



Board of Adjustment

**Staff Report
BOA-BOA-23998**

Hearing Date: January 27, 2026

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

Owner and Applicant Information

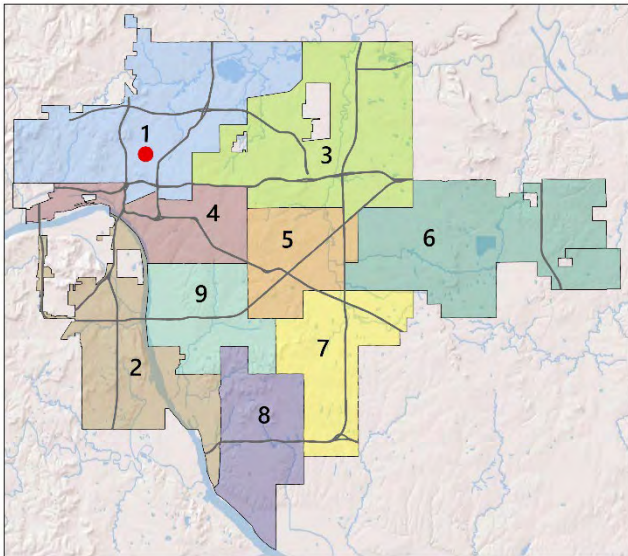
Applicant: Larry Ingram
Property Owner: Ingram Revocable Trust

Property Location

546 East Pine Place
Tract Size: ±0.22 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

Request Summary

Variance to reduce the required 35-foot arterial street setback in the RS-3 district (Section 5.030-A, Table 5-3).

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: Secondary Arterial
planitulsa Street Type: Main Street
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalks, Signed Route, Signed Route
Planned Bike/Ped Facilities: Sharrow, Signed Route, Sidewalks

Environment

Flood Area: N/A
Tree Canopy Coverage: 0-9%
Parks & Open Space: Recreation fields of Carver Middle School

Staff Analysis

The applicant is requesting a variance to reduce the required 35-foot arterial street setback in the RS-3 district (Section 5.030-A, Table 5-3). As proposed, the addition will be approximately 14 feet from the southern (rear) lot line, which abuts East Pine Street. The applicant is requesting approximately 21 feet of relief.

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.)													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35

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, HNO	Neighborhood	Residential
East	RS-3, HNO	Neighborhood	Residential
South	RS-3, HNO, NIO	Neighborhood	Residential
West	RS-3, HNO	Neighborhood	Residential

Small Area Plans

The subject property is located within the Unity Heritage Neighborhoods Plan. The eight defined goals of this plan, established in 2016, are as follows:

1. Enhance the desirability of all neighborhoods in the planning area.
2. Preserve and stabilize the area’s healthy neighborhoods.
3. Transform and revitalize neighborhoods most impacted by vacancy or poor maintenance.
4. Capitalize on OSU-Tulsa, Langston University Tulsa, and proximity to Downtown to spur redevelopment of the southern edge of the Unity Heritage area.
5. Build on the presence of industry and employment to add additional jobs and employ local residents.
6. Celebrate the area’s history and strengthen its character.
7. Enhance local commerce and access to important goods and services.

8. Expand multi-modal transportation options throughout the Unity Neighborhoods 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: East Pine Street North runs parallel to the south 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: East Pine Street North 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 201 runs along East Pine Street North.

Existing Bike/Ped Facilities: A Signed Route, the Greenwood/Mohawk Linkage, runs along North Greenwood Avenue. Sidewalks are present along East Pine Street.

Planned Bike/Ped Facilities: The 2015 GO Plan recommends a Sharrow along East Pine Street North and a Signed Route along North Greenwood Avenue. Sidewalks are recommended along all street frontages.

Arterial Traffic per Lane: East Pine Street North has an average annual daily traffic (AADT) of 2,472 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 9%. 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 Carver Middle School are located nearby to the southeast of the subject property.

Site Photos



View north from East Pine Street, March 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a variance to reduce the required arterial street setback in the RS-3 district from 35 feet to approximately 14 feet (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 11 BLK 3, HERITAGE HILLS III AND RSB PT INVESTORS, HARDING & DUNBAR ADDS, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



N FRANKFORT PL

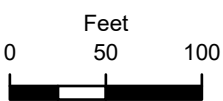
N GREENWOOD AVE

E PINE PL

E PINE ST

N FRANKFORT PL

E OKLAHOMA PL



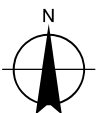
Subject Tract

BOA-23998

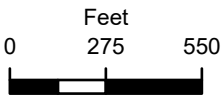
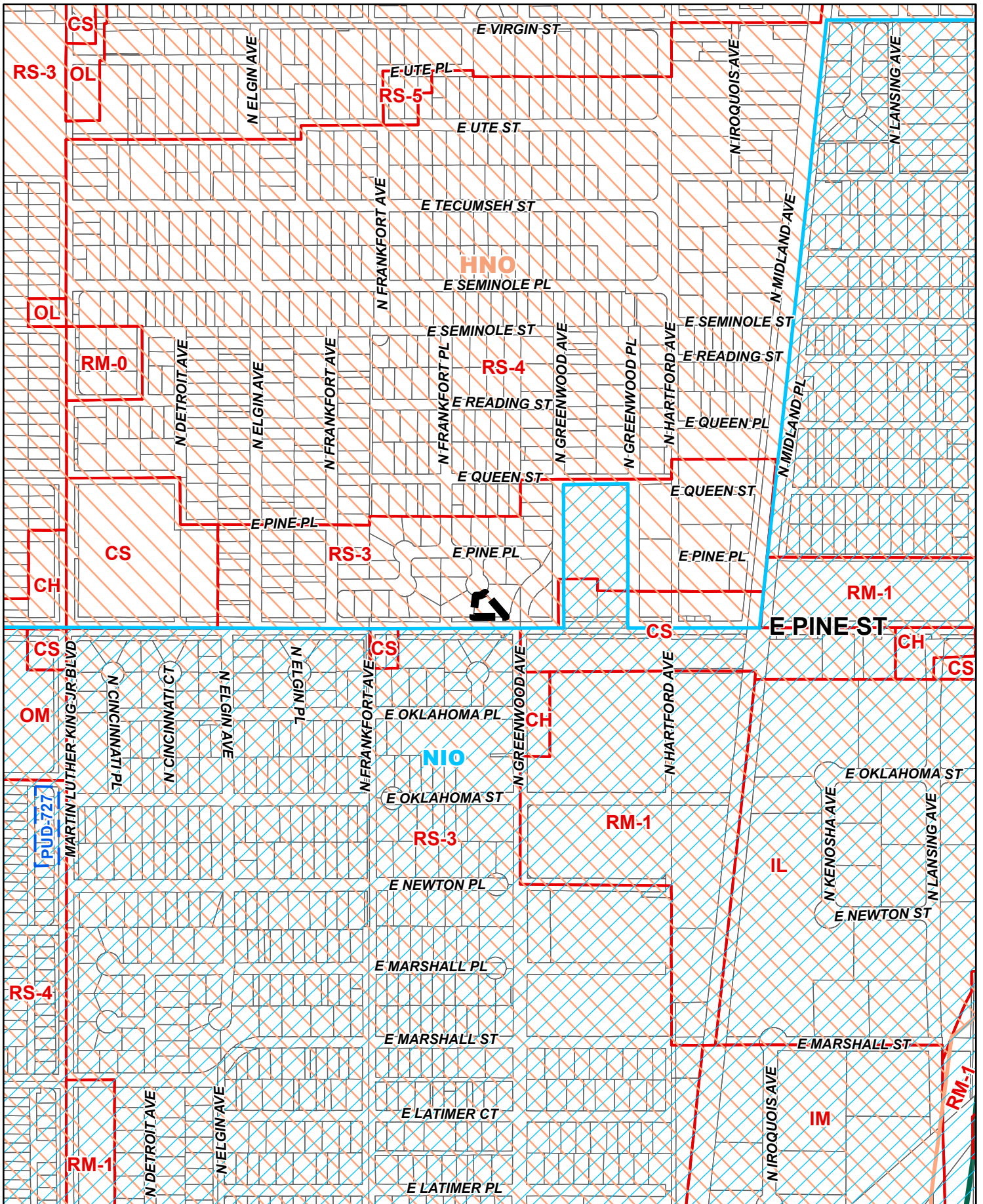
20-12 25

