Case Report Prepared by: Austin Chapman

Owner and Applicant Information:
Applicant: Twister Concrete Work
Property Owner: Bernal, Leopoldo Esparza

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: 0.92 acres
Location: South of the SE/c of E. Tecumseh St. and N. Xanthus Ave.
Present Zoning: RS-3
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
BOARD OF ADJUSTMENT
CASE REPORT

STR: 0330
CD: 1

HEARING DATE: 07/11/2023

APPLICANT: Twister Concrete Work

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

LOCATION: South of the SE/c of E. Tecumseh St. and N. Xanthus Ave. ZONED: RS-3

PRESENT USE: Residential TRACT SIZE: 40001.31 SQ FT

LEGAL DESCRIPTION: W 140 OF S 200 LT 8 & E 60 OF S 200 LT 9 BLK 5, CONSERVATION ACRES SUB 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 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-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).
The applicant requesting an additional curb-cut at this time to serve as an entrance to a future detached garage, bringing the total width requested inside the right-of-way to 38-feet. The applicant’s intent is for the curb-cut to serve a future entry into a detached garage. The board may wish to grant the ability to lengthen the driveway into the lot at this time as staff has depicted below:

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):

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.
City of Tulsa
Office of the Building Inspector

Plans are generally approved for issuance of a Building Permit. This Approval does not constitute a waiver of any provision of the Building Code, nor should it be construed that this approval constitutes a certification that All Details shown are in compliance with the Code.

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