



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23624

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Austin Chapman

Owner and Applicant Information:

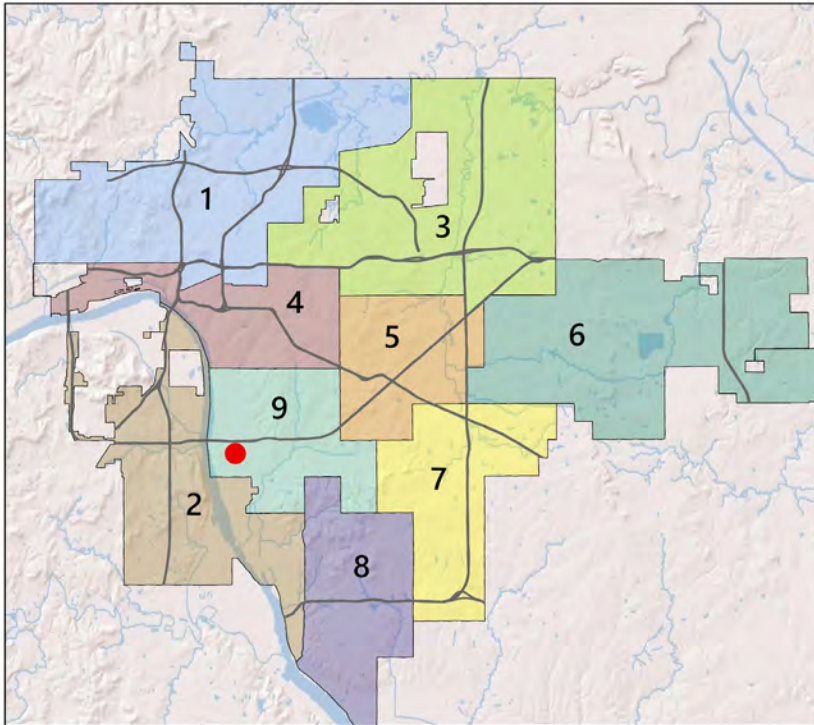
Applicant: Travis Ohnemus

Property Owner: Same as applicant.

Action Requested:

Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

Location Map:



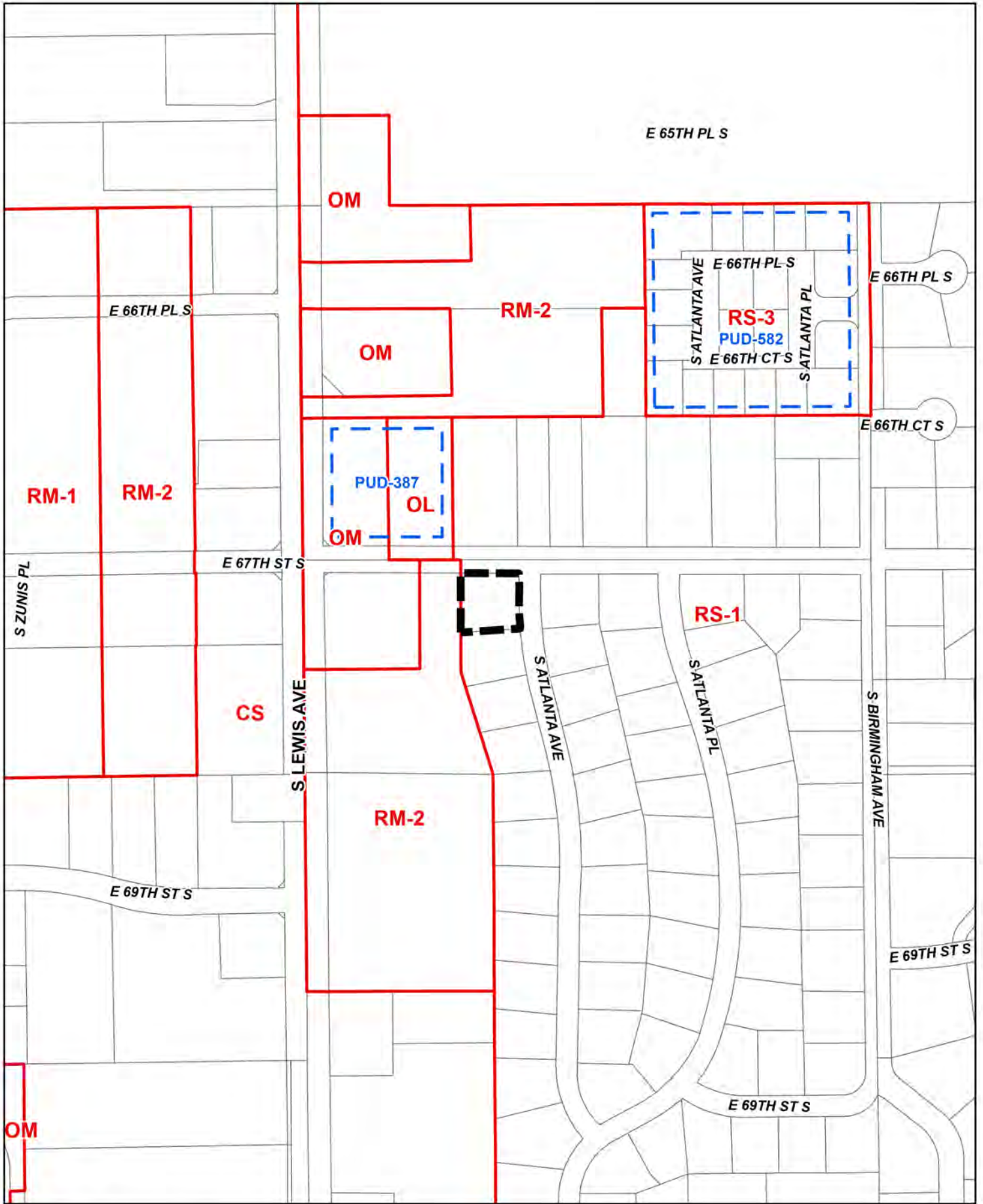
Additional Information:

Present Use:

Tract Size: 0.42 acres

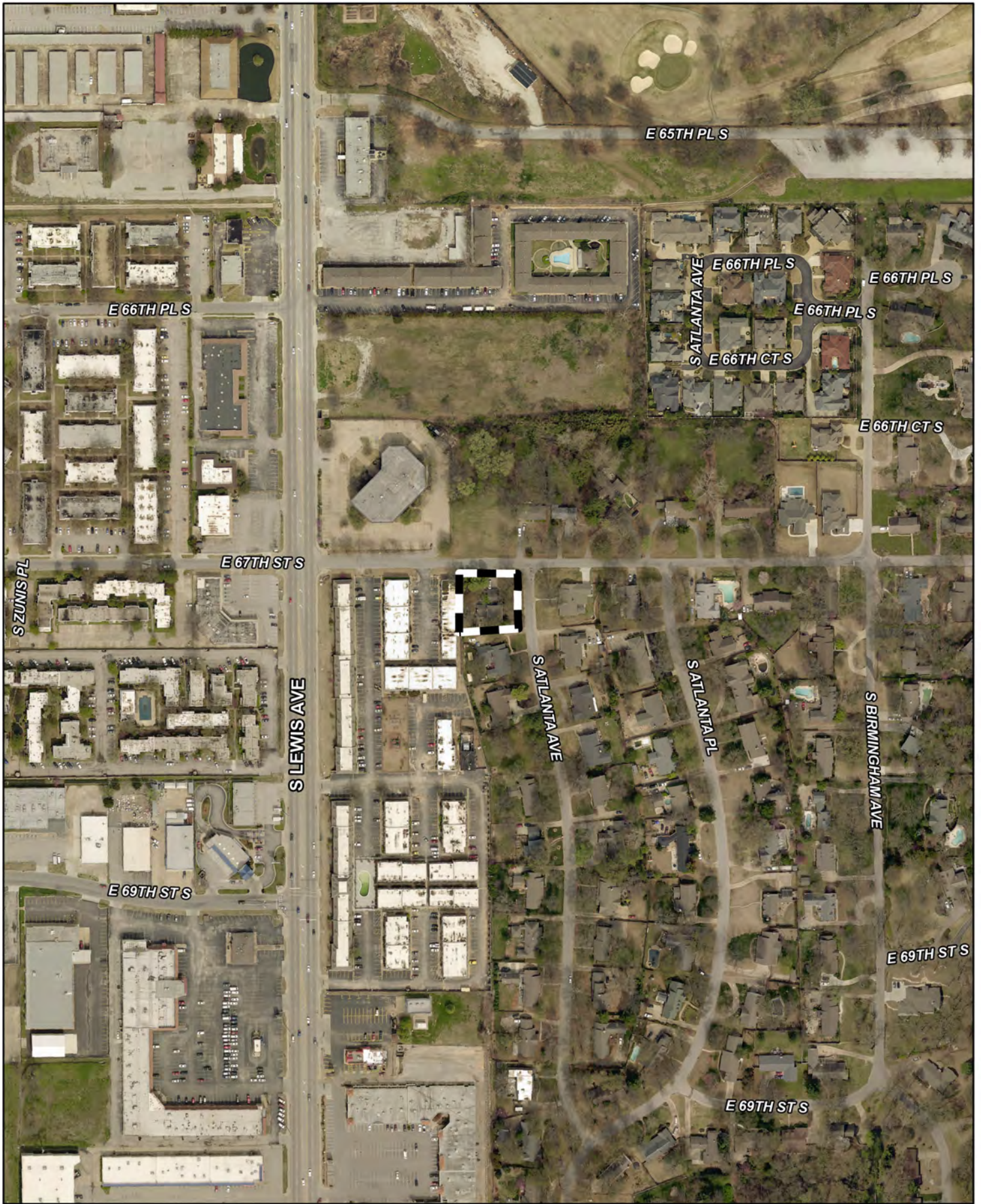
Location: 6710 S ATLANTA AV E

Present Zoning: RS-1

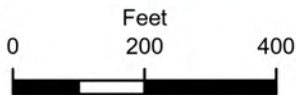


BOA-23624

12.2



Subject Tract



BOA-23624

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



Aerial Photo Date: 2021

12.3

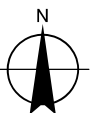


E 67TH ST S

S ATLANTA AVE

BOA-23624

12.4



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8305
CD: 9

Case Number: **BOA-23624**

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Travis Ohnemus

ACTION REQUESTED: Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

LOCATION: 6710 S ATLANTA AV E

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 18160.24 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 3, WILLIAMSBURG ADDN, WILLIAMSBURG VILLAGE 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: Applicant is requesting a special Exception to permit a Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

The detached structure was originally permitted as garage, but the applicant wishes to add a dwelling unit to the garage.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

- 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

Markups

Text

Added By

Page

All developments shall be designed, constructed, and completed in a manner which minimizes the exposure of bare earth to precipitation. Revise site plan to show an Erosion Control Plan containing detailed location of all silt fence and other erosion and sedimentation control methods to be used during construction per City of Tulsa Standard 126.

James Henley

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R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. Review Comment: 5/8" type X gypsum is required on the garage ceiling to separate it from habitable space above; note this on the plans.

Danny Whiteman

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R311.2 Egress door – Amendatory. Not less than one egress door shall be provided for each dwelling unit or garage. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling or garage without the use of a key or special knowledge or effort. Review Comment: Please revise the man door on the south side of the garage to be a 3' door.

Danny Whiteman

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R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic closing device. Review Comment: Please revise the plans to show that the first floor door between the garage and stairs will be a fire rated door that is self-closing.

