



Board of Adjustment

**Staff Report
BOA-23953**

Hearing Date: December 9, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

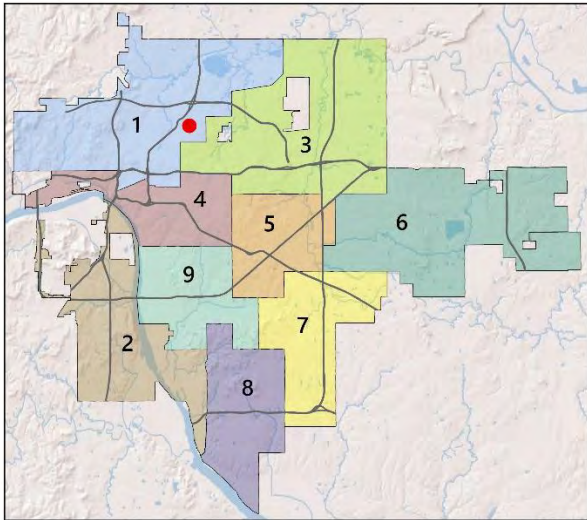
Applicant: Tashea Smith
Property Owner: Corey G Wallace Rev. Trust

Property Location

2219 North Birmingham Place
Tract Size: ±0.22 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
Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

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: 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: 10-19%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5). This duplex is existing and consists of a two-bedroom unit and a three-bedroom unit.

Section 5.020 Use Regulations

Principal uses are allowed in R districts in accordance with Table 5-2.

Table 5-2: R District Use Regulations

USE CATEGORY	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
Subcategory Specific use		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
Household Living (if in allowed building type identified in Table 5-2.5)														
Single household	P	P	P	P	P	P	P	P	P	P	P	P	P	
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	-	

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

USE CATEGORY	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
Subcategory Specific Uses Building Type		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
Household Living														
Two households on single lot														
Duplex	-	-	-	S	S	S	P	P	P	P	P	P	-	

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	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Vacant land

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: 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 18%. 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 east from North Birmingham Place, March 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a special exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, 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): _____.

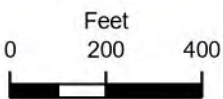
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

N64 W147.5 LT 4 BLK 7, CITY VIEW 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-23953

