**Owner and Applicant Information**  
Applicant: David Valderrama, Valderrama Homes LLC  
Property Owner: John and Rebecca Abraham Trust

**Property Location**  
1602 N. Denver Ave.  
Tract Size: ±.20 acres

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

<table>
<thead>
<tr>
<th>District</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>John Starks Park</td>
<td></td>
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**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

**Case History:**  
5/28/2024: Board continued the item due to a noticing issue.

<table>
<thead>
<tr>
<th><strong>Request Summary</strong></th>
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<tbody>
<tr>
<td>Variance to reduce the 20-foot setback for a street facing garage door on a corner lot (Sec. 80.020-B).</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District: RS-3</td>
</tr>
<tr>
<td>Zoning Overlays: HNO</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan Considerations</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td>Land Use Plan: Neighborhood</td>
</tr>
<tr>
<td>Small Area Plans: None</td>
</tr>
<tr>
<td>Development Era: Early Automobile</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
</tr>
<tr>
<td>Major Street &amp; Highway Plan: N/A</td>
</tr>
<tr>
<td>planitulsa Street Type: N/A</td>
</tr>
<tr>
<td>Transit: N/A</td>
</tr>
<tr>
<td>Existing Bike/Ped Facilities: Sidewalks on N Denver</td>
</tr>
<tr>
<td>Planned Bike/Ped Facilities: None</td>
</tr>
<tr>
<td><strong>Environment</strong></td>
</tr>
<tr>
<td>Flood Area: N/A</td>
</tr>
<tr>
<td>Tree Canopy Coverage: 10-20%</td>
</tr>
<tr>
<td>Parks &amp; Open Space: John Starks Park is one block to the east.</td>
</tr>
</tbody>
</table>
Staff Analysis

The applicant is requesting a Variance to reduce the 20-foot setback for a street facing garage door on a corner lot (Sec. 80.020-B). The lot is nonconforming due to lot width. The Board previously approved reducing the setback to 9.5 feet, but the applicant is now requesting it be reduced to 7 feet.

Relevant Case History

- BOA-23657, March 26, 2024, the Board approved a variance to reduce the 20-foot setback for a street facing garage door on a corner lot (Sec. 80.020-B).

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:

<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 &amp; HNO</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3 &amp; HNO</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-3 &amp; HNO</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3 &amp; HNO</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans

The subject property is 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks on N Denver.

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

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

Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A John Starks Park is one block to the east.
**Sample Motion**

I move to *approve or deny* a Variance to reduce the 20-foot setback for a street facing garage door on a corner lot (Sec. 80.020-B).

- 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 the hardship to be ________________________________________________________________.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

**Property Description**

LT 12 BLK 4, THE MORLEY ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Photos
- Tulsa Comprehensive Plan Land Use Map
All penetrations will be spray-foamed with fire grade foam where fire blocking is necessary and to control air tightness. Fasteners per local code for all framed areas.

All rafters will be fastened to 2x10 plates around the perimeter of the ceiling joints with structural lags rather than hurricane ties, as well as all ceiling joints.

Sill plates will have foam barrier between plate and foundation. Additionally, exterior sill plates will be caulked with Quat Max where the bottom of the plate meets the slab. Caulk will fill the exterior gap throughout.

2x12 headers above garage doors and the entry door. 6. 15" structural lags will be driven through the garage door columns and into the garage door headers, on each end of the headers.

1/4" anchors will fasten the sill plates to the foundation at least every four linear feet.

Simpson 14" Garagel strap-tie hold downs, two on each side of every garage door. Because the south wall, where the garage doors will be, will have little structure, we will build up those wall columns, and set these hold downs when pouring the slab, and fasten them to the columns when framing.

Sherwin Williams “Duratone” paint will be used for exterior and interior. All areas will first be primed with Zinsser Bulls Eye primer. One color of paint for both interior and exterior surfaces.

