

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, July 24, 2018, 1:00 P.M.

Meeting No. 1210

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

UNFINISHED BUSINESS

1. **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)
2. **22471—Jody Cole**
Variance to permit an accessory building to exceed 25% coverage of the floor area in the rear setback (Section 90.090-C-2); Variance to allow a detached accessory building that exceeds the maximum height requirement (Section 90.090-C.2). **LOCATION:** 237 Hazel Boulevard East (CD 4)
3. **22473—Brian Sellers**
Special Exception to allow a carport in the street yard in an RS-3 District (Section 90.090-C.1). **LOCATION:** 3423 South Yorktown Avenue East (CD 9)
4. **22478—Justin Doolin**
Special Exception to allow the driveway width to exceed 30 feet on the lot and 20 feet in the right-of-way in an RS-1 District (Section 55.090-F.3). **LOCATION:** 10212 South Oswego East (CD 8)

NEW APPLICATIONS

5. **22481—Mark Capron**
Special Exception to permit a school use in an RS-3 District (Section 5.020-C). **LOCATION:** 3121 East Queen Street North (CD 3)

6. **22482—Keith Dalessandro**

Variance to allow a detached accessory structure to exceed 18 feet in height and exceed 10 feet in height to the top of the top plate in the rear setback in an RS-3 District (Section 90.090-C) **LOCATION:** 305 East 20th Street South **(CD 4)**

7. **22487—Cameron Wallace**

Modification to a previously approved site plan for Southern Hills Country Club
LOCATION: 2636 East 61st Street South **(CD 2)**

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: www.cityoftulsa-boa.org

E-mail: esubmit@incog.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918)584-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at Land Development Services, INCOG. **ALL** electronic devices **MUST** be **silenced** during the Board of Adjustment meeting.

NOTE: This agenda is for informational purposes only and is not an official posting. Please contact the INCOG Office at (918) 584-7526 if you require an official posted agenda.

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BOARD OF ADJUSTMENT CASE REPORT

STR: 9421

Case Number: BOA-22462

CZM: 49

CD: 6

A-P#:

HEARING DATE: 07/24/2018 1:00 PM (continued from 6/26/18)

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 abut the property to the west.

CURRENT STAFF COMMENTS:

The case was continued to 7/24/18 to allow for the 5th Board member to be initiated. The Board also requested that the applicant bring a document showing the support of neighbors. At the time of this staff report, no document had been sent to staff by the applicant.

PREVIOUS 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.



0 200 400
Feet



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



1.4



E 37 PL S

E 38 ST S

S 143 E AVE

S 142 E AVE

0 50 100
Feet



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



1.5

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

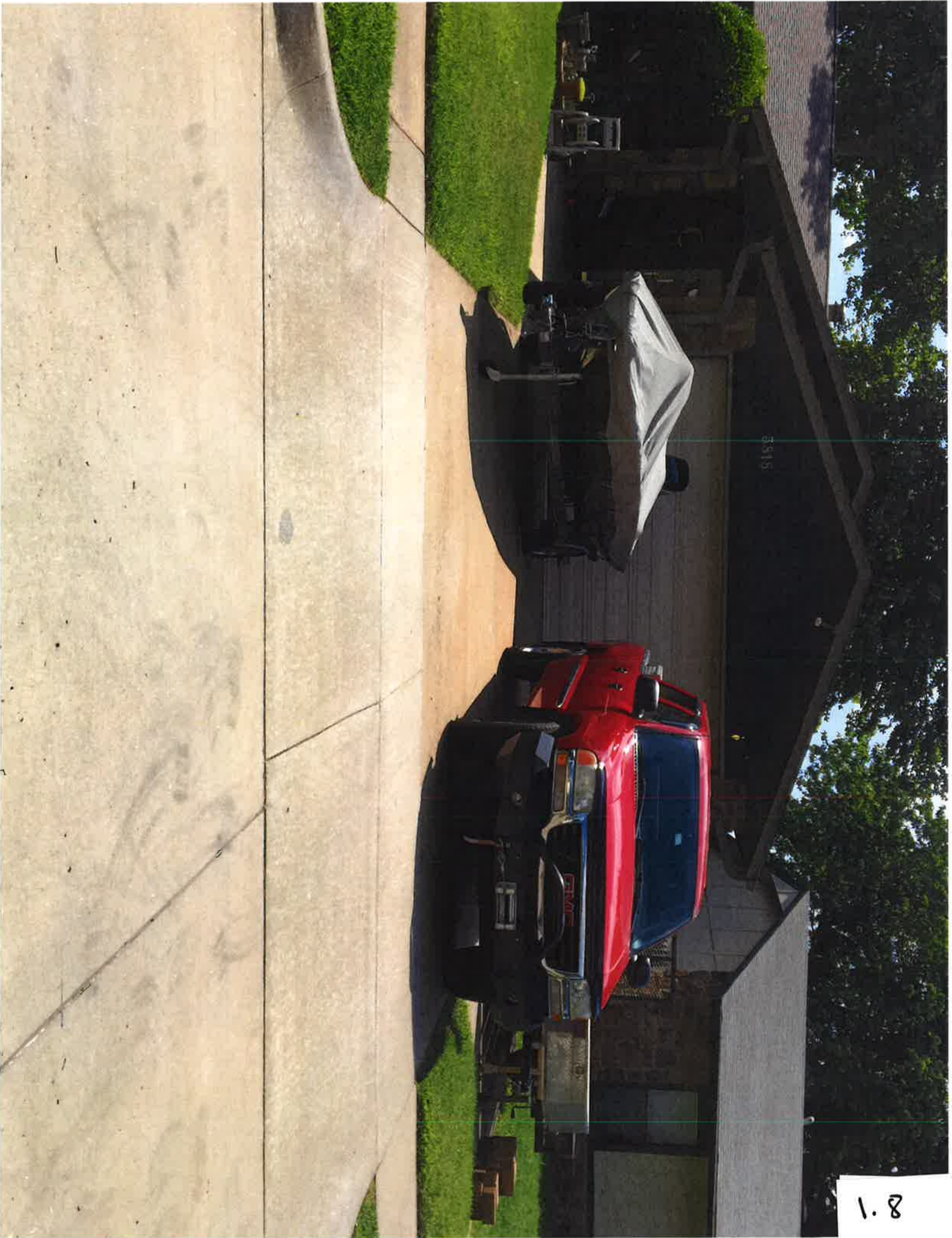
Amy:

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

62 PL.





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:

ABBEY, 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:

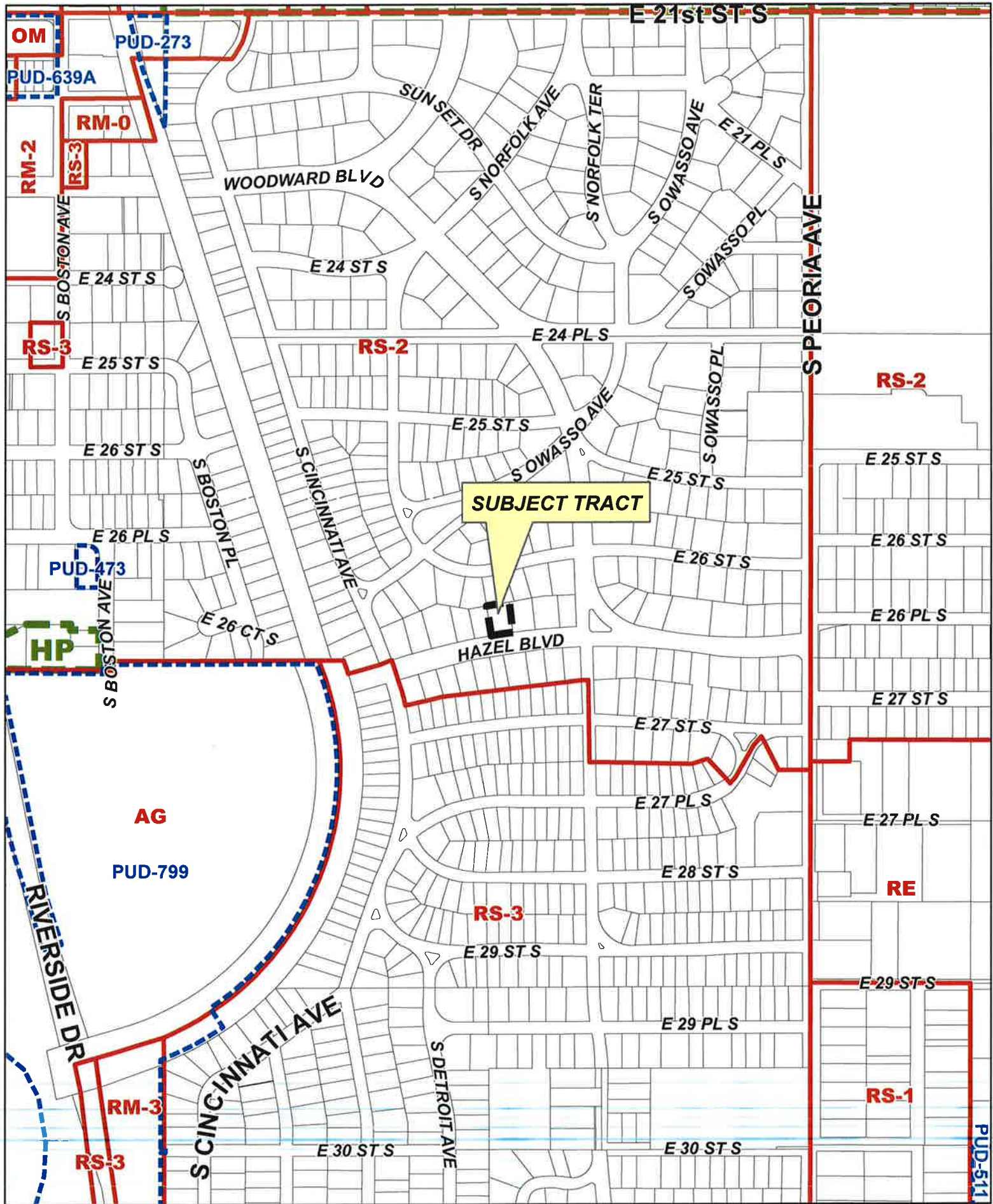
1. Within a garage;
2. Within a rear building setback, provided it is set back to at least 3 feet from all lot lines;
3. Within a side yard but not with a required side building setback;
4. Within a die building setback if the recreational vehicle is no more than 6 feet in height, excluding the height 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-22471

19-12 13

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BOARD OF ADJUSTMENT CASE REPORT

STR: 9213

Case Number: **BOA-22471**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 07/24/2018 1:00 PM (continued from 7/10/18)

APPLICANT: Jody Cole

ACTION REQUESTED: Variance to permit an accessory building to exceed 25% coverage of the floor area in the rear setback (Sec. 90.090-C-2) ; Variance to allow a detached accessory building that exceeds the maximum height requirement (Section 90.090-C.2)

LOCATION: 237 E HAZEL BV S

ZONED: RS-2

PRESENT USE: residential

TRACT SIZE: 11961.62 SQ FT

LEGAL DESCRIPTION: ALL LT 18 W 20 LT 19 BLK 12, SUNSET TERRACE

RELEVANT PREVIOUS ACTIONS:

Surrounding property:

BOA 22047; on 4.12.16 the Board approved a special exception to permit horizontal and vertical extensions to a non-conforming exterior wall; a variance to allow a two-story detached accessory building; a variance to allow a detached accessory building that exceeds 18 feet in height and exceeds 10 feet at the top of the plate. Located; 1219 E. 26th St. S.

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 **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.

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

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS-2 residences to the north, south, east, and west.

CURRENT STAFF COMMENTS:

The case was continued to the 7/24/18 as additional relief was need and therefore needed additional time to be re-noticed.

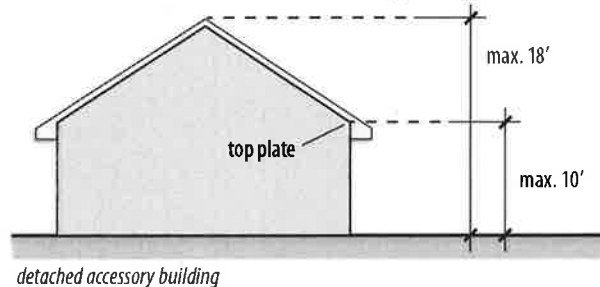
PREVIOUS STAFF COMMENTS:

The Code states that detached accessory buildings can only cover up to 25% of the required 25 ft. rear setbacks in an RS-2 district. The rear setback is defined as the minimum distance set out by the zoning code of open, unoccupied space between the rear lot line and the required rear setback (Section 90.090-A.3; Section 95.220).

The maximum 25% area that is allowed by the Code on this lot is 584 sq. ft. The proposed garage will result in 684 sq. ft. of coverage in the rear setback. The applicant has requested a **Variance** to exceed 25% of coverage in the required rear setback to permit the garage as shown in the conceptual plan.

The Code states that detached accessory buildings in RS districts may be located in the required rear setbacks if the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the plate (Section 90.090-C.2).

Figure 90-9: Maximum Height of Accessory Buildings In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



As shown on the attached site plan, the proposed garage will exceed the 18' overall height requirement. And will be more than 10 feet in height to the top of the plate. The applicant has requested a **Variance** to allow the detached accessory building exceed 18' in height to allow a overall height of 22' and to exceed 10' in height to the top of the plate to allow for 11'.

Sample Motion

Move to _____ (approve/deny) a **Variance** to permit an accessory building to exceed 25% coverage of the floor area in the rear setback from 584 SF to 684 SF (Sec. 90.090-C.2). Variance to allow a detached accessory building to exceed 18 ft in height to 22ft and to exceed 10ft in height to the top of the plate to 11 ft. (Section 90.090-C.2).

- 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."*

Presentation:

Mr. Reynolds was not present. The Board has moved this item to the end of the agenda.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

No Board action required at this time.

* * * * *

NEW APPLICATIONS

FILE COPY

22047—Jason Gibson

Action Requested:

Special Exception to permit horizontal and vertical extensions to a nonconforming exterior wall (Section 80.030-D); Variance to allow a two-story detached accessory building; Variance to allow a detached accessory building that exceeds 18 feet in height and exceeds 10 feet at the top of the top plate (Section 90.090-C2.a.1).

LOCATION: 1219 East 26th Street (CD 4)

Presentation:

Bailey Austin, Austin Bean Design Studio, 409 East 8th Street, Tulsa, OK; stated the owner would like to add on to an existing two car garage. The existing garage does not accommodate modern vehicles because it is too shallow and not wide enough. The owner would like to extend the portion facing the driveway to accommodate two vehicles and they would also like to add a second story to the garage. Ms. Bailey presented pictures on the overhead screen showing similar garages near the subject property.

Mr. Henke asked Ms. Austin how the property owner planned to use the second story of the garage. Ms. Austin stated the property owner's plans were to use it for storage and an outdoor office space. Ms. Austin stated there will not be a bathroom on the second story.

Mr. White asked Ms. Austin if there were plans to use the second story as living quarters. Ms. Austin stated that it will not be living quarters.

BOA-22047

FILE COPY

Mr. Henke asked Ms. Austin when the original garage was built. Ms. Austin stated that she believed it was built in the 1920s.

Interested Parties:

There were no interested parties present.

