



**Board of Adjustment**

**Staff Report  
BOA-23848**

**Hearing Date:** February 25, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

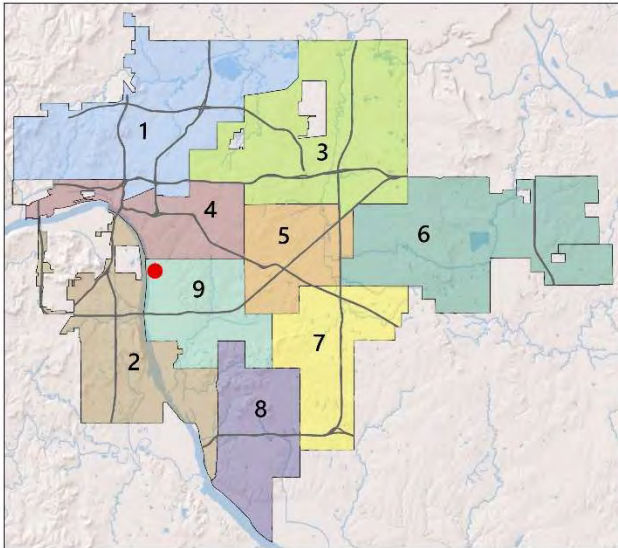
Applicant: Mary Lynn Saurino  
Property Owner: Joshua & John & Mary L. Saurino

**Property Location**

207 East 34th Street South  
Tract Size: ±0.17 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 9, Carol Bush  
County Commission: District 2, Lonnie Sims

**Public Notice Required**

Newspaper Notice – min. 10 days in advance  
Mailed Notice to 300’ radius – min. 10 days in advance

**Request Summary**

Special Exception to permit a carport in the street yard and street setback (Section 90.090-C.1).

**Zoning**

Zoning District: RS-3  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: N/A  
Development Era: Early Automobile Era

**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: Sidewalks

**Environment**

Flood Area: FEMA 500-Year Floodplain  
Tree Canopy Coverage: 20-29%  
Parks & Open Space: Riverside Parks, Gathering Place

**Staff Analysis**

The applicant is requesting a special exception to permit a carport in the street yard and street setback (Section 90.090-C.1). The carport is 10 feet, 2 inches tall, 16 feet, 5 inches long, and 12 feet, 1 ½ inches wide.

**Section 90.090      Setbacks**

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**90.090-C Permitted Setback Obstructions in R Zoning Districts**

Setbacks in R zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in [Table 90-1](#):

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**1. Carports**

Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of [Section 70.120](#). Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
- g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.

Relevant Case History

- None Found

**Comprehensive Plan Considerations**

**Land Use Plan**

The 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 Early Automobile Era (1930s-50s), which retained a high degree of 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: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: The subject property is located within a FEMA 500-year floodplain.

Tree Canopy Coverage: Tree canopy on the subject property is 20%. 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: River Parks and Gathering Place are located nearby to the west of the subject property.

**Sample Motion**

I move to approve or deny a special exception permit a carport in the street yard and street setback (Section 90.090-C.1).

- per the conceptual plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- subject to the following conditions (including time limitation, if any): \_\_\_\_\_.

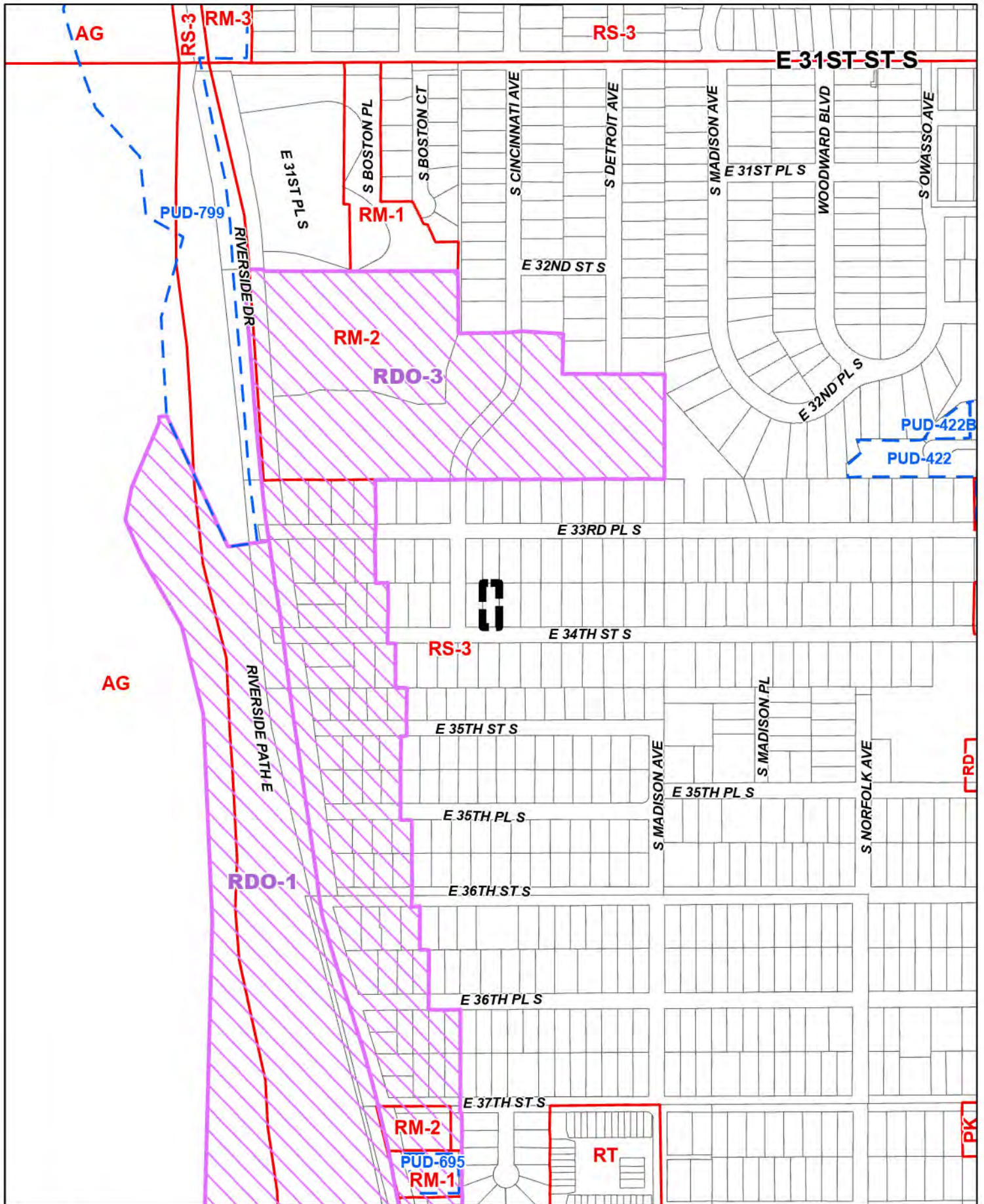
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Property Description**

