



Board of Adjustment

**Staff Report
BOA-23914**

Hearing Date: August 12, 2025 (Continued from July 22, 2025)

Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

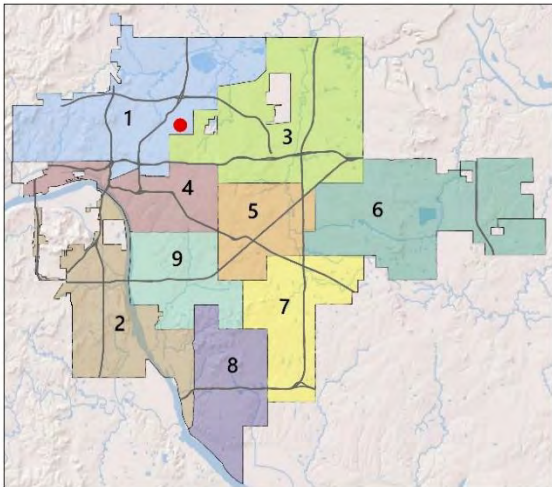
Applicant: Gene Doakes and LaDonna Buyckes
Property Owner: James P. and Sherlene A. Eldred

Property Location

1804 North Delaware Avenue East
Tract Size: ±0.46 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 to increase the allowable floor area of detached accessory buildings in the RS-3 district (Section 45.030-A).

Zoning

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

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: Springdale
Development Era: Early Automobile Era

Transportation

Major Street & Highway Plan: Residential Collector
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: 10-19%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a variance to increase the allowable floor area of detached accessory buildings in the RS-3 district *from 674 square feet to 2,256 square feet* (Section 45.030-A). In the RS-3 district, the total aggregate floor area for detached accessory buildings may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. Based on the size of the principal structure, 1,684 square feet, the applicant is permitted 674 square feet of aggregate floor area for the detached accessory buildings. An existing storage building on the property has a floor area of 1,056 square feet, and the proposed building has a floor area of 1,200 square feet. As proposed, the applicant would have 2,256 square feet of floor area, 1,582 square feet more than permitted.

This case was initially scheduled to be heard on July 22, 2025, but was continued to allow the applicant time to provide a more accurate site plan.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

Relevant Case History

- None found

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-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 located within the Springdale development area.

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: North Delaware Avenue runs parallel to the east side of the subject property and is classified as a Residential Collector, which has a planned minimum right-of-way width of 60 feet.

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

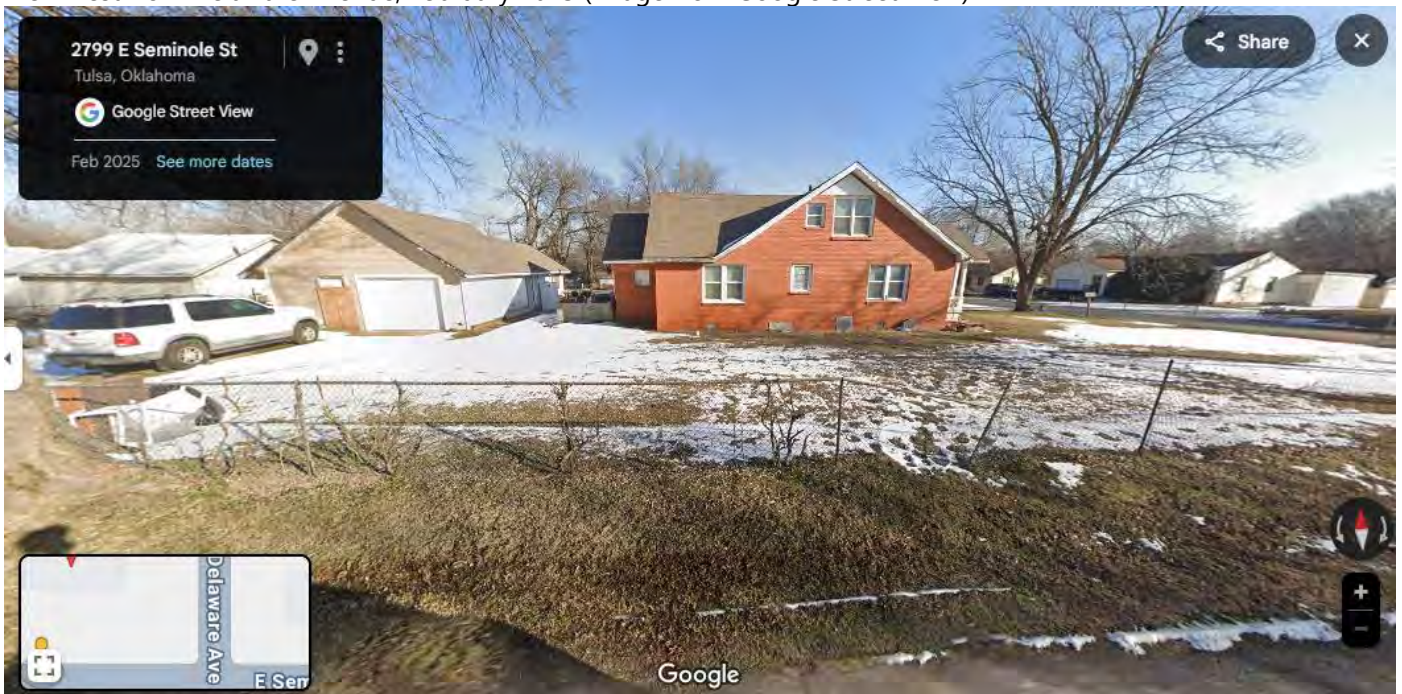
Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Site Photos



