



**Board of Adjustment**

**Staff Report  
BOA-23740**

**Hearing Date:** July 23, 2024  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

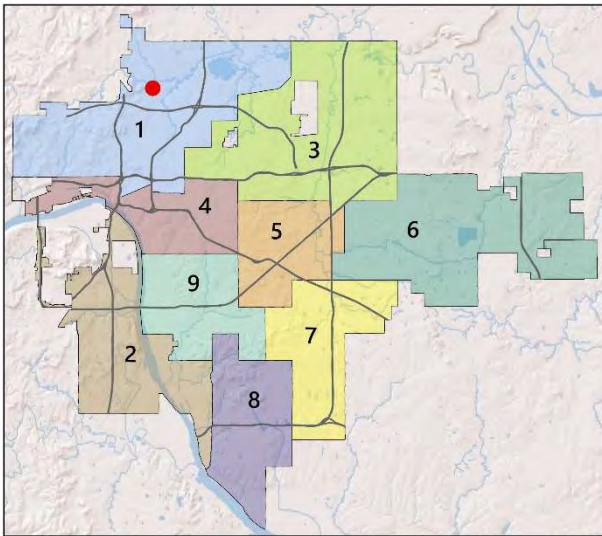
**Applicant:** Lula B. Pratt  
**Property Owner:** Lula B. Pratt

**Property Location**

1148 East 48th Street North  
Tract Size: ±0.45 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**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

**Request Summary**

Variance of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F).

**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:** N/A  
**planitulsa Street Type:** N/A  
**Transit:** N/A  
**Existing Bike/Ped Facilities:** N/A  
**Planned Bike/Ped Facilities:** N/A

**Environment**

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

**Staff Analysis**

The applicant requests a variance of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F). A new dwelling unit has been partially constructed on the property. The existing driveway is gravel, and the applicant proposes to retain it.

**55.090-F Surfacing**

- 1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F.4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

Relevant Case History

- None

**Statement of Hardship:**

- Applicant has not provided a hardship statement as of July 16, 2024.

**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	Local Center	Vacant
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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: The subject property not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 27%. 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 Variance of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F)

- 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:

