



Board of Adjustment

**Staff Report
BOA-23739**

Hearing Date: July 23, 2024
Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

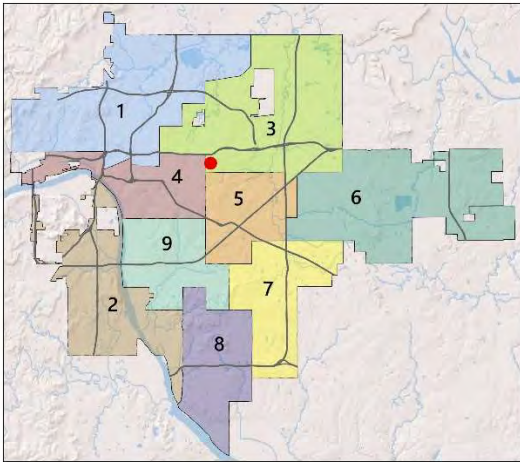
Applicant: Raul Cisneros
Property Owner: Wilkinson Properties, LLC

Property Location

5335 East 4th Place South
Tract Size: ±.25 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Crista Patrick
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 district (Section 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: Residential Collector
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Sidewalks & 4th Place Bike Lane
Planned Bike/Ped Facilities: Howard Branch multi-use trail

Environment

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

Staff Analysis

The applicant requests a special exception to permit an accessory dwelling unit in the RS-3 district. The applicant is proposing to build a new home with a detached accessory dwelling unit (ADU) on a vacant lot. An ADU is allowed by special exception in the RS-3 district.

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-3	Neighborhood	Residential
South	RS-2	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 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: East 4th Place South is classified as a Residential Collector, which calls for a total right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks and a bike lane run along 4th Place in front of the subject property.

Planned Bike/Ped Facilities: The Tulsa GO Plan recommends a "Howard Branch" multi-use trail to the east of the property.

Arterial Traffic per Lane: 1,893 vehicles per lane per day on East 4th Place South

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 23%. 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: Braden Park is nearby to the south of the subject property.

Sample Motion

I move to approve or deny a Special Exception to permit an Accessory Dwelling Unit in the 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): _____.

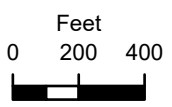
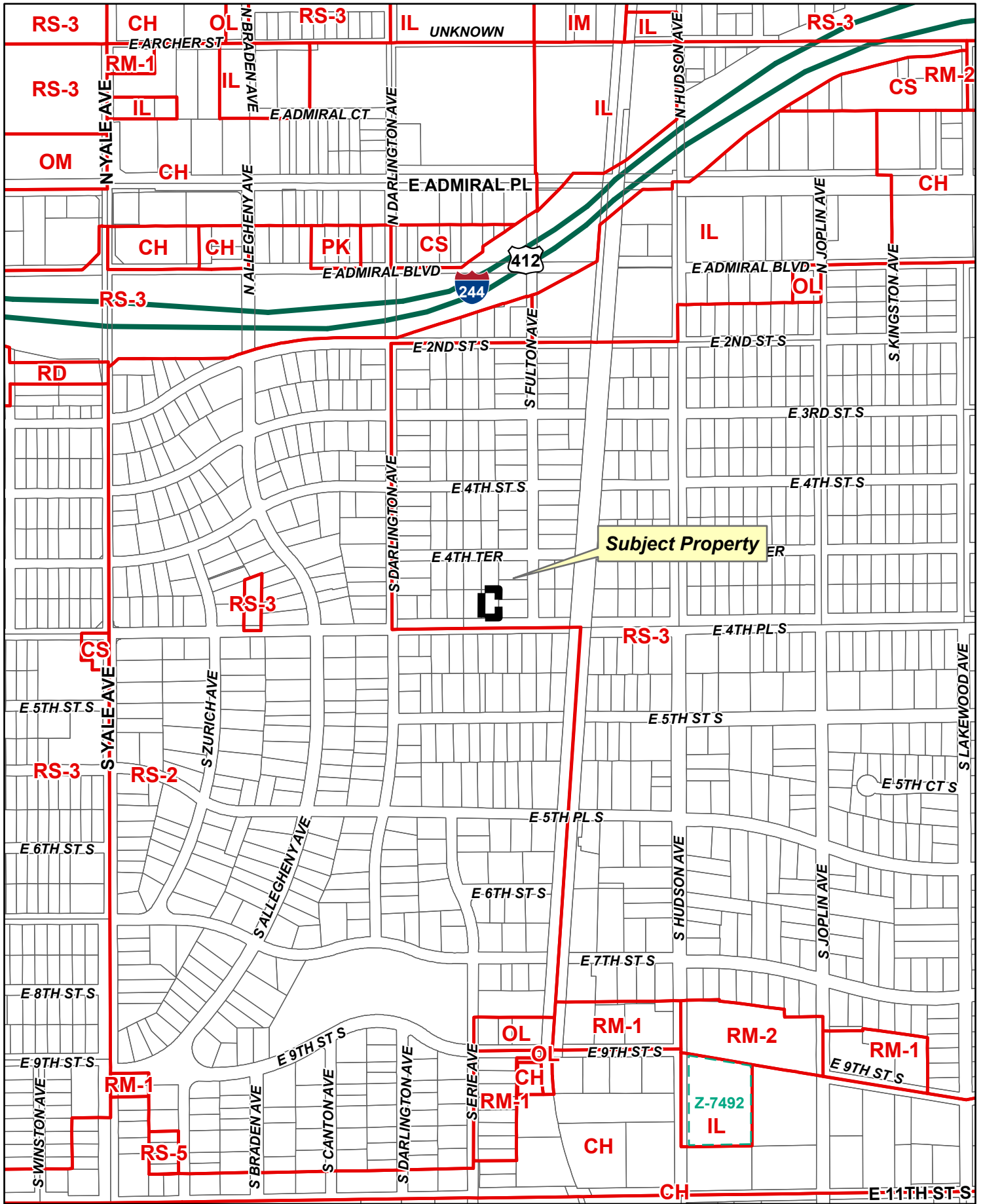
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

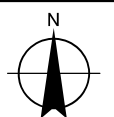
Lot 6 Block 10, Bowlin Acres, City of Tulsa, Tulsa County, State of Oklahoma

