



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23571

Hearing Date: 09/26/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

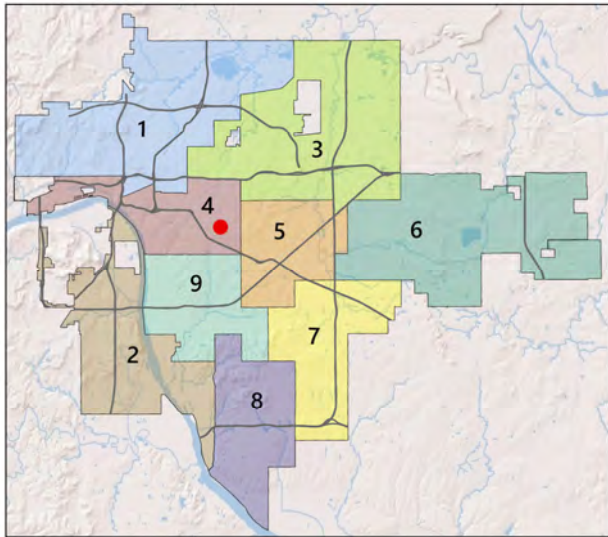
Owner and Applicant Information:

Applicant: Raul Cisneros

Property Owner: Eric W. Hansell

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:



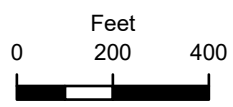
Additional Information:

Present Use: Single-family residential

Tract Size: 0.19 acres

Location: 1732 S. Jamestown Ave. E

Present Zoning: RS-3

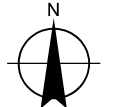


 Subject Tract

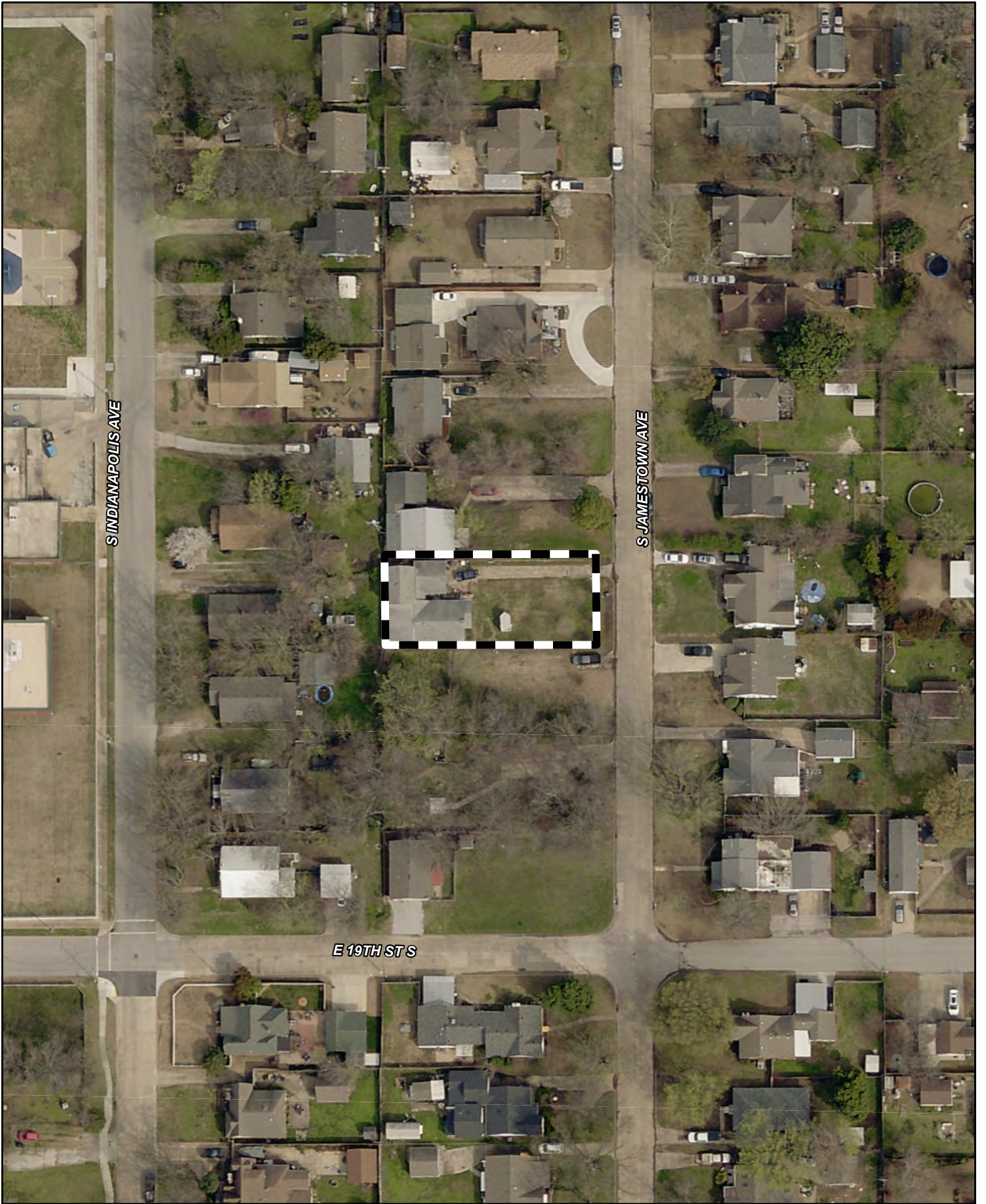
BOA-23571

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

Aerial Photo Date: 2021



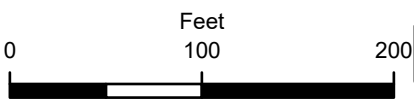
6.2



S INDIANAPOLIS AVE

S JAMESTOWN AVE

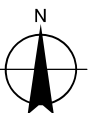
E 19TH ST S



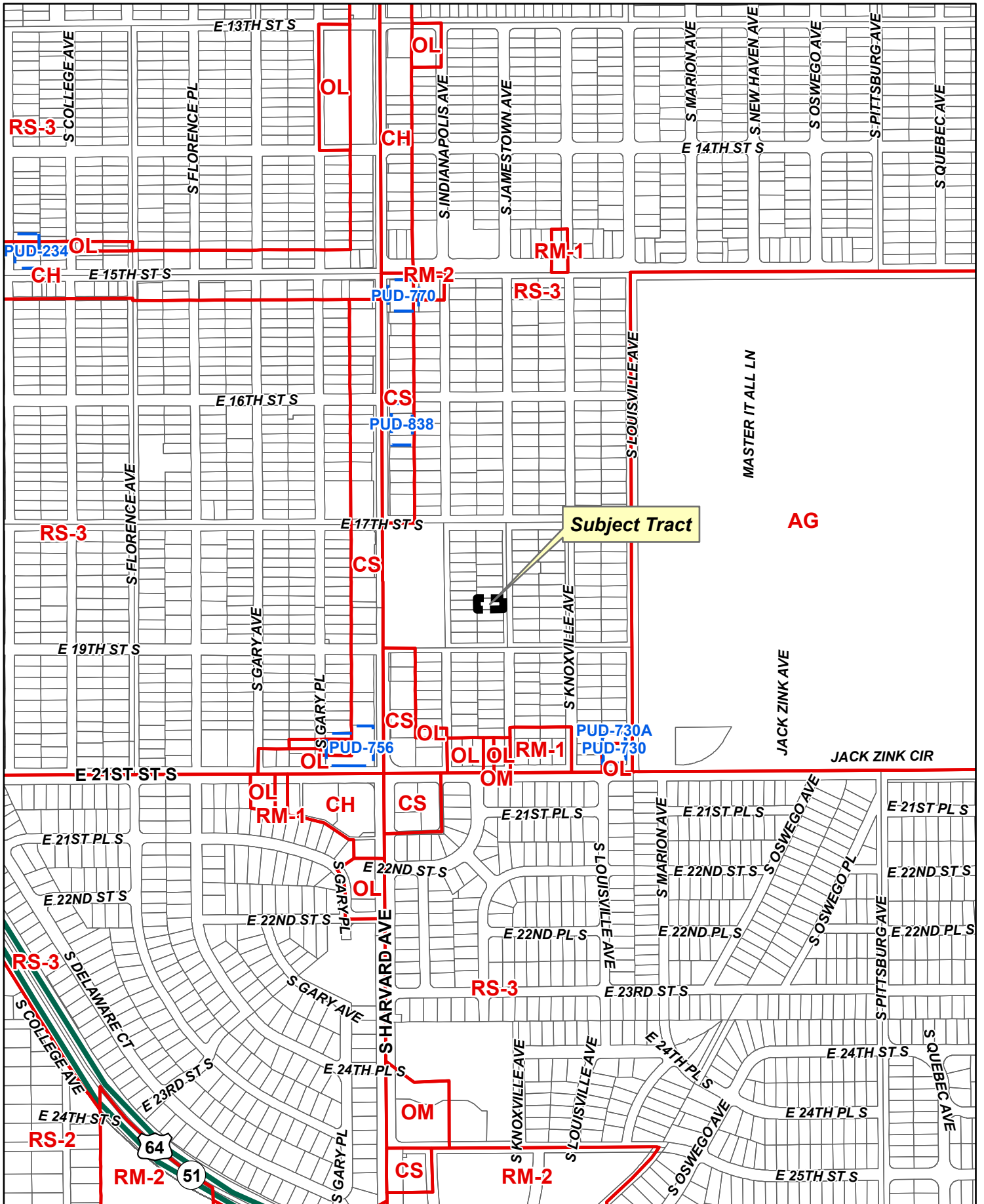
Subject **BOA-23571**
Tract

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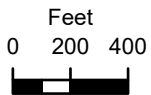


6.3

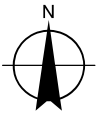


Subject Tract

AG



BOA-23571



6.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9309
CD: 4

Case Number: **BOA-23571**

HEARING DATE: 09/26/2023 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: 1732 S. Jamestown Ave. E

ZONED: RS-3

PRESENT USE: Single-family residential

TRACT SIZE: 8398.4 SQ FT

LEGAL DESCRIPTION: LT 14 BLK 1, SUNRISE TERRACE SECOND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Surrounding properties:

BOA-23545; On 07.11.23 the Board approved a duplex in the RS-3 District. Property located 1746 S. Jamestown (the 3rd lot South of the subject property).

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood" Land Use Designation.

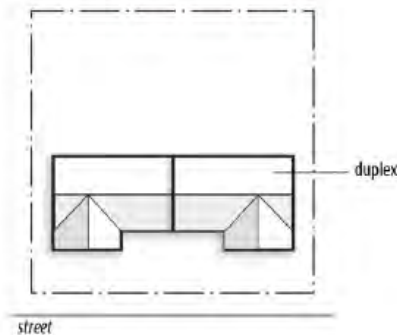
Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off 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 special exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5).

- 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



Facing north on Jamestown Ave

MARCELA HOMES

JAMESTOWN DUPLEX