LT 33A BLK 1, BURGESS ACRES ADDN, City of Tulsa, Tulsa County, State of Oklahoma

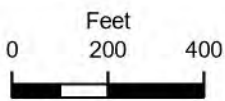
**Exhibits**

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



**BOA-23848**

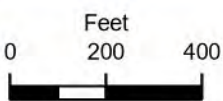
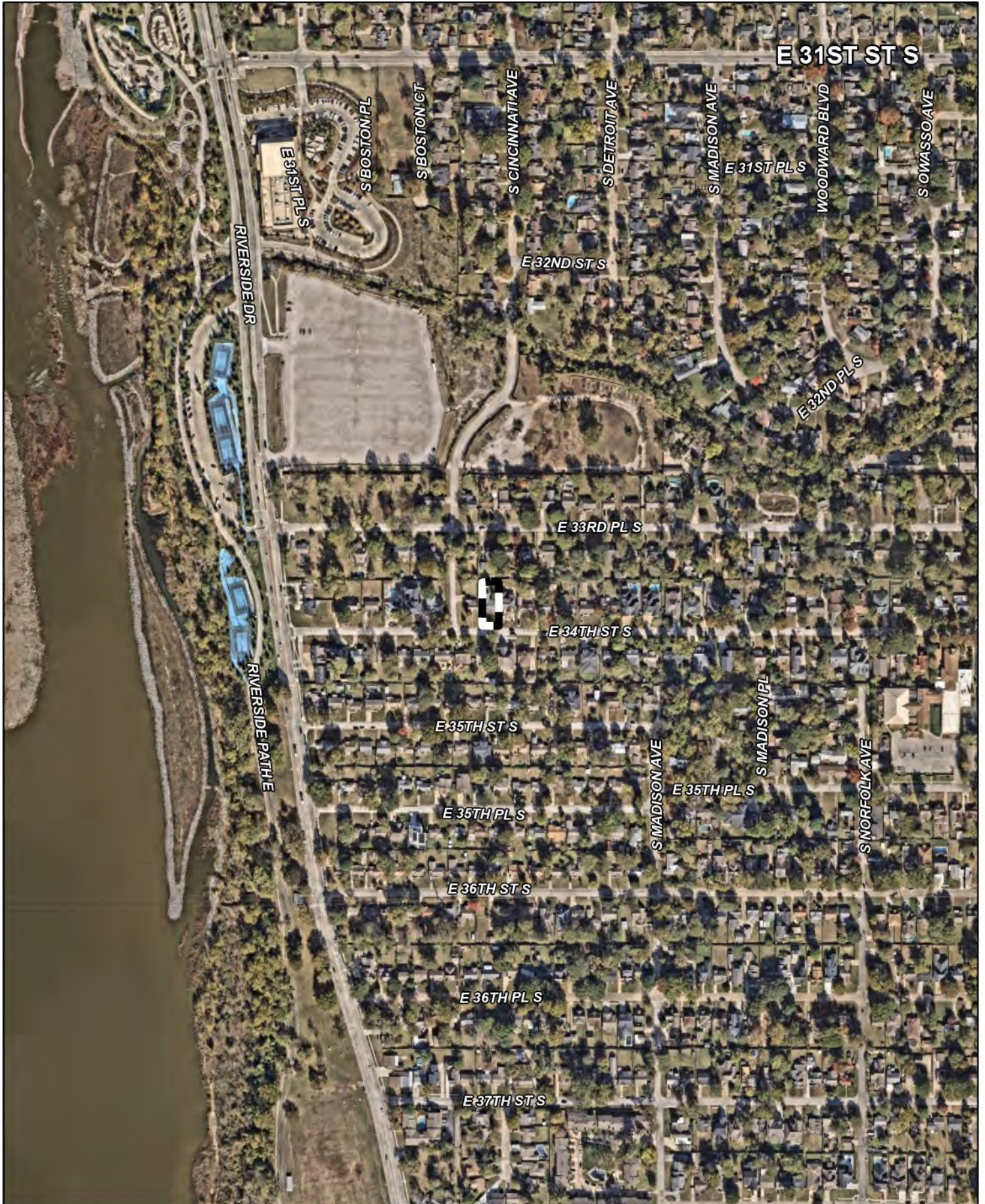
19-12 24



