



Board of Adjustment

**Staff Report
BOA-23989**

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

Owner and Applicant Information

Applicant: Brianna Parker
Property Owner: Firestation Services, Inc.

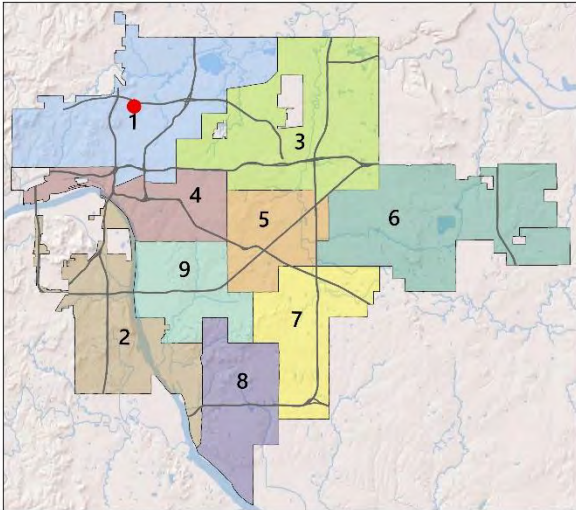
Property Location

524 East Mohawk Boulevard North

Tract Size: ±0.23 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 Salle

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: HNO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: Unity Heritage
Development Era: Early Automobile Era

Transportation

Major Street & Highway Plan: Residential Collector
planitulsa Street Type: N/A
Transit: Regular Route
Existing Bike/Ped Facilities: Bike Lane
Planned Bike/Ped Facilities: Bike Lane, 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 duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5). The proposed duplex will be approximately 2,274 square feet total, with mirrored units of equal size. Each unit will contain four bedrooms and two baths.

Section 5.020 Use Regulations

Principal uses are allowed in R districts in accordance with [Table 5-2](#).

Table 5-2: R District Use Regulations

USE CATEGORY Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
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	P
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	-	

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

USE CATEGORY Subcategory Specific Uses Building Type	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
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 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, HNO	Neighborhood	Residential
East	RS-3, HNO	Neighborhood	Residential
South	RS-3, HNO	Neighborhood	Residential
West	RS-3, HNO	Neighborhood	Residential

Small Area Plans

The subject property is included in the Unity Heritage Neighborhoods Sector 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: East Mohawk Boulevard North runs parallel to the north-northwest side of the subject property and is classified as a Residential Collector, which has a minimum planned right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: Bus Route 110 runs along East Mohawk Boulevard North.

Existing Bike/Ped Facilities: The Greenwood/Mohawk Linkage Bike Lane runs along East Mohawk Boulevard North.

Planned Bike/Ped Facilities: A Bike Lane is planned along East Mohawk Boulevard North. Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: East Mohawk Boulevard North has an average annual daily traffic (AADT) count of 1,114 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 13%. 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 East Mohwark Boulevard North, February 2025 (Image from Google Street View)

Sample Motion

Special Exception

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): _____.

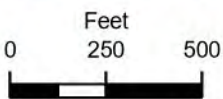
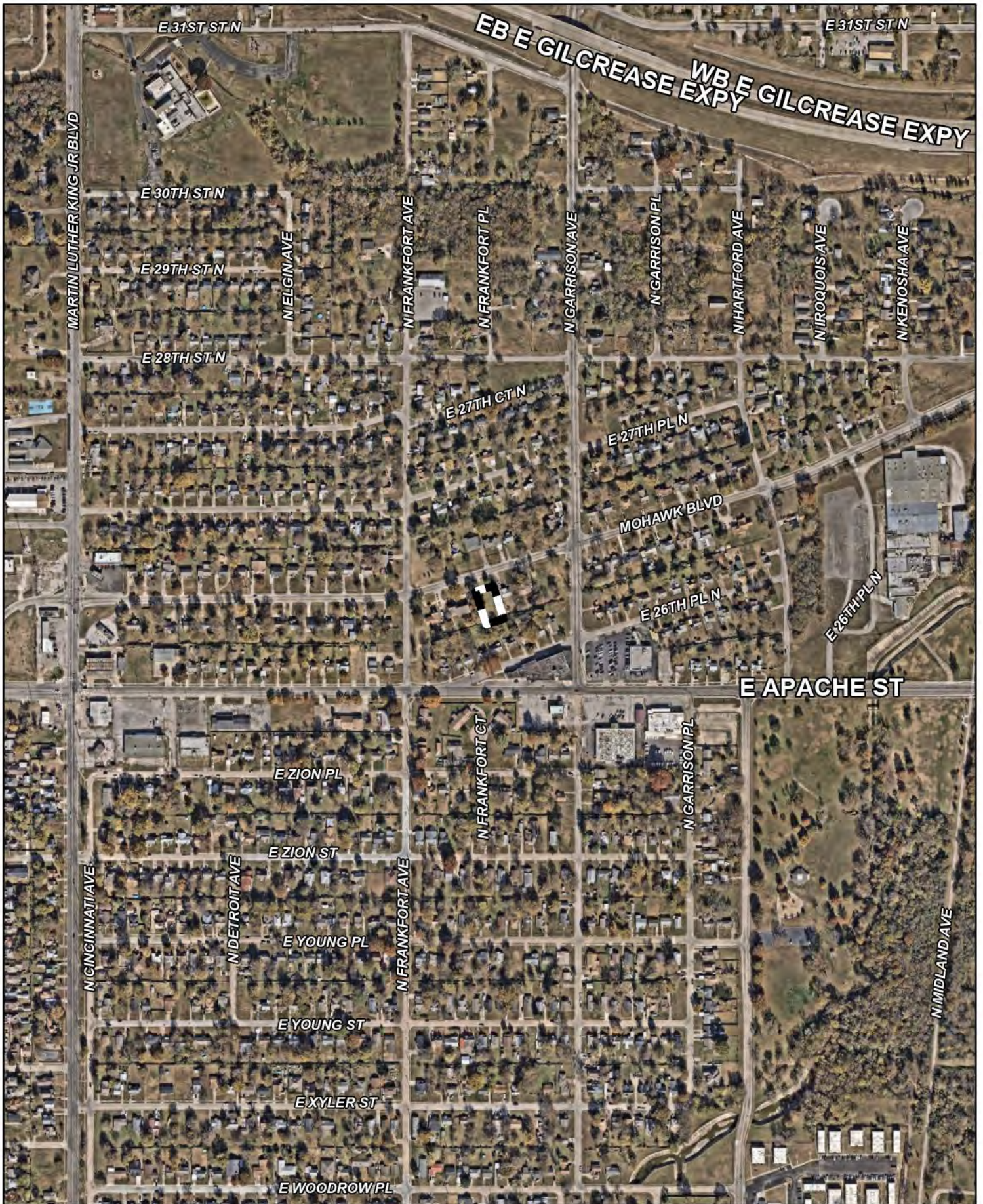
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LT 5 BLK 13, DEVONSHIRE PLACE RESUB B9-13 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-23989

20-12 24

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

Aerial Photo Date: 2025



13.6



N FRANKFORT AVE

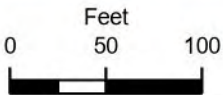
E 27TH PL N

MOHAWK BLVD

N GARRISON AVE

E 26TH PL N

E APACHE ST



Subject Tract

BOA-23989

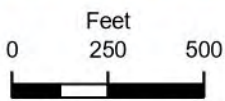
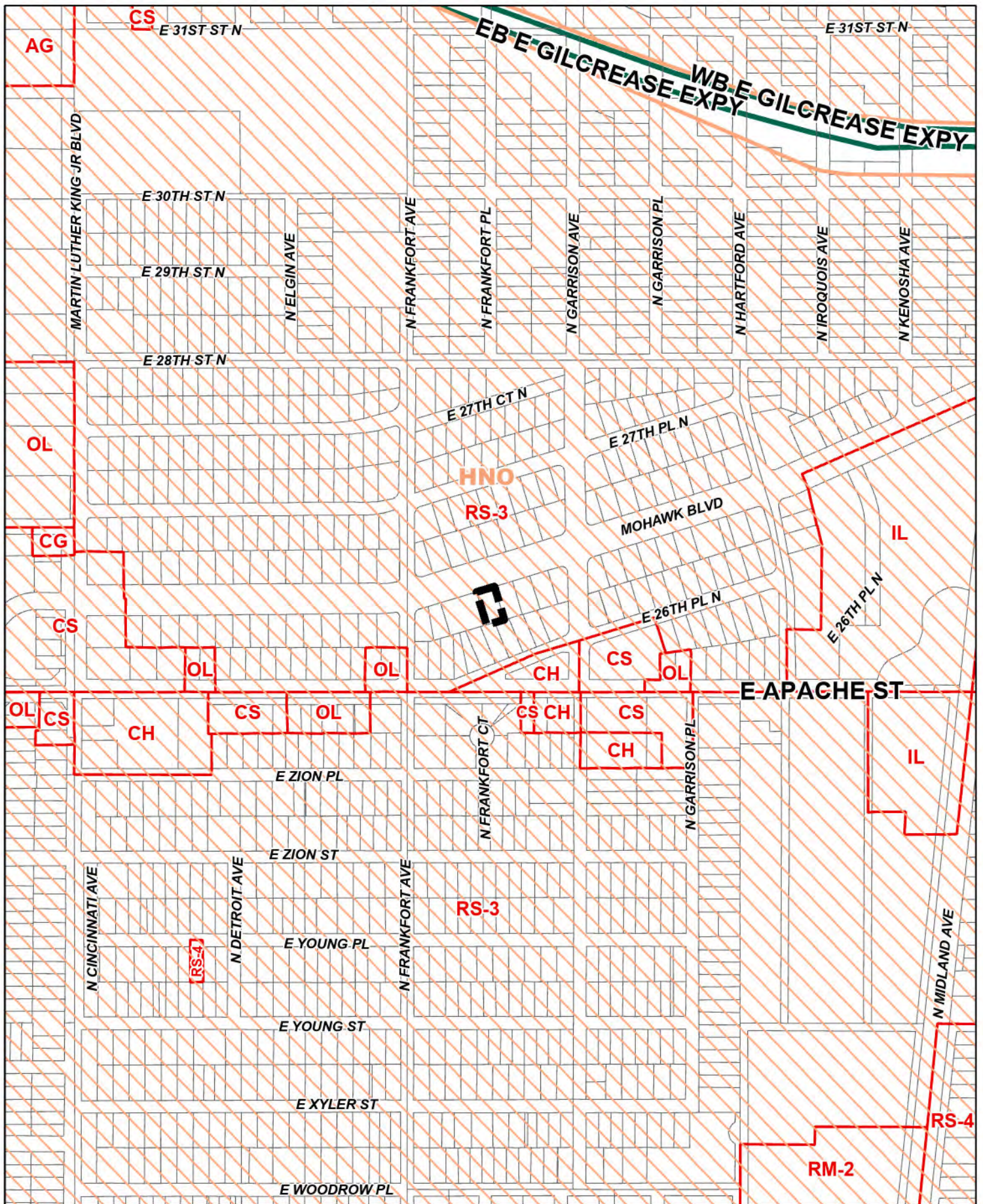
20-12 24