20-13 29

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

Aerial Photo Date: 2025



2.6



N BIRMINGHAM PL

N COLUMBIA AVE

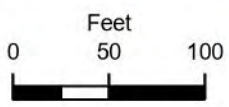
E WOODROW PL

BOA-23953

20-13 29

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

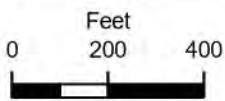
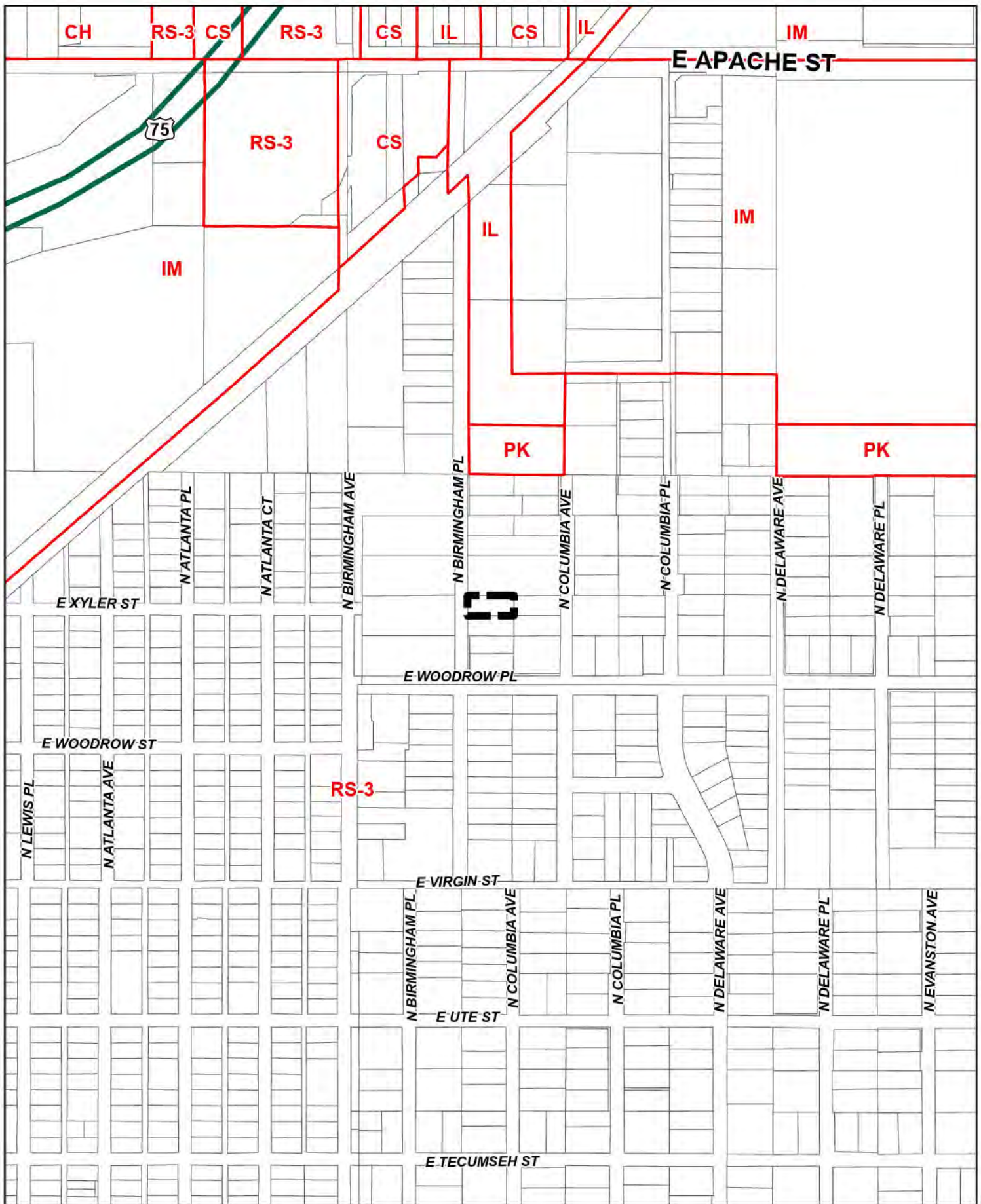
Aerial Photo Date: 2025



