CITY OF Tulsa
Board of Adjustment

Case Number: BOA-23491

Hearing Date: 02/14/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

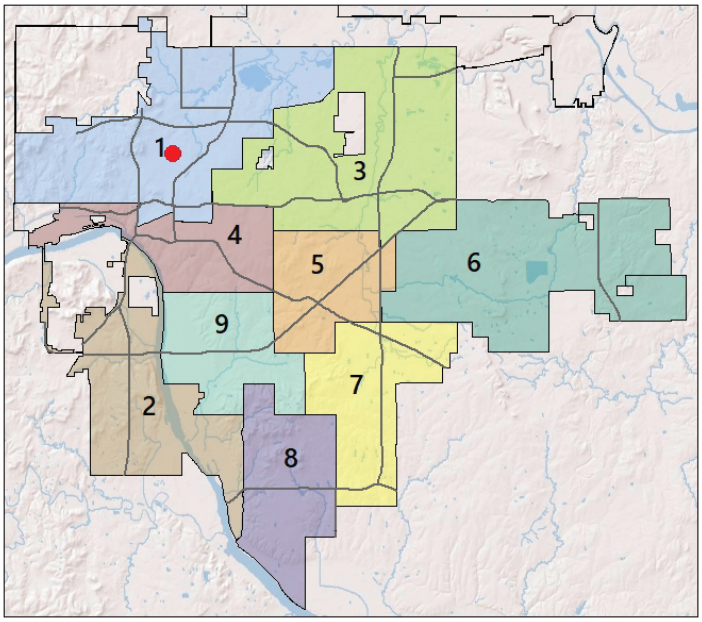
Owner and Applicant Information:

Applicant: Phyllis Bedford

Property Owner: Lot 9:City Of Tulsa /Lot 8: Raynette Knight

Action Requested: Special Exception to permit duplexes in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5). Request is to allow up to 4 duplexes.

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.51 acres

Location: South of E. Woodrow Pl. between N. Midland Pl. and N. Lansing Ave.

Present Zoning: RS-4

BOARD OF ADJUSTMENT
CASE REPORT

STR: 0225 **Case Number:** BOA-23491

CD: 1

HEARING DATE: 02/14/2023 1:00 PM

APPLICANT: Phyllis Bedford

ACTION REQUESTED: Special Exception to permit duplexes in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5). Request is to allow up to 4 duplexes.

LOCATION: South of E. Woodrow Pl. between N. Midland Pl. and N. Lansing Ave. **ZONED:** RS-4

PRESENT USE: Vacant **TRACT SIZE:** 22145.99 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 5; LT 8 BLK 5, LECLAIRE 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 Growth".

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.

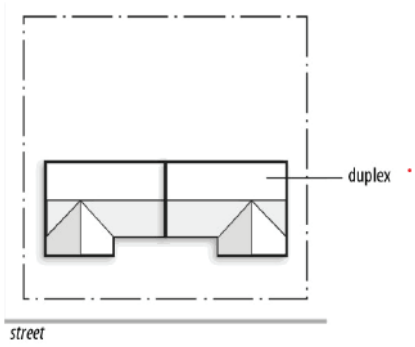
The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development 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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit duplexes in the RS-4 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 applicant is requesting permission to build 4 duplexes for a total of 8 dwelling units.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit duplexes in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5)

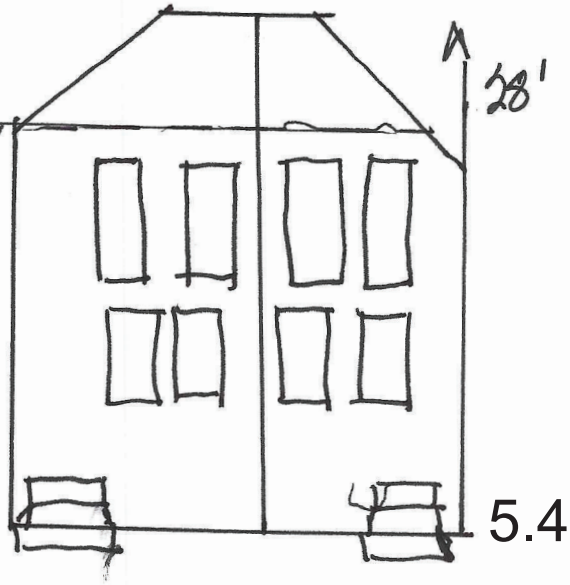
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any): _____.