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

Aerial Photo Date: 2025



13.7



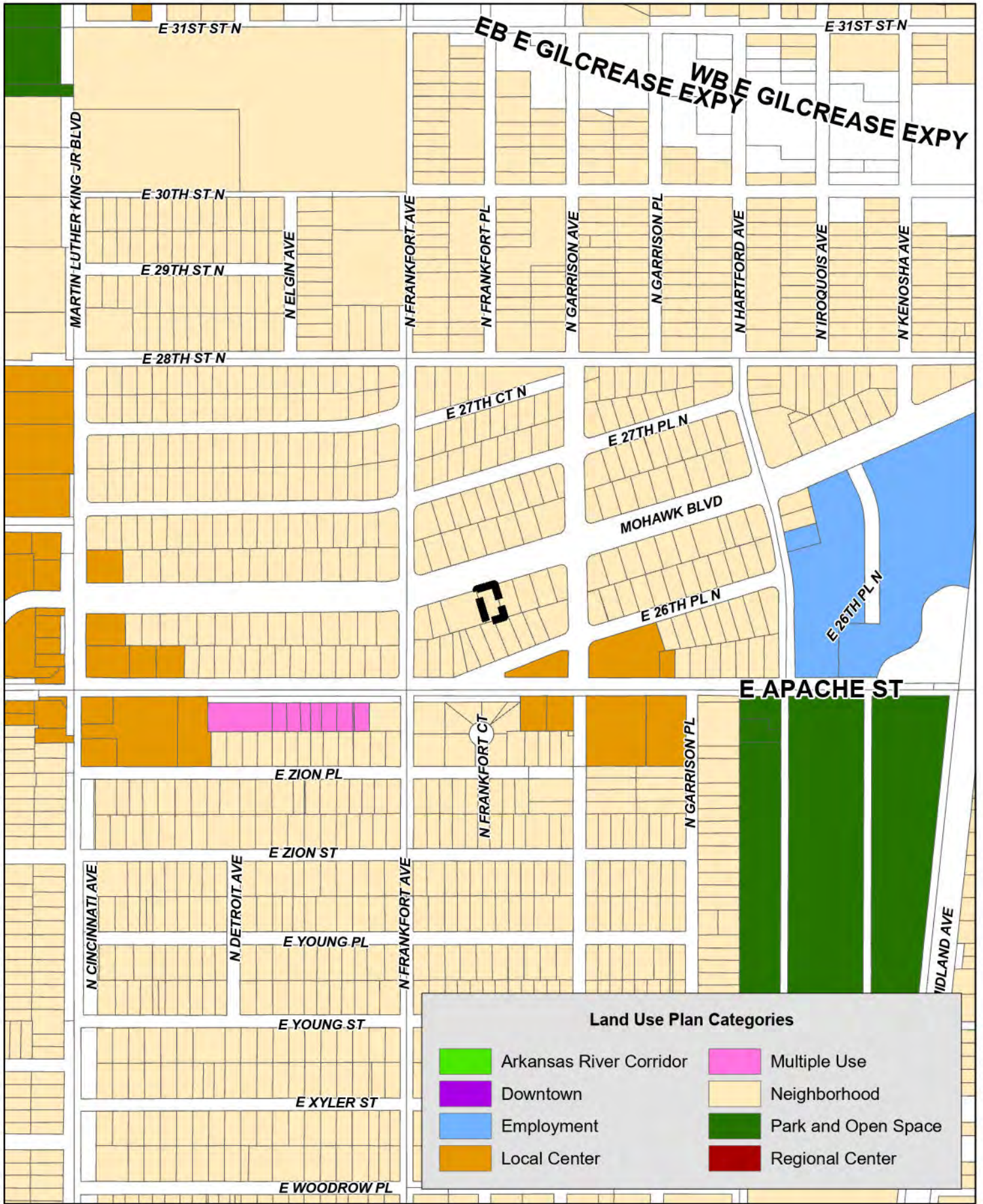
 Subject Tract

BOA-23989









20-12 24

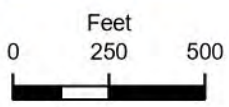


13.8



Land Use Plan Categories

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



 Subject Tract

BOA-23989

20-12 24



13.9

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

TO DOUBLE THE SPIRIT ? HARMONY

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

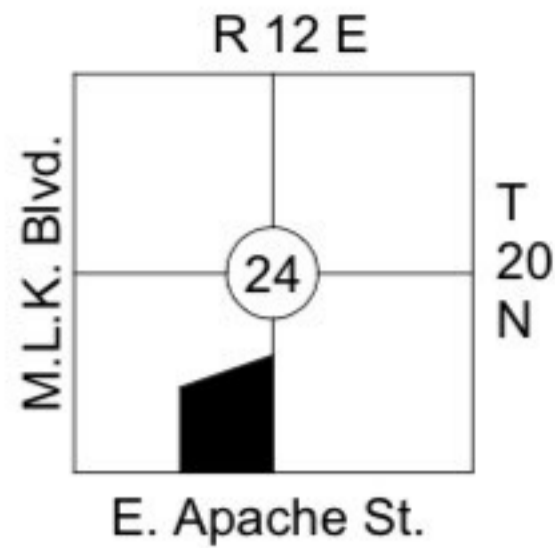
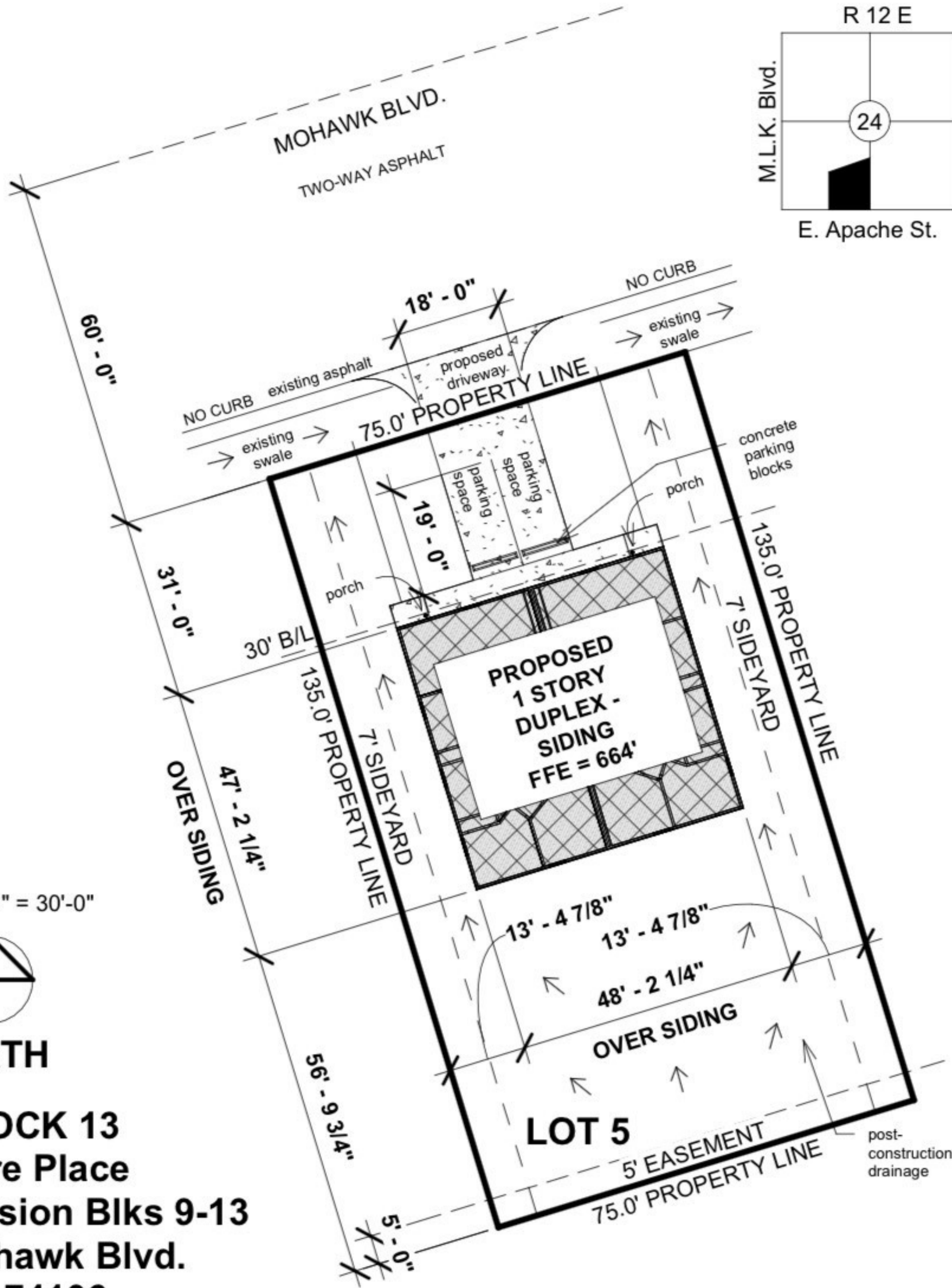
ABSOLUTELY NOT

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.



SCALE: 1" = 30'-0"



NORTH

**LOT 5 BLOCK 13
Devonshire Place
Resubdivision Blks 9-13
524 E. Mohawk Blvd.
Tulsa, OK 74106
Tulsa County
State of Oklahoma**

MicroDocs, Inc.
 Drafting Services
 Paul and Kathryn Church - 1000 South 28th St.
 Broken Arrow, OK 74014-5017 .918.261.8093

Ribbie Parker
 Duplex 001
 524 E. Mohawk Blvd., Tulsa, OK 74106
 Site Plan

PROJECT #: 2025001
 ISSUE DATE: 03/15/2025

No.	Description	Date

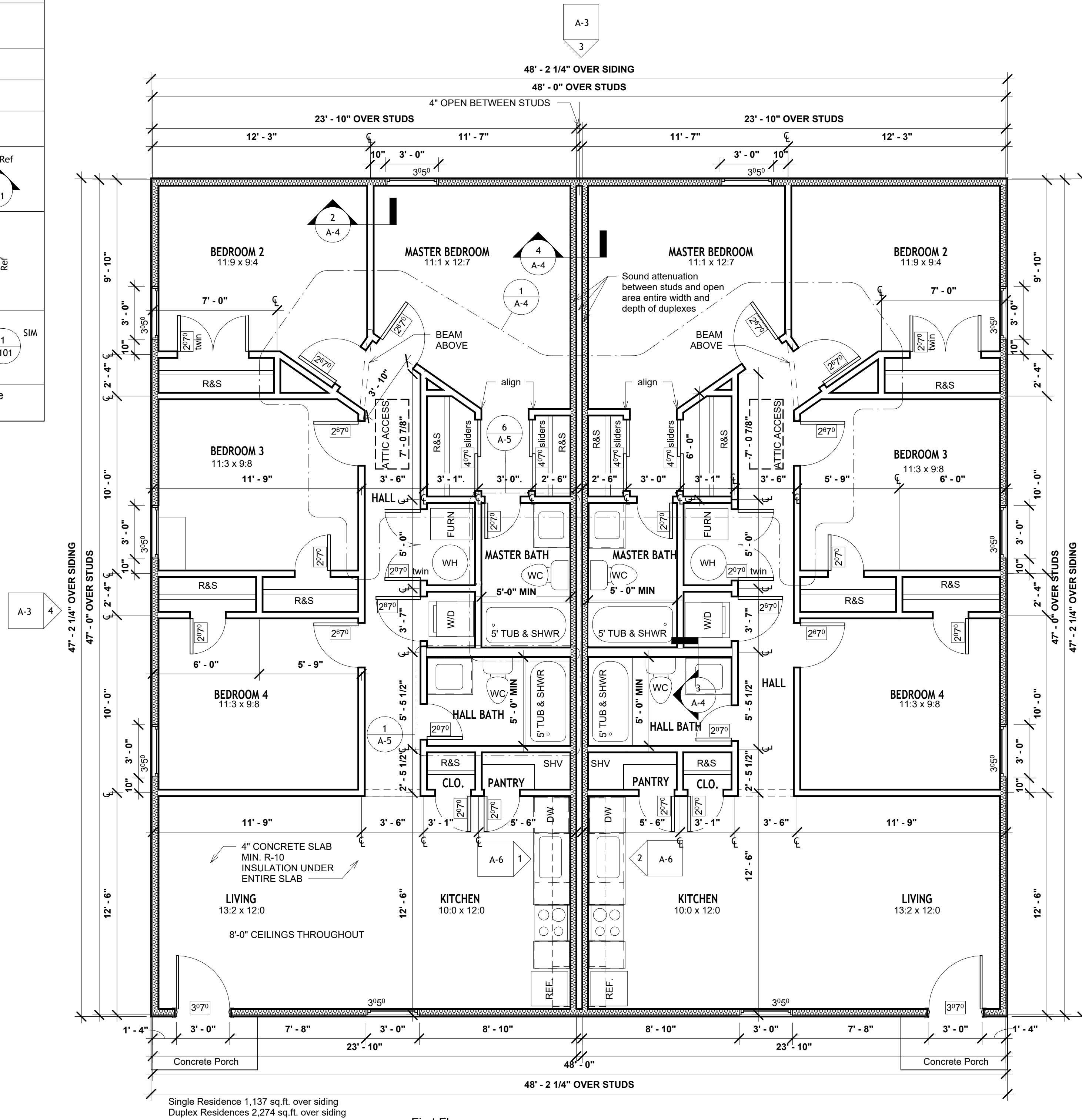
SHEET NUMBER:

C-1

DISCLAIMER: These documents represent our best intent at space planning and esthetic design. No engineering is represented herein. Because of variations in local building codes, it is recommended by MicroDocs, Inc. that further consultation with a local architect, engineer or Building Official be pursued before start of construction. MicroDocs, Inc. assumes no responsibility for any damages, including structural failures due to any deficiencies, omissions, or errors in the plans.

