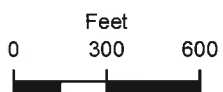


**SUBJECT TRACT**

**BOA-23028**

10.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9317

Case Number: **BOA-23028**

**CZM:** 37

**CD:** 4

**HEARING DATE:** 11/10/2020 1:00 PM

**APPLICANT:** Jack Arnold

**ACTION REQUESTED:** Special Exception to increase the permitted driveway width on the lot inside the street setback (Sec. 55.090-F)

**LOCATION:**

**ZONED:** RS-1

**PRESENT USE:** Residential

**TRACT SIZE:** 23781.11 SQ FT

**LEGAL DESCRIPTION:** PRT LTS 3 & 4 BEG 35W LT 2 BLK 1 THOMAS HEIGHTS ADDN TH W165 N77.58 NELY CRV RT86.36 SE214.41 SW32 W20 S82.30 TO POB BLK 5, WOODY-CREST SUB

**RELEVANT PREVIOUS ACTIONS:**

**Subject Property:**

**BOA-16907;** On 01.10.95 the Board approved a Variance of the required front yard from 60' to 41.6' from the center of the right-of-way and a variance of the rear yard from 25' to 20'.

**Surrounding Properties:** None.

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

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.

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

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located at the NE//c of E. 28<sup>th</sup> Pl. and S. Columbia Ave.

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

10.2

55.090-F Surfacing

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of Section 55.090-F.4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.
2. All motorized vehicles designed for travel upon public streets and that are being parked, stored or displayed for sale must be parked, stored or displayed on dustless, all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the storage or display of motorized vehicles on a surface other than one consisting of a dustless, all-weather surface if the location complies with all applicable minimum building setbacks.
3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010.1.2, (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Lot Frontage	Maximum Driveway Width				
	75'+	<del>60' - 74'</del>	<del>46' - 59'</del>	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'	-	-	-

In addition to the two traditional driveways on the lot the applicant is proposing a motor court to be a part of that driveway which would bring the total width of the driveway 48' 1" on the lot inside the street setback. Per the code they would be limited to 30'.

**SAMPLE MOTION:**

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

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

\_\_\_\_\_.

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



*Facing South on Columbia*



*Facing North on Columbia*



*Subject property*

FILE COPY

**Case No. 16907**

**Action Requested:**

Variance of the required front and rear yards - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 2851 East 28th Street.

**Presentation:**

The applicant, **David Short**, 1513 South Boston, submitted a plat of survey (Exhibit E-1) and stated that he is proposing to add a 6' by 6' addition to the front of his home. He informed that the existing garage will be converted to a family room and a new garage will be constructed, which will open to the south. Mr. Short noted that the required front setback is 60', and the house was previously constructed at 48'.

**Comments and Questions:**

Mr. Doverspike asked Mr. Short if the required rear yard will be reduced from 25' to 20', and he answered in the affirmative.

**Board Action:**

On **MOTION** of **ABBOTT**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required front yard from 60' TO 41.6' and the rear yard from 25' to 20' - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per survey submitted; finding a hardship demonstrated by the narrowness of the lot and the corner location with major building setbacks on two sides; on the following described property:

The west 200' of parts of Lots 3 and 4, Block 5, Woody Crest Addition, City of Tulsa, Tulsa County, Oklahoma as follows: Beginning at a point on the east line of Lot 3, said point being 4.72' northerly from the SW/c of said Lot 3 on a curve to the right, radius 525'; thence in a southerly direction along the west line of Block 5, 132.3' to a point; thence in an easterly direction to a point on the east line of Block 5, 393.3' to a point; thence north along the east line of said Block 5, a distance of 132.3' to a point 35.95' south of the NE/c of said Lot 4; thence west a distance of 400.19' to a POB less a 50' roadway dedication across the south 50' thereof.

**Case No. 16908**

**Action Requested:**

Variance of the required setback from the centerline of Charles Page Boulevard - Use Unit 11, located 2960 Charles Page Boulevard.

