Sheet A121.

4) Section 1013.1 Exit Signs Re: Please indicate location of exit signs new or existing within the exit access and at each exit discharge door. (G101)

   **Response:** Exit signs have been identified on Sheet A121.
5) Section 1705 Special Inspections – Provide structural Statement of Special Inspections [refer sample 2018 form on our website under Development Services / Inspection Services]. Re: Please review and provide required structural statement of special inspections if a foundation will be required as determined by the professional engineer. (G101)

   Response: A fire wall is not being added. There are no structural revisions as part of this project.

6) ICC A117.1-2009 Section 804.4. Sinks in kitchenettes require the sink height to be 34-inches from floor to the rim of the sink in accordance with FIG. 606.3. Please provide note or detail/ elevation to confirm. (A101)

   Response: Both kitchenettes are existing with no new scope of work in these areas. Accessible toilets and drinking fountains are added within the area of work to meet the 20 percent of the budget towards accessibility improvements.

7) Section 606.2 Exception 1. If a parallel approach is proposed for the sink in the kitchenette, please indicate a 48-inch space centered on the sink. (A101)

   Response: Both kitchenettes are existing with no new scope of work. Accessible toilets and drinking fountains are added within the area of work to meet the 20 percent of the budget towards accessibility improvements.

8) Sec. 15.020 Table 15-2: The proposed brewery is designated Wholesale, Distribution, & Storage/ Warehouse use. It is located in a CS zoning district. This will require a Special Exception approved by the BOA.

   Review comment: Submit an approved BOA Special Exception to allow an Wholesale, Distribution, & Storage use in a C-S zoning district. Contact the Tulsa Planning Office for further instruction at 918-596-7526 or Planning@cityoftulsa.org. (G101)

   Response: There is no brewery associated with this project. The project is for improvements to Stryker which is a medical device supply company and includes a Business Occupancy and Storage S-1 Occupancy.

Sincerely,
GH2 ARCHITECTS, LLC

Michael Park, NCIDQ, ASID

Attachments:  - Letter of Deficiency – Response (8.5” x 11”)
             - Sheets (24” x 36”)
### Owner and Applicant Information

Applicant: Superior Signs  
Property Owner: Caseys Marking Company

### Property Location

5150 S. 33rd Ave W.  
Tract Size: ±.3 acres

### Location within the City of Tulsa

(Shown with City Council districts)

### Request Summary

Variance to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-F).

### Zoning

- **Zoning District:** CS  
- **Zoning Overlays:** None

### Comprehensive Plan Considerations

#### Land Use

- **Land Use Plan:** Multiple Use  
- **Small Area Plans:** None  
- **Development Era:** Late Automobile

#### Transportation

- **Major Street & Highway Plan:** N/A  
- **planitulsa Street Type:** N/A  
- **Transit:** N/A  
- **Existing Bike/Ped Facilities:** None  
- **Planned Bike/Ped Facilities:** An on-street signed bike route is recommended on S 33rd W Ave in the Go Plan.

#### Environment

- **Flood Area:** N/A  
- **Tree Canopy Coverage:** 10-20%  
- **Parks & Open Space:** Lubell Park is nearby

### Elected Representatives

- **City Council:** District 2, Jeannie Cue.  
- **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
Staff Analysis
The applicant is requesting a Variance to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-F)

Relevant Case History
- BOA-18272, January - 1999, Board approved a Variance of maximum height limit and required street setback for a pole sign.
- BOA-16870, November - 1994, Board approved a Variance of required street setback to permit an addition to an existing sign.
- BOA-10286, March - 1979, the Board approved a special exception to permit additional signs in a CS district and a variance of the maximum display area of a sign.

Statement of Hardship
“1. Loss of income and lack of business. 2. There are already existing signage in the area where we plan on installing the new sign. 3. n/a. 4. With no pylon or hi-rise up no one has any idea that this location is in business or affiliated with Casey’s. 5. Yes, this will help inform customers who runs the business and let them know the gas station is in business. 6. There is existing signage in each of these locations. I am not seeing any issue. 7. This signage will not cause substantial detriment to the public or impair the purposed.”

