



Board of Adjustment

**Staff Report
BOA-23971**

Hearing Date: January 13, 2026 (Continued from December 9, 2025)

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

Owner and Applicant Information

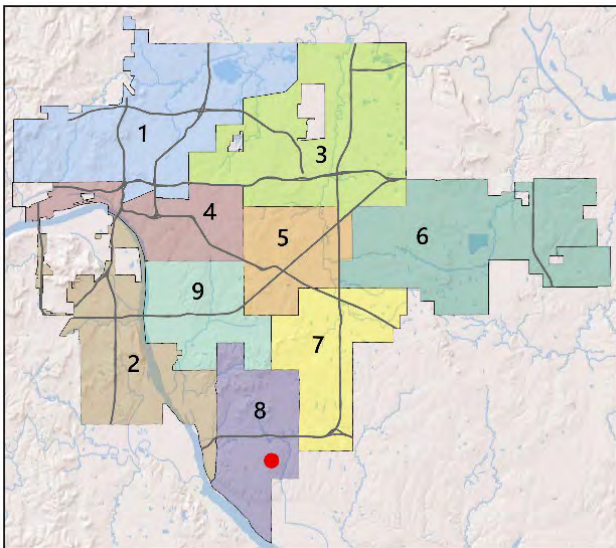
Applicant: Landon Brown
Property Owner: Andrew W & Christina Michelle Walker

Property Location

10342 South 66th East Avenue
Tract Size: ±0.52 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 8, Phil Lakin
County Commission: District 3, Kelly Dunkerly

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 to reduce the required 5-foot side setback in the RS-3 district (Section 5.030-A, Table 5-3).

Zoning

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

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: N/A
Development Era: Late Automobile Era

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Sidewalks, Bike Corridor

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-29%
Parks & Open Space: N/A

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 on a lot with double frontage off of both South Sheridan Road and South 66th East Avenue. The proposed ADU will remodel and expand an existing accessory structure on the subject property. A copy of Zoning Code Sections 45.030 and 45.031, which regulate accessory buildings and accessory dwelling units, is included as an attachment.

The applicant is also requesting a variance to reduce the required 5-foot side setback in the RS-3 district (Section 5.030-A, Table 5-3). The proposed ADU is located 2 feet, 9 inches from the side property line, encroaching into the side setback. The applicant is requesting 2 feet, 3 inches of relief. This application was originally heard on December 9, 2025, but was continued to January 13, 2026, to allow the applicant time to provide additional information.

Section 5.030 Lot and Building Regulations

5.030-A Table of Regulations

Table 5-3: R District Lot and Building Regulations

| Regulations | RE | RS-1 | RS-2 | RS-3 | RS-4 | RS-5 | RD | RT | RM-0 | RM-1 | RM-2 | RM-3 | RMH |
|-------------------------------------|----|------|------|------|------|------|----|------|------|------|------|------|-----|
| Min. Building Setbacks (ft.) | | | | | | | | | | | | | |
| <i>Street [3]</i> | | | | | | | | | | | | | |
| Arterial or fwy service rd. | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 10 | 10 | 10 | 10 | 35 |
| Other streets | 35 | 35 | 30 | 25 | 20 | 20 | 25 | 10 | 10 | 10 | 10 | 10 | 25 |
| Side (interior) [4] | 15 | 5 | 5 | 5 | 5 | 5 | 5 | 5[5] | 5[6] | 5[6] | 5[6] | 5[7] | 10 |
| Rear [4] | 25 | 25 | 25 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 10 | 20 | 15 |

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, RS-2 | 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 Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: South Sheridan Road runs parallel to the west side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 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. The 2015 GO Plan recommends a Bike Corridor along South Sheridan Road.

Arterial Traffic per Lane: South Sheridan Road has an average annual daily traffic (AADT) of 6,577 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 27%. 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: N/A

Site Photos



View east from South Sheridan Road, June 2018 (Image from Google Street View)



View west from South 66th East Avenue, February 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 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 to reduce the required setback in the RS-3 district from 5 feet to 2 feet, 9 inches (Section 5.030-A, Table 5-3)

- 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 2 BLK 3, SHERIDAN PARK, 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, RD, RT, and RM Districts

In RS-2, RS-3, RS-4, RS-5, RD, RT, 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 or street 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.



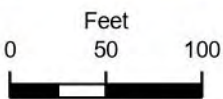
E 103RD PLS

E 104TH ST S

E 104TH ST S

S SHERIDAN RD

S 66TH E AVE



Subject Tract

BOA-23971

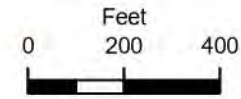
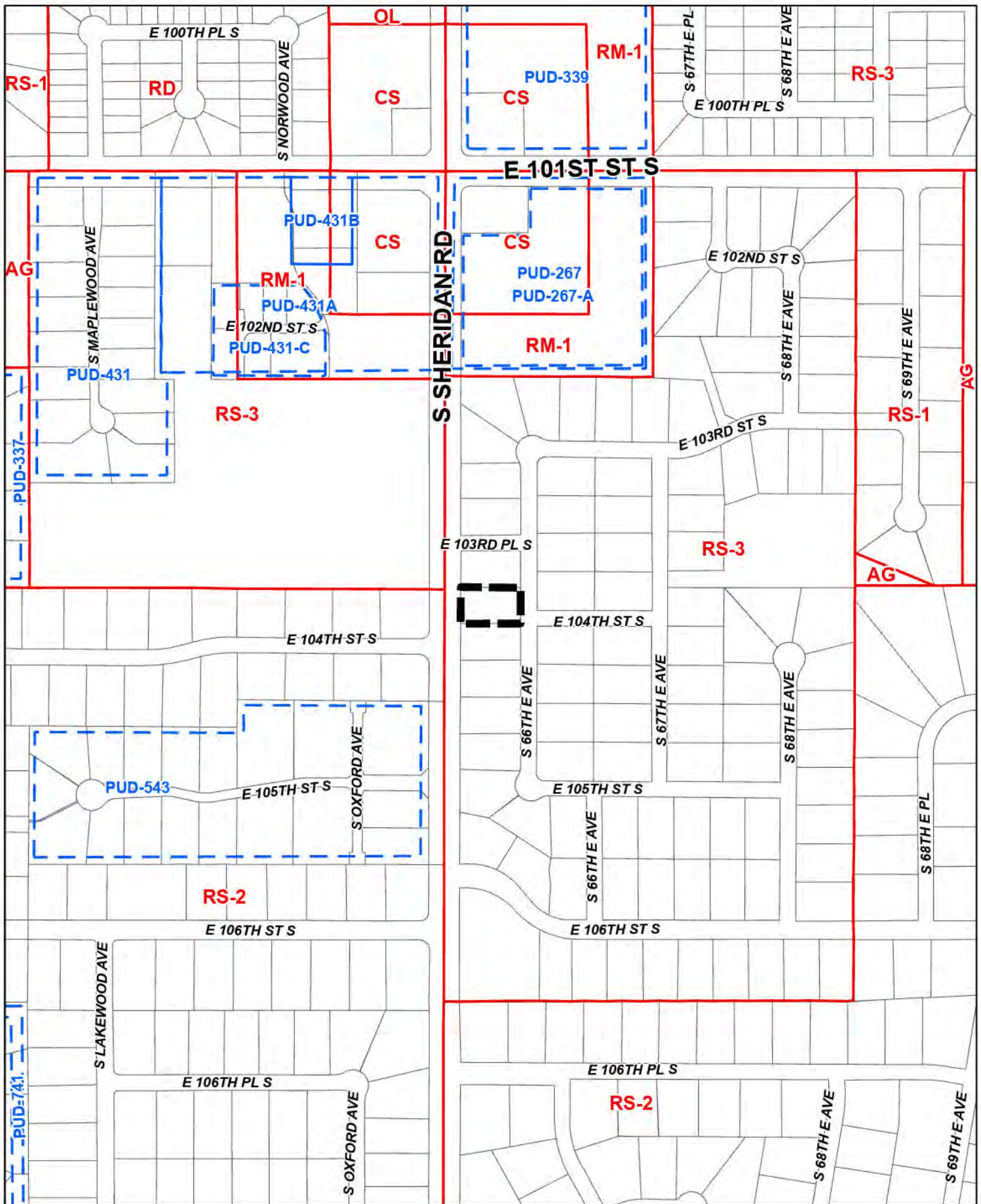
18-13 26

