



CITY OF  
**Tulsa**  
Board of Adjustment

**Case Number:** BOA-23575

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

**Case Report Prepared by:**

Sean Wallace

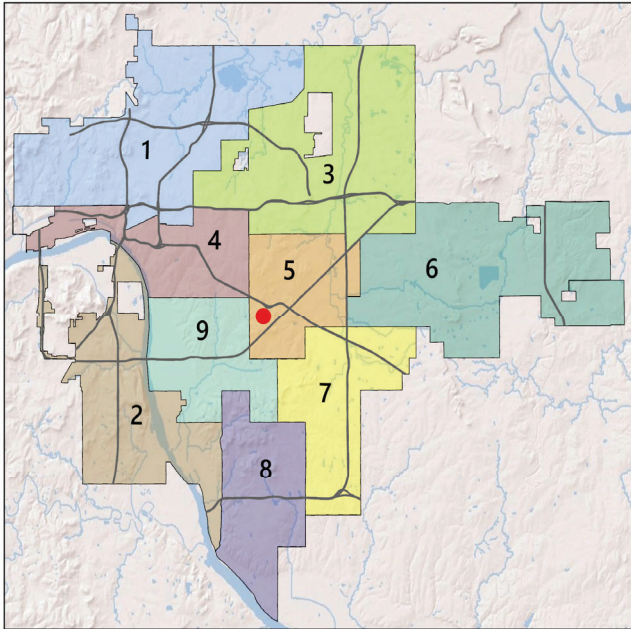
**Owner and Applicant Information:**

**Applicant:** Nancy Gallimore

**Property Owner:** Nanci Realty Corp.

**Action Requested:** Special Exception to permit an Animal Boarding Facility in the CS district (Sec. 15.020, Table 15-2)

**Location Map:**



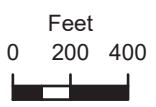
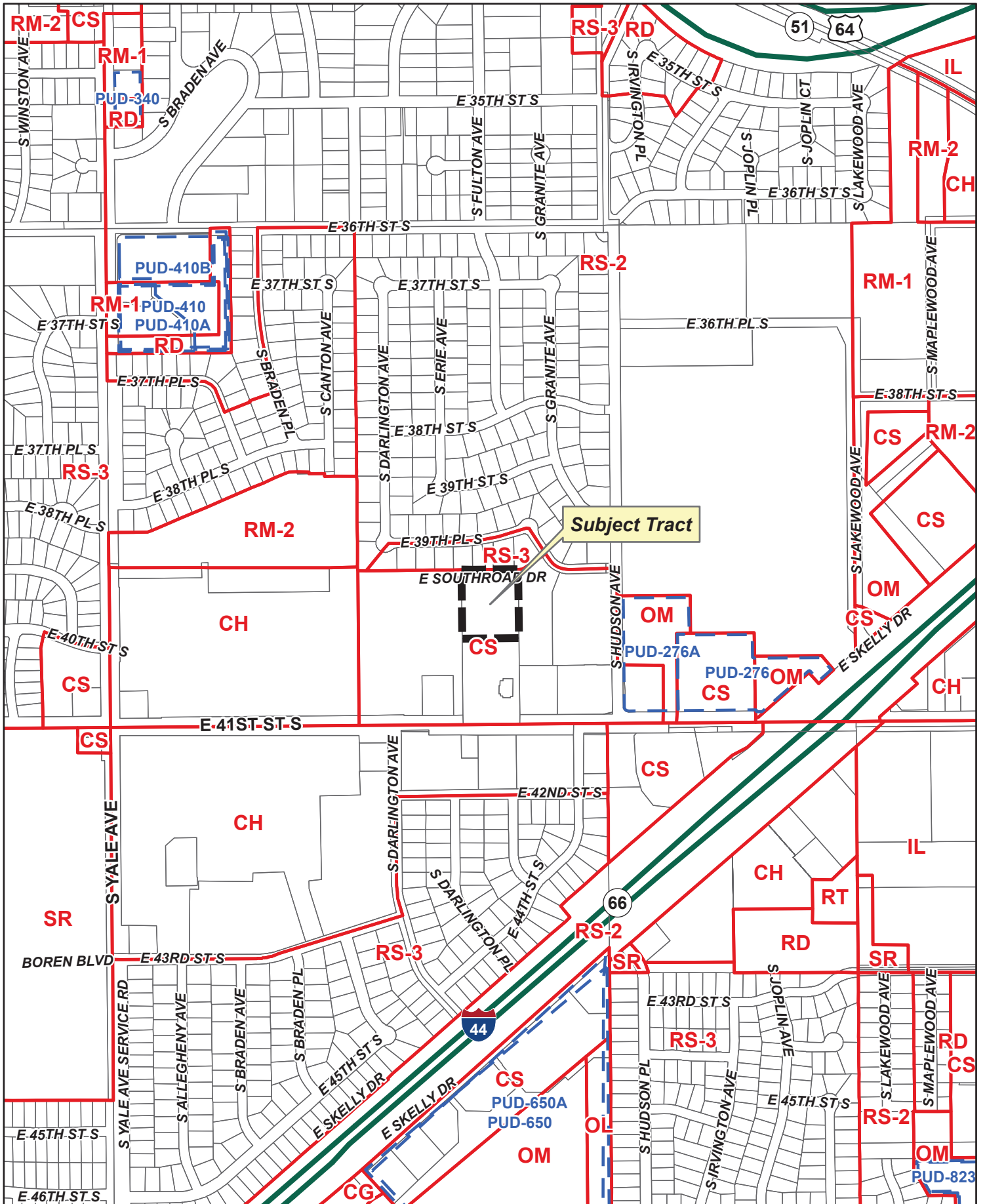
**Additional Information:**