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

Aerial Photo Date: 2025



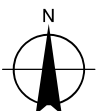
9.7



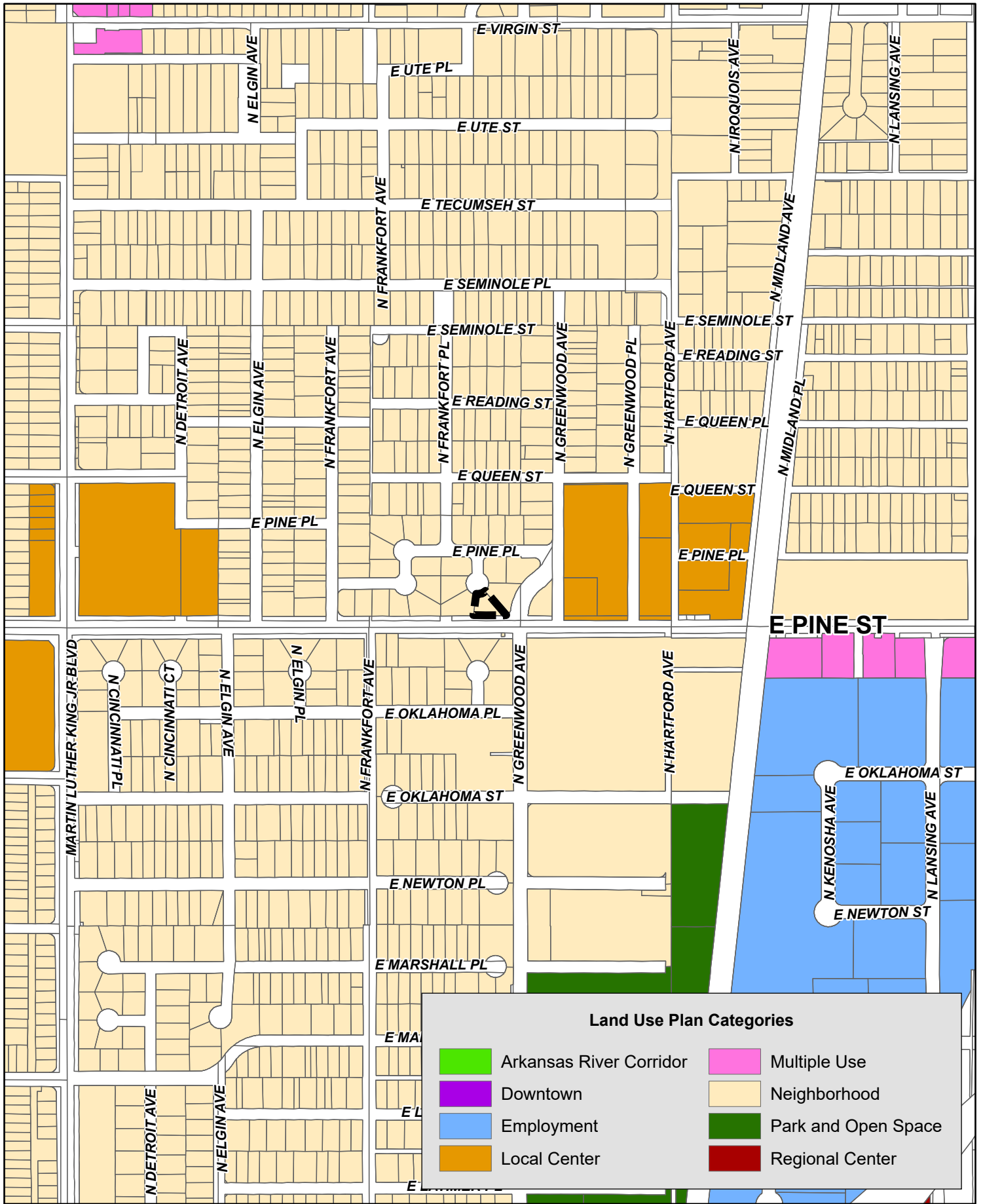
 Subject Tract

BOA-23998









20-12 25

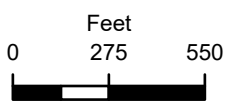


9.8



Land Use Plan Categories

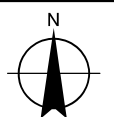
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

BOA-23998

20-12 25



9.9

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;

Majority of the street frontage is on Pine because of the shape of lot.

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

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;

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

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

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

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.

HERITAGE HILLS III ADDITION

IN SECTION 25, T-20-N-R-12-E, TULSA COUNTY, OKLAHOMA; AND REPLATTED AS FOLLOWS: ALL OF LOTS 10 THRU 15 AND A PORTION OF LOTS 2 & 18, BLOCK 7 INVESTORS ADDITION; LOTS 7 THRU 12, BLOCK 3, ALL OF BLOCKS 4 & 5, AND LOTS 7 THRU 12, BLOCK 6 OF HARDING ADDITION; AND A PORTION OF LOTS 2, 3, 4 AND 6, BLOCK 4 OF DUNBAR ADDITION, TULSA, OKLAHOMA.

