



Board of Adjustment

**Staff Report
BOA-23869**

Hearing Date: April 22, 2025 (Continued from April 8, 2025)

Prepared by: Erin Roark
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918-596-7618

Owner and Applicant Information

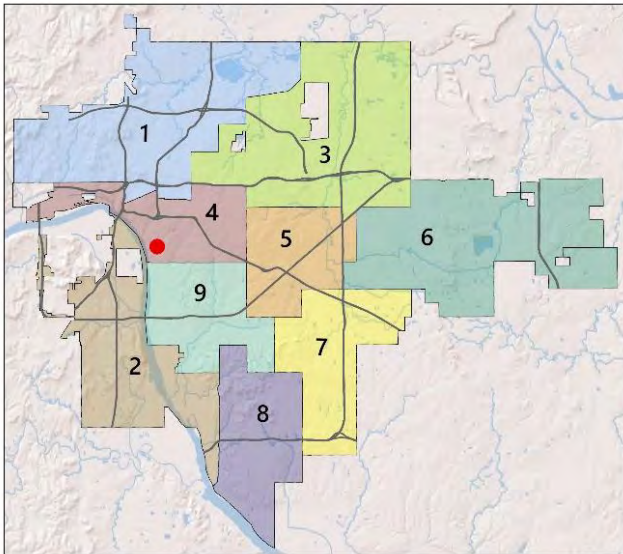
Applicant: Tom Neal
Property Owner: Geoffrey R. & Megan L. Hale

Property Location

1120 East Woodward Boulevard South
Tract Size: ±0.38 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
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
Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit an accessory dwelling unit in the RS-2 district (Section 45.031-D.1); Special Exception to increase the permitted floor area for an accessory dwelling unit (Section 45.031-D.6); Variance to increase the maximum allowed 18-foot plate height in the rear setback for an accessory dwelling unit (Section 90.090-C.2).

Zoning

Zoning District: RS-2
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: Sidewalks
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-29%
Parks & Open Space: Woodward Park, Gathering Place, & Dream Keepers Park

Staff Analysis

The applicant is requesting a special exception to permit an accessory dwelling unit in the RS-2 district (Section 45.031-D.1), a special exception to increase the permitted floor area for an accessory dwelling unit from 1,824 square feet to 2,750 square feet (Section 45.031-D.6); and a variance to increase the maximum allowed plate height in the rear setback for an accessory dwelling unit from 18 feet to 20.5 feet (Section 90.090-C.2).

This request was original scedhuled for the April 8, 2025 hearing, but as the applicant was not present, the Board continued this case to the April 22, 2025, hearing.

Section 45.031 ADU, Accessory Dwelling Units

45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts. Accessory dwelling units are allowed by right in all other districts when accessory to a household living use.

6. Accessory Dwelling Unit Size

The size limitations in [Section 45.030](#) apply, provided that the maximum allowed square footage of an accessory building containing an Accessory Dwelling Unit is increased by 500 square feet. The maximum allowable floor area for accessory buildings containing an Accessory Dwelling Unit may be increased in accordance with the special exception procedures of [Section 70.120](#).

Section 90.090 Setbacks

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](#):

2. Detached Accessory Buildings in R Districts.

- a. Detached accessory buildings may be located in rear setbacks, provided that:
 - (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and
 - (2) The building does not exceed two stories or 25 feet in height and is not more than 18 feet in height to the top of the top plate if it contains an Accessory Dwelling Unit on the second floor; and

Relevant Case History

- BOA-23231, January 11, 2022; The board of adjustment voted to approve a special exception to permit an accessory dwelling unit in the RS-2 district, a variance to increase he allowable floor area for an accessory dwelling unit, a variance to permit a detached accessory dwelling unit to exceed one-story or 18-feet in height and 10 feet to the top of the top plate, and a variance to allow a detached accessory building to be located less than 3-feet from the side lot line, per the conceptual plans presented. The proposed building was never constructed.

Statement of Hardship

The applicant’s statement of hardship is attached as a separate exhibit.

Comprehensive Plan Considerations

Land Use Plan

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-2	Neighborhood	Residential
East	RS-2	Neighborhood	Residential
South	RS-2	Neighborhood	Residential
West	RS-2	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: Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 28%. 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: Woodward Park is located nearby to the east of the subject property. Gathering Place is located nearby to the southwest of the subject property. Dream Keepers Park is located nearby to the northwest of the subject property.

Sample Motion

Special Exception

I move to approve or deny a special exception to permit an accessory dwelling unit in the RS-2 district (Section 45.031-D.1); and a special exception to increase the permitted floor area for an accessory dwelling unit from 1,824 square feet to 2,750 square feet (Section 45.031-D.6),

- 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.

Variance

I move to approve or deny a variance to increase the maximum allowed plate height in the rear setback for an accessory dwelling unit from 18 feet to 20.5 feet (Section 90.090-C.2),

- 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:

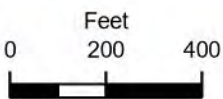
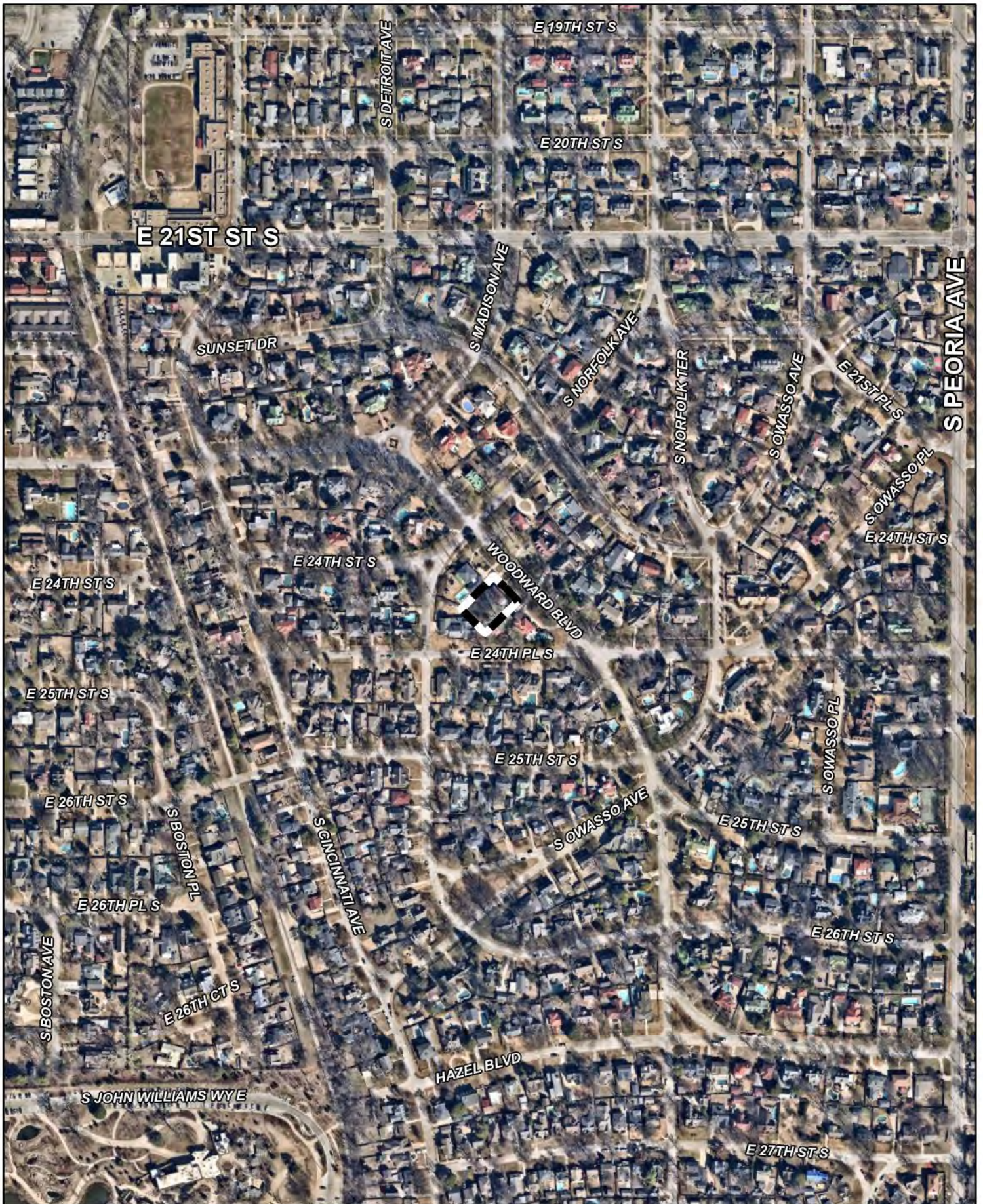
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement 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

LT 2 BLK 10, SUNSET PARK AMD, 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-23869

19-12 13

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

Aerial Photo Date: 2024



2.6



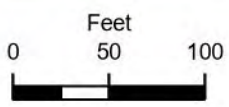
E 24TH ST S

SUNSET DR

WOODWARD BLVD

E 24TH PL S

SNORFOLK AVE



Subject Tract

BOA-23869

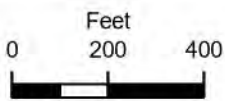
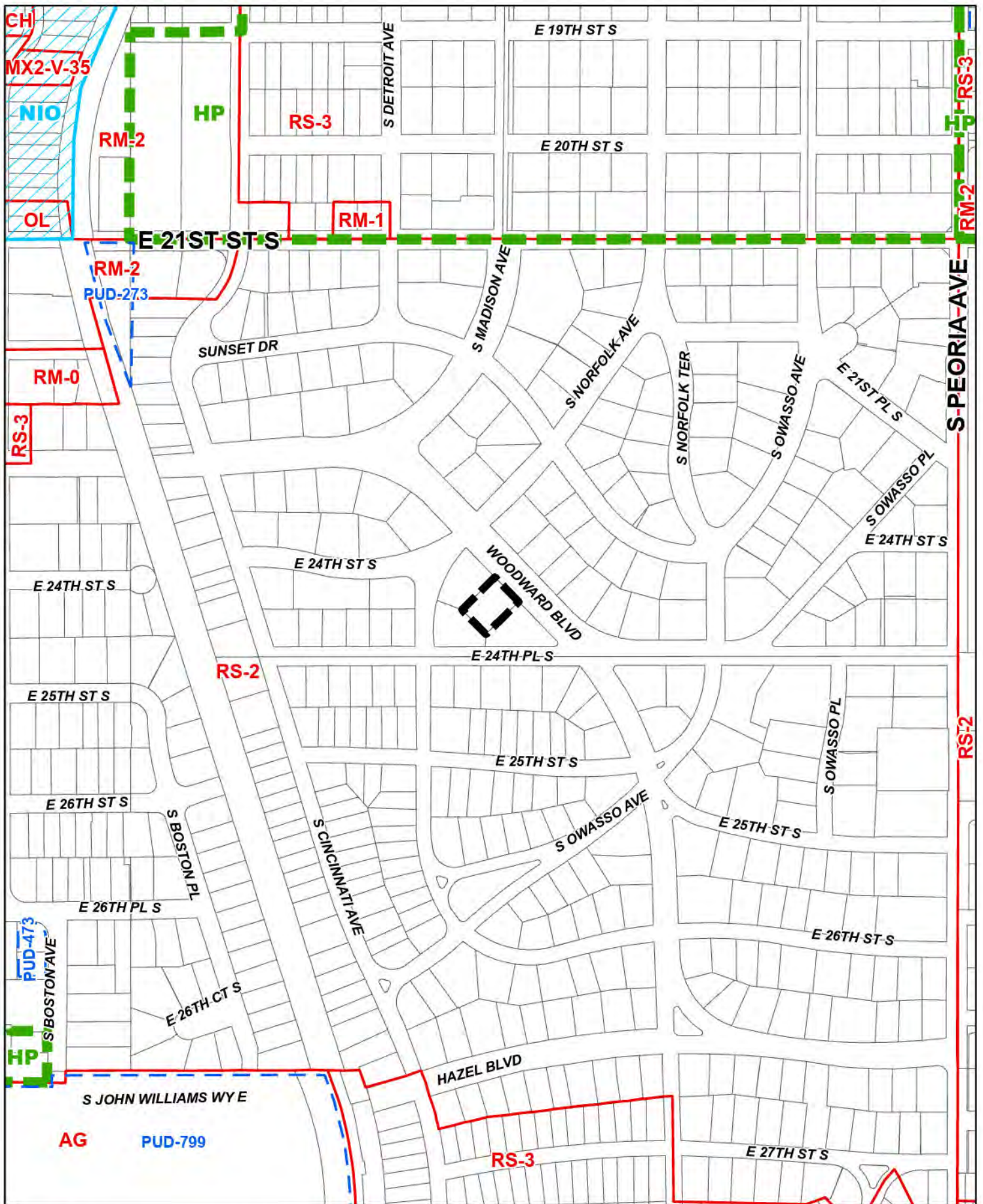
19-12 13

