



**Board of Adjustment**

**Staff Report  
BOA-23996**

**Hearing Date:** February 24, 2026 (Continued from February 10, 2026)

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

**Owner and Applicant Information**

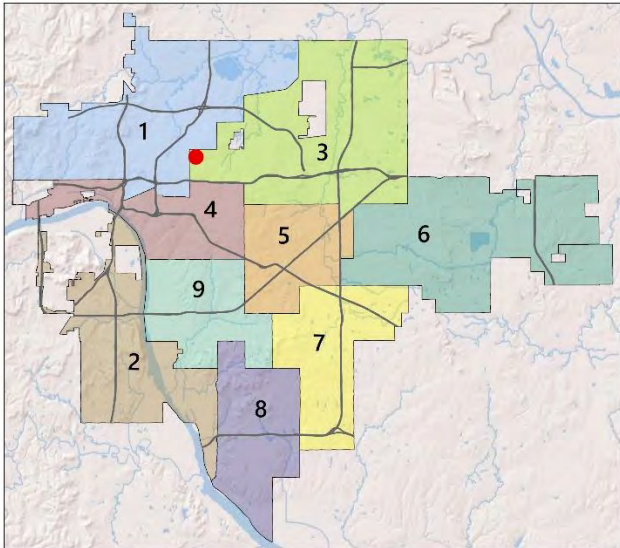
Applicant: Blanca Aymacana  
Property Owner: Success Homes LLC

**Property Location**

1423 North Lewis Avenue  
Tract Size: ±0.3 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 3, Jackie Dutton  
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**

Variance to allow outdoor storage and display of vehicles for sale within 300 feet of an abutting residential district in the CS district (Section 15.040-A).

**Zoning**

Zoning District: CS  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Multiple Use  
Small Area Plans: Springdale  
Development Era: Streetcar Era

**Transportation**

Major Street & Highway Plan: Urban Arterial  
planitulsa Street Type: Main Street  
Transit: Regular Route  
Existing Bike/Ped Facilities: Sidewalk  
Planned Bike/Ped Facilities: Bike Lane

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-19%  
Parks & Open Space: Recreation fields of Springdale Elementary School

**Staff Analysis**

The applicant is requesting a variance to allow outdoor storage and display of vehicles for sale within 300 feet of an abutting residential district in the CS district (Section 15.040-A). The subject property abuts an RS-3 district to the east.

On January 27, 2026, the Board of Adjustment granted a special exception to allow a Personal Vehicle Sales use in the CS district but continued the variance request to the February 10th hearing to allow the applicant more time to provide a statement of hardship.

The case was continued to the February 24th hearing as the applicant was not present on February 10th.

**Section 15.020 Use Regulations**

Principal uses are allowed in office, commercial and industrial districts in accordance with [Table 15-2](#).

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*Table 15-2: O, C and I District Use Regulations*

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory Specific use												
<b>COMMERCIAL</b>												
<b>Vehicle Sales and Service</b>												<a href="#">Section 40.400</a>
Commercial vehicle repair/maintenance	-	-	-	-	S	P	P	P	P	P	P	
Truck stop	-	-	-	-	-	S	S	-	P	P	P	
Commercial vehicle sales and rentals	-	-	-	-	S	P	P	P	P	P	P	
Fueling station	-	-	-	-	P	P	P	P	P	P	P	
Personal vehicle repair and maintenance	-	-	-	-	P	P	P	P	P	P	P	
Personal vehicle sales and rentals	-	-	-	-	S	P	P	P	P	P	P	
Vehicle part and supply sales	-	-	-	-	P	P	P	P	P	P	P	
Vehicle body and paint finishing shop	-	-	-	-	S	P	P	P	P	P	P	

**Section 15.040 Other Relevant Regulations**

Uses and development in office, commercial and industrial zoning districts may be subject to other regulations and standards, including the following.

**15.040-A Outdoor Storage and Display**

In the CS district, outdoor storage, including storage of recyclable materials, and outdoor merchandise display is prohibited within 300 feet of an abutting R or AG-R district.

