Owner and Applicant Information
Applicant: Marth Gibson
Property Owner: Viper on Construction

Property Location
2427 E. 27th St. N.
Tract Size: 7,000 square feet

Location within the City of Tulsa
(shown with City Council districts)

Request Summary
Special Exception to permit a Manufactured Housing Unit in the RS-3 zoning district (Sec. 5.020, Table 5-2.5); Special Exception to extend the 1-year limit for a Manufactured Housing Unit (Sec. 40.210-A)

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: Unclassified
planitulsa Street Type: None.
Transit: Regular Route
Existing Bike/Ped Facilities: None.
Planned Bike/Ped Facilities: None.

Environment
Flood Area: None.
Tree Canopy Coverage: 0-10%
Parks & Open Space: N/A

Elected Representatives
City Council: District 1, Vanessa Hall Harper
County Commission: District , Stan Salee

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:
5/14/2024: Board continued the item until the following meeting the applicant was not present.

5/28/2024: The Board continued the item and request exhibits showing the proposed unit.
Staff Analysis
The applicant is proposing to rehabilitate a 1993 Manufactured Housing unit to be placed on the subject property. The applicant is requesting the Board extend the 1 year time limit for a manufactured housing unit to be allowed permanently.

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.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Detached House</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not included in a small area plan.

Development Era
The subject property is located in an area developed during the early Automobile Era. As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa’s land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city’s history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation
Major Street & Highway Plan: Not classified.

Comprehensive Plan Street Designation: None.

Transit: Regular Service routes on N. Lewis.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane:
Arterial Traffic - North (E 36th St N - 2,477 Vehicles per Lane)
Arterial Traffic - East (N Harvard Ave - 1,712 Vehicles per Lane)
Arterial Traffic - South (E Apache St - 2,138 Vehicles per Lane)
Arterial Traffic - West (N Lewis Ave - 1,836 Vehicles per Lane)

**Environmental Considerations**

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

**Tree Canopy Coverage:** Tree canopy in the area is 10%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

**Parks & Open Space:** None.

**Site Photos**

Subject property in BOA-23692 (Image used from Google Street View)
Sample Motion
I move to approve or deny a Special Exception to permit a Manufactured Housing Unit in the RS-3 zoning district (Sec. 5.020, Table 5-2.5); Special Exception to extend the 1-year limit for a Manufactured Housing Unit (Sec. 40.210-A)

- 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 10 Block 5, The Ben C Franklin Addition, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
BOA-23692

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021

2.6
STATE OF OKLAHOMA

VEHICLE IDENTIFICATION NUMBER
55670820179100

YEAR
1993

MAKE
PRTKMP

TITLE NO.
810000406507

DATE 1ST SOLD
DATE ISSUED
6/1/2015
6/1/2015

AGENT NO.
M8800

ODOMETER
Exempt

NAME AND ADDRESS OF VEHICLE OWNER
DANIELS & DANIELS
CONSTRUCTION, INC
3501 W KENOSHA ST
 BROKEN ARROW OK 74012-8948

THIS VEHICLE IS SUBJECT TO THE FOLLOWING LIEN(S):

It is hereby certified that according to the records of the Oklahoma Tax Commission, the person named herein is the owner of the vehicle described above which is subject to a lien(s) as shown; however, the vehicle may be subject to other liens or security interests.

CONTROL NO.
41302043
(This is not a title number)

ASSIGNMENT OF TITLE BY REGISTERED OWNER
(If Dealer; List License # Here: ______)

I/we hereby assign and warrant ownership of the vehicle described on this certificate to the following, subject only to the liens or encumbrances, if any, properly noted on this certificate.

Purchase(s) Name (Type or Print):
Salvador Velazquez OR Omar Hernandez

Purchase(s) Complete Address:
4700 Rain Av. Muskogee, OK

Actual Purchase Price of Vehicle:
$1,00

I certify to the best of my knowledge that the ODOMETER READING reflected on the vehicle's odometer and listed below is the ACTUAL MILEAGE of the vehicle UNLESS one of the accompanying statements is checked;

☐ The odometer has exceeded its mechanical limits.
☐ The odometer reading is NOT the actual mileage. Warning — Odometer Discrepancy

Signature of Seller(s):
________________________________________

Printed Name of Seller(s):

Subscribed and sworn to before me this 7th Day of ______

Notary Public:

Signature of Buyer(s):

Printed Name of Buyer(s):

Notarized required only of seller's signature(s). Affix notary seal/stamp to the right.