Comprehensive Plan Considerations
Land Use Plan
The subject property is designated as Multiple Use. Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Local Center</td>
<td>Restaurant</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Employment</td>
<td>Banking Center</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject property is within the Southwest Tulsa Neighborhood Revitalization Plan (2009/2011).

Development Era
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: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed bike route is recommended on S 33rd W Ave in the Go Plan

Arterial Traffic per Lane: 2,985 vehicles per lane on S 33rd Ave.

**Environmental Considerations**

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

Tree Canopy Coverage: Tree canopy in the area is 16%. 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: Lubell Park is nearby.
Sample Motion
I move to approve or deny a Variance to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-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 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
LTS 10 11 & 12 LESS BEG NEC LT 10 TH S61 NW TO PT 32.25W NEC LT 11 TH NWLY TO PT TH N24.02 E150 POB & LESS E10 LT 12 & LESS BEG SECR LT 11 N45 NWLY TO PT 10W & 47.84N SECR LT 11 TH S TO PT TH E10 POB & LESS W15 E25 LT 11 & 12 BLK 1, RICHMOND ACRES, ANDERSONS RESUB PRT B1 & ALL B2 RICHMOND ACRES, City of Tulsa, Tulsa County, State of Oklahoma.

Exhibits
Photos
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Exhibits
Photos
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant’s Exhibit
Section 60.100-F. Dynamic displays may not be located within 200 feet of any of the following: (1) an R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R and AG districts if approved through the special exception process.

Review Comments: This gas price sign does fit the definition of dynamic display. The lots to the west of this location are residentially zoned, and a dynamic display sign is not allowed within 200' of an R district. Unless there is a variance granted by the Board of Adjustment for this sign to be within 200' of an R district, the upgrade of the dynamic display sign would not be allowed.

If you replaced the dynamic display with one of the same size, height, and dimensions, this would be considered a reface and would be allowed. Expanding the sign to a larger size or changing the height would not be allowed with our a variance from the Board of Adjustment.
Casey’s Site Plan

Site Plan
Casey’s Site Plan

Project Number / Name: #230284/Good Stop by Casey’s
Sign Number: 1
Page 2 of 8

Face Replacement and awning

1

Existing

Approved

PAINT BUILDING FACADE

Approved

BTR RED EQUIVELANT

6’ 1.75”

8’ 0" ¾"

3’ 11"

60’ 9”

7’ 10.75”

FLAT FACE REPLACEMENT
## Casey’s Site Plan

### Project Number / Name
#230284/Good Stop by Casey’s

### Sign Number
2

### Page 3 of 8
Canopy Cover

<table>
<thead>
<tr>
<th>Existing</th>
<th>Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.jpg" alt="Existing View" /></td>
<td><img src="image2.jpg" alt="Approved View" /></td>
</tr>
</tbody>
</table>

**Dimensions:**
- **Existing Front View:** 88' 1.5"
- **Existing Side View:** 33' 1.5"
- **Approved Front View:** 88' 1.5"
- **Approved Side View:** 33' 1.5"
Casey’s Site Plan

Project Number / Name: #230284/Good Stop by Casey’s
Sign Number: 4
Page 7 of 8

Existing

Approved

EXISTING
115 FT²

PHASE 1
125 FT²

CONOCO

GOOD STOP

CONOCO

4.17
Casey’s Site Plan

Project Number / Name: #230284/Good Stop by Casey's
Sign Number: 4
Page 8 of 8: Pylon Sign

48ft
25ft
178ft
170ft

5150 S 23rd W Ave

4.18
## Staff Report

**Variance Case BOA-23653**

- **Hearing Date:** March 12, 2024
- **Prepared by:** Dylan Siers  
  dsiers@cityoftulsa.org  
  918-596-7584

### Owner and Applicant Information

- **Applicant:** Gustavo Vazquez  
- **Property Owner:** Gustavo Vazquez

### Property Location

- **310 S. 185 Ave. E.**  
- **Tract Size:** ±0.18 acres

### Location within the City of Tulsa

(Shown with City Council districts)

### Request Summary

- **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)**

### Zoning

- **Zoning District:** RS-3  
- **Zoning Overlays:** N/A

### Comprehensive Plan Considerations

#### Land Use

- **Land Use Plan:** Neighborhood  
- **Small Area Plans:** East Tulsa  
- **Development Era:** Late Automobile

#### Transportation

- **Major Street & Highway Plan:** N/A  
- **planitulsa Street Type:** None  
- **Transit:** None  
- **Existing Bike/Ped Facilities:** None  
- **Planned Bike/Ped Facilities:** None

#### Environment

- **Flood Area:** N/A  
- **Tree Canopy Coverage:** 20-30%  
- **Parks & Open Space:** N/A

### Elected Representatives

- **City Council:** District 6, Christian Bengel  
- **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
Staff Analysis
The applicant is proposing a 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-A).

