



CITY OF  
**Tulsa**  
Board of Adjustment

**Case Number:** BOA-23561

**Hearing Date:** 08/22/2023

**Case Report Prepared by:**

Austin Chapman

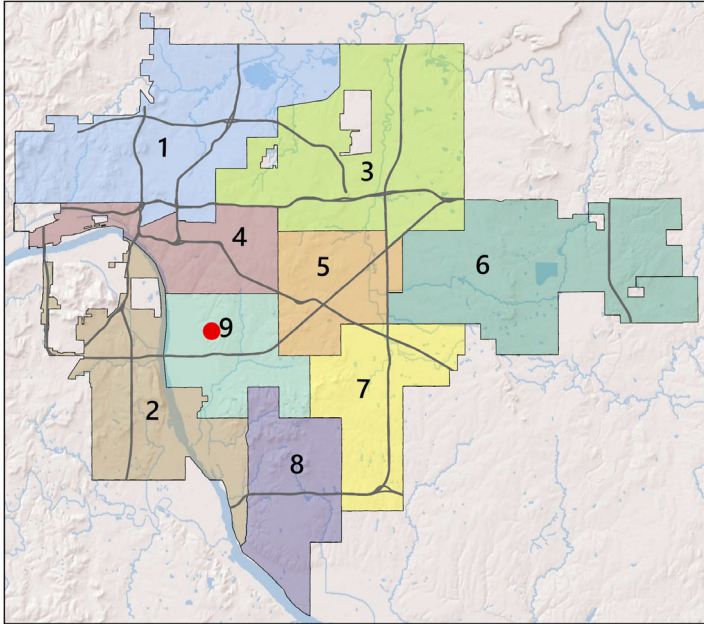
**Owner and Applicant Information:**

**Applicant:** Tom Neal

**Property Owner:** Davie, Michael James & Laurie Jean

**Action Requested:** Special Exception to increase the maximum driveway width, within the right-of-way and inside the street setback. (Section 55.090-F.3)

**Location Map:**



**Additional Information:**

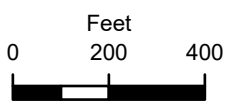
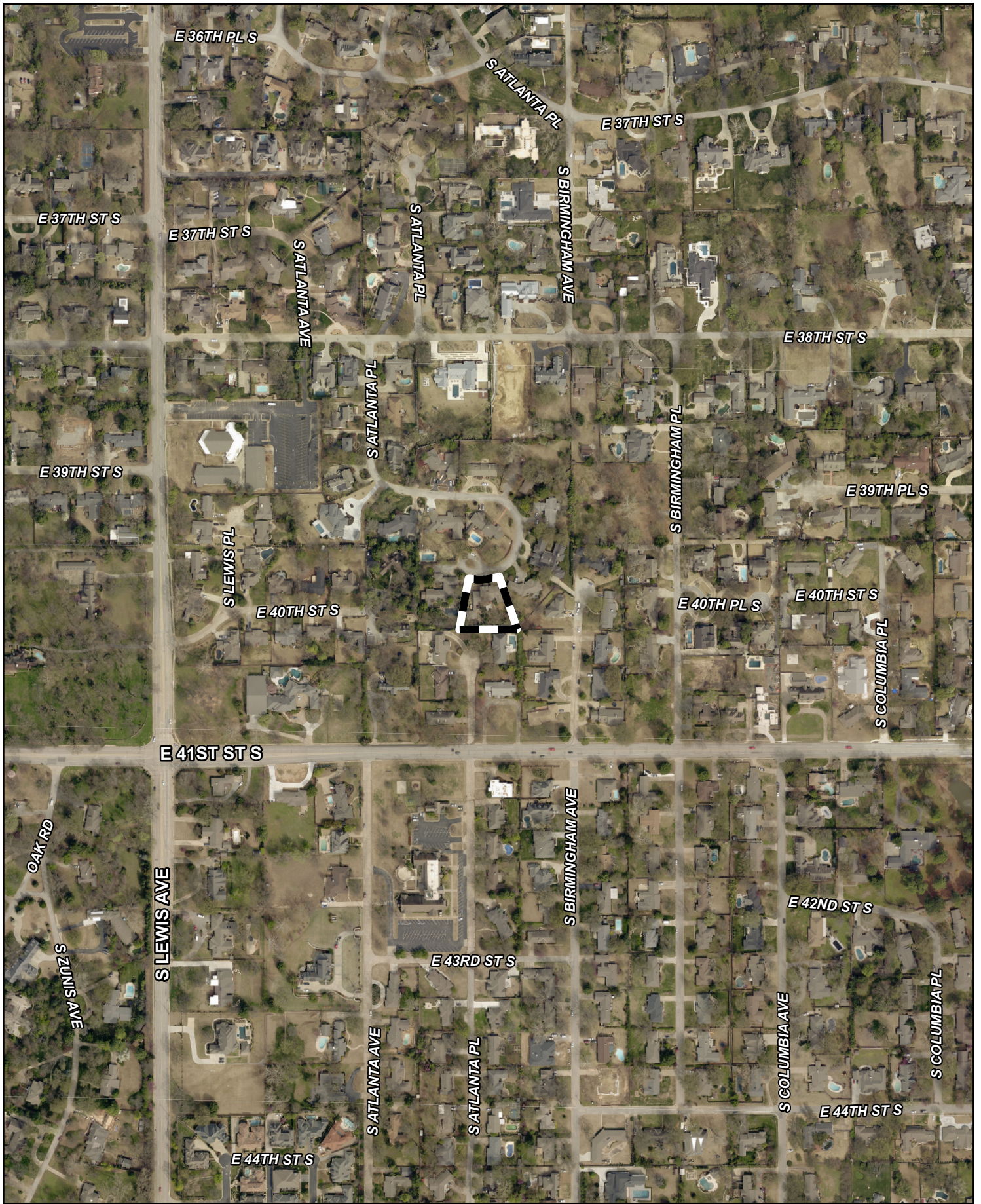
**Present Use:** Residential

