



**Board of Adjustment**

**Staff Report  
BOA-23858**

**Hearing Date:** March 11, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

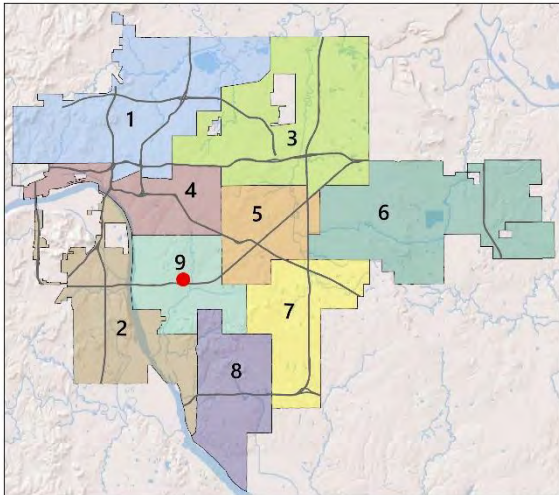
Applicant: Superior Fence & Rail of Tulsa  
Property Owner: Hope Living Trust

**Property Location**

4621 South Columbia Place East  
Tract Size: ±0.77 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 9, Carol Bush  
County Commission: District 3, Kelly Dunkerly

**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 increase the permitted fence height of 4 feet within the street setback (Section 45.080-A).

**Zoning**

Zoning District: RS-1  
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: N/A  
Tree Canopy Coverage: 30-49%  
Parks & Open Space: N/A

**Staff Analysis**

The applicant is requesting a special exception to increase the permitted fence height within the street setback *from 4 to 6 feet* (Section 45.080-A). A 6-foot-tall aluminum fence and gate is proposed along the front and a portion of the side property lines.

**Section 45.080 Fences and Walls**

**45.080-A** Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.1.20.

Relevant Case History

- BOA-14019, April 17, 1986; The board of adjustment moved to strike this case requesting variances of lot width and street frontage requirements to permit a lot split in a residential district due to the lot split being previously denied.

**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-1	Neighborhood	Residential
East	RS-1	Neighborhood	Residential
South	RS-1	Neighborhood	Residential
West	RS-1	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: N/A

Tree Canopy Coverage: Tree canopy in the area is 31%. 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 increase the permitted fence height within the street setback *from 4 to 6 feet* (Section 45.080-A).

