



**Board of Adjustment**

**Staff Report  
BOA-23669**

**Hearing Date:** April 23, 2024

**Prepared by:** Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

**Owner and Applicant Information**

Applicant: Crossover Development Co

Property Owner: Crossover Development Co

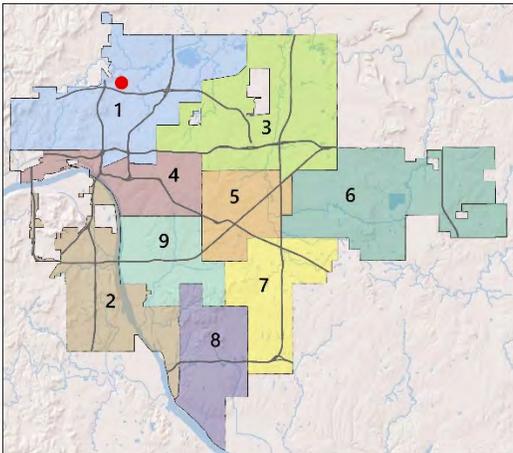
**Property Location**

3226 N Hartford Ave E

Tract Size: ±8400 sf

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 1, Vannessa 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

**Case History:**

04/09/2024: First appearance on the agenda, item continued to provide time to meet with interested party.

**Request Summary**

Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

**Zoning**

Zoning District: RS-3

Zoning Overlays: None.

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Early Automobile

**Transportation**

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

**Environment**

Flood Area: N/A

Tree Canopy Coverage: 20-30%

Parks & Open Space: N/A

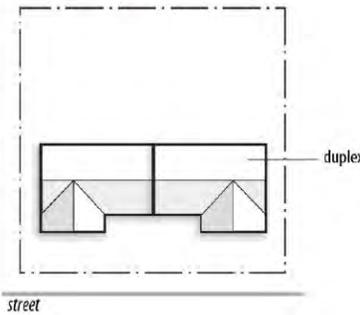
**Staff Analysis**

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).

**35.010-E Duplex**

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



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	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

**Small Area Plans**

The subject properties are not within a small area plan.

**Development Era**

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization,

compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

**Transportation**

Major Street & Highway Plan: None

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: None

**Environmental Considerations**

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

Tree Canopy Coverage: Tree canopy in the area is 20-30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

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).

- 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 6 BLK 2, Teel Terrace, City of Tulsa, Tulsa County, State of Oklahoma



