



Board of Adjustment

**Staff Report
Special Exception BOA-23687**

Hearing Date: May 14, 2024
Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

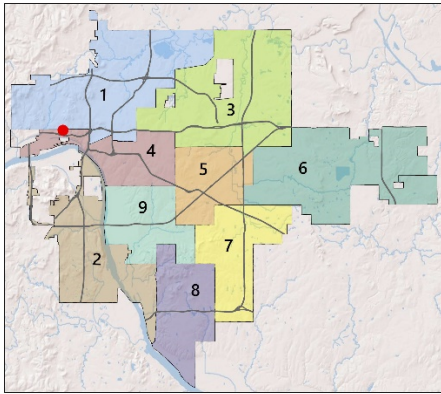
Applicant: Frank Steward
Property Owner: Frank Steward

Property Location

3123 W. Easton St. N.
Tract Size: ±.1 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis.
County Commission: District 2, Karen Keith.

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 carport in the street yard and setback with modifications to the dimensions and setbacks (Sec. 90.090-C.1).

Zoning

Zoning District: RS-3
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: Charles Page
Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Edison Street Bike Lane and Katy Trail are nearby.
Planned Bike/Ped Facilities: None.

Environment

Flood Area: N/A
Tree Canopy Coverage: 30-50%
Parks & Open Space: Central High School is nearby.

Staff Analysis

The applicant is requesting a special exception to permit a carport in the street yard and setback with modifications to the dimensions and setbacks (Sec. 90.090-C.1).

Table 90-1: Permitted Setback Obstructions in R Zoning Districts

Obstruction	Setback		
	Street	Side	Rear
Accessory buildings (see also §90.090-C2)	No	No	Yes
Air conditioning units	No	Yes	Yes
Arbors and trellises	Yes	Yes	Yes
Awnings, canopies, light shelves and architecturally integrated solar shading devices projecting no more than 2 feet into the setback	Yes	Yes	Yes
Barbeque pits and outdoor fireplaces	No	No	Yes
Bay windows projecting no more than 2 feet into the setback	Yes	Yes	Yes
Carports	Yes [1]	Yes [2]	Yes [2]

- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.

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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from 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 within the Charles Page Boulevard Area Neighborhood Revitalization Plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability,

bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Edison St Bike Lane and Katy Trail are nearby.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane: 1,670 vehicles per lane per day on W. Edison St.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 34%. 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: Central High School is nearby.

Sample Motion

I move to approve or deny a Special Exception to permit a carport in the street yard and setback with modifications to the dimensions and setbacks in a RS-3 District,

- 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

Lot 18 Block 5, Easton Heights, addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Exhibits