**Present Use:** Dog Day Care and Pet Boarding

**Tract Size:** 2.51 acres

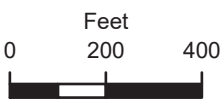
**Location:** 5323 E. 41st St.

**Present Zoning:** CS



**BOA-23575**





 Subject Tract

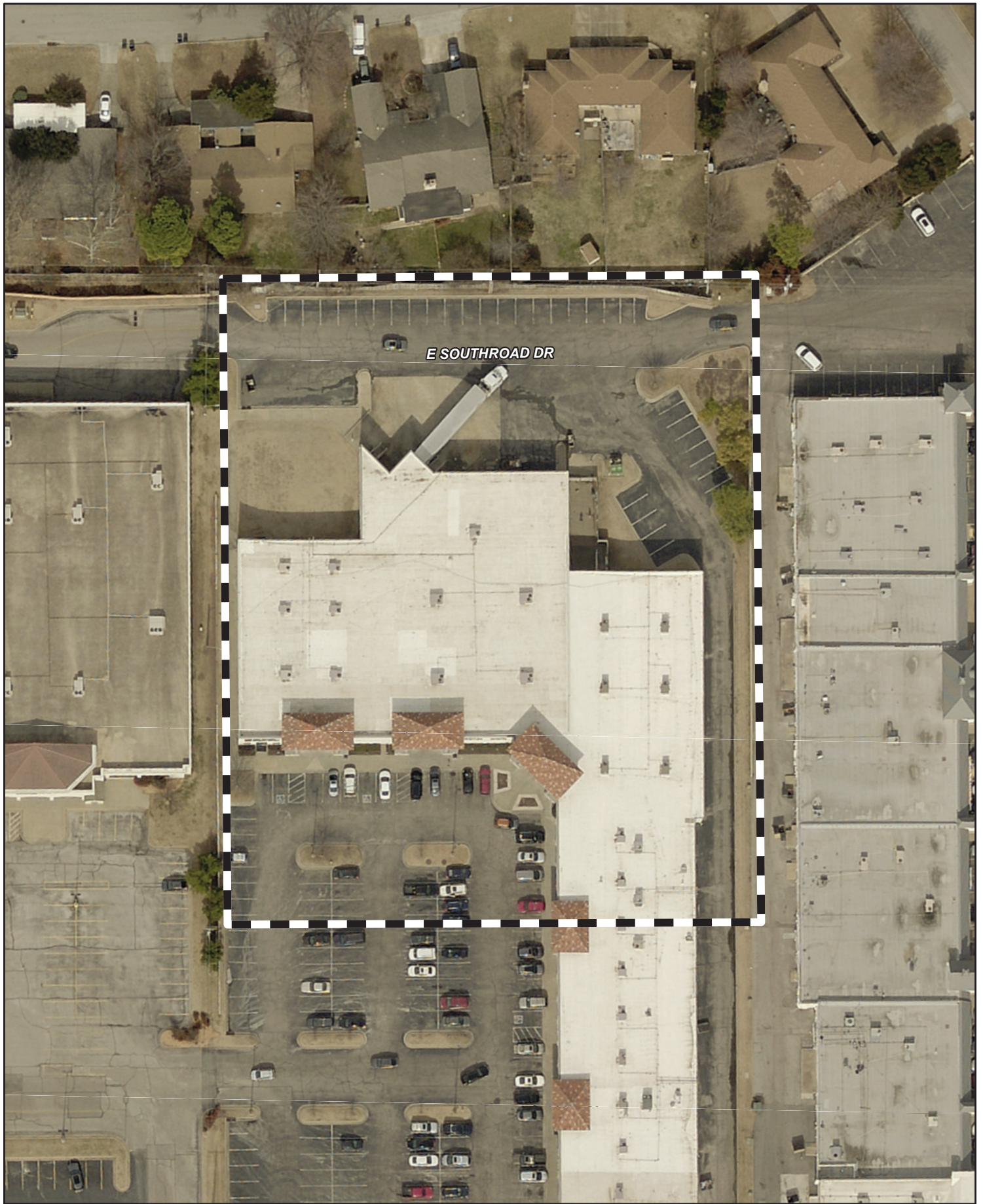
**BOA-23575**

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

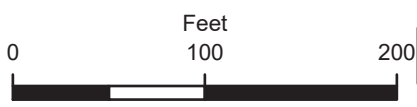
Aerial Photo Date: 2021



10.3



E SOUTHRoad DR



Subject **BOA-23575**  
Tract

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

Aerial Photo Date: 2021



10.4

# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9322

**Case Number:** BOA-23575

**CD:** 5

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

**APPLICANT:** Nancy Gallimore

**ACTION REQUESTED:** Special Exception to permit an Animal Boarding Facility in the CS District (Sec. 15.020, Table 15-2)

**LOCATION:** 5323 E. 41st St. S

**ZONED:** CS

**PRESENT USE:** Dog Day Care and Pet Boarding

**TRACT SIZE:** 109201.01 SQ FT

**LEGAL DESCRIPTION:** BEG 466.41W & 455.58N OF SECR SE SW TH N364 W300 S364 E300 POB SEC 22 19 13, 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 "Regional Center."

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

**STAFF ANALYSIS:** The applicant is seeking a Special Exception to permit an Animal Boarding Facility in the CS district (Sec. 15.020, Table 15-2). The applicant has already been in operation for a number of years without knowledge of being out of compliance.

## **35.050-A Animal Service**

Uses that provide goods and services for care of animals, including the following specific use types:

### **1. Grooming**

Grooming of dogs, cats and similar small animals, including dog bathing and clipping salons and pet grooming shops.

### **2. Boarding or Shelter**

Animal shelters, care services and kennel services for dogs, cats and small animals, including boarding kennels, pet resorts/hotels, pet adoption centers, dog training centers, animal rescue shelters and zoos and animal sanctuaries.

### **3. Veterinary**

Animal hospitals and veterinary clinics.