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

Aerial Photo Date: 2025



2.10



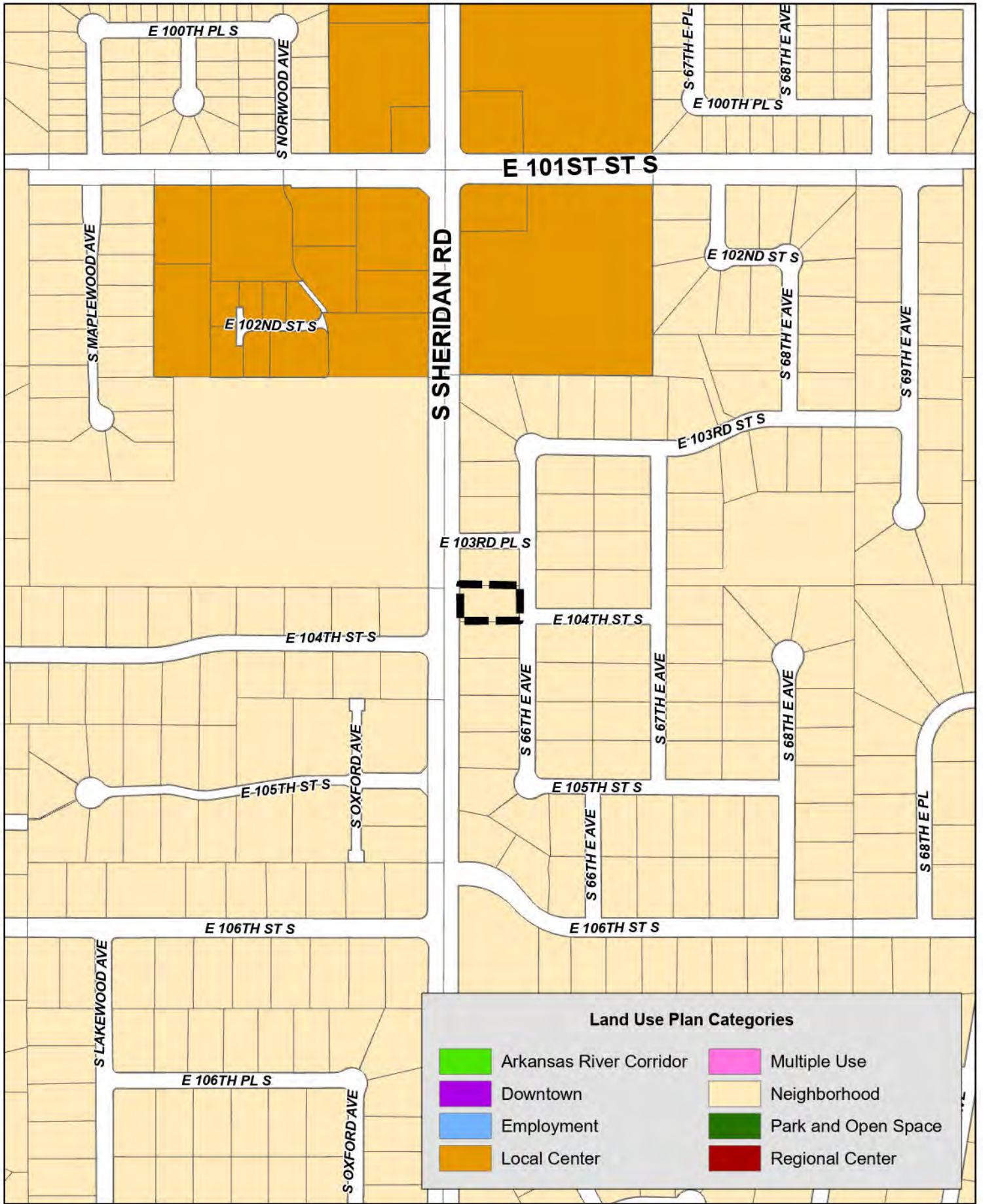
 Subject Tract

BOA-23971









18-13 26

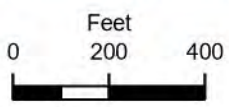


2.11



Land Use Plan Categories

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



 Subject Tract

BOA-23971

18-13 26



2.12

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

YES , Residential use

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

NO

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.