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Aerial Photo Date: 2024



2.7

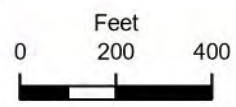
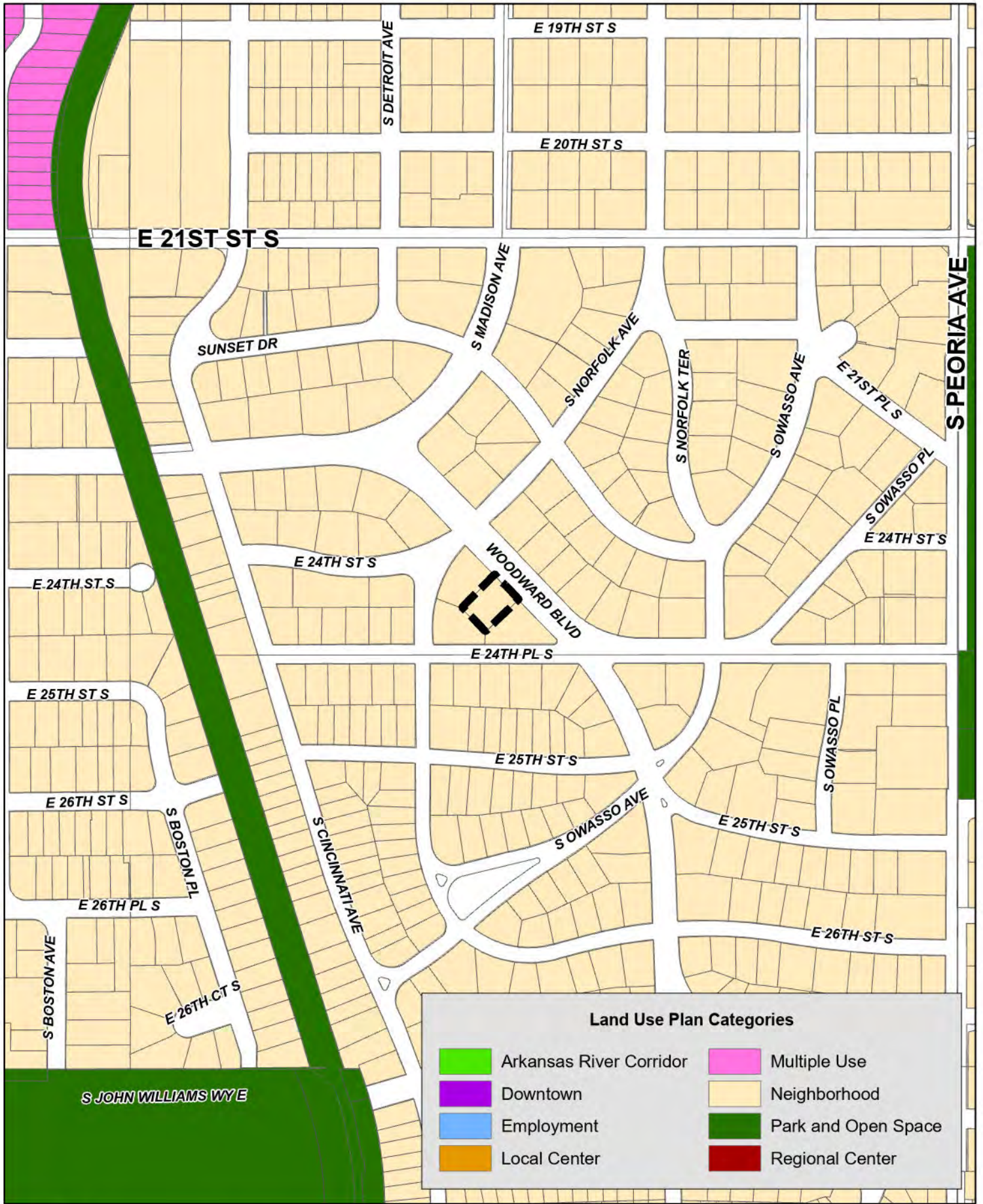


 Subject Tract

BOA-23869

19-12 13





 Subject Tract

BOA-23869

19-12 13



Statement from the applicant:

Please note that a similar application for this property was approved about 3 years ago, however, the applicants had a child during this period and timed out on the earlier application.

