



Board of Adjustment

**Staff Report
BOA-23977**

Hearing Date: January 13, 2026
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Damaris Soriano & Jose Rodriguez

Property Owner: Damaris Soriano Torres & Jose Guadalupe Rodriguez Sifuentes

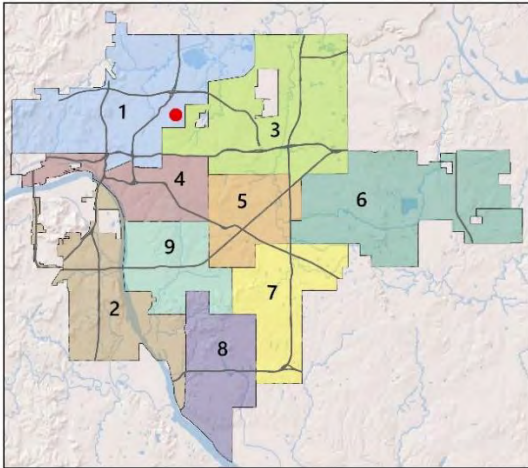
Property Location

2125 North Delaware Place

Tract Size: ±0.43 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 manufactured housing unit in the RS-3 district (Section 5.020-G, 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

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 manufactured housing unit in the RS-3 district (Section 5.020-G, Table 5-2.5). The proposed 1,440 square-foot manufactured housing unit will be located on the south side of the subject property.

Section 5.020 Use Regulations

5.020-G Residential Building Types

Residential uses allowed in R districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in [Section 35.010](#). The following residential building types are allowed in R districts.

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

USE CATEGORY	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
Household Living														
Single household														
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P	Section 40.210

Section 40.210 Manufactured Housing Units

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

- 40.210-A No more than one manufactured housing unit may be located on a lot.
- 40.210-B Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

Relevant Case History

- None found.

Comprehensive Plan Considerations

Land Use Plan

The subject 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 included in 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 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: N/A

Site Photos



View southeast from North Delaware Place, February 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a special exception to permit a manufactured housing unit in the RS-3 district (Section 5.020-G, 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): _____.

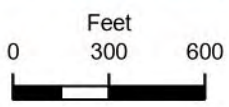
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

W1/2 OF LT 3 BLK 11, City View Addition, 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

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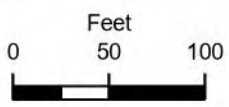
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



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 Subject Tract

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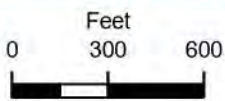
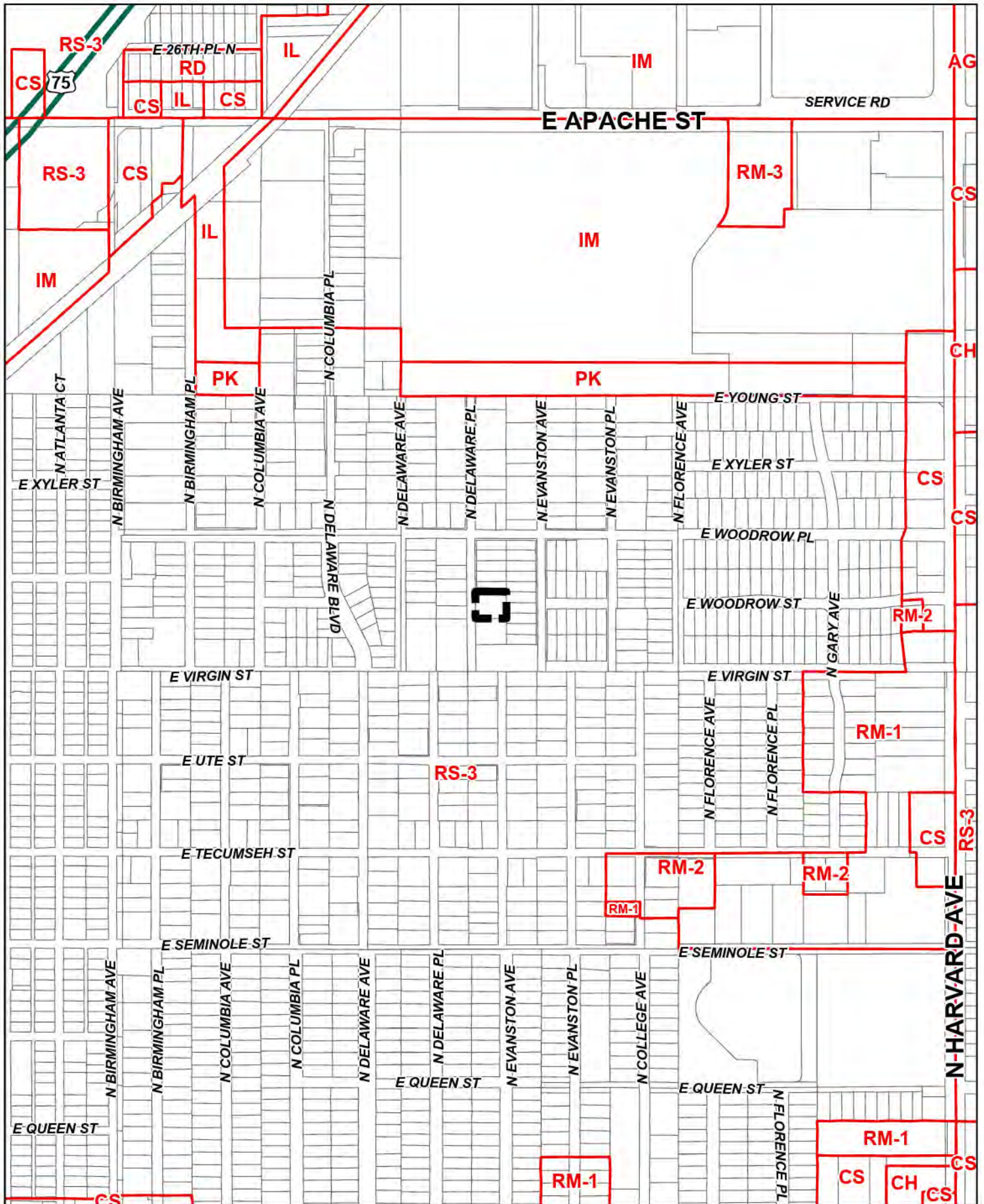
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Aerial Photo Date: 2025