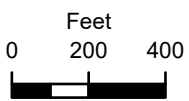
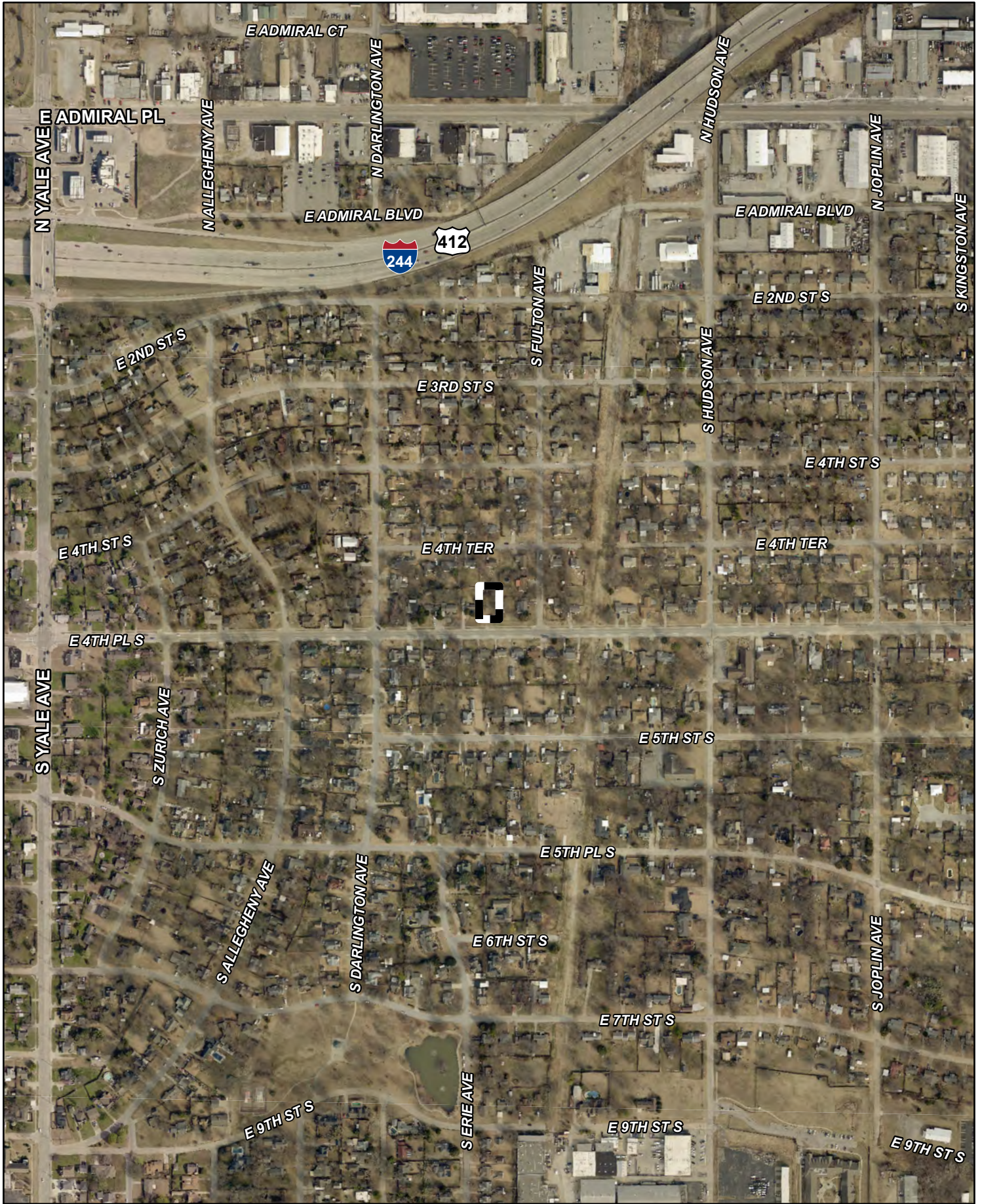
Exhibits

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



BOA-23739



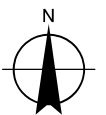


 Subject Tract

BOA-23739

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

Aerial Photo Date: 2021



6.5



E 4TH TER

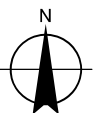
S FULTON AVE

E 4TH PLS

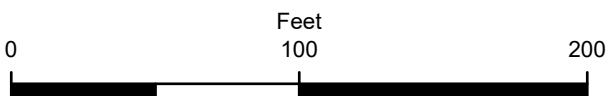
BOA-23739

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

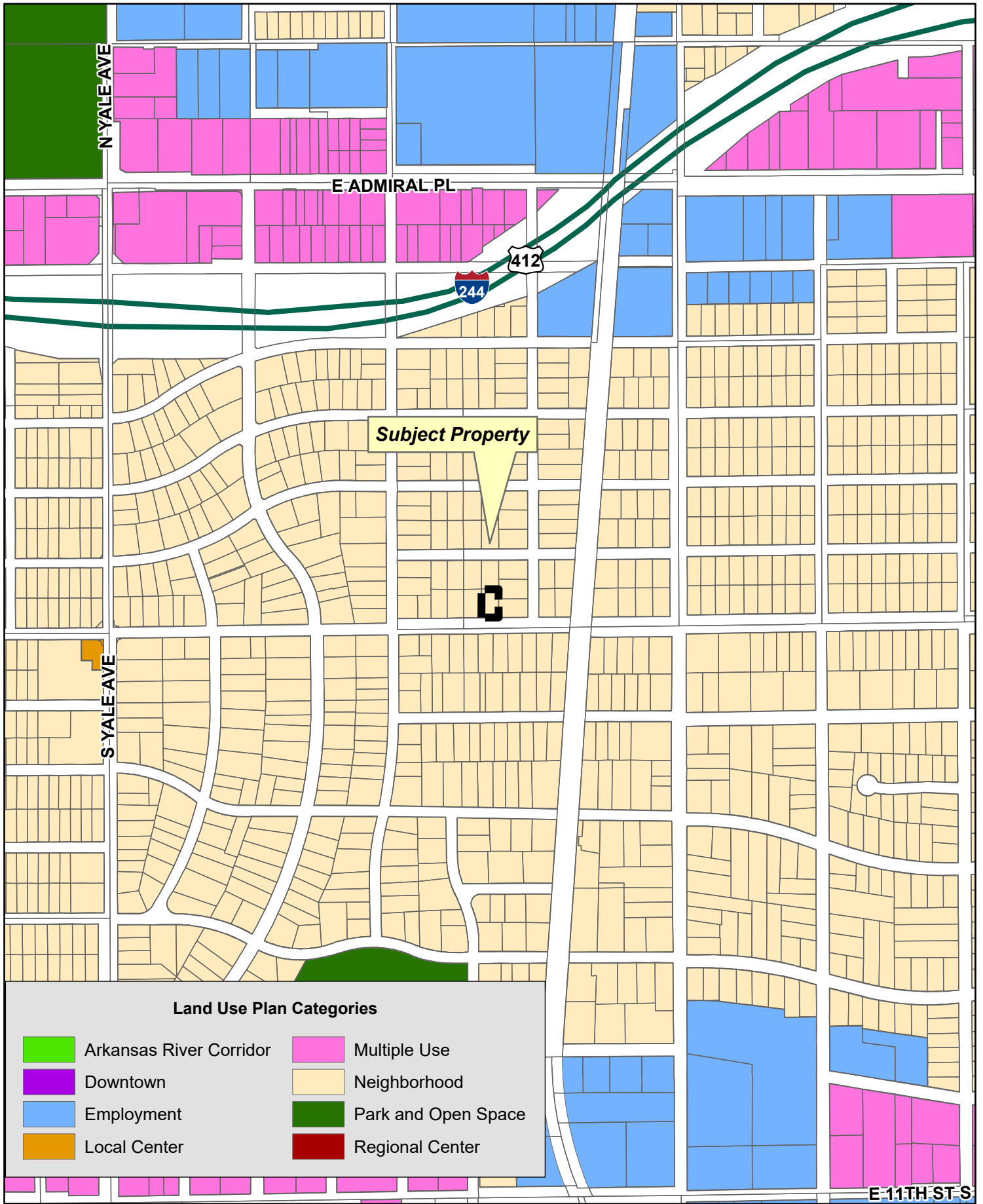
Aerial Photo Date: 2021











6.6



Subject Tract

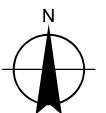
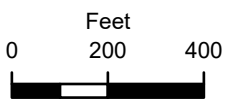


Land Use Plan Categories

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

BOA-23739

19-14 04



6.7

LEGEND

NOT ALL ITEMS MAY BE USED

- NOT USED
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING/ TRACK
- TULSA REGULATORY FLOOD PLAIN
- EXISTING SOD TO REMAIN
- NEW CONCRETE DRIVEWAY/WALKWAY
- PROPERTY LINE
- BUILDING SETBACKS
- BUILDING OUTLINE
- SILT FENCE
- DRAINAGE FLOW
- HAY BALE
- DOWNSPOUTS

SILT FENCE DETAIL

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3 TO 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4 INCHES AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.

SCALE: NOT TO SCALE

SURVEY DISCLAIMER

THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.

