



Board of Adjustment

**Staff Report
BOA-23932**

Hearing Date: August 26, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

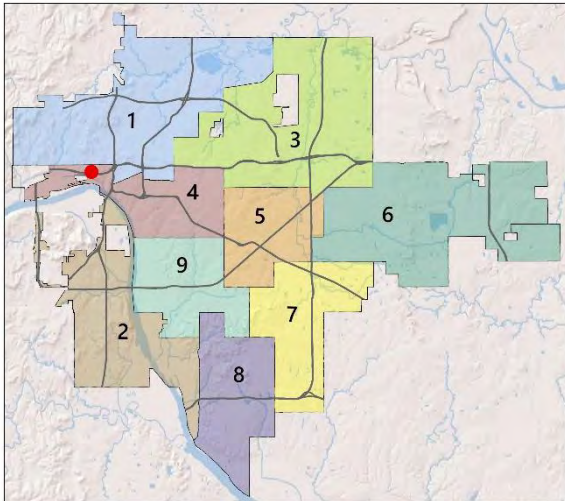
Applicant: RCJ Designs
Property Owner: Tito Properties LLC

Property Location

254 North Yukon Avenue
Tract Size: ±0.15 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-3 district (Section 45.031-D); Variance of the requirement that an accessory dwelling unit be located at least 10 feet behind the principal building (Section 45.031-D).

Zoning

Zoning District: RS-3
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: N/A
Tree Canopy Coverage: 30-49%
Parks & Open Space: Owen Park, Tulsa Country Club

Staff Analysis

The applicant is requesting a special exception to permit an accessory dwelling unit (ADU) in the RS-3 district (Section 45.031-D) and a variance of the requirement that an ADU be located at least 10 feet behind the principal building (Section 45.031-D). The applicant intends to convert an existing detached garage into an ADU. The proposed ADU will be 6 feet behind the principal dwelling.

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.

8. Additional Regulations for Accessory Dwelling Units

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the principal building. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

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 Charles Page small area 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: N/A

Tree Canopy Coverage: Tree canopy in the area is 34%. 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: Owen Park and Tulsa Country Club are located nearby to the east and northeast of the subject property.

Site Photos



View west from Yukon Avenue, March 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to approve or deny a special exception to permit an accessory dwelling unit (ADU) in the RS-3 district (Section 45.031-D),

- 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 of the spacing requirement between a principal building and an ADU from 10 to 6 feet behind the principal building (Section 45.031-D),

- 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 3 BLK 2, NEW IRVING PLACE ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

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]

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] [2]

[1] For detached accessory buildings located within rear setbacks, see Section [90.090-C](#).

[2] See Section 45.031-D.6 for exceptions to these floor area limits for accessory buildings containing an Accessory Dwelling Unit.

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of [Section 70.120](#) and comply with the regulations of [§90.090-C1](#).

Section 45.031 ADU, Accessory Dwelling Units

45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a household living use to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

45.031-B Purpose

1. The purpose of allowing accessory dwelling units is to:
 - a. accommodate new housing units while preserving the character of existing neighborhoods;
 - b. allow efficient use of the city's existing housing stock and infrastructure;
 - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and
 - d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

45.031-C Applicability

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

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.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

- a. Constructing an accessory dwelling unit on a lot with a new or existing principal building; or
- b. Converting or increasing existing floor area within an accessory building on a lot with an existing principal building.

4. Density (Minimum Lot Area and Lot Area per Unit)

No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)

No additional open space is required for the accessory dwelling unit.

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](#).

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

- a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the principal building. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the principal building.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

e. Second Story Windows

Any second-story window less than 10 feet from and oriented toward a lot line not abutting a right of way shall either use permanently translucent glazing or have a minimum sill height of 6 feet above the finished floor.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in [Section 1.030](#) are subject to the following regulations:

1. Dumpsters may only be placed with the written permission of the owner of the subject property.
2. Dumpsters must be located on a dustless, all-weather surface.
3. Dumpsters may not:
 - a. Obstruct motorized or non-motorized traffic;
 - b. Reduce any sidewalk or walkway designed for the passage of pedestrians to less than 5 feet in width;
 - c. Be located within 10 feet of a fire hydrant or fire suppression connection;
 - d. Be located in a required parking space or required landscape area; or
 - e. Be located in a street setback or side setback.

