



# CITY OF Tulsa

## Board of Adjustment

**Case Number: B0A-23545**

**Hearing Date: 07/11/2023 1:00 PM**

**Case Report Prepared by:**

Austin Chapman

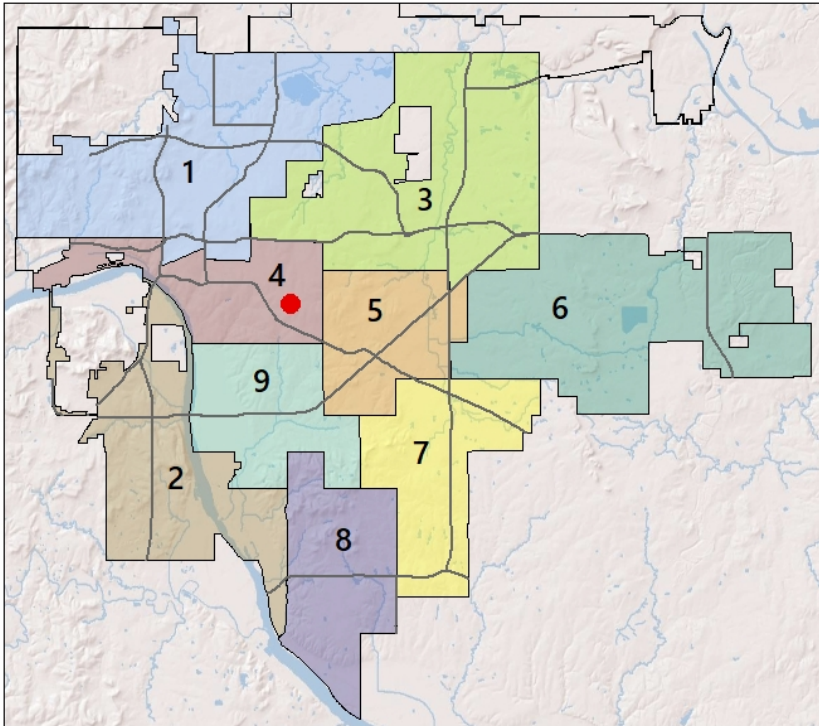
**Owner and Applicant Information:**

**Applicant: Raul Cisneros**

**Property Owner: Marcela Homes 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:**



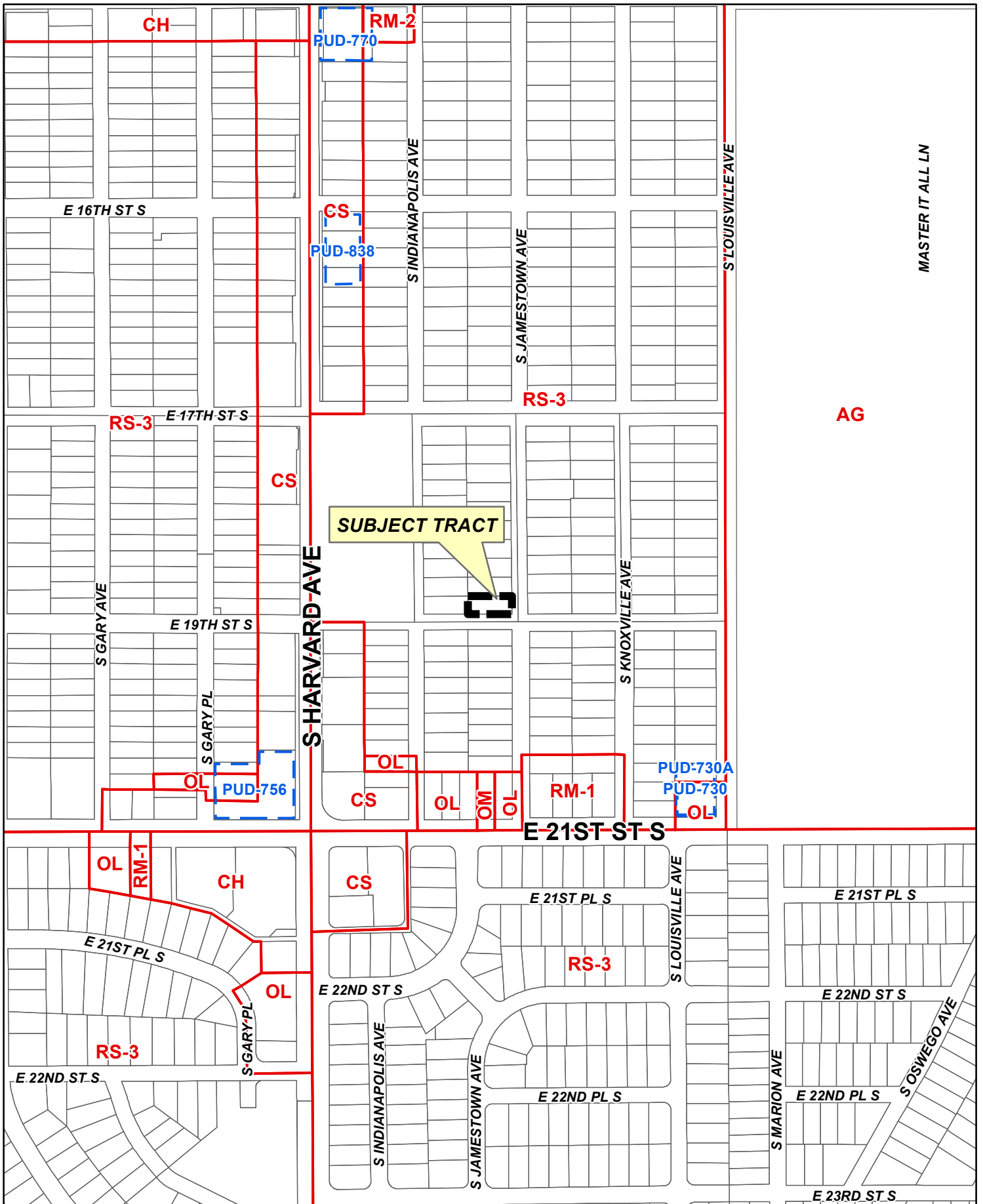
**Additional Information:**

**Present Use: Single-family Residence**

**Tract Size: 0.18 acres**

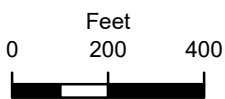
**Location: 1746 S. Jamestown Ave.**

**Present Zoning: RS-3**

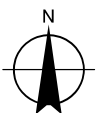


**SUBJECT TRACT**

# BOA-23545



19-13 09



8.2

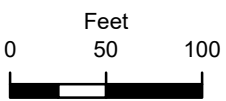


**SUBJECT TRACT**

**E 19TH ST S**

**S INDIANAPOLIS AVE**

**S JAMESTOWN AVE**



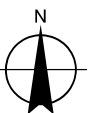
**Subject Tract**

**BOA-23545**

19-13 09

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

Aerial Photo Date: 2023

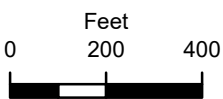


**8.3**

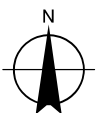


**SUBJECT TRACT**

**BOA-23545**



19-13 09



8.4

# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9309

**Case Number:** BOA-23545

**CD:** 4

**HEARING DATE:** 07/11/2023 1:00 PM

**APPLICANT:** Raul Cisneros

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

**LOCATION:** 1746 S JAMESTOWN AV E

**ZONED:** RS-3

**PRESENT USE:** Single-family Residence

**TRACT SIZE:** 7980.22 SQ FT

**LEGAL DESCRIPTION:** LT 11 BLK 1, SUNRISE TERRACE SECOND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

## **RELEVANT PREVIOUS ACTIONS:**

### **Subject Property:**

**Z-7700;** On 04.05.23 the TMAPC recommended *denial* of a rezoning from RS-3 to RT (Residential Townhouse).

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a “Neighborhood” .