Subject Tract



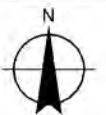
2.7



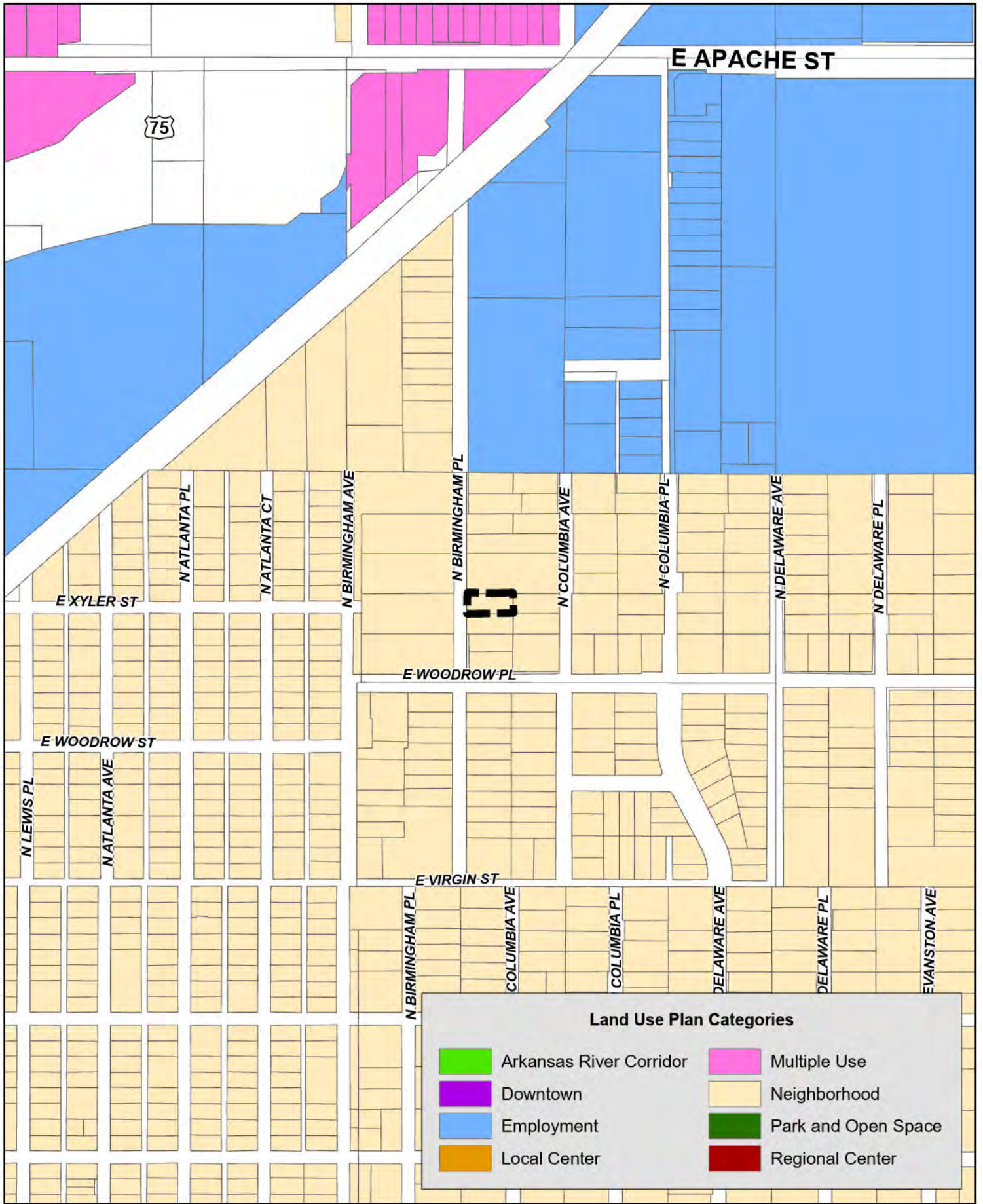
 Subject Tract

BOA-23953

20-13 29



2.8



75

E APACHE ST

E XYLER ST

N ATLANTA PL

N ATLANTA CT

N BIRMINGHAM AVE

N BIRMINGHAM PL

N COLUMBIA AVE

N COLUMBIA PL

N DELAWARE AVE

N DELAWARE PL

E WOODROW PL

E WOODROW ST

N LEWIS PL

N ATLANTA AVE

E VIRGIN ST

COLUMBIA AVE

COLUMBIA PL

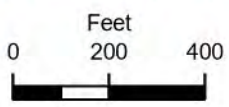
DELAWARE AVE

DELAWARE PL

EVANSTON AVE

Land Use Plan Categories

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



BOA-23953

20-13 29



2.9

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

This is a duplex in a single family neighborhood. We are willing to be reviewed by the board

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

This lot was purchased with the duplex already established. We have been great neighbors in the area.

