



Board of Adjustment

Staff Report BOA-23982

Hearing Date: February 10, 2026 (Continued from January 27, 2026)

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

Owner and Applicant Information

Applicant: Chance Delancey

Property Owner: The Huckleberry Living Revocable Trust

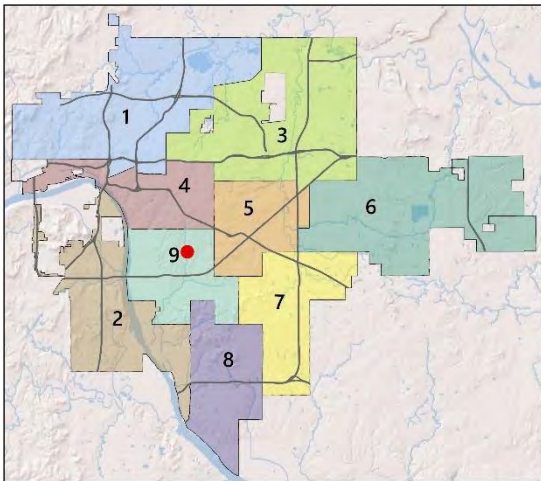
Property Location

3915 South Florence Avenue

Tract Size: ±0.67 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Carol Bush

County Commission: District 3, Kelly Dunkerley

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance

Request Summary

Special Exception to increase the maximum allowable driveway width within the street setback and right-of-way in the RS-1 district (Section 55.090-F.5; Table 55-6).

Zoning

Zoning District: RS-1

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

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 100-year Flood Zone, FEMA 500 Year Flood Zone

Tree Canopy Coverage: 30-49%

Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to increase the maximum allowable driveway width within the street setback in the RS-1 district (Section 55.090-F.5; Table 55-6). With a street frontage of approximately 110 feet, the driveway may be a maximum of 27 feet wide within the right-of-way and 30 feet wide within the street setback. The proposed driveway is 34 feet within the right-of-way and 95 feet, 7 inches within the street setback. The applicant is requesting 7 feet of relief in the right-of-way and 65 feet, 7 inches feet of relief in the street setback.

This case was originally on the agenda for the January 13th hearing, but was continued to January 27th at the request of staff due to a notice error. The case was continued again to the February 10th hearing because the applicant was not present at the January 27th hearing.

Section 55.090 Parking Area Design

55.090-F Surfacing

5. In RE, RS, RD, and RT zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of [Section 70.120](#), or, if in a PUD, in accordance with the amendment procedures of [Section 30.010-1.2](#). (Refer to the [City of Tulsa Standard Specifications and Details for Residential Driveways #701-704](#)).

Table 55-6: Maximum Driveway Widths in RE, RS, RD, and RT Zoning Districts

| Maximum Driveway Width | | | | | |
|---|------|-----------|-----------|-----------|-------------------|
| Street Frontage | 75'+ | 60' - 74' | 46' - 59' | 30' - 45' | Less than 30' [2] |
| Driveway Within Right-of-Way (feet) [1] | 27' | 26' | 22' | 20' | 12' |
| Driveway Within Street Setback (feet) | 30' | 30' | - | - | - |

[1] Maximum width is the sum of the width of all driveways.

[2] Provided that for street frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

For approvals granted under the terms of the zoning code in effect prior to January 1, 2016, including (1) variances of maximum driveway coverage measured by width, square footage or percentage of yard and (2) establishment of PUD development standards that increase the maximum permitted driveway coverage measured by any such means, the foregoing maximums do not apply.

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-1 | Neighborhood | Residential |
| East | RS-1 | Neighborhood | Residential |
| South | RS-1 | Neighborhood | Residential |
| West | RS-1 | Neighborhood | Residential |

Small Area Plans

The subject property is not included in a 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

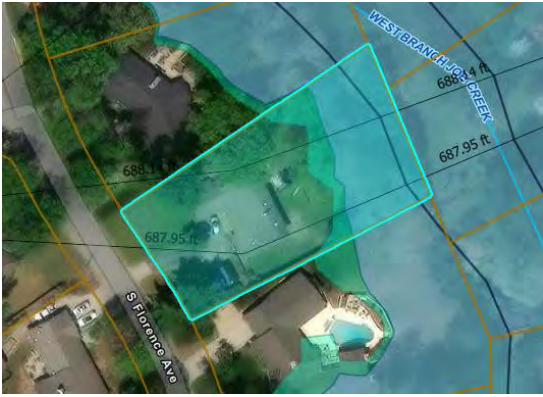
Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is located partially within a Tulsa Regulatory Floodplain, FEMA 100-Year Flood Zone, and a FEMA 500-Year Flood Zone.