Danny Whiteman

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Section 55.090-F Surfacing. 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 Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704). Review Comments: Per this section, the maximum driveway width allowed on

your lot and in the street setback area is 30'. It appears that you are expanding the driveway to be more than 30' wide within the street setback area. You may either revise the plans to show the driveway will be no wider than 30' in the street setback, or you may request a special exception for a driveway that exceeds 30' of width in an RS-1 zoning district.

Danny Whiteman

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Section 45.030-A.1 Accessory Building Size, RE and RS-1 Districts. In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. Review Comments: The aggregate floor area (attached garage and house, but not porches, per Section 90.040) of the principal residential structure appears to be 3,764 sq. ft. Based on the floor area of the house, 1,506 sq. ft. (3,764 x 40%) of detached accessory structure floor area is allowed on this lot. No dimensions are shown for the shed, but appears that both floors of the proposed detached building plus the existing shed exceeds 1,506 square feet. Floor area is measured from exterior faces of exterior walls. Please revise the plans to show that the aggregate floor area of proposed and existing detached accessory buildings will not exceed 1,506 square feet.

Danny Whiteman

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Section 5.030-A, Table of Regulations. The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45. Review Comments: The proposed detached building requires a 25 foot rear setback from the west property line in an RS-1 zoning district. You may revise the plans to provide a setback of 25' from the west property line, or as an alternative you may request an administrative adjustment from INCOG to reduce a rear setback in an RS-1 district by up to 20%.

Danny Whiteman

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Section 45.031-D-1, Regulations, Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house. Review Comment: Will the second floor have a bed or sleeping area, or a kitchen? If so, please request a special exception from the Board of adjustment for an Accessory Dwelling Unit located on an RS-1 lot. Otherwise note on the floor plan that the second floor will not have a sleeping area, bed, or kitchen. Any future use of this floor as a dwelling unit must have prior approval from the Board of Adjustment.

Danny Whiteman

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ASPHALT SHINGLES
 2x6 RAFTER 16" OC
 7/16 OSB W

2x6 CEILING BOIST 16" OC

LVT FLOORING
 3/4" ADVANTEC T+G SUBFLOOR

2x4 SUB FACIA
 1x6 FACIA

ENGINEERED FLOOR TRUSS 19.2 OC
 BROWN CELLULOSE R-30

3/8" FIR SUFFIT

CEILING
 5/8 GYPSUM
 TYPE X

CEILING			
LIVE 10 PSF	SPAN	L/240	
DEAD 5 PSF	2x4	10'9"	
	16" OC	2x6	16'11"
		2x8	21'7"

HOUSE WRAP
 7" HARDI LAP SIDING
 7/16 OSB

WALLS
 2x4 STUD 16" OC
 5/8 GYPSUM BOARD TYPE X
 R-13 FIBERGLASS BATT INSULATION

RAFTER			
LIVE 20 PSF	SPAN	L/180	
DEAD 20 PSF	2x4	7'9"	
	16" OC	2x6	11'8"
		2x8	14'9"

