



**Board of Adjustment**

**Staff Report  
Special Exception Case BOA-23630**

**Hearing Date:** February 27, 2024  
**Prepared by:** Dylan Siers  
email@cityoftulsa.org  
918-596-7584

**Owner and Applicant Information**

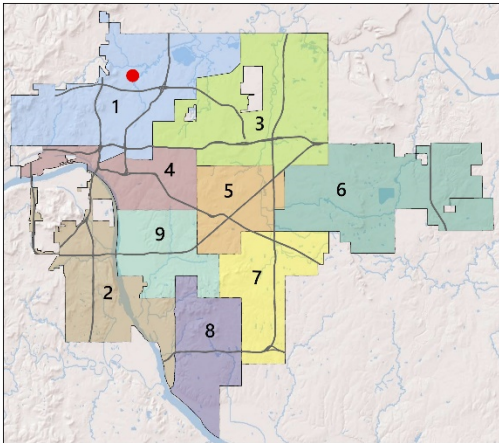
Applicant: Raul Cisneros  
Property Owner: That's Goud Investments LLC

**Property Location**

3923 N. Lansing Pl.  
  
Tract Size: ±0.26 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 1, Vanessa Hall-Harper  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Newspaper Notice – min. 10 days in advance  
Mailed Notice to 300' radius – min. 10 days in advance  
Posted Sign – min. 10 days in advance

**Request Summary**

Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

**Zoning**

Zoning District: RS-3  
Zoning Overlays: None

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: 36th Street North  
Development Era: Early Automobile

**Transportation**

Major Street & Highway Plan: None  
planitulsa Street Type: None  
Transit: TOD Area  
Existing Bike/Ped Facilities: None  
Planned Bike/Ped Facilities: None

**Environment**

Flood Area: FEMA 500-year floodplain  
Tree Canopy Coverage: 30-50%  
Parks & Open Space: None

**Case History:**

02/13/2024: First time on agenda, the Board continued item because the applicant was not present.

## **Staff Analysis**

The applicant is proposing a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

The zoning code allows for a driveway width of 30' within the setback and 27' within the right of way. The applicant is requesting a 40' driveway width.

### Relevant Case History

- None

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as 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.

### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Single Family home
East	RS-3	Neighborhood	Single Family home
South	RS-3	Neighborhood	Single Family home
West	RS-3	Neighborhood	Single Family home

### **Small Area Plans**

The subject properties are within the 36<sup>th</sup> Street North Small Area Plan.

This plan aims to identify major capital improvements and public/private investments that will spur positive change and help draw attention to the area's many attractions. The goal is that 36th Street North is known as a bustling commercial center, minutes from downtown, and a diverse, attractive place to live and invest.

### **Development Era**

The subject property is located in an area developed during the Early Automobile Era.

The Early Automobile Era area includes those parts of the city that developed prior to and after World War II but prior to the major annexations of the 1960s. These neighborhoods developed during the rise of the automobile, but generally maintain a rectilinear street grid with homes on smaller lots.

### **Transportation**

Major Street & Highway Plan: None

Comprehensive Plan Street Designation: None

Transit: TOD Area

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: The subject property is within the FEMA 500-year floodplain

Tree Canopy Coverage: Tree canopy in the area is 30-50% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

**Sample Motion**

I move to approve or deny a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); and a Special Exception to increase the permitted driveway width in a 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.

**Property Description**

LT 8 BLK 2 , CAWILL ADDN RESUB PRT B8-10 CHANDLER FRATES 5TH ADDN , CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

