



# CITY OF Tulsa

## Board of Adjustment

**Case Number: BOA-23487**

**Hearing Date: 01/24/2023 1:00 PM**

**Case Report Prepared by:**

Austin Chapman

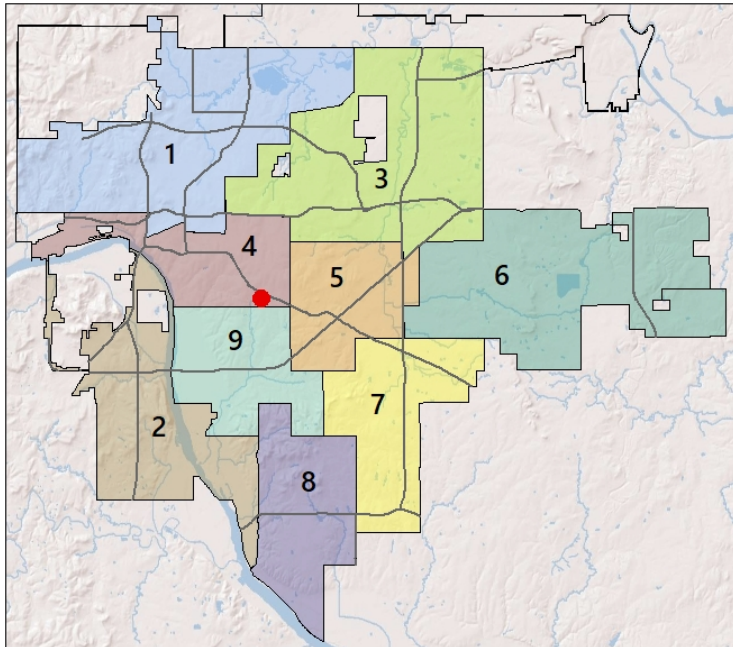
**Owner and Applicant Information:**

**Applicant: Robert Bromley**

**Property Owner: FUEGO REI LLC**

**Action