



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23536

Hearing Date: 06/13/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

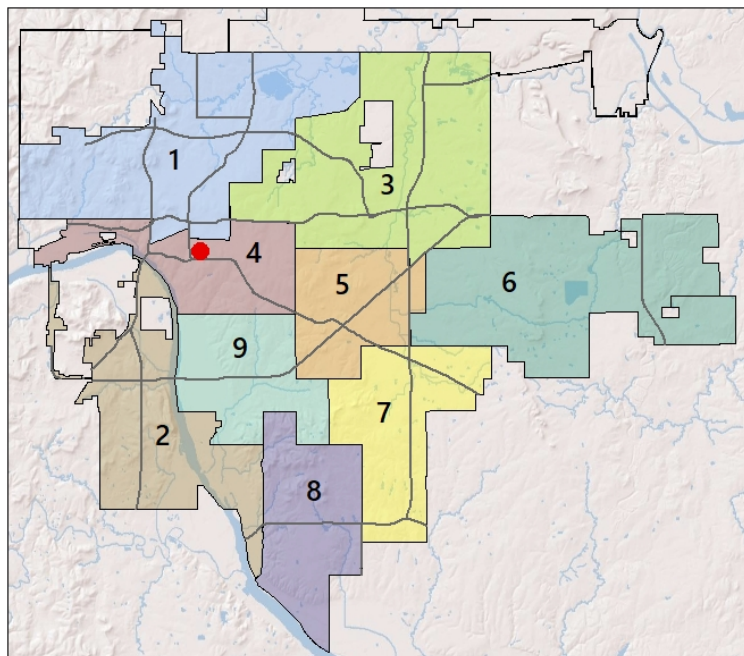
Owner and Applicant Information:

Applicant: Walterbach Properties

Property Owner: JFS Prairie Ventures Fund LLC

Action Requested: Variance to reduce the minimum required drive aisle width of 24-feet (Table 55.090-D)

Location Map:



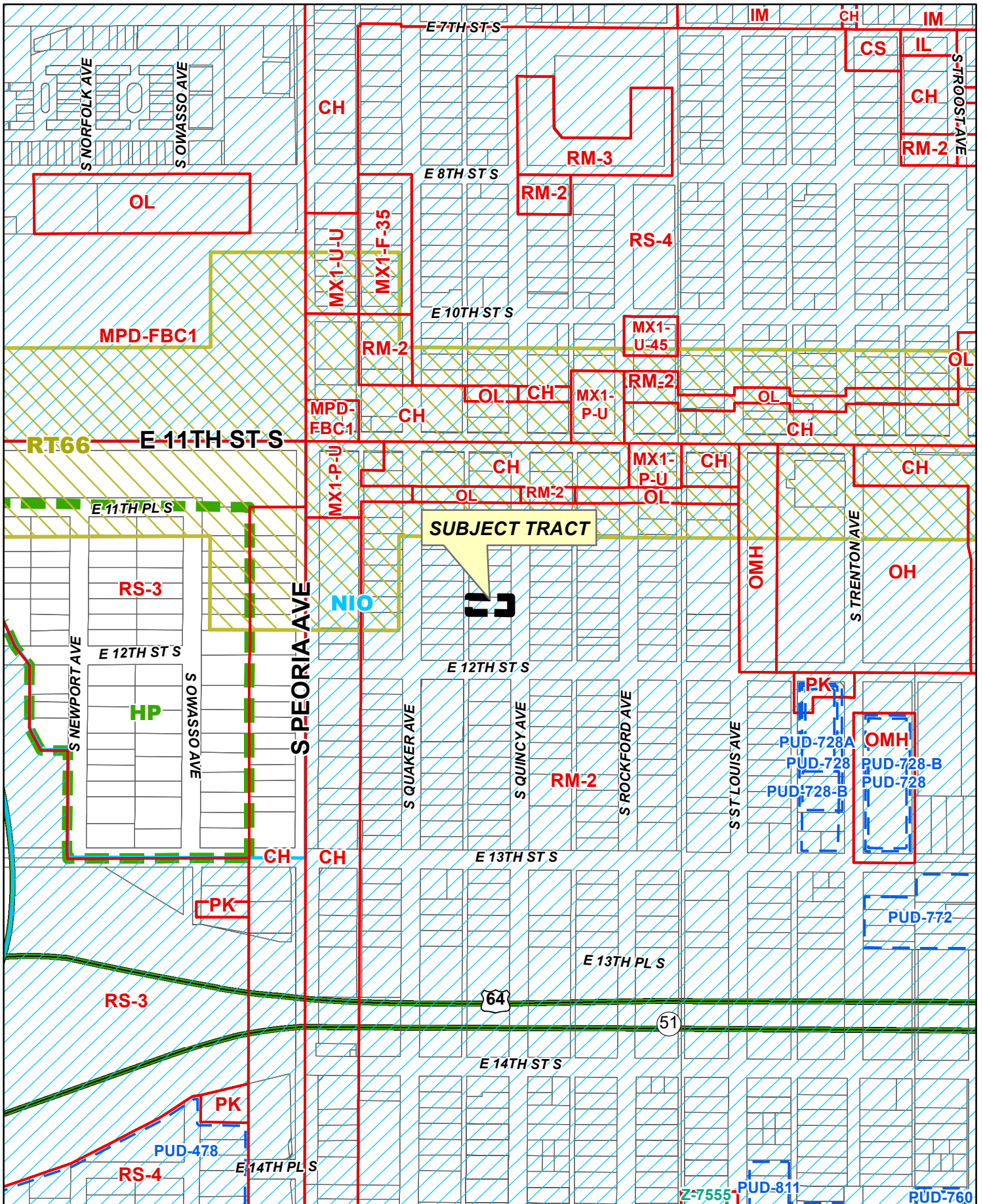
Additional Information:

Present Use: Vacant

Tract Size: 0.16 acres

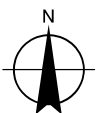
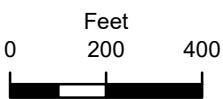
Location: 1140 S. Quincy Ave. E.

Present Zoning: RM-2

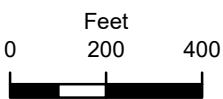
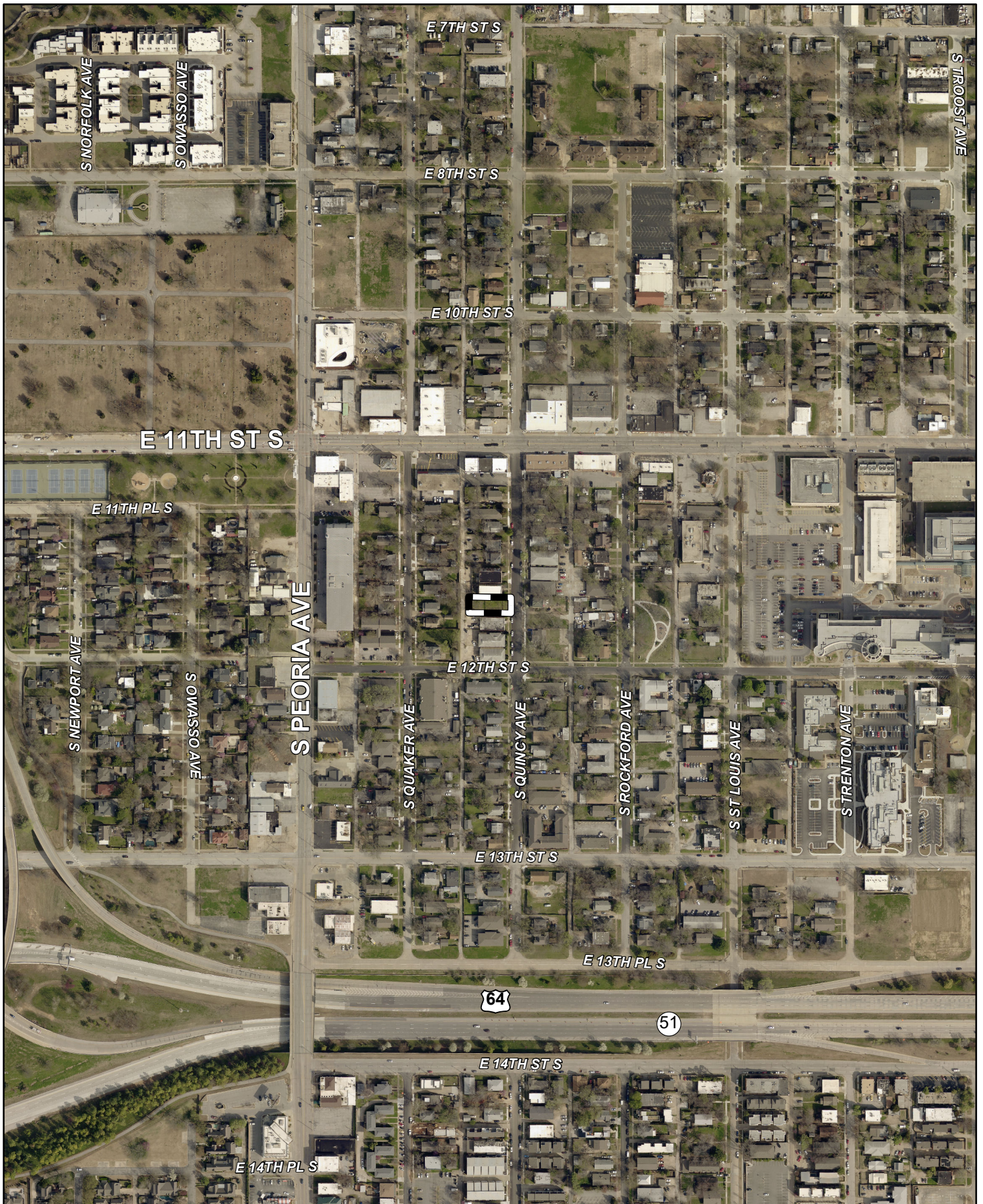