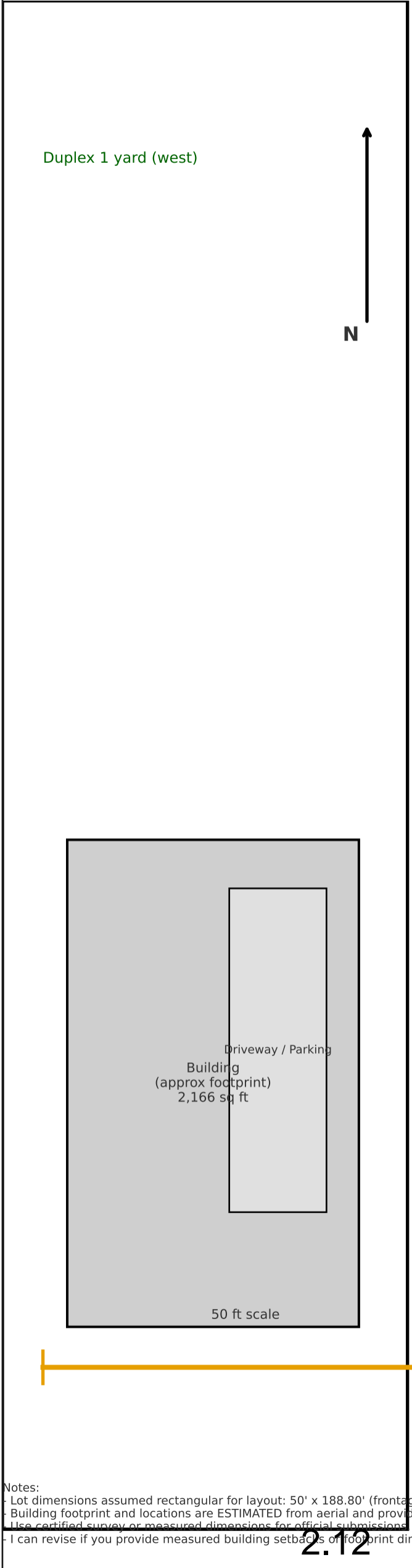
Conditions

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.

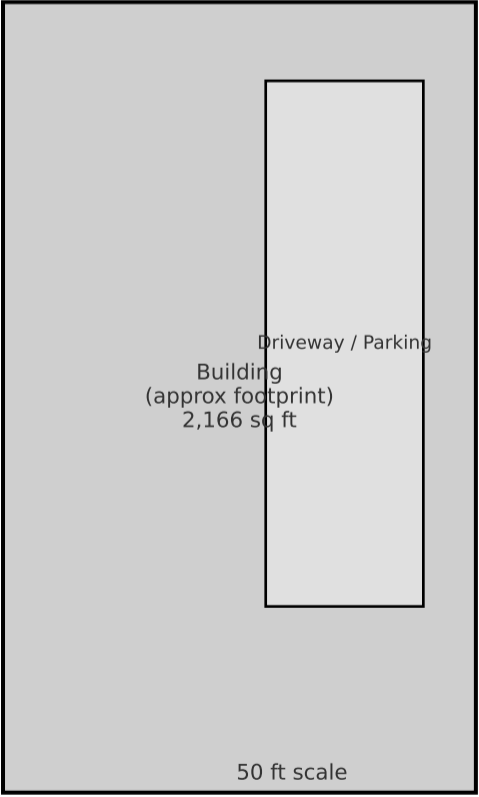
Property: 2219 N Birmingham Ave
Lot area: 9440 sq ft (50' x 188.80')
50 ft



Duplex 1 yard (west)