View west from Delaware Avenue, February 2025 (Image from Google Street View)



View north from Seminole Street, February 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a variance to increase the allowable floor area of detached accessory buildings in the RS-3 district from 674 square feet to 2,256 square feet (Section 45.030-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 the hardship to be _____.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

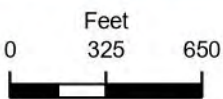
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement 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 4 BLK 10 MARTIN ADDN, 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-23914

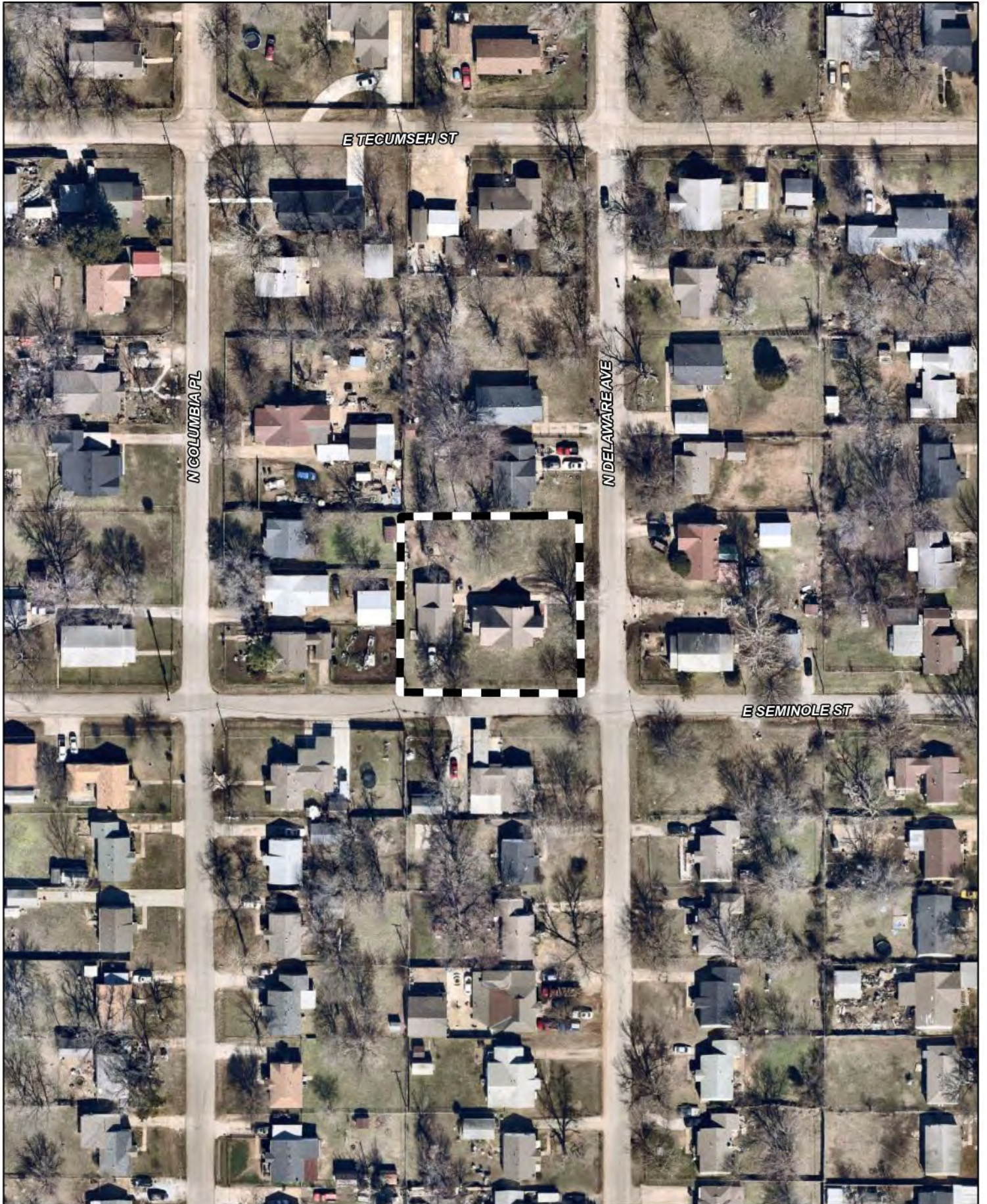
20-13 29

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

Aerial Photo Date: 2025



3.6

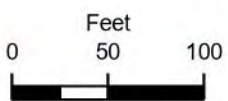


E TECUMSEH ST

N COLUMBIA PL

N DELAWARE AVE

E SEMINOLE ST



Subject Tract

BOA-23914

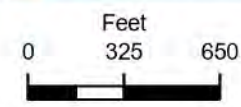
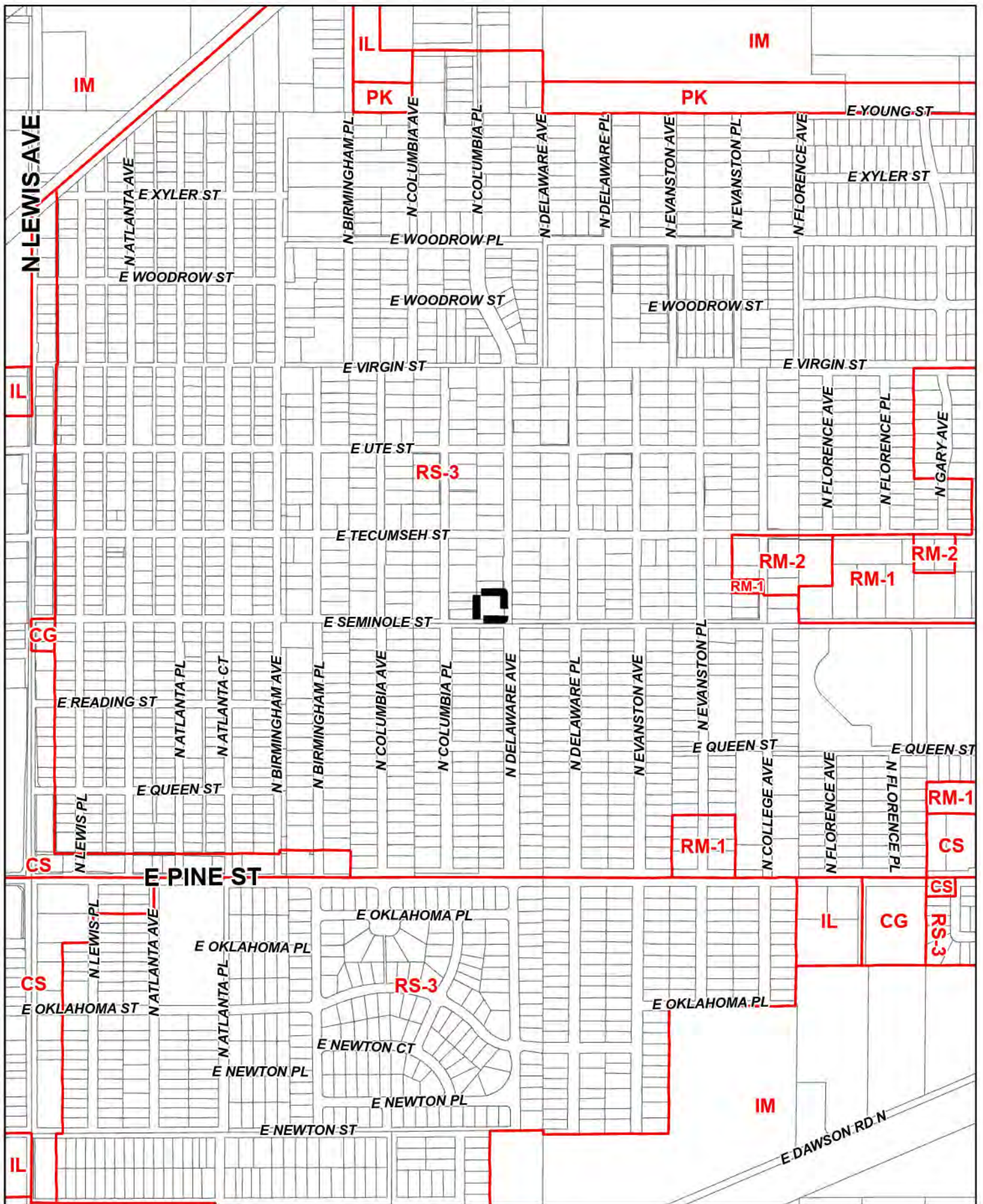
20-13 29

