



**Board of Adjustment**

**Staff Report  
BOA-23908**

**Hearing Date:** July 8, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

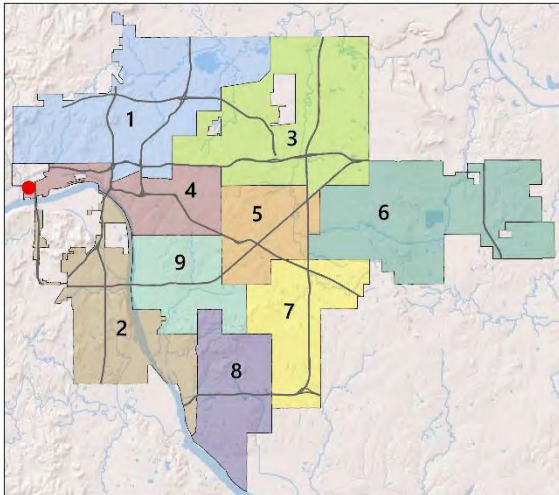
Applicant: Scott Newton  
Property Owner: Scott Newton

**Property Location**

6132 West 8th Street South  
Tract Size: ±0.17 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 a manufactured housing unit in the RM-2 district (Section 5.020-G, Table 5-2.5).

**Zoning**

Zoning District: RM-2  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: Charles Page  
Development Era: Streetcar 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: Tulsa Regulatory Floodplain, FEMA 500-Year Flood Zone  
Tree Canopy Coverage: 10-19%  
Parks & Open Space: Terwilliger Park

**Staff Analysis**

The applicant is requesting a special exception to permit a manufactured housing unit in the RM-2 district (Section 5.020-G, Table 5-2.5). The lot is vacant, and a new manufactured housing unit would be placed on the property.

**Section 5.020 Use Regulations**

Principal uses are allowed in R districts in accordance with [Table 5-2](#).

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**5.020-G Residential Building Types**

Residential uses allowed in R districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in [Section 35.010](#). The following residential building types are allowed in R districts.

*Table 5-2.5: R District Building Type Regulations for Household Living*

USE CATEGORY Subcategory Specific Uses Building Type	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
<b>RESIDENTIAL</b>														
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P	<a href="#">Section 40.210</a>

\*\*\*

**Section 40.210 Manufactured Housing Units**

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

- 40.210-A** No more than one manufactured housing unit may be located on a lot.
- 40.210-B** Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

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	RM-2	Neighborhood	Residential
East	RM-2	Neighborhood	Residential
South	RM-2	Neighborhood	Residential
West	RM-2	Neighborhood	Residential

**Small Area Plans**

The subject property is located within the Charles Page Boulevard Neighborhood Revitalization Plan.

**Development Era**

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

**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 completely located within a Tulsa Regulatory Floodplain and completely within a FEMA 500-Year Flood Zone.

Tree Canopy Coverage: Tree canopy in the area is 17%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Terwilliger Park is located nearby to the southeast of the subject property.

**Sample Motion**

I move to approve or deny a special exception to permit a manufactured housing unit in the RM-2 district (Section 5.020-G, Table 5-2.5),

- 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 9 BLK 3, LAWNWOOD ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



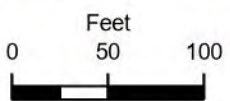


W CHARLES PAGE BLVD

W 8TH ST S

S 63RD WAVE

W 9TH ST S



Subject Tract

**BOA-23908**

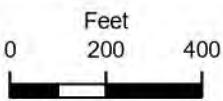
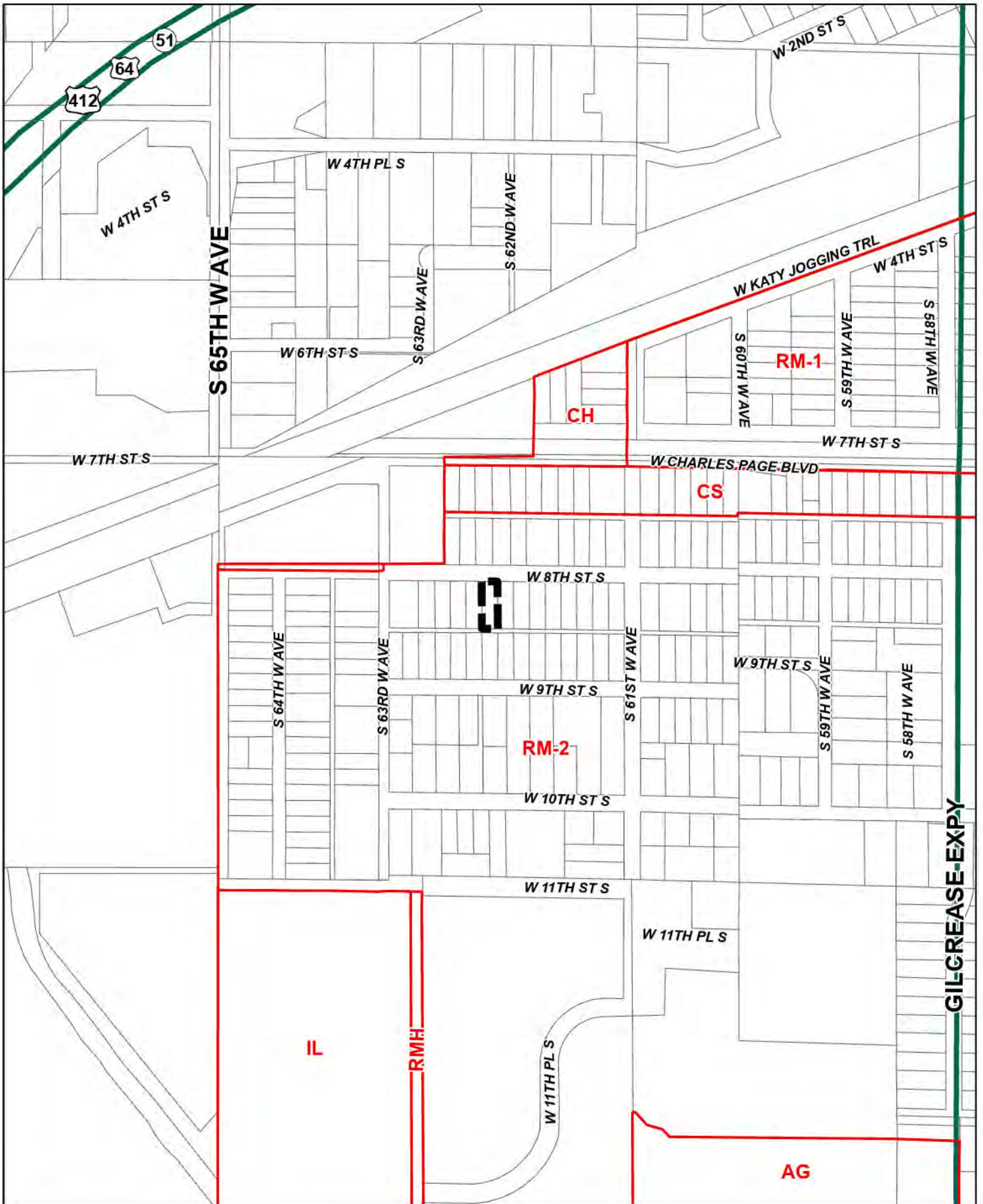
19-12 08

