

**SUBJECT TRACT**

PUD-234

PUD-770

PUD-838

**BOA-22226**

**3.1**



19-13 08



# BOARD OF ADJUSTMENT CASE REPORT

STR: 9308  
CZM: 37  
CD: 4  
A-P#:N/A

Case Number: **BOA-22226**

**HEARING DATE:** 04/25/2017 1:00 PM

**APPLICANT:** Stephen Schuller

**ACTION REQUESTED:** Special Exception to permit an existing detached house in a CH district.  
(Section 15.020, Table 15-2)

**LOCATION:** 1508 S GARY AV E

**ZONED:** CH

**PRESENT USE:** Residential

**TRACT SIZE:** 7000.12 SQ FT

**LEGAL DESCRIPTION:** LT 2 BLK 3, EXPOSITION HGTS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**

None Relevant.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Main Street" and an "Area of Growth".

**Main Streets** are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is abutted by CH zoned commercial on the north; RS-3 zoned residencies abuts the site on the south east and west.

**STAFF COMMENTS:**

The applicant is before the Board requesting a Special Exception to permit a existing single family home in a CH district; the applicant is attempting to bring the existing residence into conformance with the current zoning Code.

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A Special Exception is required as the existing detached residence is a use which is not permitted by right in the CS district because of potential adverse affect, but if controlled as to its relationship with the surrounding neighborhood may be permitted.

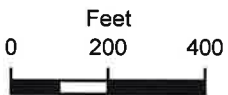
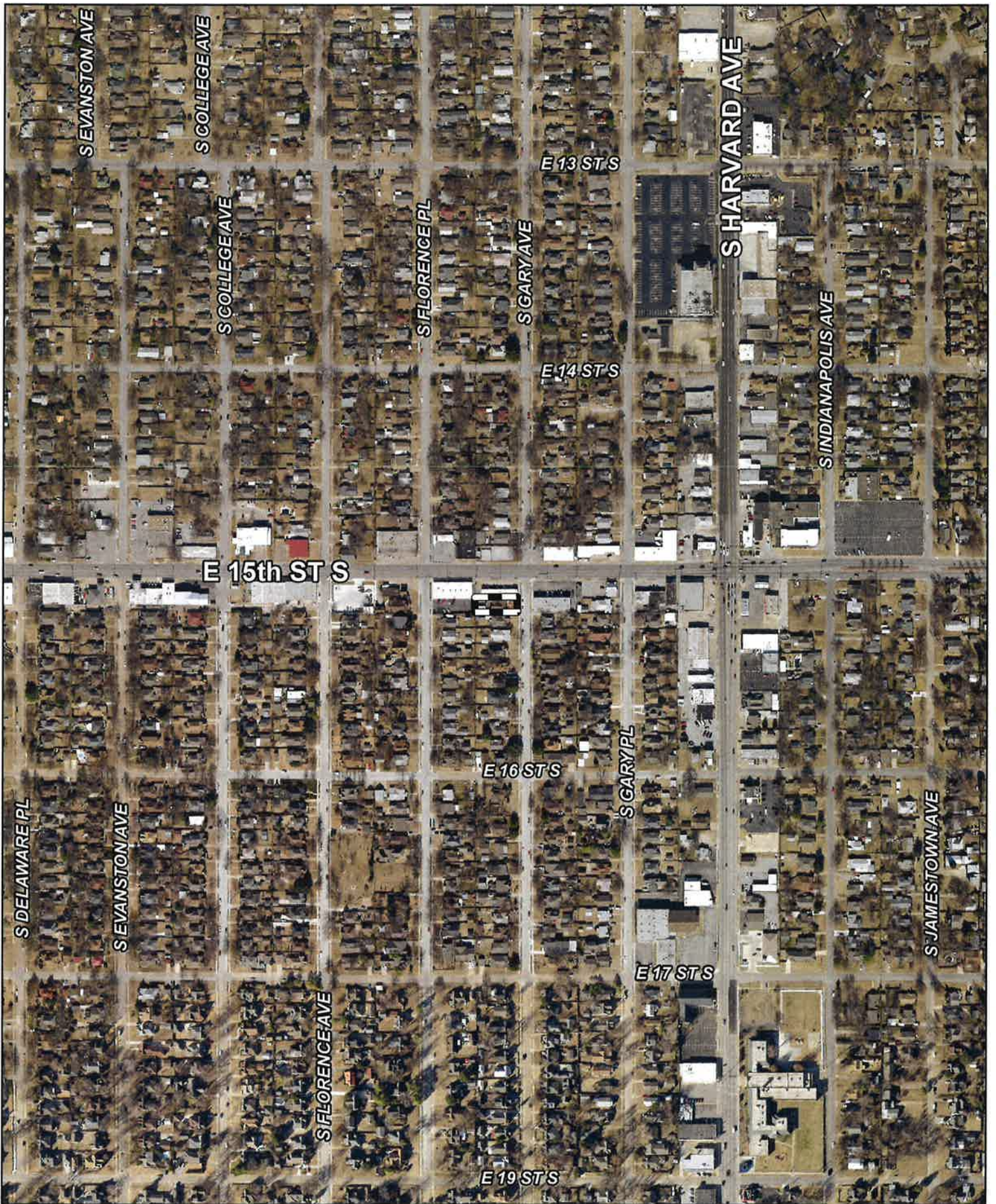
**Sample Motion for a Special Exception**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit an existing detached house in a CH district. (Section 15.020, Table 15-2)