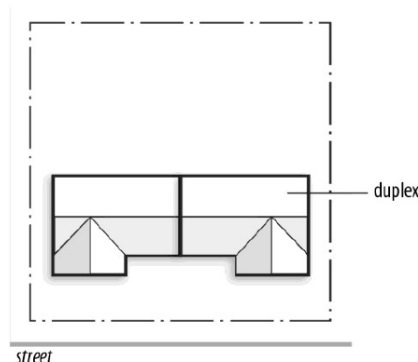
Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

**STAFF ANALYSIS:** The applicant is requesting a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5):

### **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 \_\_\_\_\_

- 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**

**LEGEND** SITE PLAN

NOT ALL ITEMS MAY BE USED

- EXISTING BUILDING FOOTPRINT  
AREA NOT IN SCOPE OF WORK
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING/ TRACK
- FEMA REGULATORY FLOOD PLAIN
- EXISTING SOD TO REMAIN
- NEW CONCRETE DRIVEWAY/WALKWAY
- PROPERTY LINE
- BUILDING SETBACKS
- BUILDING OUTLINE
- STEEL FENCE
- DRAINAGE FLOW
- HAY BALE
- DOWNSPOUT

**HAY BALE DETAIL** SITE PLAN

**EMBEDDING DETAIL**

2x8x8x8 STEEL PICKETS, OR 2x4 STAKES 1'-6" TO 2'-0" ON CENTER

ANGLE FIRST STAKE TOWARD PREVIOUSLY Laid BALE

**ANCHORING DETAIL**

WIRE OR NYLON ROUND BALE PLACED ON THE CURB/STAKE

- BALES SHALL BE PLACED IN A ROW WITH ENDS THIGHTLY ADJOINING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE CURB A MINIMUM OF FOUR INCHES. WHERE POSSIBLE, BALE SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBAR'S WIDEN THROUGHOUT THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE ANCHORED TOWARD PREVIOUSLY Laid BALE TO LOCK BALES TOGETHER.
- INSPECTION SHALL BE REQUIRED AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED BY CONTRACTOR.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDER STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 4 INCHES.

**PROJECT INFORMATION**

**LEGAL DESCRIPTION**

SUBDIVISION: SUNBIRD TERRACE SECOND ADDN (41375)  
 (LEGAL: 11 BIX)  
 SECTION OF TOWNSHIP: 19 RANGE: 13

**GENERAL INFORMATION**

ZONING	RS-3
LOT SIZE	0.18 ACRES / 7,980 SQ FT
TOTAL 1ST FLOOR AREA	1,257 SQ FT
TOTAL 2ND FLOOR AREA	1,257 SQ FT
<b>TOTAL PROPOSED LIVING AREA</b>	<b>2,514 SQ FT</b>

**ADDITIONAL INFORMATION**

UNIT A 1ST FLOOR	628 SQ FT
UNIT A GARAGE	267 SQ FT
UNIT A FRONT COVERED PORCH	48 SQ FT
UNIT A DRIVEWAY	399 SQ FT
<b>UNIT A TOTAL</b>	<b>1,342 SQ FT</b>
UNIT B 1ST FLOOR	624 SQ FT
UNIT B GARAGE	263 SQ FT
UNIT B REAR COVERED PORCH	75 SQ FT
UNIT B DRIVEWAY	148 SQ FT
<b>UNIT B TOTAL</b>	<b>1,110 SQ FT</b>
PROPOSED SHARED SIDEWALK	155 SQ FT
<b>TOTAL</b>	<b>2,514 SQ FT</b>

**REGULATIONS**

MIN. OPEN SPACE REQ'D.	4,000 SQ FT
<b>OPEN SPACE PROPOSED</b>	<b>2,064 SQ FT</b>
MAX. BUILDING HEIGHT	20'-0"
PROPOSED BLDG. HT.	17'-25" 10"

**SILT FENCE DETAIL** SITE PLAN

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTI-PARALLEL DIRECTION.
- THE TOP OF THE SILT FENCE SHALL BE BORED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSCOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3 TO 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE Laid BY THE IMPACT OF WIND AND BACKWATER.
- SILT FENCE SHOULD BE SECURELY TIED TO EACH STEEL SUPPORT POST OR TO WOODEN WIRE WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- ROCKS, IRON SHALL BE REMOVED AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDER STORM FLOW OR DRAINAGE.
- SEGMENT INSTALLED BY THE PRACTICE SHALL BE DEPOSED OF IN AN APPROVED MANNER IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL POLLUTION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 4 INCHES AND DEPOSED OF IN AN APPROVED MANNER AS IN SECTION 7.03.01.

