



**Board of Adjustment**

**Staff Report  
BOA-23720**

**Hearing Date:** July 23, 2024 (Continued from June 25, 2024)  
**Prepared by:** Sean Wallace  
swallace@cityoftulsa.org  
918-596-7585

**Owner and Applicant Information**

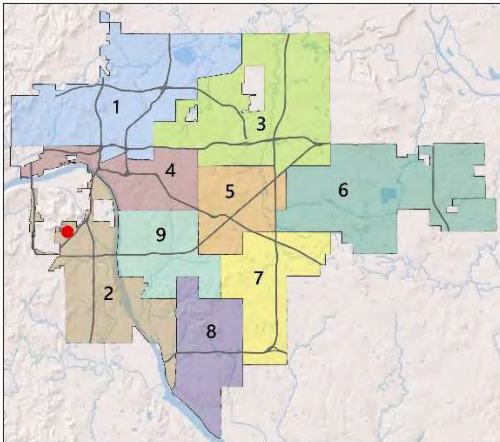
Applicant: Belinda Elms Latham  
Property Owner: Belinda Elms Latham

**Property Location**

2623 West 38th Street South  
Tract Size: ±.3 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 2, Jeannie Cue  
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 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: Streetcar

**Transportation**

Major Street & Highway Plan: I-244 (Freeway)  
planitulsa Street Type: N/A  
Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sharrow on 41st Street is recommended by the Tulsa GO Plan

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 20-30%  
Parks & Open Space: N/A

**Staff Analysis**

The applicant is requesting a special exception to permit a Manufactured Housing Unit and to extend the 1-year time limit to allow the manufactured home on the lot permanently.

*Table 5-2.5: R District Building Type Regulations for Household Living*

USE CATEGORY	RS-					RD	RT	RM-				RMH	Supplemental Regulations
Subcategory Specific Uses Building Type	RE	1	2	3	4	5		0	1	2	3		
<b>RESIDENTIAL</b>													
<b>Household Living</b>													
Single household													
Detached house	P	P	P	P	P	P	P	P	P	P	P	P	S
Patio House	-	-	-	P	P	P	P	P	P	P	P	P	-
Townhouse													
2-unit townhouse	-	-	-	S	S	P	P	P	P	P	P	P	-
3+ unit townhouse	-	-	-	-	-	-	-	P	P	P	P	P	-
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-	-	-	-	P
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	P
Mixed-use building	-	-	-	-	-	-	-	-	S	S	S	-	-
Vertical mixed use building	-	-	-	-	-	-	-	-	S	S	S	-	-
Two households on single lot													
Duplex	-	-	-	S	S	S	P	P	P	P	P	P	-
Mixed-use building	-	-	-	-	-	-	-	-	P	P	P	-	-
Vertical mixed-use building	-	-	-	-	-	-	-	-	P	P	P	-	-
Three or more households on single lot													
Cottage house development	-	-	-	-	-	P	S	S	P	P	P	P	-
Multi-unit house	-	-	-	-	-	S	S	P	P	P	P	P	-
Apartment/Condo	-	-	-	-	-	-	-	-	P	P	P	P	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	P
Mixed-use building	-	-	-	-	-	-	-	-	P	P	P	-	-

**Section 40.210 Manufactured Housing Units**

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

- 40.210-A** The manufactured housing unit must be removed from the lot within one year of the date of special exception approval. The board of adjustment is authorized to extend the one-year limit through approval of a subsequent special exception if the (special exception) extension request is filed before expiration of the one-year time limit.
- 40.210-B** No more than one manufactured housing unit may be located on a lot.
- 40.210-C** Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

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 property is not within a small area 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: I-244/freeway is nearby.

Comprehensive Plan Street Designation: N/A

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: The Tulsa Go Plan recommends a sharrow on 41st Street.

Arterial Traffic per Lane: 3,539 vehicles per lane per day on East 41st Street South.

