



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23603

Hearing Date: 1/23/24

Case Report Prepared by:

Dylan Siers

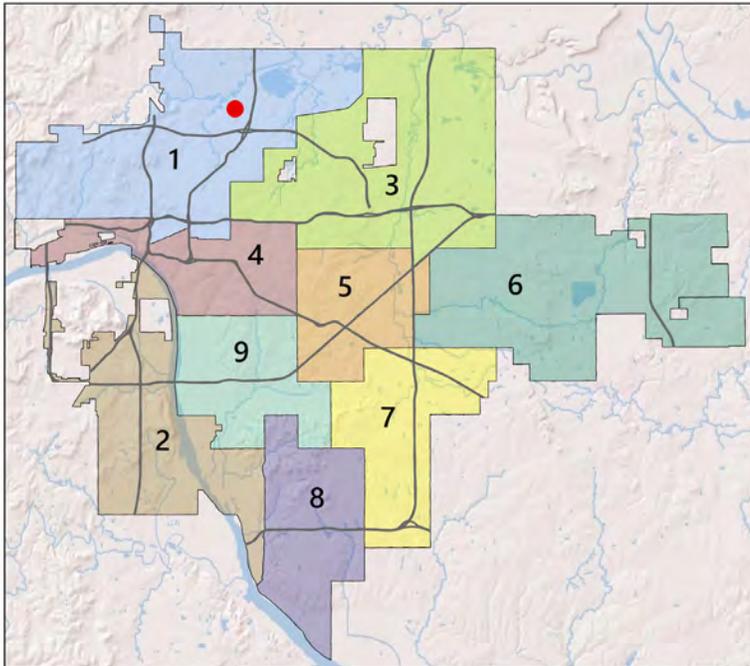
Owner and Applicant Information:

Applicant: Janet Espino

Property Owner: ESPINO, DANIEL & JANET & DANIEL JR

Action Requested: Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 2.5 acres

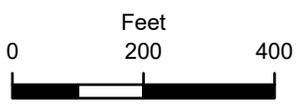
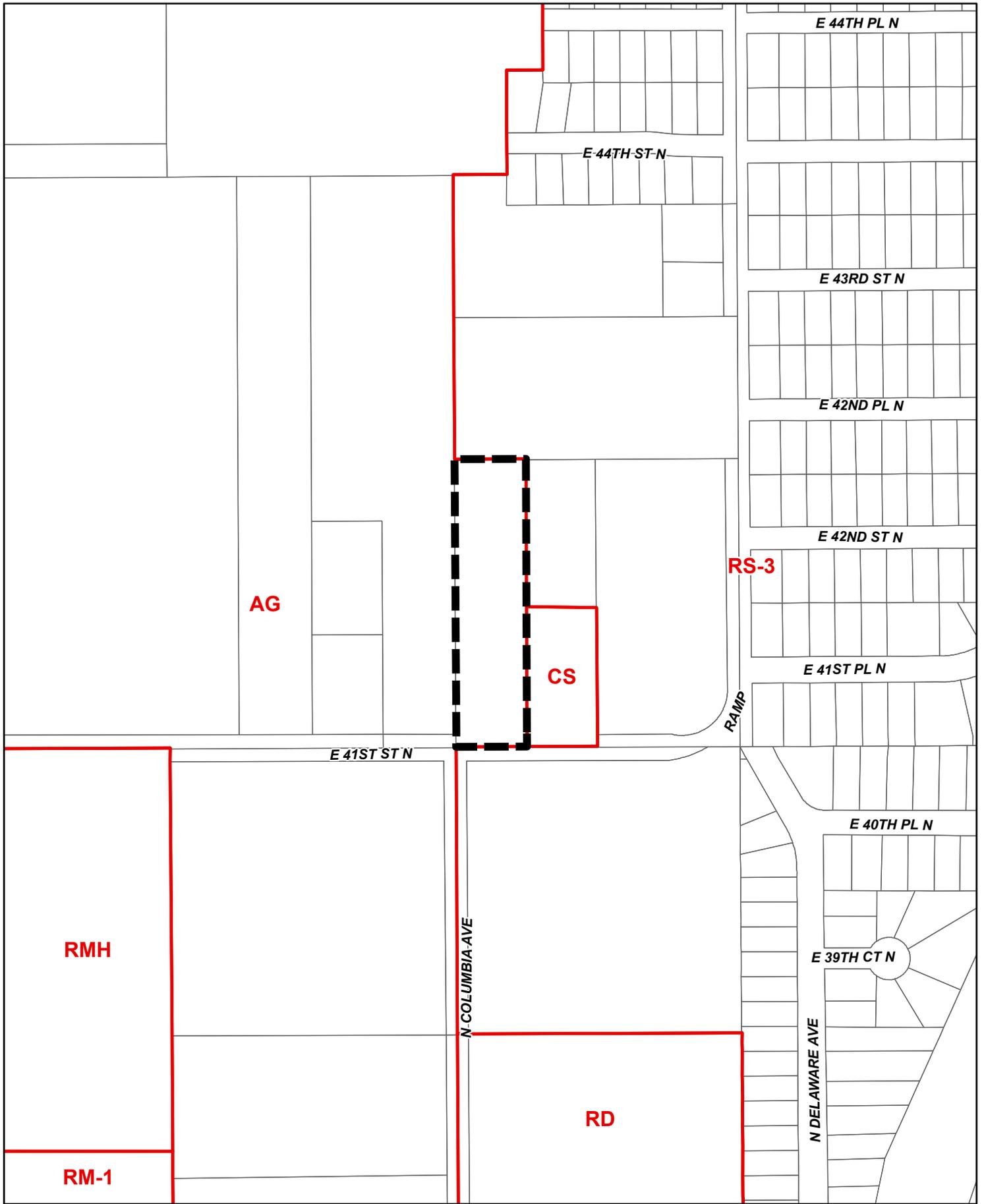
Location: 2703 E 41 ST N

Present Zoning: AG

Case History:

12/12/23: First appearance on agenda, Board continued item until 1/09/24 because applicant was not present.

01/09/24: Board continued item until 1/023/24 because applicant was not present.



BOA-23603



2.2



E 44TH PL N

E 44TH ST N

E 43RD ST N

E 42ND PL N

E 42ND ST N

E 41ST PL N

E 41ST ST N

RAMP

E 40TH PL N

N COLUMBIA AVE

E 39TH CT N

N DELAWARE AVE

Subject Tract

Feet
0 200 400

BOA-23603

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

Aerial Photo Date: 2021



2.3



E 41ST ST N

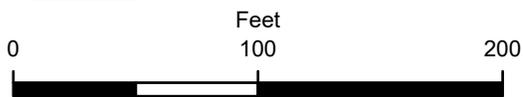


Subject Tract

BOA-23603

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

Aerial Photo Date: 2021



2.4

BOARD OF ADJUSTMENT
CASE REPORT

STR: 207
CD: 1

Case Number: BOA-23603

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Janet Espino

ACTION REQUESTED: Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

LOCATION: 2703 E 41 ST N

ZONED: AG

PRESENT USE: vacant

TRACT SIZE: 108900.45 SQ FT

LEGAL DESCRIPTION: W/2 W/2 SE SE NW SEC 17 20 13, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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: Applicant is requesting to obtain a Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); and a Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); and a Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

- 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.





Sent from my iPhone