Review Type	Status	Due Date	Completed Date	Assigned To	Item
Planning/Zoning	Requires Re-submit	09/16/2020	09/29/2020	Taylor Jeff	<a href="#">Details</a>

Results per page  1 - 1 of 1 << < 1 > >>

[Comments](#) | [Recommendations](#) | [Corrections](#) | [Review Detail](#) | [Review Items](#) | [Main Menu](#)

### Comments

No comments to display.

### Recommendations

Sort

Number	Recommendation	Created On
--------	----------------	------------

No records to display.

### Corrections

Sort  [Export](#)

Correction Order: 1  
Resolved On:

Type: General

Resolved: No

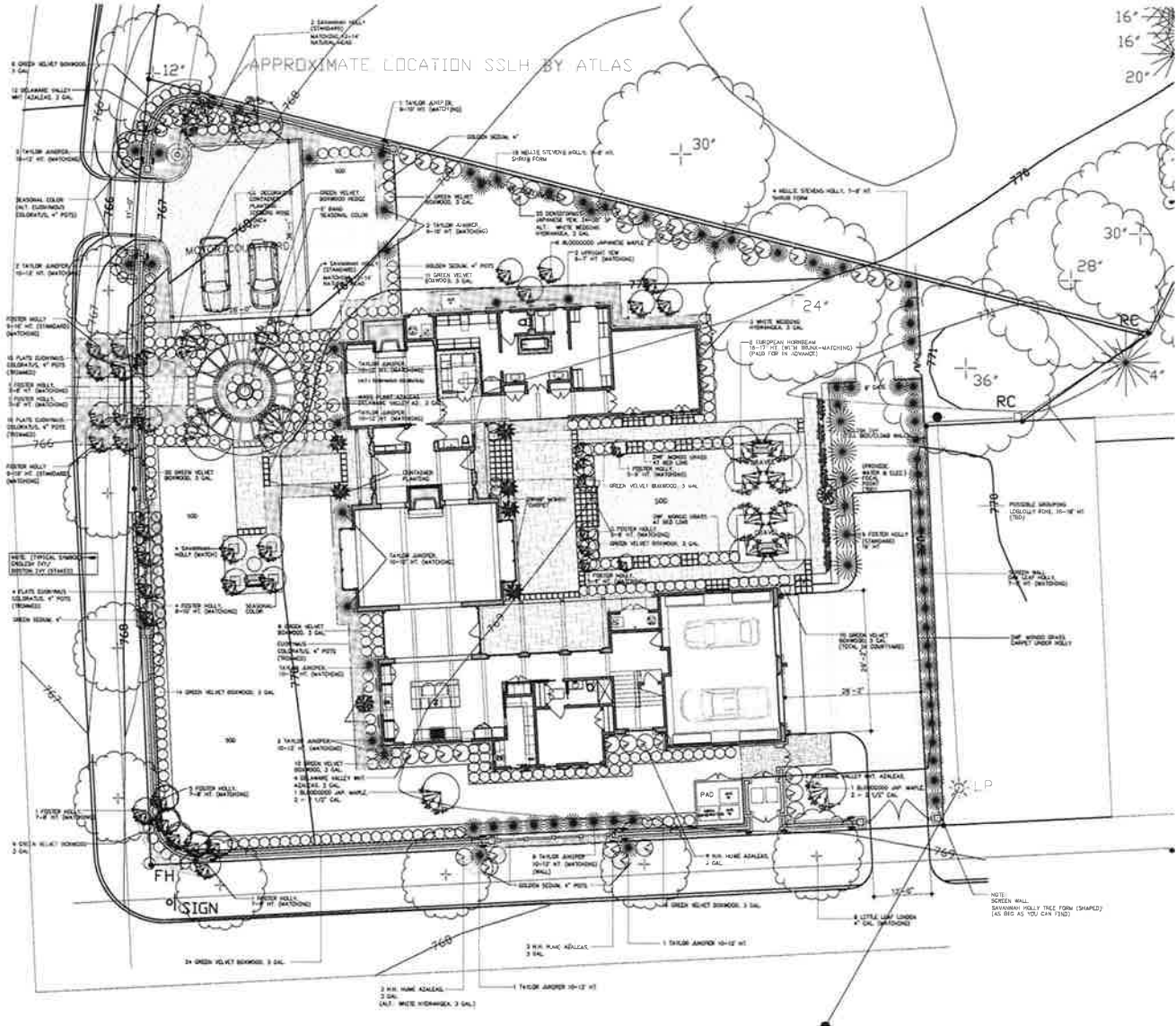
### Comments

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

### Corrective Action

Review Comments: The submitted site plan proposes a driveway width of more than 30' in width on the lot in the street setback which exceeds the maximum allowable driveway width on this lot. Revise plans to indicate the driveway shall not exceed the maximum allowable width or apply to the BOA for a special exception, one for the proposed driveway width on this lot.

10.7



**A LANDSCAPE PLAN**  
SCALE: 3/32"=1'-0"

- SITE NOTES**
- ◆ **NOTE:** VERIFY ALL PROPERTY DIMENSIONS, EASEMENTS, UTILITIES, METER LOCATIONS, ADJACENT STREETS, CONDUIT LINES, INCLUDING ADJACENT GRACES AT PROPERTY LINES, LEGAL DESCRIPTIONS, RECORD MAPS, OBSTRUCTIONS, FLOOD