**SAMPLE MOTION:**

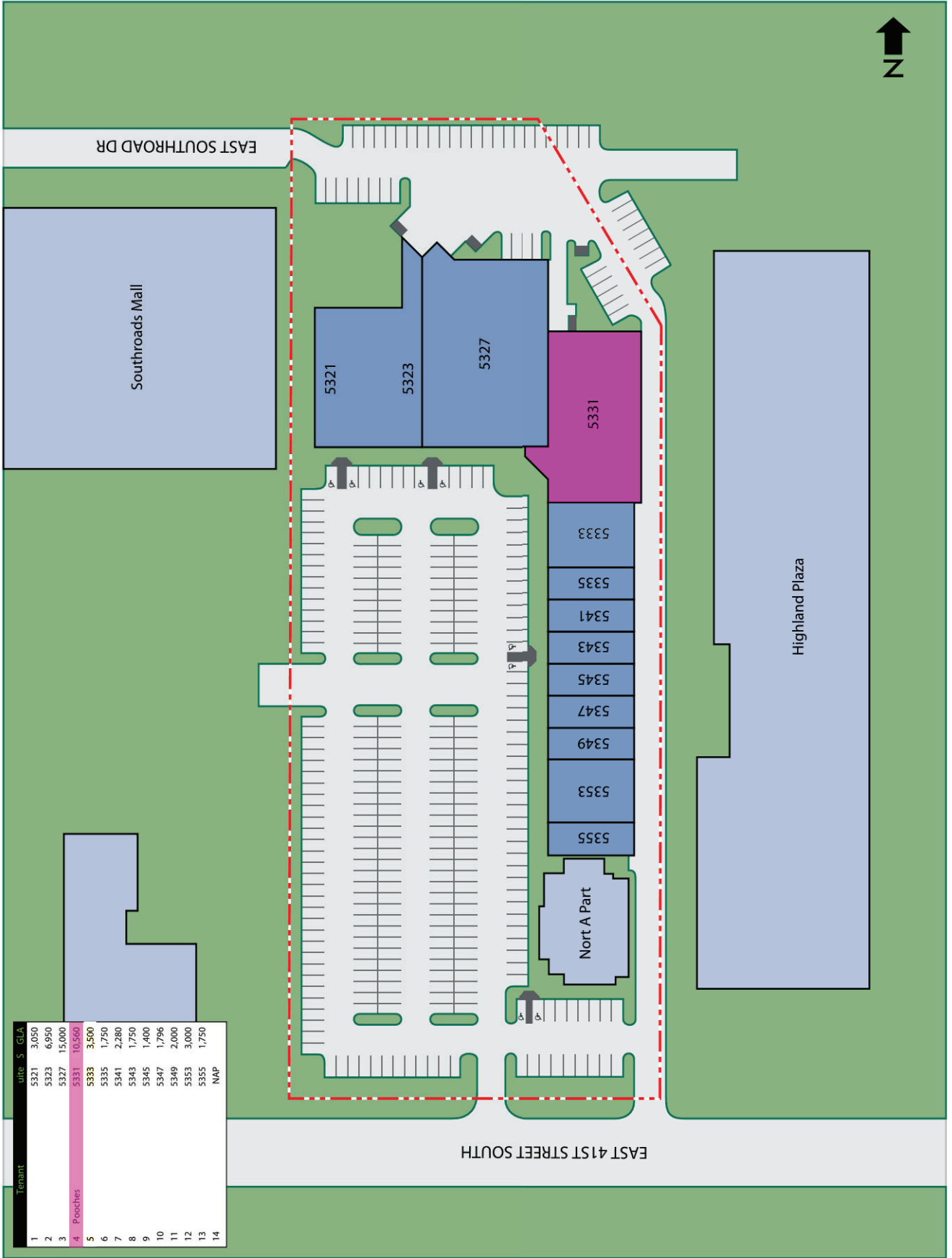
Move to \_\_\_\_\_ (approve/deny) a special exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5).

- 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***



Tenant	Unit #	GIA
1	5321	3,050
2	5323	6,950
3	5327	15,000
4	Pooches	10,560
5	5333	3,500
6	5335	1,750
7	5341	2,280
8	5343	1,750
9	5345	1,400
10	5347	1,796
11	5349	2,000
12	5353	3,000
13	5355	1,750
14	NAP	