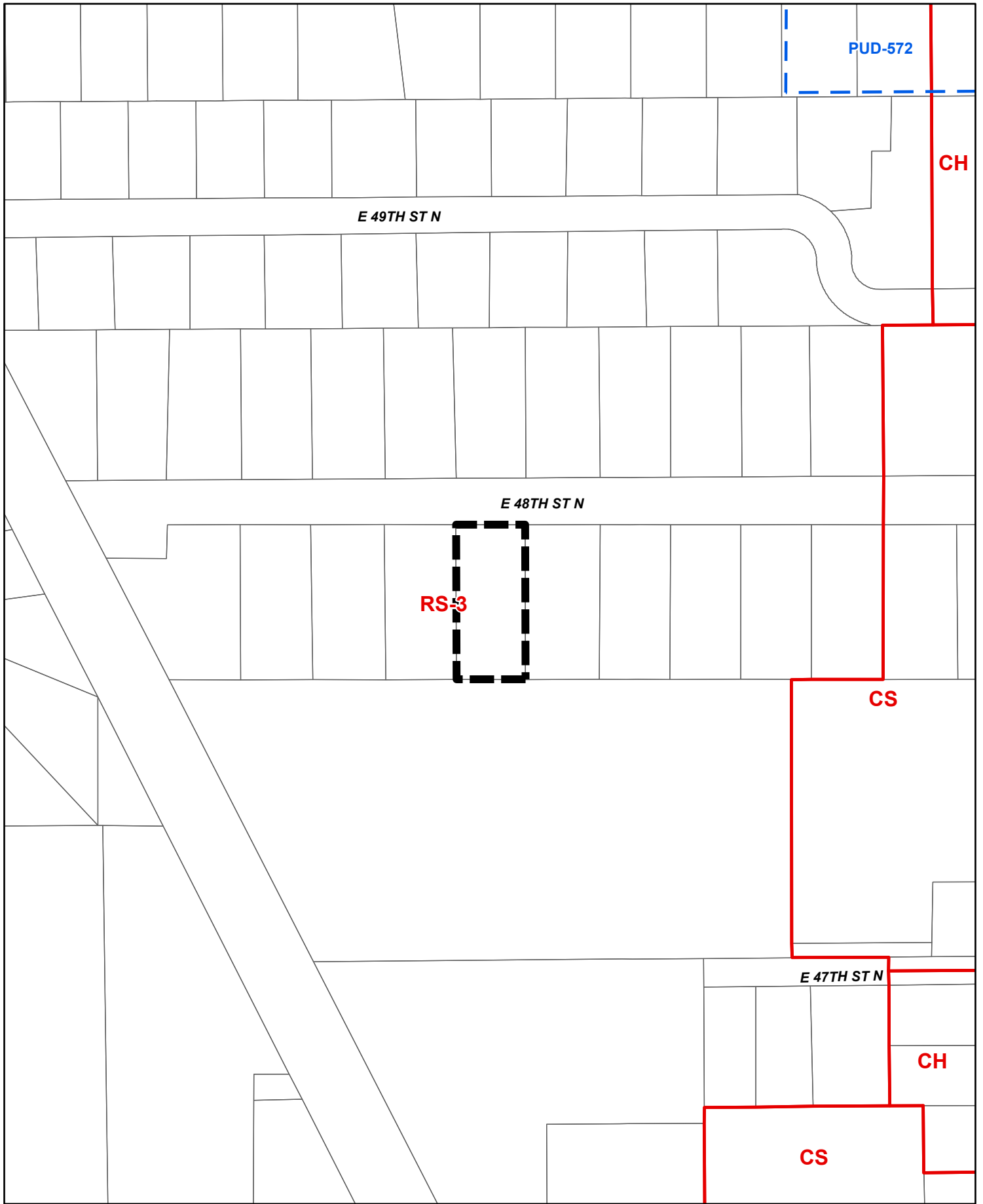
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- 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;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- That the variance to be granted is the minimum variance that will afford relief;
- 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
- 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**

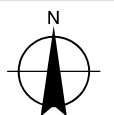
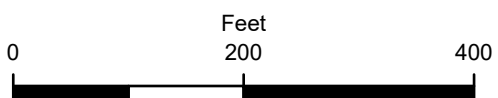
Lot 20, Block 1, Longview Park Addition, A Subdivision to the City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