**Tract Size:** 0.49 acres

**Location:** 3919 S. Atlanta Pl. E.

**Present Zoning:** RS-1



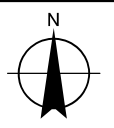


 Subject Tract

**BOA-23561**

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

Aerial Photo Date: 2021



10.2





Feet  
0 100 200

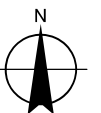


Subject  
Tract

**BOA-23560**

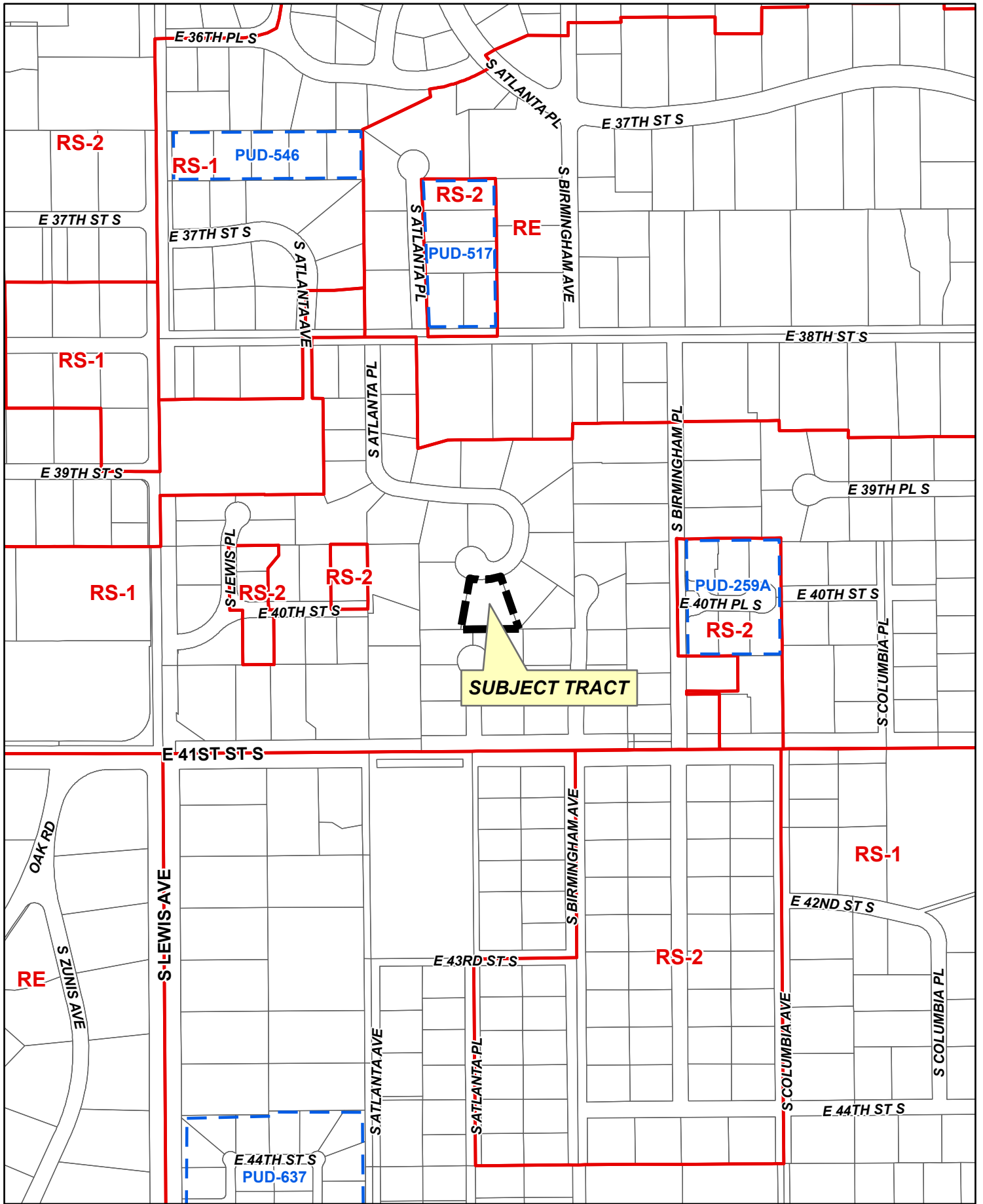
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

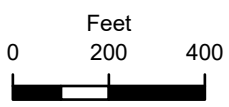


10.3

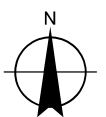




**SUBJECT TRACT**



**BOA-23561**



10.4

**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9320  
**CD:** 9

Case Number: **BOA-23561**

**HEARING DATE:** 08/22/2023 1:00 PM

**APPLICANT:** Tom Neal

**ACTION REQUESTED:** Special Exception to increase the maximum driveway width in a residential district. (Section 55.090-F.3)

**LOCATION:** 3919 S ATLANTA PL E

**ZONED:** RS-1

**PRESENT USE:** Residential

**TRACT SIZE:** 21544.86 SQ FT

**LEGAL DESCRIPTION:** LT 10, BROADMOAR ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**RELEVANT PREVIOUS ACTIONS:**

**Subject Property:**

**BOA-23189;** On 9.27.21 the Land Use Administrator approved an Administrative Adjustment to reduce the required street setback from 35-feet to 32-feet.

**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 increase the maximum 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'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

Applicant seek to widen the allowed driveway from 30-feet to 36-feet and 3.75 -inches on the lot.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to increase the maximum 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***



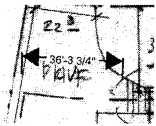
DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY

### BLDR-152707-2023 (3919 S ATLANTA PL E Tulsa Tulsa, OK 74105) Markup Summary #1

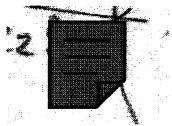
#### Length Measurement (1)



**Subject:** Length Measurement  
**Page Label:** 1  
**Status:**  
**Author:** DWhiteman  
**Date:** 7/11/2023 2:29:28 PM  
**Color:** ■

36'-3 3/4"

#### Zoning Review (2)



**Subject:** Zoning Review  
**Page Label:** 1  
**Status:**  
**Author:** DWhiteman  
**Date:** 7/11/2023 2:45:43 PM  
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Section 55.090-F.3, Surfacing. 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 Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).  
Review Comment: According to the table in this section, the maximum driveway width allowed in the 35 foot front setback area for this lot is 30 feet. Please request a special exception from the Board of Adjustment for a driveway width that exceeds 30 feet in the front setback area.

