



Board of Adjustment

**Staff Report
BOA-23969**

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

Owner and Applicant Information

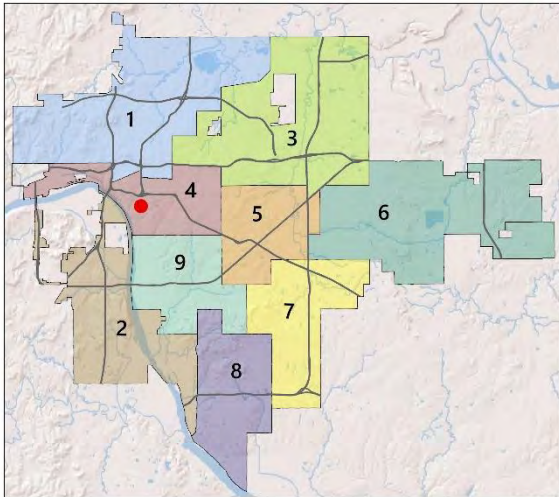
Applicant: Daniel Hildebrand
Property Owner: Cate & Daniel Hildebrand Rev. Trust

Property Location

1624 South Madison Avenue
Tract Size: ±0.26 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).

Zoning

Zoning District: RS-3
Zoning Overlays: HP

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: N/A
Development Era: Streetcar 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: 10-19%
Parks & Open Space: Maple Park

Staff Analysis

The applicant is requesting a special exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D). The proposed ADU is located in the rear yard of a corner lot. A two-story garage currently exists in the proposed location for the ADU and will be removed prior to construction of the ADU. The proposed ADU is two stories with a footprint of 808 square feet.

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.

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, HP	Neighborhood	Residential
East	RS-3, HP	Neighborhood	Residential
South	RS-3, HP	Neighborhood	Residential
West	RS-3, HP	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 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: 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 16%. 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: Maple Park is located nearby to the northwest of the subject property.

Site Photos



View north from East 17th Street, January 2016 (Image from Google Street View)

Sample Motion

I move to approve or deny a special exception to permit an accessory dwelling unit 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): _____.

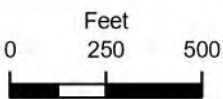
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

S32 LT 5 & ALL LT 6 BLK 5, MAPLE PARK 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-23969

19-12 12

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

Aerial Photo Date: 2025



3.5



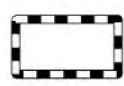
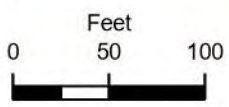
S DETROIT AVE