DRAWING LEGEND	
LEVELS	Name Elevation
WALL TYPE	1i
WINDOW CALLOUT	3050
DOOR CALLOUT	2070
CENTERLINE DIMENSION	
SECTIONS	Ref 1 A101
ELEVATIONS	Ref 1 A101 Ref 1 Ref
ENLARGED VIEW	1 A101 SIM
VIEWPORT	1 View Name 1/8" = 1'-0"

ABBREVIATIONS	
BD	BOARD
CLO	CLOSET
DBL	DOUBLE
FURN	FURNACE
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
OH	OPPOSITE HAND
PLT HT	PLATE HEIGHT
R&S	ROD AND SHELF
REF	REFRIGERATOR
SHV	SHELVES
SIM	SIMILAR
SPECS	SPECIFICATIONS
WC	WATER CLOSET / TOILET
WH	WATER HEATER



Single Residence 1,137 sq.ft. over siding
Duplex Residences 2,274 sq.ft. over siding

1 First Floor
1/4" = 1'-0"

Ribbie Parker Duplex 001 524 E. Mohawk Blvd., Tulsa, OK 74106 Floor Plan

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Drafting Services
Paul and Kathryn Church
1300 South 28th Street
Broken Arrow, OK 74014-5017
918.261.8093

PROJECT: 2025001

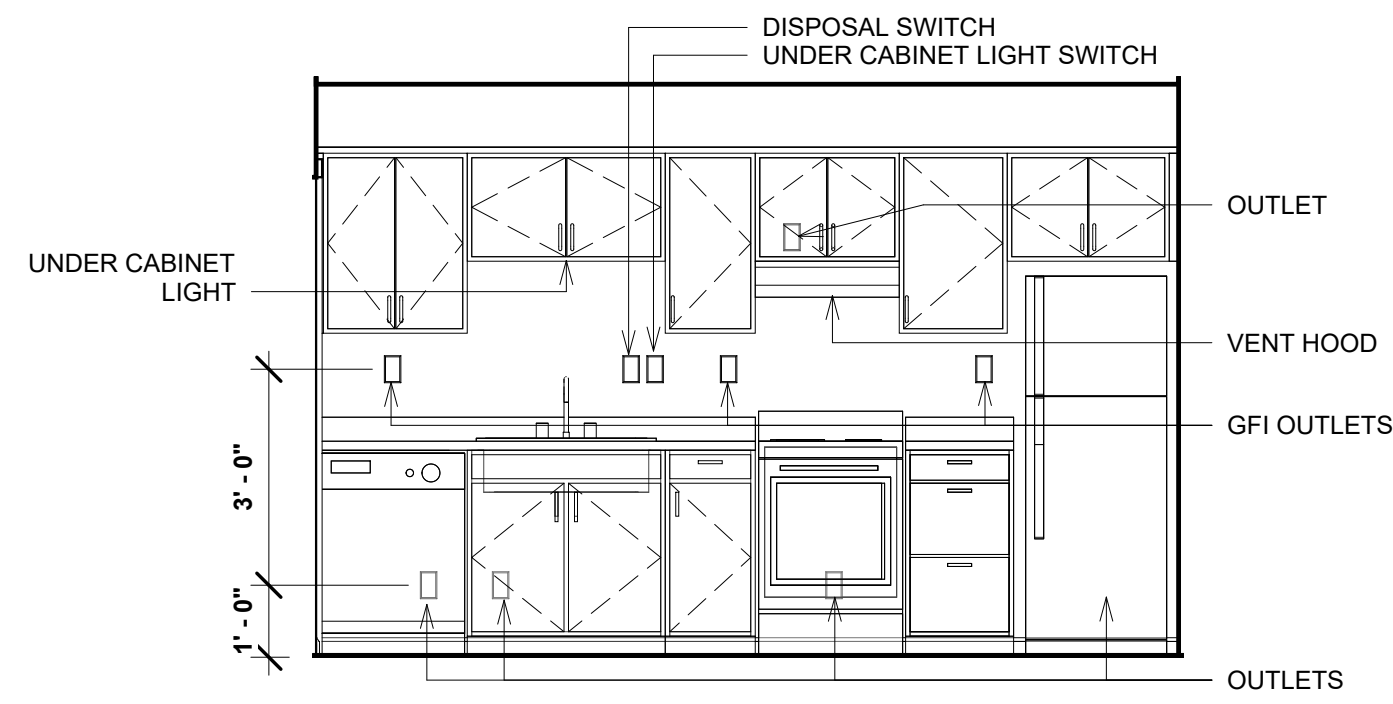
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No.	Description	Date
	Const. Documents	03/15/2025

SHEET NUMBER:

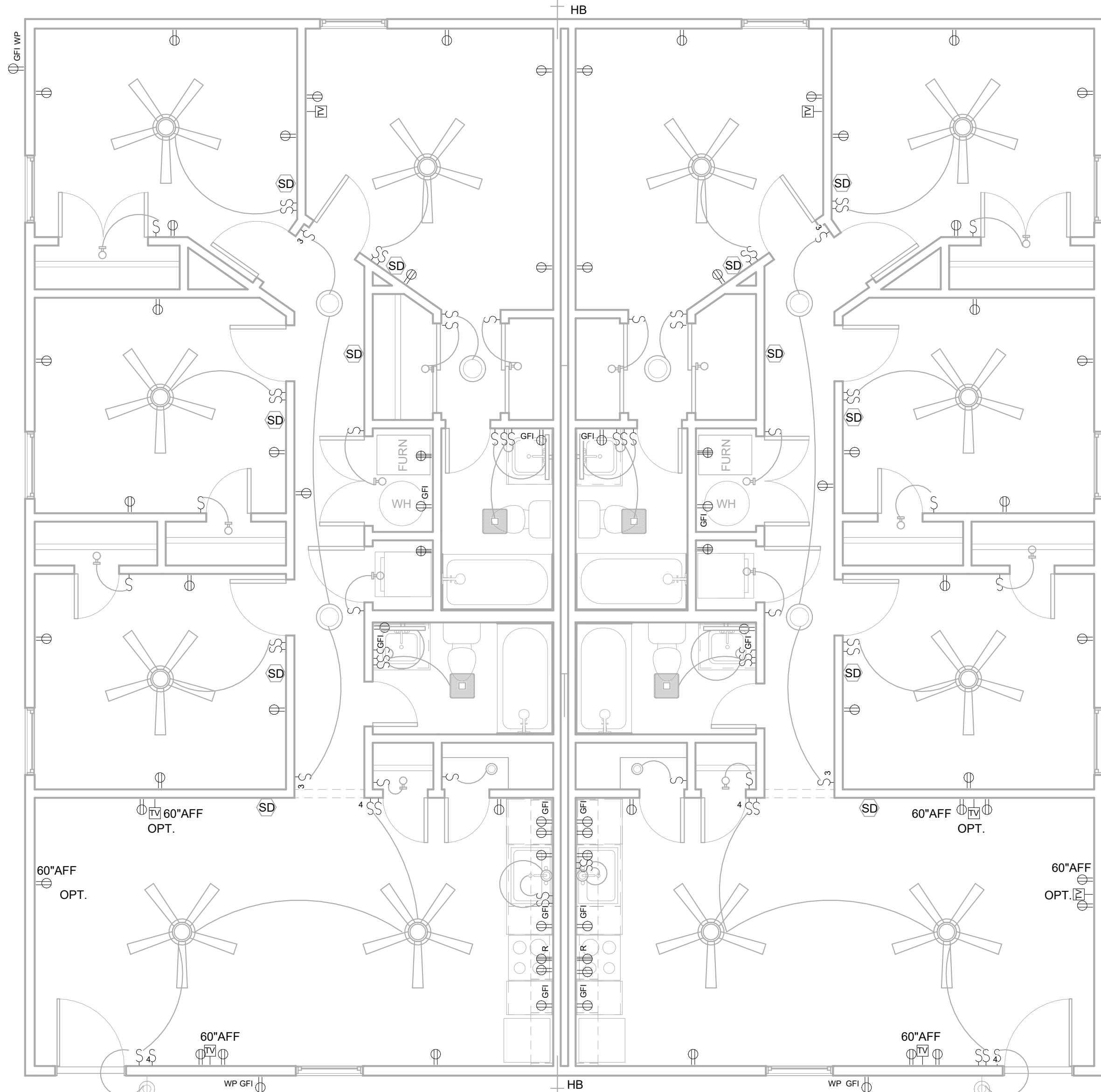
A-1

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ELECTRICAL LEGEND	
	DUPLEX OUTLET
	DUPLEX OUTLET - GFI
	RANGE - 220 OUTLET
	220 OUTLET
	SWITCH - BASIC
	SWITCH - THREE WAY
	SWITCH - FOUR WAY
	TV / INTERNET
	LIGHT - OVER SINK
	LIGHT - 6" CAN
	LIGHT - CEILING
	LIGHT - EXTERIOR SCONCE
	LIGHT - WALL SCONCE
	SMOKE & CARBON MONOXIDE DETECTOR
	VENT / LIGHT
	CEILING FAN W/ LIGHT KIT



2 Int Elev Elec Recepts Switches (OH Similar)
3/8" = 1'-0"



1 First Floor Electrical
1/4" = 1'-0"

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Duplex 001
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Electrical Plan

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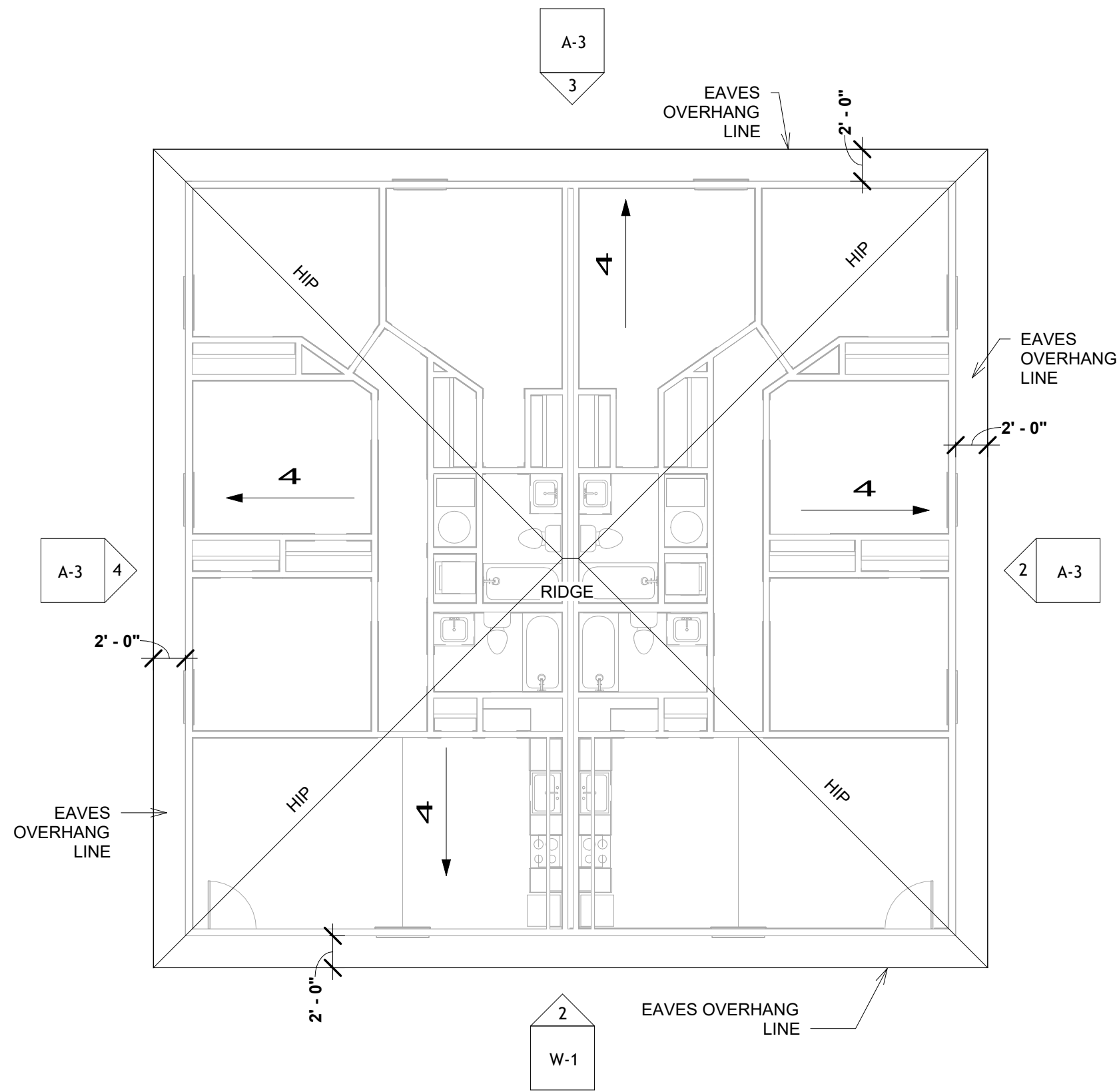
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ISSUE DATES:		
No.	Description	Date
Const. Documents		03/15/2025