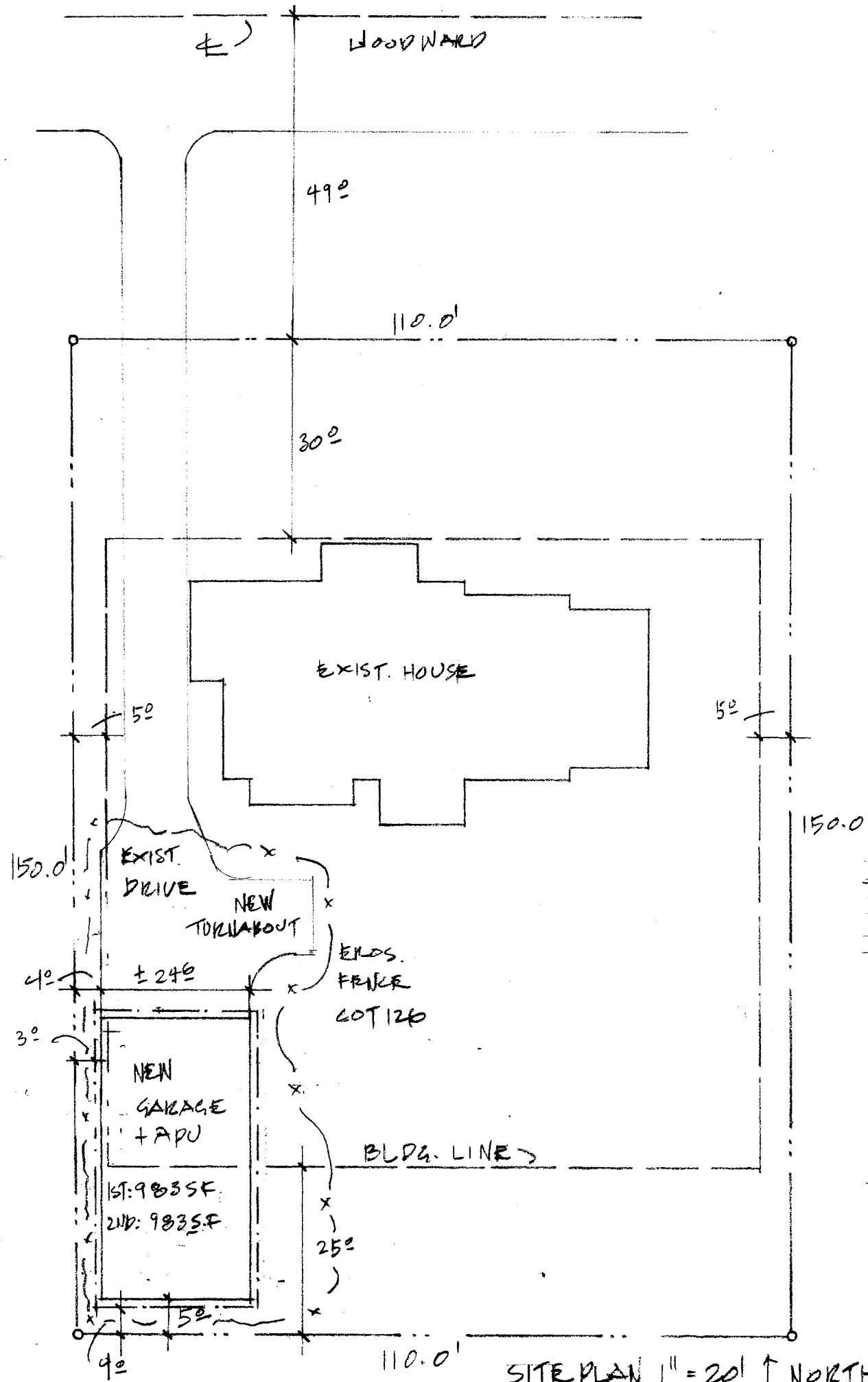
The original garage on the property was built in the 1920's and was sized to fit the vehicles of that era.

The current owners are seeking to build a new garage that will match the look and character of the original garage and house, reusing the brick and distinctive roof tiles. They also want to have an ADU in which older parents can reside as they need greater life assistance (there is a provision for room for adding a chair lift to access the 2nd floor).

They currently own a number of vehicles (a self imposed hardship probably) but reasonable seek to be able to house them at their home and the lot is more than generously sized. Sunset Terrace has quite a number of large multi car garages with quarters above original to the neighborhood, so this will not change the character of the neighborhood.

The project will not cause harm to the public good nor impair the spirit of the zoning code.