**[Dashed Box]** Subject Tract



7.5



 Subject Tract

**BOA-23848**

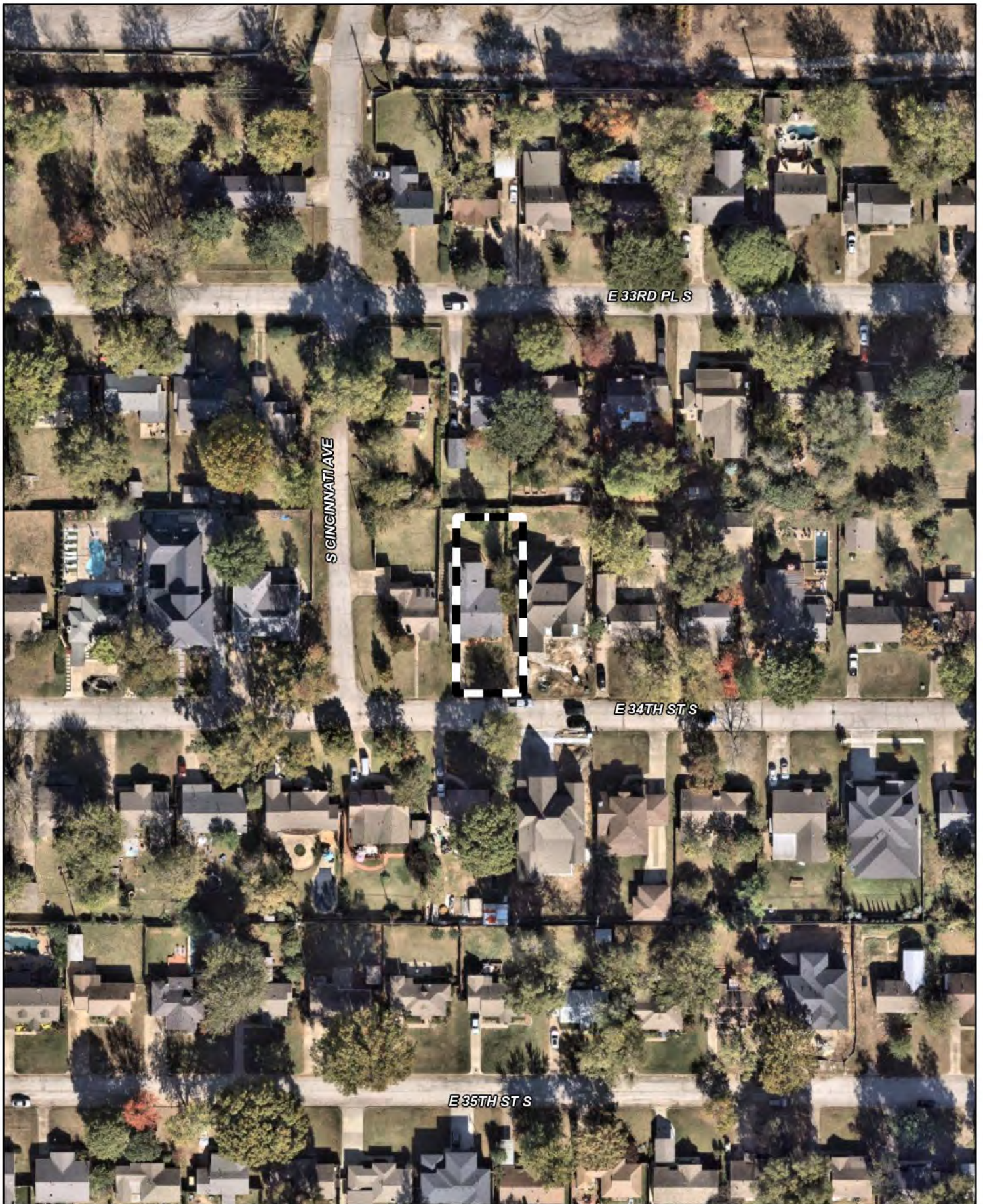
19-12 24

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

Aerial Photo Date: 2024



7.6

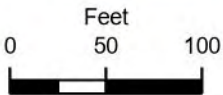


E 33RD PL S

S CINCINNATI AVE

E 34TH ST S

E 35TH ST S



Subject Tract

**BOA-23848**

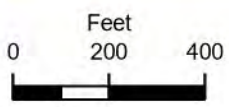
19-12 24

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

Aerial Photo Date: 2024



7.7



Subject Tract

**BOA-23848**  
19-12 24



7.8



DEVELOPMENT SERVICES

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

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

### ZCO-201008-2024 (207 E 34TH ST S Tulsa Tulsa, OK 74105) Markup Summary #1

#### Zoning Review (3)



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 12/23/2024 1:35:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