1732 S JAMESTOWN AVE,
TULSA, OK 74112

PROJECT NUMBER
23132

PERMIT SET
08.16.2023



FOR REFERENCE PURPOSES ONLY

PROJECT TEAM

DESIGN:

RCJ DESIGNS, LLC
3902 E 51ST ST
TULSA, OK, 74135

RAUL CISNEROS JR
918.859.9343
RAUL@RCJDESIGNS.COM
WWW.RCJDESIGNS.COM

SCOPE OF WORK

SUMMARY:














NEW RESIDENTIAL DUPLEX-FAMILY BUILDING ON A VACANT LOT

SHEET INDEX


CS	COVER SHEET
SP	SITE PLAN
A1	FLOOR PLAN FIRST FLOOR
A2	FLOOR PLAN SECOND FLOOR
A3	EXTERIOR ELEVATIONS/ WALL SECTION
A4	EXTERIOR ELEVATIONS/ STAIR SECTION
A5	ROOF PLAN

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
-  TULSA REGULATORY FLOOD PLAN
-  EXISTING SOD TO REMAIN
-  NEW CONCRETE DRIVEWAY/WALKWAY
-  PROPERTY LINE
-  BUILDING SETBACKS
-  BUILDING OUTLINE
-  SILT FENCE
-  DRAINAGE FLOW
-  HAY BALE
-  DOWNSPOUTS

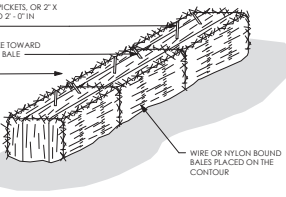
HAY BALE DETAIL SITE PLAN



EMBEDDING DETAIL

2 RE BARS, STEEL PICKETS, OR 2" X 2" STAKES 1'-6" TO 2'-10" IN GROUND

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BAILE



ANCHORING DETAIL

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BAILE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BAILES. THE FIRST STAKE IN EACH BAILE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BAILE TO FORCE BAILES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. BAILES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

PROJECT INFORMATION

LEGAL DESCRIPTION

SUBDIVISION: SUNRISE TERRACE SECOND ADDN (41375)
 LEGAL: LT 14 BLK 1
 SECTION: 09 TOWNSHIP: 19 RANGE: 13

GENERAL INFORMATION

ZONING: RS-3
 LOT SIZE: 0.19 ACRES / 8,400 SQ FT
 TOTAL 1ST FLOOR AREA: 1,252 SQ FT
 TOTAL 2ND FLOOR AREA: 1,757 SQ FT
 TOTAL PROPOSED LIVING AREA: 3,009 SQ FT

