



**Board of Adjustment**

**Staff Report  
BOA-23970**

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

**Owner and Applicant Information**

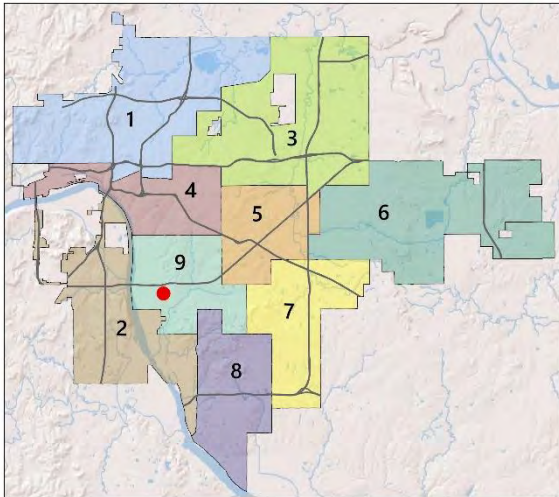
Applicant: Tom Neal  
Property Owner: Kristopher Gilstrap

**Property Location**

1902 East 52nd Street South  
Tract Size: ±0.23 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 9, Carol Bush  
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 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: Riverwood  
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: Tulsa Regulatory Floodplain, FEMA 500-Year Flood Zone  
Tree Canopy Coverage: 20-29%  
Parks & Open Space: Heller Park

**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). The proposed duplex is a new construction on a previously undeveloped lot.

**Section 5.020 Use Regulations**

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

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*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		
<b>RESIDENTIAL</b>														
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	-	

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*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		
<b>RESIDENTIAL</b>														
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	Residential

**Small Area Plans**

The subject property is located within the Riverwood small area plan.

**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: The subject property is partially located within the Tulsa Regulatory Floodplain and completely within a FEMA 500-Year Flood Zone.



Tree Canopy Coverage: Tree canopy in the area is 22%. 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: Heller Park is located nearby to the southwest of the subject property.

**Site Photos**



View northeast from South Wheeling Avenue, February 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): \_\_\_\_\_.

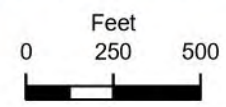
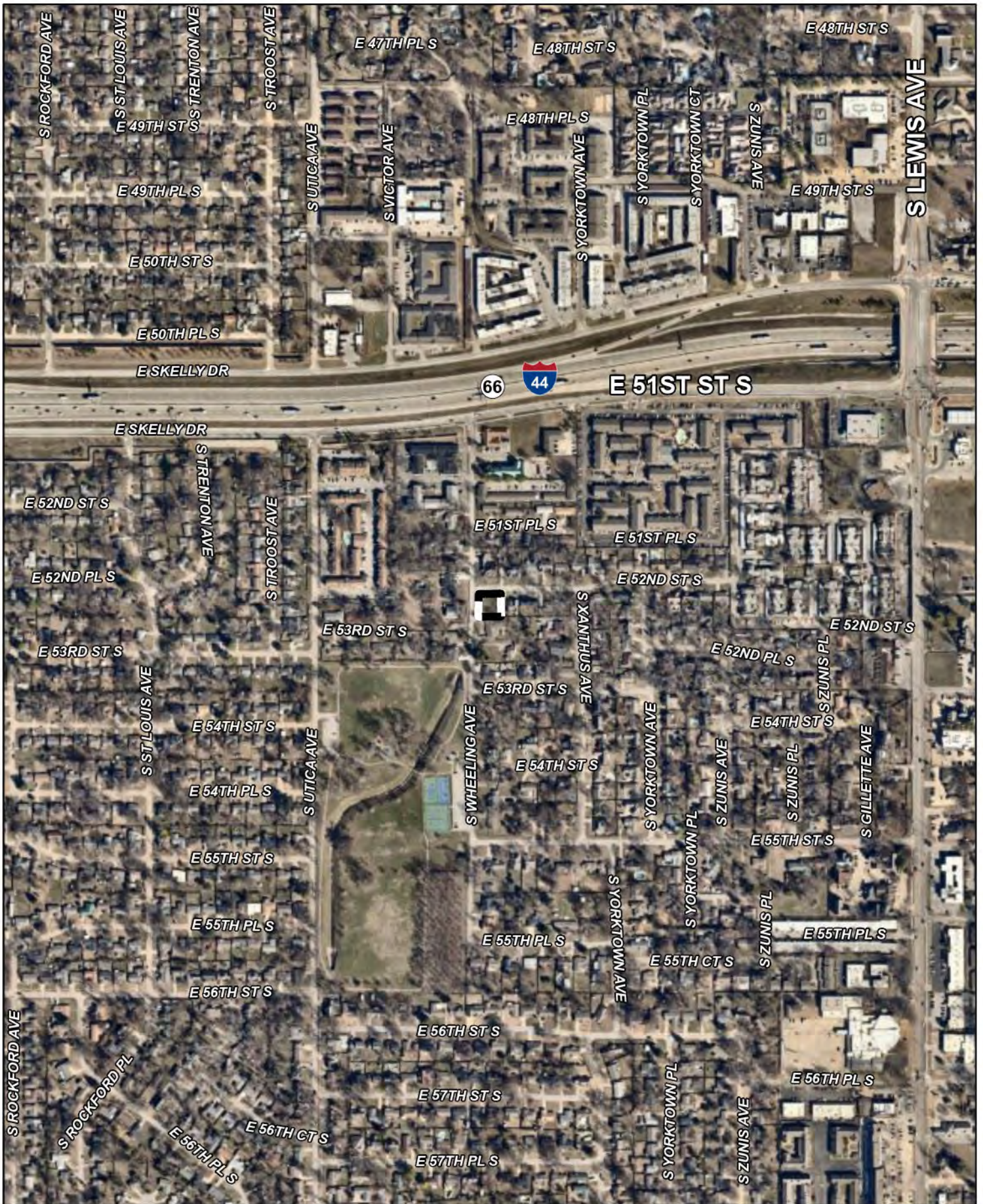
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Property Description**