*CARPORT TO MIDDLE  
OF ROAD - 40'*

Section 90.090-C.1 Carports: Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process. **REVIEW COMMENT:** The proposed carport is located in the street setback area and requires a special exception granted by the Board of Adjustment. Please contact a Tulsa Planning Office representative at 918-596-7526 for further assistance.



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 12/23/2024 1:36:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

*Peak height - 10'6"  
Overhang height - 7'6"*

Please provide the height of the carport, both from grade to peak of roof and from grade to bottom of side overhang.



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 12/23/2024 1:37:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note: if the Special Exception is granted, you will still need to apply for a building permit since the structure is over 200 square feet.

This constitutes a Plan Review to date in response to the information submitted with and after the above referenced application. Additional issues may develop when the review continues upon receipt of additional information requested in this letter or upon additional submittal from the client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.

**WHITE SURVEYING COMPANY**  
 • 9036 EAST 65TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-8824  
**MORTGAGE INSPECTION REPORT**

1"=30'

INVOICE NO.: FTA 24-114928  
 MORTGAGOR: SAURINO, JOSHUA & JOHN A.

CLIENT: FIRSTTITLE & ABSTRACT SERVICES, LLC  
 OKLAHOMA FIDELITY BANK, A DIVISION OF FIDELITY BANK, N.A., ISAOA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 3062405694

- LEGEND**
- X- FENCE
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - M/P METERING POINT
  - R/W RIGHT-OF-WAY
  - B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
  - B/L BUILDING LINE
  - O.B.L. OUTBUILDING LINE

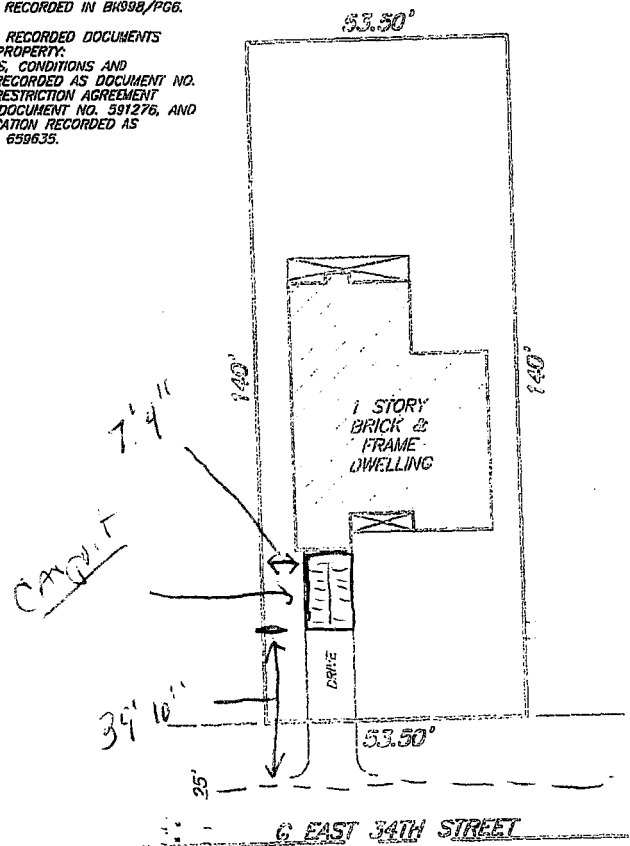
BEFORE YOU DIG, CALL OKIE  
 1-800-522-6543

THIS PROPERTY LIES IN ZONE "X-SHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C0351L, AS LAST REVISED 10/16/2012.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF BURGESS ACRES.

THE FOLLOWING RECORDED DOCUMENT DOES NOT AFFECT THIS PROPERTY:  
 13. EASEMENT RECORDED IN BK898/P66.

THE FOLLOWING RECORDED DOCUMENTS INCLUDE THIS PROPERTY:  
 12. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 223188, AND RESTRICTION AGREEMENT RECORDED AS DOCUMENT NO. 591276, AND DEED OF DEDICATION RECORDED AS DOCUMENT NO. 659635.



LEGAL DESCRIPTION AS PROVIDED: PLAT NO. 1216

LOT THIRTY-THREE (33-A) OF THE AMENDED PLAT OF THE EAST 66 FEET OF LOT TWO (2), THE WEST 66 FEET OF LOT FOUR (4); ALL OF LOTS FIVE (5), EIGHT (8), AND NINE (9); THE EAST 66 FEET OF LOT TWELVE (12); THE WEST 53.5 FEET OF LOT THIRTEEN (13); THE WEST 53.5 FEET OF LOT THIRTY-THREE (33); THE WEST 106 FEET OF LOT THIRTY-FIVE (35); ALL OF LOT THIRTY-SIX (36), EXCEPT THE SOUTH 75 FEET OF THE WEST 37 FEET; THE NORTH 65 FEET OF LOT 37; THE EAST 66, FEET OF LOT THIRTY-NINE (39); ALL OF LOT FORTY (40) AND THE EAST 66 FEET OF LOT FORTY-FOUR (44), OF BURGESS ACRES, AN ADDITION TO THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1216, AND KNOWN AS 207 EAST 34TH STREET.

