



# CITY OF Tulsa

## Board of Adjustment

**Case Number:** BOA-23574

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

**Case Report Prepared by:**

Sean Wallace

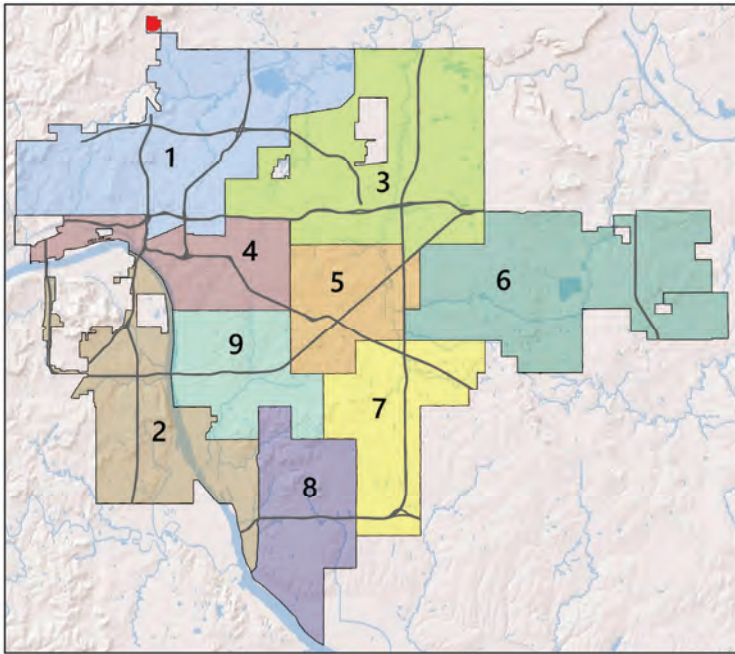
**Owner and Applicant Information:**

**Applicant:** Regina Dake

**Property Owner:** King Thuts Hawaii 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:**



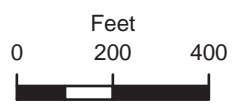
**Additional Information:**

**Present Use:** Vacant

**Tract Size:** 0.18 acres

**Location:** 6330 N. Elwood Ave.

**Present Zoning:** RS-3



 Subject Tract

**BOA-23574**

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

Aerial Photo Date: 2021



9.2



NOSAGE DR

W 64TH ST N

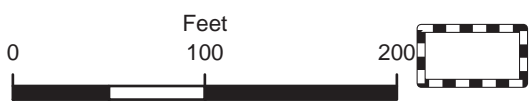
MELWOOD AVE

W 63RD CT N

W 63RD PL N

W 63RD ST N

W 63RD ST N



Subject **BOA-23574**  
Tract

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