Comments and Questions:

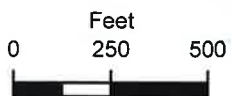
None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Flanagan, Snyder, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a Special Exception to permit horizontal and vertical extensions to a nonconforming exterior wall (Section 80.030-D); Variance to allow a two-story detached accessory building; Variance to allow a detached accessory building that exceeds 18 feet in height and exceeds 10 feet at the top of the top plate (Section 90.090-C2.a.1). The hardship being this is an extension of the existing walls and in many of the cases there are numerous two-story structures of detached buildings in the immediate neighborhood. The height increase requested does not exceed that of other detached structures that have been approved in the area. This approval will be per plans 3.14, 3.15, 3.16, 3.17 and 3.18. 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. Finding in the Variances the Board determines 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:

PRT LT 13 BEG SECR W15 N TO PT ON NL E16.8 S134.85 POB & ALL LT 14 BLK 10, SUNSET TERRACE, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Subject
Tract

BOA-22471

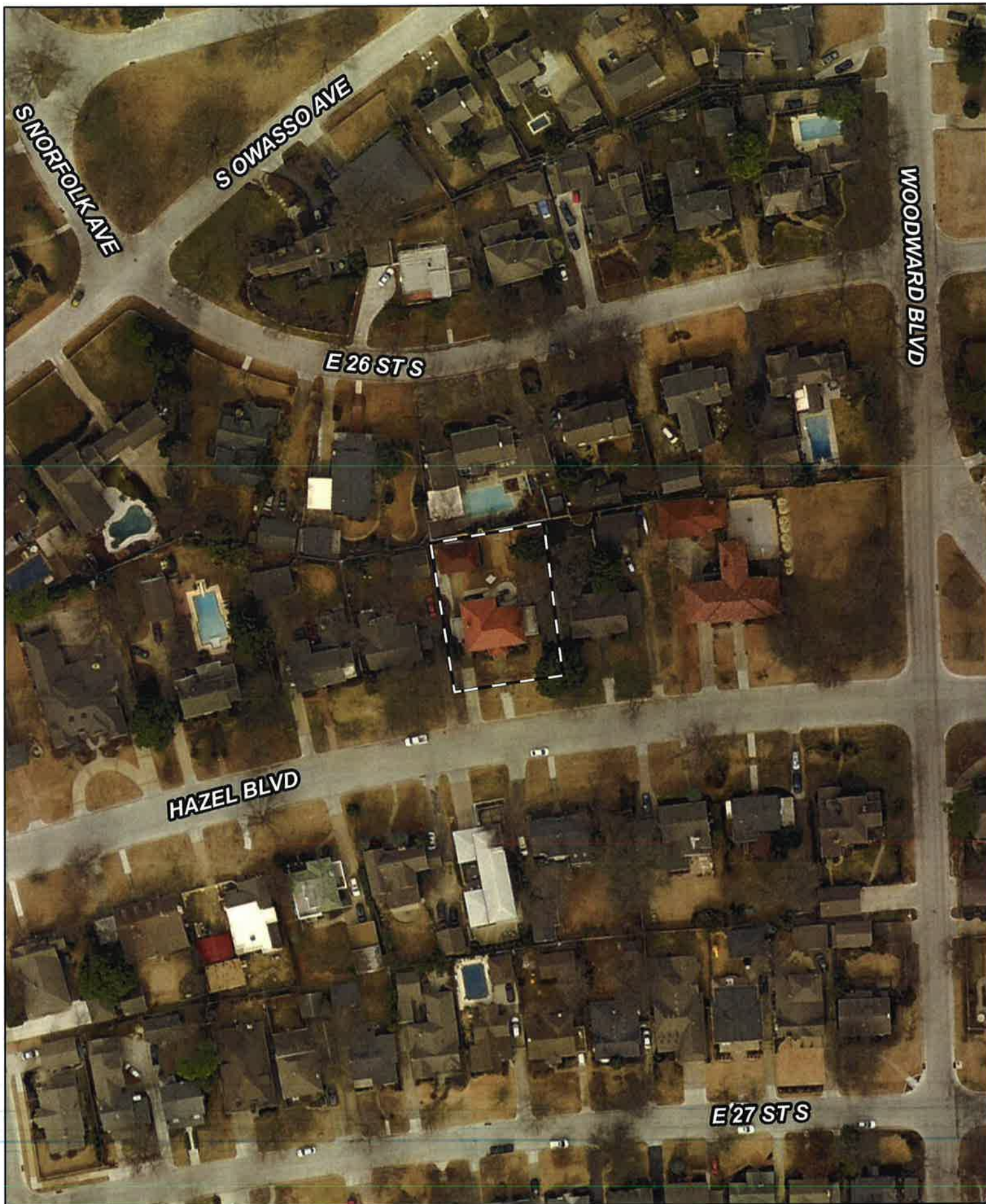
19-12 13

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-22471

19-12 13

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

Aerial Photo Date: February 2018



2.8



07/09/2018 14:26

Looking north— towards subject site— on Hazel Blvd.

GARAGE REMODEL COLE AND LORAE DAVIS

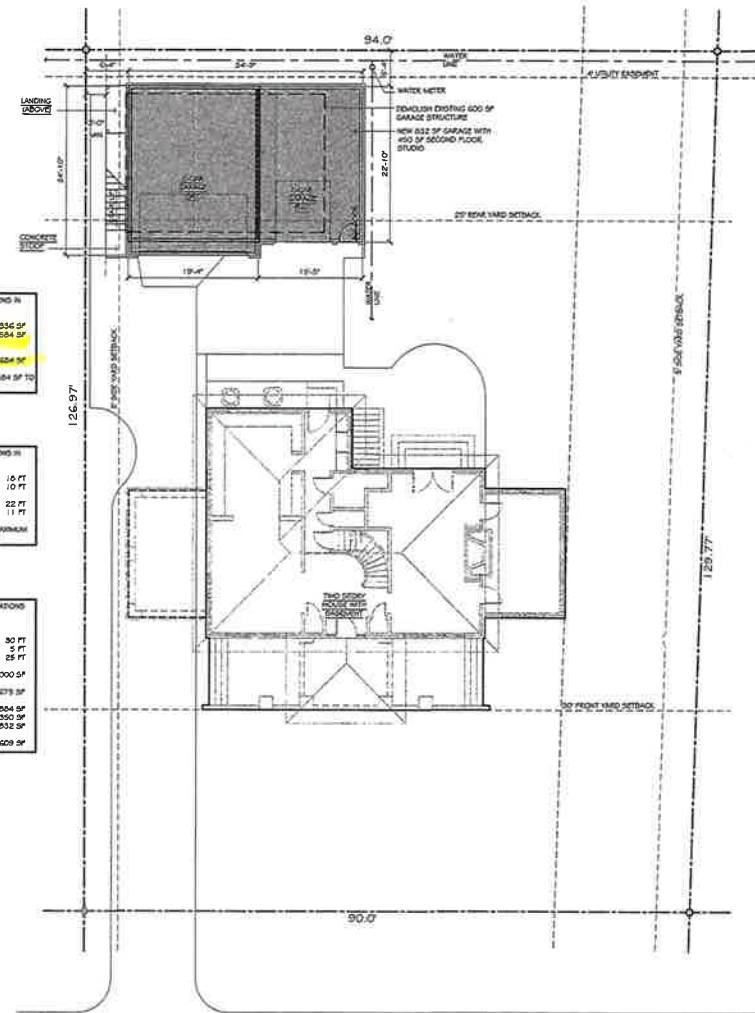
237 HAZEL BLVD
TULSA, OKLAHOMA

CODE CRITERIA	
APPLICABLE CODE:	2015 INTERNATIONAL RESIDENTIAL CODE
OCCUPANCY TYPE:	RESIDENTIAL (SECTION R308)
ZONING:	RS-2 RESIDENTIAL
AREA CALCULATIONS:	
EXISTING HOUSE SIDEWALK	900 SF
EXISTING HOUSE FIRST FLOOR (NO WORK THIS AREA)	1,327 SF
EXISTING HOUSE SECOND FLOOR (NO WORK THIS AREA)	1,110 SF
DETACHED GARAGE (EXISTING)	600 SF
PROPOSED GARAGE	832 SF
PROPOSED SECOND FLOOR STUDIO	450 SF
PROPERTY AREA (80'x150')	12,000 SF
TOTAL OPEN AREA REQUIRED	5,000 SF
TOTAL OPEN AREA REMAINING	6,609 SF
CODE ANALYSIS:	
ALL NEW PLUMBING SYSTEMS SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE.	
ALL NEW ELECTRICAL SYSTEMS SHALL COMPLY WITH 2014 NATIONAL ELECTRIC CODE.	

TABLE NO. 1 PERMITTED SETBACK CONSTRUCTIONS IN RESIDENTIAL DISTRICTS	
REAR YARD SETBACK AREA	= 0.354 SF
25% MAX AREA	= 0.84 SF
PROPOSED REAR YARD SETBACK	= 0.84 SF
VARIANCE REQUEST TO ALLOW INCREASE OF 0.84 SF TO 0.84 SF	

TABLE NO. 1 PERMITTED SETBACK CONSTRUCTIONS IN RESIDENTIAL DISTRICTS	
HEIGHT LIMITATIONS AT ROOF	10 FT
PROPOSED HEIGHT AT ROOF	10 FT
PROPOSED PLATE HEIGHT	11 FT
VARIANCE REQUEST TO ALLOW INCREASE IN MAXIMUM HEIGHT TO 11 FT AND PLATE HEIGHT TO 11 FT	

TABLE 5-3 DISTRICT LOT AND BUILDING REGULATIONS	
RS-2 RESIDENTIAL	
FRONT YARD SETBACK	30 FT
SIDE YARD SETBACK	5 FT
REAR YARD SETBACK	25 FT
OPEN SPACE	5,000 SF
LOT AREA	12,000 SF
HOUSE (FOOTPRINT)	1,604 SF
FRONT DRIVE	350 SF
PROPOSED GARAGE (FOOTPRINT)	832 SF
REMAINING OPEN SPACE	6,609 SF



HAZEL BLVD

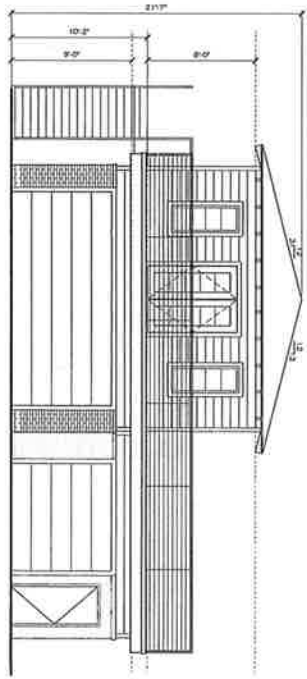


PROPOSED SITE PLAN
1/8\"/>

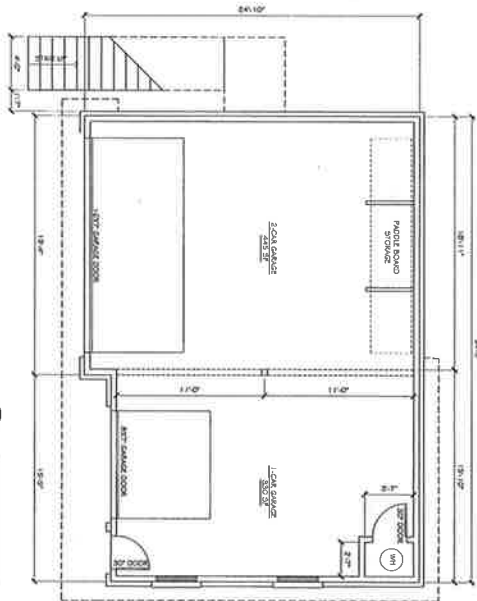
JODY PATRICK COLE, AIA ARCHITECT OF RECORD	
DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL ARE NOT FOR CONSTRUCTION	
DRAWINGS PREPARED BY: JODY P. COLE, AIA 2400 WEST 61ST STREET TULSA, OKLAHOMA 74132 918.605.7537	GARAGE RENOVATION: COLE AND J. LORAE DAVIS 237 HAZEL BLVD TULSA, OKLAHOMA 74114
SITE VARIANCE 10-08-18	ISSUE DATE
SITE PLAN	
PROJECT NUMBER 17-115	DATE 06.06.18
DRAWN BY JPC	SCALE AS NOTED
SHEET: SP1	

2.11

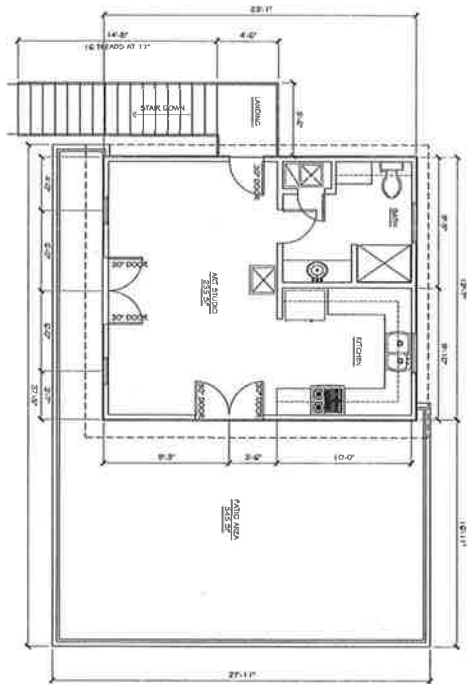
FRONT (SOUTH)
ELEVATION
3
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

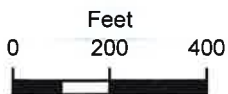
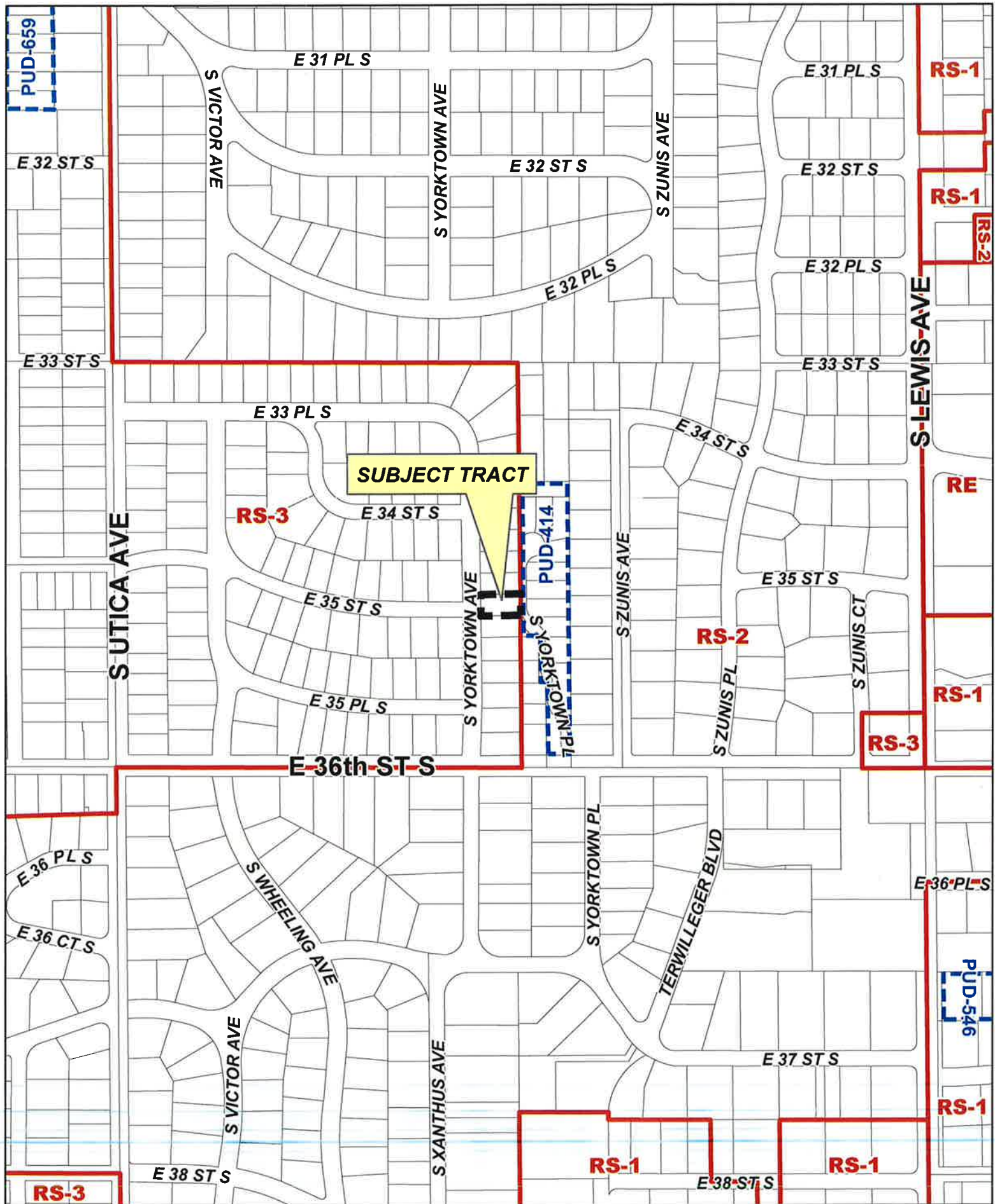


SECOND FLOOR PLAN
1/4" = 1'-0"



SHEET A1	PROPOSED FLOOR PLANS AND ELEVATIONS	GARAGE RENOVATION: COLE AND J LORAE DAVIS 237 HAZEL BLVD TULSA OKLAHOMA 74114	DRAWINGS PREPARED BY: JODY P COLE, AIA 2440 WEST 51ST STREET TULSA OKLAHOMA 74132 918.605.7537	

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BOA-22473

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BOARD OF ADJUSTMENT CASE REPORT

STR: 9319

Case Number: **BOA-22473**

CZM: 47

CD: 9

A-P#:

HEARING DATE: 07/24/2018 1:00 PM (continued from 7/10/18)

APPLICANT: Brian Sellers

ACTION REQUESTED: Special exception to allow a carport in the street yard in an RS-3 District.
(Section 90.090-C.1)

LOCATION: 3423 S YORKTOWN AV E

ZONED: RS-3

PRESENT USE: residential

TRACT SIZE: 8890.63 SQ FT

LEGAL DESCRIPTION: LT 7 BLK 1, ADAMS ESTATES

RELEVANT PREVIOUS ACTIONS:

Subject Property: No relevant history

Surrounding Property: No relevant history

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

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

The **Areas of Stability** 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 residential properties on the north, west, and south; east of the property is a Planned Unit Development with an RS-2 zoning.