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.

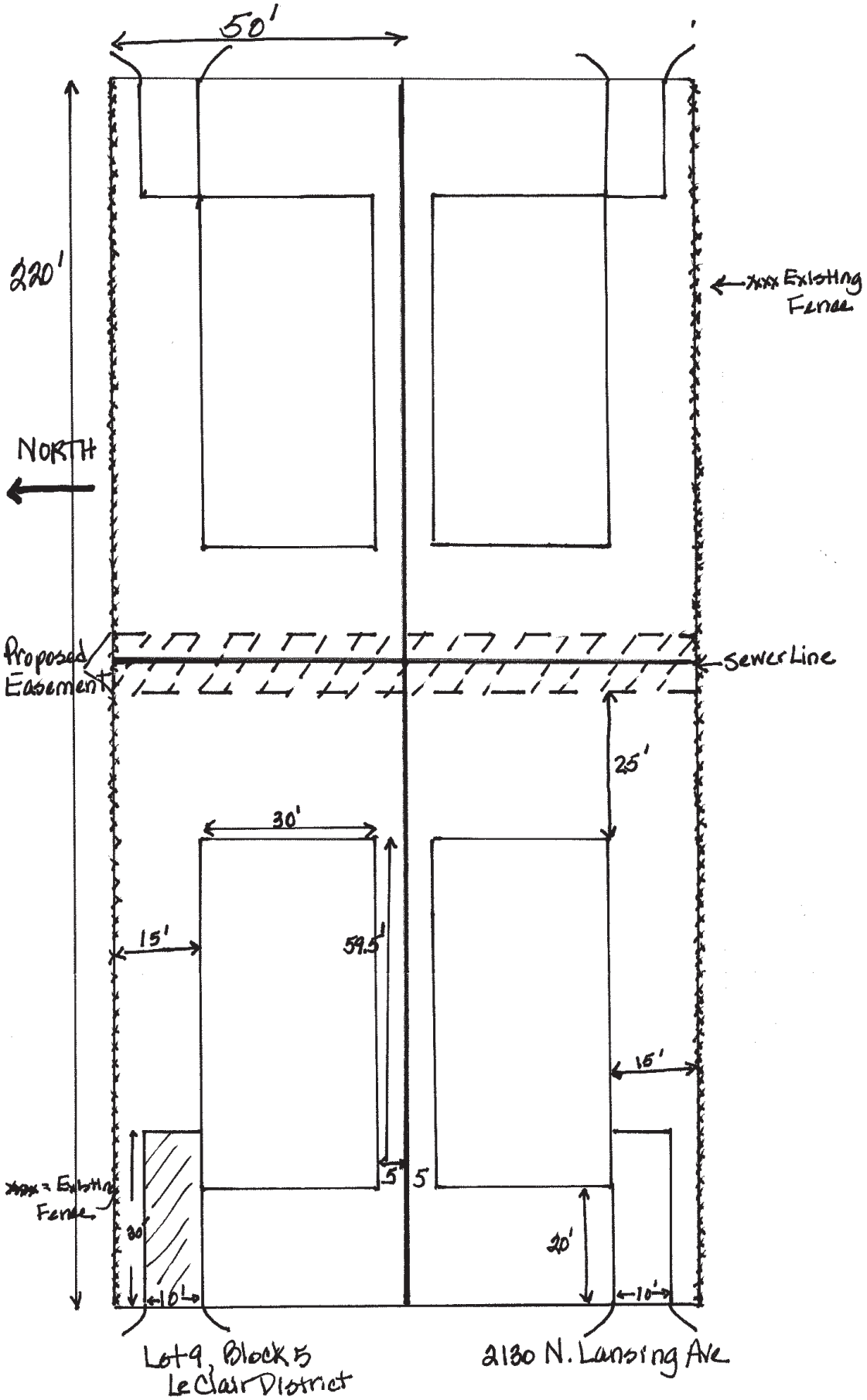
Subject Property

Right + Left Elevation .

