



Board of Adjustment

Staff Report Case BOA-23714

Hearing Date: July 9th, 2024 (Continued from 6/11/24)

Prepared by: Dylan Siers

dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information

Applicant: Femi Fasesin

Property Owner: Route 66 Rentals LLC

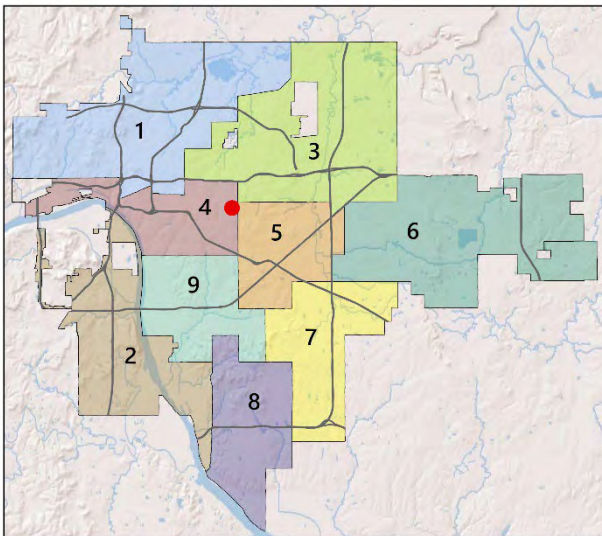
Property Location

220 S. Yale Ave.

Tract Size: ±.17 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 an accessory dwelling unit in the RS-3 zoning district (45.031-D)

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: Secondary Arterial

planitulsa Street Type: N/A

Transit: Regular Route

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: None

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 an accessory dwelling unit in the RS-3 zoning district (Sec. 45.031-D). The existing accessory building in the rear yard would be converted into an accessory dwelling unit.

Section 45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

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-2	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: Yale Avenue is classified as a Secondary Arterial.

Comprehensive Plan Street Designation: None

Transit: Regular Bus Route 450 runs along Yale Avenue.

Existing Bike/Ped Facilities: Sidewalks are present on Yale Avenue.

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: Yale Avenue has an average annual daily traffic count of 4,297 vehicles per lane.

Environmental Considerations

Flood Area: The subject property is 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: N/A

Sample Motion

I move to approve or deny a Special Exception to permit an accessory dwelling unit in the RS-3 zoning district (45.031-D).