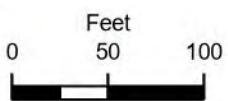


WEASTON ST

N ZENITH AVE

N YUKON AVE

W BRADY PL



Subject Tract

BOA-23932

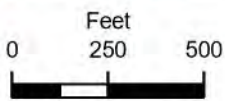
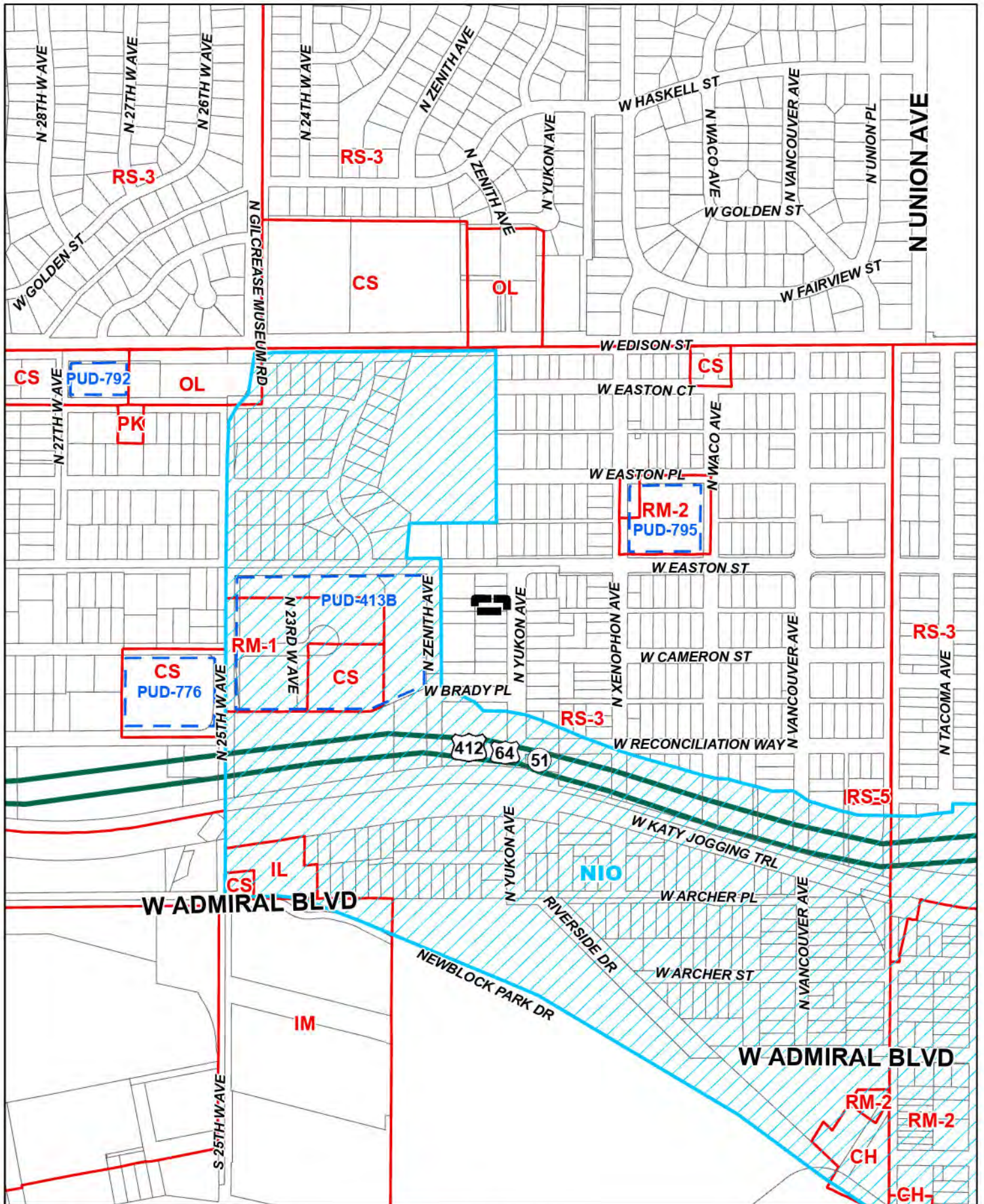
19-12 03

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

Aerial Photo Date: 2025



8.10



 Subject Tract

BOA-23932

19-12 03



8.11

Variances

Proof of Hardship

The Board of Adjustment is allowed to approve variances 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;

The existing detached structure is being proposed to become an accessory dwelling unit. If granted, we are also asking for a variance for the existing building location, which is over the 5'-0" building line setback. This structure was built before 1995 and predates the modern setback requirements with the Zoning Code.