**BOA-23740**



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E 49TH ST N

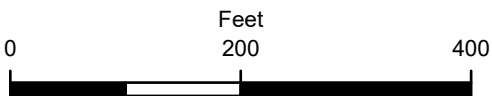
E 48TH ST N

E 47TH ST N

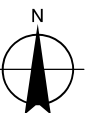


Subject Tract

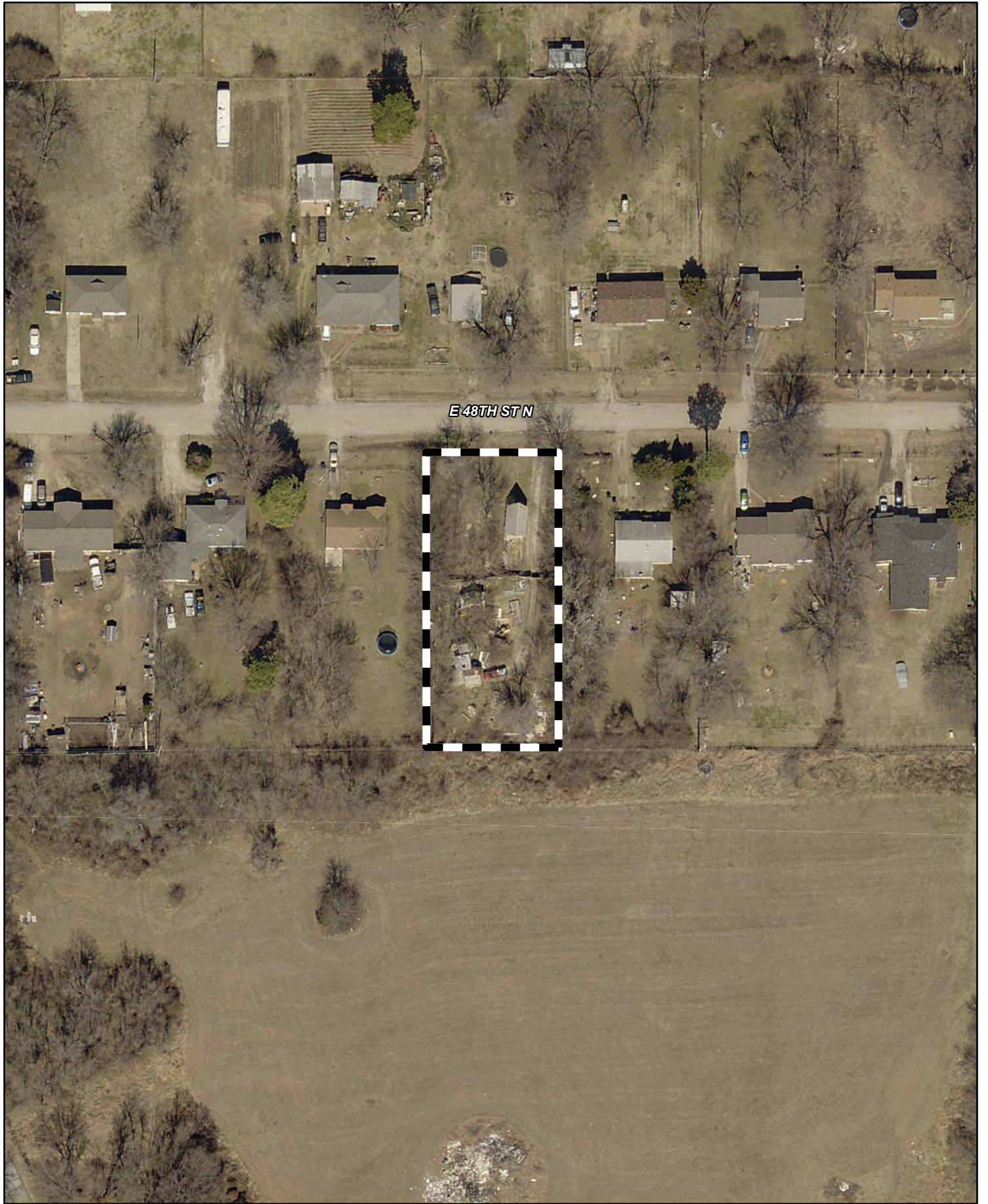
**BOA-23740**



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



Aerial Photo Date: 2021 **7.6**



E 48TH ST N

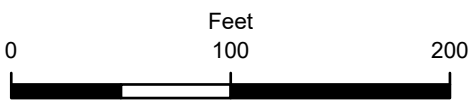
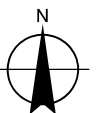


