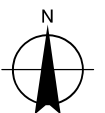
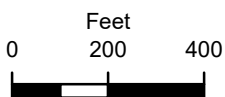


BOA-23380

19-13 20



4.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9320

Case Number: **BOA-23380**

CZM: 47

CD: 9

HEARING DATE: 07/12/2022 1:00 PM (Continued from 6/28/2022)

APPLICANT: Kory Myers

ACTION REQUESTED: Special Exception to increase the permitted driveway width in a Residential District (Section 55.090-F.3)

LOCATION: 3144 E 33 ST S

ZONED: RS-1

PRESENT USE: Single Family Residential

TRACT SIZE: 20020.26 SQ FT

LEGAL DESCRIPTION: LT 6 BLK 6, RANCH ACRES RESUB L5-12 B5 & L4-6 B6,

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 at the SW/c of E. 33rd St. S. and S. Florence Pl.

STAFF COMMENTS: The applicant is requesting Special Exception to increase the permitted driveway width in a Residential District (Section 55.090-F.3)

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 | December 24, 2021
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.

Applicant is proposing to increase the permitted driveway width from 30-feet inside the street setback to 35-feet and 2-inches.

SAMPLE MOTION: Move to _____ (approve/deny) a **Special Exception** to increase the permitted driveway width in a Residential 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):
_____.