Tree Canopy Coverage: Tree canopy in the area is 42%. 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 south from South Florence Avenue, January 2022 (Image from Google Street View)

Sample Motion

Special Exception

I move to approve or deny a special exception to increase the maximum allowable driveway width in the RS-1 district from 27 feet to 34 feet in the right-of-way and from 30 feet to 95 feet, 7 inches in the street setback (Section 55.090-F.5; Table 55-6),

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

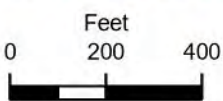
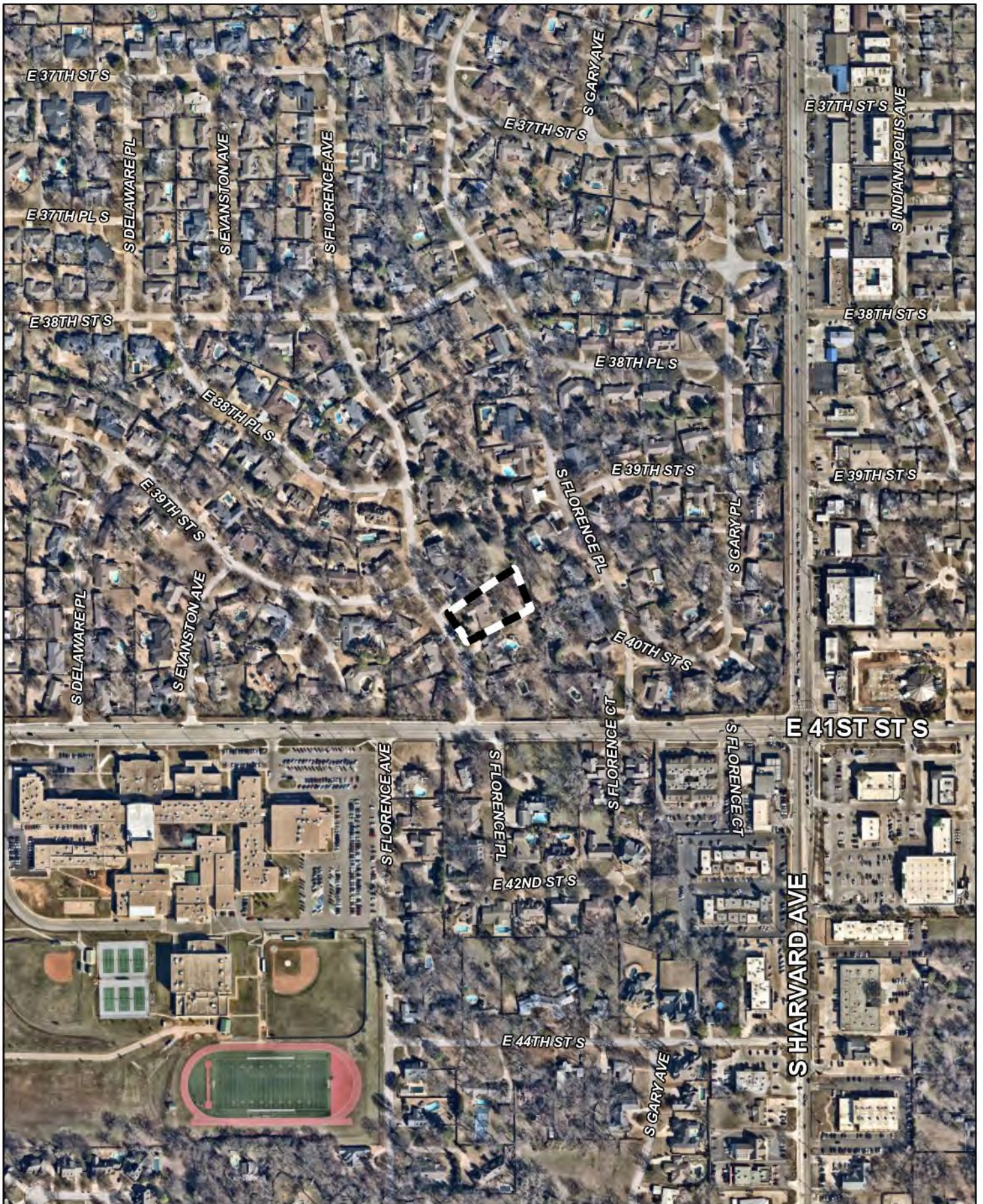
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LT 3 BK 21, RANCH ACRES B19-27, 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-23982

