



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23593

Hearing Date: 11/14/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

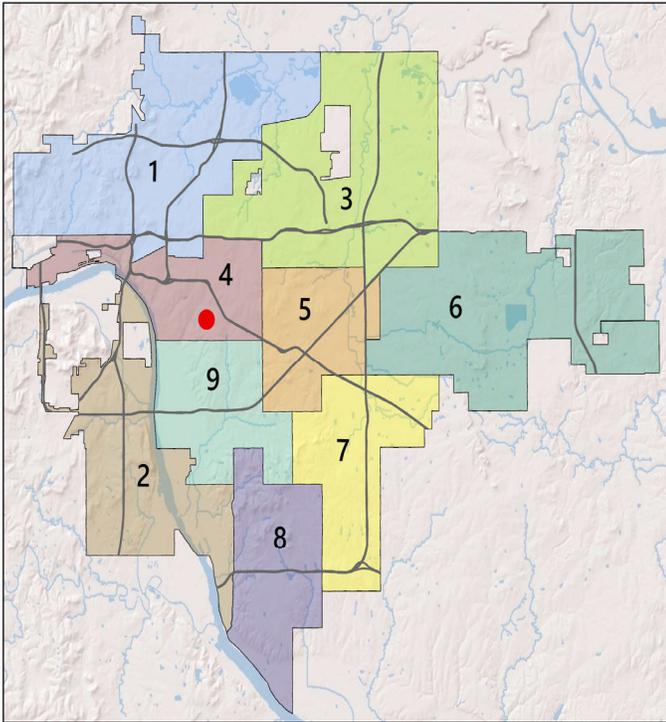
Owner and Applicant Information:

Applicant: Charles Okyere

Property Owner: CEO DEZIGNS INC

Action Requested: Special Exception to increase the permitted driveway width in an RS district (Sec. 55.090-F.3)

Location Map:



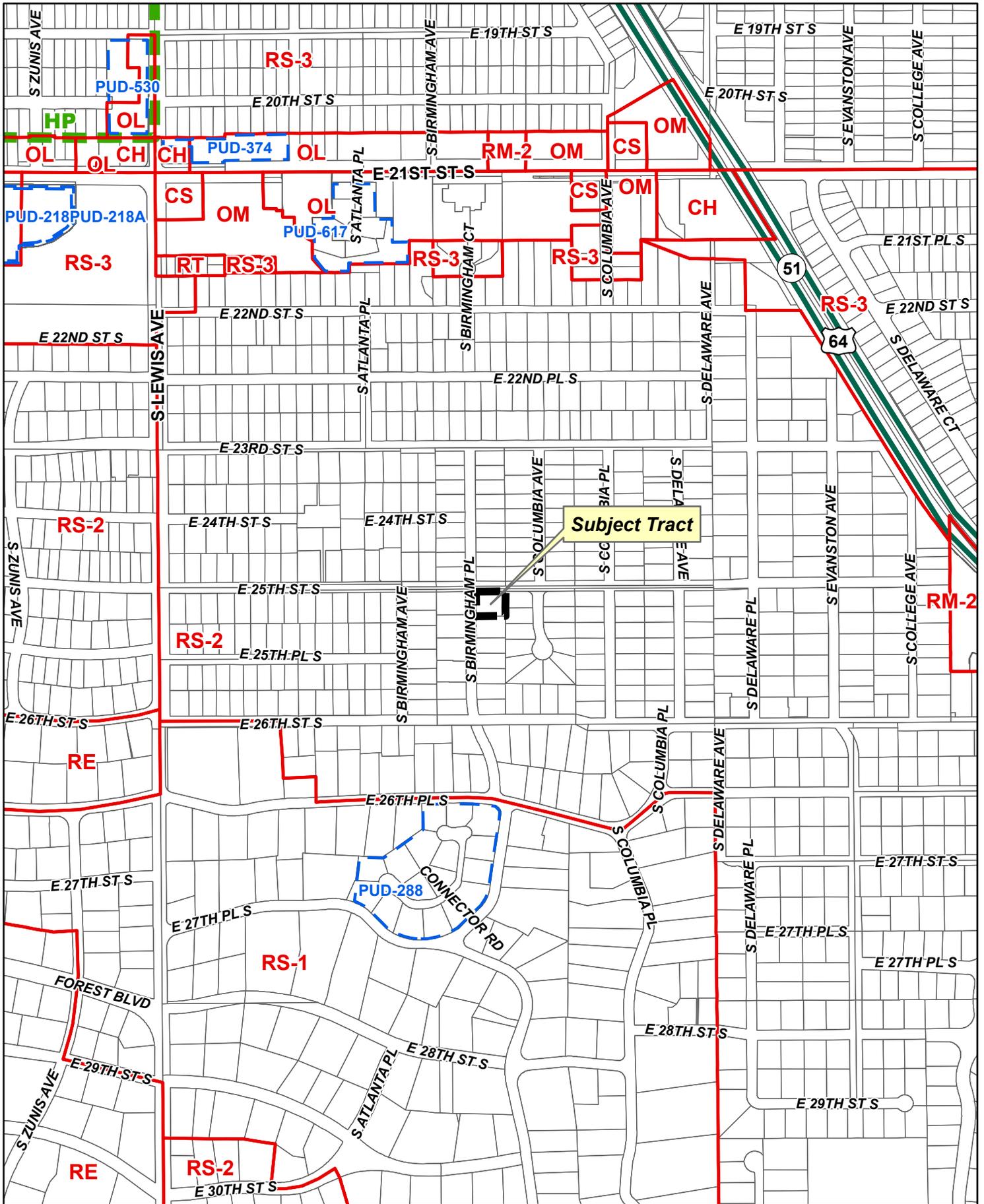
Additional Information:

Present Use: Residential

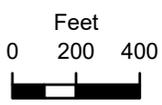
Tract Size: 0.38 acres

Location: 2501 S. Birmingham Pl. E

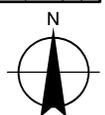
Present Zoning: RS-2



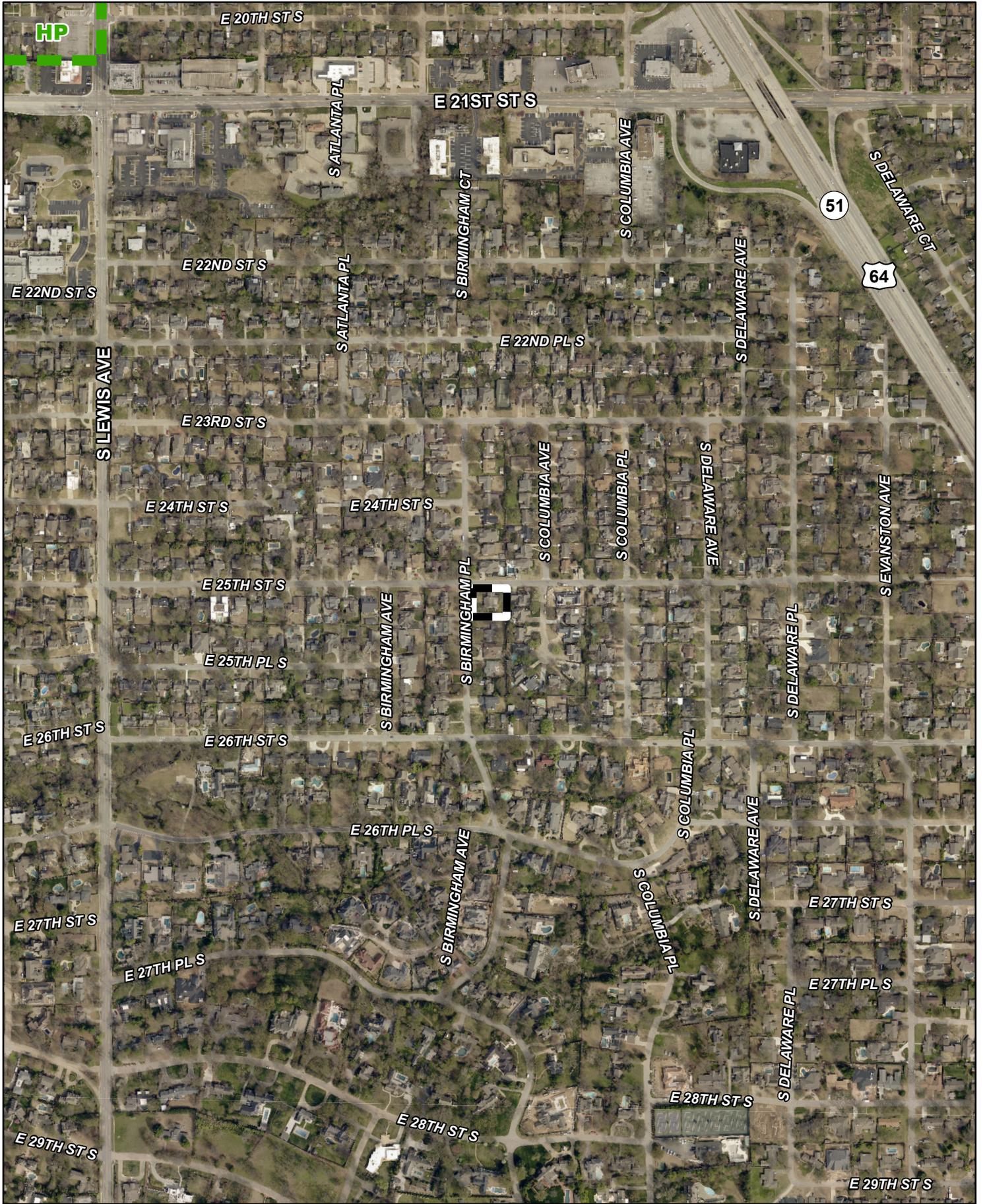
Subject Tract



BOA-23593



3.2



HP

E 20TH ST S

E 21ST ST S

E 22ND ST S

E 22ND ST S

E 23RD ST S

E 24TH ST S

E 24TH ST S

E 25TH ST S

E 25TH PL S

E 26TH ST S

E 26TH ST S

E 26TH PL S

E 27TH ST S

E 27TH PL S

E 29TH ST S

E 28TH ST S

E 28TH ST S

E 27TH ST S

E 27TH PL S

E 29TH ST S

S ATLANTA PL

S ATLANTA PL

S BIRMINGHAM CT

S BIRMINGHAM PL

S BIRMINGHAM AVE

S COLUMBIA AVE

S COLUMBIA PL

S COLUMBIA PL

S COLUMBIA PL

S DELAWARE AVE

S DELAWARE AVE

S DELAWARE PL

S DELAWARE AVE

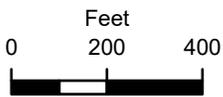
S DELAWARE PL

S DELAWARE CT

S EVANSTON AVE

51

64

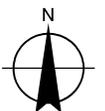


Subject Tract

BOA-23593

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

Aerial Photo Date: 2021



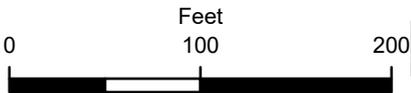
3.3



E 25TH ST S

S BIRMINGHAM PL

S COLUMBIA AVE



Subject Tract

BOA-23593

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

Aerial Photo Date: 2021



3.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9317
CD: 4

Case Number: **BOA-23593**

HEARING DATE: 11/14/2023 1:00 PM

APPLICANT: Charles Okyere

ACTION REQUESTED: Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

LOCATION: 2501 S. Birmingham Pl. E

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 16378.63 SQ FT

LEGAL DESCRIPTION: LT 1 N.44 LT 2 BK 1, PERAGEN ADDN RESUB L3-4 B1 WOODY CREST & PRT J P HARTER'S CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

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 permitted driveway width in a RS district (Sec. 55.090-F.3) by adding a circle driveway in front of the home, final width is 55-feet and 2-inches inside the right of way. Driveway has already been built without a right-of-way permit.

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.

SAMPLE MOTION:

Move to _____ (approve/deny) a _____

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any): (Suggested) Applicant must rebuild driveway in accordance with an approved City of Tulsa Right of Way permit.