KATHLEEN A. SCHROEDER
Notary Public, State of Oklahoma
Commission Expires: 12/4/2019

Void if altered
The commercial trailer or mobile home

Vehicle identification number: 55670820179100
Year 1993

Exterior description
Metallic trailer mobile home 12 ft x 60 ft
Central air conditioner

Interior descriptions
Two bedrooms 12ft x 12ft
One completed bathroom 8ft x 5ft with shower, toilet, sink
Drain pipe in the missing kitchen
Electrical cables all trailer

Was a commercial trailer mobile hose

We buy for remodeling and put the kitchen and new bathroom and doors and replaced any window needed change the floors, new carpet y bedrooms.
Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 3/27/2024 1:21:29 PM
Color: 

Section 5.020-G Use Regulations - Residential Building Types. Residential uses allowed in R districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010. The following residential building types are allowed in R districts.

REVIEW COMMENT: Manufactured Housing Units are only allowed on an RS-3 zoned lot by Special Exception. Apply to the Board of Adjustment for a special exception to allow a Manufactured Housing Unit on an RS-3 zoned lot. Contact the Tulsa Planning Office at 918-584-7526 for Board of Adjustment schedules procedures.
Residential Drive Radius

The proposed driveway approach does not meet the minimum radius standard of 5 feet. Please provide plans indicating the proposed driveway radius will meet the minimum standard as prescribed within the COT Standard Drawings (Standard No. 701-704). COT Standards can be found here: https://www.cityoftulsa.org/government/departments/engineering-services/specifications-checklists-and-details/standard-details-8-x-11/

Revise site plan to show location of AC equipment pad.

Zoning Review (2)

35.010-H Manufactured Housing Unit. A manufactured housing unit is a principal residential building that complies with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401, et seq.). Manufactured housing units are subject to the same regulations that apply to detached houses, except as modified by supplemental regulations of Section 40.210.

REVIEW COMMENT: Provide documentation indicating the date of manufacture for this manufactured housing unit.
BLDR-175259-2024 (2427 E 27TH ST N Tulsa Tulsa, OK 74110)
Markup Summary #1

Note (5)

Subject: Note
Page Label: 1
Author: James Henley
Date: 3/14/2024 3:37:19 PM
Color: ■
Submitted two different site plans with different measurements.
Submit ONE site plan for review. Do not submit multiple plans with different measurements/proposed building locations. We have no idea which one to review or which one you're proposing for construction.

Subject: Note
Page Label: 1
Author: James Henley
Date: 3/14/2024 3:38:18 PM
Color: ■
Erosion Control:
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.
COT Standards may be found here:

Subject: Note
Page Label: 1
Author: James Henley
Date: 3/14/2024 3:38:25 PM
Color: ■
Drainage:
Revise site plan with a drainage plan that clearly shows how overland drainage will be conveyed to the street or public storm system. Show how the proposed structure affects overland drainage. Use arrows to indicate flow direction.

This constitutes a Plan Review to date in response to the information submitted with and after the above referenced application. Additional issues may develop when the review continues upon receipt of additional information requested in this letter or upon additional submittal from the client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.
5/7/2024

City of Tulsa Board of Adjustment
175 E. 2nd Street
Suite 480
Tulsa, OK 74103

Re: Case Number BOA-23692

Dear Board Members,

I am writing to express my deep displeasure regarding the potential special exception to permit a manufactured housing unit in an RS-three zoning district next door to my property located at 2417 E. 27th Street North.

As a property owner in this neighborhood, I am concerned about the impact that this decision will have on the aesthetic appeal and property values of the community. Manufactured housing units are not in line with the character of the neighborhood, which is comprised primarily of single-family homes. Allowing this exception sets a dangerous precedent and could potentially lead to a further degradation of the neighborhood.

Furthermore, I am worried about the potential safety hazards that a manufactured housing unit could pose. These units are often of lower quality and may not meet the same building standards as traditional homes. Allowing such a unit to be placed next to my property raises concerns about fire risks, structural integrity, and overall safety.

I urge the City of Tulsa to deny the special exception. It is essential to uphold zoning regulations that are in place to protect the integrity of our neighborhood and ensure that it remains a desirable place to live for all residents.

Thank you for taking the time to consider my concerns. I look forward to hearing from you regarding this matter.

Yours Truly,

[Signature]

Nathan Chapman
Owner, Charles Haskell LLC

NTC/cdj