E 16TH ST S

S MADISON AVE

E 17TH ST S

E 17TH PLS S



Subject Tract

BOA-23969

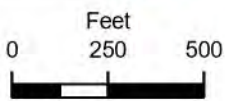
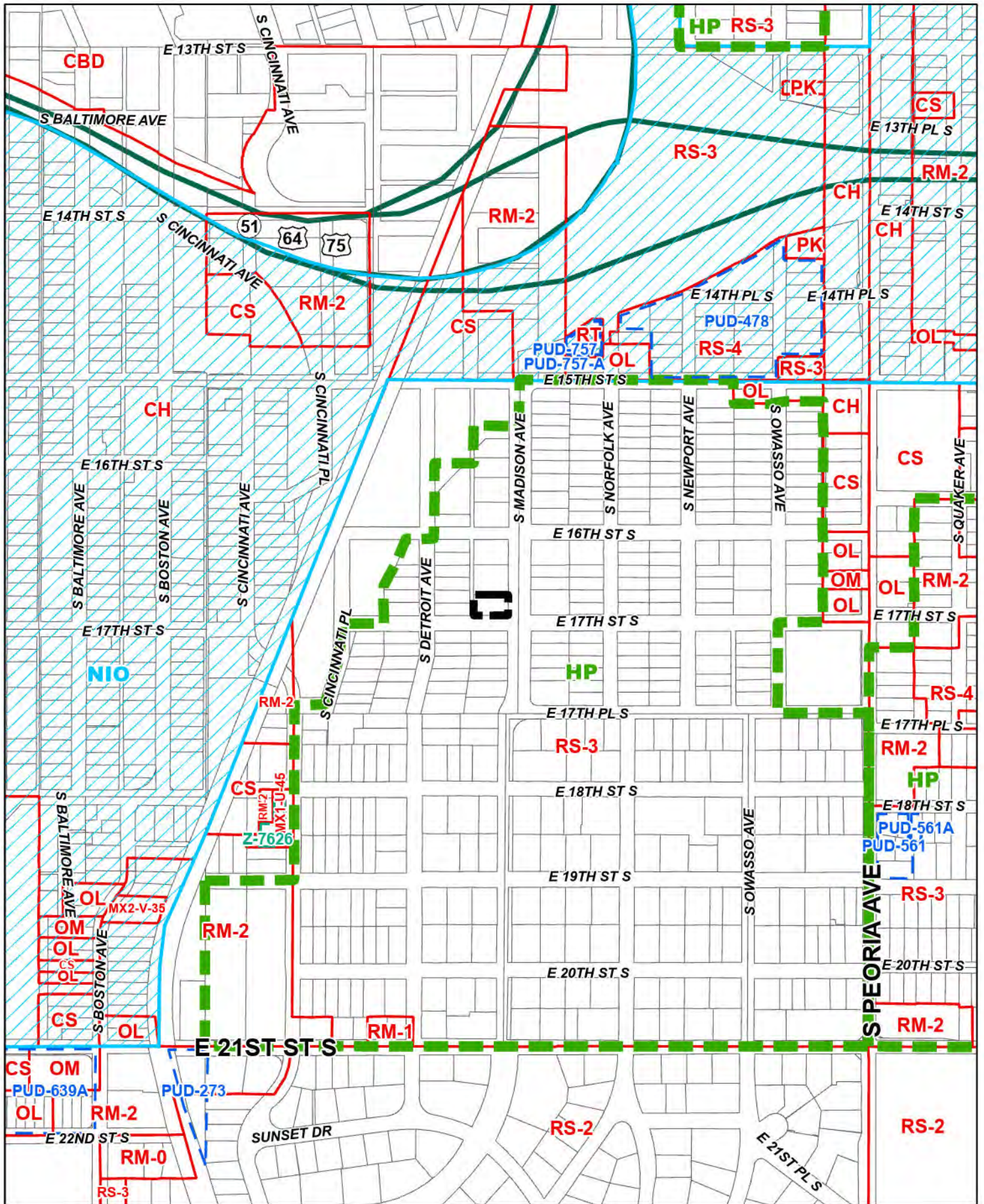
19-12 12

