

SUBJECT TRACT



BOA-23164

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**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9319
CZM: 47
CD: 9

Case Number: **BOA-23164**

HEARING DATE: 07/27/2021 1:00 PM

APPLICANT: M. Scott Pohlenz, AIA, NCARB

ACTION REQUESTED: Special Exception to increase driveway width within a street setback from 30' to 45' to allow a parking/turnaround space off of driveway in an RS-3 district (Sec.55.090-F-3).

LOCATION: 3136 S UTICA AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 9900.05 SQ FT

LEGAL DESCRIPTION: PRT NW BEG 375S & 25E NEC NE NW TH S62.50 W158.40 N62.50 E158.40 POB SEC 19 19 13 .22AC,

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 North of the NW/c of S. Utica Ave. and E. 32nd St. S.

STAFF COMMENTS: The applicant is requesting Special Exception to increase driveway width within a street setback from 30' to 45' to allow a parking/turnaround space off of driveway in an RS-3 district (Sec.55.090-F-3).

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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'	--	--	--

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to increase driveway width within a street setback from 30' to 45' to allow a parking/turnaround space off of driveway in an RS-3 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.



Facing North on Utica



Subject property

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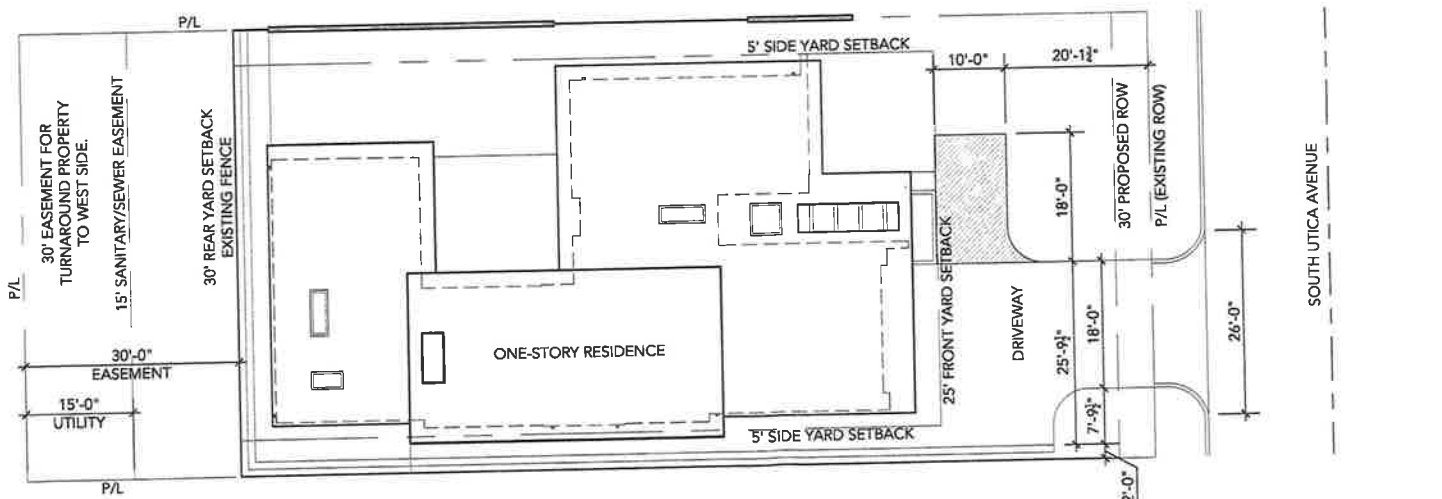
SITE INFORMATION	
LOT (SQ. FT.):	9,900 SF
LOT (ACRES):	0.23 ACRE(S)
RESIDENCE:	2,290 SF
GARAGE/MECH:	665 SF

OPEN SPACE CALCULATION (4,000 SF MINIMUM):

CURRENT PLAN:
9,900 SF (LOT SIZE) - 2,955 SF (RESIDENCE/GARAGE) - 855 SF (DRIVEWAY) = 6,090 SF OPEN SPACE

PROPOSED ADDITIONAL PARKING:
9,900 SF (LOT SIZE) - 2,955 SF (RESIDENCE/GARAGE) - 855 SF (DRIVEWAY) - 290 SF (PARKING AREA) = 5,800 SF OPEN SPACE