Aerial Photo Date: 2021



9.3

TULSA MOUNTAIN RANCH RD

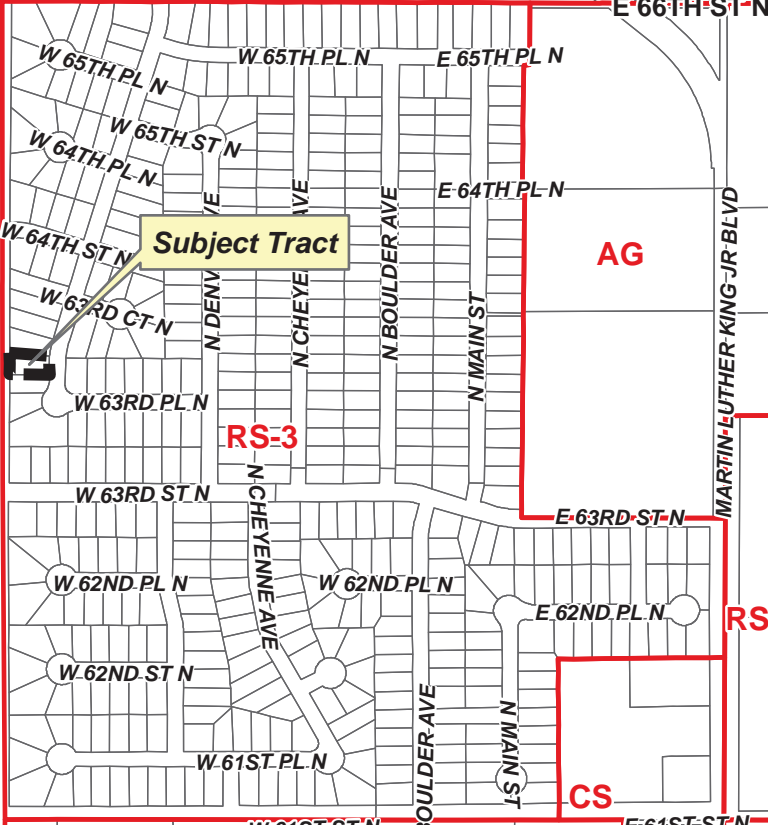
W 71ST ST N

N OSAGE DR

AG

N CINCINNATI AVE

E 66TH ST N



Subject Tract

AG

RS-3

RS

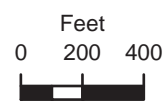
CS

RS

AG

RS-3

W 63RD ST N



BOA-23574



9.4

**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 130  
**CD:** 1

Case Number: **BOA-23574**

**HEARING DATE:** 09/26/2023 1:00 PM

**APPLICANT:** Regina Dake

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

**LOCATION:** 6330 N. Elwood Ave.

**ZONED:** RS-3

**PRESENT USE:** Vacant

**TRACT SIZE:** 7988.94 SQ FT

**LEGAL DESCRIPTION:** LT 8 BK 5, NORTHGATE THIRD ADDN 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 a "Neighborhood" Land Use Designation.

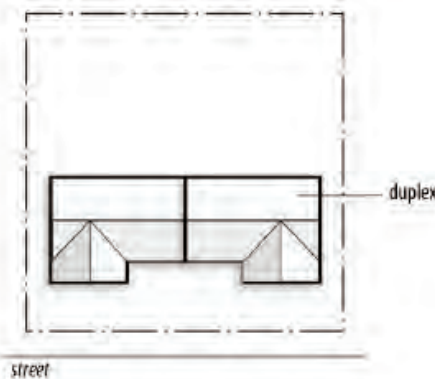
Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional 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**