CAUTION

NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

HAY BALE DETAIL

EMBEDDING DETAIL

2 RE-BARS, STEEL PICKETS, OR 2" X 2" STAKES 1' - 6" TO 2' - 0" IN GROUND

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BAILE

WIRE OR NYLON BOUND BAILES PLACED ON THE CONTOUR

ANCHORING DETAIL

- BAILES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BAILES.
- EACH BAILE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE. BAILES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BAILES. THE FIRST STAKE IN EACH BAILE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BAILE TO FORCE BAILES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
- BAILES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

PROJECT INFORMATION

LEGAL DESCRIPTION
 SUBDIVISION: BOWLIN ACRES (04525)
 LEGAL: LT 6 BLK 10
 SECTION: 03 TOWNSHIP: 19 RANGE: 13

GENERAL INFORMATION

ZONING	RS-3
LOT SIZE	0.25 ACRES / 10,800 SQ FT
LIVABLE AREA	1,366 SQ FT
TOTAL PROPOSED LIVABLE AREA	1,366 SQ FT

ADDITIONAL INFORMATION

MAIN RES. INFORMATION

LIVABLE AREA	1,366 SQ FT
FRONT COVERED PORCH	44 SQ FT
REAR COVERED PORCH	96 SQ FT
NEW DRIVEWAY	1,211 SQ FT
NEW WALKWAY	81 SQ FT
TOTAL	2,798 SQ FT

ADU INFORMATION

LIVABLE AREA	512 SQ FT
FRONT COVERED PORCH	30 SQ FT
NEW WALKWAY	93 SQ FT
TOTAL	635 SQ FT

GRAND TOTAL 3,433 SQ FT

REGULATIONS

MIN. OPEN SPACE REQ'D	4,000 SQ FT
OPEN SPACE PROPOSED	7,367 SQ FT
MAX. BUILDING HEIGHT	35' 0"
PROPOSED BLDG. HT.	+/- 21' 10"

MAX SQUARE FOOTAGE OF ACCESSORY BUILDING: 40% OF RESIDECIE OR 500 SQ FT, WHICHEVER IS GREATER. 1,366 SQ FT X 40% = 546 SQ FT MAX. PROPOSED AREA: 512 SQ FT

MAXIMUM COVERAGE OF REAR SETBACK FOR RS-3 LOTS: 30% OF REAR SETBACK. 601 SQ FT X 30% = 180 SQ FT MAX. ACCESSORY BUILDING COVERAGE: 160 SQ FT

NEW ACCESSORY BUILDING

PROPOSED LIVABLE AREA

NEW DRIVEWAY

EXISTING SIDEWALK

EXISTING DRIVEWAY APPROACH

TULSA, OK
 918.859.9343
 WWW.RCJDESIGNS.COM

DRAWN FOR:
WILKINSON PROPERTIES

NEW BUILD

5335 E 4TH PL
 TULSA OK 74112

NO.	REVISION	DATE

PROJECT NUMBER:
 24062
 ISSUE:
 PERMIT SET
 DATE:
 05.07.2024
 DRAWN BY:
 RAAS
 CHECKED BY:

SHEET TITLE:

SITE PLAN

A0

GENERAL NOTES FLOOR PLAN

- ALL INTERIOR WALLS TO BE A4 U.N.O.
- ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALIGN NEW WALL'S FINISH FACE WITH THE EXISTING WALL'S FINISH FACE AT AREAS WHERE THE TWO ABUT.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
- ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONS TO EDGE OF SLAB, MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED: U.N.O.

WALL ASSEMBLIES FLOOR PLAN

ITEM	DESCRIPTION
	NEW EXTERIOR WALL W/ LAP SIDING
	NEW INTERIOR WALL

LETTER INDICATES WALL TYPE

NUMBER INDICATES STUD SIZE AS FOLLOWS:

- 2 - 2" x 4" WOOD STUD FLAT FURRING
- 4 - 2" x 4" WOOD STUD
- 6 - 2" x 4" WOOD STUD
- 8 - 2" x 8" WOOD STUD
- 10 - 2" x 10" WOOD STUD

NOTE: ALL INTERIOR WALLS TO BE A4 U.N.O.

- PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.

FLOOR PLAN LEGEND FLOOR PLAN

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX)
	NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (OP)
	NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BD)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:

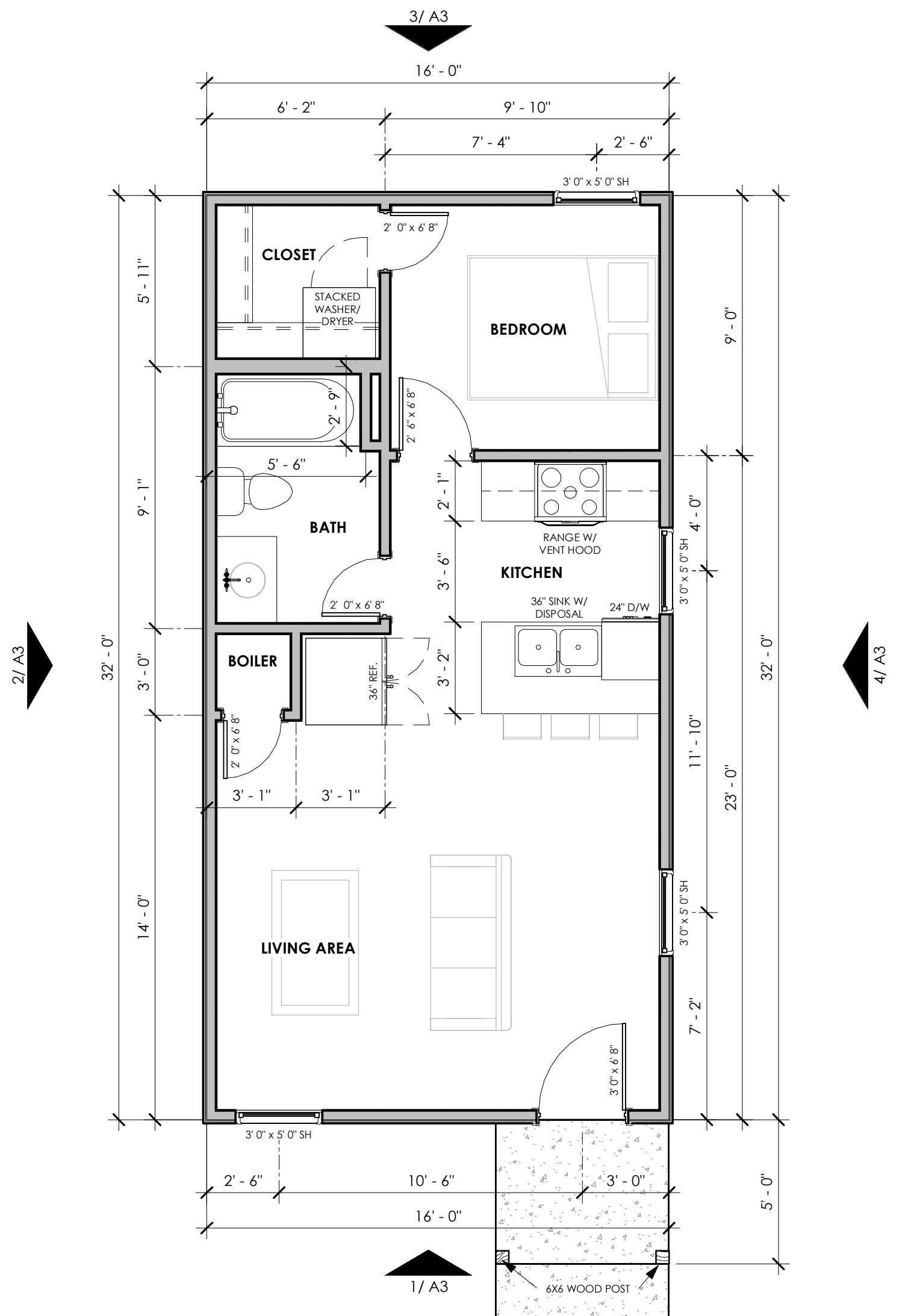
- NOT ALL ITEMS MAY BE USED.

