



CITY OF Tulsa

Board of Adjustment

Case Number: B0A-23531

Hearing Date: 05/23/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

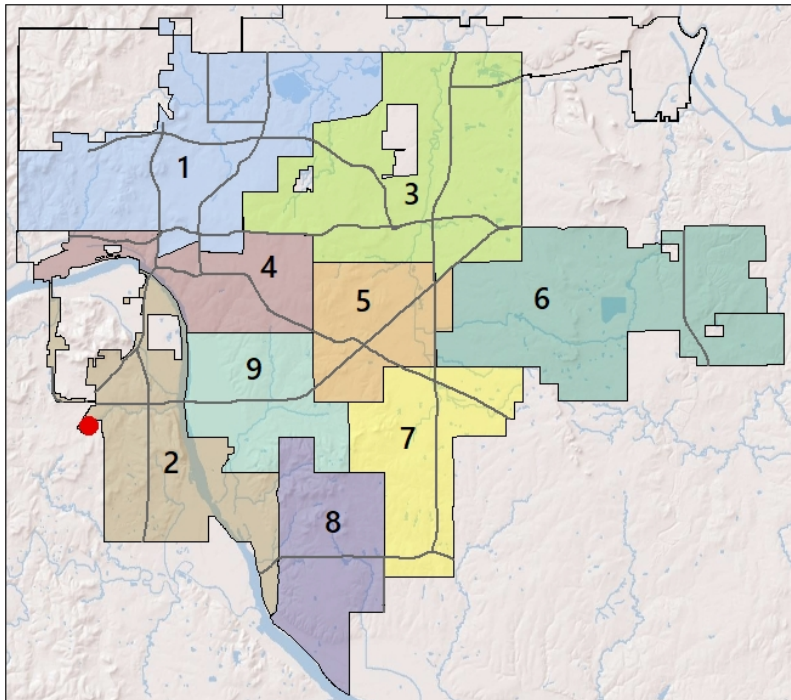
Owner and Applicant Information:

Applicant: Luke Gaylor

Property Owner: Jonathan Cherry

Action Requested: Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec.40.210-A)

Location Map:



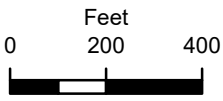
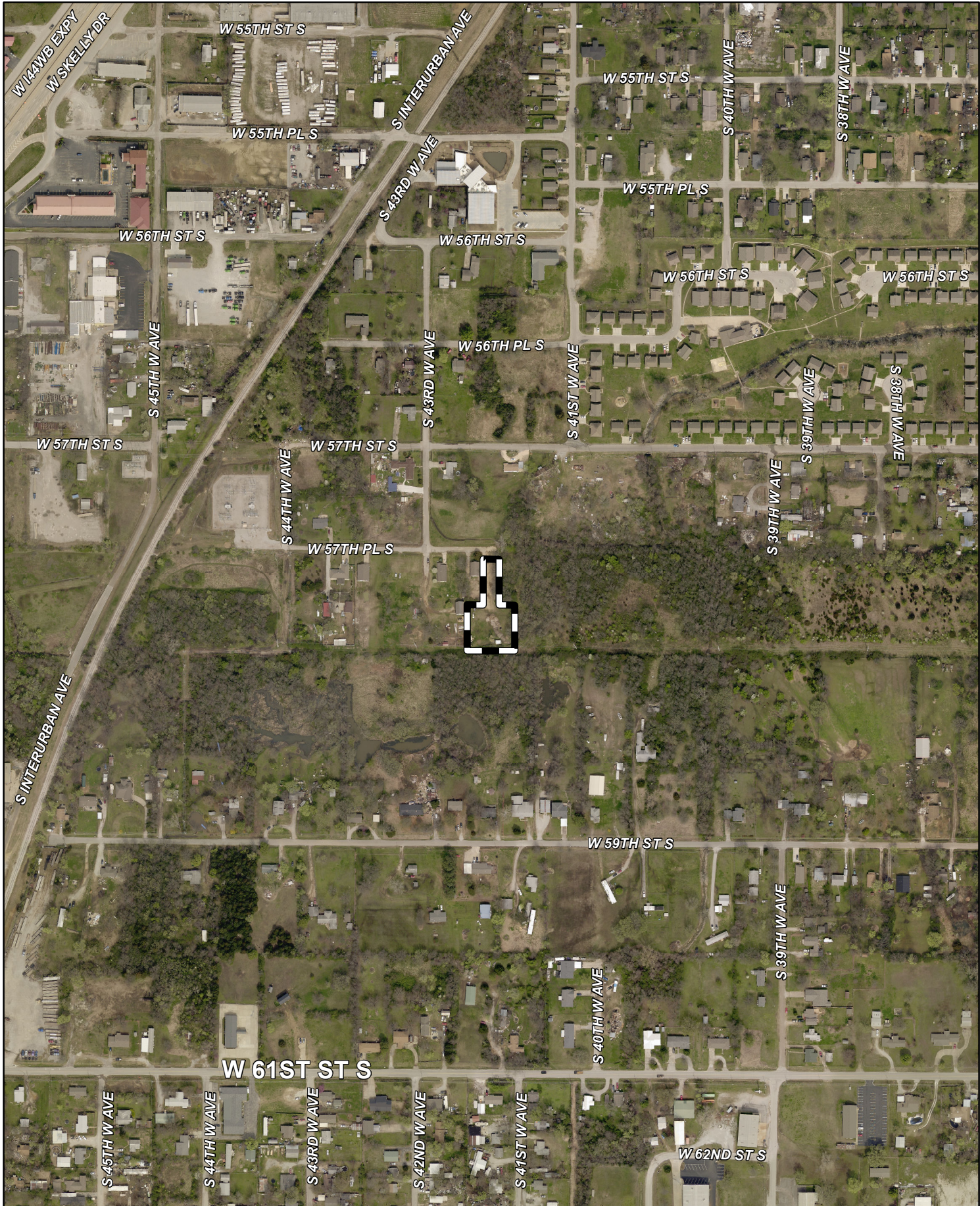
Additional Information:

Present Use: Vacant

Tract Size: 0.67 acres

Location: 4106 W. 57th Pl.

Present Zoning: RS-3



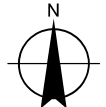
Subject
Tract

BOA-23531

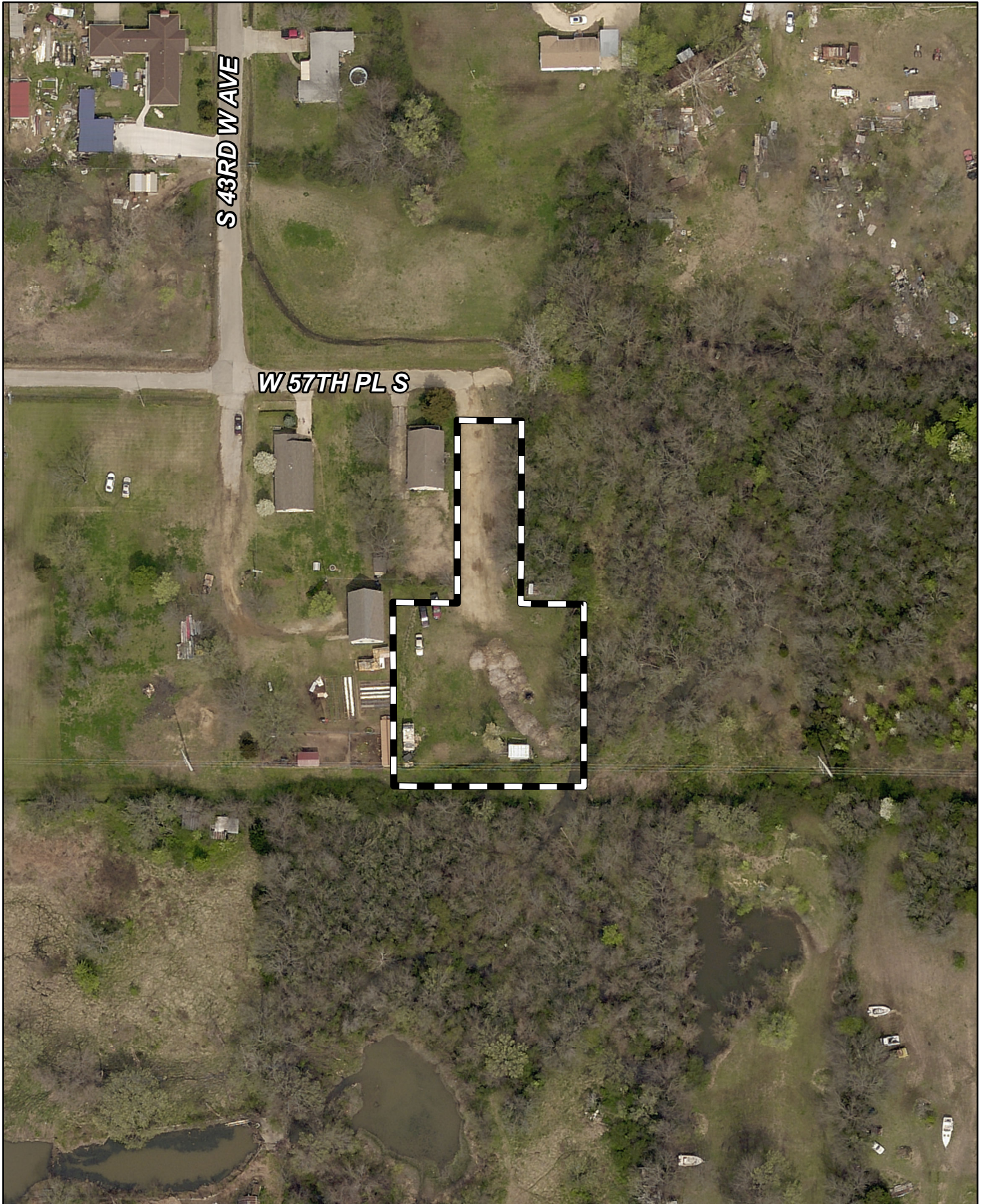
Note: Graphic overlays may not precisely align with physical features on the ground.