ADDITIONAL INFORMATION

UNIT A 1ST FLOOR: 628 SQ FT
 UNIT A GARAGE: 267 SQ FT
 UNIT A FRONT COVERED PORCH: 28 SQ FT
 UNIT A DRIVEWAY: 899 SQ FT
 UNIT A TOTAL: 1,822 SQ FT

UNIT B 1ST FLOOR: 624 SQ FT
 UNIT B GARAGE: 265 SQ FT
 UNIT B FRONT COVERED PORCH: 70 SQ FT
 UNIT B DRIVEWAY: 448 SQ FT
 UNIT B TOTAL: 1,407 SQ FT

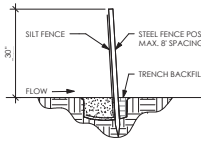
PROPOSED SHARED SIDEWALK: 155 SQ FT
 TOTAL: 3,384 SQ FT

REGULATIONS

MIN. OPEN SPACE REQ'D: 4,000 SQ FT
 OPEN SPACE PROPOSED: 3,474 SQ FT
 MAX. BUILDING HEIGHT: 35' 0"
 PROPOSED BLDG. HT.: +/- 25' 10"

SILT FENCE DETAIL SITE PLAN

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE ICE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. 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 IN THE TRENCH 4 INCHES AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



SCALE: NOT TO SCALE

SURVEY DISCLAIMER SITE PLAN

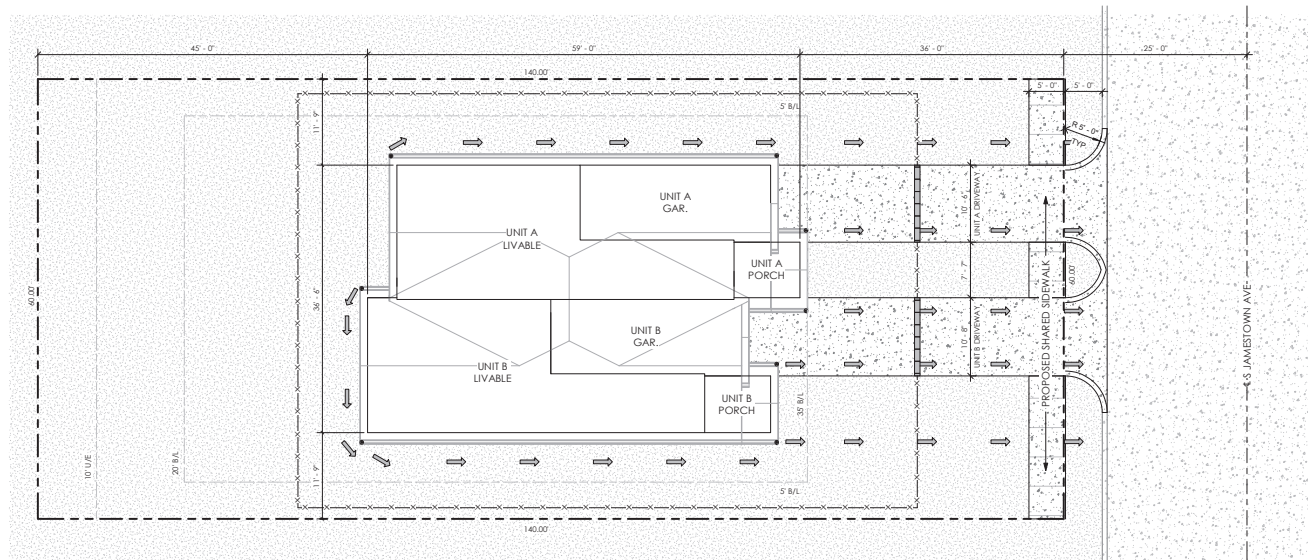
THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.

CAUTION

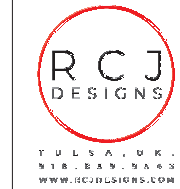
BEFORE YOU DIG

NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION 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 CENTERS AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

CALL OKE
 1-800-522-4544



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



DRAWN FOR:
MARCELA HOMES

JAMESTOWN DUPLEX

1732 S JAMESTOWN AVE,
 TULSA, OK 74112

NO.	REVISION	DATE

PROJECT NUMBER:
 23132
 ISSUE:
 PERMIT SET
 DATE:
 08.14.2023
 DRAWN BY:
 DRB
 CHECKED BY:
 RCJ
 SHEET TITLE:

SITE PLAN

SP



TULSA, OK
N.W. BERRY AVE
WWW.RCJDESIGNS.COM

GENERAL NOTES FLOOR PLAN

- ALL INTERIOR WALLS TO BE A4 U.N.O.
- ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALIGN NEW WALL'S FINISH FACE WITH THE EXISTING WALL'S FINISH FACE AT AREAS WHERE THE TWO ABUT.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS. PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
- ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONS TO EDGE OF SLAB. MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED; U.N.O.