- Subject to the following conditions, 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.



Subject Tract

**BOA-22226**

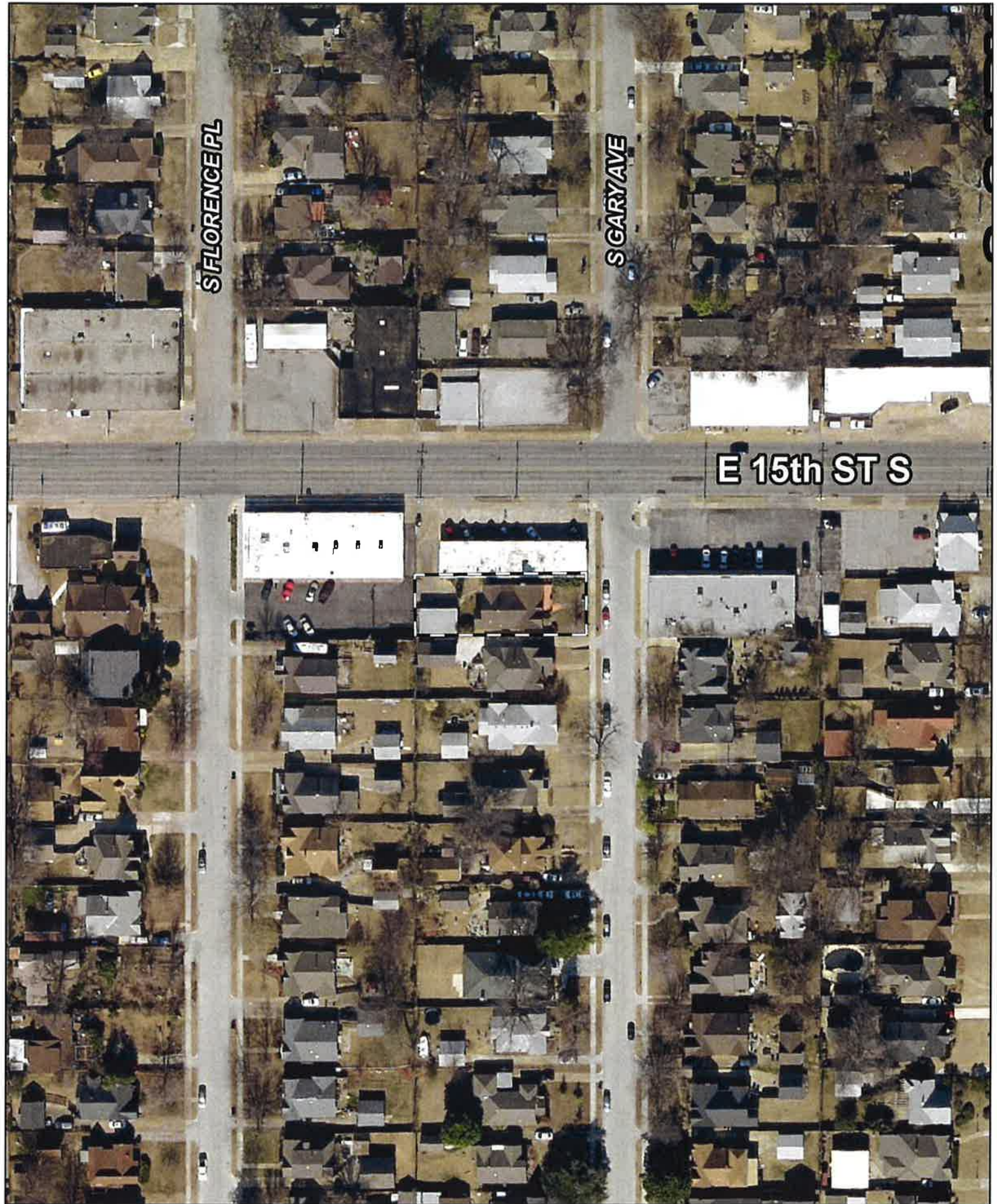
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