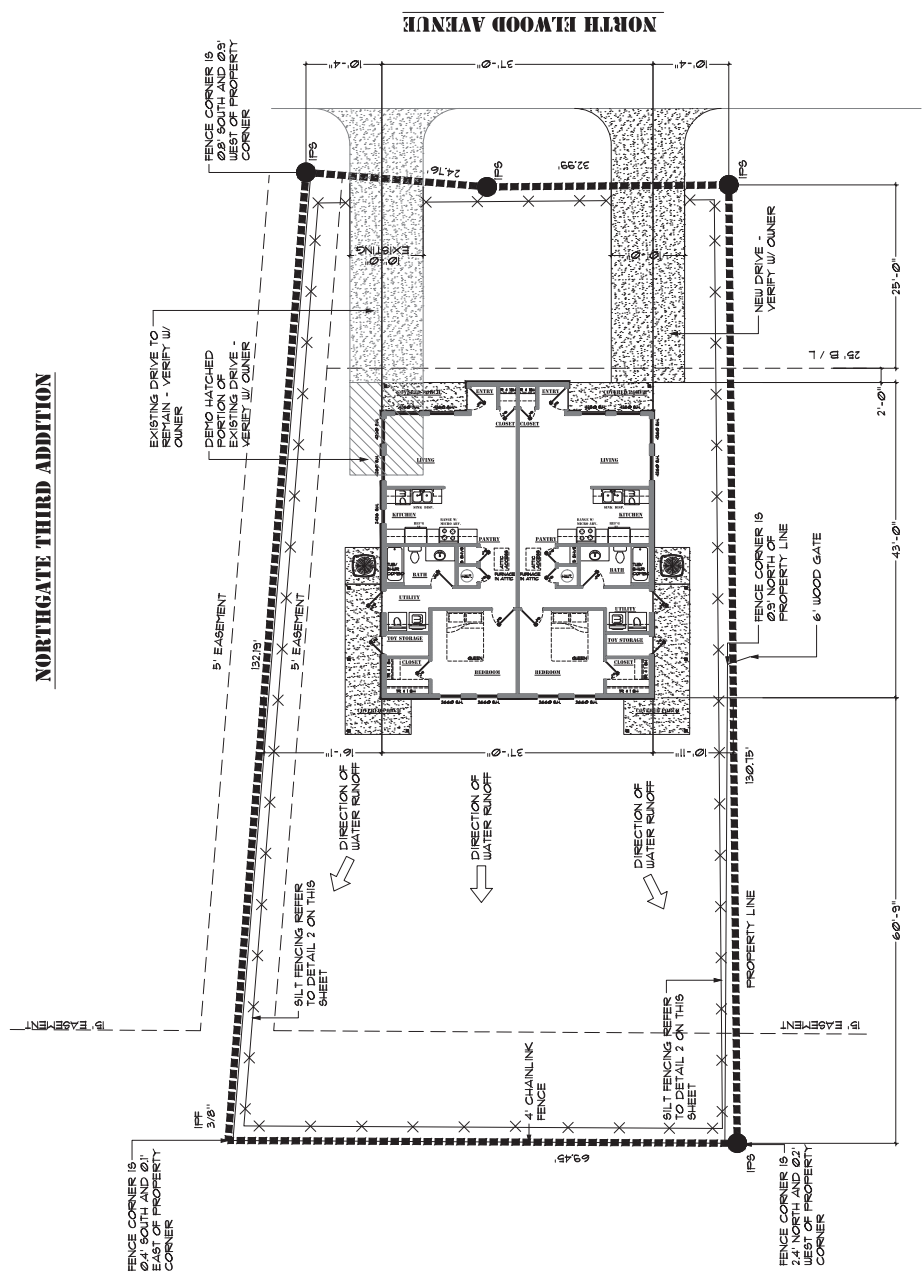
# ANWAR SULTAN DUPLEX PROJECT - 2023

TULSA, OKLAHOMA

THIS PLAN AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF PERFORMANCE OR AS A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS OF THE PROJECT.

drb  
darrell r. byrd, p.e.  
604 S. 77th Place Broken Arrow, Oklahoma 74014  
EA. 1978

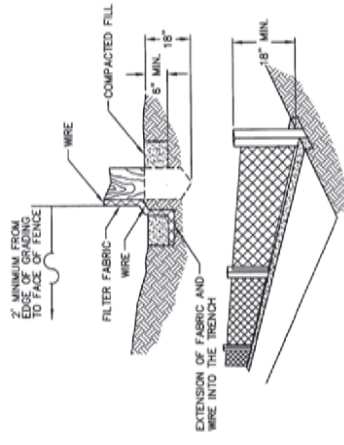
918.636.1960  
Darrell R. Byrd  
JOB: ANWASULTAN  
DATE: 01.10.23  
SHEET NUMBER: 1  
SITE  
1 OF 1



**PROJECT LOCATION**  
LEGAL DESCRIPTION: PART OF NORTHGATE THIRD ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.  
LOT 6 & BLOCK 5 NORTHGATE THIRD ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.  
SITE ADDRESS: 6336 NORTH ELWOOD AVENUE, TULSA, OKLAHOMA 74126

## 1 SITE PLAN

SCALE: 1/8" = 1'-0"



## 2 SILT FENCE DETAIL

SCALE: NOT TO SCALE

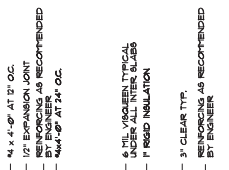


**ANWAR SULTAN DUPLEX PROJECT - 2023**  
**TULSA, OKLAHOMA**

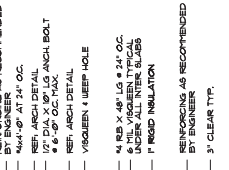
**db designs**  
 darrell r. byrd, p.e.  
 604 S. 77th Place Broken Arrow, Oklahoma 74014  
 EA, 1978  
 918.636.1960  
 Darrell R. Byrd  
 Job #6 design  
 Date 01.10.23  
 Sheet number  
**A-1**  
 1 OF 1