SEE LAST PAGE
FOR WALL SECTION

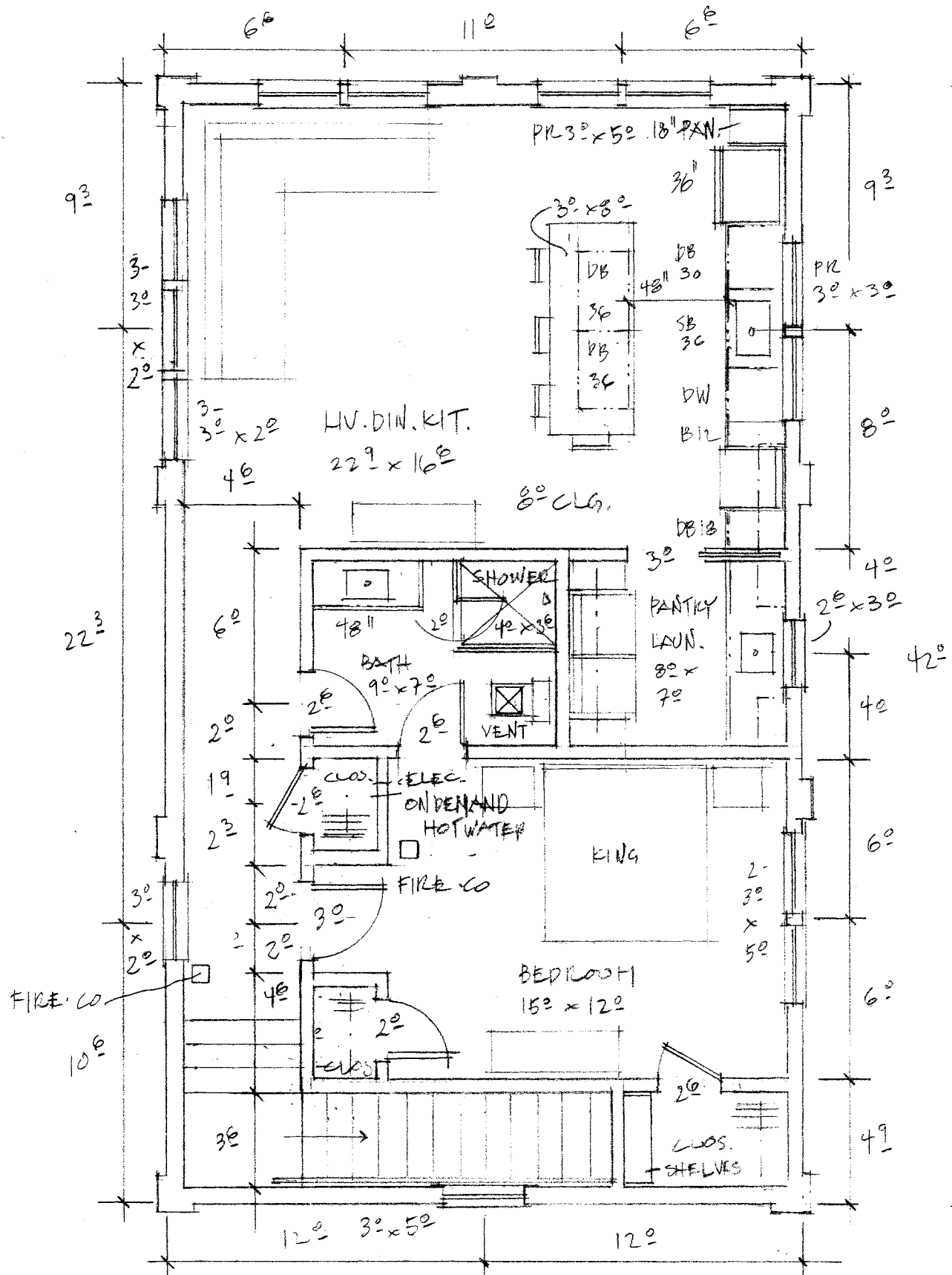


NOTE: REQ. REAR YARD
2750 SF. x 30% = 825 SF.
COVERED: 490 SF.
BDA APPROVED FOR
1966 S.F. 2 FLRS.
18' TOP PLATE
23' TOTAL HT.
HALES 2.2025
~~11.15.2021~~
~~1120 EAST WOODWARD~~
~~TULSA - OKLA 8-2021~~