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

Aerial Photo Date: 2025



3.7



 Subject Tract

BOA-23914

20-13 29



3.8

Variations

Proof of Hardship

The Board of Adjustment is allowed to approve variations only after determining that the following conditions exist. Below, describe how your request satisfies **each** of these conditions.

1. That the physical surroundings, shape, or topographic 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;

We need storage for the lawn equipment and scooters.

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

We need to increase the storage for the amount of ^{tenants} residents that are living in the ~~the~~ house. As of now there is only a 1 car garage and we have four cars, a riding lawn mower and 2 scooters.

3. 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;

Large lot.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

It is not self imposed.

5. That the variance to be granted is the *minimum* variance that will afford relief;

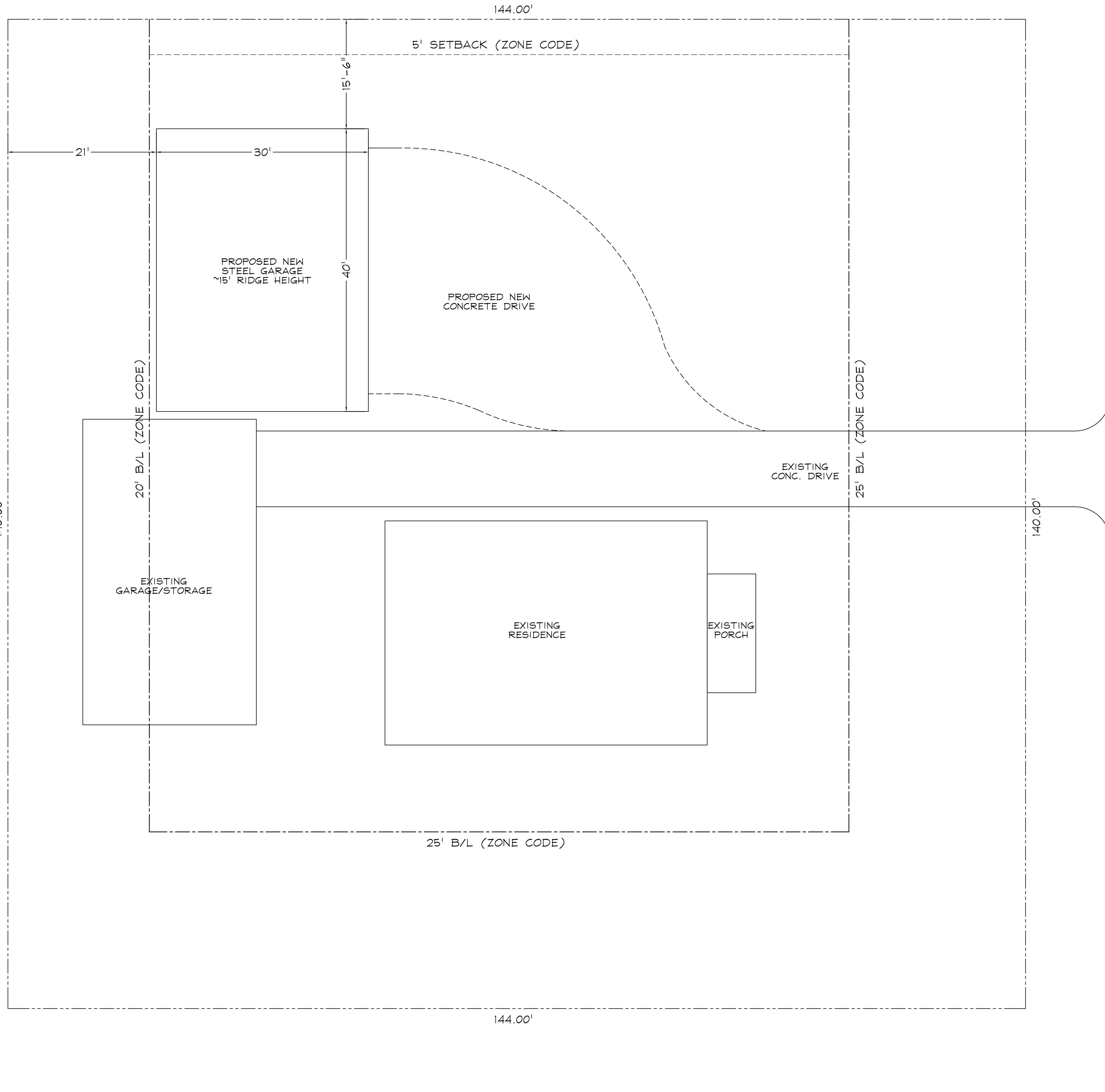
yes!

6. 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

It matches the other neighborhood residents.

