



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23480

Hearing Date: 01/10/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

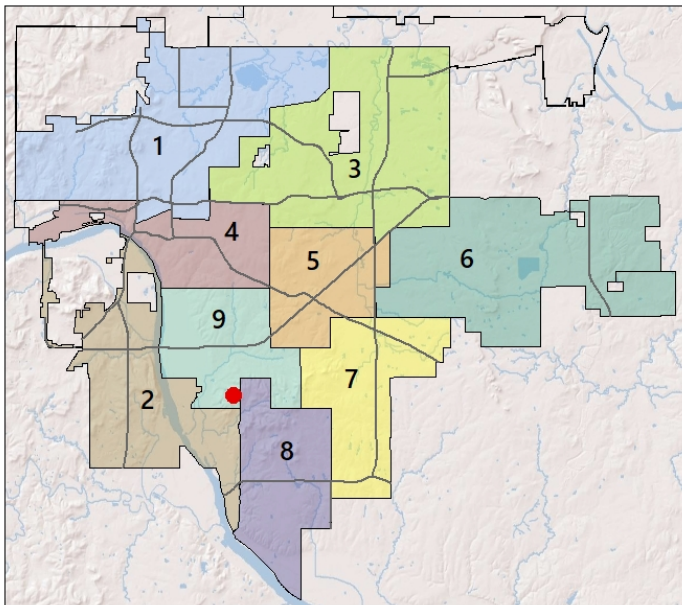
Owner and Applicant Information:

Applicant: Femi Fasesin

Property Owner: Leslie McClain Dejeso

Action Requested: Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

Location Map:



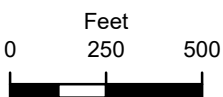
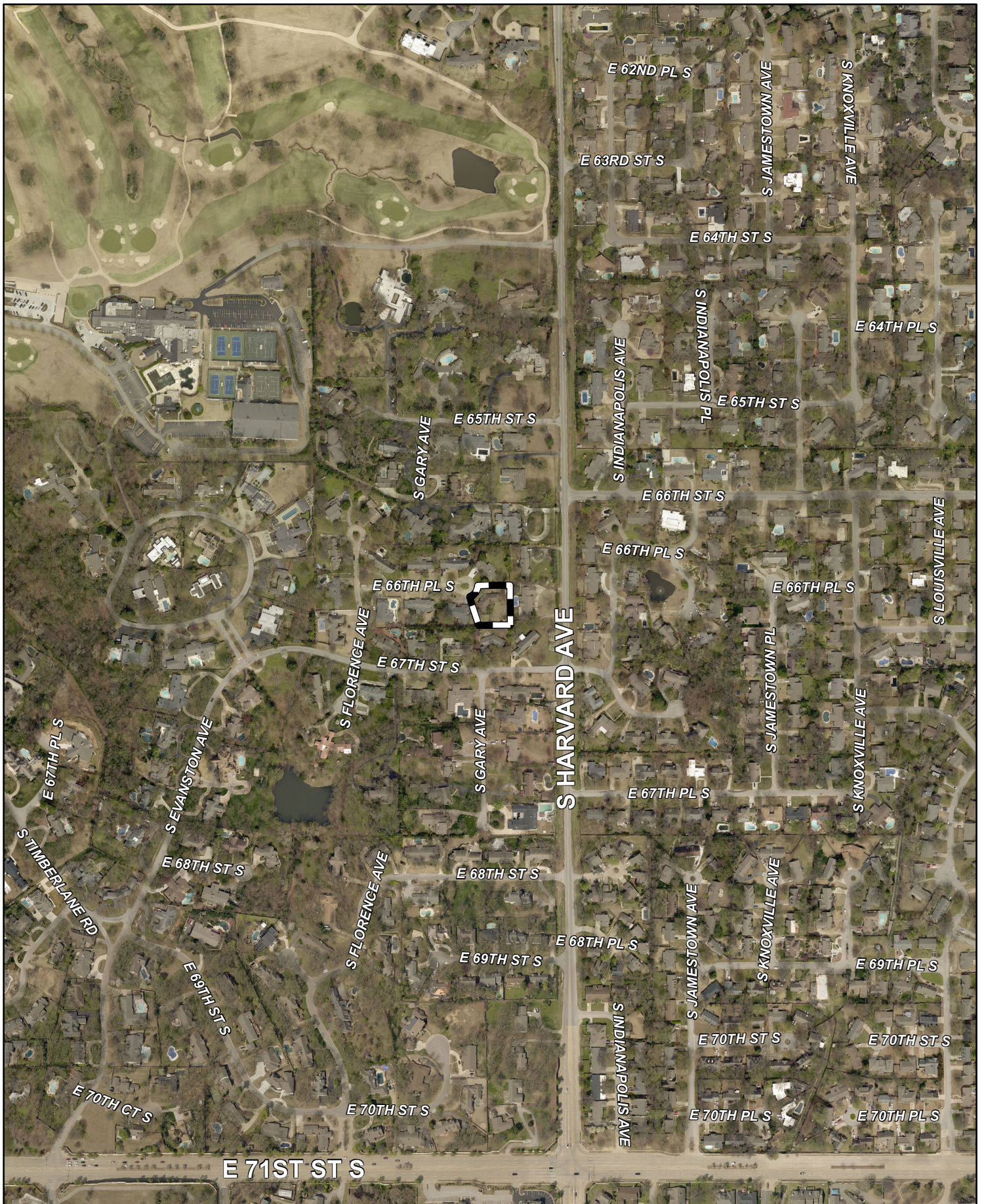
Additional Information:

