



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23521

Hearing Date: 04/25/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

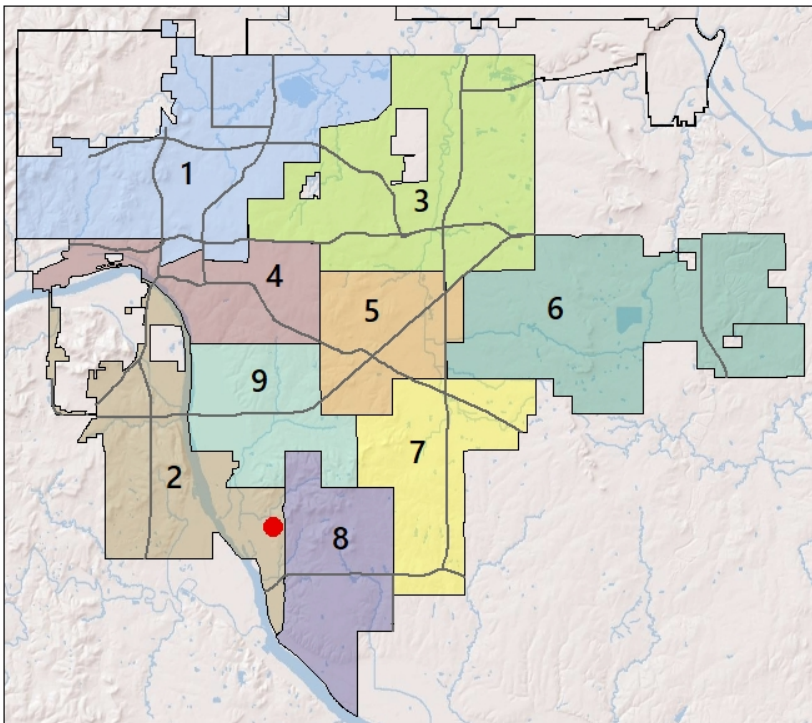
Owner and Applicant Information:

Applicant: Tyler Choate

Property Owner: Quality Homes LLC

Action Requested: Special Exception to permit duplexes in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5). Request is to allow up to 6 duplexes.

Location Map:



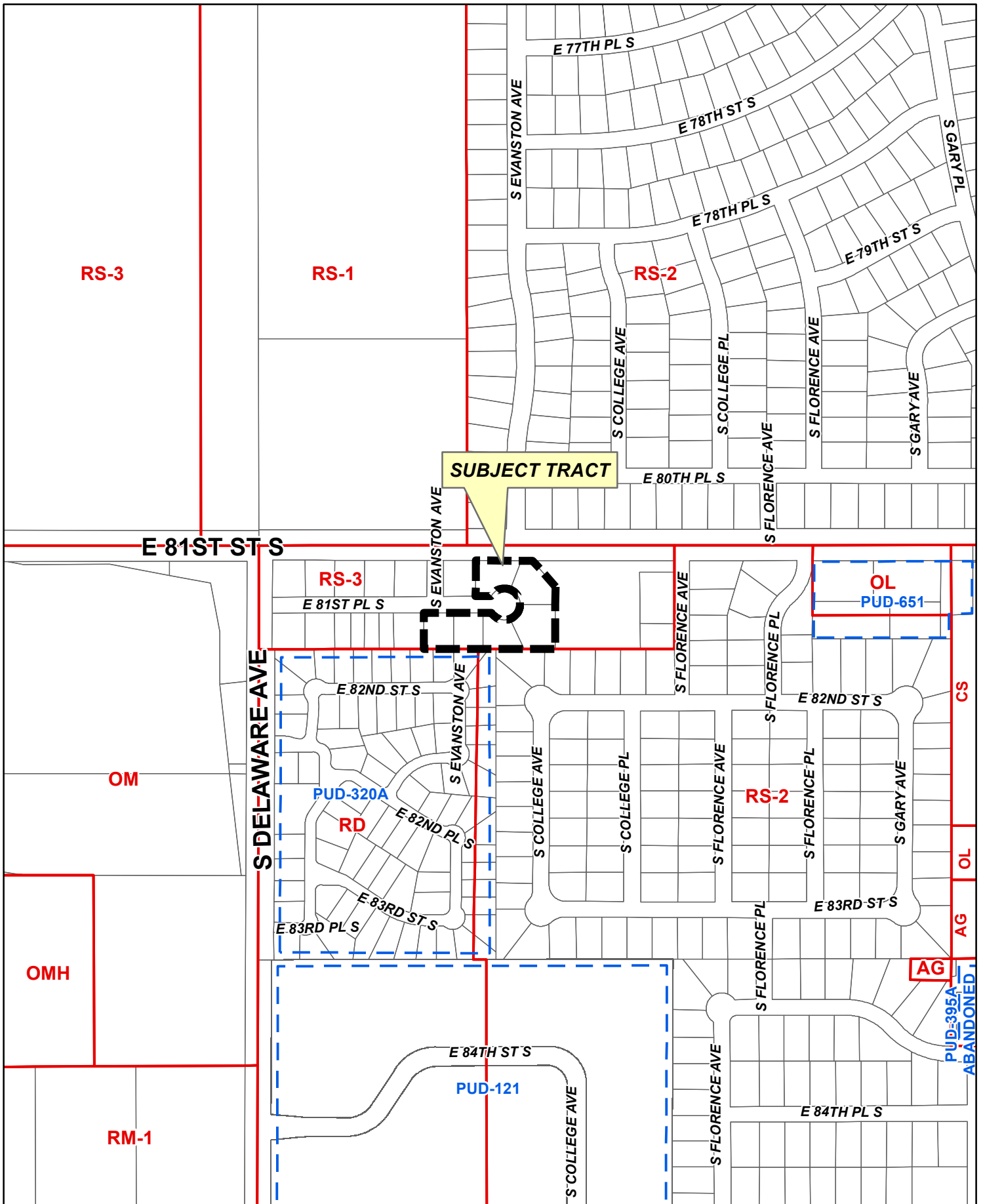
Additional Information:

Present Use: Vacant

Tract Size: 1.81 acres

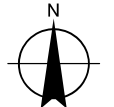
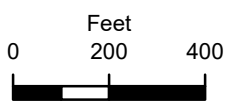
Location: 6 lots located on E. 81st Pl. S. South and East of S. Evanston Ave.

Present Zoning: RS-3



BOA-23521

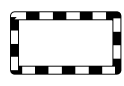
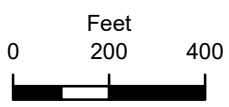
18-13 17





E 81ST ST S

S DELAWARE AVE



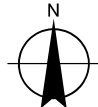
Subject Tract

BOA-23521

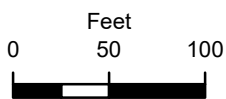
18-13 17

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

Aerial Photo Date: 2020/2021



6.3



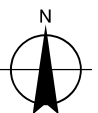
 Subject Tract

BOA-23521

18-13 17

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: 8317

Case Number: BOA-23521

CD: 2

HEARING DATE: 04/25/2023 1:00 PM

APPLICANT: Tyler Choate

ACTION REQUESTED: Special Exception to permit duplexes in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5). Request is to allow up to 6 duplexes.

LOCATION: 6 lots located on E. 81st Pl. S., South and East of S. Evanston Ave.

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 78883.13 SQ FT

LEGAL DESCRIPTION: LT 6-11 BLK 2, SOUTHWOOD TERRACE RESUB PRT ORU HGTS 3RD CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-10823; On 12.13.79 the Board *approved* a Special Exception to permit duplexes in the entirety of the Southwood Terrace Addition. The currently vacant properties in the subdivision were never built on and the exception expired on the 6 lots that are a subject of this case.

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.

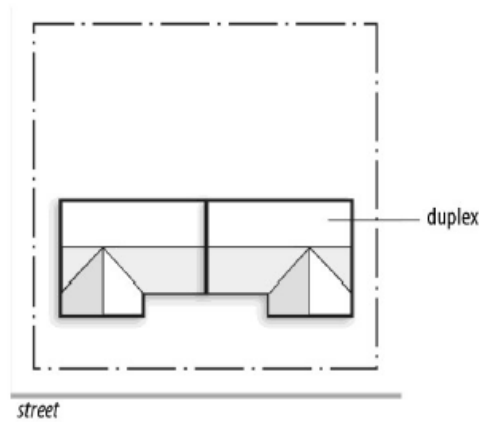
The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development 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 Special Exception to permit duplexes in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5) to allow a single duplex on the 6 remainign vacant lot of the Southwood Terrace Additon. Duplexes are defined as follows.

