



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23606

Hearing Date: 12/12/2023 1:00 PM

Case Report Prepared by:

Dylan Siers

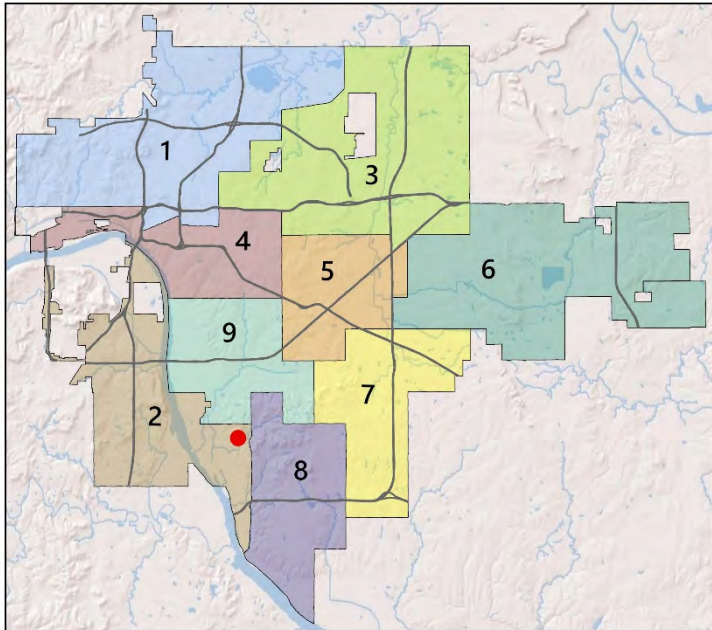
Owner and Applicant Information:

Applicant: Chris Ossenbeck

Property Owner: OSSENBECK, CHRIS DON & MONA LUMINITA REV

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

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.41 acres

Location: 8108 S FLORENCE AV E

Present Zoning: RS-3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8317

Case Number: BOA-23606

CD: 2

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