Subject  
Tract

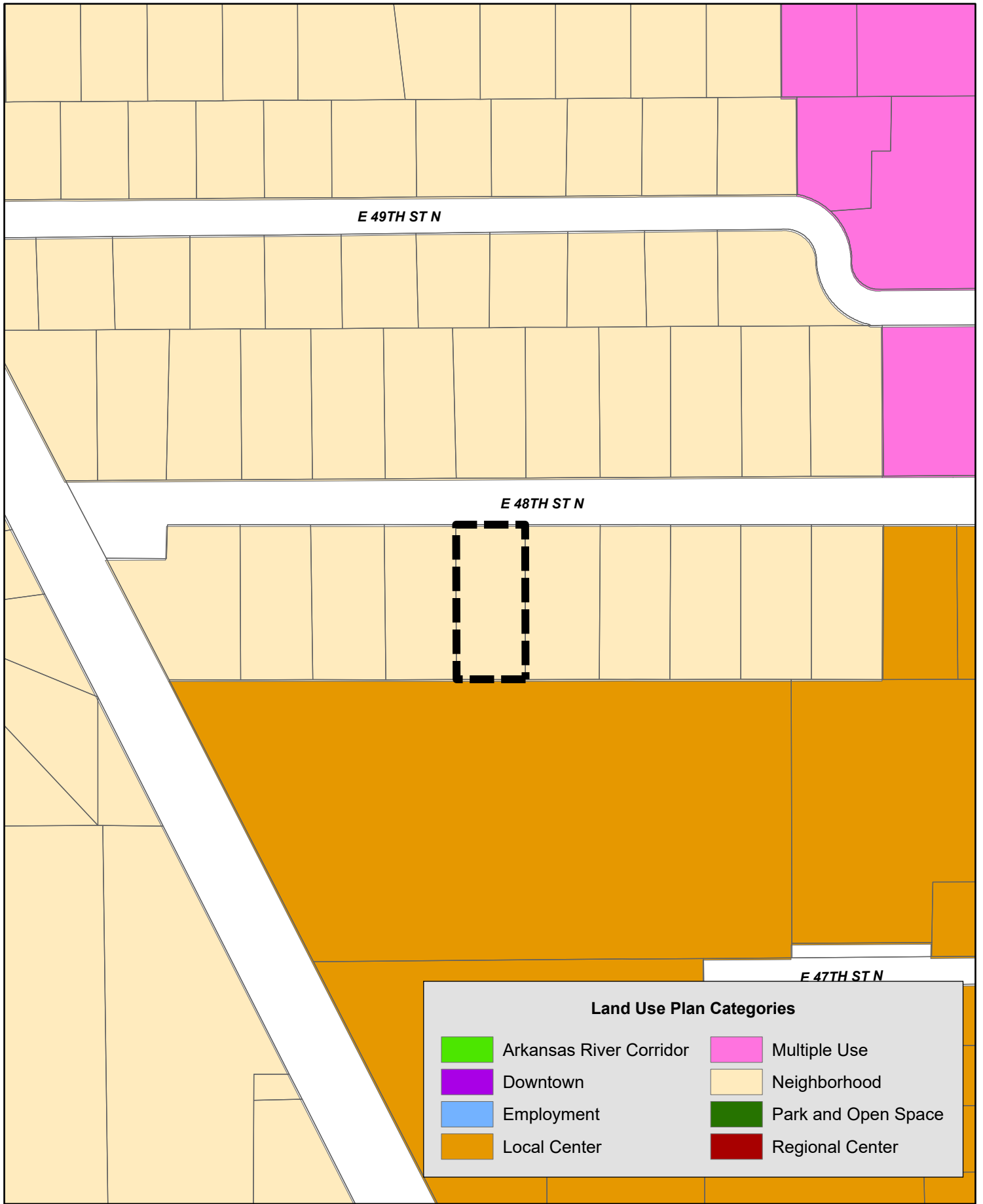
**BOA-23740**

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









Aerial Photo Date: 2021

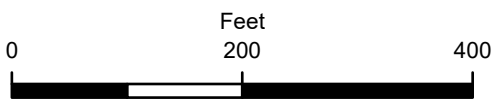


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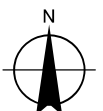


**Land Use Plan Categories**

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



**BOA-23715**



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**LEGEND**

- CL - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- R/W - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- W/E - WATERLINE ESMT
- TRNSFRMR - TRANSFORMER