BOA-23536

19-13 07



7.2



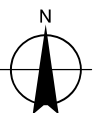
Subject
Tract

BOA-23536

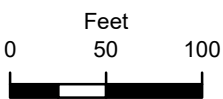
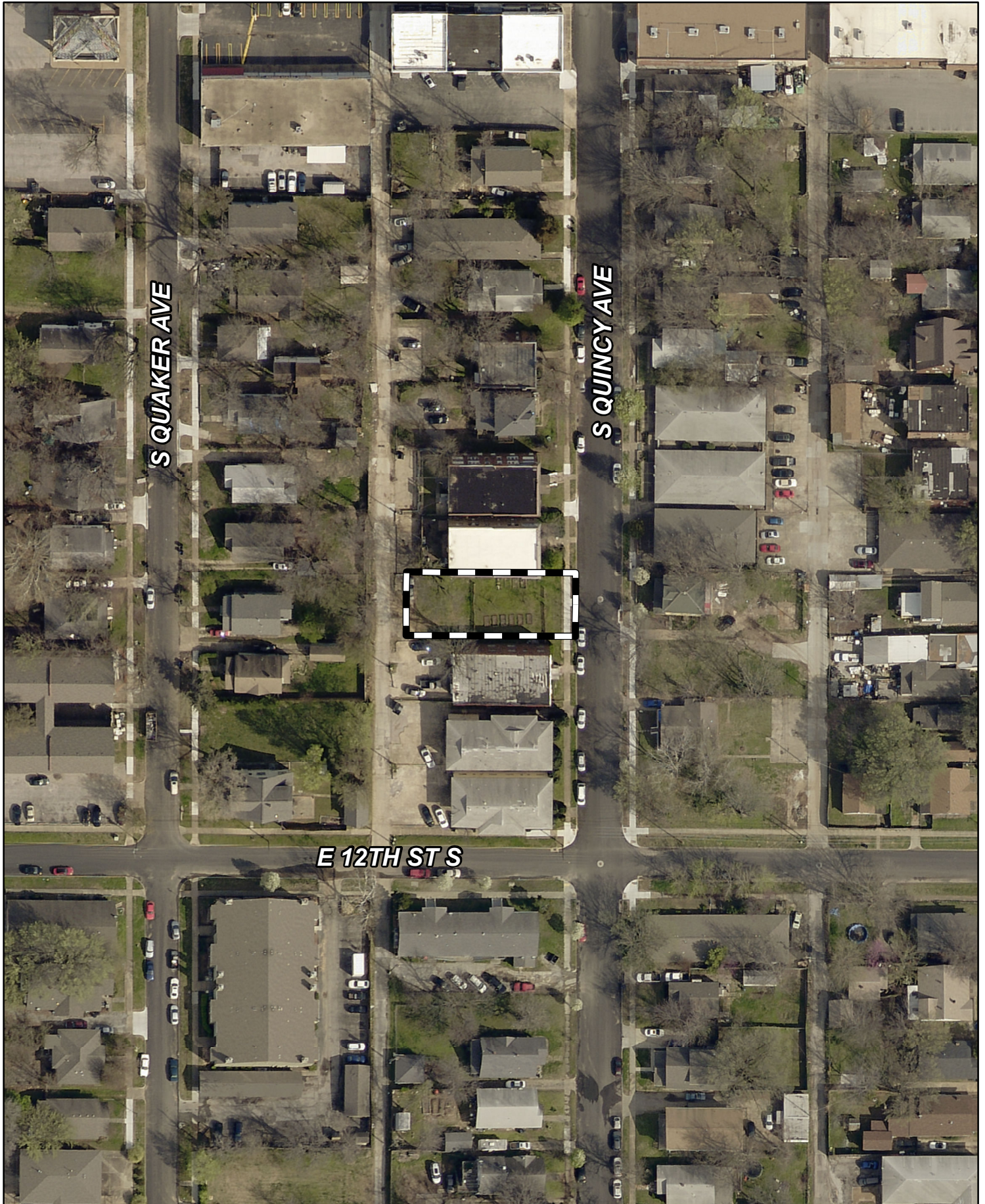
19-13 07