**SURVEYOR'S STATEMENT**

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 7.10

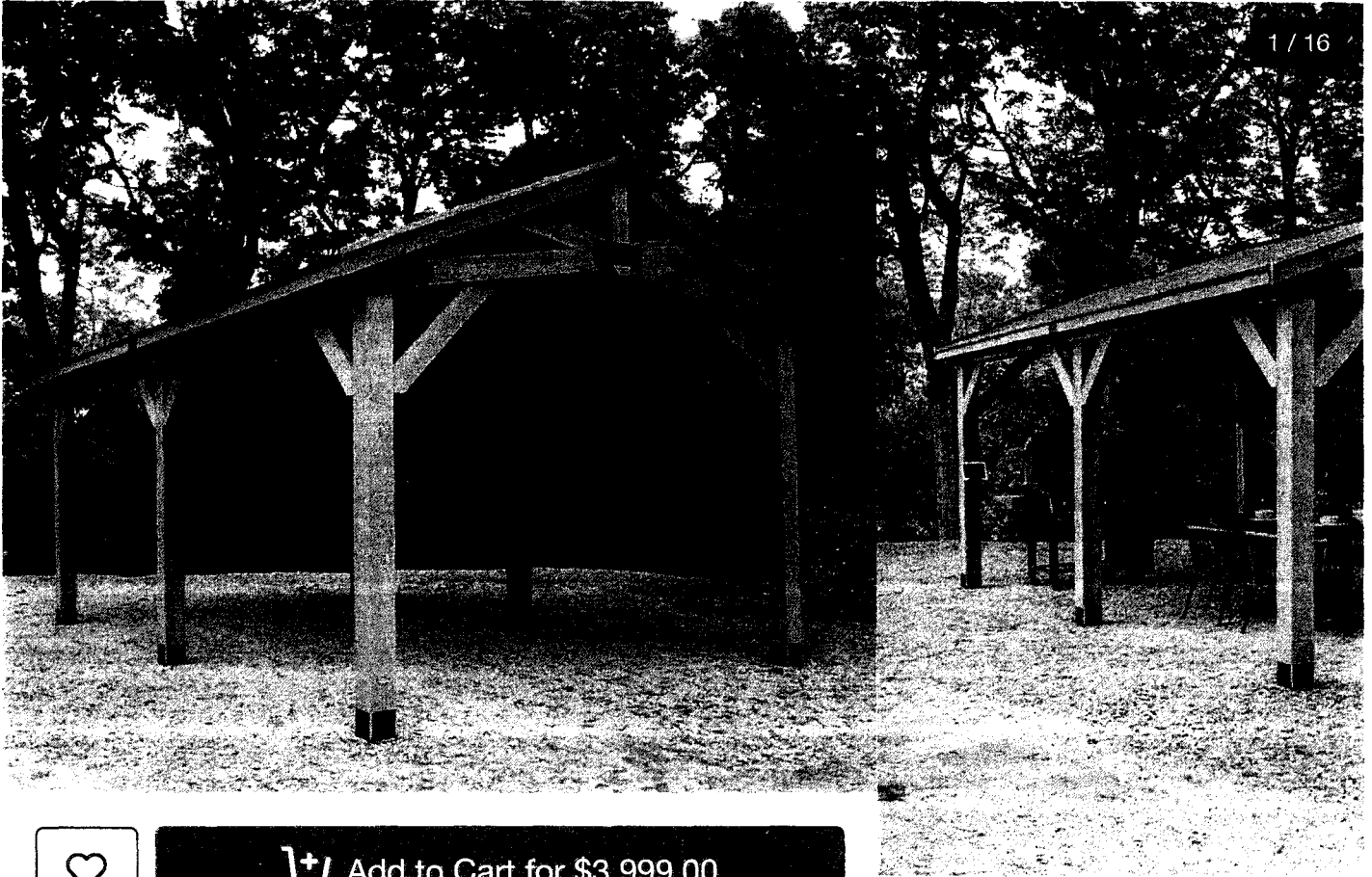
The cedar 20x12 Norwood Carport/Gazebo/Pavilion by Backyard Discovery is our largest multi-function gazebo to date. The expansive 20x12 Norwood has versatile functionality and can be used

for relaxing and entertaining or as an alternative to a garage! Protect vehicles, boats, trailers and more from the damaging elements or enjoy an alfresco dinner under the shade of the heat reducing roof with friends and family. The PRO-TECT™ Tested & Proven 20x12 Norwood is able to withstand 12,600 pounds of snow load (or up to 30 inches of snow) and up to 100 mph winds ensuring years of worry free use. The 20x12 Norwood also features our exclusive PowerPort™ with 3 outlets and 3 USB ports to power up lights, music and much more. The possibilities are endless under the stately cedar 20x12 Norwood Carport/Gazebo/Pavillion!