FLOOR PLAN LEGEND FLOOR PLAN

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX) NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (OP) NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BD)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:
1. NOT ALL ITEMS MAY BE USED.

WALL ASSEMBLIES FLOOR PLAN

ITEM	DESCRIPTION
	NEW EXTERIOR WALL W/ LAP SIDING
	NEW INTERIOR WALL

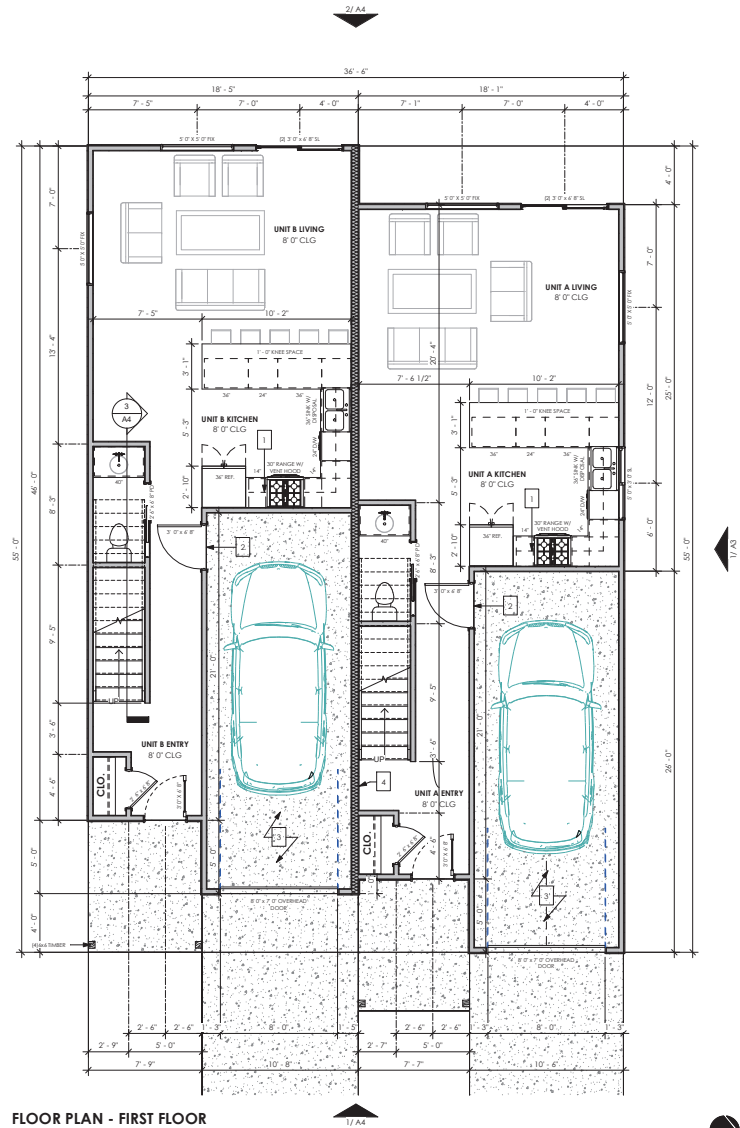
NOTE: ALL INTERIOR WALLS TO BE A4 U.N.O.
1. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.

REFERENCING FLOOR PLAN

- RE SHEETS A3/A4 FOR EXTERIOR ELEVATIONS
- RE SHEETS A5 FOR ROOF PLAN

KEYNOTES FLOOR PLAN

- 26" CUSTOM COUNTERTOP ON 24" CUSTOM BASE CABINETS, 12" CUSTOM UPPER CABINETS 18" ABOVE COUNTERTOP. BACKSPASH BY OTHERS
- 1 3/4" SOLID WOOD DOOR TO INCLUDE CLOSER WITHOUT DEADBOLT LOCK
- GARAGE CEILING TO RECEIVE 5/8" (TYPE-A) GYPSUM BOARD
- UL DESIGN (UB01)
 - 2x6 WOOD STUD @ 16" O.C.
 - (2) 5/8" GYP. BOARD ON EACH SIDE.
 - EXTEND GYP. BOARD TO UNDERSIDE OF ROOF SHEATHING.
 - ACOUSTICAL BATT INSULATION IN CAVITY.
 - FIRE SEAL ALL PENETRATIONS.
 - FIRE SEALANT BETWEEN SLAB AND GYP. BOARD.