Case map

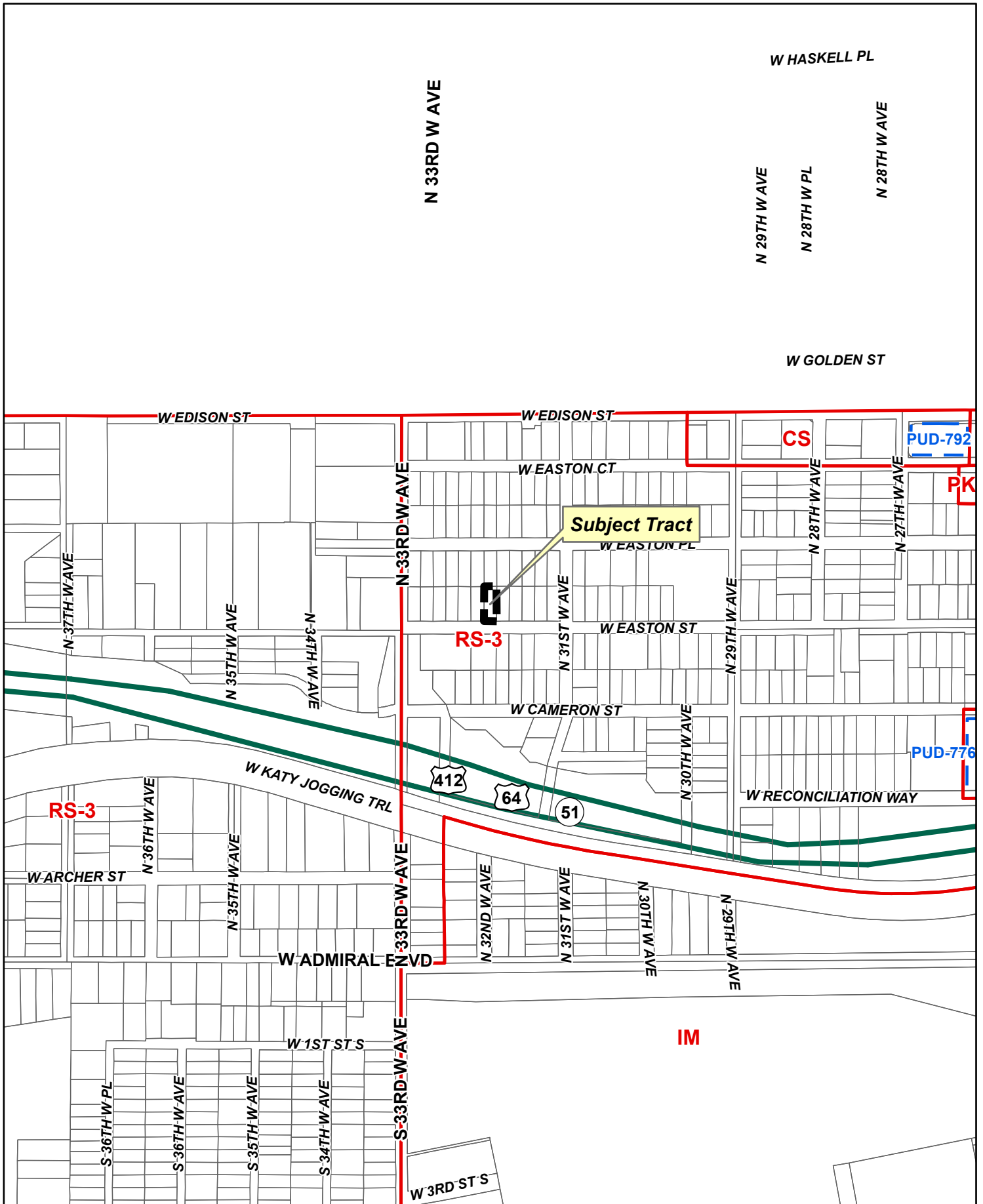
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



Subject property from W Easton St. (Image used from Google Street view)