Requested:** Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

**Location Map:**



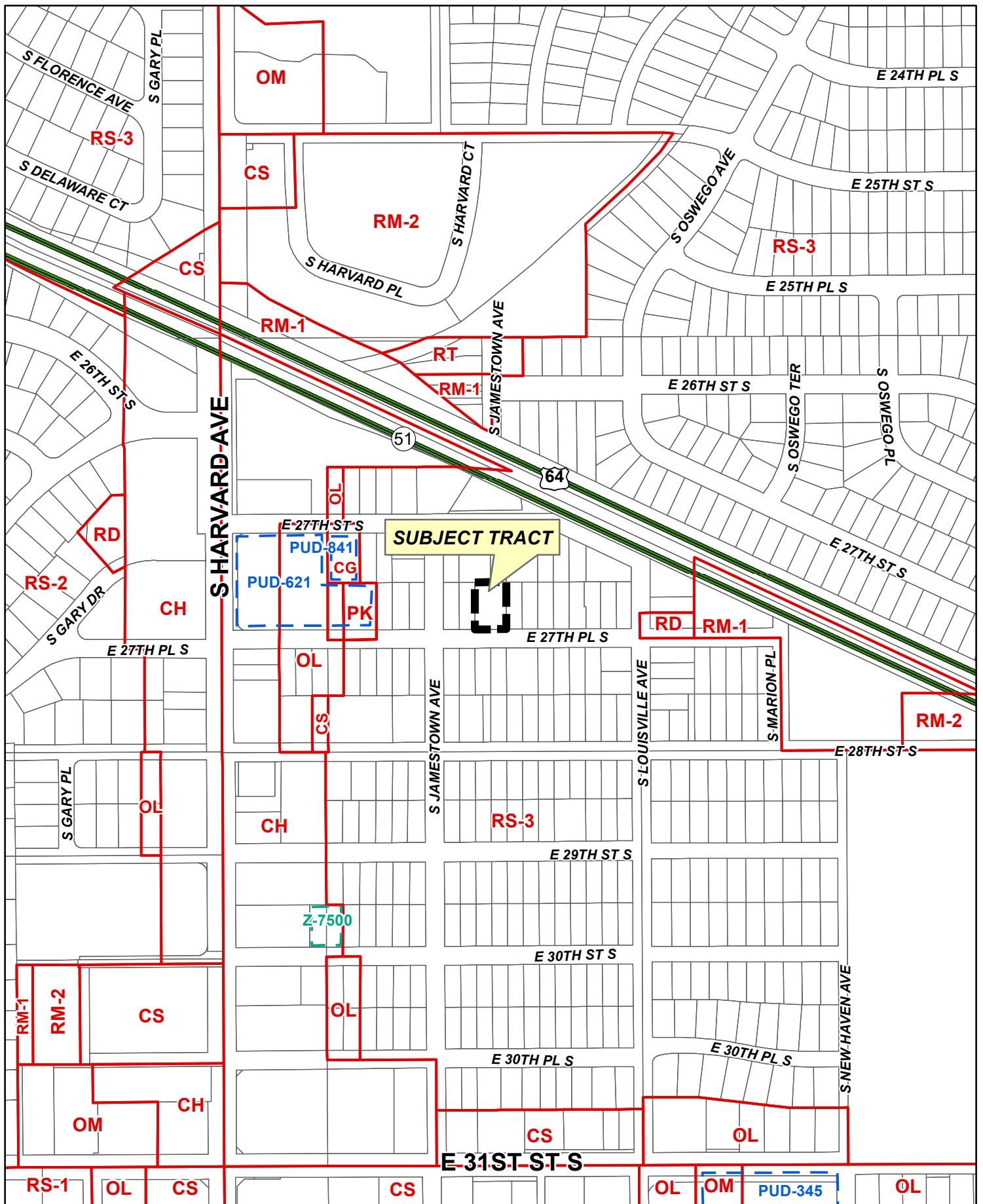
**Additional Information:**

**Present Use: Home**

**Tract Size: 0.34 acres**

**Location: 3507/3509 E. 27 Pl. S.**

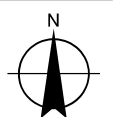
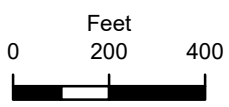
**Present Zoning: RS-3**