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

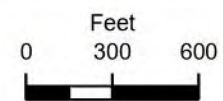
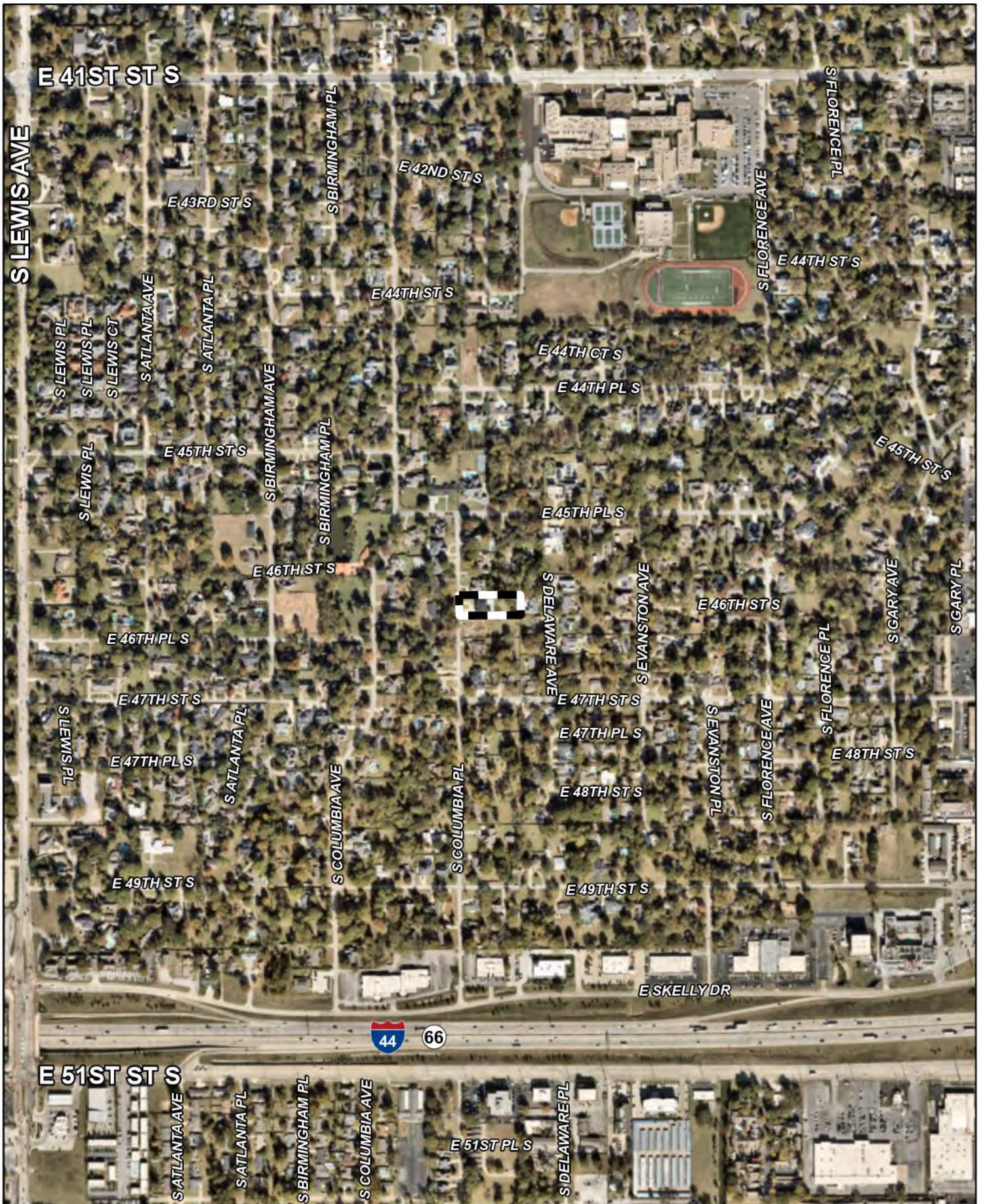
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Property Description**

PRT LT 1 BEG 109.70S NWC LT 1 TH E305.56 S110 W304.76 N110 POB BLK 5 VILLA GROVE SUB, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