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

Aerial Photo Date: 2025



3.6



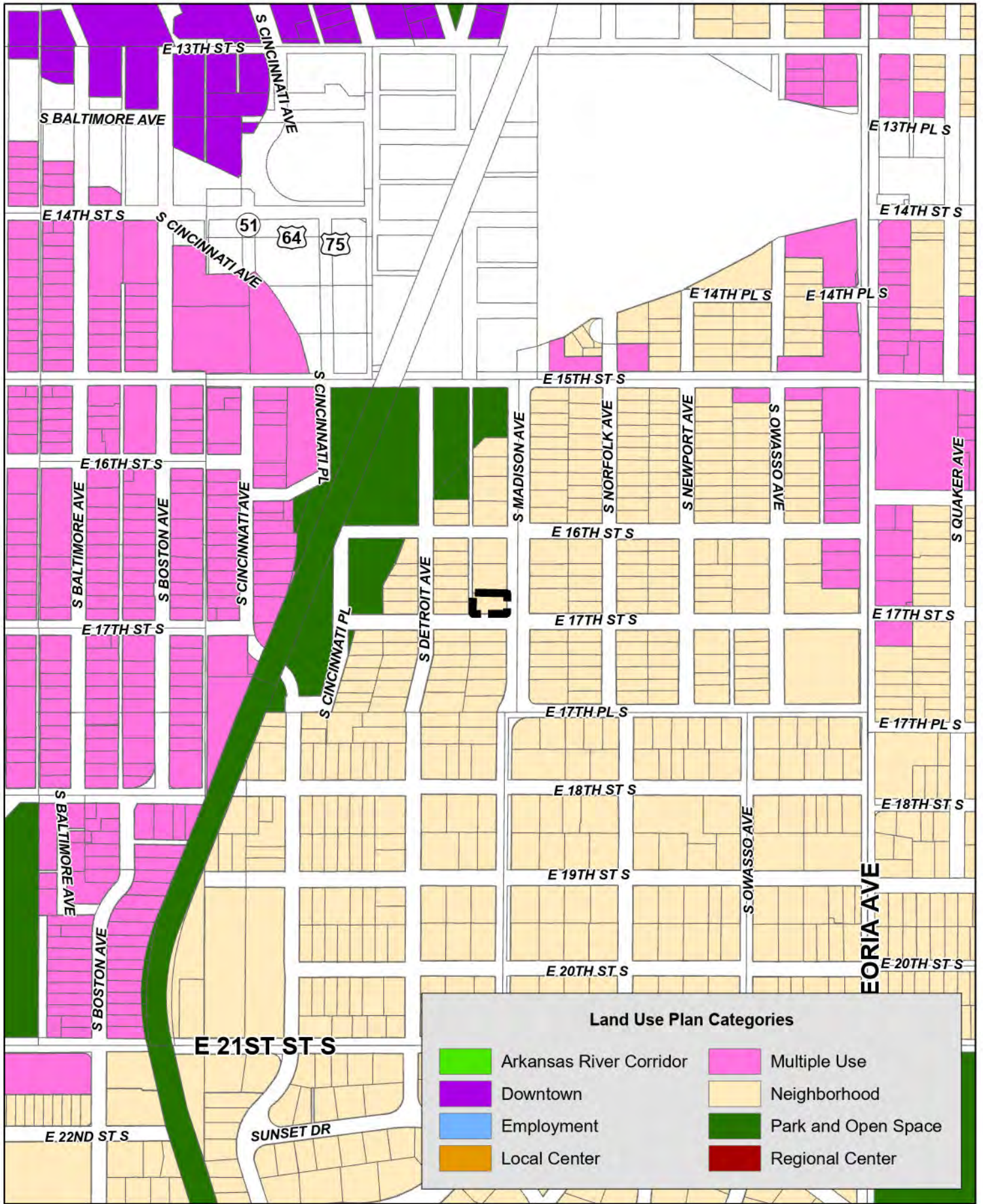
 Subject Tract

BOA-23969

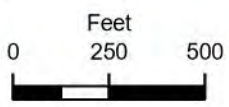
19-12 12



3.7



Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



Subject Tract

BOA-23969

19-12 12



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

Because of the dilapidated condition of the existing garage apartment, it cannot be re-used for housing. By allowing construction of a new accessory dwelling unit, a new housing unit will be created. The new ADU design will conform in appearance and details of the existing garage and home, that is serves, in order to preserve the character of the neighborhood.

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

The accessory dwelling unit will very closely resemble the design of the existing garage apartment it replaces, and therefore not be injurious to the neighborhood. It will also be replacing the dilapidated structure to protect the health and safety of the public welfare.