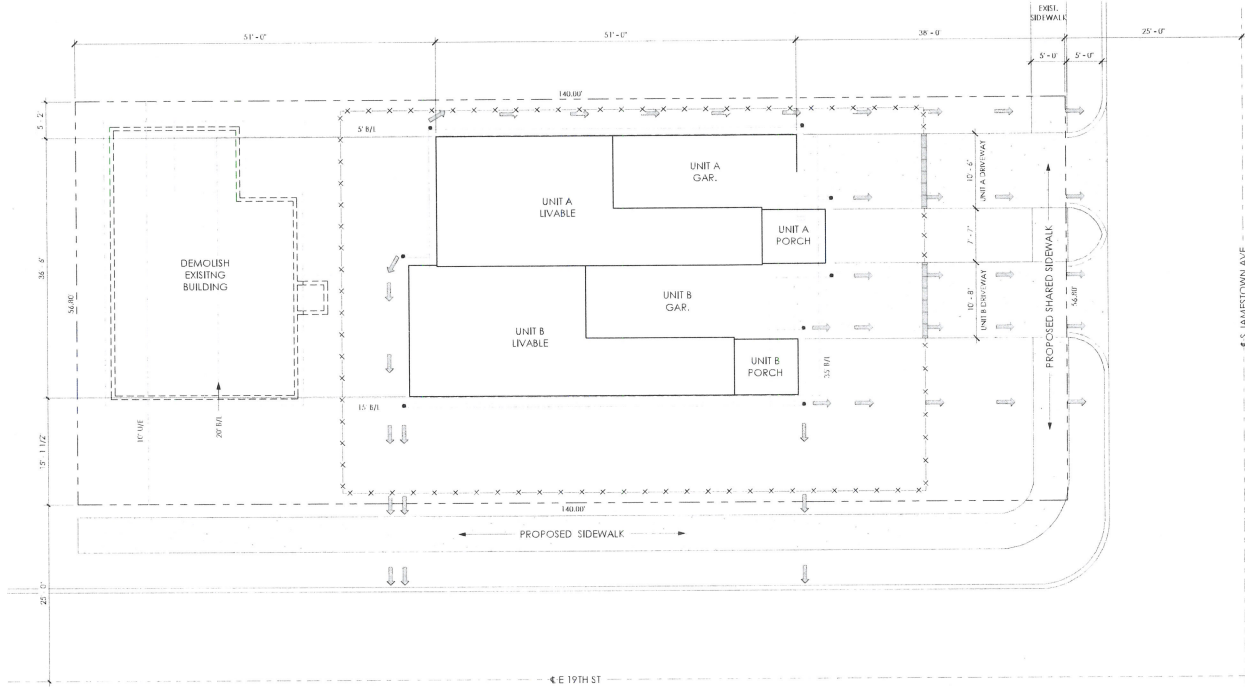
SCALE: NOT TO SCALE

**SURVEY DISCLAIMER** SITE PLAN

THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, BOUNDARY AND EXISTING UTILITIES LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND LOCAL UTILITY FOREGMS ONLY.

**CAUTION**

BEFORE CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS, ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 24 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



**1 SITE PLAN**  
1/8" = 1'-0"



DRAWN FOR:  
**MARCELA HOMES**

**JAMESTOWN DUPLEX**

1746 S JAMESTOWN AVE.  
TULSA, OK 74112

NO.	REVISION	DATE

PROJECT NUMBER:  
23103

ISSUE:  
REVIEW SET

DATE:  
06.06.2023

DRAWN BY:  
DWB

CHECKED BY:  
RCJ

SHEET TITLE:

**SITE PLAN**

**SP**