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

The existing structure being proposed for conversion from storage garage to ADU predates the modern zoning code and is not located 5'-0" from the property line, like the modern code requires.

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;

This situation is unique to Tulsa, but not necessarily this neighborhood which was constructed in the early 1900s. The houses and corresponding detached structures in this neighborhood, for the most part, do not meet modern code bulk and area requirements.

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

The building location predates the owners as well as the zoning code.

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

Correct, the owners will not be making the existing conditions any worse by expanding the structure. The footprint will remain as it currently exists and has existed for the last 30+ years

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

The character will remain unchanged as the existing building has been there for at least 3 decades.

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.

The spirit and intent of the code and city of Tulsa regulations will be honored throughout the process as the existing structure exterior will remain relatively unchanged as the contractor alters the interior space to accommodate a single dwelling space.

Special Exceptions

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

The SE for an ADU, if granted, would accommodate new housing units while preserving the character of existing neighborhoods, allow efficient use of the city's existing housing stock and infrastructure, provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs, and provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

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

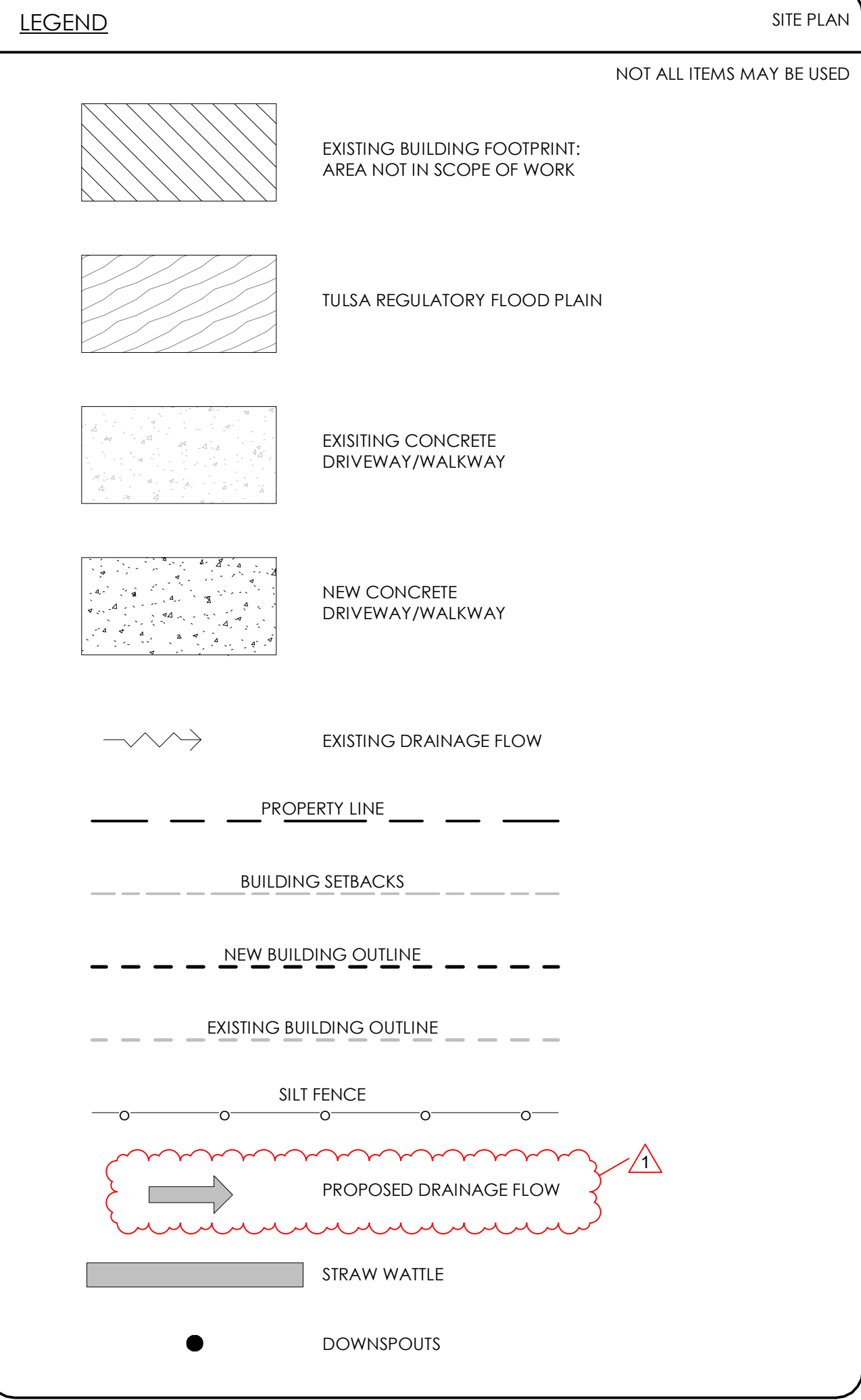
The structure being proposed for conversion is existing and has been a part of the neighborhood for over 3 decades and seemingly remain unchanged from the public's perspective.