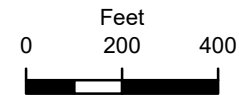
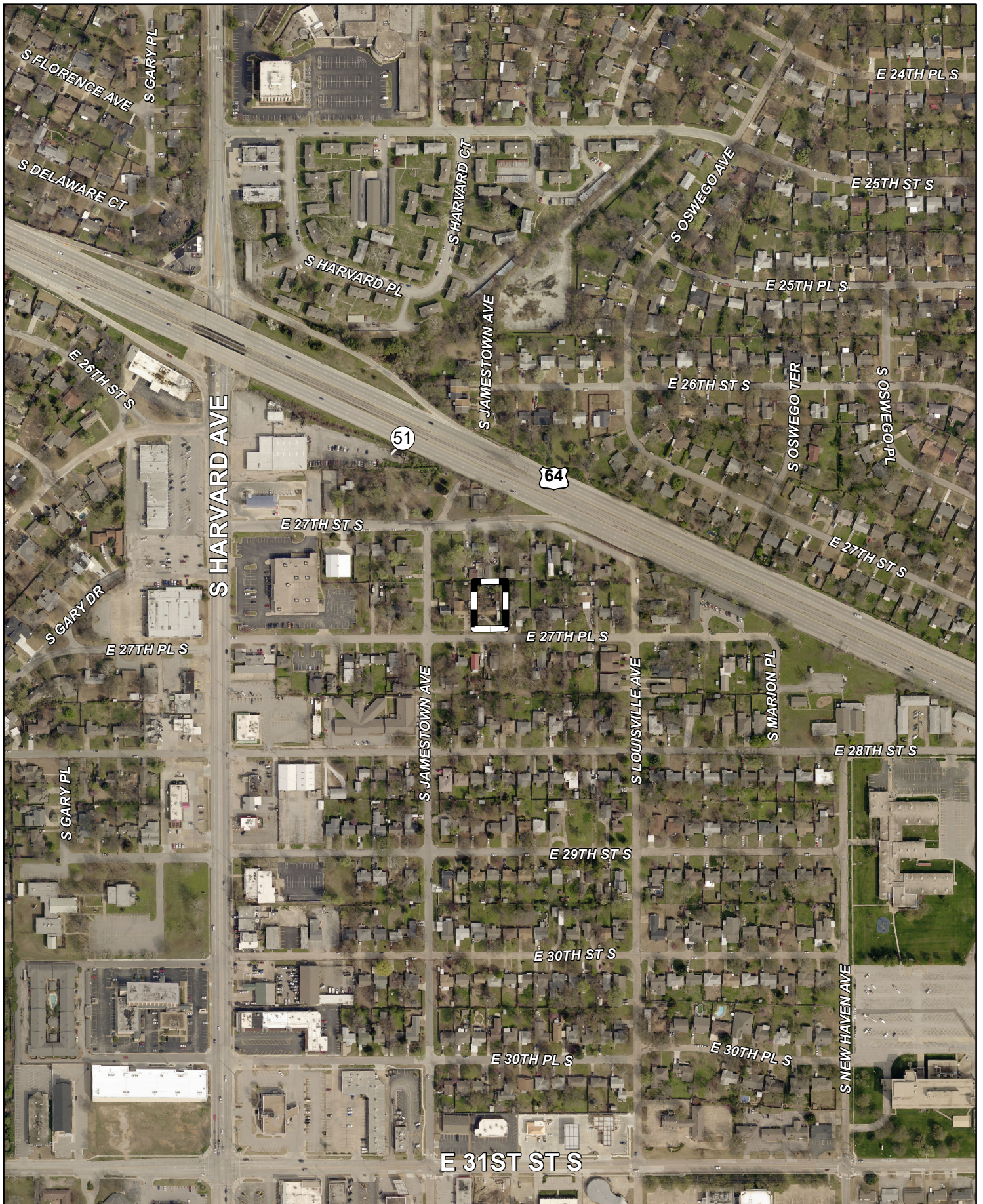


**SUBJECT TRACT**

**BOA-23487**

19-13 16



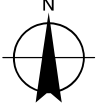


**BOA-23487**

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

19-13 16

Aerial Photo Date: 2020/2021



6.3



51

64

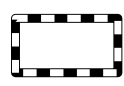
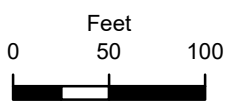
E 27TH ST S

S JAMESTOWN AVE



E 27TH PL S

E 28TH ST S



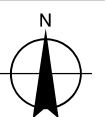
Subject Tract

**BOA-23487**

19-13 16

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

Aerial Photo Date: 2020/2021



6.4

# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9316

**Case Number:** BOA-23487

**CD:** 4

**HEARING DATE:** 01/24/2023 1:00 PM

**APPLICANT:** Robert Bromley

**ACTION REQUESTED:** Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

**LOCATION:** 3507/3509 E 27 PL S

**ZONED:** RS-3

**PRESENT USE:** Home

**TRACT SIZE:** 15002.13 SQ FT

**LEGAL DESCRIPTION:** LTS 12 & 13 BLK 7, KIRKMOORE ADDN 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.

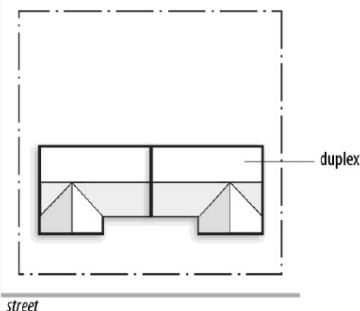
The **Areas of Stability** include approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of 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 permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