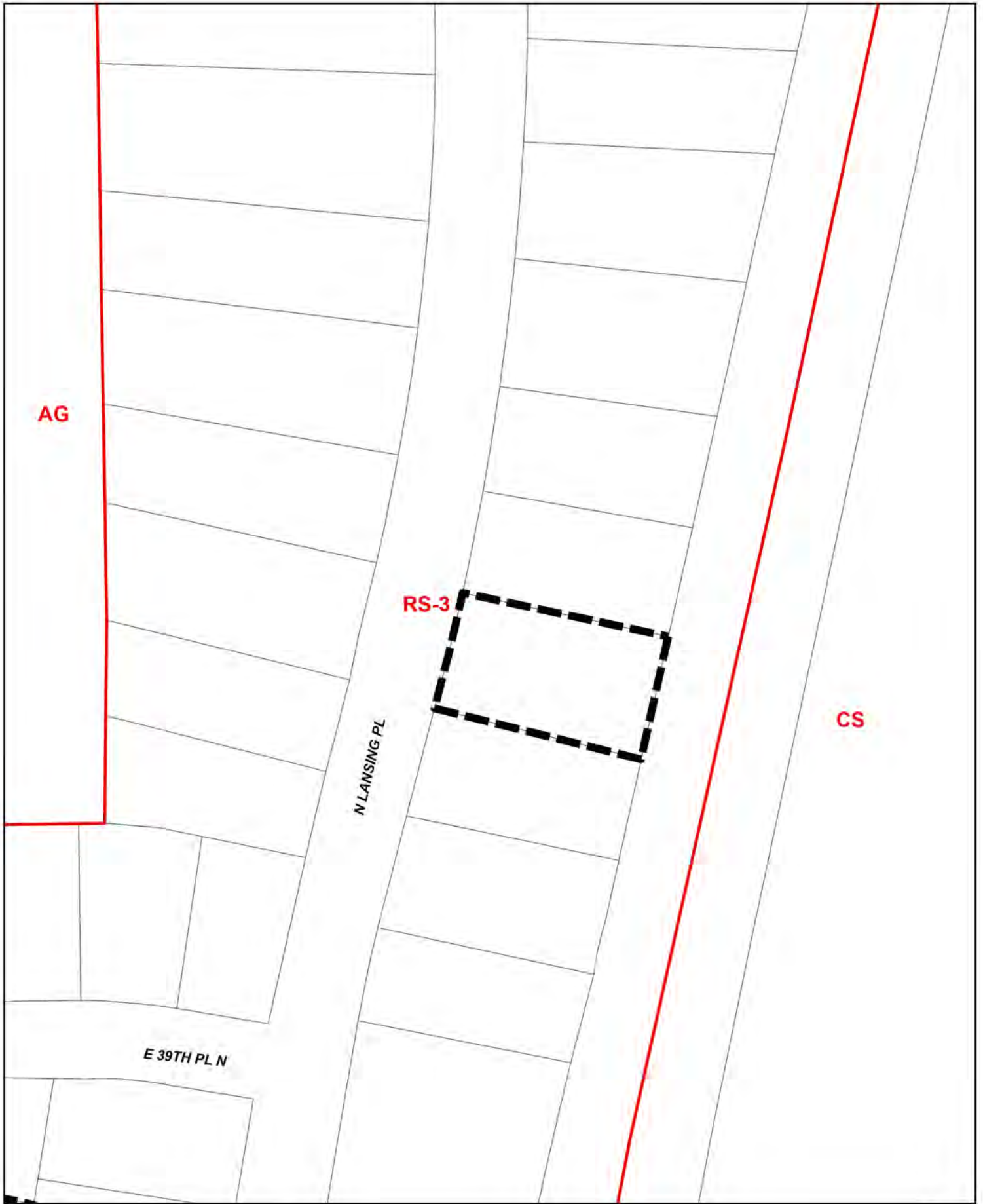
**Photos:**



***Subject Property***

**Exhibits**

- Case map
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits



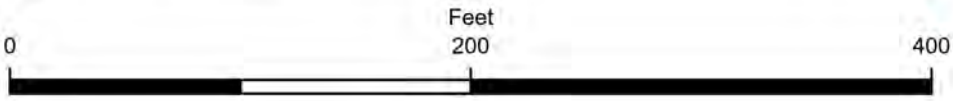
AG

RS-3

N LANSING PL

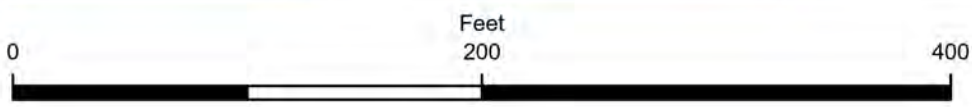
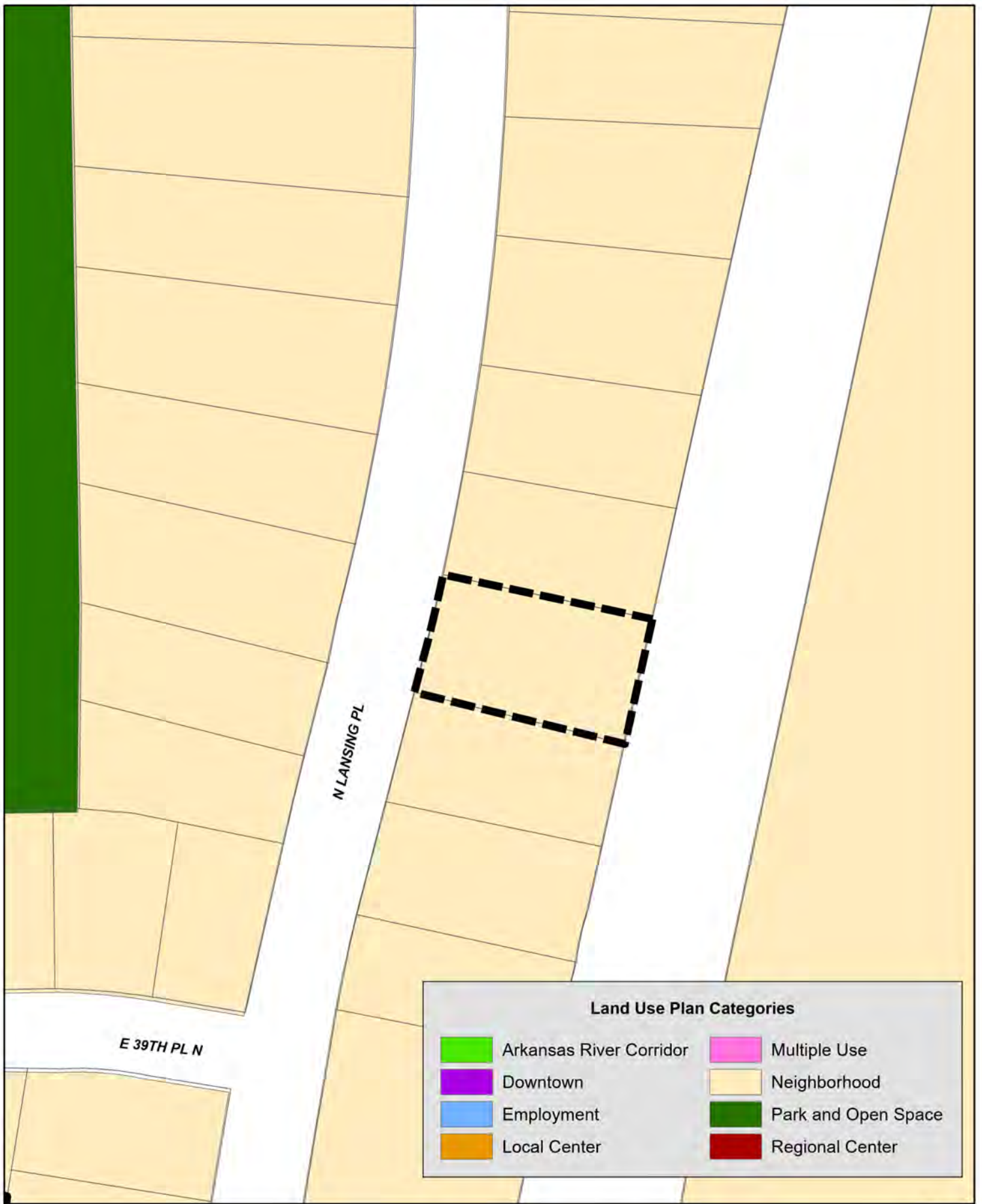
CS

E 39TH PL N



**BOA-23630**

3.5



**BOA-23630**

**3.6**



N LANSING PL

E 39TH PLN



Subject Tract

**BOA-23630**

0      Feet      200      400

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



Aerial Photo Date: 2021

3.7

<p>3.Review Comment: There is no Grading &amp; Drainage Plan. Required Revision: Provide a Grading &amp; Drainage Plan with drainage arrows that clearly identify how stormwater will be routed around buildings, prevent ponding, downspout locations and direction of flow and where stormwater will exit the property and convey to a private or public storm drainage system. Site drainage must be directed to the street. Directing site drainage to adjacent properties is not allowed.</p>	Randy Westbrook	1
<p>Section 55.090-F.3, 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 Comment: The maximum driveway width allowed at this location is 30' on the lot and 27' in the right of way. Please request a special exception from the Board of Adjustment for a driveway 40' wide in the right of way and on the lot.</p>	Danny Whiteman	2
<p>2.Review Comment: There is no Sidewalk shown on the Site Plan. Required Revision: Revise the Site Plan to show a new sidewalk running north/south centered between the curb and the property line.</p>	Randy Westbrook	1
<p>According to the neighborhood plat and county assessors map, the ROW way width for N. Lansing Pl. is 60' wide, please revise so that the property line is 30' from the center of the right of way.</p>	Danny Whiteman	2