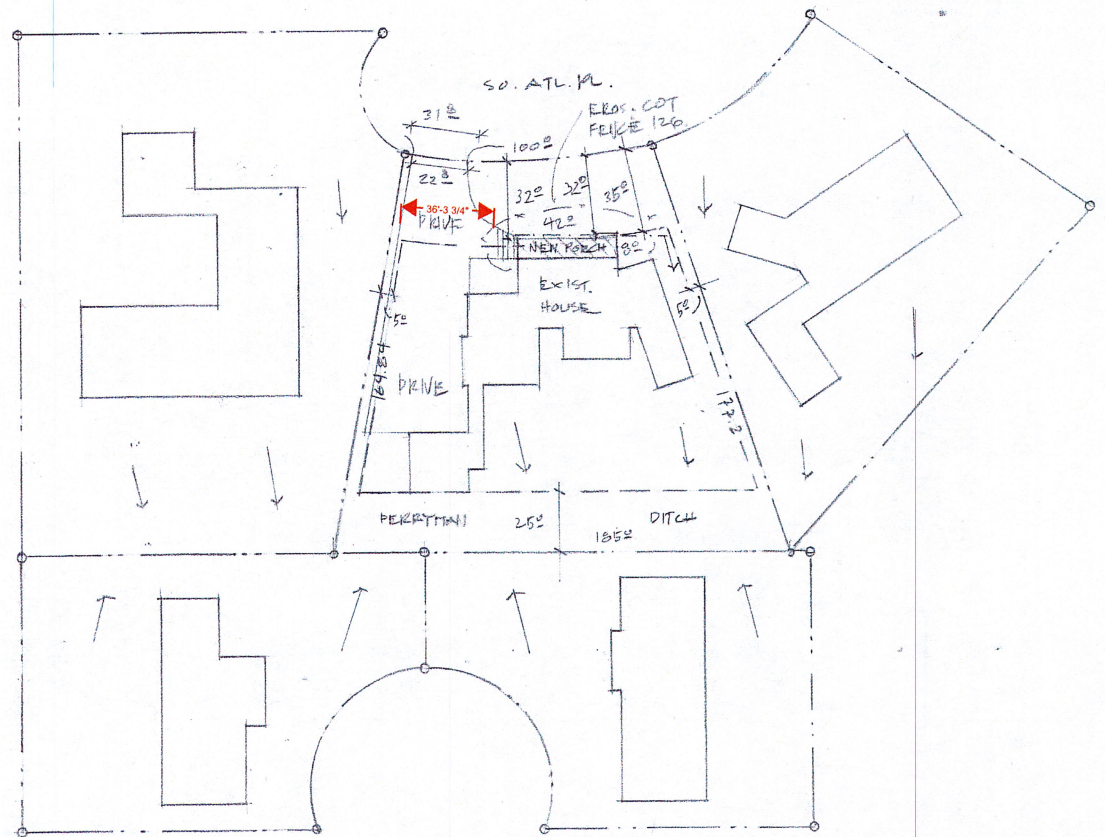


**Subject:** Zoning Review  
**Page Label:** 1  
**Status:**  
**Author:** DWhiteman  
**Date:** 7/11/2023 2:41:52 PM  
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Section 5.030-A, Table of Regulations. The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.  
Review Comments: This lot is zoned RS-1 and a 35 feet front street setback is required. Please revise the site plan to increase the front street setback to 35 feet. Alternatively, you may request an administrative adjustment from the Tulsa Planning Office to reduce the minimum required street setback by up to 5 feet.

This constitutes a Plan Review to date in response to the information submitted with and after the above referenced application. Additional issues may develop when the review continues upon receipt of additional information requested in this letter or upon additional submittal from the client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.





SITE DRAINAGE PLAN 1" = 50' NORTH

DAVIES 9.2021-7.2021  
 3919 SO. ATLANTA PLACE  
 TULSA, OKLA ~~6.2021~~  
 6.2023

TOM NEAL  
 DESIGN  
 Associate member, American Institute of Architects  
 918.231.7372