APPLICANT: Chris Ossenbeck

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

LOCATION: 8108 S FLORENCE AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 17968.57 SQ FT

LEGAL DESCRIPTION: PRT BLK 1 BEG 35S NEC TH S163.36 W110 N163.36 E110 POB, ORAL ROBERTS UNIVERSITY HGTS 3RD ADDN 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 a Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3).

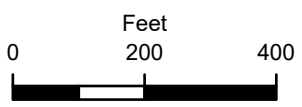
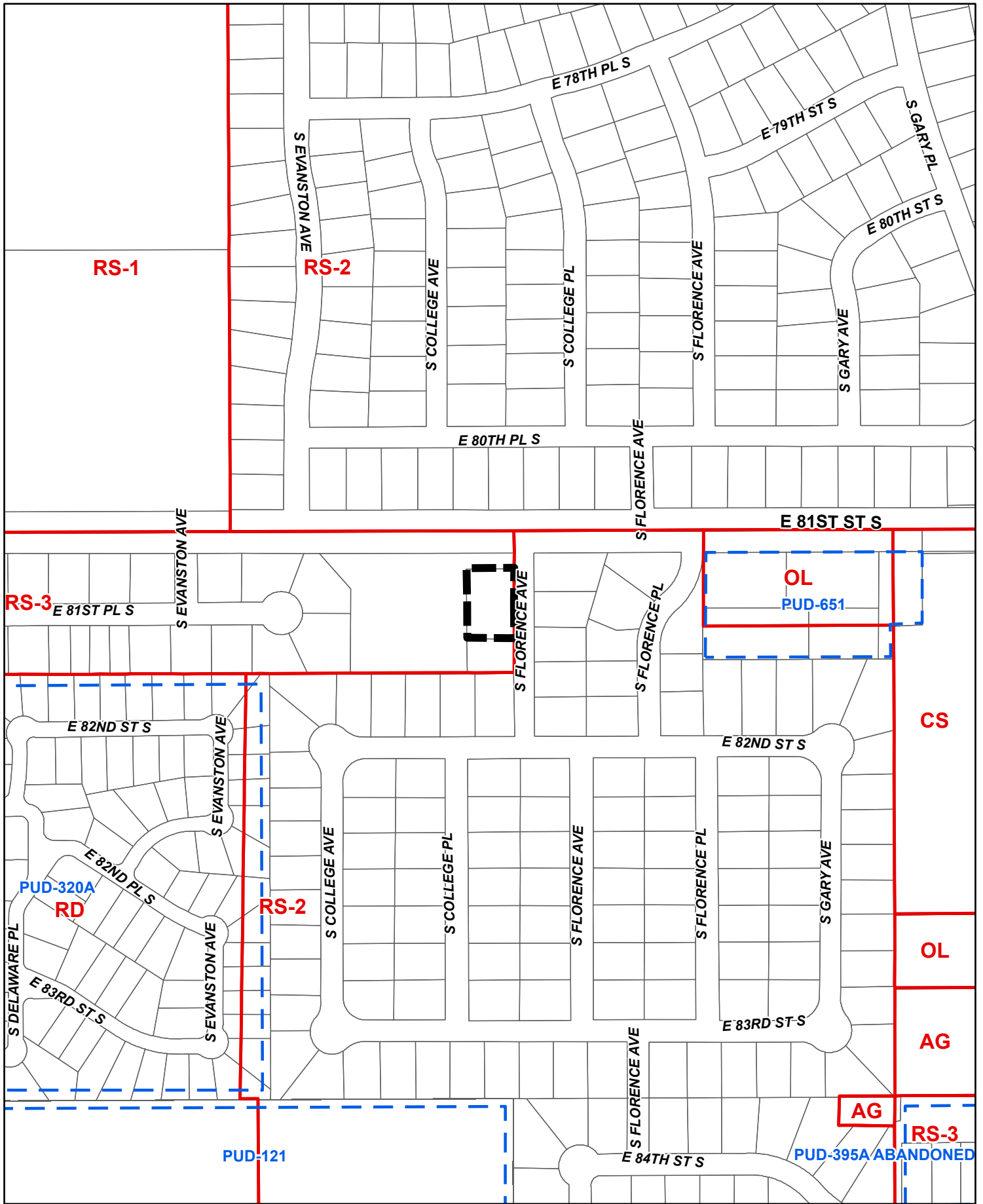
SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to increase the permitted driveway width in a RS-3 district (Sec. 55.090-F.3).

