



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23523

Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

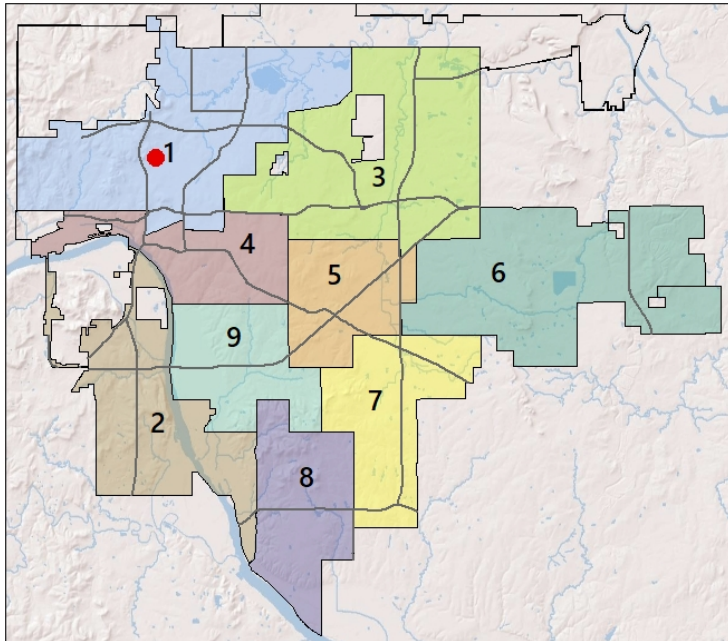
Owner and Applicant Information:

Applicant: Terrell Ellison

Property Owner: ELLISON INVESTMENT GROUP 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:



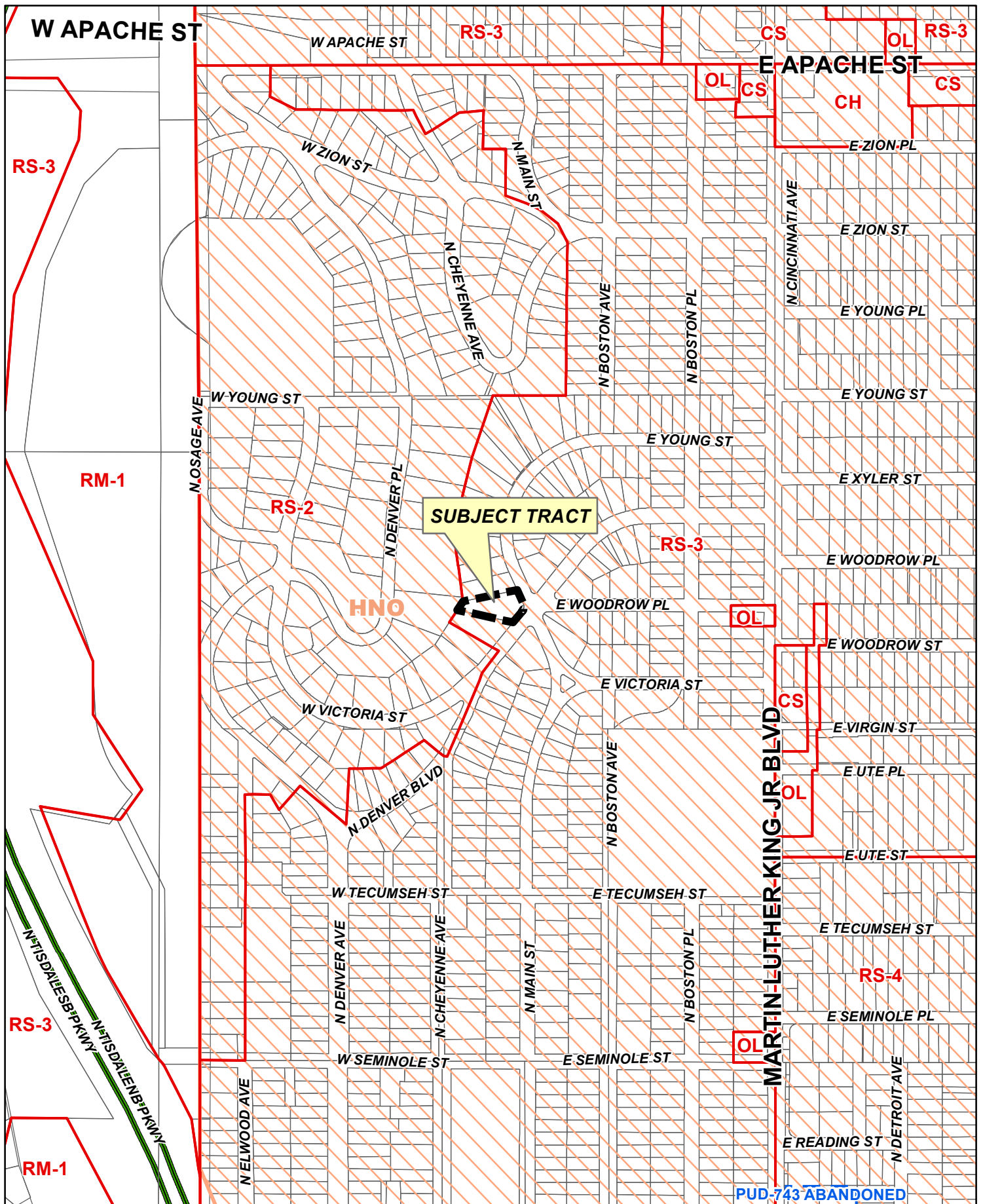
Additional Information:

Present Use: Vacant

Tract Size: 0.51 acres

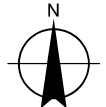
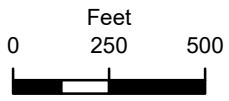
**Location:
2206 N. Main St. W/2142 N. Denver Blvd**

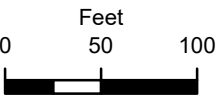
Present Zoning: RS-3



BOA-23523

20-12-26





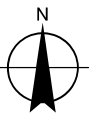
Subject Tract

BOA-23523

20-12 26

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

Aerial Photo Date: 2020/2021



3.3



W APACHE ST

E APACHE ST

W ZION ST

N MAIN ST

N CHEYENNE AVE

N BOSTON AVE

N BOSTON PL

N CINCINNATI AVE

E ZION PL

E ZION ST

E YOUNG PL

E YOUNG ST

E YOUNG ST

E XYLER ST

E WOODROW PL

E WOODROW PL

E WOODROW ST

E VICTORIA ST

E VIRGIN ST

E UTE PL

E UTE ST

E TECUMSEH ST

E TECUMSEH ST

E SEMINOLE PL

E SEMINOLE ST

E READING ST

N DETROIT AVE

N OSAGE AVE

W YOUNG ST

N DENVER PL

W VICTORIA ST

N DENVER BLVD

W TECUMSEH ST

N DENVER AVE

N CHEYENNE AVE

N MAIN ST

N BOSTON AVE

N BOSTON PL

MARTIN LUTHER KING JR BLVD

NIELWOOD AVE

N TISDALESB PKWY

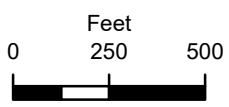
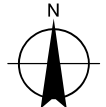
N TISDALE E PKWY



Subject Tract

BOA-23523

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



20-12 26

Aerial Photo Date: 2020/2021

3.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0226

Case Number: BOA-23523

CD: 1

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Terrell Ellison

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

LOCATION: 2206 N. Main St. W/2142 N. Denver Blvd

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 22167.77 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 3, OAK CLIFF 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.