188.8 ft



Building
(approx footprint)
2,166 sq ft

Driveway / Parking

50 ft scale

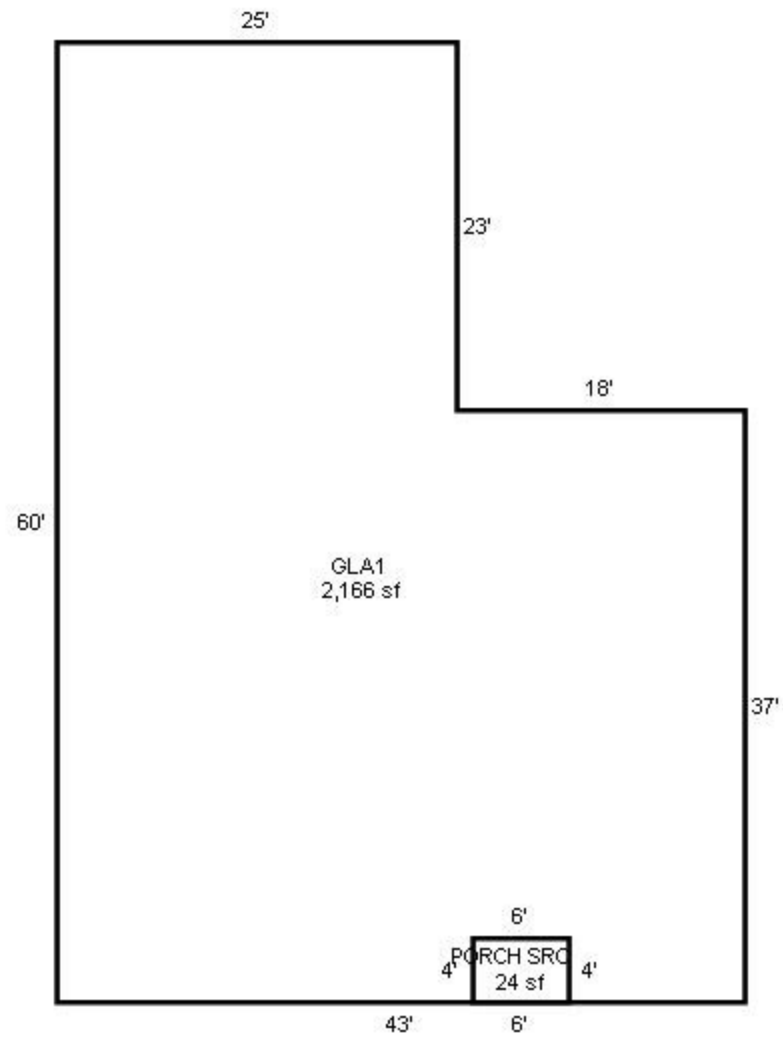
Duplex 2 yard (east)



2.12

Notes:

- Lot dimensions assumed rectangular for layout: 50' x 188.80' (frontage x depth).
- Building footprint and locations are ESTIMATED from aerial and provided areas.
- Use certified survey or measured dimensions for official submissions.
- I can revise if you provide measured building setbacks or footprint dimensions.



(2 Bedroom)

(3 Bedroom)

(3 Entries)