ZONES, ZONING, CLASSIFICATION, NORTH ARROW, N.E.P.M. TO DATE SURVEY BY A LICENSED PROFESSIONAL LAND SURVEYOR BEFORE CONSTRUCTION BEGINS. VERIFY ALL SITE DIMENSIONS, BUILDING FOOTPRINTS AND EASEMENTS TO ENSURE THAT BUILDING FOOTPRINT FITS PROPERLY ON THE SITE AND MEETS ALL REQUIREMENTS.
  - ◆ TAKE CARE AROUND EXISTING LANDSCAPING TO AVOID DAMAGING EXISTING PLANTING BEDS AND LANDSCAPE SPECIMENS.
  - ◆ NOTE DOWNSPROUTS ARE INTO 4" PVC DRAIN LINE AND EXTEND UNDER SIDEWALK & THROUGH CURB FOR DRAINAGE, TYPICAL.
  - ◆ ALL LANDSCAPED AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM AS PER CITY CODES.
  - ◆ PAVING CONTRACTOR VERIFY EXISTING CONDITIONS PRIOR TO GRADE PREP AND PAVING. INSTALLATION ASPHALT PAVING 1 1/2" TO MAX OVER 2 1/2" MIN MAX OVER MINIMUM 6" CRUSHER RUN 3/4" GRAVEL BASE, COMPACTED AND ROLLED.
  - ◆ AREAS NOTED AS "GRAVEL PATHS" OR "GRAVEL PAVS" IN MOTOR COURTYARDS ARE TO BE CONSTRUCTED OVER A SANDY GRAVEL BASE COURSE TO A DEPTH DETERMINED BY A SOIL ENGINEER USING INVISIBLE STRUCTURES, INC (ENGINEER'S OFFICE ONLY) GRAVELPAVES CRIBBED MATS INSTALLATION IS TO BE PER MANUFACTURER'S SPECS. OVER AN ENGINEERED BASE COURSE. BASE COURSE MUST BE DESIGNED FOR LOCAL CONDITIONS. FINAL GRAVEL SELECTION AS RECOMMENDED BY MFCR.
  - ◆ ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINMENT 3000 PSI. MINIMUM REFER TO SHEET SH1 AND/OR DETAILS.