Relevant Case History

- BOA-08089, October 18, 1973; The board of adjustment approved a special exception to permit commercial vehicle repair and storage for a trash hauling service, a special exception to waive the fencing requirements for the east side of the subject property, and a setback variance from North Lewis Avenue.
  - The special exceptions and variance approved in BOA-08089 only apply to Lot 18, *not* Lot 17, which is also included in BOA-23996.
- BOA-21605, August 13, 2013; The board of adjustment approved a special exception to permit Personal Vehicle Sales use in the CS district, a variance to allow outdoor storage and display of vehicles for sale within 300 feet of an abutting residential district in the CS district, and a setback variance from North Lewis Avenue, with conditions related to parking surface requirements, restrictions on permitted merchandise display areas, and hours of operation.

- o The board also conditioned that the applicant reappear before them within three month to provide evidence of the imposed conditions being met. The applicant subsequently returned before the board and their evidence was deemed sufficient.
- o The special exception and variances approved in BOA-21605 apply to Lot 17, *not* Lot 18, which is also included in BOA-23996. These actions were also approved for Lots 14-16, which are not included in BOA-23996.

### **Statement of Hardship**

A statement of hardship has not been provided.

### **Comprehensive Plan Considerations**

#### **Land Use Plan**

Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Local Center	Vehicle Services
East	RS-3	Neighborhood	Residential
South	CS	Multiple Use	Vehicle Services
West	CS	Multiple Use	Vehicle Services

#### **Small Area Plans**

The subject property is located within the Springdale Development Area. The Springdale Development Area was defined in 1994 in the Springdale Neighborhood Economic Development Plan, which outlined means to achieve the overarching goal of attracting new jobs and expanding the area's economic base.

#### **Development Era**

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

#### **Transportation**

Major Street & Highway Plan: North Lewis Avenue runs parallel to the west side of the subject property and is classified as a Urban Arterial, which has a planned minimum right-of-way width of 70 feet.

Comprehensive Plan Street Designation: North Lewis Avenue is designated as a Main Street. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be

located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: Regular Route 410 runs along North Lewis Avenue.

Existing Bike/Ped Facilities: Sidewalks are present along North Lewis Avenue.

Planned Bike/Ped Facilities: The 2015 GO Plan recommends a Bike Lane along North Lewis Avenue.

Arterial Traffic per Lane: North Lewis Avenue has an average annual daily traffic (AADT) of 2,473 vehicles per lane.

### **Environmental Considerations**

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 11%. 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: The recreation fields of Springdale Elementary School are located nearby to the east of the subject property.

### **Site Photos**



View east from North Lewis Avenue, March 2025 (Image from Google Street View)

**Sample Motion**

I move to approve or deny a variance to allow outdoor storage and display of vehicles for sale within 300 feet of an abutting residential district in the CS district (Section 15.040-A);

- 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:

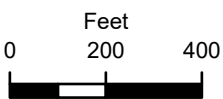
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement 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**

LTS 17 & 18 BLK 2, BELLEVUE HGTS, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



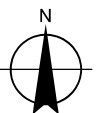
Subject Tract

**BOA-23996**

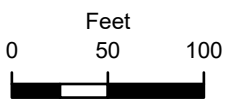
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