 Subject Tract

**BOA-23858**

19-13 29

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

Aerial Photo Date: 2024

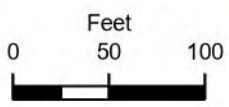


6.5



S COLUMBIA PL

S DELAWARE AVE



Subject Tract

**BOA-23858**

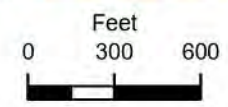
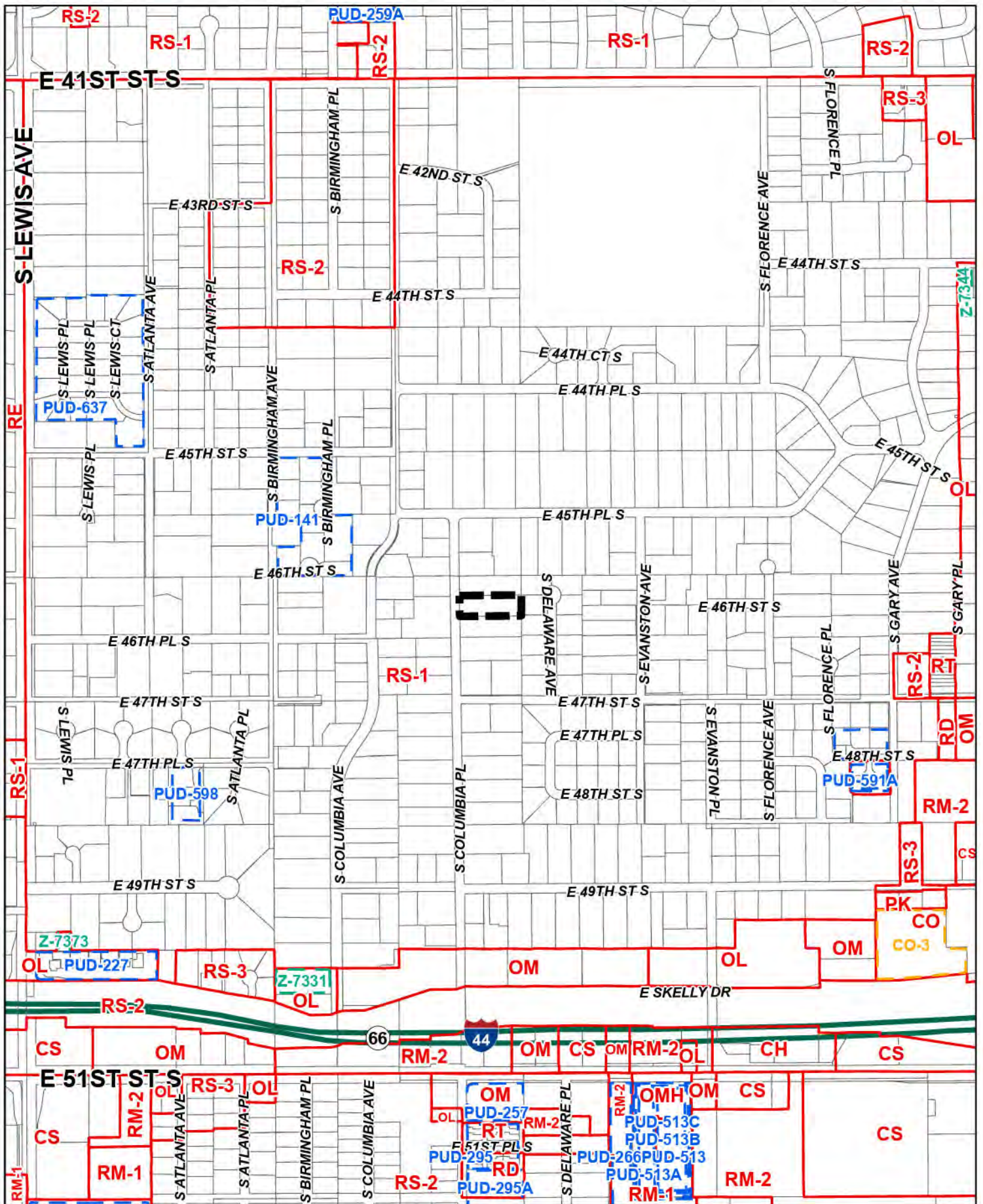
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024