TOM NEAL
DESIGN
Associate member, American Institute of Architects®

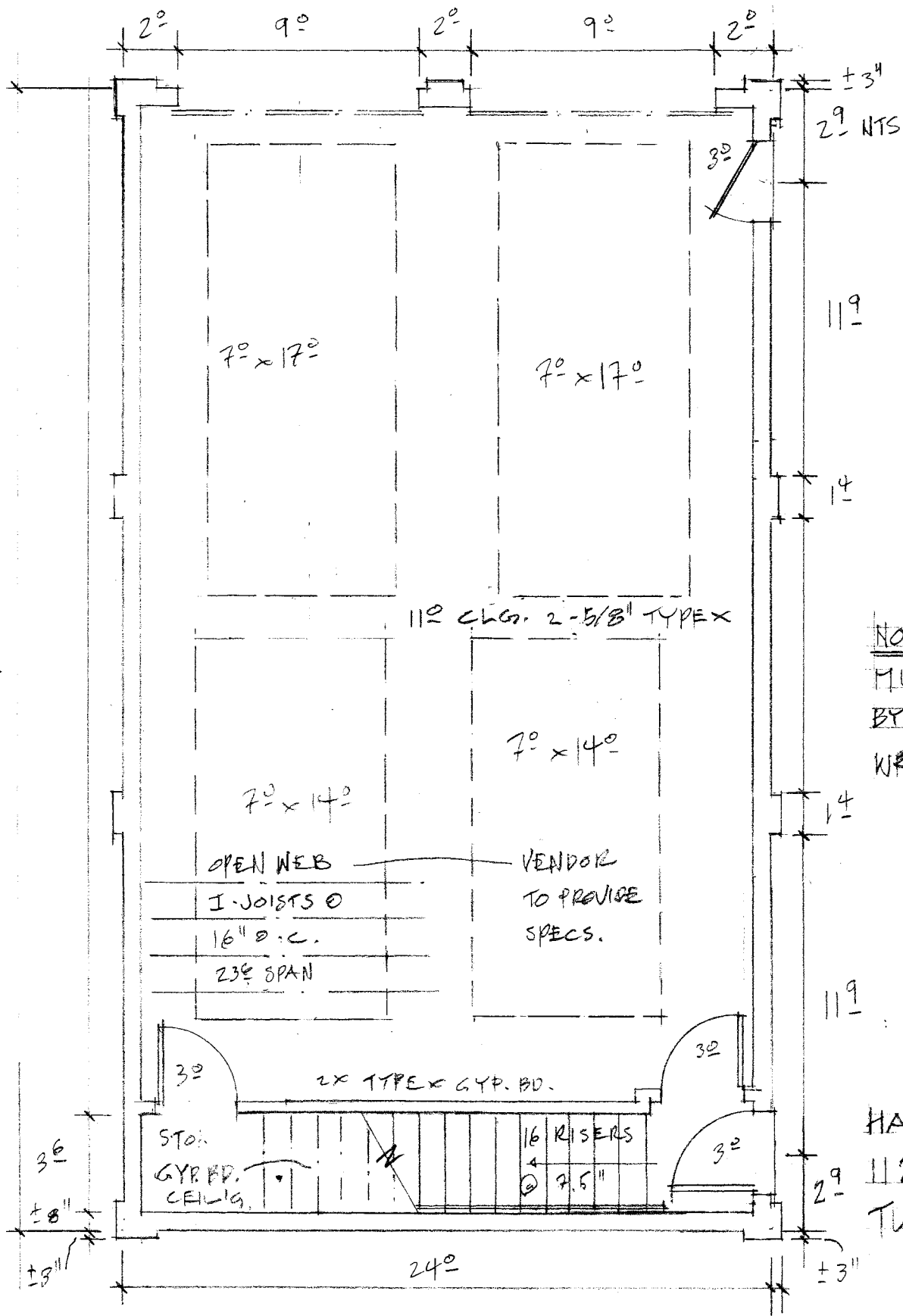
918.231.7372

SITE PLAN 1" = 20' ↑ NORTH



NOTE: HVAC: CONVENTIONAL HORIZ
INATTN OR 2 HEAD MINI-SPLITS

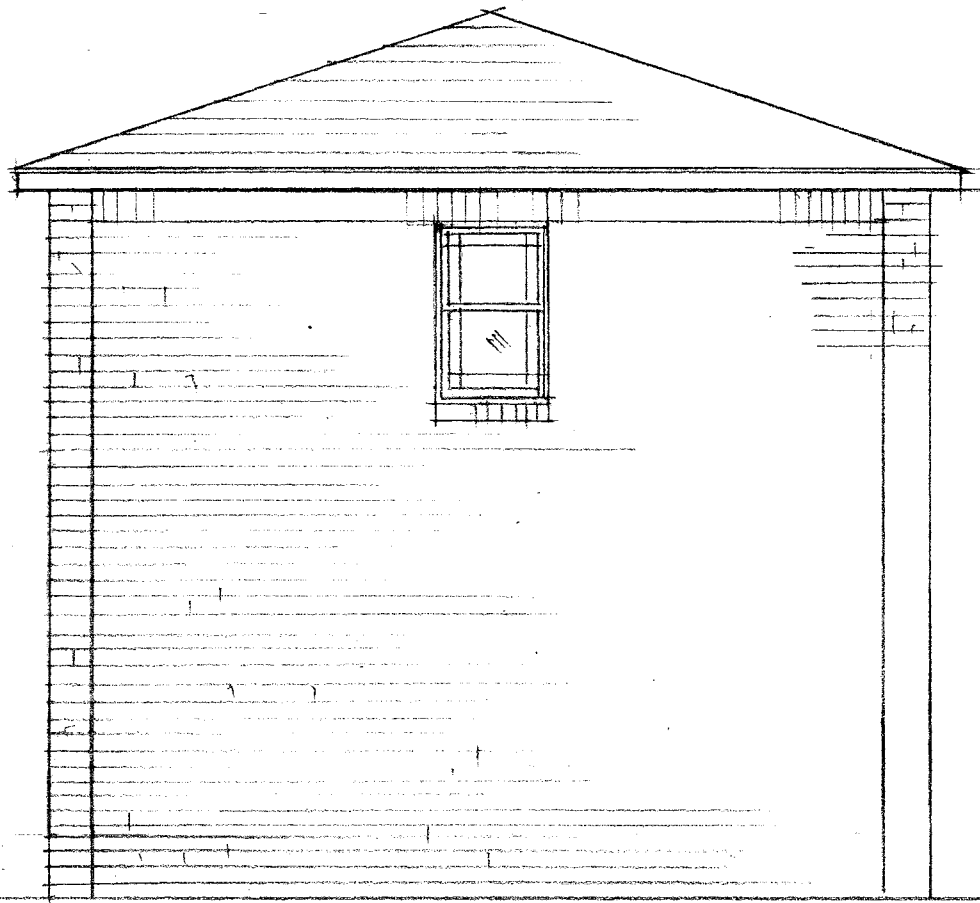
2ND FL. PLAN