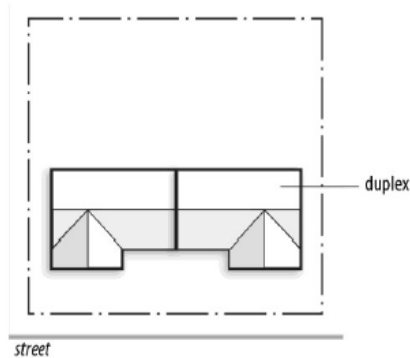
The **Areas of Stability** include approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of 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-43 district (Table 5.020, Table 5-2, Table 5-2.5) 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 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



Image1

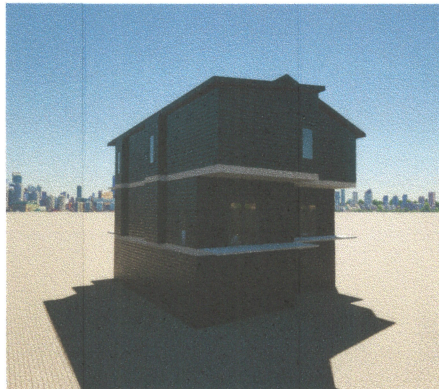


Image2



Image3

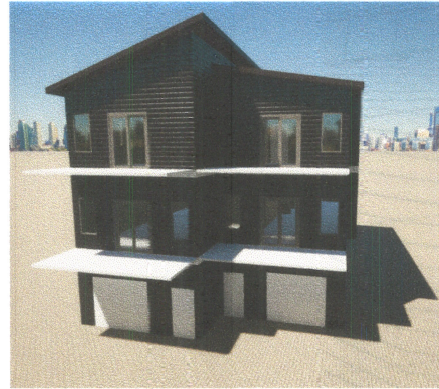


Image1



Image2

LEGAL DESCRIPTION

GENERAL INFORMATION:
 COUNTY: TULSA
 PROPERTY ID: X1
 ZONING: R3
 LOT SIZE: X ACRES / X SF
 STORIES: 3
 LOWER AREA: 798 SF + GARAGE 662 SF
 MAIN AREA: 1,633 SF
 UPPER AREA: 1,791 SF
 TOTAL: 4,976 SF
 PROPERTY TYPE: RESIDENTIAL DUPLEX
 PARCEL DESCRIPTION:

APPLICABLE BUILDING CODES
 CITY OF TULSA CODES AND ORDINANCES:
 288 INTERNATIONAL RESIDENTIAL BUILDING CODE

GENERAL NOTES

1. Contractors shall acquaint himself with all Owner/Contractor requirements and shall comply fully with each.
2. Contractors shall carry adequate liability insurance as required by owner.
3. Contractor shall coordinate his work with all other contractors providing the labor, materials, and all work so that the work as a whole shall be executed and completed without conflict or delay.
4. It shall be the responsibility of the Contractor to acquaint himself with the dimensions of all equipment located in this project as that preparation can be made to provide entry into the space with sufficient clearance, and to insure that adequate floor space is available.
5. Contractor shall coordinate the requirements of any work all drawings including architecture, mechanical, electrical, kitchen equipment (sizing and schedule), and millwork (schedule) schedule/finishes. Any conflicts shall be brought to the attention of the Owner and Architect prior to any work.
6. Dimensions on plans are to face of framing unless noted otherwise.
7. If the Contractor proceeds with the work without notifying the Architect of any discrepancies or conflicts in the drawings it specifically, he shall assume all charges and make any changes to his work as necessary by his failure to discuss and/or report the conflict.
8. Contractor shall provide all necessary framing to structure for interior partitions, ceiling, platform, etc., whether shown on drawings or not.
9. Provide and install all necessary interior framing required to carry shaft, hangers, and volume loads, rafter, etc. as per plans.
10. Provide all other content of all joints and interphase of all counter-top, equipment, walls, etc.

INDEX OF DRAWINGS

| GENERAL DRAWINGS | |
|------------------------|--------------------------------|
| CS | COVER SHEET |
| ARCHITECTURAL DRAWINGS | |
| SP1 | ARCHITECTURAL SITE PLAN |
| SI | FOUNDATION PLAN |
| AI | FLOOR PLAN |
| AS | MAIN (SECOND LEVEL) FLOOR PLAN |
| AS | UPPER FLOOR PLAN |
| AR | ROOF PLAN |
| AE | EXTERIOR ELEVATIONS |
| AE | EXTERIOR ELEVATIONS |
| AS | SECTIONS |



REV FOR COMMITTEE
 FOR REVIEW ONLY

ISSUED
 23 DE 14 - REVIEW SET

DESIGN INSTRUCTIONS: This drawing set is prepared in accordance with the provisions of the International Building Code, the governing authority for the City of Tulsa. The Contractor shall be responsible for all aspects of the design, including the coordination of all trades, materials, and methods. The Contractor shall be responsible for all aspects of the design, including the coordination of all trades, materials, and methods. The Contractor shall be responsible for all aspects of the design, including the coordination of all trades, materials, and methods.