19-13 20

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

Aerial Photo Date: 2025



3.6



E 38TH PL S

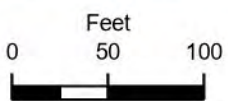
E 39TH ST S

S FLORENCE PL

E 39TH ST S

S FLORENCE AVE

E 41ST ST S



Subject Tract

BOA-23982

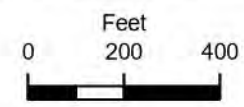
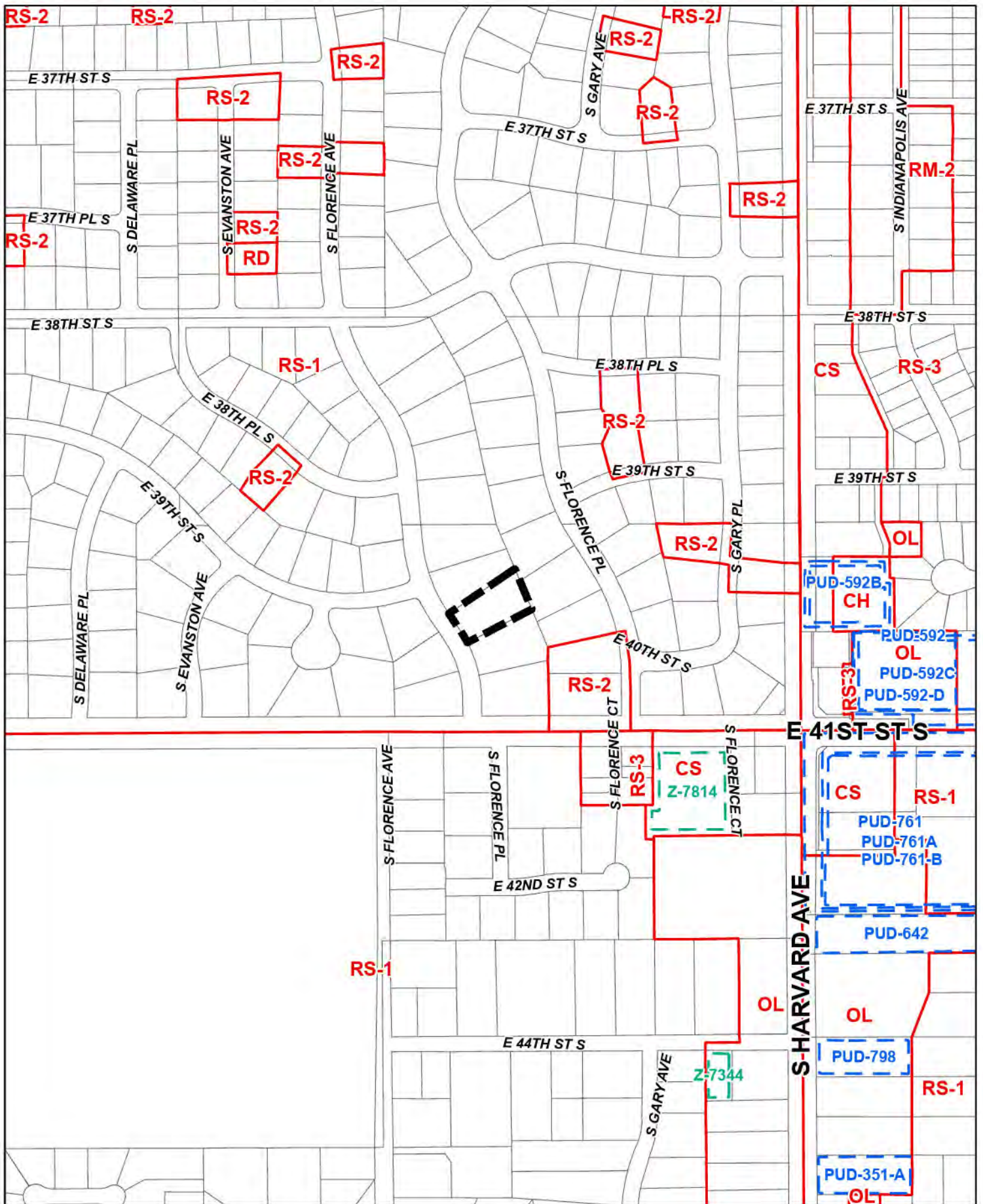
19-13 20