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 CURRENT STRUCTURE we would like to alter is immovable and already set over property building line

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

It will not allow us to adequately alter the current detached structure due to topographical issues

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;

It is due to structure being over property line

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

It was not but rather by builder

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

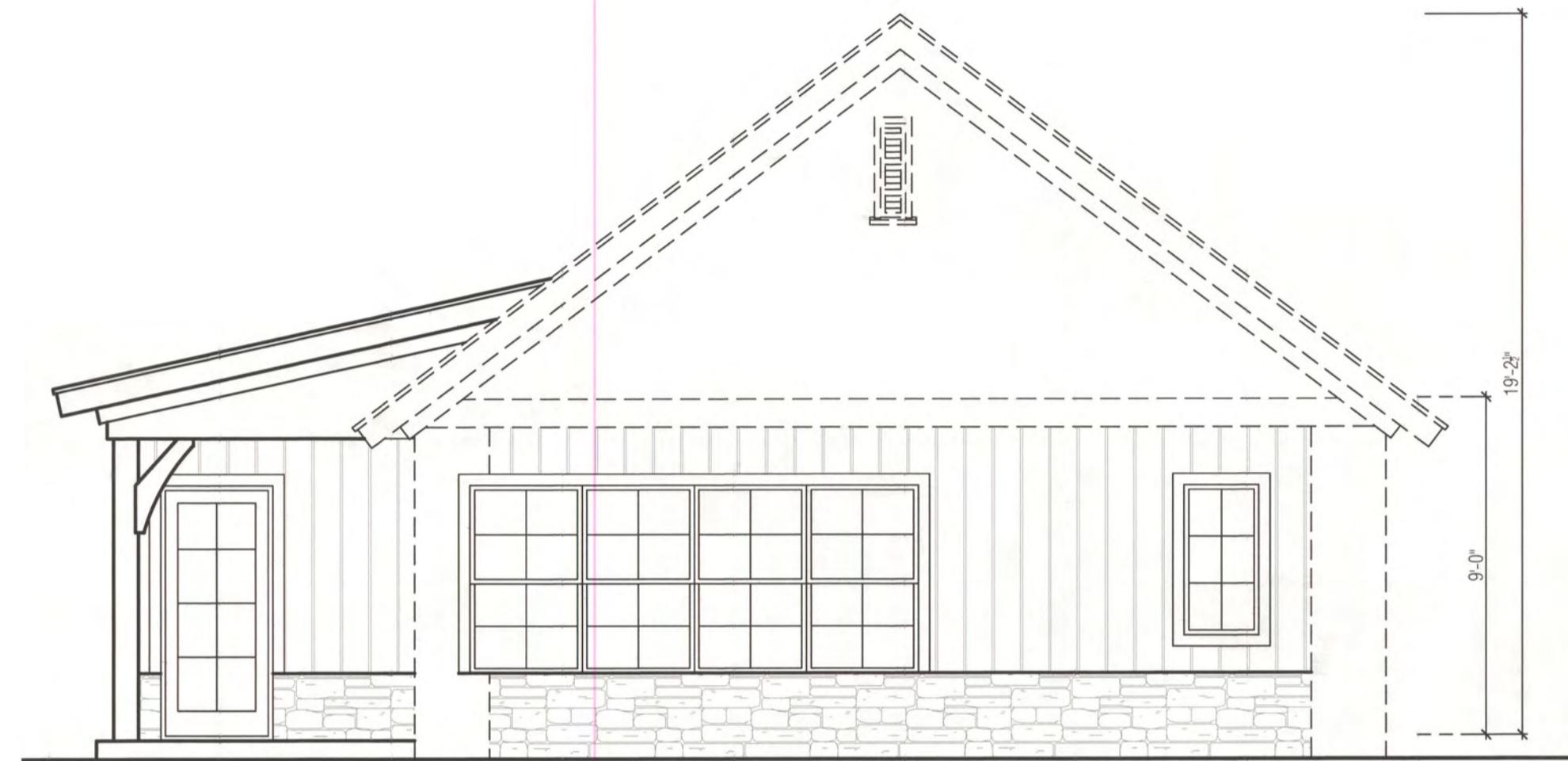
Yes, ONLY seeking side relief that currently exists

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

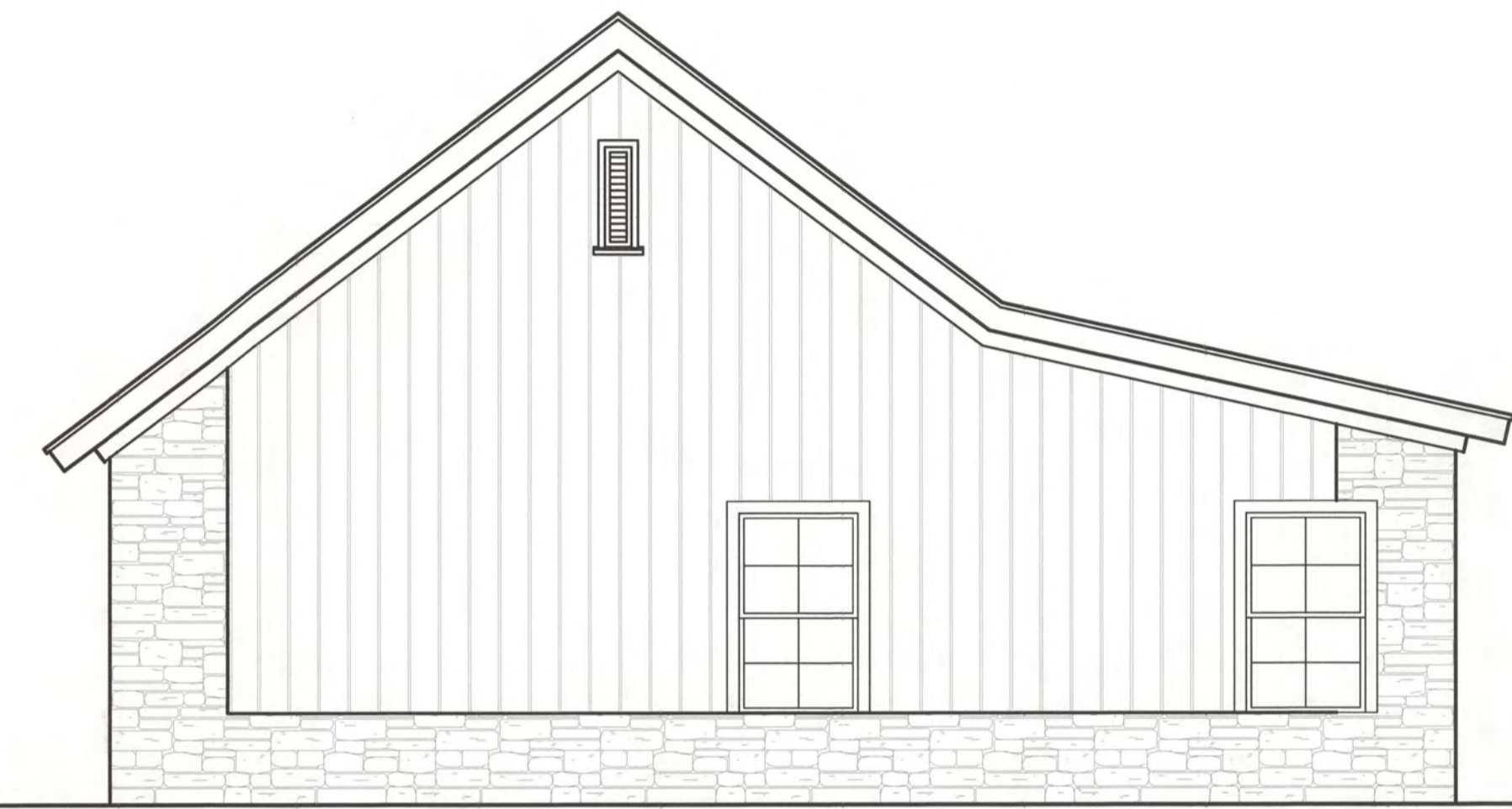
Will not we are going to retain architectural appeal of neighborhood

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.