PROJECT INFORMATION
 SITE: RESERVIOR HILL - TOWNHOURS
 TULSA, OK

REVISION
 NO. NAME DATE

PROJECT NO.
 2022_13

DESIGNED BY
 RJA

COVER SHEET

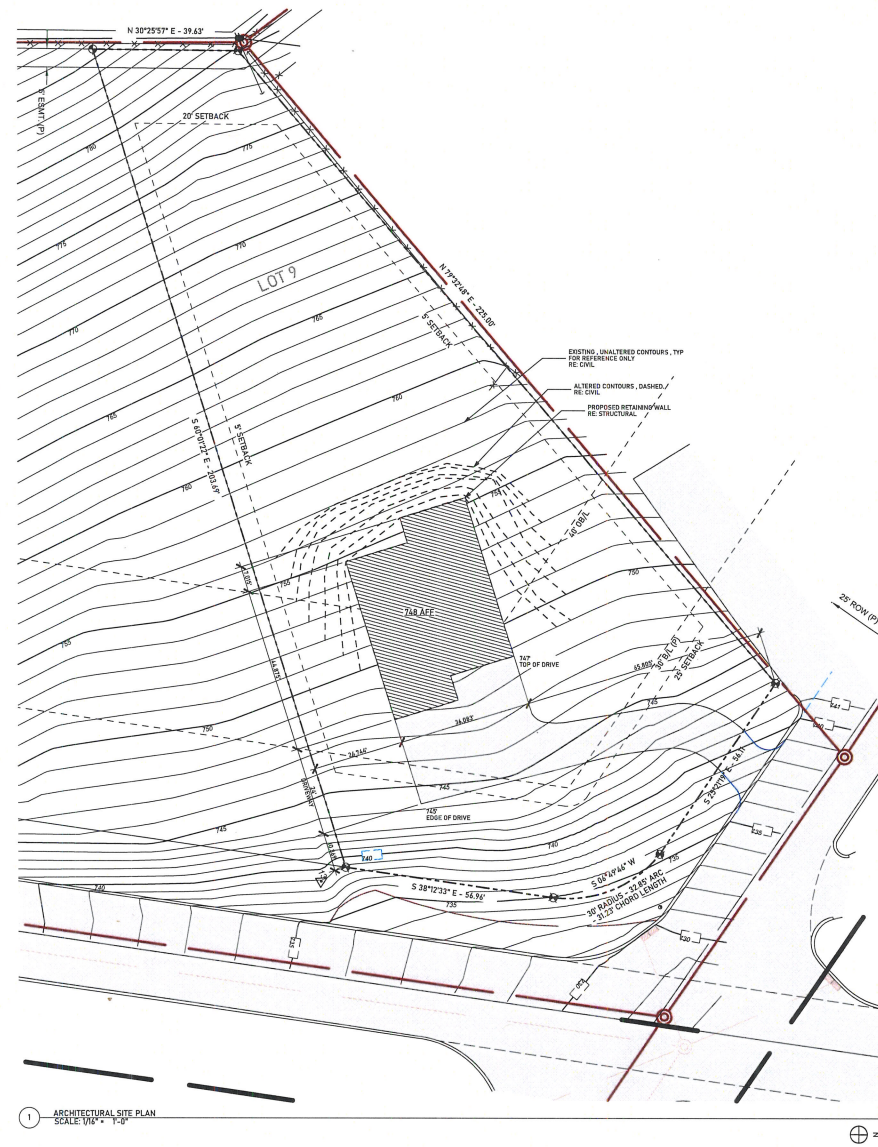
C1

**NOT FOR CONSTRUCTION
FOR REVIEW ONLY**

**ISSUED
23 02 14 - REVIEW SET**

SITE PLAN GENERAL NOTES

1. ALL EXISTING DRAINAGE FROM THE PROPERTY TO REMAIN AS-IS, UNALTERED.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL BARRIERS FOR EROSION CONTROL, FOR THE DURATION OF THE PROJECT.
3. ALL GRADES ADJACENT TO STRUCTURE SHALL SLOPE AWAY FROM THE STRUCTURE AT A MINIMUM OF 1" PER 10'-0".
4. NEW CONSTRUCTION SHALL NOT CAUSE ANY ADDITIONAL RUNOFF ON ADJACENT PROPERTIES OR WATERSHED.
5. CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS.
6. ALL EXISTING SITE ACCESS & AMENITIES TO REMAIN UNALTERED.



FIELD NOTES: This Drawing may be used for the proposed set of Construction Documents, knowing the intended operation, the General and Supplemental Conditions of the Contract (Contract) Documents, the Contract Documents as contemplated, and including the Work only under the terms of the Contract Documents, Manufacturer's Choice Code and applicable requirements, Site, Conditions and Construction Drawings. It is the owner's responsibility to ensure that the contractor is provided with all necessary information to complete and operate the building.

THE INTENT OF THIS CONTRACT DOCUMENT IS TO PROVIDE CLEAR AND UNAMBIGUOUS INSTRUCTIONS TO THE CONTRACTOR FOR THE PROVISION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND PROVIDING ALL NECESSARY INFORMATION TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