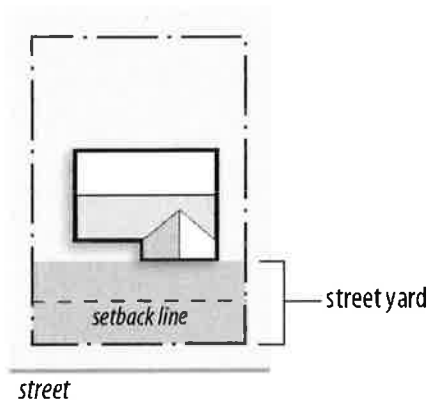
CURRENT STAFF COMMENTS:

The case was continued to the 7/24/18 meeting to allow for the new 5th Board member to be confirmed by City Council.

PREVIOUS STAFF COMMENTS:

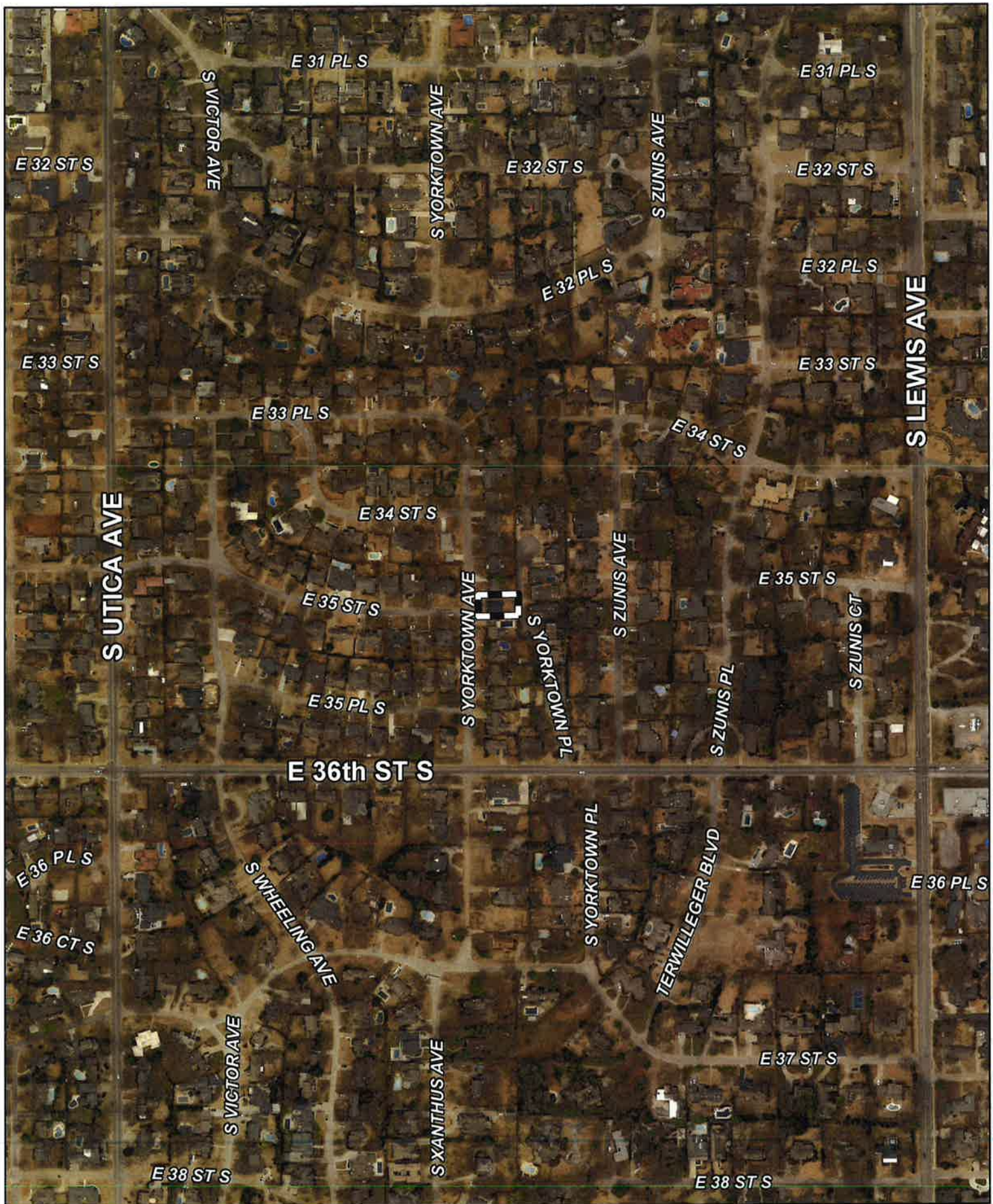
The applicant is requesting a **Special Exception** to allow a 12' x 20' carport to be located in the required street yard in an RS-3 zoned district (Section 90.090-C.1). The street yard setback is shown in the figure below. As shown on the attached plans the applicant is proposing to construct a carport within the required street yard setback of the site.

Figure 0-1: Street Yard



Per the Code, Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception:

- A carport may be a detached accessory building or an integral part of the principal building.
- The area of a carport may not exceed 20 feet in length by 20 feet in width.
- A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
- The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.



0 200 400
Feet



Subject
Tract

BOA-22473

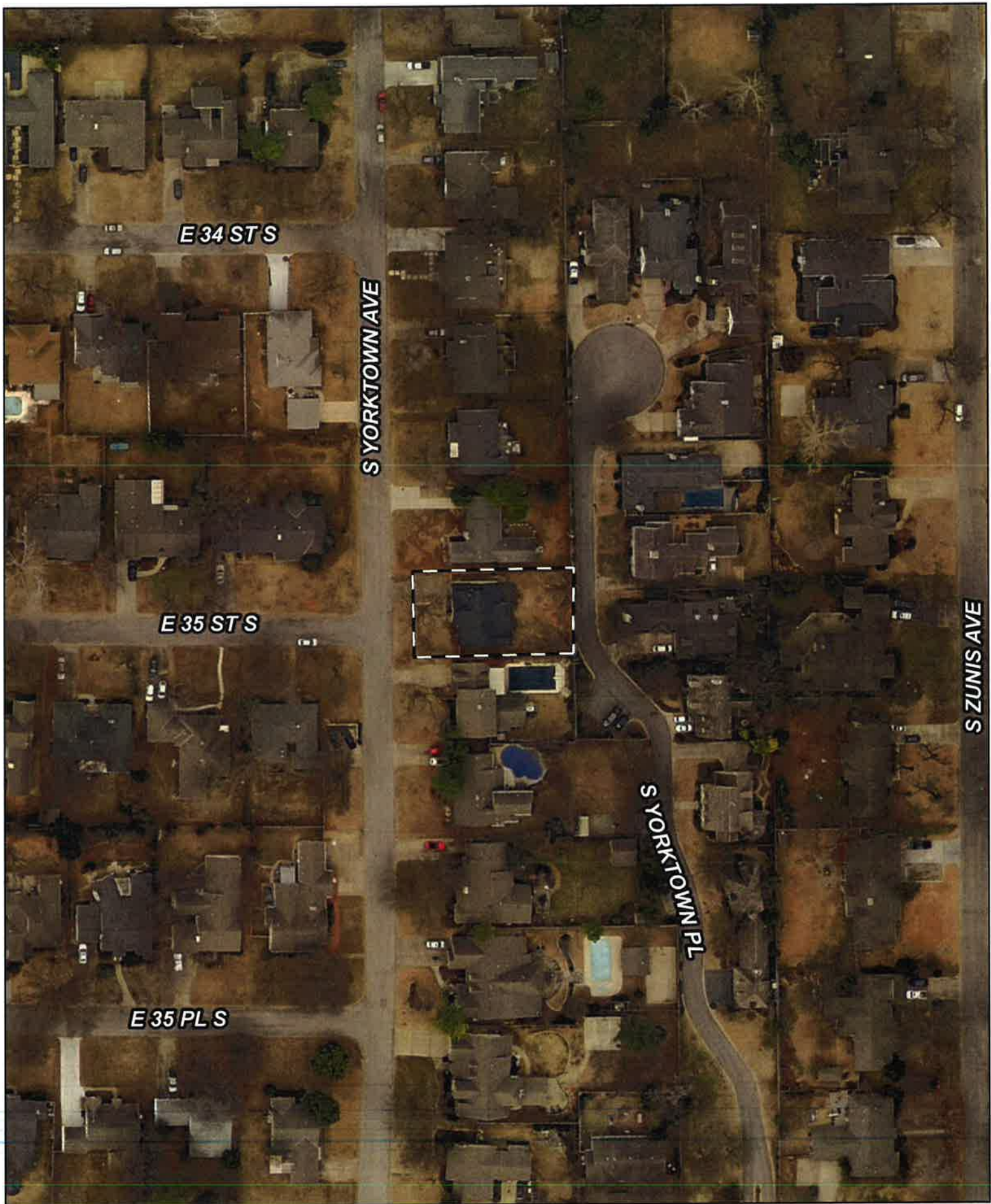
19-13 19

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

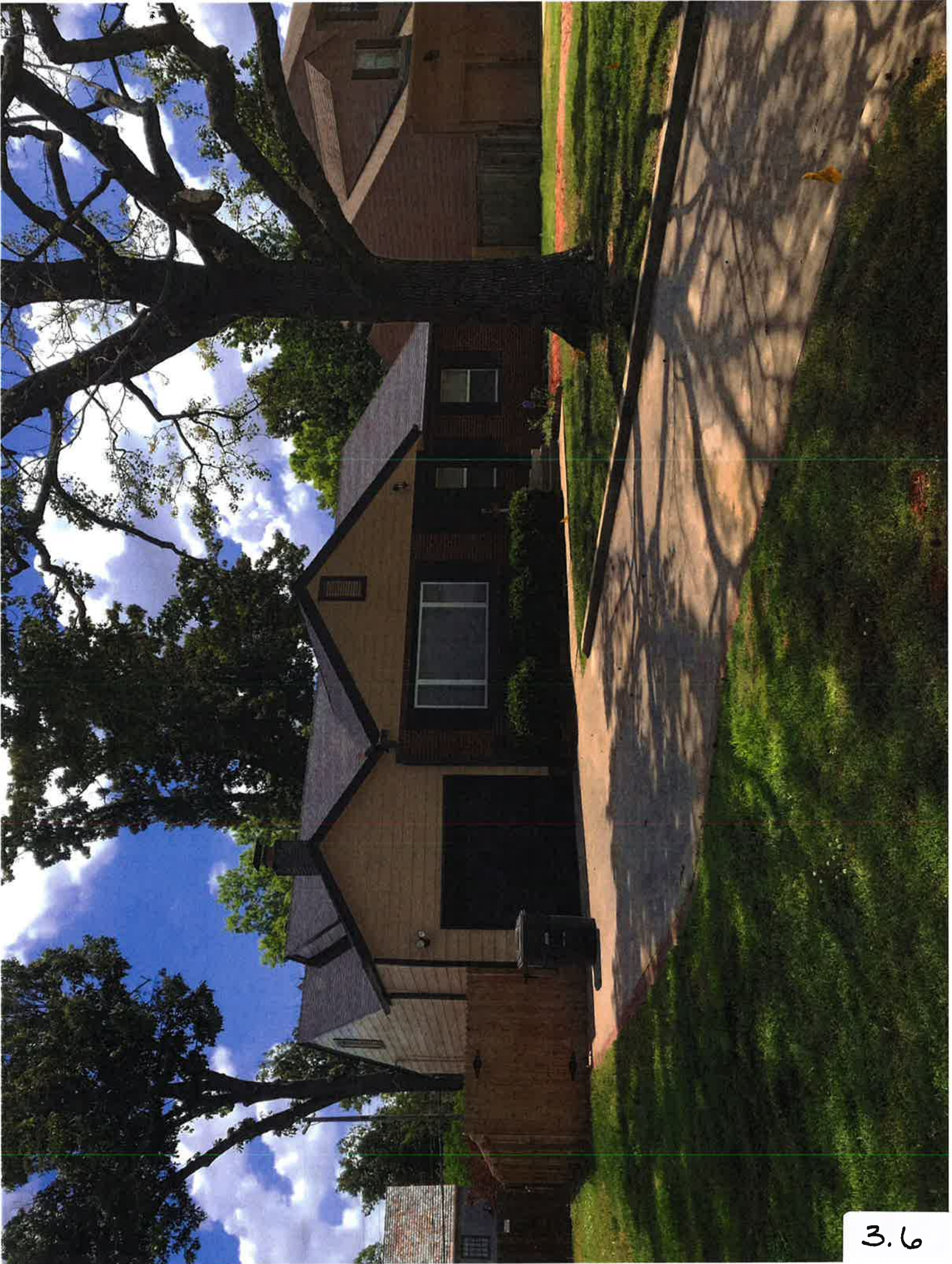
BOA-22473

19-13 19

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

Aerial Photo Date: February 2018

N
3.5











CARPORT ADDITION

3423 S. Yorktown Ave.
Tulsa, OK 74105



PROJECT TEAM

DESIGN+BUILD

DV LADA CONSTRUCTION
3802 E 91ST STREET
TULSA, OK 74135

BRIAN SELLERS, PM
918.910.6950
brian@dvlada.com

SCOPE OF WORK

SUMMARY:

EXISTING SITE GRADING TO REMAIN. EXISTING RESIDENTIAL
STRUCTURE TO BE REMAIN. NEW ADDITION TO INCLUDE
COVERED CARPORT ONLY.