Present Use: Residential

Tract Size: 0.51 acres

Location: 3138 E. 66 Pl. S.

Present Zoning: RS-1



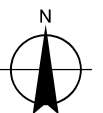
 Subject Tract

BOA-23480

18-13 05

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

Aerial Photo Date: 2020/2021



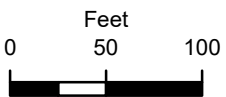


E 66TH PL S

S HARVARD AVE

E 67TH ST S

S GARY AVE



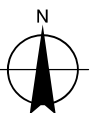
Subject Tract

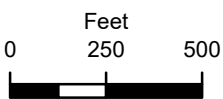
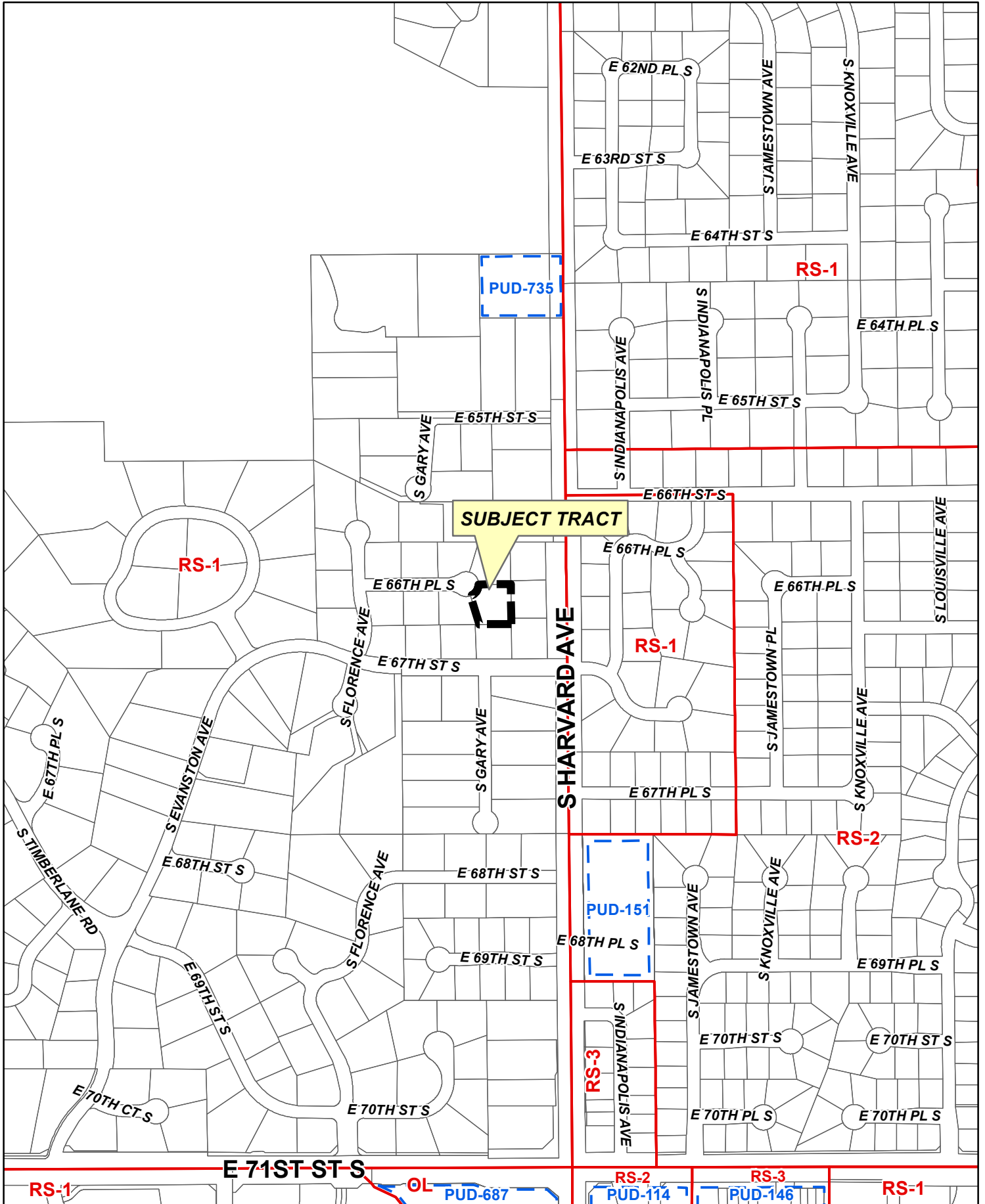
BOA-23480