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.



PROJECT INFORMATION

LEGAL DESCRIPTION

SUBDIVISION: NEW IRVING PLACE ADDN (29050)
 LEGAL: LT 3 BLK 2
 SECTION: 03 TOWNSHIP: 19 RANGE: 12

GENERAL INFORMATION

ZONING: RS-3
 LOT SIZE: 0.15 ACRES / 6,500 SQ FT
 TOTAL HEATED AREA: 1,404 SQ FT

ADDITIONAL INFORMATION

EXISTING HEATED AREA: 1,144 SQ FT
 PROPOSED HEATED AREA: 260 SQ FT
 EXISTING FRONT PORCH: 208 SQ FT
 EXISTING WALKWAY: 30 SQ FT
 EXISTING DRIVEWAY: 626 SQ FT
 EXISTING DETACHED GARAGE: 340 SQ FT

GRAND TOTAL: 2,608 SQ FT

REGULATIONS

MIN. OPEN SPACE REQ'D: 4,000 SQ FT
 OPEN SPACE PROPOSED: 3,892 SQ FT

MAX BUILDING HEIGHT: 35' - 0"
 RES. STRUCTURE HEIGHT: +/- 15' - 0"

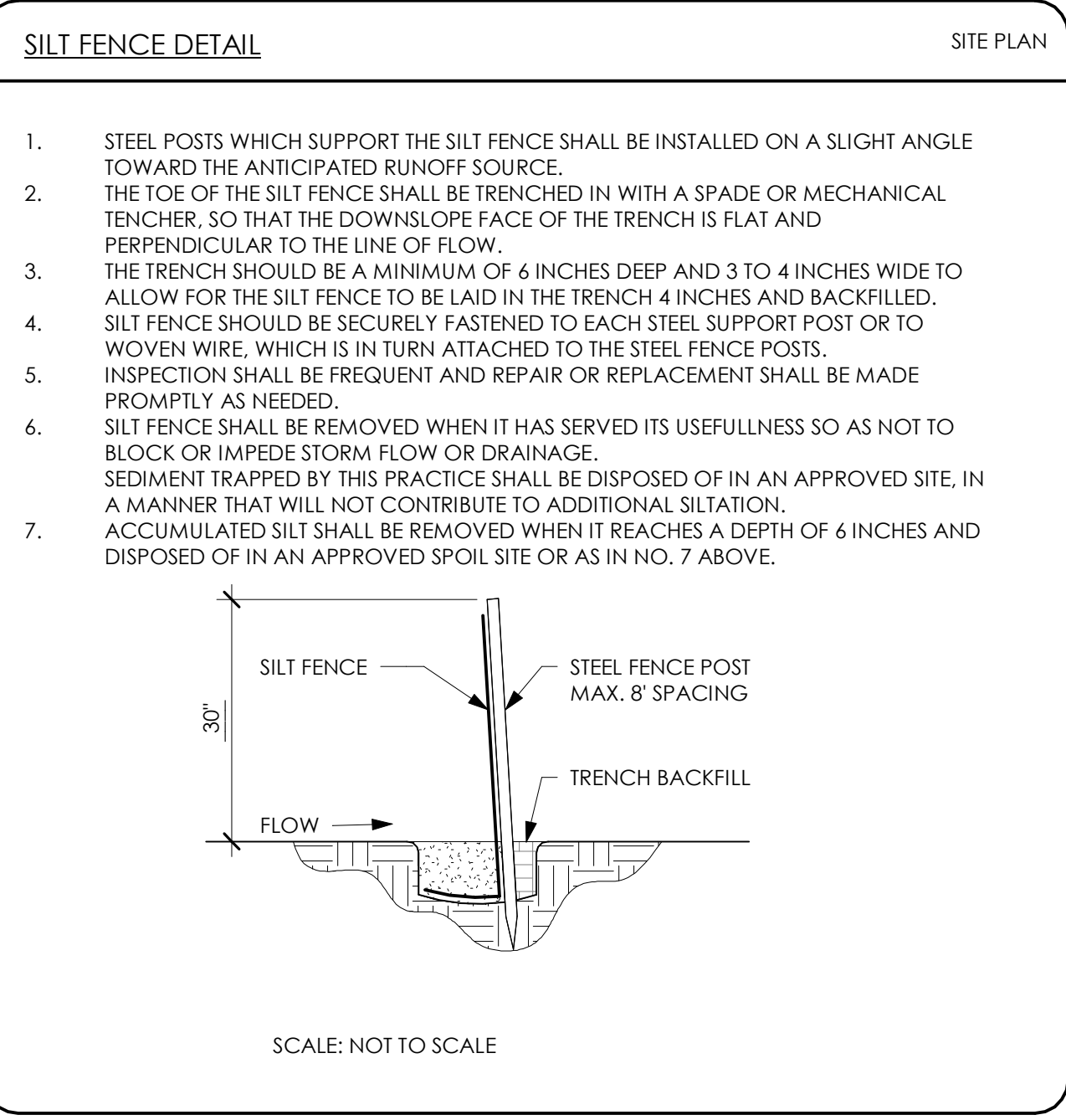
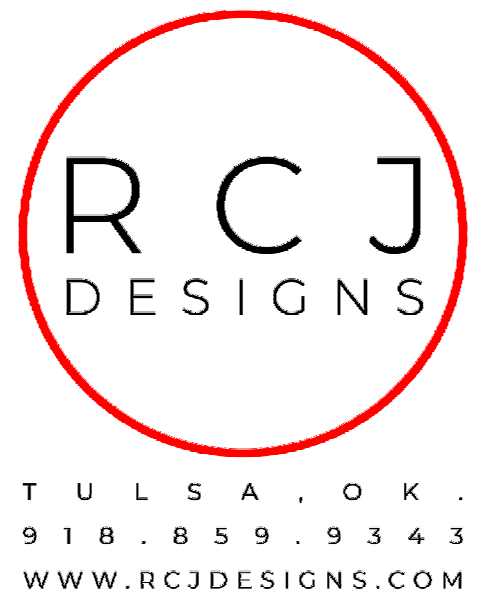
BEFORE YOU DIG. CAUTION

NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

CALL OKIE
 1-800-522-6543

SIDEWALKS/CURB RAMPS/CROSSWALK NOTE

- THE OWNER/CONTRACTOR SHALL VERIFY THAT THE EXISTING AND PROPOSED SIDEWALKS, CURB RAMPS AND CROSSWALKS ABUTTING PROPERTY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHTS OF WAY PUBLISHED ON JULY 26, 2011 BY THE US ACCESS BOARD. IF ANY EXISTING SIDEWALKS, CURB RAMPS AND CROSSWALKS ABUTTING THEIR PROJECT ARE FOUND TO NOT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES THEN IN ACCORDANCE WITH TRO TITLE 35, CHAPTER 6, SECTION 601, PARAGRAPH F THE OWNER/CONTRACTOR SHALL REPAIR OR REPLACE THE EXISTING SIDEWALKS, CURB RAMPS AND CROSS WALKS AND BRING THEM INTO ADA COMPLIANCE AT THEIR OWN EXPENSE. DRIVEWAYS AND SIDEWALKS REQUIRE SEPARATE REVIEW AND PERMITS THRU THE RIGHT OF WAY DEPARTMENT.

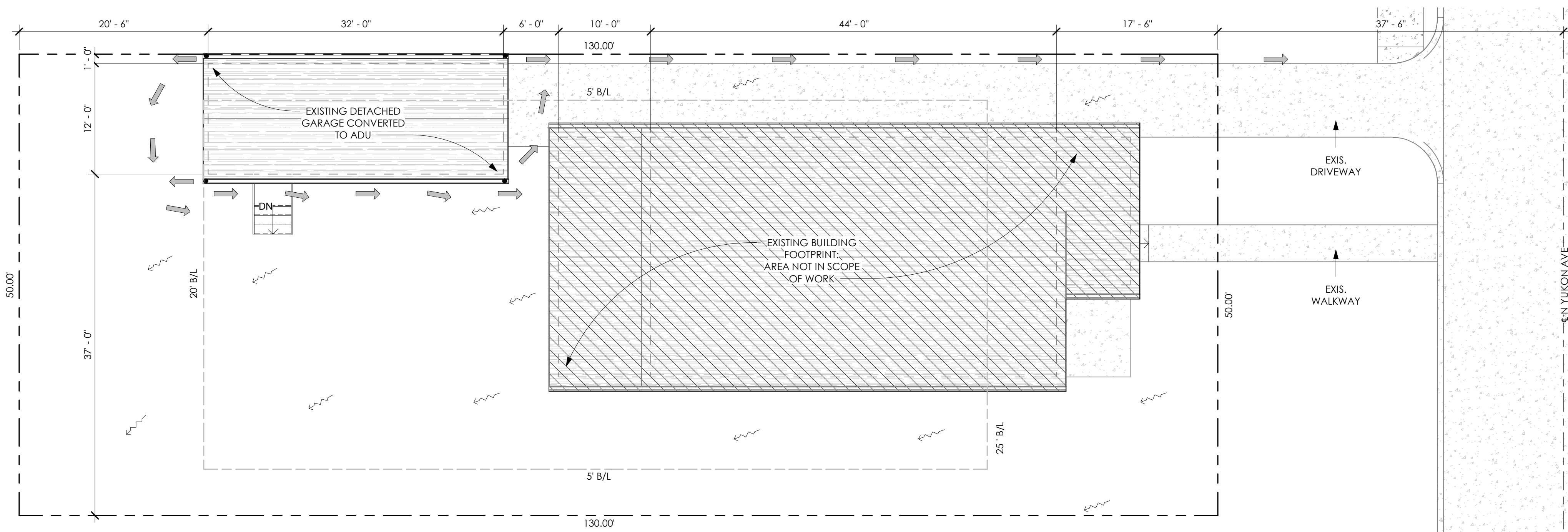


SURVEY DISCLAIMER SITE PLAN

- THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.

KEYNOTES SITE PLAN

#	NOTE
1.	NOT USED



1 EXISTING - DRAINAGE PLAN
 1/8" = 1'-0"

DRAWN FOR:
TITO PROPERTIES

ADU CONVERSION

254 N YUKON AVE,
 TULSA, OK 74127

NO.	REVISION	DATE
1	LOD #1	08.04.2025

PROJECT NUMBER:
 25035

ISSUE:
 PERMIT SET

DATE:
 03.13.2025

DRAWN BY:
 DRB

CHECKED BY:
 RCJ

SHEET TITLE:

SITE/PROPOSED DRAINAGE PLAN & EXISTING-DRAINAGE PLAN

A0

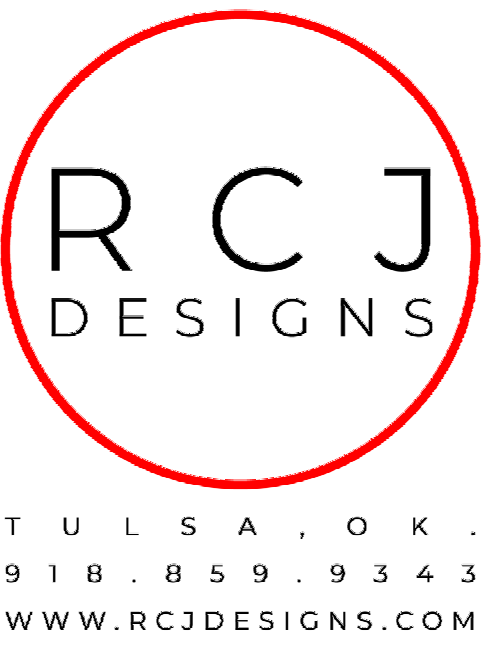
TITO PROPERTIES

ADU CONVERSION

254 N YUKON AVE,
TULSA, OK 74127

PROJECT NUMBER
25035

PERMIT SET
03.13.2025



FOR REFERENCE PURPOSES ONLY

PROJECT TEAM

DESIGN:

RCJ DESIGNS, LLC
8246 E 73RD ST
TULSA, OK. 74133

RAUL CISNEROS JR
918.859.9343
RAUL@RCJDESIGNS.COM
WWW.RCJDESIGNS.COM

SCOPE OF WORK

SUMMARY:

CONVERTING DETACHED ACCESSORY BUILDING INTO AN ACCESSORY DWELLING UNIT.