PROJECT:

**CARPORT
ADDITION
SINGLE-FAMILY
RESIDENCE**

**3423 S YORKTOWN
AVE
TULSA, OK 74105**

**LOT 7, BLOCK 1
ADAMS ESTATES**

**PROJECT #
3423Y-1**

CONSULTANT:

REVISIONS:

ISSUE DATE:

05.25.18

SHEET NAME:

ARCH
SITE PLAN

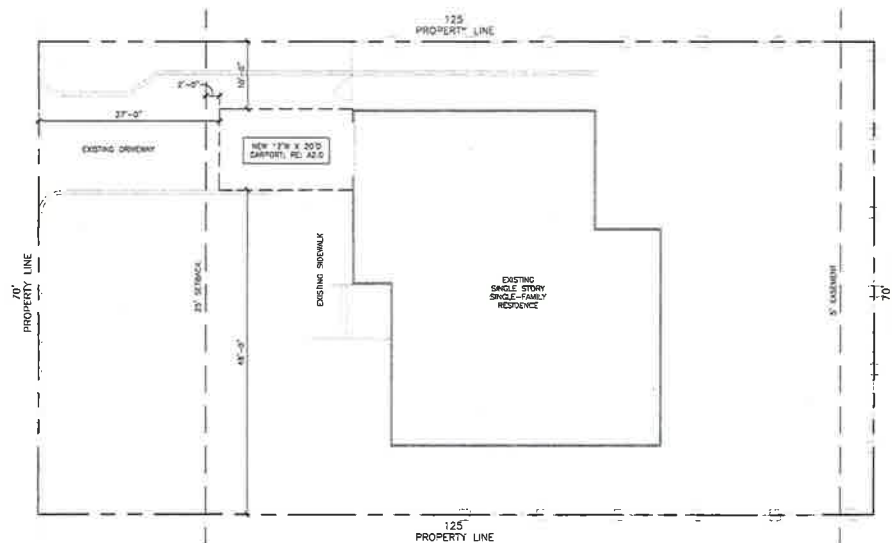
SHEET NUMBER:

A1.0

DRAWN BY: JCE



SITE LOCATION MAP
SCALE: NTS



LOT 7, BLOCK 1, ADAMS ESTATES
3424 S YORKTOWN AVE, TULSA, OK 74105

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

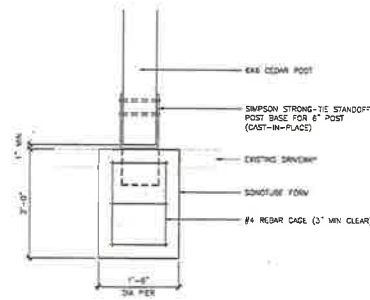


3.11

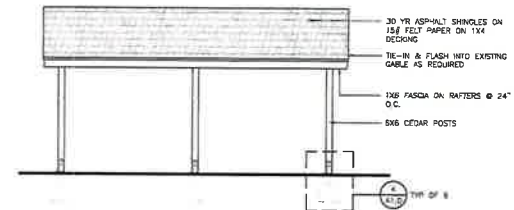


GENERAL NOTES

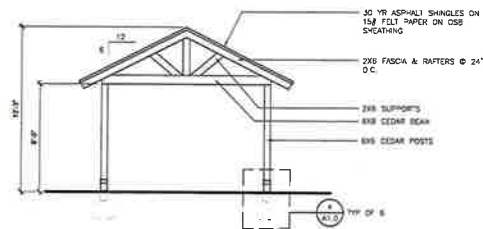
1. POSTS AND BEAMS TO BE RED CEDAR UNTREATED ABOVE GROUND #2 GRADE OR BETTER.
2. TYPICAL ROOF FRAMING LUMBER TO BE SOUTHERN PINE #2 OR DOUGLAS FIR-LARCH #2 GRADE.
3. USE 2X6 RIC TABLE RIBLS.1 FOR SIZE AND SPACING OF ROOF RAFTERS, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. USE 2X6 RIC TABLE RIBLS.4 FOR SIZE AND SPACING OF CEILING JOISTS, UNLESS SPECIFICALLY NOTED OTHERWISE.
5. USE 2X6 RIC TABLE RIBLS.2 FOR HEADERS AND GIRDERS, UNLESS SPECIFICALLY NOTED OTHERWISE.
6. PROVIDE WALL BRACING PER 2009 IRC SECTION 602.10.



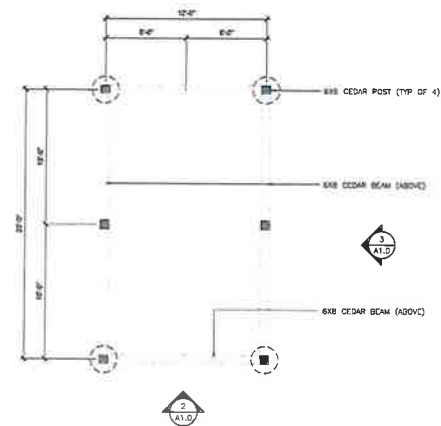
4 PIER DETAIL
SCALE: 1\"/>



3 SIDE ELEVATION
SCALE: 1\"/>



2 FRONT ELEVATION
SCALE: 1\"/>



1 FOOTING AND POST LAYOUT
SCALE: 1\"/>

PROJECT:

**CARPORT
ADDITION
SINGLE-FAMILY
RESIDENCE**

**3423 S YORKTOWN
AVE
TULSA, OK 74105**

**LOT 7, BLOCK 1
ADAMS ESTATES**

**PROJECT #
3423Y-1**

CONSULTANT:

REVISIONS:

ISSUE DATE:

05.25.18

SHEET NAME:

**CARPORT
DETAILS**

SHEET NUMBER:

A2.0

DRAWN BY: BDS

3.12

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: 1

June 6, 2018

Brian Sellers
DV LADA Construction
3902 E 51 St
Tulsa, OK 74135

APPLICATION NO: **BLDR-003316-2018** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: **3423 S Yorktown Ave**
Description: **PROJECT DESCRIPTION**

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.).

(continued)

3.13

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. BLDR-003316-2018

3423 S Yorktown Ave

June 6, 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.

Special exception approval required; see §90.090-C1.

1. **Sec.90.090-C.1 Carports:** Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:
 - a. A carport may be a detached accessory building or an integral part of the principal building.
 - b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
 - c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
 - d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
 - e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
 - f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.

- g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed

Review comment: The proposed carport is located in the street yard area and requires special exception granted by the BOA. Please contact an INCOG representative at 918-584-7526 for further assistance. Please note: the regulations underlined above must be addressed as part of the special exception process as the proposed structure is not in compliance with said regulations as submitted. If approved, submit a copy of the approved special exception as a revision to your application.

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

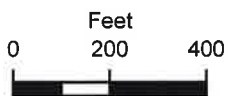
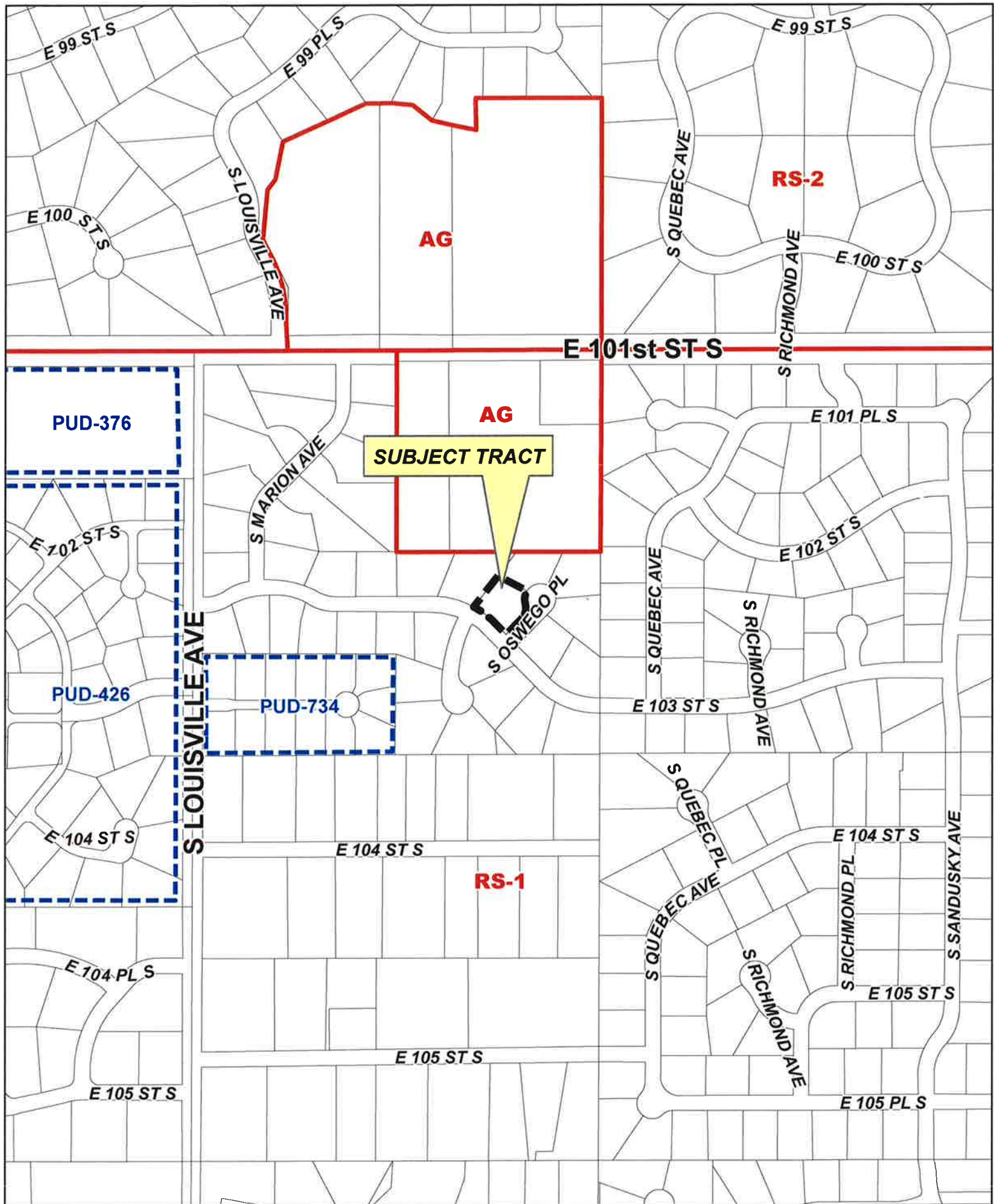
A hard copy of this letter is available upon request by the applicant.

END – ZONING CODE REVIEW

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

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

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BOA-22478

18-13 28

4.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 8328

Case Number: BOA-22478

CZM: 56

CD: 8

A-P#:

HEARING DATE: 07/24/2018 1:00 PM (continued from 7/10/18)

APPLICANT: Justin Doolin

ACTION REQUESTED: Special Exception to allow the driveway width to exceed 30ft on the lot and 20ft in the right-of-way in an RS-1 district (Sec.55.090-F.3)

LOCATION: 10212 S OSWEGO PL E

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 19345.08 SQ FT

LEGAL DESCRIPTION: LT 12 BLK 1, SHADY OAKS ESTATES II

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-13008: on 2.23.84 the **Board** approved a *variance* of the required setback from the centerline of East 103rd Street from 60' to 54'; and a *variance* of the required setback from the east property line from 35' to 15' in an RS-1 District. Located at 10212 S. Oswego Place East

Surrounding Property: No relevant history

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

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

The **Areas of Stability** 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.

4.2

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS-1 Residential Single-family homes on the north, south, east, and west.

CURRENT STAFF COMMENTS:

The case was continued to the 7/24/18 meeting to allow for the new 5th Board member to be confirmed by City Council.

PREVIOUS STAFF COMMENTS:

The applicant is before the Board requesting a **Special Exception** to permit construction of a driveway greater than 30' in width on the lot (outside the right-of-way) and 20' within the right-of-way. A recent Code interpretation provided that the limitation on the maximum driveway width on the lot (outside the right-of-way) **shall only be applied to the portion of the driveway located with the street setback area**. Beyond the street setback, any applicable open space requirements will guide maximum lot coverage based on the size and location of buildings, driveways and parking areas on the lot.

The required street setback for an RS-1 zoned lot is 30 ft.; the driveway width within the 30-ft. street setback area appears to exceed the maximum allowed driveway width of 30ft. As shown on the attached plan the proposed driveway width within the right-of-way/to the curb exceeds the 20ft driveway width requirement.

The driveway widths within the right-of-way and setback area exceeds the allowed driveway width in the RS-1 zoning district.

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

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

Sample Motion

Move to _____ (approve/deny) a Special Exception to allow the driveway width to exceed 30ft on the lot and 20ft in the right-of-way in an RS-1 district (Sec.55.090-F.3)

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any): _____

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

Case No. 13007 (continued)

TRACT B: The East-Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4) of Section 20, Township 18 North, Range 13 East of the Indian Base and Meridian, lying South and adjacent to the Wimbledon Place, more particularly described as follows, to wit: Commencing at the Northwest Corner of the East-Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4), thence South 00°-18'-09" West a distance of 450.0' to the Point of Beginning which is the Southwest Corner of Wimbledon Place, a Subdivision to the City of Tulsa, Tulsa County, Oklahoma; thence running South 00°-18'-09" West and along the West boundary of said East-Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4) of Section 20, Township 18 North, Range 13 East, a distance of 270.0'; thence due East parallel with the South line of Said Wimbledon Place a distance of 480.0'; thence North 00°-18'-09" East a distance of 270.0' to the Southeast Corner of Wimbledon Place; thence due West along the South boundary of Wimbledon Place a distance of 480.0' to the Point of Beginning.

Case No. 13008

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in the RS, RD and RM Districts - Use Unit 1206 - Request for a variance of the required setback from the centerline of East 103rd Street from 60' to 54' and a variance of the required setback from the east property line from 35' to 15' in an RS-1 District under the provisions of Section 1670, located at the NW corner of East 103rd Street and South Oswego Place.

Presentation:

Martin E. Brown, 3904 South Sandusky Avenue, represented the owner of the property, Robert Morgan. He informed the applicant wishes to make two additions to his existing residence. He submitted a plot plan (Exhibit "P-1") and informed one of the additions will be on the front of the residence and one will be to the rear. The subject property is situated on a corner lot on a cul-de-sac street. The way the house sits with the existing septic system leaves the applicant only one place that he might be able to upgrade his residence. He informed they showed some drawings to the area residents to indicate what they are planning. They have contacted the people in area, and the neighbors agree that this will improve the property in the area--they had no objections.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve 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 required setback from the centerline of East 103rd Street from 60' to 54' and a variance of the required setback from the east property line from 35' to 15' in an RS-1 District under the provisions of Section 1670, per plot plan, on the following described property:

Lot 12, Block 1, Shady Oaks Estates II Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

2.23.84:407(24)