PROJECT INFORMATION

**SITE: RESERVOIR HILL - TOWNHOMES
TULSA, OK**

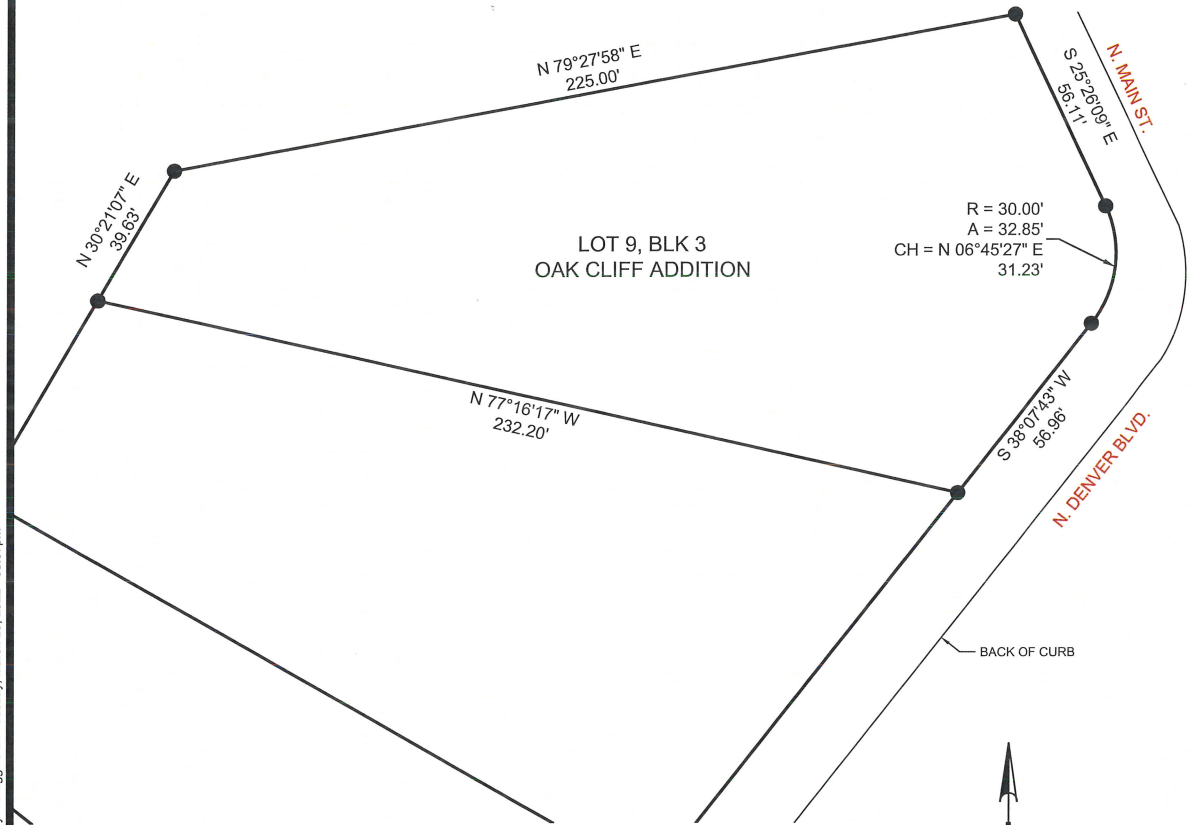
**REVISIONS
NO. NAME DATE**

**PROJECT NO.
2023_13
DRAWN BY
RLA**

ARCHITECTURAL SITE PLAN

SP1

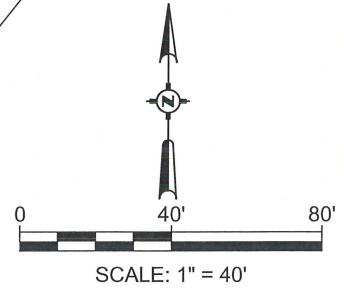
TULSA COUNTY, OKLAHOMA
LOT 9, BLOCK 3, OAK CLIFF ADDITION TO THE
CITY OF TULSA, TULSA OKLAHOMA



R:\Tulsa\63918 - Lot 1 Blk 3 Pershing Addition\Lot 11 & 12 Oak Cliff Addition\Lot Nine (9), Block Three (3), Oak Cliff Addition.dwg Plotted By: E.Loggins on Tuesday, March 29, 2022 - 05:07pm

SURVEYOR'S STATEMENT:

I, JASON HARRELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2022, AND THAT THE PROPOSED SITE LOCATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



LEGEND

| | |
|---|---|
| X | POINT OF COMMENCEMENT |
| ● | POINT OF BEGINNING |
| — | SECTION LINE |
| — | PROPERTY LINE |
| — | CHAINLINK FENCE |
| + | CHISELED CROSS |
| ● | PROPERTY CORNER |
| ⊙ | SET 3/8" I.P. WITH CAP STAMPED "LWS 1677" |
| ◆ | FOUND SECTION CORNER AS NOTED |

NOTES:

- THE BEARINGS AND DISTANCES SHOWN HEREON WERE ESTABLISHED USING UNITED STATES SPCS, OKLAHOMA NORTH 3501, NAD83.

| | | |
|---|------------------------|-----------------------------|
| PROPERTY EXHIBIT | | |
| OAK CLIFF ADDITION, Tulsa, OK | | |