N 33RD W AVE

W HASKELL PL

N 29TH W AVE

N 28TH W PL

N 28TH W AVE

W GOLDEN ST

W EDISON ST

W EDISON ST

CS

PUD-792

PK

Subject Tract

RS-3

PUD-776

RS-3

412

64

51

W RECONCILIATION WAY

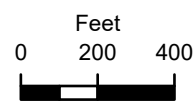
W ARCHER ST

W ADMIRAL EN V D

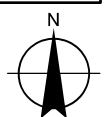
IM

W 1ST ST S

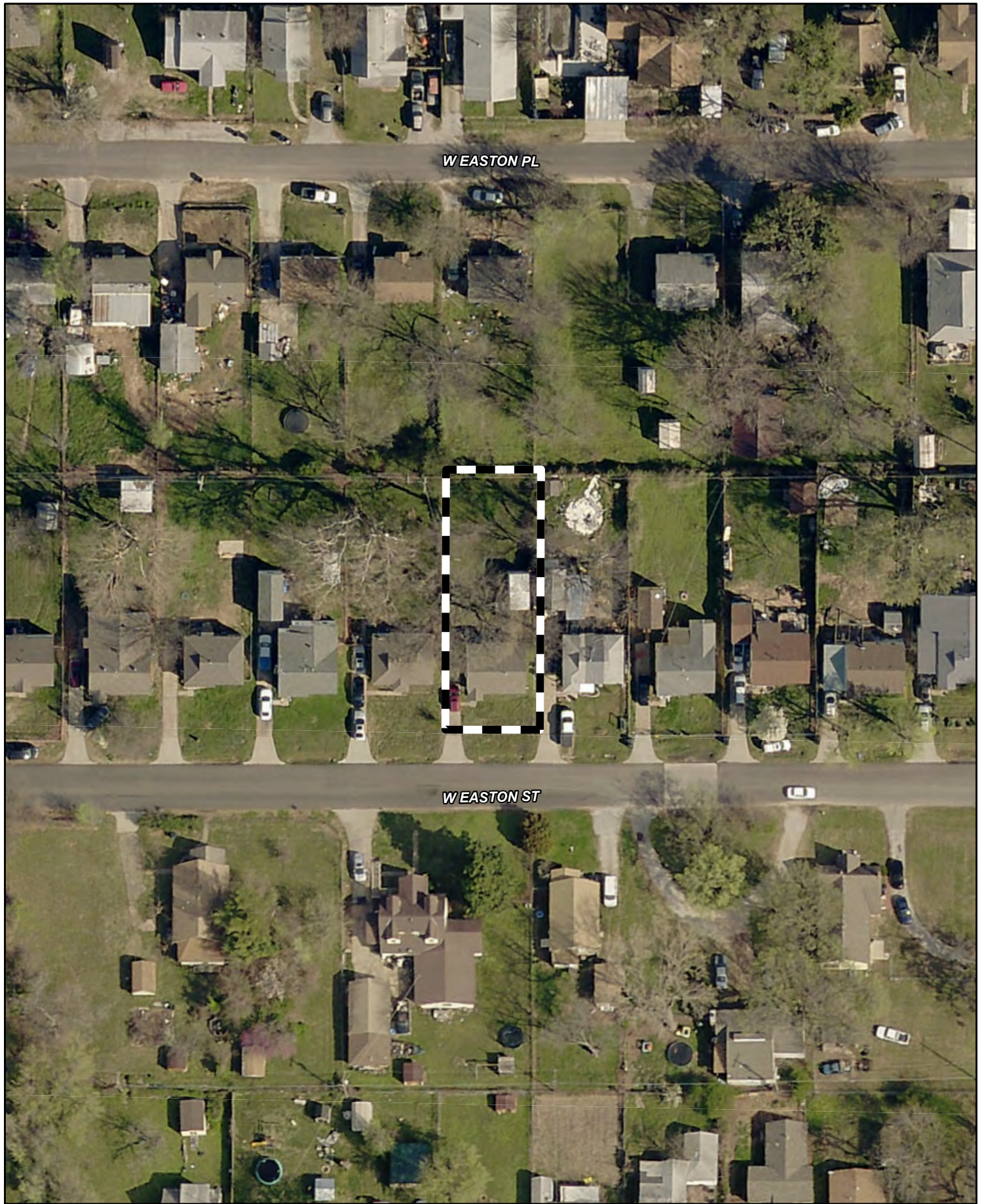
W 3RD ST S



BOA-23687



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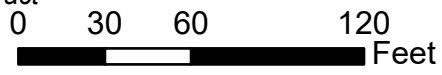