 PROPOSED SPECIAL EXCEPTION ADDITIONAL PARKING AND TURNAROUND OFF OF DRIVEWAY



1 SITE PLAN
SCALE: 1/8" = 1'-0"



pohlenz

POHLENZCM.COM
918.749.5144
3402 S PEORIA AVE
TULSA, OK 74105

UTICA SOUTH
319 S UTICA AVE - TULSA, OK 74105

REVISIONS		
NO.	DATE	DESCRIPTION

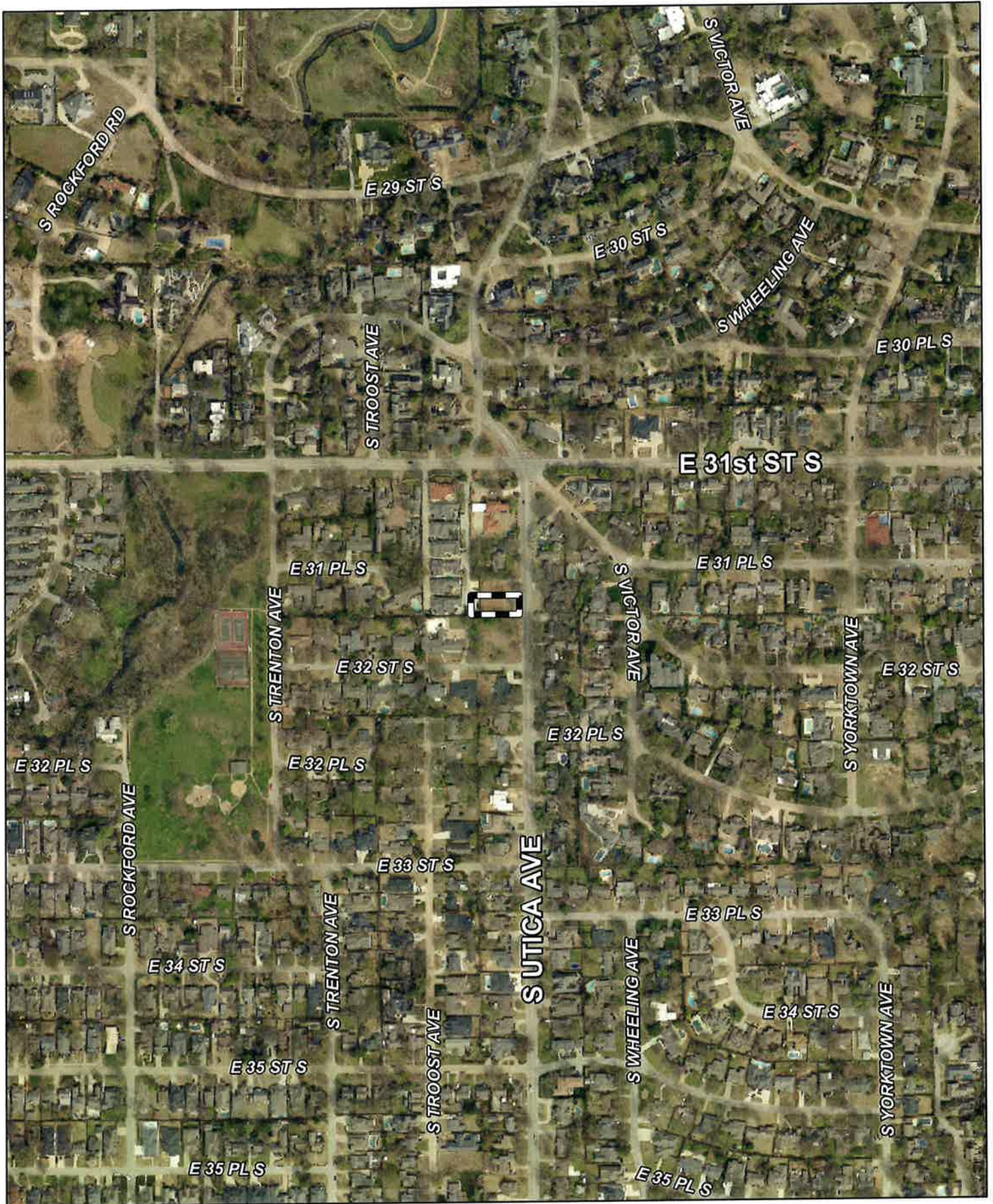


SITE PLAN

SHEET

A1.1

OCTOBER 7, 2020



BOA-23164

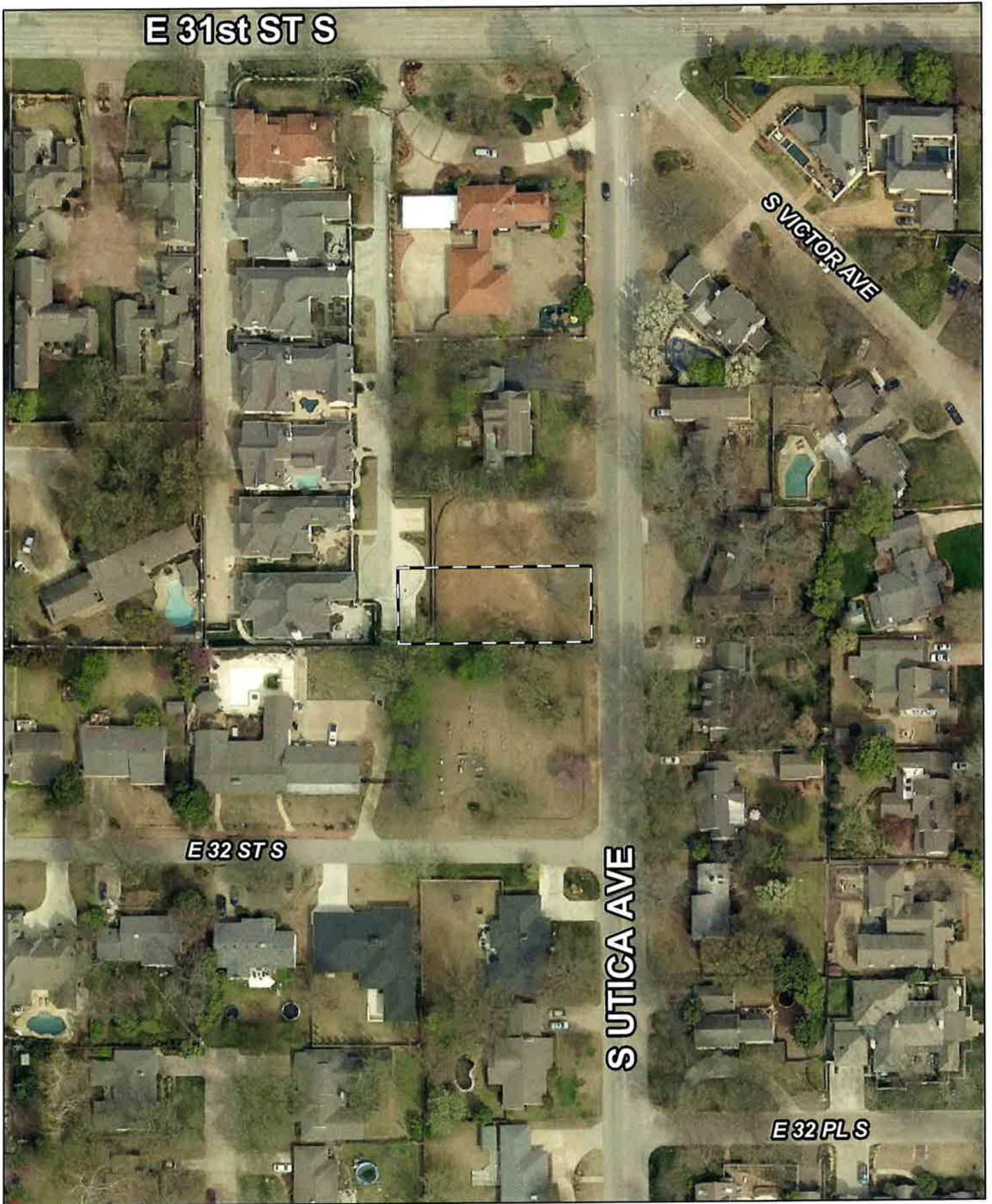
19-13 19

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

Aerial Photo Date: 2020/2021



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E 31st ST S

S VICTOR AVE

E 32 ST S

S UTICA AVE

E 32 PLS



 Subject Tract

BOA-23164

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

Aerial Photo Date: 2020/2021



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