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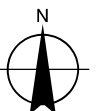
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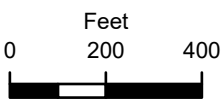
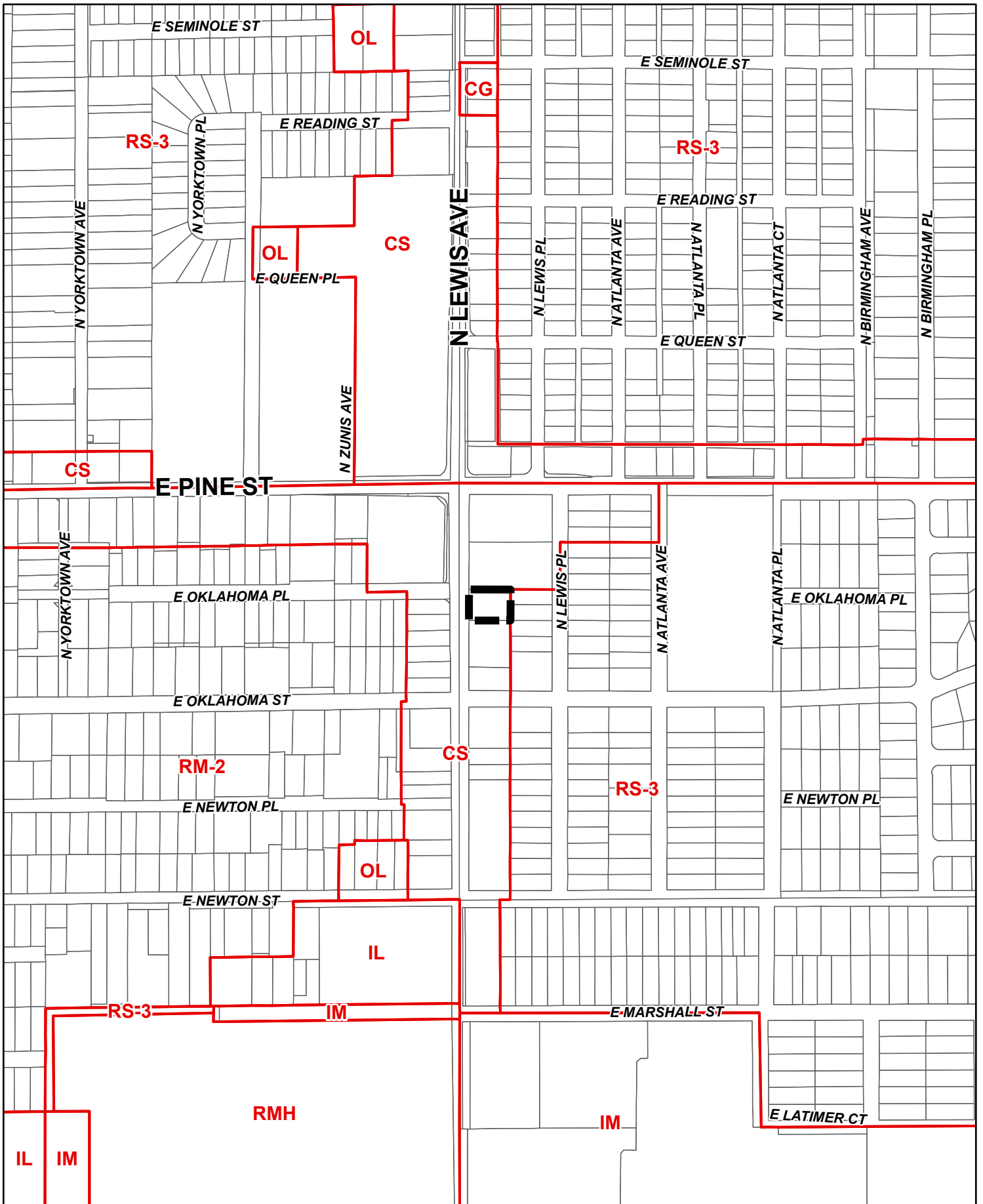
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2025