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

Aerial Photo Date: 2025



6.6



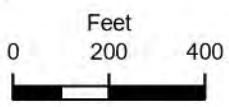
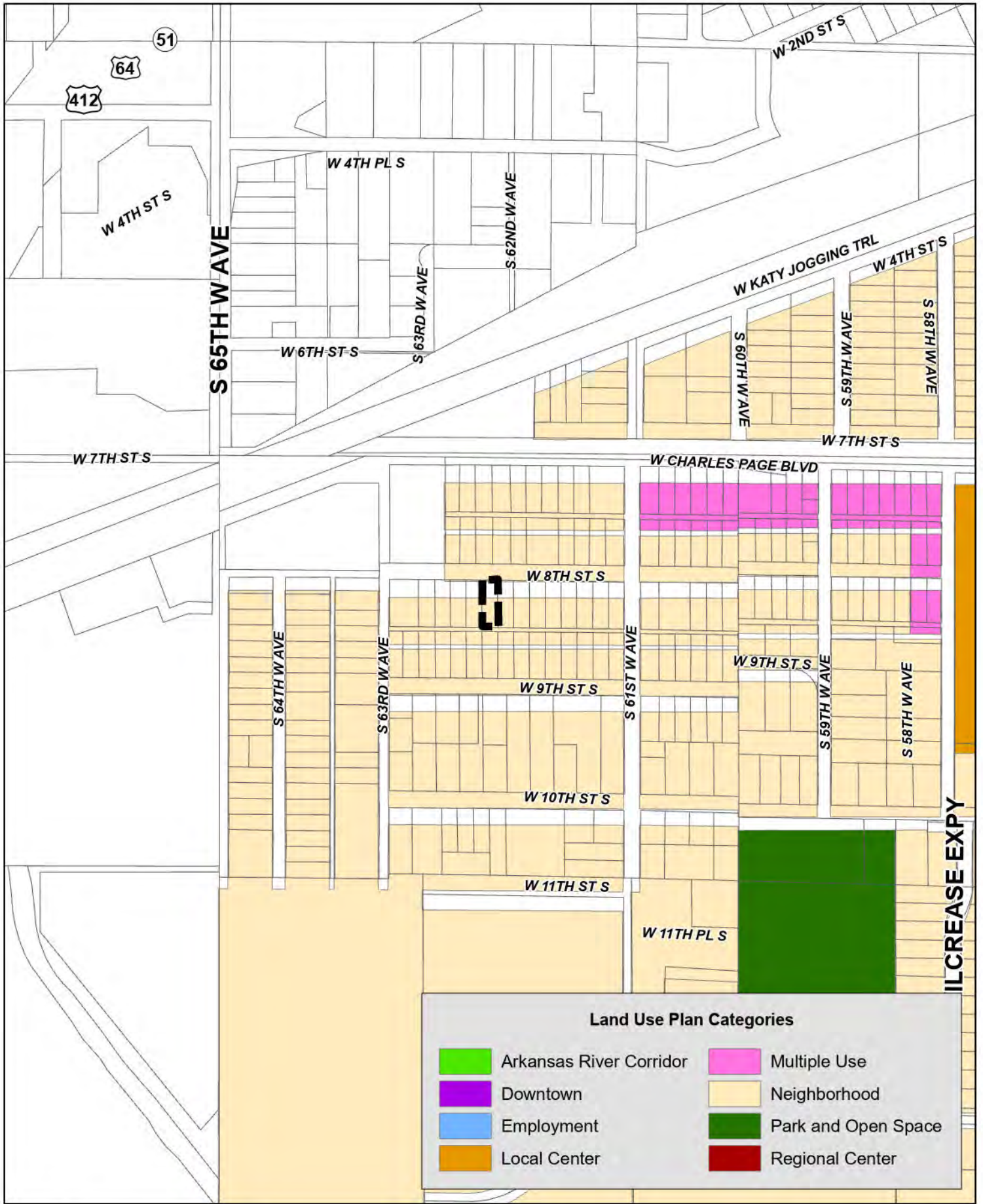
 Subject Tract

**BOA-23908**

19-12 08



6.7



**Subject Tract**

**BOA-23908**

19-12 08



6.8

## 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

This fits with the neighborhood as there are many other manufactured homes in the same neighborhood also on Rm-2 Zoned Lots.

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

This will in no way be injurious or detrimental to the neighborhood. manufactured unit is a very nice, professionally built unit that once set up will provide much needed housing and will look very nice once complete set up is done.

### 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.

↑  
N

1" = 20' 0"

