



**Board of Adjustment**

**Staff Report  
Special Exception Case BOA-23636**

**Hearing Date:** February 13, 2024  
**Prepared by:** Dylan Siers  
dsiers@cityoftulsa.org  
918-596-7584

**Owner and Applicant Information**

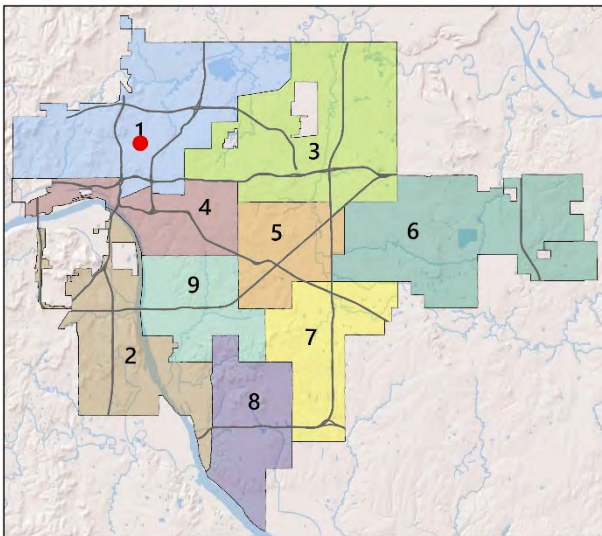
Applicant: Billie Hall  
Property Owner: Billie Hall

**Property Location**

407 E. Seminole Pl.  
Tract Size: ±0.42 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

**Request Summary**

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

**Zoning**

Zoning District: RS-4  
Zoning Overlays: HNO

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: Unity Heritage  
Development Era: Early Automobile

**Transportation**

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

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: N/A

**Staff Analysis**

The applicant is proposing a Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

**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.

The applicant has 75'+ of lot frontage meaning they could have a 27' driveway within the right of way and 30' within the setback. They are proposing adding a new 12' driveway which would bring the total to 39'.

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-4/HNO	Neighborhood	Single Family Home
East	RS-4/HNO	Neighborhood	Single Family Home
South	RS-4/HNO	Neighborhood	Single Family Home
West	RS-4/HNO	Neighborhood	Single Family Home

**Small Area Plans**

The subject properties are within the Unity Heritage Small Area Plan.

**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: N/A

Comprehensive Plan Street Designation: N/A

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 13%. 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 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**