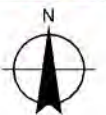
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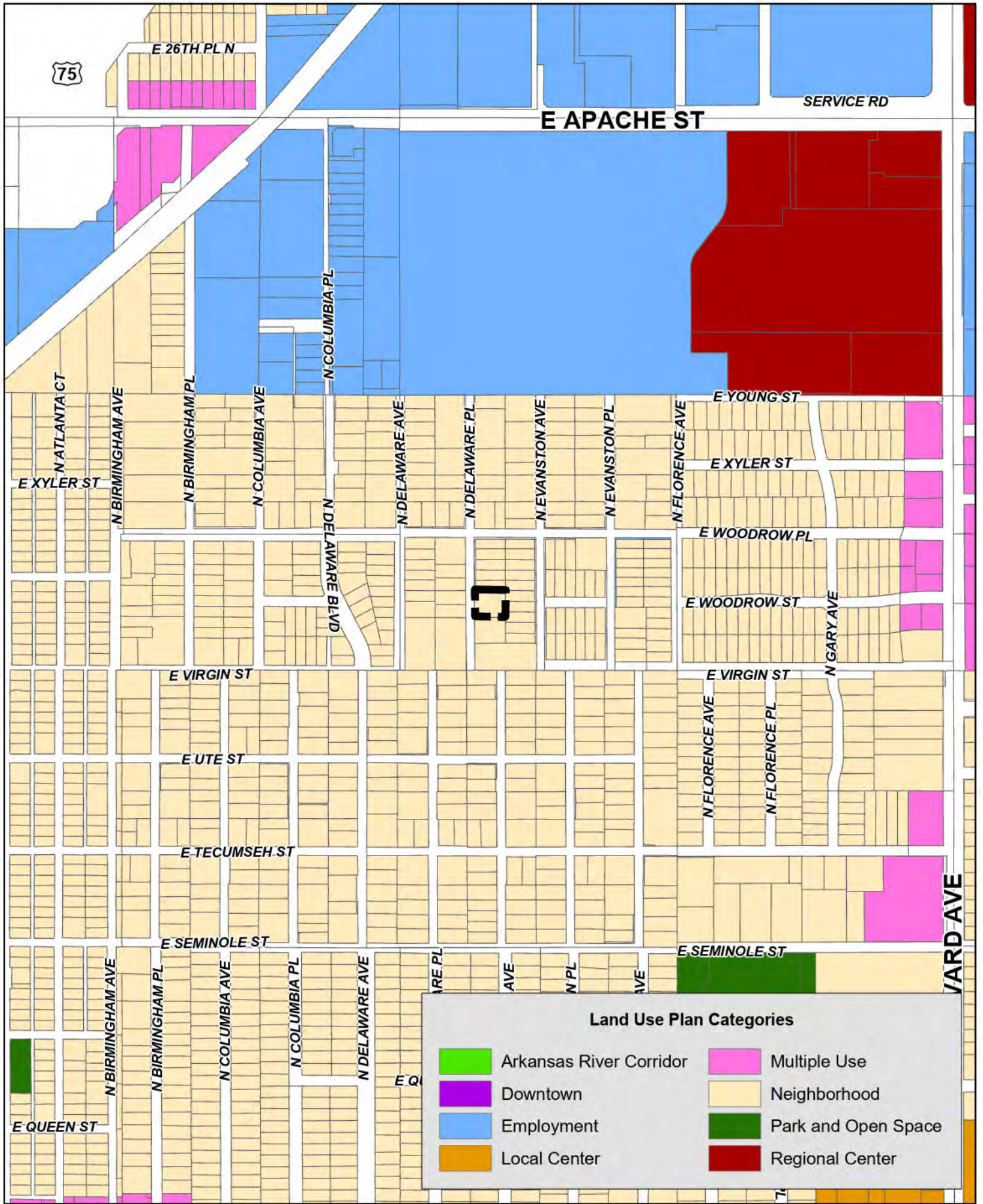
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E 26TH PL N