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet

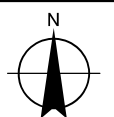
- Subject to the following conditions (including time limitation, if any):
_____:

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.

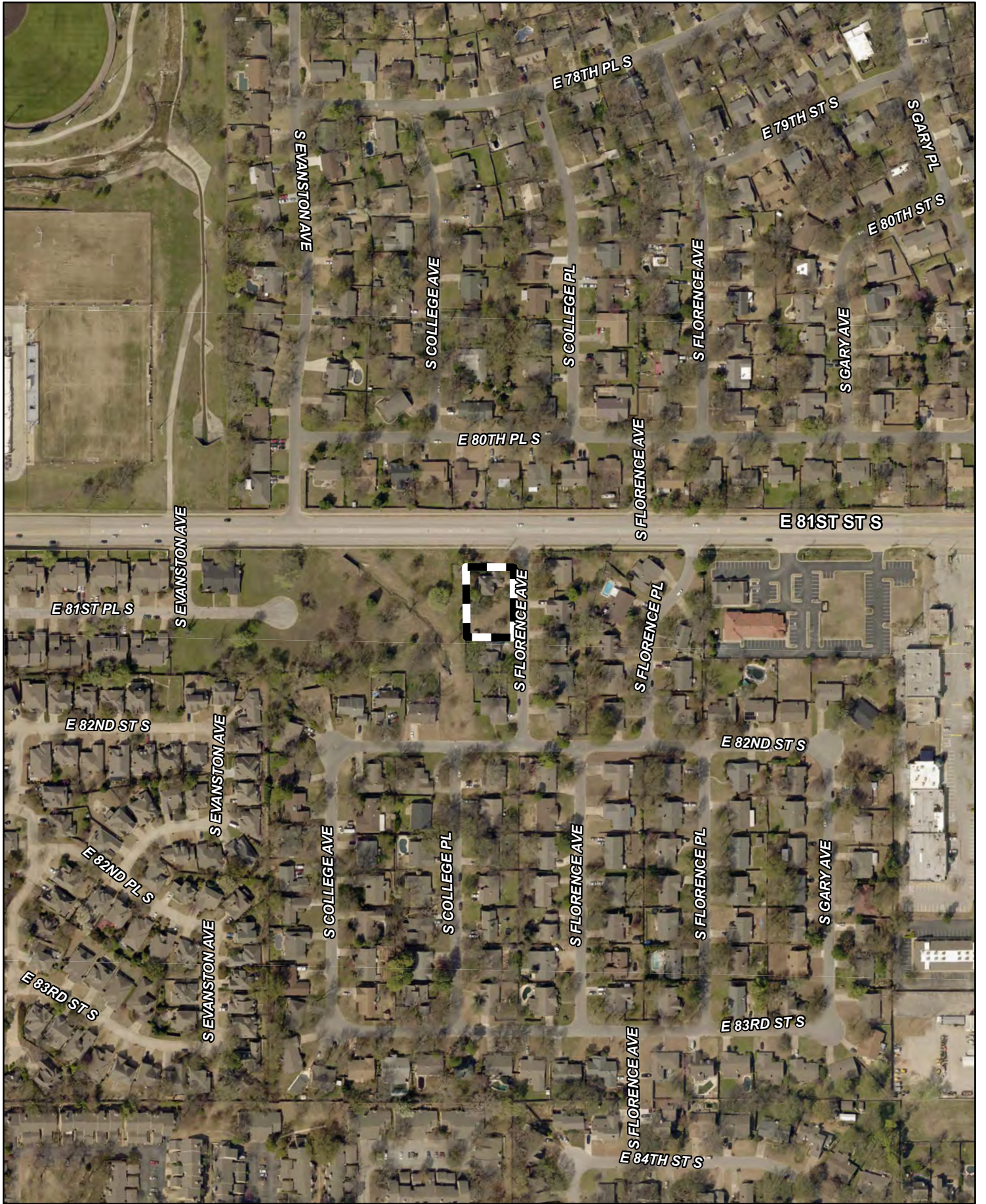




BOA-23605



13.4



Subject Tract

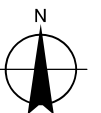
Feet
0 200 400

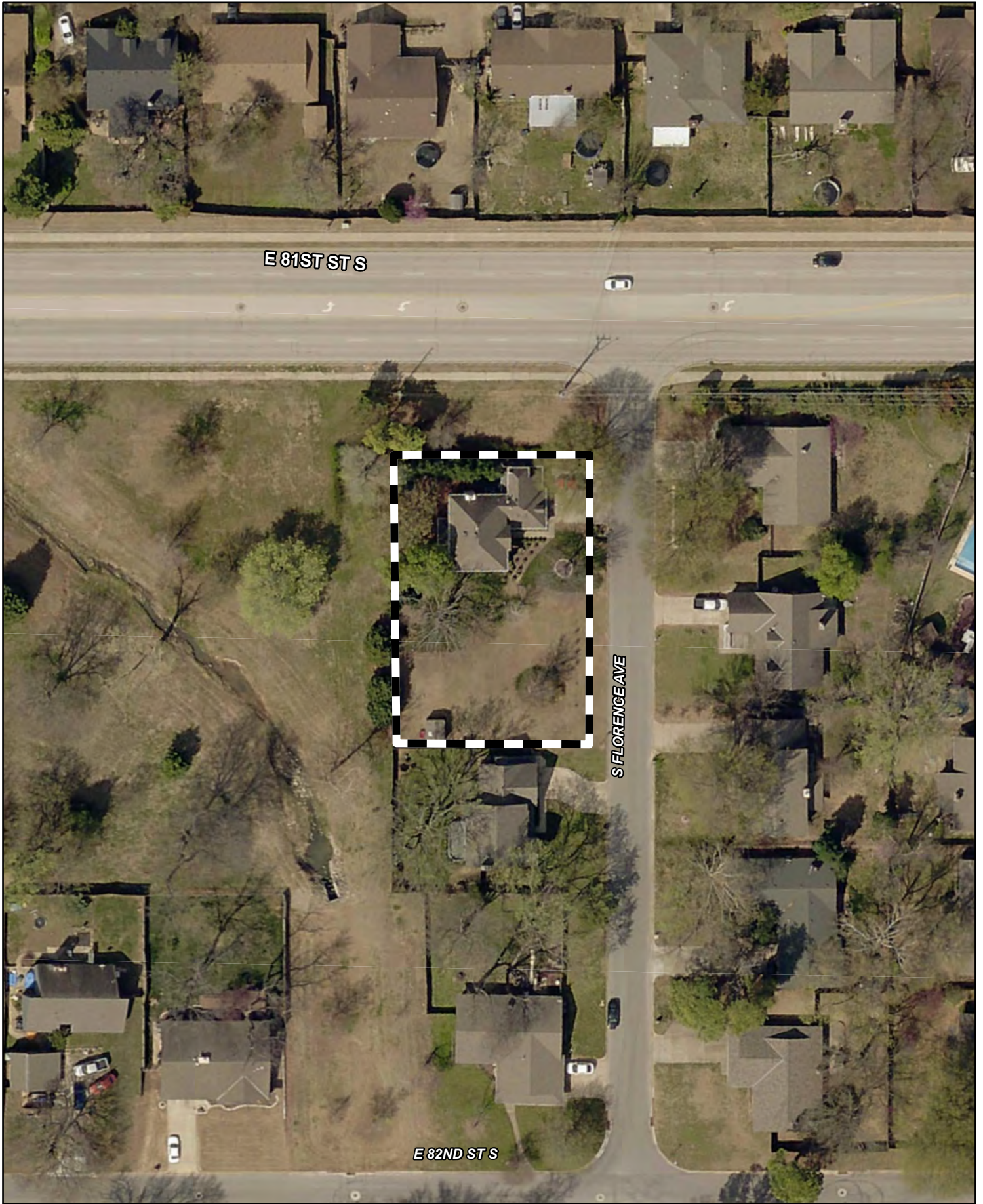
BOA-23605

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

Aerial Photo Date: 2021

13.5





E 81ST ST S

S FLORENCE AVE

E 82ND ST S

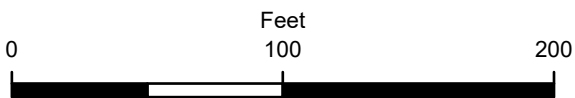
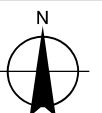


Subject Tract

BOA-23606

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

Aerial Photo Date: 2021



13.6

Jeff S. Taylor
Zoning Official
Building Plans Review
Supervisor
TEL(918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

John Whitaker
jw@lococoncrete.com

10/26/2023

APPLICATION NO: ROWSR 164424 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 8108 S Florence Ave E
Description: Driveway Expansion

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, TULSA PLANNING OFFICE, BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT <https://tulsaplanning.org> OR AT 175 E. 2nd ST., 4th FLOOR, TULSA, OK, 74103, PHONE (918) 596-7526.
3. A COPY OF A "RECORD SEARCH" IS IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO TULSA PLANNING OFFICE STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, TULSA PLANNING OFFICE STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
<http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Note: Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project. Requests for variances from the Board of Adjustment require proof of a hardship per Section 70.130.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online. The zoning review will resume after these modified plans are submitted.

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.

55.090-F3 Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120. Maximum Driveway Width allowed for this lot is 27' within ROW and 30' in the street setback on your lot.

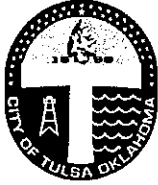
Review Comments: The submitted site plan proposes two driveways with a combined driveway width of more than 30' in width on the lot in the street setback and more than 27' wide in ROW which exceeds the maximum allowable driveway widths both within and outside of the ROW. Revise plans to indicate the combined driveway widths shall not exceed the maximum allowable widths or apply to the BOA for a special exception, one for the proposed combined driveway widths within the ROW and also for the proposed combined driveway widths outside of the ROW.

Contact Tulsa Planning Office to apply for a special exception (918) 596-7526

END -ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH 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 APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