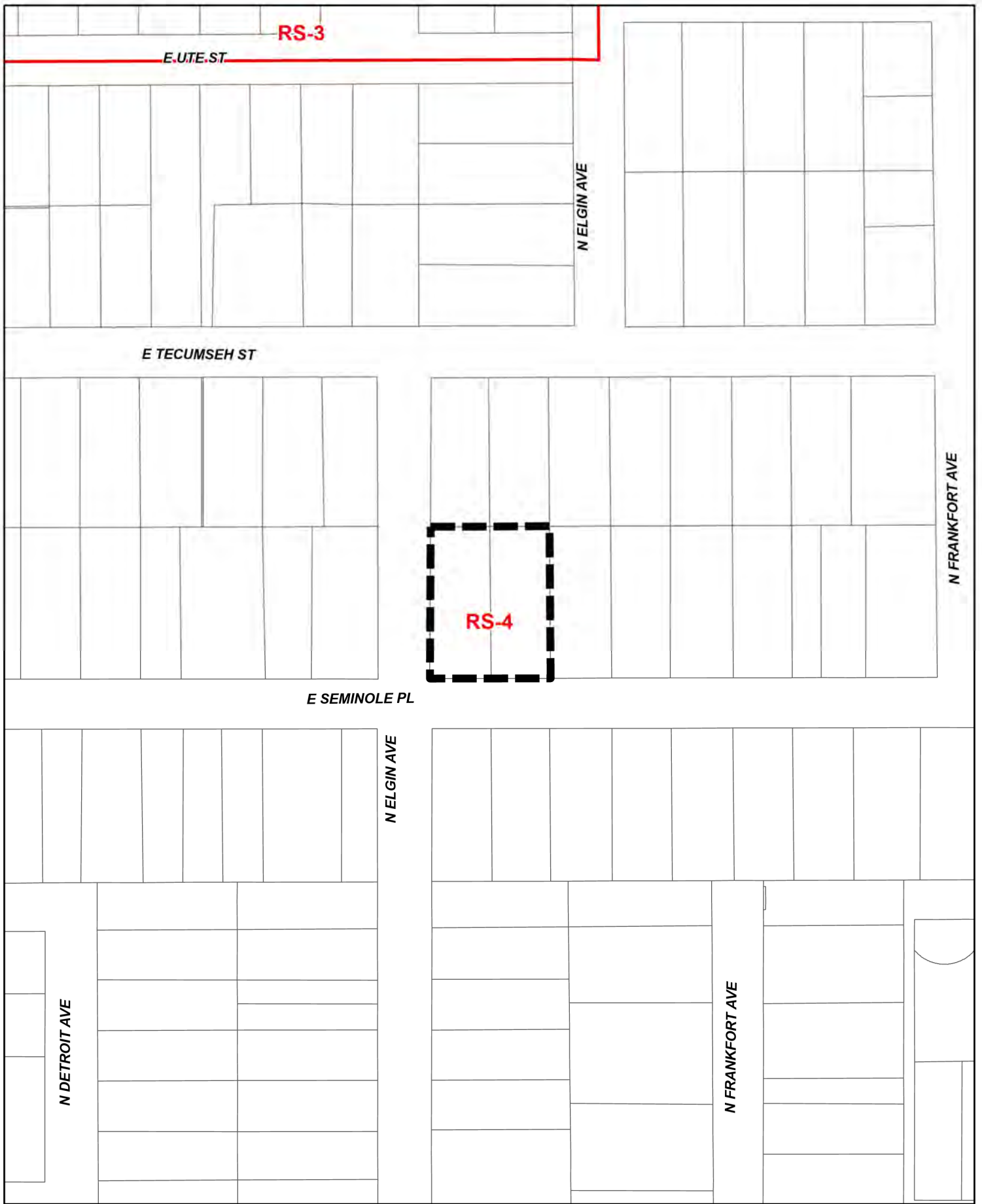
Lots 9 and 10 Block 9, Meadowbrook ADDN



***Subject Property***

**Exhibits**

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



RS-3

E. UTE ST

N ELGIN AVE

E TECUMSEH ST

N FRANKFORT AVE

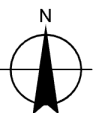
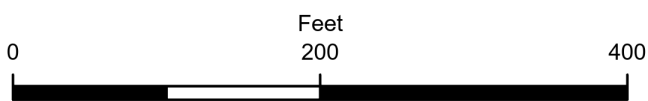
RS-4