CERTIFICATE
This plat was filed for record on 12/21/86, under 24 of the Oklahoma Statutes (Title 101) and was not recorded in the public records of Tulsa County, Oklahoma. It is hereby certified that the same is correct and that the same is in compliance with the provisions of the Oklahoma Statutes. This certificate is not to be construed as an approval of the plat or as a guarantee of the accuracy of the same. The City of Tulsa is not responsible for the accuracy of the same.
By: *[Signature]*
CITY CLERK
TULSA COUNTY, OKLAHOMA

PLAT No.
4690

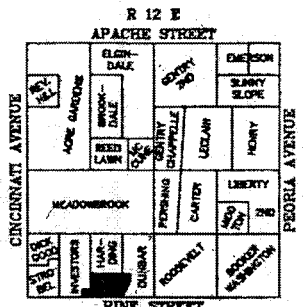
ENGINEER:
THE BREESH COMPANY, INC.
16 SOUTH MAIN
SAND SPRINGS, OKLAHOMA 74063
TEL. (918) 245-9533

OWNER:
TULSA DEVELOPMENT AUTHORITY, ETAL
707 SOUTH HOUSTON
TULSA, OKLAHOMA 74127
TEL. (918) 687-4114

RECEIVED
MAY 19 1987
TULSA COUNTY CLERK
47.28 - 8 JUN 28
TULSA COUNTY CLERK



FINAL PLAT
I, the undersigned, being duly sworn, depose and say that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Oklahoma. I further depose and say that the above plat is a true and correct copy of the original plat as the same appears on file in my office. My commission expires on 12/31/88.
Subscribed and sworn to before me this 21st day of May, 1987.
Notary Public
[Signature]
Tulsa, Oklahoma



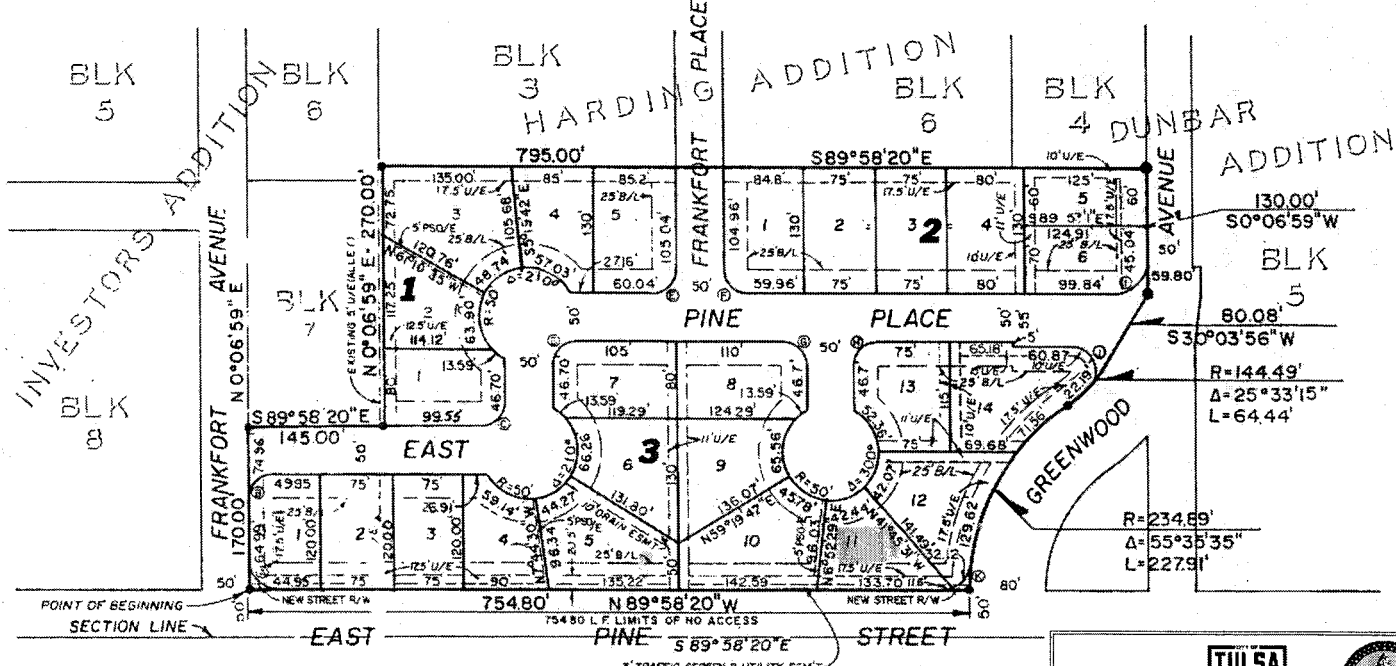
CURVE DATA			
TYPE	DELTA =	RADIUS =	ARC =
A	Δ = 90°05'19"	R = 30'	L = 47.17'
B	Δ = 89°54'41"	R = 25'	L = 39.23'
C	Δ = 90°	R = 25'	L = 39.27'
D	Δ = 90°	R = 25'	L = 39.23'
E	Δ = 89°54'41"	R = 25'	L = 39.23'
F	Δ = 90°05'19"	R = 25'	L = 39.31'
G	Δ = 90°	R = 25'	L = 39.27'
H	Δ = 90°	R = 25'	L = 39.27'
I	Δ = 89°54'41"	R = 25'	L = 39.23'
J	Δ = 133°59'54"	R = 25'	L = 58.47'
K	Δ = 83°29'49"	R = 25'	L = 43.72'



DRWG. REG. NO. T-4229-4122

- LEGEND**
U/E - UTILITY EASEMENT
B/L - BUILDING LINE
R/W - RIGHT-OF-WAY
DRAIN. ESMT. - DRAINAGE EASEMENT
PSO/E - PUBLIC SERVICE CO. OF OK. EASEMENT

ADDITION CONTAINS
25 LOTS
3 BLOCKS
7.79 ACRES GROSS



UNITY
BLK 2
ADDITION MORELAN

NORTH
BLK 1
ADDITION

GREENWOOD
BLK 2
ADDITION

To ALLOW FLEXIBILITY IN SELECTION OF LUMBER SPECIES, STRUCTURAL ANALYSIS OF PLANS HAS NOT BEEN MADE. JOIST AND RAFTER SIZE, SPACING AND SPAN SHALL COMPLY WITH LIMITATIONS PROVIDED IN THE ONE AND TWO FAMILY DWELLING CODE. WALL CONSTRUCTION MUST COMPLY WITH REQUIREMENTS OF THE CODE.

City of Tulsa
Office of the Building Inspector
UNITY
Plans are generally approved for issuance of a Building Permit. This Approval does not constitute a waiver of any provision of the Building Code, nor should it be construed that this approval constitutes a certification that All Details shown are in compliance with the Code.