### **Environmental Considerations**

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

Tree Canopy Coverage: Tree canopy in the area is 21%. 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 Manufactured Housing Unit in the RS-3 zoning district and a Special Exception to extend the 1-year limit for a Manufactured Housing Unit,

- 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**

W 1/2 LTS 5 & 6 BLK 27, Red Fork Addition, City of Tulsa, Tulsa County, State of Oklahoma

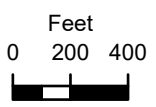
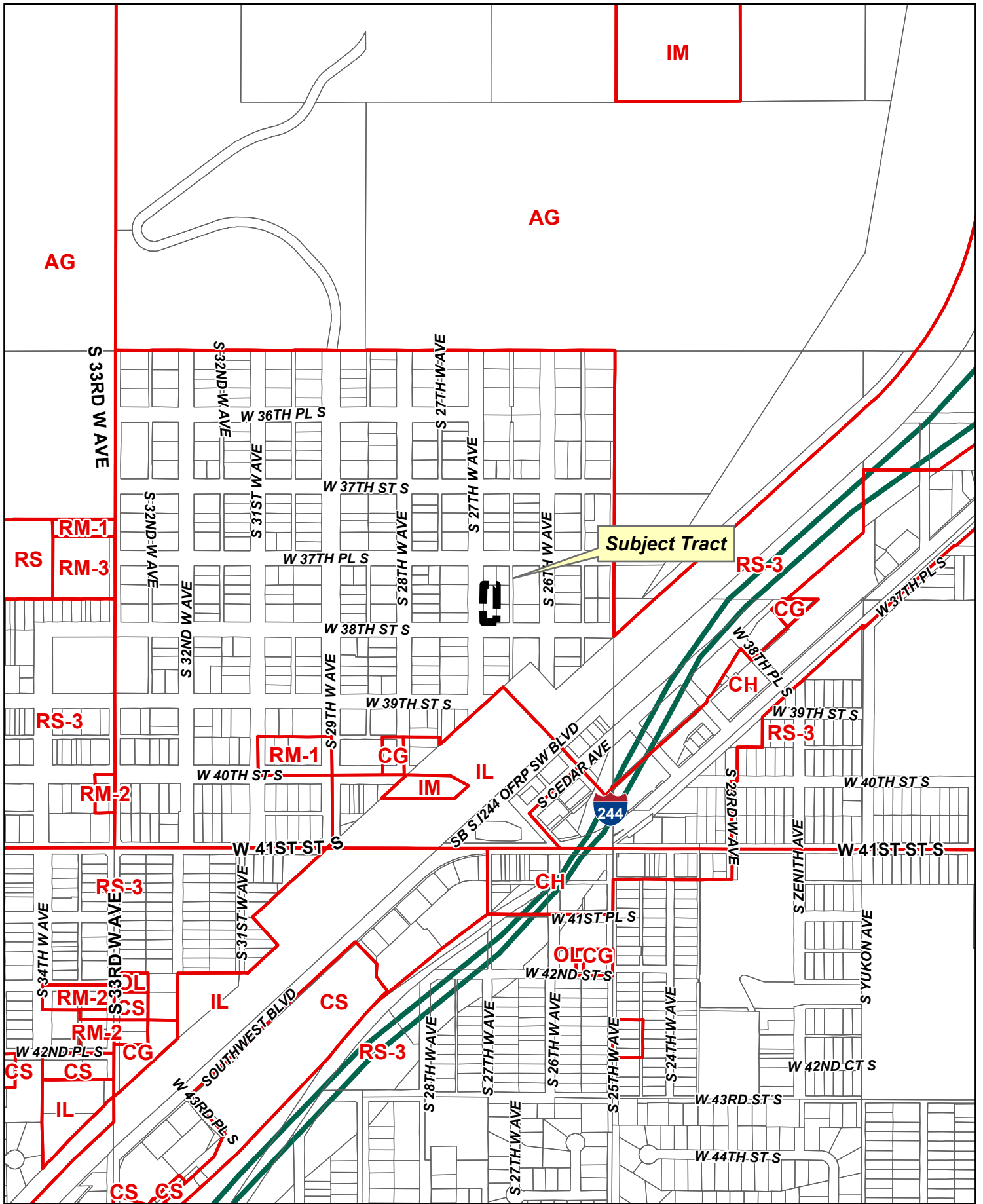
**Exhibits**