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

Aerial Photo Date: 2025



3.7

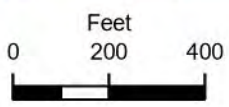
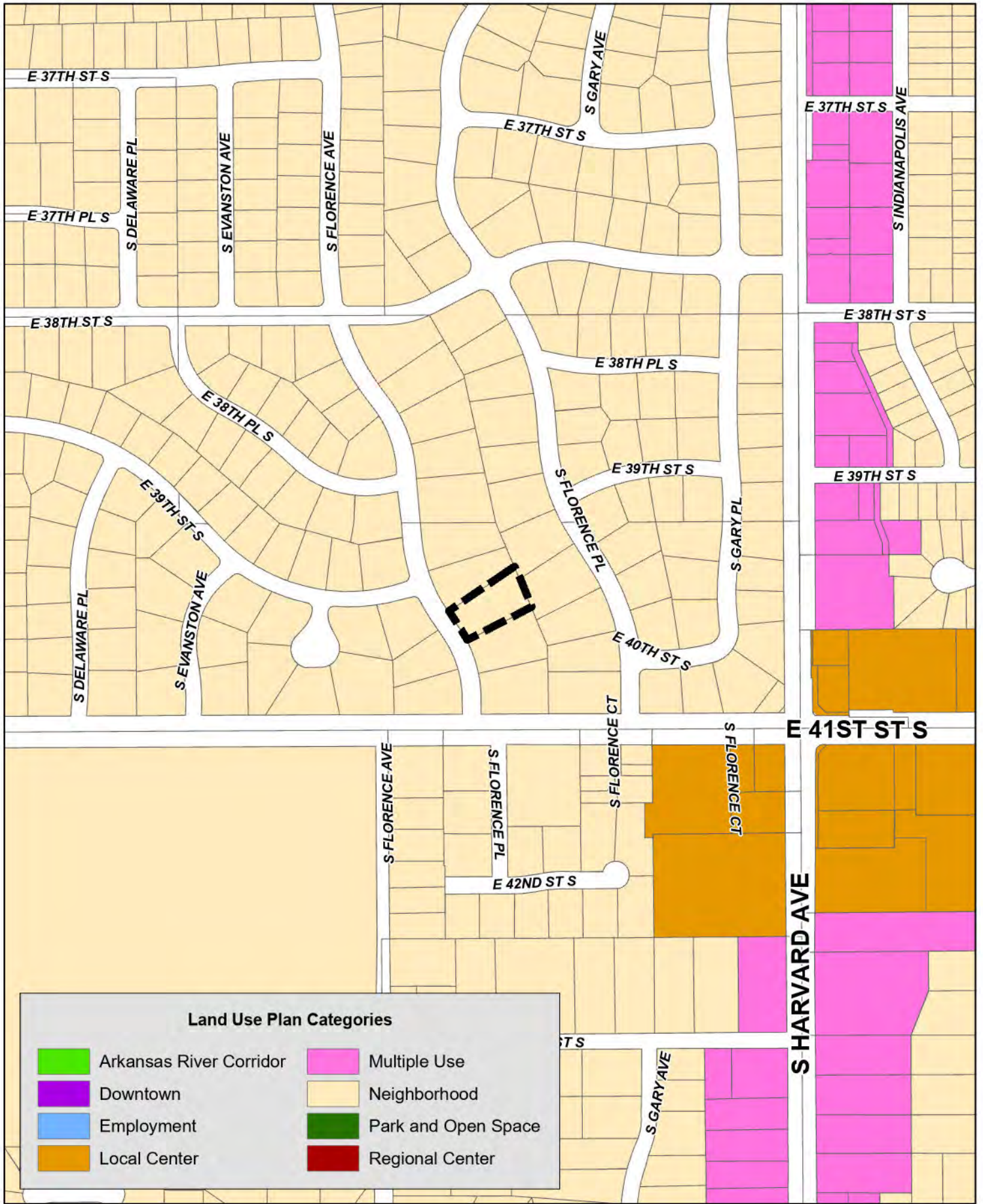