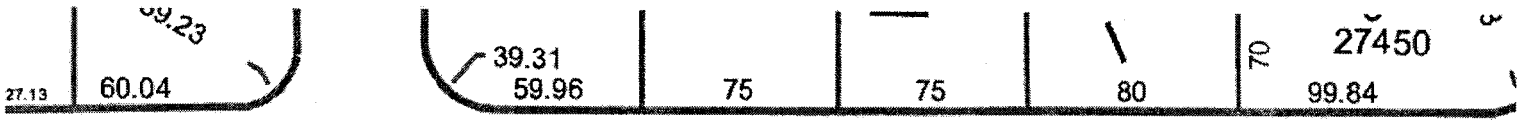
TULSA
DEVELOPMENT SERVICES

APPROVED
 APPROVED AS CORRECTED
 REVISE AND RESUBMIT
 REJECTED
 FOR INFORMATION ONLY

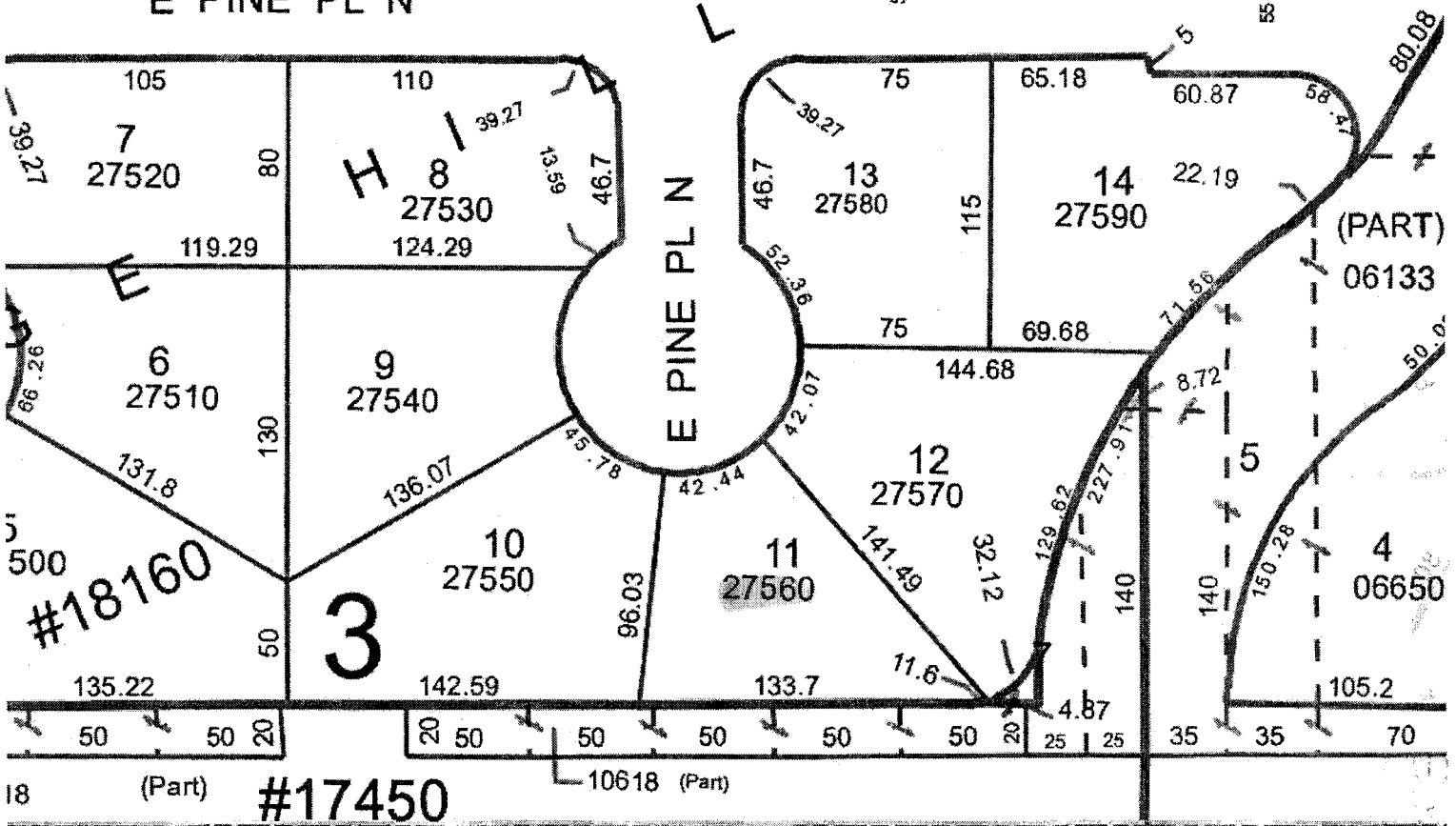
The City of Tulsa Building Code requires that this set of approved plans shall be kept at the building site, open to inspection of the Building Official or his authorized representative at all Reasonable Times. Plans are generally approved for issuance of a Building Permit. This approval does not constitute a waiver of any provisions of the Building Code, nor should it be construed that this approval constitutes a certification that all details shown are in compliance with the Code.

BY CE138867 DATE 11/25/2025

Situs Address 546 E PINE PL N TULSA 74106
Owner Name INGRAM REV TRUST
Owner Mailing Address 546 E PINE PL
TULSA, OK 74106
Account Type Residential
Parcel ID 18160-02-25-27560
Land Area 0.22 acres / 9,711 sq ft
School District T-1A
Legal Description Subdivision: HERITAGE HILLS III AND RSB PT
INVESTORS, HARDING & DUNBAR ADDS (18160)
Legal: LT 11 BLK 3
Section: 25 Township: 20 Range: 12



E PINE PL N



Tom
W.