4.5



0 50 100
Feet



Subject
Tract

BOA-22478

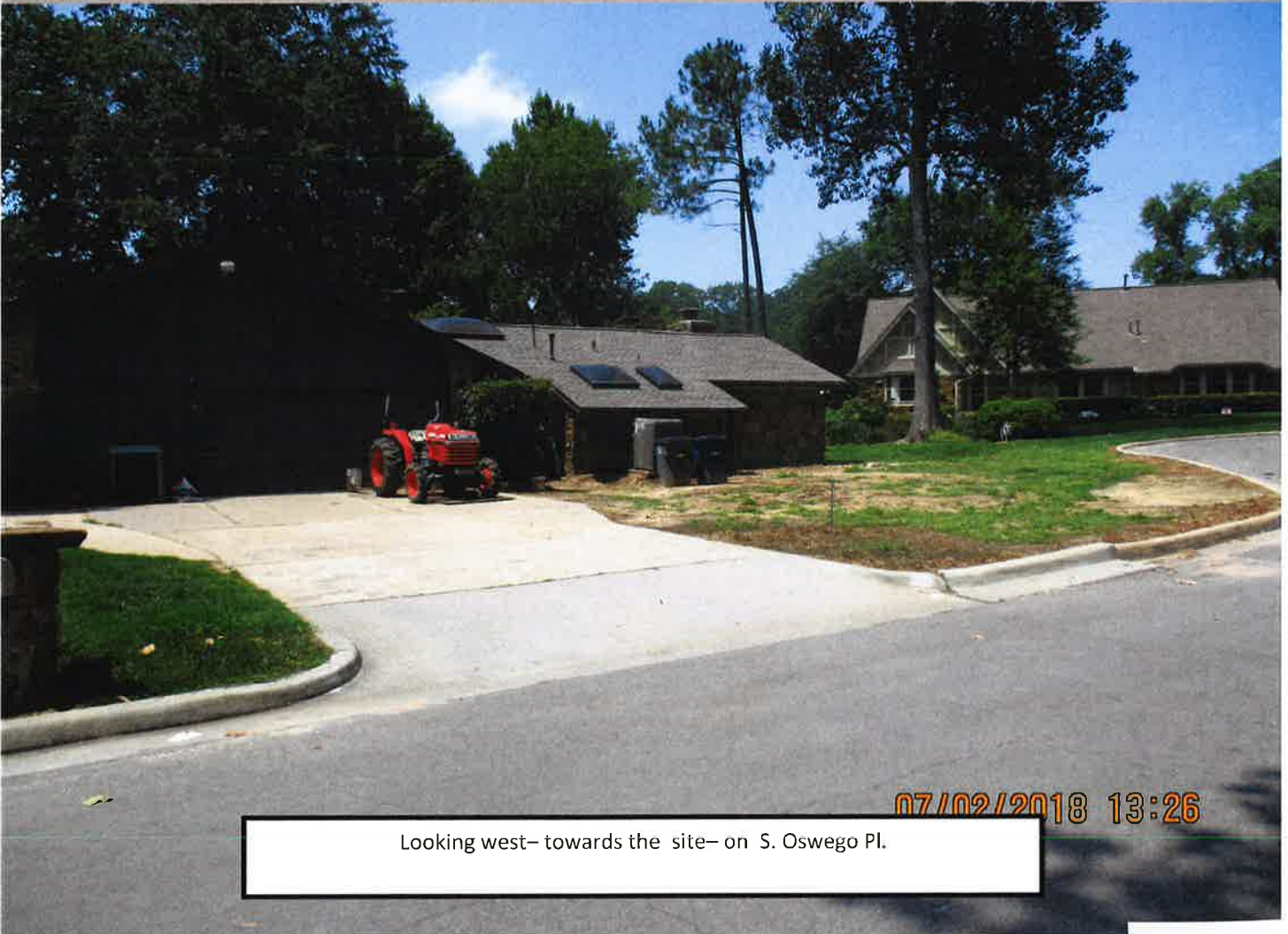
18-13 28

Note: Graphic overlays may not precisely
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Aerial Photo Date: February 2018



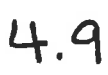
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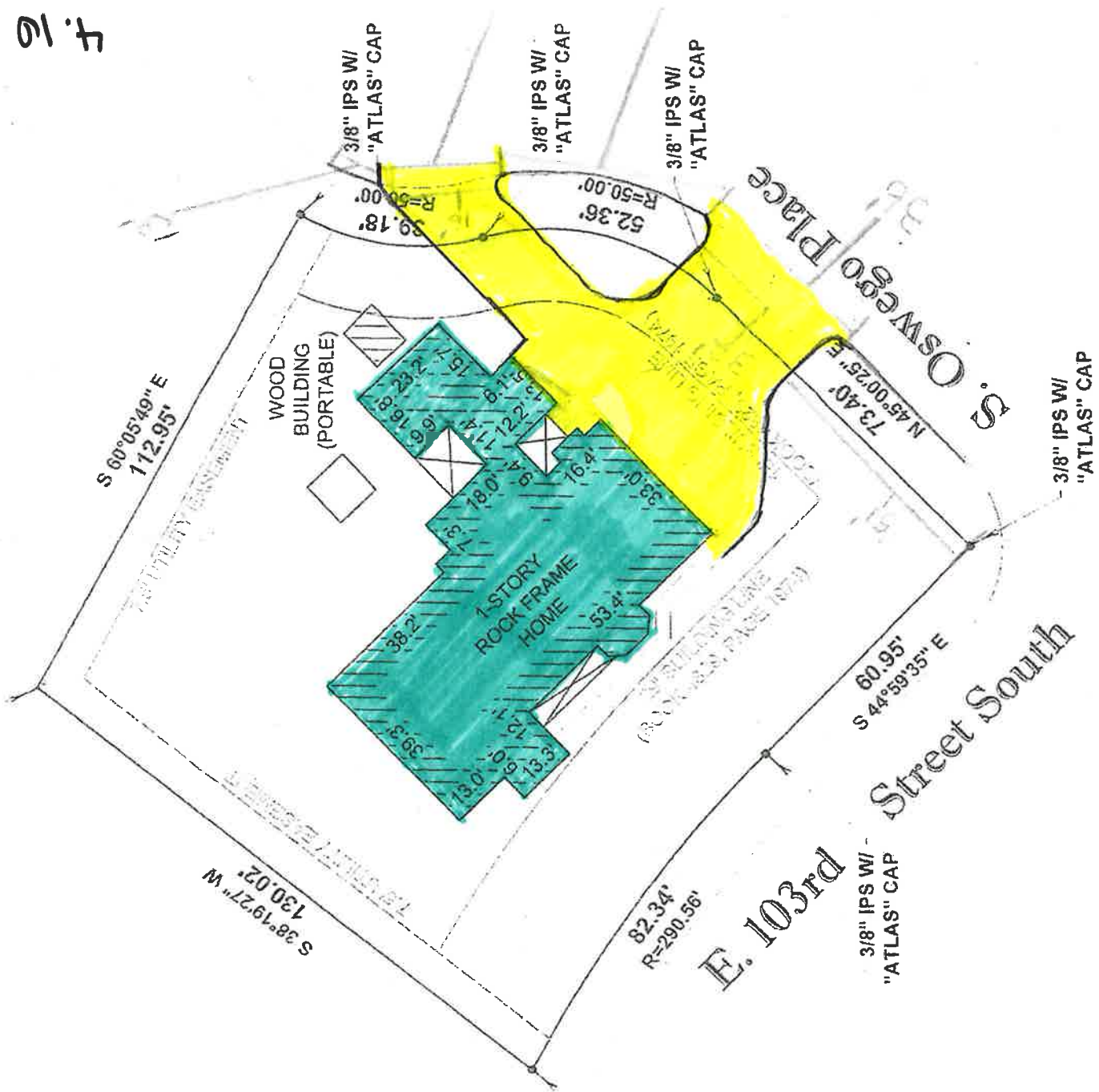


Looking west- towards the site- on S. Oswego Pl.

TY BOARD OF ADJUSTMENT
60A-22478
RECORD EXHIBIT 17a
IN THE 7/10/18
OF THE TULSA CITY BOARD



4.10



PREPARED FOR: MR. JUSTIN NOON

TULSA CITY BOARD OF ADJUSTMENT
CASE NO. 130A-12478
OFFICIAL RECORD EXHIBIT 176
ENTERED IN THE 11/10/18
MINUTES OF THE TULSA CITY BOARD
OF ADJUSTMENT

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: 1

June 1, 2018

Justin Doolin
DeepFork INs
10212 S Oswego PI
Tulsa, OK 74137

APPLICATION NO: **ZCO-001756-2018** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)

Location: 10212 S Oswego PI

Description: PROJECT DESCRIPTION

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
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
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SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

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(continued)

4.11

REVIEW COMMENTS

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

Application No. ZCO-001756-2018

10212 S Oswego PI

June 1, 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.

55.090-F3 Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120. Maximum Driveway Width in RS-1 is 20' within ROW and 30' outside of ROW on your lot.

Review Comments: The submitted site plan proposes a driveway width of more than 30' on the lot and more than 20' wide in ROW which exceeds the maximum allowable driveway width both within and outside of the ROW. Revise plans to indicate the driveway shall not exceed the maximum allowable width or apply to the BOA for a special exception, one for the proposed driveway width within the ROW and also for the proposed driveway width outside of the ROW.

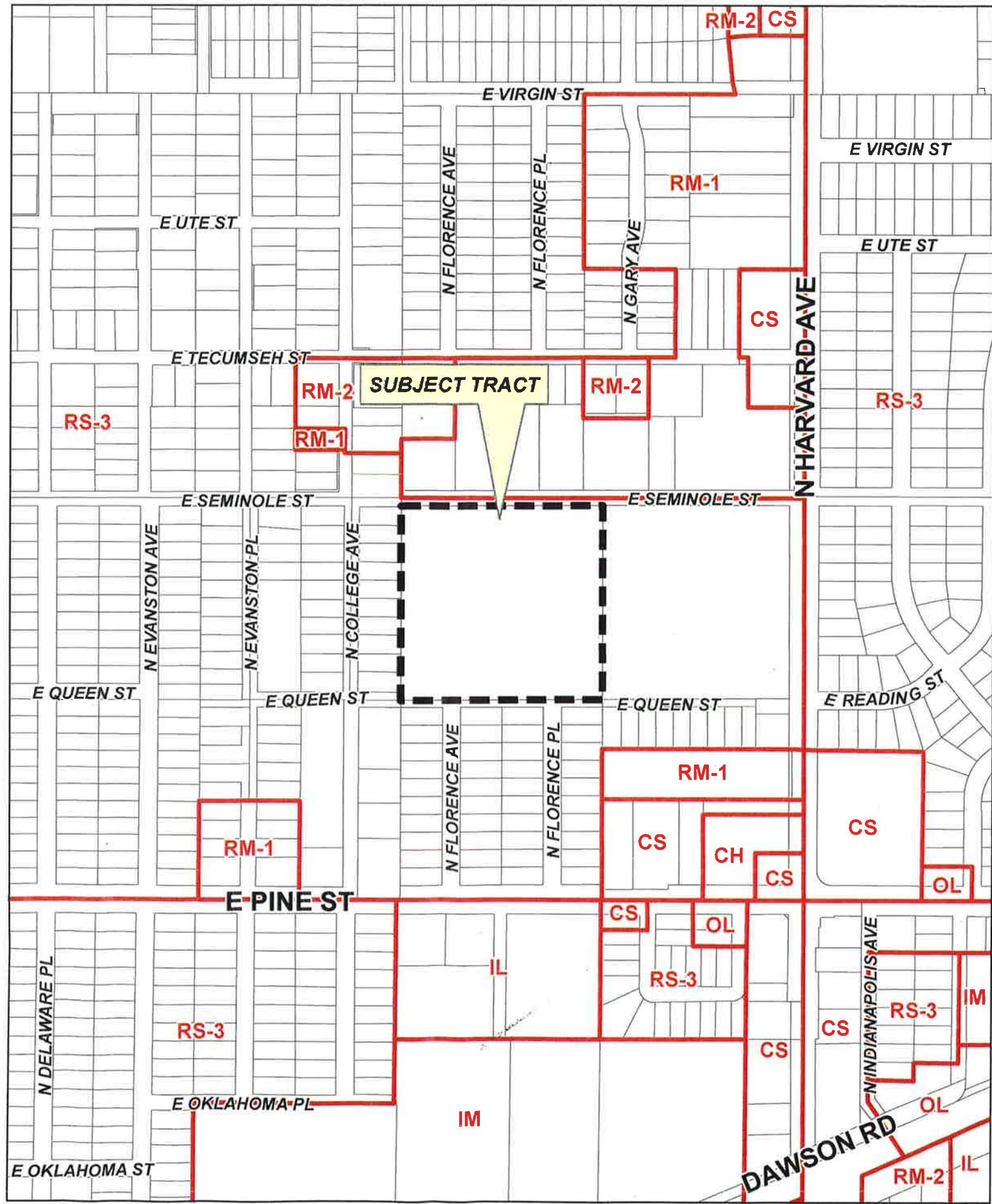
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

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-22481

5.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 0329

Case Number: BOA-22481

CZM: 29

CD: 3

A-P#:

HEARING DATE: 07/24/2018 1:00 PM

APPLICANT: Mark Capron

ACTION REQUESTED: Special exception to permit a school use in an RS-3 district (Section 5.020-C).

LOCATION: 3121 E QUEEN ST N

ZONED: RS-3

PRESENT USE: Park

TRACT SIZE: ± 9.62 acres

LEGAL DESCRIPTION: NW SE SE LESS N25 FOR RD SEC 29 20 13 9.62ACS, SPESS-MARTIN ADDN, LOUARD HGTS ADDN, JEENS ADDN CORR

RELEVANT PREVIOUS ACTIONS:

Subject Parcel:

BOA-21129; on 8.24.10 the Board **approved** an *Amendment* to a previously approved site plan for an elementary school in an R district to permit a building addition and site modification.

Surrounding Properties:

BOA-17781; on 7.22.97 the Board **approved** a *Minor Special Exception* to approve an amended site plan allowing an addition to the existing Celia Clinton Elementary School; per plan submitted; subject to the removal of the existing mobile unit.

BOA-16023; on 4.28.92 the Board **approved** a *Special Exception* to permit a public school in an R district and to allow temporary mobile classrooms.

BOA-11202; on 9.18.80 the Board **approved** an *Exception* to use part of an existing elementary school as a non-profit day care center.

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 ideal for the **Area 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.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RM-1 zoned single family residential properties to the north; RS-3 zoned properties are immediately to the west and south; Clinton Elementary School is to the east of the subject site.

STAFF COMMENTS:

The applicant is before the Board requesting a **Special Exception** to permit a school use in the RS-3 district (Section 5.020-C).

The applicant is proposing to construct a Tulsa Educare school on the \pm 9.62 acre site. The applicant has stated that the proposed school is a separate entity that is not affiliated with the existing school to the east. A school use is permitted in the R district only by special exception. A special exception is required as the proposed use is not permitted by right due to potential adverse affect, but if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted.

If inclined to approve staff request that the Board approve the school use per the submitted site plan to ensure that any future expansion of school facilities on the site would require additional review and approval by the Board.

The Board may consider any other condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding neighborhood.

Sample Motion

Move to _____ (approve/deny) a Special Exception to to permit a school use in an RS-3 district (Section 5.020-C).

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any): _____.

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

A tract of land situated in the W/2 of the NE/4 of the NE/4 of Section 27, Township 20 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma and more particularly described as follows to-wit: Commencing at the Northeast Corner of said W/2 of the NE/4 of the NE/4. THENCE South 88 degrees 49 minutes 21 seconds West for a distance of 271.60 feet and along the North Line of said W/2 of the NE/4 of the NE/4; THENCE South 01 degrees 10 minutes 39 seconds East for a distance of 60.00 feet to the POINT OF BEGINNING. THENCE South 01 degrees 10 minutes 39 seconds East for a distance of 49.52 feet to a point on the Northerly Right-of-Way of the Gilcrease Expressway; THENCE North 50 degrees 57 minutes 47 seconds West for a distance of 37.98 feet and along said right-of-way; THENCE North 01 degrees 10 minutes 39 seconds West for a distance of 25.00 feet and along said right-of-way; THENCE North 88 degrees 49 minutes 21 seconds East for a distance of 29.00 feet and along said right-of-way to the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record.

FILE COPY

Case No. 21129-Tanner Consulting

Action Requested:

Amendment to a previously approved site plan for an elementary school in an R district to permit a building addition and site modification. **Location:** 1740 North Harvard Avenue

Presentation:

Matt Baer, Tanner Consulting, 5323 South Lewis, Tulsa, OK; represented Tulsa Public Schools and asked for an Amendment to a previously approved site plan for Clinton Elementary School. In 1992 the Board approved a Special Exception to permit the existing facility to expand. In 1997 the Board approved a Minor Special Exception to amend the previous approved site plan. The school wants to expand again with the addition of classrooms, a library, a new kitchen, and an additional parking area.