W100 W270 LT 10 BLK 2, PERRY'S SUB W435 B2 PERRY'S SUB, 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-23970**

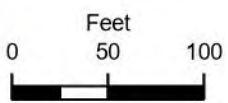
19-13 31

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

Aerial Photo Date: 2025



4.6



Subject  
Tract

**BOA-23970**

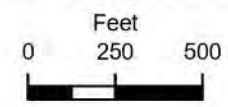
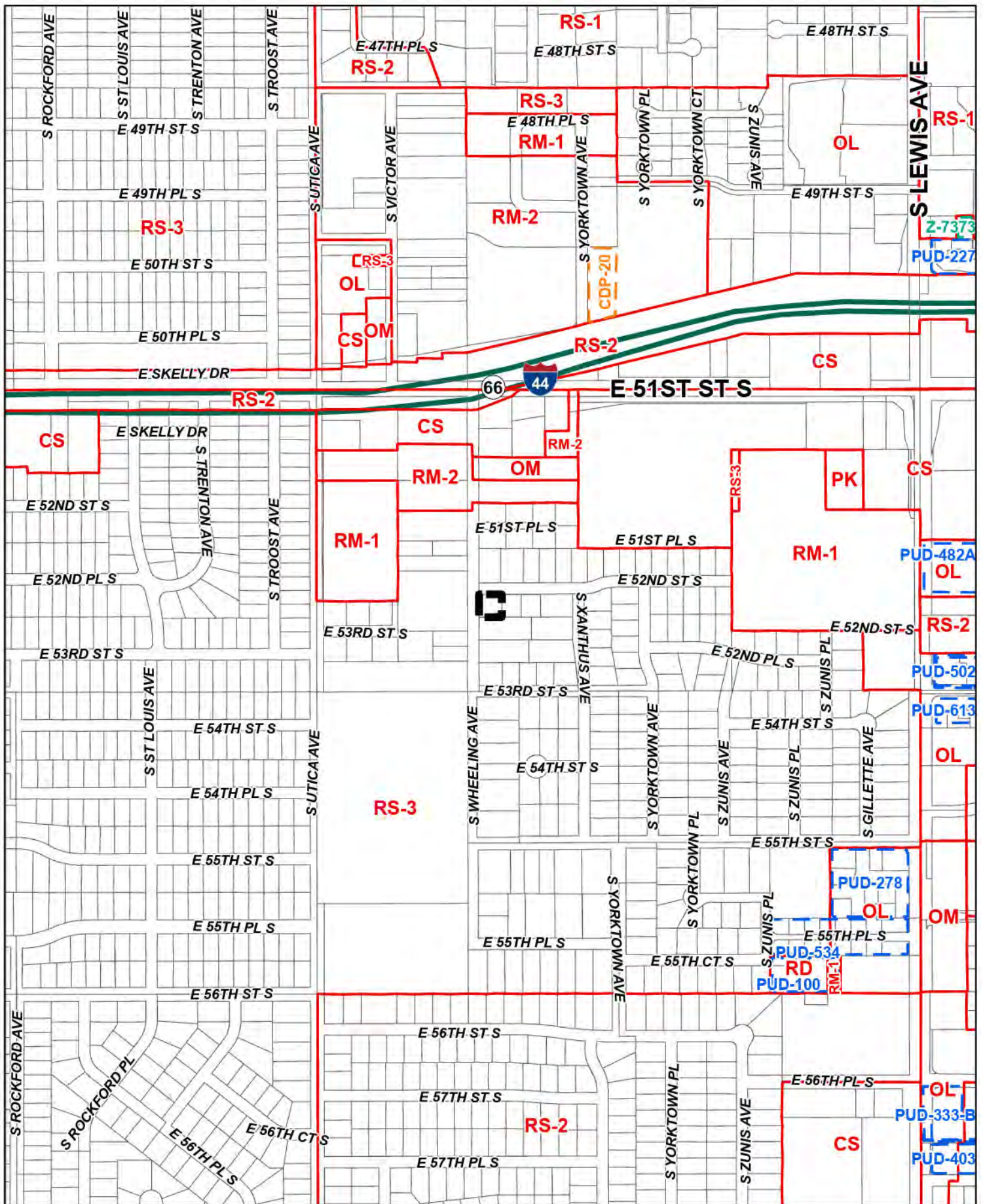
19-13 31