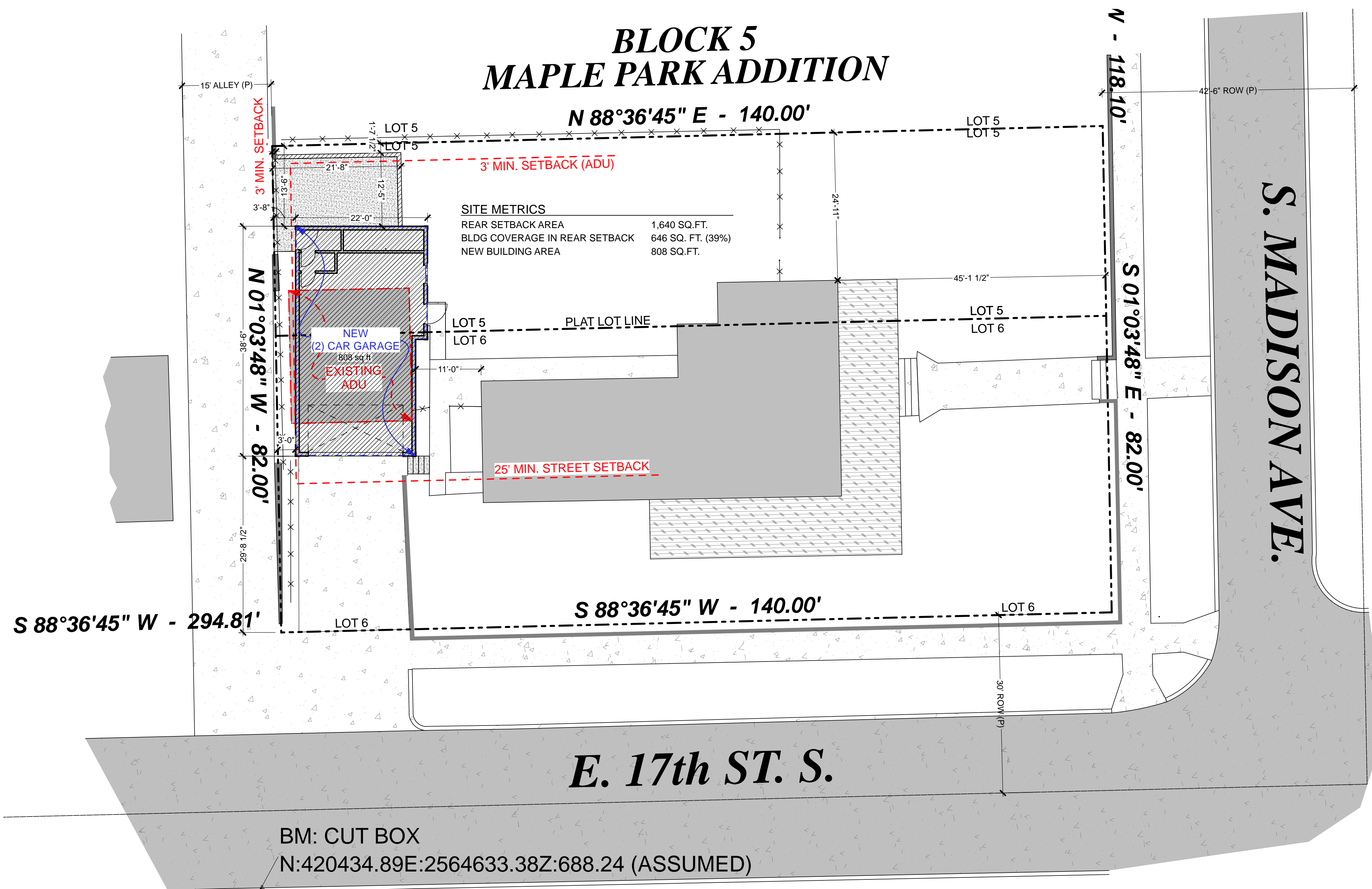
Conditions

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.

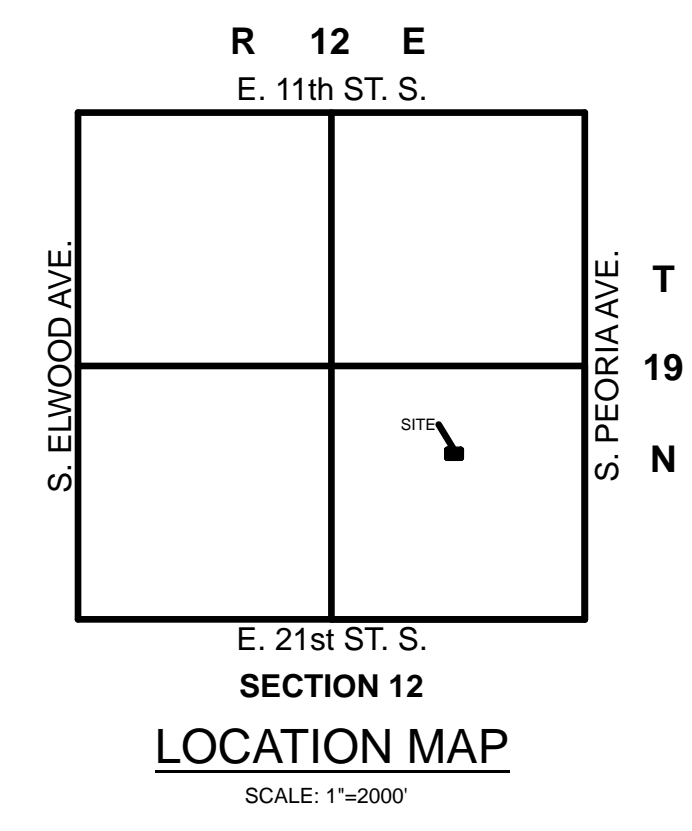
If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

BLOCK 5 MAPLE PARK ADDITION

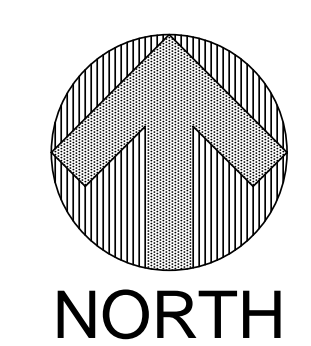


1 SITE PLAN- VARIANCE
SCALE: 3/32" = 1'-0"



LEGAL DESCRIPTION - QCD - DOC. #2019030798
LOT FIVE (5), LESS THE NORTH EIGHTEEN (18) FEET AND ALL OF LOT SIX (6), BLOCK FIVE (5), MAPLE PARK ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 106.

SITE SURVEY NOTES
GROSS LAND AREA: 11,479.8 SQ. FEET OR 0.26 ACRES.
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0240L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE SUBJECT PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.
UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE AND CITY OF TULSA ENGINEERING ATLAS SHEET NO. 15. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!



