



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23579

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

Case Report Prepared by:

Austin Chapman

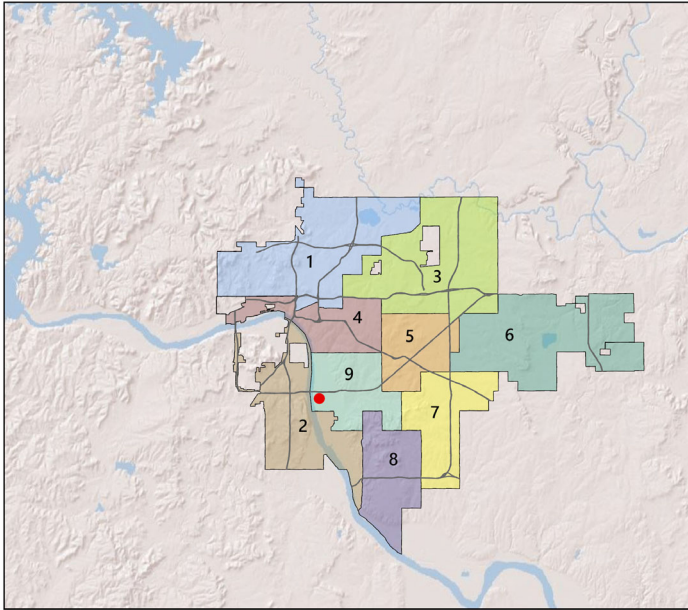
Owner and Applicant Information:

Applicant: Jose Medina

Property Owner: Jose Medina & Alejandro Castro

Action Requested: Special Exception to increase the allowed fence height of 4-feet inside the street setback (Sec. 45.080-A)

Location Map:



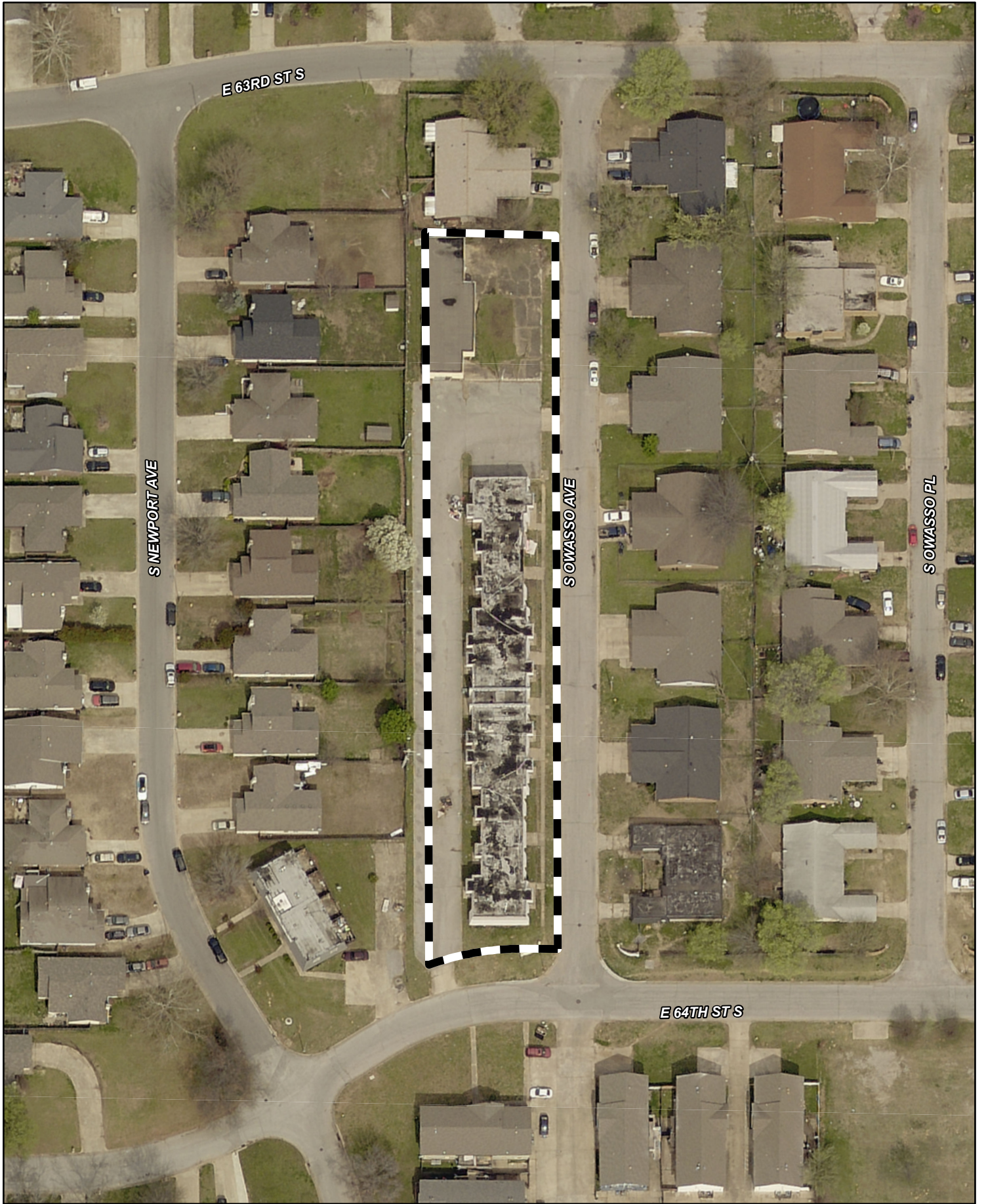
Additional Information:

Present Use: Residential

Tract Size: 1.01 acres

Location: 6308 and 6320 S. Owasso Ave.

Present Zoning: RM-2



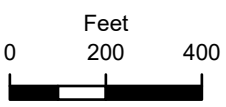
E 63RD STS

S NEWPORT AVE

SOWASSO AVE

SOWASSO PL

E 64TH STS

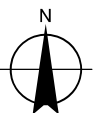


 Subject Tract

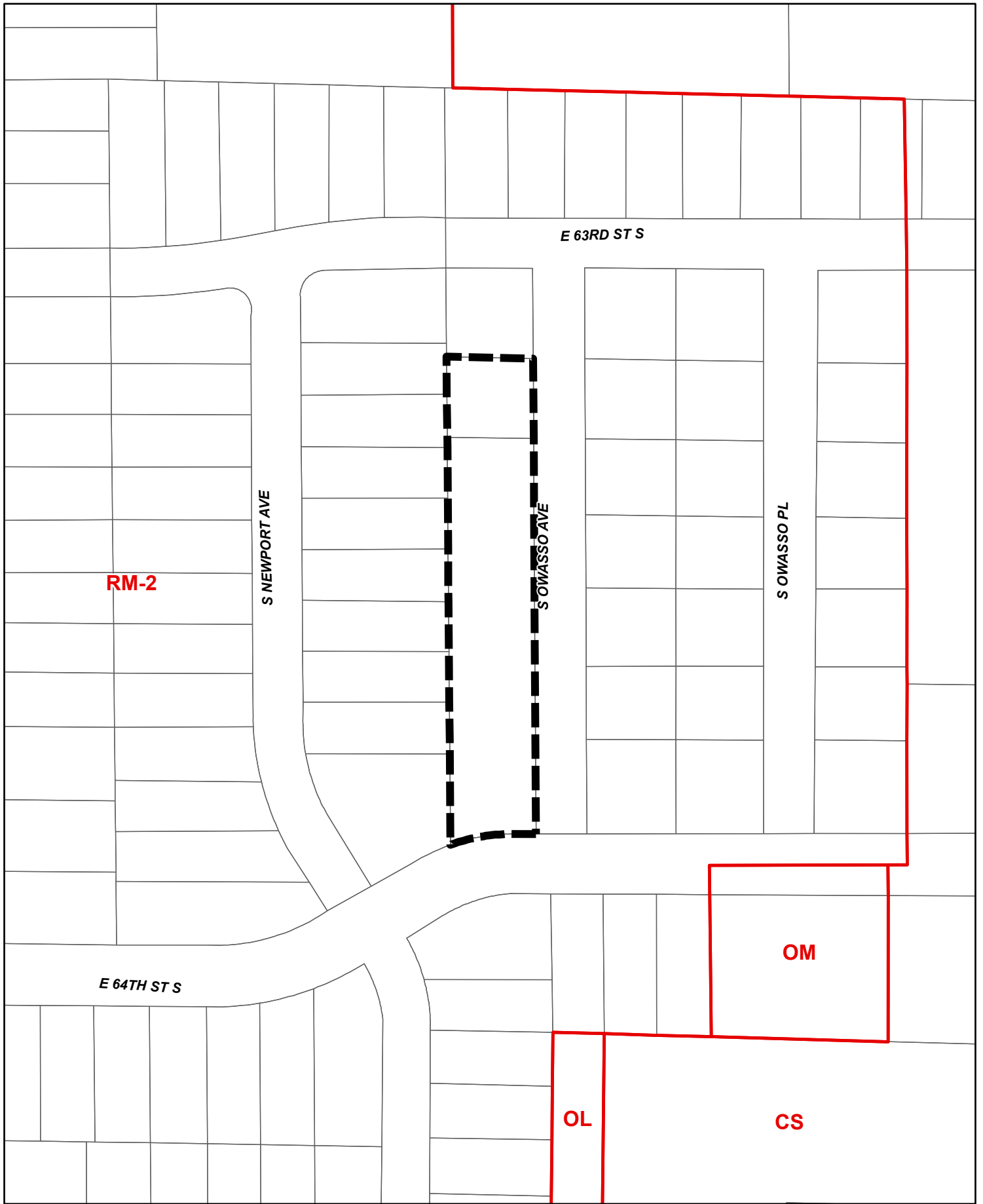
BOA-23579

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

Aerial Photo Date: 2021



14.2

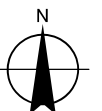


BOA-23579



Subject
Tract

14.3



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8201
CD: 2

Case Number: **BOA-23579**

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

APPLICANT: Jose Medina

ACTION REQUESTED: Special Exception to increase the allowed fence height of 4-feet inside the street setback (Sec. 45.080-A)

LOCATION: 6308 and 6320 S. Owasso Ave.

ZONED: RM-2

PRESENT USE: Residential

TRACT SIZE: 44056.76 SQ FT

LEGAL DESCRIPTION: LT 2 BLK 4; LTS 3 4 5 6 & 7 BLK 4, SOUTH PEORIA GARDENS RESUB PRT TOWNE PARK 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".

STAFF ANALYSIS: Applicant is seeking a Special Exception to increase the allowed fence height of 4-feet inside the street setback (Sec. 45.080-A)

Section 45.080

Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#).