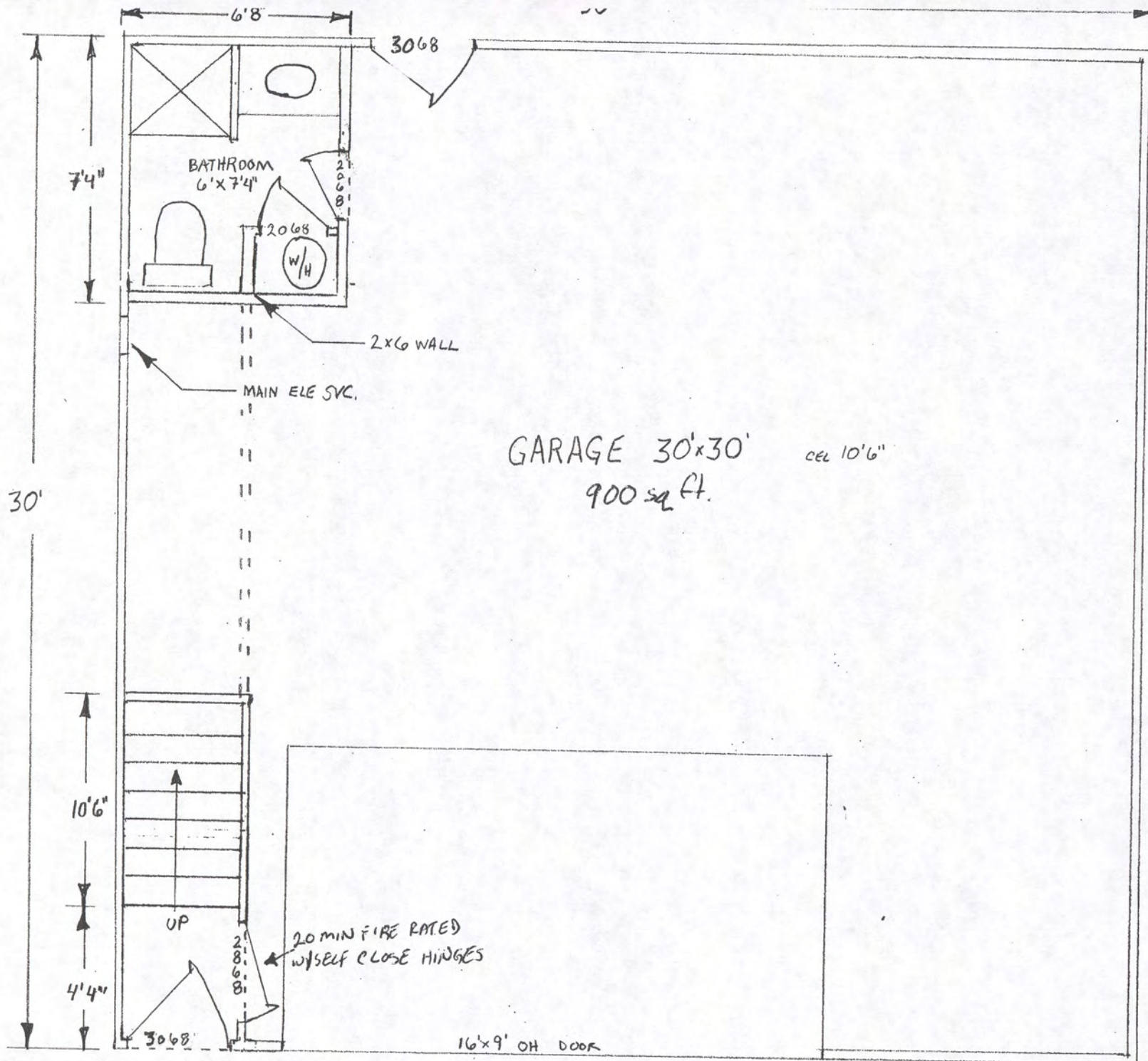
1/2" S/BOLT ANCHORS
 SILL GASKET

4" CONCRETE SLAB
 #4 REBAR 24" GRID
 6 mil VAPOR BARRIER

8" CONCRETE STEM WALL
 #4 REBAR 12" OC HORIZONTAL
 48" OC VERT

18" x 18" FOOTING

#5 REBAR



S 67TH ST.

NOT ALTERING
DRIVE APPROACH

CULVERT

CULVERT

135'

135'

FENCE

23'

20' B/L

NEW
BUILDING
1394 sq. ft.