1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

UNIT A
1ST FLOOR: 628 SQ FT
2ND FLOOR: 882 SQ FT
TOTAL: 1,510 SQ FT

UNIT B
1ST FLOOR: 624 SQ FT
2ND FLOOR: 875 SQ FT
TOTAL: 1,499 SQ FT

DRAWN FOR:
MARCELA HOMES

JAMESTOWN DUPLEX

1732 S JAMESTOWN AVE,
TULSA, OK 74112

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**FLOOR PLAN
FIRST FLOOR**

A1

GENERAL NOTES

FLOOR PLAN

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- ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALIGN NEW WALL'S FINISH FACE WITH THE EXISTING WALL'S FINISH FACE AT AREAS WHERE THE TWO ABUT.
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FLOOR PLAN LEGEND

FLOOR PLAN

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX) NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (OP) NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BD)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:
1. NOT ALL ITEMS MAY BE USED.

WALL ASSEMBLIES

FLOOR PLAN

ITEM	DESCRIPTION
	NEW EXTERIOR WALL W/ LAP SIDING
	NEW INTERIOR WALL

NOTE: ALL INTERIOR WALLS TO BE A4 U.N.O.
1. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.

REFERENCING

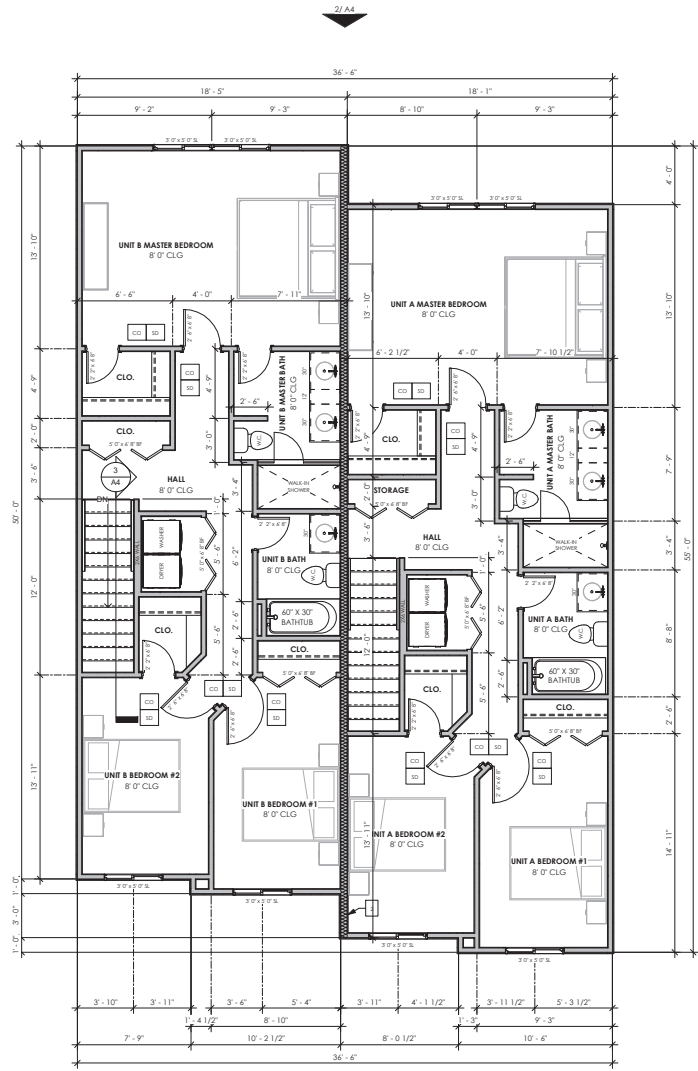
FLOOR PLAN

- RE: SHEETS A3/A4 FOR EXTERIOR ELEVATIONS
- RE: SHEETS A5 FOR ROOF PLAN

KEYNOTES

FLOOR PLAN

- 26" CUSTOM COUNTERTOP ON 24" CUSTOM BASE CABINETS, 12" CUSTOM UPPER CABINETS 18" ABOVE COUNTERTOP, BACKSPASH BY OTHERS
- 1" 3/4" SOLID WOOD DOOR TO INCLUDE CLOSER WITHOUT DEADBOLT LOCK
- GARAGE CEILING TO RECEIVE 5/8" (TYPE-X) GYPSUM BOARD
- UL DESIGN (UBD)
 - 2x6 WOOD STUD @ 16" O.C.
 - (2) 5/8" GYP. BOARD ON EACH SIDE.
 - EXTEND GYP. BOARD TO UNDERSIDE OF ROOF SHEATHING.
 - ACOUSTICAL BATT INSULATION IN CAVITY.
 - FIRE SEAL ALL PENETRATIONS.
 - FIRE SEALANT BETWEEN SLAB AND GYP. BOARD.