ARCHITECT OF RECORD
FOR REFERENCE ONLY
Colin Lamb - License No. 6272
Expiration Date 06/30/2027

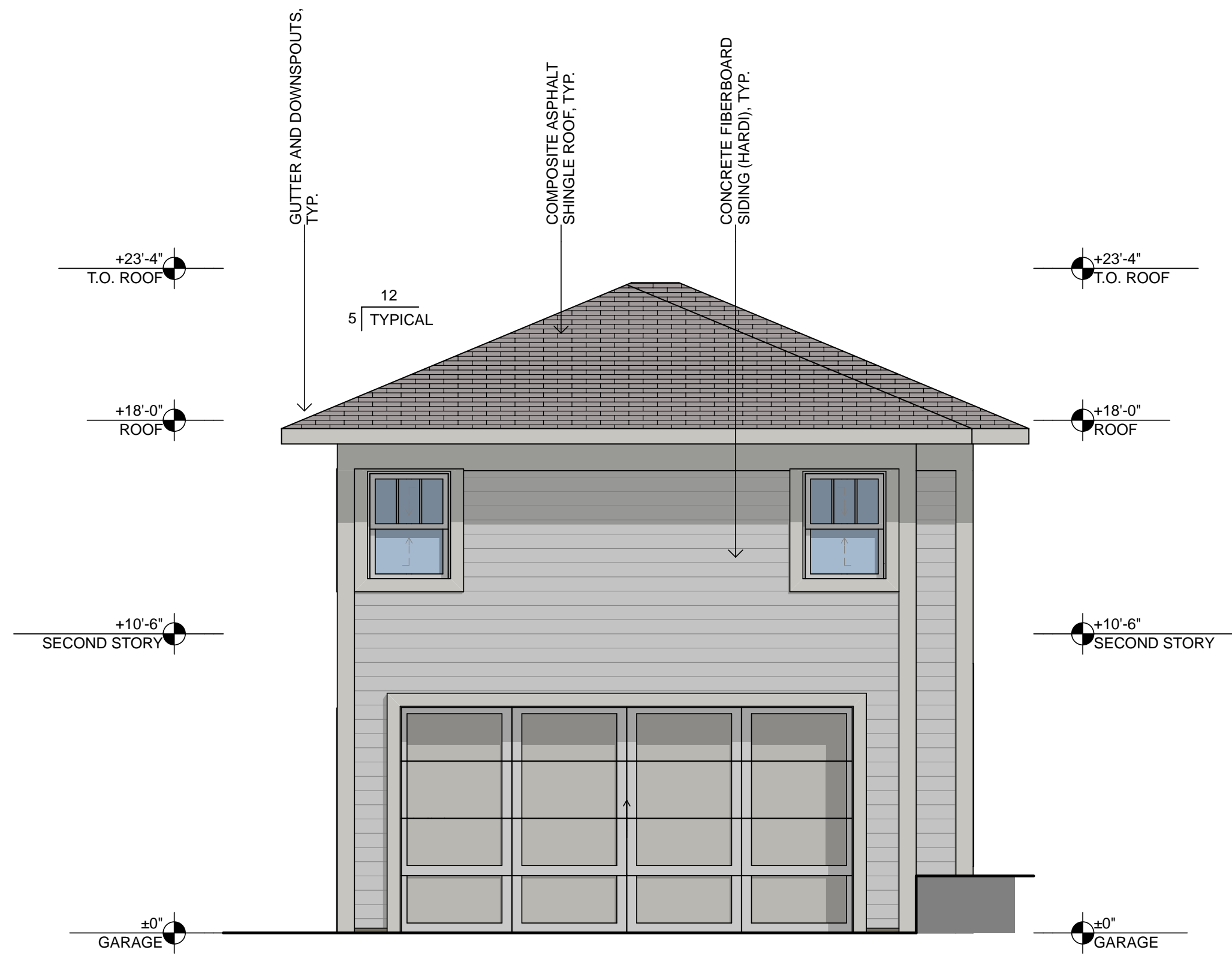
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of

Colin Lamb - Architect
648 West 77th Place
TULSA, OKLAHOMA 74132
918 - 361 - 3629

