



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23615

Hearing Date: 1/9/2024 1:00 PM

Case Report Prepared by:

Sean Wallace

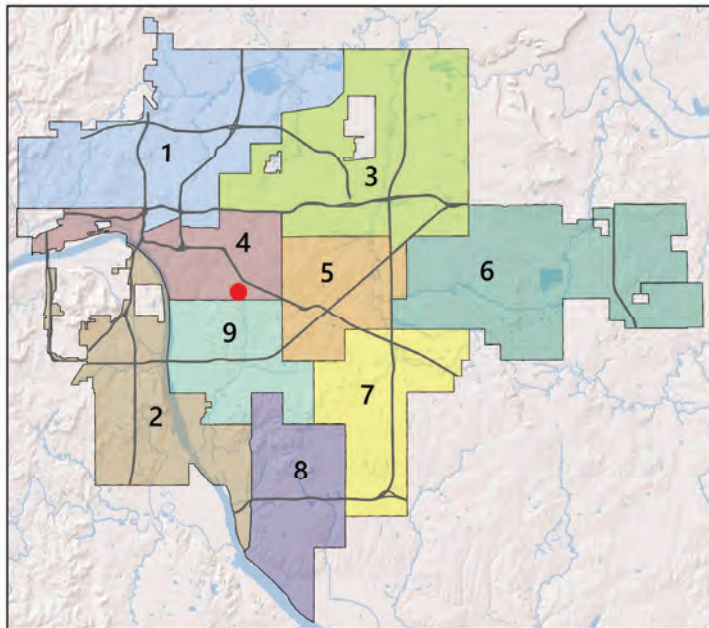
Owner and Applicant Information:

Applicant: Charles Okyre

Property Owner: CEO Dezigns Inc

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

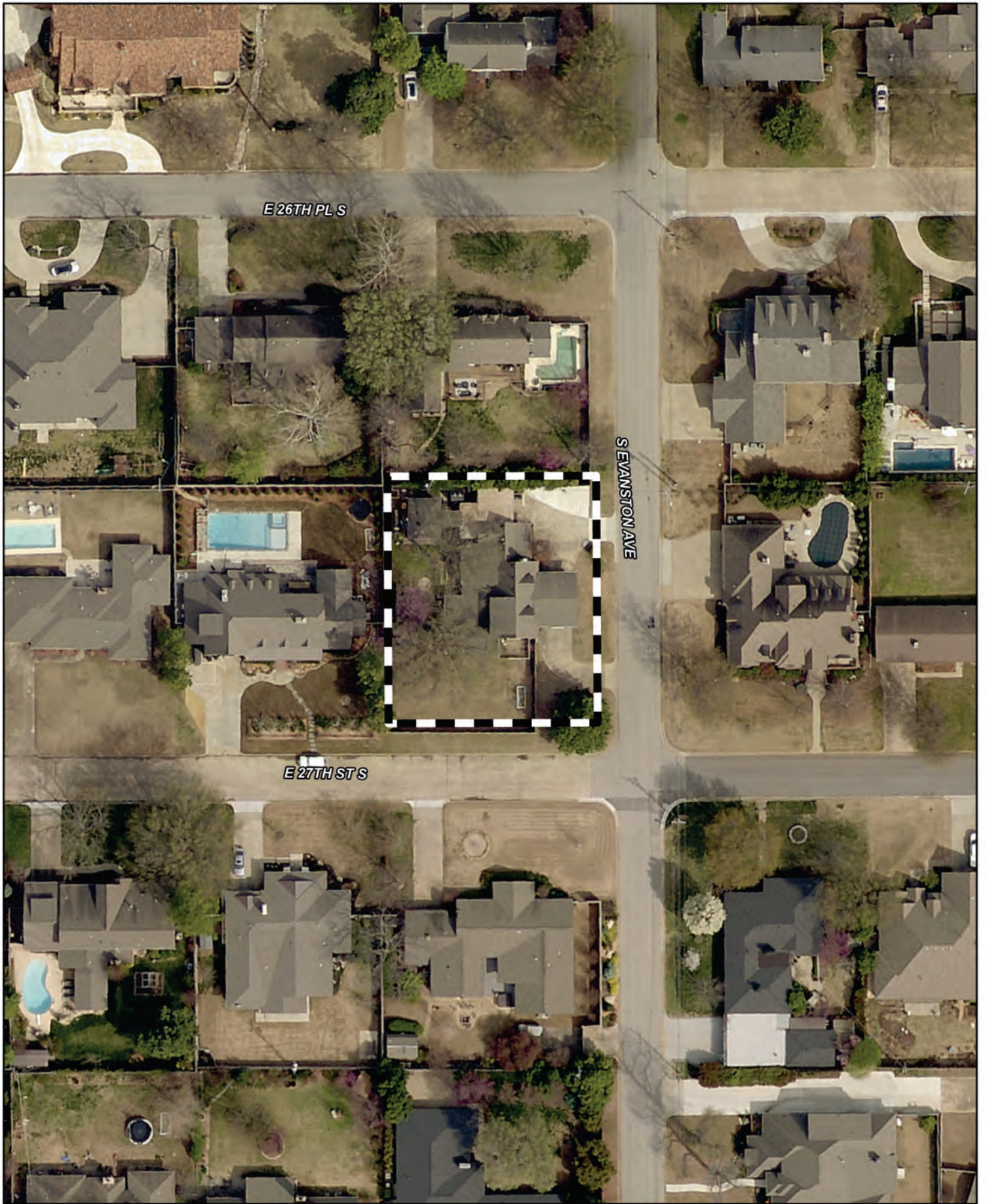
Tract Size: 0.38 acres

Location: 2626 S. Evanston Ave. E

Present Zoning: RS-2

Case History:

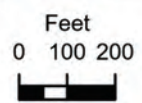
01/09/24: First appearance on agenda, Board continued item until 1/23/24 because applicant was not present.



