



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23513

Hearing Date: 04/11/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

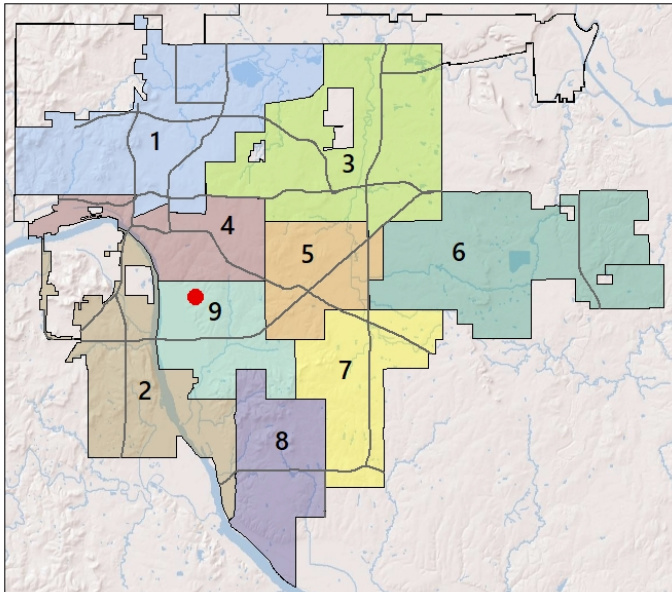
Owner and Applicant Information:

Applicant: Cathy Craig

Property Owner: Craig, Cathy Creekmore & Shayne Saucier

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

Location Map:



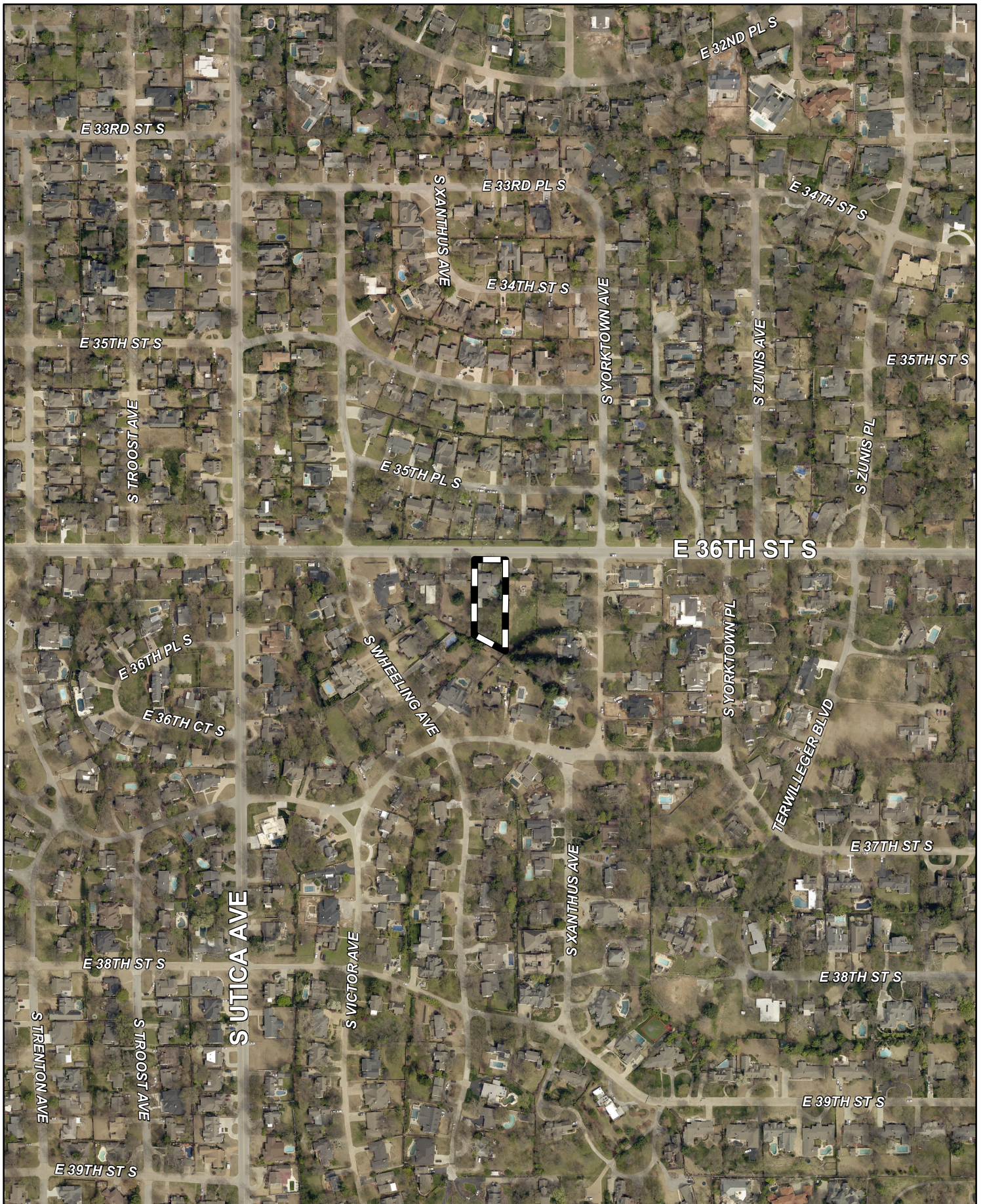
Additional Information:

Present Use: Residential

Tract Size: 0.63 acres

Location: 1936 E. 36 St. S.

Present Zoning: RS-2



E 33RD ST S

E 32ND PL S

S XANTHUS AVE

E 33RD PL S

E 34TH ST S

E 35TH ST S

E 34TH ST S

S YORKTOWN AVE

S ZUNIS AVE

E 35TH ST S

S STROOST AVE

E 35TH PL S

S ZUNIS PL

E 36TH ST S

E 36TH PL S

S WHEELING AVE

S YORKTOWN PL

E 36TH CT S

TERWILLEGER BLVD

E 37TH ST S

S UTICA AVE

S XANTHUS AVE

E 38TH ST S

E 38TH ST S

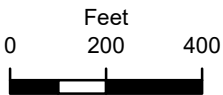
S TRENTON AVE

S STROOST AVE

S VICTOR AVE

E 39TH ST S

E 39TH ST S



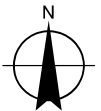
Subject Tract

BOA-23513

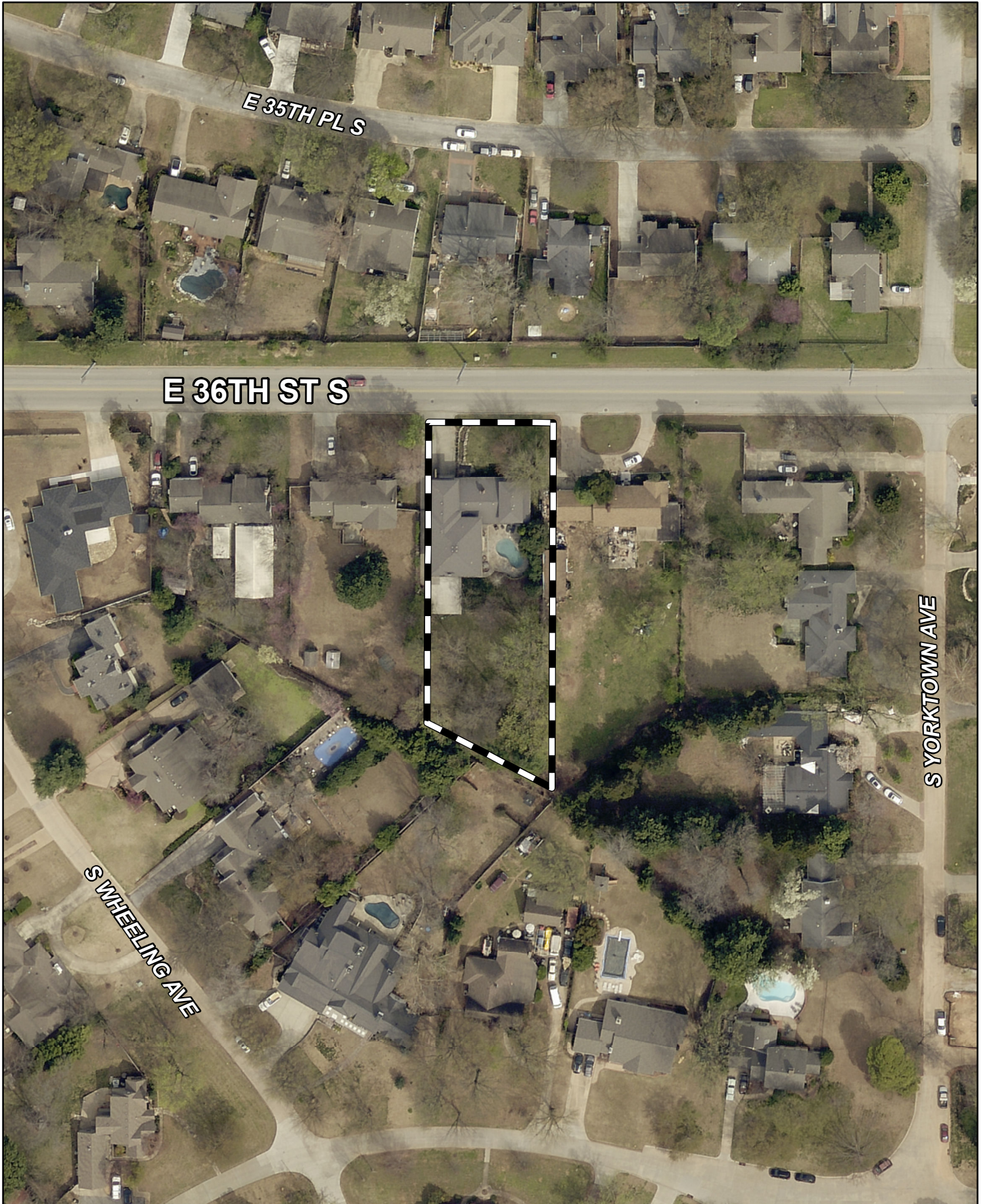
Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 19