EXISTING FOUNDATION/ STEM WALLS/ WALLS/ ROOF TO BE REPAIRED AS NEEDED

SHEET INDEX

CS	COVER SHEET
A1	FLOOR PLAN

D:\RCJ Designs Dropbox\RCJ Designs\01 RCJ Designs\01 Projects\25035- Title- 254 N Yukon Ave ADU.rvt

GENERAL NOTES FLOOR PLAN

1. EXTERIOR WALL STUDS TO REMAIN. REPAIR AS NEEDED.
2. NEW 1/2" GYPSUM BOARD AT INTERIOR OF ALL EXTERIOR WALLS.
3. ALL INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.
4. ALL DIMENSIONS ARE TO FACE OF EXISTING WALLS AND CENTERLINE OF NEW WALL/ROUGH OPENING U.N.O.
5. ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
6. GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
7. NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
8. ALIGN NEW WALL'S FINISH FACE WITH THE EXISTING WALL'S FINISH FACE AT AREAS WHERE THE TWO ABUT.
9. ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
10. ALL DIMENSIONS ARE TO CENTERLINE OF OBJECT, EXCEPT FOR THE PERIMETER STUDS WHICH ARE DIMENSIONS TO EDGE OF SLAB, MASONRY OPENINGS WHICH ARE FROM FACE OF BRICK, AND AREAS WHERE SHOWN CLEAR DIMENSION IS REQUIRED; U.N.O.

FLOOR PLAN LEGEND FLOOR PLAN

ITEM	DESCRIPTION
	NEW WINDOW - FIXED (FX) NEW WINDOW - SINGLE HUNG (SH)
	NEW DOOR OPENING (OP) NEW ARCHED DOOR OPENING (AO)
	NEW STANDARD DOOR
	NEW SLIDING DOOR
	NEW BI-FOLD DOOR (BD)
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DETECTOR

LEGEND NOTES:
1. NOT ALL ITEMS MAY BE USED.

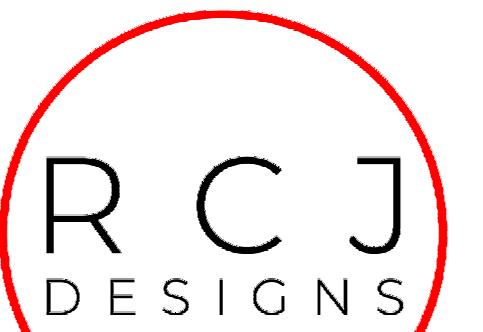
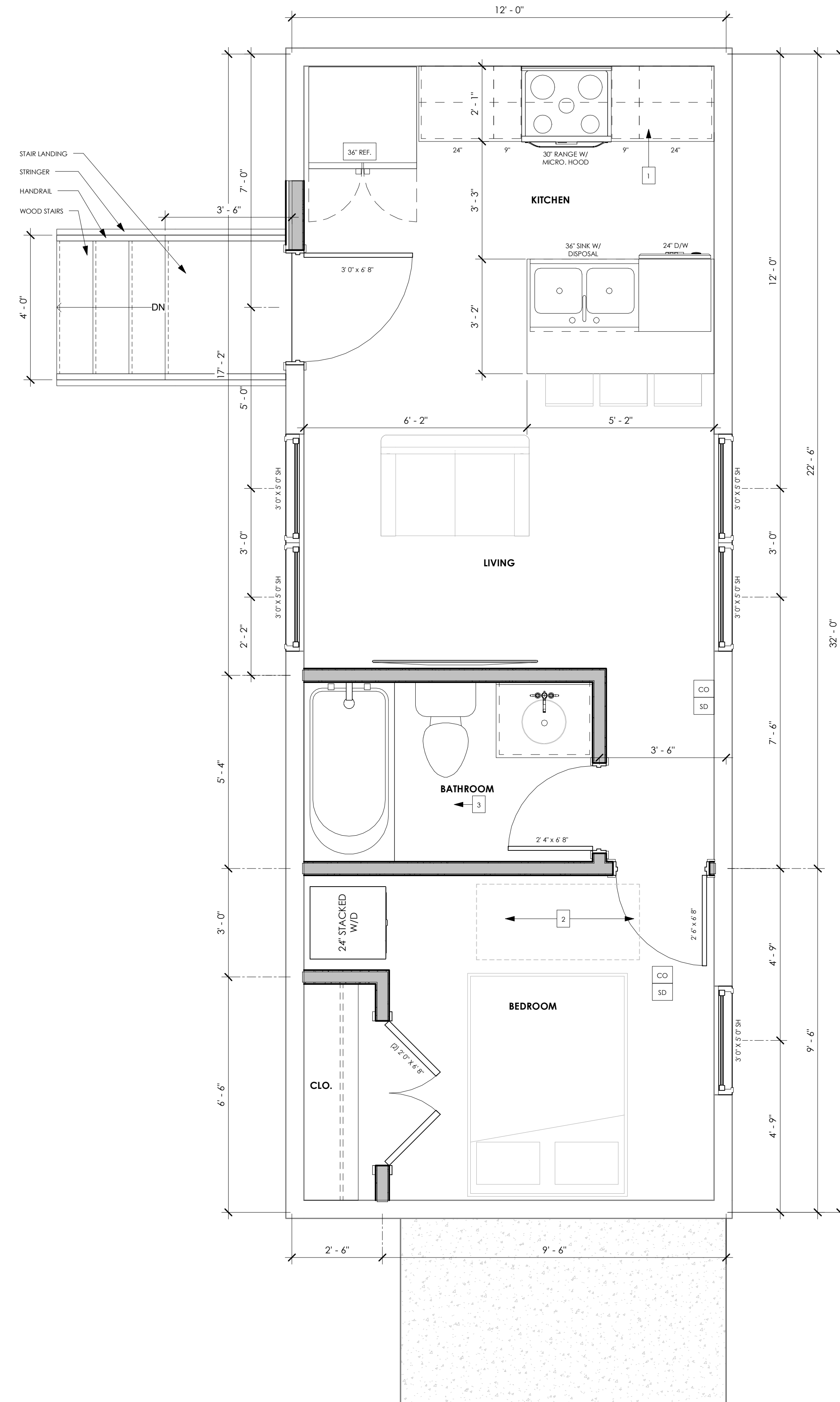
WALL ASSEMBLIES FLOOR PLAN