KEYNOTES # FLOOR PLAN

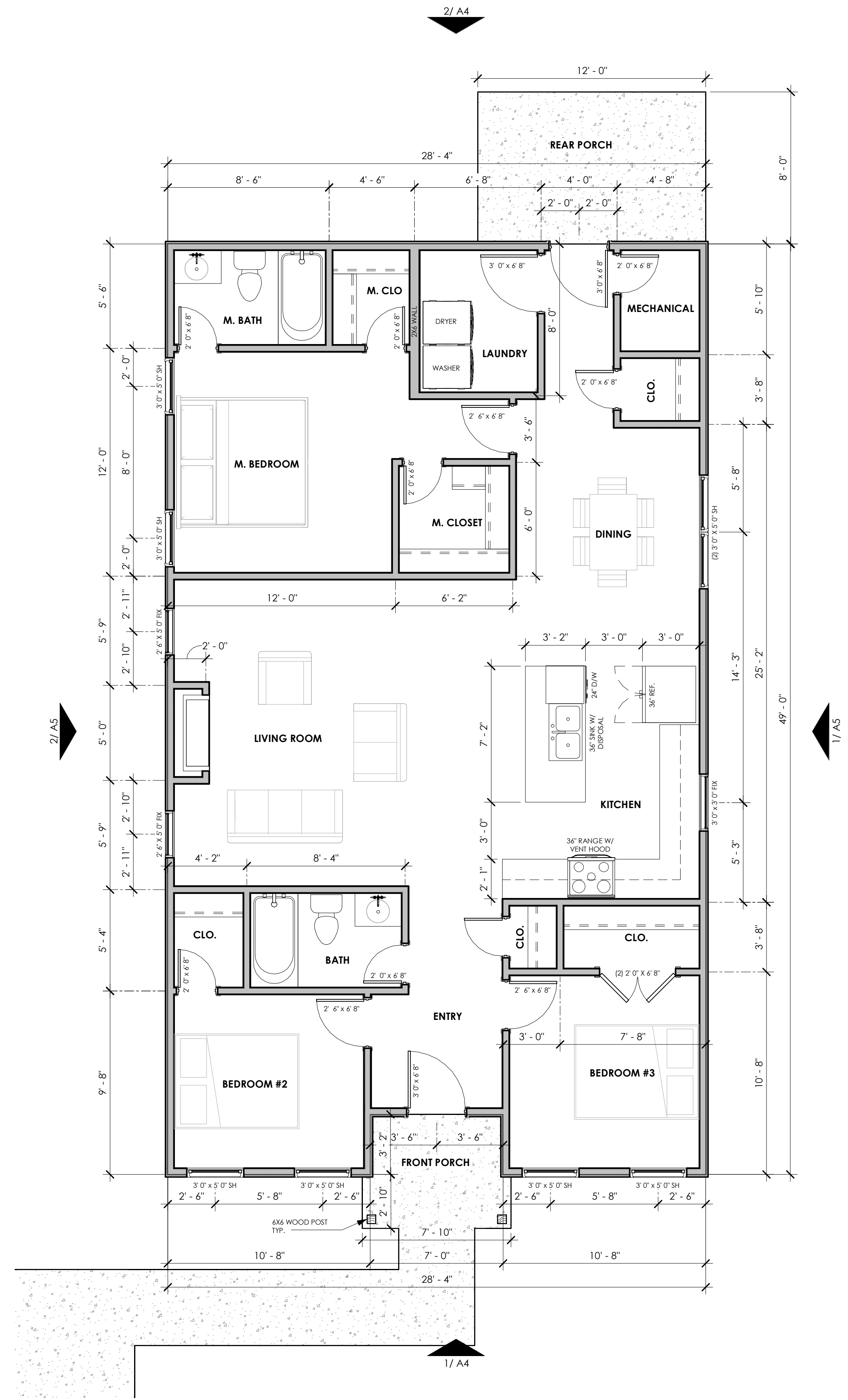
- NOT USED.

REFERENCING FLOOR PLAN

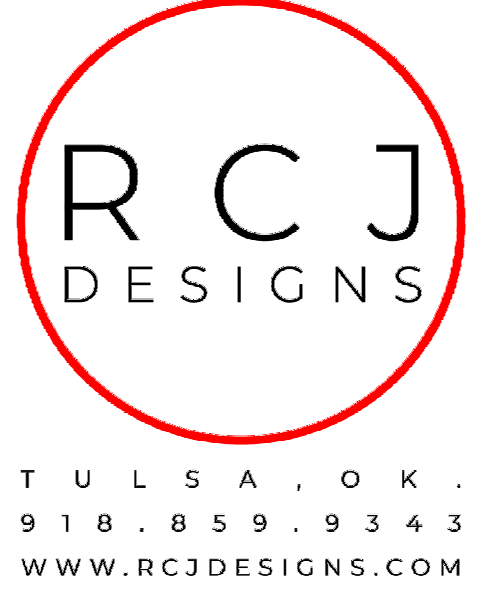
- RE: SHEET A3 FOR EXTERIOR ELEVATIONS ON THE ADU
- RE: SHEETS A4/A5 FOR EXTERIOR ELEVATIONS ON THE MAIN RESIDENCE



2 FLOOR PLAN - ADU
 1/4" = 1'-0"
 TOTAL LIVABLE: 512 SQ FT
 FRONT PORCH: 30 SQ FT



1 FLOOR PLAN
 1/4" = 1'-0"
 TOTAL LIVABLE: 1,366 SQ FT
 FRONT PORCH: 44 SQ FT
 REAR PORCH: 96 SQ FT



DRAWN FOR:
WILKINSON PROPERTIES

NEW BUILD

5335 E 4TH PL
 TULSA OK 74112

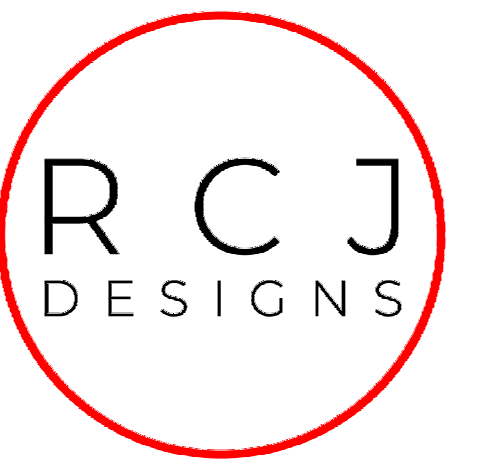
NO.	REVISION	DATE

PROJECT NUMBER:
 24062
 ISSUE:
 PERMIT SET
 DATE:
 05.07.2024
 DRAWN BY:
 RAAS
 CHECKED BY:

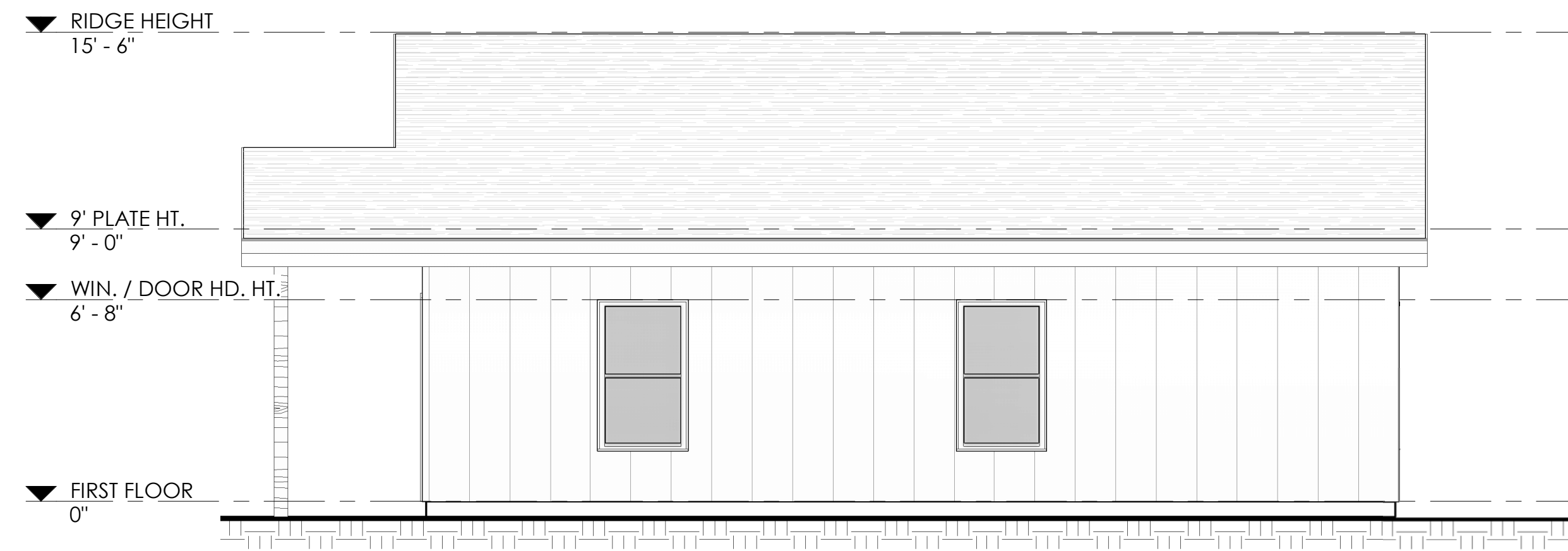
SHEET TITLE:

FLOOR PLANS

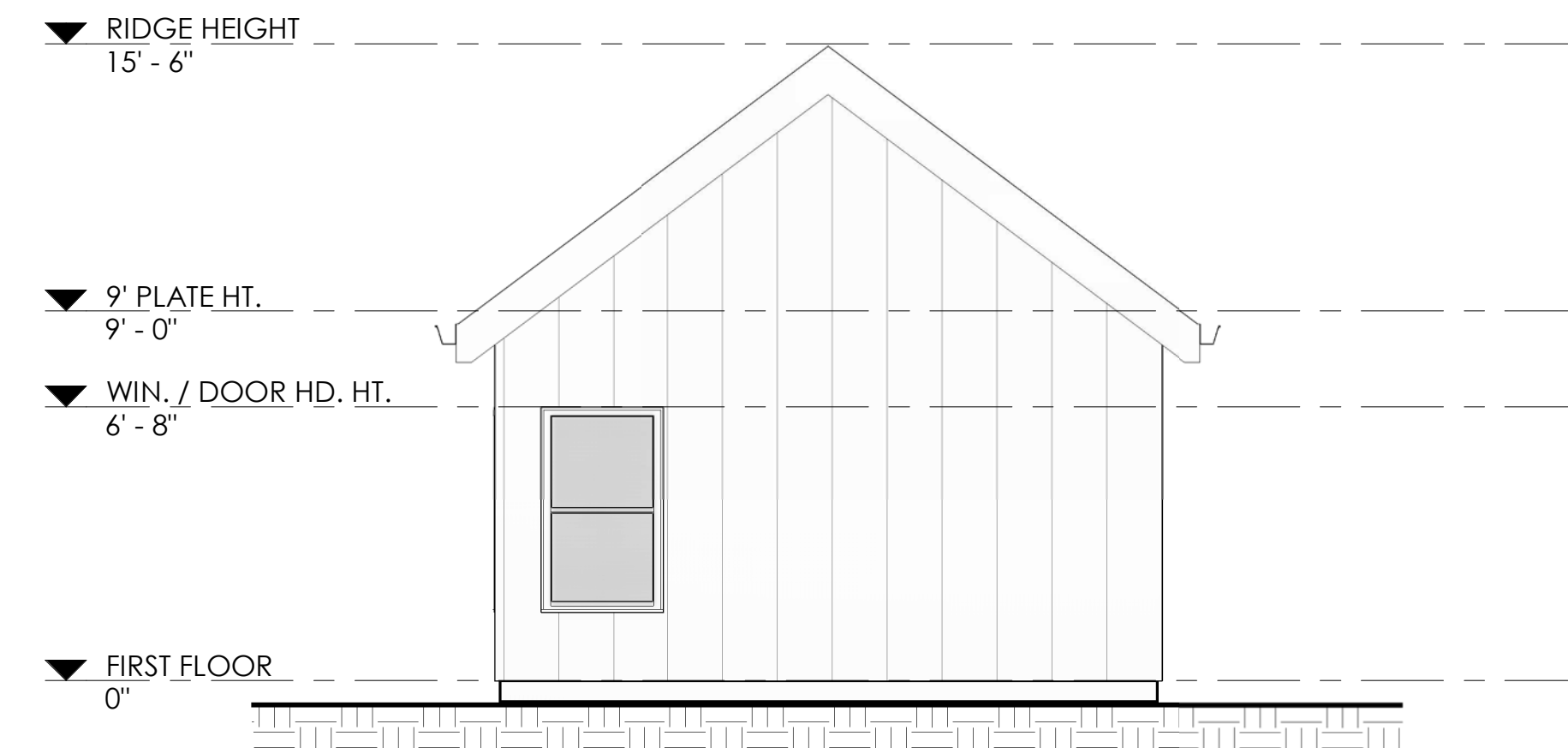
A1



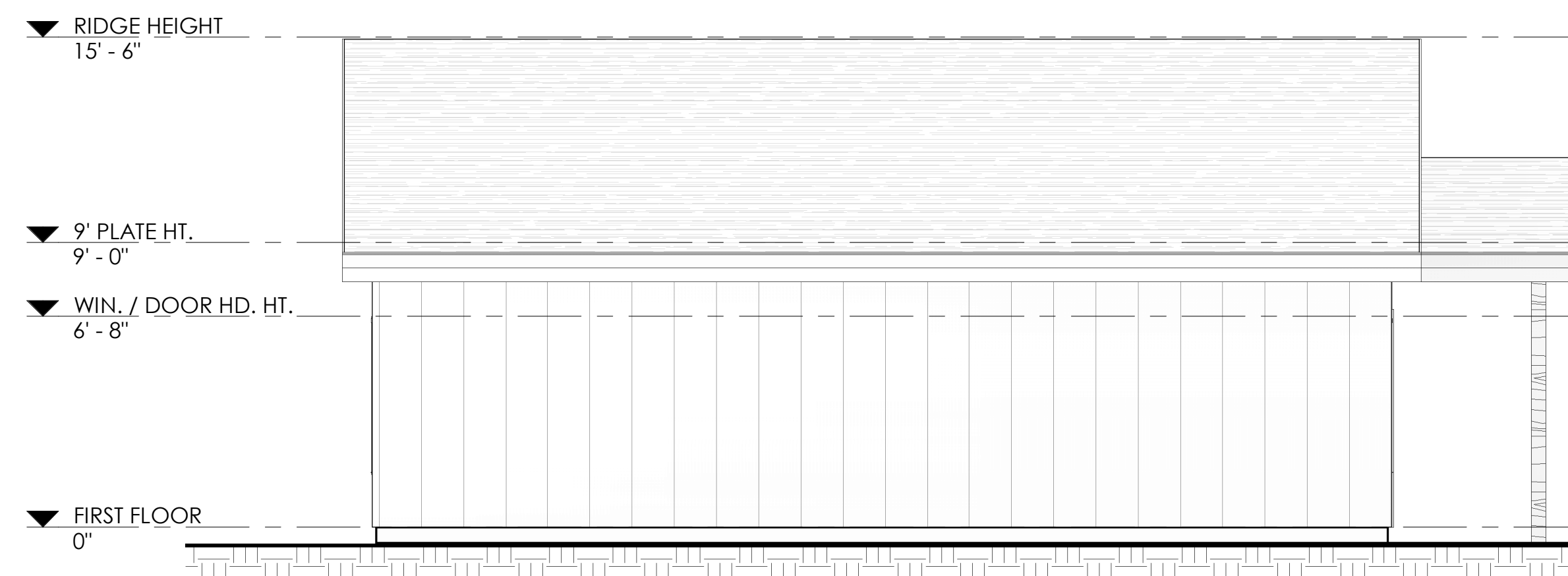
TULSA, OK.
918.859.9343
WWW.RCJDESIGNS.COM