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

Aerial Photo Date: 2025



4.7

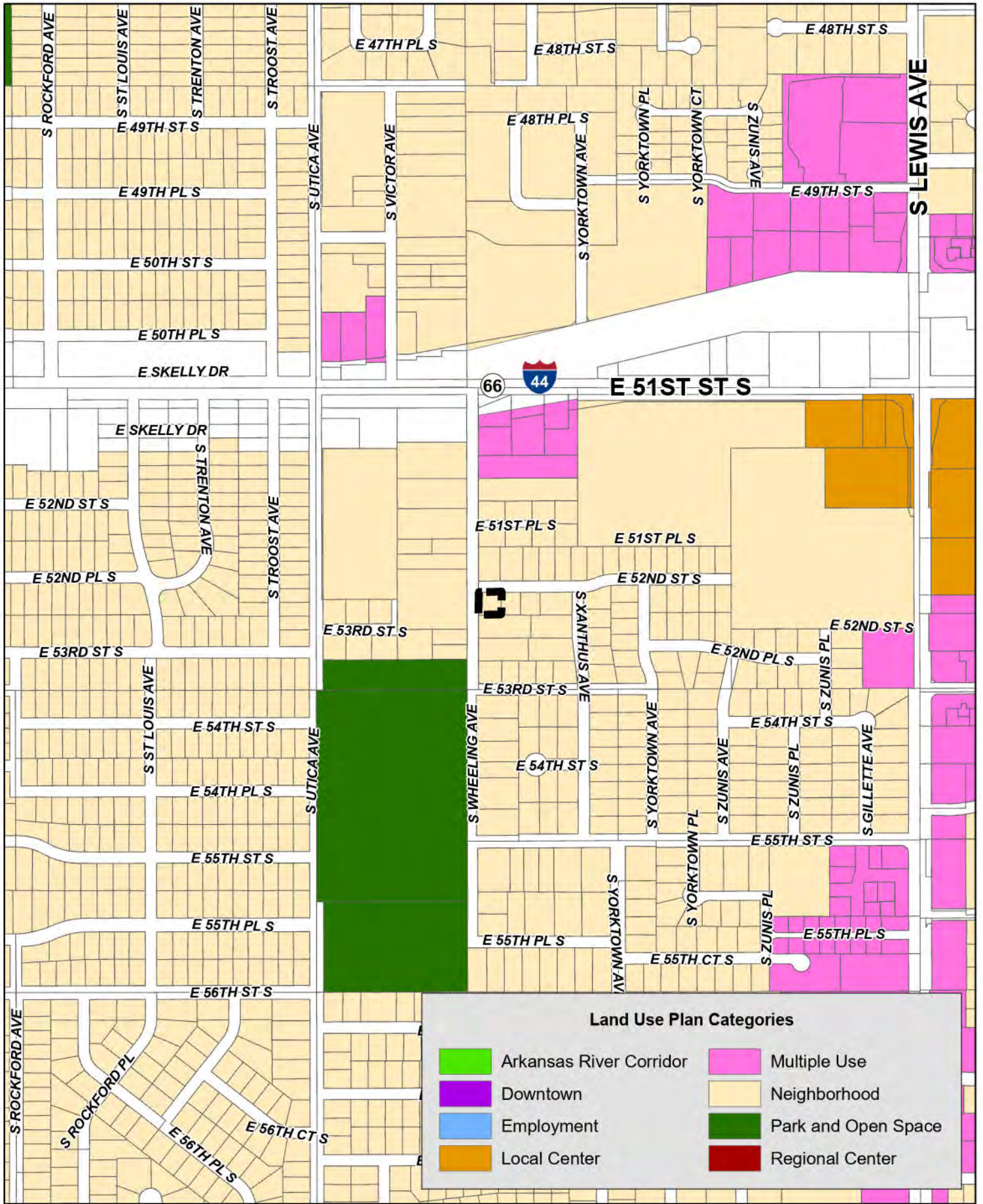










 Subject Tract

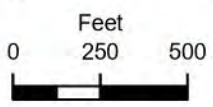
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19-13 31





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



 Subject Tract

**BOA-23970**

19-13 31



## 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

NEW BUILD HOUSE FOR OWNER W/ AN ADU OVER  
LARGER GARAGE. DUPLEX ALLOWED W/ PERMISSION.