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

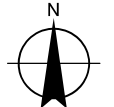


***(Subject property looking northeast on S 27th W. Ave. – image taken from Google street-view)***





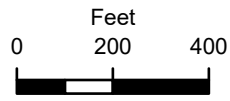
BOA-23720







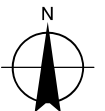
Subject property



**BOA-23720**

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

Aerial Photo Date: 2021







W 37TH PL S

S 27TH WAVE

W 38TH ST S

Feet  
0 100 200

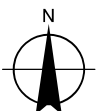


Subject  
Tract

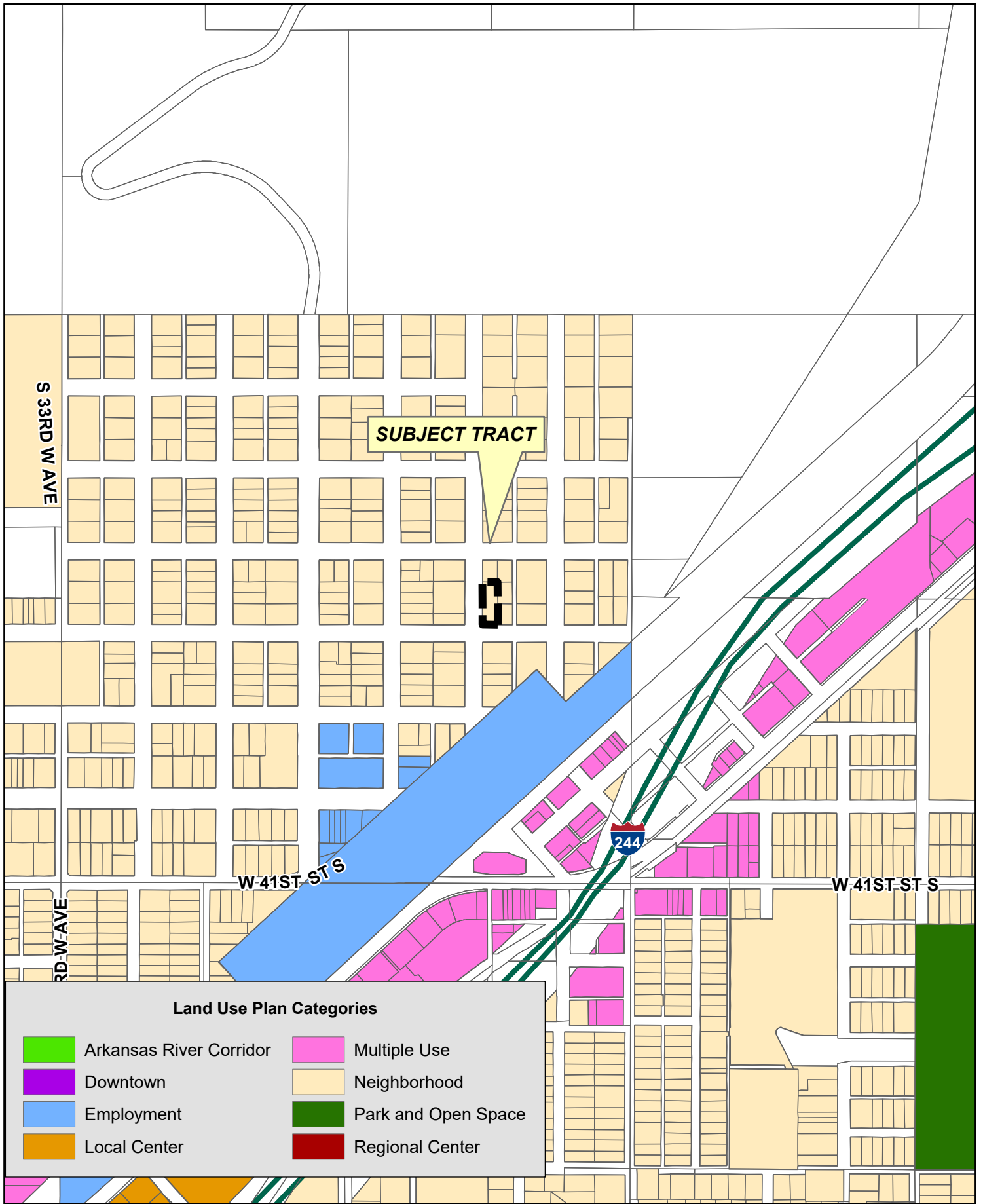
**BOA-23720**

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

Aerial Photo Date: 2021



1.7



S 33RD W AVE

SUBJECT TRACT









3

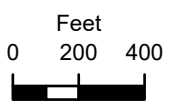
W 41ST ST S

W 41ST ST S

244

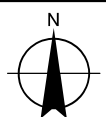
**Land Use Plan Categories**

- |   |   |
|---|---|
|  Arkansas River Corridor |  Multiple Use        |
|  Downtown                |  Neighborhood        |
|  Employment              |  Park and Open Space |
|  Local Center            |  Regional Center     |