The applicant is seeking an 8-foot wrought iron style fence around the perimeter of the property.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to increase the allowed fence height of 4-feet inside the street setback (Sec. 45.080-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



Subject property



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

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning BLDC-156146-2023 (1)



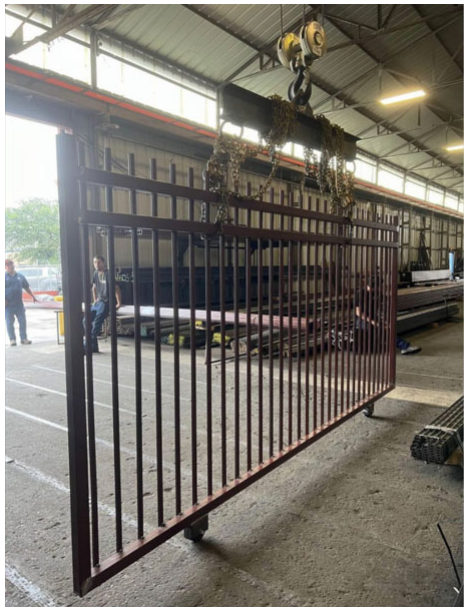
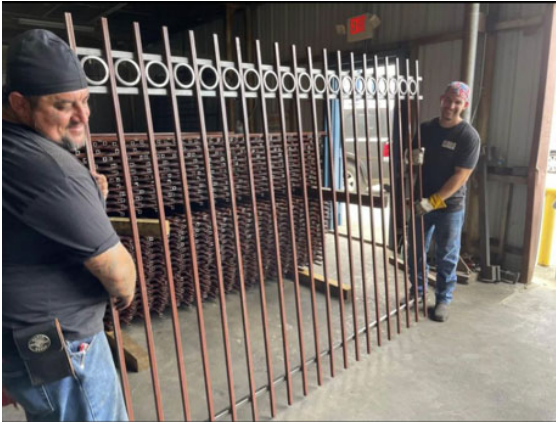
Subject: Zoning BLDC-156146-2023
Page Label: 1
Author: Jeffrey Bush
Date: 8/14/2023 10:01:12 AM
Status:
Color: ■
Layer:
Space:

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

Review Comment: It appears that all of your fence is within the street setback. Please provide plans indicating a fence of no greater than 4' within the street set back or you may wish to seek a special exception to allow a fence greater than 4' within a street setback.

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.

Fencing Material (Proposed Fence to be 8-feet in Height)



SITE PLAN

6308-6320 S Owasso Ave

Tulsa, OK 74136

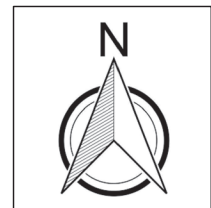
Parcel 1 ID: 39180-82-01-40550

Lot 1 area: 0.16 Acres

Parcel 2 ID: 39180-82-01-40550

Lot 2 area: 0.16 Acres

Paper Size: 11"x17"



scale 1"=50'

Size of the gates are 20' wide x 8' tall. There will be two separate gates constructed as one panel each. They will both be sliding. There will be two pass-thru gates. Each will be placed next to gated driveway entrances