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

WILL APPEAR TO BE ONE LARGE HOUSE.  
VERY NEARBY ARE APART COMPLEX - OTHER  
DUPLEXES IN NEIGHBORHOOD

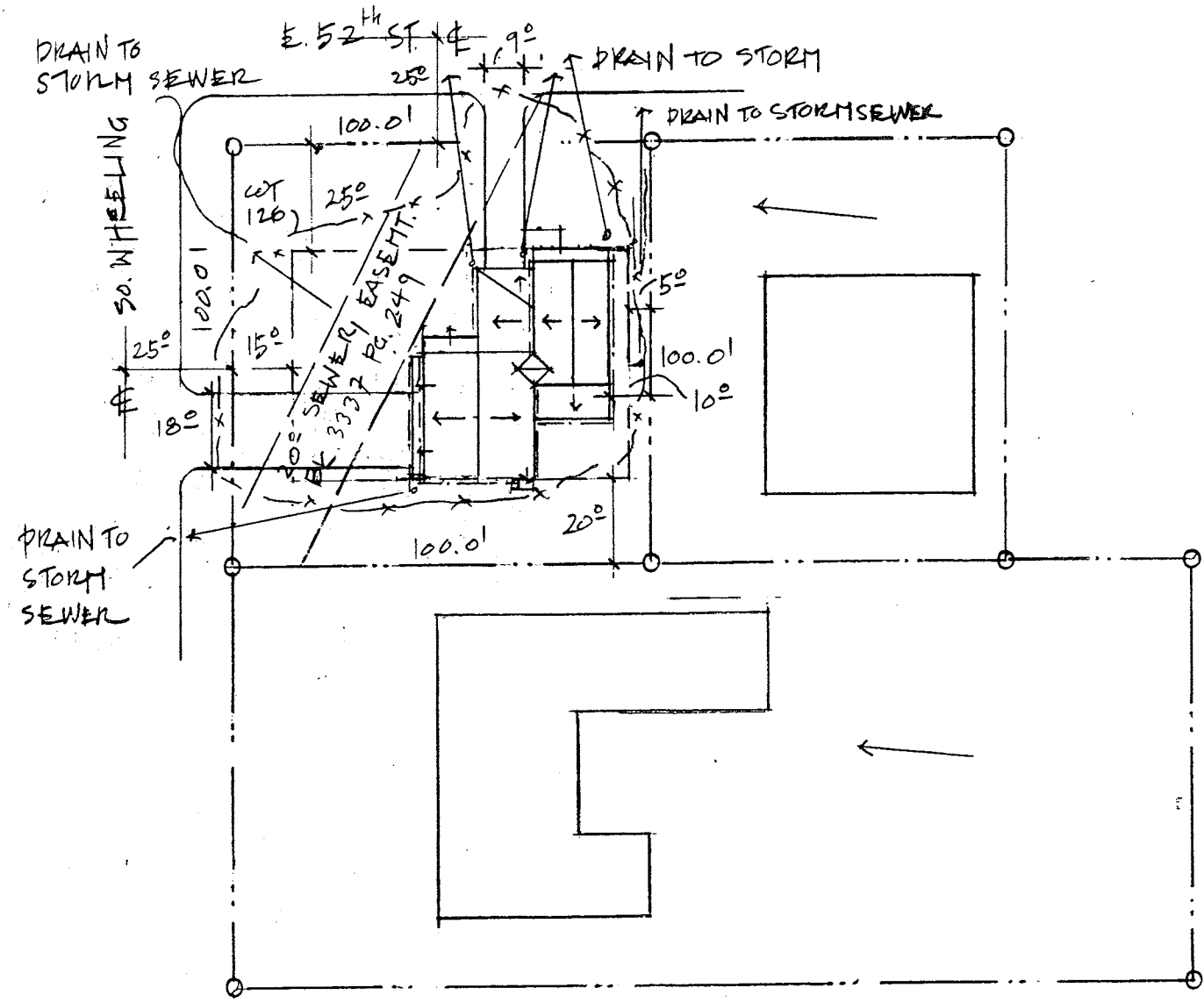
### Conditions

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.