#### Features:

- **VERSATILE FUNCTION:** Shade and protect your vehicle, boat, trailer, outdoor equipment and more OR use as a spacious backyard gazebo/pavillion for relaxing and entertaining
- **PRO-TECT™ Tested & Proven:** Withstands up to 12,600 pounds or 30 inches of snow load and winds up to 100 mph\*
- **WARRANTY:** 5-Year Limited Warranty
- **POWERPORT™:** Exclusive PowerPort™ features 3 electrical outlets and 3 USB ports for charging devices, lights and more. PowerPort™ requires power source to be functional (not included)
- **HEAVY DUTY:** 29-gauge brown steel roof provides dent and corrosion resistance
- **HEAT REDUCING TECHNOLOGY:** Steel roof with heat barrier reduces heat transfer by up to 20 degrees
- **STURDY:** Six 6x6 inch cedar posts for superior strength and durability
- **POWDER COATED STEEL:** Brackets and hardware are powder coated for durability and longevity
- **TIMELESS DESIGN:** Popular peak roof design
- **STEEL ANCHORING BRACKETS:** Externally mounted anchoring brackets prevent movement
- **NATURALLY RESISTANT TO DECAY:** 100% Cedar Wood
- **READY TO ASSEMBLE:** Pre-cut, pre-drilled, pre-stained and supported by the step-by-step interactive BILT® app
- **STAIN:** Inviting brilliant light brown stain finish; stain saturation may vary
- **WARNING:** Cancer and Reproductive Harm- [www.P65@arnings.ca.gov](http://www.P65@arnings.ca.gov)
- \*Product must be anchored as specified in the Backyard Discovery instruction manual
- This product will ship to you in multiple boxes.