***Subject property in BOA-23669 (Image used from Google Street view)***

**Exhibits**

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





N GARRISON AVE

E 32ND PL N

N HARTFORD AVE

E 32ND ST N

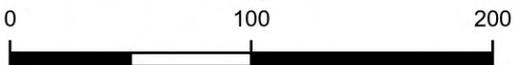


Subject  
Tract

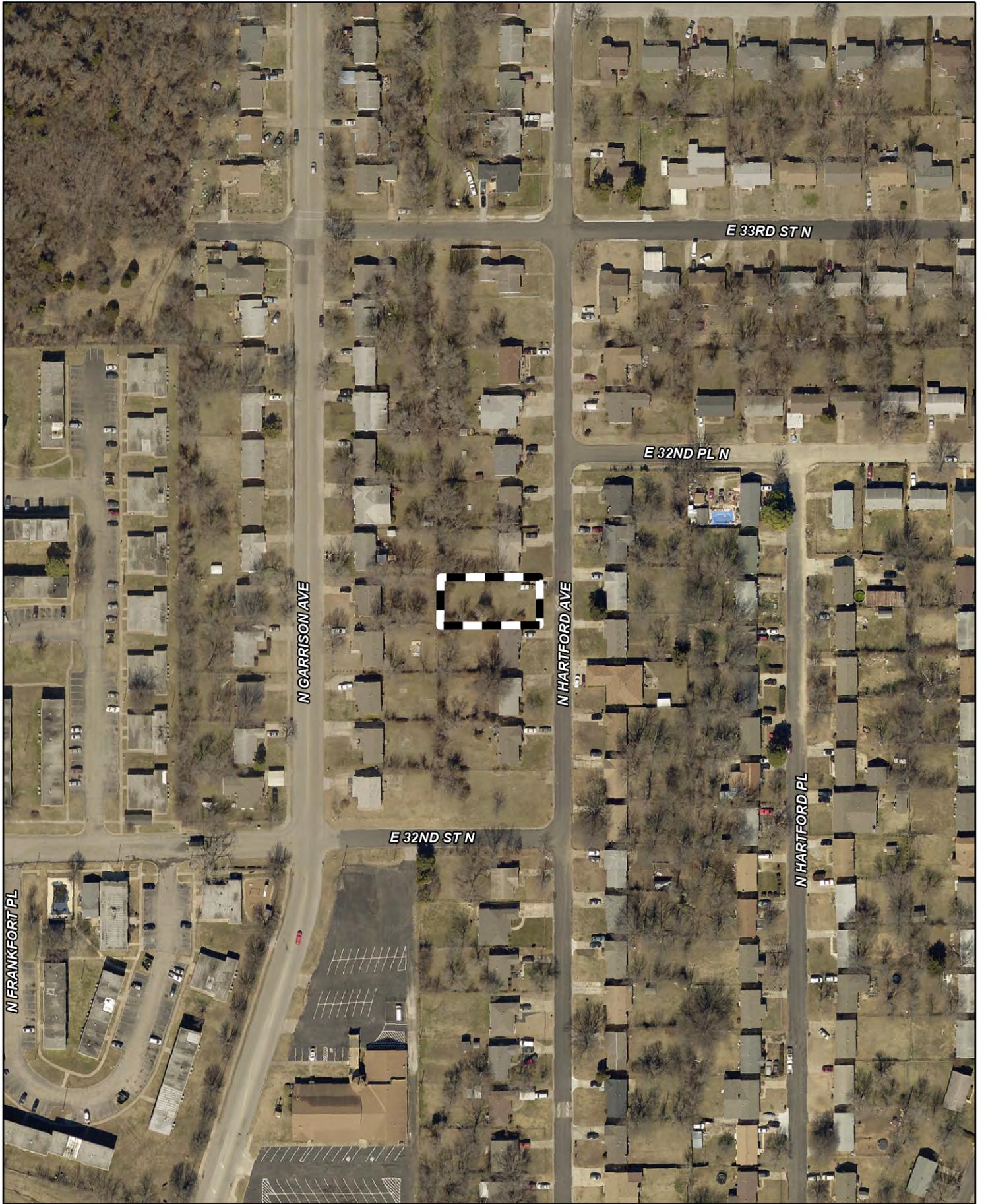
