

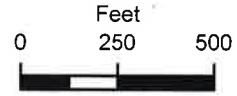
SUBJECT TRACT

LEGEND

 Tulsa Corporate Limits

BOA-22516

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19-12 08



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9208

Case Number: **BOA-22516**

CZM: 35

CD: 1

A-P#:

HEARING DATE: 10/09/2018 1:00 PM

APPLICANT: Heritz Blendowski

ACTION REQUESTED: Special Exception to allow a manufactured housing unit on an RM-2 zoned lot; Special Exception to extend the time limit to allow a manufactured home on the site for more than 1 year (Sections 5.020 ; Section 40.210-A)

LOCATION: 1227 S 51 AV W

ZONED: RM-2

PRESENT USE: Vacant

TRACT SIZE: 18748.3 SQ FT

LEGAL DESCRIPTION: PT OF LTS 8 & 9 BLK 4 S 125 N 425 EA OF LTS 8 & 9, VERN SUB NUMBER 2

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 abuts RM-2 zoned lots on all sides.

STAFF COMMENTS:

The applicant is requesting a special exception to permit a 14'Wx56'L manufactured housing unit . A special exception is required as a manufactured home is a use which is not permitted by right in the RM-2 district because of potential adverse effect.

The Code requires that a manufactured housing unit in an R district be removed from the lot within one year of the special exception approval (Section 40.120-A). The applicant has requested a special exception to extend the time limit and permit a manufactured housing unit on the site for a period of more than 1-year.

As the writing of this case report staff has not received any comments from the surrounding neighbors or property owners.

Sample Motion for a Special Exception

Move to _____ (approve/deny) a **Special Exception** to allow a manufactured housing unit on an RM-2 zoned lot; **Special Exception** to extend the time limit to allow a manufactured home on the site for more than 1 year (Sections 5.020 ; Section 40.210-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 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.



W CHARLES PAGE BLVD

W 6 ST S

W 7 ST S

W 8 ST S

W 8 ST S

W 10 ST S

W 11 ST S

W 11 PL S

W 12 ST S

W 12 ST S



Subject Tract

BOA-22516

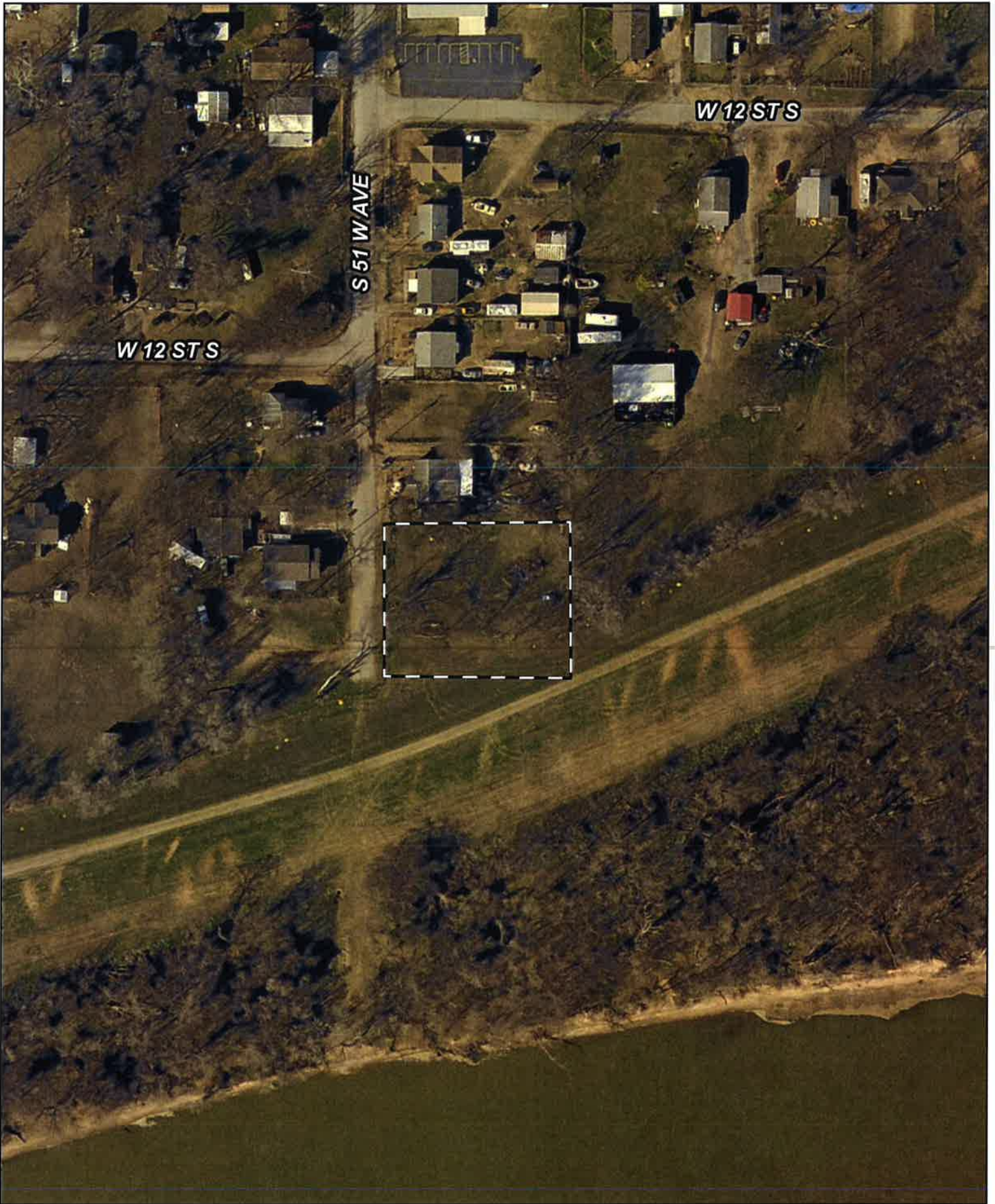
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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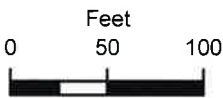




W 12 ST S

S 51 W AVE

W 12 ST S



Subject Tract

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Aerial Photo Date: February 2018

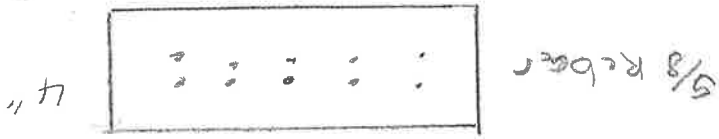
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Concrete base



S 51ST WEST AVE