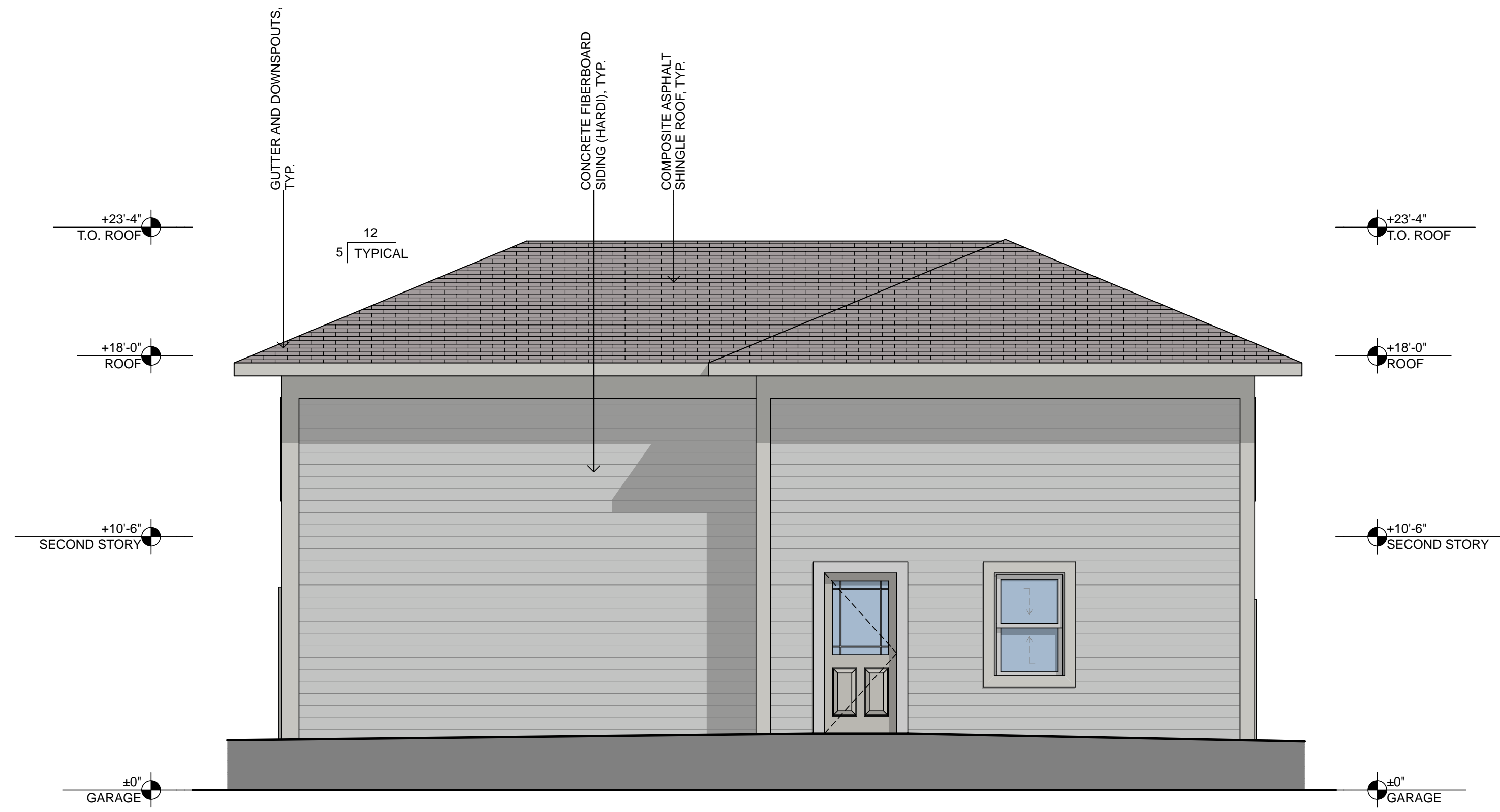
HILDEBRAND GARAGE REPLACEMENT
Tulsa, Oklahoma
1624 South Madison Avenue

PROJECT NO.: 2526
DATE ISSUED: 8/15/2025
DRAWN BY: CCL
REVISIONS:

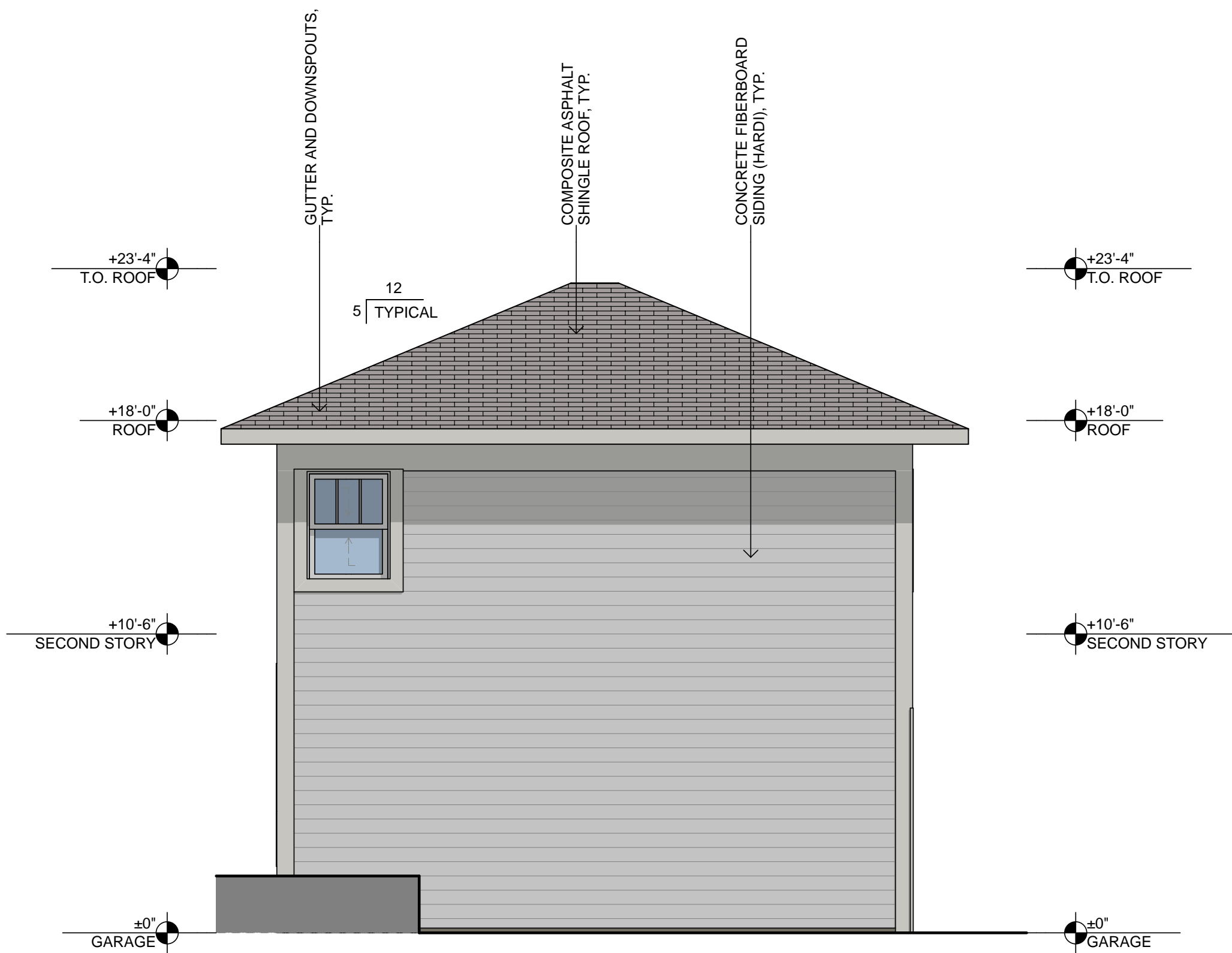
SITE PLAN (VARIANCE)