OWNER:
LARRY INGRAM
918-892-2046
PERMIT # 228531
546 E PINE PL
TULSA

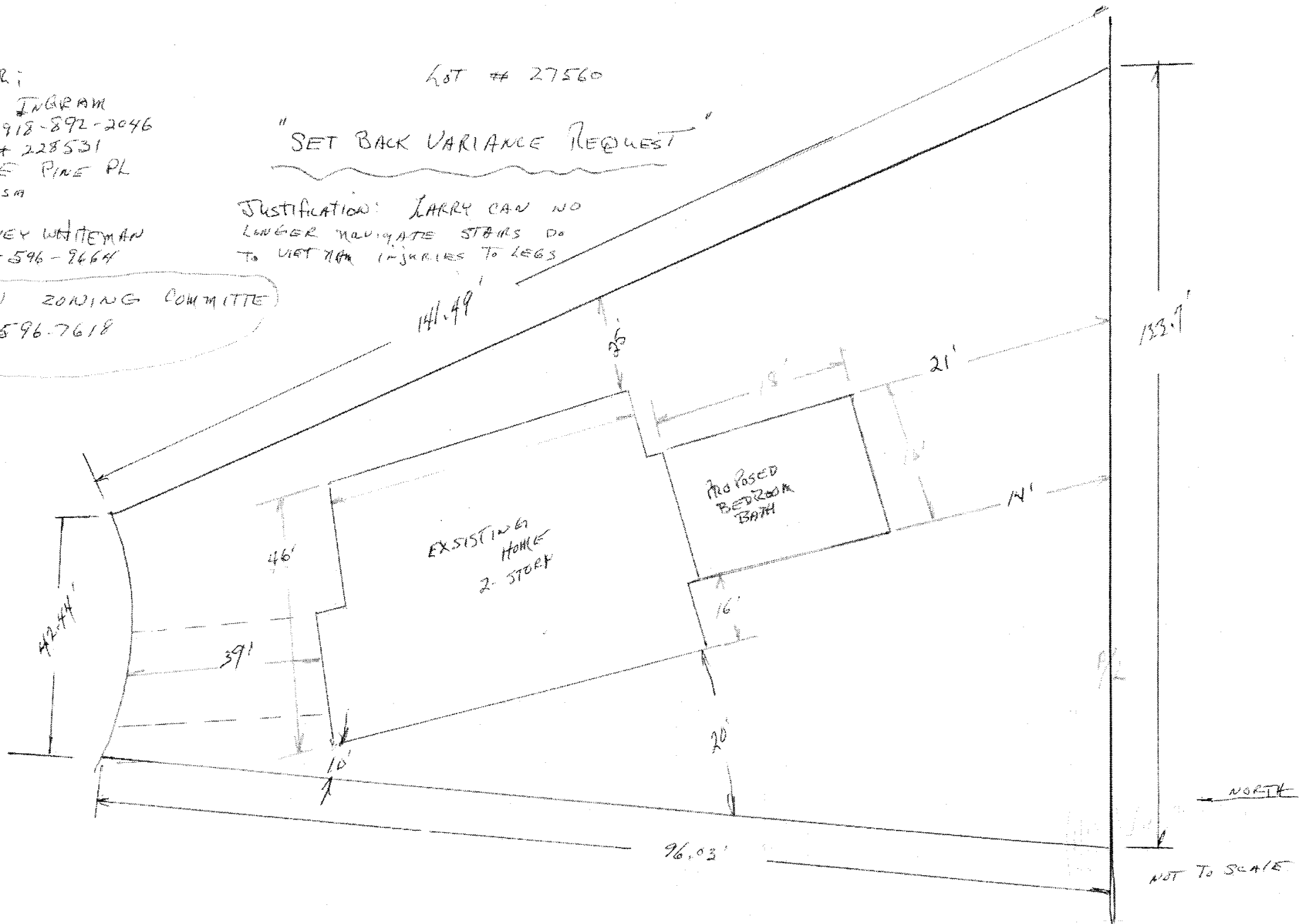
LOT # 27560

"SET BACK VARIANCE REQUEST"

JUSTIFICATION: LARRY CAN NO
LONGER NAVIGATE STAIRS DO
TO RECENT INJURIES TO LEGS

REF: DANNEY WHITEMAN
918-596-9664

AND
AARON ZONING COMMITTEE
918 596-7618



GENERAL CONTRACT

Tom WHITTLESEY
187W RER.
8550 E 32nd
Tulsa 74145
918 724 5568

PROJECT FOR:

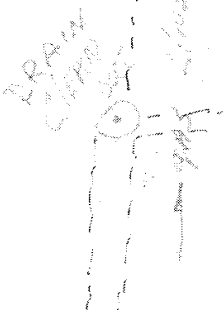
Mrs & Mrs LARRY INGRAM

546 E PINE PL
Tulsa 74106

918-592-2046

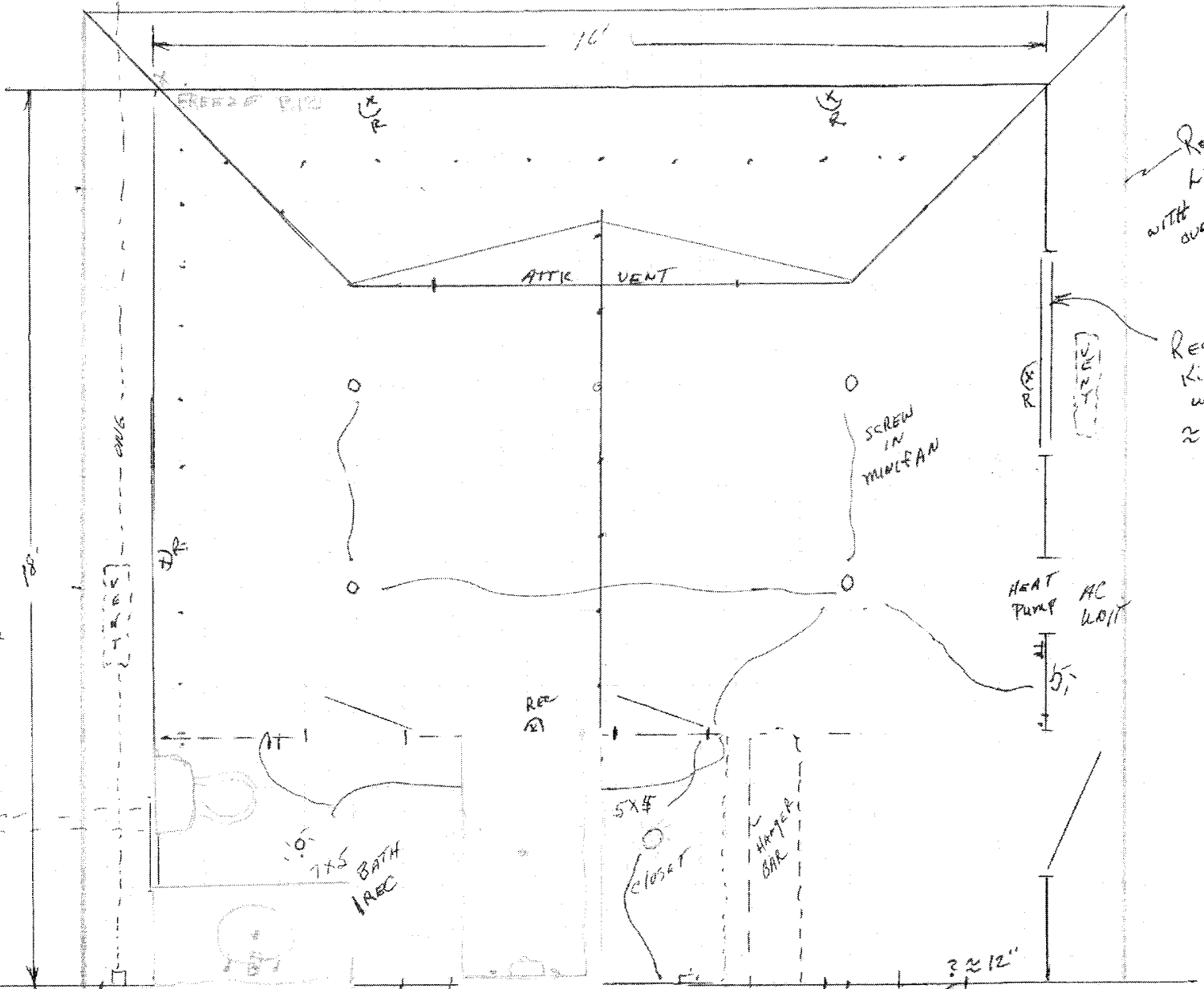
SUBS: CONCRETE L. GREEN
PLUMBING FREEDOM
ROOFING LOW DOWN

SCALE
OF
SKETCH
1" = 2'