**35.010-E Duplex**

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



The subject property is currently being used as a duplex, but a special Exception was never approved on the property. The Special Exception is requested to confirm the existing use, per the Tulsa County Assessor's Office the structure was originally built in 1945, but it is unclear at what point the duplex use was initiated.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

- 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**

# BOBBY BROMLEY DUPLEX CONVERSION

3507 E 27th Pl  
Tulsa, OK 74114

**PROJECT NUMBER**  
22137

**FOR REVIEW**  
12.19.2022



TULSA, OK  
918-859-9348  
WWW.RCJDESIGNS.COM

### PROJECT INFORMATION

#### LEGAL DESCRIPTION

SUBDIVISION KINGGORE ADDN  
LEGAL LOTS 12 & 13 B-A-7  
SECTION 16 TOWNSHIP 14 RANGE 13

#### GENERAL INFORMATION

ZONING: R4-S  
LOT SIZE: 34 ACRES / 15,000 SQ FT  
UNIT A LIVABLE AREA: 1,404 SQ FT  
UNIT B LIVABLE AREA: 414 SQ FT

#### ADDITIONAL INFORMATION

**UNIT A**  
LIVABLE: 1,404 SQ FT  
ATTACHED GARAGE: 0 SQ FT  
FRONT COVERED PORCH: 0 SQ FT  
DRIVEWAY/WALKWAY: 1,691 SQ FT  
SIDEWALK: 180 SQ FT  
TOTAL: 3,245 SQ FT

**UNIT B**  
LIVABLE: 414 SQ FT  
ATTACHED GARAGE: 0 SQ FT  
FRONT COVERED PORCH: 0 SQ FT  
DRIVEWAY/WALKWAY: 1,811 SQ FT  
SIDEWALK: 14 SQ FT  
SHED: 36 SQ FT  
TOTAL: 2,095 SQ FT