<p>1.Review Comment: According to the city engineering atlas, a portion of the property is covered by the Tulsa Regulatory Floodplain and FEMA Floodplain. Required Revision: Call 311 and request a Floodplain Determination letter for the property and submit with your revised drawings. Add a note to the Site Plan that says, "Tulsa Regulatory Floodplain and FEMA Floodplain cover the property with Base Flood Elevation of _____ NAVD 1988" and fill in the blank with the Base Flood Elevation indicated on the Floodplain Determination letter. In an effort to verify if the proposed building is in the Floodplain, hire a surveyor and shoot the Lowest Adjacent grades at the four corners of the proposed building. Revise the Site Plan to show the Lowest Adjacent Grades. If any of the Lowest Adjacent Grades are at or lower than the Base Flood Elevation provided on the Floodplain Determination letter, there will be additional Floodplain design requirements.</p>	Randy Westbrook	1
<p>Section 5.020 Use Regulations - Principal uses allowed in R districts in accordance with Table 5-2. Review Comments: Duplexes are only allowed on an RS-3 zoned lot by special exception. Please request a special exception from the Board of Adjustment to allow a duplex on a RS-3 zoned lot.</p>	Danny Whiteman	2



**GENERAL NOTES** FLOOR PLAN

1. ALL INTERIOR WALLS TO BE A4 UNO.
2. ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL-ROUGH OPENING UNO.
3. ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
4. GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
5. NOTIFY OWNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
6. ALIGN NEW WALLS' FINISH FACE WITH THE EXISTING WALLS' FINISH FACE AT AREAS WHERE THE TWO ADJUT.
7. ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A PERMANENT BUILD BASE, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
8. ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PER-METER STUDS WHICH ARE DIMENSIONS TO EDGE OF SLAB, MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED, UNO.