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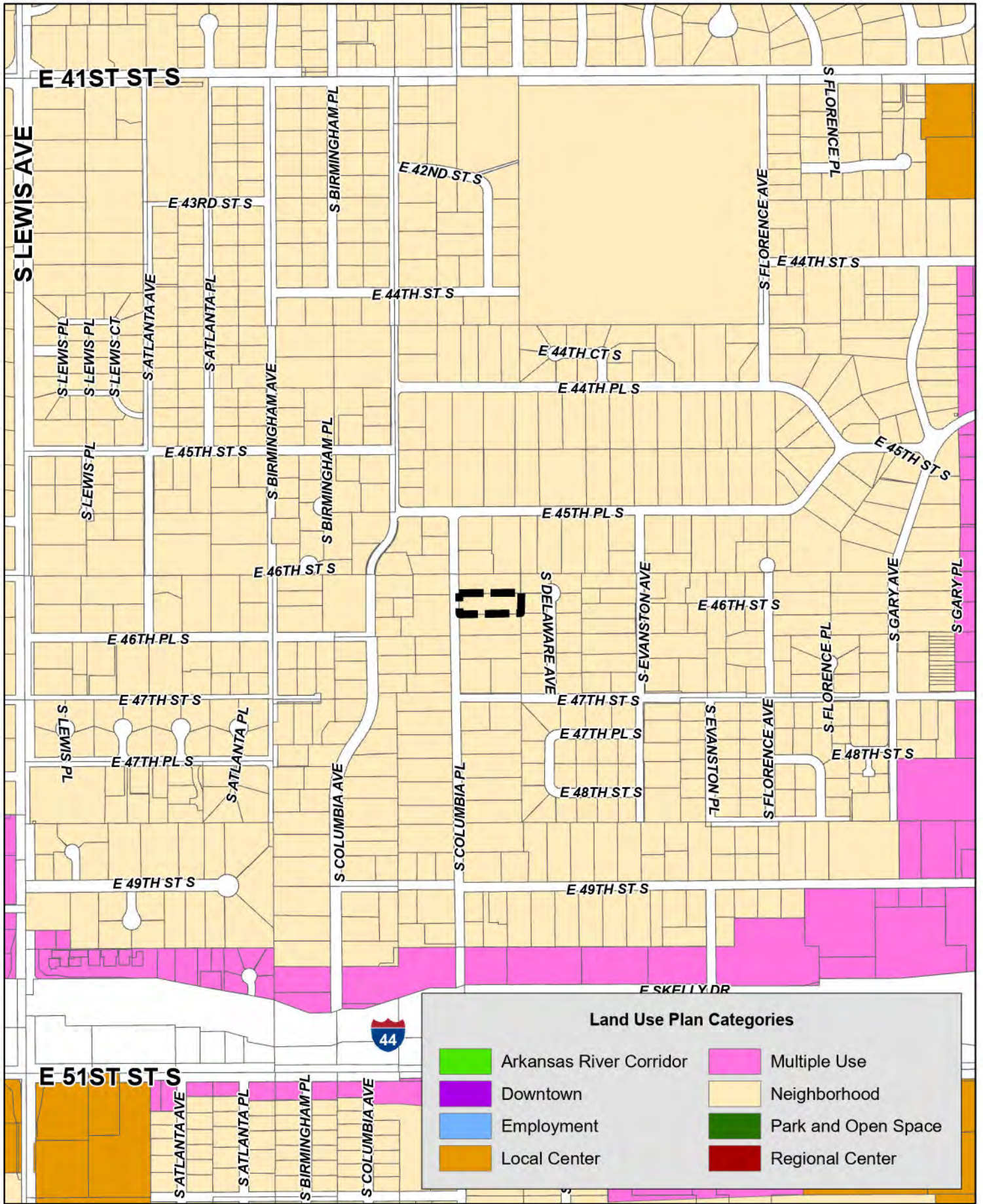


 Subject Tract









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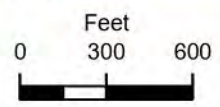
19-13 29





**Land Use Plan Categories**

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



 Subject Tract

**BOA-23858**  
19-13 29





## Special Exceptions

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The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

We believe this ornamental fence fits very well with the neighborhood's appearance and character as well as add value to the property. We believe that this style fence will not cause any issues pertaining to visibility creating hazards due to it being see through.

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The 6'h ornamental fence is see through making it safe for public transportation on the road as well as the home owner pulling into and out of the property.