WEASTON PL

WEASTON ST



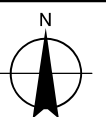
Subject Tract



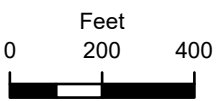
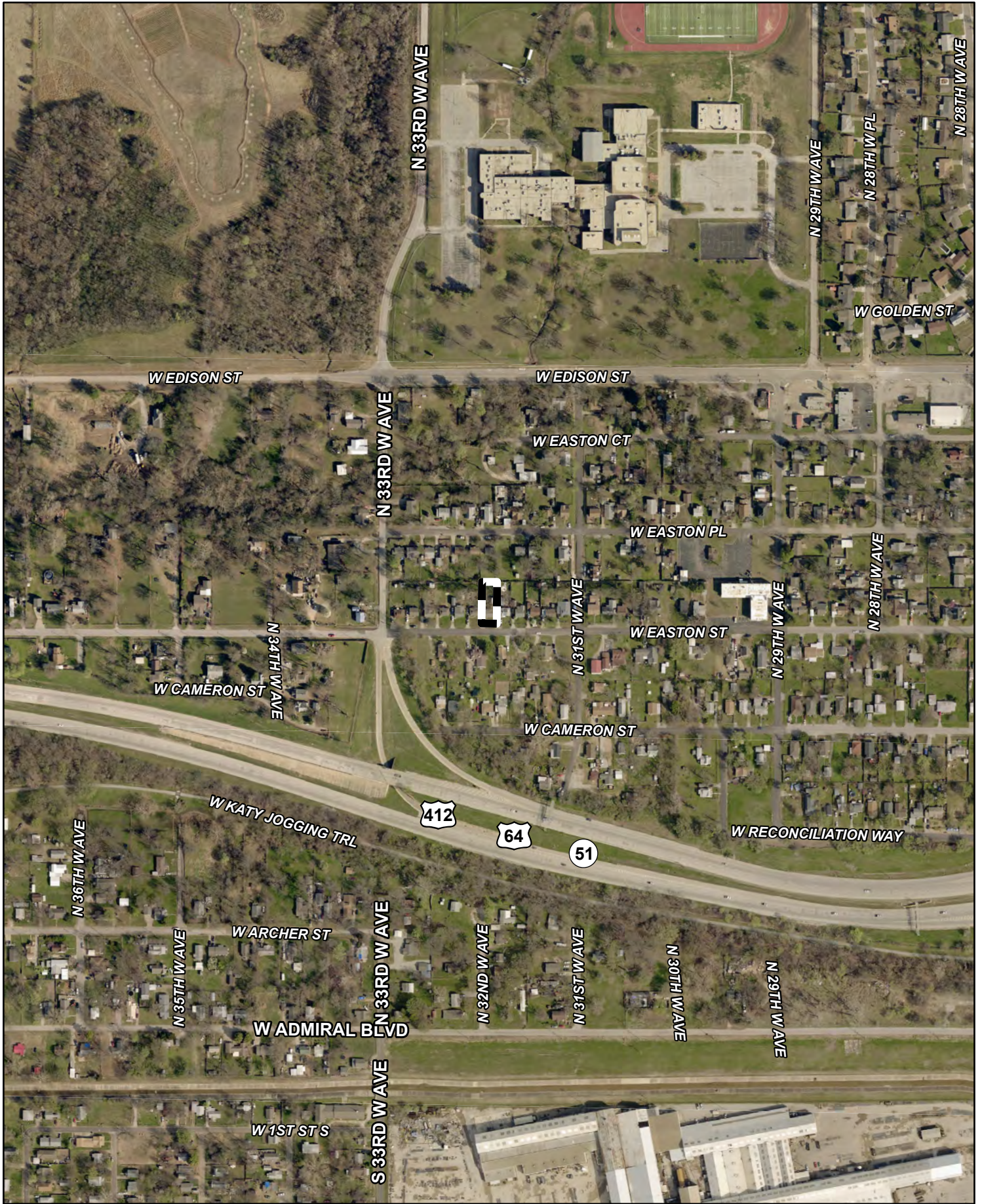
BOA-23687

