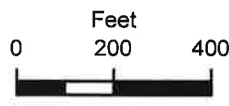


SUBJECT TRACT



BOA-22504

4.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 0319

Case Number: **BOA-22504**

CZM: 29

CD: 1

A-P#:

HEARING DATE: 09/11/2018 1:00 PM

APPLICANT: Veronica Montes

ACTION REQUESTED: Special Exception to to allow a fence to be greater than 4 feet within the street setback (Sec. 45.080-A)

LOCATION: 2671 N QUAKER AV E

ZONED: RS-3

PRESENT USE: Single Family Home

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT-8-BLK-2, WINSTEAD ADDN

RELEVANT PREVIOUS ACTIONS:

None relevant.

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

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.

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.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS-3 zoned lots on all sides.

STAFFCOMMENTS:

The applicant is proposing a fence that is within the required street setback along N. Quaker Ave. As shown on the attached exhibit, the proposed fence will be 8 ft. in height in the front street setback. The required street setback in an RS-3 zoned district is 25 feet.

The Code (Section 45.080-A) limits fence and wall heights in the required front setback to 4 feet; however, the Code permits the Board of Adjustment to increase the permitted height through special

exception approval. The applicant has requested a **Special Exception** to allow a fence to exceed 4 feet in height in the front street setback.

Sample Motion

Move to _____ (approve/deny) a Special Exception to allow a fence to be greater than 4 feet within the street setback (Sec. 45.080-A)

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions: _____

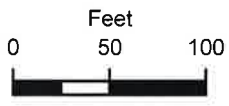
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



E 28 ST N

N QUINCY AVE

N QUAKER AVE



 Subject Tract

BOA-22504

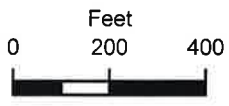
20-13 19

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

Aerial Photo Date: February 2018

4.4





 Subject Tract

BOA-22504

20-13 19

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

Aerial Photo Date: February 2018



4.5



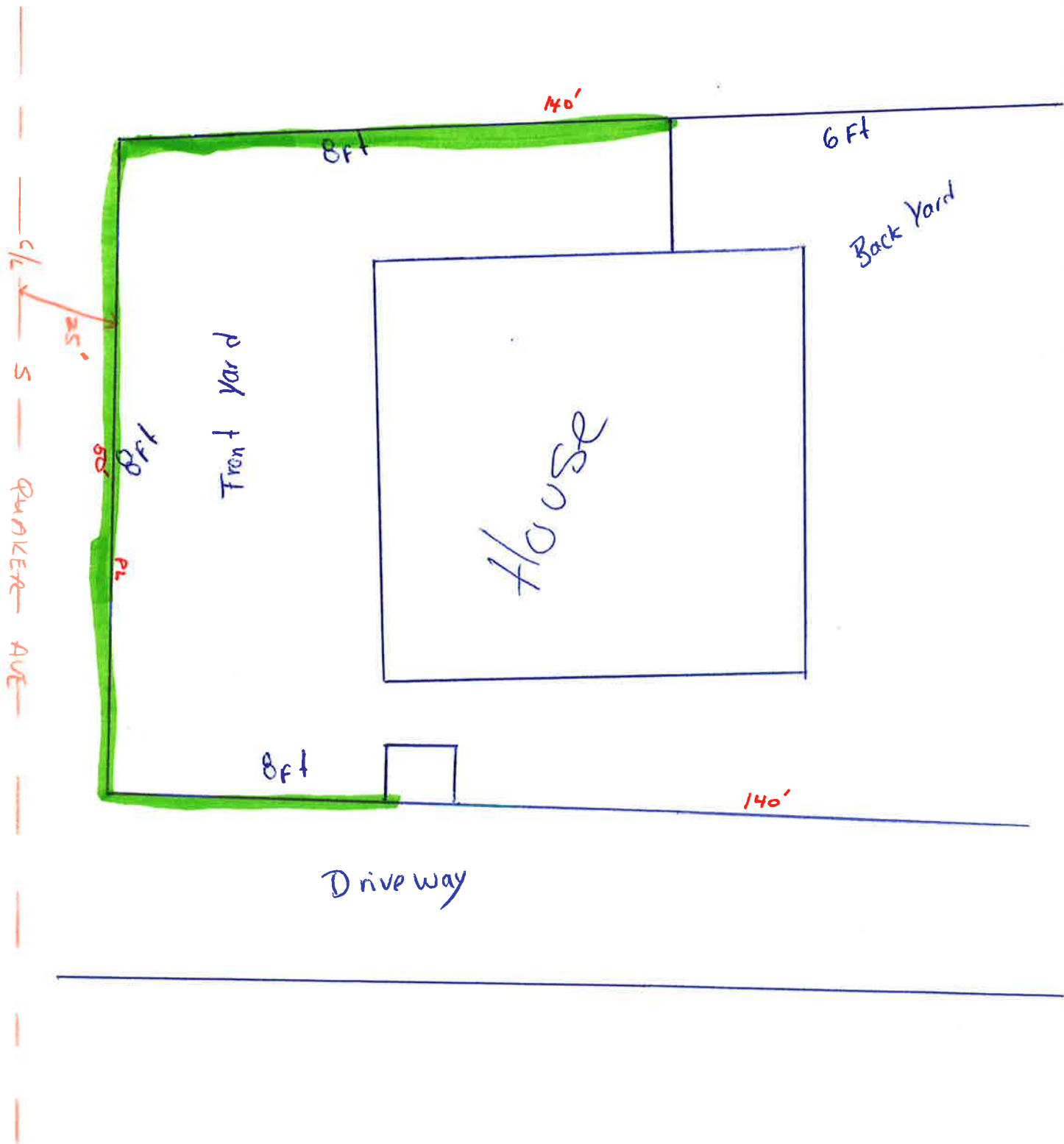
Looking east- towards the subject site- on N. Quaker Ave.

08/31/2018 10:15



Looking east- towards the subject site- on N. Quaker Ave.

08/31/2018 10:15



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