**BOA-23669**

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

Aerial Photo Date: 2021



5.6



Subject  
Tract

Feet  
200

400

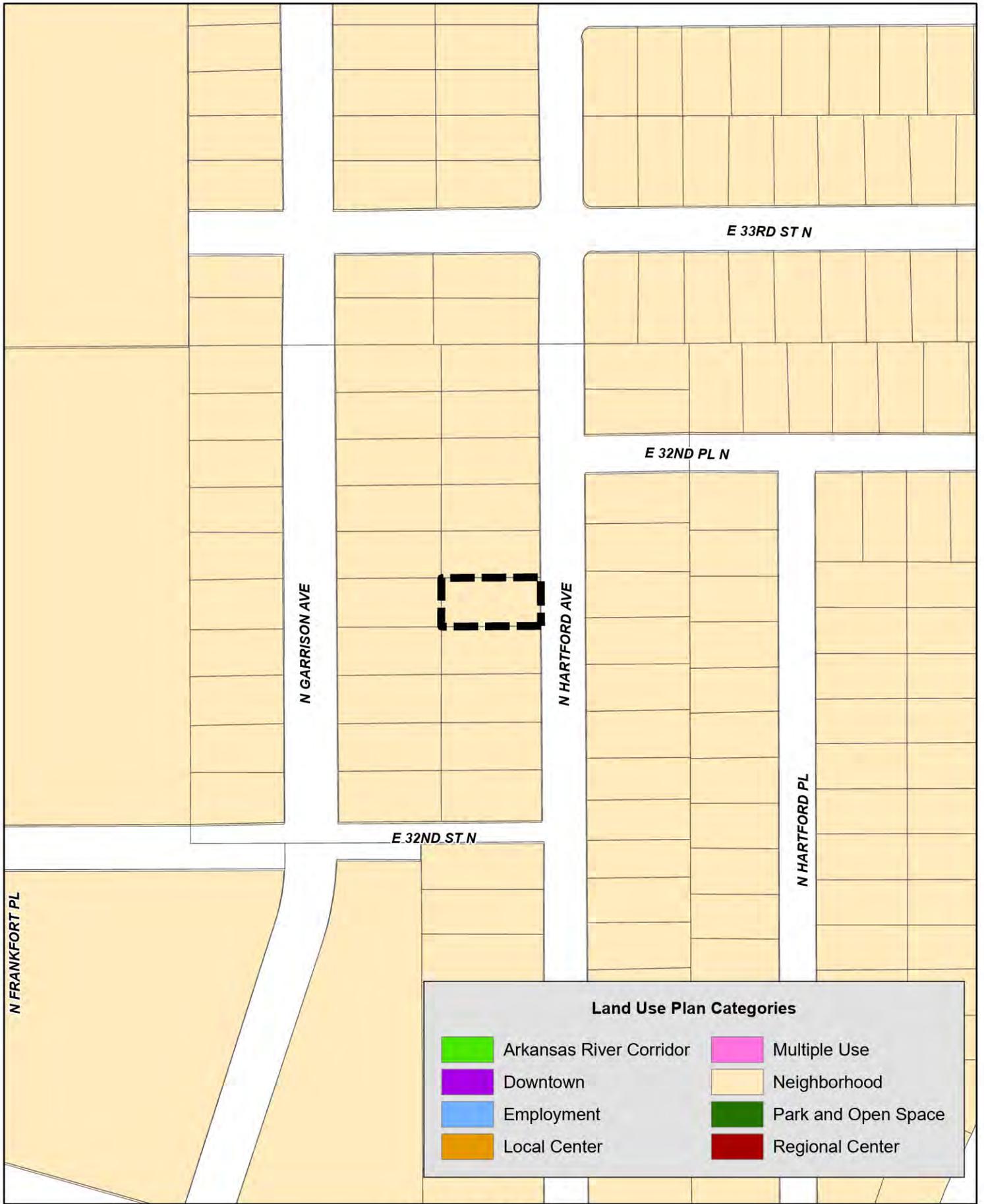
**BOA-23669**

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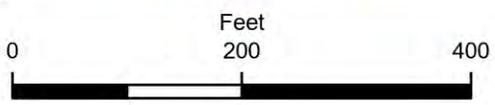
Aerial Photo Date: 2021