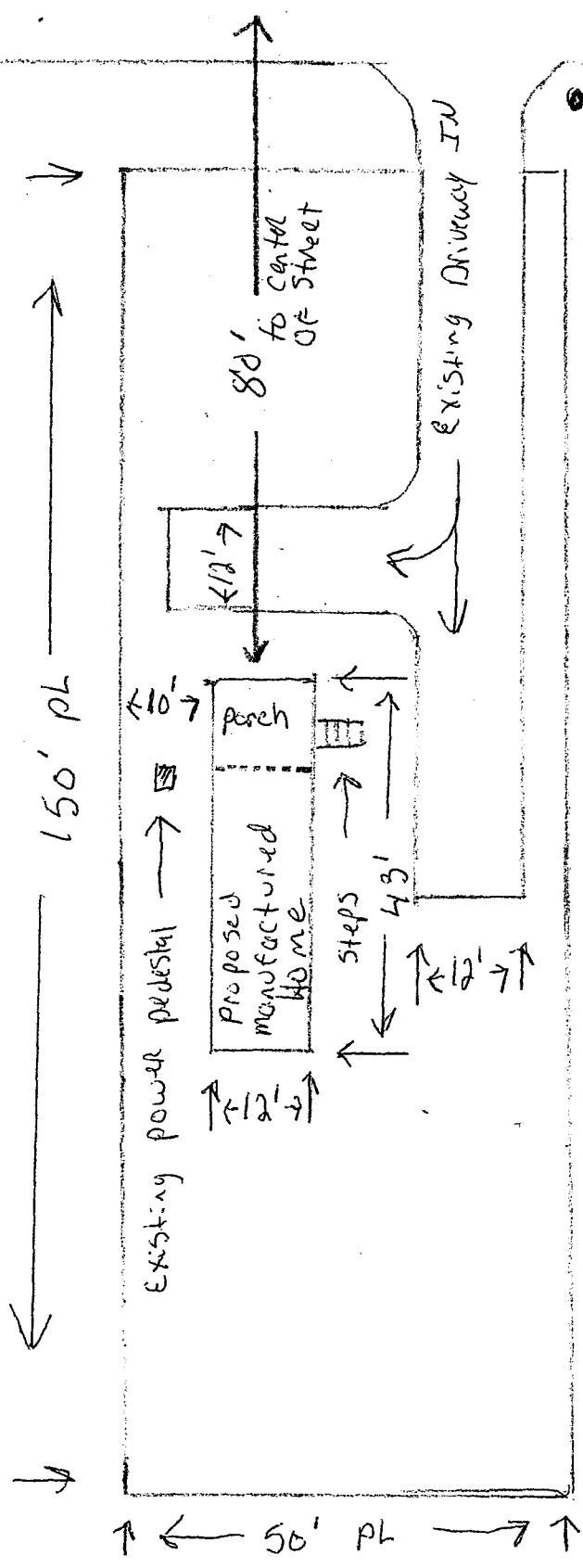
6132 W 8th St  
TUSA OK 74127

Legal: Lawnwood ADDN Lt-9 BIK-3

← W 8th St →

City water ---→

← --- Existing power pole



← --- City Sewer ---→

Search by City, Subdiv, Address, Zi... Filters (0)

Map

List

Stats

No properties found

Open Arms Fellowship

W SEVENTH ST

CHARLES PAGE BLVD

S 61ST W AVE

W EIGHTH ST

6132 Application Address

802

S 63RD W AVE

828

6123

W NINTH ST

6107 tiny Home

W NINTH ST

6138

6139 RV.

W TENTH ST

932

S 61ST W AVE

W 11TH ST

COMMERCIAL

Apple Maps Legal

Save Search



Home



Search



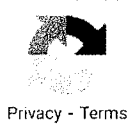
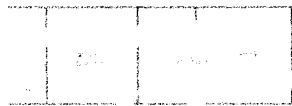
Contacts



Members



More



Legacy's best-selling tiny home, the Tiny Hacienda floorplan,

with 1 bedroom, and 1 bath at 399 square feet, is the perfect tiny home for you! This tiny home floorplan is perfect for a small family and makes for a great guest house, summer house, vacation rental, or the ultimate getaway cabin! There's a

reason this tiny home is America's Best-Selling tiny home!

Elevate your living experience with vaulted ceilings throughout our homes, all thanks to a premium 3/12 roof pitch for doublewides and a sleek 4/12 roof pitch for singlewides. Not only does this safeguard your shingles, but it also amplifies the feeling of spaciousness, ensuring no flat ceilings in any home we craft.

Say goodbye to wall stains with Legacy's game-changing stain-resistant vinyl-wrapped walls. Unlike our competitors' flimsy paper-covered walls, ours are washable, stain-resistant, and built to withstand anything life throws your way.

Unlock endless furniture possibilities with our furniture-friendly design, offering unmatched flexibility in furniture placement. From cozy corners to grand living spaces, we've crafted every inch with your comfort in mind. Say hello to a home where everything has its place, so you can relax and enjoy your space to the fullest.

We stand behind our product as being Taller, Wider, and Better than our competitors! See what makes Legacy homes stand the test of time in our latest free home catalog. Get your **free copy** today!

Looking for more information on this tiny home floorplan? Contact us using the form below!

Name \*

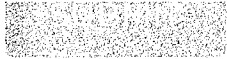
Phone \*

Email \*

Zip Code \*

Message





## **DESCRIPTION**

Welcome to Legacy Housing, America's premier destination for affordable and best-selling tiny homes! Our meticulously crafted tiny homes are designed to redefine the concept of compact living, offering functional design and a space for everything you need. With ample built-in storage solutions and room for full-sized furniture, our homes maximize every inch of space without compromising on comfort or style. Experience the perfect blend of functionality and charm with our furniture-friendly layouts and cozy, timeless designs. Built to withstand the test of time, Legacy Housing's tiny homes are the epitome of durability and longevity. Discover the joy of simplified living without sacrificing quality – explore our collection today and find your perfect tiny home sanctuary!

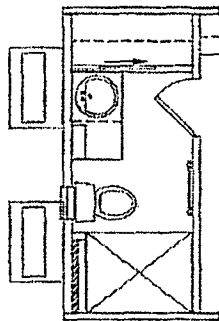
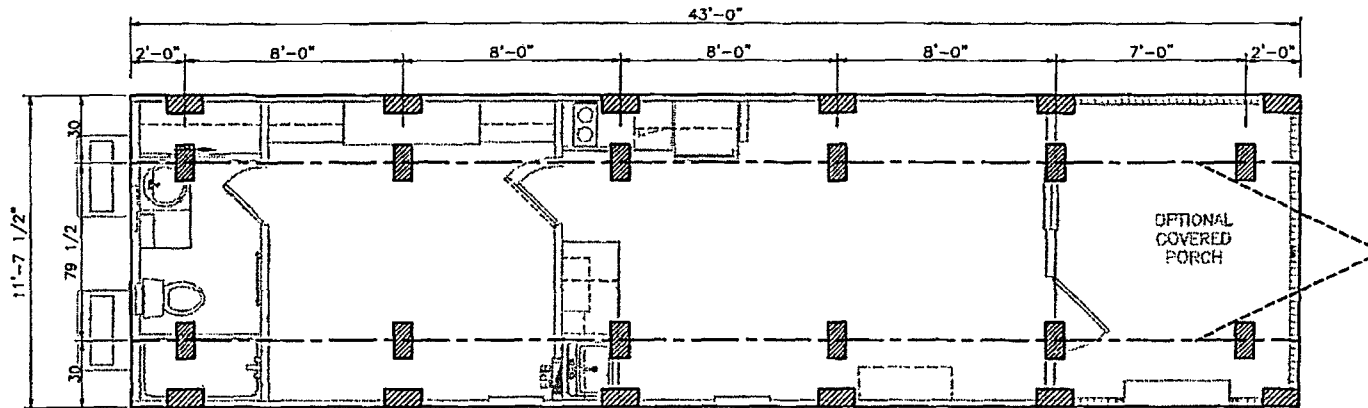
Find A Dealer – Legacy Housing Corporation

Legacy Tiny Home Standard Features:

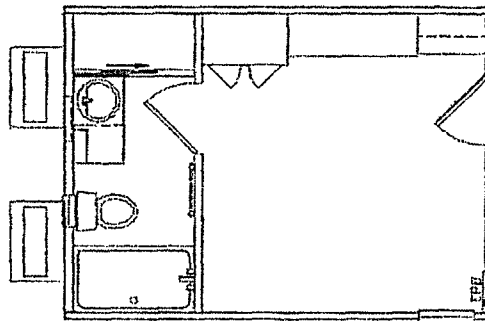
- Copyrighted © Furniture-Friendly Floorplans
- 2×6 Floor Joists 16" O.C.
- Tongue & Groove O.S.B. Floor Decking
- 86-1/4" Sidewall
- Smart Panel Siding
- Composition Shingle Roof – 3/12 Pitch
- 7/7/11 Insulation