**REVISIONS**

THE NUMBER OF THESE PLANS IS THREE (3) AND THEY ARE TO BE CONSIDERED COMPLETE ONLY WHEN EACH OF THESE PLANS IS REVIEWED AND APPROVED BY THE CITY ENGINEER. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JACKARNOLD ARCHITECTURAL. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A SEPARATE SET OF PLANS AND SHALL BE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF TULSA.

A NEW RESIDENCE FOR:  
**JOHN & KAREN WOOLMAN**  
Lot 4, Block 3, Woody-Crest Addition, Tulsa, Ok.

ISSUED: 07/22/19  
JOB NO: 1503  
DRAWN BY: KJK  
REVISION: 03/25/20  
6/19/20

ARCHITECTURAL RESPONSIBILITY  
**JACKARNOLD**  
3338 South Yale • Tulsa, Oklahoma 74138 • 741-884-2330 • www.jackarnold.com

LEGAL DESCRIPTION  
LOT FIFTEEN (15), BLOCK ONE  
(1), EIGHT ACRES, AN ADDITION  
TO THE CITY OF TULSA, TULSA  
COUNTY, STATE OF OKLAHOMA,  
ACCORDING TO THE RECORDED  
PLAT THEREON.



Sheet:  
**L1**



Subject Tract

**BOA-23028**

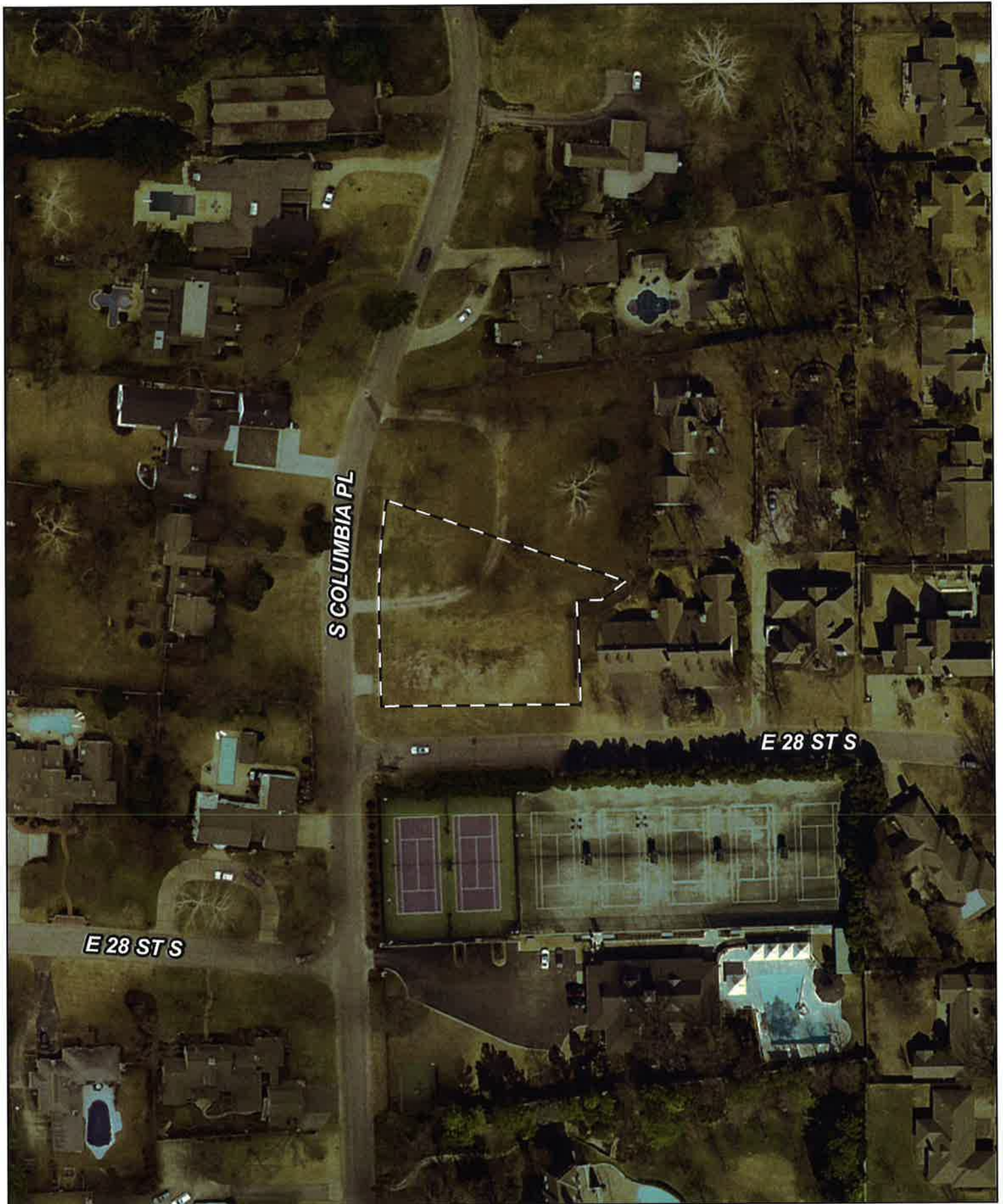
19-13 17

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

Aerial Photo Date: February 2018

10.9

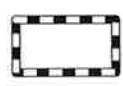




S COLUMBIA PL

E 28 ST S

E 28 ST S



Subject Tract

**BOA-23028**

19-13 17

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

Aerial Photo Date: February 2018



BoA-23028

**Chapman, Austin**

---

**From:** fayenelle@aol.com  
**Sent:** Monday, November 2, 2020 10:07 AM  
**To:** Chapman, Austin  
**Subject:** 2797 S. Columbia Place new construction home

Dear Mr. Chapman,

My name is Fayenelle Helm, my husband, Jay and I live and own the home at 2641 S Columbia Place, Tulsa. It has been brought to our attention that there is a city code 55090-F3 concern over the proposed driveways on the above referenced home.