So. wall of House

TO CITY SEWER



Roof
LINE
WITH 16"
OVERHANG

RECYCLE
KITCHEN
WINDOW
2' x 3'

HEAT
PUMP AC
UNIT

REC
ST

5' x 5'
CLOSET

HAMPER
BAR

10'
x 5'
BATH
/ REC

? ≈ 12"

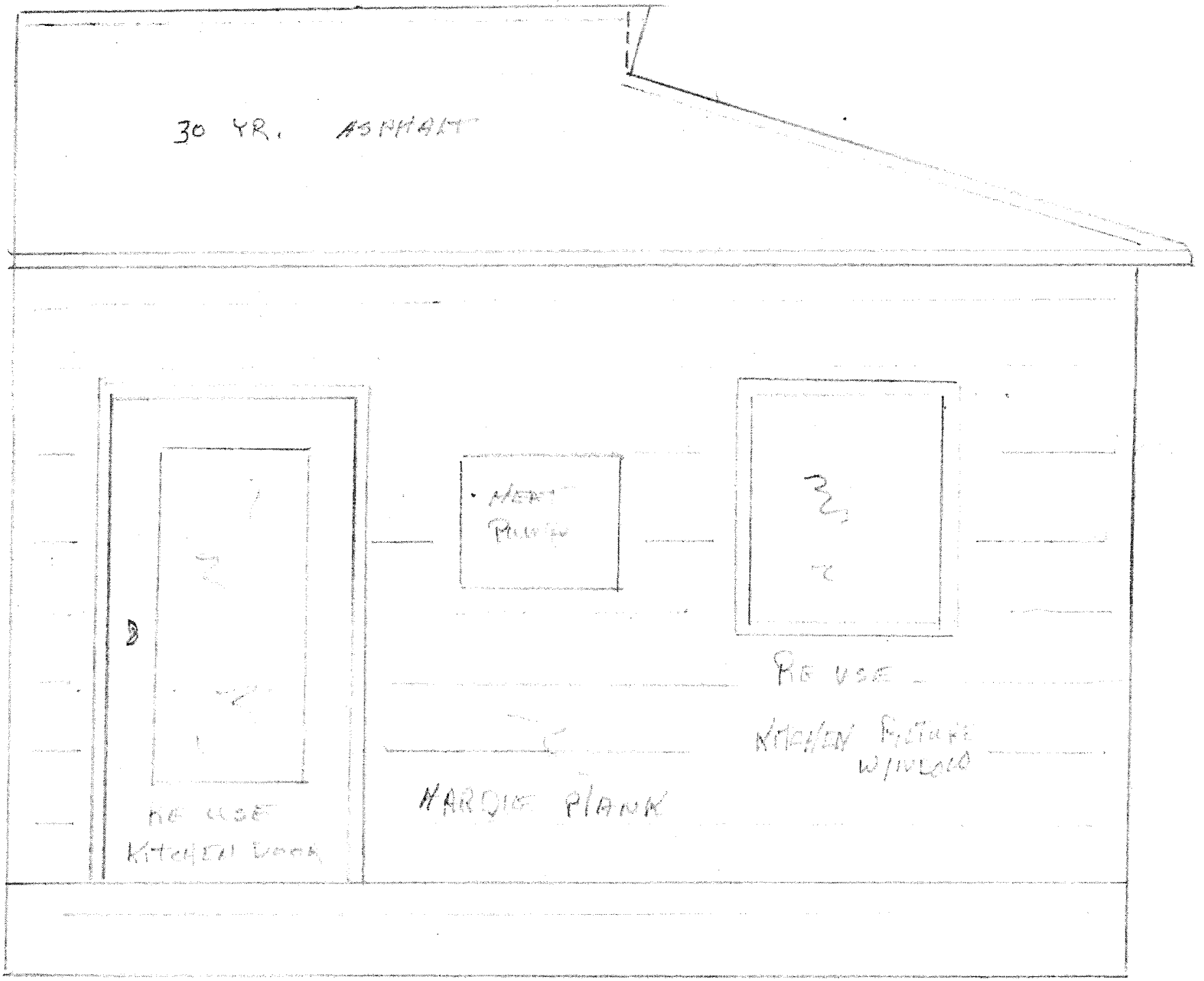