- Vinyl Thermal-Pane Windows
- Raised Panel Interior Doors w/ Metal Knobs
- Steel Out-Swing Front Door w/ Deadbolt
- 100" at-Peak Vaulted Ceilings Throughout
- Tapeless Acoustic Blown Ceilings
- Glued-Down Tile Flooring Throughout Home
- Raised Panel Interior Doors w/ Metal Knobs
- Decorative Valances Throughout
- Mini-Blinds Throughout
- Factory Select Wallboards, Countertops, Cabinets, and Flooring
- Decorative Residential Vinyl Wallboards (Not Paper)
- Rolled-Form Countertops w/ Bullnose – Front Edge and Integrated Backsplash
- European-Inspired Raised Panel Vacuum-Sealed Cabinet Doors (Not Paper)
- 3/4" Vinyl-Wrapped Cabinet Stiles (Not Paper)
- Center Shelves w/ Vinyl Front Edge Banding
- Hidden Cabinet Door Hinges
- Towel Bars and Toilet Tissue Holders
- Stainless-Steel Kitchen Sink
- Ceramic Sinks w/ Metal Faucets In All Bathrooms
- Elongated Commodes
- Taupe Wire Shelving in Closets
- Satin Nickel Hardware
- 50-AMP Total Electric
- Mini-Split A/C
- 20-gallon Electric Water Heater
- Exterior GFI Receptacle
- Silent Rocker Electrical Switches
- Smoke Detectors Throughout

\*Some options shown are upgrades or options we don't currently offer. See your



OPT. SHOWER



OPT. WASHER/DRYER

SUPPORT PIER

NOTE:  
PERIMETER BLOCKING ONLY REQUIRED FOR 30#  
AND 40# ROOF LOADS.

**FOUNDATION NOTES**  
REFERENCE HOME INSTALLATION MANUAL  
FOR OPTIONAL PIER SPACING AND LOADING.  
(i.e. FIREPLACE, etc.)

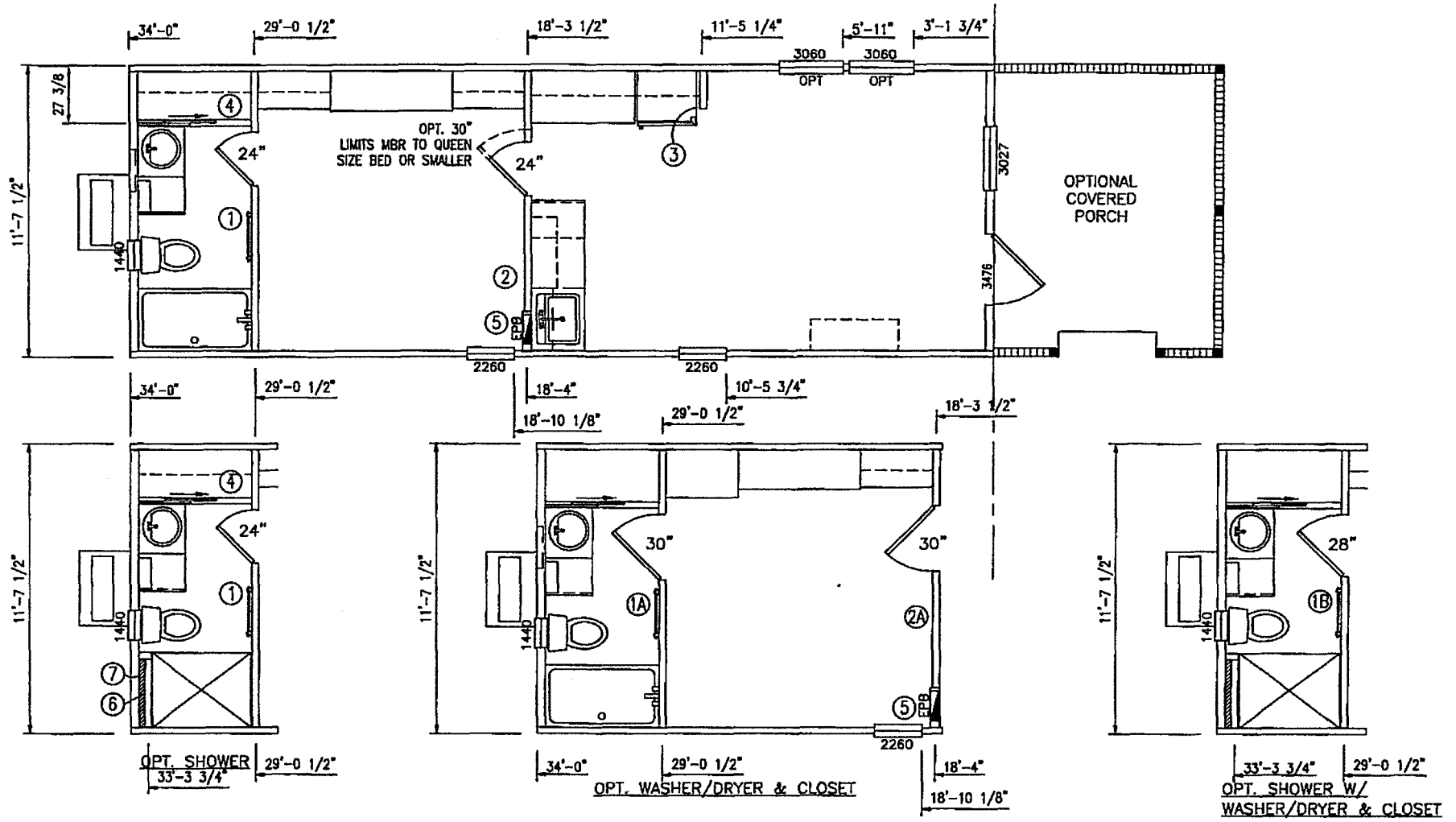
SINGLE STACK PIERS LESS THAN 36" HIGH  
DOUBLE STACK PIERS MAX. 67" HIGH

ALL DIMENSIONS ARE FROM REAR OF  
HOME, UNLESS NOTED OTHERWISE

(ALTERNATE WINDOWS)

*Legacy Housing*

DATE: 02/17/2018	MODEL: 1234-11FLA	TITLE: PERIMETER BLOCKED FOUNDATION (11'-7 1/2" W)	DWG #:
SCALE: NTS	DRAWN BY: JMS	REV # DESCRIPTION	DATE
		REVISED BY:	