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

Aerial Photo Date: 2021



4.6

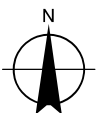


 Subject Tract

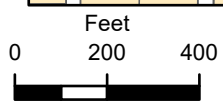
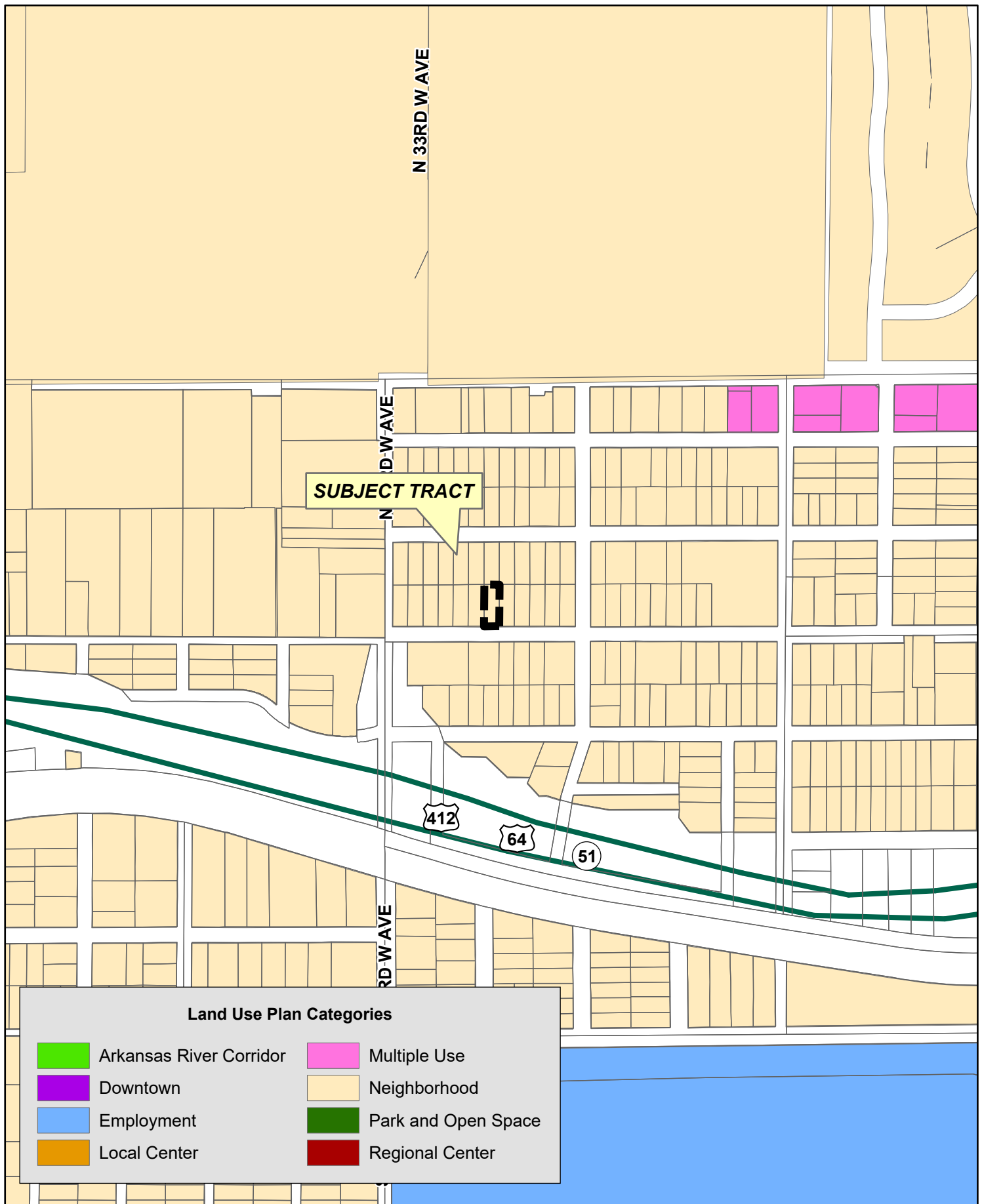
BOA-23687

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Aerial Photo Date: 2021

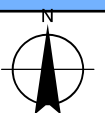


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BOA-23687

19-14 04



4.8



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning Review (1)



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 3/21/2024 12:00:55 PM
Status:
Color: ■
Layer:
Space:

Section 90.090-C.1 Carports: Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process: The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.