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

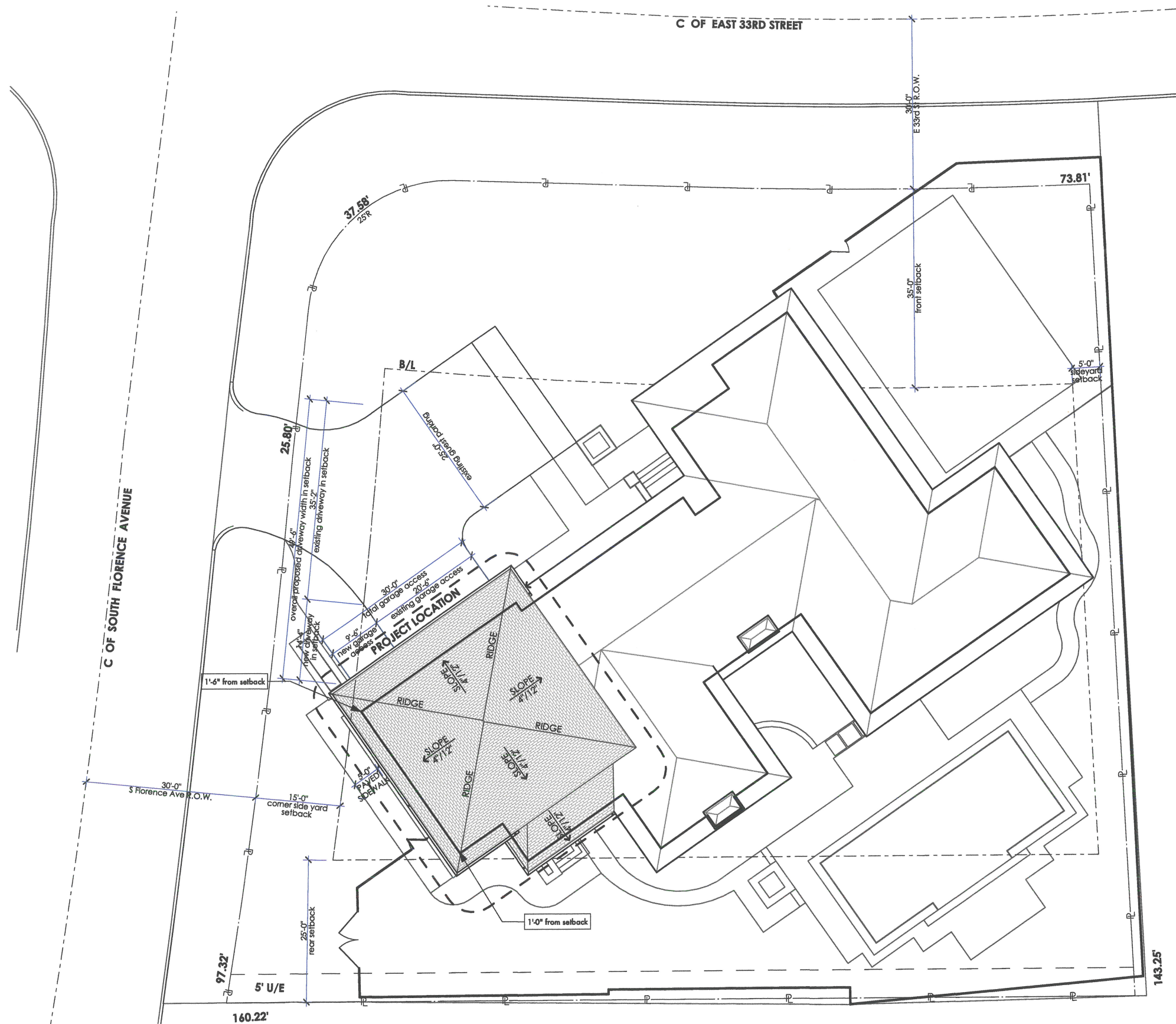
LONG RESIDENCE

3144 EAST 33RD STREET
TULSA, OKLAHOMA 74105



drawing:
SITE PLAN

4.4 date: 5/26/22



C OF SOUTH FLORENCE AVENUE

30'-0"
S Florence Ave R.O.W.

15'-0"
corner side yard
setback

25.80'

overall proposed driveway width in setback
35'-2"
existing driveway in setback
49'-6"

14'-4"
new driveway
in setback

9'-6"
new garage
access

30'-0"
total garage access

20'-6"
existing garage access

25'-0"
existing guest parking

B/L

PROJECT LOCATION

RIDGE

SLOPE
4"/12"

RIDGE

RIDGE

SLOPE
4"/12"

RIDGE

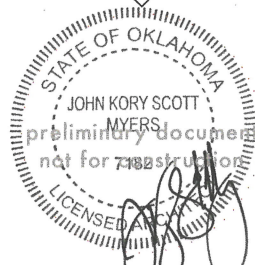
SLOPE
4"/12"

SLOPE
4"/12"