SEE LAST PAGE FOR SECTIONS

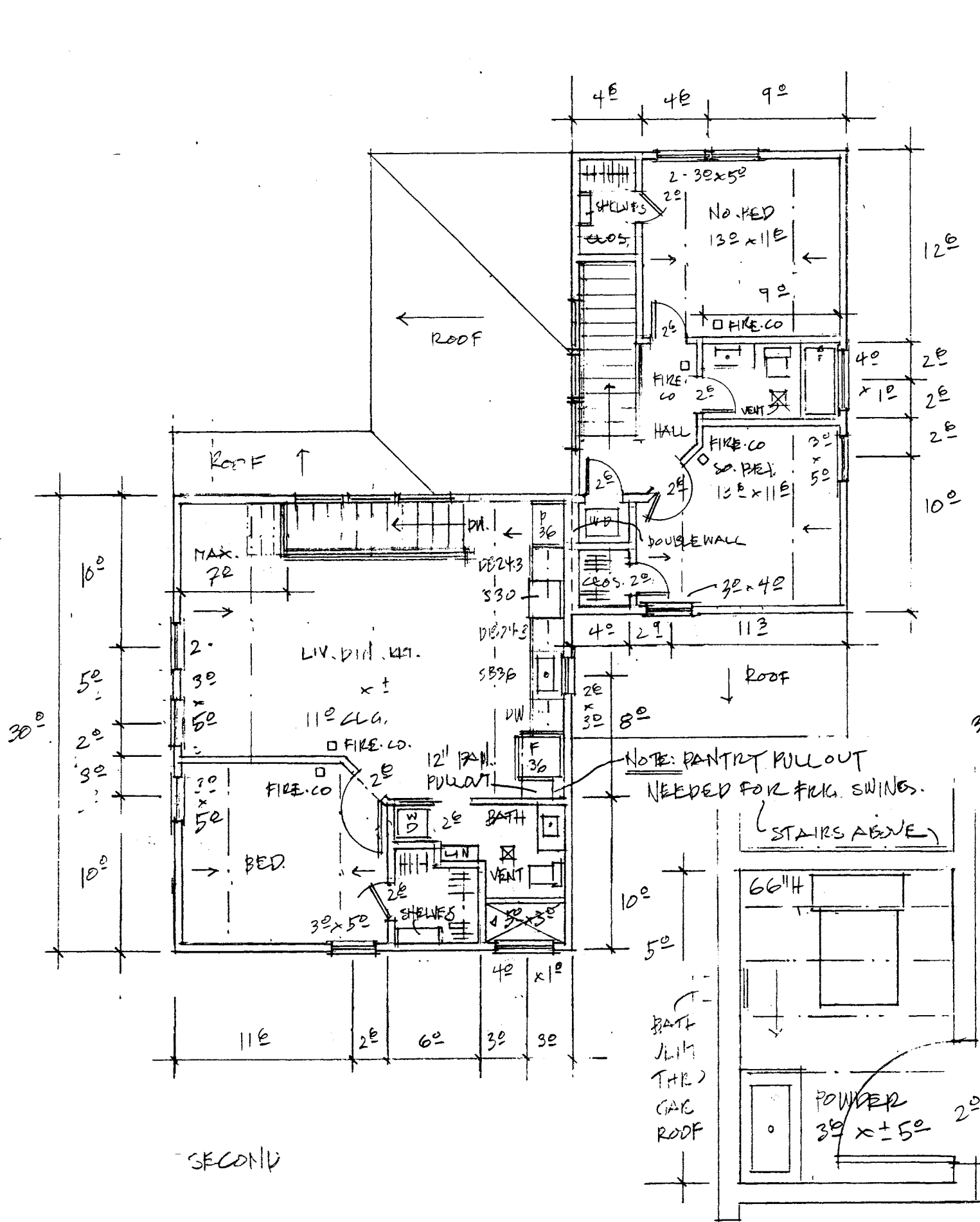


SITE DRAINAGE PLAN. 1" = 40' NORTH

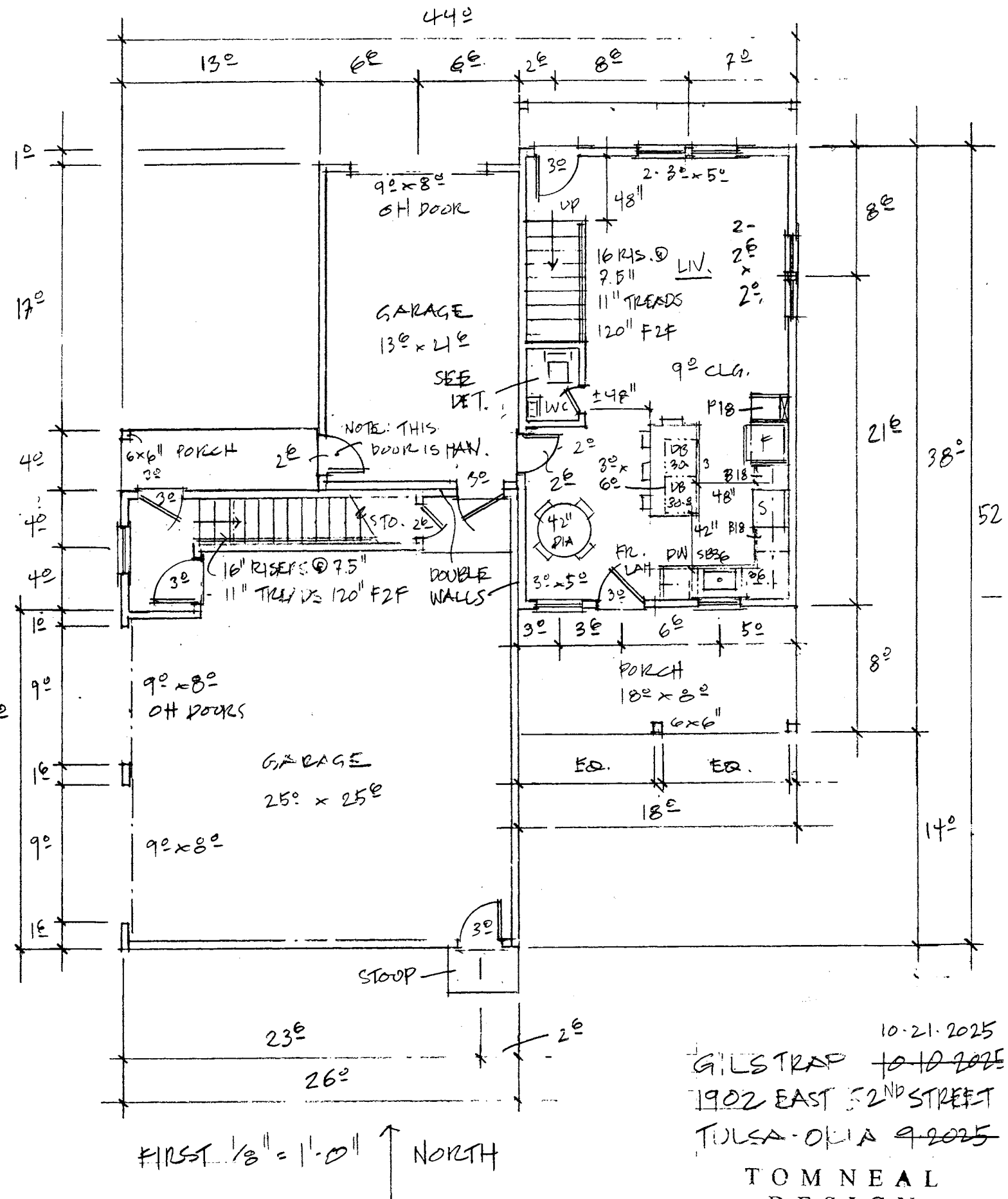
10-2025  
~~GILSTRAP 9-2025~~  
1902 EAST 52<sup>ND</sup> STREET  
TULSA - OKLA ~~7-2025~~

