

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, June 26, 2018, 1:00 P.M.

Meeting No. 1208

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of **Minutes** of June 12, 2018 (Meeting No. 1207).

UNFINISHED BUSINESS

None.

NEW APPLICATIONS

2. **22455—Laquinnia Lawson**
Variance to reduce minimum required front street setback from 30 feet to 25 feet (Section 5.030-A). **LOCATION:** 1 East 26th Place South (CD 4)
3. **22456—KKT Architects – Nicole Watts**
Verification of the 300-foot spacing requirement for a bar from public parks, schools, and religious assemblies and 50 feet from an R-zoned lot (Section 40.050-A). **LOCATION:** 112 South Elgin Avenue East (CD 4)
4. **22458—David Lynch**
Special Exception to permit a carport in the street setback (Section 90.090-C.1). **LOCATION:** 8539 East 34th Street South (CD 5)

Staff requests a continuance to July 10, 2017; additional relief is needed.

5. **22459—John Phillips**
Variance to permit an accessory building to exceed 40% of the floor area of the principal residential structure (Section 45.030-B). **LOCATION:** 2135 South 130th Avenue East (CD 6)

6. **22460—Loren Sells**

Verification of the 300-foot spacing requirement for a liquor store from other liquor stores, plasma centers, day labor hiring centers, or pawnshops in the CBD District (Section 40.300-A). **LOCATION:** Tenant Space – 502 East 3rd Street South (CD 4)

7. **22461—KKT Architects – Nicole Watts**

Special Exception to allow a dynamic display in an RS-4 District (Section 60-050.B). **LOCATION:** B/t East Independence Avenue North & East Latimer Street North and B/t North MLK, Jr. Boulevard & North Main Street (CD 1)

Staff requests a continuance to July 10, 2017; additional relief is needed.

8. **22462—Jennifer and Michael Abbey**

Special Exception to permit the parking and storage of recreational vehicles in an RS-3 District (Section 45.150). **LOCATION:** 3818 South 142nd Avenue East (CD 6)

9. **22463—KKT Architects – Nicole Watts**

Variance to permit the construction of stairs in the right-of-way (Section 90.090-A). **LOCATION:** 315 South Trenton Avenue East, 317 South Trenton Avenue East, 1609 East 4th Street South (CD 4)

10. **22467—Hayden Kuck**

Variance of the minimum side setback requirement; Variance of the minimum rear setback requirement (Section 5.030-A). **LOCATION:** 213 West 19th Street South (CD 4)

OTHER BUSINESS

11. **RECONSIDERATION:**

22447—John Watchous

Special Exception to allow a personal improvement use in an OM District (Section 15.020). **LOCATION:** 1222 South Lewis Avenue East (CD 4)

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

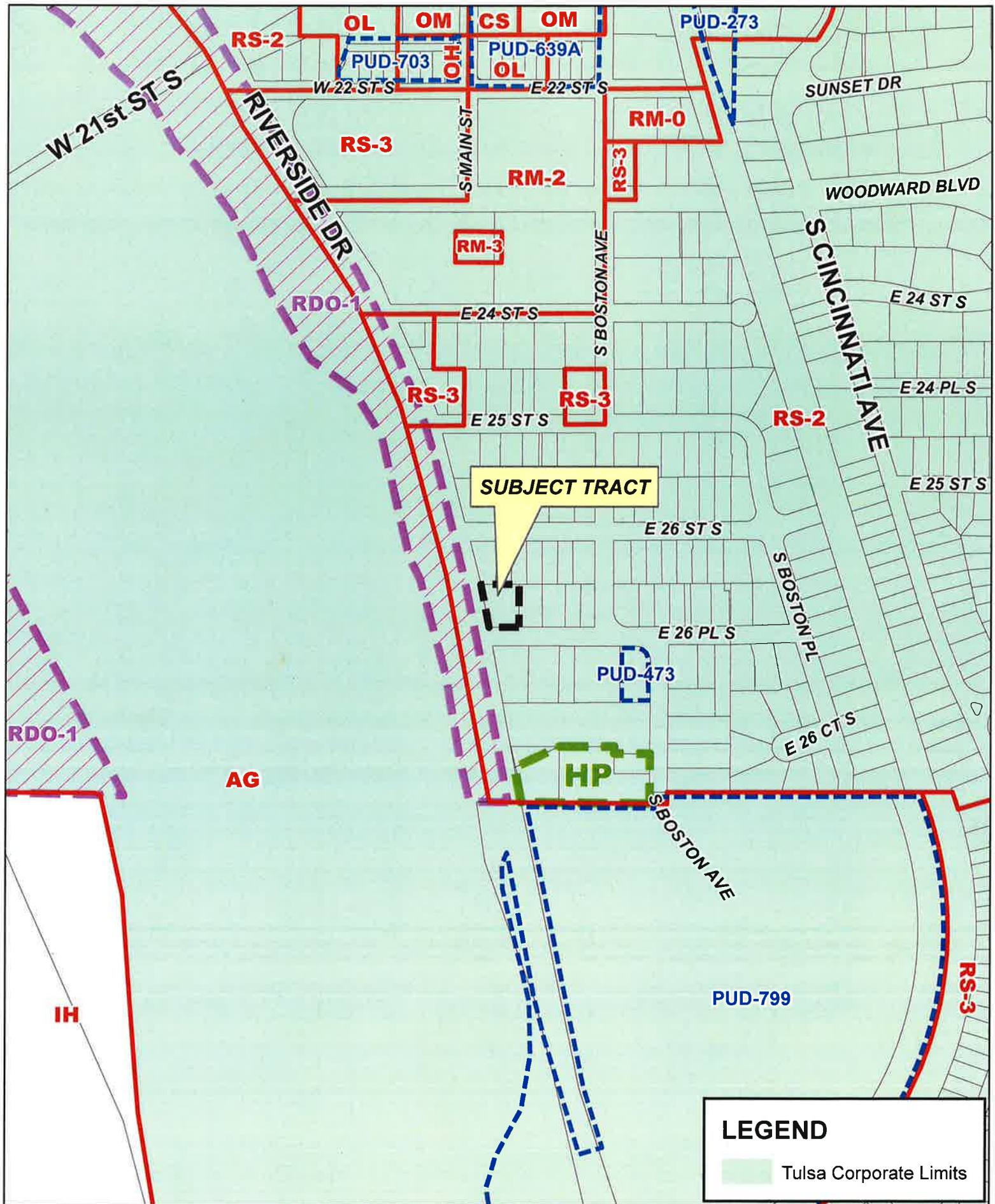
Website: www.cityoftulsa-boa.org

E-mail: esubmit@incog.org

CD = Council District

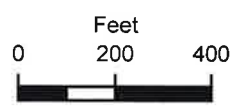
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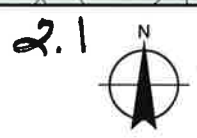
LEGEND

Tulsa Corporate Limits



BOA-22455

19-12 13



BOARD OF ADJUSTMENT CASE REPORT

STR: 9213

Case Number: **BOA-22455**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: Laquinnia Lawson

ACTION REQUESTED: Variance of the minimum required front setback from 30 feet to 25 feet (Section 5.030-A).

LOCATION: 1 E 26 PL S

ZONED: RS-2

PRESENT USE: vacant

TRACT SIZE: 15516.14 SQ FT

LEGAL DESCRIPTION: LT 8 BLK 13, RIVERSIDE DRIVE ADDN THIRD AMD

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-20111; on 9.13.05 the Board **denied** a *Variance* of the rear yard setback from 25 ft to 15 ft for the construction of a new dwelling.

Surrounding Properties:

BOA-21178; on 11.23.10 the Board **approved** a *Minor Special Exception* to reduce the required front yard in the RS-2 district from 30 ft. to 25 ft; located at 32 E. 26th St.

BOA-19220; on 10.23.01 the Board **approved** a *Minor Variance* of required front yard of 30' down to 28' 4", per plan, on condition that the porch remain open and not be enclosed, finding the hardship to be the center island and porch not enclosed affects the setback in this instance, located at 135 E. 26th Ct.

BOA-18069; on 6.9.98 the Board **approved** a *Variance* of the required side yard from 5' to 3.3'; and a *Variance* of the required side yard on a corner lot from 15' to 8'; and a *Variance* to expand a non-conforming structure in a manner which increases its non-conformity; finding that the age of the house and the shape of the lot presents a hardship, per plan submitted; located at the NW/c of E. 26th St. & S. Boston Pl.

BOA-15607; on 2.12.91 the Board **denied** a *Variance* to reduce the lot area requirement from 9,000 sq. ft. to 8,964 sq. ft. and **denied** a *Variance* to reduce the rear yard from 25' to 20' finding that the proposed structures will not align with the existing homes along Boston Ave. and 26th Pl. and that granting of the requests will be detrimental to the neighborhood; located at the SW/c of E. 26th Pl. and S. Boston Ave.

BOA-15205; on 7.20.89 the Board **approved** a *Variance* of the required side yard setback from 10' to 8', and of the required rear yard setback from 25' to 5' to allow for a proposed dwelling, per plot plan submitted, located at 125 E. 26th Pl.

BOA-13159; on 6.14.84 the Board **denied** a *Variance* of the required lot width from 75' to 70' and 69'; of the lot area from 9,000 sq. ft. to 5,323 sq. ft. and 4,830 sq. ft.; of the rear yard setback from 25' to 13' and 19'; and of the land area from 10,875 sq. ft. to 10,605 sq. ft. and 6,900 sq. ft. to permit a lot split of the property located at the NE/c of 26th St. and Boston.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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** include 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-2 residential to the north, south, and east. Riverside Drive and River Trails Park are located immediately to the west.

STAFF COMMENTS:

The applicant is proposing to construct a new detached house. The code requires that detached houses along an non-arterial street maintain a street setback of 30ft in an RS-2 zoned district (Sec. 5.030-A).

The applicant is requesting a **Variance** to reduce the front street setback from 30 ft to approximately 25 ft along E. 26th Pl S. (Sec. 5.030-A). The Code states that, for detached houses on corner lots, the minimum side street setback along a *non-arterial* may be reduced to 15 feet provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater (5.030-B.3). Based on the submitted plan, E. 26th Pl. S. is indicated as the front setback. The Major Street and Highway Plan considers this a *non-arterial* street, and would therefore be required by code to maintain a building setback of 30 feet in an RS-2 zoned district (Sec.5.030-A).

Sample Motion

Move to _____ (approve/deny) a **Variance** to reduce the street setback from 30 ft to 25 ft along E. 26th Pl. S. (Sec. 5.030-A).

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

The Board finds that the following facts, favorable to the property owner, have been established:

- "a. 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;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. 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;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. 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*
- g. 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."*

Board Action:

On **Motion** of **Henke**, the Board voted 3-1-0 (Stephens, Henke, Stead "aye"; Dunham "nay"; no "abstentions"; no "absences") to **APPROVE** a **Special exception** to permit a temporary construction facility - Use Unit 2 - adjacent to the Oklahoma Dept of Transportation Hwy 75 & 71st Street construction project - Section 801, with conditions: for the temporary batch plant to operate until May 31, 2006, limited to the 71st and Yale project, and the Highway 75 - 71st Street ODOT project, to include reclamation of the subject property with vegetation be strictly followed, per plan, finding it 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, on the following described property:

PRT NW BEG 243.38W & 75S NEC NW TH S2565 W208.39 N TO SL R/W NELY TO PT E194.62 POB SEC 11 18 12 12.27AC, W251.46 SW NE & E243.38 NW LESS N75 THEREOF FOR RD SEC 11 18 12 21.95AC, BEG 2310W & 75S SEC NEC NE TH S1245 W330 N1245 E330 POB SEC 11 18 12 9.43AC, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20111

Action Requested:

Variance of the rear yard setback from 25 ft to 15 ft for the construction of a new dwelling - Section 403, located: 1 East 26th Place South.

Presentation:

Bill Thrutchley, 605 East Quinton Street, Broken Arrow, Oklahoma, stated he is co-owner of Alpha and Omega Homes and Restoration. They remodel or restore older homes and build new homes. He submitted a packet, including a site plan, photographs and artist sketches (Exhibits C-1 through C-3). They purchased an older home on the subject property. They determined the integrity was too poor to remodel and they removed it. They proposed to build a new home to capture the charm and beauty of the neighborhood and the view of the city. He introduced Jimmy Johnson, the designer they chose.

Mr. Stephens out at 3:10 p.m.

Comments and Questions:

Mr. Dunham asked for a hardship that was not self-imposed. Mr. Thrutchley replied the hardship is due to the irregular shape of the lot and the setbacks on all three sides. They are having difficulty building a structure that would adequately replace the old structure.

Mr. Thrutchley continued his presentation stating they attempted to contact all the neighbors in a 300' radius. They found support from the neighbors and some officers of the neighborhood association.

Mr. Stephens returned and Mr. Henke stepped out at 3:14 p.m.

Mr. Thrutchley stated they would rebuild the privacy fence but they had not decided on the materials. They proposed to face the house on Riverside and change the driveway to enter from 26th Place.

Mr. Henke returned at 3:17 p.m.

Mr. Thrutchley reiterated that this is a large corner lot with an irregular shape and unusual setbacks for a City corner lot.

Interested Parties:

Greg Jennings, 2260 South Troost, objected to the scale of this house. He showed photographs (Exhibit C-4) that show the inappropriateness of this proposed house compared to the smaller homes surrounding it. He pointed out the drawings cut into the site distance triangle. He stated that they bought the property with the current setbacks and this is a self-imposed hardship. He spoke with some of the neighbors and some did not care for it.

Applicant's Rebuttal:

The applicant had provided new plans showing 5,400 square feet. The original house plan had 6,000 square feet. The house that was removed from the property was 4,800 square feet.

Board Action:

On **Motion of Stead**, the Board voted 4-0-0 (Dunham, Stephens, Henke, Stead "aye"; no "nays"; no "abstentions"; no "absences") to **DENY** a **Variance** of the rear yard setback from 25 ft to 15 ft for the construction of a new dwelling - Section 403, finding a lack of hardship, on the following described property:

LT 8 BLK 13, RIVERSIDE DRIVE ADDN THIRD AMD, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20112

Action Requested:

Special Exception to permit tent sales not to exceed 180 days per calendar year for a period of five years -- Section 1202.B. -- Use Unit 2, located: 4909 East 41st Street South.

Presentation:

Kelly Jones, 8998 South Sheridan, submitted a copy of the building permit (Exhibit D-1).

made during the due diligence period of a contract for sale of real estate. One of the requirements of the buyer was that the seller, represented by Dick Alaback, file for a variance for the building setback. The building has since transferred ownership; the warranty deed has been filed of record.

Interested Parties:

No interested parties were present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **VAN DE WIELE**, the Board voted 4-0-0 (Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **APPROVE** the Variance of the building setback from a non-arterial street (East 67th Street) to permit an existing building in a CS district (Section 703); finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, subject to the as-built diagram shown on page 10.6; for the following property:

LT 1 LESS BEG NEC LT 1 TH S20 NW28.28 E20 POB BLK 2, SOUTHERN CROSS ADDN B1, SOUTHERN CROSS ADDN B2-3

Case No. 21178-Timothy J. Pooler

Action Requested:

Minor Special Exception to reduce the required front yard in the RS-2 district from 30 ft. to 25 ft. (Section 403.7). **Location:** 32 East 26th Street South

Mr. White recused himself at 2:40 P.M.

Presentation:

Brady Whitaker, Whitaker Architects, PC, 16 West 2nd Street, Sand Springs, OK; stated he is the architect on the project for Mr. Pooler. Mr. Pooler wants to build an English Tudor home that will fit into the neighborhood. Mr. Pooler had the home designed to respect the architectural character of the neighborhood, so the garage is in

BDA-21178

the rear of the home so as not to show the garage from the street view as much as possible. The owner would also like to have a private pool in the rear yard, and to create privacy a courtyard is needed.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **STEAD**, the Board voted 3-0-0 (Stead, Tidwell, Van De Wiele, "aye"; no "nays"; no "abstentions") to **APPROVE** the Minor Special Exception to reduce the required front yard in the RS-2 district from 30 ft. to 25 ft. (Section 403.7). It is noted that this lot is only 75 feet wide; finding the 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 to conceptual plan on page 11.6 as to the footprint of the house; for the following property:

LT 1 BLK 13, RIVERSIDE DRIVE ADDN THIRD AMD

Mr. White reentered the room at 2:47 P.M.

Case No. 21148-Curtis Connors

CONTINUED from the beginning of the meeting.

Presentation:

Applicant has not shown.

Board Action:

On **MOTION** of **VAN DE WIELE**, the Board voted 4-0-0 (Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **CONTINUE** this matter to the meeting of January 11, 2011; for the following property:

**S990 W/2 SW NE & A TRACT BEG SECR SE NE TH N593.27 SW148.53 SW88.57
SW63.06 SW161.24 SW46.16 SW877.58 S405.06 E1322.31 POB LESS BEG SECR**

Applicant's Rebuttal:

Mr. Sund admitted the home does not look good now, but he has plans to improve it for a permanent residence. He stated there was also a third mobile home in the neighborhood but it burned out. He has spoken with other residents in the area and they were in support of the application.

Comments and Questions:

Mr. Beach asked Mr. Sund to describe his plans to make the house look better. Mr. Sund replied he planned to add on about 15' with a peaked roof, an unattached garage toward the middle and back of the property, and a front porch across front. He planned to use wood siding over the exterior of the mobile.

Board Action:

On Motion of Dunham, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Cooper "aye", no "nays", no "abstentions", no "absences") to **DENY** a **Special Exception** for mobile home in an RM-1 zoned district; and a **Special Exception** to extend the one-year time limit, finding it would not be in harmony with the spirit and intent of the Code, and would be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

Lots 5 and 6, Block 4, Frisco Addition, City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 19220

Action Requested:

Variance of required front yard of 30' down to 28'4". SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6, located 135 E. 26th Ct.

Presentation:

The applicant, Susan Haas, 135 E. 26th Ct., stated she would like for her architect to speak for her.

Steve Brown, 3015 S. Madison, stated that the project is a front porch across the front of the house. He stated part of the porch is covered with the roof and part is open to the sky. Mr. Brown described the house at the end of a dead end street. The street is divided by a 30' landscaped island with 20' paved streets on either side. There is no plan to enclose the porch.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On Motion of Dunham, the Board voted (White, Dunham, Turnbo, Perkins, Cooper "aye", no "nays", no "abstentions", no "absences") to **APPROVE** a **Minor Variance** of required front yard of 30' down to 28'4", per plan, on condition that the porch remain open and not be enclosed, finding the hardship to be the center island and porch not enclosed affects the setback in this instance, and finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, on the following described property:

Lot 5, Block 6, Riverside View, City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 19221

Action Requested:

Variance of the 50' setback requirement from the centerline of East 21st Street down to 35'. SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS – Use Unit 11, located 2538 E. 21st St.

Presentation:

Ed Horkey, 4411 S. Sheridan, stated he was representing Carrie and Pamela Lowe, that have a dental practice on the subject property. He stated that the hardship was the abutting property to the east has an Oklahoma Natural Gas drying and switching station that is enclosed stands above grade about three feet. A site plan (Exhibit G-1) was submitted.

Comments and Questions:

Mr. Dunham noted that the staff comment suggested a removal contract.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On Motion of Dunham, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Cooper "aye", no "nays", no "abstentions", no "absences") to **APPROVE** a **Variance** of the 50' setback requirement from the centerline of East 21st Street down to 35', per plan, finding the existing natural gas drying station and distribution point and other signs would make this sign difficult to see otherwise, and in case the right-of-way is ever required to meet the Major Street and Highway Plan that there would be a removal contract, and finding that it will not cause substantial detriment to the public good or

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Case No. 18068 (continued)

Suburban Acres Amended, Lots 1 and 2, less Beginning NW/c Lot 2, Thence E 23' SEly to a point on EL Lot 1, S 106' NWly to SW/c Lot 2, N 115' to the point of beginning of Block 1.

Case No. 18069

Action Requested:

Variance of the required side yard from 5' to 3.3'. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6;** a Variance of the required side yard on a corner lot from 15' to 8'. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** and a Variance to expand a nonconforming structure in a manner which increases its nonconformity. **SECTION 1405. STRUCTURAL NONCONFORMITIES**, located NW/c E. 26th St. & S. Boston Pl.

Presentation:

The applicant, **Patricia Ann Southmayd**, 2251 E. 38th St., submitted a site plan (Exhibit H-1) and stated that she is an architect representing her client, Kathy Loughride. Ms. Southmayd stated that the house was built in the 1930's and the two car garage is falling down and they are proposing to rebuild the garage and extend it's length. The existing setback on the west side is 3.3' and the new west side of the garage will be placed on the same line. The setback on the east side of the lot, the 8' is preexisting. The lot is zoned RS-2 and they have a nonconforming lot. They are asking for a variance because the lot is very small.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, White "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** Variance of the required side yard from 5' to 3.3'. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6;** a Variance of the required side yard on a corner lot from 15' to 8'. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** and a Variance to expand a nonconforming structure in a manner which increases its nonconformity. **SECTION 1405. STRUCTURAL NONCONFORMITIES** finding that the age of the house and the shape of the lot presents a hardship, per plan submitted, on the following described properties:

Lot 2, Block 3, Riverside View

Case No. 15607

Action Requested:

Variance to reduce the lot area requirement from 9000 sq ft to 8500 sq ft; and variance to reduce the rear yard from 25' to 20' - Section 403. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS - Use Unit 6. Both variances to permit Lot Split L-17328, located SW/c East 26th Place South and South Boston Avenue.

Presentation:

The applicant, Ted Sack, 110 South Hartford, Suite 131, Tulsa, Oklahoma, stated that the property in question was purchased in 1990, and a lot split was subsequently approved by the Planning Commission in error. A plat (Exhibit A-4) was submitted. The applicant informed that the sanitary sewer (Exhibit A-3) was relocated around the newly created lot to the south after the lot split approval. Mr. Sack pointed out that the garage of the existing duplex, which was removed from the property, was located near the rear boundary line, as are other existing garages in the area. He explained that the curvature of the street at the northeast corner of the property causes the entire tract to be 36 sq ft short of the Code requirement for two 9000 sq ft lots. He pointed out that the radius on the corner would only have to be reduced by 1.7' to acquire the needed lot area. A plot plan (Exhibit A-2) for two proposed dwellings was submitted. Mr. Sack informed that the south lot complies with the lot area requirement if the lot line is moved 5' further to the north, and asked the Board to approve a reduction of 36 sq ft for the north lot, along with a 5' reduction of the rear yard setback for each lot. He pointed out that the 100' depth of the lots, and the curvature of the street on the north lot constitute a hardship for the variance requests.

Protestants:

Pierre Anderson, 2661 South Boston Avenue, Tulsa, Oklahoma, stated that the only change in the plans that were originally submitted were minor architectural changes. He stated that the neighborhood is concerned with the distance between the two proposed structures, and the fact that they will be too close to the lot lines. Mr. Anderson stated that the houses will have garages in front and will be completely out of character with the Boston Avenue homes. He pointed out that the proposed homes are too large to place on the small lots; however, the plans could have been revised to address some of the issues that concern the neighborhood. Photographs (Exhibit A-5) of the surrounding area were submitted.

Ms. White noted that there are a variety of lot sizes on Boston Avenue, and asked Mr. Anderson if his main objection to the project is the architecture of the houses and the placement of the garages.

Mr. Anderson stated that he is not concerned with the architecture, but the placement of the garage is a definite concern.

02:12:91:580(2)

Case No. 15607 (continued)

Ms. Bradley pointed out that there are 50' lots across the street on 26th Place.

Pat Foxx, 116 East 26th Place, Tulsa, Oklahoma, who submitted a layout of the area (Exhibit A-1), stated that he lives to the east of the subject property and feels the architectural design of the homes is appropriate for the neighborhood. He informed that he is in the business of shoehorning developments on small lots; however, the variances requested in this case will make the property comparable to RS-3 zoning. He pointed out that the existing houses on the south side of 26th Place, on an average, are approximately 40' from the property line, and the houses in question will be constructed at a 25' setback.

Daniel Hitzman, 32 East 26th Place, Tulsa, Oklahoma, stated that he lives to the west of the property in question, and the two proposed dwellings will be immediately adjacent to his lot. He pointed out that, in the past, only the garage for the duplex was less than 20' from the boundary line; however, the character of the lot would greatly change if two dwellings were constructed within 20' of his property.

Ms. Bradley remarked that the proposed construction will not align with the houses on Boston Avenue or 26th Place.

Mr. Gardner noted that a house could be constructed on the north lot to within 5' of Mr. Hitzman's property, with the western portion of the lot being designated as the side yard.

In response to Mr. Bolzie, Mr. Hitzman stated that he would be opposed to similar construction if it was taking place on the northeast corner of Boston Avenue and 26th Place.

Mr. Fuller remarked that the proposed construction will be closer to the street than other homes in the area.

Ms. White pointed out that the homes can be constructed 25' from the property line by right.

Mr. Gardner advised that the applicant would have two residential lots that comply with Code requirements, except for the curvature of the street on the north lot. In regard to the rear yard setback, he pointed out that the lots are only 100' deep, which is exceptionally shallow for a residential area.

Case No. 15607 (continued)

Mr. Sack pointed out that the front yard setback complies with Code requirements, and the actual distance from the curb to the house will be consistent with RS-2 zoning. He stated that the sewer was relocated in good faith, and the house on the south lot could be moved 5' to the north, which would be up to the sewer easement.

In response to Mr. Bolzie, Mr. Sack stated that the house on the north lot could face 26th Place and extend to within 5' of the west property line.

Ms. Hubbard noted that a detached garage like those in the neighborhood would require a longer driveway, and a variance of livability space would probably be needed.

Mr. Bolzie inquired as to the size of the proposed dwellings, and Mr. Sack replied that they will contain approximately 3000 sq ft of floor space.

Protestants:

Margaret Pray, 105 East 26th Place, Tulsa, Oklahoma, stated that the location of the garage is a neighborhood concern, and suggested that the garage be moved to the rear of the lot. She pointed out that the house could then be moved further back on the lot.

Bob Duenner, PO Box 701500, Tulsa, Oklahoma, stated that he previously lived in the area, and the area has nice houses and large lots. He pointed out that, regardless of the required zoning, the proposed project will be detrimental to the neighborhood.

Applicant's Rebuttal:

Mr. Sack stated that the rearrangement of the house on the lot would not allow the installation of a small pool next to the patio. He informed that a 11' utility easement is also required, which would also prevent any change in the placement of the house.

Mr. Jackere pointed out that there are two variances to be considered in this issue and, if the curvature of the street is found to be a hardship for granting a variance on the north lot, one part of the application can be approved and the other denied.

Board Action:

On MOTION of FULLER, the Board voted 3-1-0 (Bradley, Fuller, White, "aye"; Bolzie, "nay"; no "abstentions"; Chappelle, "absent") to **DENY** a Variance to reduce the lot area requirement from 9000 sq ft to 8964 sq ft; and to **DENY** a Variance to reduce the rear yard from 25' to 20' - Section 403. **BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS** - Use Unit 6; finding that the proposed structures will not align with the existing homes along Boston Avenue and 26th Place, and the granting of the requests will be detrimental to the neighborhood; on the following described property:

Lot 5, Block 16, Third Amended Plat of Riverside Drive Addition,
City of Tulsa, Tulsa County, Oklahoma.

02:12.91:580(4)

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of the required side yard setback from 10' to 8', and of the required rear yard setback from 25' to 5' to allow for a proposed dwelling, located 125 East 26th Place.

Presentation:

The applicant, **Pat Fox**, 2250 East 73rd Street, Tulsa, Oklahoma, submitted a site plan (Exhibit F-1), and stated that he is representing the owner of the property in question. He informed that a new house is proposed for the lot, which abuts a small 2' portion of land to the east, plus a 20' by 20' area in the northeast corner, both of which are owned by Oklahoma Natural Gas Company (ONG). It was also noted that a small stucco building is located on the ONG property. Mr. Fox stated that he is requesting a variance of the required setbacks at the two points where the proposed residence will abut the ONG property in the northeast corner and to the east.

Comments and Questions:

Mr. Bolzle inquired as to the use of the small building owned by ONG, and the applicant replied that a pressure valve is enclosed in the building. Mr. Fox informed that the small structure has been constructed in the approximate center of the 20' by 20' square of land. Mr. Bolzle asked if the back of the new dwelling will be approximately 10' to 12' from the ONG building, and Mr. Fox answered in the affirmative.

Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bradley, Bolzle, Chappelle, White, "aye"; no "nays"; no "abstentions"; Fuller, "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of the required side yard setback from 10' to 8', and of the required rear yard setback from 25' to 5' to allow for a proposed dwelling; per plot plan submitted; finding that a 2' strip along the abutting east boundary and the 20' by 20' plot (with structure) in the northeast corner are owned and used by ONG;; and that the granting of the variance request will not cause substantial detriment to the public good or impair the spirit, purposes and intent of the Code; on the following described property:

The west 30' of the north 20', and the west 48' of the south 120' of Lot 10, and the east 15' of Lot 14, Block 14, III Amended Plat of Riverside Drive Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 13135

Action Requested:

Variance—Section 430—Bulk & Area Requirements in the Residential Districts—Use Unit 1206—Request a variance of the setback from the centerline of 14th Street from 50' to 36' to permit a carport in an RS-3 district under the provisions of Section 1670, located at the southwest corner of 14th Street and Delaware.

Presentation:

The applicant, Cal Johnson, 2151 East 29th Street North, was present.

Protestants: None.

Comments and Questions:

Mr. Smith informed one of the Board members has a conflict with this case and the Board will not be able to vote on this at this meeting since there are only three members present.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-0 (Chappelle, Smith, Victor, "aye"; no "nays"; no "abstentions"; Clugston, Purser, "absent") to continue Case No. 13135 to the June 28, 1984, meeting.

Case No. 13157

Action Requested:

Special Exception—Section 310—Principal Uses Permitted in the Agriculture District—Use Unit 1224—Request an exception to permit an oil well in an AG district under the provisions of Section 1680, located south of the southeast corner of 71st Street and South Elwood.