Aerial Photo Date: 2020/2021



6.2

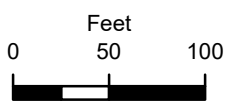


E 35TH PL S

E 36TH ST S

S YORKTOWN AVE

S WHEELING AVE



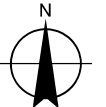
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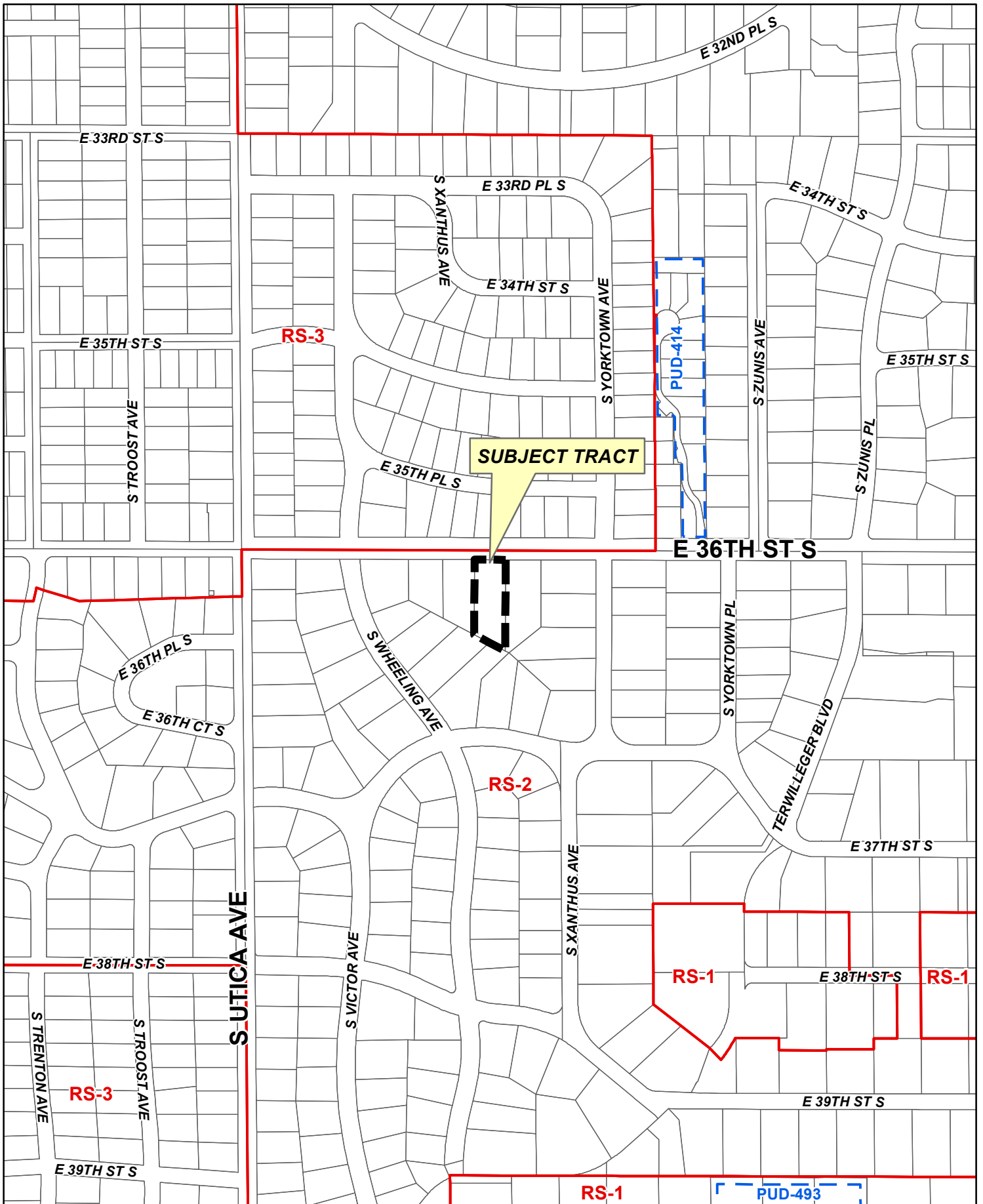
19-13 19

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Aerial Photo Date: 2020/2021

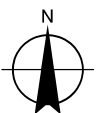
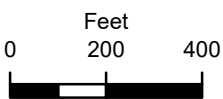


6.3



BOA-23513

19-13 19



BOARD OF ADJUSTMENT CASE REPORT

STR: 9319

Case Number: BOA-23513

CD: 9

HEARING DATE: 04/11/2023 1:00 PM

APPLICANT: Cathy Craig

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

LOCATION: 1936 E. 36 St. S.

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 27455.98 SQ FT

LEGAL DESCRIPTION: LT 5 BLK 3, HIGHLAND PARK EST AMD B1-3 & 11-12, 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 increase the permitted driveway width in a Residential District (Section 55.090-F.3)

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 [§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'	--	--	--

[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 requesting permission for a circle driveway with 2 curb-cuts totaling a width of 33.8-feet inside the right-of-way and a total width of approximately of 42-feet on the lot inside the street setback. Applicant will be required to get a right-of-way agreement and driveway approach will need to be built to City of Tulsa Engineering standards.

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):
_____.
- **Suggested condition:** Subject to a right-of-way permit from the City of Tulsa.

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

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

Chris Simpson
fireplacesandpizzaovens@gmail.com

9/20/2022

APPLICATION NO: ROWSR ZON 127417 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 1936 E 36TH ST S

Description: Driveway Expansion

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 2nd 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th 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.

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'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

1. **Site Plan:** Revise and resubmit site plan to indicate the distance from center of street to the proposed circle drive.
2. **55.090-F Surfacing.** Based on your lot width you are allowed a combined driveway width of up to 27' in width in the ROW.