**KEYNOTES** FLOOR PLAN

1. 24" CUSTOM COUNTERTOP ON 24" CUSTOM BASE CABINETS, 12" CUSTOM UPPER CABINETS 12" ABOVE COUNTERTOP, BACKSPLASH BY OTHERS.
2. KITCHEN CABINETS:
  - 2x8 FLOOR STUD @ 16" O.C.
  - (2) 8"x8" GYP BOARD ON EACH SIDE
  - EXTEND GYP BOARD TO UNDERLAGE OF ROOF SHEATHING
  - ACOUSTICAL BATT INSUL IN CAVITY
  - FIRE SEAL ALL PENETRATIONS
  - FIRE SEALANT BETWEEN SLAB AND GYP BOARD
  - GARAGE CEILING TO RECEIVE 5/8" (TYPE-X) GYPSUM BOARD
  - 0" 1-3/4" SOLID POOR DOOR TO INCLUDE CLOSER WITHOUT DEADBOLT LOCK

**REFERENCES** FLOOR PLAN

- A. RE. SHEET A3 FOR EXTERIOR ELEVATIONS
- B. RE. SHEET A3 FOR ROOF PLAN

**WALL ASSEMBLIES**

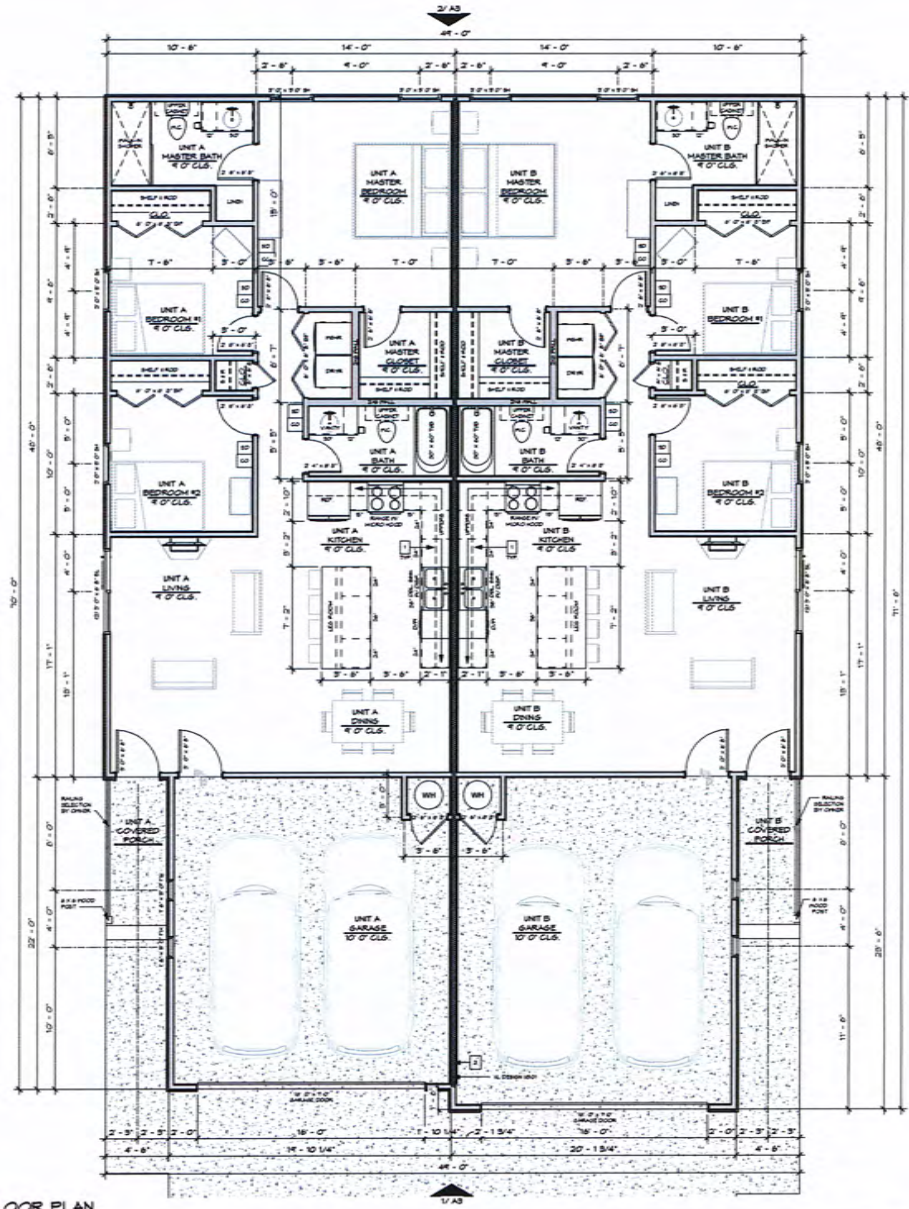
ITEM	DESCRIPTION
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR WALL TO REMAIN
	NEW EXTERIOR WALL 1/4\"/>
	NEW INTERIOR WALL