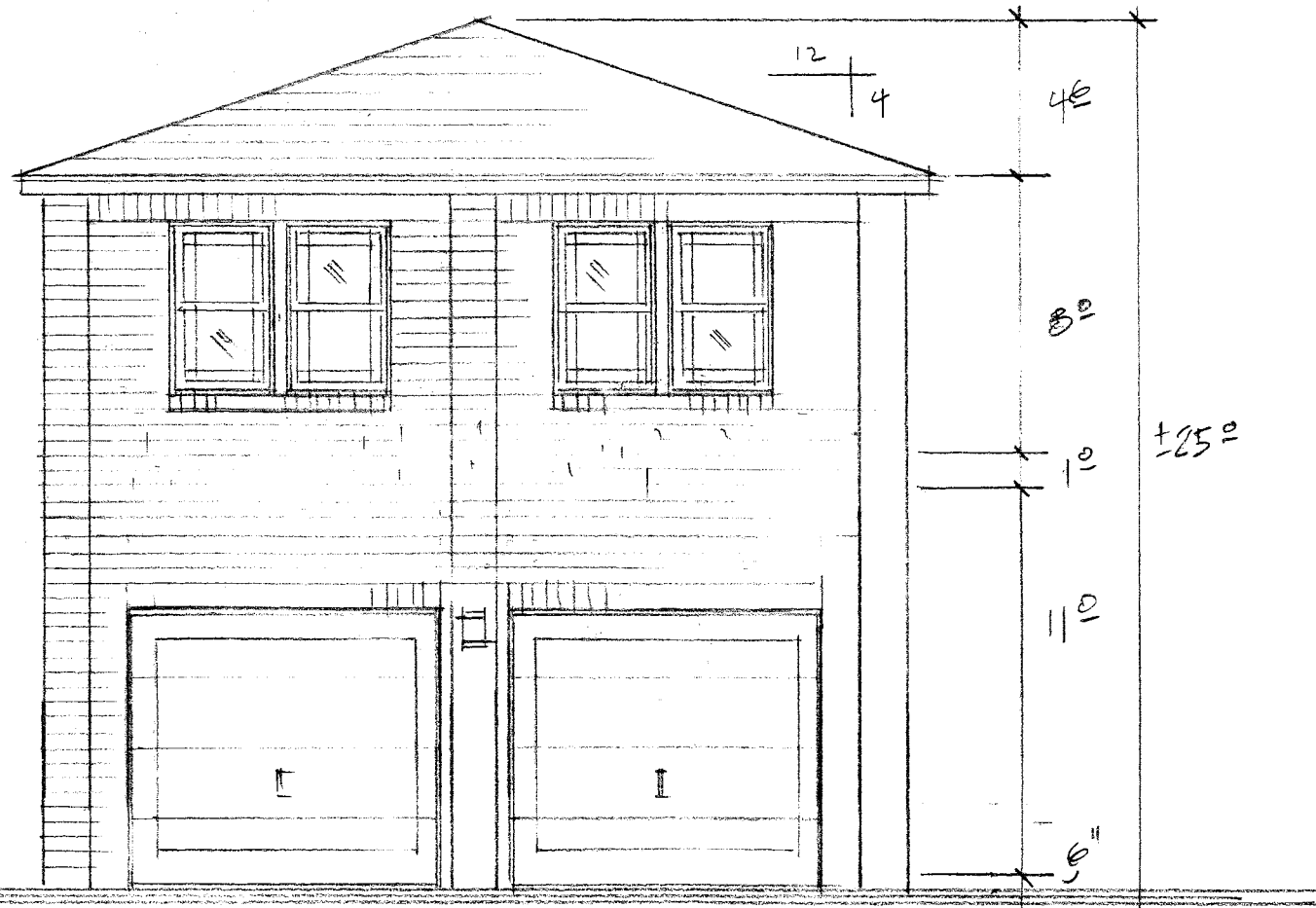
NOTE: ANY CHANGES
MUST BE APPROVED
BY DESIGNER IN
WRITING.

HALE 2.24.2025
1120 EAST WOODWARD
TULSA - OKLA 2-16-2025

1ST FL. PLAN 3/16" = 1'-0" ↑ NORTH



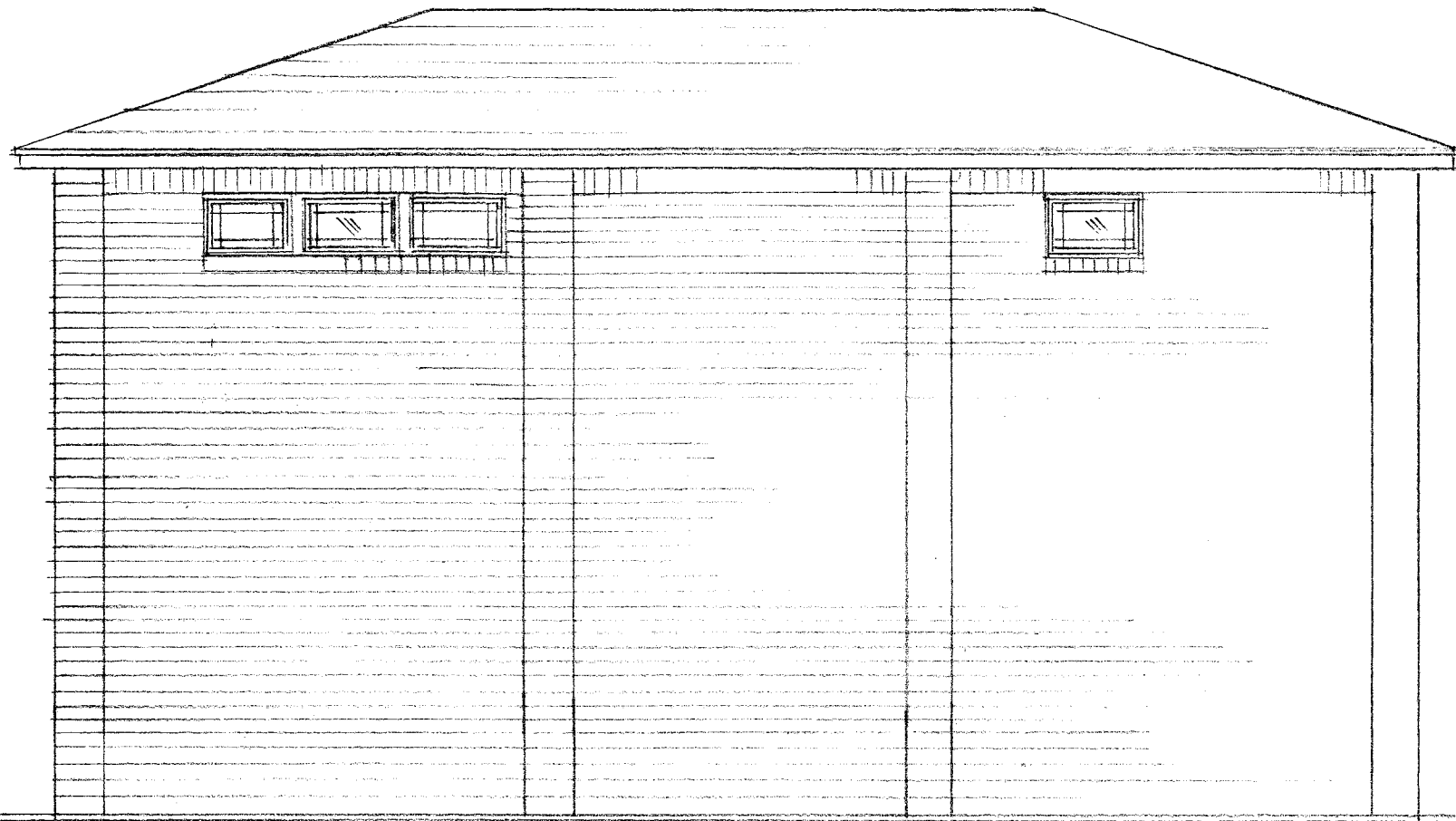
SOUTH 3/16" = 1'-0"