- 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

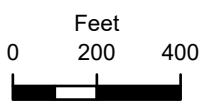
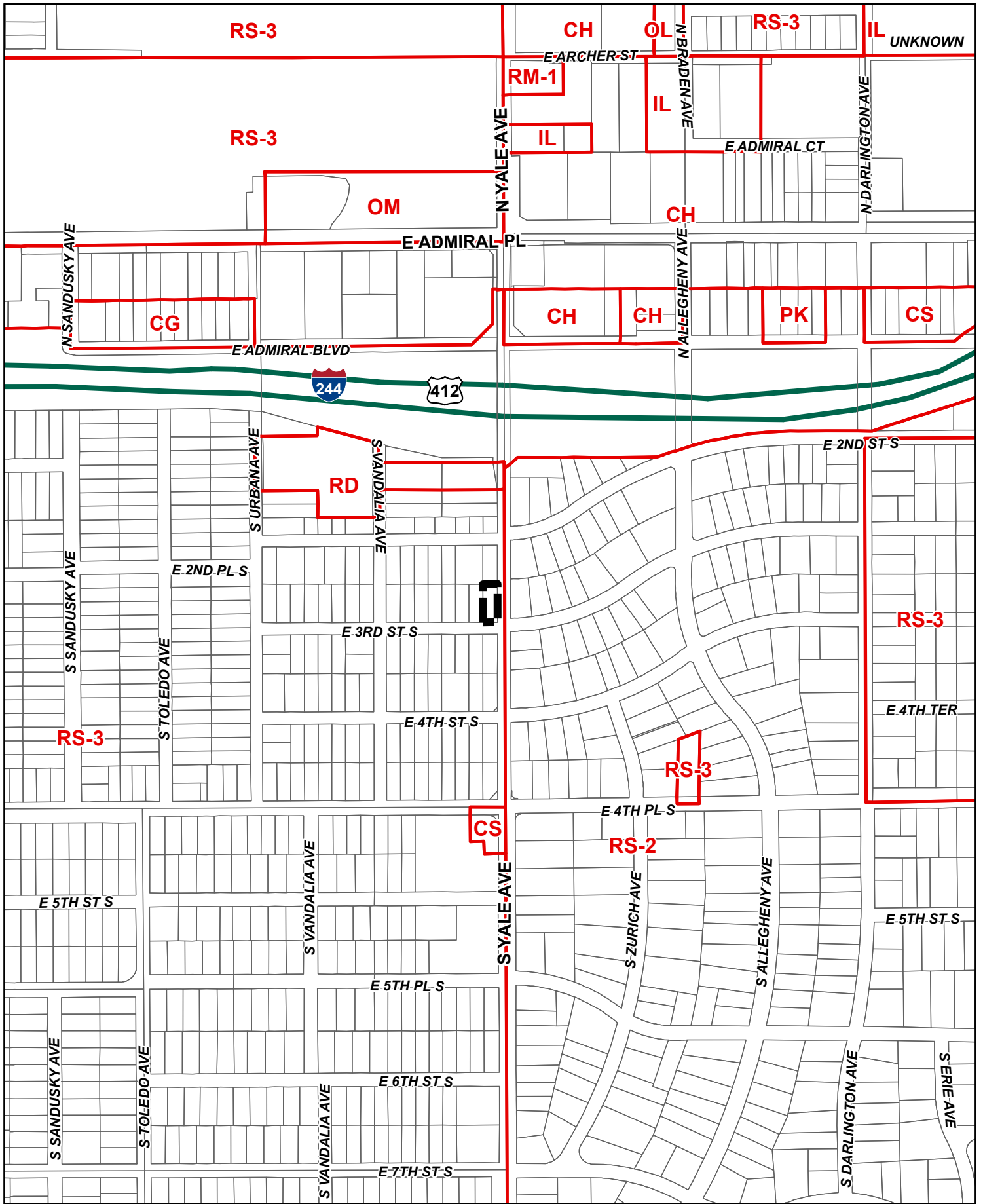
Lt 455, Blk 2, Rodgers Hgts, City of Tulsa, Tulsa County, State of Oklahoma



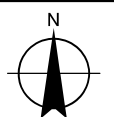
(Google street view image of 220 S. Yale Ave.)

Exhibits

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

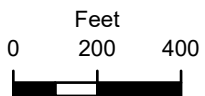


BOA-23714



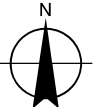


Subject Tract



BOA-23714

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



Aerial Photo Date: 2021

1.6

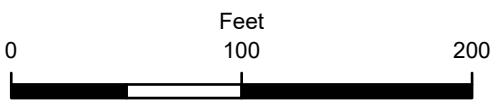
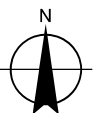


