

BOA-23112

19-13 10

7.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9310

Case Number: BOA-23112

CZM: 38

CD: 5

HEARING DATE: 04/27/2021 1:00 PM

APPLICANT: Lindsey Barbour

ACTION REQUESTED: Special Exception to permit a Single Household/ Detached House in a CH District (Sec. 15.020-H, Table 15-2.5)

LOCATION: 1117 S BRADEN AV E

ZONED: CH

PRESENT USE: Single Household/ Detached House

TRACT SIZE: 7200.5 SQ FT

LEGAL DESCRIPTION: N 50 S 100.4 W/2 LT 2, CROWELL HGTS

RELEVANT PREVIOUS ACTIONS: None.

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

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract is Located South of the SE/c of E. 11th St. S. and S. Braden Ave.

STAFF COMMENTS: The applicant is requesting Special Exception to permit a Single Household/ Detached House in a CH District (Sec. 15.020-H, Table 15-2.5)

Table 15-2.5: O, C and I District Building Type Regulations for Household Living

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Building Types												
RESIDENTIAL												
Household Living												
Single household												
Detached house	P	S	S	S	S	S	S	S	-	-	-	
Townhouse	P	P	P	P	P	P	P	P	-	-	-	
Patio House	P	S	S	S	S	S	S	S	-	-	-	Section 40.290
Manufactured housing unit	-	-	-	-	-	S	S	-	S	S	S	Section 40.210
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Two households on single lot												
Duplex	P	S	S	S	S	S	S	S	-	-	-	
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Three or more households on single lot												
Multi-unit House	P	S	S	S	S	S	S	S	-	-	-	Section 40.250
Apartment/condo	S	P	P	P	P	P	P	P	-	-	-	Section 40.030
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	

P= Permitted; S=Special Exception Approval Required; - = Prohibited

The subject property is currently used for a detached single-family residence. Staff's opinion is that the home is legally non-conforming as the zoning was placed on the existing property with the 1970 zoning ordinance and the home was built in 1928. Granting of this Special Exception would allow the property owners to re-build a single-family detached home should the existing home be destroyed.

SAMPLE MOTION:

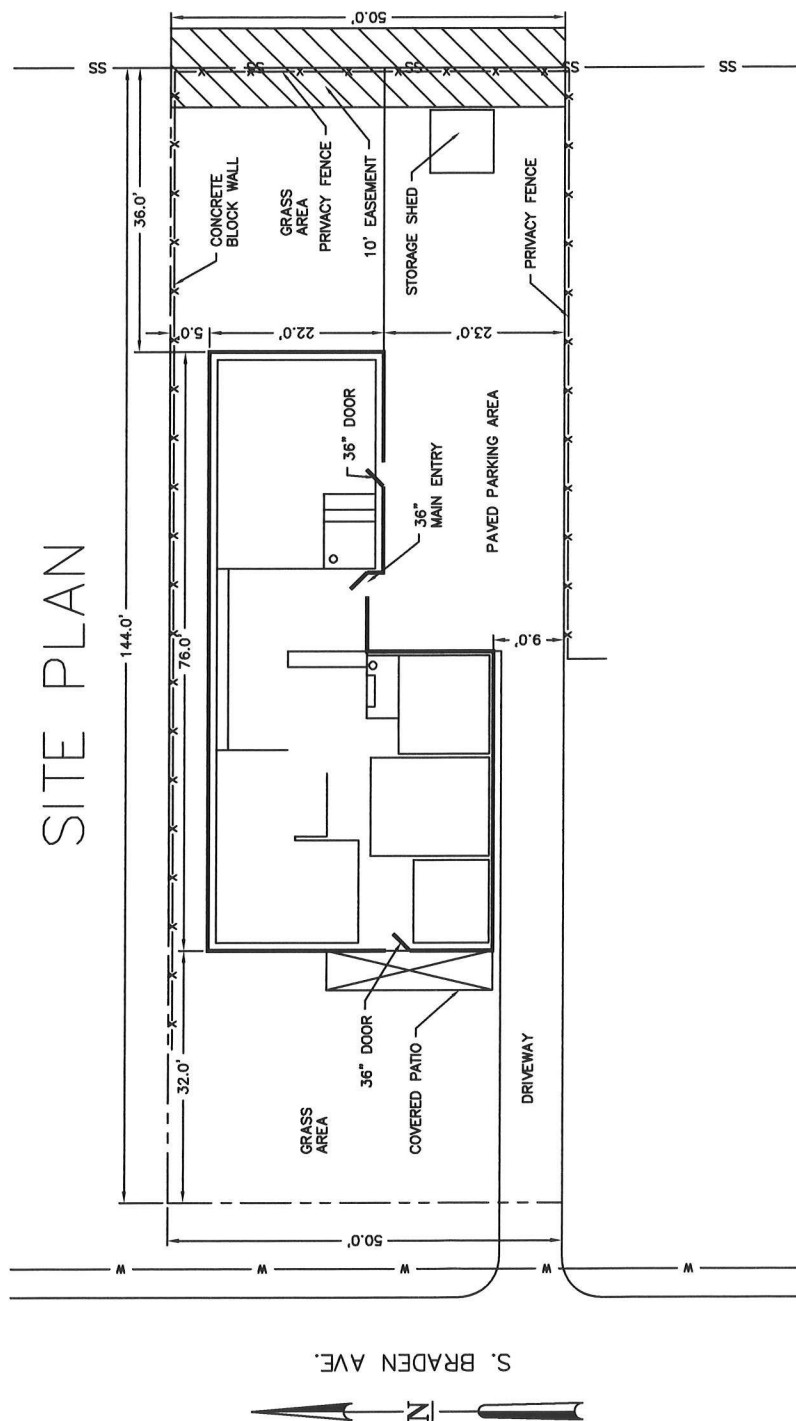
Move to _____ (approve/deny) a **Special Exception** to permit a Single Household/ Detached House in a CH District (Sec. 15.020-H, Table 15-2.5)

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

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



Subject property





0 50 100
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





0 200 400
Feet



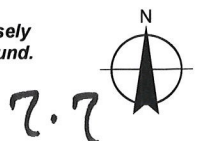
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