Covered Patio Roof Attachment:
Location: North end of the garage
Size: 12' x 24' with a 10' overhang
Roof Type: 6/12 gable

Structural Details:
Posts: 6x8x8 rough sawn cedar on the North corners, 6x6x8 everywhere else
Beams: 6x8x12x12 rough sawn cedar
Post Pads: Minimum 24" diameter, 30" deep, five total, with 
#4 rebar
Rebar Design: Four vertical sticks forming a square with a 45-degree bend extending 5" out and a 135-degree hook, tied with three horizontal rows
Rebar Placement: 3" from bottom and wall of hole, bends into slab (see detail 4 on A06)

Concrete Slab:
Dimensions: 32" 4" x 24' 8" (extends 4" past posts)
Thickness: 5"
Placement: Extends 12' 4" from the north garage wall, centered with the garage

Finishing Details:
Fascia & Soffit: Matching garage
Sheathing: 1/2" Zip System
Shingles: Matching garage, with synthetic underlayment
Lighting: Six 6" dimmable can lights in pine tongue and groove

Hardware:
Rafter to -Beam Attachment: Simpson A22Z 2" x 1-3/16 Angle
Patio Roof to- Wall Attachment: 3/8" x 6" Spax structural lags (Studs in the gable wall will be doubled-up to provide extra grip for the Spax lags in addition to the extra structural support for the roof)
Post Mounts: 8" wedge anchors

Additional Requirements:
Silt Fence: Around garage and covered patio area
Slab Proximity: Not less than 5' from North property line

Property Measurements:
From center of Queen to front of garage (brick location): 36.5 feet
From west side of house to aarvae brick: 6.5 feet

Garage Floor Plan
3/8" = 1'
Asphalt Shingles

1/2" Zip System - seams taped with synthetic underlayment

2x6 Rafter @ 16" OC - Spax Lags fasten every rafter to the 2x10s - 6:12 Pitch

16" Rim-Joist

2x6 Sub-Fascia

2x4 soffit ledger

1x8 Cedar Fascia

2x4 Soffit Bearer @ 16" OC

Hardie Soffit with vent

(NO VENTS ON EAST SIDE FACING THE EXISTING STRUCTURE - per Fire Code)

2x6 Top Plates

Hardie Plank Cladding

7/16" Zip System Sheathing - seams taped

R-3 1/2" Foam Board Insulation - seams taped

4' 1-1/8" 2x6 Stud Wall @ 16" OC with Quad Max Caulking in exterior gaps throughout

2x6 Pressure Treated Sill Plate with Sill Seal Foam and Quad Max Caulking throughout

2x10 Plate around perimeter of attic

16" Blue Line I-Joist with R-30 Mineral Wool Batt insulation @ 16" OC

5/8" Type X Drywall on ceiling

5/8" Type X Drywall on all exterior walls

R-23 Mineral Wool Batt insulation

1/2" Concrete Wedge Anchor @ 48" OC

#4 Rebar Grid @ 24" OC

5" Concrete Slab with fiber reinforcement and 15-mil vapor barrier

#5 Rebar Shear Reinforcement @ 24" OC

#5 Rebar Open Loop Stirrup @ 60" OC

Four (4) #5 Rebar to run throughout footing

min 18" x 18" 3,500 PSI Concrete Footing with fiber reinforcement
Asphalt Shingles

1/2" Zip System - seams taped with synthetic underlayment

2x6 Rafter @ 16" OC with SST A23Z Angle - 6:12 Pitch

1x8 Cedar Fascia

2x6 Sub-Fascia

2x4 soffit ledger

2x4 Soffit Bearer @ 16" OC

Hardie Soffit - no vent

6" Rough Sawn Cedar post

Post Base per local code

8" Wedge Anchor

Pine Tongue and groove

6x12 Rough Sawn Cedar Beam

#4 Rebar Grid @ 24" OC

5" Concrete Slab with fiber reinforcement and 15-mil vapor barrier

Four (4) #4 Rebar Shear Reinforcement - min 3" from edge of concrete

Three (3) #4 Rebar Open Loop Stirrup

min 24" x 30" 3,800 PSI Concrete Post Pad with fiber reinforcement

Post Pad Perspective

(1) not to scale