Relevant Case History
- None

Statement of Hardship
"Existing house is undersized for the lot"

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:

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</tr>
<tr>
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<td>RS-3</td>
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<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>
Small Area Plans
The subject properties are within the East Tulsa Small area plan.

Development Era
The subject property is located in an area developed during the Late automobile era.

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: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

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

Tree Canopy Coverage: Tree canopy in the area is 25%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A
Sample Motion
I move to approve or deny a 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-A)

- 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
Lot 4, Block 13, Rolling Hills Third Addition, City of Tulsa, Tulsa County, State of Oklahoma
Photos:

Subject Property

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Photos
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits
Section 45.030-A.2, RS-2, RS-3, RS-4, RS-5 and RM Districts. In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, 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: Please revise the site plan and provide the size of the existing shed in the northwest corner of the yard. Based on the size of your house, the total areas of all detached accessory buildings may not exceed 500 square feet when combined. If the existing shed and the proposed building add up to more than 500 square feet, you will need to reduce the size of the new building or remove the existing building in order to stay under the 500 square feet limit. If you are removing the existing shed, please write that on the revised site plan. If you are reducing the size of the building, please provide a new site plan and building plans.
12x36 Side Lofted Barn material list

FLOOR material
4 36’ 4x6 treated runners/skids
36 12’ treated 2x6
5 16’ treated 2x6
14 4x8x3/4 tongue and groove subflooring

WALL material
16 2x4 pine wall plate
2x4x72” pine wall studs on 16” center
27 4x8 LP smart siding wall sheeting
1x4 LP smart trim

LOFT area material
2x6x12 pine loft joist
19 2x4 press plate rafters
18 4x8x7/16 decking
Rolled insulation on top of decking and under metal roof

ROOF material
29-gauge charcoal gray roof metal

INCLUDES
All windows are double pane insulated.
9 lite door is insulated fiberglass.
Includes vents on each gable end.
ALL nails used are galvanized ring shank for maximum strength.
4 ANCHORS, PLACED ONE IN EACH CORNER OF THE BUILDING.
5.16

7. Right of Way Easements recorded in Book 901 at Page 567, and in Book 901 at Page 568 does not apply to or affect subject property.

8. Right of Way Easement granted to the Oklahoma Natural Gas Company recorded in Book 3100 at Page 56 does not apply to or affect subject property.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADE X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#405381 0270L, DATED 10/16/12.

Property address: 310 South 185th East Avenue, Tulsa, Oklahoma
Legal Description

Lot Four (4), Block Thirteen (13), ROLLING HILLS THIRD ADDITION, an Addition in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

7. Right of Way Easements recorded in Book 901 at Page 567, and in Book 901 at Page 568 does not apply to or affect subject property.

8. Right of Way Easement granted to the Oklahoma Natural Gas Company recorded in Book 3100 at Page 56 does not apply to or affect subject property.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#405381 0270L, DATED 10/16/12.

Property address: 310 South 185th East Avenue, Tulsa, Oklahoma
# Staff Report
## Variance Case BOA-23654

### Hearing Date:
March 12, 2024

### Prepared by:
Sean Wallace  
swallace@cityoftulsa.org  
918-596-7585

## Owner and Applicant Information
**Applicant:** Roger McKee  
**Property Owner:** Clifton Lewis III & Rafaela Souza

## Property Location
*2736 S. Victor Ave E.*  
*Tract Size: ±.4 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

## 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 750 square feet or 40% of the floor area of the principal residential structure (Section 45.030-B, 45.031-D. 6.a); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

## Zoning
**Zoning District:** RS-1  
**Zoning Overlays:** N/A

## Comprehensive Plan Considerations
### Land Use
**Land Use Plan:** Neighborhood  
**Small Area Plans:** None  
**Development Era:** Early Automobile

### Transportation
**Major Street & Highway Plan:** N/A  
**planitulsa Street Type:** N/A  
**Transit:** N/A  
**Existing Bike/Ped Facilities:** None  
**Planned Bike/Ped Facilities:** An on-street signed bike route is recommended on S Utica Ave in the Go Plan.