19-12 33

Aerial Photo Date: 2020/2021

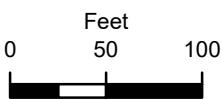


5.2



S 43RD W AVE

W 57TH PL S



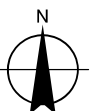
Subject Tract

BOA-23531

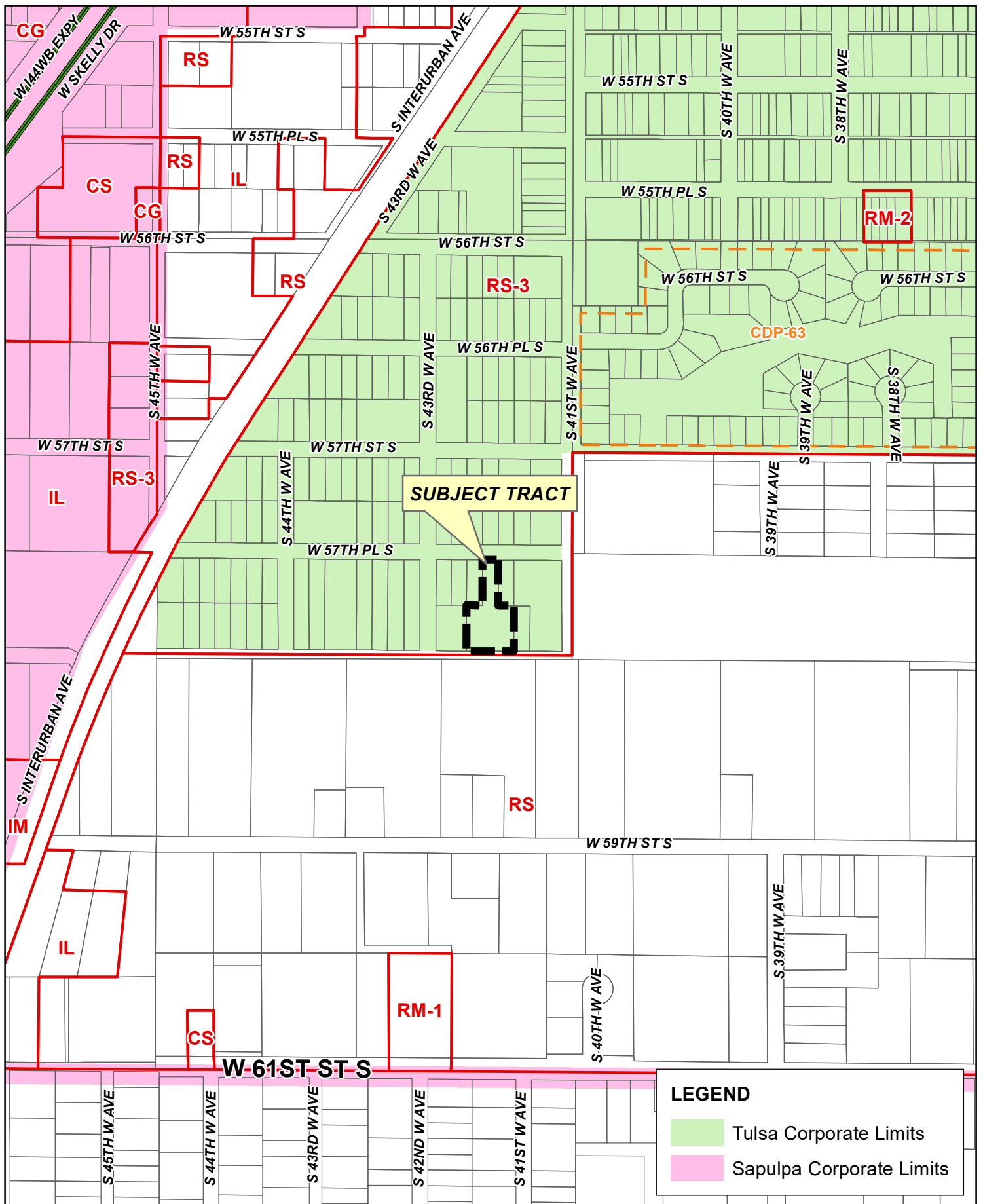
19-12 33

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

Aerial Photo Date: 2020/2021



5.3



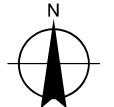
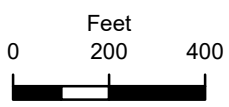
SUBJECT TRACT

LEGEND

- Tulsa Corporate Limits
- Sapulpa Corporate Limits

BOA-23531

19-12 33



BOARD OF ADJUSTMENT CASE REPORT

STR: 9233

Case Number: BOA-23531

CD: 2

HEARING DATE: 05/23/2023 1:00 PM

APPLICANT: Luke Gaylor

ACTION REQUESTED: Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec.40.210-A)

LOCATION: 4106 W. 57th Pl.

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 29268.08 SQ FT

LEGAL DESCRIPTION: LTS 5 & 11 THRU 13 BLK 12, DOCTOR CARVER CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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.

RELEVANT PREVIOUS ACTIONS: None.

STAFF ANALYSIS: The applicant is requesting a Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec. 40.210-A)

Section 40.210 Manufactured Housing Units

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