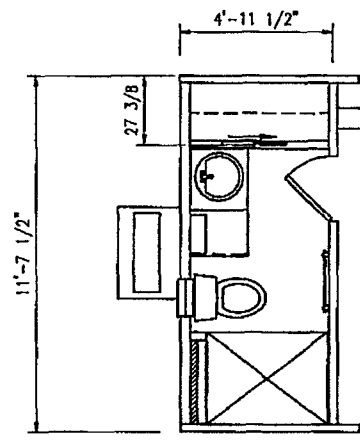
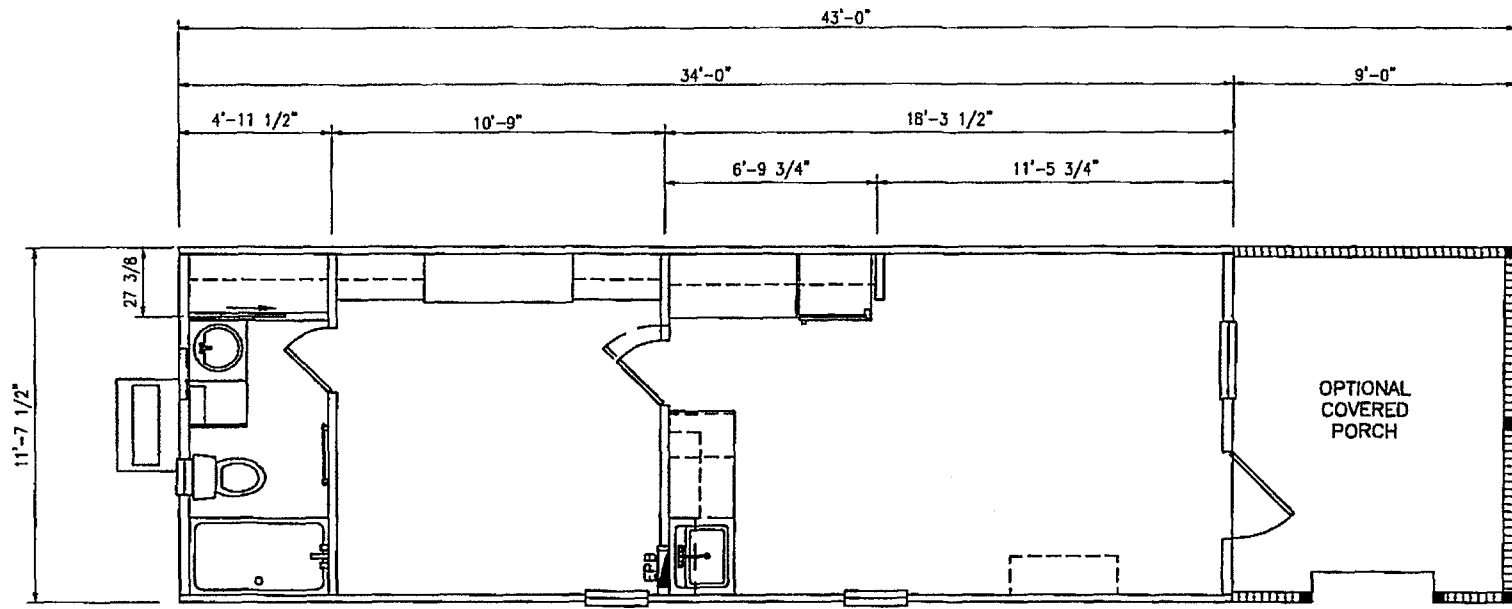


*Legacy Housing*

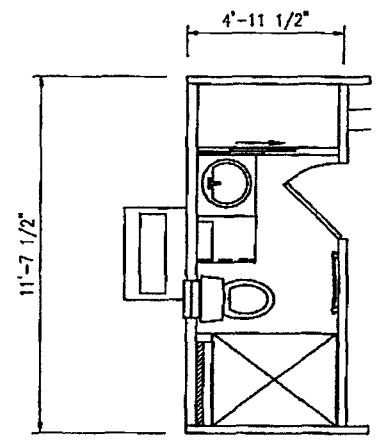
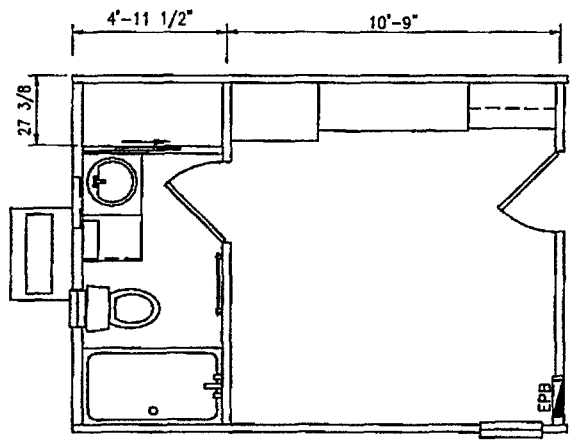
DATE: 02/17/2016  
 MODEL: CC - 01272021  
 1234-11FLA  
 SCALE: NTS  
 DRAWN BY: JWS

TITLE: WALLSET  
 (NEW CABINETS)  
 REF # | DESCRIPTION  
 1. ADDED A SHOWER WITH STACKABLE WASHER/DRYER OPTION.  
 2. ADDED 2-3060 OPTIONAL WINDOWS ON THE LIVING ROOM.  
 DATE: 11.22.2021  
 06.28.2023  
 REVISED BY: JWS

DWG #:



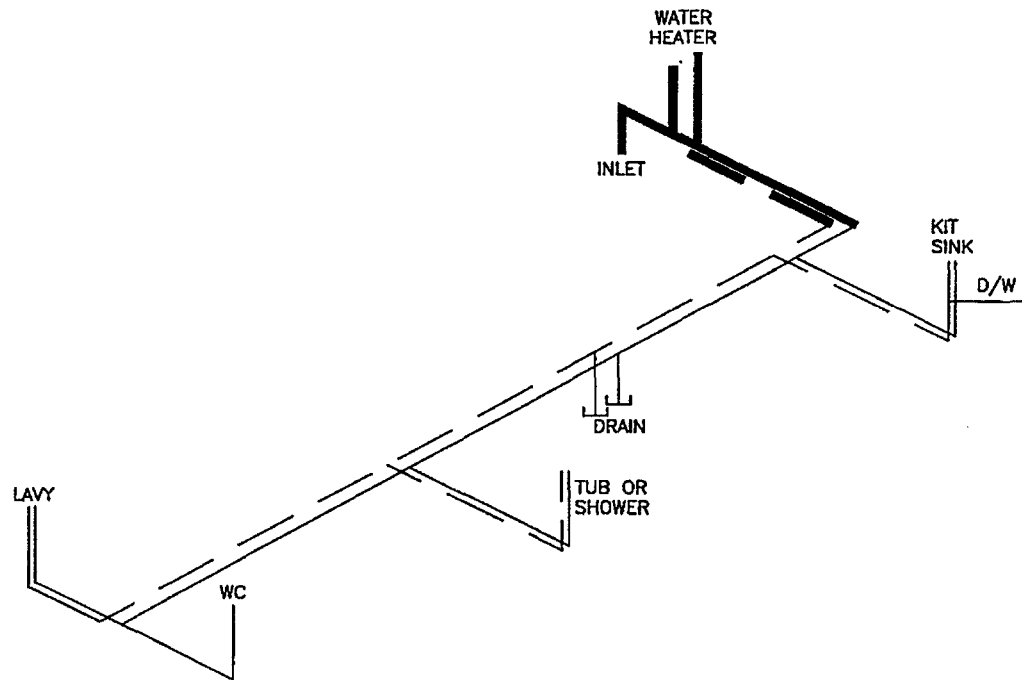
OPT. SHOWER



*Legacy Housing*

DATE: 02/17/2016	MODEL: CC - 01272021 1234-11FLA	TITLE: PARTITIONS	(NEW CABINETS)
SCALE: NTS	DRAWN BY: JMS	DATE:	REVIEWED BY:

- 1/2" COLD SUPPLY
- - 1/2" HOT SUPPLY
- 3/4" COLD SUPPLY
- - 3/4" HOT SUPPLY

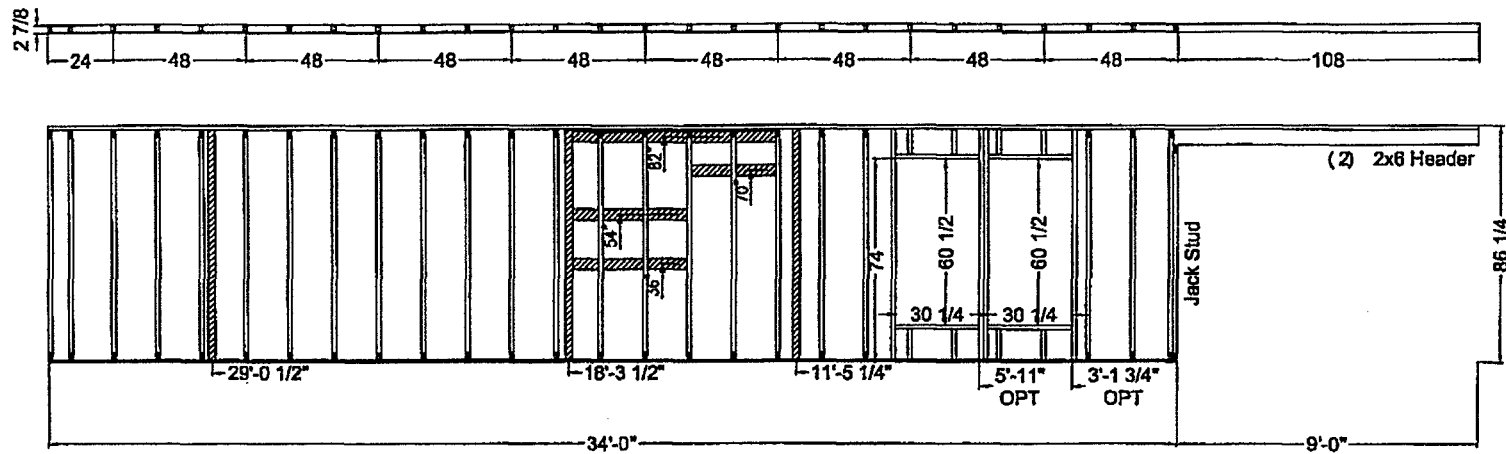


METAL ROOF

NOTES:

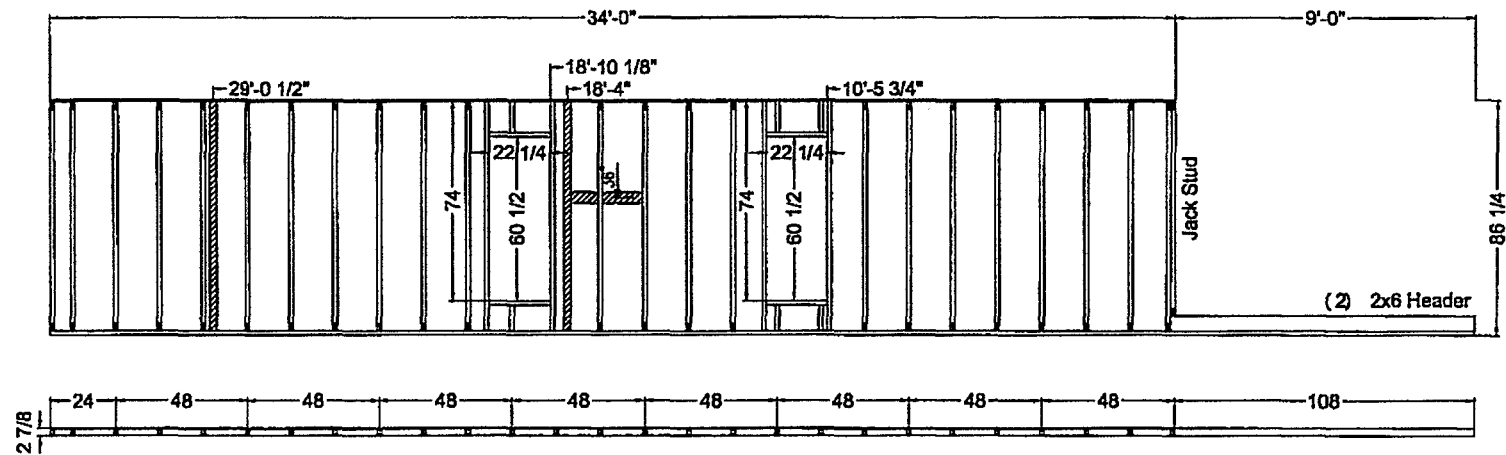
1. MAIN SUPPLY TO BE 3/4" IF OPTIONAL EXTERIOR FAUCETS ARE ADDED.
2. BRANCH LOCATIONS AND DIRECTION MAY VARY AS LONG AS MAIN SUPPLY SIZE REMAINS THE SAME.

<i>Legacy Housing</i>	DATE	1234-11FLA	PROJECT	DRAWN BY	CHECKED BY	DATE	SCALE
	02/17/2015	JMS	FRESH WATER SUPPLY	MJS	---	---	---