5.7

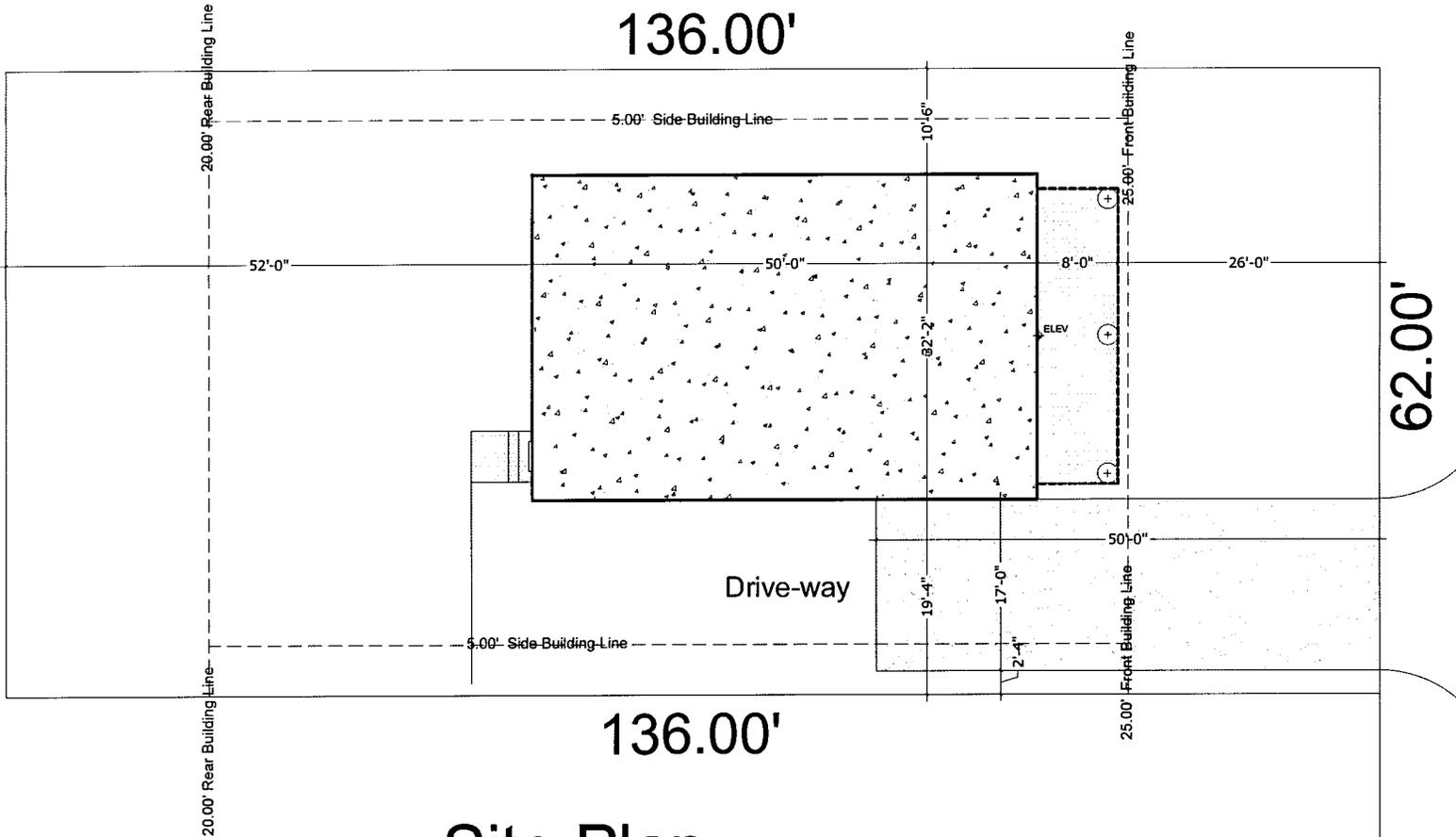


**BOA-23669**





62.00'



XX  
XX

Last Revision <b>October</b> 19 - 2023	
Company	Crossover Community Impact
Address	3226 North Hartford Ave. Tulsa, OK. Lot 6, Block 2, Teel Terrace
Owner	<b>Justin Pickard</b>
Description	<b>Site Plan</b> Scale = $\frac{3}{16}$ " = 1'
Sheet number	<b>S - 1</b>

### Tabulations:

Lot size = 8,432sf.  
 House size = 1,608sf.  
 Porch size = 224sf.  
 Drive-way = 850sf.  
 Remaining Open Space = 5,750sf.  
 Open Space per unit = 2,875sf.

## Site Plan

3226 North Hartford Avenue, Tulsa, OK.  
 Lot 6, Block 2, Teel Terrace.  
 Scale : 1" =  $\frac{3}{16}$ "  
 Lot size = 8432 square feet.  
 First Floor = 1,608 square feet.  
 Front Porch = 224 square feet.  
 Drive- Way = 1,260 square feet.  
 Caution : Be careful not to encroach the front building line with the front porch. You may want to set back another 12" or 18".