12 Rafters are 2" x 4"  
set at 2' 6" centers



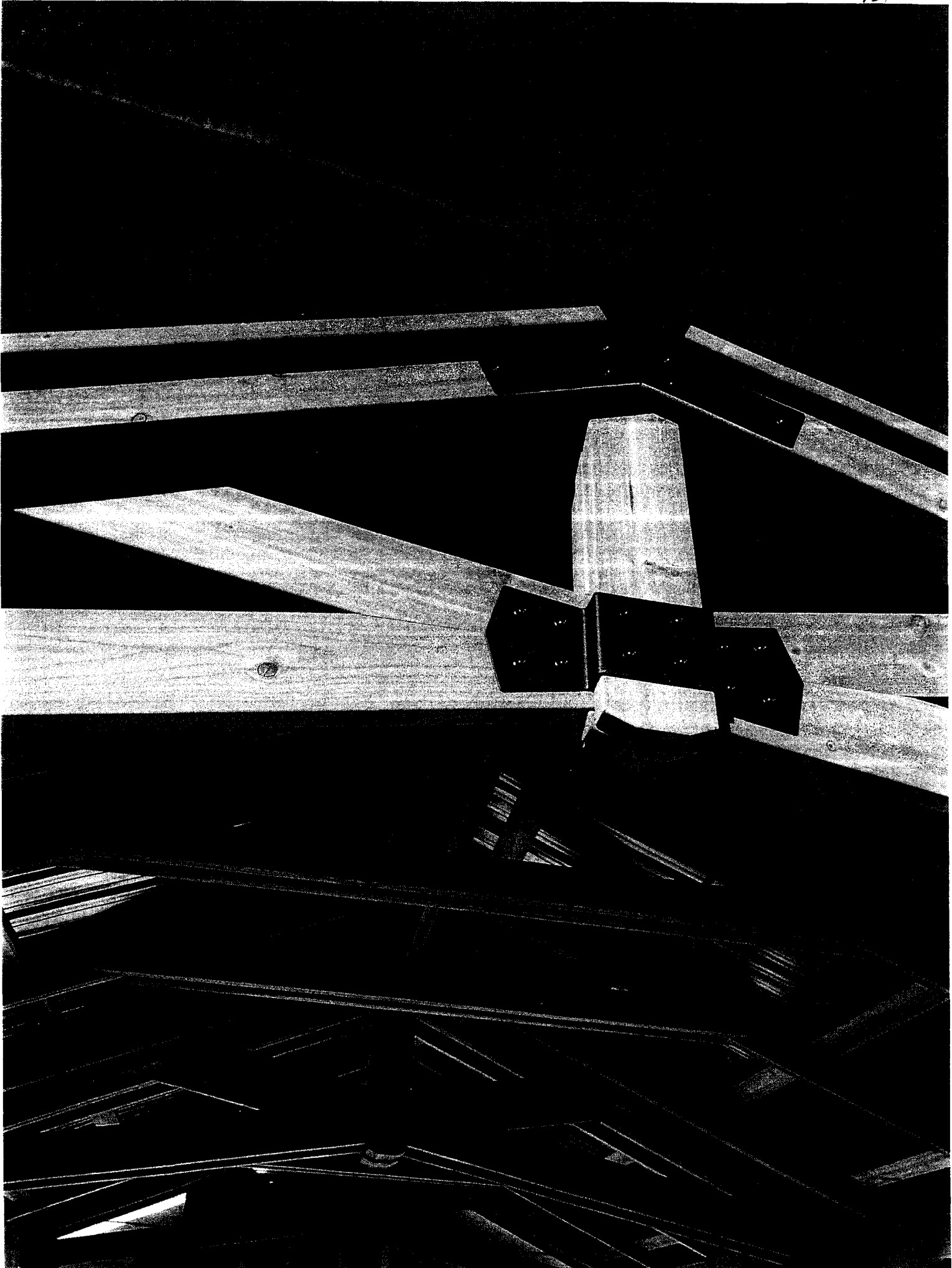
 Add to Cart for \$3,999.00

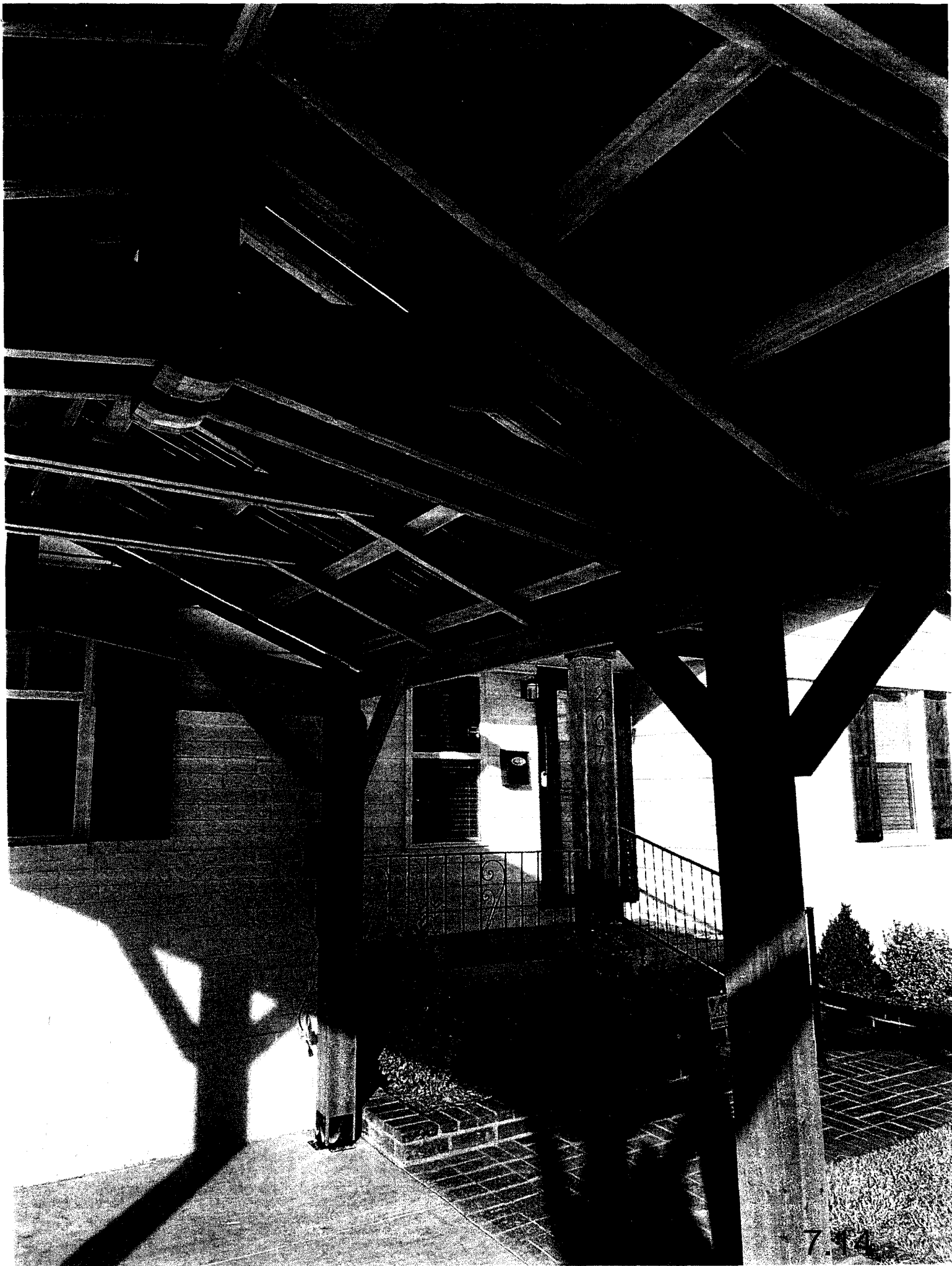
Today \$3,999.00 @ 20% off = \$3,199.20 + TAX