Interested Parties:

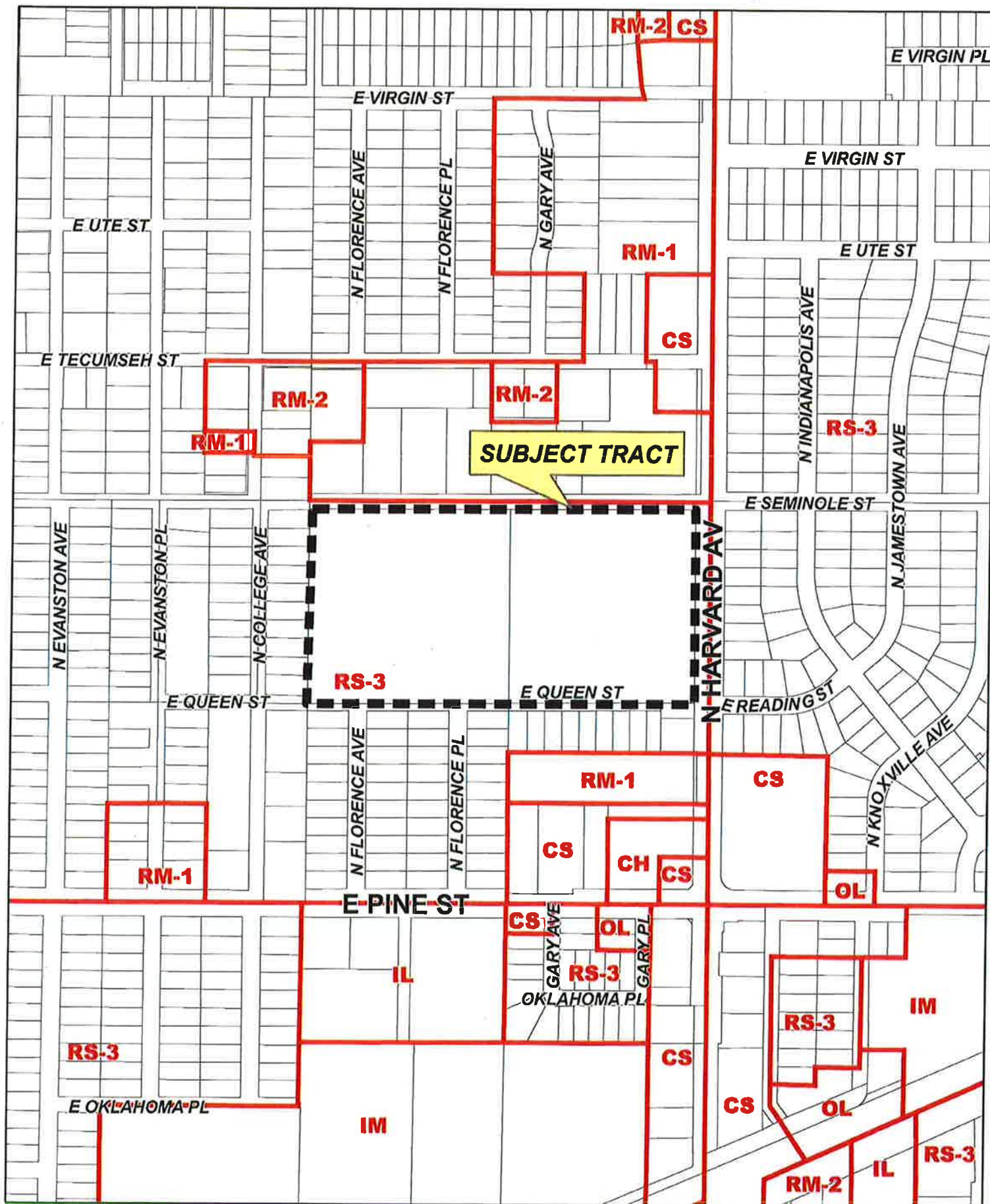
There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Stead, Tidwell, White, Van De Wiele, "aye"; no "nays"; no "abstentions") to **APPROVE** the Amendment to a previously approved site plan for an elementary school in an R district to permit a building addition and site modification; per conceptual plan 5.5; with three existing manufactured buildings located on the southeast corner to remain in place and the other four manufactured buildings to be removed from the property; finding the Special Exception



BOA-21129

20-13 29



5.5

Case No. 17781

FILE COPY

Action Requested:

Minor Special Exception to approve an amended site plan allowing an addition to the existing Celia Clinton Elementary School. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 2, located 1740 North Harvard.

Presentation:

The applicant, **Larry Edmondson & Associates**, was not present.

Interested Parties: None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Bolzle, Cooper, Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; none "absent") to **APPROVE Minor Special Exception** to approve an amended site plan allowing an addition to the existing Celia Clinton Elementary School. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 2; per plan submitted; subject to the removal of the existing mobile unit, finding that the requirements for a variance in Sec. 1607.C. has been met, on the following described property:

N/2, SE/4, SE/4, Sec. 29, T-20-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 17782

Action Requested:

Special Exception to amend a previously approved site plan to allow an additional building 50' from the N. boundary line. **SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS** - Use Unit 25, located 3030 North Erie Avenue.

Presentation:

The applicant, **Tanner Consulting/Dan Tanner**, 2202 East 49th Street, submitted a site plan (Exhibit L-1) and stated that he is representing Walden Machine Works. He requested the Board to allow an additional building on the subject site, which will line up and square up with the previously approved building.

Comments and Questions:

In response to Mr. Dunham, Mr. Tanner stated he has filed an application to close a triangular piece of property (30' x 40'), which is part of a storm drainage easement. He commented expects approval of the application.

07:22:97:731(12)

11202

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities - Section 1680 - Exceptions) request for an exception to use part of existing elementary school as a non-profit day care center at 1740 North Harvard Avenue.

Presentation:

Marilyn McCorkle, on behalf of the Board of Directors of Celia Clinton Child Care, Inc., stated they are a non-profit organization. They want to use the vacant classrooms in an existing and operating public school for before and after school day care. The middle part of the day will be for the Kindergarten children and two classes of pre-school.

Protestants: None.

Board Action:

On MOTION of VICTOR, the Board voted 5-0-0 (Lewis, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities - Section 1680 - Exceptions) to use part of an existing elementary school as a non-profit day care center, on the following described property:

The East 50' of the N/2 of the SE/4 of the SE/4 of Section 29,
Township 20 North, Range 13 East, City of Tulsa, Tulsa County, Okla.

11203

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwellings - Under the Provisions of Section 1680 - Special Exceptions) request for an exception to erect a duplex dwelling in an RS-3 District. This property is located at 3715 Riverside Drive.

Presentation:

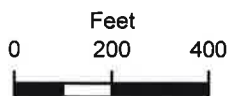
Robert W. Grisham, President of the Sapulpa Home Builders and on the Board of Directors for the Tulsa Chapter, stated that the subject property is on Riverside Drive and is owned by his brother-in-law. He is asking me to build a duplex for him. He is going to live in one side. The property next door to him is a duplex, two lots north is an eight-plex. I presented his plans to the Board (Exhibit "T-1"). The home on the property now is pretty old and he wants to tear it down and build the new duplex. It will be approximately 1,300 sq. ft. per side.

Protestants: None.

Board Action:

On MOTION of SMITH, the Board voted 5-0-0 (Lewis, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1207 - Duplex Dwellings - Under the Provisions of Section 1680 - Special Exceptions) to erect a duplex dwelling in an RS-3 District at 3715 Riverside Drive, per plot plan submitted, on the following described property:

9.18.80:319(20)



Subject
Tract

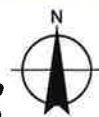
BOA-22481

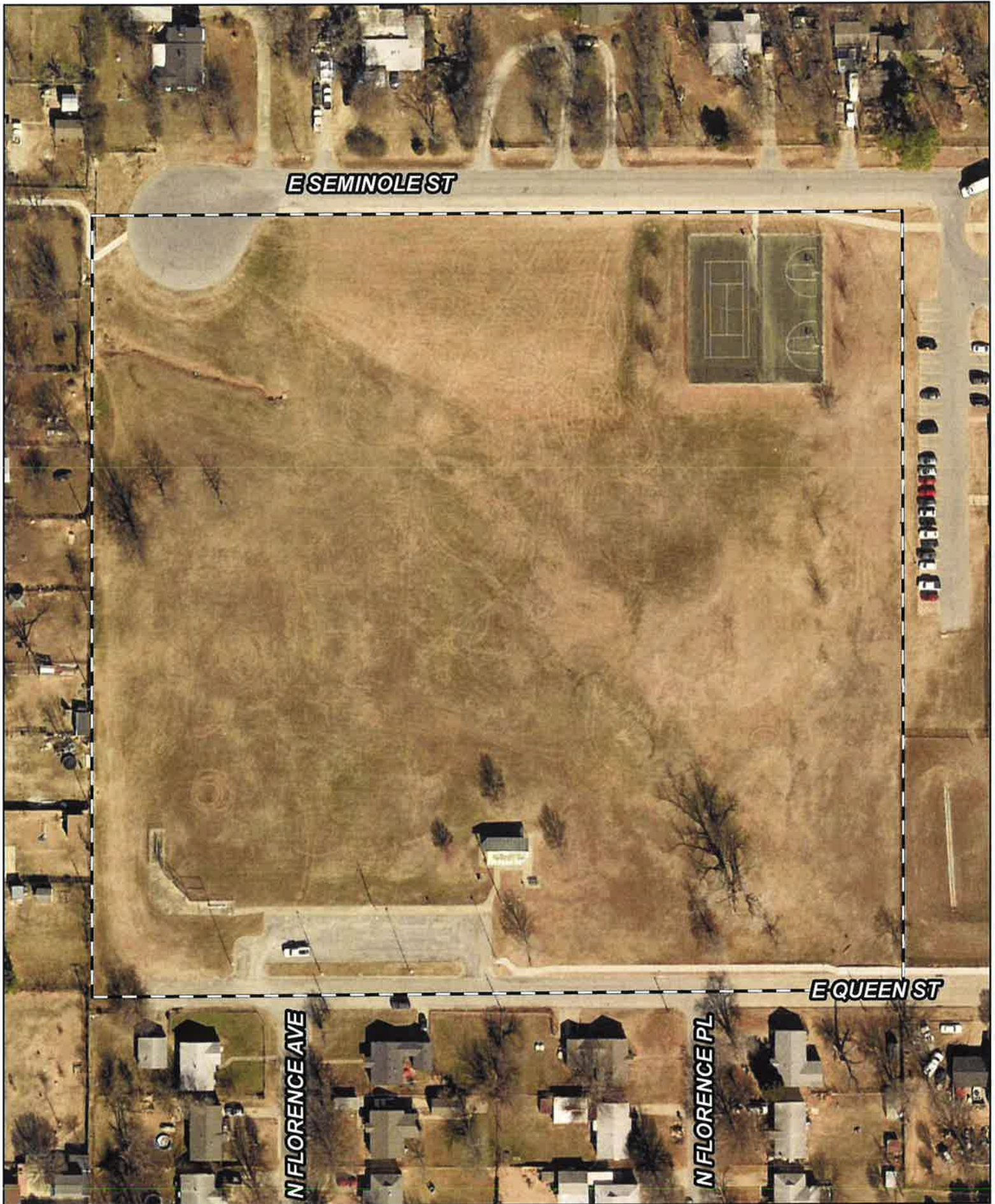
20-13 29

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

Aerial Photo Date: February 2018

5.8





E SEMINOLE ST

E QUEEN ST

N FLORENCE AVE

N FLORENCE PL

0 50 100
Feet



Subject
Tract

BOA-22481

20-13 29

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

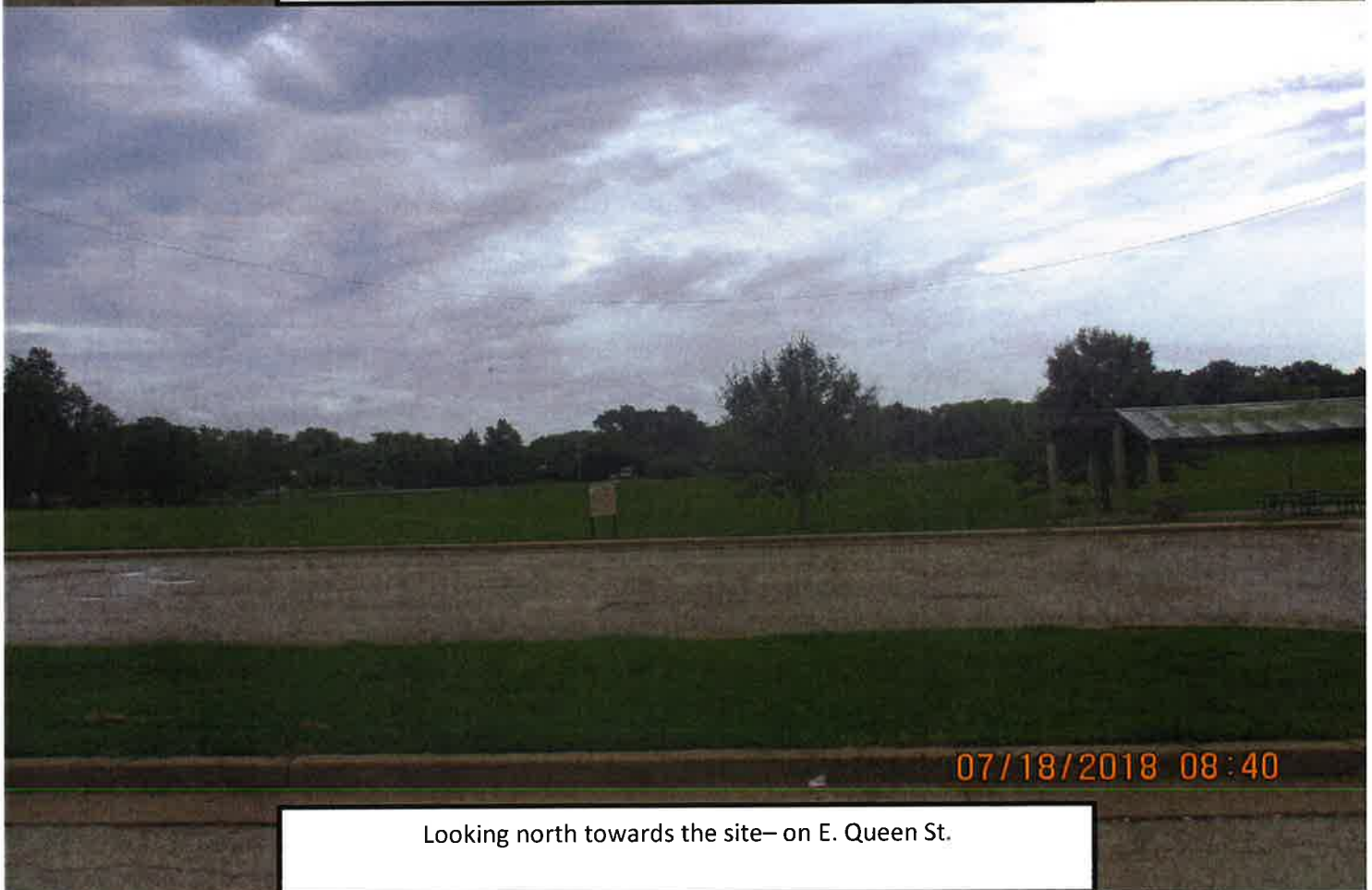
Aerial Photo Date: February 2018

5.9





Looking northwest-towards the site- on E. Queen St.



Looking north towards the site- on E. Queen St.