[Dashed Box] Subject Tract

BOA-23982

19-13 20





Subject Tract

BOA-23982

19-13 20



3.9

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

The proposed modified drive was developed with consideration of the Ranch Acres neighborhood, allowing for more on site parking and keeping with the landscaping and development that compliment the surrounding houses.

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

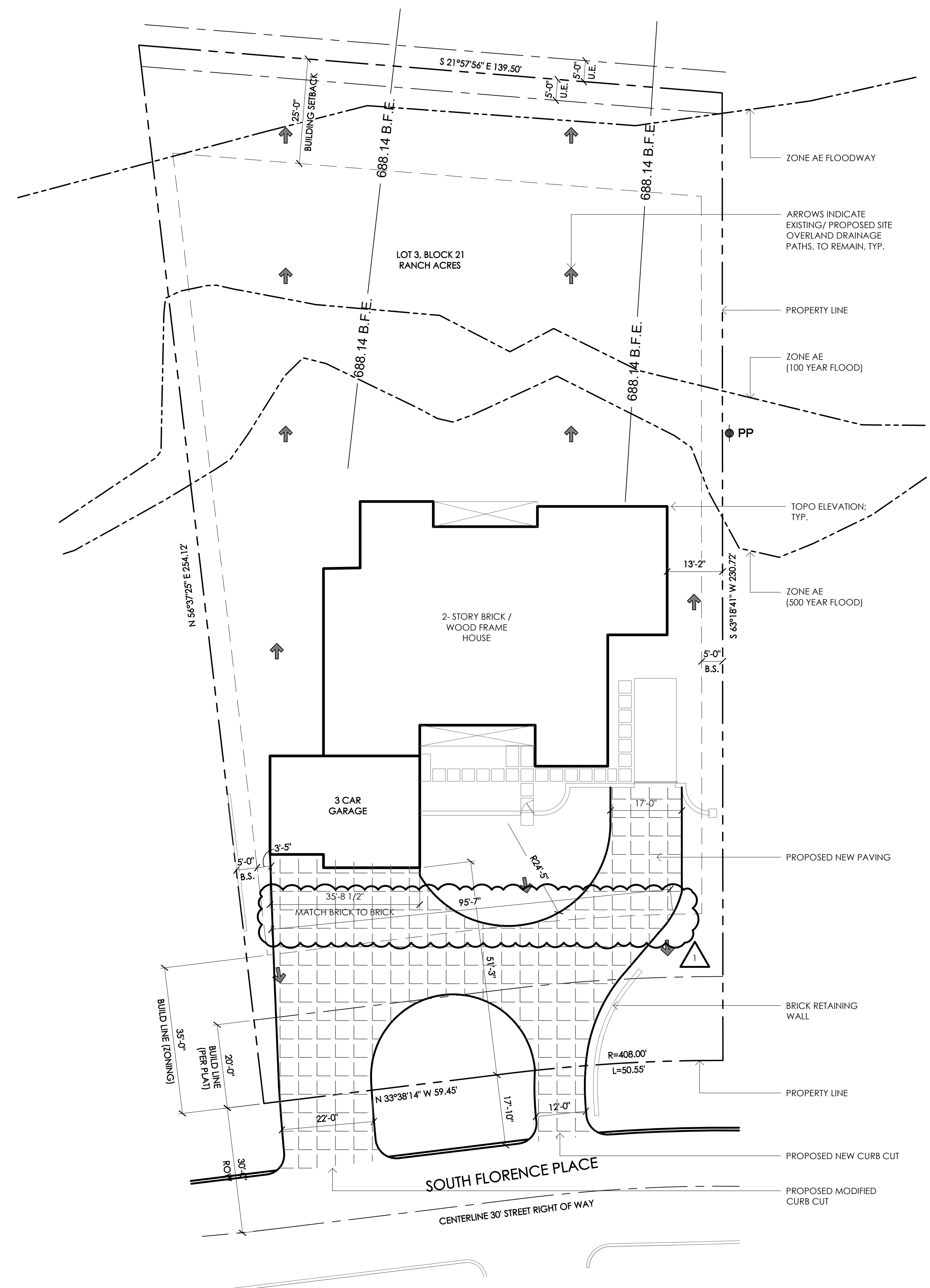
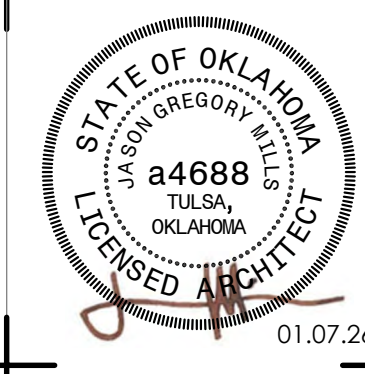
The additional width in drive allows additional parking which will family vehicles off of the street, as well as provide access to the rear of the yard to park a recreational vehicle. This should improve the parking situation, limit on street parking, and help with the flow of traffic near the intersection of 41st and Florence by not having constant on street parking.