18-13 05

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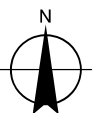
Aerial Photo Date: 2020/2021





BOA-23480

18-13 05



BOARD OF ADJUSTMENT CASE REPORT

STR: 8305

Case Number: BOA-23480

CD: 9

HEARING DATE: 01/10/2023 1:00 PM

APPLICANT: Femi Fasesin

ACTION REQUESTED: Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

LOCATION: 3138 E 66 PL S

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 22372.51 SQ FT

LEGAL DESCRIPTION: LT 14, BROADMOOR HILLS CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

A copy of Sec. 45.031 of the Zoning Code is included in the staff report with all supplemental regulations related to Accessory Dwelling Units.

Applicant is reducing the size of the ADU to be no more than 40% the floor area of the principal residential structure.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

- 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



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

ZCO-131963-2022 (3138 E 66TH PL S Tulsa, OK 74136) SITE_v1.pdf Markup Summary #1

Zoning Comments (4)



Subject: Zoning Comments
Page Label: 1
Status:
Author: LParker
Date: 11/3/2022 9:38:17 AM
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* APPLICANT STATED HEIGHT +
PITCH WOULD COMPLY AND
WILL NOT NEED RELIEF.

Section 45.031-D Additional Regulations for
Accessory Dwelling Units

c. Exterior Finish Materials - The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the detached house.

d. Roof Pitch - The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

Review Comments: Provide information that the ADU complies with the above requirements.



Subject: Zoning Comments
Page Label: 1
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* SEE NOTE ABOVE

90.90.C: Detached Accessory Buildings. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.

Review Comments: Revise plans to indicate that the detached accessory building will not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.



Subject: Zoning Comments
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Author: LParker
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Section 45.031-D Regulations Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

Review Comments: Apply to INCOG for a special exception to allow an Accessory Dwelling Unit in an RS-1 zoned area.