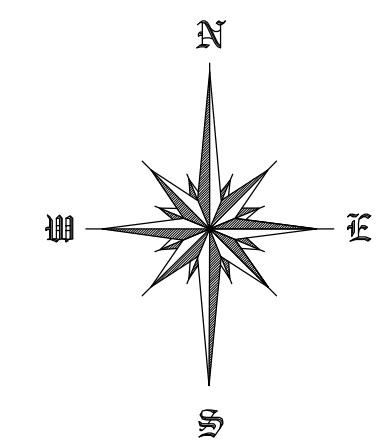
7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

It is not going to cause any harm to others in the neighborhood.



— N. DELAWARE Ave. —

— E SEMINOLE St. —



1804 N DELAWARE Ave.
TULSA, OK 74110
L4 B10 MARTIN ADDN.
.46 ACRE - 20,160 SQ. FT.
SCALE: 1/8"=1'0"

NOTES:

This design plan (Plan) has been prepared by Pinnacle Design (Pinnacle) without representation or warranty of any kind made by Pinnacle. The use of this Plan by the customer and any contractor working for the customer, the kind, customer is not subject to the following kind of liability: (1) Pinnacle's liability under the contract; (2) Pinnacle's liability attributable to the Plan; and (3) It is the responsibility of customer and its/its/his/ her contractor to verify all specifications incorporated in the Plan before utilizing the Plan in connection with any construction activities. Local building codes vary and be consulted by the customer/contractor.



KEITH DALESSANDRO
1112 S. Kalanchoe Ave.
Broken Arrow, OK 74012
918.691.3967
keith@pinnacle-designco.com
www.pinnacle-designco.com

MODEL #:
1804 N. DELAWARE Ave.