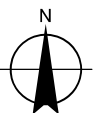
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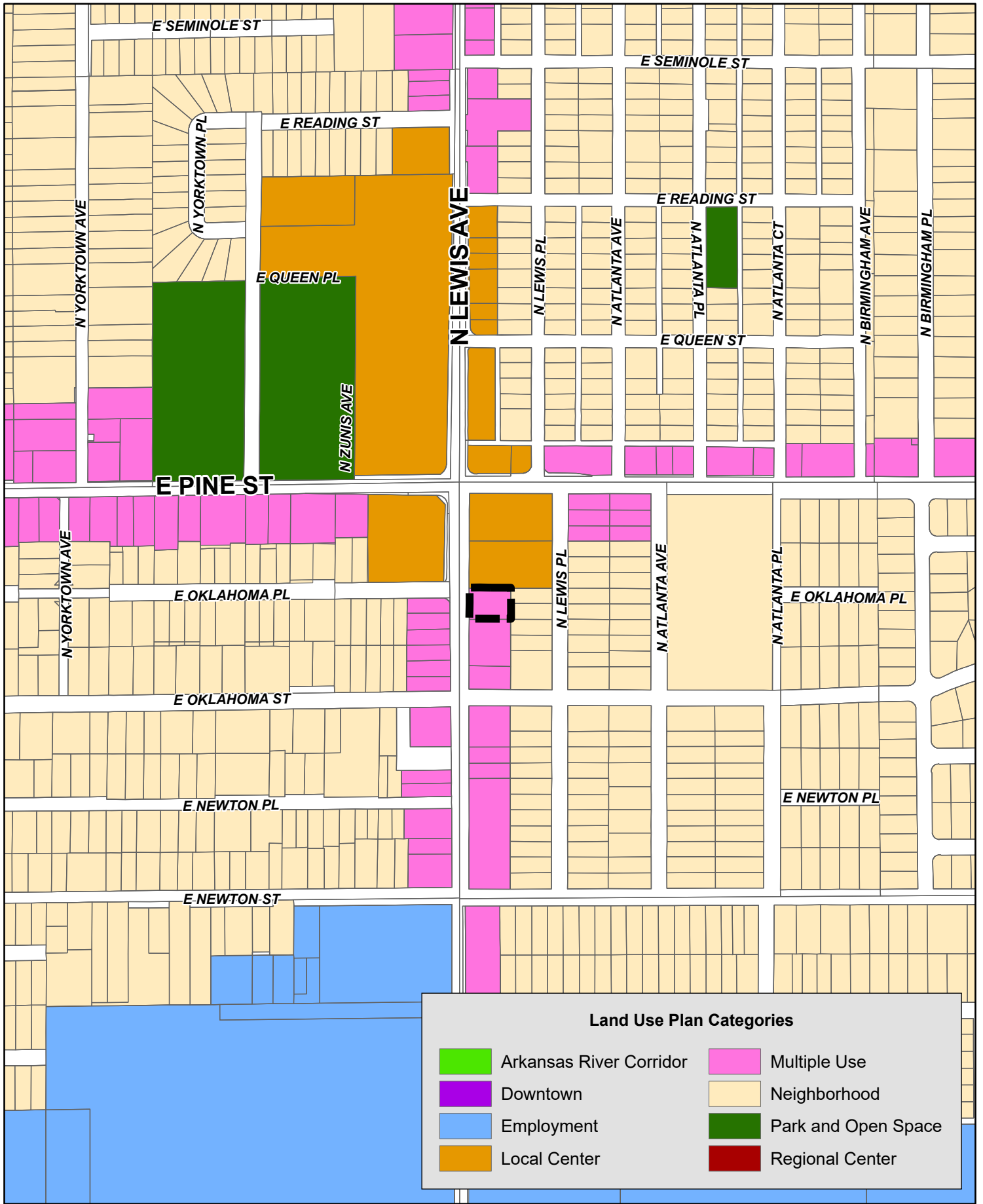
**Subject Tract**

**BOA-23996**









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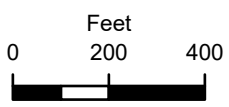


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**Land Use Plan Categories**

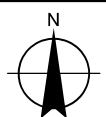
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

**BOA-23996**

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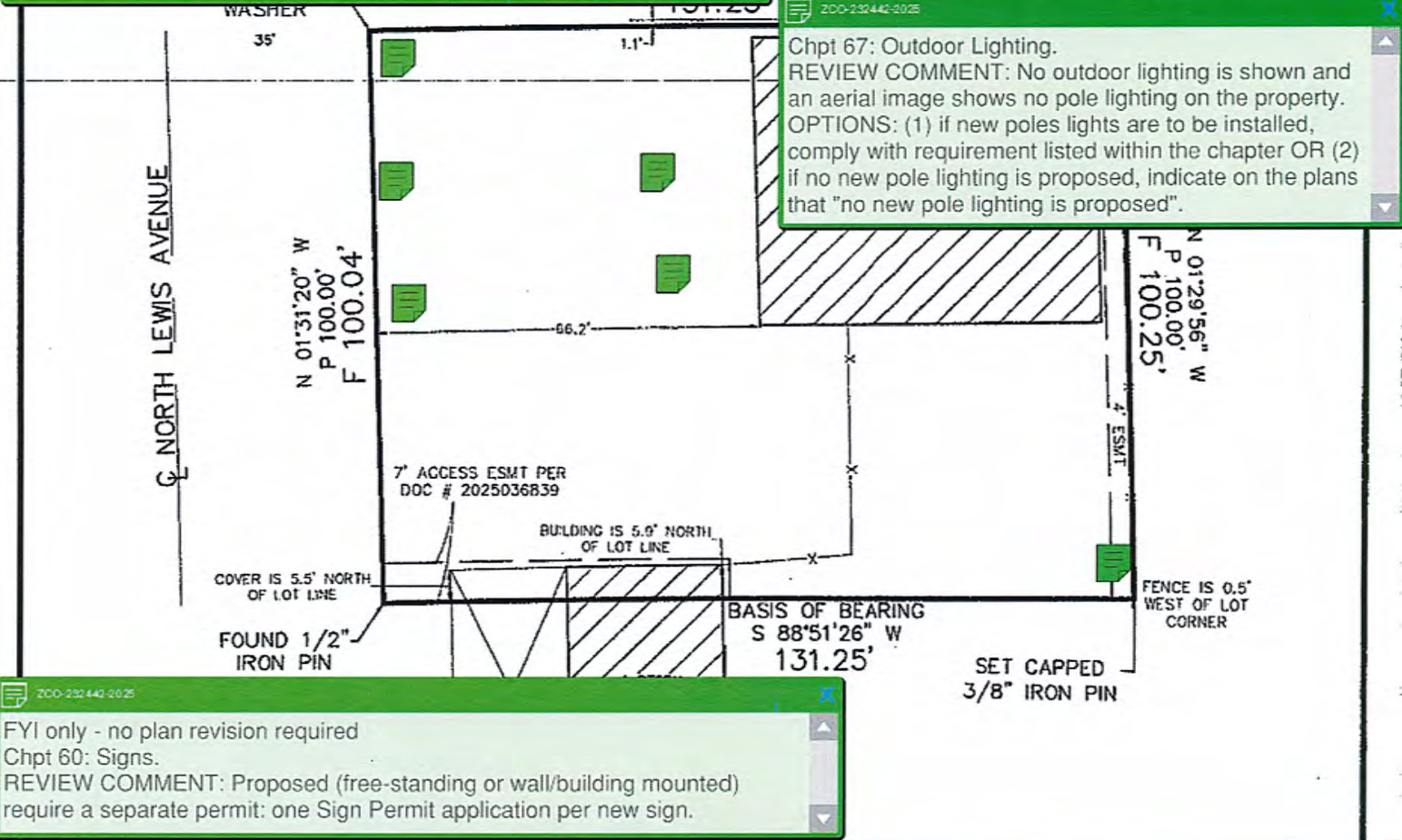


