

**SUBJECT TRACT**

**BOA-22293**

8.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9317  
**CZM:** 37  
**CD:** 4  
**A-P#:** 423953

Case Number: **BOA-22293**

**HEARING DATE:** 08/08/2017 1:00 PM

**APPLICANT:** Richard Winn

**ACTION REQUESTED:** Special Exception to allow the driveway width to exceed 30' in width on the lot in an RS-1 district. (Section 55.090-F.3)

**LOCATION:** 2525 E 30 ST S

**ZONED:** RS-1

**PRESENT USE:** Vacant Residential Lot

**TRACT SIZE:** 63,684.98 SQ FT

**LEGAL DESCRIPTION:** PRT LTS 4 & 5 BEG 25NW NEC LT 5 TH SW249.18 CRV RT 155.30 NE251.43 SE115.15 POB BLK 2; PRT LT 2 BLK 3 WOODY-CREST SUB & PRT LT 5 BEG NEC LT 5 TH E76.60 SE52.04 SW188.89 CRV RT 106.22 CRV RT 22.38 NE249.18 SE25 POB BLK 2, SOUTH LEWIS PARK, WOODY-CREST SUB, 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 an "Existing Neighborhood" and an "Area of Stability".

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

The **Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by RS-1 zoned residences.

8.2

**STAFF COMMENTS:**

The applicant is before the Board requesting a **Special Exception** to permit construction of a driveway greater than 30 ft. in width on the lot. As shown on the attached plan the proposed driveway (Motorcourt) width of 42 ft. exceeds the maximum allowed driveway width on the lot in the RS-1 zoning district. Lot combination, LC-924, will be heard by the TMAPC on 08.02.17 to combine the subject lots.

In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120:

Maximum Driveway Width	RE	RS-1	RS-2	RS-3	RS-4	RS-5
Within Right-of-Way (feet)	20	20	20	20	20	12
On the Lot (Outside ROW) (feet)	30	30	30	30	20	12

**Sample Motion**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to allow the driveway width to exceed 30' in width on the lot in an RS-1 district. (Section 55.090-F.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 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.



E 26 PLS

E 27 ST S

E 27 PLS

FOREST BLVD

E 28 ST S

E 28 ST S

S DELAWARE PL

E 29 ST S

SATLANTA PL

S BIRMINGHAM PL

S COLUMBIA PL

E 30 ST S

E 31st ST S

SERVICE RD

E 31 PLS

S LEWIS AVE

S LEWIS PL

S ATLANTA AVE

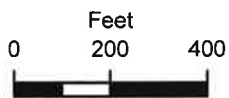
E 32 ST S

S COLUMBIA CIR

E 32 PLS

E 33 ST S

E 33 ST S



Subject Tract

**BOA-22293**

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

Aerial Photo Date: February 2016

8.4





E28 ST S

S ATLANTAPL

E30 ST S



Subject Tract

**BOA-22293**

19-13 17

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

Aerial Photo Date: February 2016

8.5





PROJECT  
**Zinke Residence**  
 2525 E. 30th Street - Tulsa, Oklahoma.

1564  
 DATE  
 Permit Sec  
 06.1.2017

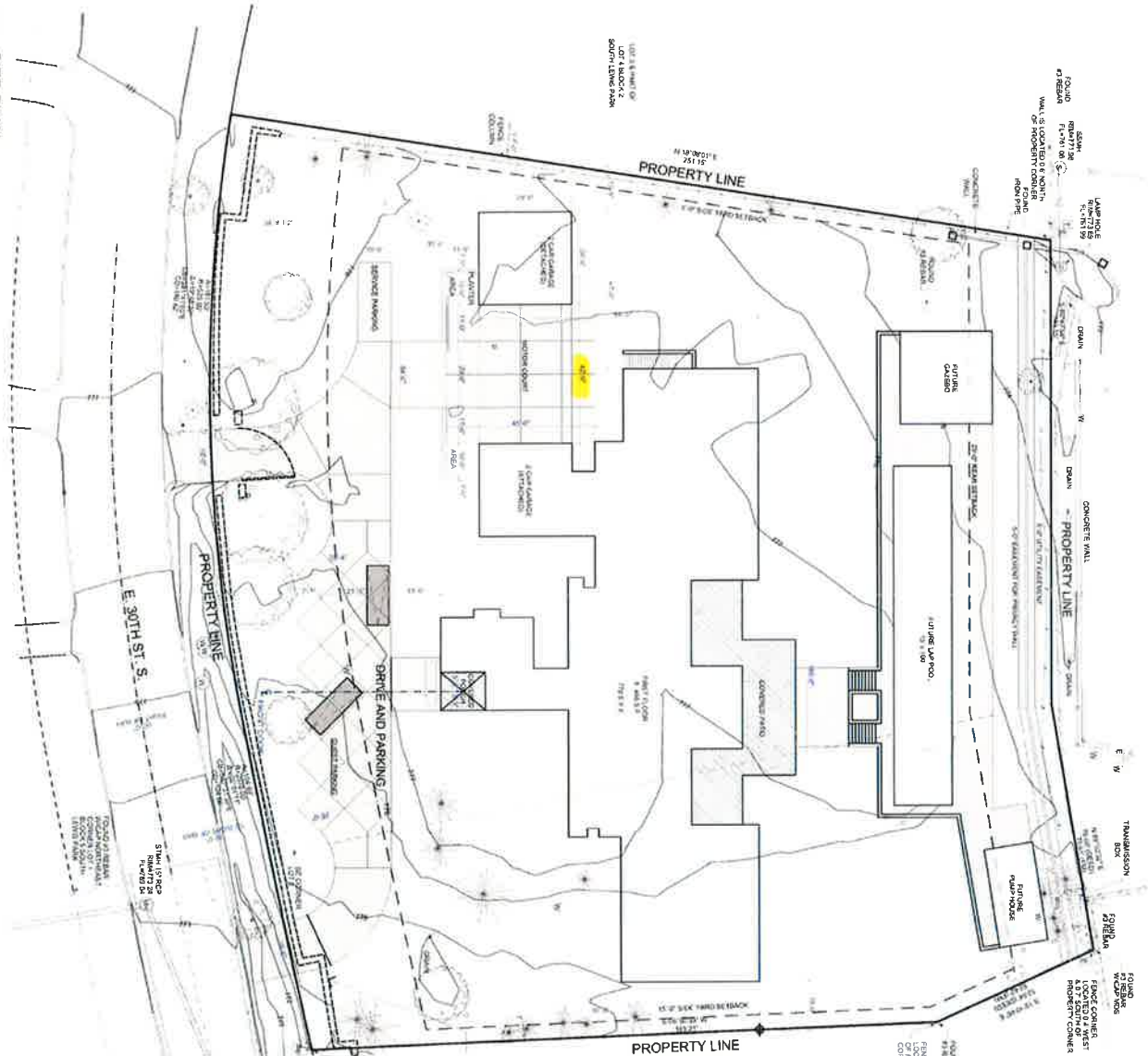
REVISIONS:

A1.1

**LEGAL DESCRIPTION (BOOK 6749 PAGE 174)**

A PORTION OF LOT FOUR (4) AND ALL OF LOTS FIVE (5), BLOCK TWO (2), SOUTH LEWIS PARK ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DULY RECORDED PLAT THEREOF AND A PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF LOT TWO (2), BLOCK THREE (3), WOODY CREST SUBDIVISION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DULY RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 3, WOODY CREST SUBDIVISION, SAID POINT BEING 325.3 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2; A DISTANCE OF 20.24 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 2, SOUTH LEWIS PARK ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 5 AND LOT 4, A DISTANCE OF 221.93 FEET; THENCE IN A NORTHERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID LOT 4; SAID POINT BEING 25.56 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 4 AND LOT 5, A DISTANCE OF 140.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 69.09 DEGREES EAST A DISTANCE OF 168.0 FEET; THENCE SOUTH 15.93 DEGREES EAST A DISTANCE OF 1,100 FEET; THENCE EAST A DISTANCE OF 240.80 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION PREVIOUSLY DEDICATED ALONG THE SOUTH LINE OF LOT 2 FOR STREET PURPOSES.



1 SITE PLAN  
 SCALE 1/8" = 1'-0"

BUILDING INFORMATION	
FIRST FLOOR LIVABLE	8,446 SF
BASEMENT	1,690 SF
GARAGE	1,452 SF
COVERED PORCHES AND PATIOS	1,487 SF
TOTAL LIVABLE AREA	10,336 SF

JEFF S. TAYLOR  
ZONING OFFICIAL  
PLANS EXAMINER

TEL (918)596-7637  
jstaylor@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

LOD Number: 1012782-1

June 27, 2017

\*\*\* Applicant Has Not  
Been Added To Permit  
\*\*\*

APPLICATION NO: **423953** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
Location: **2525 E 030 ST S**  
Description: **NEW**

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH"  IS  IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT  
[WWW.CITYOFTULSA-BOA.ORG](http://WWW.CITYOFTULSA-BOA.ORG)

Application No. 423953

2525 E 030 ST S

June 27, 2017

**Note:** As provided for in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

1. **Building Plan Review Policy # 17:** A lot combination is required for new buildings built across multiple lot lines.
  1. Please apply for a lot combination at INCOG located at Two West Second Street, Suite 800. Please direct all questions concerning lot combinations and all questions regarding TMAPC application forms and fees to an INCOG representative at 584-7526.
  2. After you receive a copy of the lot combination agreement from INCOG you will need to go to the Tulsa county clerk's office at 500 s. Denver and have the lot combination agreement recorded.
  3. Submit a copy of the lot combination agreement with the Tulsa county clerks recording sticker on it to this office as a revision.
  
2. **55.090-F3 Surfacing.** In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120. Maximum Driveway Width in the Right Of Way (ROW) is 20' and 30' outside of ROW.

**Review Comments:** The submitted site plan proposes a driveway and motor court width that exceeds the maximum allowable driveway width on the lot. Revise plans to indicate the driveway shall not exceed 30' in width on the lot or apply to the BOA for a special exception to allow the driveway width to exceed 30' in width on the lot.

3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120:

Maximum Driveway Width	RE	RS-1	RS-2	RS-3	RS-4	RS-5
Within Right of Way (feet)	20	20	20	20	20	12
On the Lot (Outside ROW) (feet)	30	30	30	30	20	12



**This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.**

**A hard copy of this letter is available upon request by the applicant.**

**END – ZONING CODE REVIEW**

**NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.**

**KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.**

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