SQUARE FOOTAGE:
Frame:
1st LIVING:
2nd LIVING:
TOTAL:
GARAGE:
PORCH:
PATIO:
Veneer:
LIVING:
TOTAL:

DRAWING DATE:	REVISIONS:
08.01.2025	08.01.25

PDG PROJECT NUMBER:
25-053

ADDRESS:

SITE PLAN

SCALE: 1/8"=1'0"

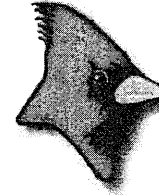
SHEET:
C-1

TABLE 1 BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS						
WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B or C	105 TO 150	82 TO 117	35	5.0	29 Gauge	8
			40	4.0		
			50	4.0 (12 Ga.)		

NOTES: 1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube box frames.
 2. Fasteners consist of #12 x 3/8" self-drilling screws without control seal washers.
 3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

STANDARD CARPORT DETAILS

26 ft to 30 ft SPAN



CAROLINA CARPORTS INC.
 P.O. BOX 1263
 DOBSON, NC 27017
 TOLL FREE 1-800-670-4262
 LOCAL 336-367-6400
 FAX 336-367-6410

LIGHT FRAME CONSTRUCTION

NOTE: THESE PLANS MAY BE USED FOR SPANS LESS THAN 26 FEET.

NOTE: USE $2\frac{1}{2}" \times 2\frac{1}{2}"$ 14 Ga.
 $2\frac{1}{2}" \times 2\frac{1}{2}"$ 12 Ga.
 STEEL TUBE FOR ALL FRAME AND BASE
 RAIL MEMBERS UNLESS OTHERWISE SHOWN.

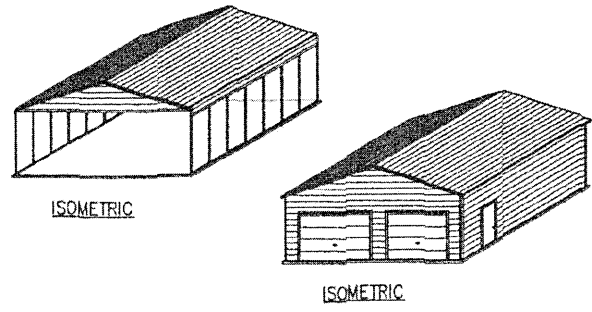
NOTE: THESE PLANS INCLUDE STANDARD DETAILS THAT CAN BE USED FOR A WIDE RANGE OF APPLICATIONS. IF SITE SPECIFIC PLANS ARE REQUIRED, A SEPARATE SET OF PLANS WILL NEED TO BE PREPARED.

METAL CARPORT INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

CAROLINA CARPORTS, INC.
 187 Cardinal Ridge Trail
 DOBSON, NORTH CAROLINA 27017

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE AND THE BUILDING CODE 2018 OF OKLAHOMA.



GENERAL NOTES:
 THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.

THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.

THE SPACING INDICATED IN THE ABOVE TABLE IS THE MAXIMUM SPACING FOR THE MAIN WIND FORCE RESISTING SYSTEM. A CLOSER SPACING MAY BE NEEDED TO MEET LOCAL BUILDING CODE AND/OR SITE SPECIFIC REQUIREMENTS.

ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 80 KSI STEEL OR BETTER.

FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12 x 3/8" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS.

ALL FIELD CONNECTIONS SHALL BE #12 x 3/8" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.

GROUND ANCHOR REQUIREMENTS: INSTALL HELICAL ANCHORS ALONG SIDE BASE RAIL WITHIN 6" OF EACH CORNER POST AND AT A MAXIMUM SPACING OF 25' ALONG THE BASE RAIL. INSTALL GROUND ANCHORS (#4 THREADED REBAR) BETWEEN THE HELICAL ANCHORS WITHIN 6" OF EACH POST ALONG THE BASE RAIL. HELICAL ANCHORS AND GROUND ANCHORS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION.

INSTALL CONCRETE ANCHORS WITHIN 6" OF EACH VERTICAL POST ALONG SIDE AND END BASE RAILS. USE ITW RAMSEY/ REDHEAD TRUBOLT OR SIMPSON STRONG-TIE STRONG-BOLT-2 WEDGE ANCHORS, OR ITW REDHEAD TAPCON+ OR TITEN HD SCREW ANCHORS OR AN APPROVED EQUAL.

POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.

GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:

CONCRETE INFORMATION AND DETAILS SHOWN IN THESE PLANS ARE FOR INFORMATION ONLY. THE CONCRETE SLAB AND FOUNDATION ARE BY OTHERS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE FOUNDATION FOR THE PROPOSED STRUCTURE AND COORDINATING CONCRETE STRENGTH AND FOUNDATION DEPTH REQUIREMENTS WITH THE LOCAL BUILDING CODE OFFICIALS.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

COVER OVER REINFORCING STEEL: MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2" ELSEWHERE.

REINFORCING STEEL: THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. THE USE OF FIBER REINFORCED CONCRETE (FRC) OR WELDED WIRE FABRIC (WWF) IS ACCEPTABLE.

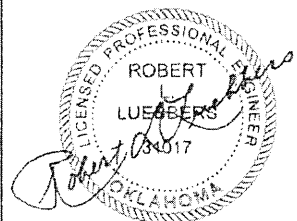
These plans have been provided for the purpose of obtaining a building permit for the construction of the building for:

Name: Ladonna Bycycles
 Address: 1804 N Delaware Ave.
 City: Tulsa Oklahoma State: OK
 Zip: 74110

Use of these plans by anyone else or for any other purpose is prohibited.

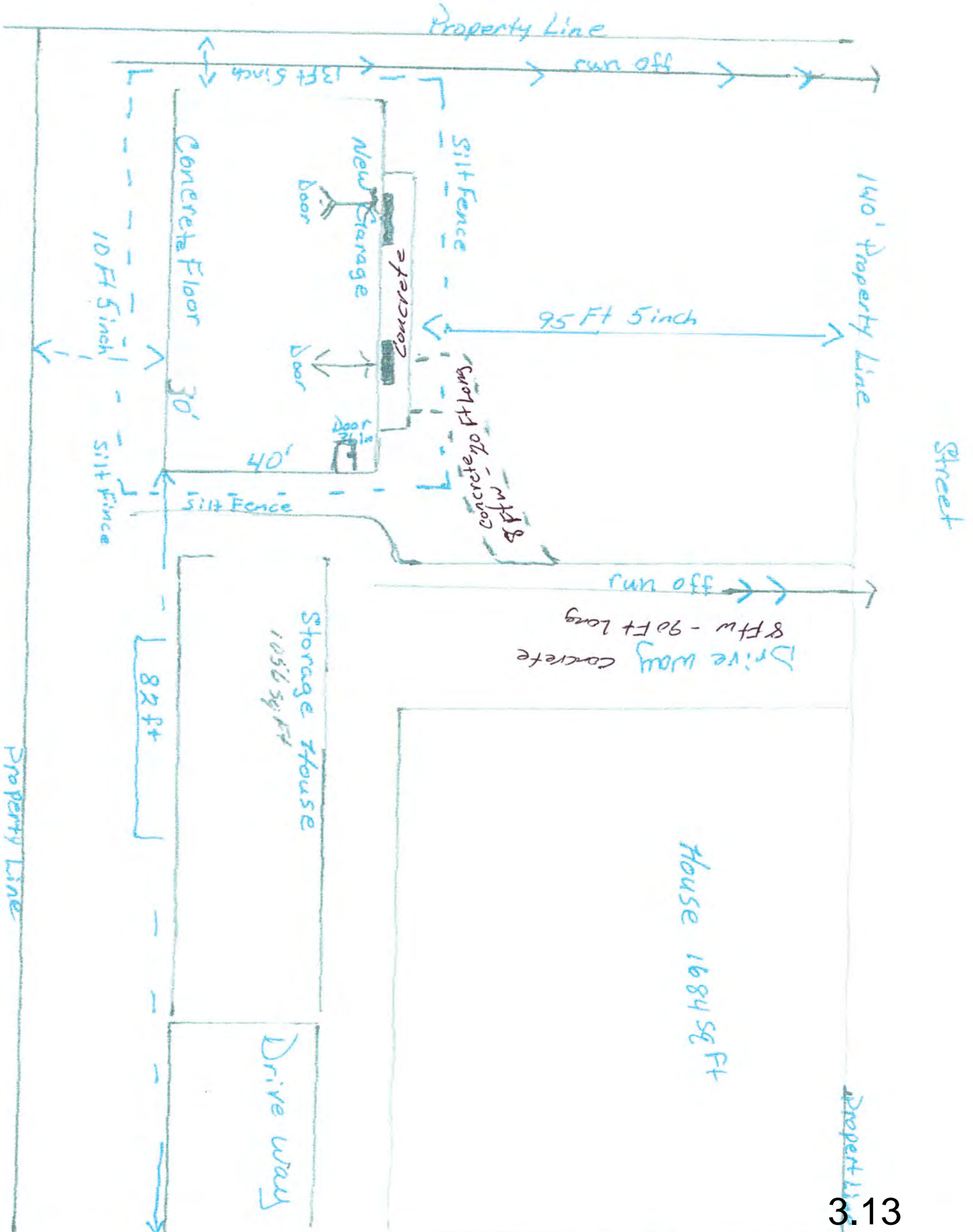
BUILDING CODE INFORMATION	
RISK CATEGORY	I or II
USE GROUP	U or S
CONSTRUCTION TYPE	2B
IMPORTANCE FACTORS	
WIND Iw	1.0
SNOW Is	0.8 1.0
EARTHQUAKE Ia	1.0