★★★★★ 166 ▼

 High Satisfaction Item



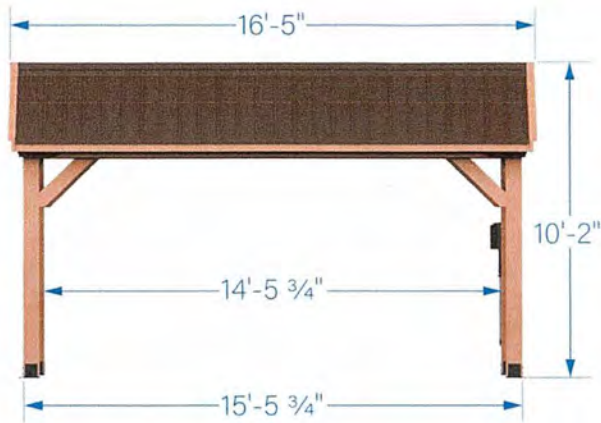




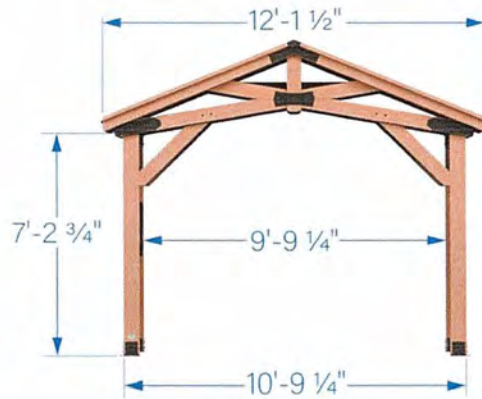
7.34



# 16X12 NORWOOD GAZEBO



SIDE VIEW

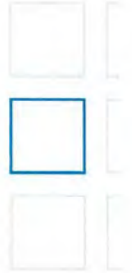


FRONT VIEW

Backyard  
16 ft. x 1  
Gazebo, T  
Steel Roo  
Snow Loa  
Rot Resis!

Style: Norwood

Size: 16 ft. x



Ask Rufus

What do customers say?

Does it provide protection from rain and snow?

Is assembly difficult and time consuming?

Ships from Amazon.com 30-day easy returns Customer Support

\$139.99

Asurion Complete Protect: One plan covers all eligible past and future purchases (Renews Monthly Until Cancelled) for \$16.99/month

Add to List

Style: Norwood

Norwood

\$3,299.00

Arlington

See available options

Granada

See available options

Size: 16 ft. x 12 ft.

16 ft. x 12 ft.

10 ft. x 10 ft.

12 ft. x 10 ft.

14x10

14 ft. x 12 ft.

20 ft. x 12 ft.

24 ft. x 12 ft.

10 ft. x 9 ft.

12 ft. x 12 ft.

Other sellers on Amazon

New (2) from \$3,299<sup>00</sup>  
Scheduled Delivery

Brand Backyard Discovery  
 Material Cedar Wood  
 Style Norwood  
 Product 197"L x 145.5"W x 122"H  
 Dimensions  
 Item Weight 987.7 Pounds



Backyard 20 ft. x 12 ft. Wooden Carport w/ Roof Light

Style: Norwood

Size: 20 ft. x 12 ft.



Available with free Prime shipping from [other sellers on Amazon.](#)

Price and availability may vary. (Renews Monthly Until Cancelled) for \$16.99/month

Style: Norwood

Norwood

\$3,800.00

Arlington

See available options

Granada

See available options

Add to List

Other sellers on Amazon

New (3) from \$3,800.00 & FREE Shipping

Size: 20 ft. x 12 ft.

16 ft. x 12 ft.

10 ft. x 10 ft.

12 ft. x 10 ft.

14x10

14 ft. x 12 ft.

20 ft. x 12 ft.

24 ft. x 12 ft.

10 ft. x 9 ft.

12 ft. x 12 ft.



Brand Backyard Discovery

Material Cedar Wood

Style Norwood

Product 226.25"L x 129.25"W x 122"H

Dimensions

Item 1145.2 Pounds

Weight



Backyard  
20 ft. x 12 ft.  
Wooden Gazebo w/ Roof Light  
Style: Norwood  
Size: 20 ft. x 12 ft.



Available with free Prime shipping from [other sellers on Amazon.](#)

price and receive prime shipping  
(Renews Monthly Until Cancelled) for \$16.99/month

Style: Norwood

**Norwood**  
\$3,800.00

Arlington  
See available options

Granada  
See available options

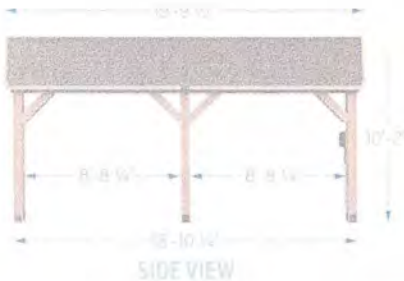
Add to List

Other sellers on Amazon

New (3) from \$3,800<sup>00</sup> & FREE Shipping

Size: 20 ft. x 12 ft.

- 16 ft. x 12 ft.
- 10 ft. x 10 ft.
- 12 ft. x 10 ft.
- 14x10
- 14 ft. x 12 ft.
- 20 ft. x 12 ft.
- 24 ft. x 12 ft.
- 10 ft. x 9 ft.
- 12 ft. x 12 ft.



Brand Backyard Discovery  
Material Cedar Wood  
Style Norwood  
Product 226.25"L x 129.25"W x 122"H  
Dimensions  
Item 1145.2 Pounds  
Weight