



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23541

Hearing Date: 07/1/2023 (Cont. from 6/13, applicant not present)

Case Report Prepared by:

Austin Chapman

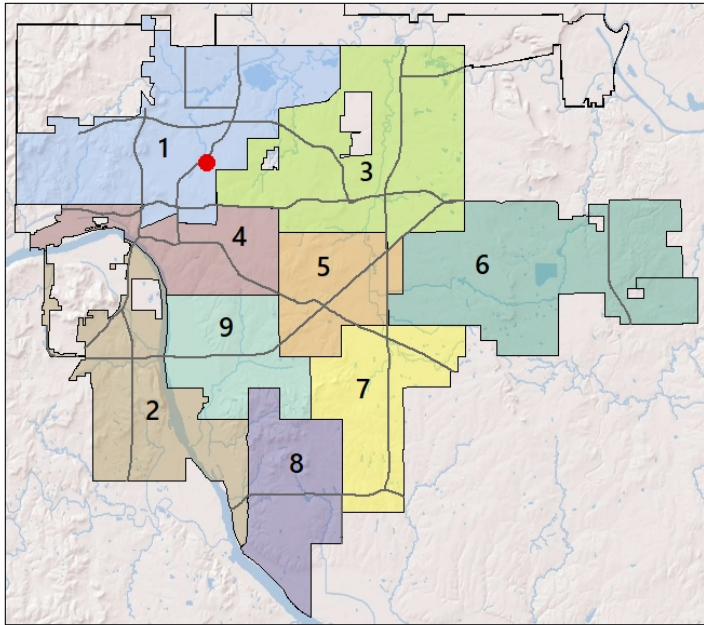
Owner and Applicant Information:

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:



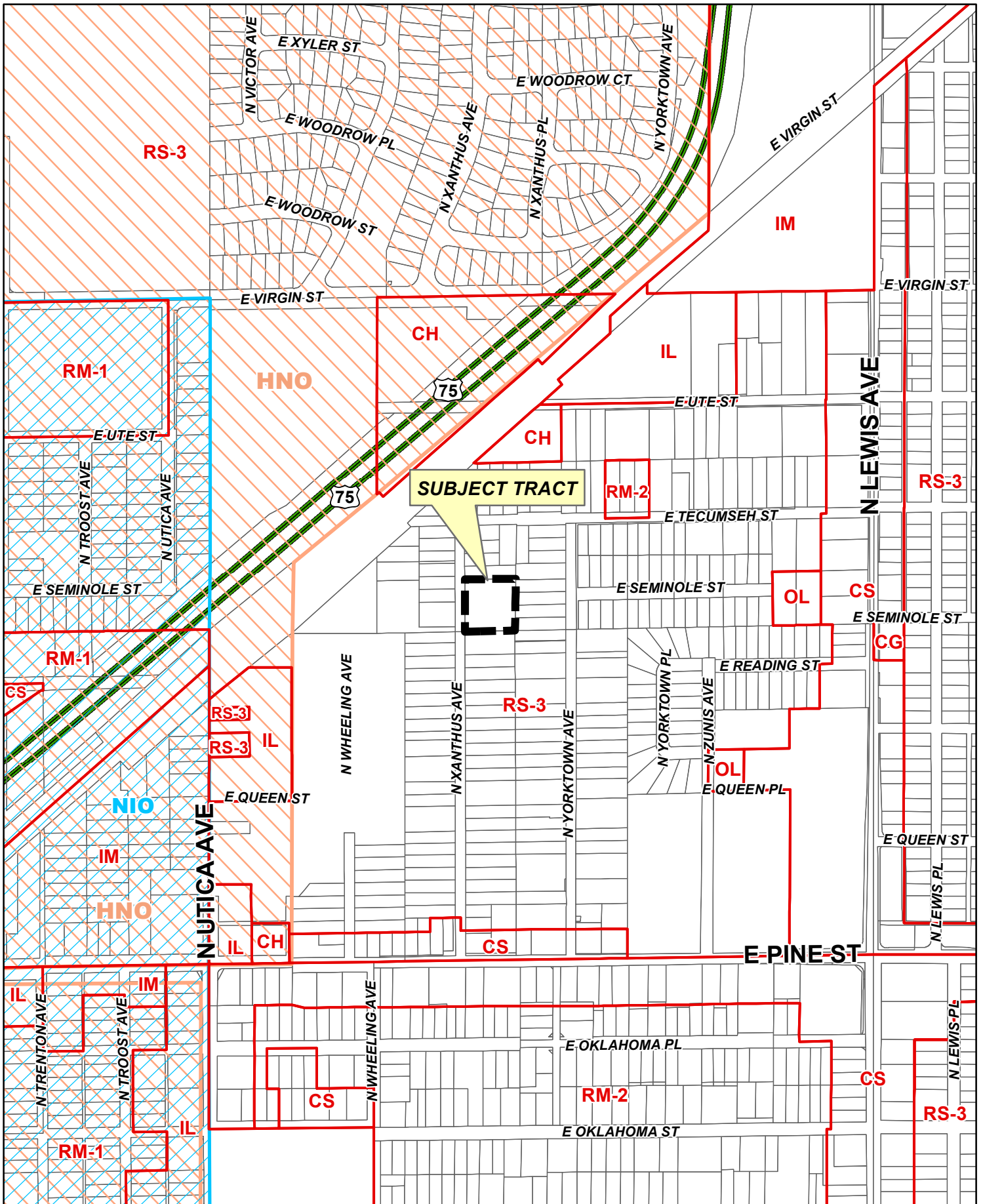
Additional Information:

Present Use: Residential

Tract Size: 0.92 acres

Location: South of the SE/c of E. Tecumseh St. and N. Xanthus Ave.

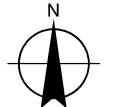
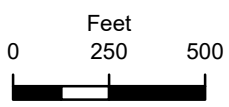
Present Zoning: RS-3

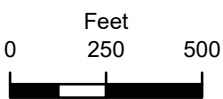


SUBJECT TRACT

BOA-23541

20-13 30





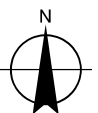
Subject Tract

BOA-23541

20-13 30

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

Aerial Photo Date: 2020/2021



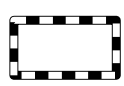
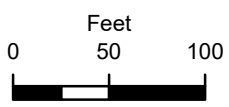
5.3



E TECUMSEH ST

N XANTHUS AVE

N YORKTOWN AVE



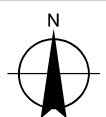
Subject Tract

BOA-23541

20-13 30

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

Aerial Photo Date: 2020/2021



5.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0330

Case Number: BOA-23541

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.

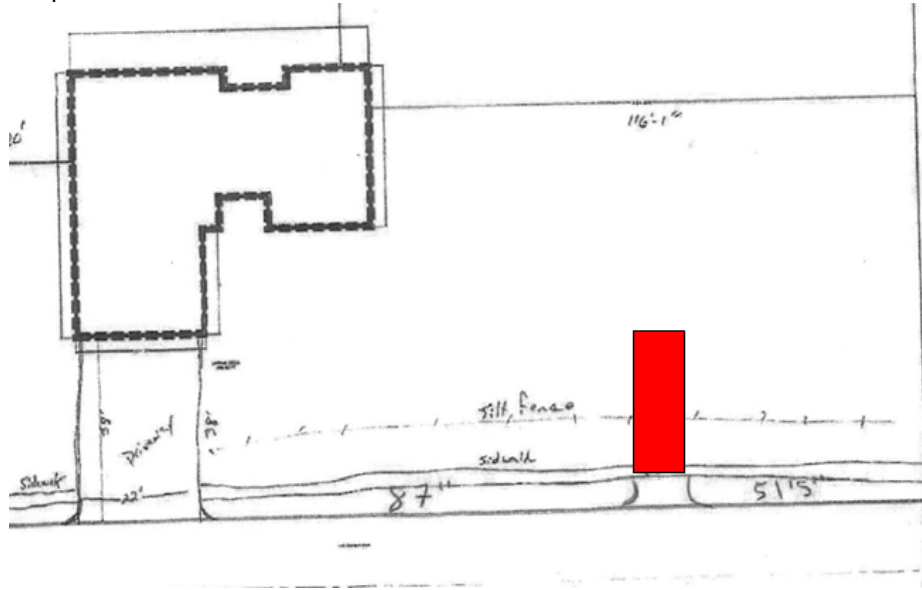
STAFF ANALYSIS: The applicant is requesting a Special Exception to increase the permitted driveway width in a Residential District (Section 55.090-F.3)

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 [§30.010-1.2](#). (Refer to the [City of Tulsa Standard Specifications and Details for Residential Driveways #701-704](#)).

Maximum Driveway Width

Lot Frontage	75'+	60' – 74'	46' – 59'	30' – 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

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.



Subject Property

City of Tulsa

- APPROVED
- APPROVED AS CORRECTED
- REVISE AND RESUBMIT
- REJECTED
- FOR INFORMATION ONLY



The City of Tulsa Building Code requires that this set of approved plans shall be kept at the building site, open to inspection of the Building Official or His authorized representative at all Reasonable Times. Plans are generally approved for issuance of a Building Permit. This approval does not constitute a waiver of any provisions 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.

BY DLW

DATE 3/23/2022

TO ALLOW FLEXIBILITY IN SELECTION OF LUMBER SPECIES, STRUCTURAL ANALYSIS OF PLANS HAS NOT BEEN MADE. JOIST AND RAFTER SIZE, SPACING AND SPAN SHALL COMPLY WITH LIMITATIONS PROVIDED IN THE ONE AND TWO FAMILY DWELLING CODE. WALL CONSTRUCTION MUST COMPLY WITH REQUIREMENTS OF THE CODE.

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.