**CITY OF TULSA
REVISED/ADDITIONAL PLANS
ROUTING SLIP FOR APPLICATION
PRIOR TO ISSUANCE OF PERMIT**

Note: Please print or type all data

DATE: _____
A/P#: _____

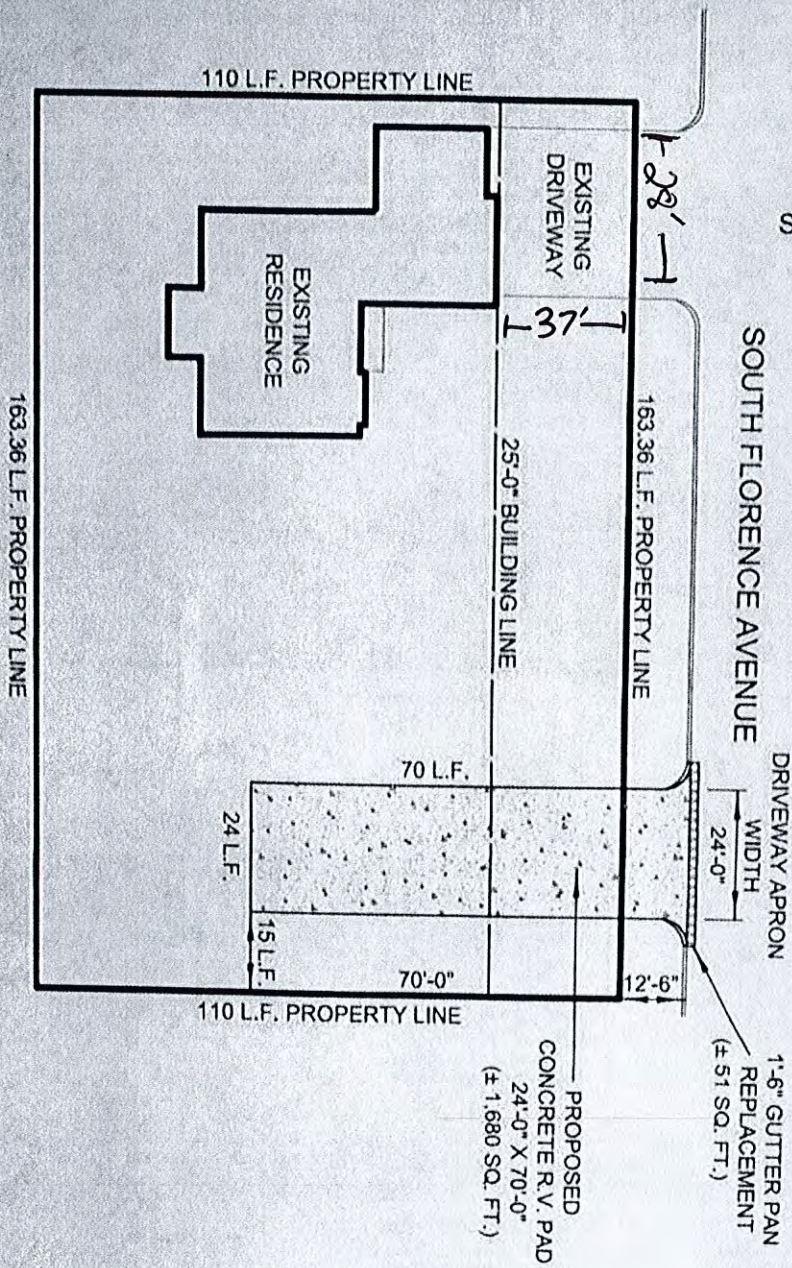
**PLEASE NOTE THAT IF YOU SUBMITTED YOUR PERMIT APPLICATION
ONLINE USING THE CSS SYSTEM, YOU SHOULD SUBMIT SINGLE SETS OF
REVISIONS OR ADDITIONAL PLANS THROUGH THAT SYSTEM.**

- Permit Type: Residential Commercial Other: _____
 - Revised Plans - Type of revision: Site plan Structural plan
 - Other: _____
 - Additional Plans -Type of revision: Site plan Structural plan
 - Other: _____
- Construction Address: _____ Suite Number: _____
- No. Of Plans: _____ No. of Pages of One set of Plans & Specifications: _____

DAY TIME CONTACT PERSON(S)	PHONE NO.	EMAIL

Steps for submitting revised or additional **paper** plans:

1. Complete this form and submit it with two (2) sets of revised or additional plans to the Permit Center if you submitted paper plans originally. If you applied for your permit online then you need to submit your revision online.
2. A fee as set forth in the current Title 49, Section 106 of the Tulsa Revised Ordinances will be collected for each additional submission at the time of permit issuance.



LEGAL:

Oral Roberts University Heights
 3rd Addition (71540)
 PRT BLK 1 BEG 35S NEC TH
 S163.36 W110 N163.36 E110 POB

DRIVEWAY PERMIT

DP-1

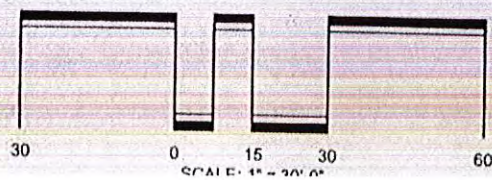
CLIENT:

DATE: 10-23-2023

Chris Ossenbeck
 8108 South Florence Avenue
 Tulsa, OK 74137

CONTRACTOR:

Loco Concrete and Construction
 3701 S. Harvard, Suite A # 152
 Tulsa OK 74135



NORTH

13.10