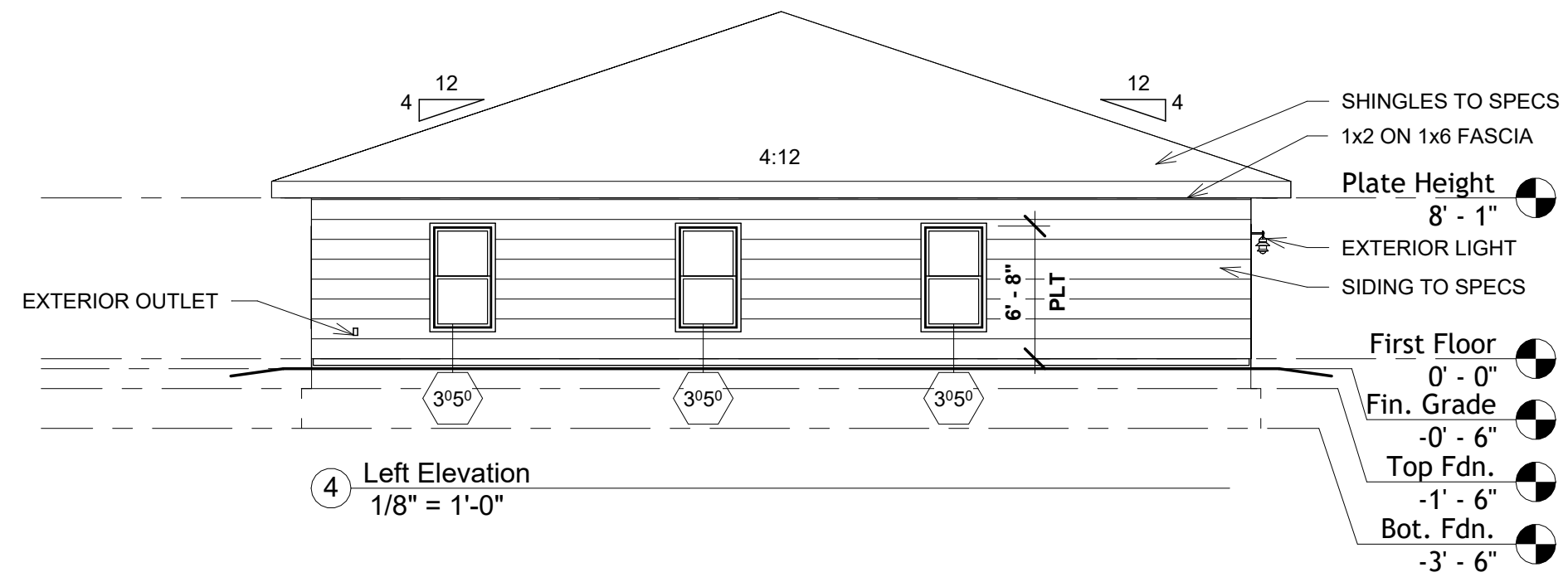
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A-2

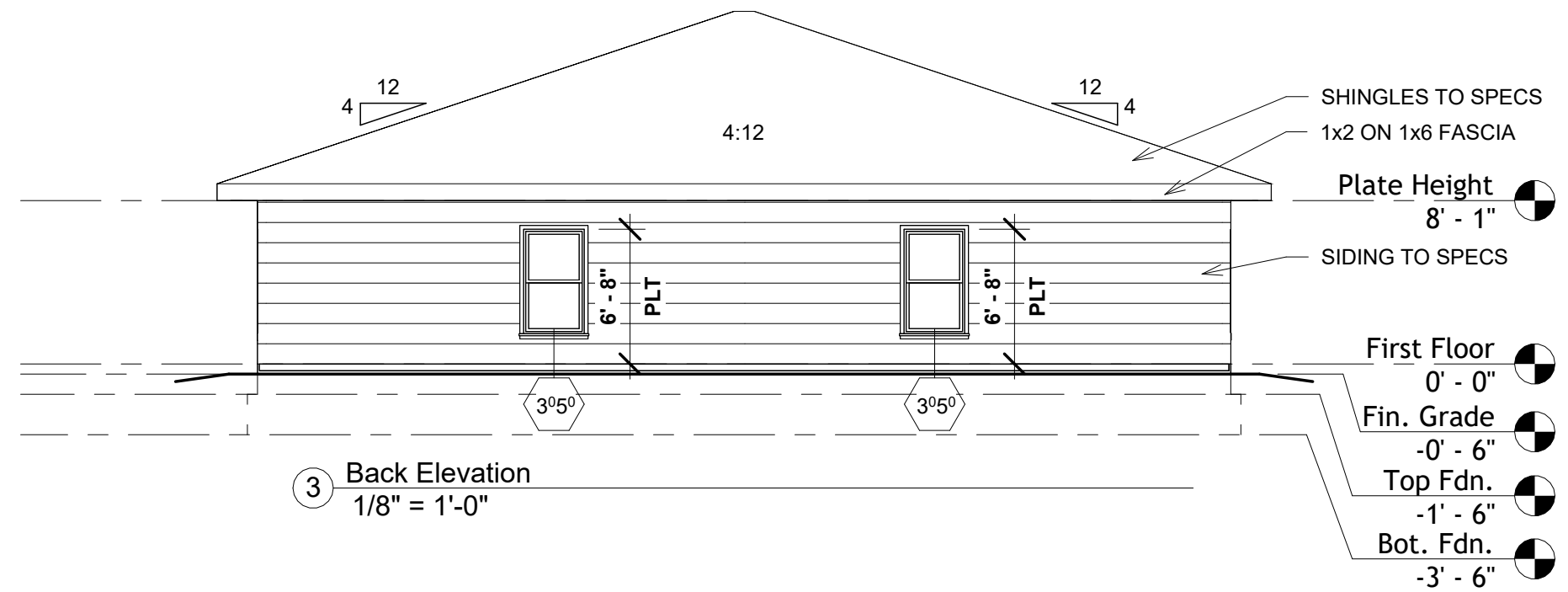
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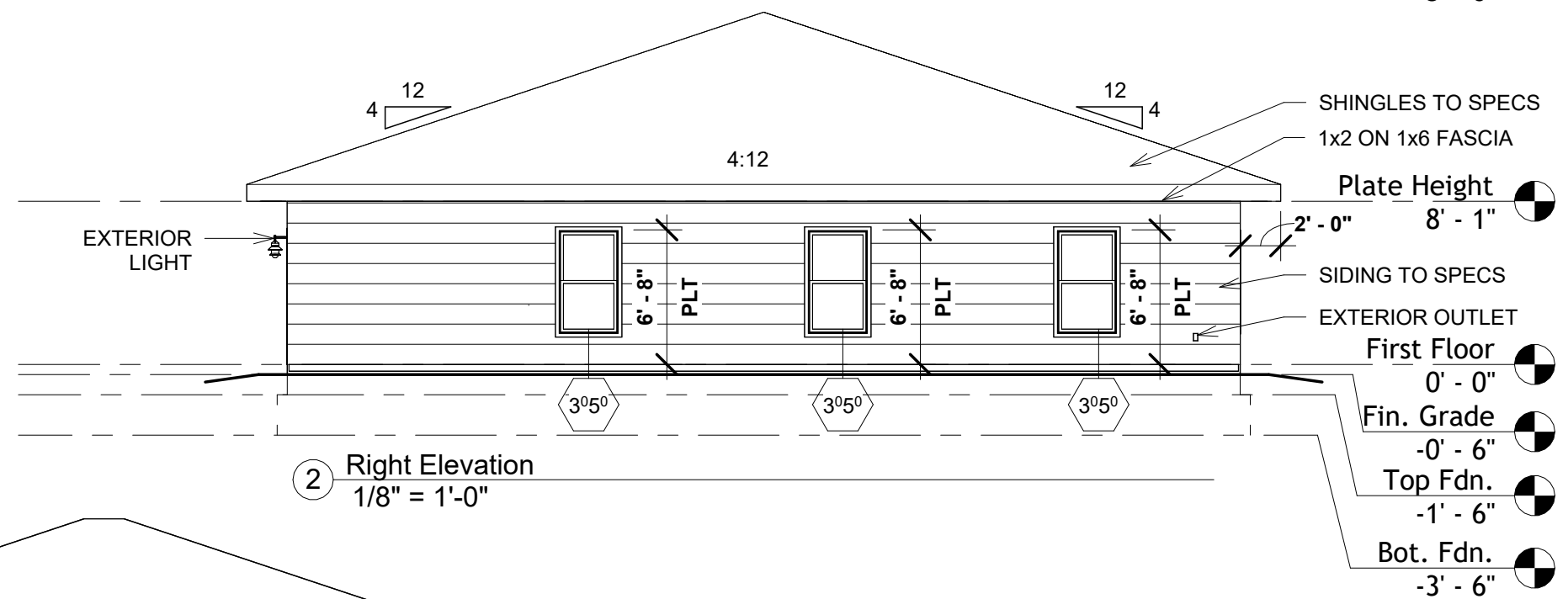
5 Roof Plan
1/8" = 1'-0"



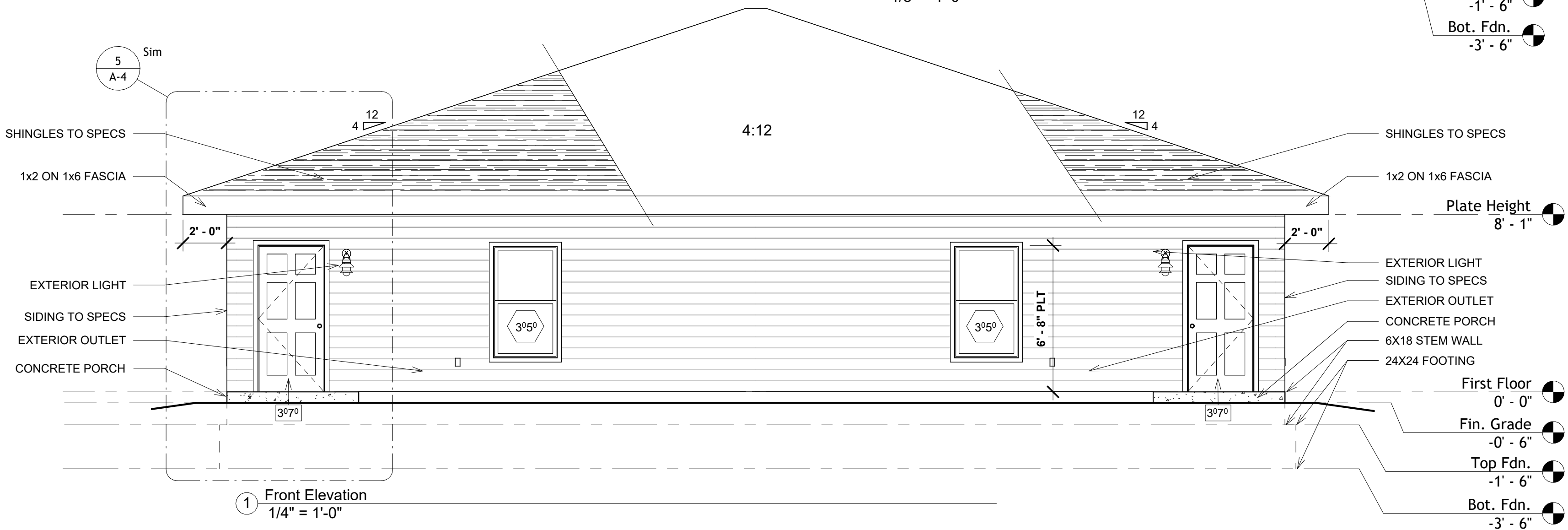
4 Left Elevation
1/8" = 1'-0"



3 Back Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Ribbie Parker
Duplex 001
524 E. Mohawk Blvd., Tulsa, OK 74106
Ext. Elevations & Roof

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Broken Arrow, OK 74014-5017
918.261.8093

PROJECT: 2025001

ISSUE DATES:

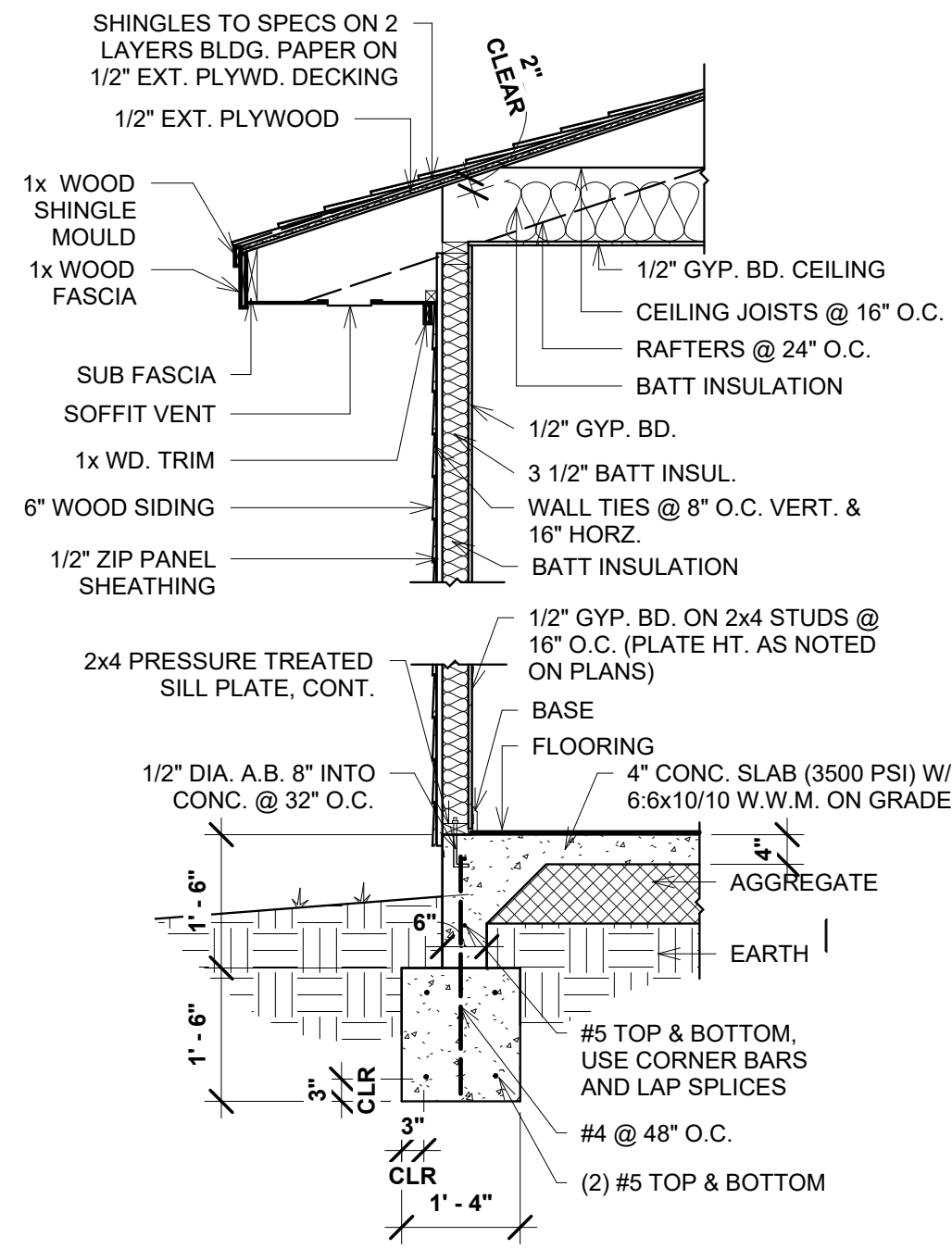
Const. Documents 03/15/2025

No.	Description	Date

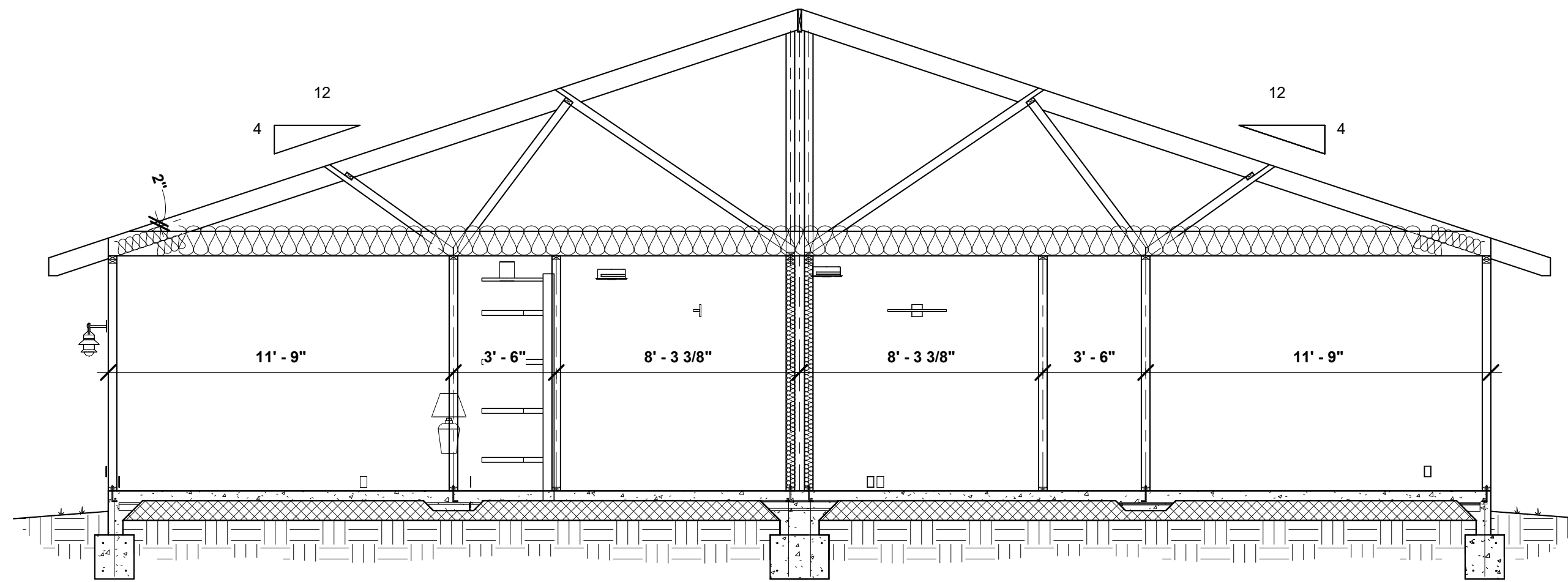
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A-3

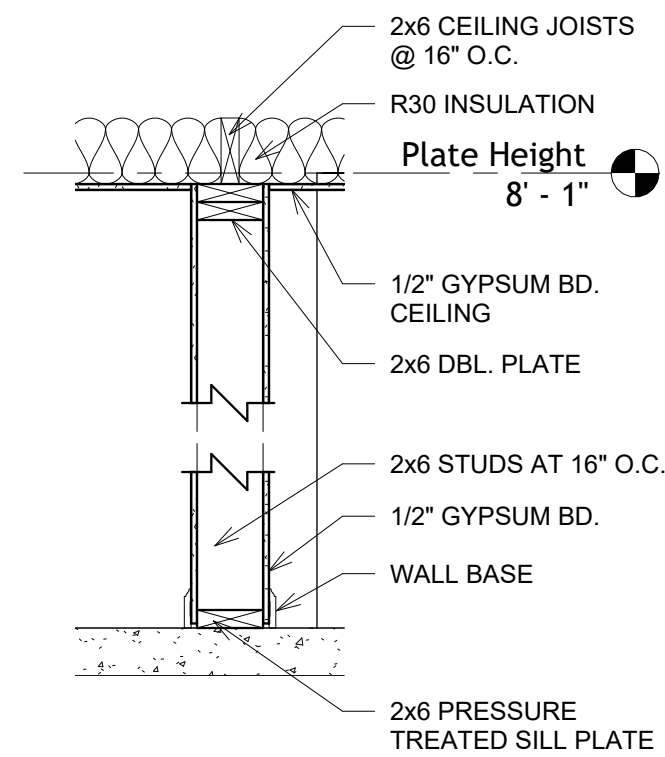
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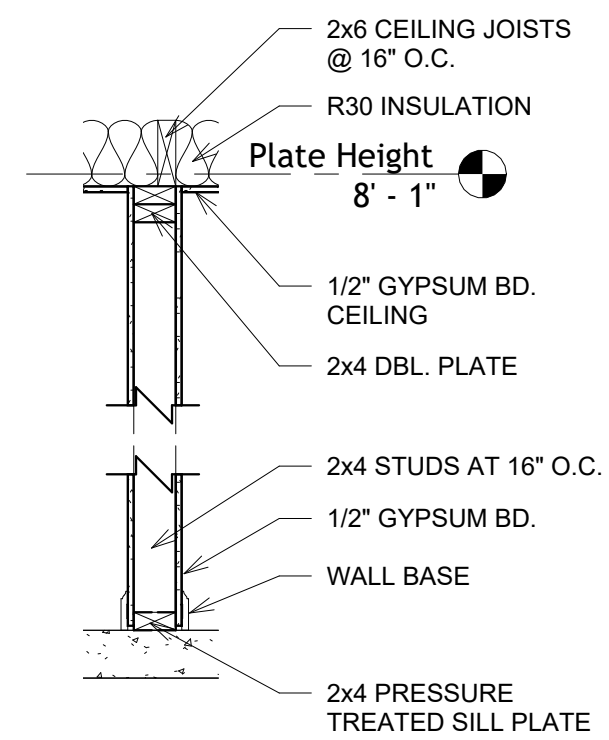
5 Section Ext Wall House - Siding
1/2" = 1'-0"



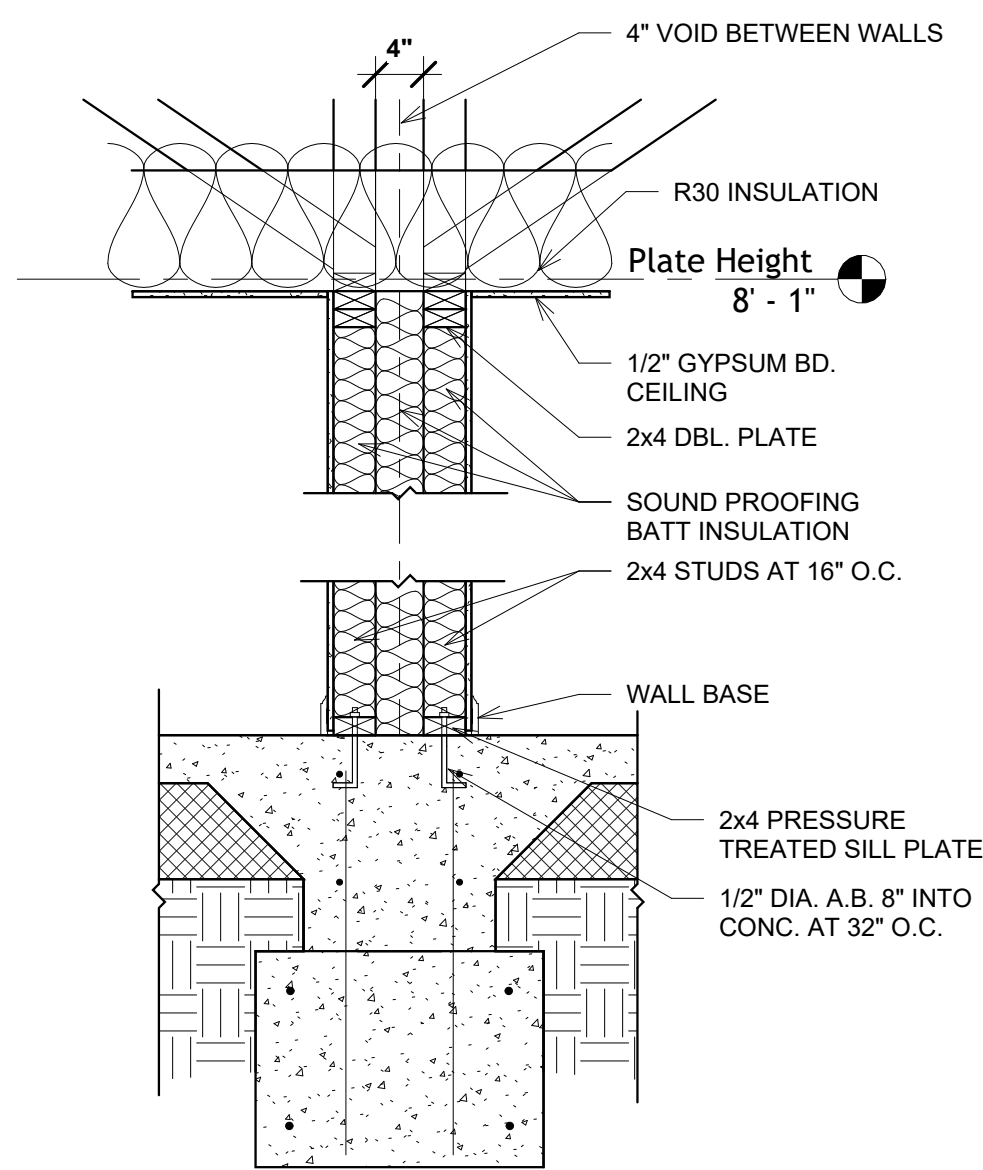
6 Section - Roof Bracing / Attenuation Walls
1/4" = 1'-0"