40.210-A The manufactured housing unit must be removed from the lot within one year of the date of special exception approval. The board of adjustment is authorized to extend the one-year limit through approval of a subsequent special exception if the (special exception) extension request is filed before expiration of the one-year time limit.

40.210-B No more than one manufactured housing unit may be located on a lot.

40.210-C Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

The applicant has not requested relief on the hard surfacing requirements and has been notified a dustless, all-weather parking surface will need to be installed.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec.40.210-A):

- 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



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

LEGEND

- F- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



BEFORE YOU DIG, CALL ONE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811



INVOICE NO.: STK 23-111351
CLIENT: OAKWOOD HOMES

SITE PLAN

GENERAL NOTES

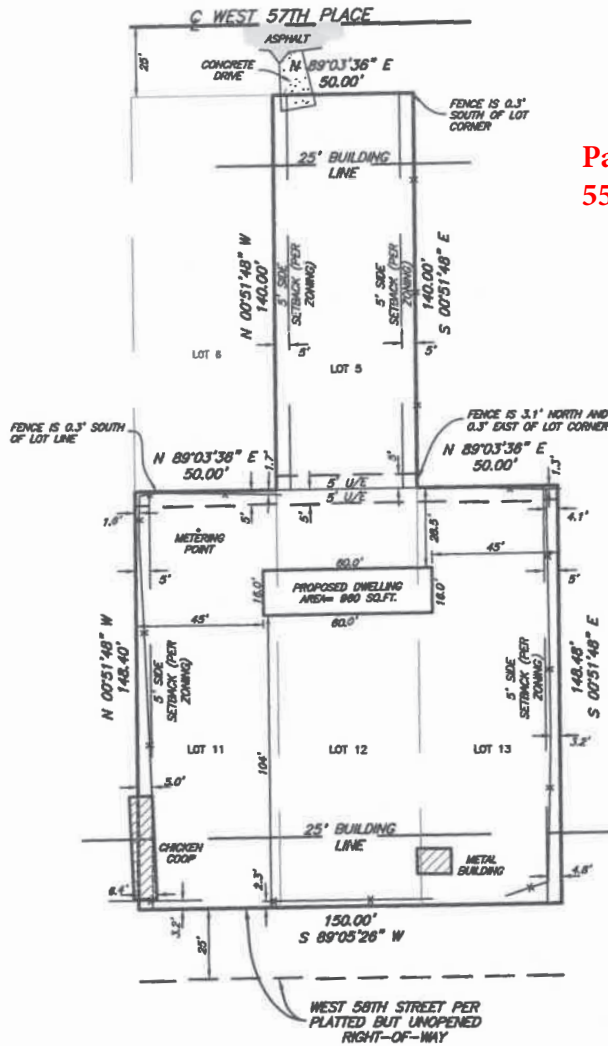
THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE SOUTH LINE OF LOTS 11-13, BLOCK 12, DOCTOR CARVER ADDITION BEING S 89°05'28" W.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. THERE MAY BE UNDERLYING ISSUES OF TITLE THAT ARE NOT SHOWN.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.67 ACRES, MORE OR LESS.