Presentation:

The applicant, Charles Sublett, Suite 1776, One Williams Center, requested by letter (Exhibit "A-1") that this item be continued to the June 28, 1984, meeting to allow time for republication of the notice.

Protestants: None.

Board Action:

On MOTION of CHAPPELLE and SECOND by VICTOR, the Board voted 3-0-0 (Chappelle, Smith, Victor, "aye"; no "nays"; no "abstentions"; Clugston, Purser, "absent") to continue Case No. 13157 to the June 28, 1984, meeting to allow time for republication of the notice.

Case No. 13159

Action Requested:

Variance—Section 430.1—Bulk and Area Requirements in the RS, RD, and RM Districts—Use Unit 1206—Request a variance of the lot width from 75' to 70' and 69', of the lot area from 9,000 sq. ft. to 5,323 sq. ft. and 4,830 sq. ft., of the rear yard setback from 25' to 13' and

6.14.84:415(3)

Case No. 13159 (continued)

19', and of the land area from 10,875 sq. ft. to 10,605 sq. ft. and 6,900 sq. ft., all to permit a lot split in an RS-2 district under the provisions of Section 1670, located at the northeast corner of Boston and 26th Street.

Presentation:

The applicant, Curtis Maxey, 1754 South Darlington, informed this is a unique piece of property. They thought this was a vacant lot, but they were told that they would need a lot split. A small house could be built on the lot. There would be no problems with getting utilities to the lot. Mr. Maxey submitted eight photographs (Exhibit "B-1") and informed there is a tremendous elevation change across the property. He submitted a plot plan (Exhibit "B-2").

Protestants:

A letter of protest from Fred Hulsizer was submitted (Exhibit "B-3").

Comments and Questions:

Mr. Jackere asked Mr. Gardner how this relief would serve the applicant since the lot split was not approved by the Planning Commission. Mr. Gardner informed that the applicant would not have a deed stamped by the Planning Commission to file. He could not get his permits without an approved lot split even if this Board approved this application.

Mr. Jackere informed he thinks that in denying the lot split, the Planning Commission was saying that a lot split creating this size lot in this area is inconsistent with the lots in the area and is inappropriate.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-0 (Chappelle, Smith, Victor, "aye"; no "nays"; no "abstentions"; Clugston, Purser, "absent") to DENY a Variance (Section 430.1—Bulk and Area Requirements in the RS, RD, and RM Districts—under the provisions of Use Unit 1206) of the lot width from 75' to 70' and 69', of the lot area from 9,000 sq. ft. to 5,323 sq. ft. and 4,830 sq. ft., of the rear yard setback from 25' to 13' and 19', and of the land area from 10,875 sq. ft. to 10,605 sq. ft. and 6,900 sq. ft., all to permit a lot split (L-16177) in an RS-2 district under the provisions of Section 1670, on the following described property:

The West 70' of Lot 7, Block 11, Third Amended Plat of Riverside Drive Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 13161

Action Requested:

Variance—Section 430.1—Bulk and Area Requirements in the RS, RD, and RM Districts—Use Unit 1206—Request a variance of the 50' setback from the centerline of East Newton Place to 35' and of the side yard setback from 5' to 1' to allow a carport in an RS-3 district under the provisions of Section 1670, located east of the southeast corner of 89th East Avenue and Newton Place.

BOARD OF ADJUSTMENT CASE REPORT

STR: 9213

Case Number: **BOA-22455**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: Laquinnia Lawson

ACTION REQUESTED: Variance of the minimum required front setback from 30 feet to 25 feet (Section 5.030-A).

LOCATION: 1 E 26 PL S

ZONED: RS-2

PRESENT USE: vacant

TRACT SIZE: 15516.14 SQ FT

LEGAL DESCRIPTION: LT 8 BLK 13, RIVERSIDE DRIVE ADDN THIRD AMD

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA 20111; on 9.13.05 the Board **denied** a *Variance* of the rear yard setback from 25 ft to 15 ft for the construction of a new dwelling.

Surrounding Properties:

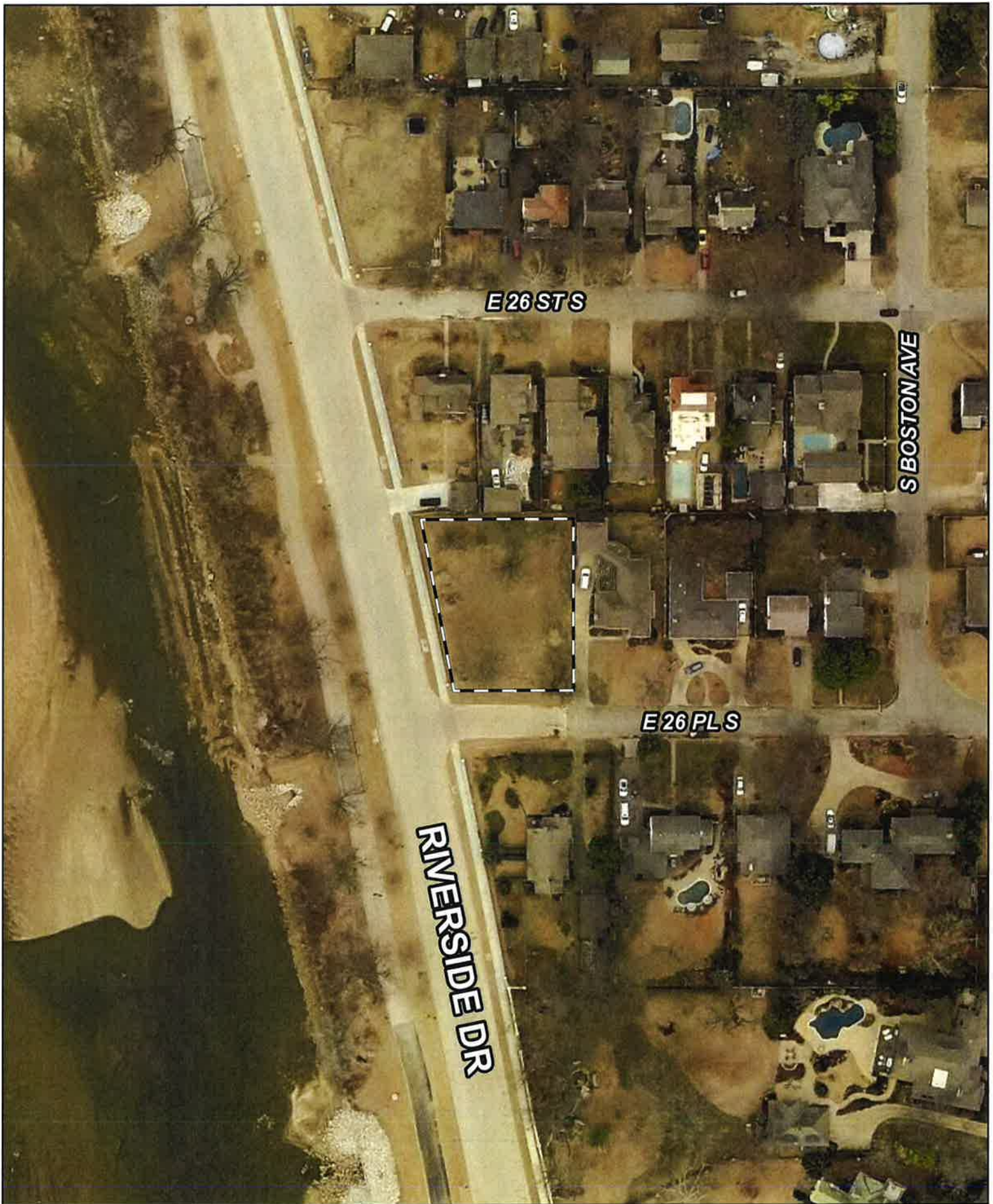
BOA-19220; on 10.23.01 the Board **approved** a *Minor Variance* of required front yard of 30' down to 28' 4", per plan, on condition that the porch remain open and not be enclosed, finding the hardship to be the center island and porch not enclosed affects the setback in this instance, located at 135 E. 26th Ct.

BOA-18069; on 6.9.98 the Board **approved** a *Variance* of the required side yard from 5' to 3.3'; and a *Variance* of the required side yard on a corner lot from 15' to 8'; and a *Variance* to expand a non-conforming structure in a manner which increases its non-conformity; finding that the age of the house and the shape of the lot presents a hardship, per plan submitted; located at the NW/c of E. 26th St. & S. Boston Pl.

BOA-15607; on 2.12.91 the Board **denied** a *Variance* to reduce the lot area requirement from 9,000 sq. ft. to 8,964 sq. ft. and **denied** a *Variance* to reduce the rear yard from 25' to 20' finding that the proposed structures will not align with the existing homes along Boston Ave. and 26th Pl. and that granting of the requests will be detrimental to the neighborhood; located at the SW/c of E. 26th Pl. and S. Boston Ave.

BOA-15205; on 7.20.89 the Board **approved** a *Variance* of the required side yard setback from 10' to 8', and of the required rear yard setback from 25' to 5' to allow for a proposed dwelling, per plot plan submitted, located at 125 E. 26th Pl.

2.18



E 26 ST S

S BOSTON AVE

E 26 PLS

RIVERSIDE DR

0 50 100
Feet



Subject
Tract

BOA-22455

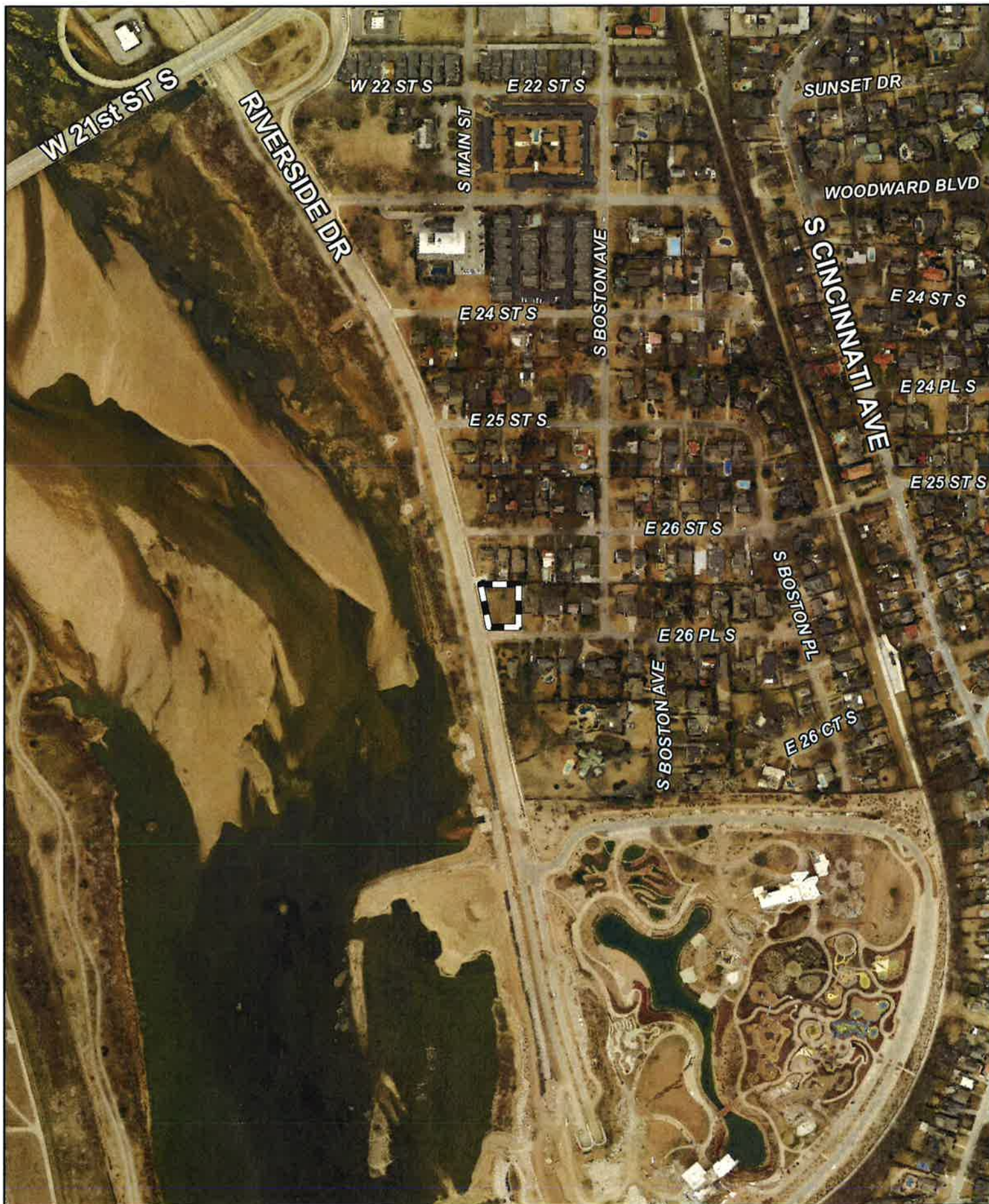
19-12 13

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

Aerial Photo Date: February 2018



2.19



Feet
0 200 400



Subject
Tract

BOA-22455

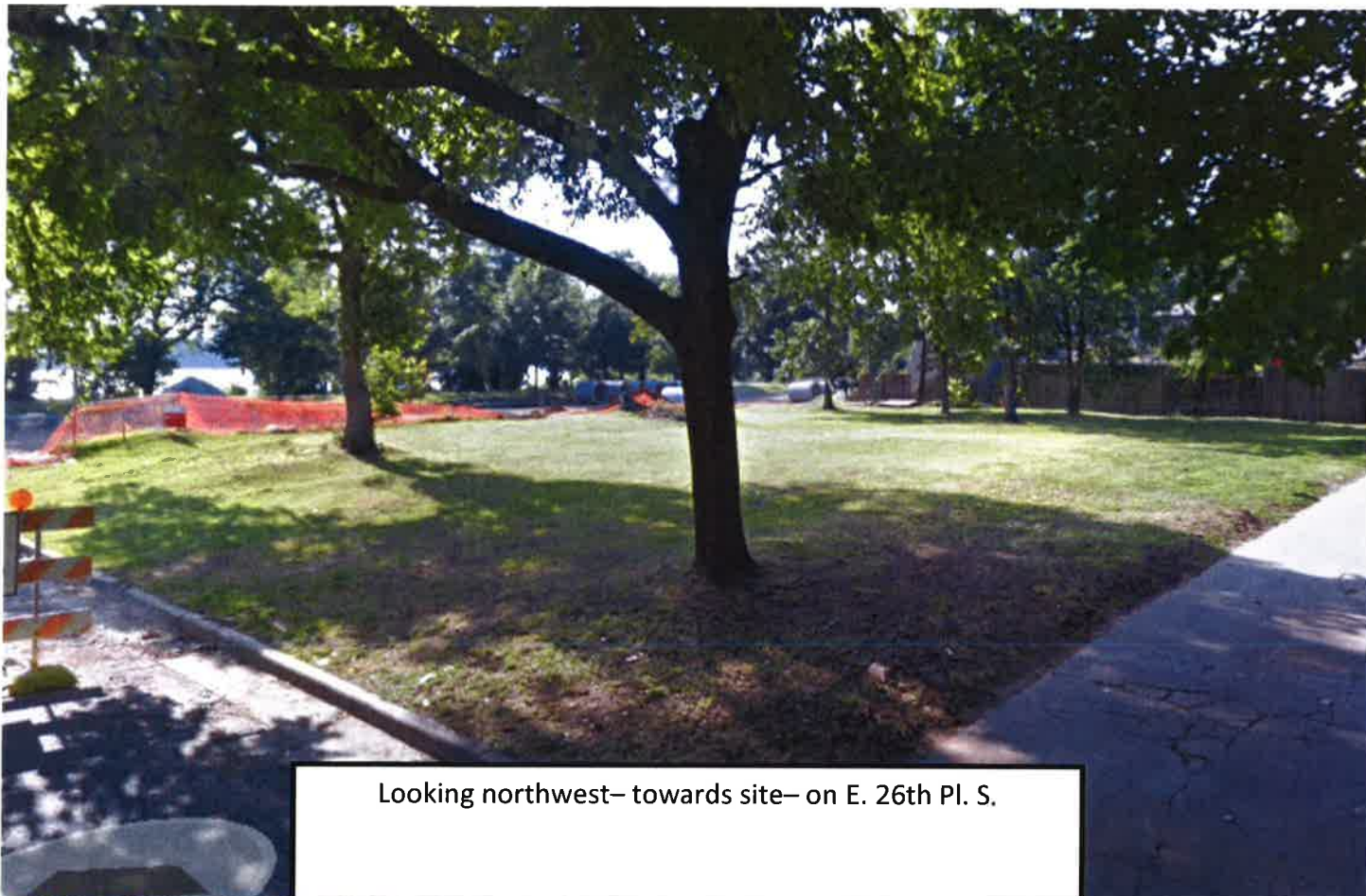
19-12 13

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

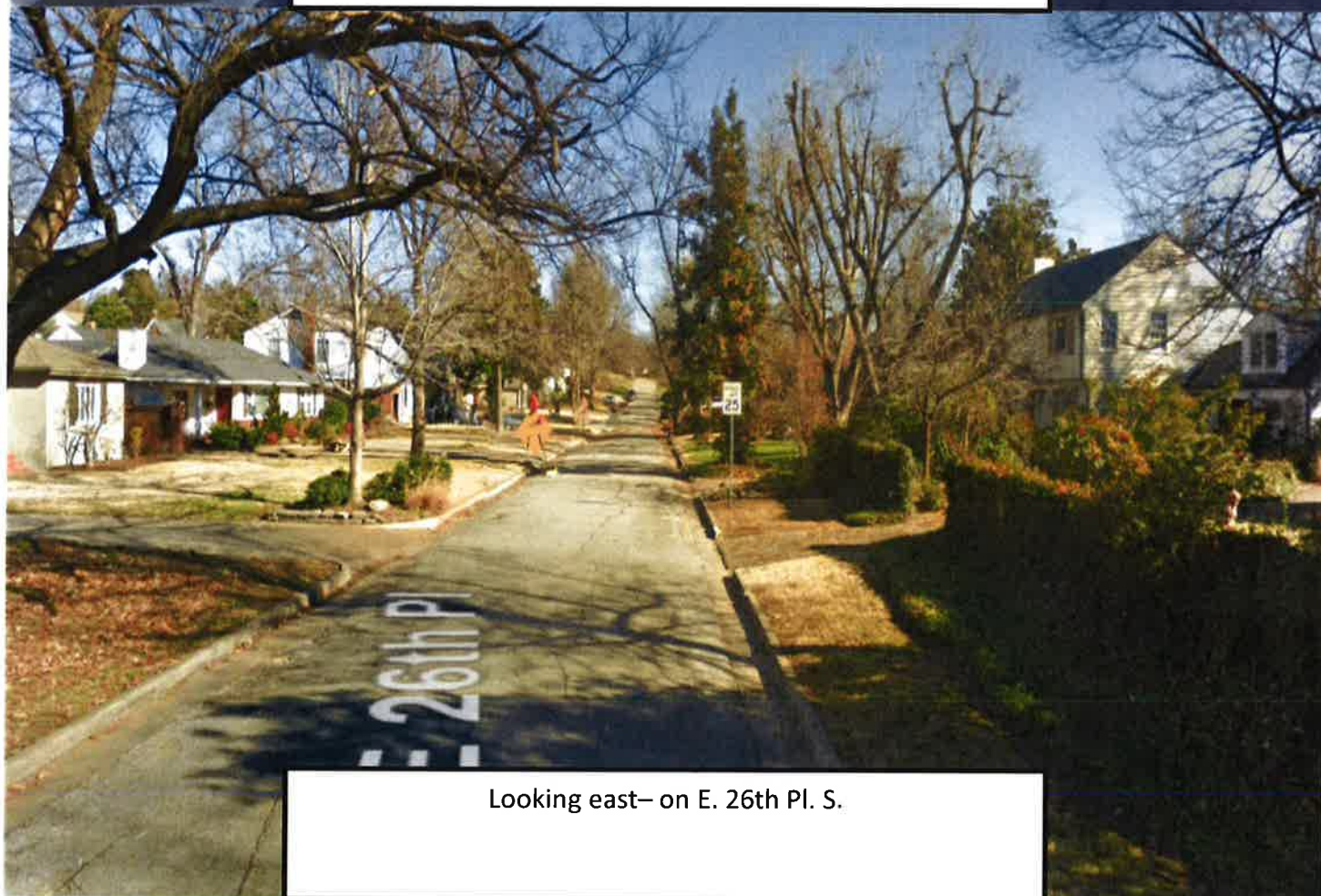
Aerial Photo Date: February 2018



2.20

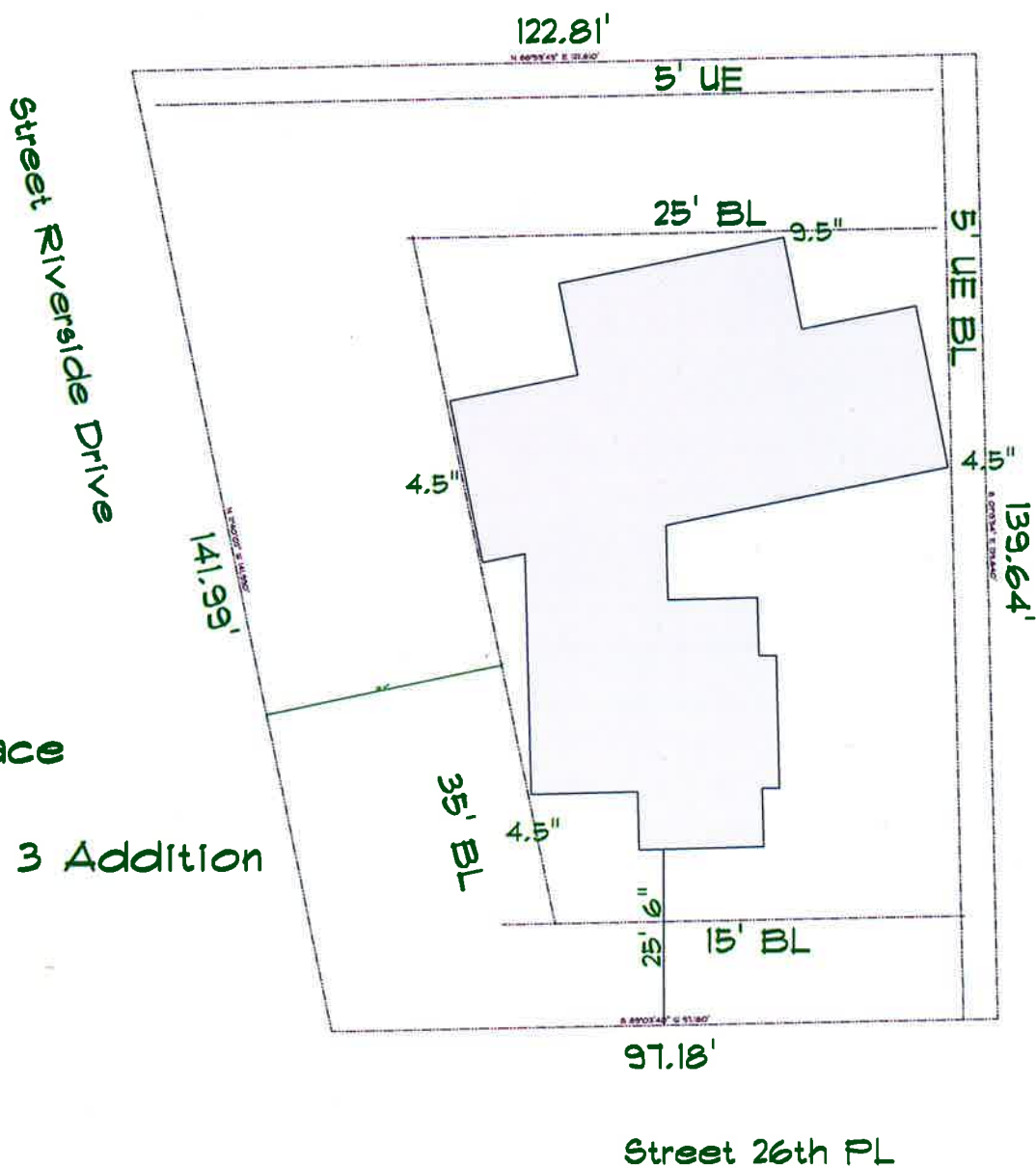


Looking northwest— towards site— on E. 26th Pl. S.



Looking east— on E. 26th Pl. S.

1 East 26th PLace
 Lot 8 Block 13
 Riverside Drive 3 Addition



JEFF S. TAYLOR
ZONING OFFICIAL
PLANS EXAMINER

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1065716-2

May 09, 2018

ROBERT SODEN
1ST CHOICE BUILDERS
PO BOX 1526
OWASSO, OK 74055

Phone: (918)260-1802
Fax: (918)274-3816

APPLICATION NO: **445113** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: **1 E 026 PL 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 2nd 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" **[] IS [x] 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

Application No. 445113

1 E 026 PL S

May 09, 2018

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. **5.030-A:** In the RS-2 zoned district the minimum front setback shall be 30 feet from the front property line along 26th place. If you choose Riverside as your front setback, you will have a 35' front setback requirement from that property line. Arterial streets such as Riverside require a 35' setback whether it is a side setback or a front setback.

Review Comments: Per submitted site plan 26th place is indicated as the front setback. Revise your plans to indicate a 30' front setback to the property line, or apply to INCOG for a variance to allow less than a 30' front setback.

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.

Ulmer, Amy

From: Roberta Clark <55rclark@gmail.com>
Sent: Wednesday, May 30, 2018 2:05 PM
To: Ulmer, Amy
Cc: Roberta Clark; Barbro Cox
Subject: BOA-22455

Hi Amy,

This is to follow up on my conversation with you this morning.

History on the lot.

Owned by a family with original structure.

Sold to Kaiser/or Kaiser foundation with Peter Walters acting as agent.

Sold by Kaiser through Peter Walters at an auction.

Purchased by a contractor who had a plan for a beautiful home. Came to the Board of Adjustment for a change in a setback.

Board of Adjustments denied.

Contractor then sold the lot at a loss.

These new owners purchased the property.

Each of the setbacks should remain the same for the following reasons:

The Board of Adjustment should be consistent. The previous owner was not entitled to a change and had to take to loss in the sale of the lot.

There are two houses two doors to the east of this property that will be tear downs. A change to this setback will result in opening the door for future changes which effects our **historic neighborhood**.

Lastly, these owners were well aware of the setbacks to this lot. These owners should be responsible to changing their plans to accommodate the lot. There were no surprises as to what they could build within these boundaries. A simple change of angle to their design would put their structure within the boundaries.

Thank you for your time.

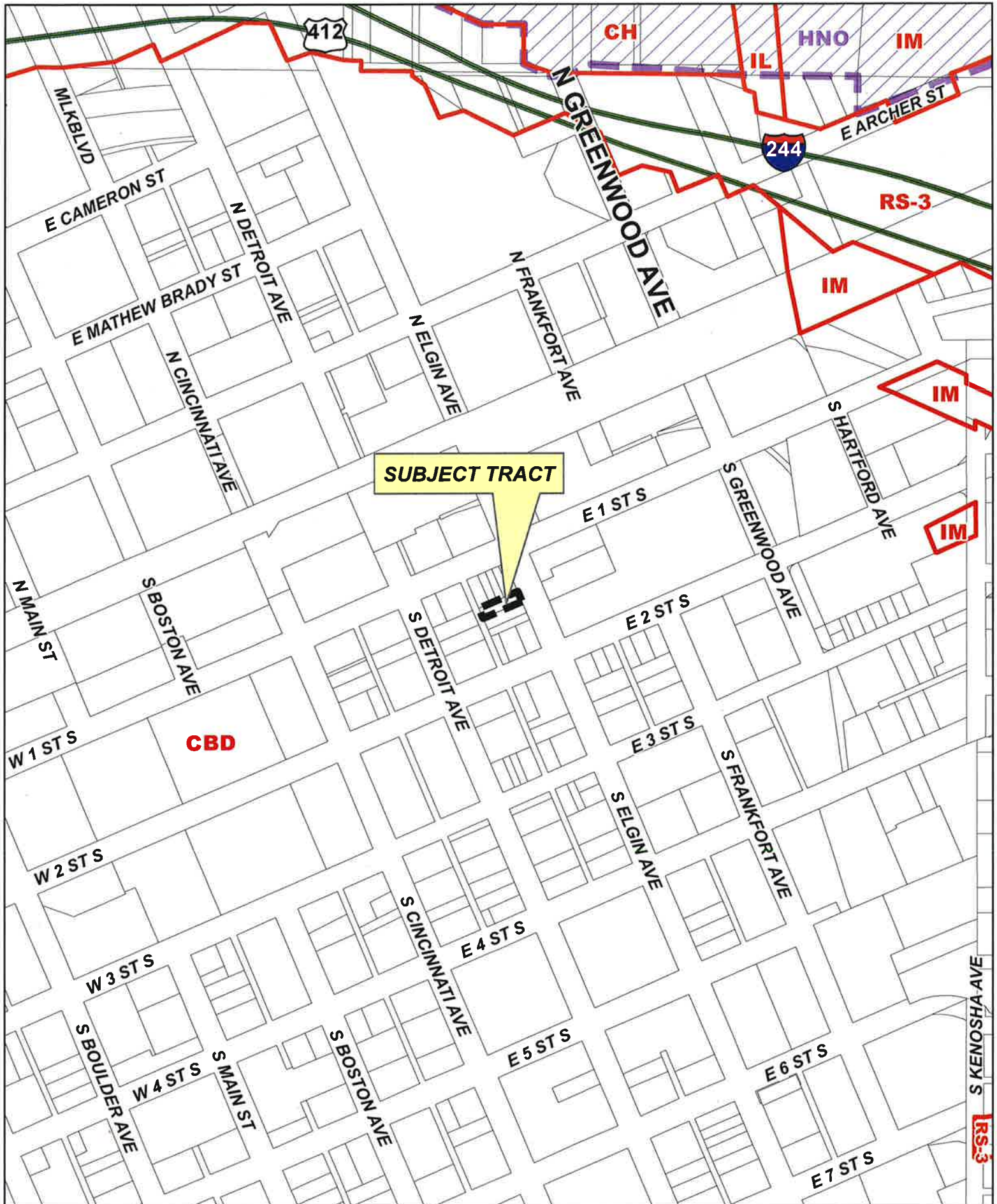
Respectfully,

Roberta Clark

Ulmer, Amy

From: Barbro Cox <barbro.cox@gmail.com>
Sent: Friday, June 01, 2018 10:54 AM
To: Ulmer, Amy
Subject: Case BOA 22455

I realize this objection letter is late, however I like for the Board of Adjustment to know I am very much against the requested setback. I am sure the floor plan of the new construction can be adjusted if there is a will. This is a neighborhood listed on the National Register of Historic Places, and this change will effect the whole area and if an request is allowed once it will be referred to and will be allowed again. Please help us keep the neighborhood set backs as they are.
Thank you,
Barbro Cox



SUBJECT TRACT

CBD

CH

HNO

IM

IL

244

RS-3

IM

IM

IM

RS-3



BOA-22456

3.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9201

Case Number: **BOA-22456**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: KKT Architects, Inc.