ITEM	DESCRIPTION
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR WALL TO REMAIN
	NEW EXTERIOR WALL W/ LAP SIDING
	NEW INTERIOR WALL: 2X4 WOOD STUD @ 16\" O.C. WITH 1/2\" GYPSUM BOARD EA/ SIDE

PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET AREAS.

KEYNOTES # FLOOR PLAN

1. 26" CUSTOM COUNTERTOP ON 24" CUSTOM BASE CABINETS. 12" CUSTOM UPPER CABINETS 18" ABOVE COUNTERTOP. BACKSPASH BY OTHERS
2. ATTIC ACCESS 25" X 54"
3. CELLING MOUNTED EXHAUST FAN TO VENT OUTSIDE FROM THE ROOF



TULSA, OK
918.859.9343
WWW.RCJDESIGNS.COM

DRAWN FOR:
TITO PROPERTIES

ADU CONVERSION

254 N YUKON AVE,
TULSA, OK 74127

NO.	REVISION	DATE

PROJECT NUMBER:
25035
ISSUE:
PERMIT SET
DATE:
03.13.2025
DRAWN BY:
DRB
CHECKED BY:
RCJ
SHEET TITLE:

FLOOR PLAN

A1

1 FLOOR PLAN
1/2" = 1'-0"

LIVABLE AREA: 384 SQ FT





DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: ARCHITECTURAL
Page Label: 2
Author: GEORGE GOZA
Date: 7/10/2025 1:33:11 PM
Status:
Color: ■
Layer:
Space:

TABLE R302.1 (1) EXTERIOR WALLS – Amendatory. Window openings not permitted within 3-feet of the property line. Please provide confirmation for location of property line.

Zoning Review (2)



Subject: Zoning Review
Page Label: 2
Author: DWhiteman
Date: 7/10/2025 10:28:25 AM
Status:
Color: ■
Layer:
Space:

Please provide a site plan that shows the distance of the proposed ADU from the house and side and rear property lines. Per Section 45.031-D.8.b, if the ADU is less than 10' from the house, you will also need a variance for an ADU to be located less than 10' from the house.



Subject: Zoning Review
Page Label: 2
Author: DWhiteman
Date: 7/10/2025 10:31:45 AM
Status:
Color: ■
Layer:
Space:

Section 45.031-D.1 Regulations, 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.
REVIEW COMMENT: Apply to the Board of Adjustment for a special exception to allow an Accessory Dwelling Unit in an RS-3 zoning district. Contact the Tulsa Planning Office at 918-596-7526 for Board of Adjustment scheduling and procedures.

818