*Subject
Tract*

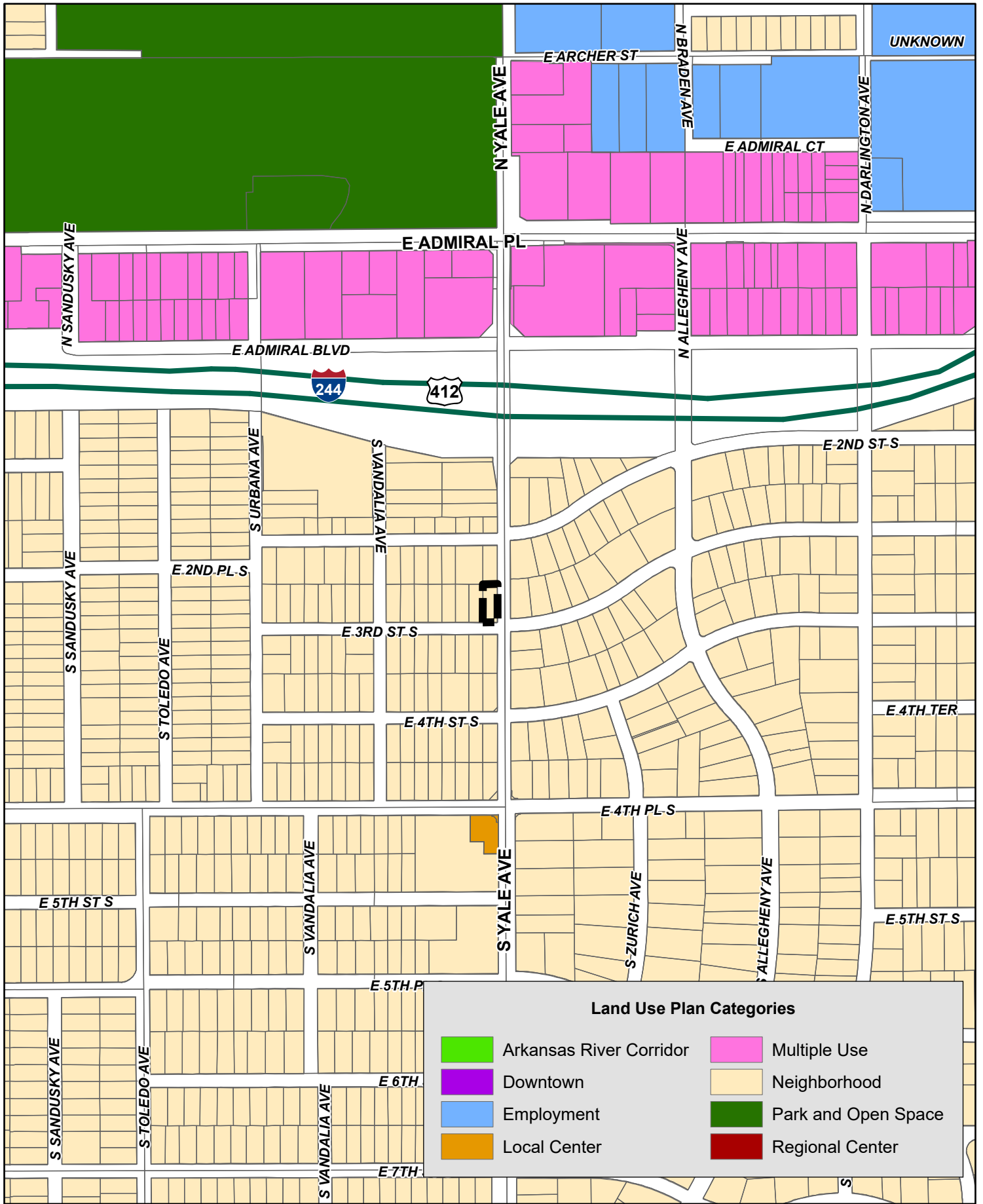
BOA-23714

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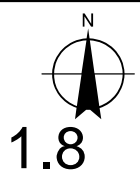
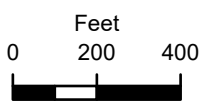
Aerial Photo Date: 2021