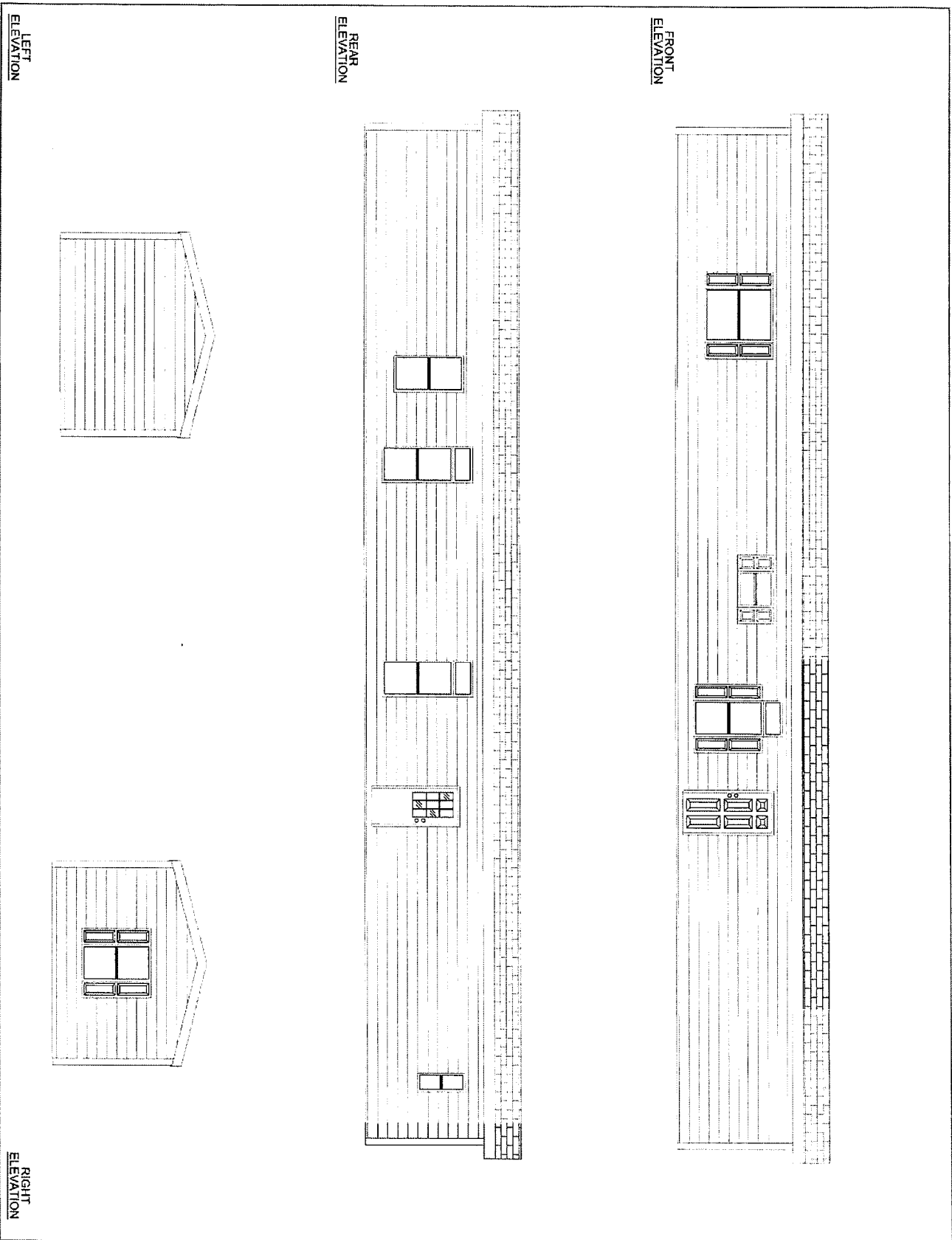
**BOA-23720**

19-14 04



1.8





**CHAMPION**   
 1.9

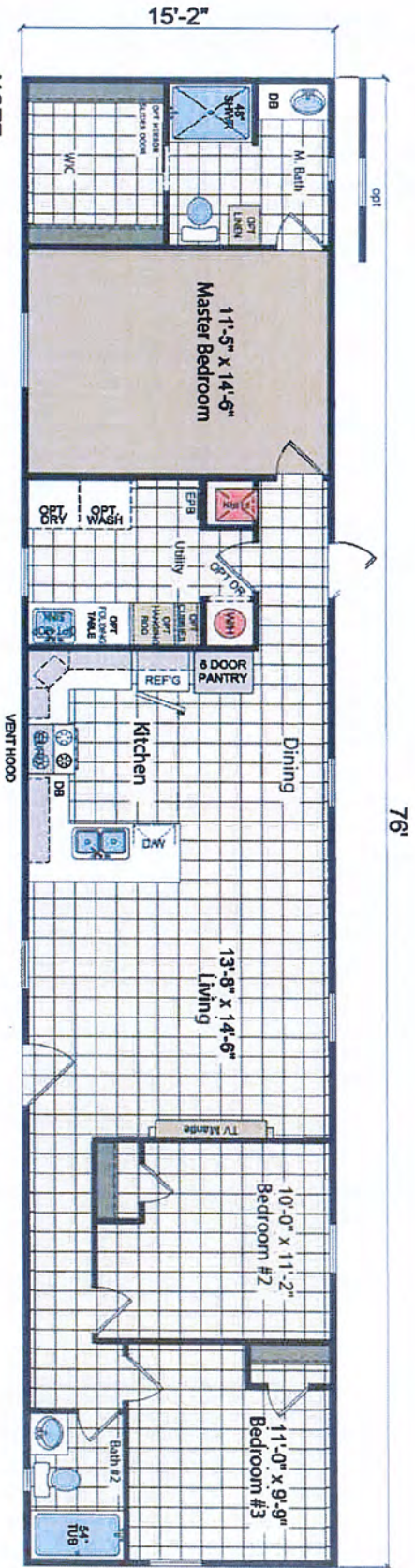
PROPRIETARY AND CONFIDENTIAL  
 THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL  
 PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION

TITLE  
**ELEVATION PLAN**

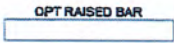
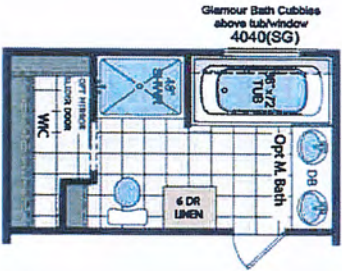
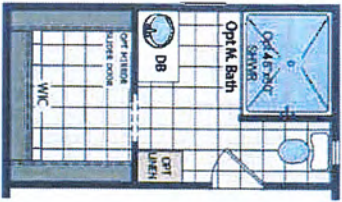
MODEL:  
**CS1676C-1676H132A6B**  
 76'-0" x 15'-2"

DATE: 06/25/23  
 SCALE: NOT TO SCALE  
 DRAWN BY: [Name]  
 REVISIONS

SHEET NO:  
**EV-101**  
 PAGE:



NOTE:  
FLOORPLAN SUBJECT TO MINOR  
CHANGE WITHOUT NOTICE.