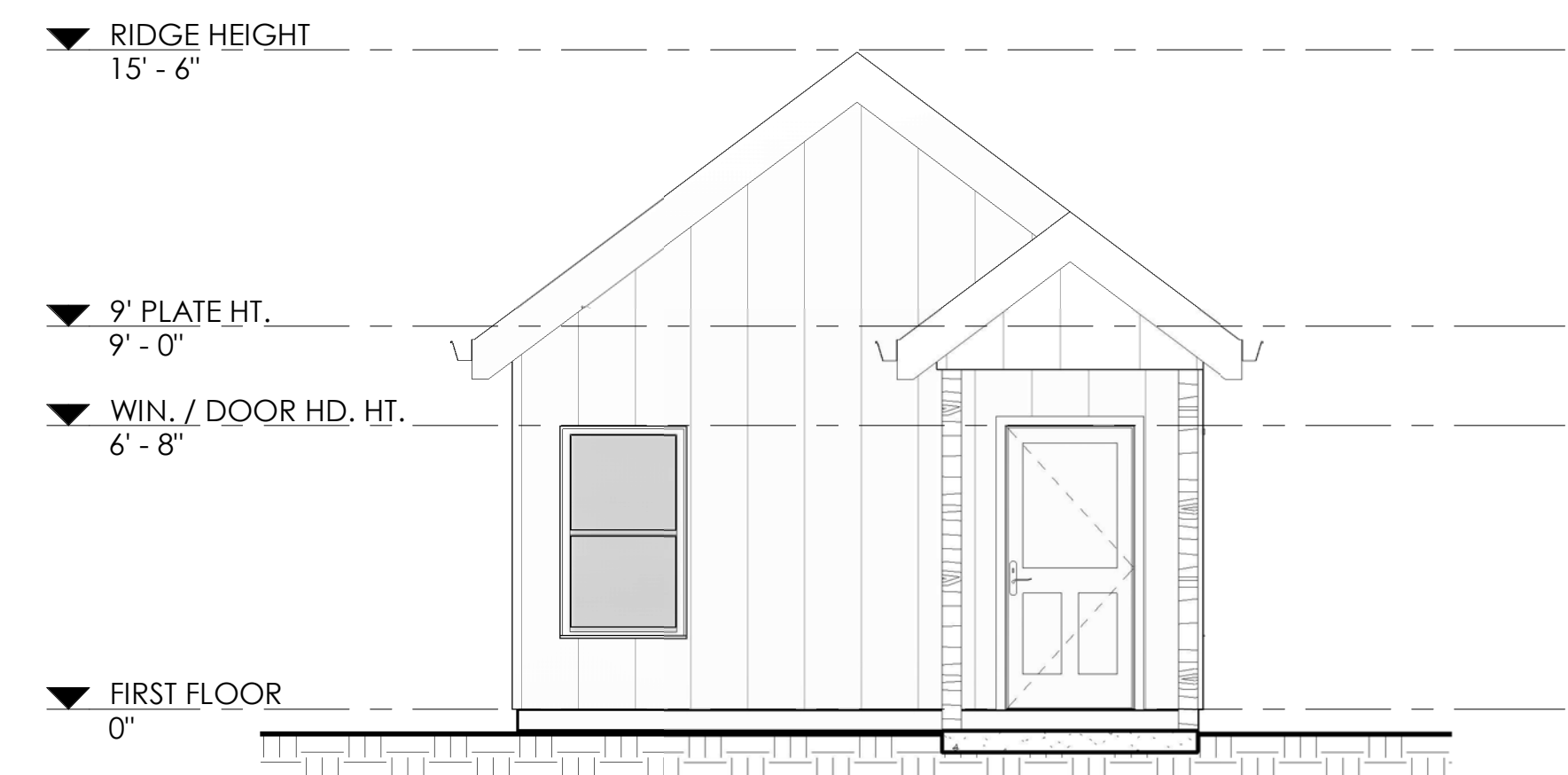
4 RIGHT ELEVATION - ADU
1/4" = 1'-0"



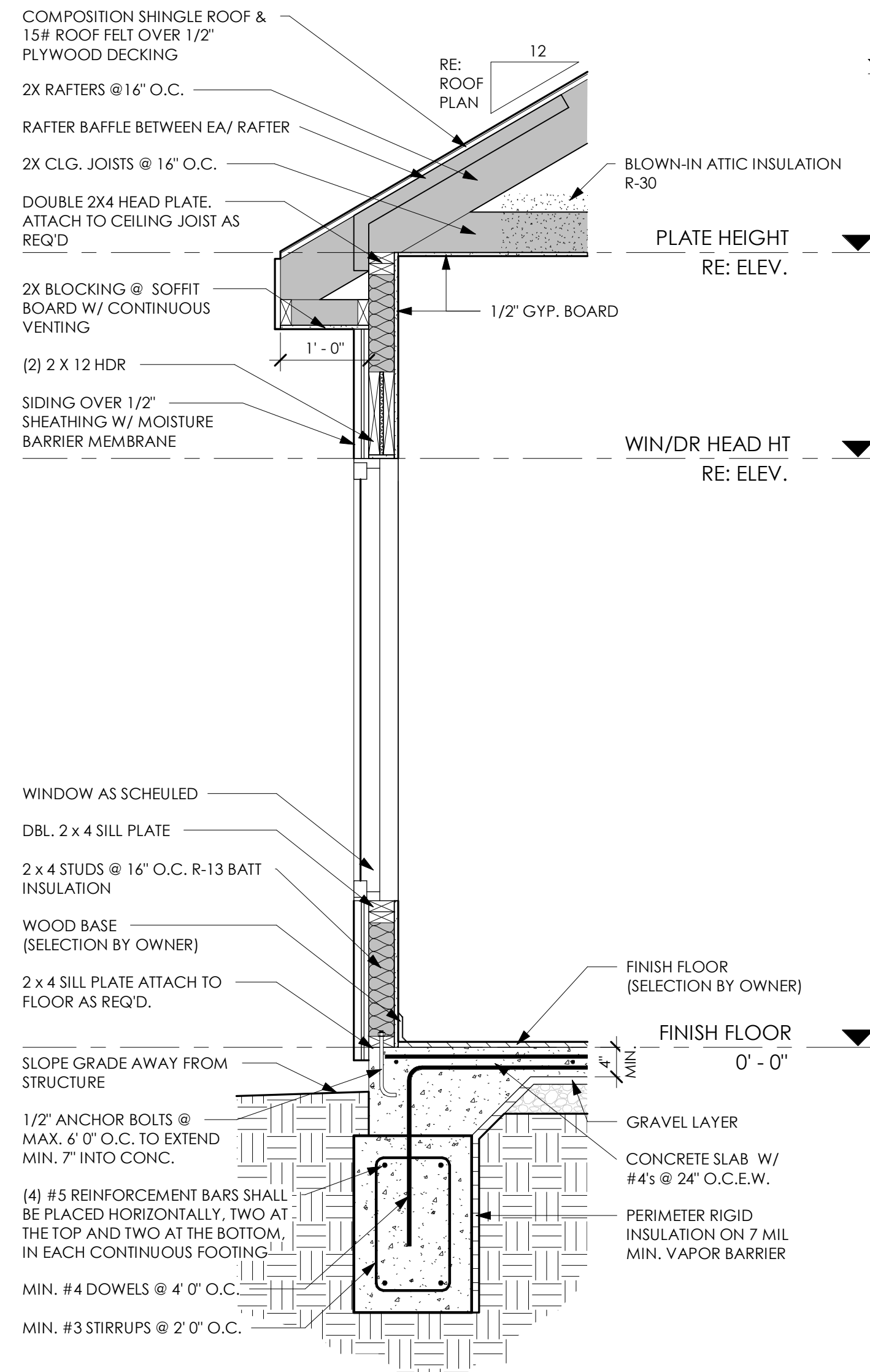
3 REAR ELEVATION - ADU
1/4" = 1'-0"



2 LEFT ELEVATION - ADU
1/4" = 1'-0"



1 FRONT ELEVATION - ADU
1/4" = 1'-0"



5 TYP. WALL SECTION
3/4" = 1'-0"

DRAWN FOR:
WILKINSON PROPERTIES

NEW BUILD

5335 E 4TH PL
TULSA OK 74112

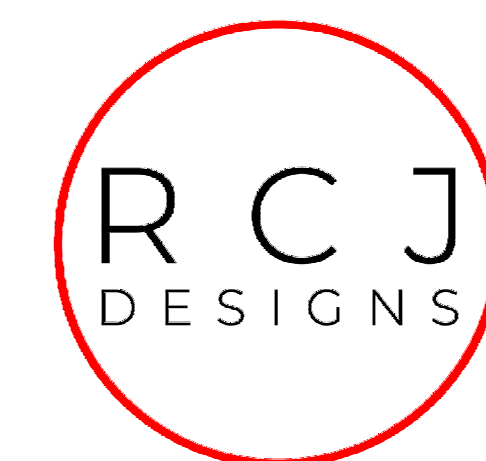
NO.	REVISION	DATE

PROJECT NUMBER:
24062
ISSUE:
PERMIT SET
DATE:
05.07.2024
DRAWN BY:
RCJ
CHECKED BY:

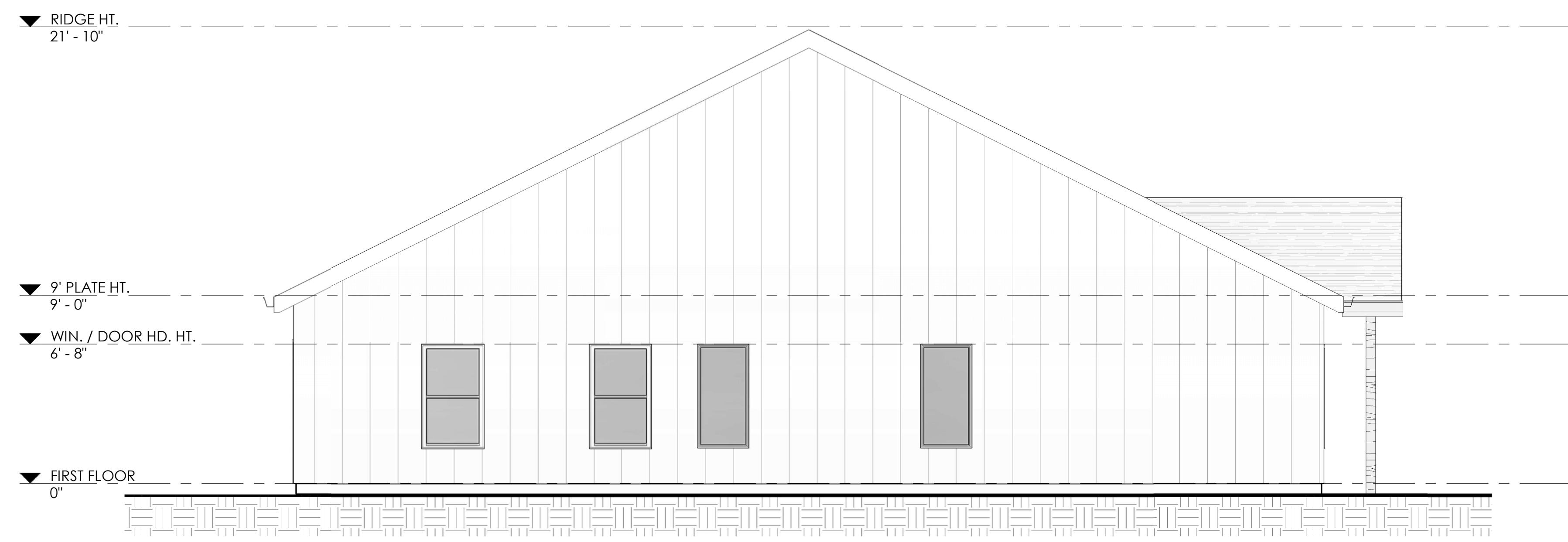
SHEET TITLE:

**EXTERIOR ELEVATIONS
ADU**

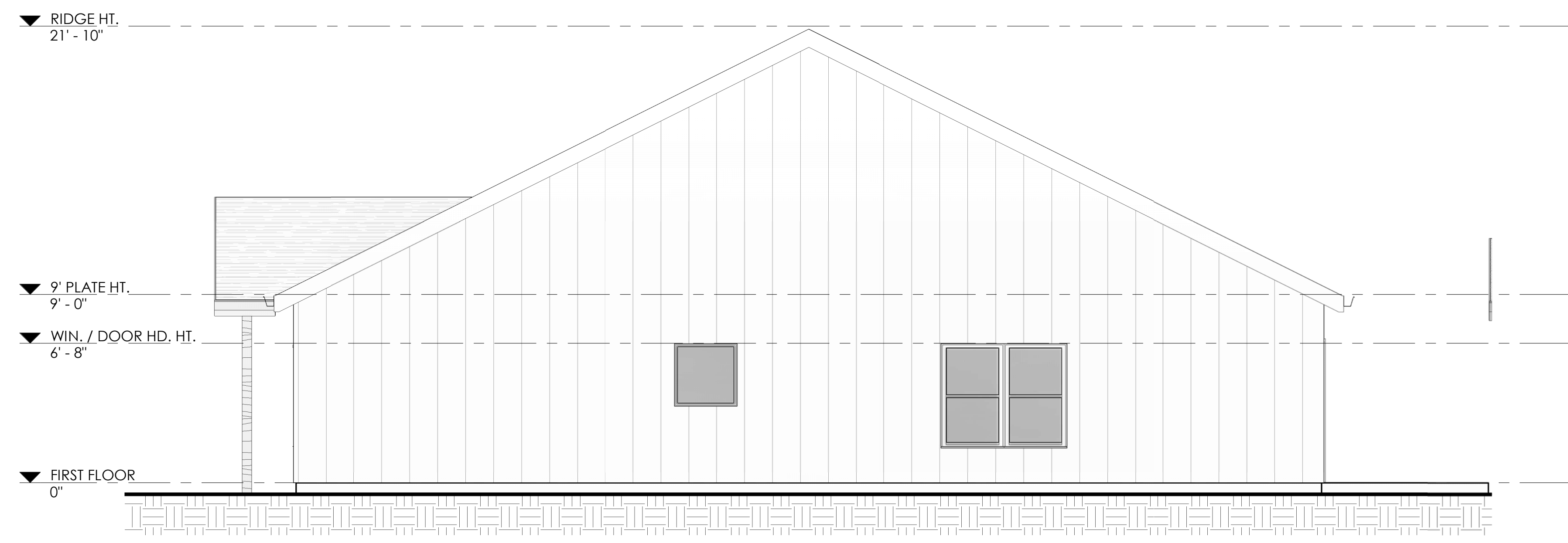
A3



T U L S A . O K .
9 1 8 . 8 5 9 . 9 3 4 3
WWW.RCJDESIGNS.COM



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

DRAWN FOR:
WILKINSON PROPERTIES

NEW BUILD

5335 E 4TH PL
TULSA OK 74112

NO.	REVISION	DATE

PROJECT NUMBER:
24062
ISSUE:
PERMIT SET
DATE:
05.07.2024
DRAWN BY:
RCJ
CHECKED BY:


SHEET TITLE:


EXTERIOR ELEVATIONS


A5

C:\Users\Owner\OneDrive\Documents\RCJ Designs\01 RCJ Designs\01 Projects\24062 - Wilkinson - 5335 Residence\01 CAD\24062 - Wilkinson - 5335 Residence.rvt