- APPLIANCES**  
 1) STYLE / BRAND SELECTED BY OWNER  
 2) PROVIDE ALLOWANCE TO OWNER
- TITLE**  
 1) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 2) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 3) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 4) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 5) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 6) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 7) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 8) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 9) PROVIDE FINISHES TO BE SHOWN (ITR, SI)  
 10) PROVIDE FINISHES TO BE SHOWN (ITR, SI)
- ELECTRICAL**  
 1) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 2) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 3) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 4) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 5) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 6) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 7) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 8) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 9) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR  
 10) ALL ELECTRICAL DEVICES TO BE "DECOCK" - COLOR
- SOLAR PANELS**  
 1) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 2) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 3) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 4) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 5) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 6) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 7) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 8) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 9) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY  
 10) SOLAR PANELS TO BE INSTALLED ON ROOF - VERIFY
- ADDITIONAL NOTES**  
 1) SEE SHEETS  
 2) SEE SHEETS  
 3) SEE SHEETS  
 4) SEE SHEETS  
 5) SEE SHEETS  
 6) SEE SHEETS  
 7) SEE SHEETS  
 8) SEE SHEETS  
 9) SEE SHEETS  
 10) SEE SHEETS

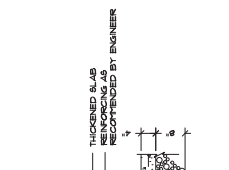
- BUILDING INSULATION**  
 1) EXTERIOR WALL BIR SYSTEM R-21  
 2) EXTERIOR WALL BIR SYSTEM R-21  
 3) EXTERIOR WALL BIR SYSTEM R-21  
 4) EXTERIOR WALL BIR SYSTEM R-21  
 5) EXTERIOR WALL BIR SYSTEM R-21  
 6) EXTERIOR WALL BIR SYSTEM R-21  
 7) EXTERIOR WALL BIR SYSTEM R-21  
 8) EXTERIOR WALL BIR SYSTEM R-21  
 9) EXTERIOR WALL BIR SYSTEM R-21  
 10) EXTERIOR WALL BIR SYSTEM R-21
- TRIM WORK**  
 1) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 2) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 3) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 4) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 5) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 6) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 7) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 8) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 9) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE  
 10) CASSETS TO BE QUOTED ALDER WOOD WITH RELIANCE
- OUTLET WORK**  
 1) CONTRACTORS IN KITCHEN AND BATHROOM -  
 2) CONTRACTORS IN KITCHEN AND BATHROOM -  
 3) CONTRACTORS IN KITCHEN AND BATHROOM -  
 4) CONTRACTORS IN KITCHEN AND BATHROOM -  
 5) CONTRACTORS IN KITCHEN AND BATHROOM -  
 6) CONTRACTORS IN KITCHEN AND BATHROOM -  
 7) CONTRACTORS IN KITCHEN AND BATHROOM -  
 8) CONTRACTORS IN KITCHEN AND BATHROOM -  
 9) CONTRACTORS IN KITCHEN AND BATHROOM -  
 10) CONTRACTORS IN KITCHEN AND BATHROOM -
- TRIM / SHOWERS (IMBU)**  
 1) CONTRACTORS IN KITCHEN AND BATHROOM -  
 2) CONTRACTORS IN KITCHEN AND BATHROOM -  
 3) CONTRACTORS IN KITCHEN AND BATHROOM -  
 4) CONTRACTORS IN KITCHEN AND BATHROOM -  
 5) CONTRACTORS IN KITCHEN AND BATHROOM -  
 6) CONTRACTORS IN KITCHEN AND BATHROOM -  
 7) CONTRACTORS IN KITCHEN AND BATHROOM -  
 8) CONTRACTORS IN KITCHEN AND BATHROOM -  
 9) CONTRACTORS IN KITCHEN AND BATHROOM -  
 10) CONTRACTORS IN KITCHEN AND BATHROOM -
- FLOORING**  
 1) SELECTED BY OWNER  
 2) SELECTED BY OWNER  
 3) SELECTED BY OWNER  
 4) SELECTED BY OWNER  
 5) SELECTED BY OWNER  
 6) SELECTED BY OWNER  
 7) SELECTED BY OWNER  
 8) SELECTED BY OWNER  
 9) SELECTED BY OWNER  
 10) SELECTED BY OWNER
- PLUMBING**  
 1) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 2) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 3) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 4) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 5) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 6) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 7) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 8) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 9) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP  
 10) DEMAND HOT WATER HEATER WITH CIRCULATING PUMP