**Graham**

16'x76' (overall)

1,152 sq. ft.

3 bed / 2 bath

(918)621-HOME(4663)

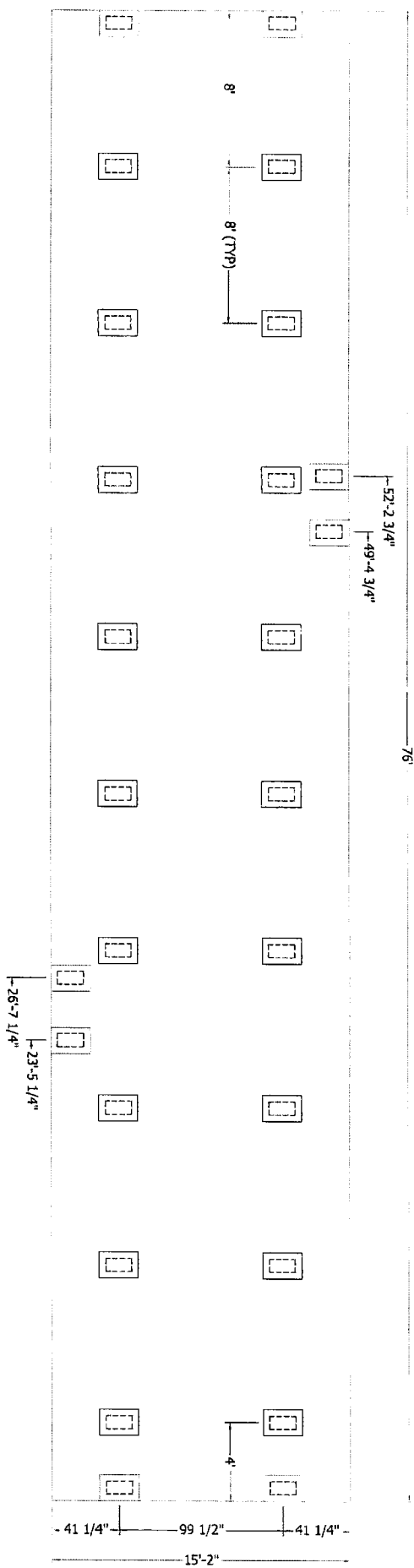
11920 E. Admiral Pl. Tulsa, OK 74116



www.LifewayHomes.net



FOUNDATION PLAN IS FOR GENERIC REFERENCE ONLY. SPECIFIC FOUNDATION DESIGN MUST CONSIDER ACTUAL SITE CONDITIONS AND BE PERFORMED BY LOCAL REGISTERED ARCHITECT OR ENGINEER. ALL ASPECTS OF FOUNDATION SUPPORT ARE TO BE PERFORMED ON SITE BY OTHERS UNDER REQUIREMENTS AND JURISDICTION OF LOCAL BUILDING OFFICIALS. \*\* IF FLOOR PLAN HAS BEEN MIRRORED IN ANY MANNER, THIS ORIENTATION MAY NOT APPLY.

ALTERNATE FOUNDATION DESIGNS SUCH AS PIER FOUNDATIONS MUST BE PERFORMED BY A LOCAL DESIGN PROFESSIONAL AND MUST ACCOMMODATE GRAVITY REACTIONS AS WELL AS REACTIONS FROM BUILDING MAIN WIND FORCE RESISTING SYSTEM. GROUND MUST SLOPE TO DRAIN WATER AWAY FROM HOUSE 1/2" (MIN.) PER FOOT. IF WALLS ARE BUILT AROUND PERIMETER UNDER PORCH, WALLS AND GRADING MUST ASSURE SURFACE WATER DRAINAGE FROM UNDER PORCH.