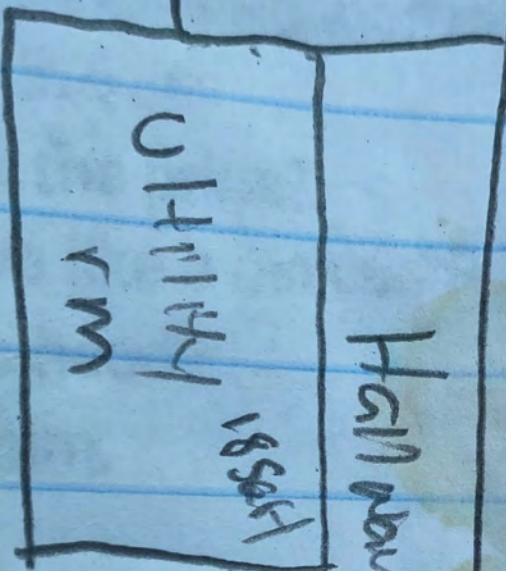
House
Layout

Bathroom

60 sqft

BD 1

90 sqft



Hallway

18 sqft

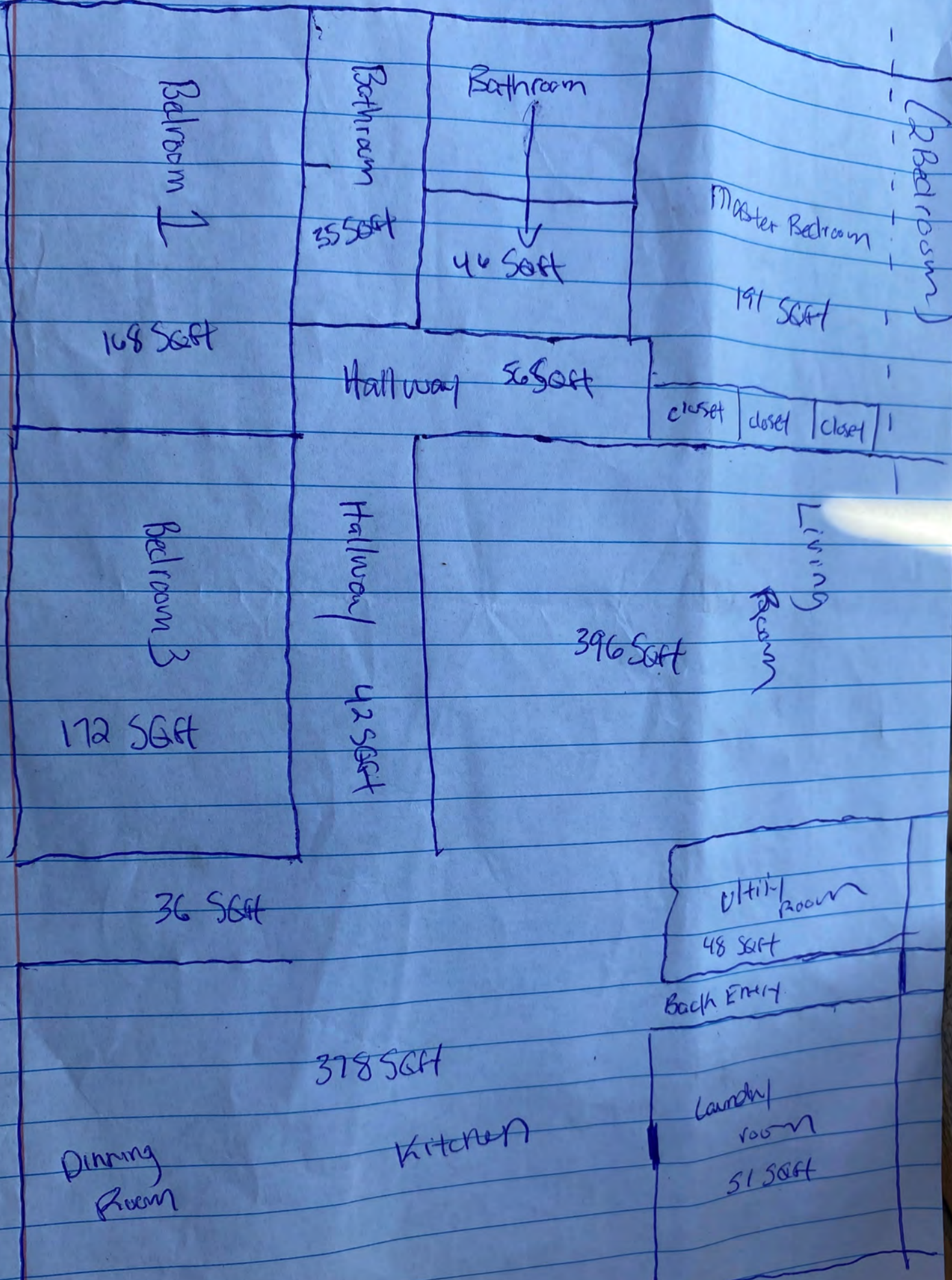
24 sqft

BD 2

90 sqft

225 sqft

Kitchen / Living Room





IMP #1

R08375032902640 (09/2025)



08375-03-29-02640 (05/2017)