E 26TH PL S

S EVANSTON AVE

E 27TH ST S



Subject Tract

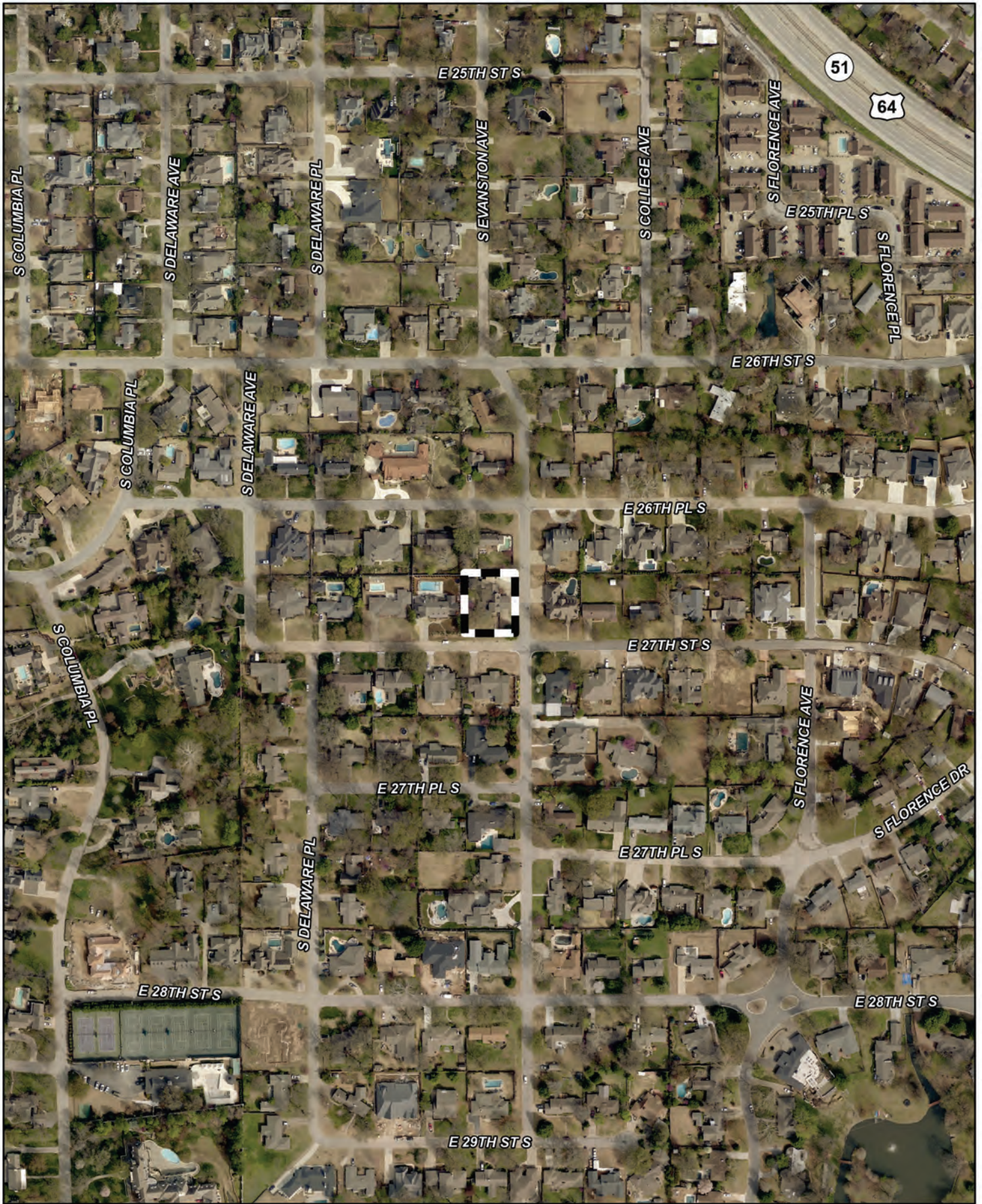
BOA-23615

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

Aerial Photo Date: 2021

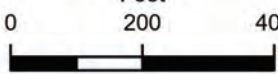


3.2



Subject Tract

Feet
0 200 400



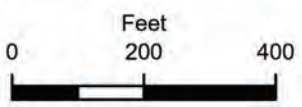
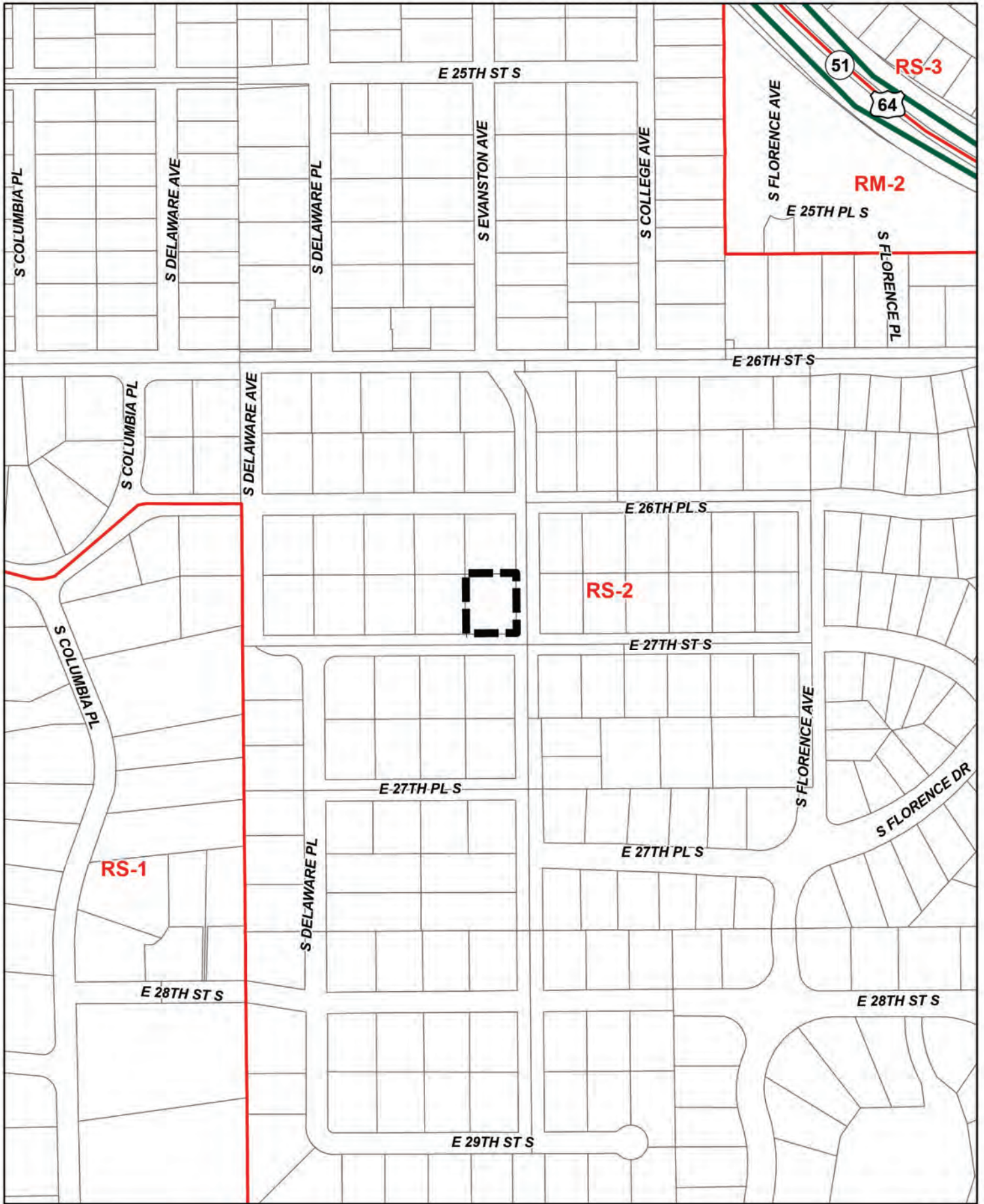
BOA-23615

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



Aerial Photo Date: 2021

3.3



BOA-23615



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9317
CD: 4

Case Number: **BOA-23615**

HEARING DATE: 1/9/2024 1:00 PM

APPLICANT: Charles Okyre

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

LOCATION: 2626 S. Evanston Ave. E

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 16400.41 SQ FT

LEGAL DESCRIPTION: LT 10 BLK 2, CRESTWOOD 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."