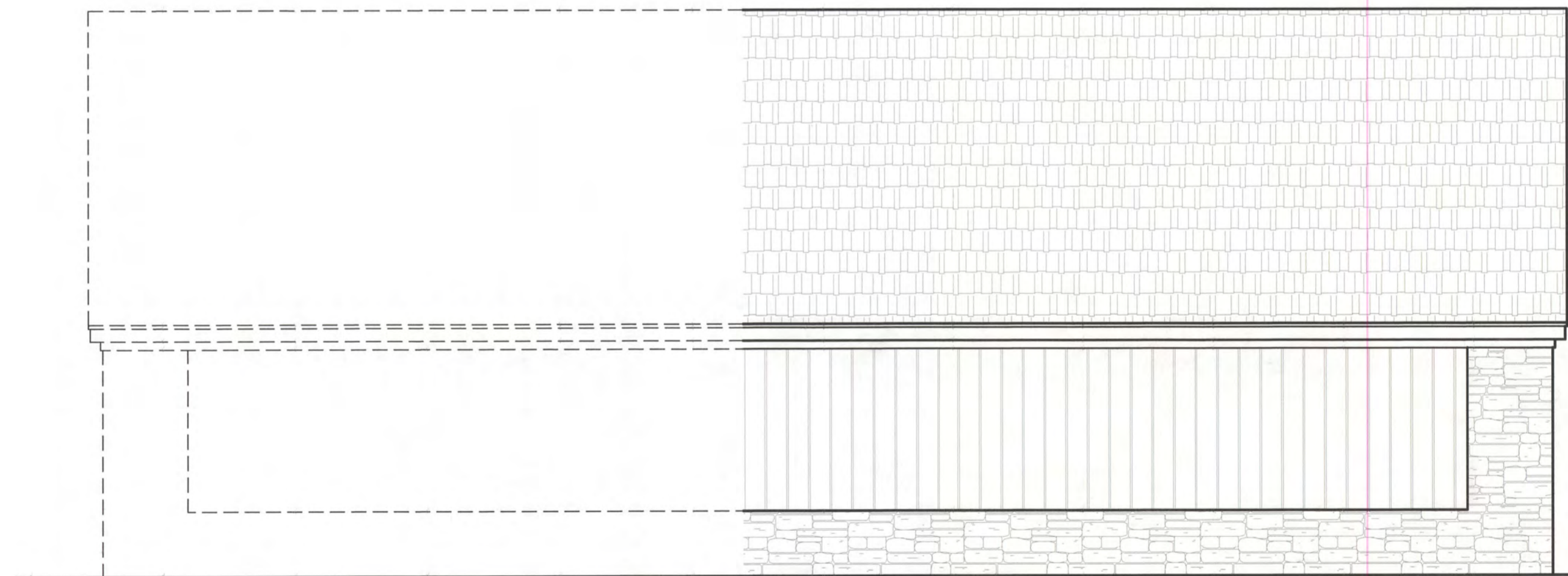
NO It will not



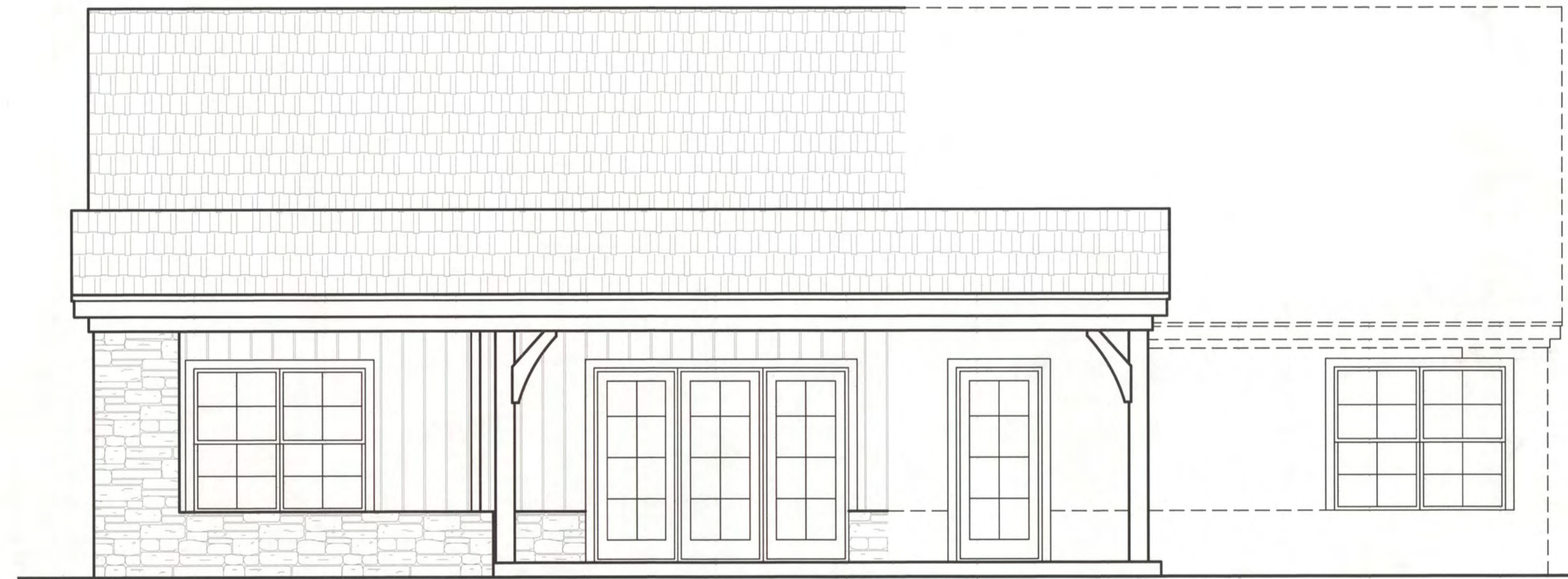
① Front Elevation
Scale: 1/4"=1'-0"