TOM NEAL  
DESIGN  
Associate member, American Institute of Architects

918.231.7372  
4.11



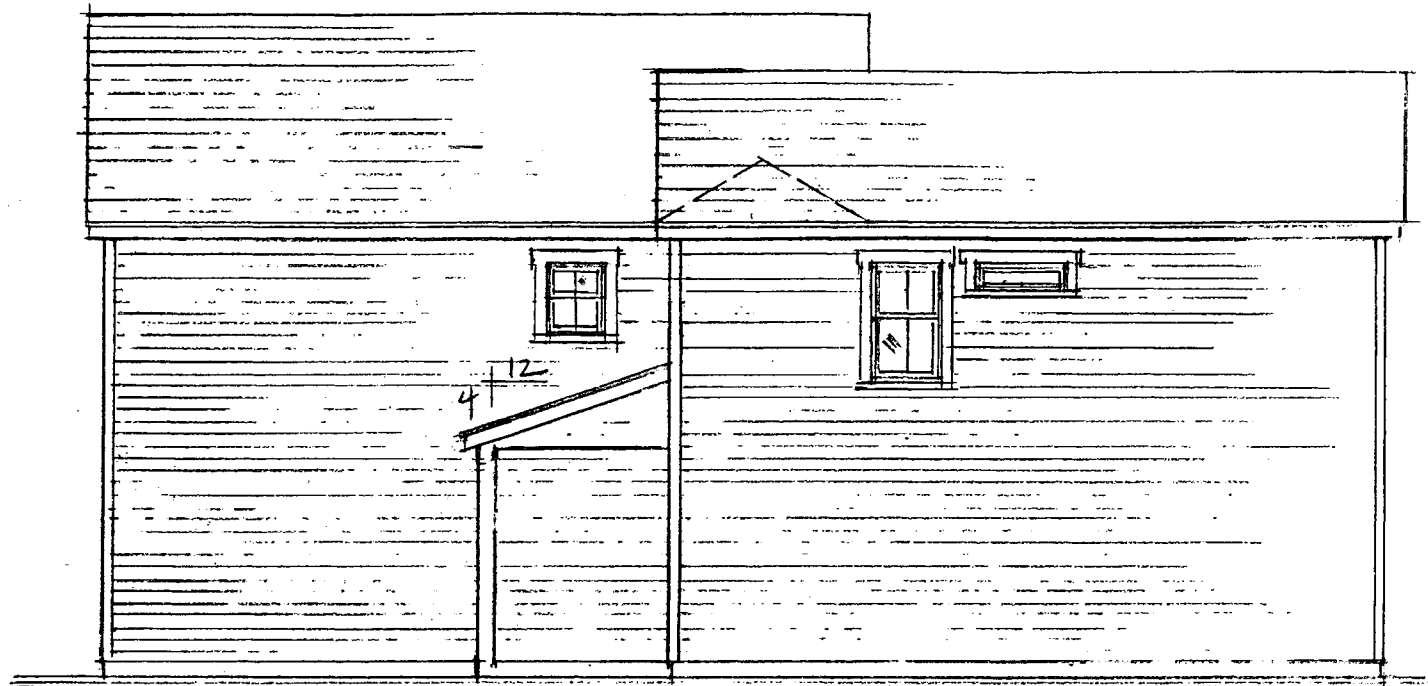
POWDER 1/2" = 1'-0" NOTE: GREATER DEPTH



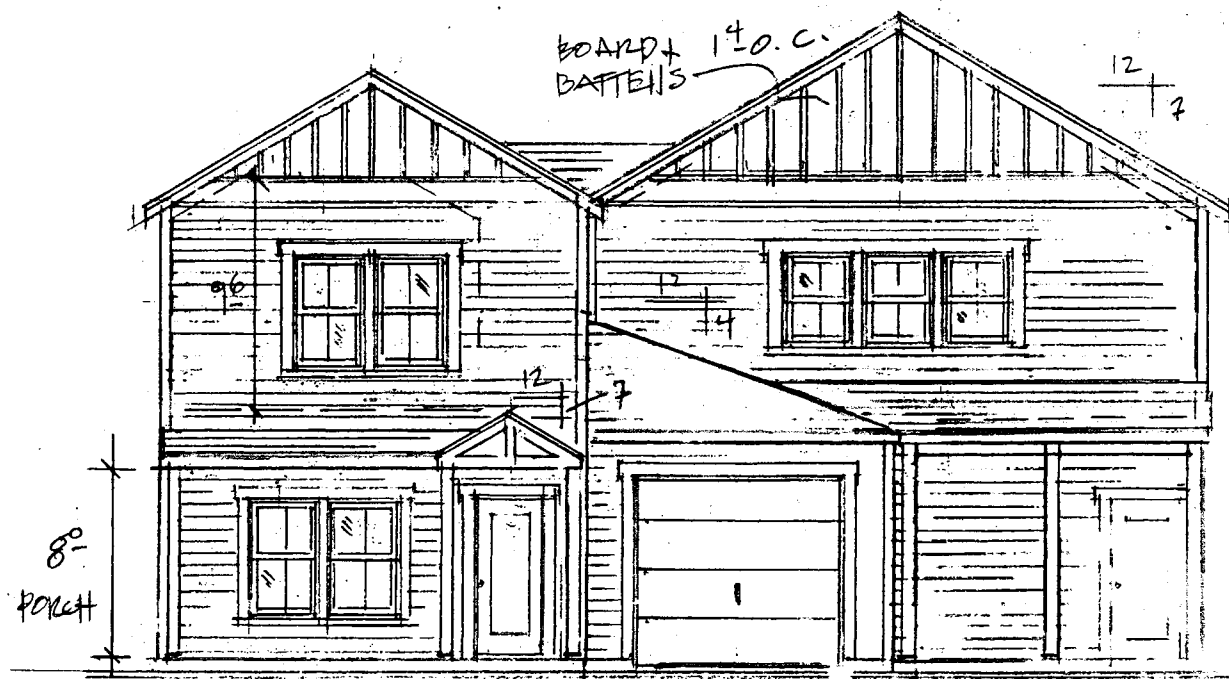
10-21-2025  
 GILSTRAP TO 10-2025  
 1902 EAST 52ND STREET  
 TULSA-OKLA 74205  
 TOM NEAL  
 DESIGN  
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 918.231.3721  
 4.12