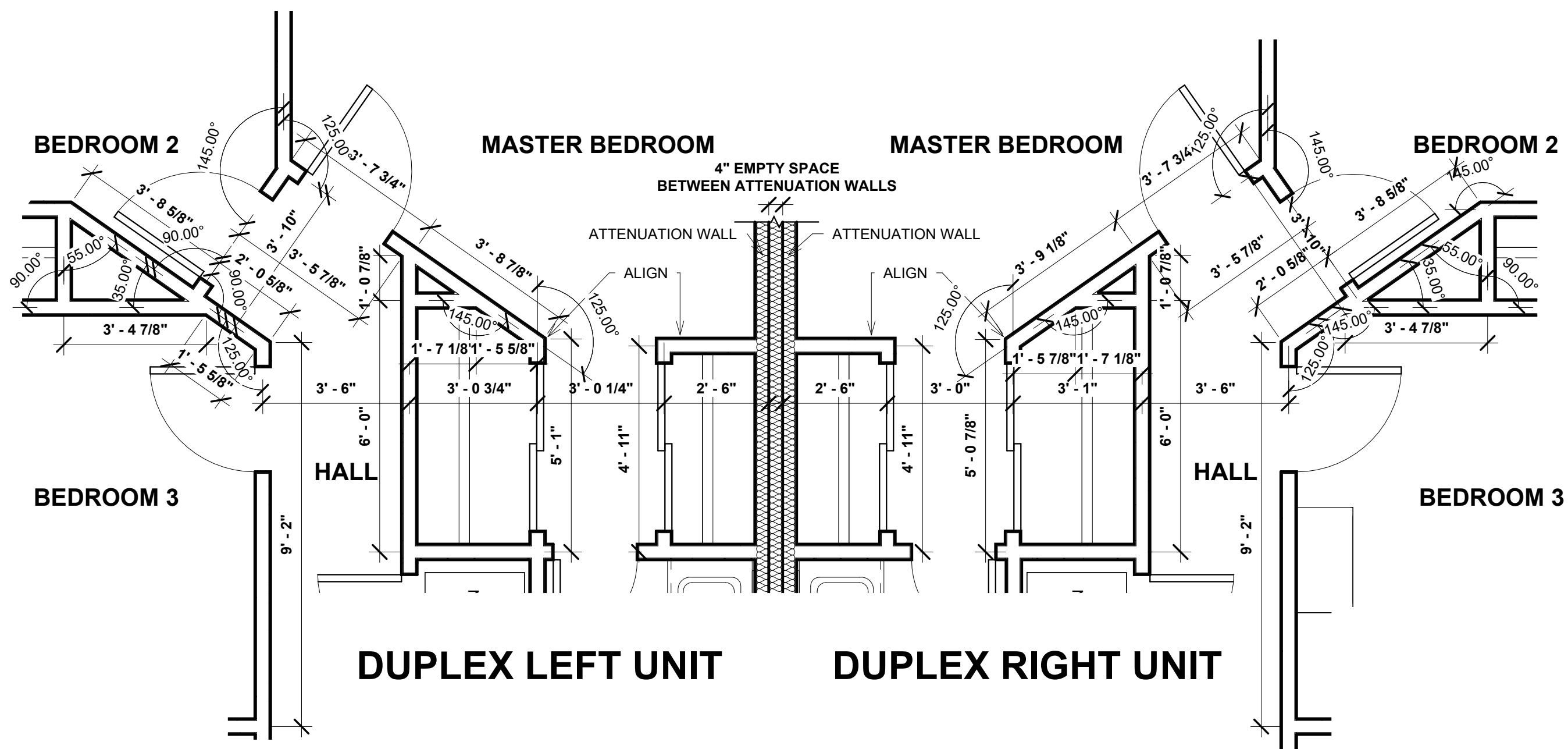
3 Type 1B - Standard 6" Wall
3/4" = 1'-0"



2 Type 1A - Standard 4" Wall
3/4" = 1'-0"



4 Type 2 - Attenuation Walls
3/4" = 1'-0"



1 Enlarged FP - Angle Dimensions
3/8" = 1'-0"

Ribbie Parker
Duplex 001

524 E. Mohawk Blvd., Tulsa, OK 74106

Details and Sections

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Broken Arrow, OK 74014-5017
918.261.8093

PROJECT: 2025001

ISSUE DATES:		
Const. Documents 03/15/2025		
No.	Description	Date

SHEET NUMBER:

A-4

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Duplex 001**
524 E. Mohawk Blvd., Tulsa, OK 74106
Enlarged Plans and Interior Elevations

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1300 South 28th Street
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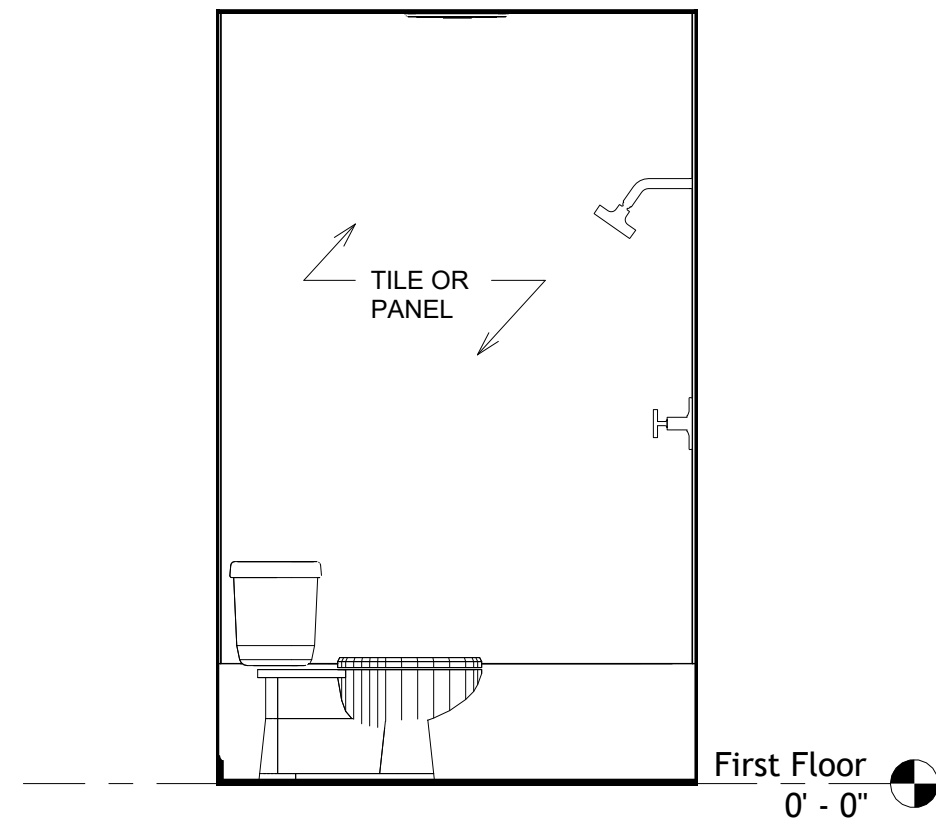
PROJECT: 2025001

ISSUE DATES:		
No.	Description	Date
	Const. Documents	03/15/2025

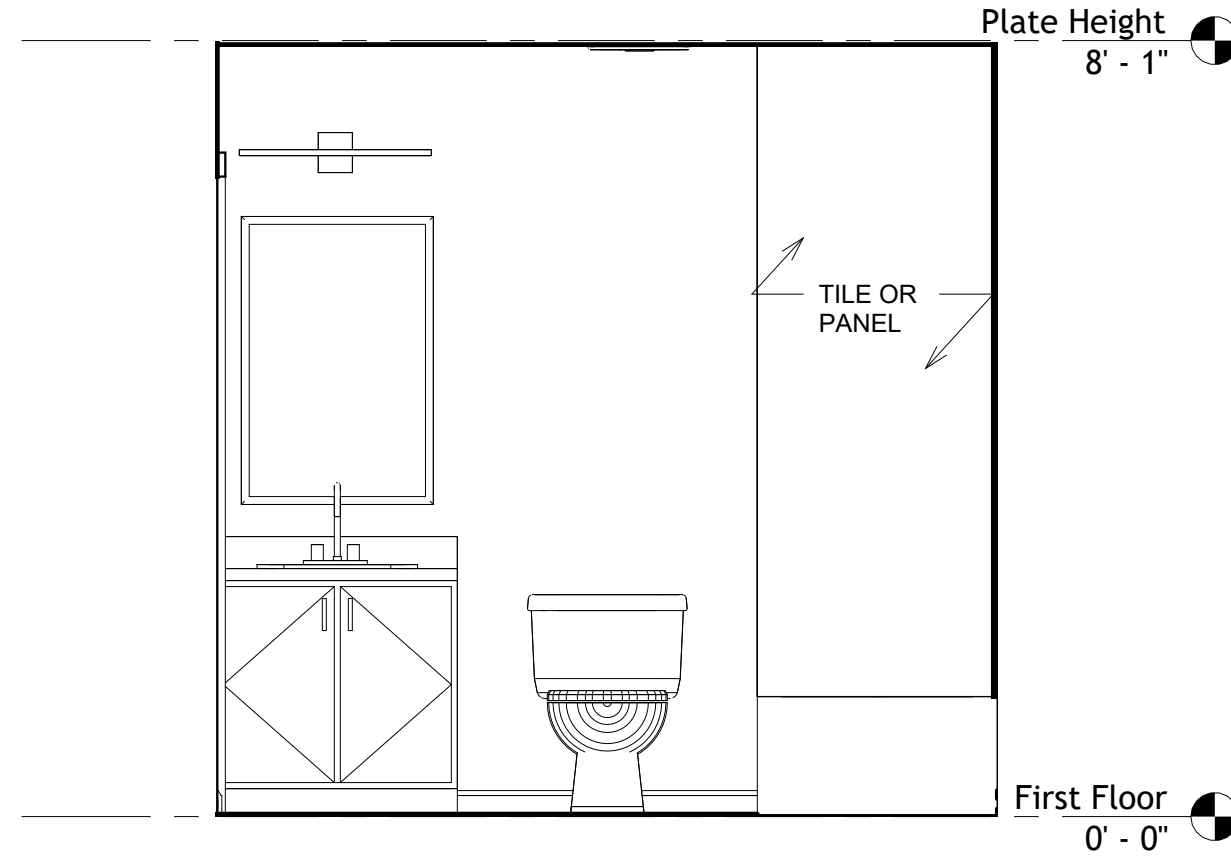
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A-5

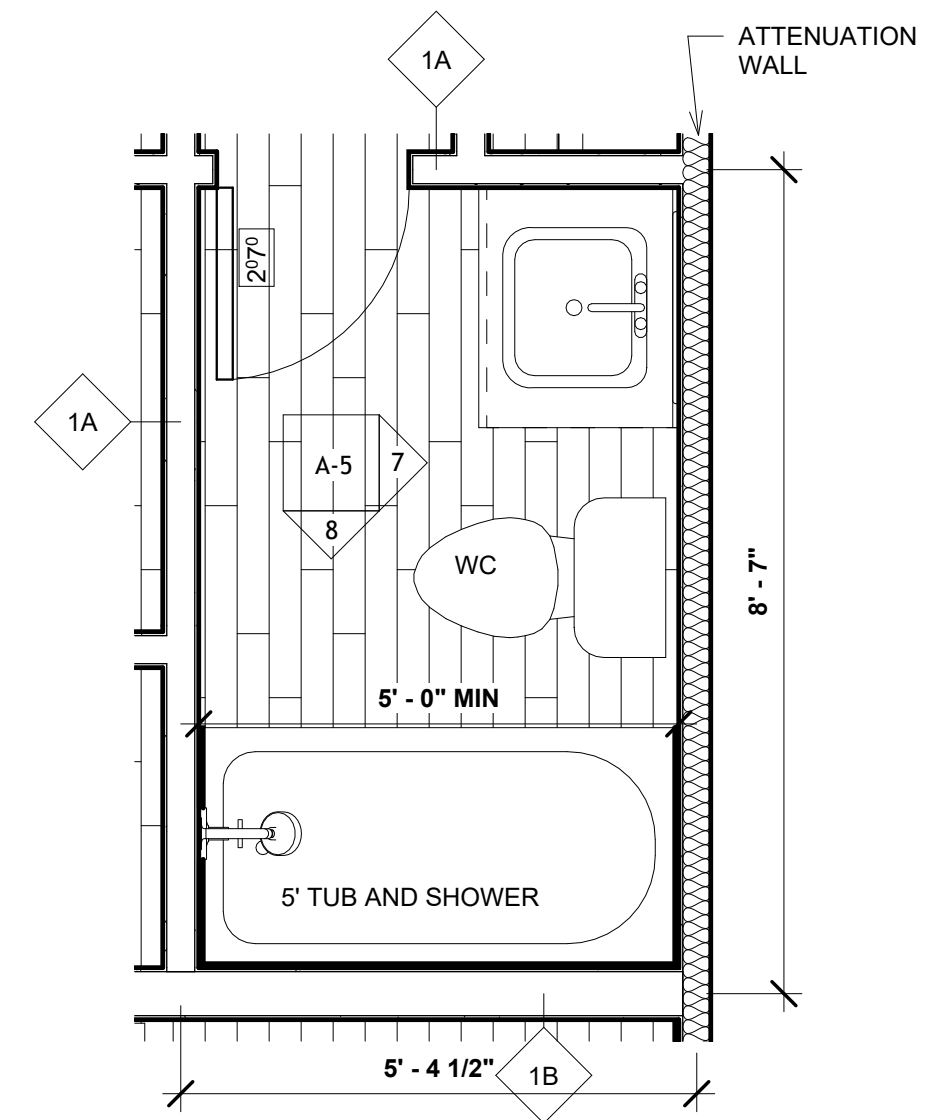
© 2025 COPYRIGHT MICRODOCS, INC.