ZCO-232442-2025

Sec 70.080-C: Application. Zoning clearance permit applications must include a site plan which shows the following additional information: location and dimensions of all easements; the location, size and height of any structures to be erected or altered; and other information required by permit comments.  
 REVIEW COMMENT: Submit a Site Plan with the required additional information.

ZCO-232442-2025

Sec 55.090-F: Surfacing. All off-street parking areas must be surfaced with a dustless, all-weather surface.  
 REVIEW COMMENT: Aerial image shows that the area in front of the building is compacted dirt: this is not considered a dustless, all-weather surface. Submit a Site Plan with the paving surfacing type and limits shown.



ZCO-232442-2025

Chpt 67: Outdoor Lighting.  
 REVIEW COMMENT: No outdoor lighting is shown and an aerial image shows no pole lighting on the property.  
 OPTIONS: (1) if new poles lights are to be installed, comply with requirement listed within the chapter OR (2) if no new pole lighting is proposed, indicate on the plans that "no new pole lighting is proposed".

ZCO-232442-2025

FYI only - no plan revision required  
 Chpt 60: Signs.  
 REVIEW COMMENT: Proposed (free-standing or wall/building mounted) require a separate permit: one Sign Permit application per new sign.

ZCO-232442-2025

Sec 55.020, Table 55-1: Min. Motor Vehicle Parking Ratios. The proposed use is for a Commercial/Vehicle Sales and Service/Personal vehicle sales and rental use. The minimum parking requirement is 1.25 spaces per 1000 ft2 of floor area + 0.67 per 1,000 sq. ft. of open air display or storage area up to 4,500 sq. ft. + 0.20 per each additional 1,000 sq. ft. of open display or storage area. The proposed floor area is 3,050 ft2. The site plan does not show customer parking spaces or the outdoor display area.  
 REVIEW COMMENT: Revise and submit a site plan showing customer parking spaces and the outdoor display area. The parking spaces are required to be on the same lot as the building and compliant with the design criteria listed Sec 55.090.

ZCO-232442-2025

Sec 15.020, Table 15-2: O, C, & I District Use Regulations. The proposed used car sales facility is designated Commercial/Vehicle Sales and Service/Personal vehicle sales and rental use. It is located in a CS-zoned district. This will require a Special Exception approved by the BOA.  
 REVIEW COMMENT: Submit an approved BOA Special Exception to allow a Commercial/Vehicle Sales and Service/Personal sales and rental use in a CS district.

232442