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

Aerial Photo Date: 2020/2021



7.3



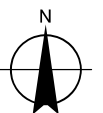
 Subject Tract

BOA-23536

19-13 07

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

Aerial Photo Date: 2020/2021



7.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 9307

Case Number: BOA-23536

CD: 4

HEARING DATE: 06/13/2023 1:00 PM

APPLICANT: Walterbach Properties

ACTION REQUESTED: Variance to reduce the minimum required drive aisle width of 24-feet (Table 55.090-D)

LOCATION: 1140 S. Quincy Ave. E.

ZONED: RM-2

PRESENT USE: Vacant

TRACT SIZE: 6751.83 SQ FT

LEGAL DESCRIPTION: LTS 19 20 BLK 3, ORCHARD 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 a "Downtown Neighborhood" and an "Area of Growth".

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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.

STATEMENT OF HARDSHIP:

1. That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out: ***Sewer Line runs through North Half of property.***
2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose: ***To create housing in the most efficient way possible.***
3. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification: ***The surrounding apartments from the early part of the last century are not sufficient for today's housing needs.***
4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner: ***The sewer easement is imposed by utility authority.***
5. That the variance to be granted is the minimum variance that will afford relief: ***Yes, housing and access is using a dimension used by others in same situation, similar projects are located at 1414 Quincy and 1419 Rockford.***

6. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property: ***Conforms and improves upon other apartment facilities in close proximity.***
7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan: ***This project is intended to cooperate w/ City's goals for greater density in selected areas.***

STAFF ANALYSIS: The applicant is requesting a Variance to reduce the minimum required drive aisle width of 24-feet (Table 55.090-D)

A copy of Sec. 55.090- is included in your staff report. The applicant is seeking to reduce the minimum required drive aisle width of 24-feet to 15-feet.

Facts staff finds favorable for variance request:

- Staff does not generally have any objections to the request if the applicant can demonstrate that the garage units have adequate space to maneuver vehicles into the drive aisles.