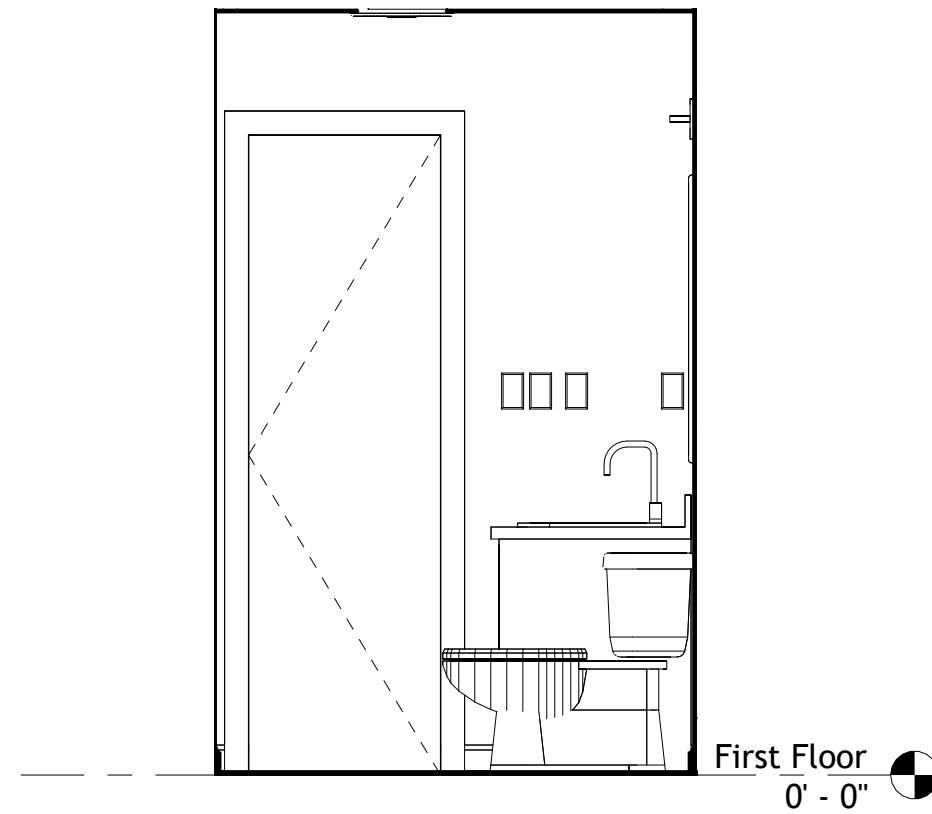
8 Int Elev Mstr Bath 2 - OH Similar
1/2" = 1'-0"



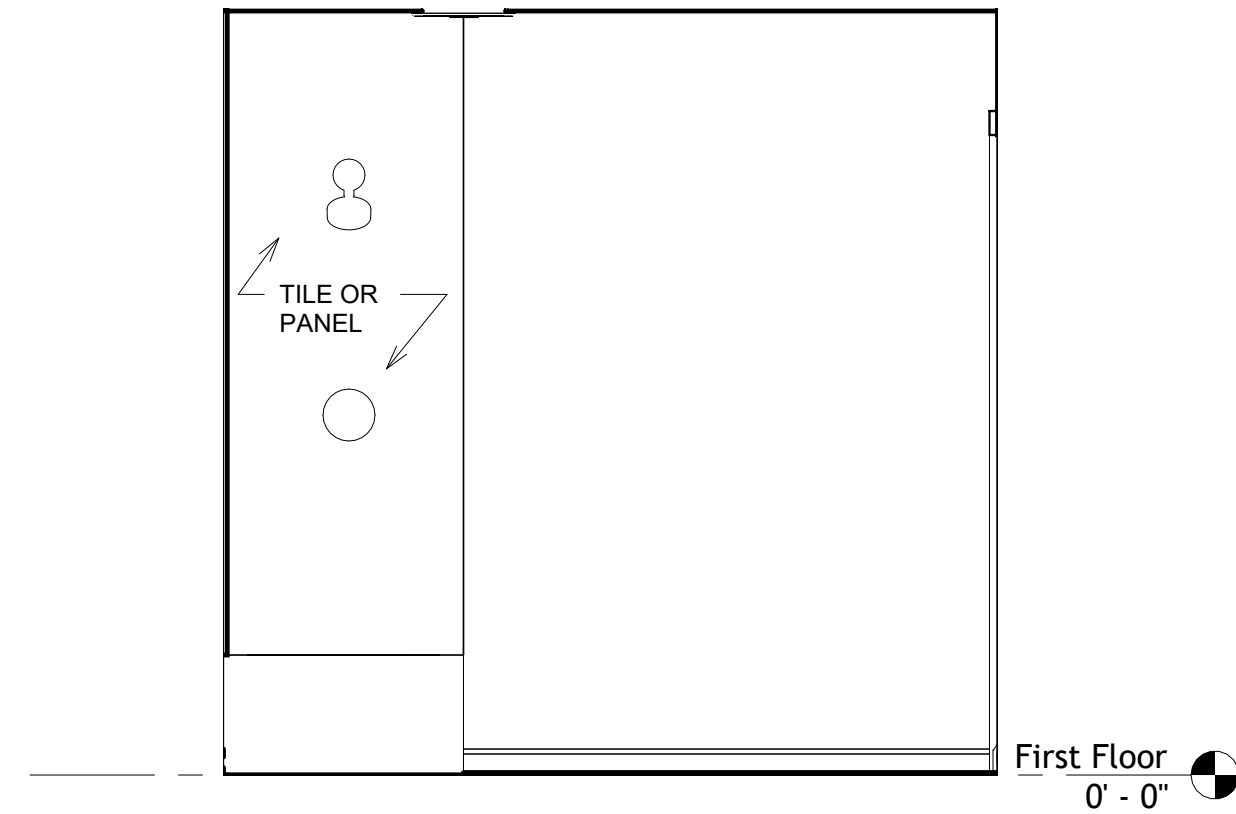
7 Int Elev Mstr Bath 1 - OH Similar
1/2" = 1'-0"



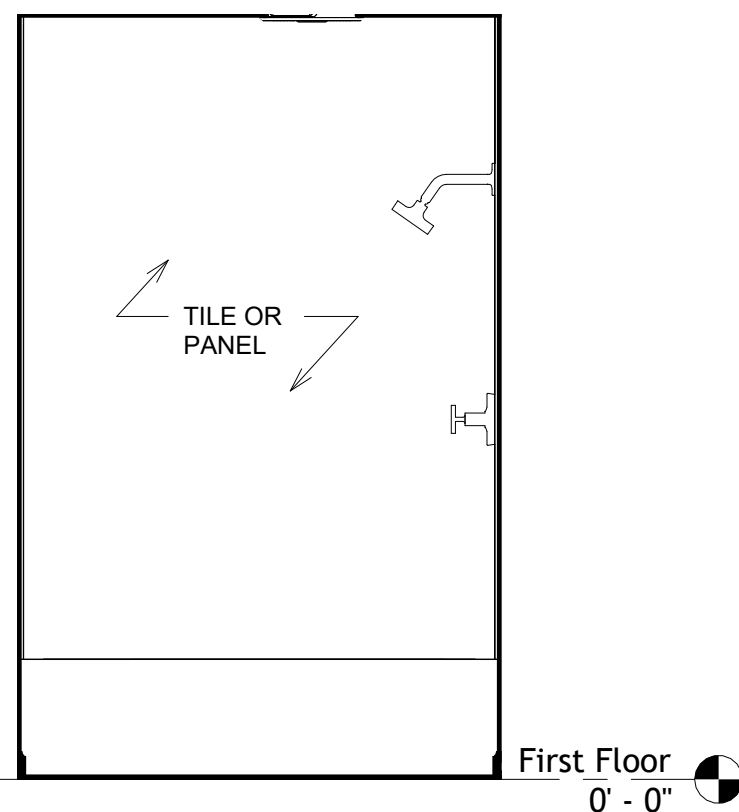
6 FP Enlrgd Mstr Bath
1/2" = 1'-0"



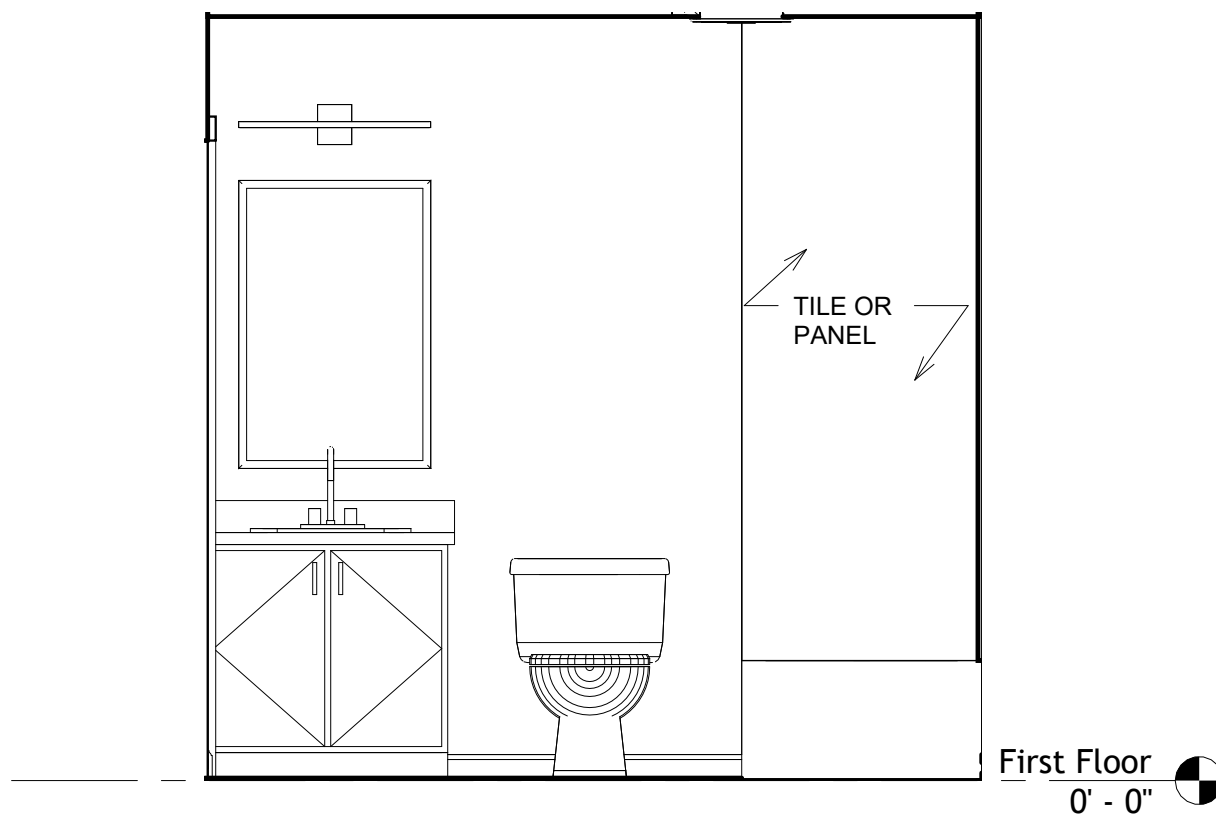
5 Int Elev Hall Bath 4 - OH Similar
1/2" = 1'-0"