FIELD WORK COMPLETED MARCH 29, 2023.

Parking must meet Design Standards of 55.090-F



LEGAL DESCRIPTION:

LOTS FIVE (5), ELEVEN (11), TWELVE (12), THIRTEEN (13), BLOCK TWELVE (12), DOCTOR CARVER ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 4106 WEST 57TH PLACE.



WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098

BY *Randy K. Shoefstall* DATE: 4/17/23
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

BOUNDARY SURVEY



INVOICE NO.: STK 23-111351
CLIENT: OAKWOOD HOMES

LEGEND

- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



BEFORE YOU DIG, CALL OKE FOR LOCATION OF UNDERGROUND UTILITIES. DAL 811

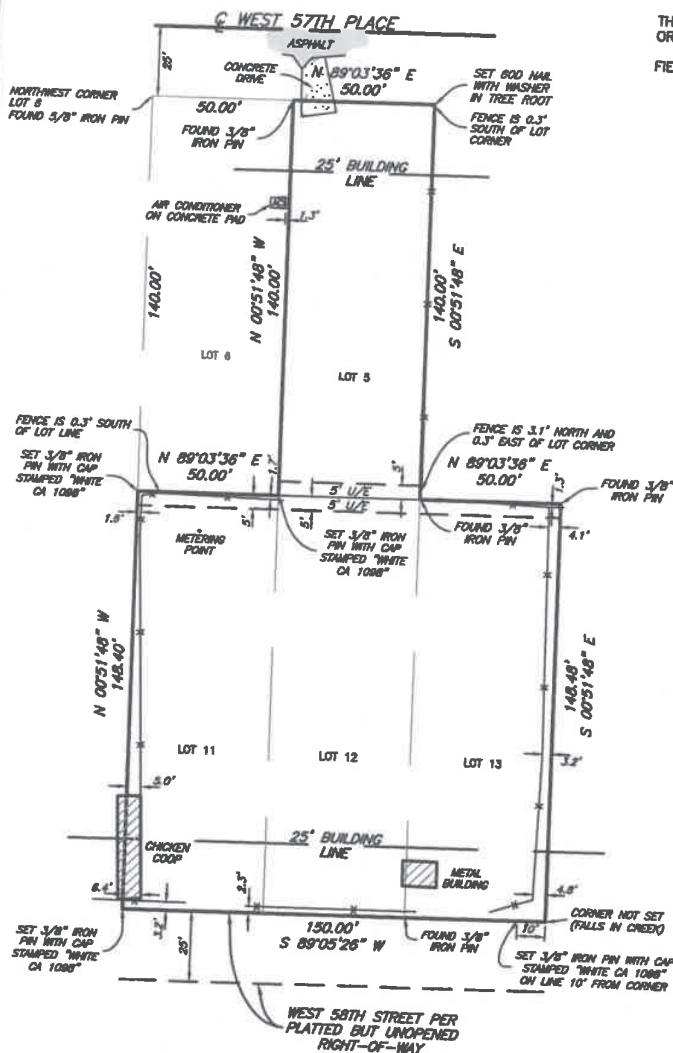
GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE SOUTH LINE OF LOTS 11-13, BLOCK 12, DOCTOR CARVER ADDITION BEING S 89°05'26" W.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. THERE MAY BE UNDERLYING ISSUES OF TITLE THAT ARE NOT SHOWN.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.67 ACRES, MORE OR LESS.

FIELD WORK COMPLETED MARCH 29, 2023.



LEGAL DESCRIPTION:
LOTS FIVE (5), ELEVEN (11), TWELVE (12), THIRTEEN (13), BLOCK TWELVE (12), DOCTOR CARVER ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 4106 WEST 57TH PLACE.

SURVEYOR'S STATEMENT

I, RANDY K. SHOEFSTALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098

BY: *Randy K. Shoefstall* DATE: 4/17/23
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676