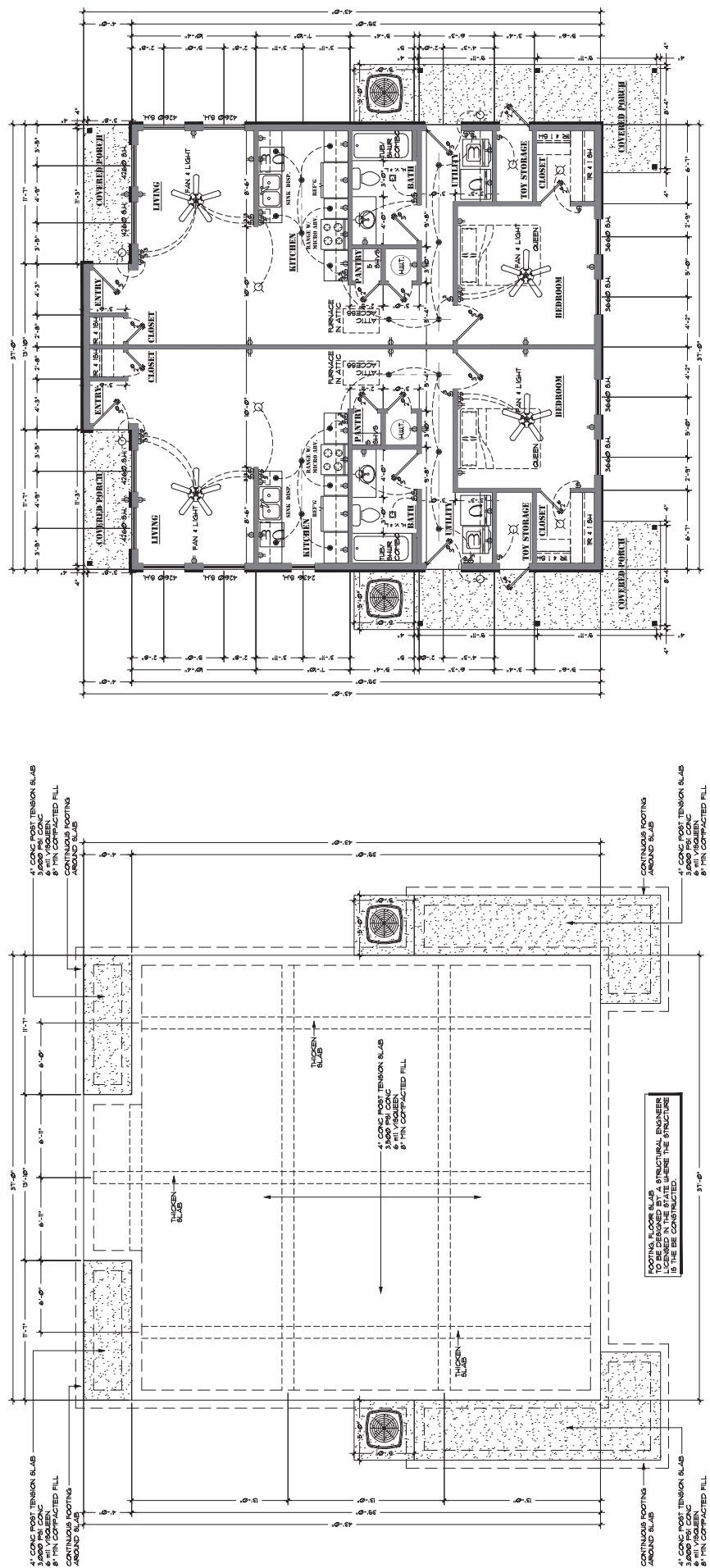
**4 SECTION AT DOORS**  
 SCALE: 1" = 1'-0"



**3 TYP. EXT. SECTION**  
 SCALE: 1" = 1'-0"



**2 THICKENED SLAB DETAIL**  
 SCALE: 1" = 1'-0"



**5 DUPLEX FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 DUPLEX X2 (749 EACH)  
 FRONT PORCH (46 EACH)  
 REAR PORCH (122 EACH)  
 1,498 SQ. FT.  
 92 SQ. FT.  
 244 SQ. FT.