- LETTER INDICATES WALL TYPE
- NEWER INDICATES THIS SIDE IS FOLLOWING
  - 2" x 4" POOR END-FLAT FRAMING
  - 2" x 4" POOR STUD
  - 2" x 4" POOR FIB
  - 12" x 12" POOR FIB
- NOTE: ALL INTERIOR WALLS TO BE A4 UNO.

**FLOOR PLAN LEGEND**

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX)
	NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (OP)
	NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BF)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:  
1. NOT ALL ITEMS MAY BE USED.



**1 FLOOR PLAN**  
1/4" = 1'-0"



TULSA, OK  
918.859.3143  
WWW.RCJDESIGNS.COM

DRAWN FOR:  
**THAT'S GOUD INV.**

**NEW DUPLEX**

3923 N LANSING PI  
TULSA, OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:  
23142  
ISSUE:  
PERMIT SET  
DATE:  
11.14.2023  
DRAWN BY:  
RAAS  
CHECKED BY:

**FLOOR PLAN**

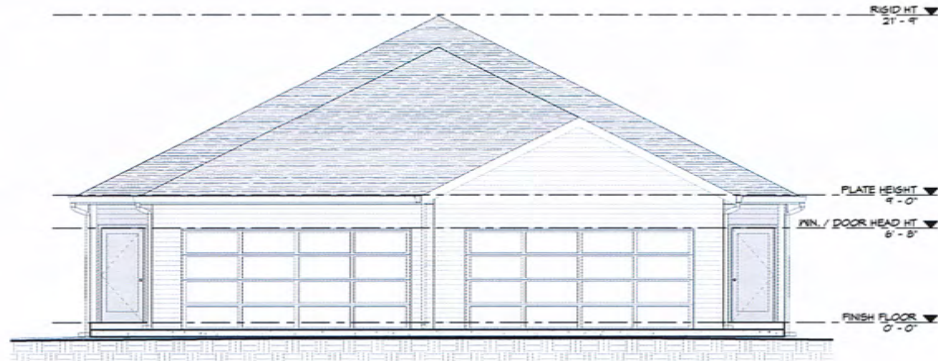
**A1**



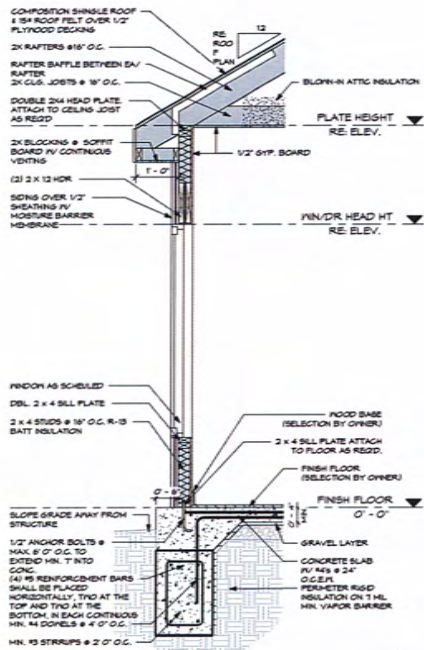
TULSA, OK  
918.859.0543  
WWW.RCJDESIGNS.COM



**2** REAR ELEVATION  
1/4" = 1'-0"



**1** FRONT ELEVATION  
1/4" = 1'-0"



**3** TYP. WALL SECTION  
3/4" = 1'-0"

DRAWN FOR:  
**THAT'S GOUD INV.**

**NEW DUPLEX**

3923 N LANSING PI  
TULSA OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:  
23142  
ISSUE:  
PERMIT SET  
DATE:  
11.14.2023  
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RAAS  
CHECKED BY:

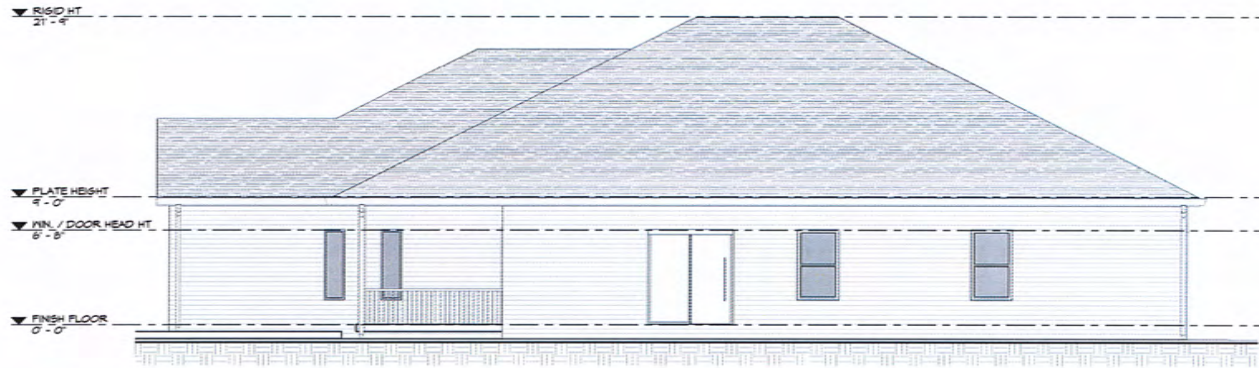
SHEET TITLE:

**EXTERIOR ELEVATIONS /  
WALL SECTION**

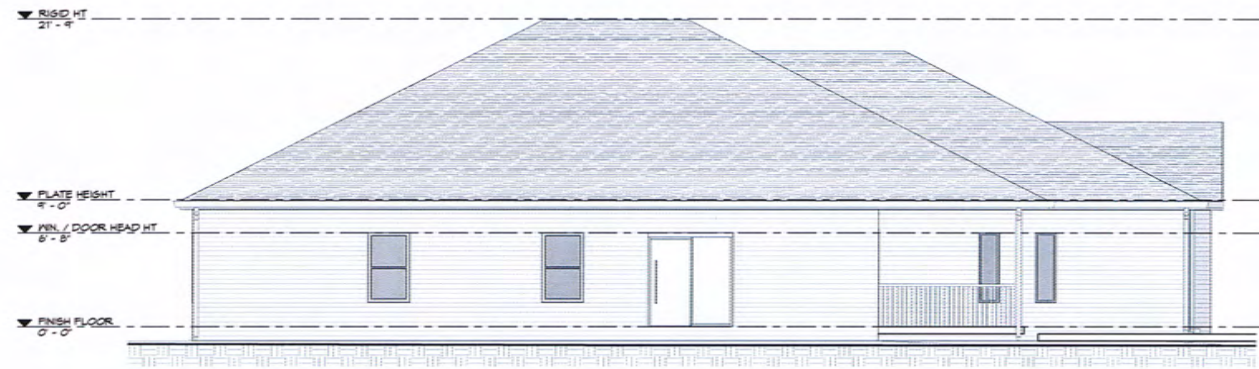
**A3**



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**2** RIGHT SIDE ELEVATION  
1/4" = 1'-0"



**1** LEFT SIDE ELEVATION  
1/4" = 1'-0"

DRAWN FOR:  
**THAT'S GOUD INV.**

**NEW DUPLEX**

3923 N LANSING PI  
TULSA OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:  
231-62  
ISSUE:  
PERMIT SET  
DATE:  
11.14.2023  
DRAWN BY:  
RAAS  
CHECKED BY:

SHEET TITLE:

**EXTERIOR ELEVATIONS**

**A4**

**GENERAL NOTES**

1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R308, IRC 2015

ROOF PLAN

**LEGEND**



ARCHITECTURAL SHINGLES

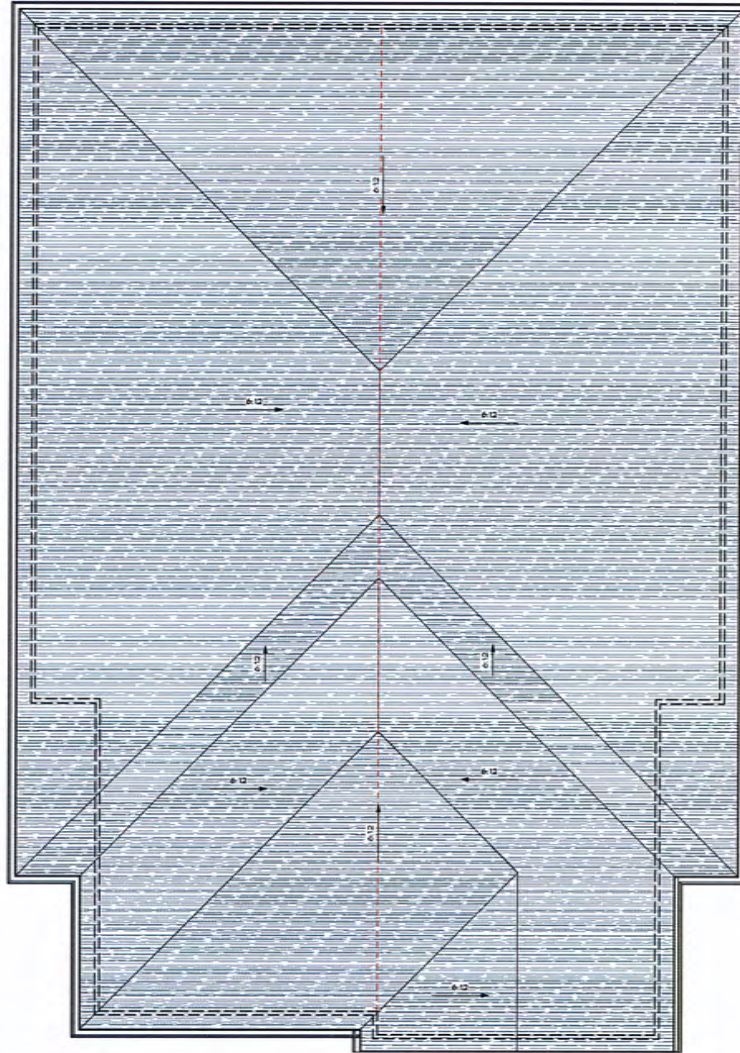


EXTERIOR FALL STUD BELOW ROOF



EXTERIOR FALL STUD BELOW ROOF

ROOF PLAN



**1** ROOF PLAN  
1/4" = 1'-0"



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518.859.9243  
WWW.RCJDESIGNS.COM

DRAWN FOR:  
**THAT'S GOUD INV.**

**NEW DUPLEX**

3923 N LANGING PI  
TULSA, OK 74106

NO.	REVISION	DATE

PROJECT NUMBER:  
Z3162  
ISSUE:  
PERMIT SET  
DATE:  
11.14.2023  
DRAWN BY:  
P.A.A.S.  
CHECKED BY:

SHEET TITLE:

ROOF PLAN

**A5**

**THAT'S GOUD INV.**  
**NEW DUPLEX**  
 3923 N LANSING PI  
 TULSA OK 74106

**PROJECT NUMBER**  
 23162  
**PERMIT SET**  
 11.14.2023



TULSA, OK  
 918.459.9342  
 WWW.RCJDESIGNS.COM

**PROJECT ISSUE**  
 PERMIT SET

**ISSUE DATE**  
 11.14.2023

**PROJECT ADDRESS**  
 3923 N LANSING PI  
 TULSA OK 74106

**PROJECT NUMBER**  
 23162



**THAT'S GOUD INV.**  
**NEW DUPLEX**

**PROJECT TEAM**  
 DESIGN:  
 RCJ DESIGNS, LLC  
 3902 E 91ST ST  
 TULSA, OK 74106  
 RAIL CISNEROS JR  
 418.554.1043  
 RAIL@RCJDESIGNS.COM  
 WWW.RCJDESIGNS.COM

**SCOPE OF WORK**  
 SUMMARY:  
 NEW CONSTRUCTION FOR A DUPLEX ON A VACANT LOT.
















**SHEET INDEX**  
 CS COVER SHEET  
 SP SITE PLAN  
 A1 FLOOR PLAN  
 A3 EXTERIOR ELEVATIONS/ WALL SECTION  
 A4 EXTERIOR ELEVATIONS  
 A5 ROOF PLAN

**PROJECT INFORMATION**

**LEGAL DESCRIPTION**

SUBDIVISION DE VOL  
 LEGAL LT 9 BLK 1  
 SECTION 21 TOWNSHIP 20N RANGE 12E  
**GENERAL INFORMATION**  
 ZONING: RD-3  
 LOT SIZE: 23 ACRES / 4,470 SQ FT  
 UNIT A LIVABLE AREA: 1,100 SQ FT  
 UNIT B LIVABLE AREA: 1,172 SQ FT  
**ADDITIONAL INFORMATION**  
 UNIT A LIVABLE: 1,100 SQ FT  
 UNIT A GARAGE: 430 SQ FT  
 UNIT A FRONT COVERED PORCH: 48 SQ FT  
 UNIT A DRIVEWAY/PALKWAY: 814 SQ FT  
 UNIT A TOTAL: 2,392 SQ FT  
 UNIT B LIVABLE: 1,172 G FT  
 UNIT B GARAGE: 430 SQ FT  
 UNIT B FRONT COVERED PORCH: 48 SQ FT  
 UNIT B DRIVEWAY/PALKWAY: 814 SQ FT  
 UNIT B TOTAL: 2,362 SQ FT  
 TOTAL: 4,569 SQ FT

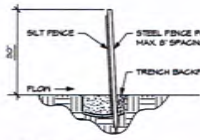
**LEGEND**

- SITE PLAN  
 NOT ALL ITD-B MAY BE USED
-  EXISTING BUILDING FOOTPRINT. AREA NOT IN SCOPE OF WORK.
  -  EXISTING ASPHALT PAVING.
  -  NEW ASPHALT PAVING / TRACK.
  -  EXISTING GRAVEL DRIVE/PARKING.
  -  TULSA REGULATORY FLOOD PLAN.
  -  EXISTING SOG TO REHAB.
  -  EXISTING CONCRETE DRIVEWAY/PALKWAY.
  -  NEW CONCRETE DRIVEWAY/PALKWAY.
  -  PROPERTY LINE.
  -  BUILDING SETBACKS.
  -  EXTERIOR WALL STD. OUTLINE.
  -  SILT FENCE.
  -  HAY BALE.
  -  DRAINAGE FLOW.
  -  DOWNPOUT.