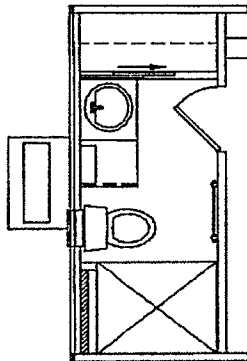
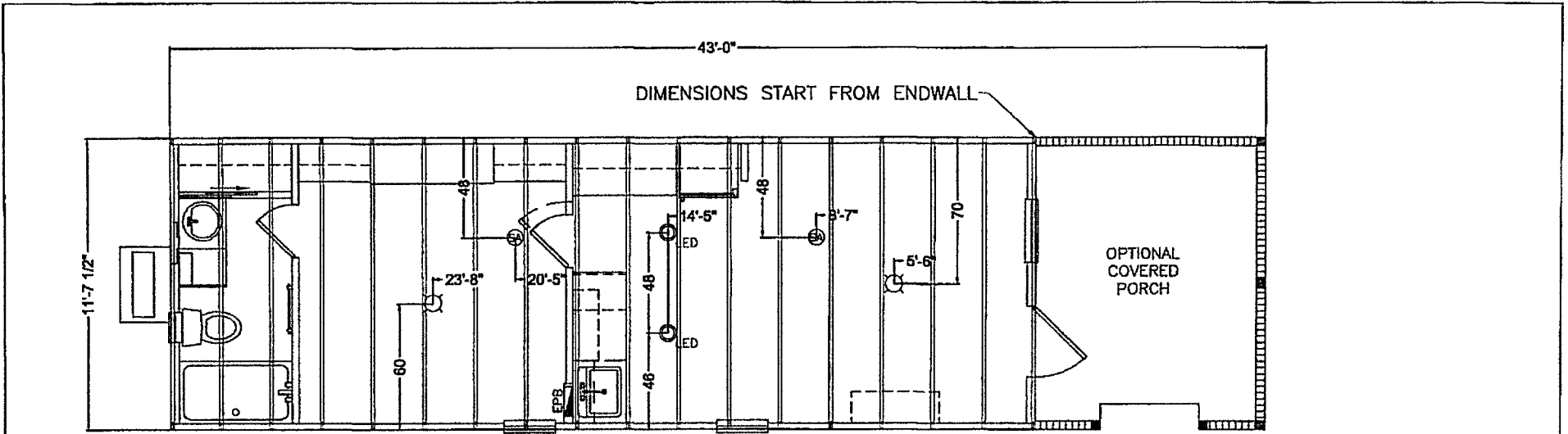
NOTE:

1. REFER TO TYPICAL WINDOW HEADERS SHEET FOR ROOF LOAD AND STAPLE REQUIREMENTS.
2. REFER TO TYPICAL WINDOW HEIGHTS SHEET FOR WINDOWS AND VALANCE ROD HEIGHTS.
3. FRONT SIDEWALL SHOWN UPSIDE DOWN.

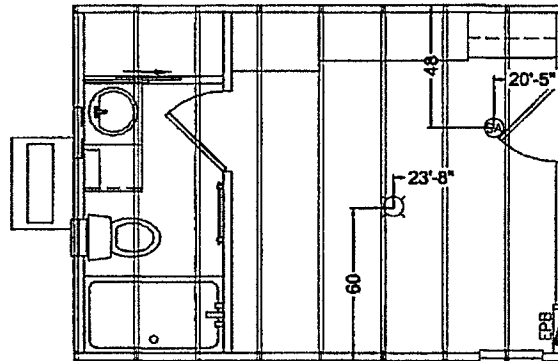


*Legacy Housing*

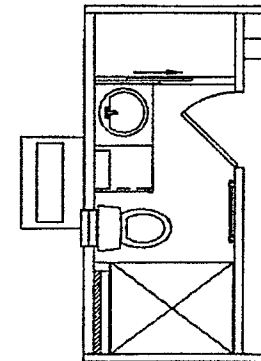
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SCALE: NTS	DRAWN BY: JMS	REF #   DESCRIPTION	DATE   REVISION #
		-   -	-   -



OPT. SHOWER



OPT. WASHER/DRYER & CLOSET

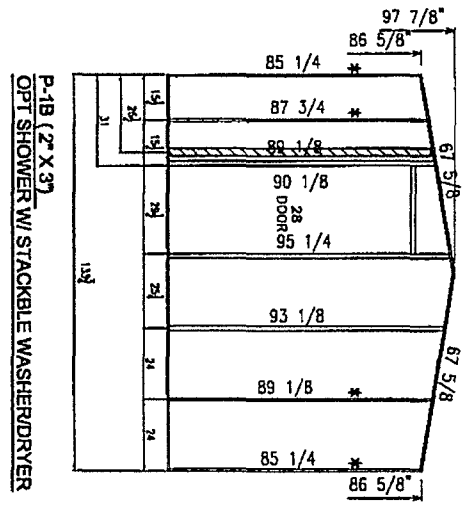


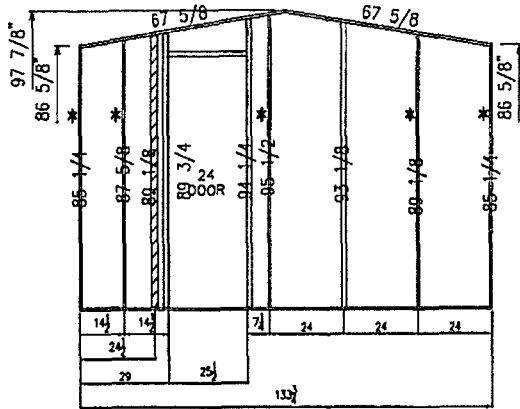
OPT. SHOWER W/  
WASHER/DRYER & CLOSET

*Legacy Housing*

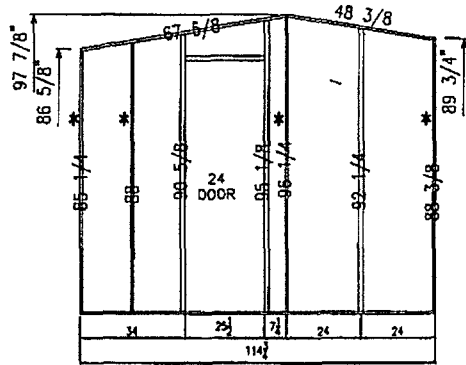
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SCALE: NTS	DRAWN BY: JMS	REF #   DESCRIPTION 1. REPLACED FLUORESCENT LIGHT WITH LED LIGHTS.	DATE: 08-24-2021	DESIGNED BY: JMS	

<i>Legacy Housing</i>		2022 LEGACY HOUSING 2022 LEGACY HOUSING 2022 LEGACY HOUSING	
DATE:	02/21/2018	MODEL:	1234-1101A
SCALE:	N/A	DRAWN BY:	JLS
		P-WALLS	

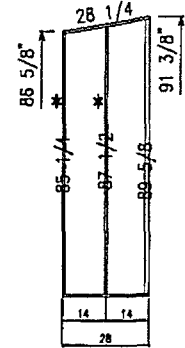




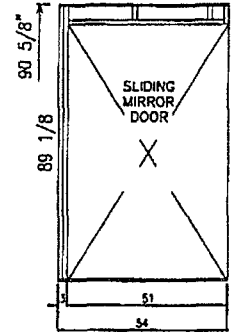
P-1 (2" X 3")



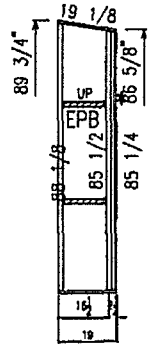
P-2 (2" X 3")



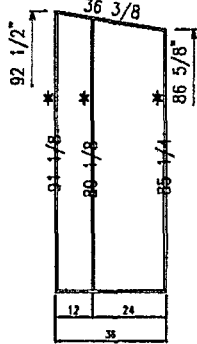
P-3 (2" X 3")



P-4 (2" X 3")