1 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"



TULSA, OK
N.W. BANK ST. #433
WWW.RCJDESIGNS.COM

DRAWN FOR:
MARCELA HOMES

JAMESTOWN DUPLEX

1732 S JAMESTOWN AVE,
TULSA, OK 74112

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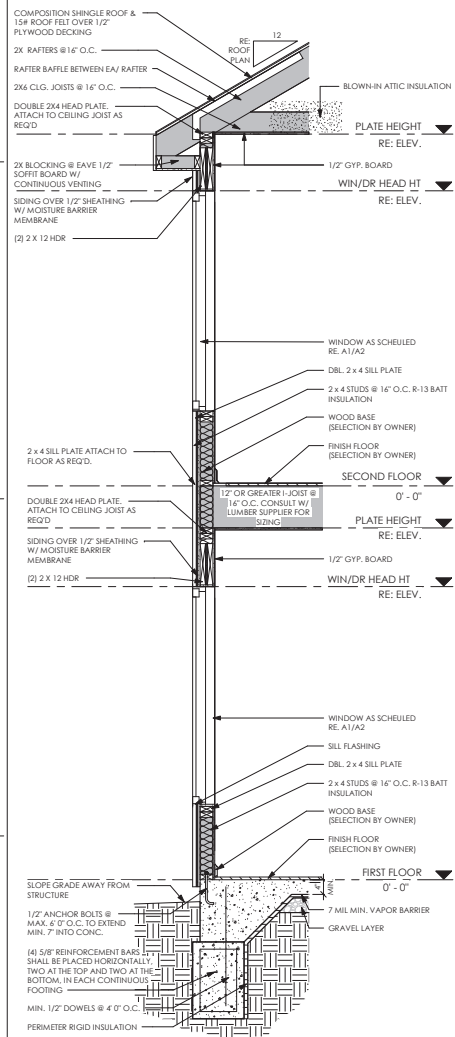
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**FLOOR PLAN
SECOND FLOOR**

A2



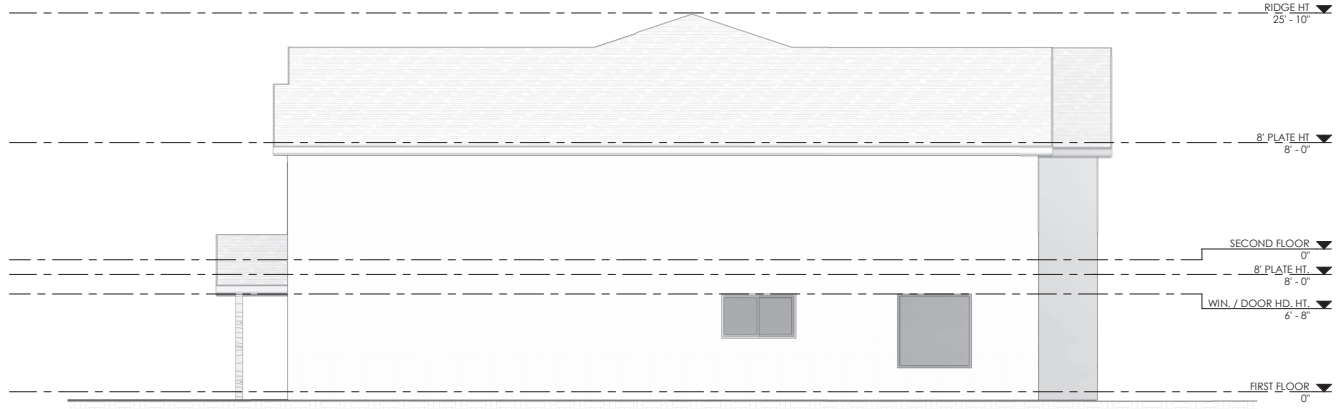
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 WILBANKS
 WWW.RCJDESIGNS.COM



3 TYP. WALL SECTION
 3/4" = 1'-0"



2 LEFT SIDE ELEVATION
 1/4" = 1'-0"



1 RIGHT SIDE ELEVATION
 1/4" = 1'-0"

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JAMESTOWN DUPLEX

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**EXTERIOR ELEVATIONS/
 WALL SECTION**