**SILT FENCE DETAIL**

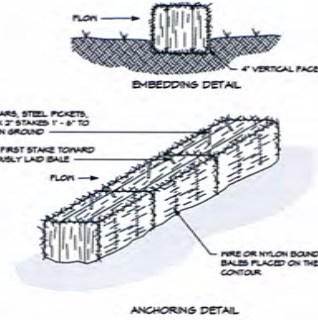
SITE PLAN

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE EXPOSED FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3 TO 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4 INCHES AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO POVON PIPE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SALINATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPILL SITE OR AS IN NO. 1 ABOVE.

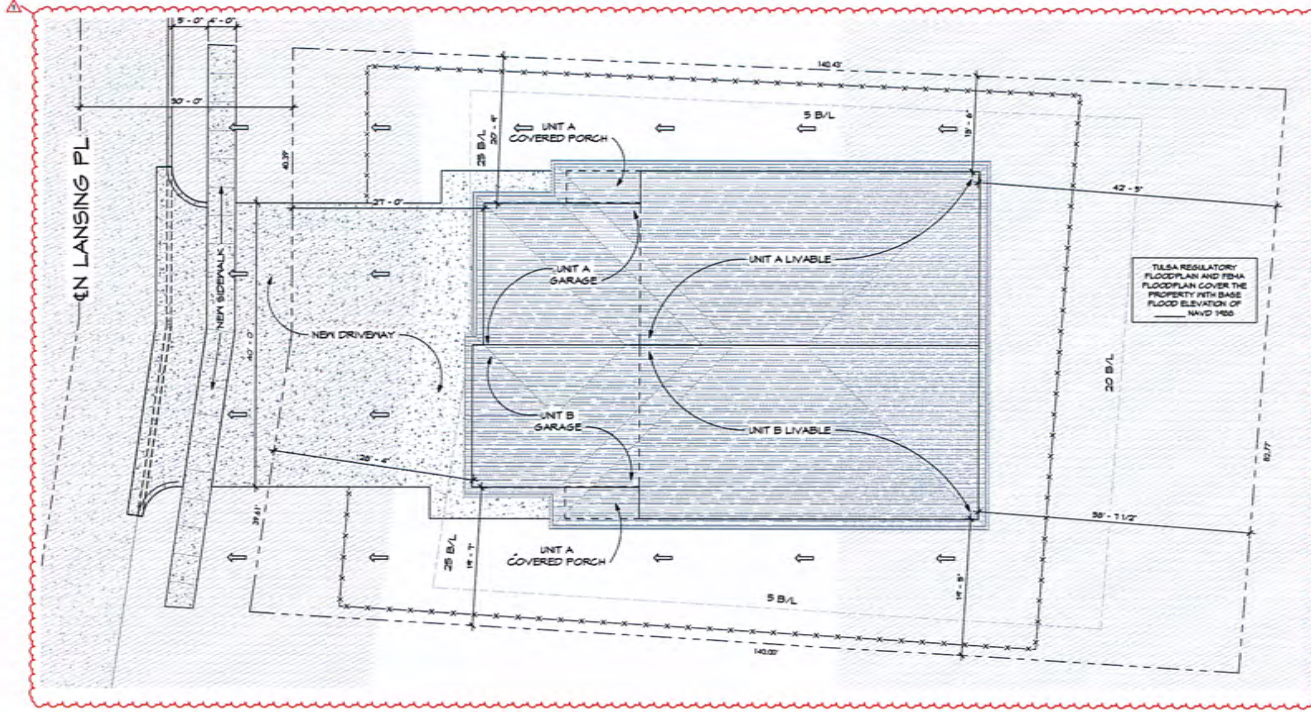


**HAY BALE DETAIL**

SITE PLAN



- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALES TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.



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

**SURVEY DISCLAIMER**

SITE PLAN

THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.



TULSA, OK  
 918.853.9343  
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DRAWN FOR:  
**THAT'S GOUD INV.**

**NEW DUPLEX**

3923 N LANSING PI  
 TULSA OK 74106

NO.	REVISION	DATE
1	LOD #1	12.14.2023

PROJECT NUMBER:  
 Z3162  
 ISSUE:  
 PERMIT SET  
 DATE:  
 11.14.2023  
 DRAWN BY:  
 RAAS  
 CHECKED BY:  
 SHEET TITLE:

SITE PLAN

SP