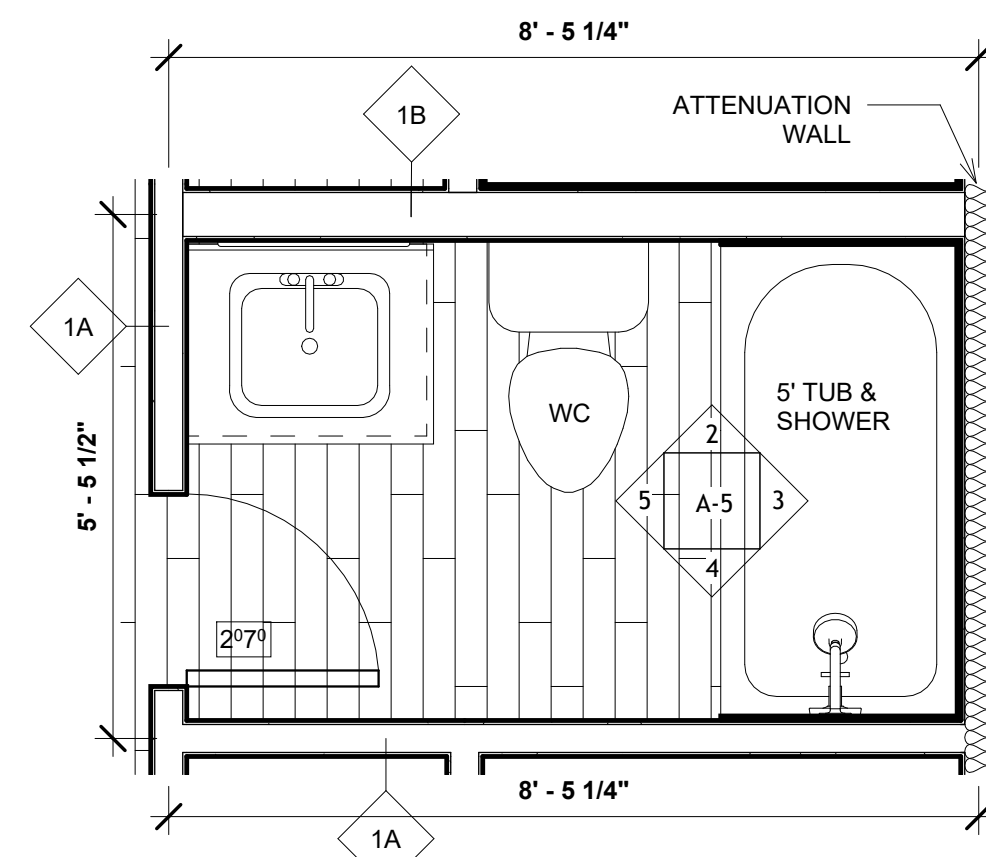
4 Int Elev Hall Bath 3 - OH Similar
1/2" = 1'-0"



3 Int Elev Hall Bath 2 - OH Similar
1/2" = 1'-0"



2 Int Elev Hall Bath 1 - OH Similar
1/2" = 1'-0"



1 FP Enlrgd Hall Bath
1/2" = 1'-0"

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**Ribbie Parker
Duplex 001**
524 E. Mohawk Blvd., Tulsa, OK 74106
Interior Elevations

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Drafting Services
Paul and Kathryn Church
1300 South 28th Street
Broken Arrow, OK 74014-5017
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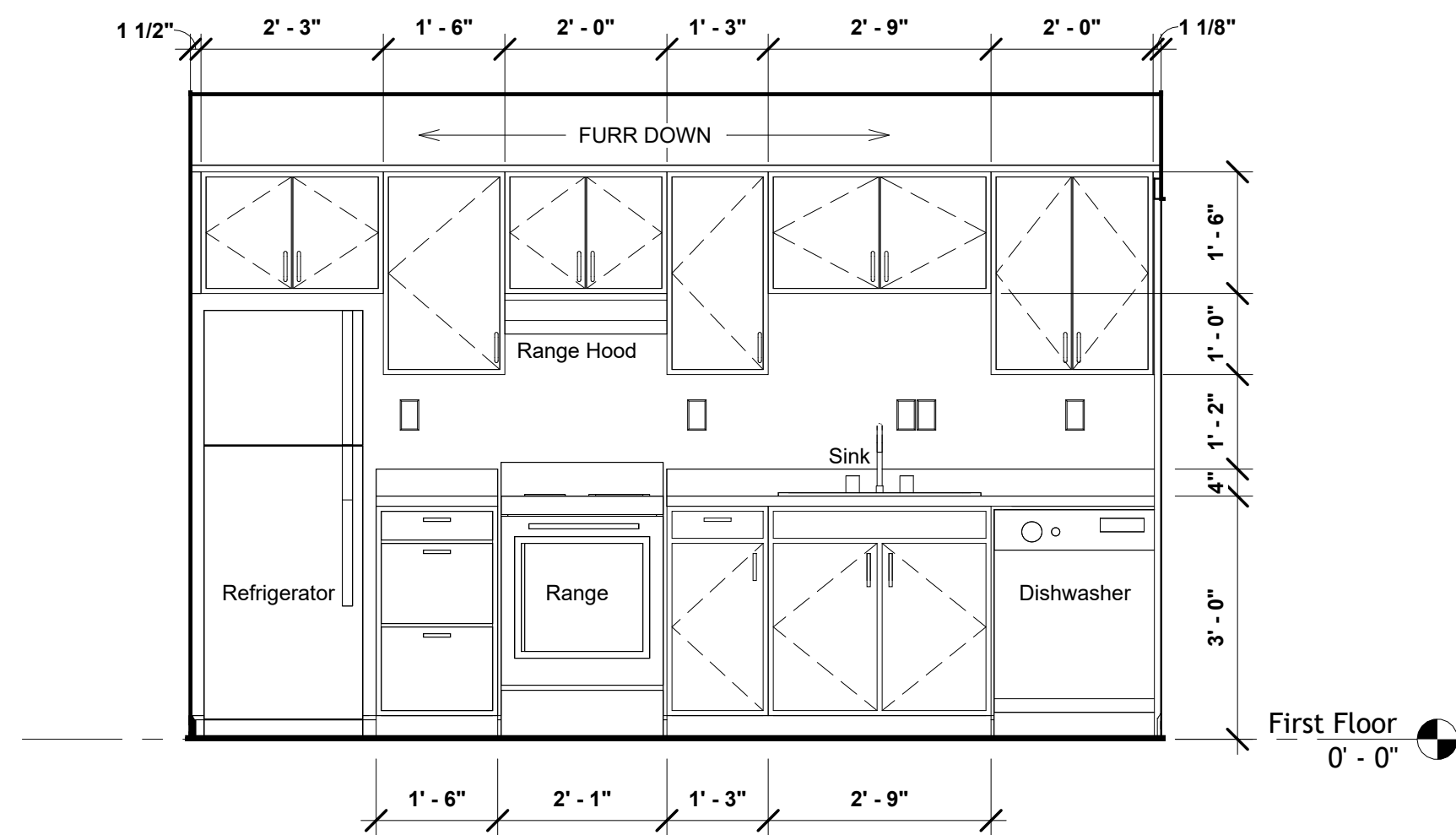
PROJECT: 2025001

ISSUE DATES:		
No.	Description	Date
	Const. Documents	03/15/2025

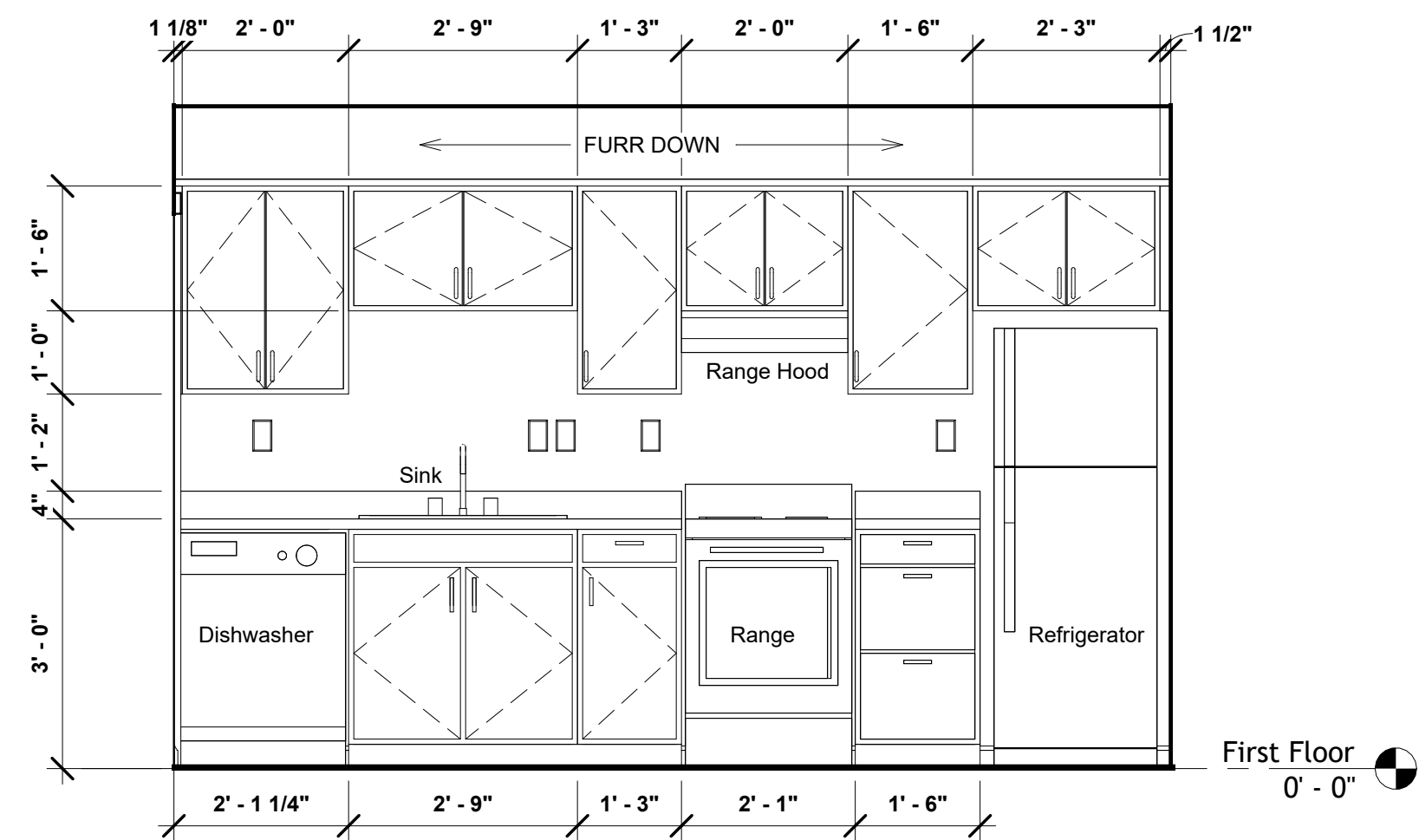
SHEET NUMBER:

A-6

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② Int Elev Right Kitchen
1/2" = 1'-0"



① Int Elev Left Kitchen
1/2" = 1'-0"

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**Ribbie Parker
Duplex 001**
524 E. Mohawk Blvd., Tulsa, OK 74106
3D Front Right

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Paul and Kathryn Church
1300 South 28th Street
Broken Arrow, OK 74014-5017
918.261.8093

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ISSUE DATES:		
No.	Description	Date
	Const. Documents	03/15/2025

SHEET NUMBER:

A-7

1 3D Front Right



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

BLDR-230671-2025 (524 E MOHAWK BLVD N Unit_B Tulsa, OK 74106) Markup Summary #1

Zoning Review (3)



Subject: Zoning Review
Page Label: C-1 - Site Plan
Author: DWhiteman
Date: 11/18/2025 11:23:23 AM
Status:
Color: ■
Layer:
Space:

Section 5.020-G Use Regulations - 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.
REVIEW COMMENT: Per this table, duplexes are only allowed on an RS-3 zoned lot by Special Exception. Apply to the Board of Adjustment for a Special Exception to allow a duplex on an RS-3 zoned lot. Contact the Tulsa Planning Office at 918-596-7526 for Board of Adjustment schedules and procedures.



Subject: Zoning Review
Page Label: C-1 - Site Plan
Author: DWhiteman
Date: 11/18/2025 11:23:41 AM
Status:
Color: ■
Layer:
Space:

Section 55.090-C, Stall Size. Each parking space must be at least 8.5 feet in width and 18 feet in length.
REVIEW COMMENT: Only one parking space is required for each unit of the duplex. However, for each parking space provided, they must be this minimum size. Please show that each space provided will be at least 8.5 feet in width and 18 feet in length.

13.19



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Zoning Review
Page Label: C-1 - Site Plan
Author: DWhiteman
Date: 11/18/2025 11:27:36 AM
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Section 55.090-F.5, Surfacing. 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-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).
REVIEW COMMENT: For this lot, the maximum driveway width allowed is 27' in the right of way (ROW) and 30' on the lot. This is for combined driveway widths, so if you provide multiple driveways, the limits are for all driveway widths combined. Driveways include all parking areas and spaces, and driveways and drive aisles necessary to access these spaces. Please either revise the driveway/parking area to comply, or apply to the Board of Adjustment for a special exception to allow a driveway to exceed the maximum widths. Please contact the Tulsa Planning Office at 918-596-7526 or planning@cityoftulsa.org for more information on Board of Adjustment procedures.

1520