### Environment
**Flood Area:** N/A  
**Tree Canopy Coverage:** 30-50%  
**Parks & Open Space:** N/A
Staff Analysis
The applicant is requesting 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 750 square feet or 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-1 District (45.031-D).

The site plan shows the proposed structure to have a height of 23'5". The applicant is proposing a 1,635 sq. ft detached accessory building. This exceeds the 750 sq ft or 40% (1,369 sq. ft.) of the floor area of the principal building allowed.

Relevant Case History
- None

Statement of Hardship
"1. The property is wedge shaped and the allowable construction area would prevent proper separation from the main structure. 2. There are adjacent properties with similar conditions so we would be keeping the character of the neighborhood. 3. Based on existing structures, lot shape and additional living, is why we are seeking this variance. 4. An elderly parent will be moving in with the homeowners for them to provide aging assistance. The location proposed provides the most adequate solution. 5. We are asking for the minimum relief required to facilitate our client’s needs. 6. This proposed variance keeps with the nature and intent of both the zoning code and comprehensive plan."

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:

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</tr>
<tr>
<td>East</td>
<td>RE</td>
<td>Neighborhood</td>
<td>Residential</td>
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<td>South</td>
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</tr>
<tr>
<td>West</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject property is not within 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, bikeability, 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: N/A
Comprehensive Plan Street Designation: N/A
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: An on-street signed route is recommended on S. Utica Ave in the Go Plan.
Arterial Traffic per Lane: 4,688 vehicles per lane on Utica Ave.

Environmental Considerations
Flood Area: The subject property is not in a Flood Area.

Tree Canopy Coverage: Tree canopy in the area is 36%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.
Parks & Open Space: N/A
Sample Motion
I move to approve or deny 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 750 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-1 District (45.031-D),
- 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
PRT LTS 14 & 15 BEG 60S NEC LT 15 TH SW TO PT ON WL LT 15 SE107 NE TO PT ON EL NWLY110 POB BLK 11 FOREST HILLS, City of Tulsa, Tulsa County, State of Oklahoma.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Photos
Tulsa Comprehensive Plan Land Use Map
(Subject property)
BOA-23654

Subject Tract

0 50 100 200 Feet

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

Aerial Photo Date: 2021

6.7
Souza-Lewis Residence Addition

Forest Hills - Part of Lot 14 & 15, Block 11
2736 S. Victor Ave., Tulsa, OK 74114
Job # 23163

CONTRACTOR DIRECTIVES

1. All work shall comply to the undersigned residential code of regulations and specs
2. Prior to commencing, the General Contractor shall inspect and adjust any required equipment and specifications with the owner or authorized agent to ensure the project complies with the plans and specifications. The owner reserves the right to adjust any plant and specifications at any time prior to the completion of the project.
3. The General Contractor shall ensure that all work is in compliance with the plans and specifications. The General Contractor shall notify the architect or owner of any changes or additions to the plans and specifications.
4. All work shall be completed by the General Contractor in a timely manner and shall comply with the plans and specifications.
5. The General Contractor shall ensure that all work is in compliance with the plans and specifications.
6. The General Contractor shall be responsible for all work related to the project.

W DESIGN, LLC.

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CS COVER SHEET
SP SITE PLAN
FT1 FOUNDATION PLAN
D1 DEMO FLOOR PLAN / ELEVATION
A1 FLOOR PLAN - FIRST FLOOR
A2 FLOOR PLAN - SECOND FLOOR
A3 ELEVATIONS
A4 ELEVATIONS
A5 ROOF PLAN
A6 WALL SECTIONS / EAVE DETAILS
E1 LIGHTING PLAN - FIRST FLOOR
E2 LIGHTING PLAN - SECOND FLOOR

W DESIGN, LLC.