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.

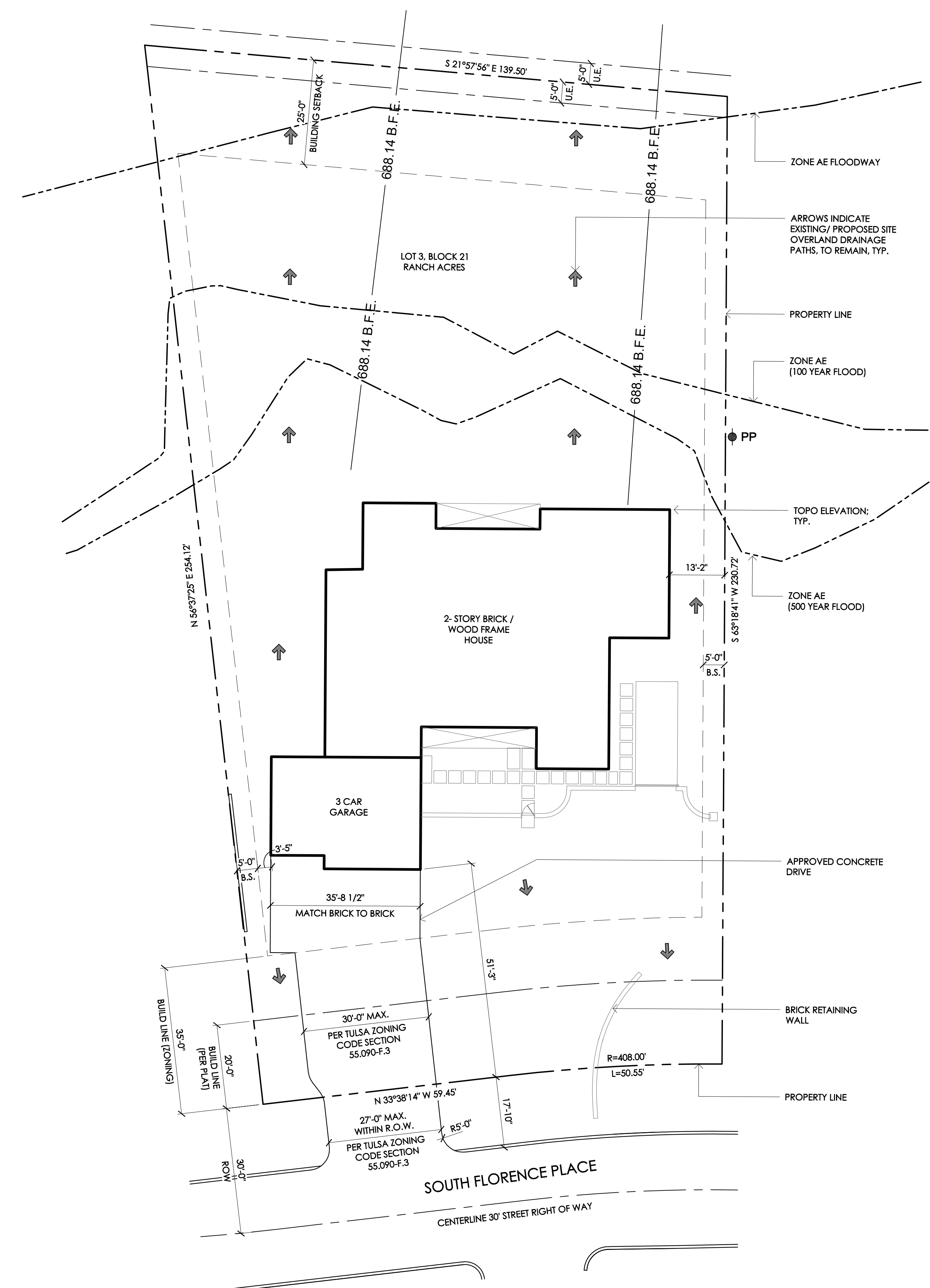
If your application is approved, you will likely need additional permits.