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA CORRECTIONS SUMMARY



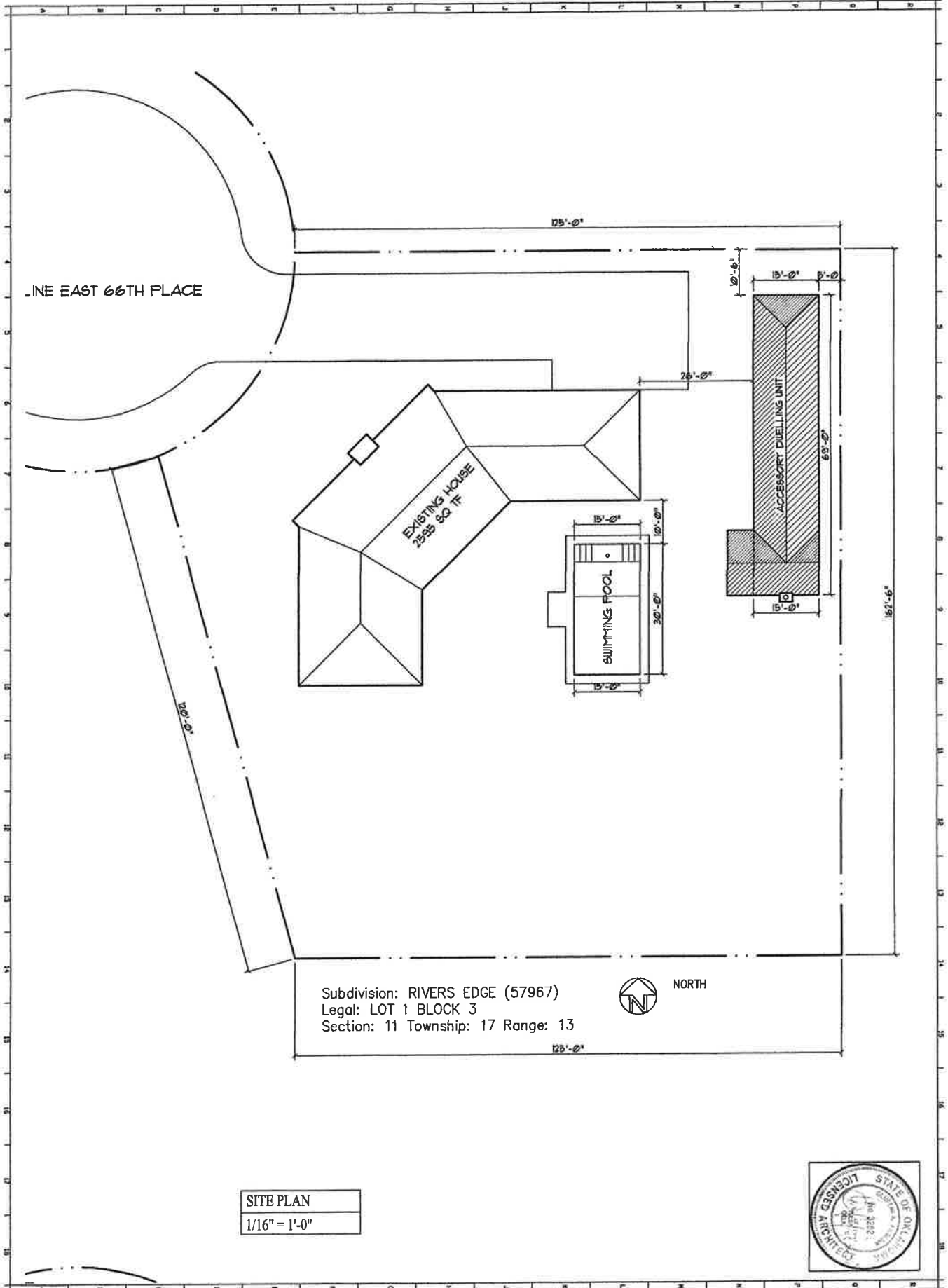
Subject: Zoning Comments
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Author: LParker
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*BUILDING SIZE REDUCED
TO 1,035 SF.

45.030-A RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater.

Review comments: You are proposing 1249 sq ft of detached accessory structure. The proposed detached structure exceeds 750 sq ft and 40% of the size of your house. Based on the size of your house (2592 sq ft) you are allowed 1,036.8 sq ft of detached accessory structures on your lot. Revise the plans to reduce the size of your proposed detached accessory structure to be no more than 1036.8 sq ft to provide a code compliant design.



Subdivision: RIVERS EDGE (57967)
 Legal: LOT 1 BLOCK 3
 Section: 11 Township: 17 Range: 13