**1 DUPLEX FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 DUPLEX X2 (749 EACH)  
 FRONT PORCH (46 EACH)  
 REAR PORCH (122 EACH)  
 1,498 SQ. FT.  
 92 SQ. FT.  
 244 SQ. FT.



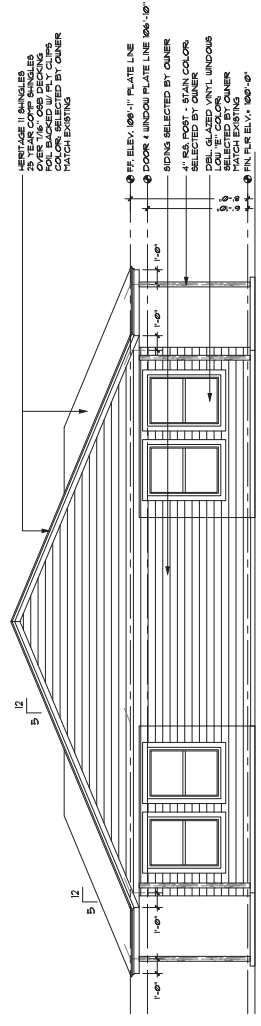


**ANWAR SULTAN DUPLEX PROJECT - 2023**  
TULSA, OKLAHOMA

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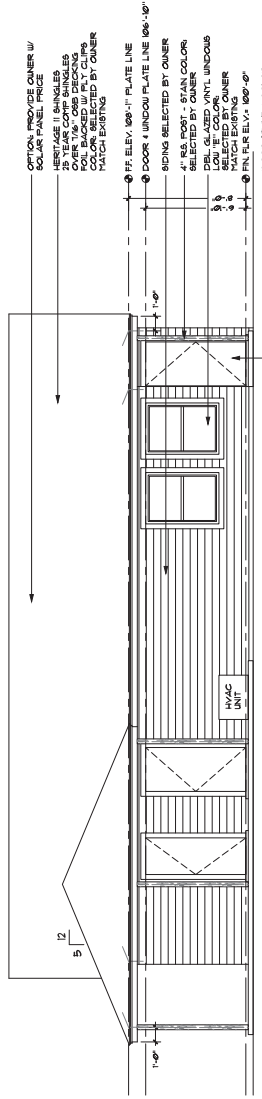
604 S. 77th Place Broken Arrow, Oklahoma 74014  
**drb** designs  
 darrell r. byrd, aia  
 EA, 1978

**918.636.1960**  
 Darrell R. Byrd  
 JOB #648049  
 DATE 01.10.23  
 SHEET NUMBER  
**A-2**  
 1 OF 4



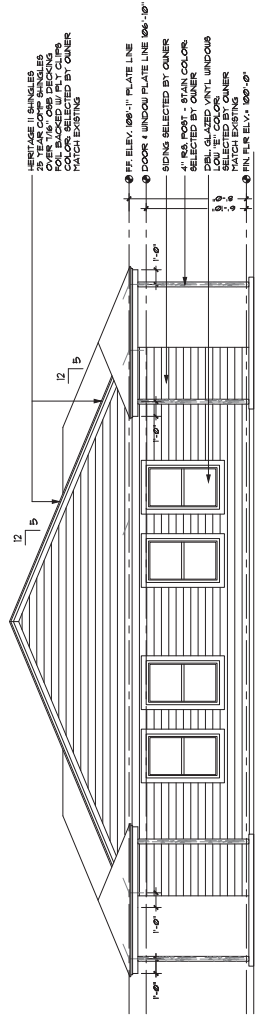
- HERITAGE II SHINGLES
- 25 YEAR COPP SHINGLES
- 4" RAS PORT - STAIN COLOR
- FOIL BACKED W/ PLY CLIPS
- LOW E1 COLOR W/ L UNDOOS
- DOUBLE GLAZED W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"
- PF. ELEV. 106'-1" PLATE LINE
- DOOR 4 UNDOU PLATE LINE 106'-0"
- SIDING SELECTED BY OWNER
- 4" RAS PORT - STAIN COLOR
- DOUBLE GLAZED W/ L UNDOOS
- LOW E1 COLOR W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"