**MORTGAGE INSPECTION REPORT**  
NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=50'

**SELLER:** Brian Rawson

**BUYER:** Lula B. Pratt

**FLOOD PLAIN STATEMENT:**

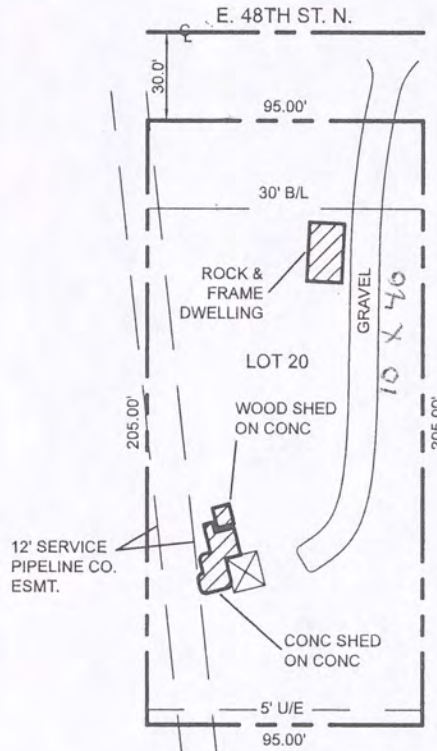
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 40143C0226L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

**CLIENT:** Apex Title & Closing Services, LLC



**SURVEYOR'S NOTE:**

- THE FOLLOWING FOUND IN TITLE COMMITMENT #23177144, DATED 05/08/2023, DOES AFFECT THE PROPERTY:
- #6 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF LONGVIEW PARK, PLAT NO. 1611.
  - #10 BK 1405 PG 565 (BLANKET ESMT, EXACT LOCATION CANNOT BE DETERMINED)
- DOES NOT AFFECT THE PROPERTY:
- #5 BK 1708 PG 522
  - #7 BK 52 PG 237
  - #8 BK 814 PG 327
  - #9 BK 1281 PG 521



**DATE OF FIELD INSPECTION:**  
AUGUST 21ST, 2023

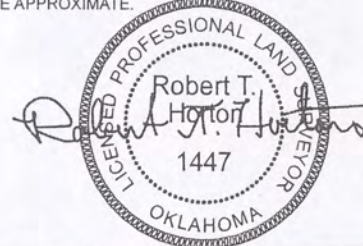
**LEGAL DESCRIPTION:**  
LOT TWENTY (20), BLOCK ONE (1), LONGVIEW PARK ADDITION, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.  
ALSO KNOWN AS:  
1148 EAST 48TH STREET NORTH, TULSA, OK 74126

**CERTIFICATION:**

THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR APEX TITLE & CLOSING SERVICES, LLC. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: AUGUST 23RD, 2023

BAKER SURVEYING, LLC  
4677 SOUTH 83RD EAST AVENUE  
TULSA, OKLAHOMA 74145  
OKLAHOMA CA #5816 EXPIRES 6/30/2024  
(918) 271-5793



*Lula B Pratt*



DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY

BLDR-183550-2024 (1148 E 48TH ST N Tulsa Tulsa, OK 74126)  
Markup Summary #1

### Zoning Review (1)



**Subject:** Zoning Review  
**Page Label:** 12  
**Author:** DWhiteman  
**Date:** 6/13/2024 9:44:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The original site plan with the building permit shows a concrete drive, but the new 10 x 40 driveway is shown as gravel. Per Section 55.090-F.1 of the zoning code, all driveways must be of a dustless all weather surface, and gravel is not a dustless all weather surface. Please revise the plans to provide for a dustless all weather surface drive, for example, concrete or asphalt. As an alternative, you may request a special exception from the Board of Adjustment for a gravel driveway. For Board of Adjustment scheduling and procedures, please contact the Tulsa Planning Office at 918-596-7526.



7.11



7.12



7.13



7.14



7.15