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. The final proposed width is 55-feet and 2-inches.

- 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](#)).

Lot Frontage	Maximum Driveway Width				
	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.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to increase the permitted driveway width in an RS 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):

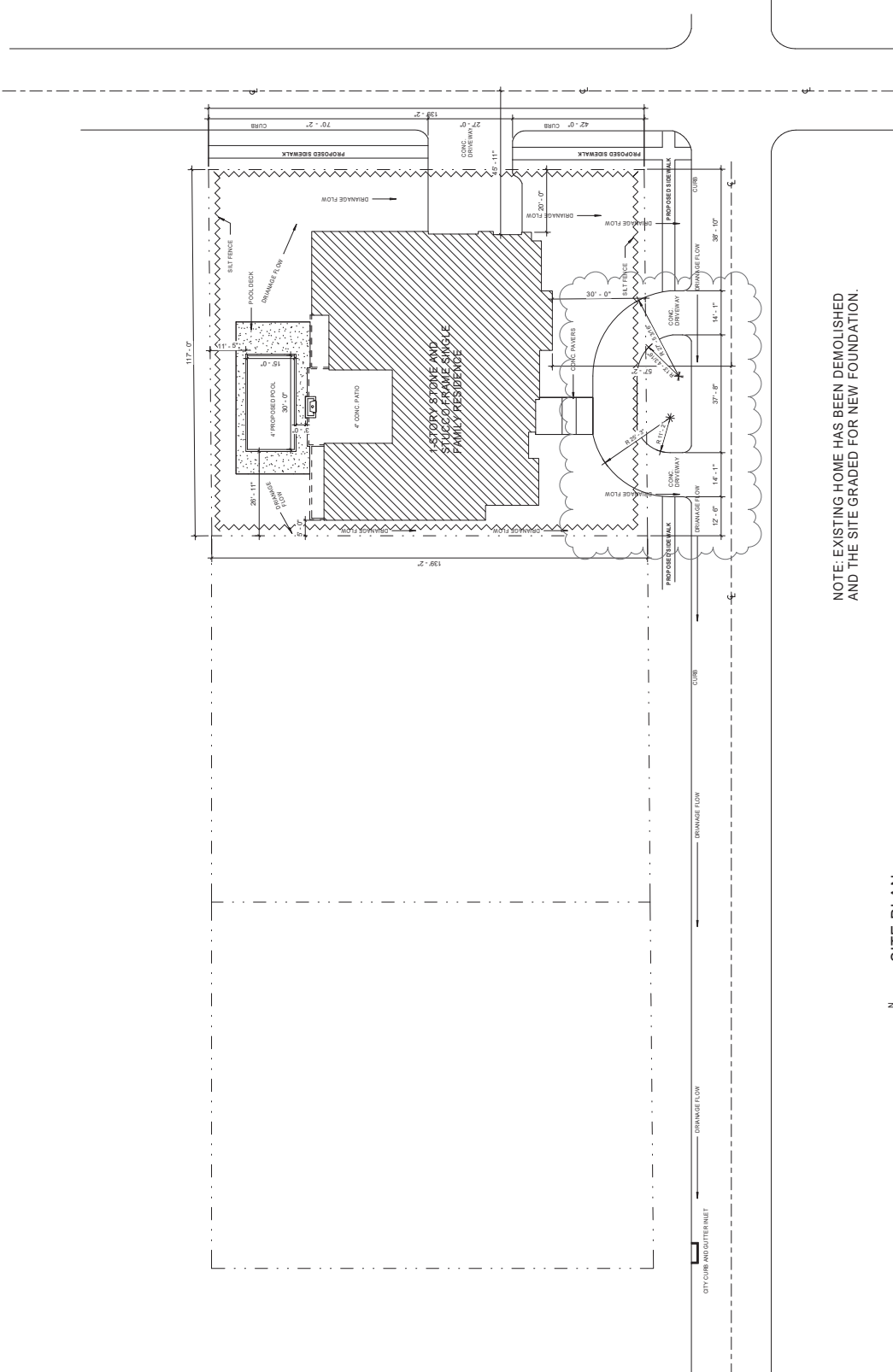
_____ :

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.



NO.	DATE	DESCRIPTION	BY	CHK.
1	11/08/2022	ISSUE FOR PERMIT	TT	TT

Drawn By: Author Checked By: Checker
 Project: PROJECT NO. 202202
 Sheet Title: SITE PLAN
 Date: 11/8/2022 1:35:30



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



1 SITE PLAN
 1/8" = 1'-0"