SERVICE RD

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E YOUNG ST

E XYLER ST

E WOODROW PL

E WOODROW ST

E VIRGIN ST

E VIRGIN ST

E UTE ST

E TECUMSEH ST

E SEMINOLE ST

E SEMINOLE ST

E XYLER ST

N ATLANTA CT

N BIRMINGHAM AVE

N BIRMINGHAM PL

N COLUMBIA AVE

N COLUMBIA PL

N DELAWARE BLVD

N DELAWARE AVE

N DELAWARE PL

N EVANSTON AVE

N EVANSTON PL

N FLORENCE AVE

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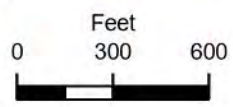
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Subject Tract

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Good, Felicity

From: Ehsan Moallem <emoallem@gmail.com>
Sent: Sunday, January 4, 2026 9:36 PM
To: Tulsa Planning Office
Subject: [External Mail] Re: Regarding case BOA - 23977

Please consider my revised letter below:

Dear City of Tulsa Board of Adjustment,

Regarding Case No. BOA-23977,

I, Ehsan Moallem, the owner of 2137 N. Delaware Pl., respectfully oppose the proposed placement of a mobile home on the neighboring lot.

My concerns are based on compatibility, property impact, and long-term planning for our neighborhood. The surrounding properties consist of permanent, site-built homes, and introducing a mobile home would be inconsistent with the existing character and appearance of the area. This incompatibility may negatively affect neighborhood cohesion and property values.

Additionally, I am concerned about potential impacts related to infrastructure, drainage, traffic, and overall land use planning. Once approved, this decision could set a precedent for similar developments that may further alter the nature of our community.

The property is located in an RS-3 single-family residential zoning district, which is intended to preserve a consistent, site-built residential character. The proposed placement of a mobile home appears inconsistent with the purpose and intent of RS-3 zoning and raises concerns regarding neighborhood compatibility and long-term land use planning.

On a personal level, my family and I have made a significant financial investment to build and maintain a permanent home on our property. Approval of a mobile home on an adjacent lot would likely have a negative impact on the value of our home, despite any modern design or technology the unit may include.

I respectfully ask the Board to carefully consider these concerns and to prioritize maintaining the established character and long-term stability of the neighborhood. Thank you for allowing residents the opportunity to share their perspectives.

Thank you for your consideration.

Sincerely,

Ehsan Moallem

2137 N Delaware Pl.
405 762 3393
Emoallem@gmail.com

On Sun, Jan 4, 2026 at 8:02 PM Ehsan Moallem <emoallem@gmail.com> wrote:
Dear City of Tulsa Board of Adjustment,

Regarding case: BOA - 23977

I, Ehsan Moallem, the owners of 2137 N. Delaware Pl. want to express our strong disagreement with placing a mobile home in our neighboring lot (next to our adjacent lot).

We had spent so much to have a permanent house on our lot and placing a mobile home even with the most recent technology and extravagant look will still definitely depreciate the value of our house. They want to install a mobile home in the RS-3 area which is very uncommon and damaging to our property value.

Please don't allow this to happen.

Thank you for your consideration!

Regards,

Ehsan Moallem

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