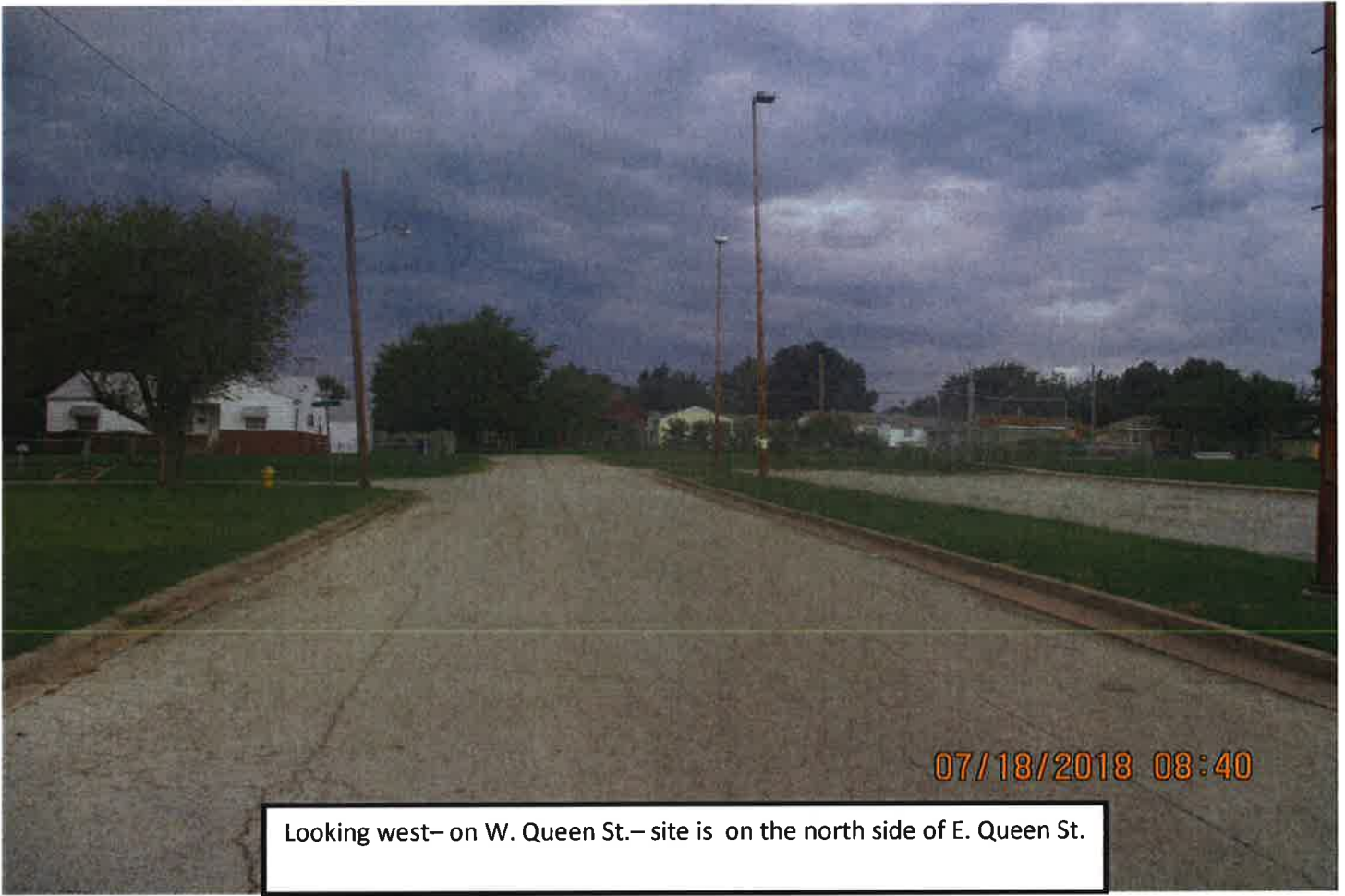
07/18/2018 08:40

Looking northeast- towards the site- on E. Queen St.



07/18/2018 08:40

Looking east- on W. Queen St.- site is on the north side of E. Queen St.



Martin Second Addition

PROPOSED R/W DEDICATION (BY SEP. INST.)

Spess-Martin Addition

Block 1

Clinton Park (Unplatted)

PROPOSED 25' R/W DEDICATION (BY SEP. INST.)

S. LINE NW/4 SE/4 SE/4

Block 3

Louard Heights Addition

N Florence Ave.

Block 2

Louard Heights Addition

N Florence Pl.

Block 1

Louard Heights Addition

Jeans Addition

(Unplatted)

E. Seminole St.

N. LINE NW/4 SE/4 SE/4

9'x18' PKG. STALLS (TYP)

PROPOSED PKG. LOT

PROPOSED BUILDING

PROPOSED PKG. LOT

PROPOSED 114'x80' BASKETBALL COURT

PROPOSED DETENTION

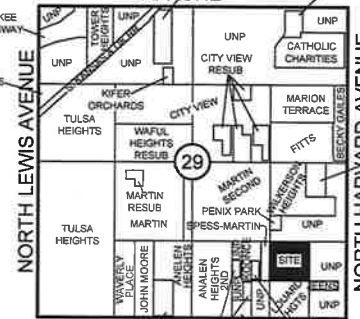
PROPOSED 26' ROAD (PUBLIC)

PROPOSED 50' R/W DEDICATION (BY SEP. INST.)

Celia Clinton Elem. School (Unplatted)

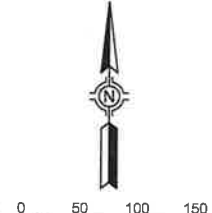
R 13 E

EAST APACHE STREET



Location Map

SCALE: 1"=2000'



SCALE: 1"=100'

BOA-22481

Board of Adjustment Exhibit

of
Proposed Tulsa Educare 4

PART OF THE NW/4 SE/4 SE/4 SECTION 29, T-20-N, R-13-E

City of Tulsa, Tulsa County, State of Oklahoma

Legend

R/W = RIGHT-OF-WAY
B/L = BUILDING SETBACK LINE

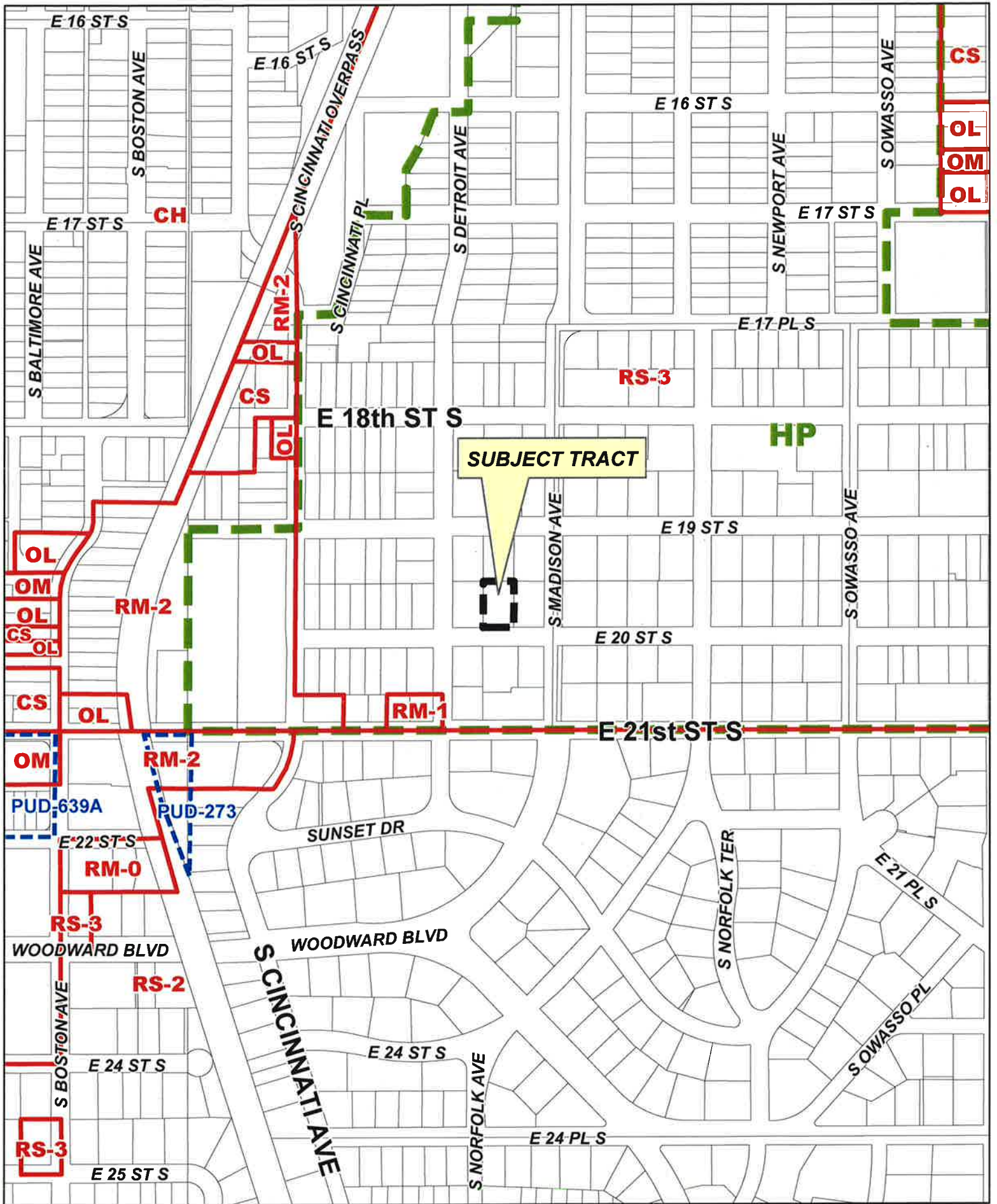


Sismore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74136
C.A. NO. 2421

PHONE (918) 665-3800
FAX (918) 665-3808
EXP. DATE 6/30/19

FILE:	2013.2822	SURVEY BY:	DATE:	7/2/18
ORDER:	18034.01	DRAWN BY:	LAD	SCALE: 1"=100'
BOOK:		CHECKED BY:	MC	SHEET 1 OF 1

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BOA-22482

19-12 12

6.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9212

Case Number: **BOA-22482**

CZM: 36

CD: 4

A-P#:

HEARING DATE: 07/24/2018 1:00 PM

APPLICANT: Keith Dalessandro

ACTION REQUESTED: Variance to allow a detached accessory structure to exceed 18 ft in height and exceed 10 ft in height to the top of the top plate in the rear setback in an RS-3 zoned district (90.090-C)

LOCATION: 305 E 20 ST S

ZONED: RS-3

PRESENT USE: residential

TRACT SIZE: 15002.13 SQ FT

LEGAL DESCRIPTION: LTS 86 & 87 & S10 VAC ALLEY ADJ ON N BLK 10, SOUTH SIDE ADDN

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

BOA-18257; on 12.08.98 the Board approved a variance to permit the construction of a detached garage located closer then 3' from the property line. Located; 220 E. 19th St.

BOA- 16522; on 12.14.93 the Board approved a variance of the required side yard from 5' to 2'. Located; 312 E. 18th St.

BOA- 12438; on 2.10.83 the Board approved a minor exception to increase the 25% floor area ratio to 29%, per site plan submitted. Located; northeast corner of E. 20th St. S. & S. Detroit Ave.

BOA- 12414; on 1.27.83 the Board approved a variance of the setback requirements from 50' to 46'. Located; 231 E. 20th St.

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 **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.

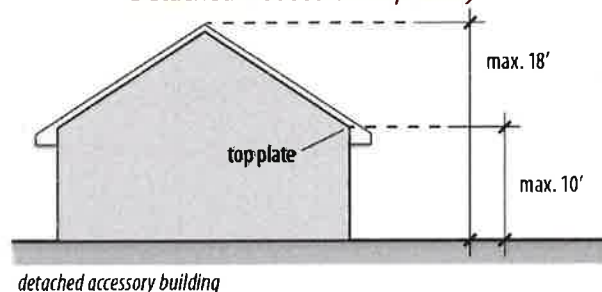
The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted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

ANALYSIS OF SURROUNDING AREA: The subject tract is located in a HP district. The subject site is surrounded by RS-3 zoned single-family residences on all sides.

STAFF COMMENTS:

The Code states that detached accessory buildings in RS districts may be located in the required rear setbacks if the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate (Section 90.090-C.2).

Figure 90-9: Maximum Height of Accessory Buildings In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



The applicant has stated that the top plate on the second floor will be 19ft and the overall height of the detached accessory building will be 25ft. The applicant has requested a **Variance** to allow the detached accessory building to exceed 18ft in height to allow a overall height of 25ft and to exceed 10ft in height to the top of the top plate to allow for 19ft.

Sample Motion

Move to _____ (approve/deny) a **Variance** to allow a detached accessory building to exceed 18 ft in height to 25ft and to exceed 10ft in height to the top of the top plate on the second floor to 19 ft. (Section 90.090-C.2).

- 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. 12413 (continued)

Protestants:

Chairman Smith advised the Board of a protest letter written by John A Hill, 2140 East 20th Street, stating that he is opposed to the waiver of the screening requirement on the north boundary and requests that a 6' to 8' privacy fence be installed on the north side from Lunis Avenue to the end of the applicant's property (Exhibit "Q-7").

Comments:

Discussion ensued concerning the location of the building and Mr. Johnson advised that the building is 35' from the curb line and 30' to the centerline making a total of 65' from the centerline of the street.

The proposed solarium will be located approximately 54' from the centerline of 21st Street. Mr. Johnson stated that the existing building will remain as is, with the exception of the solarium.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-1 (Chappelle, Smith, Victor, "aye"; no "nays"; Purser, "abstaining"; Wait, "absent") to approve an Exception (Section 630 - Bulk and Area Requirements in the Office District) to increase the floor area ratio from 25% to 28.25%; and a Variance (Section 630 - Bulk and Area Requirements in the Office District) of the setback from the centerline of 21st Street from 110' to 54' in order to permit an 11' x 22' solarium, per plans submitted; and a Variance (Section 280 - Structure Setback From Abutting Streets) of the setback from 21st Street from 60' to 34' in order to locate a sign, subject to customary removal contract; and a Variance (Section 1211.3 - Use Conditions) that the storage building can provide a portion of the screening, but from the storage building corner to the property line that the applicant erect a screening fence, on the following described property:

Lot 19, Block 10, Woodward Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

✓ Case No. 12414

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential District - Request for a variance of the setback requirement from 50' to 46' from Detroit Avenue; and a Variance - Section 240.2 (e) - Permitted Yard Obstructions - Request for a variance of the square-footage of a detached accessory building from 750 square feet to 816 square feet located at 231 East 20th Street.

Presentation:

Bill Blackburn, 221 East 20th Street, was present representing Thomas Matson, 231 East 20th Street, and submitted a site plan (Exhibit "R-1"). Mr. Matson proposes to add onto the existing garage structure making a total of 816 square feet in size and will be used as a cabana for the existing swimming pool. The proposed accessory building will be a one-story structure and will be constructed of redwood siding with the same roof level as the existing garage.

Protestants:

Betsy Horowitz was present representing Dr. and Mrs. Hughes, Dr. and

1.27.83:379(18)

Case No. 12414 (continued)

Mrs. Graham, Mrs. Gary Camp and Dr. and Mrs. Browning who live in the immediate area. Mrs. Horowitz advised that the subject area is now being considered as an historic preservation. Mrs. Horowitz advised that according to the Zoning Code the establishment of two dwelling units on a single lot that is platted in an RS-3 residential area is prohibited. Mrs. Horowitz read a letter into the record written by Mrs. Vera Berlin, 230 East 19th Street, stating that the construction of the accessory building will increase the area of the existing structure to such an extent that it would be turned into a residence. The neighborhood would not want this approval to set a precedent in the surrounding area.

Vallee Kidd, 233 East 21st Street, was present in opposition to the request as it would set a precedent and would be detrimental to the area.

Board Comments:

The Board did not feel that the second variance would be needed because the total space would not exceed the 750 square feet allowed by the Zoning Code. The Board was also concerned that the cabane would not be turned into a residence and Mr. Blackburn advised the Board that it would not be used as a residence.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-1 (Chappelle, Smith, Victor, "aye"; no "nays"; Purser, "abstaining"; Wait, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential District) of the setback requirement from 50' to 46' from Detroit Avenue; and the Board finds the second Variance (Section 240.2 (e) - Permitted Yard Obstructions) is not needed, and, therefore has been withdrawn and that the remodeling of the structure not include any cooking facilities; that the structure not be used as an apartment or any residential structure and that a covenant be filed to that effect in the County Clerk's Office, on the following described property:

Lot 65, Block 7, Southside Addition in the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12415

Action Requested:

Special Exception - Section 240.2 (e) - Permitted Yard Obstructions - Request to allow a carport that encroaches into the 5' side yard to a distance of 3' & 6" located at 519 East 42nd Place North.

Presentation:

Dallas Acuff, 12927 East 31st Court, was present to address the Board.

James Markum, 737 Willow, was present and submitted a plot plan (Exhibit "S-1"); a site plan (Exhibit "S-2") and six (6) photographs of existing carports in the subject area (Exhibit "S-3"). Mr. Markum stated that he rebuilt the existing carport for the owner of the subject property, Earl Foster.