**1** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



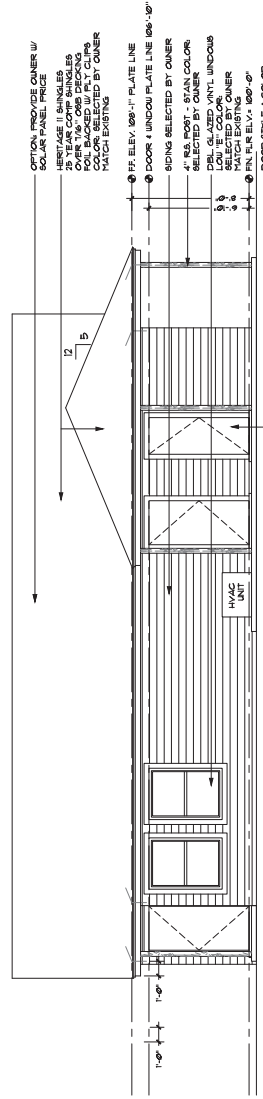
- OPTION PROVIDE OWNER W/ SOLAR PANEL PRIZE
- HERITAGE II SHINGLES
- 25 YEAR COPP SHINGLES
- 4" RAS PORT - STAIN COLOR
- FOIL BACKED W/ PLY CLIPS
- LOW E1 COLOR W/ L UNDOOS
- DOUBLE GLAZED W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"
- PF. ELEV. 106'-1" PLATE LINE
- DOOR 4 UNDOU PLATE LINE 106'-0"
- SIDING SELECTED BY OWNER
- 4" RAS PORT - STAIN COLOR
- SELECTED BY OWNER
- DOUBLE GLAZED W/ L UNDOOS
- LOW E1 COLOR W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"
- DOOR STYLE 4 COLOR SELECTED BY OWNER

**2** LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



- HERITAGE II SHINGLES
- 25 YEAR COPP SHINGLES
- 4" RAS PORT - STAIN COLOR
- FOIL BACKED W/ PLY CLIPS
- LOW E1 COLOR W/ L UNDOOS
- DOUBLE GLAZED W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"
- PF. ELEV. 106'-1" PLATE LINE
- DOOR 4 UNDOU PLATE LINE 106'-0"
- SIDING SELECTED BY OWNER
- 4" RAS PORT - STAIN COLOR
- SELECTED BY OWNER
- DOUBLE GLAZED W/ L UNDOOS
- LOW E1 COLOR W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"