### Deficiencies:

Section 90.080-A, Open Space = 5,257.222 square feet.  
 Section 90.080-B, Total Open Space required = 1,200 square feet.  
 Section 90.080-C, Available Open Space per unit = 2,628 square feet.

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Last Revision  
**AUGUST**  
15 - 2023

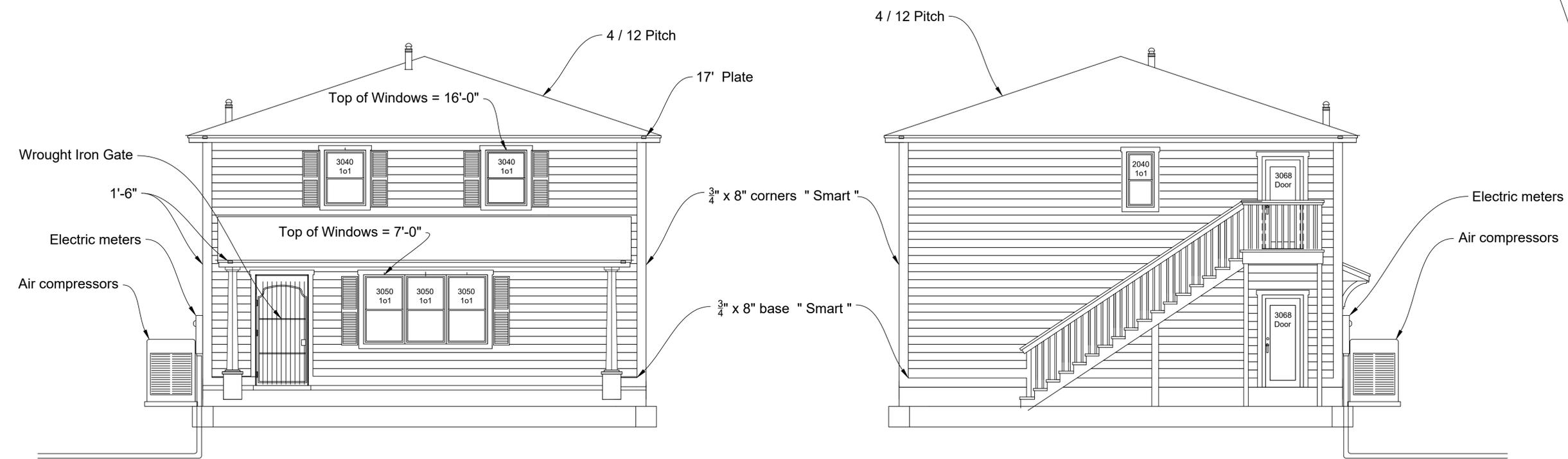
Company  
**Crossover  
Community  
Impact**

Address  
**3226 North Hartford Ave.  
Tulsa, OK.  
Lot 6, Block 2, Teel Terrace**

Client  
**Justin  
Picard**

Description  
**Front & Back  
Elevations**

Sheet number  
**E-1 & 2**



# Front & Back Elevations

Eave Overhangs = 13".  
 Siding = 8" textured lap "Smart".  
 Corners and Base trim to be  $\frac{3}{4}$ " x 8", " Smart ".  
 Top of First Floor windows = 7'-0" AFF.  
 Top of Second Floor windows = 16'-0" AFF.  
 First Floor plate = 8'-0". First Floor plate may be raised as desired.  
 Second Floor plate = 17'-0".  
 Exterior stairs shall be detached from frame by 8".  
 Exterior stair treads = 10", risers = 7.5".  
 Roof pitches are 4 / 12.