ARCHITECT
W DESIGN, LLC
420 EAST 2nd STREET
TULSA, OK 74106
918.299.0103
ARCHITECT ON RECORD: HABRE AND RAWLINGS, LLP, NEWARK

GENERAL CONTRACTOR
CHAD CONSTRUCTION
HOME REMODELING
5180 N. 11th Street
TULSA, OK 74112
918.836.2021

REVISIONS:

ISSUE DATE:
2.06.2024
SHEET NAME:
COVER SHEET
SHEET #: CS
NOTES:

6.11 EROSION CONTROL PLAN

1. ALL GRADING AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAMINAR 80 GRADING AND EROSION CONTROL PLAN.

2. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAMINAR 80 GRADING AND EROSION CONTROL PLAN.

3. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAMINAR 80 GRADING AND EROSION CONTROL PLAN.

4. ALL GRADING AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAMINAR 80 GRADING AND EROSION CONTROL PLAN.

5. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAMINAR 80 GRADING AND EROSION CONTROL PLAN.

6.11 EROSION CONTROL PLAN

LEGAL DESCRIPTION:

- PART OF LOT 14-16, BLOCK 19, FORMER MAP
- TULSA, OKLAHOMA

LIVABILITY SPACE:

- ZONING:
  - LOT SIZE = 9,000 SQ. FT.
  - PROPOSED STRUCTURE HEIGHT = 15-24 FT.
- SECONDARY FLOOR PLANNED:
  - FLOOR AREA = 2,145 SQ. FT.
- TOTAL FLOOR AREA = 2,145 SQ. FT.
- SUBTOTAL = 2,145 SQ. FT.
- ADDITION = 1,000 SQ. FT.
- PROPOSED:
  - PLOT AREA FIRST FLOOR = 1,000 SQ. FT.
  - POSTAL ADDRESS = 1200 E. 22ND ST.
- ADDITION:
  - FLOOR AREA (ADDITION) = 1,000 SQ. FT.
- LIVABILITY SPACE REQUIRED = 2,145 SQ. FT.
- LIVABILITY SPACE (ADDITION) = 1,000 SQ. FT.
- TOTAL FLOOR AREA = 3,145 SQ. FT.
- ADDITION = 2,000 SQ. FT.
- PROPOSED:
  - LOT SIZE = 9,000 SQ. FT.
  - PROPOSED:
  - FLOOR AREA (ADDITION) = 2,000 SQ. FT.
- TOTAL FLOOR AREA (ADDITION) = 2,000 SQ. FT.

REVIEW SHEET 1 OF 1

ARCHITECTURAL SITE PLAN

PROJECT:

SOUZA-LEWIS RESIDENCE ADDITION

PROJECT #: 23163

2724 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

ISSUE DATE:
2.06.2004

SHWorn Architectural Site Plan

NOTE: SHADED AREA INDICATES STRUCTURES IN REAR SETBACK

ARCHITECTURAL SITE PLAN

HAY BALE DIKE DETAIL

SILT FENCE DETAIL
### Owner and Applicant Information

**Applicant:** Lou Reynolds  
**Property Owner:** Steve Mitchell

### Property Location

1710 E 41st St S  
Tract Size: ±1.40 acres

### Location within the City of Tulsa

*(shown with City Council districts)*

![City Council Districts Map](image)

### Elected Representatives

**City Council:** District 9, Jayme Fowler  
**County Commission:** District 2, Karen Keith

### Request Summary

Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2)

### Zoning

**Zoning District:** RE  
**Zoning Overlays:** N/A

### Comprehensive Plan Considerations

#### Land Use

**Land Use Plan:** Neighborhood  
**Small Area Plans:** None  
**Development Era:** Early Automobile

#### Transportation

**Major Street & Highway Plan:** E. 41st Street: Urban Arterial  
**S. Victor:** Residential Collector  
**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:** 30-50%  
**Parks & Open Space:** N/A

---

7.1
Staff Analysis
The applicant is proposing a Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2);

The applicant has provided information explaining their request. The applicant is seeking to build a sports court on a Residential property prior to the residence being built. Per the applicant the sports court will become accessory to Residential use in the future.