30'

30'

GARAGE

EXISTING
HOUSE

PAITO

93'

ATLANTA AVE

134'

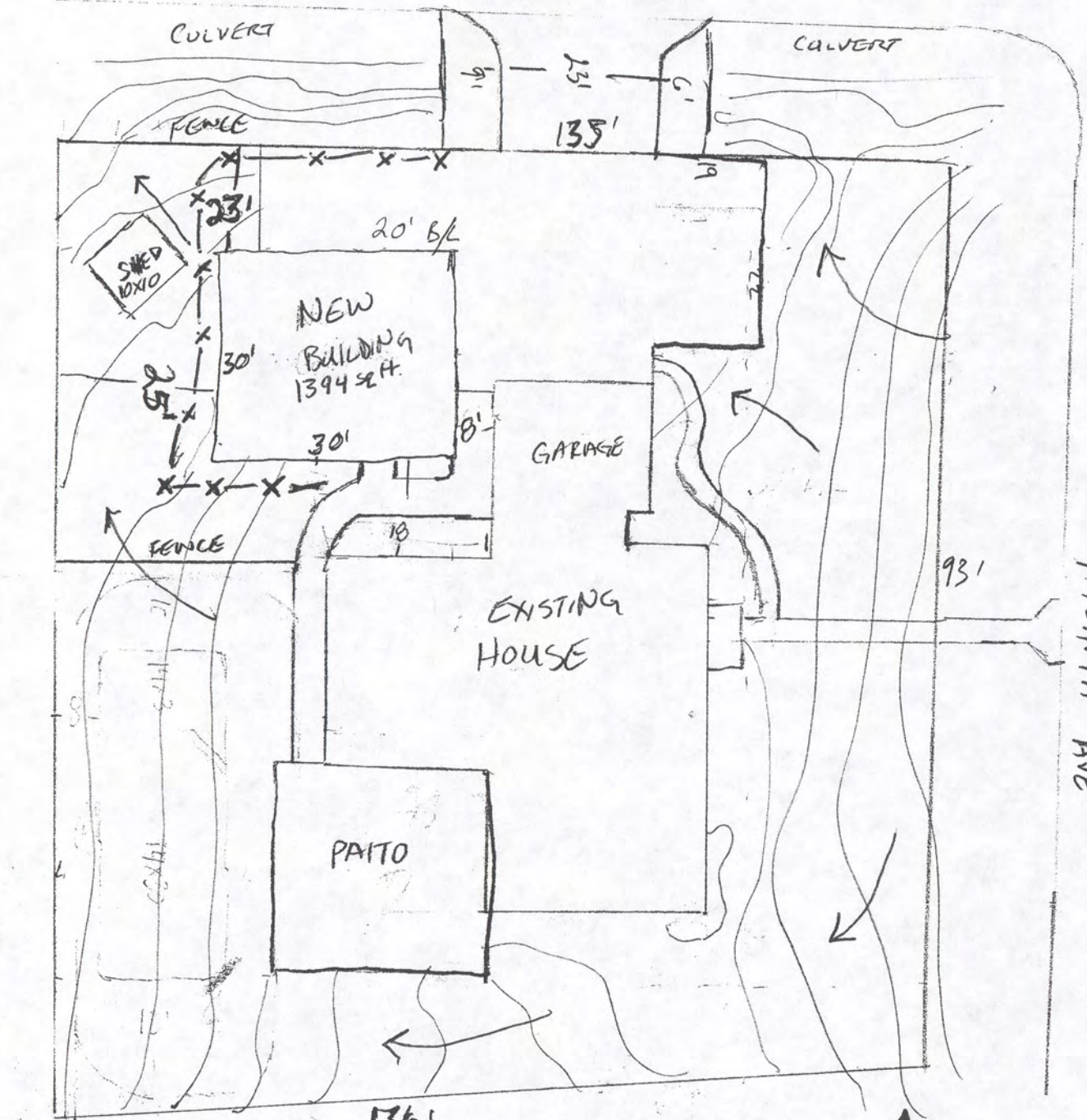
FENCE

136'

N

EROSION
CONTROL
FENCING = X-X-X

12.11



UNIVERSITY
DECEMBER