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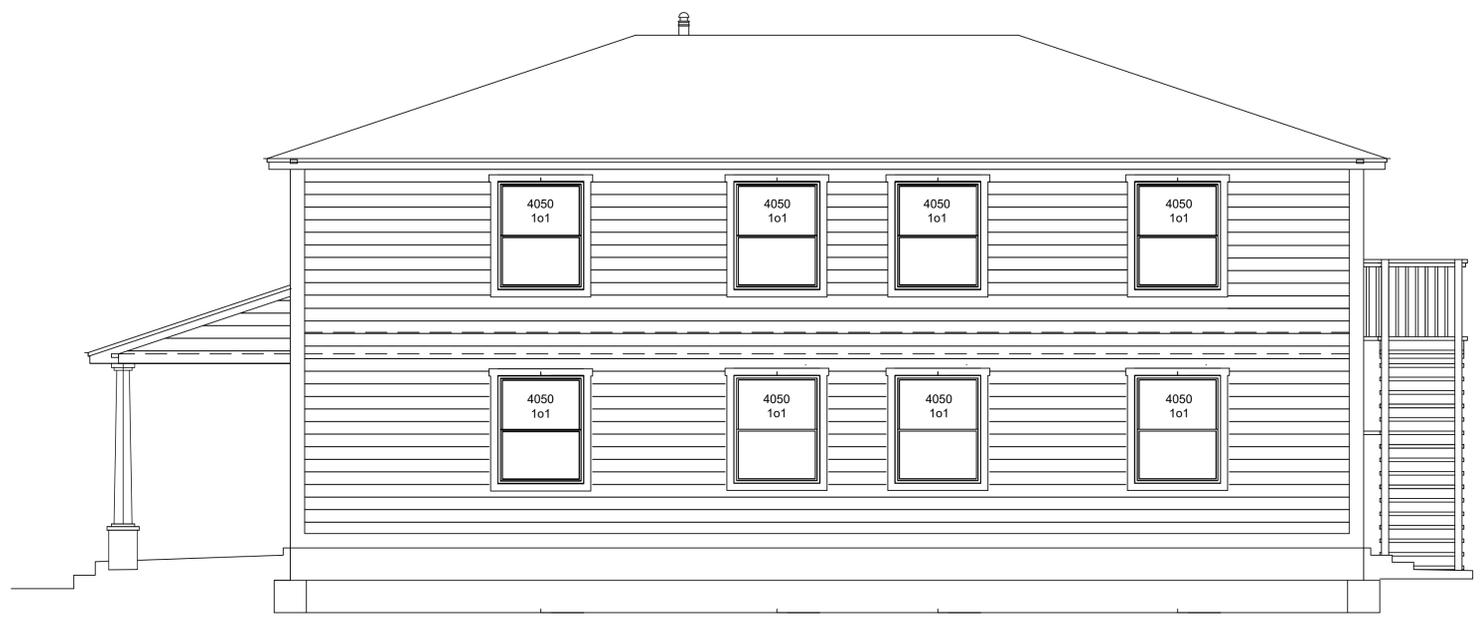
Company  
**Crossover  
 Community  
 Impact**

Address  
**3226 North Hartford Ave.  
 Tulsa, OK.  
 Lot 6, Block 2, Teel Terrace**