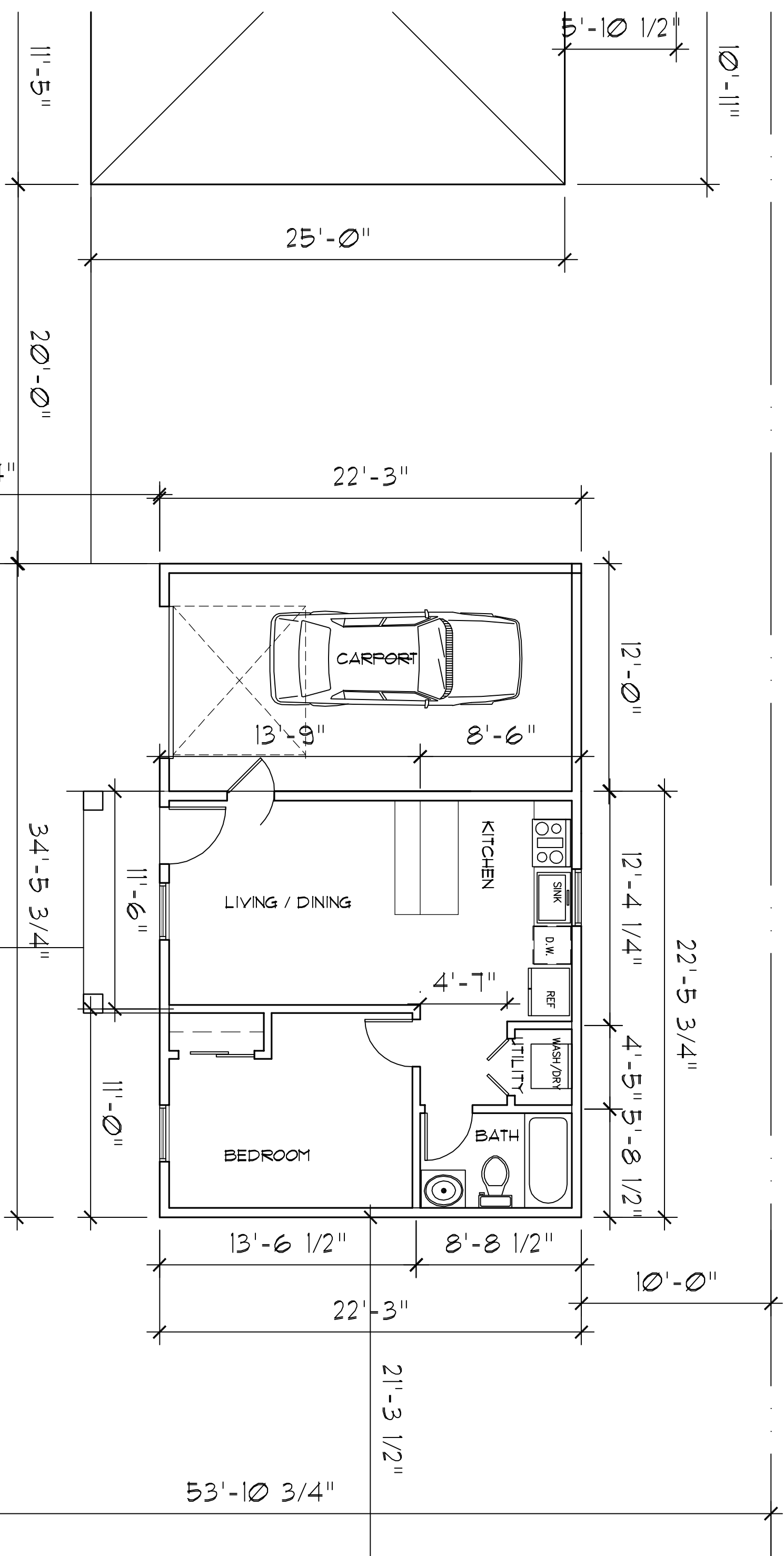
1.7



BOA-23714



PLAN
3/16" = 1'-0"



EXISTING
DRIVEWAY

EXISTING
STORAGE SHED
CONVERTED TO
499 SF A.D.U.