REVIEW COMMENT: This lot is zoned RS-3 which requires a 25' front setback. Because Easton St. at this location is a Residential Collector Street, it has a planned right of way width of 60'. That means your setback line measurement starts 30' from the center of the street (half the right of way width), and any building or structure within 55' of the center of the street is inside the required front setback. The proposed carport is 50' from the center of the street and less than 5' from the side property line, therefore you will need to request a special exception from the Board of Adjustment for a carport to be allowed in the street and side setback. Please contact a Tulsa Planning Office representative at 918-596-7526 for further assistance in obtaining a special exception. When you provide the Planning Office with the site plan, please show the 50' distance from the carport to the center of the street on the site plan, and show the distance from the carport to the side property line.



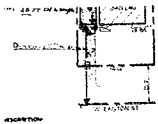
DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

BLDR-174634-2024 (3123 W EASTON ST N Tulsa Tulsa, OK 74127)
Markup Summary #1

Dimension (1)

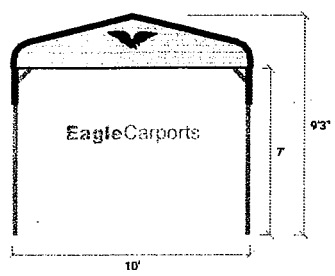


Subject: Dimension
Page Label: 1
Author: DWhiteman
Date: 3/21/2024 10:51:47 AM
Status:
Color: ■
Layer:
Space:

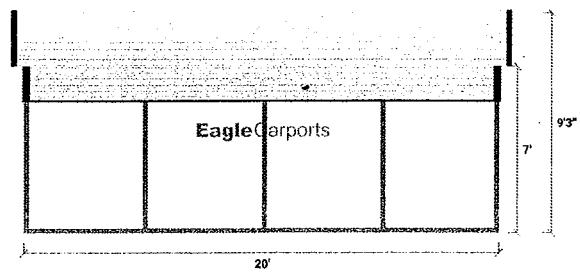
50'