Owner  
**Justin  
 Picard**

Description  
**Right  
 & Left  
 Elevations**

Sheet number  
**E - 3 & 4**

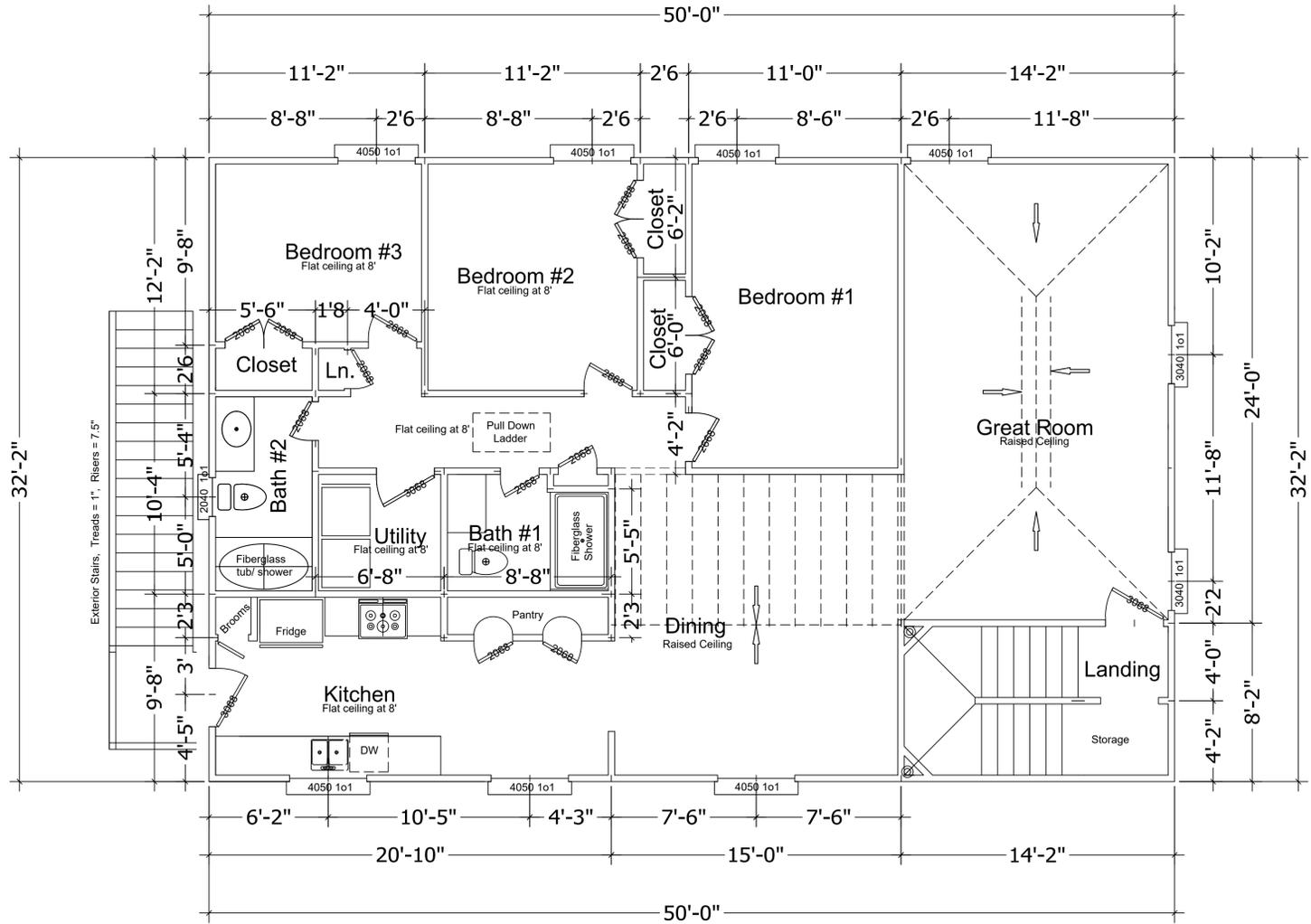


# Right & Left Elevations

- Eave Overhangs = 13".
- Siding = 8" textured lap "Smart".
- Corners and Base trim to be  $\frac{3}{4}$ " x 8", " Smart".
- Top of First Floor windows = 7'-0" AFF.
- Top of Second Floor windows = 16'-0" AFF.
- First Floor plate = 8'-0". First Floor plate may be raised as desired.
- Second Floor plate = 17'-0".
- Exterior stairs shall be detached from frame by 8".
- Exterior stair treads = 10", risers = 7.5".
- Roof pitches are 4 / 12.

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Last Revision  
**AUGUST**  
15 - 2023



# Second Floor Plan

Ceiling Height = 8'-0".  
HVAC & Water Heater to be in attic with pans.  
Check Code for window egress requirements.

Company  
**Crossover  
Community  
Impact**

Address  
**3226 North Hartford Ave.  
Tulsa, OK.  
Lot 6, Block 2, Teel Terrace**

Client  
**Justin  
Picard**

Description  
**Second  
Floor  
Plan**

Sheet number  
**F2**