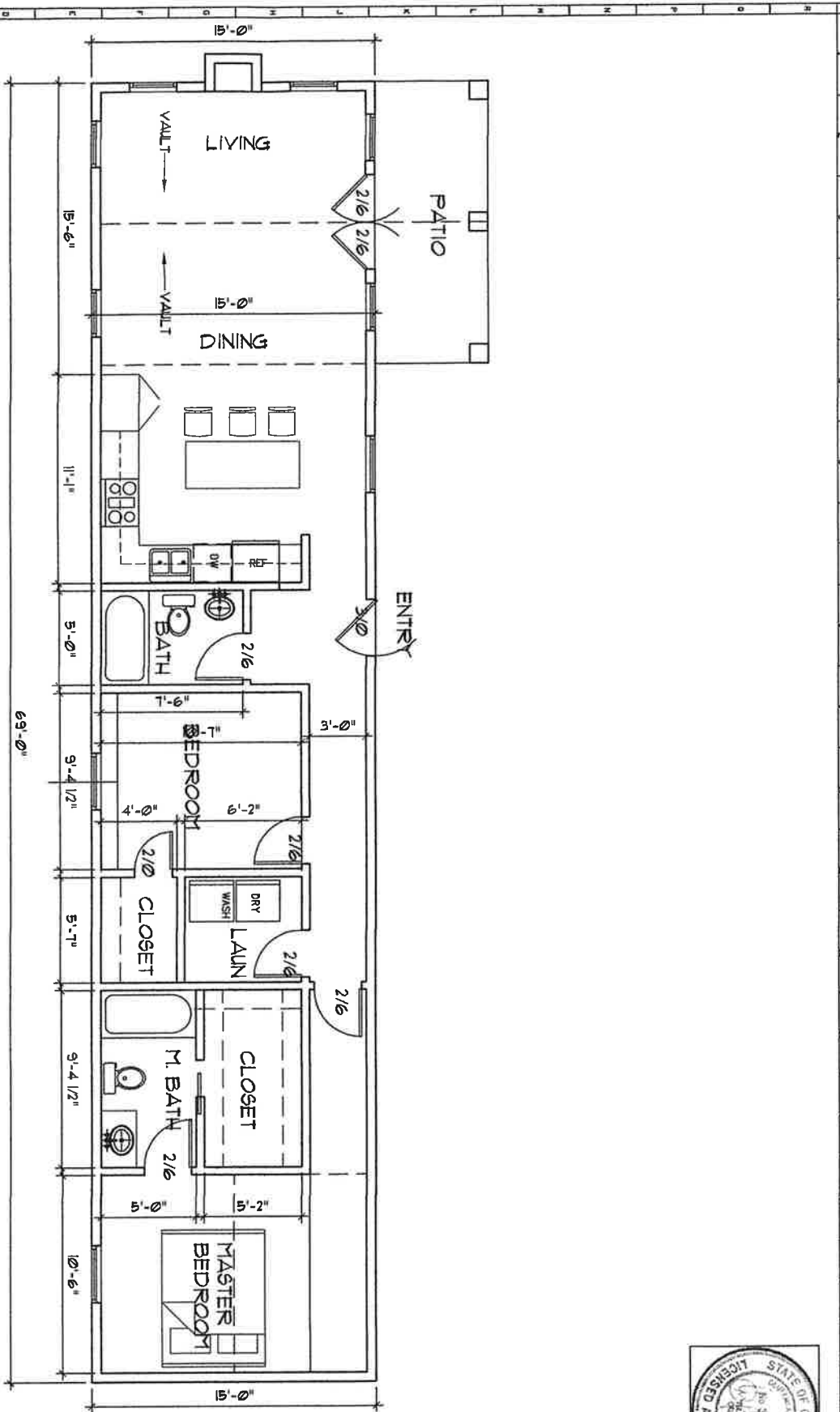
SITE PLAN
 1/16" = 1'-0"



DATE	25 September 2022
BY	FEM FASESIN
SCALE	1/16" = 1'-0"
PROJECT NAME	3138 E 66TH PL
SHEET NUMBER	1

FEMI FASESIN, ARCHITECT
 ARCHITECTURE & PLANNING
 421 SOUTH OLYMPIA AVE., TULSA, OKLAHOMA 74127
 PHONE: 918-346-9700 • FAX: 918-565-2297

ACCESSORY DWELLING UNIT
 3138 E 66TH PL
 Tulsa, Oklahoma



1035 SF.

FLOOR PLAN A
3/16" = 1'-0"



ACCESSORY DWELLING UNIT
3138 E 66TH PL
Tulsa, Oklahoma

FEMI FASESIN, ARCHITECT
ARCHITECTURE & PLANNING
421 SOUTH OLYMPIA AVE., TULSA, OKLAHOMA 74127
PHONE: 918-346-9700 • FAX: 918-585-2299

NOTATIONS:
ISSUED:
DATE: 25 September 2022
SCALE:
SHEET NAME:
2