E SEMINOLE PL

N ELGIN AVE

N DETROIT AVE

N FRANKFORT AVE



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**3.5**





N ELGIN AVE

E TECUMSEH ST

N ELGIN AVE

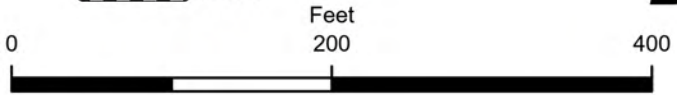
E SEMINOLE PL

N FRANKFORT AVE

 Subject Tract

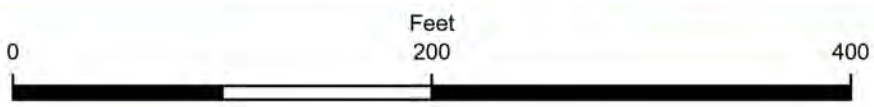
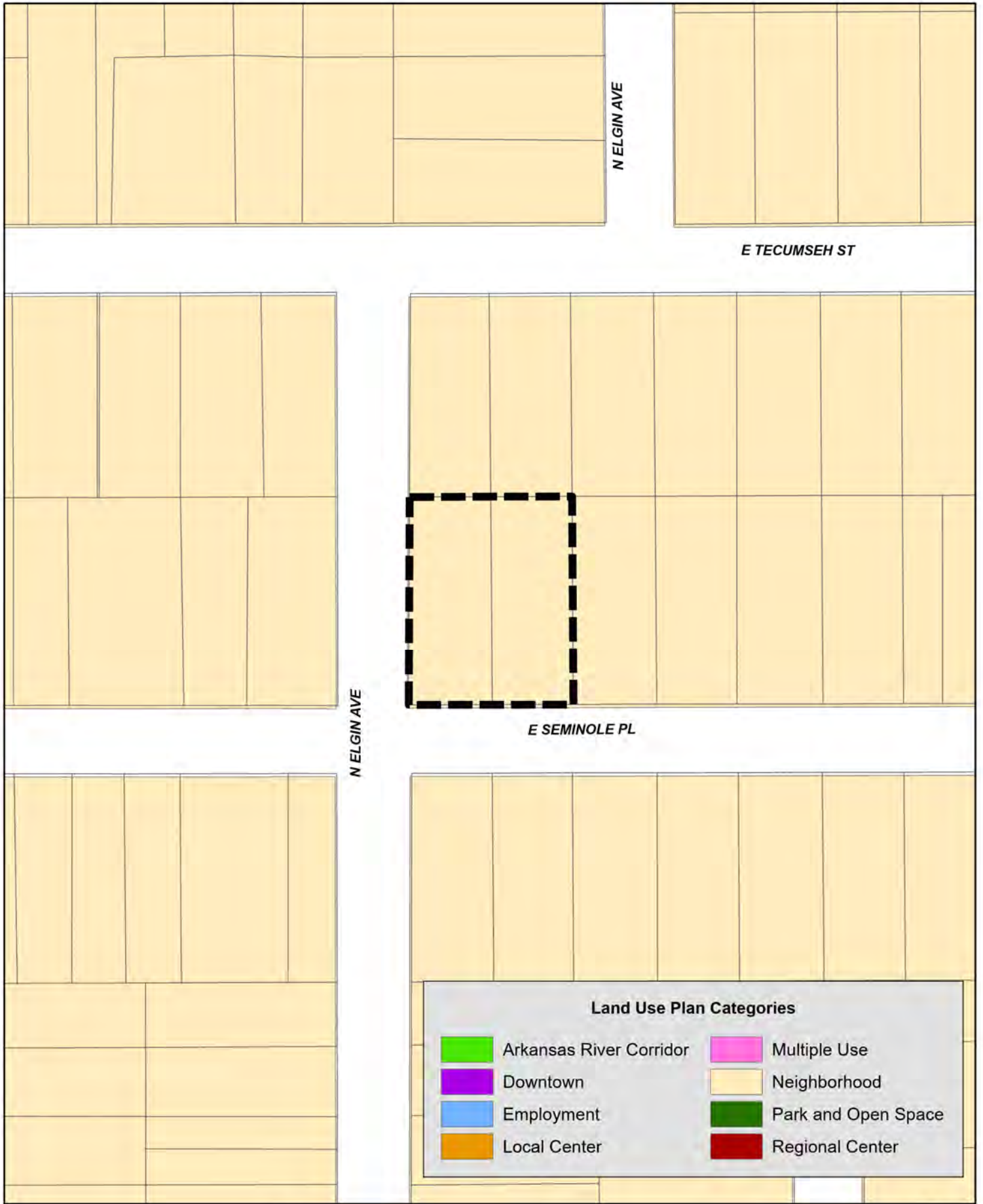
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Note: Graphic overlays may not precisely align with physical features on the ground.



Aerial Photo Date: 2021 **3.6**





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**3.7**

Site Plan: 407 E. Seminole Pl., Driveway Addition