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SFLORENCEPL

SGARYAVE

E 15th ST S



Subject Tract

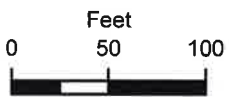
**BOA-22226**

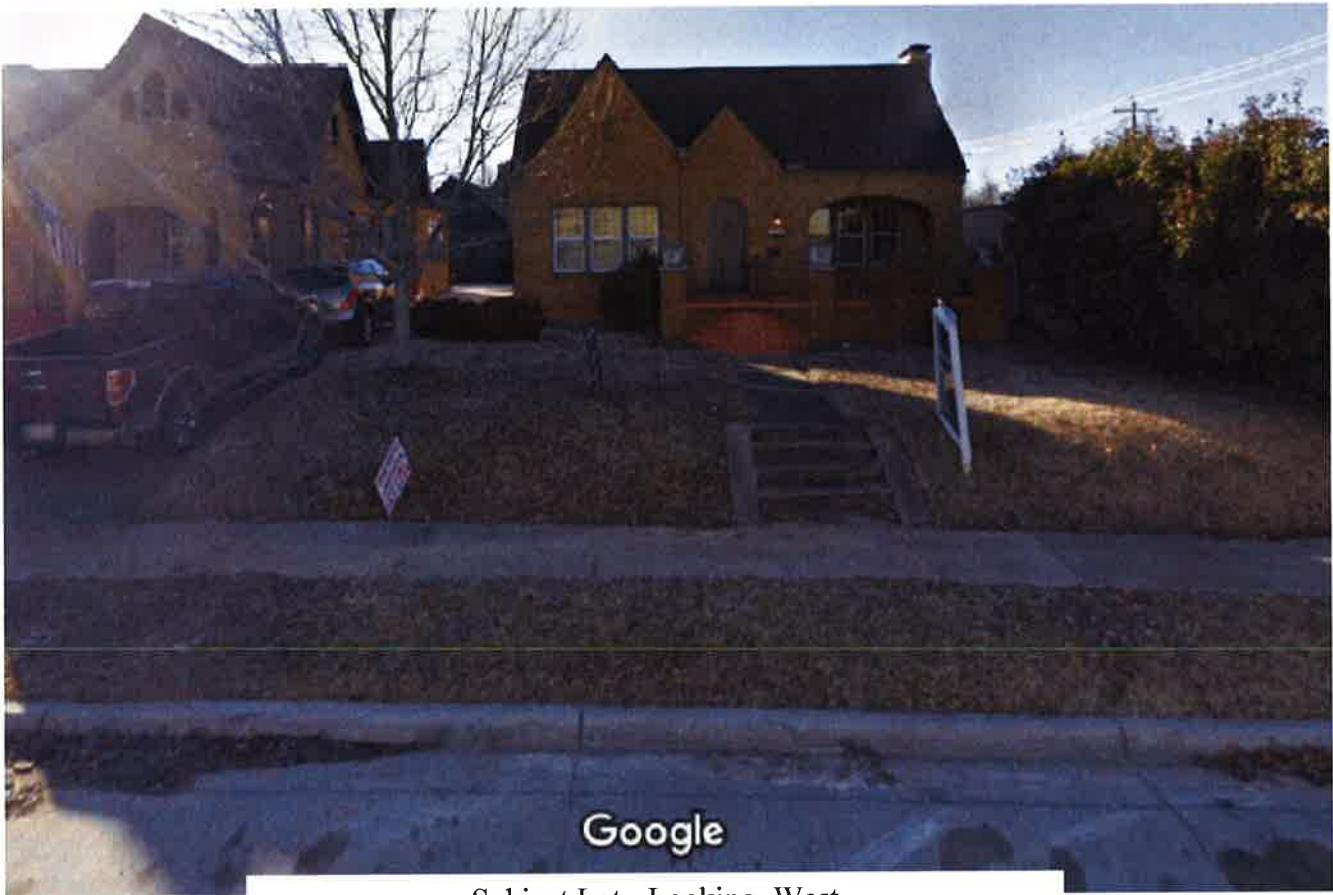
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Aerial Photo Date: February 2016

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Subject Lot - Looking West



Gary Ave (Street View) - Looking South **Amended 3.6**



S Gary Ave (Street View) - Looking North

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