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



SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit duplexes 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.

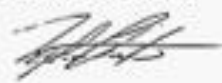


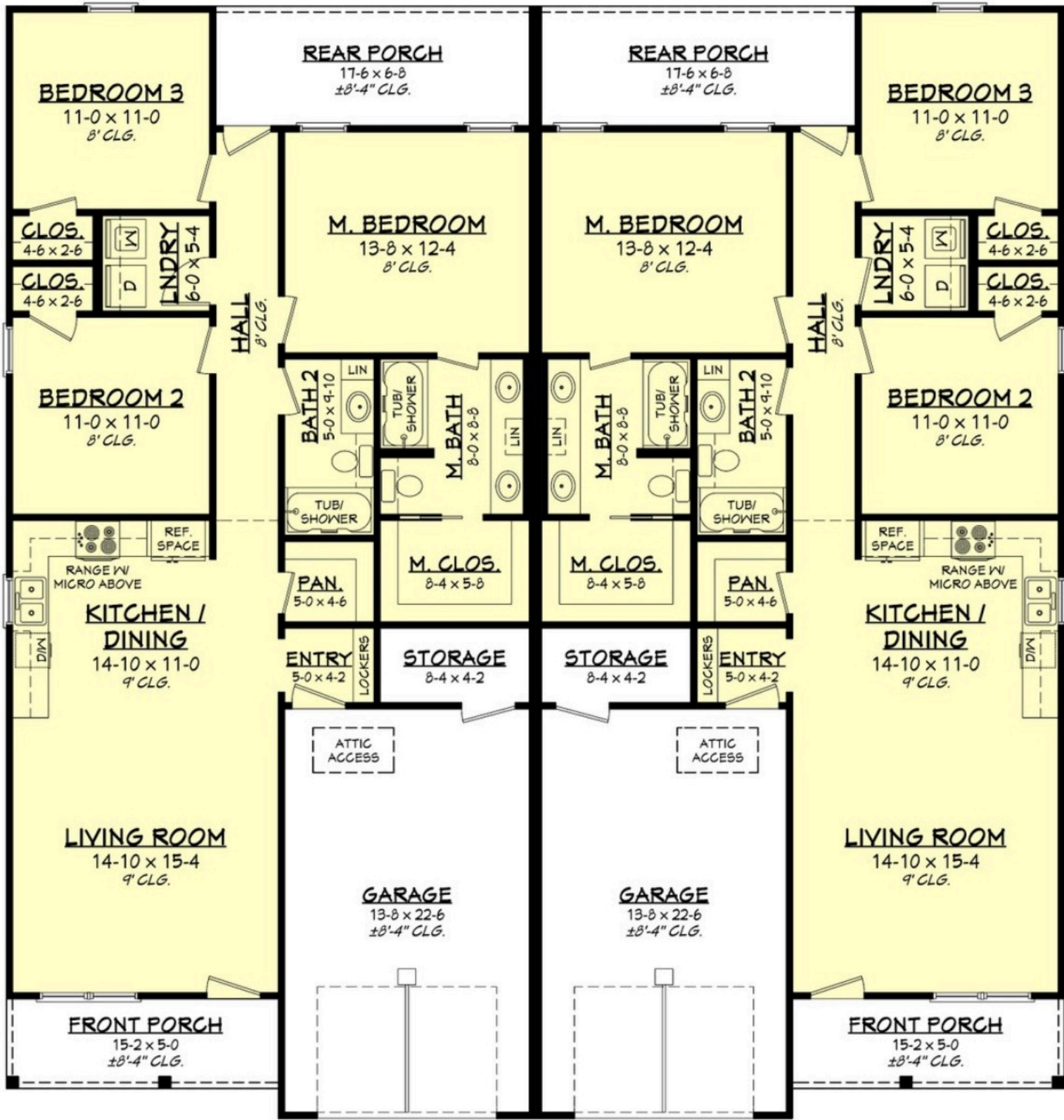
Subject lots on North side of E. 81st Pl.



Subject lots on South side of E. 81st Pl.

All setbacks will be met
as required





EAST 81ST. STREET SOUTH

EAST 81ST. PLACE SOUTH

We want to add duplexes on each of the 6 lots.



62' 5"

59' 4"