30' ±

MOVE
TO
S. WALL

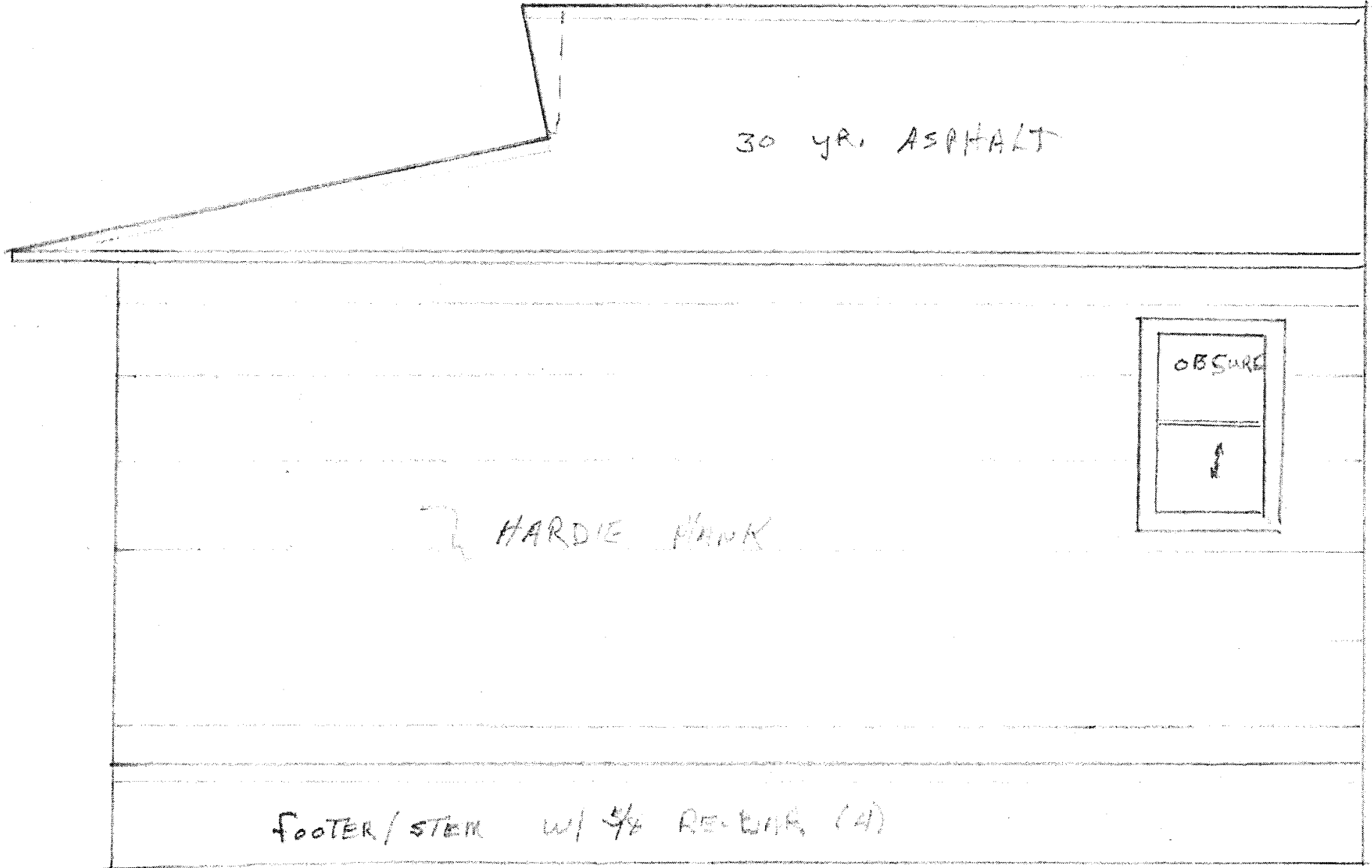
WORTH

WEST
WALL

30 YR. ASPHALT



EAST WALL



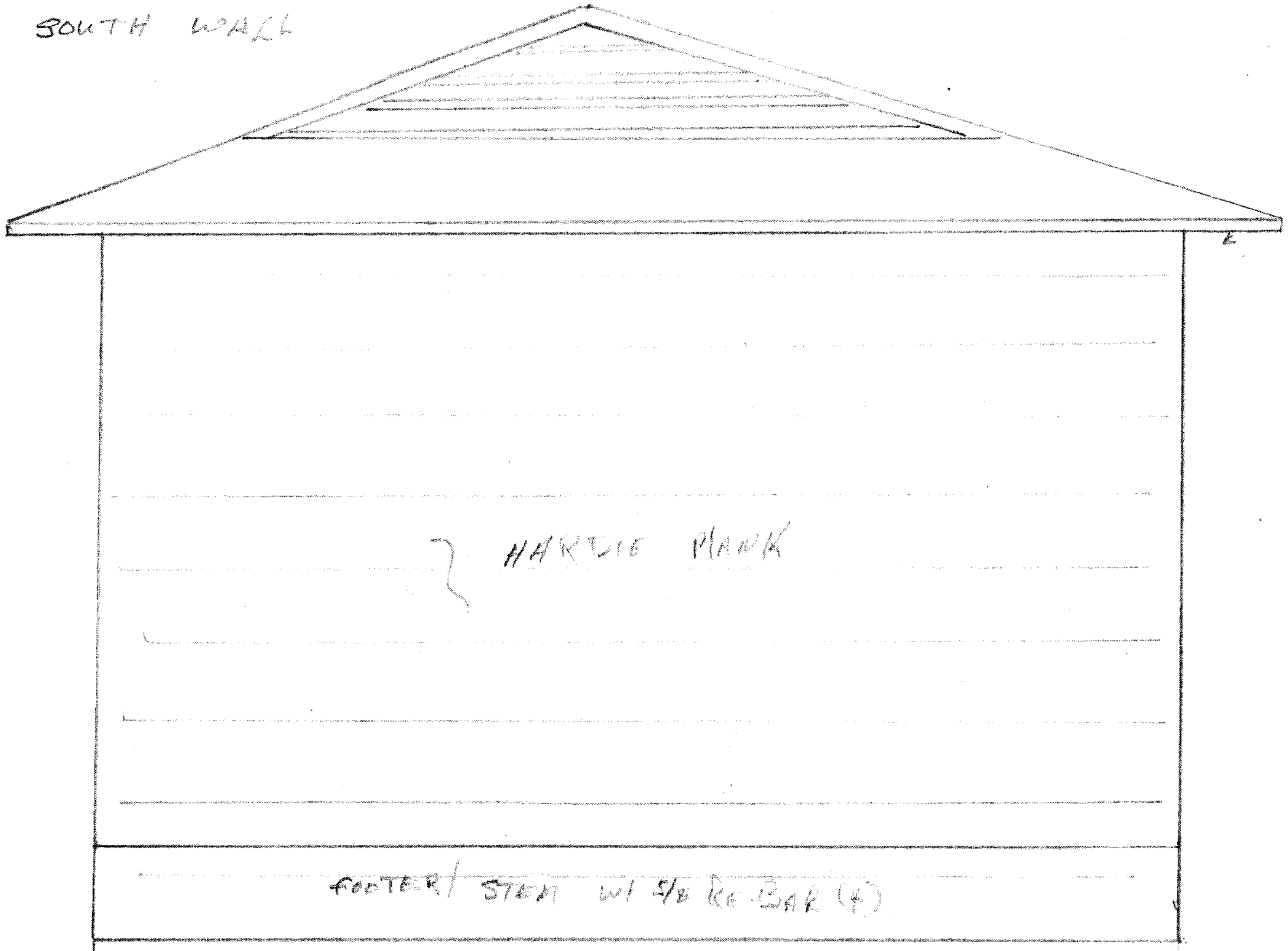
30 YR. ASPHALT

OBSURG

HARDIE PLANK

FOOTER / STEM W/ 3/4 REBAR (A)