A3



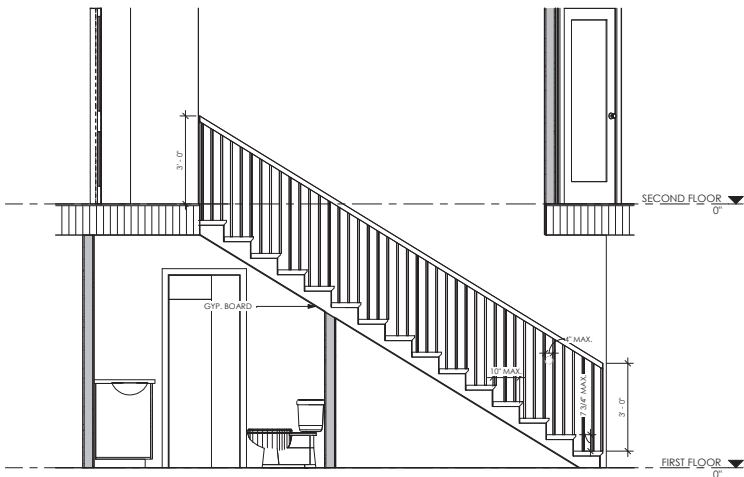
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 918.244.7443
 WWW.RCJDESIGNS.COM



2 REAR ELEVATION
 1/4" = 1'-0"



1 FRONT ELEVATION
 1/4" = 1'-0"



3 STAIR ELEVATION
 1/2" = 1'-0"

DRAWN FOR:
MARCELA HOMES

JAMESTOWN DUPLEX

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 TULSA, OK 74112

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**EXTERIOR ELEVATIONS/
 STAIR SECTION**

A4

GENERAL NOTES

ROOF PLAN

- CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806, IRC 2015

LEGEND

ROOF PLAN



SHINGLE ROOF ASSEMBLY



EXTERIOR WALL STUD BELOW ROOF



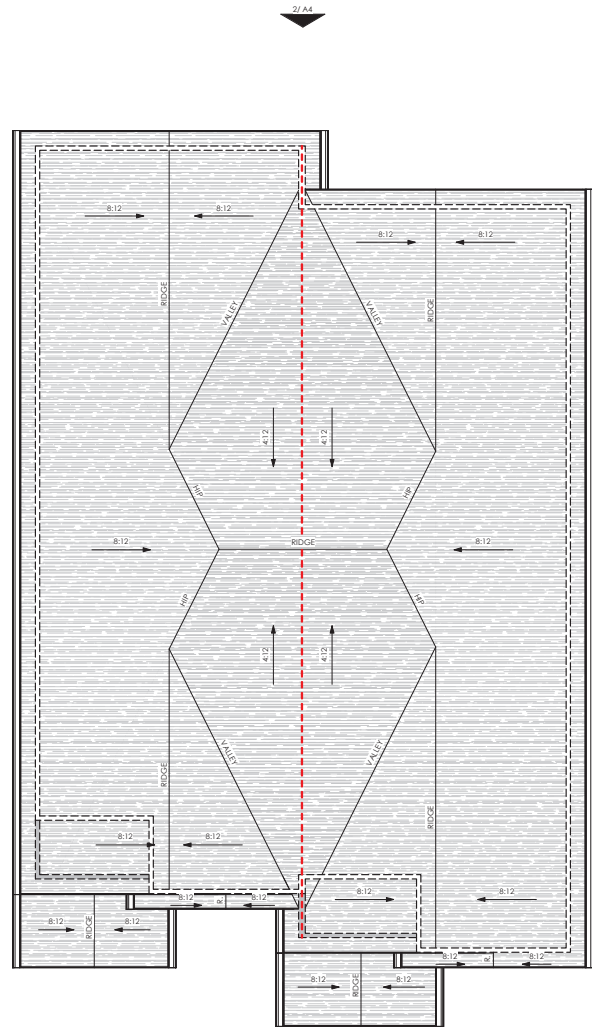
2ND FLOOR EXTERIOR WALL STUD BELOW ROOF

P.T.

PITCH TRANSITION



FIRE RATED ASSEMBLY TO EXTEND THROUGH EAVES AND SOFFITS TO THE BACK OF THE FASCIA BOARD



1 ROOF PLAN
1/4" = 1'-0"



TULSA, OK
N I R . D E S I G N S
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DRAWN FOR:
MARCELA HOMES

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ROOF PLAN

A5

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