ACTION REQUESTED: Verification of the 300-foot spacing requirement for a bar from public parks, schools, and religious assemblies and 50 ft. from an R-zoned lot. (Sec. 40.050-A)

LOCATION: 112 S ELGIN AV E

ZONED: CBD

PRESENT USE: Commerical Property

TRACT SIZE: 4870.03 SQ FT

LEGAL DESCRIPTION: N34.8 LT 2 BLK 86, TULSA-ORIGINAL TOWN

RELEVANT PREVIOUS ACTIONS:

None relevant.

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

Downtown Core is Tulsa's most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. To support downtown's lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.

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 exist 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 located in the CBD is surrounded by mixture of uses including surface parking lots, office space and restaurants/bars.

STAFF COMMENTS:

A bar is permitted in the CBD district as a use by right – subject to complying with the spacing requirements provided in Section 40.050-A of the Code. The Code provides the following spacing requirements for a bar in the CBD:

- *Public entrance doors of bars may not be located within 50 feet of any R-zoned lot, as measured in a straight line from the nearest point on the R-zoned lot (not including R-zoned expressway right-of-way) to the nearest public entrance door of the bar or the nearest portion of any outdoor seating/dining area, whichever results in a greater setback.*
- *Bars may not be located within 300 feet of a public park, school or religious assembly use; the separation distance must be measured from the nearest property line of such public park, school or religious assembly use to the nearest perimeter wall of the bar. Religious assembly uses include all contiguous property owned or leased by the religious organization upon which the principal religious assembly building is located, regardless of any interior lot lines. Schools include all contiguous property owned or leased by the school upon which the principal school building is located, regardless of any interior lot lines.*

The applicant has submitted a map indicating the required spacing radius of 300 ft. from the perimeter subject site; based on the map there do not appear to be any public parks, churches, or schools within 300 ft. of the proposed bar. There is not an R district within 50 ft the subject property.

The Board must find that the proposed bar meets or does not meet the spacing requirement.

Language traditionally utilized by the Board in verifying the spacing requirement:

I move that based upon the facts in this matter as they presently exist, we accept the applicant's verification of spacing for the proposed bar subject to the action of the Board being void should another conflicting use be established prior to this bar.



0 200 400
Feet



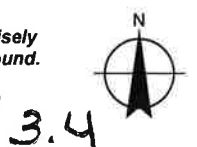
Subject
Tract

BOA-22456

19-12 01

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

Aerial Photo Date: February 2018





Feet
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Subject
Tract

BOA-22456

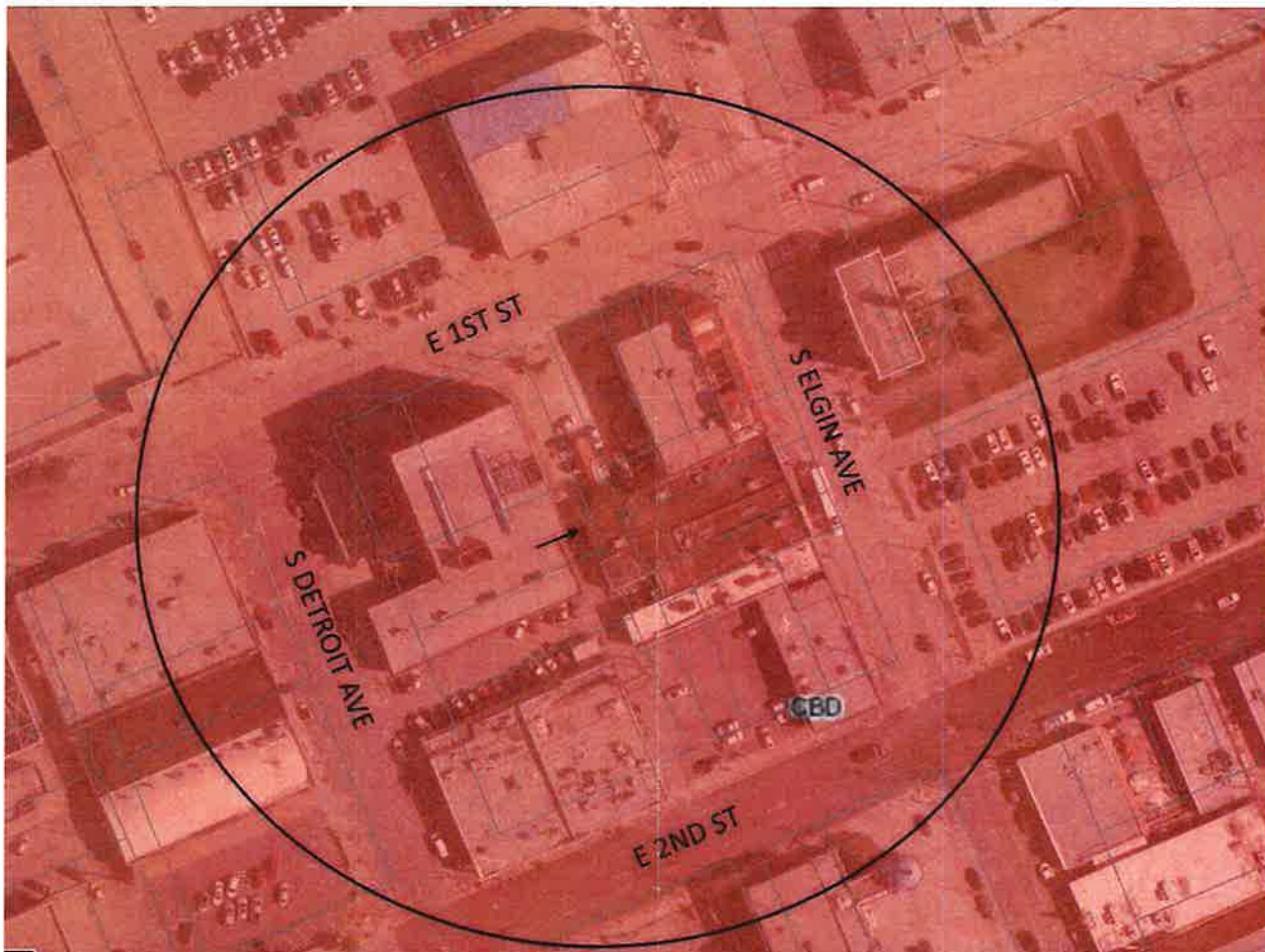
19-12 01

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

Aerial Photo Date: February 2018

3.5





ST. VITUS
112 SOUTH ELGIN AVENUE STE.B
05-15-18
BOARD OF ADJUSTMENT
EXHIBIT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE,
S U I T E 2 0 0
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F]
918.744.7849
WWW.KKTARCHITECTS.COM

May 15, 2018

City of Tulsa Board of Adjustment
2 West 2nd Street
#800
Tulsa, Ok 74103

Re: St. Vitus - 112 S Elgin Avenue, Suite B - BOA # _____

Chairman and Members of the Board-

Our client is proposing to construct a bar in the back of the old Joe Momma's location located at 112 S Elgin Avenue, Suite B and will be accessed in the back from the alley. The proposed bar is located in the CBD zoning district. We have submitted building permit plans to the City and have received the attached LOD requesting a Spacing Verification from the Board of Adjustment. We have attached an exhibit showing the location of the facility and the surrounding uses and zoning.

Therefore, we request a spacing verification per Section 70.110 for the following requirements:

1. The public entrance to the bar is not located within 50 feet of any R-zoned lot.
2. The bar is not located within 300' of a public park, school or religious assembly use.
3. Religious assembly uses include all contiguous property owned or leased by the religious organization upon which the principal religious assembly building is located.
4. Schools include all contiguous property owned or leased by the school upon which the principal school building is located.

Thank you for your time on this matter.

Sincerely,



A. Nicole Watts, P.E., CFM
Principal / Director of Civil Engineering

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1064684-1

May 03, 2018

JOEL COGGINS
JOEL COGGINS CONSTRUCTION
1408 S DETROIT
BROKEN ARROW, OK 74012

Phone: (918)688-0072

APPLICATION NO: **446313** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: **112 S ELGIN AV E SUITE B**
Description: **ALTERATION - INTERIOR**

INFORMATION ABOUT SUBMITTING REVISIONS

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3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

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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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" **[X] 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.).

(continued)

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.

ITEM #4 – BOA-22458

**STAFF REQUESTS A CONTINUANCE TO
07/10/2018; ADDITIONAL RELIEF IS
NEEDED**



19-14 16

5.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9416

Case Number: **BOA-22459**

CZM: 39

CD: 6

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: John Phillips

ACTION REQUESTED: Variance to permit an accessory building to exceed 40% of the floor area of the principal residential structure (Sec. 45.030-B)

LOCATION: 2135 S 130 AV E

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: ± 2.14 acres

LEGAL DESCRIPTION: BEG 635.654S & 684.769E NWC NW TH E304.885 N305.304 W304.89 S305.327 POB SEC 16 19 14, SMITTLE ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA 14211: on 9.18.86, the Board **approved** a *Special Exception* to allow a mobile home; *Variance* to allow the mobile home to remain for 3 years; *Variance* to allow 2 dwellings.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Town Center" 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.

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts OL and PUD zoning to the north, RD zoning to the east, RS-3 zoned residences to the south; commercial zoned property to the west.

STAFF COMMENTS:

The Code states that detached accessory buildings are limited to a floor area of 500 sq. ft. or 40% of the principal dwelling, **whichever is greater.** Based on the size of the residence, as shown on the

submitted site plan, the maximum allowed floor area for detached accessory buildings on the lot is 708 sq. ft. (40% of the principal residence). The applicant has requested a **Variance** to increase the maximum permitted floor area of a detached accessory building on the lot from 708 sq. ft. to 2,000 sq. ft.

Sample Motion

Move to _____ (approve/deny) a **Variance** to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure (Section 45.030-B).

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

The Board finds that the following facts, favorable to the property owner, have been established:

"a. 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;

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

c. 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;

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

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

f. 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

g. 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."



E 21st ST S

S 130 EAVE

E 21 PL S

S 130 EAVE

S 131 EAVE

S 132 EAVE



Subject
Tract

BOA-22459

19-14 16

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

Aerial Photo Date: February 2018

5.4





0 200 400
Feet



Subject
Tract

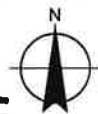
BOA-22459

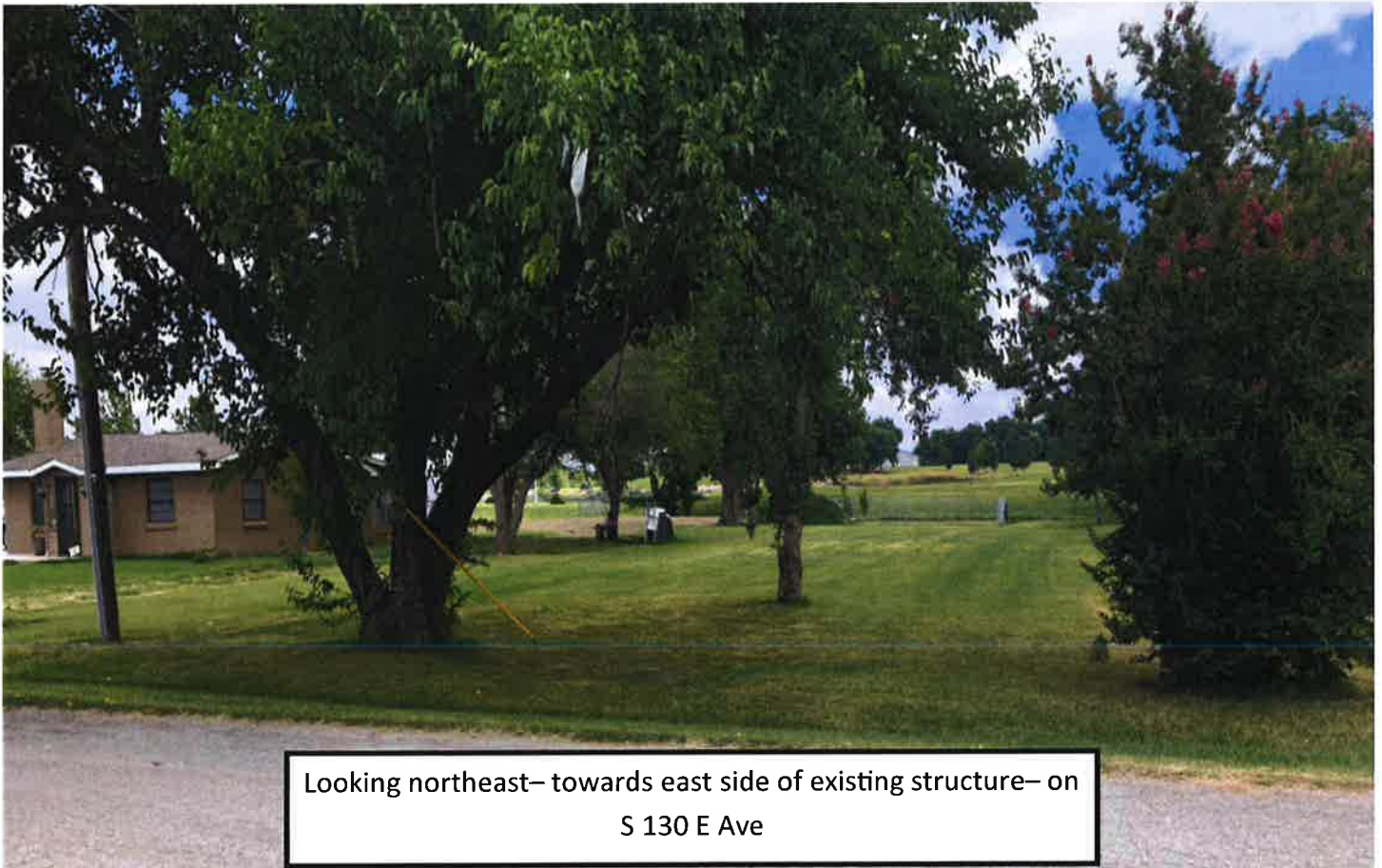
19-14 16

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

Aerial Photo Date: February 2018

5.5

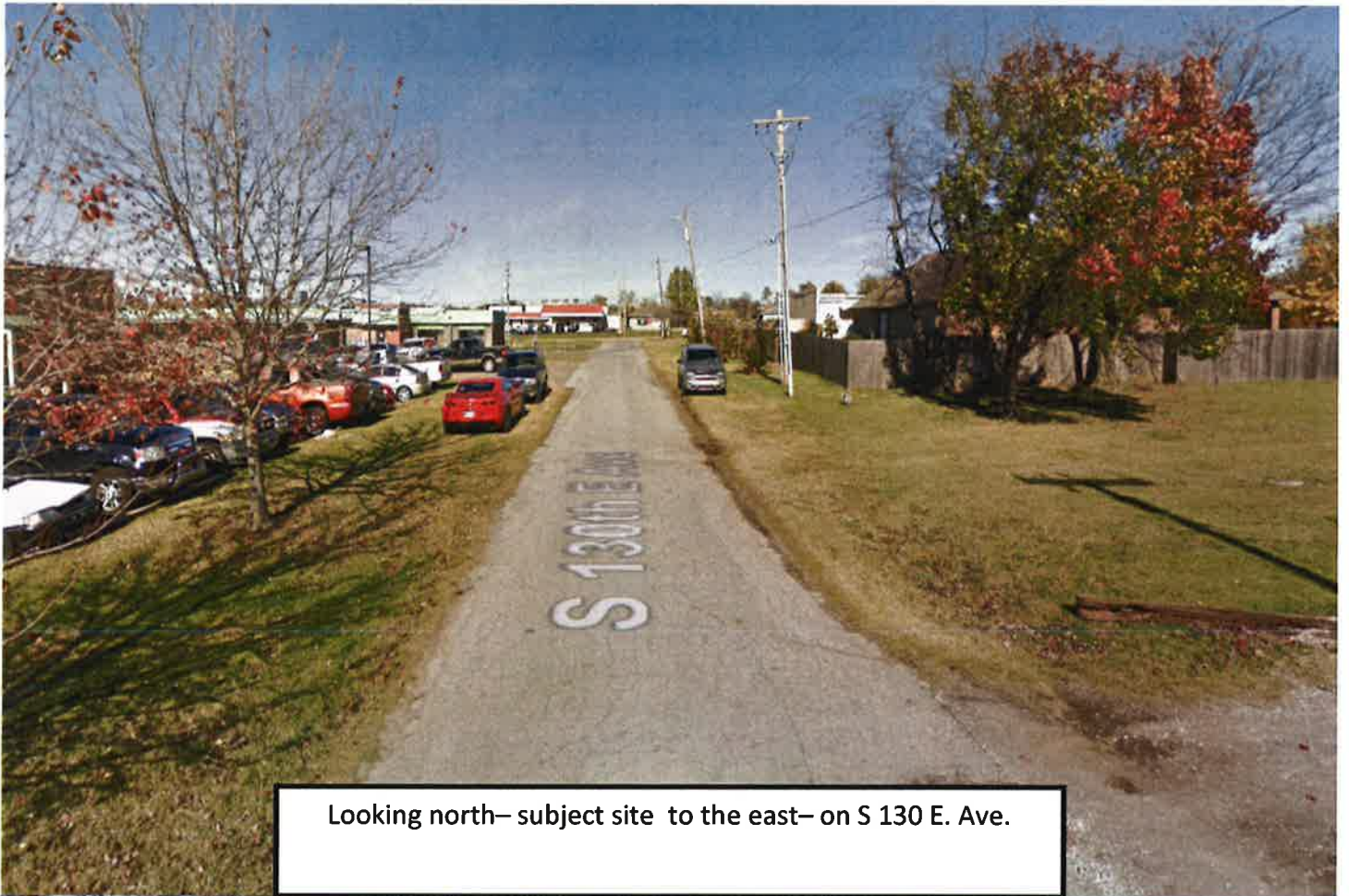




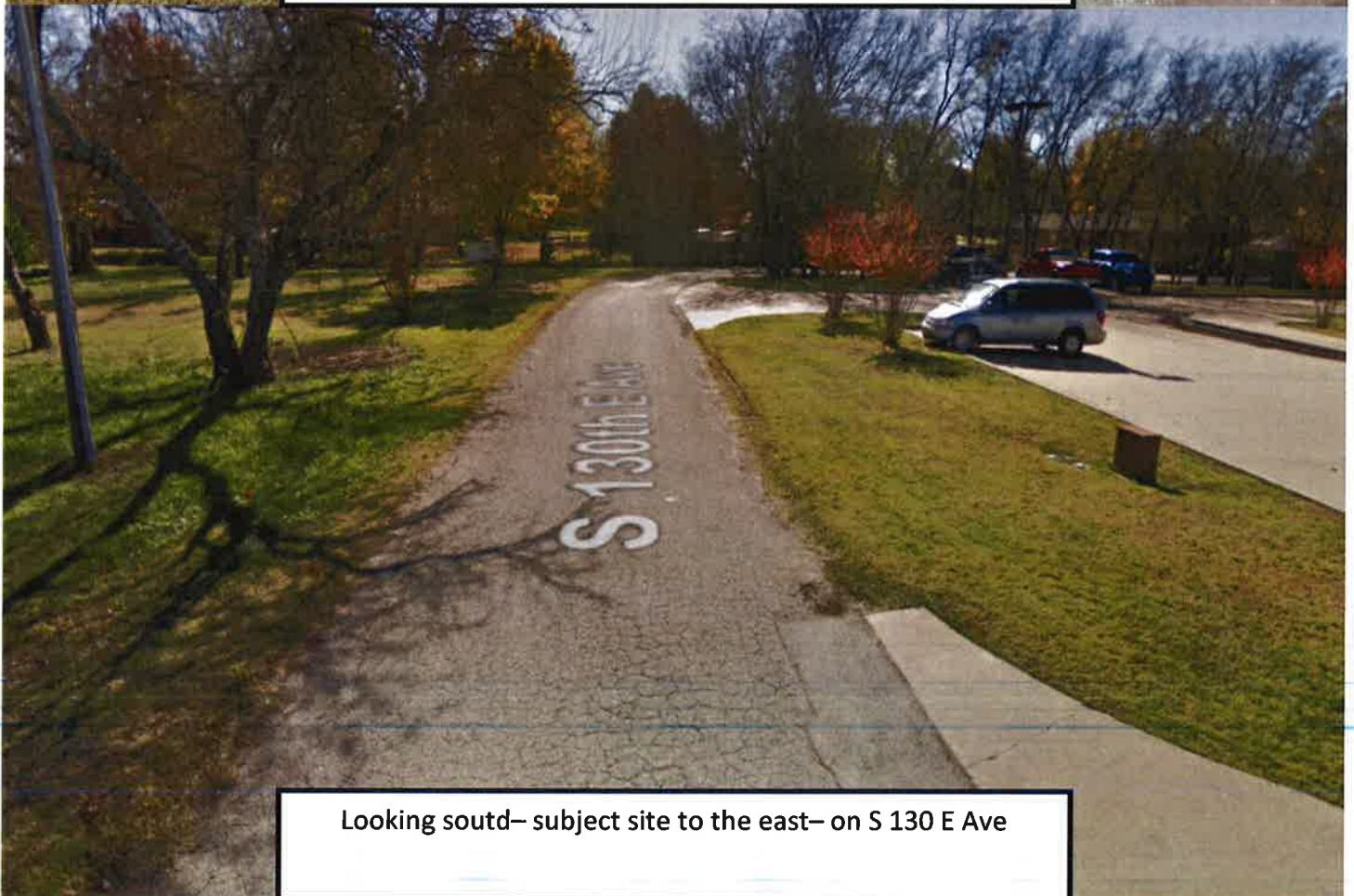
Looking northeast- towards east side of existing structure- on
S 130 E Ave



Looking east- towards subject site- on S 130 E Ave



Looking north– subject site to the east– on S 130 E. Ave.



Looking south– subject site to the east– on S 130 E Ave



Steel Tech Of The Ozarks
PO Box H
Pierce City, MO 65723

QUOTES@STEELTECHMFG.COM
(417)-476-2600

BUILDING LOADS / DESCRIPTION:

WIDTH: 30' LENGTH: 40' HEIGHT: 12' / 12'
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS.)

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY NATIONAL CODE: **IBC 15** AND STATE BUILDING CODE (IF APPLICABLE): **IBC 15**

BUILDING OCCUPANCY: **II - Normal**

ROOF DEAD LOAD:	2.200	PSF (ROOF PANELS & PURLINS)
COLLATERAL LOAD:	0.5	PSF
ROOF SNOW LOAD:	7	PSF
BASIC WIND SPEED:	115	MPH
WIND SERVICABILITY:	90,000	MPH
SEISMIC ZONE:	8	

IMPORTANCE FACTORS:	THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.
WIND LOAD:	1.00
SNOW LOAD:	1.0000
SEISMIC LOAD:	1.00

GENERAL NOTES:

- 1) MATERIALS: MINIMUM YIELD:
HOT ROLLED BAR $F_y = 36,0000$ ksi MIN.
STRUCTURAL STEEL SHEET $F_y = 50,0000$ ksi MIN.
STRUCTURAL STEEL PLATE $F_y = 50,0000$ ksi MIN.
COLD FORMED SHAPES $F_y = 57,0000$ ksi MIN.
WALL SHEETING $F_y = 60,0000$ ksi MIN.
ROOF SHEETING $F_y = 60,0000$ ksi MIN.
BOLTS: A307 & A325
THE METAL BUILDING MANUFACTURER RESERVES THE RIGHT TO SUBSTITUTE THE ABOVE MATERIALS WITH EQUAL OR BETTER MATERIAL.

- 2) BOLT TIGHTENING REQUIREMENTS: ALL BOLTED CONNECTIONS WITH A325 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS (UNLESS NOTED OTHERWISE), IN ACCORDANCE WITH THE LATEST EDITION AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
PRETENSIONING METHODS, INCLUDING TURN-OF-NUT AND CALIBRATED WRENCH ARE NOT REQUIRED UNLESS NOTED OTHERWISE.

- 3) ALL STRUCTURAL STEEL TO RECEIVE A RUST INHIBITIVE PRIMER. THIS PAINT IS NOT INTENDED FOR LONG TERM EXPOSURE TO THE ELEMENTS.

- 4) THE UNDERSIGNED PROFESSIONAL ENGINEER IS NOT THE ENGINEER OF THE RECORD FOR THE OVERALL PROJECT. THIS CERTIFICATION COVERS PARTS MANUFACTURED AND DELIVERED BY THE MANUFACTURER ONLY, AND EXCLUDES PARTS SUCH AS DOOR, WINDOWS, FOUNDATION DESIGN AND ERECTION OF THE STRUCTURE.

FRAME COLOR: **Red Oxide**
COMPONENT COLOR: **Red Oxide**

ROOF PANELS: **RL 26 GAUGE**

COLOR: **Calumet Blue**

WALL PANELS: **RL 26 GAUGE**

COLOR: **Calumet Blue**

TRIM COLORS:

GABLE: **Calumet Blue**

CORNER: **Calumet Blue**

FRAMED OPENINGS: **Calumet Blue**

LINER COLOR:

LEFT ENDWALL:

RIGHT ENDWALL:

FRONT SIDEWALL:

BACK SIDEWALL:

ROOF:

DEFLECTION LIMITS:

EW COL:	180	ROOF PANEL WIND:	120
EW R/F LIVE:	180	R/F HORIZONTAL:	60
EW R/F WIND:	180	R/F VERTICAL:	180
WALL QURT:	60	WIND BENT:	60
PURL LIVE:	180	R/F CRANE:	120
PURL WIND:	120	R/F SEIS:	60
WALL PANEL:	60	WIND BENT SEIS:	60
ROOF PANEL LIVE:	180		

Muhammad Almahayni, PE
9501 N. Rodney Parham Rd. Suite K
Little Rock, AR 72227
501-560-4000 www.EzFoundations.com



BUILDER / CONTRACTOR RESPONSIBILITIES:
IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO INSURE THAT ALL PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES. THE SUPPLYING OF SEALED ENGINEERING DATA AND DRAWINGS FOR THE METAL BUILDING SYSTEM DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT THE METAL BUILDING SYSTEM MANUFACTURER OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR A CONSTRUCTION PROJECT.
THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED. APPROVAL OF THE METAL BUILDING SYSTEM MANUFACTURER'S DRAWINGS AND CALCULATIONS INDICATE THAT THE METAL BUILDING SYSTEM MANUFACTURER CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS (SECT. 4.2.1 AISC CODE OF STANDARD PRACTICES, 9TH ED.).

WHERE DISCREPANCIES EXIST BETWEEN THE METAL BUILDING SYSTEM MANUFACTURER'S STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS SHALL GOVERN (SECT. 3.3 AISC CODE OF STANDARD PRACTICE 9TH ED.).
DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY THE METAL BUILDING SYSTEM MANUFACTURER ARE THE RESPONSIBILITY OF THE CONTRACTORS AND ENGINEERS OTHER THAN THE METAL BUILDING SYSTEM MANUFACTURER'S ENGINEER UNLESS SPECIFICALLY INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH THE METAL BUILDING SYSTEM MANUFACTURER "FOR CONSTRUCTION" DRAWINGS.
ALL BRACING AS SHOWN AND PROVIDED BY THE METAL BUILDING SYSTEM MANUFACTURER FOR THIS BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE ERECTOR AS A PERMANENT PART OF THE STRUCTURE. TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS RESULTING FROM THE PERFORMANCE OF WORK BY OR THE ACTS OF OTHERS, NOR SUCH UNPREDICTABLE LOADS AS THOSE DUE TO TORNADO, EXPLOSION, OR COLLISION. (SECT. 7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH ED.)

APPROVAL NOTES
THE FOLLOWING CONDITIONS APPLY IN THE EVENT THAT THESE DRAWINGS ARE USED AS APPROVAL DRAWINGS: IT IS IMPERATIVE THAT ANY CHANGES TO THESE DRAWINGS BE MADE IN CONTRASTING INK (PREFERABLY RED INK), HAVE ALL INSTANCES OF CHANGE CLEARLY INDICATED, AND BE LEGIBLE AND UNAMBIGUOUS. A SIGNATURE AND DATE IS REQUIRED ON ALL PAGES.
MANUFACTURER RESERVES THE RIGHT TO RE-SUBMIT DRAWINGS WITH EXTENSIVE OR COMPLEX CHANGES REQUIRED TO AVOID MISFABRICATION. THIS MAY IMPACT THE DELIVERY SCHEDULE. APPROVAL OF THESE DRAWINGS INDICATES CONCLUSIVELY THAT THE METAL BUILDING SYSTEM MANUFACTURER HAS CORRECTLY INTERPRETED THE CONTRACT REQUIREMENTS, AND FURTHER CONSTITUTES AGREEMENT THAT THE BUILDING AS DRAWN WITH INDICATED CHANGES REPRESENTS THE TOTAL OF THE MATERIALS TO BE SUPPLIED BY MANUFACTURER.
ANY CHANGES NOTED ON THE DRAWINGS NOT IN CONFORMANCE WITH THE TERMS AND REQUIREMENTS OF THE CONTRACT BETWEEN MANUFACTURER AND ITS CUSTOMER ARE NOT BINDING ON MANUFACTURER UNLESS SUBSEQUENTLY SPECIFICALLY ACKNOWLEDGED AND AGREED TO IN WRITING BY CHANGE ORDER OR SEPARATE DOCUMENTATION.