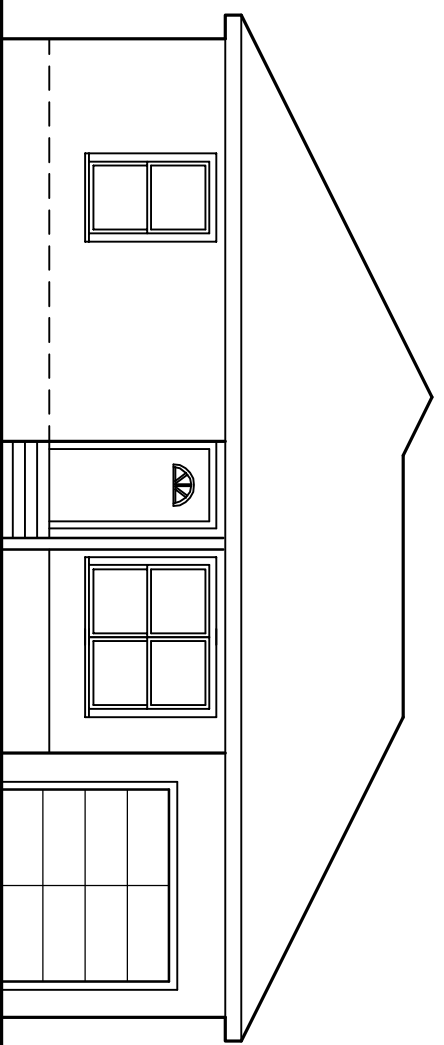


REVISIONS	
ISSUED	26 FEB 2024
DATE	
SCALE	
SHEET NAME	PLANS
SHEET NUMBER	2

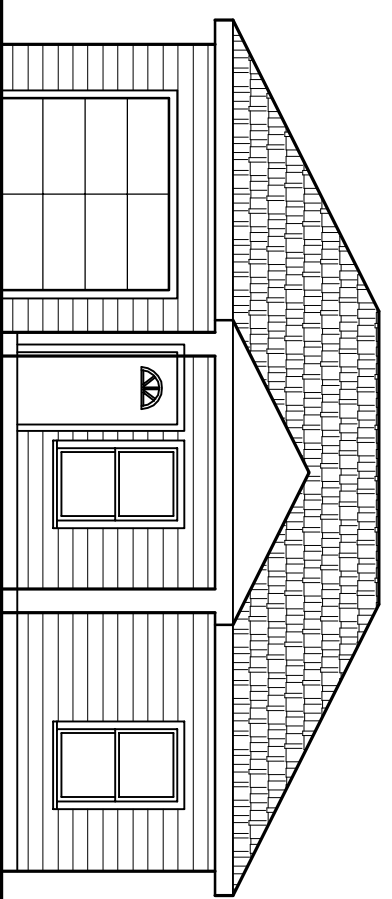
FEMI FASESIN, ARCHITECT
ARCHITECTURE & PLANNING

421 SOUTH OLYMPIA AVE., TULSA, OKLAHOMA 74127
PHONE: 918-346-9700 • FAX: 918-585-2289

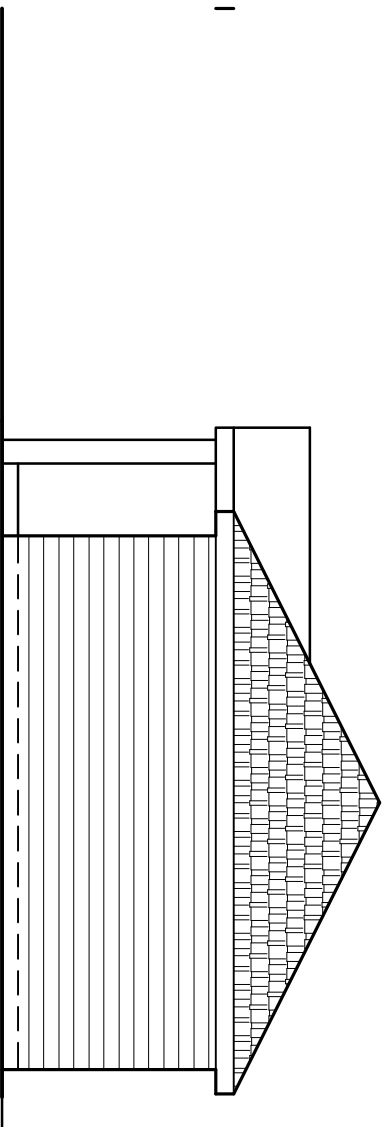
PROPOSED A D U
220 S. YALE AVE
Tulsa, Oklahoma
74104