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



CANVUS DESIGN

**2501 S. BIRMINGHAM PL.
NEW DWELLING**
TULSA, OK

Revisions:

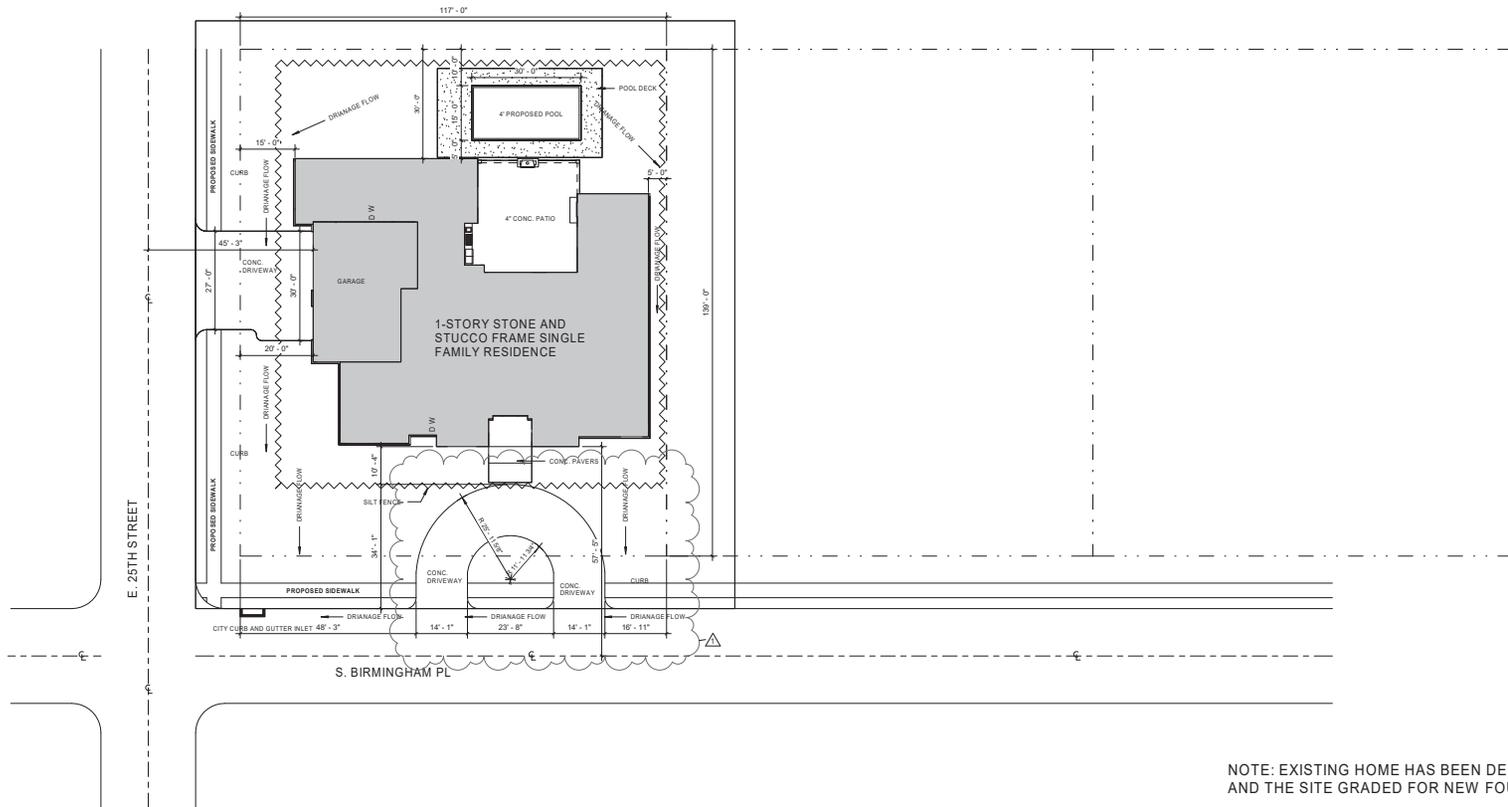
| No. | Description | Date |
|-----|---------------------------|------------|
| 1 | Revision 1 - Circle Drive | 11/02/2023 |

Date: 10/1/2023 11:41:32
Project: PROJECT NO. 202202
Sheet Title: SITE PLAN

Drawn By: Author Checked By: Checker



AS1.1



NOTE: EXISTING HOME HAS BEEN DEMOLISHED AND THE SITE GRADED FOR NEW FOUNDATION.

SITE PLAN
1/16" = 1'-0"