-  PIERS AT MATING LINE UNDER COLUMNS THAT SUPPORT ROOF MATING BEAMS
-  PIERS AT MATING LINE AND SUPPORTING STEEL FRAME

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**NOTIFICATIONS**

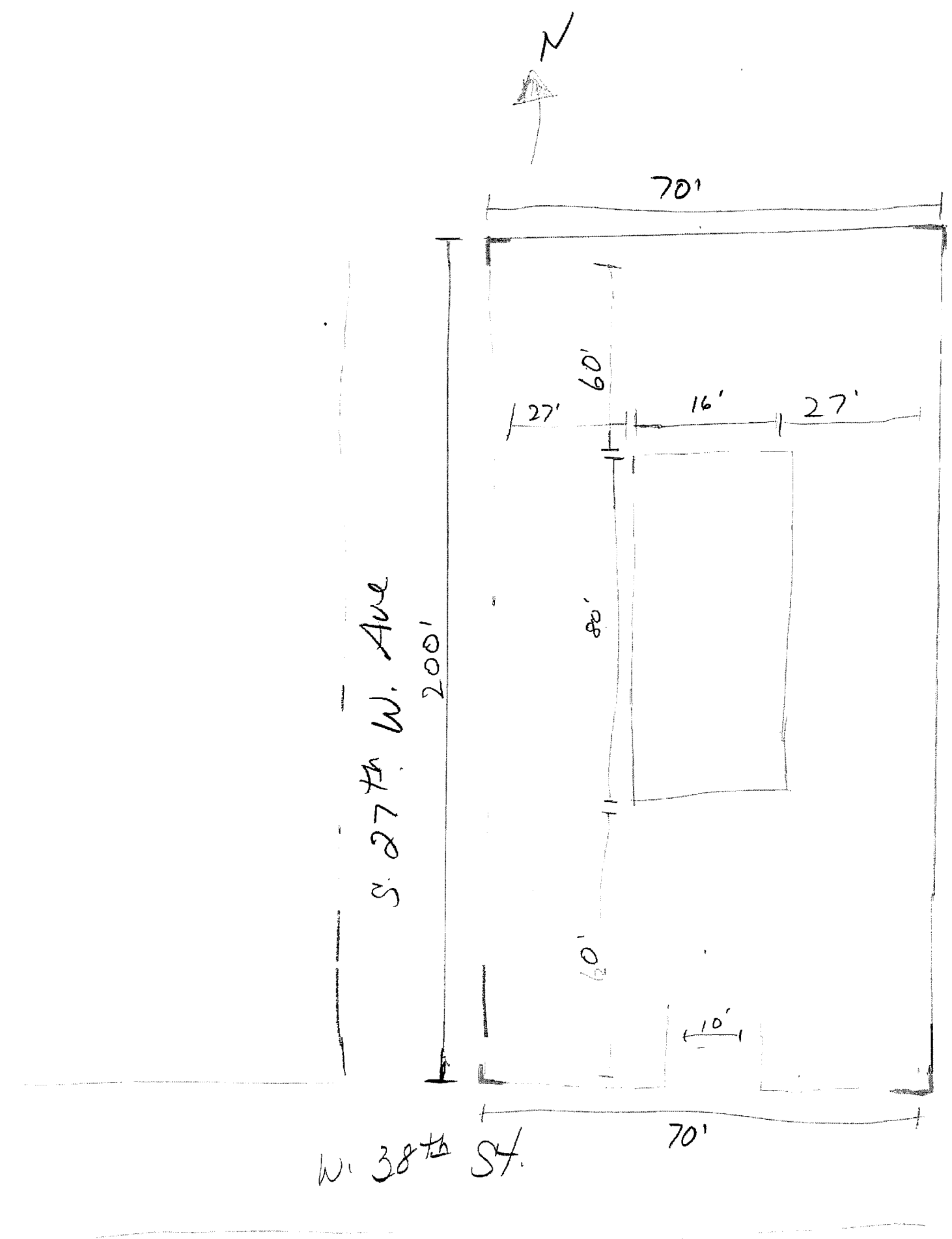
PROJECT: CS1676C-1676H32A6B  
 76'-0" X 15'-2"  
 3 BD 2 BT  
 DRAWN BY: HELEN PEZZE  
 DATE: 05-23-12  
 SCALE: 3/8" = 1'-0"

TITLE: PIER FOUNDATION PLAN  
 FILENAME: CS1676C-1676H32A6B

SHEET: PR-101  
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W. 38<sup>th</sup> St.