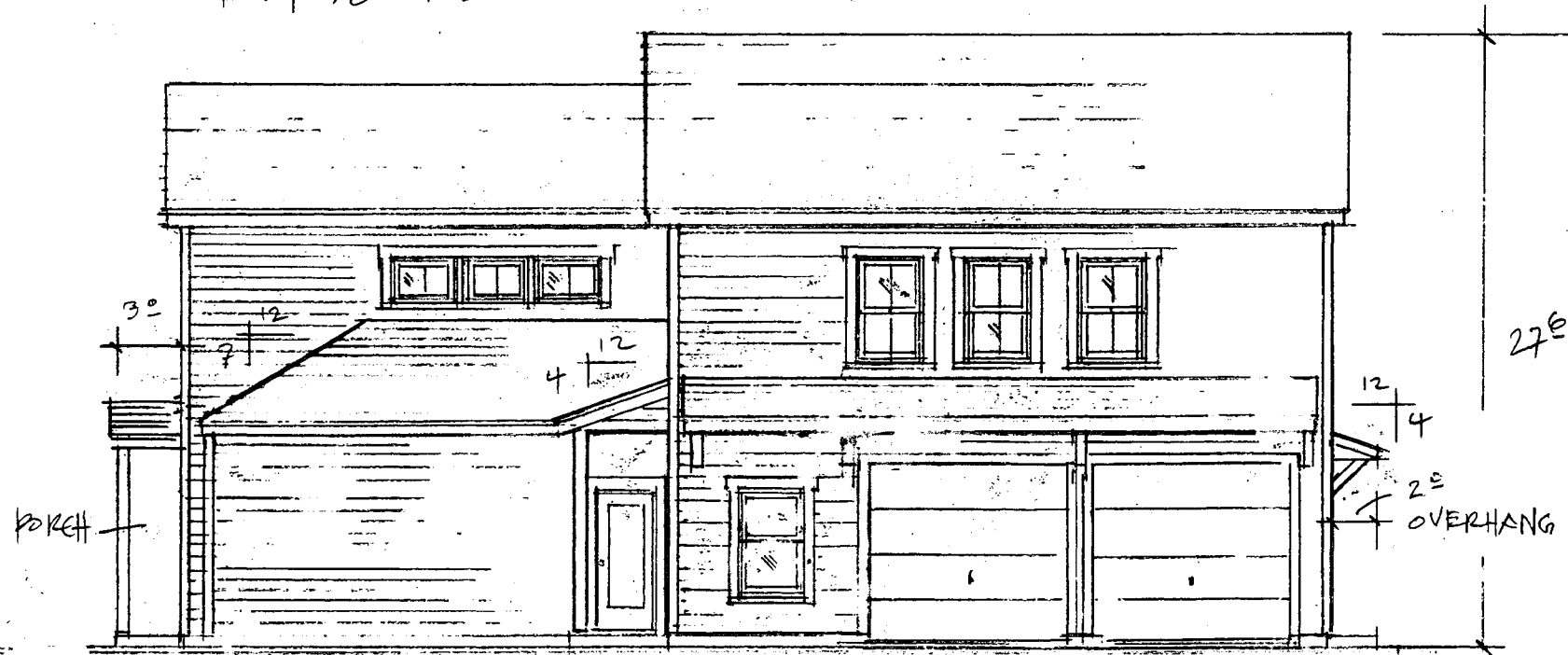
SOUTH



EAST 1/8" = 1'-0"



NORTH

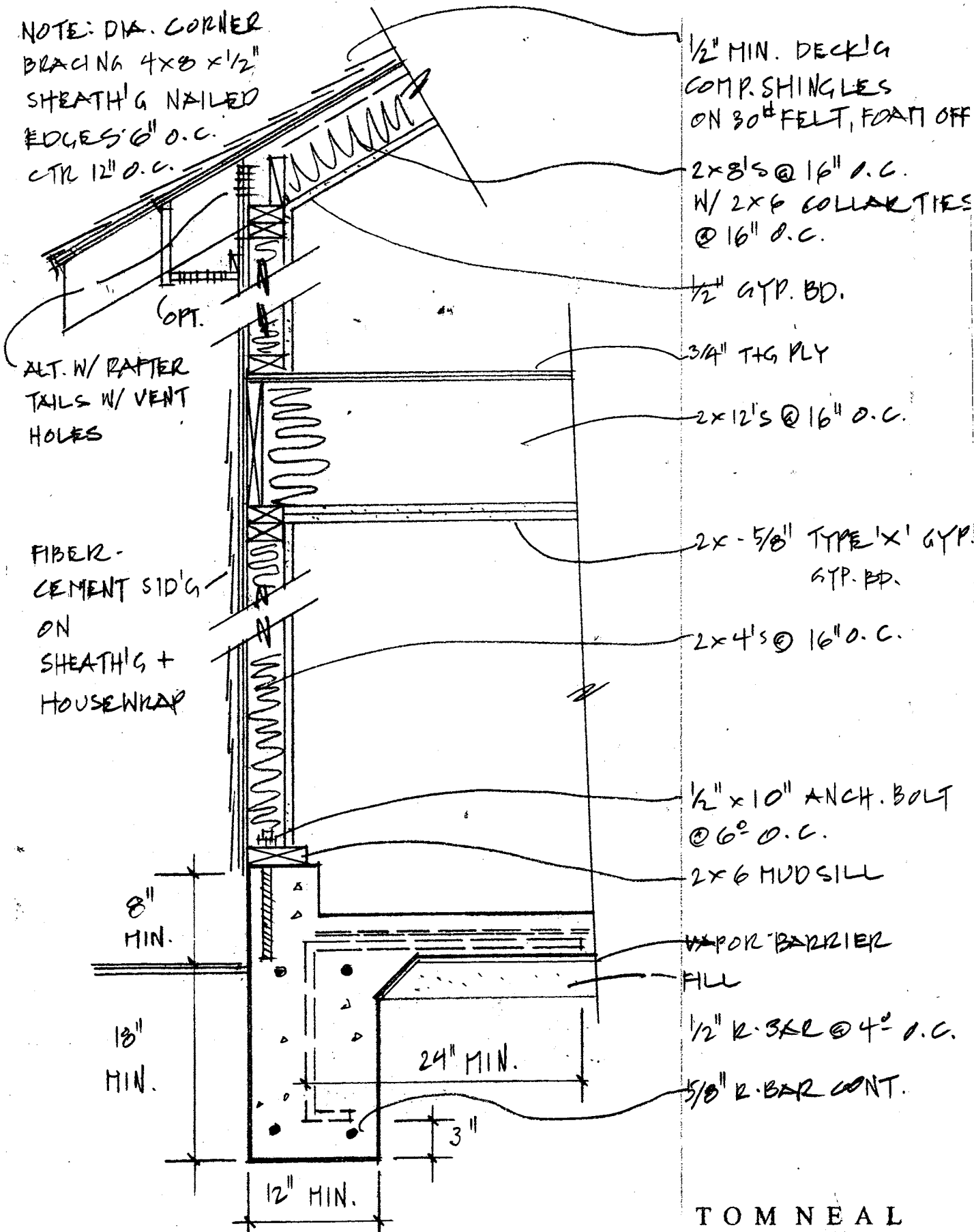


WEST

GILSTRAP 9.20.25  
10.20.25

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NOTE: DIA. CORNER BRACING 4x8 x 1/2" SHEATH'G NAILED EDGES 6" O.C. CTR 12" O.C.