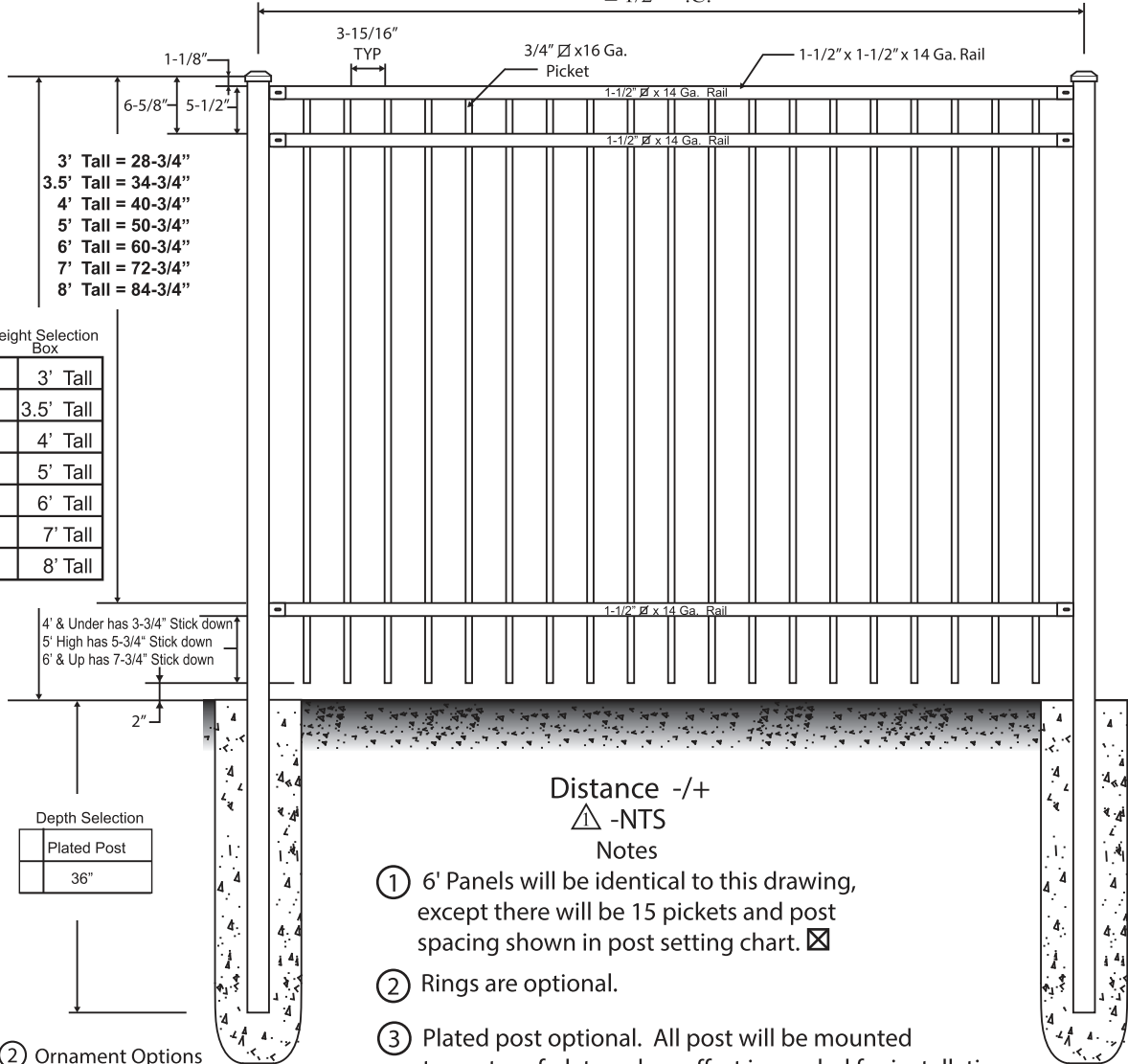
### Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

**If your application is approved, you will likely need additional permits.**

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

① See Post Setting Chart  
± 1/2" .C.



Height Selection Box

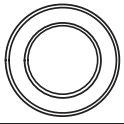
3' Tall
3.5' Tall
4' Tall
5' Tall
6' Tall
7' Tall
8' Tall

4' & Under has 3-3/4" Stick down  
5' High has 5-3/4" Stick down  
6' & Up has 7-3/4" Stick down

Depth Selection

Plated Post
36"

② Ornament Options



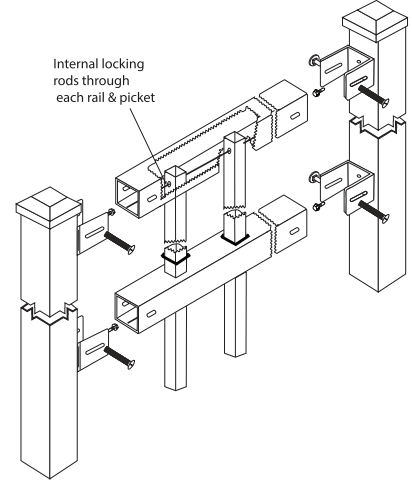
Distance +/-  
△ -NTS  
Notes

- ① 6' Panels will be identical to this drawing, except there will be 15 pickets and post spacing shown in post setting chart. ☒
- ② Rings are optional.
- ③ Plated post optional. All post will be mounted to center of plate unless offset is needed for installation