| LOT 9, BLOCK 3, OAK CLIFF ADDITION TO THE CITY OF TULSA TULSA COUNTY, OKLAHOMA | | |
| SCALE: 1"=40' | DRAWN BY: EL 3/29/2022 | REV: A |
| LW SURVEY CO. 525 S MAIN ST., SUITE 600 TULSA, OK 74103 | TULSA COUNTY, OK | SHEET 3.9 OF 1 |

From: [Alesha Brandt](#)
To: [esubmit](#)
Subject: BOA 23523
Date: Tuesday, May 2, 2023 3:31:24 PM

To whom it may concern:

I am a neighbor of the lot 2206 N Main/ 2142 N Denver Blvd and reside at 2226 N Denver Blvd as well as several parcels on N Main St. I am opposed to allowing for the lot to be turned into duplexes- the same company applying for this permit to allow duplexes on this ONE lot owns the 4-5 parcels next to this lot as well and as soon as this one is approved it will allow for them to turn the rest into a large rental/ duplex/ apartment situation in our beloved and historic Reservoir Hill neighborhood. I am not the only neighbor opposed to this but will be out of country May 9th and wanted to express my concerns.

Alesha Brandt

(918)-636-1767

Owner/ Partner:

Working Dog Radio

www.workingdogradio.com

Torch Light Kennels

1123 E Archer St

Tulsa OK 74120

www.torchlightk9.com

HRD Police K9

www.hrdpolicek9.com

I'm probably sending this covered in paint or dog poop.