② Rear Elevation
Scale: 1/4"=1'-0"



③ Right Elevation
Scale: 1/4"=1'-0"



④ Left Elevation
Scale: 1/4"=1'-0"

Designed and Drawn By:
Kenny W Martin
KWM Phone App
2022
All Rights Reserved
918.381.6332

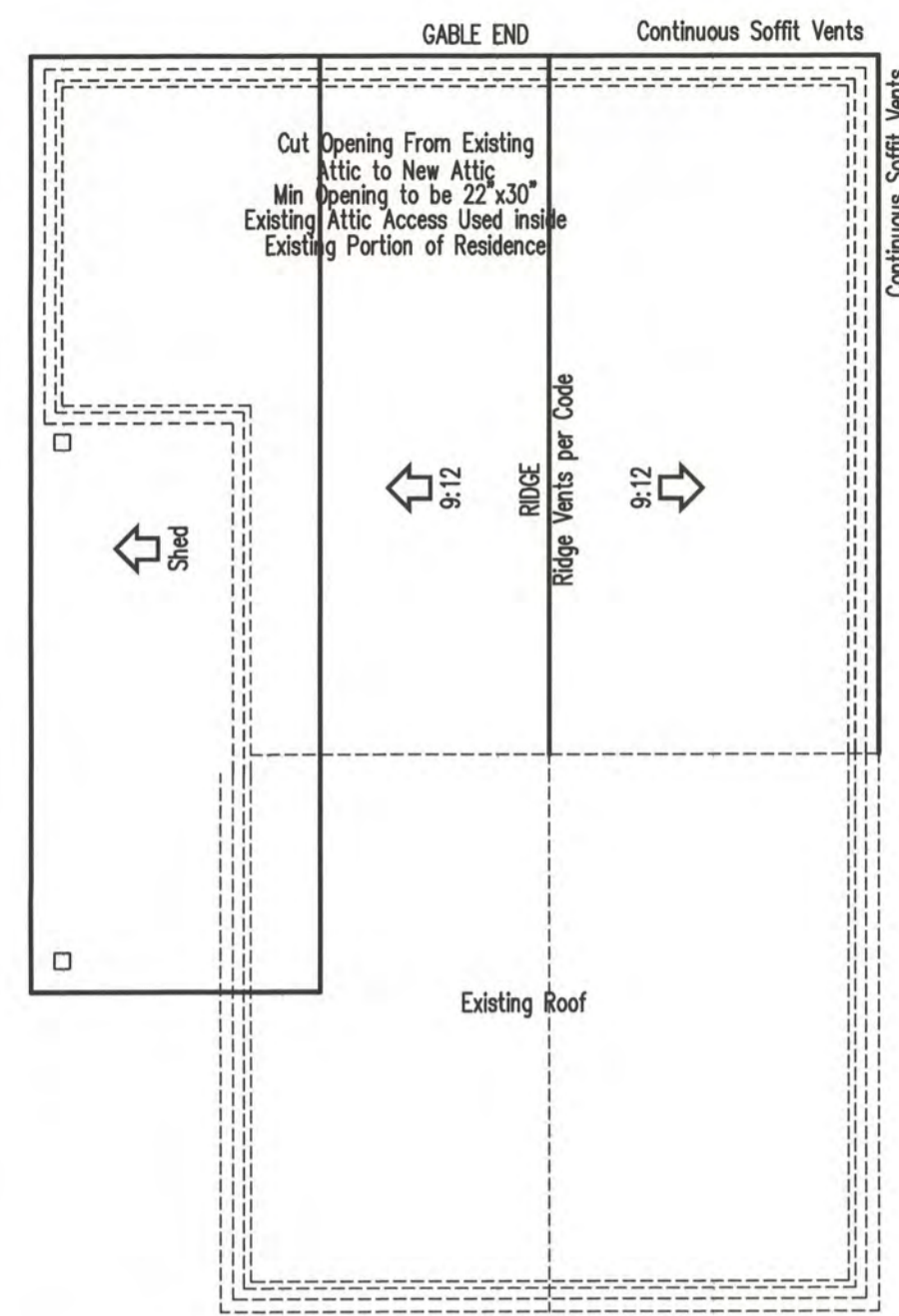
Project For:
Stone Addition Custom
10342 S WYTHE AVE