☒ Post Setting Chart

Post Selection Box

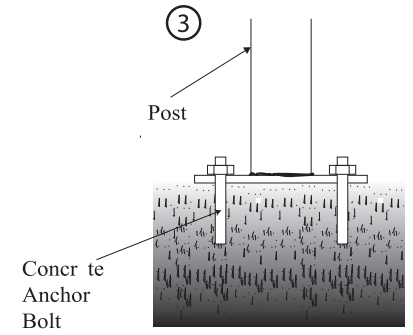
2" dia x 16 Ga. Post
2" dia x 14 Ga. Post
2-1/2" dia x 16 Ga. Post
2-1/2" dia x 14 Ga. Post
2-1/2" dia x 12 Ga. Post
3" dia x 12 Ga. Post
4" dia x 11 Ga. Post
6" dia x 3/16" Wall. Post



<b>Boulevard Line Bracket</b> 	<b>Mounting Bracket Options</b> Boulevard Brackets only work with 2" and 2-1/2" Post	<b>Boulevard End Bracket</b> 
<b>Boulevard Corner Bracket</b> 	<b>Commercial Swivel Bracket</b> 	<b>Flat Mount Commercial Bracket</b> 

Plate Selection for Plated Post

Size	Thickness
4x4	
6x6	
8x8	
12x12	



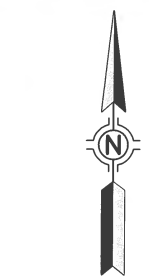
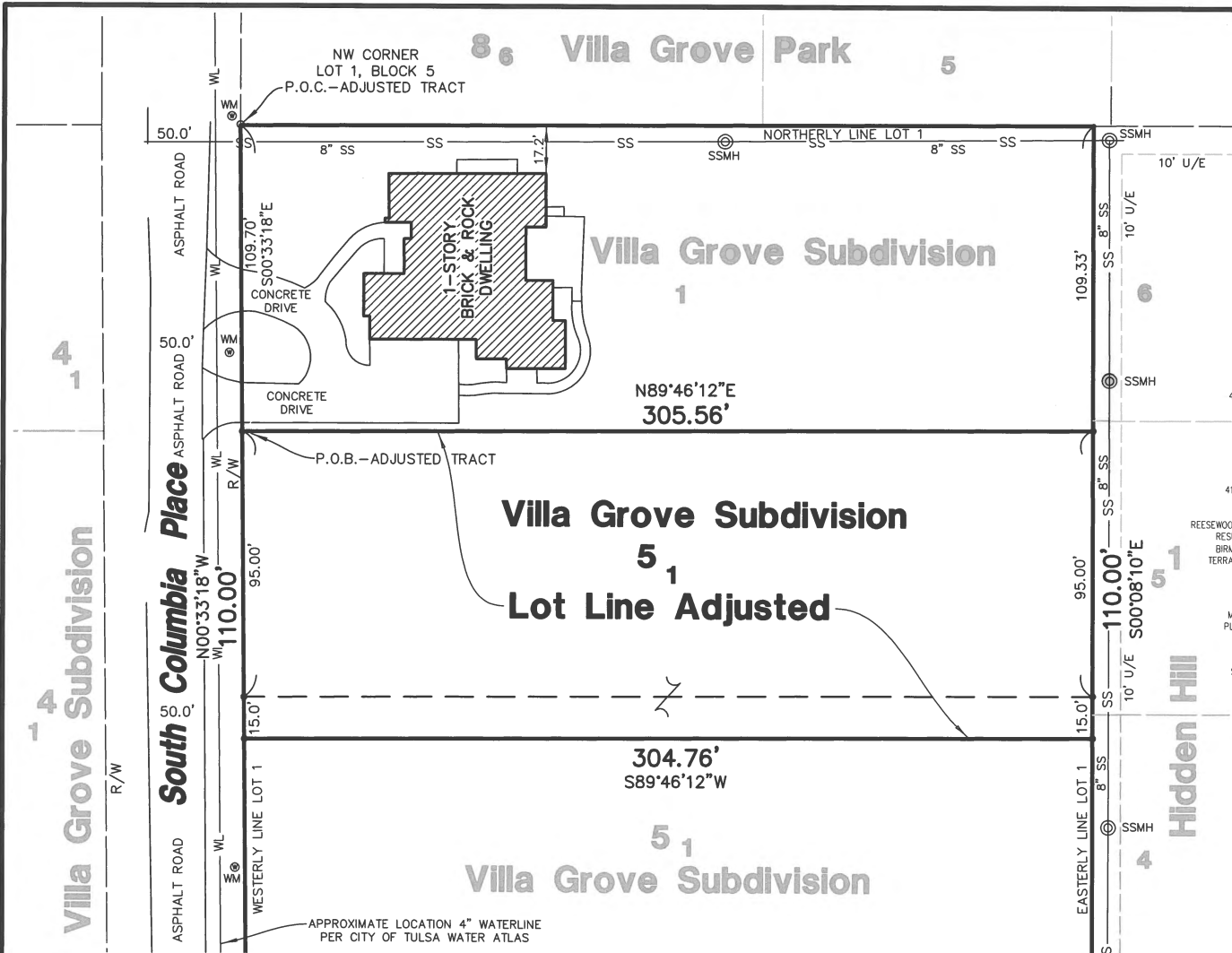
POST SIZE	2" POSTS		2-1/2" POSTS		3" POSTS		4" POSTS		6" POSTS	
PANEL WIDTH	6'	'	6'	'	6'	8'	6'	8'	6'	8'
POST SETTINGS ± 1/2" O.C.	76-1/4"	95"	76-3/4"	95-1/2"	77-1/4"	96"	78-1/4"	97"	0-1/4"	99"