Review Comments: The submitted site/plot plan proposes a combined driveway width of more than 27' wide in the ROW which exceeds the maximum allowable composite of all driveway widths within the ROW. Revise plans to indicate the combined driveway widths shall not exceed the maximum allowable widths in the table or apply to the BOA for a special exception for the proposed combined driveway widths within the ROW .

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.

MORTGAGE INSPECTION PLAT



PROJECT NO.: 223644-634

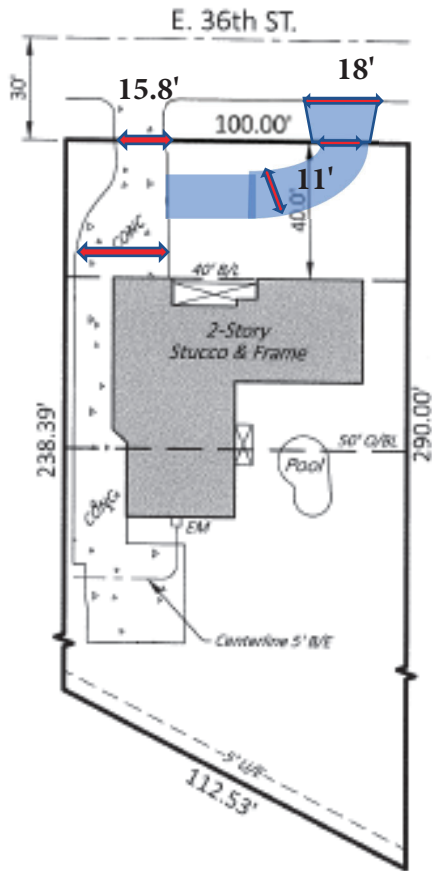
MORTGAGOR: Cathy Craig and Shayne Saucier

CLIENT: Integrity Title & Closing, LLC
Interline Mortgage Services, LLC
File No.: 22-03087

LEGEND

- B/E BURIED ELECTRIC SERVICE CABLE ESMT (APPROX LOCATION)
- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- EM ELECTRIC METER
- FL/E FENCE AND LANDSCAPE EASEMENT
- OBL OUTBUILDING LINE

This property is located in flood zone "X-UNSHADED" as per FIRM Community Panel No. 405381.0352M, as last revised May 2, 2019.



PLAT NO. 925

LEGAL DESCRIPTION AS PROVIDED:

LOT FIVE (5), BLOCK THREE (3), AMENDED PLAT OF BLOCKS 1, 2, 3, 11 AND 12, OF HIGHLAND PARK ESTATES AMENDED, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 925, AND KNOWN AS 1936 EAST 36th STREET.

SURVEYOR'S STATEMENT

Harden & Associates, Surveying and Mapping, PC, an Oklahoma corporation, and the undersigned Registered Professional Land Surveyor, under Certificate of Authorization No. CA4656 renewal date: June 30, 2023, do hereby state that in our professional opinion the above inspection Plat shows the dwelling as located on the premises described, that it is entirely within the described tract boundaries, and there are no encroachments thereon by visible permanent improvements, except as indicated; that the above inspection Plat shows all Recorded Plat easements and other such easements which have been disclosed by a current Title Opinion or by Committee for Title Insurance and copies thereof provided to us; that this inspection Plat was prepared for identification purposes only for the mortgage and is not a Land or Boundary Line Survey; that no property corners were set, and is not to be used or relied upon for the establishment of fence, building or other improvements; that underground or above ground utilities were not field located and therefore are not shown on this inspection Plat unless specifically requested by the client; that this inspection Plat is prepared solely for the client listed herein as of this date and may not be used for any subsequent loan closing, refinancing, or other transaction and that no responsibility or liability is assumed herein or hereby to the present or future land owner or occupant.

WITNESS MY HAND AND SEAL THIS DATE: 4-5-2022
REVISED: 5/5/2022
UPDATED: _____

5807 South Garnett Road, Suite K
Tulsa, Oklahoma 74146

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC



(918) 234-4859 Office
(918) 893-5552 Fax