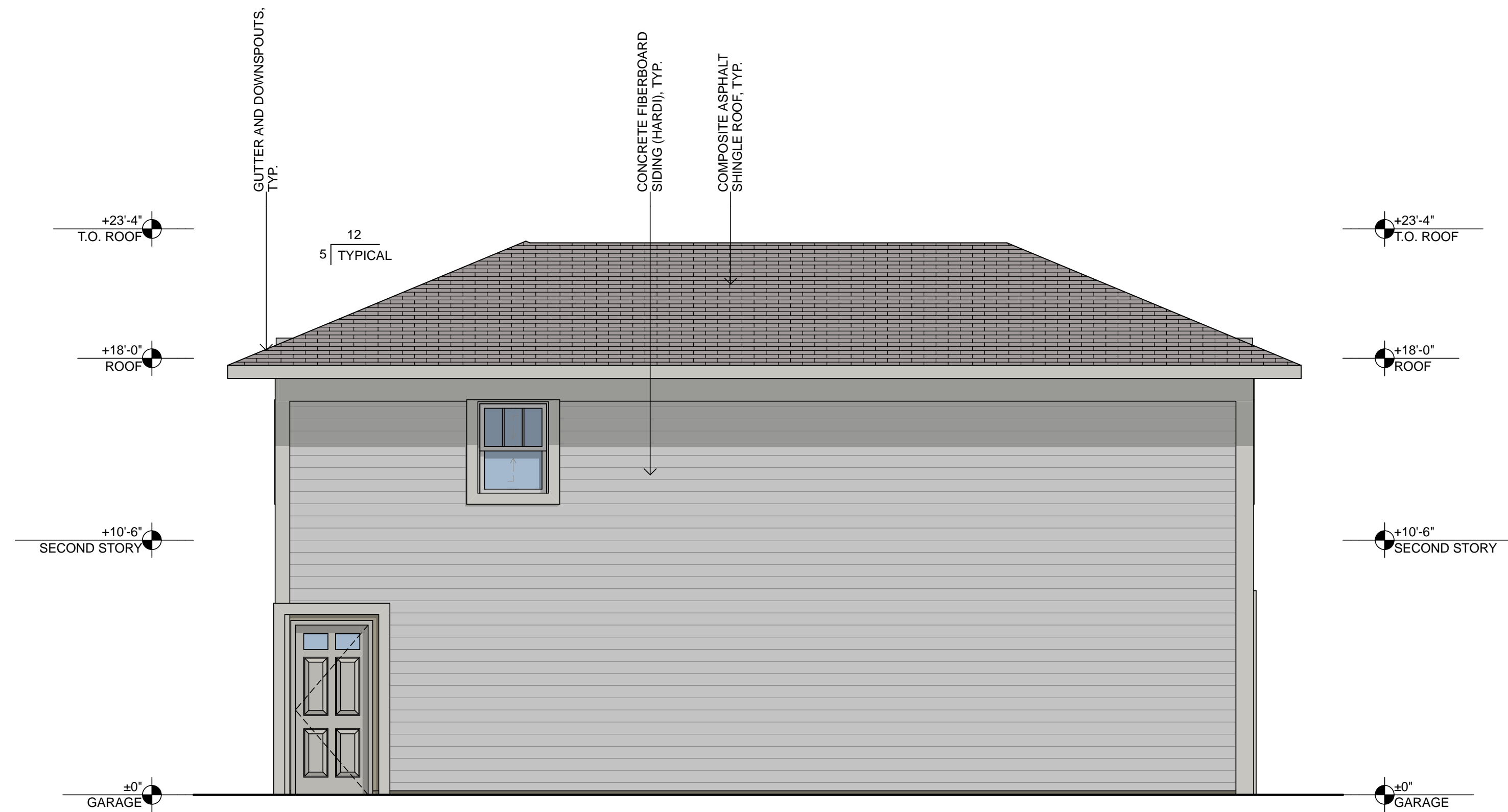
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



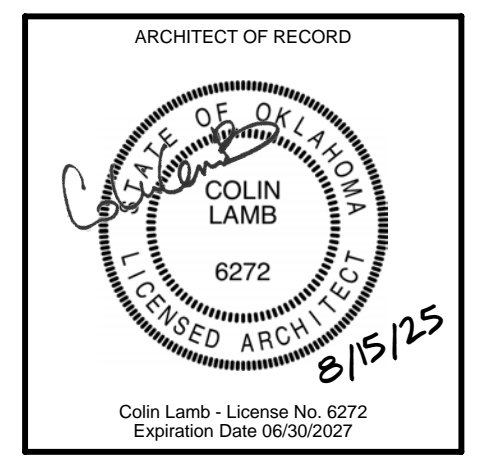
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Colin Lamb - Architect
648 West 77th Place
TULSA, OKLAHOMA 74132
918 - 361 - 3629

**HILDEBRAND
GARAGE REPLACEMENT**
Tulsa, Oklahoma
1624 South Madison Avenue

PROJECT NO.: 2526
DATE ISSUED: 8/15/2025
DRAWN BY: CCL
REVISIONS:

EXTERIOR ELEVATIONS

A2
of



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

Zoning Review (2)



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 9/9/2025 3:03:47 PM
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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.



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 9/9/2025 3:34:42 PM
Color: ■

Section 90.090-C.2.a, Detached Accessory Buildings in R Districts. Detached accessory buildings may be located in rear setbacks, provided that: (4) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-2.

REVIEW COMMENT: Per Table 90-2, RS-3 zoned lots may not have more than 40% of the rear setback area covered by accessory buildings. The rear setback area for this lot is 1,640 square feet (82' property line x 20' required RS-3 rear setback line). 40%, or 656 square feet of the rear setback area, is the maximum allowable building coverage. It appears that about 680 square feet of the rear setback area is proposed to be covered by the ADU. Please either reduce the coverage in the rear setback to no more than 656 square feet, or request a variance from the Board of Adjustment for an accessory dwelling unit in the RS-3 zoning district to cover more than 40% of the rear setback area.

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