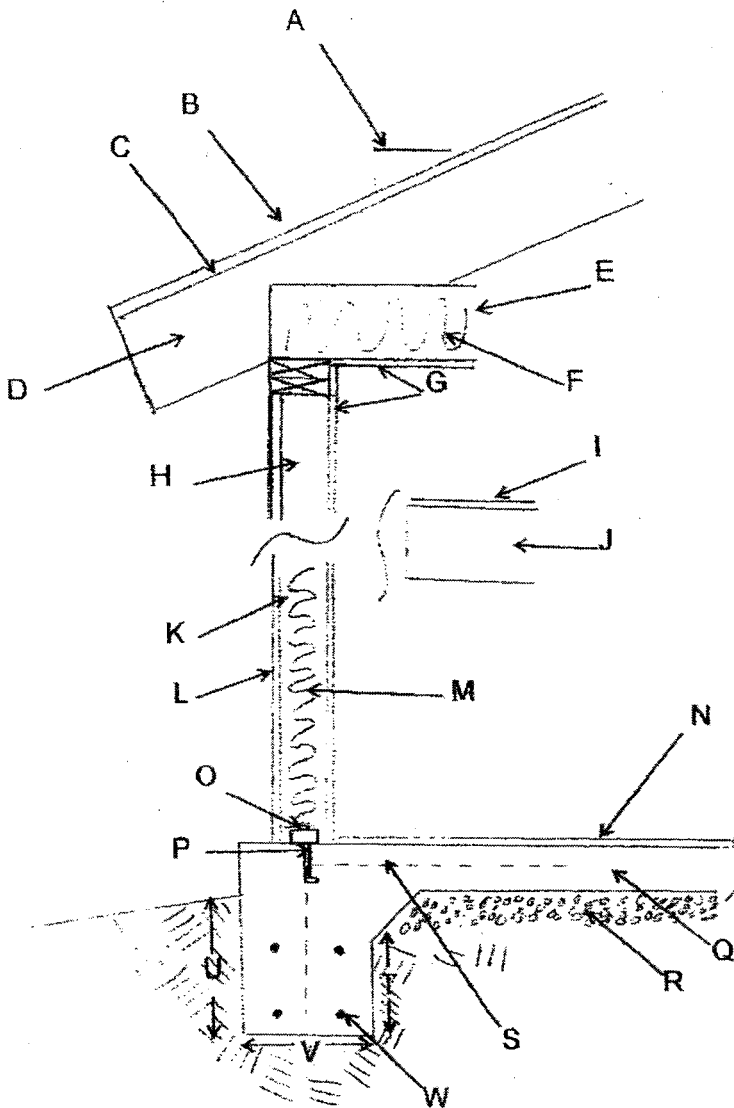
SOUTH WALL



HARDIE PLANK

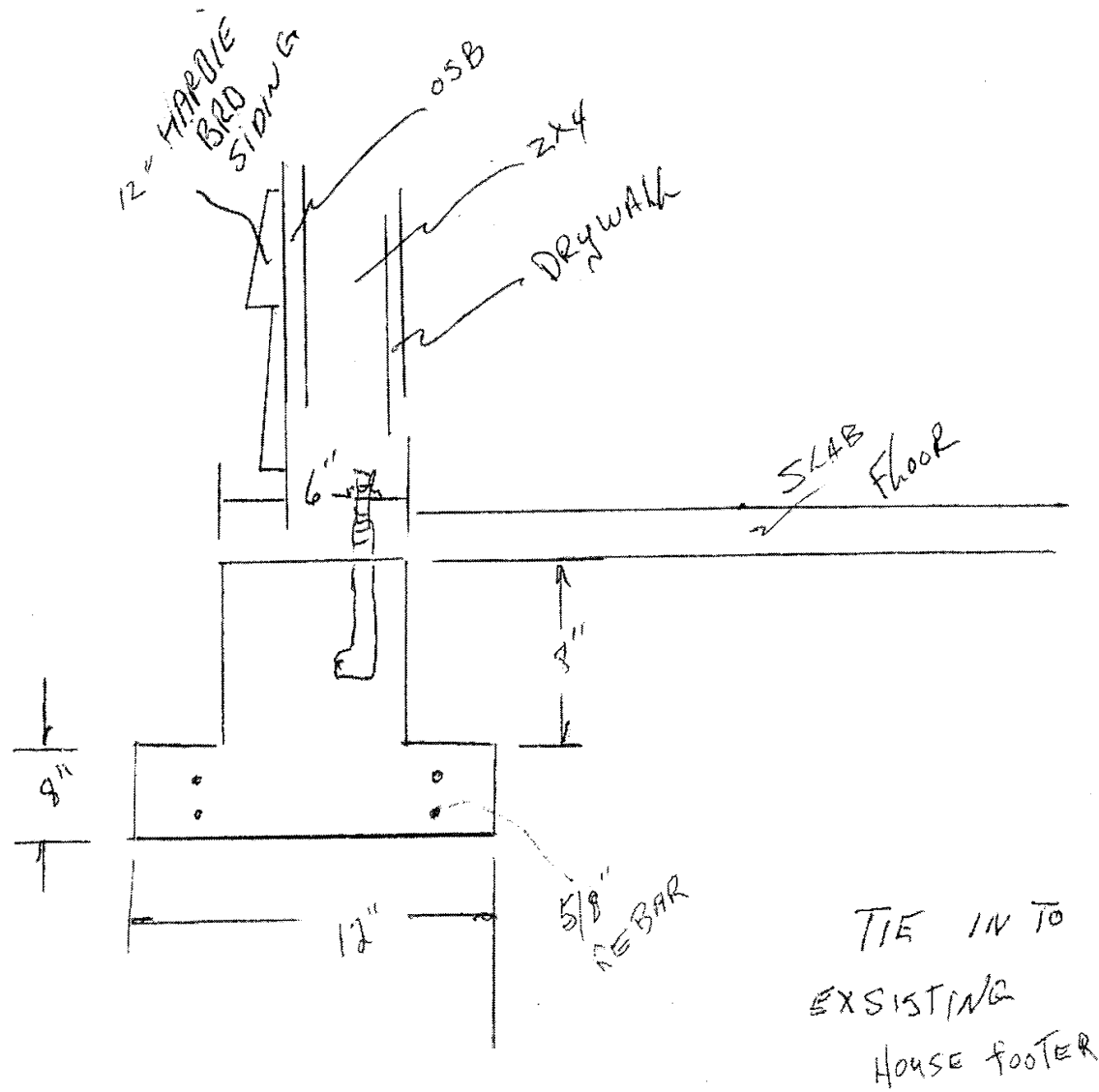
FOOTER / STEM W/ 5/8 RE BAR (4)

Wall cross section: slab



- A: Roof pitch 4/12
- B: Roof covering type asbestos
- C: Roof decking 1/2" OSB
- D: Rafter size and spacing 2x4 16" OC
- E: Ceiling joist size and spacing 2x4 16" OC
- F: Ceiling insulation (R30 min.) R-30
- G: Interior wall and ceiling covering 1/2" Drywall
- H: Wall stud size and spacing 2x4 16" OC
- I: Floor covering (if applicable) Vinyl plank on slab
- J: 2nd floor joist size and spacing (if applicable) _____
- K: Exterior wall sheathing 1/2 OS
- L: Exterior wall covering 3/8 x 12 siding to match
- M: Wall insulation (R13 min.) R13
- N: Floor covering Vinyl plank
- O: Treated sill plate on slab per specs
- P: Min. 1/2" anchor bolt, max 6' o.c. (or other approved method) 6' spac
- Q: Slab thickness 4 1/2"
- R: Base course gravel
- S: Dowels, min. 1/2", 4' o.c., min. 12" embedment into footing and stem wall yes
- T: Footing thickness (6" minimum*) 12-16"
- U: Footing depth (18" minimum*) 18"
- V: Footing width (12" minimum) 12"
- W: Footing reinforcement (four - 5/8" minimum) 4 rods 5/8"

* Will vary with building height, veneer type, etc.





DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

Zoning Review (1)



Subject: Zoning Review
Page Label: 7
Author: DWhiteman
Date: 11/26/2025 1:47:48 PM
Status:
Color: ■
Layer:
Space:

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 backs up to Pine St., which is an arterial street. Arterial streets require a 35' rear setback; the proposed addition encroaches into this setback. You will need to contact the Planning Office at 918-596-7526 to request a variance for an addition on an RS-3 zoned lot to encroach into a 35' arterial street setback.

Note: the distance should be measured perpendicular to the rear property line. Please make that change on the site plan before you submit to the Board of Adjustment.