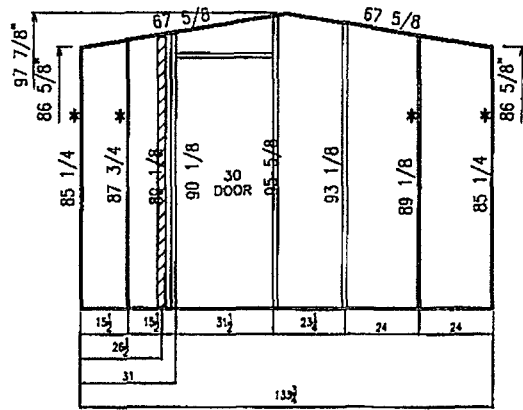
P-5 (2" X 4")



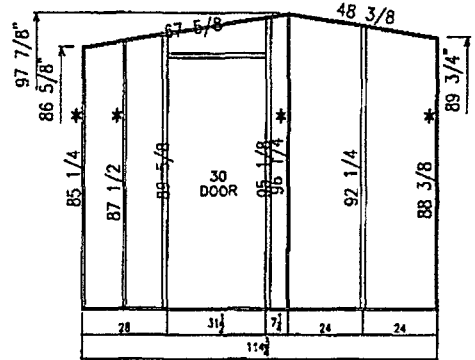
P-6 (2" X 3") OPT



P-7 (2" X 3") OPT



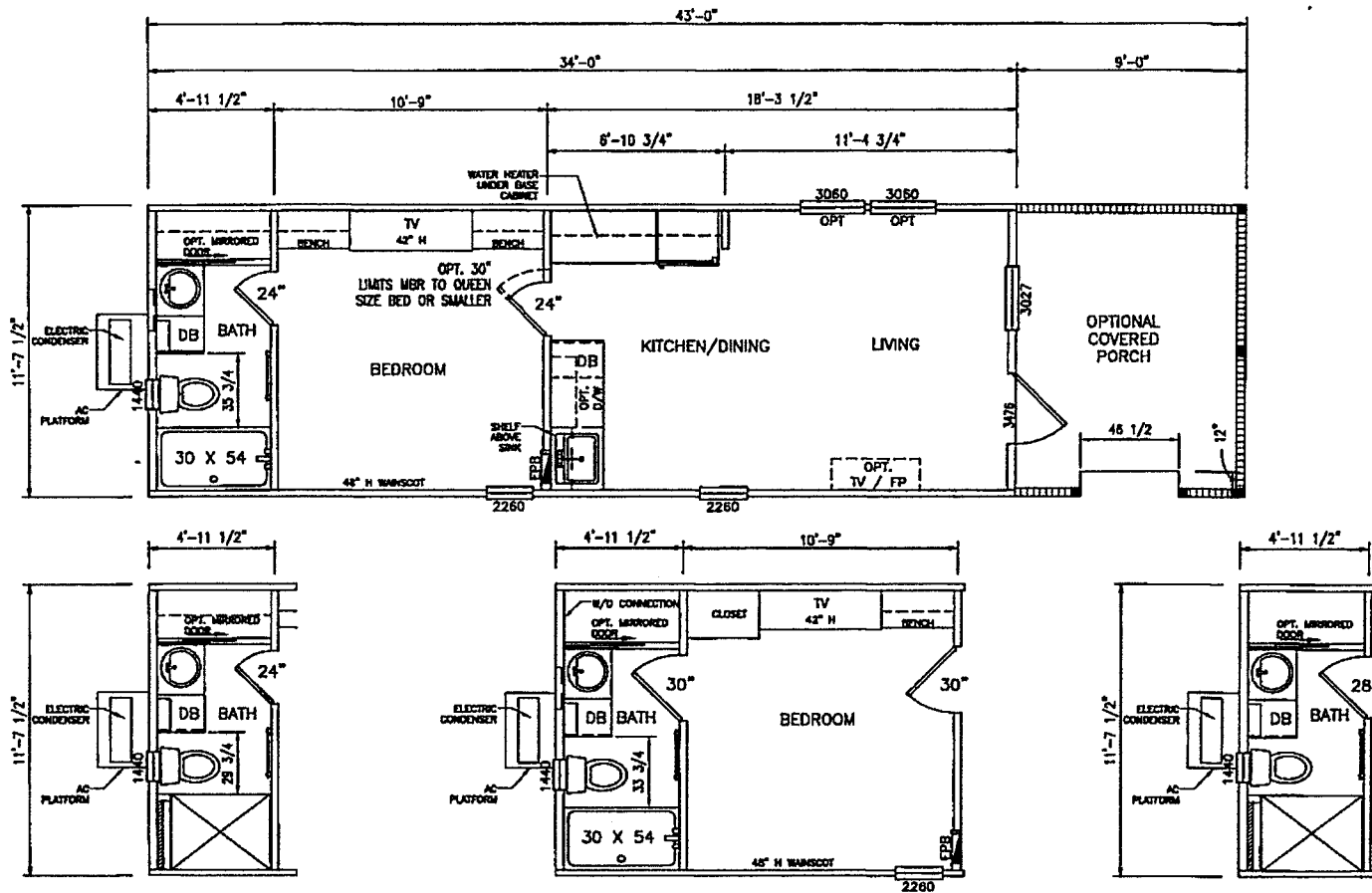
P-1A (2" X 3") OPT



P-2A (2" X 3") OPT

*Legacy Housing*

MODEL: 06/22/2018	DATE: 12/31-11/1A	P-WALLS (11'-7 1/2")		DWG #: -
DRAWN BY: NHS	SCALE: WEC	REV #	DESCRIPTION	DATE
		1	REMOVED DOOR IN P-2A OPT.	12.04.2020
		2	REMOVED WALL P2 FOR NEW CABINETS TO FIT.	12.11.2020
				DESIGNED BY: DW



TILE THROUGHOUT  
 NEW PAINTED METAL ROOF  
 NOTE: 2" X 4" END WALLS  
 2" X 3" SIDE WALLS

<i>Legacy Housing</i>	DATE: 02/17/2016	MODEL: CC - 01272021 1234-11FLA	TITLE: FLOOR PLAN (NEW CABINETS)	DWG #:											
	SCALE: NTS	DRAWN BY: JMS	<table border="1"> <thead> <tr> <th>REV #</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DESIGNED BY:</th> </tr> </thead> <tbody> <tr> <td>3.</td> <td>ADDED 3-3060 OPTIONAL WINDOWS ON THE LIVING ROOM.</td> <td>08.28.2023</td> <td>JMS</td> </tr> <tr> <td>2.</td> <td>ADDED A SHOWER WITH STACKABLE WASHER/DRYER OPTION.</td> <td>11.22.2021</td> <td>JMS</td> </tr> </tbody> </table>	REV #	DESCRIPTION	DATE	DESIGNED BY:	3.	ADDED 3-3060 OPTIONAL WINDOWS ON THE LIVING ROOM.	08.28.2023	JMS	2.	ADDED A SHOWER WITH STACKABLE WASHER/DRYER OPTION.	11.22.2021	JMS
REV #	DESCRIPTION	DATE	DESIGNED BY:												
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