

BOA-23102

18-13 04

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BOARD OF ADJUSTMENT CASE REPORT

STR: 8304

Case Number: **BOA-23102**

CZM: 52

CD: 8

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Matt Emmons

ACTION REQUESTED: Special Exception to increase the permitted driveway width in an RS-2 district. (Section 55.090-F.3)

LOCATION: 4112 E 62 ST S

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 11809.16 SQ FT

LEGAL DESCRIPTION: LT 4 BLK 2, LIVINGSTON PARK SOUTH RESUB PRT LIVINGSTON PARK B1

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 West of the SW/c of S. Quebec and E. 62nd St. S.

STAFF COMMENTS: The applicant is requesting a **Special Exception** to increase the permitted driveway width in an RS-2 district. (Section 55.090-F.3)

6.2

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).

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'	--	--	--

TULSA ZONING CODE | July 1, 2020
page 55-20

Chapter 55 | Parking
Section 55.090 | Parking Area Design

[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.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to increase the permitted driveway width in an RS-2 district. (Section 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):
_____.
- **Suggested Condition:** Applicant must acquire a right-of-way permit from the City of Tulsa and driveway to be built in compliance with all other city specifications.

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 property

comments for stevak

Matthew Emmons <mattemmons@buildwithemmons.com>

Thu 3/4/2021 4:42 PM

To: Matthew Emmons <mattemmons@buildwithemmons.com>

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 in the Right Of Way (ROW) is 27' and 30' outside of ROW.

Corrective Action

Review Comments: This lot has a width of 96'. The submitted site plan proposes a combined driveway width that exceeds the maximum allowable driveway width within the ROW. Revise plans to indicate the combined driveway width shall not exceed 27' width in the ROW or apply to the BOA for a special exception to allow a composite of all driveways within the ROW to exceed 27' in width.

Matt Emmons, CGR

Emmons Construction LLC

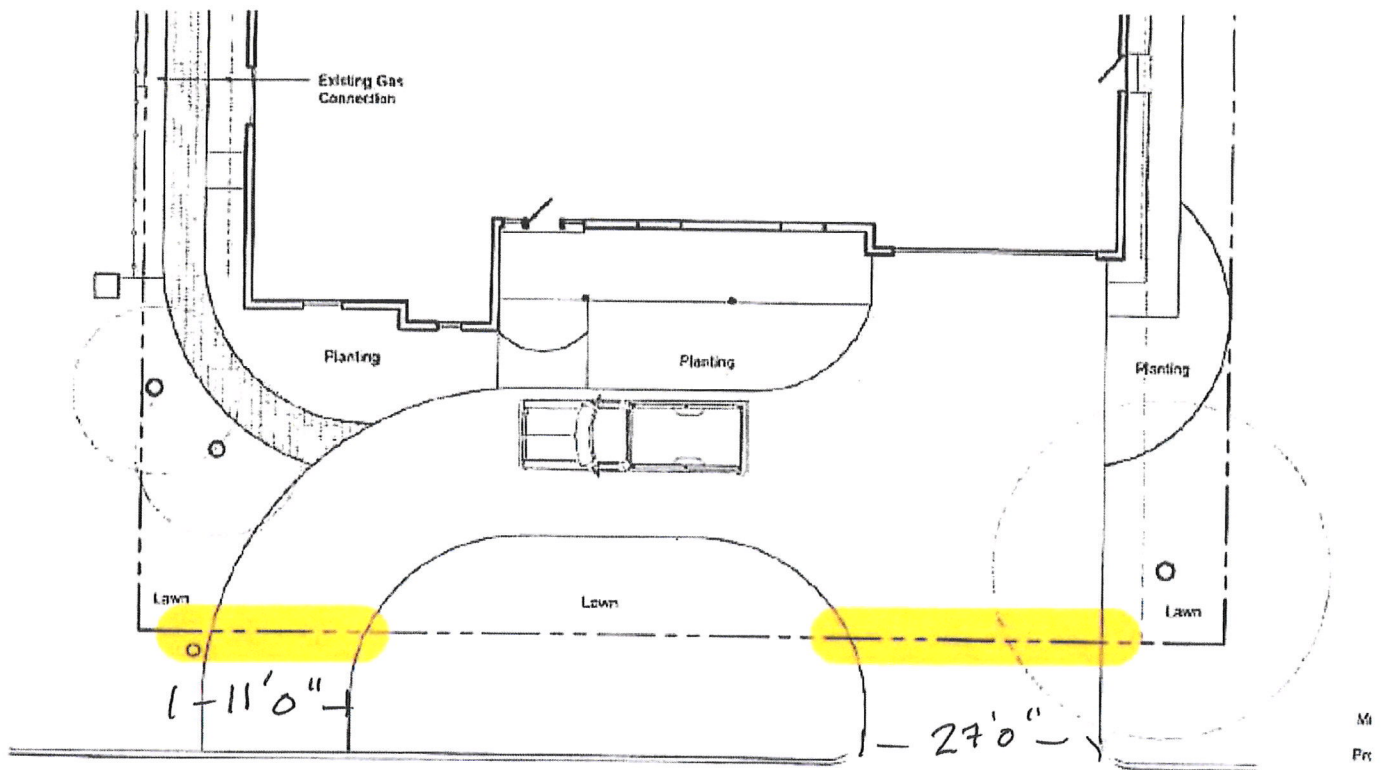
918-995-7105

918-605-2379 cell

<http://www.buildwithemmons.com>









0 300 600
Feet



Subject
Tract

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

Aerial Photo Date: February 2018



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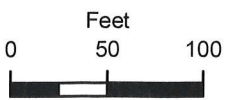


E 62 ST S

S QUEBEC AVE

E 62 PL S

S PITTSBURG AVE



Subject
Tract

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

Aerial Photo Date: February 2018



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