FRONT ELEV. MAIN HOUSE
1/8" = 1'-0"



FRONT ELEV. ADU
1/8" = 1'-0"



SIDE ELEVATION ADU
1/8" = 1'-0"



PROPOSED A D U
220 S. YALE AVE
Tulsa, Oklahoma
74104

1.10

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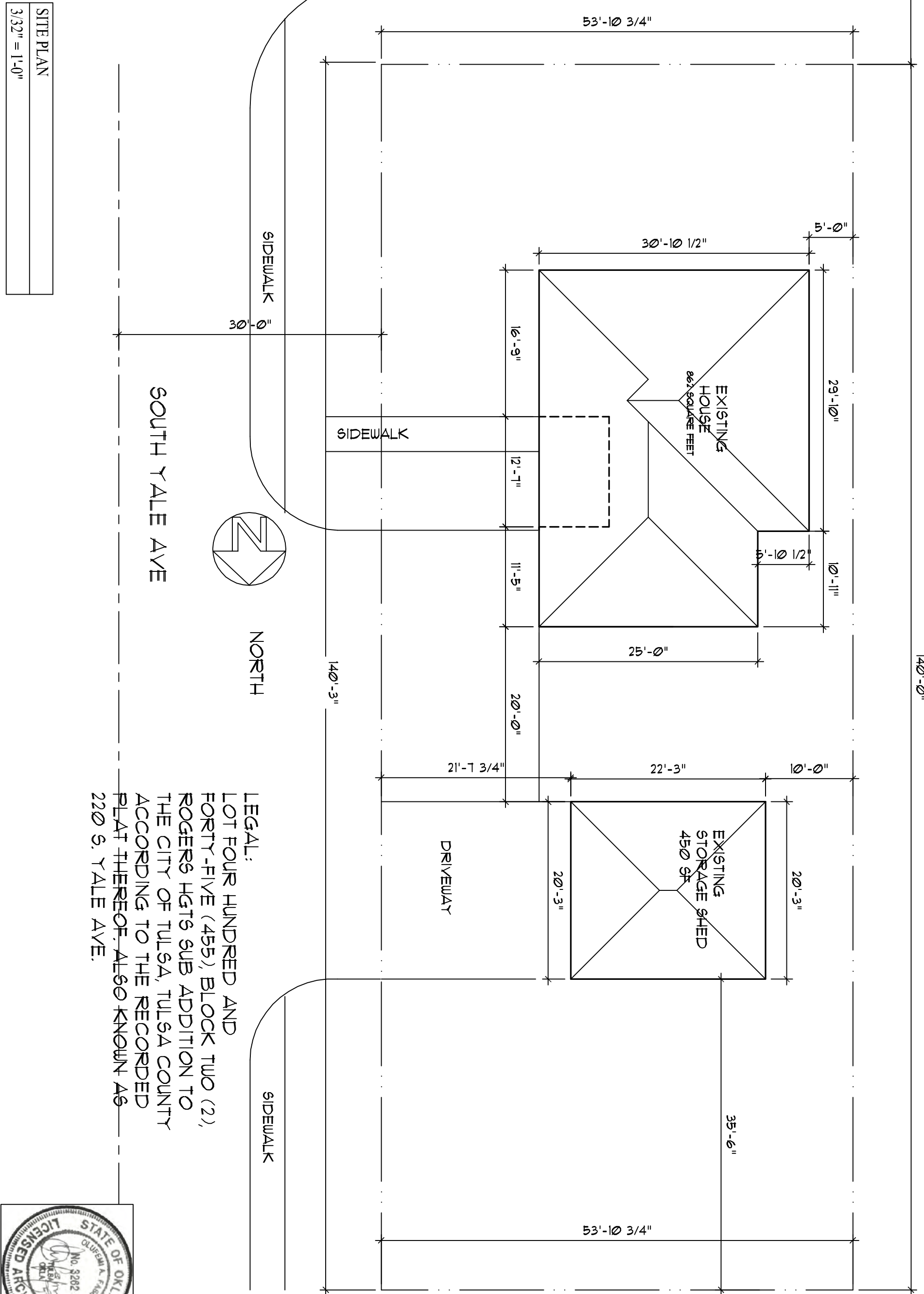
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ISSUED 26 FEB 2024
DATE
SCALE
ELEVATIONS
SHEET NAME
3
SHEET NUMBER