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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-2</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RE</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>RE</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not within 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, bikeability, 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: East 41st Street: Urban Arterial. South Victor Avenue: Residential Collector

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: 2500-5000 per lane

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

Tree Canopy Coverage: Tree canopy in the area is 39%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Sample Motion
I move to approve or deny a Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2) 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
A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and the North 200 feet of the East 30 feet of vacated South Utica Avenue lying West and adjacent to said Lot One (1), said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot One (1); Thence South 89°00'21" West and along the North line of Lot One (1) for a distance of 158.97 feet to the Point of Beginning; Thence South 01°20'00" East and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point; Thence South 89°00'21" West for a distance of 150.00 feet to a point on the centerline of said vacated South Utica Avenue; Thence North 01°20'00" West and along said centerline for a distance of 200.00 feet; Thence North 89°00'21" East for a distance of 150.00 feet to the POINT OF BEGINNING.

AND
A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:
BEGINNING at the Northeast corner of said Lot One (1); Thence South 02°33’09” East and along the East line of Lot One (1) and the Westerly Right of Way line of Victor Avenue, for a distance of 180.00 feet to a point of curvature; Thence along a 3246.57 foot radius curve to the right, having a central angle of 00°21’15”, with a chord bearing and distance of South 02°22’32” East for 20.07 feet, for an arc distance of 20.07 feet to a point; Thence South 89°00’21” West and parallel with the North line of Lot One (1) for a distance of 163.16 feet to a point; Thence North 01°20’00” West and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point on the North line of Lot One (1); Thence North 89°00’21” East and along said North line for a distance of 158.97 feet to the POINT OF BEGINNING, City of Tulsa, Tulsa County, State of Oklahoma

Photos:

Subject Property
Subject Property

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant’s exhibits
Exhibit “A”

A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and the North 200 feet of the East 30 feet of vacated South Utica Avenue lying West and adjacent to said Lot One (1), said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot One (1); Thence South 89°00'21" West and along the North line of Lot One (1) for a distance of 158.97 feet to the Point of Beginning; Thence South 01°20'00" East and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point; Thence South 89°00'21" West for a distance of 150.00 feet to a point on the centerline of said vacated South Utica Avenue; Thence North 01°20'00" West and along said centerline for a distance of 200.00 feet; Thence North 89°00'21" East for a distance of 150.00 feet to the POINT OF BEGINNING.

AND

A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot One (1); Thence South 02°33'09" East and along the East line of Lot One (1) and the Westerly Right of Way line of Victor Avenue, for a distance of 180.00 feet to a point of curvature; Thence along a 3246.57 foot radius curve to the right, having a central angle of 00°21'15", with a chord bearing and distance of South 02°22'32" East for 20.07 feet, for an arc distance of 20.07 feet to a point; Thence South 89°00'21" West and parallel with the North line of Lot One (1) for a distance of 163.16 feet to a point; Thence North 01°20'00" West and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point on the North line of Lot One (1); Thence North 89°00'21" East and along said North line for a distance of 158.97 feet to the POINT OF BEGINNING.
Exhibit “B”

The Applicant requests a Special Exception pursuant to Section 50.020, Table 5-2 of the Tulsa Zoning Code (the “Code”) to permit a Parks and Recreation Use in the RE District for a private tennis/sports court for property located at 1710 E. 41st Street (the “Property”).

The Property is a 1.5 acre vacant corner lot located at the southwest corner of E. 41st St. and S. Victor Ave., directly south of the terminus of S. Utica Ave., in Bolewood Acres. The Property has been vacant since approximately 2014 when the previous residence was demolished. The current owner lives just up street, less than a quarter mile east at 41st Street and Yorktown, and intends to build his new residence on the Property.

Construction of the new residence is planned to occur in two phases, with an accessory private tennis court and foundations for accessory outdoor living areas to be constructed in phase one, and the principal residence to be constructed in phase two. Conceptual site plans for both phases are attached hereto. Design work for the principal residence is anticipated to take a minimum of one year, and construction to take several more years. In the interim, the Property owner desires to construct the accessory private tennis/sports court for personal use.

Private tennis courts are commonplace throughout Bolewood Acres and the Property owner currently lives in close proximity to use and maintain the proposed tennis court. Accordingly, the Special Exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.