5'-0"
PAVED
SIDEWALK

perkins
architecture

o: 918.743.9444 | perkinsarchitecture.com



LONG RESIDENCE

3144 EAST 33RD STREET
TULSA, OKLAHOMA 74105



drawing:
ENLARGED PLAN

date: 5/26/22
4.5



perkins
architecture

o: 918.743.9444 | perkinsarchitecture.com

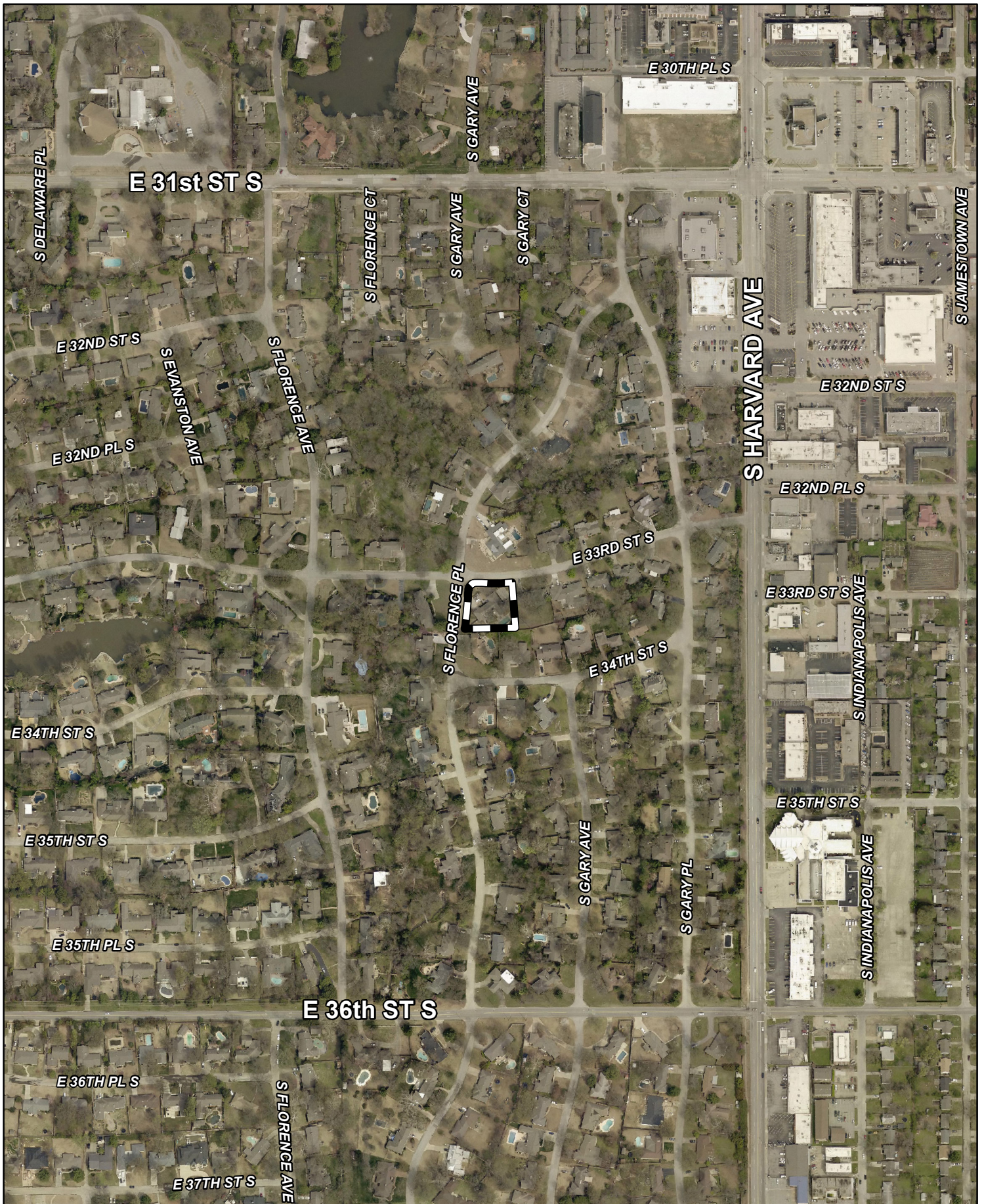


LONG RESIDENCE

3144 EAST 33RD STREET
TULSA, OKLAHOMA 74105

drawing:
RENDERING

date: 5/26/22
4.6



0 200 400
Feet



Subject
Tract

BOA-23380

19-13 20

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

Aerial Photo Date: 2020/2021



4.7



S FLORENCE PL

E 33RD ST S

E 34TH ST S

S GARY AVE

0 50 100
Feet



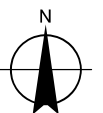
**Subject
Tract**

BOA-23380

19-13 20

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

Aerial Photo Date: 2020/2021



4.8

From: [tom carson](#)
To: [esubmit](#)
Subject: BOA-23380
Date: Wednesday, June 22, 2022 12:23:34 PM

I live at 3408 S. Gary Ave. and regularly walk and drive the streets of Ranch Acres, a nationally registered historical neighborhood. With respect to the proposed special exception increasing the driveway width at 3144 E 33rd St., I am not opposed to that specific change per se. However, I do find the proposed addition that necessitates the increased driveway width to be objectionable. This is because it departs significantly from the 1 to 1-1/2 story normative facade in Ranch Acres. The National Register of Historic Places describes Ranch Acres homes “with their long, horizontal and ground hugging nature”. The current home, built in 1955, is typical of Ranch Acres structures of the historical “period of significance”. In contrast, the proposed 2 story addition is boldly atypical. It appears to loom over the site in the architectural renderings and is, arguably, an overreach as it will vertically add at least one third more space to the existing 3850 sq.ft. sprawl. While the planning code does not codify design esthetics, requirements therein are essential to prevent overbuilding of a residential lot. This is a case where that logic should apply. The relief requested by the applicant is innocuous, in and of itself. What it ultimately permits is not.

Thomas Carson
3408 S. Gary Ave.
Tulsa, 74105