3RD STREET

25'-0"

140'-0"



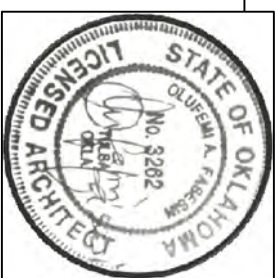
SOUTH YALE AVE



NORTH

LEGAL:
 LOT FOUR HUNDRED AND
 FORTY-FIVE (455), BLOCK TWO (2),
 ROGERS HGTS SUB ADDITION TO
 THE CITY OF TULSA, TULSA COUNTY
 ACCORDING TO THE RECORDED
 PLAT THEREOF, ALSO KNOWN AS
 220 S. YALE AVE.

SITE PLAN
 3/32" = 1'-0"



PROPOSED A D U
 220 S. YALE AVE
 Tulsa, Oklahoma
 74104

1.11

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 ARCHITECTURE & PLANNING

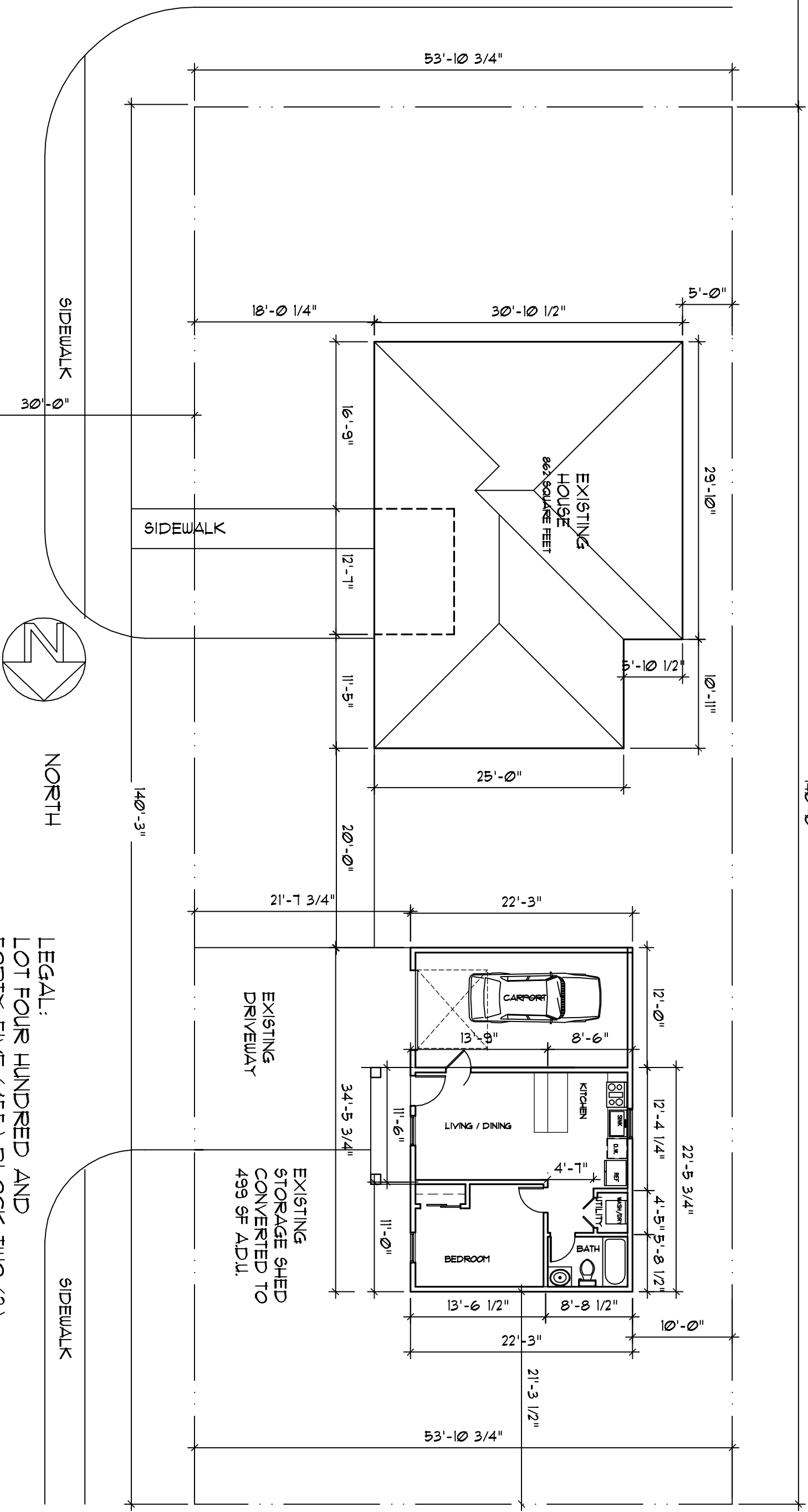
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 PHONE: 918-346-9700 • FAX: 918-585-2289