LEGEND ROOF PLAN

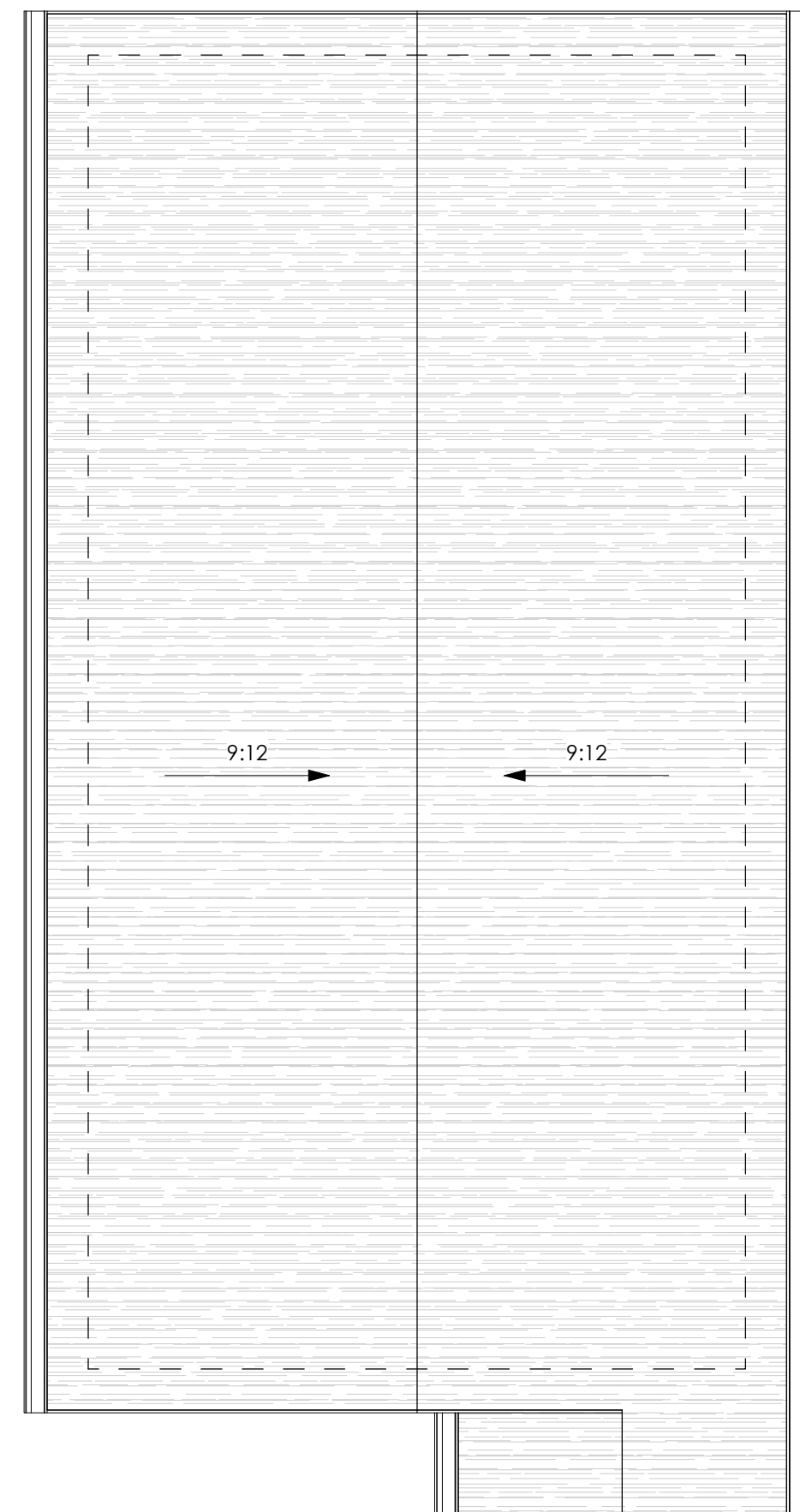
 SHINGLE ROOF ASSEMBLY

 FLOOR SLAB OUTLINE

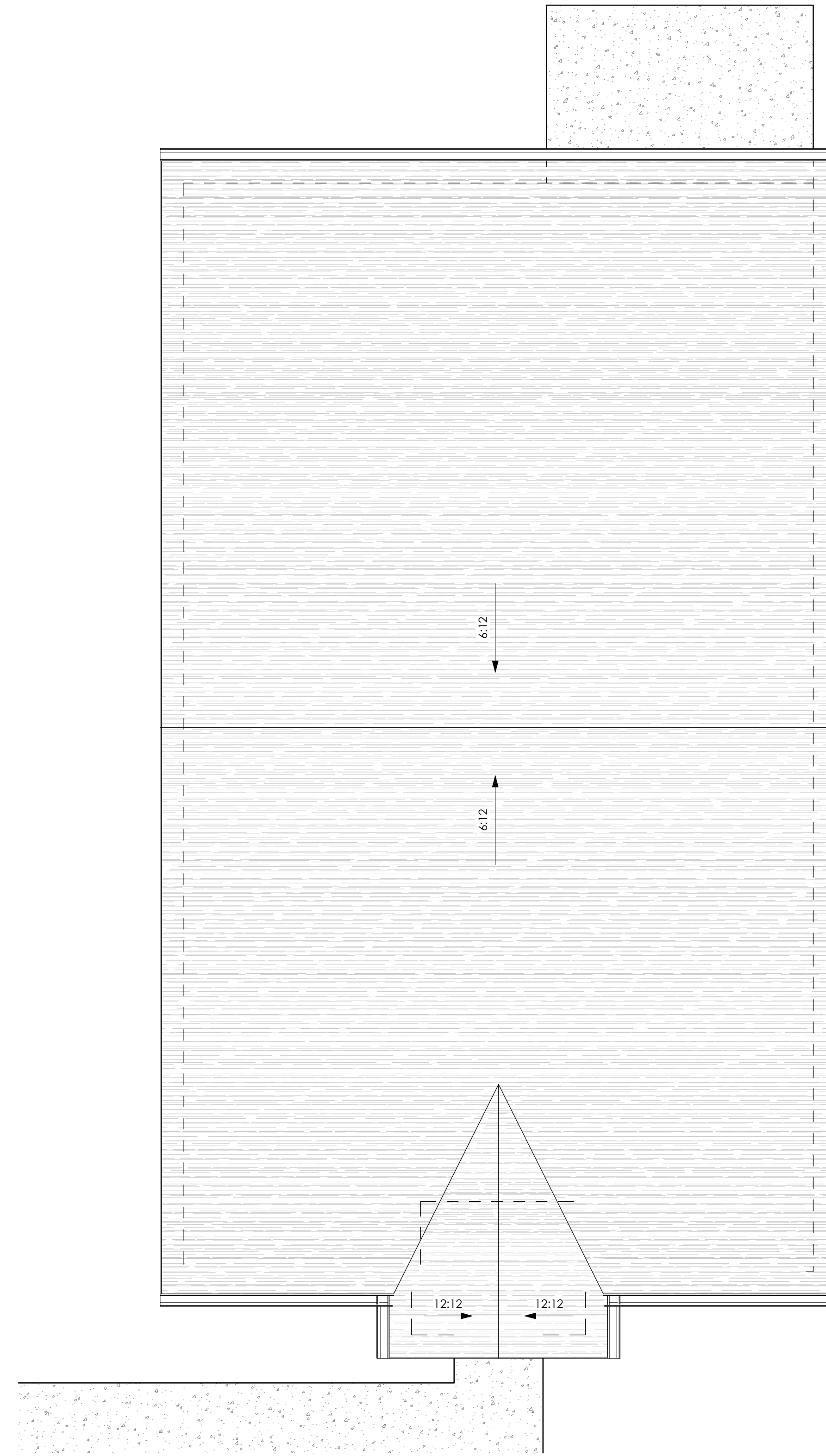
 PITCH TRANSITION

GENERAL NOTES ROOF PLAN

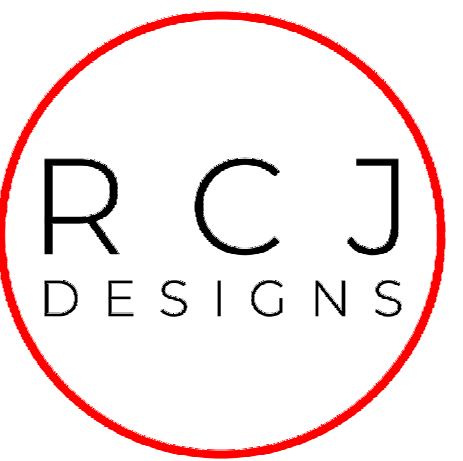
1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806, IRC 2018



2 ROOF PLAN - ADU
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



T U L S A . O K .
9 1 8 . 8 5 9 . 9 3 4 3
WWW.RCJDESIGNS.COM

DRAWN FOR:
WILKINSON PROPERTIES

NEW BUILD

5335 E 4TH PL
TULSA OK 74112

NO.	REVISION	DATE

PROJECT NUMBER:
24062
ISSUE:
PERMIT SET
DATE:
05.07.2024
DRAWN BY:
RCJ
CHECKED BY:

SHEET TITLE:

ROOF PLAN

A6