Rear Elevation .



N. Midland Place



Feet
0 250 500

Subject Tract

BOA-23491

20-12 25

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

Aerial Photo Date: 2020/2021

N

Feet
0 50 100

Subject Tract

BOA-23491

20-12 25

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

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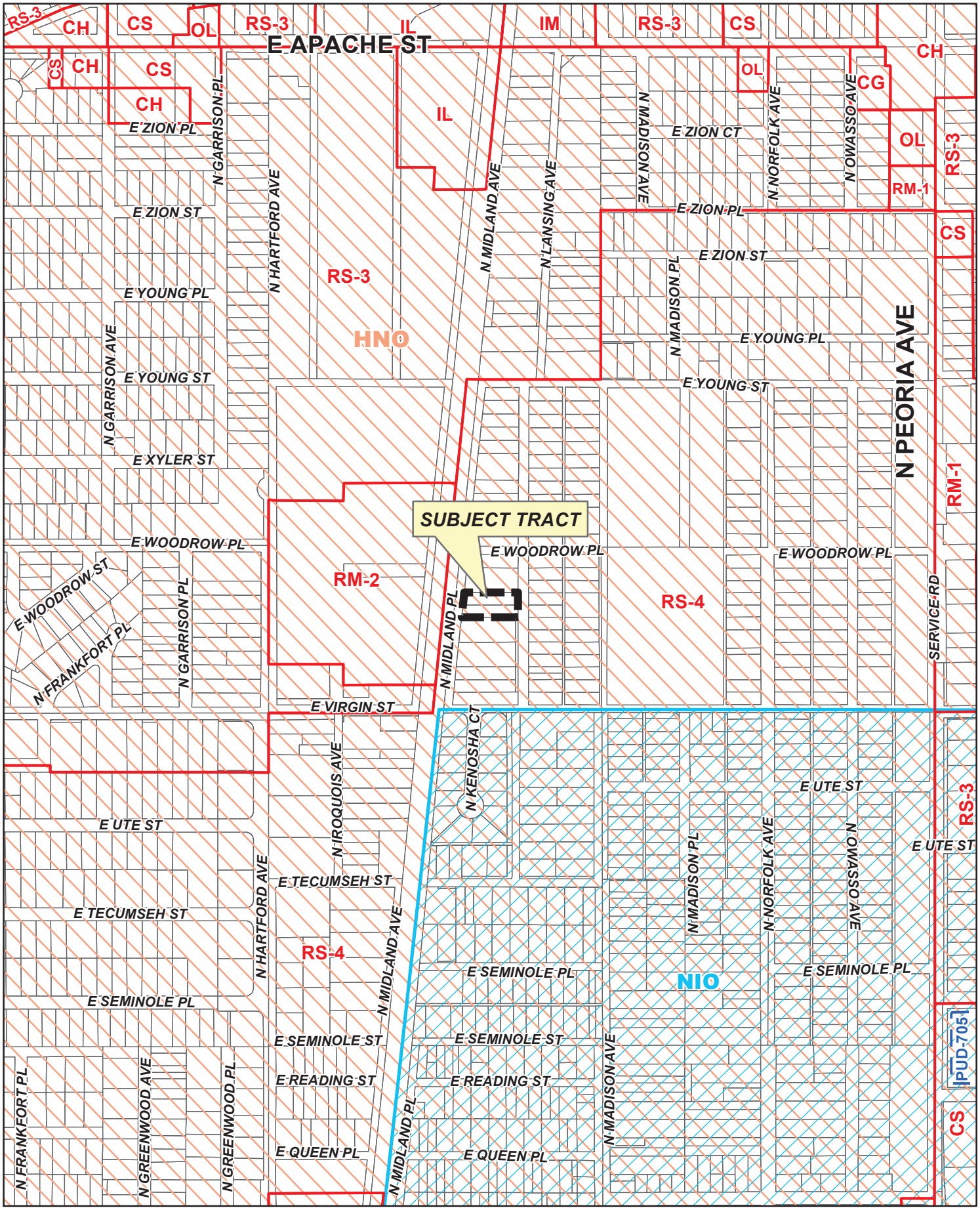

Feet
0 250 500

BOA-23491

20-12 25

N