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SCALE	
SHEET NAME	SITE PLAN
SHEET NUMBER	1

3RD STREET

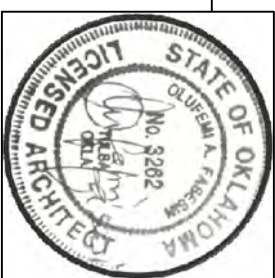
25'-0"

140'-0"



LEGAL:
 LOT FOUR HUNDRED AND
 FORTY-FIVE (455), BLOCK TWO (2),
 ROGERS HGTS SUB ADDITION TO
 THE CITY OF TULSA, TULSA COUNTY
 ACCORDING TO THE RECORDED
 PLAT THEREOF, ALSO KNOWN AS
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SITE PLAN
 3/32" = 1'-0"



PROPOSED A D U
 220 S. YALE AVE
 Tulsa, Oklahoma
 74104

1.12

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 ARCHITECTURE & PLANNING

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SCALE	
SHEET NAME	SITE PLAN
SHEET NUMBER	1

25'-0"

140'-0"

3RD STREET

53'-10 3/4"

5'-0"

30'-10 1/2"

29'-10"

EXISTING HOUSE
862 SQUARE FEET

16'-9"

12'-7"

11'-5"

25'-0"

10'-11"

20'-0"

21'-7 3/4"

22'-3"

10'-0"

34'-5 3/4"

EXISTING STORAGE SHED
CONVERTED TO
499 SF ADU

28'-6 1/2"

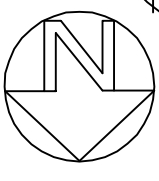
21'-3 1/4"

53'-10 3/4"

SIDEWALK

30'-0"

SIDEWALK



NORTH

SOUTH YALE AVE

SIDEWALK

LEGAL:
LOT FOUR HUNDRED AND
FORTY-FIVE (455), BLOCK TWO (2),
ROGERS HGTS SUB ADDITION TO
THE CITY OF TULSA, TULSA COUNTY
ACCORDING TO THE RECORDED
PLAT THEREOF, ALSO KNOWN AS
220 S. YALE AVE.

SITE PLAN
3/32" = 1'-0"



PROPOSED A D U
220 S. YALE AVE
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