Project: SPS Centurion 2 Panel : Titan 3-Rail

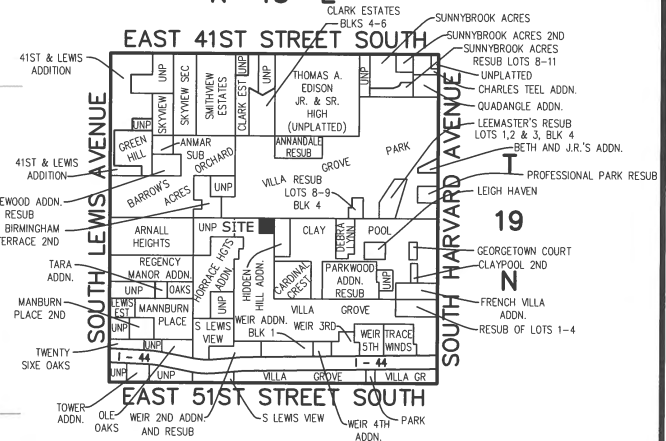
Approved By: Robert Curry      Revision NO:      Drawing NO: C2-Titan-3R

Effective Date:      6.10

K:\18278.01\LOT LINE ADJUSTMENT.dwg



SECTION 29  
R 13 E



Location Map  
SCALE: 1"=2000'

**Lot Line Adjustment Exhibit  
of part of  
Lot One (1), Block Five (5),  
Villa Grove Subdivision  
City of Tulsa, Tulsa County, Oklahoma**

- Legend**
- SS = SANITARY SEWER
  - SSMH = SANITARY SEWER MANHOLE
  - WL = WATERLINE
  - WM = WATER METER
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT-OF-WAY

SCALE: 1"=40'