ELEVATION MAP

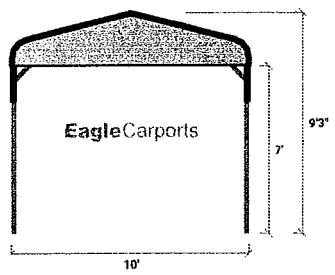
FRONT



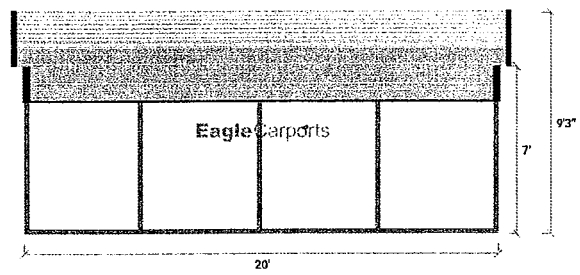
LEFT SIDE



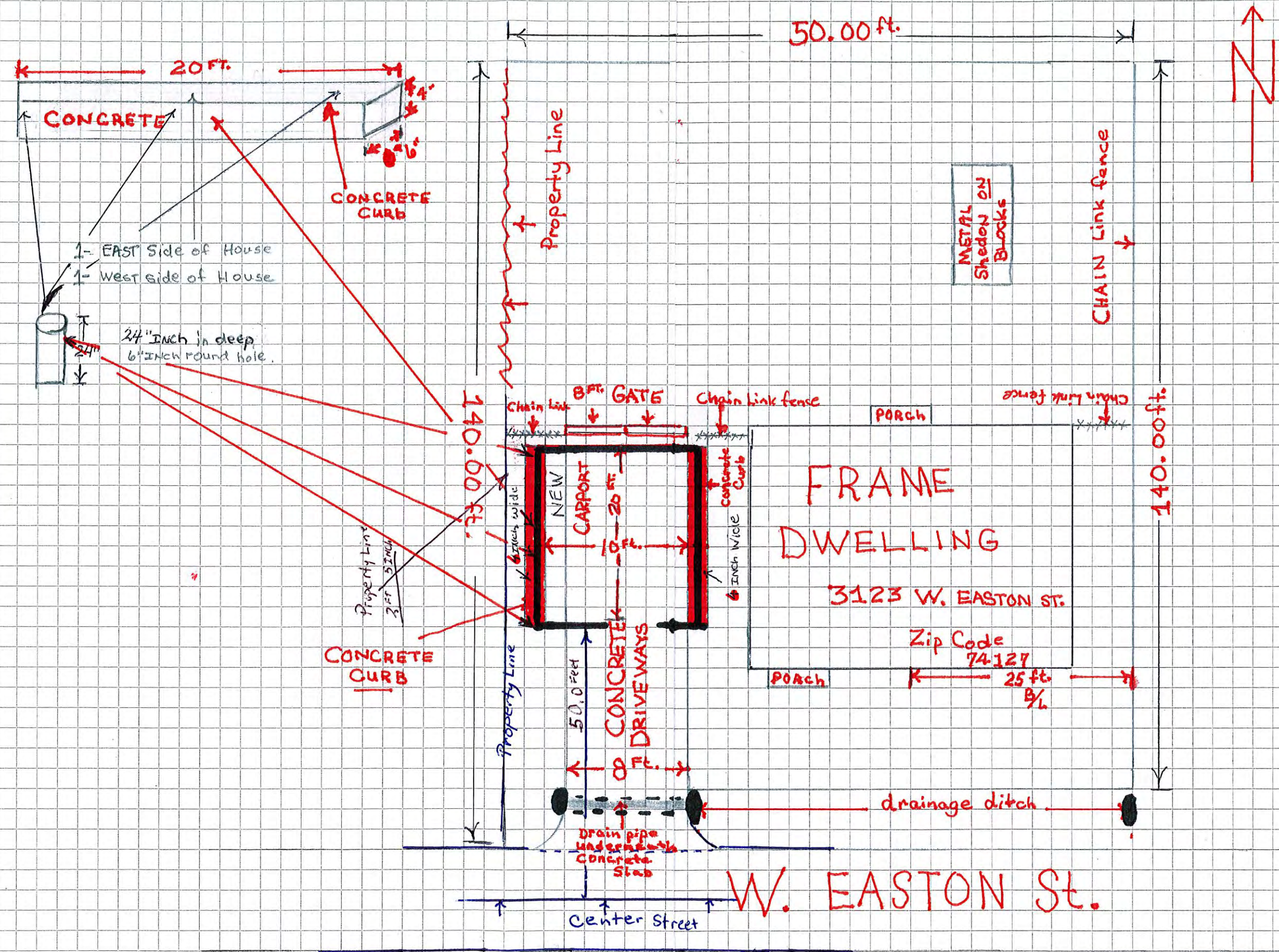
BACK



RIGHT SIDE



BUILD #	1706627862918828-1	DISCLAIMER			
CUSTOMER	Frank Steward	If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.			
DEALER ID #	d0015345-main			PHONE #	918-210-8959
STATE	OK			ZIP CODE	74014



LEGEND

- CL - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- R/W - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- W/E - WATERLINE ESMT
- TRNSFRMR - TRANSFORMER



MORTGAGE INSPECTION REPORT
NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=30'

SELLER: Sheila M Erwin, Sherry A Sims, Jeffery D. Hail

BUYER: Frank & Catherine Steward

CLIENT: FirstTitle

FLOOD PLAIN STATEMENT:

THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 40143C0220L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.



SURVEYOR'S NOTE:

THE FOLLOWING FOUND IN TITLE COMMITMENT

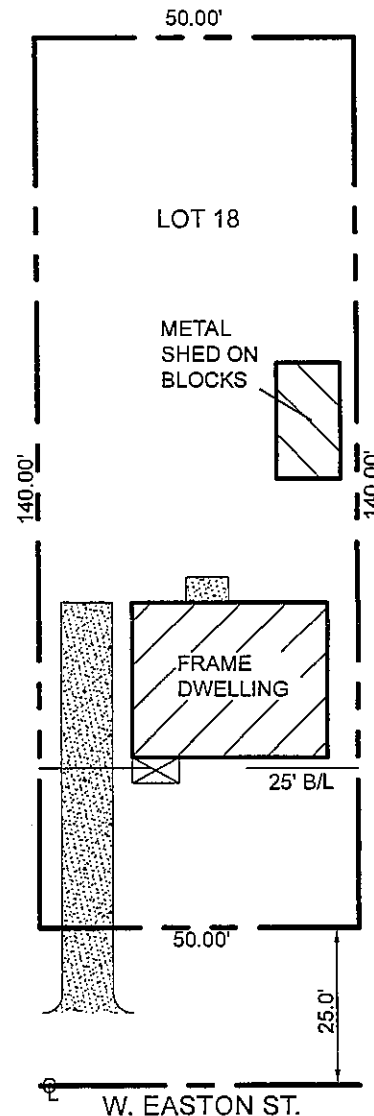
#660765, DATED 07/14/2023:

DOES AFFECT THE PROPERTY:

- #10 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF EASTON HEIGHTS ADDITION, PLAT NO. 641, BK 1103 PG 115

DOES NOT AFFECT THE PROPERTY:

- #11 BK 918 PG 84
- #12 BK 5734 PG 379



DATE OF FIELD INSPECTION:

JULY 25TH, 2023

LEGAL DESCRIPTION:

LOT EIGHTEEN (18), BLOCK FIVE (5), EASTON HEIGHTS ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 641.

ALSO KNOWN AS:

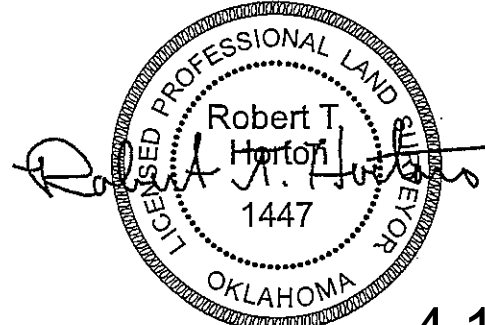
3123 WEST EASTON STREET, TULSA, OK 74127

CERTIFICATION:

THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR FIRSTTITLE/ FIDELITY NATIONAL TITLE INSURANCE COMPANY. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: JULY 26TH, 2023

BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2024
(918) 271-5793



To: City of Tulsa, Board of Adjustment

I am aware that the homeowner at 3123 W. Easton Street is asking for a special exception to build a single metal carport on the property. The carport will be 2.5 feet from my east property line. The carport will also be set 50 feet from the center of W. Easton Street. I have no objection to this carport being built.


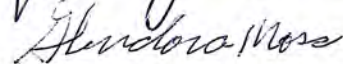
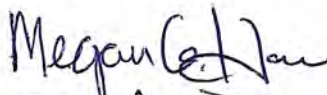
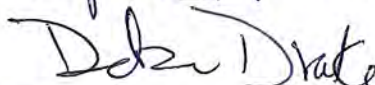
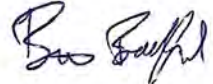

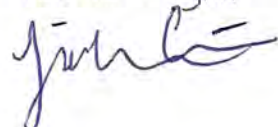
Signature 

Date 04/13/2024

Address 3127 W Easton St Tulsa OK 74127

To: City of Tulsa, Board of Adjustment

I am aware that the homeowner at 3123 W. Easton Street is asking for a special exception to build a single metal carport on the property. The carport will set 50 feet from the center of W. Easton Street. I have no objection to this carport being built.

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>	<u>Date</u>
Marlois Johnson		3135 W Easton	4/13/24
Glendora Moss		3147 W. Easton	4-13-24
Megan Hammons		3108 W. Easton St.	4-13-24
Debra Drake		3103 W. Easton St	4/13/24
Brent Bradford		3119 W Easton St	4-13-24
Bobby Perry		3131 W. Easton St	4-13-24
Christi Herald		3141 W Easton St	7/1/24
Rebekah J. Lintley Quinn		3120 W Easton St	4/14/24
		3112 W Easton St	4/14/24