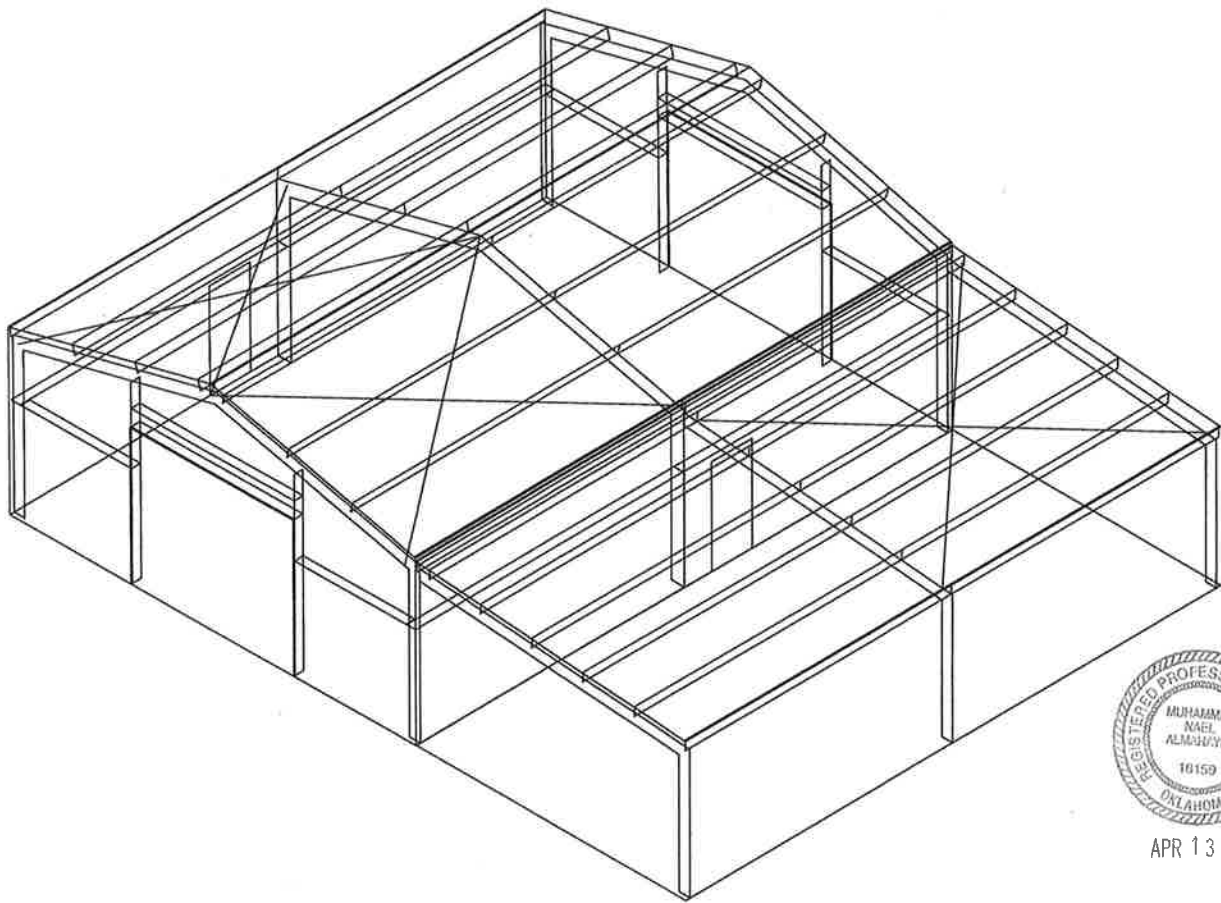
MANUFACTURER RECOGNIZES THAT "RUBBER STAMPS" ARE ROUTINELY USED FOR INDICATING APPROVAL, DISAPPROVAL, REJECTION, OR MERE REVIEW OF THE DRAWINGS SUBMITTED. HOWEVER, MANUFACTURER DOES NOT ACCEPT CHANGES OR ADDITIONS TO CONTRACTUAL TERMS AND CONDITIONS THAT MAY APPEAR WITH USE OF A STAMP OR SIMILAR INDICATION OF APPROVAL, DISAPPROVAL, ETC. SUCH LANGUAGE APPLIED TO MANUFACTURER'S DRAWINGS BY THE CUSTOMER, ARCHITECT, ENGINEER, OR ANY OTHER PARTY WILL BE CONSIDERED AS UNACCEPTABLE ALTERNATIVES TO THESE DRAWING NOTES, AND WILL NOT ALTER THE CONTRACTUAL RIGHTS AND OBLIGATIONS EXISTING BETWEEN MANUFACTURER AND ITS CUSTOMER.

IMPORTANT NOTE: FINAL DETAILING, FABRICATION, AND DELIVERY DATE OF THIS PROJECT CANNOT BE COMPLETED UNTIL THE SIGNED APPROVALS ARE RETURNED TO THE METAL BUILDING MANUFACTURER.

FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

BUILDING STATUS AND DESCRIPTION

PRELIMINARY	EARLY QUOTE OR PRELIMINARY DESIGN. BUILDING DESIGN AND DETAILING MAY CHANGE DRASTICALLY. APPROVAL DRAWINGS TO FOLLOW UPON PRELIMINARY APPROVAL. NOT FOR PERMIT OR ERECTION
AWAITING APPROVAL	DRAWINGS REQUESTING FINAL APPROVAL FROM CONTRACTOR. PLEASE SIGN AND RETURN ALL DRAWINGS OR NOTE MODIFICATIONS. PENDING APPROVAL, CONTRACT AND INVOICE TO FOLLOW. NOT FOR PERMIT OR ERECTION.
RELEASED FOR PERMIT	RELEASED FOR BUILDING PERMIT. MINOR DETAILING CHANGES (PART NUMBER, DETAILS, CLARIFICATION) MAY OCCUR BEFORE PRODUCTION. NOT FOR ERECTION
FINAL DRAWINGS	FINAL DRAWINGS RELEASED FOR CONSTRUCTION; THESE CAN ALSO BE CONSIDERED "FOR PERMIT"
PURCHASER: Vanover Metals	
PROJECT: Phillips	
LOCATION: Tulsa, OK 74103	
JOB NUMBER: 180207012 OPT: 1 REV: 1	
JOB ID: Phillips#1	
SHEET 1 OF 21	



APR 13 2018



Steel Tech Of The Ozarks
PO Box H
Pierce City, MO 65723

QUOTES@STEELTECHMFG.COM
(417)-476-2600

BUILDING LOADS / DESCRIPTION:

WIDTH: 20' LENGTH: 48' HEIGHT: 10.13' / 11.78'
(BUILDING DIMENSIONS ARE NOMINAL, REFER TO PLANS)

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY NATIONAL CODE: IBC 15 AND STATE BUILDING CODE (IF APPLICABLE): IBC 15

BUILDING OCCUPANCY: II - Normal

ROOF DEAD LOAD: 2.200 PSF (ROOF PANELS & PURLINS)
COLLATERAL LOAD: 0.6 PSF
ROOF SNOW LOAD: 0.4 PSF
BASIC WIND SPEED: 116 MPH
WIND EXPOSURE: C
WIND SERVICABILITY: 60,000 MPH
BUILDING CLOSURE: Open
SEISMIC ZONE: B
SEISMIC SITE CLASS: D

IMPORTANCE FACTORS:

WIND LOAD: 1.00
SNOW LOAD: 1.0000
SEISMIC LOAD: 1.00

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

FRAME COLOR: Red Oxide

COMPONENT COLOR: Red Oxide

ROOF PANELS: RL 26 GAUGE

COLOR: Galvalume Plus

WALL PANELS: GAUGE

COLOR:

TRIM COLORS:

GABLE: Colony 40 yr

CORNER: Colony 40 yr

FRAMED OPENINGS: Colony 40 yr

LINER COLOR:

LEFT ENDWALL:

RIGHT ENDWALL:

FRONT SIDEWALL:

BACK SIDEWALL:

ROOF:

DEFLECTION LIMITS:

EW COL: 180
EW RAFT LIVE: 180
EW RAFT WIND: 180
WALL GIRT: 60
PURL LIVE: 120
PURL WIND: 120
ROOF PANEL LIVE: 180
ROOF PANEL WIND: 120
RF HORIZONTAL: 60
RF VERTICAL: 180
WIND BENT: 60
RF CRANE: 120
RF SEIS: 60
WIND BENT SEIS: 50

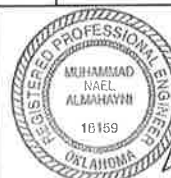
GENERAL NOTES:

1) MATERIALS: MINIMUM YIELD:
HOT ROLLED BAR: $F_y = 36,0000$ ksi MIN.
STRUCTURAL STEEL SHEET: $F_y = 50,0000$ ksi MIN.
STRUCTURAL STEEL PLATE: $F_y = 50,0000$ ksi MIN.
COLD FORMED SHAPES: $F_y = 57,0000$ ksi MIN.
WALL SHEETING: $F_y = 50,0000$ ksi MIN.
ROOF SHEETING: $F_y = 80,0000$ ksi MIN.
BOLTS: A307 & A325
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2) BOLT TIGHTENING REQUIREMENTS: ALL BOLTED CONNECTIONS WITH A325 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS (UNLESS NOTED OTHERWISE), IN ACCORDANCE WITH THE LATEST EDITION AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". PRETIGHTENING METHODS, INCLUDING TURN-OF-NUT AND CALIBRATED WRENCH ARE NOT REQUIRED UNLESS NOTED OTHERWISE.

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APR 13 2018

BUILDER/CONTRACTOR RESPONSIBILITIES
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THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED. APPROVAL OF THE METAL BUILDING SYSTEM MANUFACTURER'S DRAWINGS AND CALCULATIONS INDICATE THAT THE METAL BUILDING SYSTEM MANUFACTURER CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, (SECT. 4.2.1 AISC CODE OF STANDARD PRACTICES, 8TH ED.)

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APPROVAL NOTES
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ANY CHANGES NOTED ON THE DRAWINGS NOT IN CONFORMANCE WITH THE TERMS AND REQUIREMENTS OF THE CONTRACT BETWEEN MANUFACTURER AND ITS CUSTOMER ARE NOT BINDING ON MANUFACTURER UNLESS SUBSEQUENTLY SPECIFICALLY ACKNOWLEDGED AND AGREED TO IN WRITING BY CHANGE ORDER OR SEPARATE DOCUMENTATION.

MANUFACTURER RECOGNIZES THAT "RUBBER STAMPS" ARE ROUTINELY USED FOR INDICATING APPROVAL, DISAPPROVAL, REJECTION, OR MERE REVIEW OF THE DRAWINGS SUBMITTED. HOWEVER, MANUFACTURER DOES NOT ACCEPT CHANGES OR ADDITIONS TO CONTRACTUAL TERMS AND CONDITIONS THAT MAY APPEAR WITH USE OF A STAMP OR SIMILAR INDICATION OF APPROVAL, DISAPPROVAL, ETC. SUCH LANGUAGE APPLIED TO MANUFACTURER'S DRAWINGS BY THE CUSTOMER, ARCHITECT, ENGINEER, OR ANY OTHER PARTY WILL BE CONSIDERED AS UNACCEPTABLE ALTERNATIVES TO THESE DRAWING NOTES, AND WILL NOT ALTER THE CONTRACTUAL RIGHTS AND OBLIGATIONS EXISTING BETWEEN MANUFACTURER AND ITS CUSTOMER.

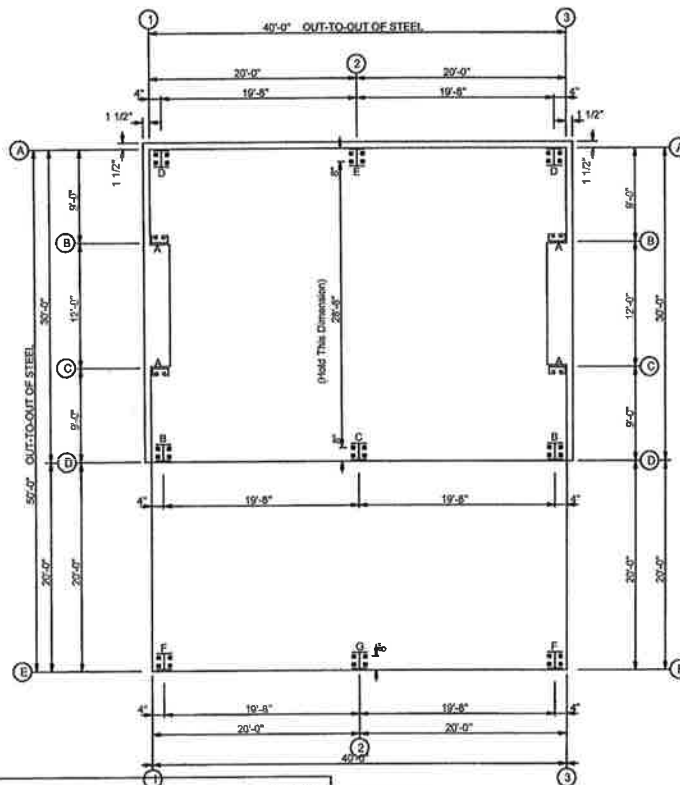
IMPORTANT NOTE: FINAL DETAILING, FABRICATION, AND DELIVERY DATE OF THIS PROJECT CANNOT BE COMPLETED UNTIL THE SIGNED APPROVALS ARE RETURNED TO THE METAL BUILDING MANUFACTURER.

FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

BUILDING STATUS AND DESCRIPTION

PRELIMINARY	EARLY QUOTE OR PRELIMINARY DESIGN. BUILDING DESIGN AND DETAILING MAY CHANGE DRASTICALLY. APPROVAL DRAWINGS TO FOLLOW UPON PRELIMINARY APPROVAL. NOT FOR PERMIT OR ERECTION
AWAITING APPROVAL	DRAWINGS REQUESTING FINAL APPROVAL FROM CONTRACTOR. PLEASE SIGN AND RETURN ALL DRAWINGS OR NOTE MODIFICATIONS. PENDING APPROVAL, CONTRACT AND INVOICE TO FOLLOW. NOT FOR PERMIT OR ERECTION.
RELEASED FOR PERMIT	RELEASED FOR BUILDING PERMIT. MINOR DETAILING CHANGES (PART NUMBER, DETAILS, CLARIFICATION) MAY OCCUR BEFORE PRODUCTION. NOT FOR ERECTION
FINAL DRAWINGS	FINAL DRAWINGS RELEASED FOR CONSTRUCTION; THESE CAN ALSO BE CONSIDERED "FOR PERMIT"
PURCHASER: Vanover Metals	
PROJECT: Phillips	
LOCATION: Tulsa, OK 74103	
JOB NUMBER: 180207012 OPT: 1 REV: 1	
JOB ID: Phillips#2	
SHEET 2 OF 21	

04/04/18	APPROVED FOR CONSTRUCTION
03/16/18	RELEASED FOR PERMIT
03/16/18	SENT FOR APPROVAL
4/13/18	REVISION DATE



○ Dia= 1/2"
 ■ Dia= 3/4"



APR 13 2018

GENERAL NOTES

1. THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE ANCHOR BOLT DIAMETER ONLY TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR BOLT IN SHEAR, BEARING AND TENSION, BUT IS NOT RESPONSIBLE FOR THE ANCHOR BOLT EMBEDMENT FOR TRANSFER OF FORCES TO THE FOUNDATION. THE METAL BUILDING MANUFACTURER DOES NOT DESIGN AND IS NOT RESPONSIBLE FOR THE DESIGN, MATERIAL AND CONSTRUCTION OF THE FOUNDATION EMBEDMENTS. THE END USER CUSTOMER SHOULD ASSURE THEMSELVES THAT ADEQUATE PROVISIONS ARE MADE IN THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING, OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL, AND OTHER CONDITIONS OF THE BUILDING SITE. IT IS RECOMMENDED THAT THE ANCHORAGE AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES. (SECTION A3 MBMA 2006 METAL BUILDING SYSTEMS MANUAL)
2. BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION, (UNLESS NOTED)

ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)



FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals

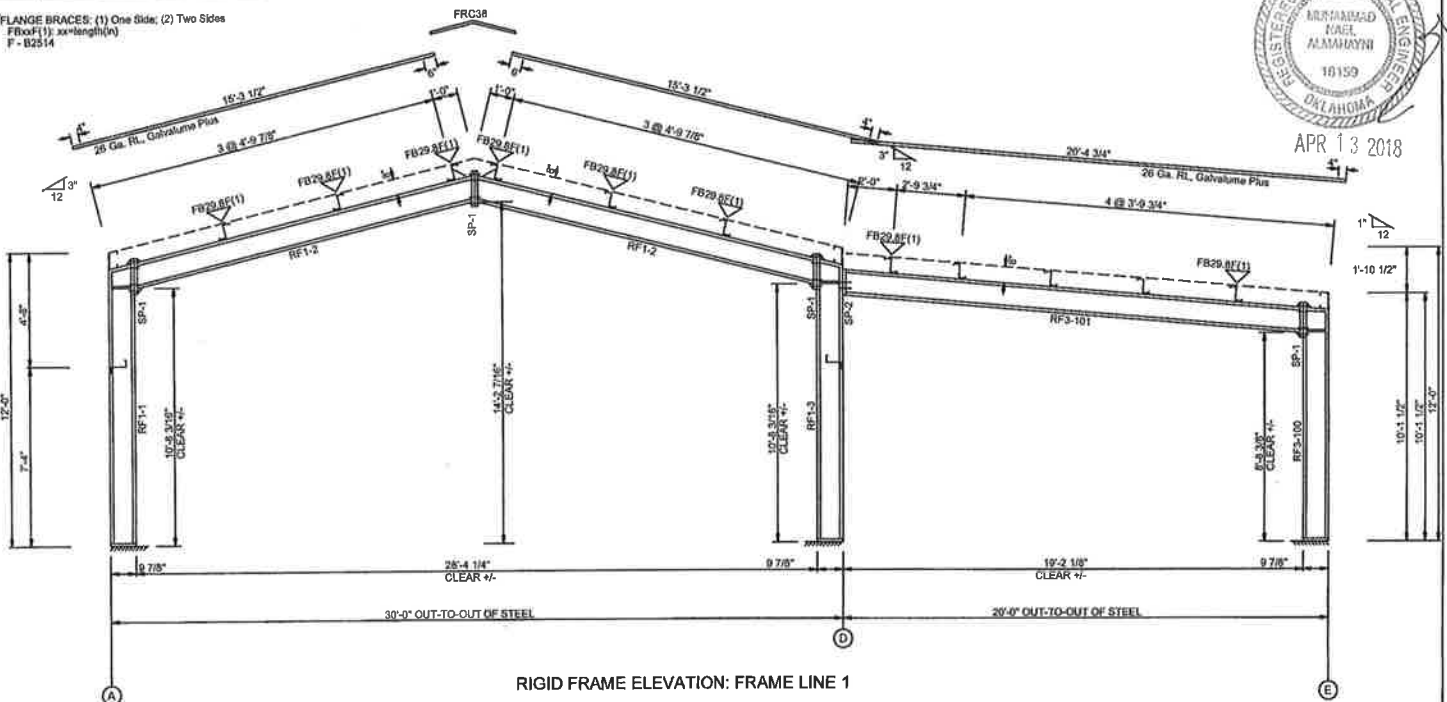
PROJECT		ANCHOR BOLT PLAN	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1
ADDRESS	Tulsa, OK 74103	4/13/18	SHEET 3 OF 21

SPLICE BOLT TABLE						
Mark	Qty	Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	0.625	2.00
SP-2	4	0	0	A325	0.625	2.00

FLANGE BRACES: (1) One Side; (2) Two Sides
 FBxxF(1); xx=length(in)
 F - B2514



APR 13 2018



RIGID FRAME ELEVATION: FRAME LINE 1

GENERAL NOTES:

1. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS AND INSTALLED BY THE SHUG-TIGHTENED JOINT METHOD.
2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.



FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

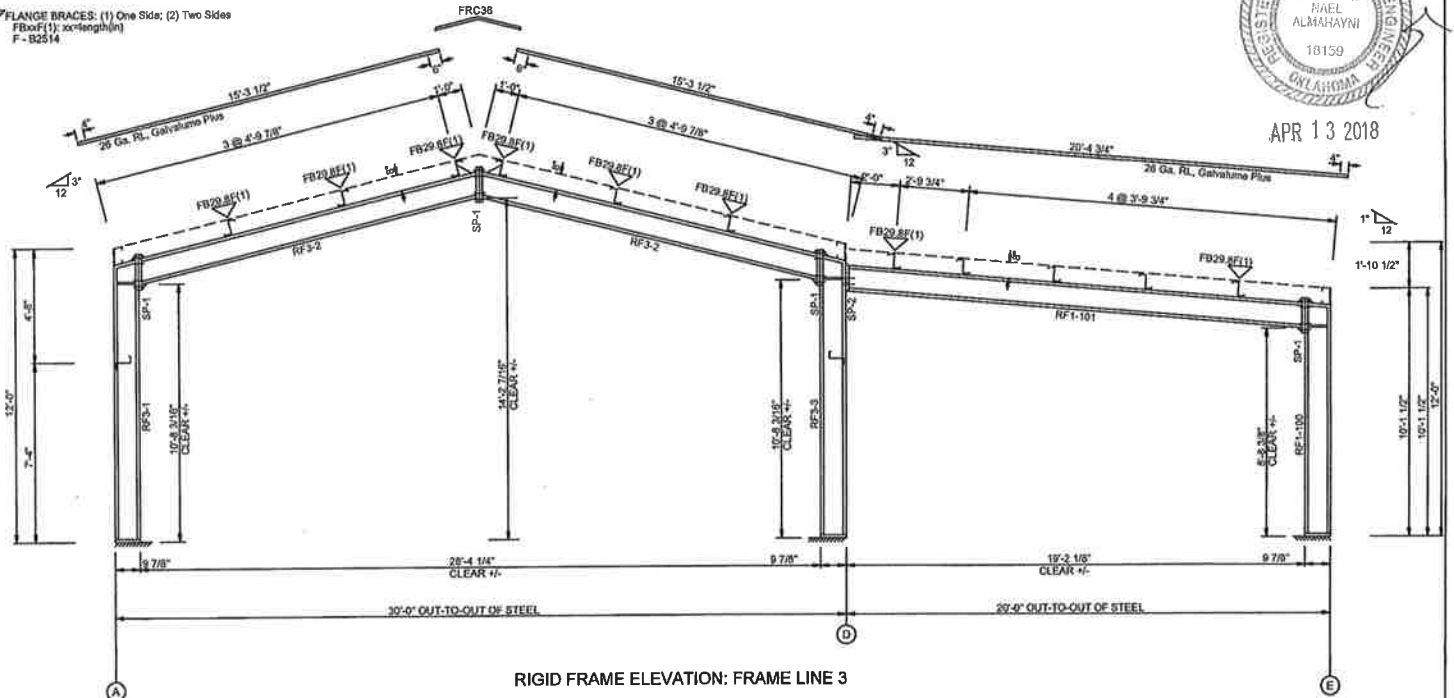
Vanover Metals			
PROJECT	Phillips	RIGID FRAME ELEVATION	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1 SHEET 7 OF 21
ADDRESS	Tulsa, OK 74103	4/13/18	Steel Tech Of The Ozarks

SPICE BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP-1	4	4	0	0	A325	0.625	2.00
SP-2	4	0	0	0	A325	0.625	2.00

✓ FLANGE BRACES: (1) One Side; (2) Two Sides
 FBxx(F1); xxx=length(in)
 F - B2514



APR 13 2018



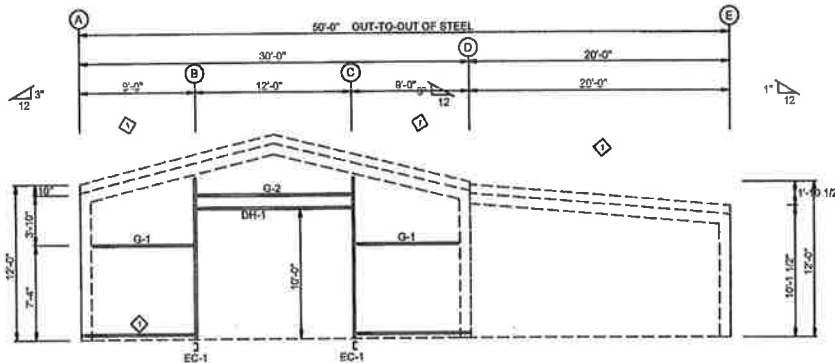
RIGID FRAME ELEVATION: FRAME LINE 3

- GENERAL NOTES:
1. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS AND INSTALLED BY THE "SNUG-TIGHTENED JOINTS" METHOD.
 2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.

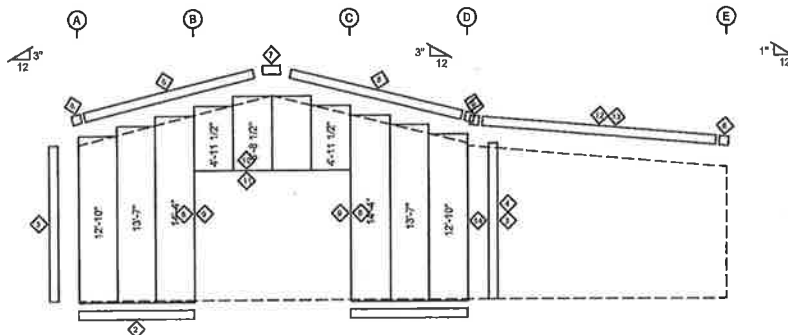


FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals			
PROJECT	Phillips	RIGID FRAME ELEVATION	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1
ADDRESS	Tulsa, OK 74103	4/13/18	SHEET 9 OF 21



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. RL - Colony 40 yr

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.



FINAL DRAWINGS: APPROVED FOR CONSTRUCTION

Vanover Metals

PROJECT	Phillips	ENDWALL FRAMING
ID	Phillips_R1_J	JOB NUMBER: 180207012 DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1 REVISION: 1 SHEET 10 OF 21
ADDRESS	Tulsa, OK 74103	4/13/18 Steel Tech Of The Ozarks

BOLT TABLE				
FRAME LINE: 1				
LOCATION	QUAN	GRADE	DIA	LEN
Column/Rail	2	A325	1/2"	1 1/2"
Column/Rail	2	A325	1/2"	1 1/2"

MEMBER TABLE			
FRAME LINE 1			
QUAN	MARK	PART	LENGTH
2	EC-1	CB3516	12'-0 5/16"
1	DH-1	CB2518	11'-11 1/2"
2	G-1	ZB2518	7'-0 3/8"
1	G-2	ZB3516	11'-11 1/2"

SEE DETAILS FOR CONNECTIONS.
COLD FORMED COMPONENTS
CONNECT WITH "GIRT CLIP" (U.N.)

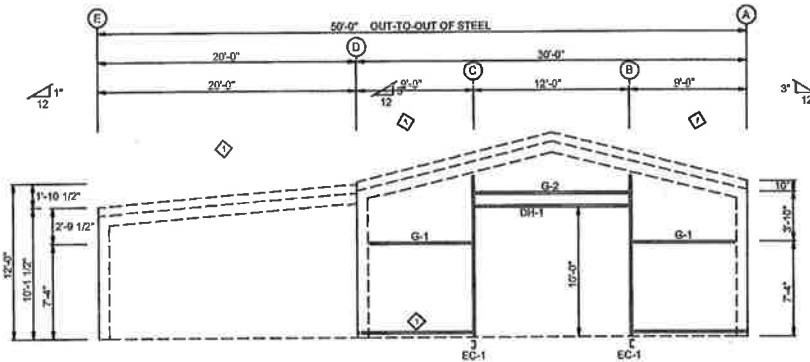
TRIM TABLE			
FRAME LINE 1			
QUAN	MARK	LENGTH	DETAIL
2	2	BA102	18'-2" TRIM 502
3	1	OU122	12'-2" TRIM 25
4	1	OU102	12'-2" TRIM 25
5	1	RA122	18'-2" TRIM 18
6	1	REND	1'-0"
7	1	PBOXE	1'-0"
8	1	JH102	18'-2"
9	1	JA102	18'-2"
10	1	JH122	12'-2"
11	1	FRGHE122	12'-2" TRIM 183
12	1	RA102	18'-2" TRIM 19
13	1	RA122	12'-2" TRIM 19
14	1	JA3122	12'-2"

SEE DETAILS FOR OPENING TRIM

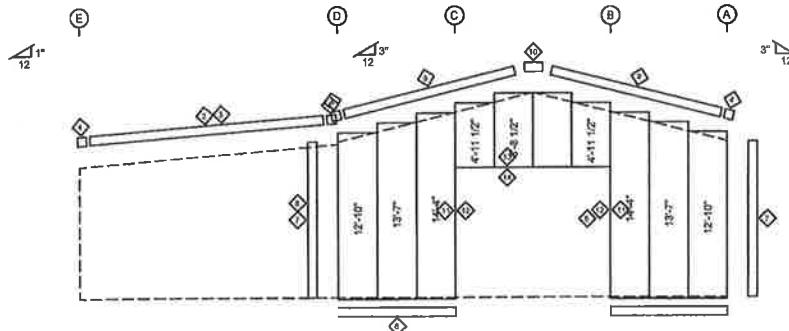
ANGLE TABLE		
FRAME LINE 1		
QTY	MARK	LENGTH
1	LA2	29'-0"



APR 13 2018



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 28 G₉₀ RL - Colony 40 yr



GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	GRADE	Ø	LEN
Column/Raf	2	A325	1/2"	1 1/2"
Column/Raf	2	A325	1/2"	1 1/2"

MEMBER TABLE FRAME LINE 3			
QUAN	MARK	PART	LENGTH
2	EC-1	CAS316	12'-4 9/16"
1	DH-1	CAS316	11'-11 1/2"
2	G-1	Z82516	7'-9 3/8"
1	G-2	Z82516	11'-11 1/2"

SEE DETAILS FOR CONNECTIONS. COLD FORMED COMPONENTS CONNECT WITH "QUINCLIP" (N.N.)