Facts Staff find unfavorable for the variance request:

- The applicant should provide more details in what way the sewer line restricts the width of the drive aisle.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to reduce the minimum required drive aisle width of 24-feet (Table 55.090-D)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. *That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. *That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. *That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. *That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. *That the variance to be granted is the minimum variance that will afford relief;*
- f. *That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. *That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Subject Property



Alley behind subject property facing North



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY



Subject: Zoning Review
Page Label: 1
Status:
Author: DWhiteman
Date: 4/25/2023 10:11:48 AM
Color: ■

Section 65.100-A.2 Preparation of Landscape Plan. Except as expressly stated in 65.100-A2, required landscape plans must be accompanied by written certification from an architect, landscape architect or engineer licensed to practice in the State of Oklahoma, that the landscape plan is in conformance with the minimum requirements of this chapter.
REVIEW COMMENT: The landscape plan showing the street trees must be accompanied by a letter from an architect, landscape architect, or engineer licensed to practice in the State of Oklahoma certifying that the landscape plan is in conformance with the minimum requirements of this chapter.



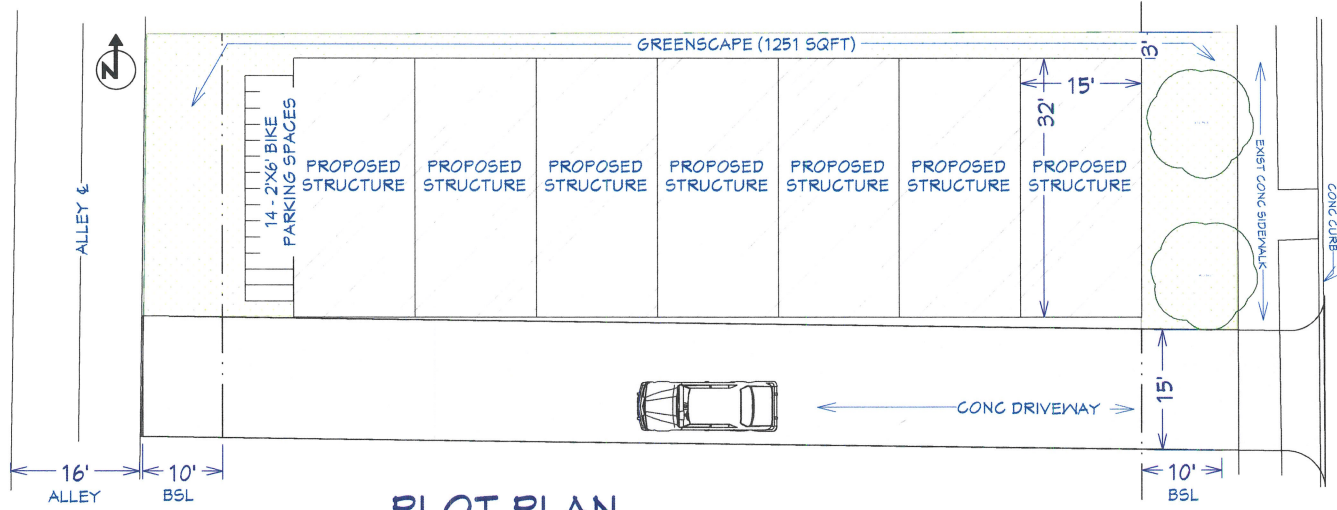
Subject: Zoning Review
Page Label: 1
Status:
Author: DWhiteman
Date: 4/25/2023 10:12:46 AM
Color: ■

Note: The zoning clearance review for your permit application will resume after a revised site plan is submitted. Please note that additional deficiencies may be found and will need to be resolved prior to approval of your application.



Subject: Zoning Review
Page Label: 1
Status:
Author: DWhiteman
Date: 4/25/2023 10:29:00 AM
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Section 55.090-D, Parking Area Layout (Geometrics). Parking areas must be designed and marked in accordance with the dimensional standards of Table 55-5, which shows minimum dimensions for various parking layouts (angles). Requirements for layouts or angles not shown in Table 55-5 may be interpolated from the layouts shown, as approved by the development administrator.
REVIEW COMMENT: Per this table, since the stall angle (the parking space inside the garage) is 90° from the drive aisle, the drive aisle must be a minimum of 24' wide. Please revise the plans to provide a 24' wide driveway.



PLOT PLAN
1 in = 15 ft

ZCO-144762-2023 (1140 S QUINCY AVE E Tulsa Tulsa, OK 74120)

DR HOME DESIGN & CONSULTING
Phone: 479.222.0156
Email: info@drhome.design

PROJECT FOR
**WALTERBACH
CUSTOM HOMES**

PRESENTATION
PLOT PLAN
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