

BOA-22841

25.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8304

Case Number: **BOA-22841**

CZM: 52

CD: 8

HEARING DATE: 01/14/2020 1:00 PM

APPLICANT: Peter Grant

ACTION REQUESTED: Variance to reduce the required 35 foot front setback in an RS-1 District (Section 5.030, Table 5-3)

LOCATION: 6635 S JAMESTOWN AV E

ZONED: RS-1

PRESENT USE: Single Family

TRACT SIZE: 16200.03 SQ FT

LEGAL DESCRIPTION: LT 4 BLK 1, CEDAR CREEK

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is located South of the SE/c of E. 66th Pl. and S. Jamestown Ave.

STAFF COMMENTS: The applicant is requesting **Variance** to reduce the required 35 foot front setback in an RS-1 District (Section 5.030, Table 5-3)

Chapter 5 | Residential Districts
Section 5.030 | Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
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Adjacent Property to the North



View of Cul-de-sac. Subject property to the left of photo.



Subject property



Subject Tract

BOA-22841

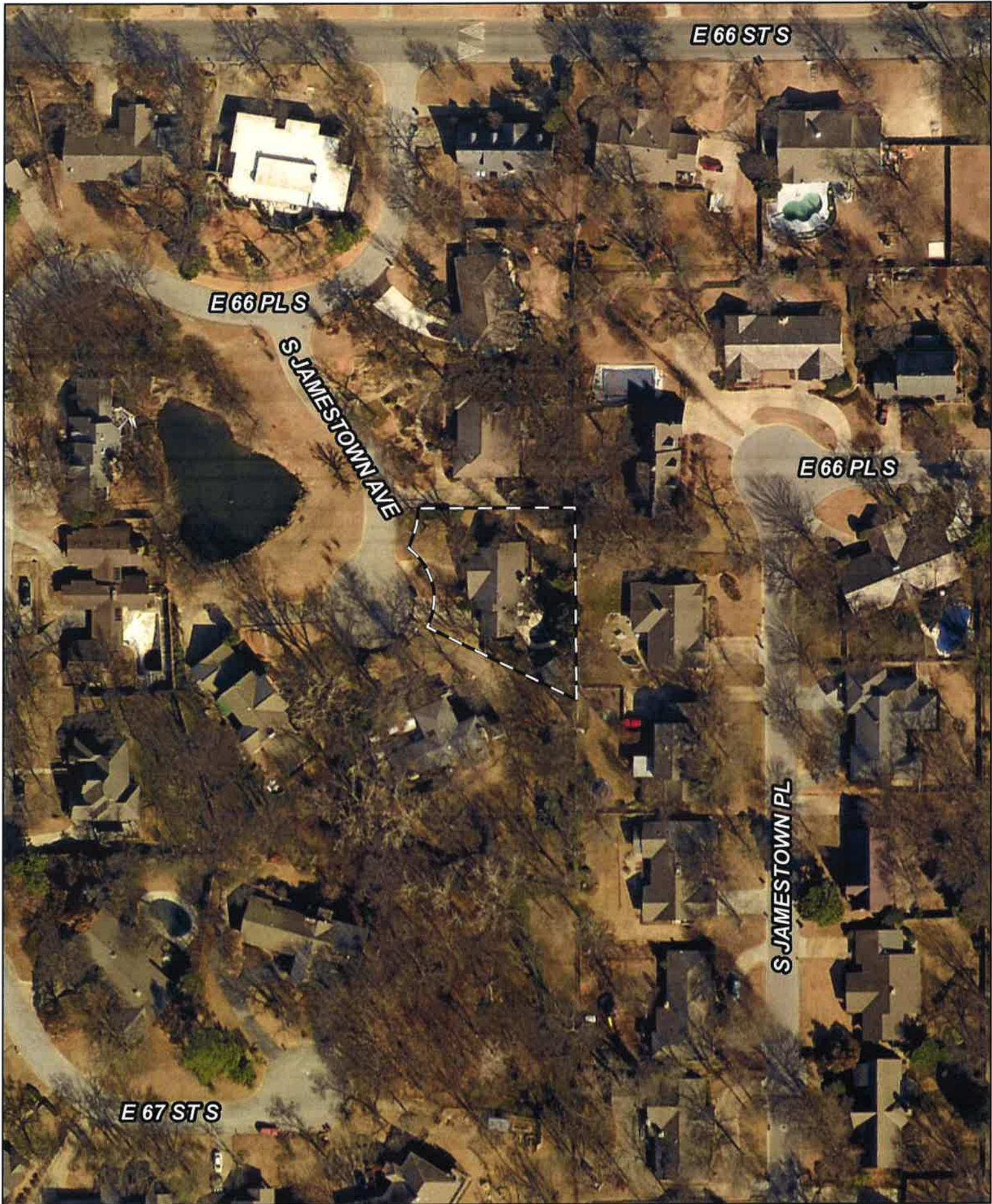
18-13 04

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

Aerial Photo Date: February 2018

25.7





Subject Tract

BOA-22841

18-13 04

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

Aerial Photo Date: February 2018

25.8