TRIM TABLE FRAME LINE 3			
QTY	QUAN	MARK	LENGTH DETAIL
2	1	RA102	10'-2" TRIM 19
3	1	RA122	12'-2" TRIM 19
4	1	REND	1'-0"
5	1	JA3122	12'-2"
6	2	BA102	10'-2" TRIM 202
7	1	QU122	12'-2" TRIM 26
8	1	QU102	10'-2" TRIM 26
9	1	RA182	18'-2" TRIM 18
10	1	PBX12	1'-0"
11	1	JH102	10'-2"
12	1	JA102	10'-2"
13	1	JH122	12'-2"
14	1	FRICHE122	12'-2" TRIM 103

SEE DETAILS FOR OPENING TRIM

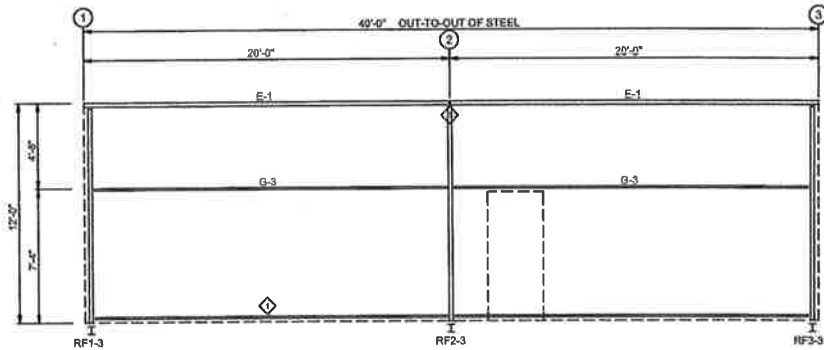
ANGLE TABLE FRAME LINE 3		
QTY	MARK	LENGTH
1	1452	20'-2"



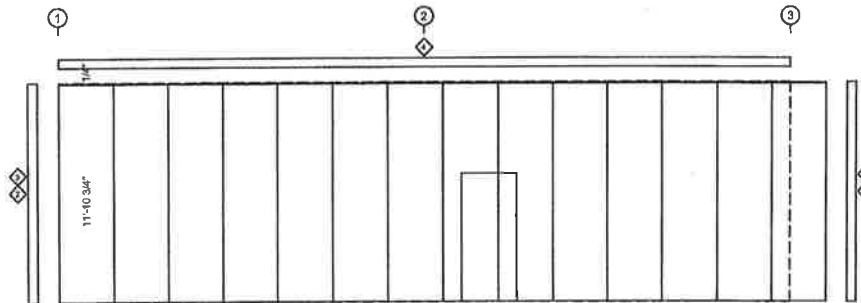
APR 13 2018

FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals			
PROJECT	Phillips	ENDWALL FRAMING	
ID	Phillips_R1_J	JOB NUMBER:	180207012 DRAFT: Aaron
PROJECT	Vanover Metals	OPTION:	1 REVISION: 1 SHEET 11 OF 21
ADDRESS	Tulsa, OK 74103	4/13/18	Steel Tech Of The Ozarks



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. RL - Colony 40 yr



GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

MEMBER TABLE			
FRAME LINE			
QUAN	MARK	PART	LENGTH
2	E-1	08534D03	19'-11 1/2"
2	G-3	225812	19'-11 1/4"

TRIM TABLE			
FRAME LINE			
QUAN	MARK	LENGTH	DETAIL
2	1	OUT22	12'-2" TRIM 26
3	1	OUT102	10'-2" TRIM 26
4	3	LEA142	14'-2" TRIM 318

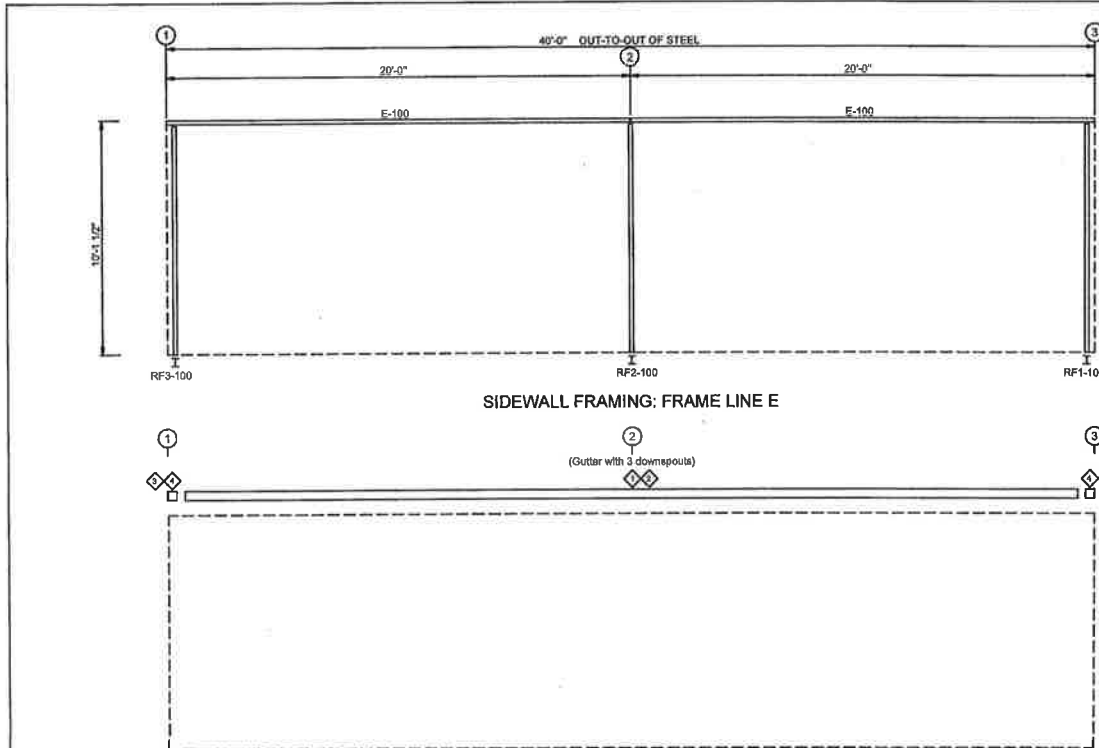
ANGLE TABLE			
FRAME LINE D			
QUAN	MARK	LENGTH	
1	1422	20'-0"	



APR 13 2018

FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals			
PROJECT	Phillips	SIDEWALL FRAMING	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1 SHEET 12 OF 21
ADDRESS	Tulsa, OK 74103	4/13/18	Steel Tech Of The Ozarks



MEMBER TABLE			
FRAME LINE E			
QUAN	MARK	PART	LENGTH
2	E-100	08032001	19'-11 1/2"
SEE DETAILS FOR CONNECTIONS.			
COLD FORMED COMPONENTS			
CONNECT WITH "GIRTYCLIP" (U.N.)			

TRIM TABLE			
FRAME LINE E			
QUAN	MARK	LENGTH	DETAIL
1	3	GU142	14'-2" TRIM 315
2	3	LEA142	14'-2"
3	1	GENL	1/2"
4	1	OCB	1/2"
5	1	GENR	1/2"
SEE DETAILS FOR OPENING TRIM			



APR 13 2018

SIDEWALL SHEETING & TRIM: FRAME LINE E

FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

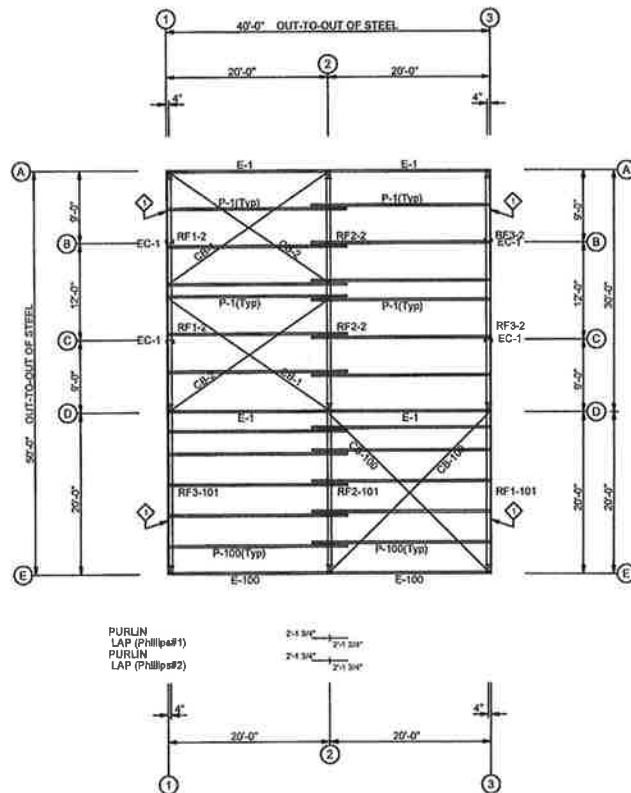


Vanover Metals			
PROJECT	Phillips	SIDEWALL FRAMING	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1
ADDRESS	Tulsa, OK 74103	4/13/18	SHEET 14 OF 21
Steel Tech Of The Ozarks			

5.17

MEMBER TABLE		
QUAN	MARK	PART
12	P-1	283518
4	E-1	08534003
2	CB-1	5/16 CBL
2	CB-2	5/16 CBL
10	P-100	282518
2	E-100	08532001
2	CB-100	5/16 CBL

ANGLE TABLE		
QUAN	MARK	LENGTH
1	14x2	20'-0"



APR 13 2018

GENERAL NOTES:

1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PBR" PANEL ROOF DETAIL.
4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
6. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ROOF FRAMING PLAN

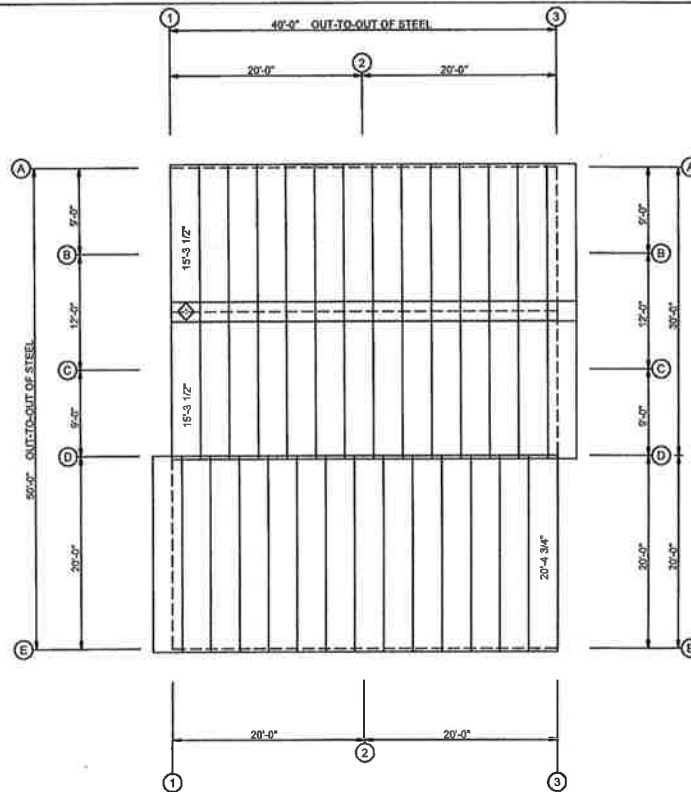


FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals

PROJECT		ROOF FRAMING	
PROJECT	Phillips	JOB NUMBER:	180207012
ID	Phillips_R1_J	DRAFT:	Aaron
PROJECT	Vanover Metals	OPTION:	1
ADDRESS	Tulsa, OK 74103	REVISION:	1
		SHEET	15 OF 21
		4/13/18 Steel Tech Of The Ozarks	

ROOF TRIM TABLE			
QTY	QUANTITY	MARK	LENGTH DETAIL
1	14	FRC30	3'-0" TRIM 23



APR 13 2018

GENERAL NOTES:

1. INSTALL ALL PURLIN AND FLANGE BRACES (IF) AS SHOWN.
2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PSR" PANEL ROOF DETAIL.
4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
6. AFTER INSTALLATION, WAPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ROOF SHEETING PLAN

PANELS: 26 Ga. RL - Galvalume Plus

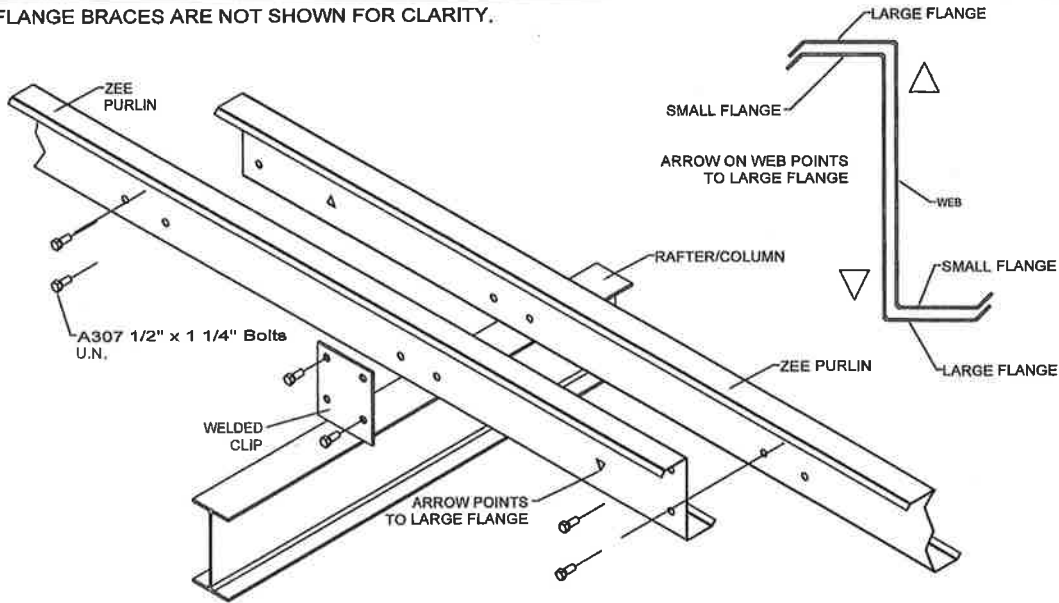


FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals

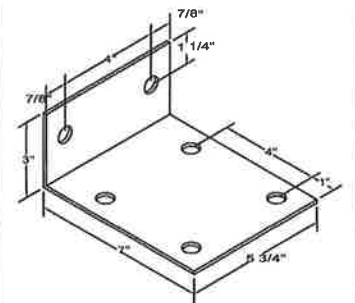
PROJECT	Phillips	ROOF SHEETING		
ID	Phillips_R1_J	JOB NUMBER:	180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1	SHEET 16 OF 21
ADDRESS	Tulsa, OK 74103	4/13/18	Steel Tech Of The Ozarks	

FLANGE BRACES ARE NOT SHOWN FOR CLARITY.



PURLIN AND GIRT LAP DETAIL

PURL_LAP



GIRTCLIP DIMENSIONS

GIRTCLIP

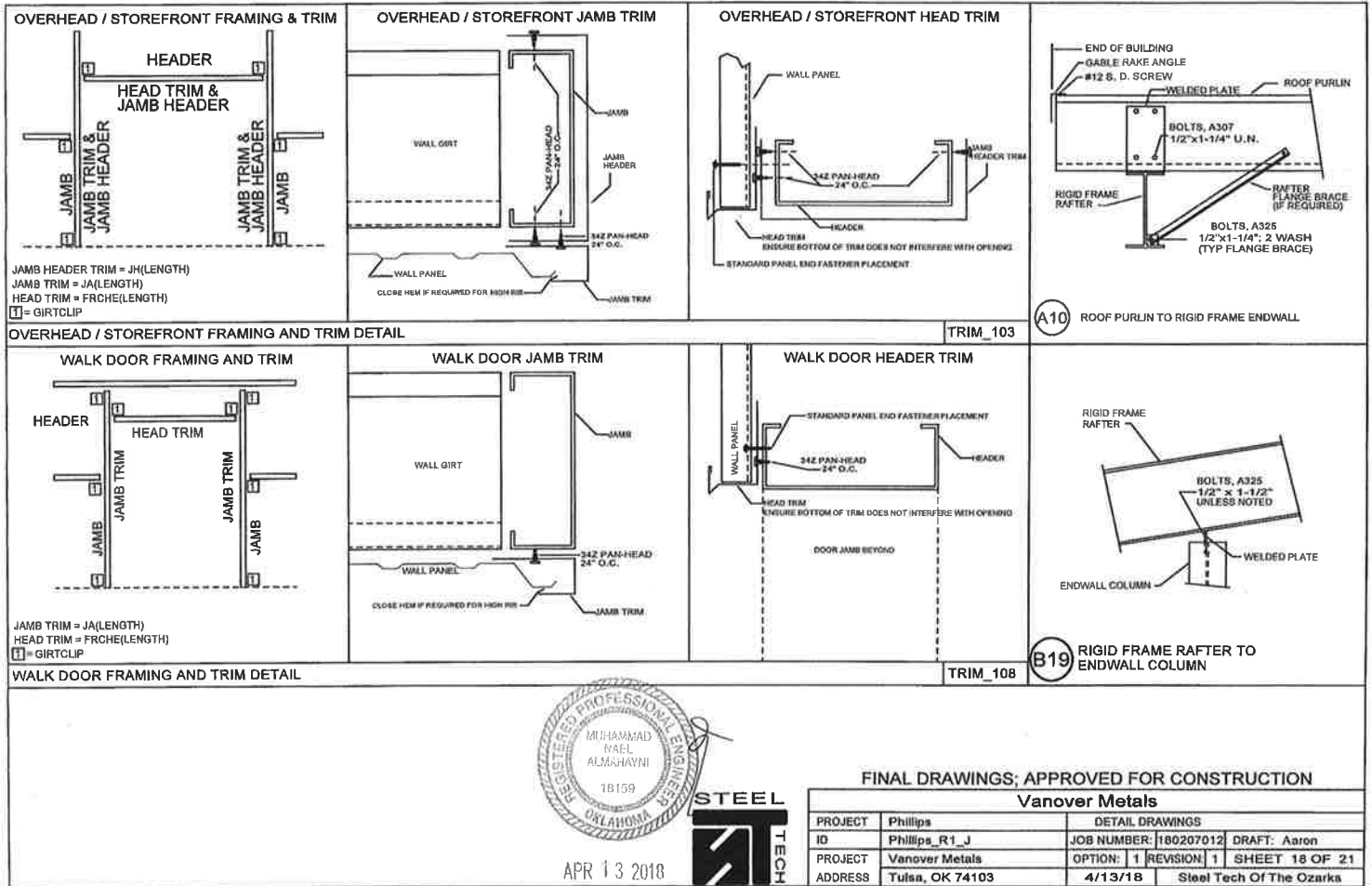


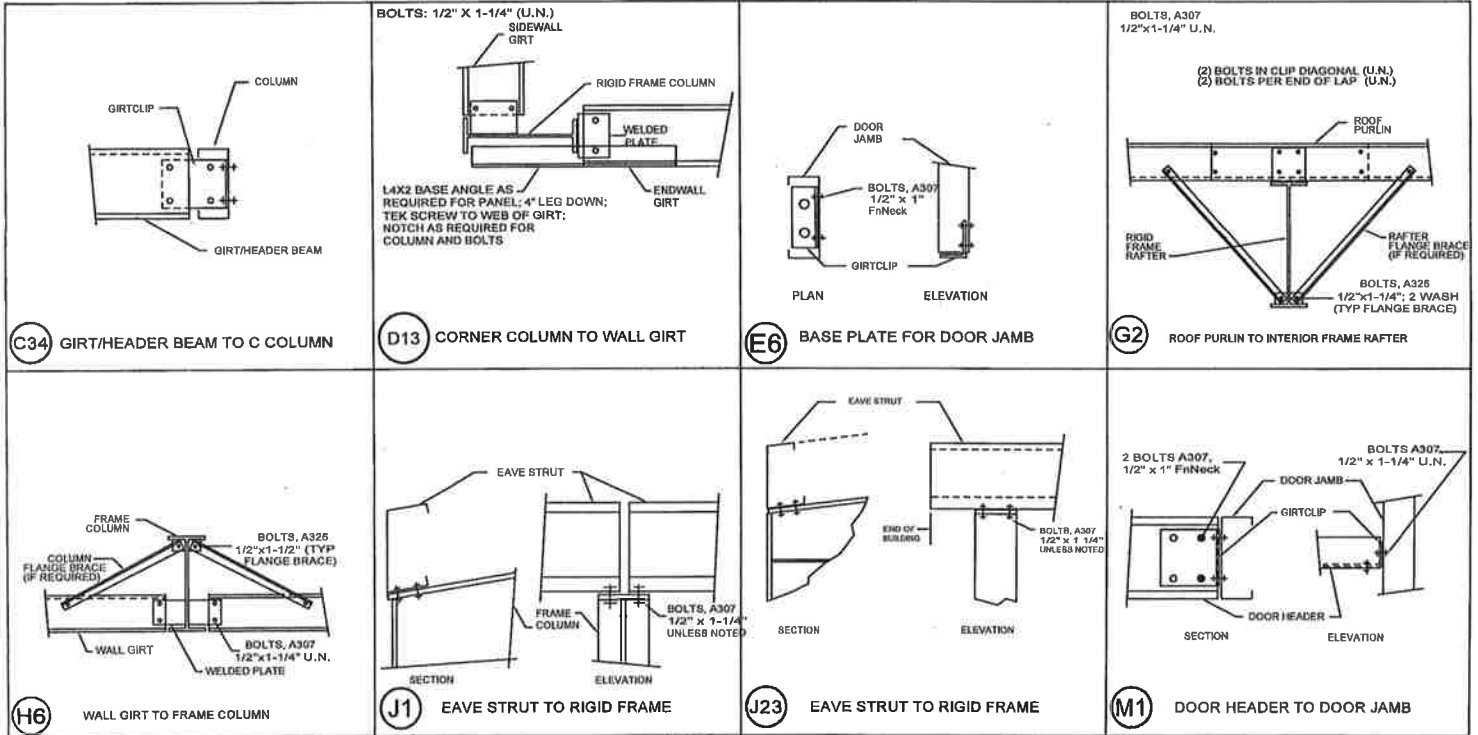
APR 13 2018

FINAL DRAWINGS; APPROVED FOR CONSTRUCTION



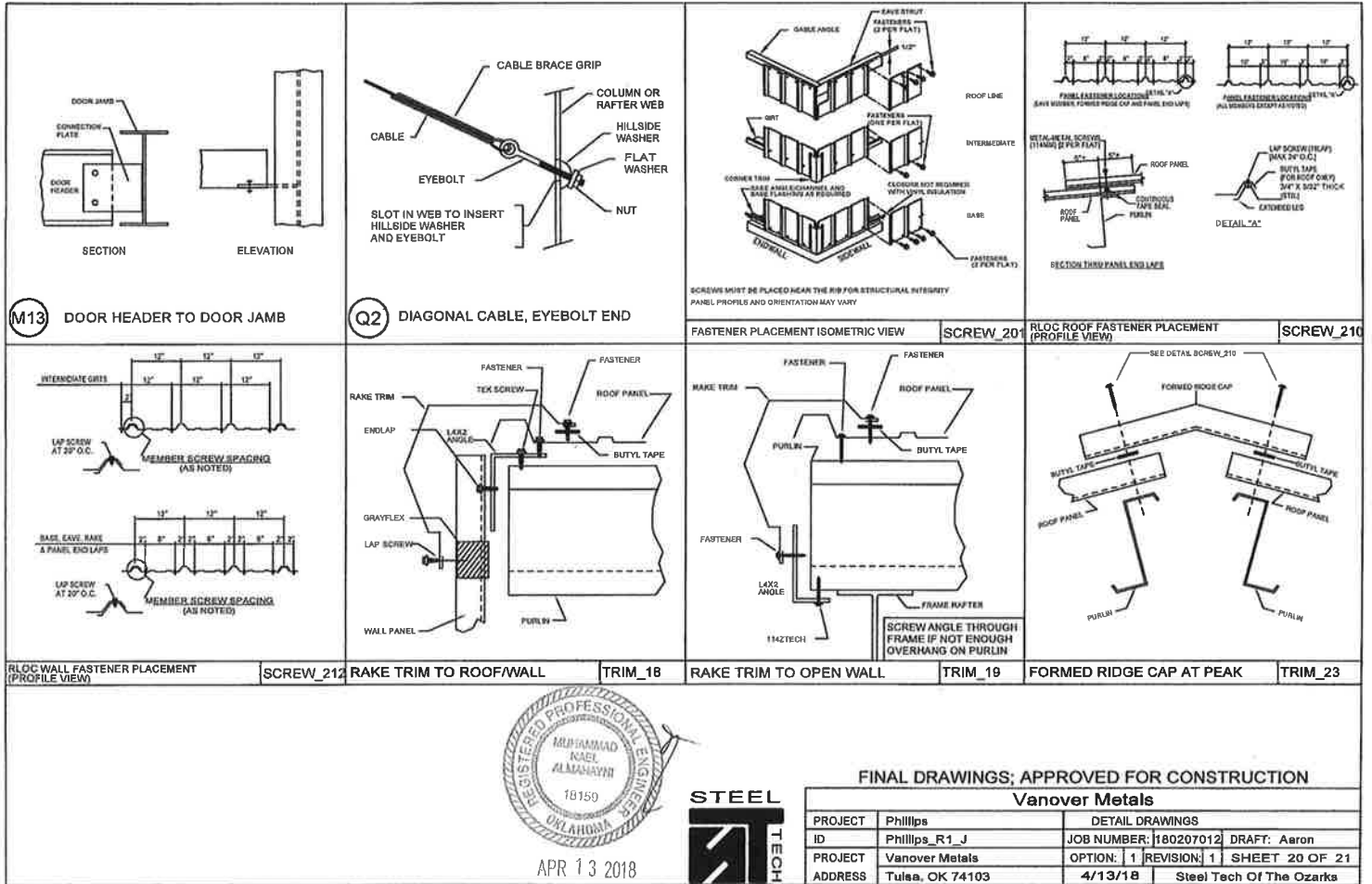
Vanover Metals			
PROJECT	Phillips	DETAIL DRAWINGS	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1
ADDRESS	Tulsa, OK 74103	4/13/18	SHEET 17 OF 21
Steel Tech Of The Ozarks			





FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals			
PROJECT	Phillips	DETAIL DRAWINGS	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1 SHEET 19 OF 21
ADDRESS	Tulsa, OK 74103	4/13/18	Steel Tech Of The Ozarks



<p>L4x2 BASE ANGLE AS FILLER</p> <p>OUTSIDE ANGLE</p> <p>COLUMN</p> <p>GIRT</p> <p>WALL PANEL (PROFILE MAY VARY)</p> <p>COLUMN TYPE AND ORIENTATION MAY VARY</p>	<p>INSIDE CLOSURE</p> <p>BUTYL TAPE BOTH SIDES OF CLOSURE</p> <p>GUTTER STRAP (IF PRESENT) (36" O.C.)</p> <p>78LAP (TYP STRAP)</p> <p>ROOF PANEL</p> <p>34Z PAN-HEAD (48" O.C.)</p> <p>EAVE STRUT</p> <p>78LAP (12" O.C.)</p> <p>GUTTER (IF PRESENT)</p> <p>LONG EAVE TRIM</p> <p>WALL PANEL</p>	<p>3 7/8"</p> <p>3 1/2"</p> <p>3 1/2"</p> <p>DOWNSPOUT CONNECTOR (SEE 10)</p> <p>FASTENERS</p> <p>POURED FLOOR</p> <p>UPPER DOWNSPOUT</p> <p>LOWER DOWNSPOUT</p> <p>DOWNSPOUT</p> <p>CUT GUTTER VARIOUSLY IT AND BEND TO MATCH DOWNSPOUT ATTACHMENT</p> <p>A Downspout strap is required at all Downspout fittings. MATCH DOWNSPOUT AS REQUIRED TO MATCH GUTTER PROFILE</p>	<p>INSIDE CLOSURE (NOT REQUIRED WITH VINYL INSULATION)</p> <p>144MM WALL PANEL</p> <p>34Z PAN-HEAD (48" O.C.)</p> <p>BASE ANGLE OR CHANNEL</p> <p>CONCRETE FOUNDATION</p> <p>1/8" GAP</p> <p>BASE TRIM</p> <p>ANCHORS BY OTHERS; MUST BE ADEQUATE TO SAFELY RESIST THE LOADS IN THE REACTION REPORT.</p>				
BUILDING CORNER TRIM	TRIM_26	LONG EAVE TRIM TO SIDEWALL	TRIM_318	RECTANGULAR DOWNSPOUT	TRIM_401	BASE TRIM TO BASE	TRIM_502



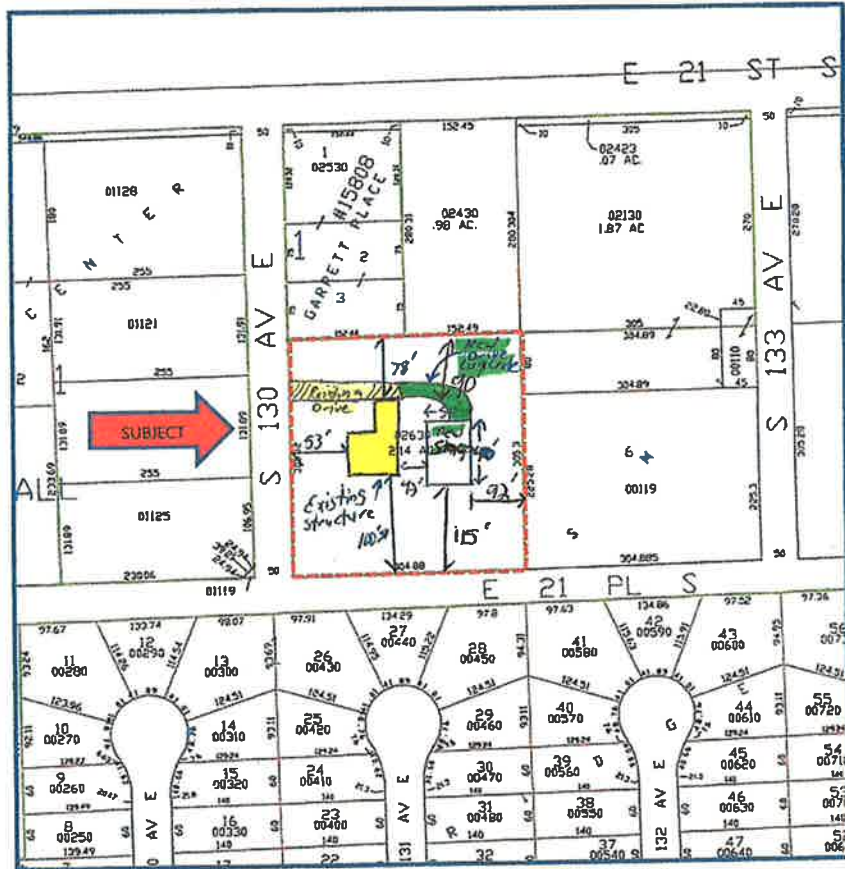
APR 13 2018



FINAL DRAWINGS; APPROVED FOR CONSTRUCTION

Vanover Metals			
PROJECT	Phillips	DETAIL DRAWINGS	
ID	Phillips_R1_J	JOB NUMBER: 180207012	DRAFT: Aaron
PROJECT	Vanover Metals	OPTION: 1	REVISION: 1
ADDRESS	Tulsa, OK 74103	4/13/18	Steel Tech Of The Ozarks

TAX/PLAT MAP



JEFF S. TAYLOR
ZONING OFFICIAL
PLANS EXAMINER

TEL (918) 596-7637

jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number:

1064976-1

May 10, 2018 May 10, 2018

EDDY PHILLIPS
RR2 BOX 91-150
NOWATA, OK 74048

Phone: (918) 724-1452

APPLICATION NO: **446490** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: 2135 S 130 AV E
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 2nd 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th 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.).