I drive past there 2-4 times a day and have enjoyed watching the construction of this beautiful home over the last year. I notice that there are two drives, one on Columbia Place and one on 28th. What a great idea and benefit! We don't think that the driveways create any type of distraction, nor do we see anything that doesn't fit into the character of the neighborhood. We feel this house is a nice addition to our neighborhood. We totally support the request for a special exception application proposed by the owners to the City of Tulsa, Board of Adjustments. Please feel free to contact us if you would like to discuss this further.

Fayenelle and Jay Helm  
2641 S Columbia Place  
Tulsa, OK 74114  
fayenelle@aol.com  
918-636-6695 Fayenelle Cell  
918-625-6000 Jay Cell

## Chapman, Austin

---

**From:** m2invest@truckstaff.com  
**Sent:** Tuesday, November 3, 2020 10:30 AM  
**To:** Chapman, Austin  
**Subject:** Case no. BOA-23028

Dear Mr. Chapman,

I'm writing in support of issuing a special exception to increase the permitted driveway width at 2797 S. Columbia Pl.. I live at 2650 S. Columbia Pl., so that house is clearly visible from mine. It appears to me that neither the driveway on 28<sup>th</sup> street nor the auto court on Columbia Pl. come close to the max.30 feet allowed in the code. No matter how the city calculates that width, the landscaping and design of low walls have rendered the driveways nearly invisible. And since the driveways are at opposite ends of the lot, it would not be aesthetically objectionable even if both drives were covered with cars. Additionally, the auto court is crushed gravel so it cannot be an issue related to water runoff or percentage of the lot being impermeable.

I hope the BOA will approve this exception as I believe this home will add to the quality and value of the entire surrounding neighborhood.

Sincerely Yours,  
Michael S. Morrison

Michael S. Morrison  
M Squared Investments, Inc.  
6218 S. Lewis Ave., Suite 101  
Tulsa, OK 741136  
918.744.5559  
m2invest@truckstaff.com

**THIS PAGE  
INTENTIONALLY  
LEFT BLANK**