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



LOT FRONTAGE: 110'-0"
SECTION 55.090-F3: DRIVE LIMITED TO 27'-0"
PROPOSED DRIVE WIDTH: 34'-0"

2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



LEGAL DESCRIPTION - AS PROVIDED - QCD DOC. #2012087810
LOT THREE (3), BLOCK TWENTY-ONE (21), BLOCKS 19-24 RANCH ACRES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1843

BASED UPON PANEL 40143C0352, CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS, SUBJECT PROPERTY LIES ENTIRELY WITHIN CITY OF TULSA REGULATORY FLOOD PLAN WITH THE BASE FLOOD ELEVATION OF 688.8' NAVD 1988. CASE ID #311565311

LOT FRONTAGE: 110'-0"
SECTION 55.090-F3: DRIVE LIMITED TO 27'-0"
PROPOSED DRIVE WIDTH: 34'-0"

1 APPROVED SITE PLAN
SCALE: 1/16" = 1'-0"

proposed modified driveway for:
Ryan and Julie Roberts
39145 S Florence Ave
Tulsa, OK 74105

j mills | architecture, plc

8903 s 39th w. ave. tulsa, oklahoma 74132
918.405.7536
j.mills.aba@cbcloud.com

ryan and julie roberts

project address: 3915 s florence ave tulsa, oklahoma 74105
contact: julie roberts 918.857.0494 julie@onthecuspdds.com dacroberts@onthecuspdds.com

| ISSUE REVISION | DATE |
|------------------|----------|
| VARIANCE | 9.18.25 |
| VARIANCE | 01.06.26 |

| square footages | |
|-------------------|----------|
| 1st floor (exist) | 1,996 sf |
| 1st floor add'n | 2,097 sf |
| 2nd floor (exist) | 1,206 sf |
| 2nd floor add'n | 1,381 sf |
| total liveable | 6,680 sf |

drawn by: jm | cd
checked by: jgm
project number: 20ROBO1

CS2.0
SITE PLAN

3915 S Florence Ave E
Tulsa OK 74105

IMAGE 1 - SITE MAP



IMAGE 2 3853 S FLORENCE AVE



IMAGE 3 3853 S FLORENCE AVE



IMAGE 4 3865 S FLORENCE AVE



IMAGE 5 3905 S FLORENCE AVE



IMAGE 6 3935 S FLORENCE AVE





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

CITY OF TULSA

CORRECTIONS SUMMARY

BLDR-173069-2024 (3915 S FLORENCE AVE E Tulsa, OK 74105) Markup Summary #2

Zoning Review (1)



Subject: Zoning Review
Page Label: 2
Author: DWhiteman
Date: 5/31/2024 1:07:54 PM
Status:
Color: ■
Layer:
Space:

Section 55.090-F.3, Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

REVIEW COMMENT: According to the table in this section, the maximum driveway width allowed on the lot in the street setback is 30'. You are proposing 35' 4" width on the lot, inside the front setback area. Once outside of the 35' front setback, the driveway could widen to more than 30'. Please revise the plan to show that within the front setback, the driveway width doesn't exceed 30'. Otherwise you would need to be granted a special exception from the Board of Adjustment for a driveway width that exceeds 30' in the street setback area. Please contact the Tulsa Planning Office at 918-596-7526 or planning@cityoftulsa.org for more information on Board of Adjustment procedures.