5.26

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Application No. 446490446490

2135 S 130 AV E

May 10, 2018

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. 45.030-B RS-2, RS-3, RS-4 and RS-5 Districts

In RS-2, RS-3, RS-4 and RS-5 districts, the total aggregate floor area of all detached accessory buildings and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater.

Review comments: You are proposing 2000 sq ft of detached accessory structure floor area. The proposed detached structure exceeds 500 sq ft and 40% of the size of your house. Based on the size of your house (1772 sq ft) you are allowed 708 sq ft of detached accessory structures floor area on your lot. Reduce the size of your proposed detached accessory structure to be less than 708 sq ft of total floor area or apply to BOA for a variance to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure.

2. 55.090-F Surfacing. No driveway indicated to the accessory building on site plan. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

Review Comments: Provide an all-weather parking surface from the public street to the accessory shop building or apply to the Board of Adjustment for a Variance (section 70.120) to allow a material other than an approved material meeting the requirements of 55.090-F.

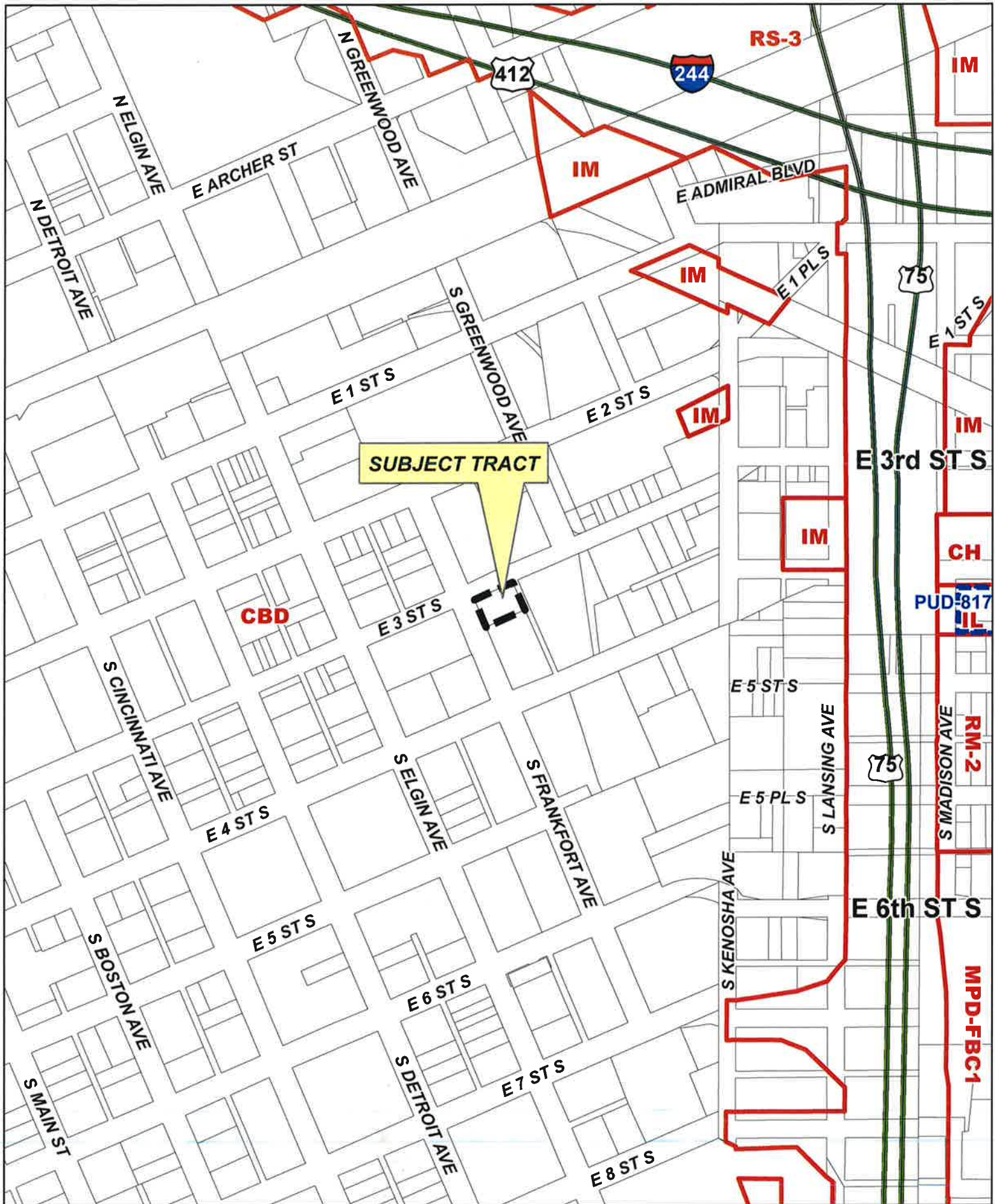
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

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.



BOA-22460

6.1

19-12 01

BOARD OF ADJUSTMENT CASE REPORT

STR: 9201

Case Number: **BOA-22460**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: Loren Sells

ACTION REQUESTED: Verification of the 300-foot spacing requirement for a liquor store from other liquor stores, plasma centers, day labor hiring centers, or pawnshops in the CBD district. (Sec. 40.300-A)

LOCATION: Tenant Space- 502 E. 3rd St.

ZONED: CBD

PRESENT USE: Commerical Space.

TRACT SIZE: 14000.24 SQ FT

LEGAL DESCRIPTION: LT 8 BLK 114, TULSA-ORIGINAL TOWN

RELEVANT PREVIOUS ACTIONS:

Subject site:

BOA-22179: on 12.13.16, the Board **approved** a *Verification* of the 300 foot spacing requirement for a bar from public parks, schools, and religious assemblies and 50 ft. from an R-zoned lot.

Surrounding property:

BOA 22448: on 6.12.18, the Board **approved** a *Variance* to permit a bar to be located within 300 feet of a religious assembly use. Located; 321 S. Frankfort Ave E.; immeditalely south of the subject property.

BOA 22422: on 4.10.18, the Board **approved** a *Verification* of the 300-foot spacing requirement for a bar from public parks, schools, and religious assemblies and 50 ft. from an R-zoned lot. Located; 321 S. Frankfort Ave E.; immeditalely south of the subject property.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: RELATIONSHIP TO THE COMPREHENSIVE

PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of "Downtown Core" and an "Area of Growth".

Downtown Core is Tulsa's most intense regional center of commerce, housing, culture, and entertainment. It is an urban environment of primarily high-density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism, and educational institutions. Downtown Core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown's lively and walkable urban character,

6.2

automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.

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.

ANALYSIS OF SURROUNDING AREA: The subject tract is located in the CBD. The subject tract is surrounded by commercial, office, bar, and restaurant uses.

STAFF COMMENTS:

To permit expansion of the existing liquor store the applicant is before the Board requesting a Spacing Verification for a liquor store in the CBD from bail bond offices, plasma centers, day labor hiring centers, other liquor stores, and pawn shops.

The property is zoned CBD and a liquor store is permitted by right in the CBD district so long as it meets the spacing requirement of 300 ft. from **bail bonds offices, plasma centers, day labor hiring centers, and other liquor stores**. The spacing requirement must be verified before the Board of Adjustment in a public hearing to distribute public notice to property owners within the required distance radius. Surrounding neighbors and property owners are provided the ability to notify the Board of any conflicting uses within the required spacing radius.

The applicant submitted an exhibit indicating a radius around the subject property that contains the existing liquor store and has labeled all uses of property within the subject building and that radius in support of the verification. Staff did not notice any of the above-mentioned conflicting uses within 300 ft. of the subject site.

Language traditionally utilized by the Board in verifying the spacing requirement:

I move that based upon the facts in this matter as they presently exist, we accept the applicant's verification of spacing to permit expansion of the existing liquor store subject to the action of the Board being void should another liquor store or other conflicting use be established prior to the establishment of this liquor store.

agenda packet. The Board finds the hardship to the structural materials of the building will not allow the sign to be mounted at a lower height. The Board finds that the following facts, favorable to the property owner, have been established:

- a. 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;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. 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;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. 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
- g. 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; for the following property:

LT 1 BLK 182, TULSA-ORIGINAL TOWN, City of Tulsa, Tulsa County, State of Oklahoma

22422—CDM Dock, LLC – Jeanie Kvach

FILE COPY

Action Requested:

Verification of the 300-foot spacing requirement for a bar from public parks, schools, and religious assemblies and 50 feet from an R-zoned lot (Section 40.050-A). **LOCATION:** 321 South Frankfort Avenue East (CD 4)

Presentation:

Jeanie Kvach, 4302 South 137th West Avenue, Sand Springs, OK; stated she is an architect and owns the subject property. She has a tenant who would like to put in a brew pub as well as a future church in the basement. The brew pub is currently under permit but there has been no drawing check submitted for the church.

Mr. Van De Wiele asked staff about the church being in the basement. Ms. Miller stated that it is her understanding, the church does not have to come before the Board for spacing because they are the second one in.

Mr. Van De Wiele asked Ms. Kvach if the church was in the basement already. Ms. Kvach stated that it is not.

Interested Parties:

There were no interested parties present.

BOA-22422

FILE COPY

Comments and Questions:

None.

Board Action:

On **MOTION** of **BOND**, the Board voted 5-0-0 (Back, Bond, Flanagan, Ross, Van De Wiele "aye"; no "nays"; no "abstentions"; absent) I move that based upon the facts in this matter as they presently exist, we **ACCEPT** the applicant's verification of spacing for the proposed bar subject to the action of the Board being void should another conflicting use be established prior to this bar; for the following property:

LOTS 5-6-&-7 BLK 114, TULSA-ORIGINAL TOWN City of Tulsa, Tulsa County, State of Oklahoma

22423—Aaron Hunt

Action Requested:

Variance of the required parking spaces for a Commercial/Commercial Services/ Building Service Use (Section 55.020). **LOCATION:** 5623 South 107th Avenue East (CD 7)

Presentation:

Aaron Hunt, 7764 South 72nd East Avenue, Tulsa, OK; stated the required number of parking spaces is not necessary for his business and would create unnecessary hardship on him due to the compensatory flood water storage easement area located on the eastern border of the subject property. The subject property is 75 feet wide and 100 feet long.

Mr. Van De Wiele asked Mr. Hunt how parking spaces are allowed on his design for the subject property. Mr. Hunt stated that currently there are five parking spaces. Mr. Hunt stated that he does not bring clients to his business site, and it is very rare that the teams are at the same site at the same time.

Mr. Van De Wiele asked Mr. Hunt where his employees of the facility were going to park. Mr. Hunt stated they will use the five parking spaces. Mr. Van De Wiele asked Mr. Hunt if he had only five employees. Mr. Hunt stated he has ten full time employees, but the purpose of the warehouse is for storage of his equipment.

Mr. Van De Wiele asked Mr. Hunt what type of business he has. Mr. Hunt stated his business is landscaping services. Mr. Van De Wiele if the ten employees drove to the subject property to report for work in the morning. Mr. Hunt stated that typically the employees drive straight to the job site.

be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

LT 32 BLK 4, LAKE-VIEW HGTS AMD RESUB PRT B1-2 & B3-6, City of Tulsa, Tulsa County, State of Oklahoma

22179—John Gabarino, III

FILE COPY

Action Requested:

Verification of the 300 foot spacing requirement for a bar from public parks, schools, and religious assemblies and 50 feet from an R-zoned lot. **LOCATION:** 301 South Frankfort Avenue (CD 4)

Presentation:

John Gabarino, 1629 East 37th Street, Tulsa, OK; no formal presentation was made but the applicant was available for any questions.

Mr. Van De Wiele stated the Board is in receipt of the applicant's spacing verification.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Back, Bond, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Flanagan absent) I move that based upon the facts in this matter as they presently exist, we **ACCEPT** the applicant's verification of spacing for the proposed bar subject to the action of the Board being void should another conflicting use be established prior to this bar; for the following property:

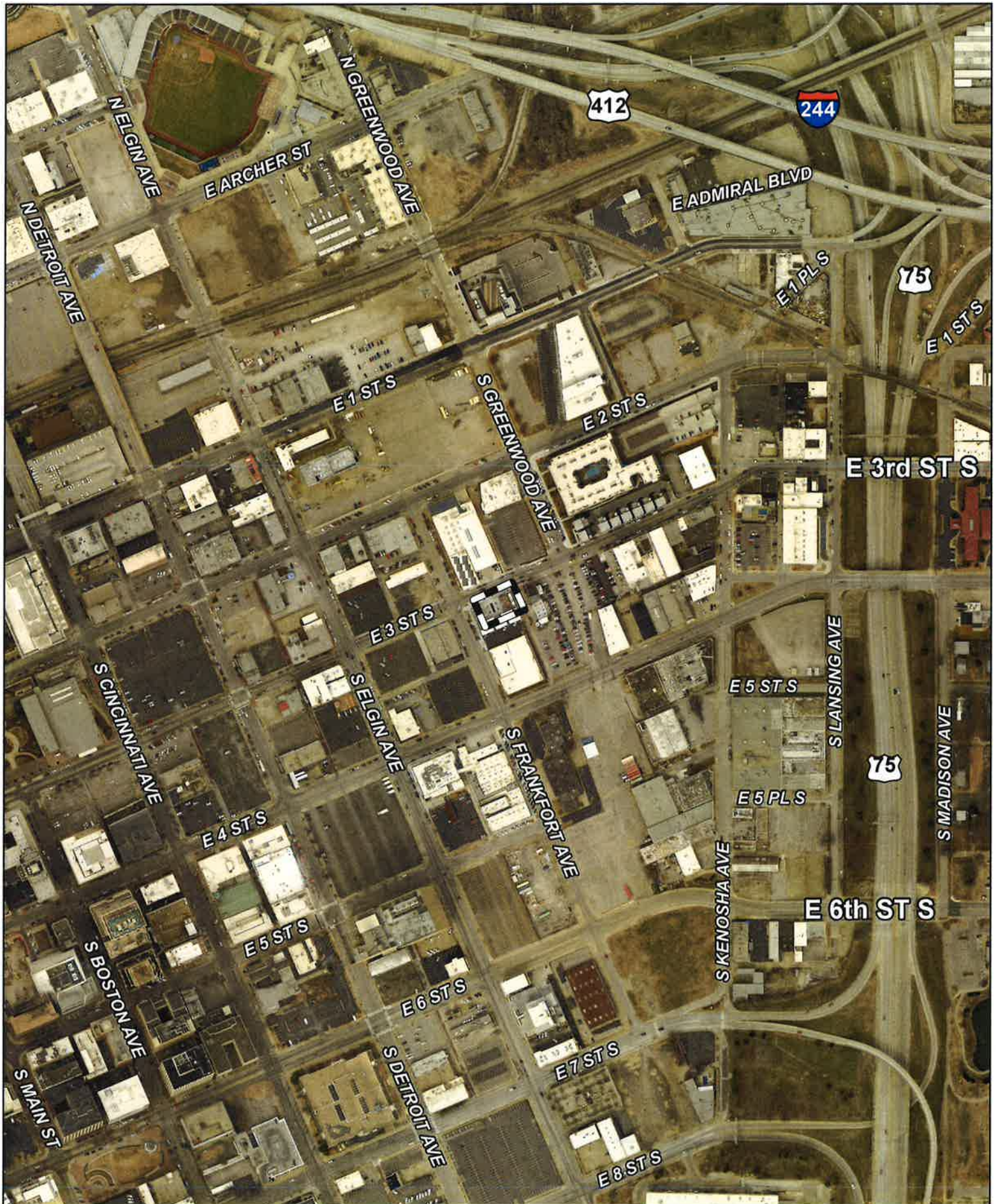
LT 8 BLK 114, TULSA-ORIGINAL TOWN, City of Tulsa, Tulsa County, State of Oklahoma

OTHER BUSINESS

None.

NEW BUSINESS

None.



0 200 400
Feet



Subject
Tract

BOA-22460

19-12 01

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

Aerial Photo Date: February 2018

6.7





0 50 100
Feet



Subject
Tract

BOA-22460

19-12 01

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

Aerial Photo Date: February 2018

6.8





WHITE SURVEYING COMPANY

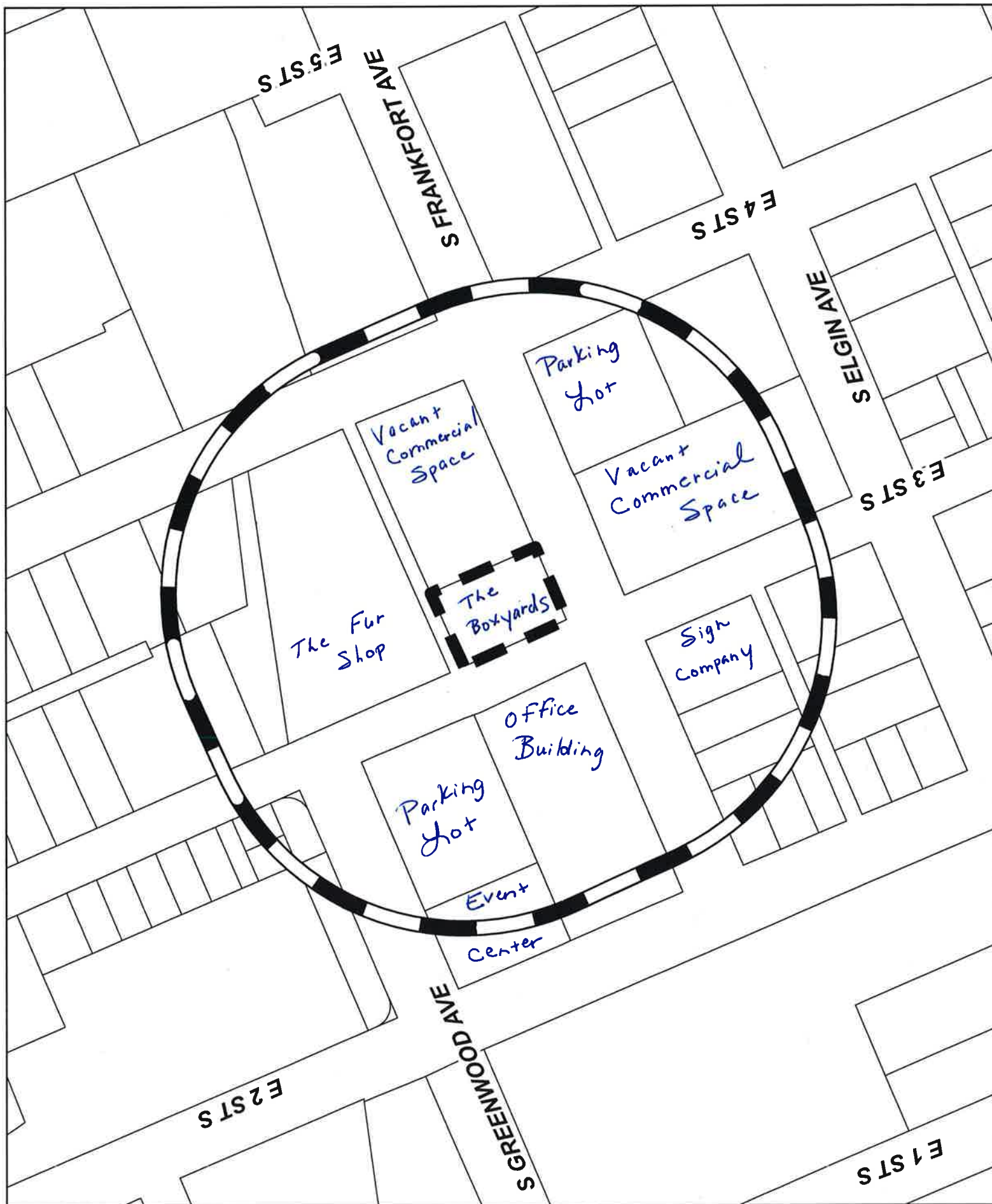
9936 East 55th Place • Tulsa, Oklahoma 74146 • (918) 663-6924 • fax (918) 664-8366
mailing address: P. O. Box 471675 • Tulsa, Oklahoma 74147-1675

May 23, 2018

White Surveying Company does hereby state that the tract described as Lot 8, Block 114, Original Town of Tulsa, also known as The Boxyard and located at 301 South Frankfort Avenue, does not have any day labor hiring centers, plasma centers, pawn shops, liquor stores, or bail bonds within 300 feet of the property.

Randy K. Shoefstall
Licensed Professional Land Surveyor No. 1676





CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1

Date

Loren Sells
Riley's Wine & Spirits
5103 S Sheridan RD
Tulsa, OK 74145

Phone: 918-820-2217

APPLICATION NO: COO-000310-2018

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 502 E 3 ST

Description: COO: Liquor Store

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 2nd 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" **[X] 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.).

(continued)

6.11

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Note: Please direct all questions concerning spacing verifications, appeals of an administrative official 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.

Sec.40.300-A & B: Plasma centers, day labor hiring centers, liquor stores, bail bond offices and pawn shops must be separated by a minimum distance of 300 feet. For uses established after July 1, 2001, the separation distance requirement of *Sec.40.300-A* must be measured in a straight line from the nearest perimeter wall of the portion of the building occupied by one of the subject uses to the nearest perimeter wall of the portion of the building of any other subject use.

Review comment: This Certificate of Occupancy application is for a liquor store. This will require verification of the minimum 300' spacing between the liquor store and plasma centers, day labor hiring centers, other liquor stores, and pawn shops. Submit a copy of the 300' spacing verification, reviewed and approved, per *Sec.70.110*. **Note:** A variance, reviewed and approved per *Sec.70.130*, is required if the separation cannot be met. Submit a copy of the spacing verification and/or variance as a revision to this application.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:
<http://www.tmapc.org/Documents/TulsaZoningCodeAdopted110515.pdf>

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

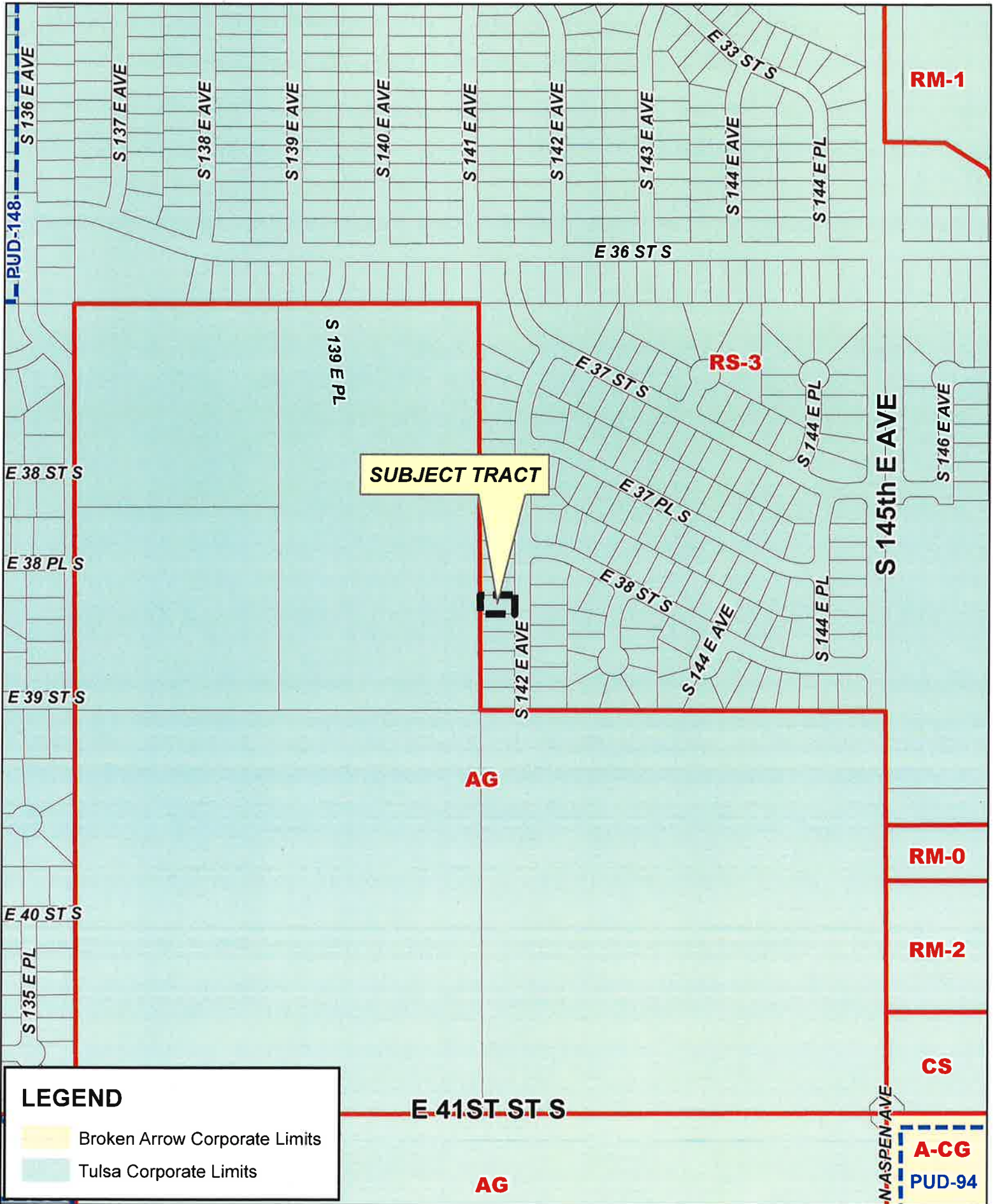
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ITEM #4 – BOA-22461

**STAFF REQUESTS A CONTINUANCE TO
07/10/2018; ADDITIONAL RELIEF IS
NEEDED**



BOARD OF ADJUSTMENT CASE REPORT

STR: 9421

Case Number: **BOA-22462**

CZM: 49

CD: 6

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: Jennifer Abbey

ACTION REQUESTED: Special Exception to permit the parking and storage of recreational vehicles in an RS-3 district (Sec. 45.150)

LOCATION: 3818 S 142 AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7061.1 SQ FT

LEGAL DESCRIPTION: LT 14 BLK 6, SUMMERFIELD SOUTH

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'.

An **Existing Neighborhood** 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.

The **Areas of Stability** include 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-3 zoned residences to the north, south, and east; large AG zoned tracts about the property to the west.

STAFF COMMENTS:

The applicant is before the Board request a Special Exception to allow parking and/or storage of a RV in the drive-way within the front yard of the subject site. The Code states that RV's may be parked within the street (front) yard, provided that the development administrator determines that all of the following conditions exist:

- a. Space is not available or there is no reasonable access to either the side yard or rear yard;

- b. Parking inside the garage is not possible due to the height or width of the recreational vehicle;
- c. The recreational vehicle is parked perpendicular to the street lot line;
- d. The body of the recreational vehicle is at least 12 feet from the face of the curb or travel lanes of the street and does not extend over a sidewalk; and
- e. No more than one recreational vehicle is parked or stored in the street yard.

In the event that the above mention regulations cannot be met the Board is authorized to the permit parking or storage of recreational vehicles in the street yard by special exception approval (45.150-C).

Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit the parking and storage of recreational vehicles in an RS-3 district (Sec. 45.150)

- 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 41st ST S

S 145th E AVE

S 146 E AVE

N ASPEN AVE

S 139 E PL

S 142 E AVE

E 37 ST S

E 37 PL S

E 38 ST S

S 144 E AVE

S 144 E PL

S 144 E PL

E 36 ST S

E 33 ST S

S 144 E PL

S 144 E AVE

S 143 E AVE

S 142 E AVE

S 141 E AVE

S 140 E AVE

S 139 E AVE

S 138 E AVE

S 137 E AVE

S 136 E AVE

E 38 ST S

E 38 PL S

E 39 ST S

E 40 ST S

S 135 E PL

BOA-22462

19-14 21

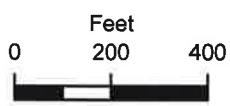
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

8.4



Subject Tract



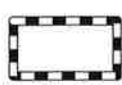
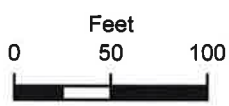


E37 PL S

E38 ST S

S143 E AVE

S142 E AVE



Subject
Tract

BOA-22462

19-14 21

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

Aerial Photo Date: February 2018

8.5



Ulmer, Amy

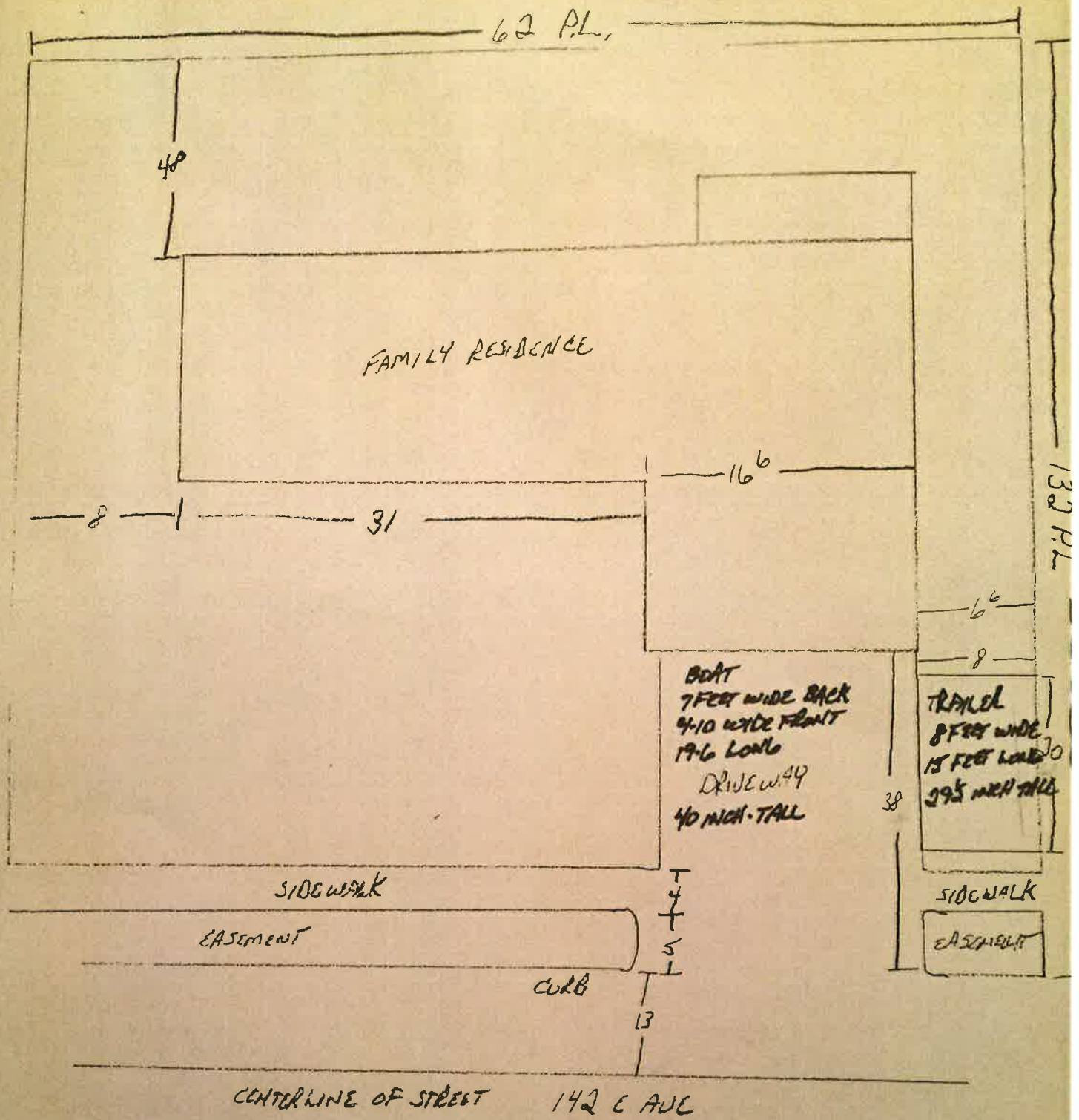
From: JENNIFER ABBEY <abbey7@cox.net>
Sent: Wednesday, June 20, 2018 9:26 AM
To: Ulmer, Amy
Cc: abbey7@cox.net
Subject: Michael and Jennifer Abbey - 3818 S. 142nd E. Ave., Tulsa, OK
Attachments: IMG_4042.JPG; IMG_4038.JPG

Amy:

Per our conversation, please find attached a drawing and a picture. The measurement of the tongue of the boat trailer to the curb is 16 feet. Please let me know if you need any additional information. Please confirm receipt. Thank you.

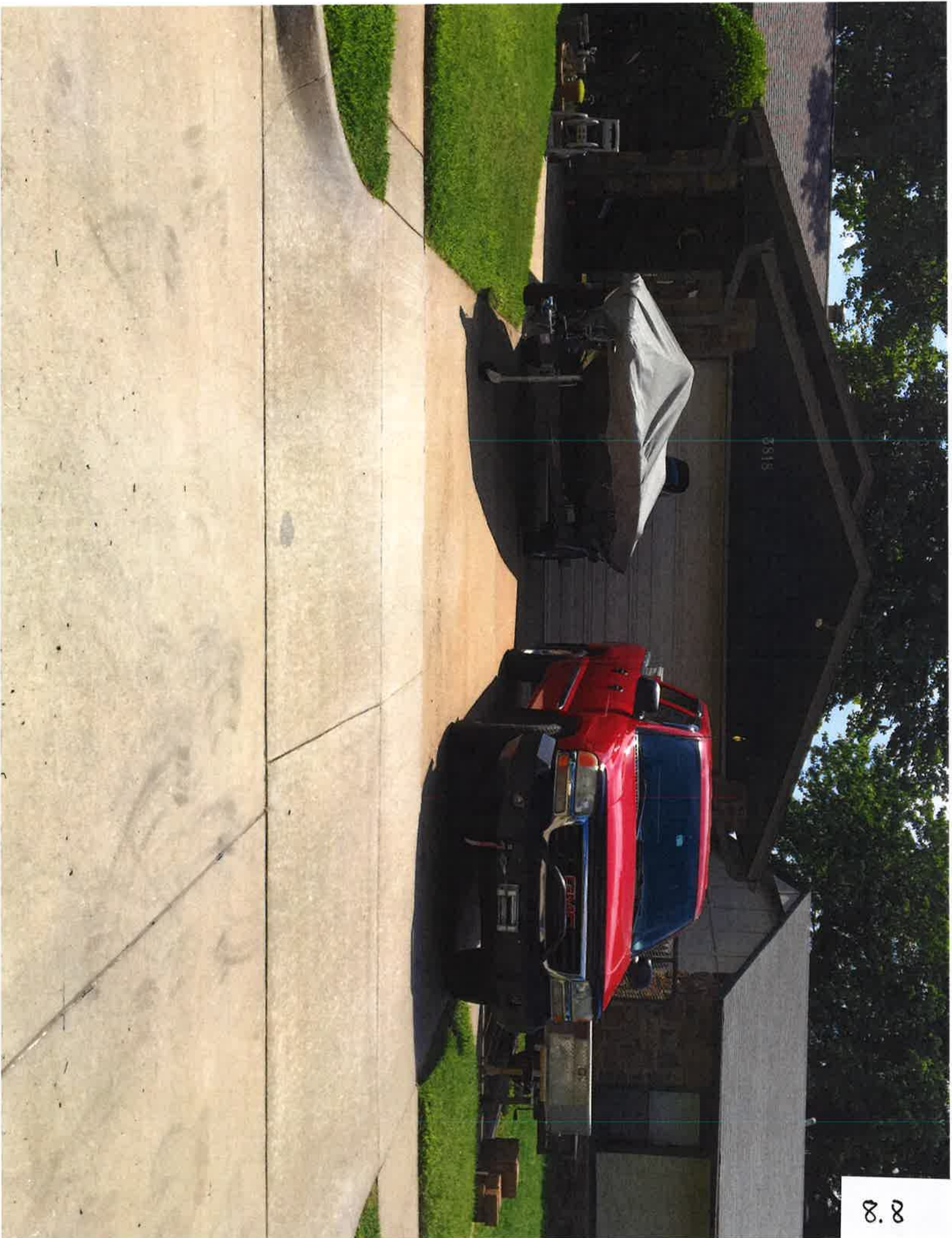
Sincerely,

Jennifer Abbey



* TONGUE OF TRAILER OF BOAT IS 16 FEET FROM CURB

→ North





Looking south— subject site to the west— on S 142 E Ave



Looking west— towards subject site— on S 142 E Ave



Neighborhood Investigations
WORKING IN NEIGHBORHOODS

Case Number: ZONV-000454-2018
Case Type: Zoning
Notice Date: 05/16/2018
Compliance Deadline: 05/30/2018

ZONING NOTICE OF VIOLATION

The City of Tulsa To:

ABBAY, MICHAEL JOHN AND JENNIFER JO
3818 S 142ND E AVE
TULSA OK 741345719

You are hereby notified that the violation(s) maintained, operated or permitted to exist by you at: LT 14
BLK 6, SUMMERFIELD SOUTH City of Tulsa, Tulsa County, State of Oklahoma;

And located at the address of: 3818 S 142ND AVE E

Consisting of: (Official Ordinance Cited Information is included.)

Title 42, Chap. 45, Sect. 150-A,

This Violation requires:

The property can have only one Recreational vehicle parked or stored in the front of the lot. The boat or the trailer must be removed from the driveway.

To be in compliance with Municipal Codes, you will need to comply with this notice within 10 days business. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A CITATION OR CIVIL REMEDIAL PENALTIES NOT TO EXCEED \$1,000.00 PER DAY. You may appeal the administrative official's decision within 10 BUSINESS DAYS by filing a complete appeal application with the administrative official and INCOG located at Williams Tower II, 2 West 2nd Street, 8th Floor, Tulsa, Oklahoma, 74103. Appropriate fees must accompany your appeal application to INCOG. In addition, you may want to contact INCOG at 584-7526 to obtain information on filing an application for a special exception or variance related to your violation instead of appealing the decision. ✱

CASE NO. ZONV-000454-2018

Lloyd Adams
Neighborhood Inspector
918-596-7598

Meetings with inspectors require a scheduled appointment.

Title 42, Chap. 45, Sect. 150-A,

Parking and Storage of Recreational Vehicles - 42.45.150-A - Other than for purposes of loading and unloading, which must take place within a 48-hour period, recreational vehicles located in an AG, R or MX district may be parked or stored only in the following locations:

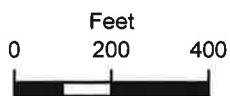
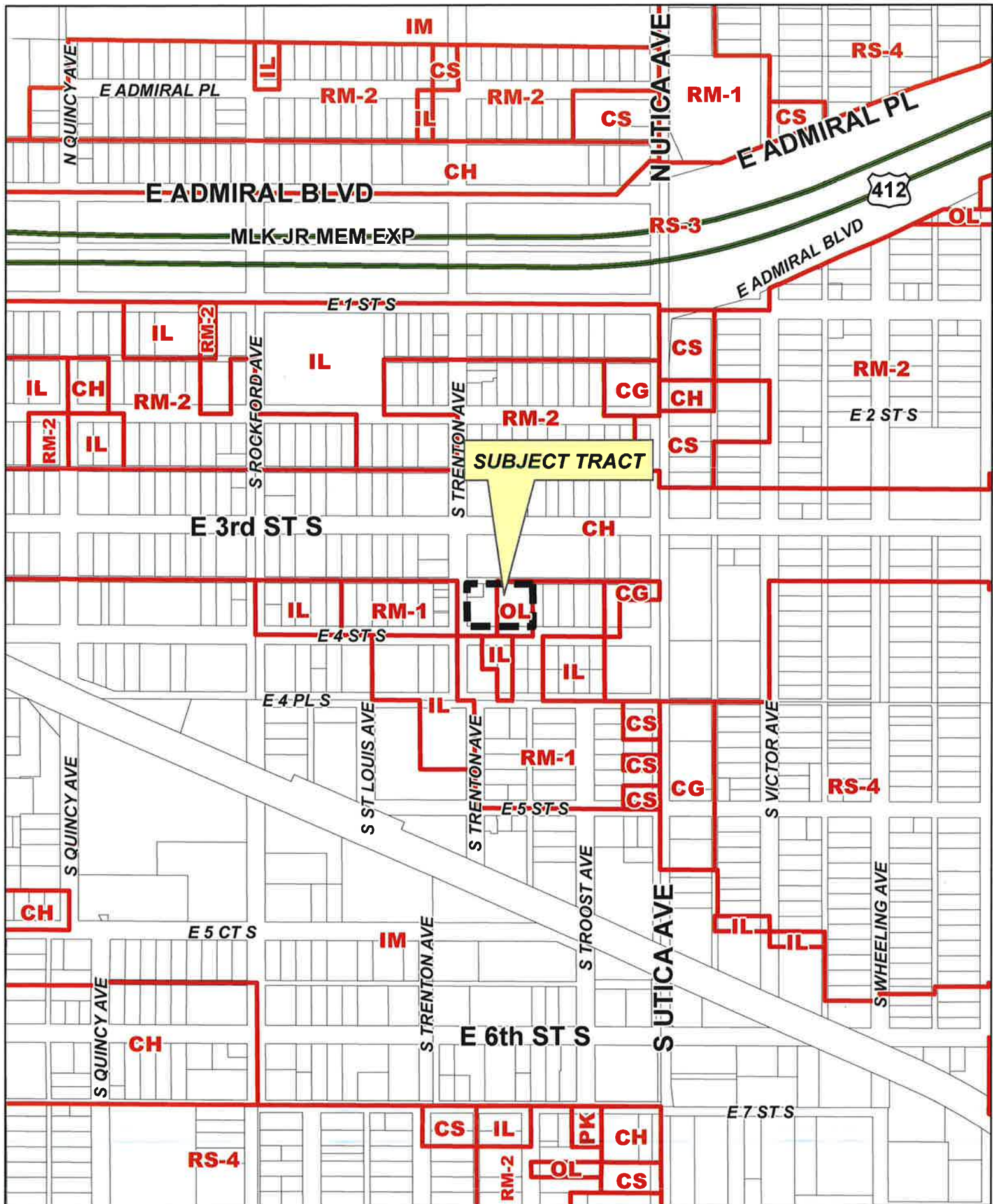
1. Within a garage;
2. Within a rear building setback, provided it is set back to at least 3 feet from all lot lines;
3. Within a side yard but not with a required side building setback;
4. Within a die building setback if the recreational vehicle is no more than 6 feet in height, excluding the height of any outboard motor or windshield, and the recreational vehicle is screened along the lot line nearest to the vehicle and extending for the vehicle's the full length by an F1 screening fence or wall in accordance with §65.060-C2; or
5. Within the street yard, provided that the development administrator determines that all of the following conditions exist:
 - a. Space is not available or there is no reasonable access to either the side yard or rear yard;
 - b. Parking inside the garage is not possible due to the height or width of the recreational vehicle;
 - c. The recreational vehicle is parked perpendicular to the street lot line;
 - d. The body of the recreational vehicle is at least 12 feet from the face of the curb or travel lanes of the street and does not extend over a sidewalk; and
 - e. No more than one recreational vehicle is parked or stored in the street yard.
6. For purposes of these provisions:
 - a. A corner lot is always deemed to have reasonable access to the rear yard;
 - b. A fence does not necessarily prevent reasonable access to a yard; and
 - c. A boat loaded on a boat trailer is considered one recreational vehicle.

42.45.150-B - The parking and storage of recreational vehicles in an R district is permitted in accordance with §45.150-A provided that:

1. The vehicle is not used for dwelling purposes;
2. The vehicle is not permanently connected to sewer lines, water lines or electricity; and
3. The vehicle is not used for storage of goods, materials, or equipment other than those items considered to be a part of the recreational vehicle or essential for its use as a recreational vehicle.

42.45.150-C - If the siting regulations of §45.150-A cannot be met, parking or storage of recreational vehicles in the street yard requires approval in accordance with the special exception procedures of Section 70.120.

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BOA-22463

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BOARD OF ADJUSTMENT CASE REPORT

STR: 9306

Case Number: **BOA-22463**

CZM: 37

CD: 4

A-P#:

HEARING DATE: 07/10/2018 1:00 PM

APPLICANT: KKT Architects, Inc.

ACTION REQUESTED: Variance to permit the construction of stairs in the right-of-way (Sec. 90.090-A)

LOCATION: 315 S TRENTON AV E; 317 S TRENTON AV E; 1609 E 4 ST S **ZONED:** CH, OL

PRESENT USE: Commercial property

TRACT SIZE: 30240.3 SQ FT

LEGAL DESCRIPTION: N 44 LT 13 BLK 6; S 96' OF LT 13 & ALL LT 14 BLK 6; LTS 15 16 & W16.6 LT 17 BLK 6, MIDWAY ADDN

RELEVANT PREVIOUS ACTIONS:

Subject site:

BOA 1653: on 01.25.1944, the Board approved a request to continue the existing non-conforming use.

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

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts CH zoned parcels to the north; RM-1 tracts to the east and west; and both IL and RM-1 zoned lots to the south.

STAFF COMMENTS:

The applicant is proposing to construct stairs to provide pedestrian access along S. Trenton Ave. As shown on the site plan, the proposed steps appear to be completely within the City of Tulsa right-of-way. The applicant has provided the following statement; *"With the existing building set at the property line, the steps will be required to be located within the street Right-of-way"*.

The Code (Section 90.090-A) states unless otherwise expressly stated that no part of any structure may be located within the right-of-way or planned right-of-way of a street shown on the Major Street and Highway Plan. To permit the stairs as proposed, the applicant has requested a Variance to allow the stairs to be constructed within the right-of-way along S. Trenton Ave.

The Code traditionally prohibits structures in the planned right-of-way/ right-of-way to enable future expansion of the right-of-way and to enable adequate provision of public services along a right-of-way. If inclined to approve, the Board may include a condition that the owner obtain a removal agreement from the City to permit the structures in the right-of-way.

Sample Motion

Move to _____ (approve/deny) a Variance to permit the construction of stairs in the right-of-way (Sec. 90.090-A)

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

The Board finds that the following facts, favorable to the property owner, have been established:

"a. 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;

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

c. 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;

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

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

f. 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

g. 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."

Case No. 1652
Grace Tabernacle
Lots 9 and 10,
Block 2, Mayo

Requests approval of Lots 9 and 10, Block 2,
Mayo Addition as site for church (S side of
11th Street just east of Louisville Avenue)

MOVED by Deaton (Borochoff) that application
be granted and site approved for church purposes.
Roll call - All members voting yea. Carried.

Case No. 1653
J. A. Gardner
Lot 13, Block 6,
Midway Addition

Requests permission to continue existing non-
conforming use of property at 1601 E. Fourth
Street, being Lot 13, Block 6, Midway Addition,
for purpose of packing and canning factory.

MOVED by Borochoff (Deaton) that, in view of
the unusual hardship involved in the strict
enforcement of the ordinance, permission be
granted for the operation of said canning
factory for a period not to exceed six months
after the duration of the war. Roll call -
All members voting yea. Carried.

Adjourned:


Secretary

APPROVED:


Chairman



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Feet



Subject
Tract

BOA-22463

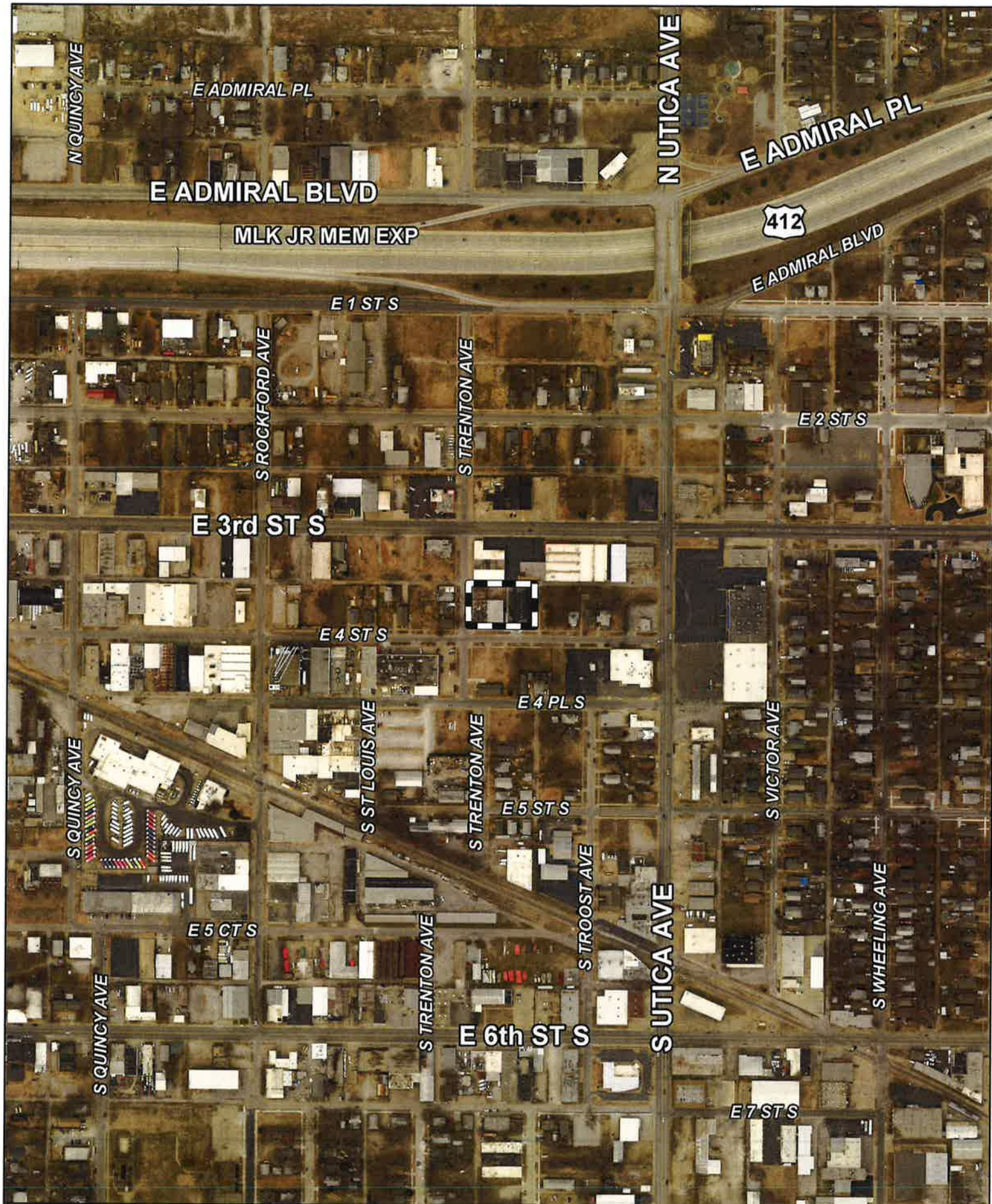
19-13 06

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

Aerial Photo Date: February 2018

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Feet



Subject
Tract

BOA-22463

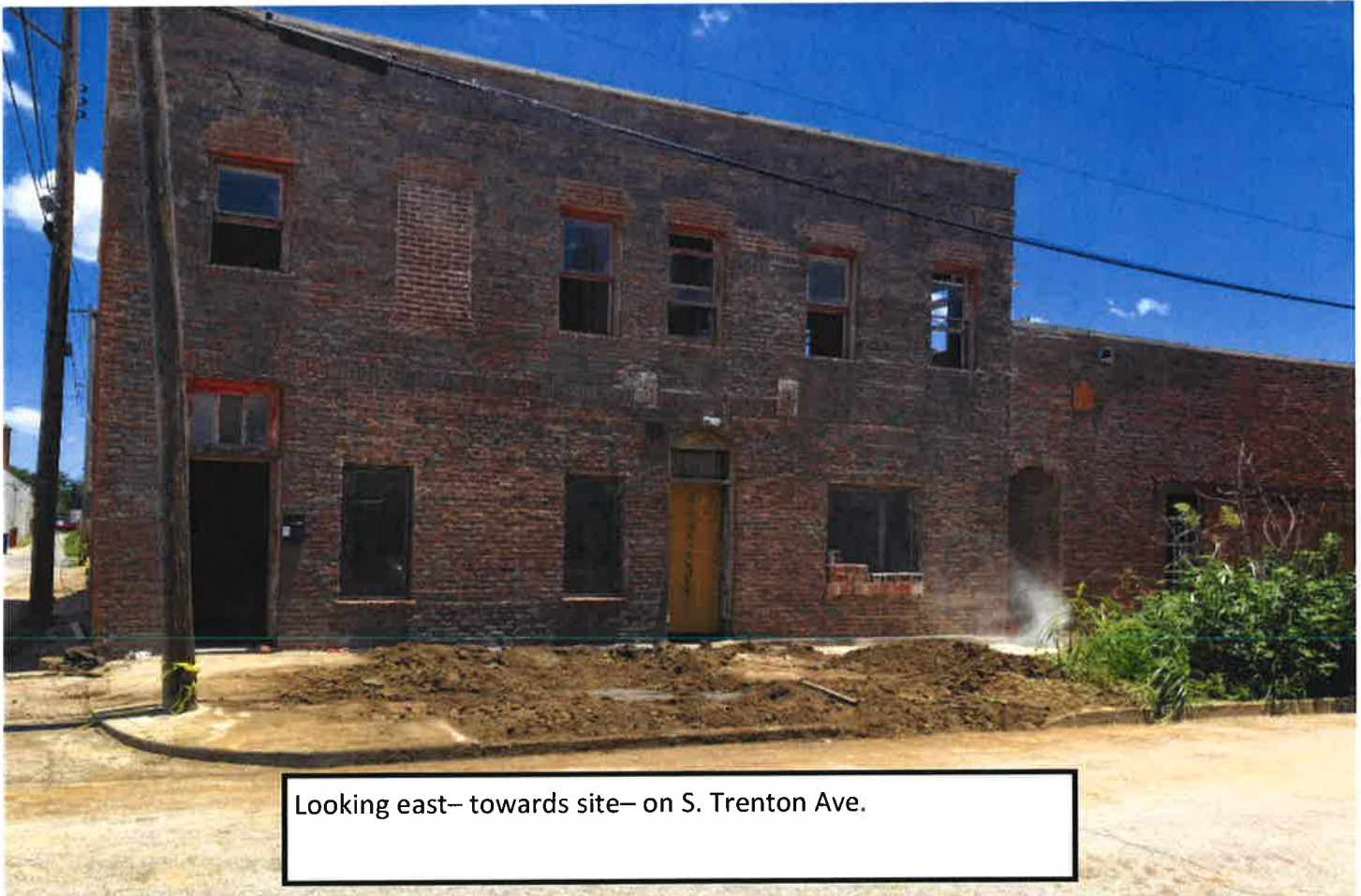
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Note: Graphic overlays may not precisely
align with physical features on the ground.

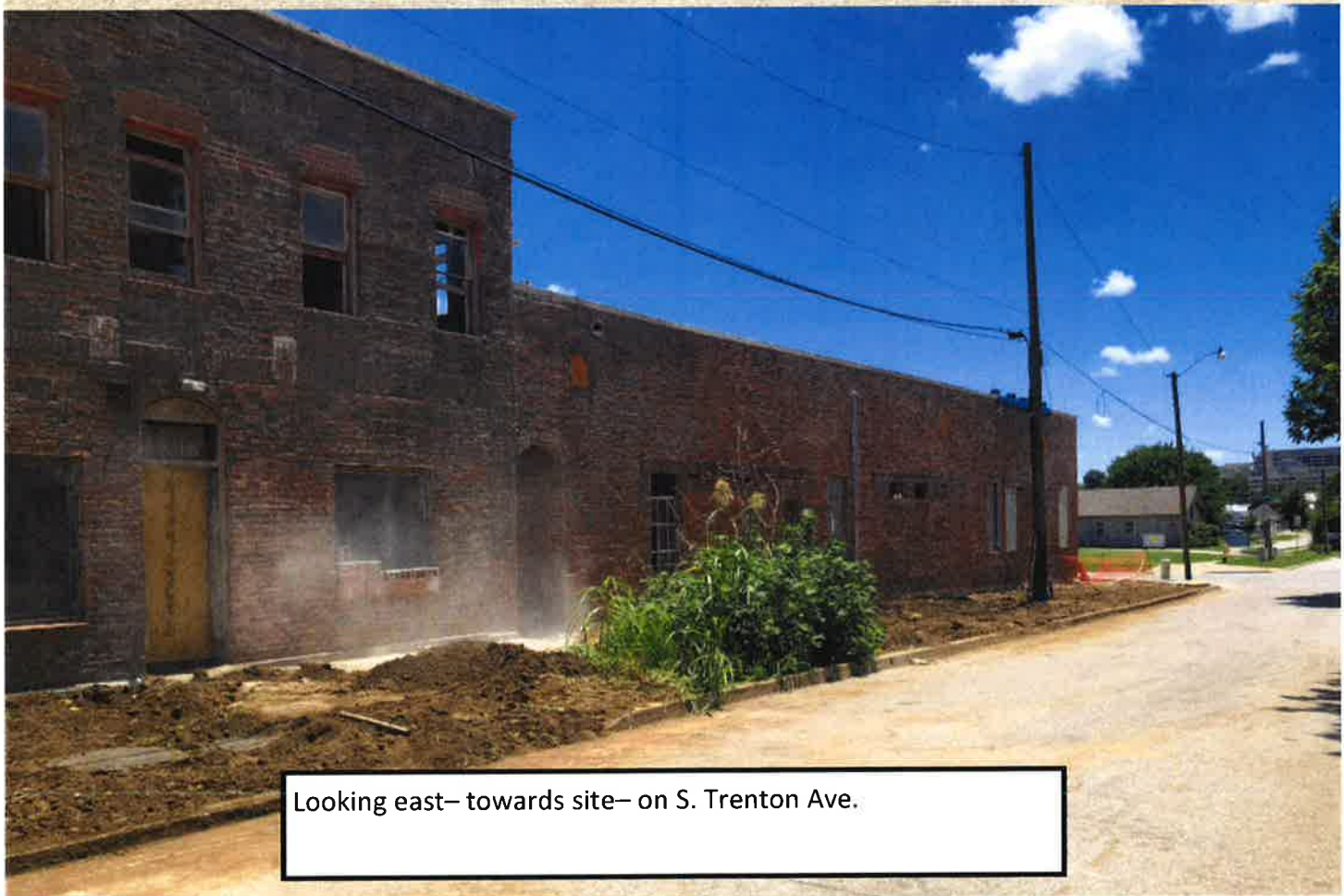
Aerial Photo Date: February 2018

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Looking east- towards site- on S. Trenton Ave.