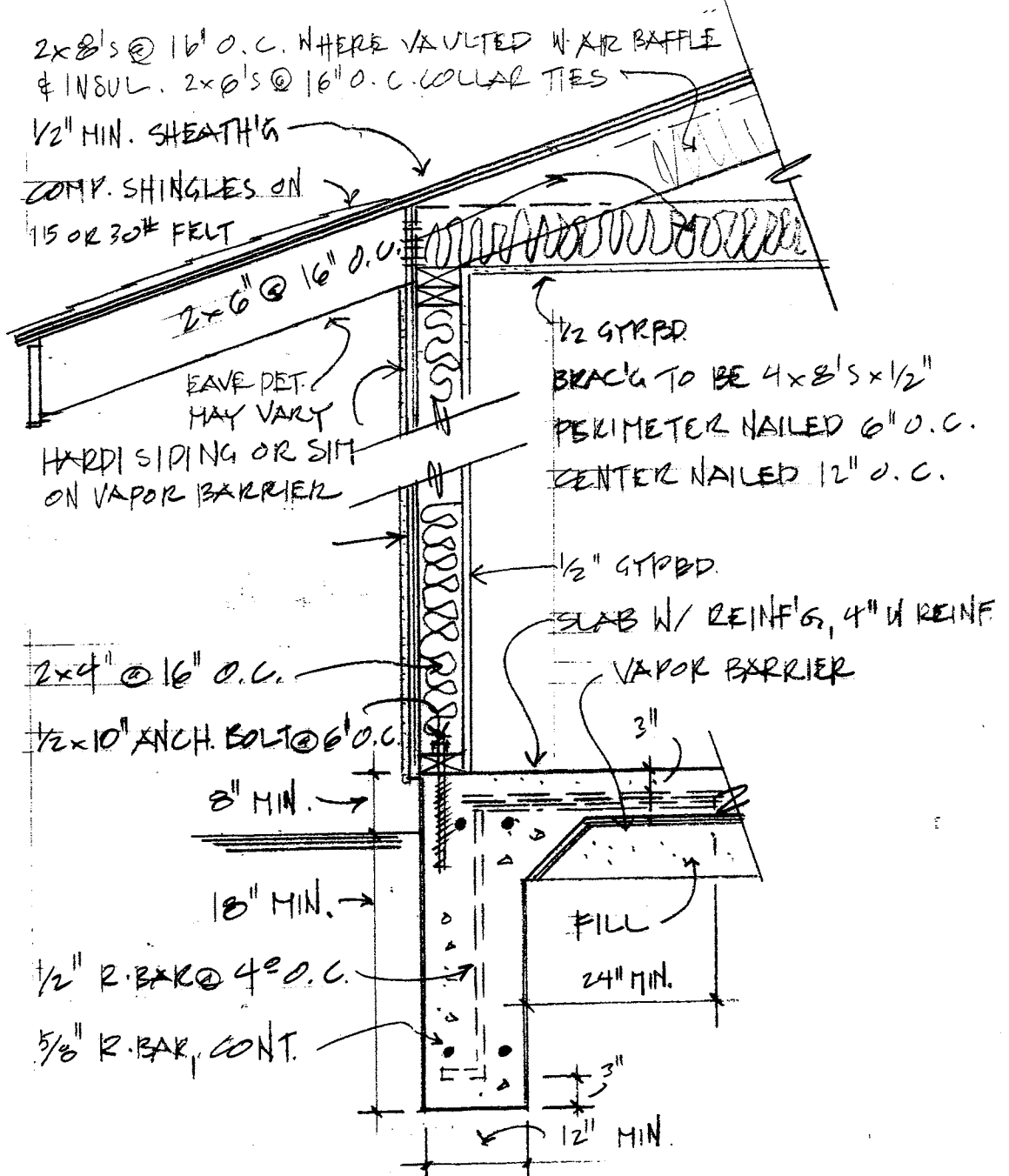


- 1/2" MIN. DECK'G
- COMP. SHINGLES
- ON 30# FELT, FOAM OFF
- 2x8'S @ 16" O.C.
- W/ 2x6 COLLAR TIES @ 16" O.C.
- 1/2" GYP. BD.
- 3/4" THK PLY
- 2x12'S @ 16" O.C.
- 2x-5/8" TYPE 'X' GYP. GYP. BD.
- 2x4'S @ 16" O.C.
- 1/2" x 10" ANCH. BOLT @ 6" O.C.
- 2x6 MUDDSILL
- VAPOR BARRIER
- FILL
- 1/2" R. BAR @ 4" O.C.
- 5/8" R. BAR CONT.

WALL SECTION 1" = 1'-0" 11.2020

TOM NEAL  
DESIGN

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918.231.7372



- 2x8'S @ 16" O.C. WHERE VAULTED W/ AIR BAFFLE & INSUL. 2x6'S @ 16" O.C. COLLAR TIES
- 1/2" MIN. SHEATH'G
- COMP. SHINGLES ON 15 OR 30# FELT
- 2x6 @ 16" O.C.
- EAVE DET. MAY VARY
- HARD SIDING OR SIM ON VAPOR BARRIER
- 1/2" GYP. BD.
- BRAC'G TO BE 4x8'S x 1/2" PERIMETER NAILED 6" O.C. CENTER NAILED 12" O.C.
- SLAB W/ REINF'G, 4" W REINF.
- VAPOR BARRIER
- 2x4 @ 16" O.C.
- 1/2" x 10" ANCH. BOLT @ 6" O.C.
- 8" MIN.
- 18" MIN.
- 1/2" R. BAR @ 4" O.C.
- 5/8" R. BAR CONT.
- 3"
- 24" MIN.
- 12" MIN.

TYPICAL WALL SECTION 1" = 1'-0"