DESIGN LOADS		
MIN. DEAD LOAD	5 PSF	
MIN. FLOOR LIVE LOAD	125 PSF	
MIN. ROOF LIVE LOAD	20 PSF	
MIN. GROUND SNOW LOAD		SEE TABLE 1
MAX. GROUND SNOW LOAD		
MIN. ULTIMATE WIND SPEED		
MAX. ULTIMATE WIND SPEED		
EXPOSURE CATEGORY		
MAX. SEISMIC DESIGN CATEGORY	D2	



11/14/2024

SHEET 1 OF 4





DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

BLDR-211736-2025 (1804 N DELAWARE AVE E Tulsa Tulsa, OK 74110) Markup Summary #1

ARCHITECTURAL (1)



Subject: ARCHITECTURAL
Page Label: 6
Author: GEORGE GOZA
Date: 6/11/2025 8:33:27 AM
Status:
Color: ■
Layer:
Space:

R106.1.1 Information on submittal documents. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. REVIEW COMMENT: Architectural review complete. Please respond to requirements from WSD (Water, Sewer and Drainage) and/or Zoning.

Zoning Review (2)



Subject: Zoning Review
Page Label: 6
Author: DWhiteman
Date: 6/10/2025 5:33:52 PM
Status:
Color: ■
Layer:
Space:

Two of these items were unresolved from the first review:
REVIEW COMMENT: Your application did not include a complete site plan. The zoning review for your permit application will resume after a complete site plan is submitted. Please note that additional deficiencies are likely to be found and will need to be resolved prior to approval of your application. Please add to or revise your site plan as necessary to provide these items:
· Drawing to scale showing the width of both of the existing driveways.
· A dustless all weather surface driveway is required. Gravel is not considered dustless all weather and is not allowed for new driveways. Revise the site plan to show a driveway to the garage, with driveway dimensions, and show the driveway material. The driveway material must be of a dustless all weather surface such as concrete or asphalt. You will need to show the driveway as it will be installed, for instance, it needs to serve both garage doors.

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.



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Zoning Review
Page Label: 6
Author: DWhiteman
Date: 6/10/2025 5:41:51 PM
Status:
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Layer:
Space:

Section 45.030-A.2, RS-2, RS-3, RS-4, RS-5 and RM Districts. In RS-2, RS-3, RS-4, RS-5, and RM districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] For detached accessory buildings located within rear setbacks, see Section 90.090-C.

REVIEW COMMENT: You are proposing a combined floor area of 2,256 square feet of detached accessory structures. The proposed plus existing detached structures exceed 500 square feet and 40% of the size of the house. Based on the size of your house you are allowed 674 square feet of combined detached accessory structure floor area on your lot. As proposed, you have already exceeded the amount of accessory building area allowed for this RS-3 zoned lot.

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.