Tulsa, OK 74133

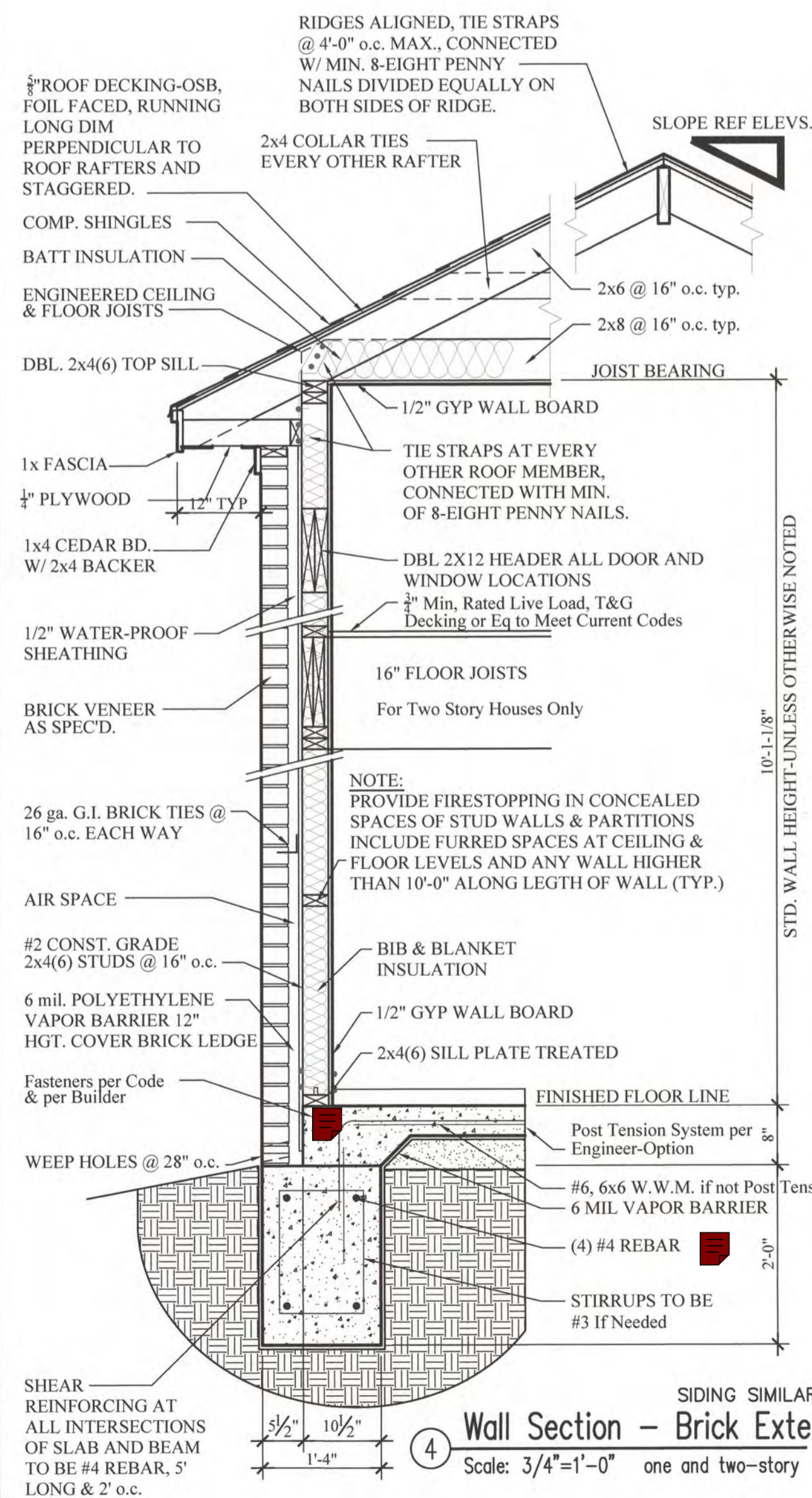
Builder:
Landon Brown - ONECAR

| | |
|---|---------|
| Date: | |
| Rev: | |
| Builder To Check | Initial |
| Site Plan Setbacks & Plan Location on Lot | |
| Plan Dimensions | |
| Roof Plan & Slope | |
| Doors & Roof Clips | |
| Noted Materials | |
| Plate Height | |
| Window Sizes | |
| Fixture Locations | |

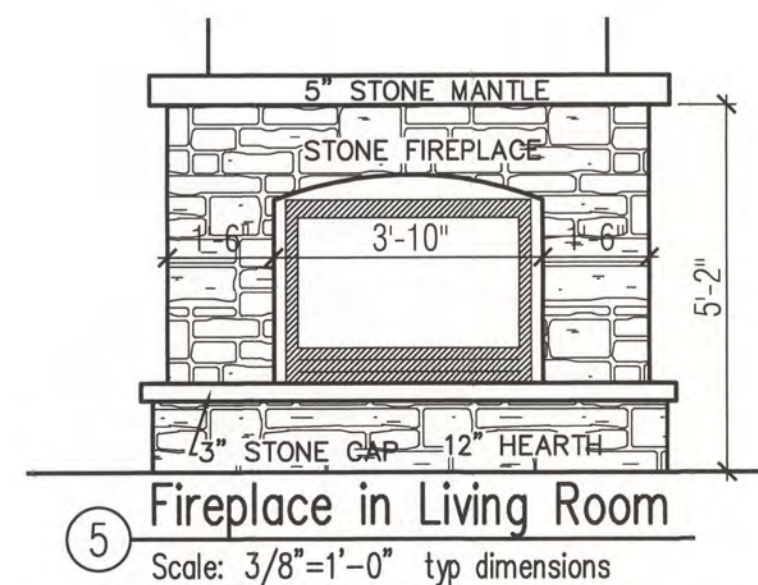
A-207



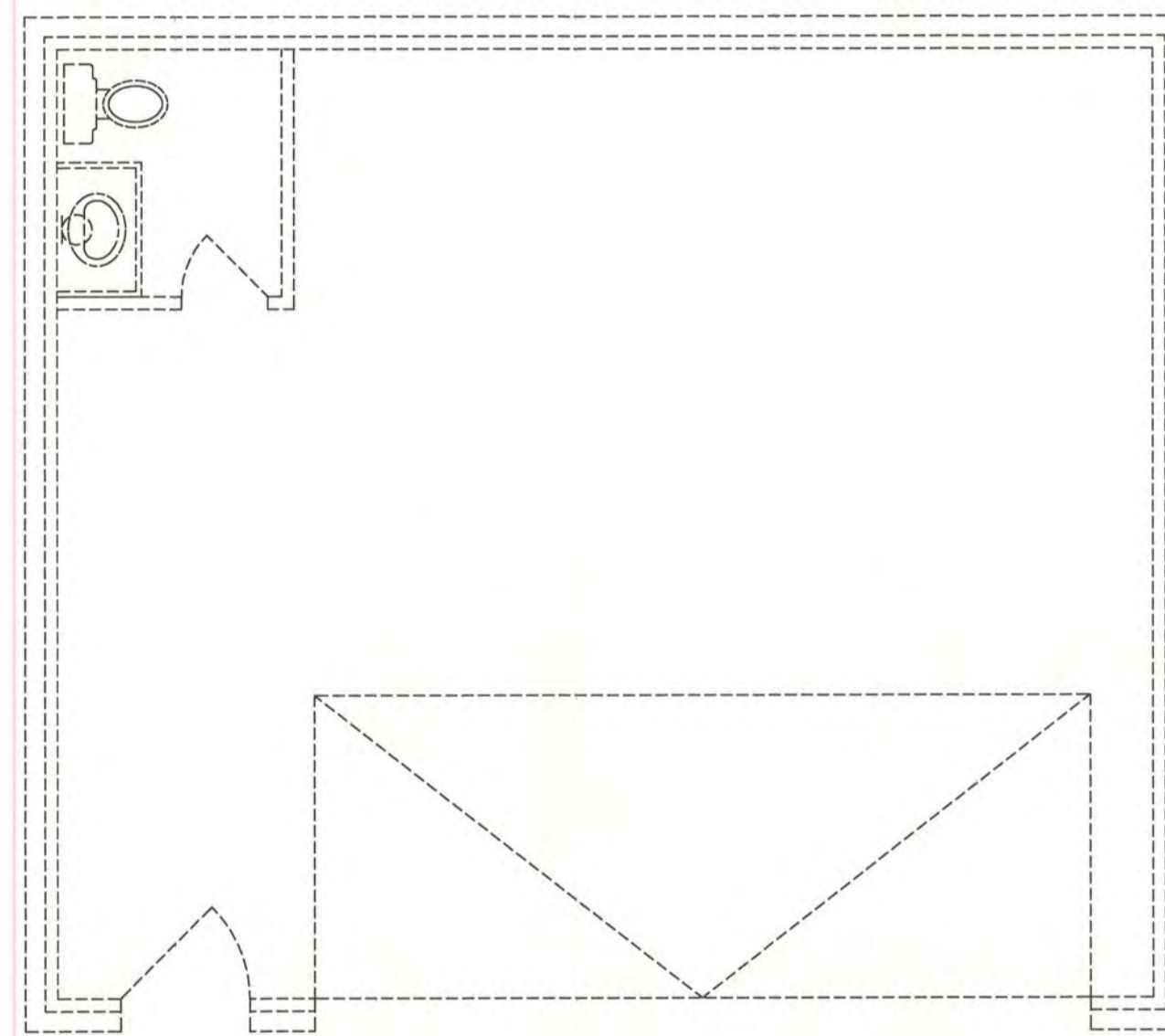
3 Architectural Addition Roof Plan
Scale: 1/8"=1'-0"