**3** REAR ELEVATION  
SCALE: 1/4" = 1'-0"

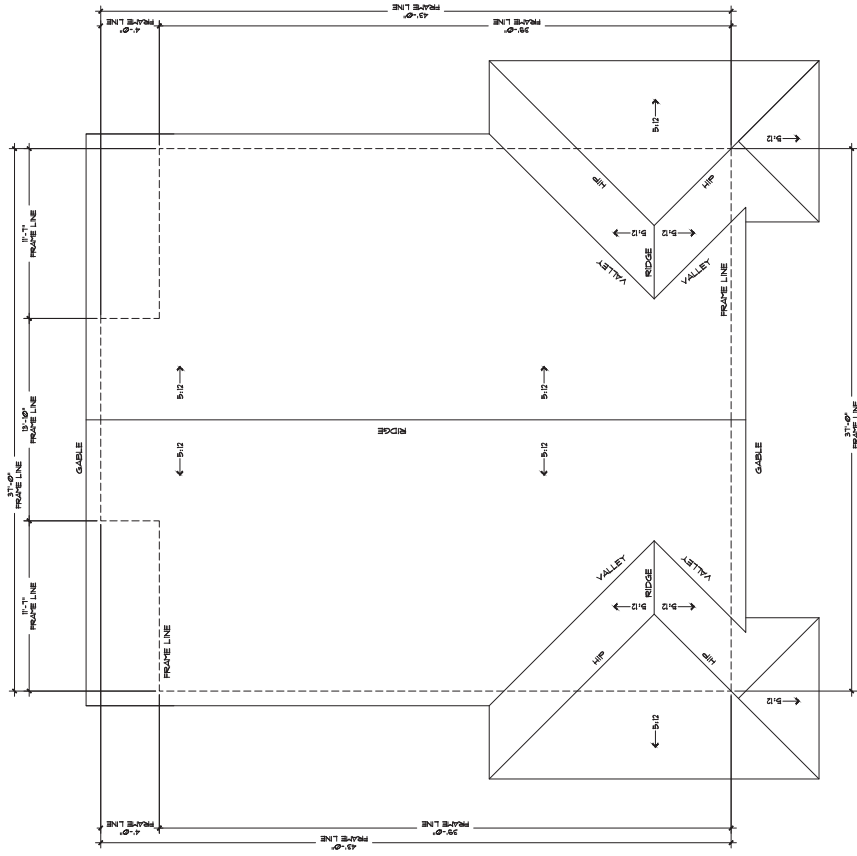


- OPTION PROVIDE OWNER W/ SOLAR PANEL PRIZE
- HERITAGE II SHINGLES
- 25 YEAR COPP SHINGLES
- 4" RAS PORT - STAIN COLOR
- FOIL BACKED W/ PLY CLIPS
- LOW E1 COLOR W/ L UNDOOS
- DOUBLE GLAZED W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"
- PF. ELEV. 106'-1" PLATE LINE
- DOOR 4 UNDOU PLATE LINE 106'-0"
- SIDING SELECTED BY OWNER
- 4" RAS PORT - STAIN COLOR
- SELECTED BY OWNER
- DOUBLE GLAZED W/ L UNDOOS
- LOW E1 COLOR W/ L UNDOOS
- MATCH EXISTING
- FIN, F.LR. ELV. + 99'-0"
- DOOR STYLE 4 COLOR SELECTED BY OWNER

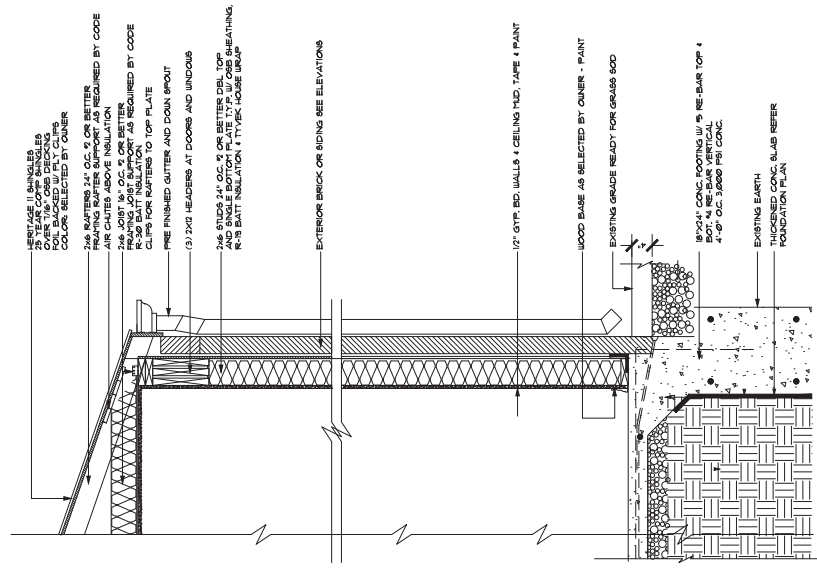
**4** RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



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**1 DUPLEX ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



**2 WALL SECTION**  
 SCALE: 1/2" = 1'-0"