Looking east- towards site- on S. Trenton Ave.



Looking southeast– towards site– on S. Trenton Ave.

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
2. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
4. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
6. COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7. UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
8. ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
9. HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING SPACES. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 80" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
10. THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY BERNETT SURVEY DATED 5/25/2017.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
13. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
15. VERTICAL DATUM BASED ON GPS DATA (NAVD83).
16. HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
17. FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

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May 24, 2018

City of Tulsa Board of Adjustment
2 West 2nd Street
#800
Tulsa, Ok 74103

Re: 315 S. Trenton Avenue BOA # _____

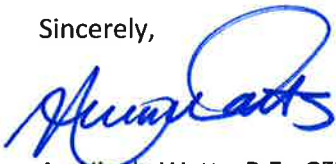
Chairman and Members of the Board-

My client is in the process of remodeling the existing buildings at 315 S. Trenton Avenue and repurposing it into new commercial spaces. In the process of developing the construction documents, it has been determined that steps are needed to provide pedestrian access from the existing sidewalk along South Trenton to the existing building. With the existing building set at the property line, the steps will be required to be located within the street Right of Way. There is still ample pedestrian circulation within the exiting sidewalk that won't be impeded by the placement of the steps located in the Right of Way.

Therefore, we request the Board to approve a Special Exception to allow the stairs in the South Trenton Avenue Right of Way per the requirement of Section 70.120.

Thank you for your time on this matter.

Sincerely,



A. Nicole Watts, P.E., CFM
Principal / Director of Civil Engineering

9.10

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1

May 23, 2018

TED BAILY
FRITZ BAILY, P.C.
1836 S BALTIMORE
TULSA, OK 74119

Phone: 918.495.3993

APPLICATION NO: BLDC-001401-2018

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 315 S TRENTON AVE
Description: ADDENDUM

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 2nd 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" 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.).

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Application No. BLDC-001401-2018

315 S Trenton Ave

May 23, 2018

Note: Please direct all questions concerning special exceptions, appeals of an administrative official decision, and all questions regarding BOA 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.

Sec.90.090-A: Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan.

Review comment: The proposed stairs are located in the S Trenton Ave right-of-way. This will require a Board of Adjustment (BOA) special exception, reviewed and approved per Sec.70.120, to locate the stairs in the right-of-way. A right-of-way license agreement with the City of Tulsa is also required. Contact Chris Kovak for information on right-of-way licenses with the City of Tulsa. Phone number: 918-596-9649. Submit the approved special exception and right-of-way license as a revision to this application.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:
<http://www.tmapc.org/Documents/TulsaZoningCodeAdopted110515.pdf>

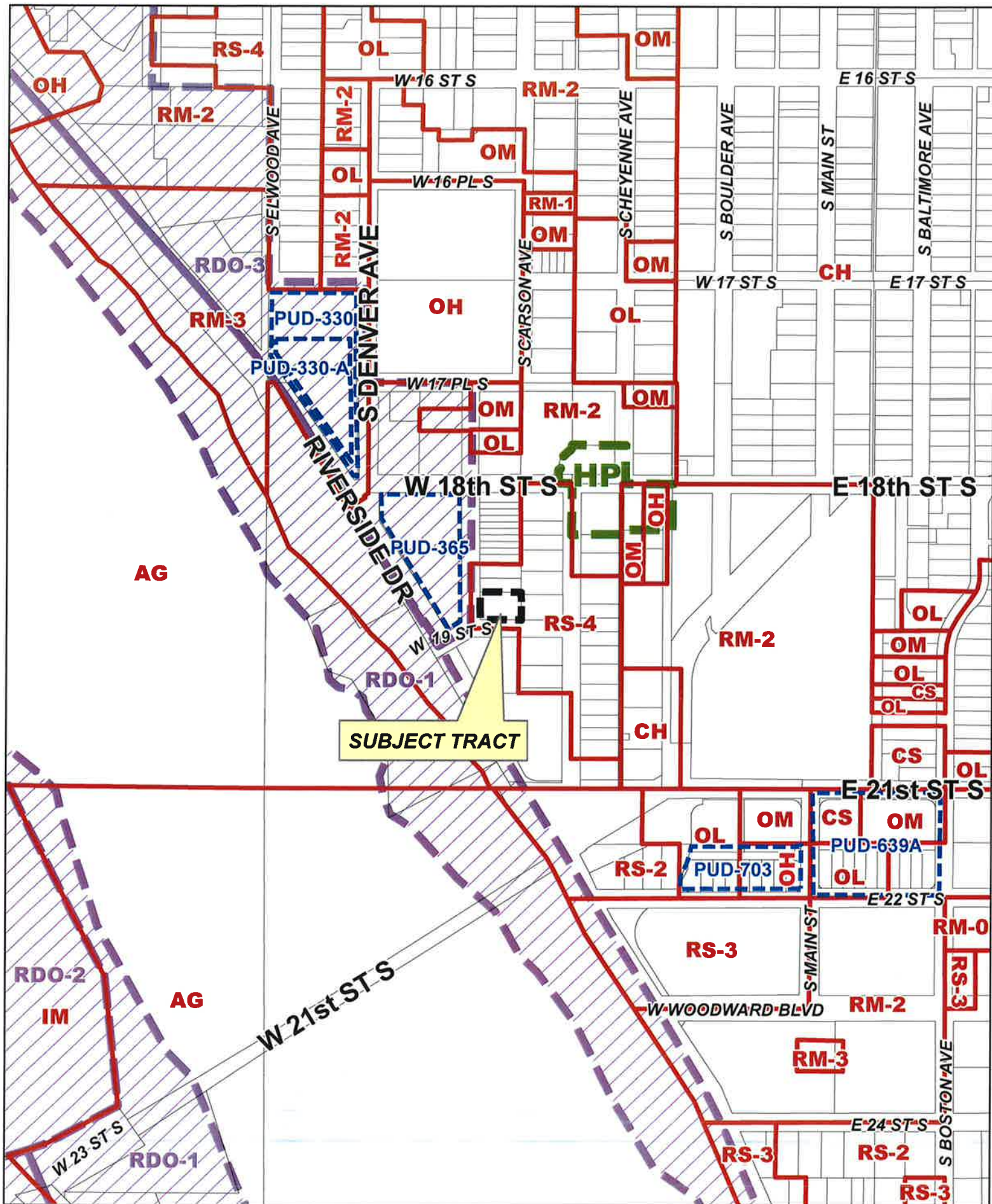
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

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.



BOA-22467

19-12 12

10.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9212

Case Number: **BOA-22467**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 06/26/2018 1:00 PM

APPLICANT: Hayden Kuck

ACTION REQUESTED: Variance of the minimum side setback requirement; Variance of the minimum rear setback requirement (5.030-A)

LOCATION: 213 W 19 ST S

ZONED: RS-4

PRESENT USE: residential

TRACT SIZE: 11608.79 SQ FT

LEGAL DESCRIPTION: LTS 10 & 11 BLK 5, BUENA VISTA PARK

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'.

An **Existing Neighborhood** 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.

The **Areas of Stability** include 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 multi-family dwelling units to the south and west; to the north and east are RS-4 zoned single-family residences.

STAFF COMMENTS:

The proposed site plan indicates the front property line length is 134' including the vacated 6' of the alley. The applicant has stated that the *"alley was closed by ordinance but has NOT been vacated by District Court"*. Therefore, the front property length would be 129'. If the front property line along 19th street is 129' then the garage addition is located less than 5' from actual property line. The applicant has requested a **Variance** to reduce the required side yard setback to be less than 5' on an RS-4

zoned lot (Section 5.030-A). The applicant is proposing to build a two-story garage addition to the existing house.

Based on the submitted drawing it appears that the proposed rear addition will encroach onto the required 20' ft. rear yard setback. To permit the addition as proposed the applicant has requested a **Variance** to allow less than a 20' rear setback in an RS-4 zoned district (Sec. 5.030-A).

Sample Motion

Move to _____ (approve/deny) a Variance of the minimum side setback requirement; Variance of the minimum rear setback requirement (5.030-A).

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

The Board finds that the following facts, favorable to the property owner, have been established:

"a. 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;

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

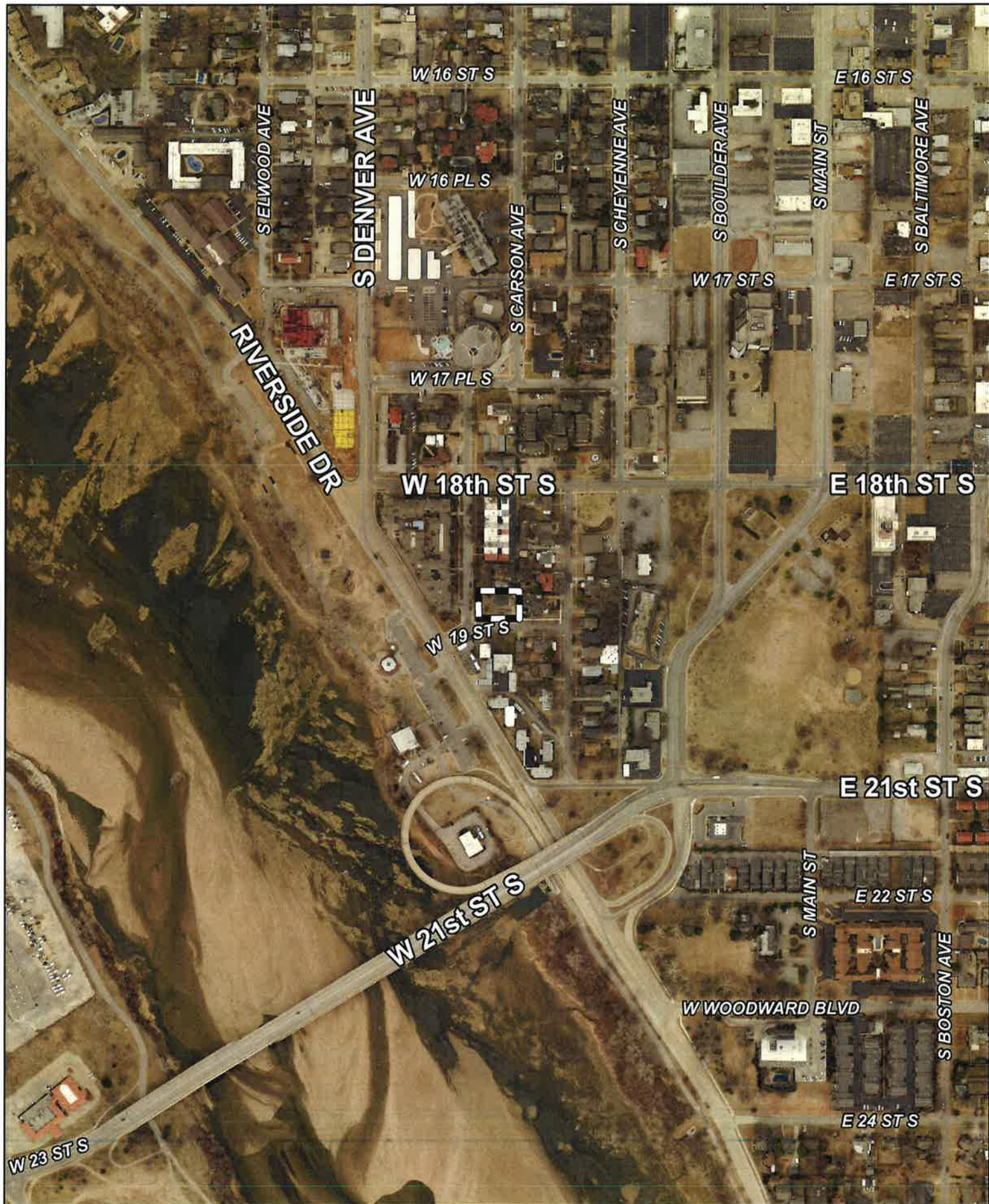
c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

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

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

f. 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

g. 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."



0 200 400
Feet



Subject
Tract

BOA-22467

19-12 12

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

Aerial Photo Date: February 2018

10.4





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Feet



Subject
Tract

BOA-22467

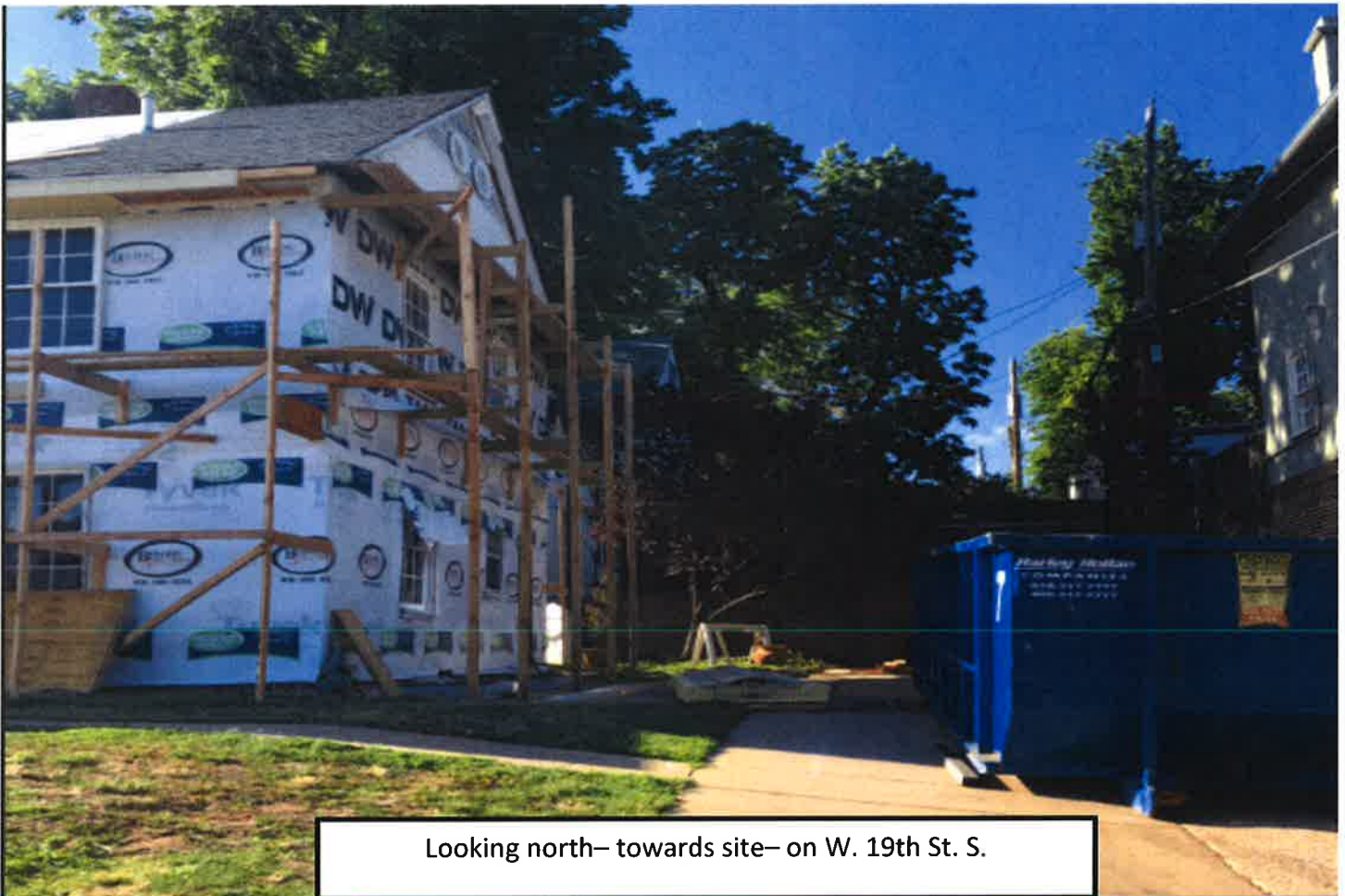
19-12 12

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

Aerial Photo Date: February 2018

10.5

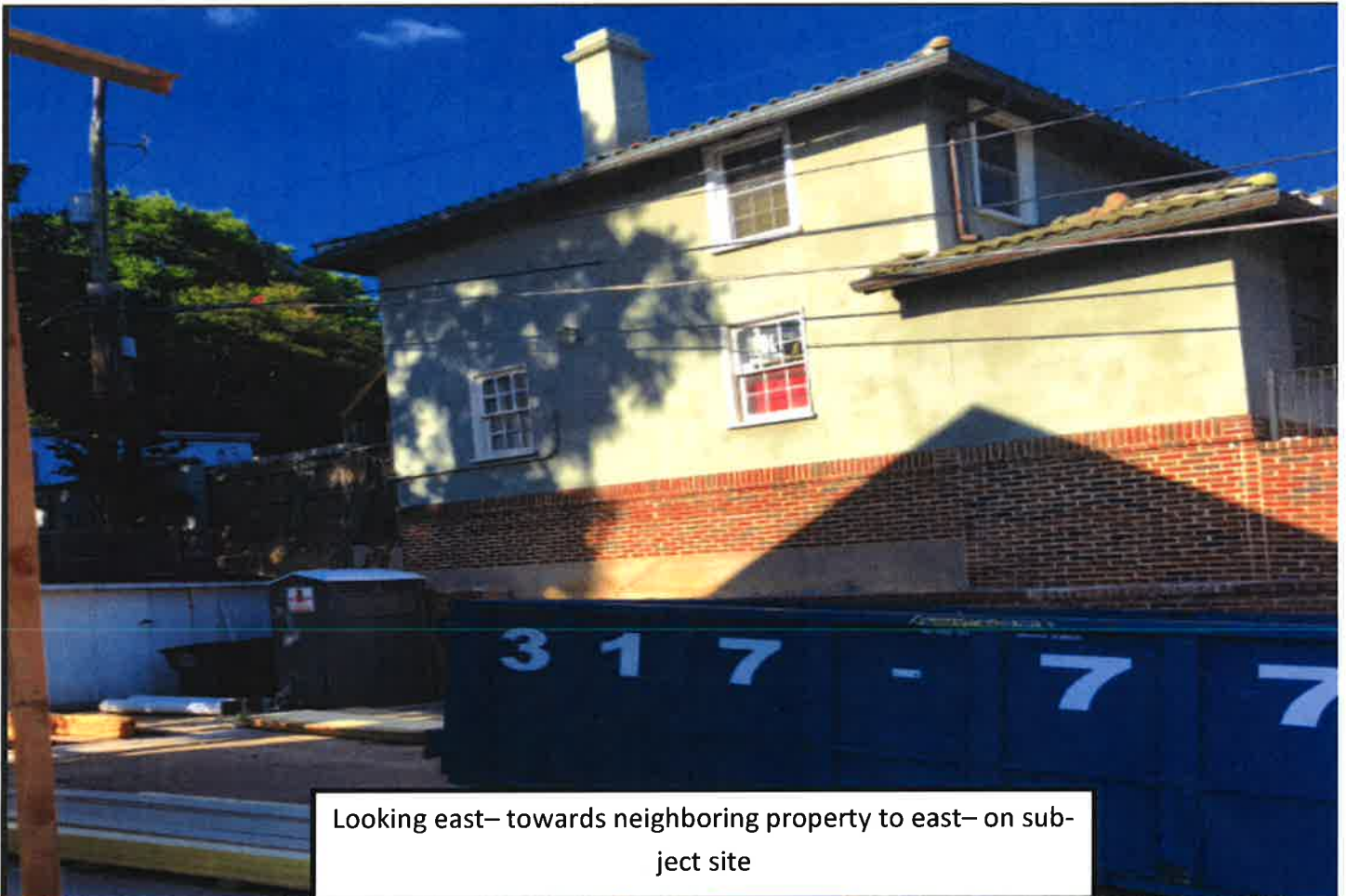




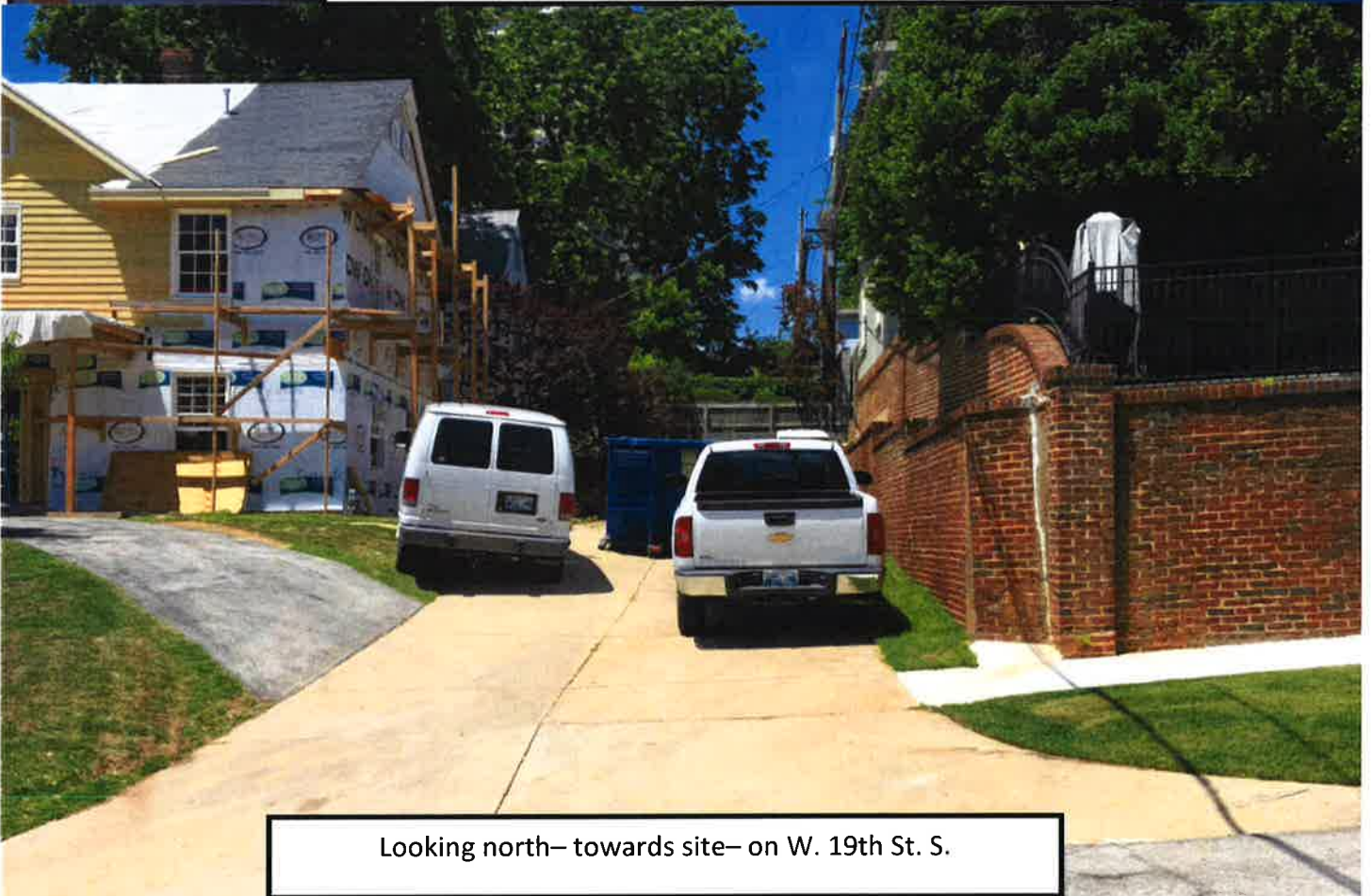
Looking north— towards site— on W. 19th St. S.



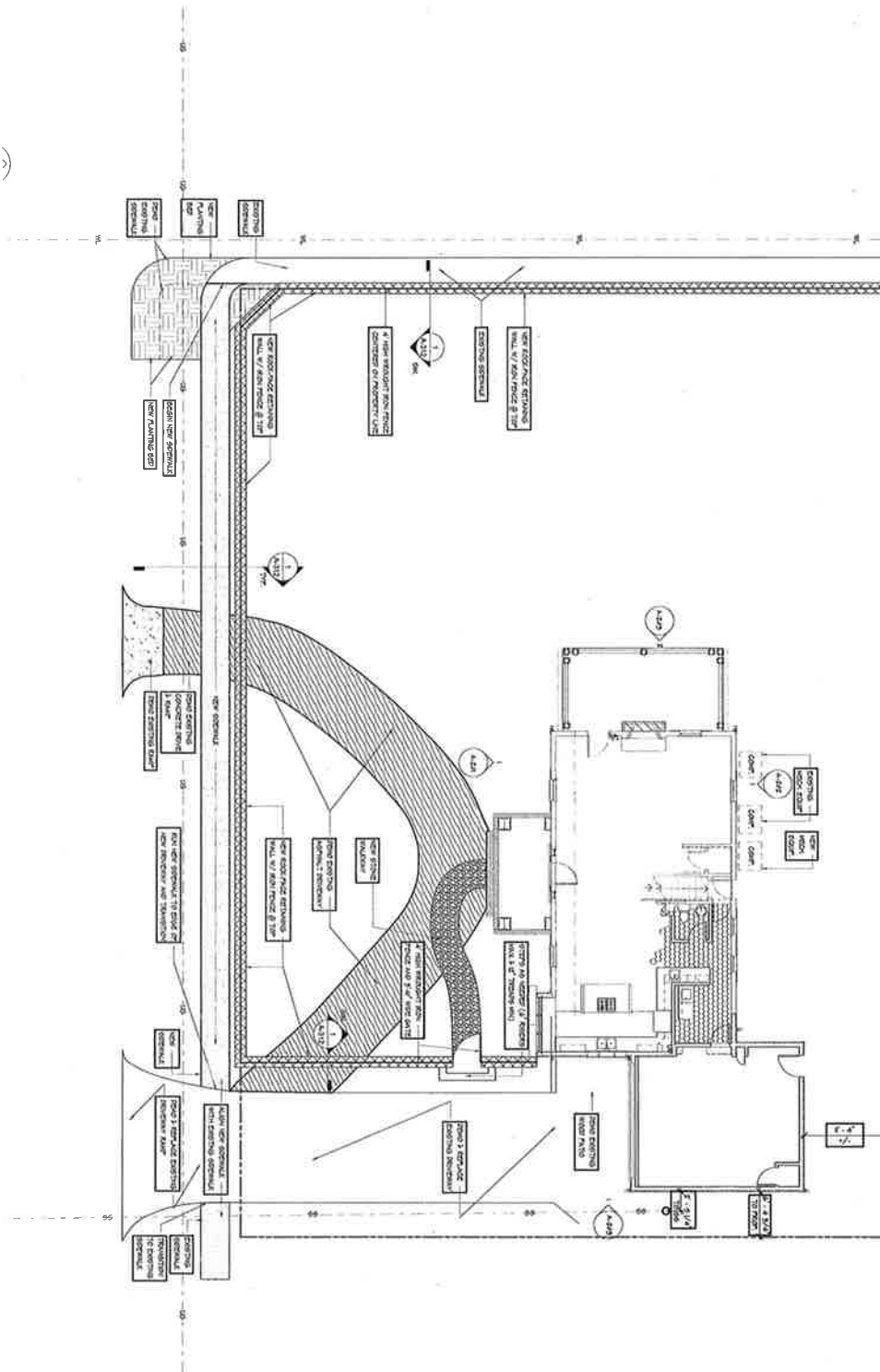
Looking north— towards site— on W. 19th St. S.



Looking east— towards neighboring property to east— on subject site



Looking north— towards site— on W. 19th St. S.



KUCK/ROYAL HOUSE
213 WEST 10TH STREET
TULSA, OK



JEFF S. TAYLOR
ZONING OFFICIAL
PLANS EXAMINER

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1049662-1

February 01, 2018

RONALD SPENCER
SPENCER CONSTRUCTION
3706 E 103 PL
TULSA, OK 74137

Phone: (918)260-7329
Fax: (918)574-2051

APPLICATION NO: **439237** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: 213 W 019 ST S
Description: ADDITION

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:

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2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
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4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

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175 EAST 2nd 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

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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.).

10.10

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Application No. 439237
2018

213 W 019 ST S

February 01,

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.

This letter is based on 19th street as being the front setback side of lot.

1. **5.030-A:** In the RS-4 zoned district the minimum **side yard** setback shall be 5 feet from the property line.

Review Comments: The proposed site plan indicates the front property line length is 134' including the vacated 6' of the alley. If the alley has not been foreclosed on then the alley would not be included as part of this property and therefore the front property length would be 129'. If the front property line along 19th street is 129' then the garage addition is located less than 5' from the actual property line.

Revise your plans to indicate east side of the garage will have a 5' side setback to the nearest lot line, or apply to INCOG for a variance to allow less than a 5' side setback. If the alley has been foreclosed on please submit documentation indicating that the alley is foreclosed.

2. **5.030-A:** In the RS-4 zoned district the minimum **rear yard** setback shall be 20 feet from the rear property line.

Review Comments: Revise your plans to indicate a 20' rear setback to the property line, or apply to INCOG for a variance to allow less than a 20' rear setback.

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

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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

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OTHER BUSINESS:

**ITEM #11 – RECONSIDERATION
BOA-22447**