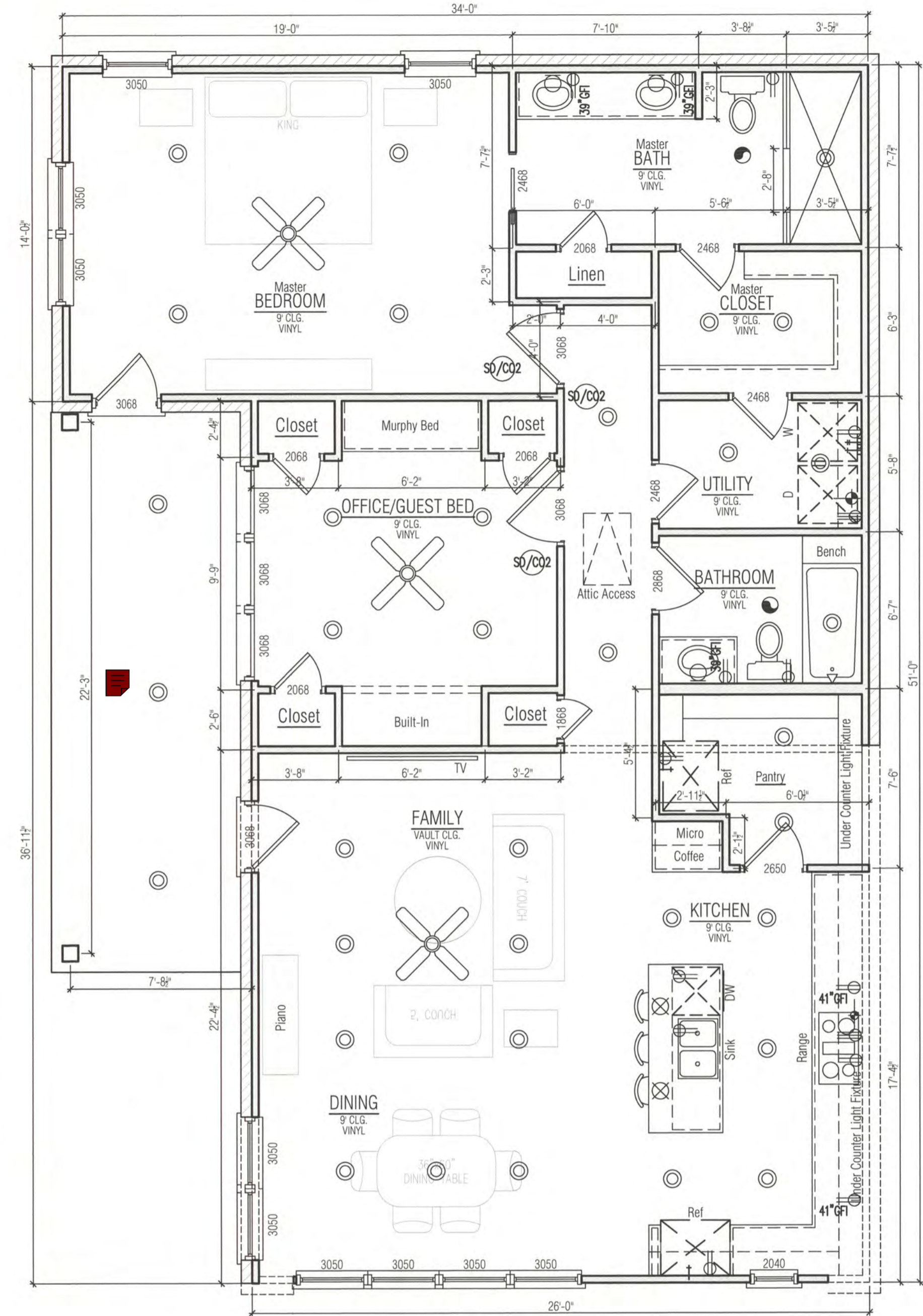
4 Wall Section - Brick Exterior
Scale: 3/4"=1'-0" one and two-story



5 Fireplace in Living Room
Scale: 3/8"=1'-0" typ dimensions



2 Architectural Existing First Floor Plan
Scale: 1/4"=1'-0"



1 Architectural First Floor Plan
Scale: 1/4"=1'-0"

Square Footage:
Addition S.F. 853 s.f.

| ELECTRICAL LEGEND | | | |
|-------------------|--------------------------------------|------|--|
| ⊕ | 110 VOLT RECEPTACLE | ☐ | CHIMES |
| ⊕ WP | WATERPROOF RECEPTACLE | ○ | CEILING MOUNTED LIGHT FIXTURE |
| ⊕ CLG. | 110 VOLT IN CLG. | ⊗ | HANGING LIGHT |
| ⊕ GF.I. | 110 VOLT W/ GROUND FAULT INTERRUPTER | ○ | RECESSED CAN LIGHT |
| ⊕ FLR. | 110 VOLT IN FLOOR | ⊕ WP | WATERPROOF RECESSED CAN LIGHT |
| ⊕ | 220 VOLT RECEPTACLE | ○ | RECESSED EYEBALL SPOT LIGHT |
| ⊕ | TELEVISION ANTENNA | ○ | WALL MOUNTED LIGHT FIXTURE |
| ⊕ | GAS OUTLET | ○ PC | PORCELAIN FIXTURE W/ PULL CORD |
| ⊕ | HOSE BIB | ○ | CONDUIT |
| ⊕ | TELEPHONE OUTLET | ⊕ | FLOOR LIGHTS |
| ⊕ | SINGLE POLE SWITCH | ⊕ | EXHAUST FAN |
| ⊕ | THREE WAY SWITCH | ⊕ LT | EXHAUST FAN W/ LIGHT |
| ⊕ | FOUR WAY SWITCH | ⊕ LT | EXHAUST FAN W/ HEAT LAMP |
| ⊕ | DIMMER SWITCH | ⊕ LT | EXHAUST FAN W/ HEAT LAMP & LT. |
| ⊕ | PUSH BUTTON | ⊕ | KEYLESS CEILING MOUNTED LIGHT FIXTURE |
| ⊕ SD | SMOKE DETECTOR | ⊕ | ZONE SENSOR |
| ⊕ | THERMOSTAT | ⊕ | DSS CONNECTION (CONSISTS OF 2-R66 & 1 CAT 5) |
| ⊕ | DATA | ⊕ | CEILING FAN |
| ⊕ | SPEAKER PRE-WIRE | ⊕ | CEILING FAN W/ LIGHT |
| ⊕ | VOLUME CONTROL | ⊕ | CEILING LIGHT W/ FUTURE FAN |
| ⊕ HR | HOME RUN LOCATION | | |
| ⊕ SW | SUB-WOOFER LOCATION | | |