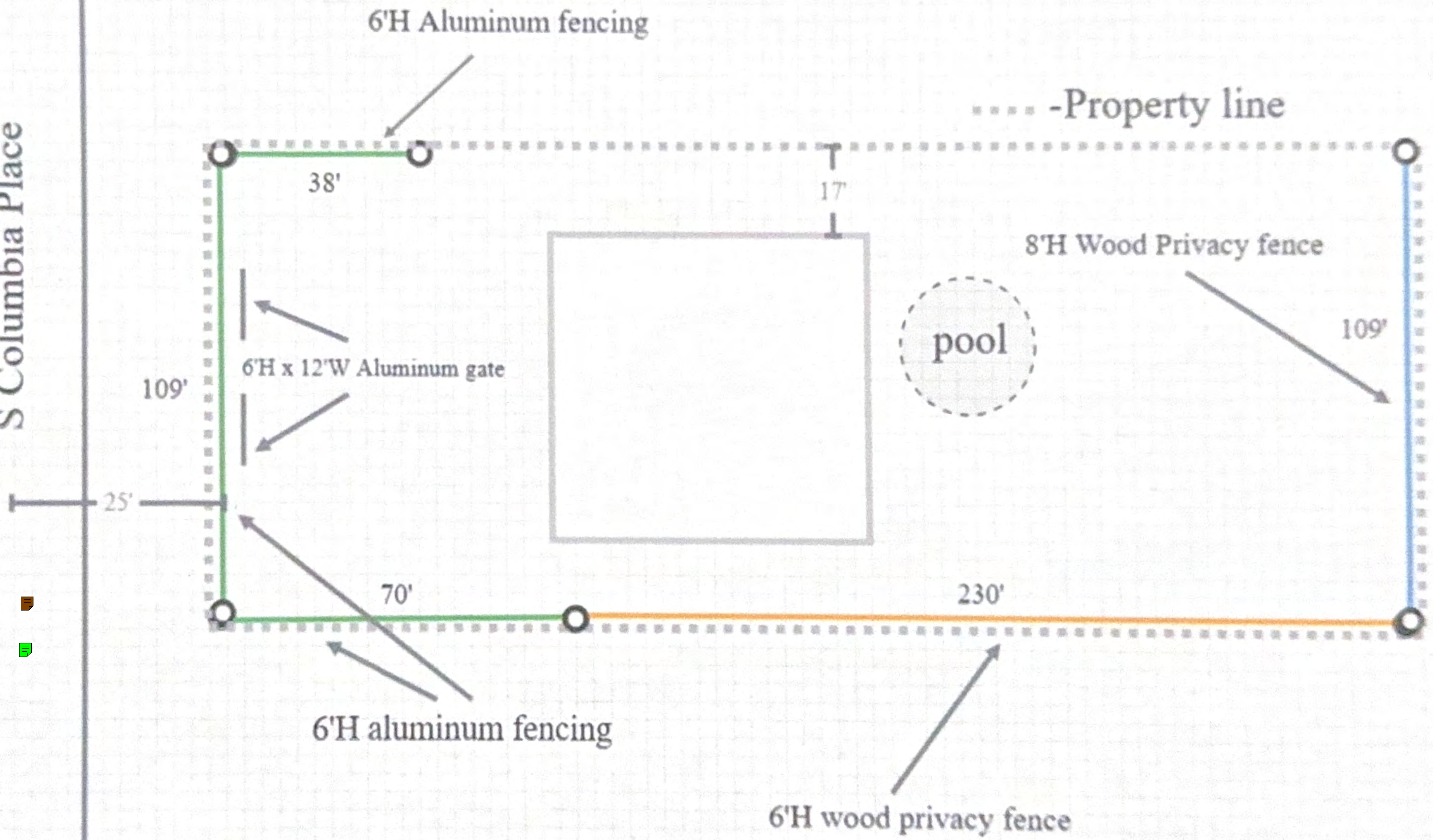
**SWA** Sismore Weisz & Associates, Inc.  
 811 EAST 32nd PLACE  
 TULSA, OKLAHOMA 74135  
 C.A. NO. 2421

PHONE (918) 665-3600  
 FAX: (918) 665-3688  
 EXP. DATE 6/30/19

REVISIONS	BY	DATE	FILE:	1913.2900	SURVEY BY:	DATE:	4/01/19	
			ORDER:	18278.01	DRAWN BY:	AGM	SCALE:	1"=40'
			BOOK:		CHECKED BY:		SHEET	1 OF 1

N  
W E  
S

S Columbia Place





DEVELOPMENT SERVICES

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

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

### Zoning Review (1)



**Subject:** Zoning Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 1/22/2025 9:08:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks (front setback) fences and walls may not exceed 4 feet in height. However in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses and duplexes located on double frontage lots. The board of adjustment is authorized to modify these fences and wall regulations in accordance with the special exception procedures of Section 70.120.  
REVIEW COMMENT: This lot is zoned RS-1 and has a front setback of 35'. The property line is 25' from the center of Columbia Pl., so all fencing within 60' of the center of the street must be no more than 4' tall. Fences in the front setback area are not permitted to exceed 4' in height unless a special exception has been granted by the Board of Adjustment. Please either revise the plans to show the fence within 60' of the center of the street will not exceed 4' in height, or contact the Planning Office at 918-596-7526 to request a special exception for a fence in the front setback to exceed 4' in height.

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