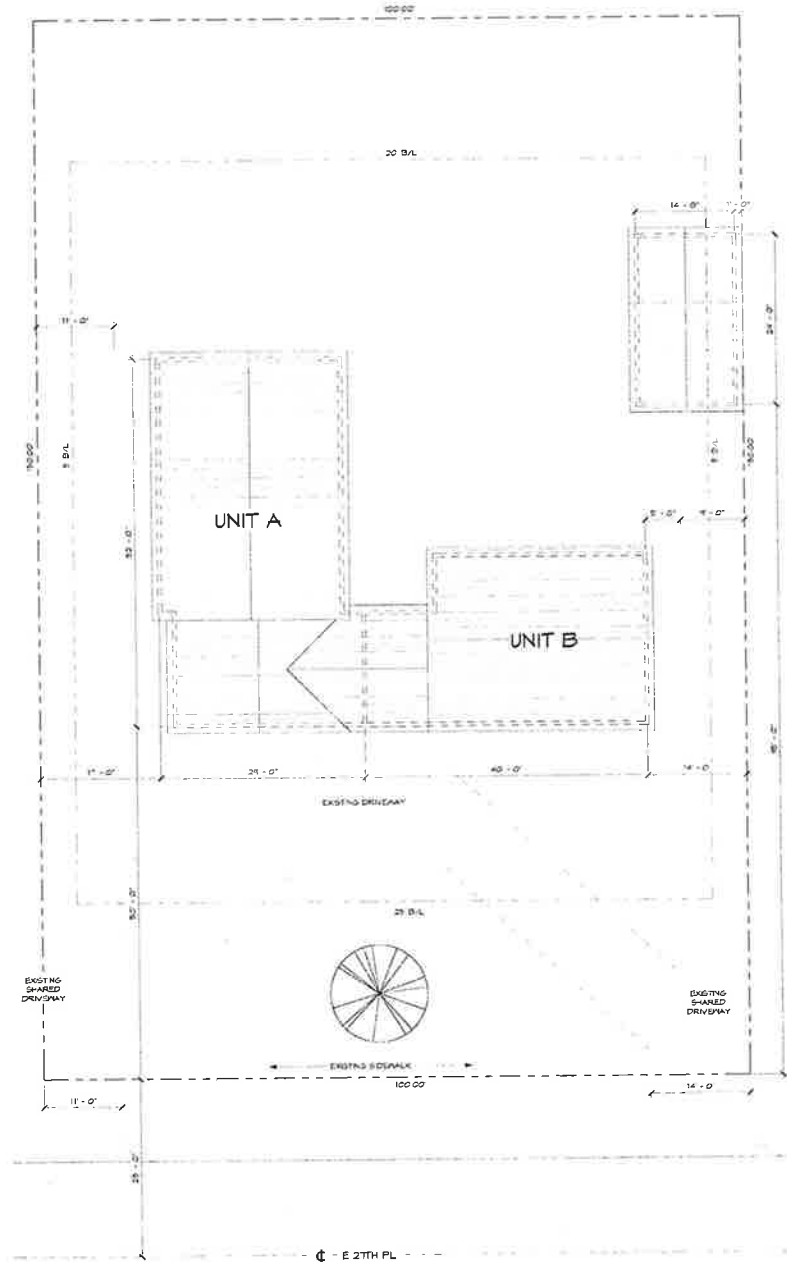
#### REGULATIONS

MIN OPEN SPACE REQD: 2,500 SQ FT PER UNIT  
UNIT A: PROPOSED: 4,254 SQ FT  
UNIT B: PROPOSED: 4,420 SQ FT

### SURVEY DISCLAIMER

SITE PLAN

THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY  
BOUNDARY AND EXISTING UTILITY LOCATIONS ARE APPROXIMATE  
BASED ON F.S.D. INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY



### LEGEND

SITE PLAN

NOT ALL ITEMS MAY BE USED

- NOT USED
- EXISTING ASPHALT PAVED
- NEW ASPHALT PAVING TRACK
- EXISTING GRAVEL DRIVE/PARKING
- TULSA REGULATORY FLOOD PLAN
- EXISTING SOB TO REMAIN
- EXISTING CONCRETE DRIVEWAY/WALKWAY
- NEW CONCRETE DRIVEWAY/WALKWAY
- PROPERTY LINE
- BUILDING SETBACKS
- EXTERIOR WALL FND OUTLINE
- SILT FENCE
- HAY BALE
- DRAINAGE FLOW
- DOWNSPOUT

c. 2018 RCJ DESIGNS, LLC

**1** SITE PLAN  
1/8" = 1'-0"

E 27TH PL

**Jeff S. Taylor**  
Zoning Official  
Building Plans Review  
Supervisor  
TEL (918) 596-7637  
jstaylor@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

**Robert Bromley**  
[bobby.bromley@gmail.com](mailto:bobby.bromley@gmail.com)

12/20/2022

**APPLICATION NO: ZCO 136712** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
**Project Location: 3509 & 3507 E 27<sup>th</sup> PI S**  
**Description: Duplex Use**

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH"  IS  IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

**Note:** Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project. Requests for variances from the Board of Adjustment require proof of a hardship per Section 70.130.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

**Please Notify Plans Examiner By Email When You Have Submitted A Revision.** If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online. The zoning review will resume after these modified plans are submitted.

1. **5.020 Use Regulations** - Principal uses allowed in R districts in accordance with Table 5-2.

**Review Comments:** County assessor does not recognize this structure as a Duplex. Duplexes are only allowed on an RS-3 zoned lot by special exception. Per conversations with applicant section 80.040-E,3 does exist in the fact that this structure has not been used as a Duplex for more than 36 months in the last 4-year period. Apply to BOA for a special exception to allow a duplex on a RS-3 zoned lot.

## END -ZONING CODE REVIEW

**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.