Designed and Drawn By
Kenny W Martin

Project For:
Stone Addition Custom

Builder:

Date:
Rev:

Builder To Check
Initial

- Site Plan Setbacks & Plan Location on Lot
- Plan Dimensions
- Roof Plan & Slope
- Dormers & Roof Clips
- Noted Materials
- Plate Height
- Window Sizes
- Fixture Locations

A-201



DEVELOPMENT SERVICES

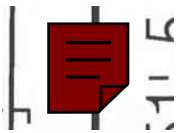
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

BLDR-225599-2025 (10342 S 66TH AVE E Tulsa Tulsa, OK 74133) Markup Summary #1

ARCHITECTURAL (4)



Subject: ARCHITECTURAL
Page Label: 2
Author: GEORGE GOZA
Date: 9/16/2025 12:59:57 PM
Status:
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TABLE R302.1 (1) EXTERIOR WALLS – Amendatory. New wall construction indicated within 3-feet of the property line requires a fire resistance rating of 1-hour, tested in accordance with ASTM E 119 or UL 263 with exposure from both sides. Please provide a tested assembly detail or detail with UL number for the wall construction. Please note that for projections less than 3-feet from the property line a 1-hour rating is required on the underside, as indicated unless provisions for subnotes a and b are provided. Please provide information for the rating of the new and existing walls adjacent to the property line with a rating that protects the structure from both sides the wall along with information for the underside of the eave.



Subject: ARCHITECTURAL
Page Label: 3
Author: GEORGE GOZA
Date: 9/16/2025 1:00:41 PM
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R403.1.1.1 Reinforcement of Footings - Added. A minimum of four 4 - #5 (5/8") reinforcement bars shall be placed horizontally, two (2) at the top and two (2) at the bottom, in each continuous footing. The continuous footing shall extend across below the garage door openings, unless otherwise designed by an engineer. Reinforcements shall be installed at the time of footing inspections. REVIEW COMMENT: If not providing engineered foundation plans, The City of Tulsa minimum requirements for reinforcement must be indicated in plans. Please indicate size of reinforcement bars on detail. 4 - #5 (5/8") horizontal rebars are required, two on top, two on bottom for continuous footings.



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: ARCHITECTURAL
Page Label: 3
Author: GEORGE GOZA
Date: 9/16/2025 1:00:59 PM
Status:
Color: ■
Layer:
Space:

R403.1.6 Foundation anchorage –
Amendatory. All wood sill plates shall
be anchored to the foundation with
minimum ½-inch-diameter anchor bolts
spaced a maximum of 6-feet on center
or approved anchors or anchor straps
spaced as required to provide equivalent
anchorage to ½-inch-diameter anchor
bolts. Bolts shall extend at least
7-inches into the concrete or grouted
cells of concrete masonry unit. REVIEW
COMMENT: Please add note to cover
minimum requirements. Additional
requirements may apply based on the
foundation design.



Subject: ARCHITECTURAL
Page Label: 3
Author: GEORGE GOZA
Date: 9/16/2025 1:01:27 PM
Status:
Color: ■
Layer:
Space:

Table R602.7 (3) Girder and Header
Spans for Open Porches. REVIEW
COMMENT: Table R602.7 (3) provides
maximum header spans for open
porches. Exceeding these limits
requires an Engineered Product with
supporting product span data or a
design sealed by an Oklahoma
Professional Engineer (R301.1.3).
Please provide the type and size of the
engineered product in relation to the
span(s) indicated. You may also opt to
add additional columns to reduce spans
within chart limits to negate this
requirement. This is regarding the
covered porch beam(s). Please note
that cedar beams are not approved for
substitution as an engineered product
unless the design is sealed by an
Oklahoma Professional Engineer or the
design is within chart limits. Cedar trim
may be used to wrap an engineered
product. In this case, it appears you will
require a maximum span of 14'-4" to
remain within prescriptive allowance.
Beyond this requires additional post(s),
an engineered beam or a design by an
Oklahoma Professional Engineer.
Please review for the 22.25 ft. span for
the open porch.



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

WSD (2)



Subject: WSD
Page Label: 2
Author: Jeffrey Bush
Date: 9/17/2025 7:43:17 AM
Status:
Color: ■
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All developments shall be designed, constructed, and completed in a manner which minimizes the exposure of bare earth to precipitation.

Revise site plan to show an Erosion Control Plan containing detailed location of all silt fence and other erosion and sedimentation control methods to be used during construction per City of Tulsa Standard 126. COT Standards may be found here:
<https://www.cityoftulsa.org/government/departments/public-works/engineering-services/specifications-checklists-and-details/standard-details-22-x-34/>



Subject: WSD
Page Label: 2
Author: Jeffrey Bush
Date: 9/17/2025 7:43:32 AM
Status:
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Revise site plan with a grading and drainage plan that clearly shows how the lot will be graded and how drainage will be conveyed to the street or public storm system. Use arrows to indicate how overland drainage will flow around proposed construction and be conveyed to the street or public storm system. Is fill being brought in or excavating being done? If so, provide current elevations and proposed elevations for the entire property. If no grading, fill, or excavating is being done, indicate so on site plan.

2-20



DEVELOPMENT SERVICES

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CITY OF TULSA

PLAN CORRECTIONS SUMMARY

Zoning Review (2)



Subject: Zoning Review
Page Label: 2
Author: DWhiteman
Date: 9/23/2025 10:53:56 AM
Status:
Color: ■
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Section 5.030-A Table of Regulations. The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.
REVIEW COMMENT: This lot is zoned RS-3 and requires a 5' side setback. All new construction should be located at least 5' from the side property line, even if the existing garage is less than that. Please revise plans accordingly.



Subject: Zoning Review
Page Label: 2
Author: DWhiteman
Date: 9/23/2025 10:54:55 AM
Status:
Color: ■
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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.

2/21