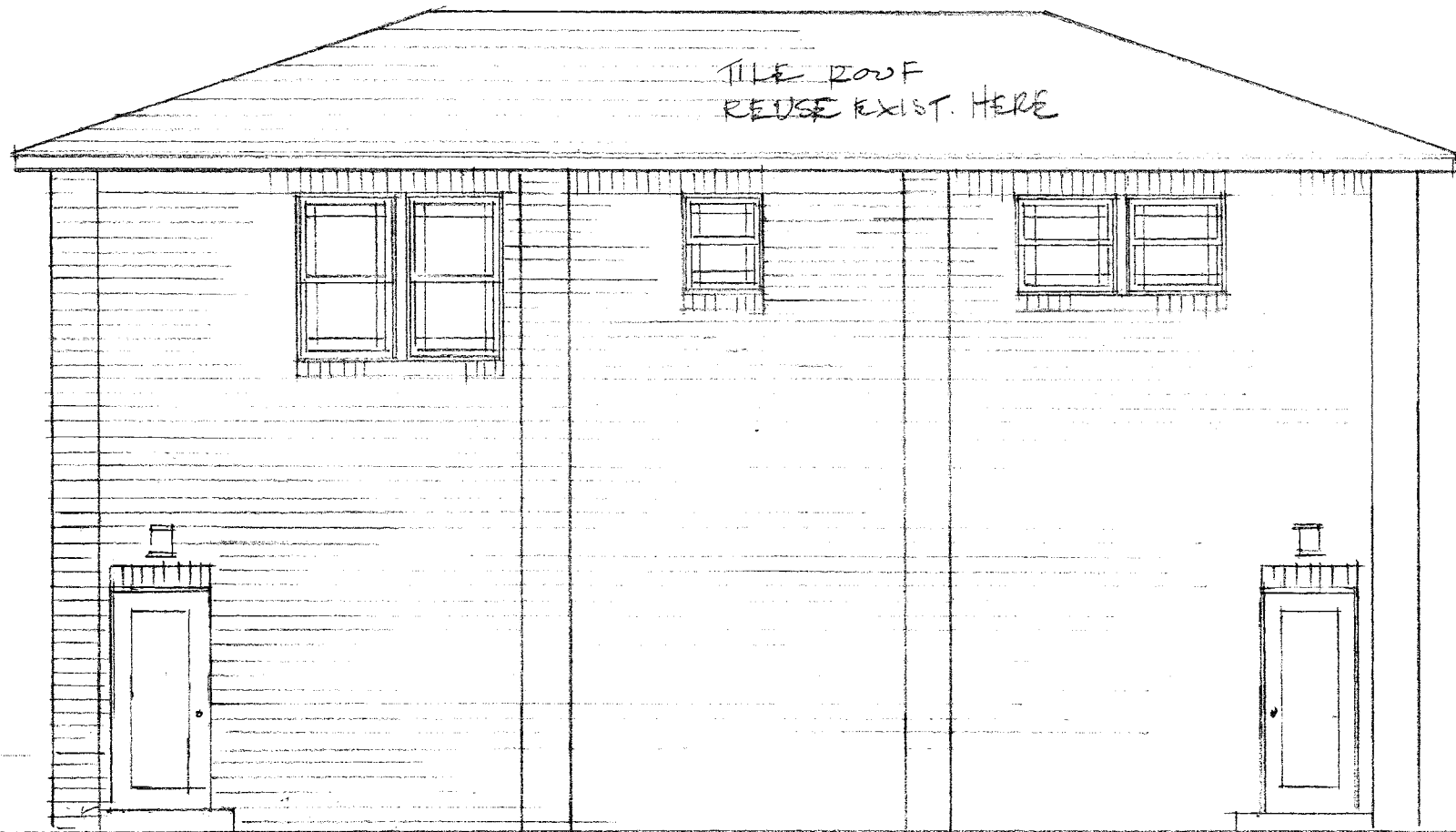
NORTH

HALE 2.24.2025
1120 EAST WOODWARD
TULSA - OKLA 2-2025

TOM NEAL
DESIGN
Architect/Designer/Member, Institute of Architects



WEST 3/16" = 1'-0"



TILE ROOF
REUSE EXIST. HERE

EAST

HALES 2.24.2025
1120 EAST WOODWARD
TULSA - OKLA 74105

TOM NEAL
DESIGN
Associate Member, American Institute of Architects

918.331.7772

2.14

NOTE: DIA. CORNER
BRACING 4x8 x 1/2"
SHEATH'G NAILED
EDGES 6" O.C.
CTR 12" O.C.

1/2" MIN. DECK'G
VINTAGE ROOF TILES
ON 30# FELT, FOAM OFFSET

2x8'S @ 16" O.C.
W/ 2x6 COLLAR TIES
@ 16" O.C. (NTS)

1/2" GYP. BD.

3/4" TG PLY

2x12'S @ 16" O.C.

~~AK~~ I. JOISTS -
CONTR. TO SUPPLY
VENDOR SPECS.

2x-5/8" TYPE 'X' GYP. BD.

2x4'S @ 16" O.C.

1/2" x 10" ANCH. BOLT
@ 6" O.C.

2x6 MUOSILL

VAPOR BARRIER

FILL

1/2" R. BAR @ 4" O.C.

5/8" R. BAR CONT.

AIR
VENTS

ORIG.
POCKETS
TIED TO
SHEATH'G +
HOUSEWRAP

8" MIN.
18" MIN.
12" MIN.
WEEP
HOLES

24" MIN.

3"

2.2025
WALL SECTION 1" = 1'-0" H.2020

TOM NEAL
DESIGN

Associate member, American Institute of Architects

918.231.7372