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 380
Thursday, February 10, 1983, 1:00 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT

Chappelle
Purser (in at 1:45 p.m.)
Smith
Victor
Wait

STAFF PRESENT

Compton
Gardner
Jones
Martin

OTHERS PRESENT

Jackere, Legal
Department
Miller, Protective
Inspections

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, Wednesday, February 9, 1983, at 10:20 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present, Chairman Smith called the meeting to order at 1:02 p.m.

MINUTES:

On MOTION of CHAPPELLE and SECOND by VICTOR, the Board voted 4-0-0 (Chappelle, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; Purser, "absent") to approve the Minutes of December 16, 1982 (No. 377).

WITHDRAWN CASES:

Case No. 12426

The applicant, John Rupe, was not present. Several protestants were present and advised the Board that they have talked with Mr. Rupe, who intends to withdraw his application at this time. Mr. Main, the attorney representing Mr. Rupe, has advised the Staff that the applicant wishes to withdraw the item from the agenda. The applicant will be permitted to refile if the request is still needed.

The Chair without objection withdrew Case No. 12426 from the agenda.

MINOR VARIANCES AND EXCEPTIONS:

Case No. 12438

Action Requested:

Minor Exception - Section 630 - Bulk and Area Requirements in the Office District - Request for a minor exception to increase the 25% floor area ratio to 29%. This property is located at 55th Street and Memorial Drive.

Presentation:

Bill Bemier, representing the Matthews Company, P. O. Box 55119, submitted a site plan (Exhibit "A-1") and requested that the minor exception to increase the floor area ratio be granted. The applicant proposes to construct a general purpose office building which exceeds the permitted floor area ratio by four (4) percent. The proposed office building contains approximately 15,600 sq. ft. and will be a single-story structure. The Zoning Code requires one parking space

for every 400 square feet, but the applicant is providing one (1) parking space for every 258 square feet or 55 parking spaces.

Protestants:

Yugonda Walker Clinton, 5415 South 79th East Avenue, was concerned about the increase in traffic and parking problems which would be present if the application is approved.

E. K. Krouse, 5407 South 79th East Avenue, was present also expressing his concern that traffic problems will increase.

Bill Clinton, 5415 South 79th East Avenue, was present in protest to the application as the construction will obstruct his visibility.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-1 (Chappelle, Victor, Wait, "aye"; no "nays"; Smith, "abstaining"; Purser, "absent") to approve a Minor Exception (Section 630 - Bulk and Area Requirements in the Office District) to increase the 25% floor area ratio to 29%, per site plan submitted, on the following described property:

A part of Lot 1, Block 14, SOUTHERN PLAZA ADDITION, an ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, and being more particularly described as follows, to wit: BEGINNING at the Southeast corner of Lot 1, Block 14, SOUTHERN PLAZA ADDITION, according to the recorded plat thereof; thence South $89^{\circ}49'51''$ West along the North line of East 55th Street South, a distance of 49.83' to a point; thence along a curve to the left, with a central angle of $8^{\circ}06'05''$ and a radius of 1,720.00', a distance of 243.20' to a point; thence South $81^{\circ}43'46''$ West a distance of 7.52' to the Southwest corner of said Lot 1, Block 14; thence North $0^{\circ}10'09''$ West along the West line of said Lot 1, a distance of 194.86' to a point; thence North $89^{\circ}49'51''$ East a distance of 299.67' to a point on the East line of Lot 1; thence South $0^{\circ}10'09''$ East a distance of 176.64' to the POINT OF BEGINNING, and containing 54,450.00 square feet, more or less.

UNFINISHED BUSINESS:

Case No. 12271

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Commercial District - Request to allow mobile home sales in a CS District located at 9715 East 11th Street.

Presentation:

The applicant, L. Dale Hanes, was not present. Ricky Jones advised the Board that the application has been continued since November 11, 1982. Mr. Gardner advised that the applicant was requested to return to the Board with detailed plans for their review. Legal Counselor Jackere suggested that the application be denied rather than stricken from the agenda because it was not acted upon according to its merits.

2.10.83:380(2)



Action Requested:

Variance of the required side yard from 5' to 2' - **SECTION 403 BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICT** - Use Unit 6, located 312 East 18th Street.

Presentation:

The applicant, **Dennis Anderson**, 7255 South Pittsburg, submitted a floor plan and elevations (Exhibit E-1), and explained that he purchased the subject property with the intent of increasing the square footage by adding a second story to the existing dwelling. He informed that the Tulsa Preservation Commission has approved the building plan. Mr. Anderson stated that the new addition will align with the wall of the existing structure, which was constructed prior to the adoption of the current Zoning Code and encroaches into the required side yard. The applicant stated that he is not aware of any neighborhood opposition to the project.

Interested Parties:

Leon Horowitz, 305 East 19th Street, stated that his residence is to the south of the lot in question and is supportive of the improvement of the property. He asked that an exterior stairway and an upstairs kitchen be prohibited to prevent the applicant from establishing two dwelling units.

Brian Whitehurst, 316 East 18th Street, informed that he lives to the east of the property in question, and is not opposed to the proposed addition. He requested that the ground area of the house not be increased.

Applicant's Rebuttal:

Mr. Anderson advised that it is not his intent to create two dwelling units, and he is not opposed to conditions being imposed that were stated by the interested parties.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Bolzle, Chappelle, Doverspike, S. White, T. White "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required side yard from 5' to 2' - **SECTION 403 BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICT** - Use Unit 6; per plan submitted; subject to no exterior entrance to the second floor addition; subject to no cooking facilities in the upstairs portion of the dwelling; finding that the ground coverage will not be increased, and the building wall of the new addition will align with that of the existing dwelling; on the following described property:

Lot 104, Block 11, and the north 10' of vacated alley adjoining same on the south, Block 11, South Side Addition, an addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 18256 (continued)

DISTANCE OF 73.75 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 33, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 4; THENCE S 89°39'41" W ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 33 AND ALONG THE NORTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 4, A DISTANCE OF 625.54 FEET TO A POINT, SAID POINT BEING 672.41 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 33 (THE SAME BEING THE NORTHWEST CORNER OF SAID SECTION 4); THENCE S 0°39'59" E, PARALLEL WITH THE WESTERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 4, A DISTANCE OF 200.00 FEET; THENCE S 89°39'41" W, PARALLEL WITH THE NORTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 4, A DISTANCE OF 100.00 FEET; THENCE S 0°39'59" E, PARALLEL WITH THE WESTERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 4, A DISTANCE OF 410.97 FEET TO A POINT; THENCE S 89°42'43" W, PARALLEL WITH THE SOUTHERLY LINE OF GOVERNMENT LOT 4, OF SAID SECTION 4, A DISTANCE OF 522.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N 0°39'59" W, PARALLEL WITH THE WESTERLY LINE OF GOVERNMENT LOT 4, OF SAID SECTION 4, A DISTANCE OF 610.51 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

Case No. 18257**Action Requested:**

Variance to permit reconstruction of a detached garage located closer than 3' from the property line. **SECTION 402.B.1.c. ACCESSORY USES IN RESIDENTIAL DISTRICTS – Use Unit 6**, located 220 E. 19th St.

Presentation:

The applicant, **Pam Echart**, 220 E. 19th Street, submitted a site plan (Exhibit F-1); photos (Exhibit F-2) and stated that they are asking for a variance to rebuild their existing garage. Their home was constructed in 1915 and the garage is a wooden structure which is starting to fall down. They are not going to change the structure at all just rebuild it because it does not have enough structural properties to renovate.

Interested Parties:

None.

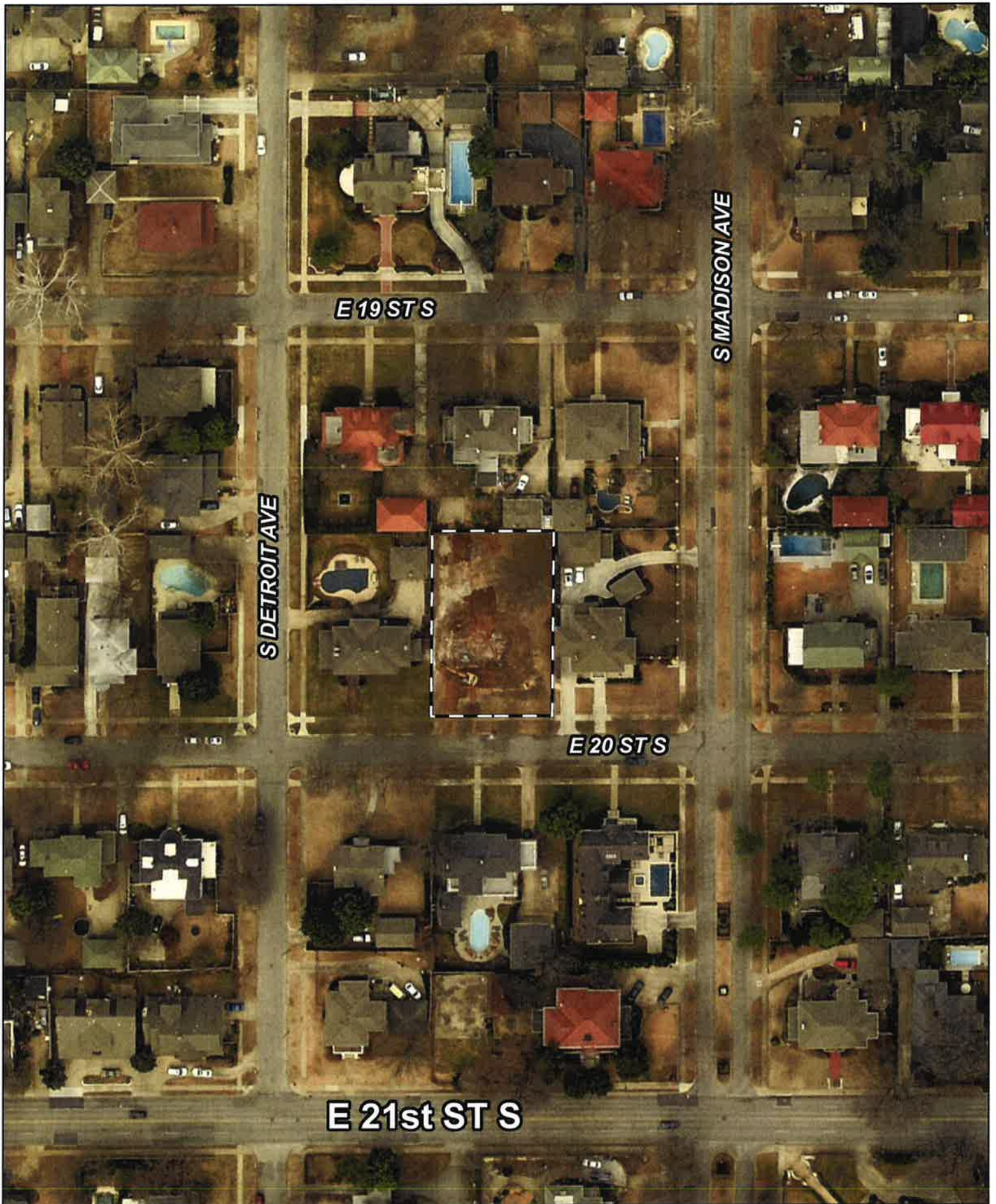
Comments and Questions:

Mr. Cooper asked the applicant if the garage was going to be one story or two? Ms. Echart stated that it will be one story.

Board Action:

On **MOTION** of **COOPER**, the Board voted 4-0-0 (Cooper, Dunham, Turnbo, Perkins "aye"; no "nays", no "abstentions"; White "absent") to **APPROVE** Variance to permit reconstruction of a detached garage located closer than 3' from the property line. **SECTION 402.B.1.c. ACCESSORY USES IN RESIDENTIAL DISTRICTS – Use Unit 6**, finding that it meets the requirements of Section 1607.C. on the following described property:

Lot 52, Block 7, South Side Addition, City of Tulsa, Tulsa County, Oklahoma.



0 50 100
Feet



Subject
Tract

BOA-22482

19-12 12

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

Aerial Photo Date: February 2018



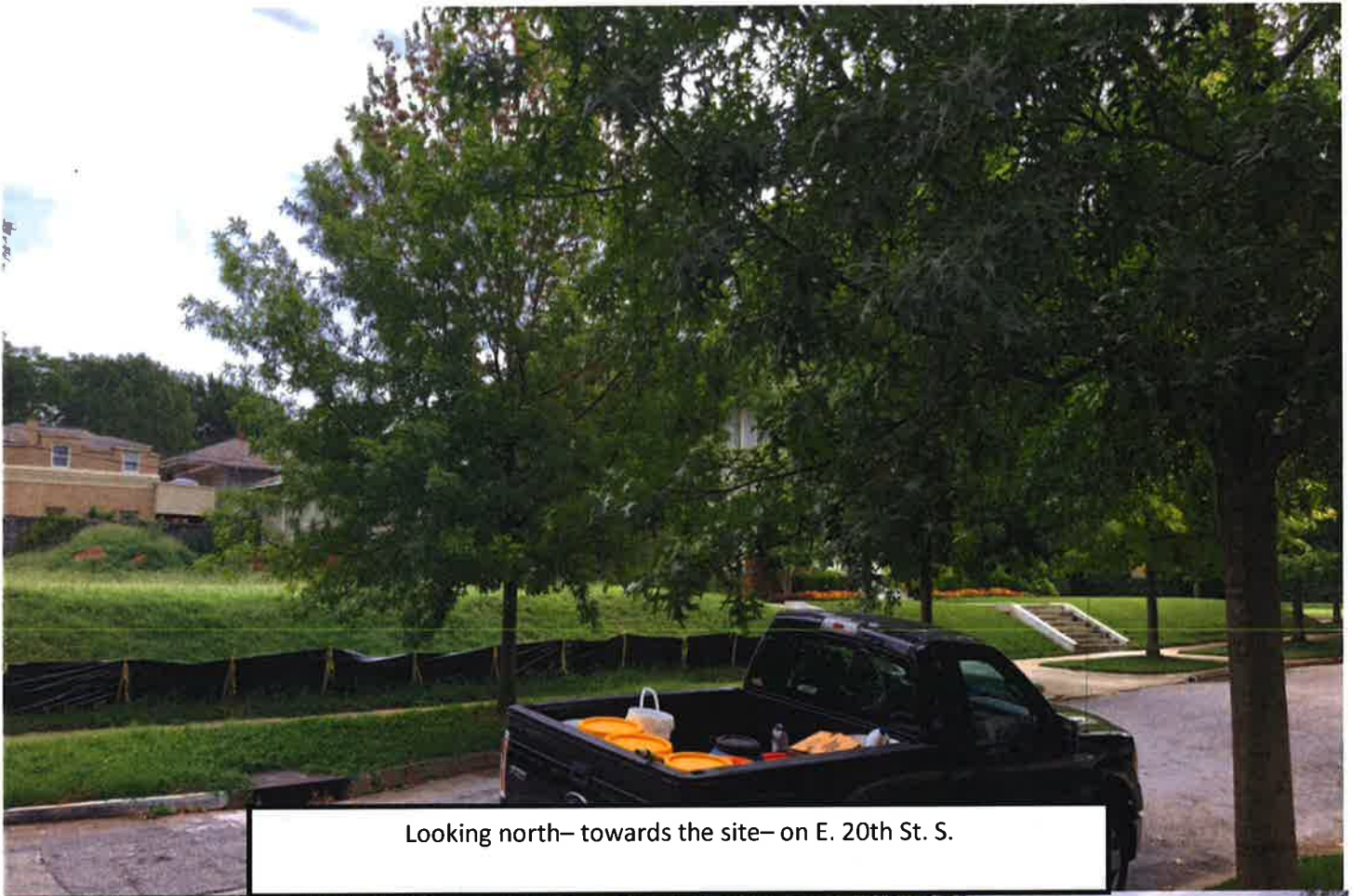
6.12



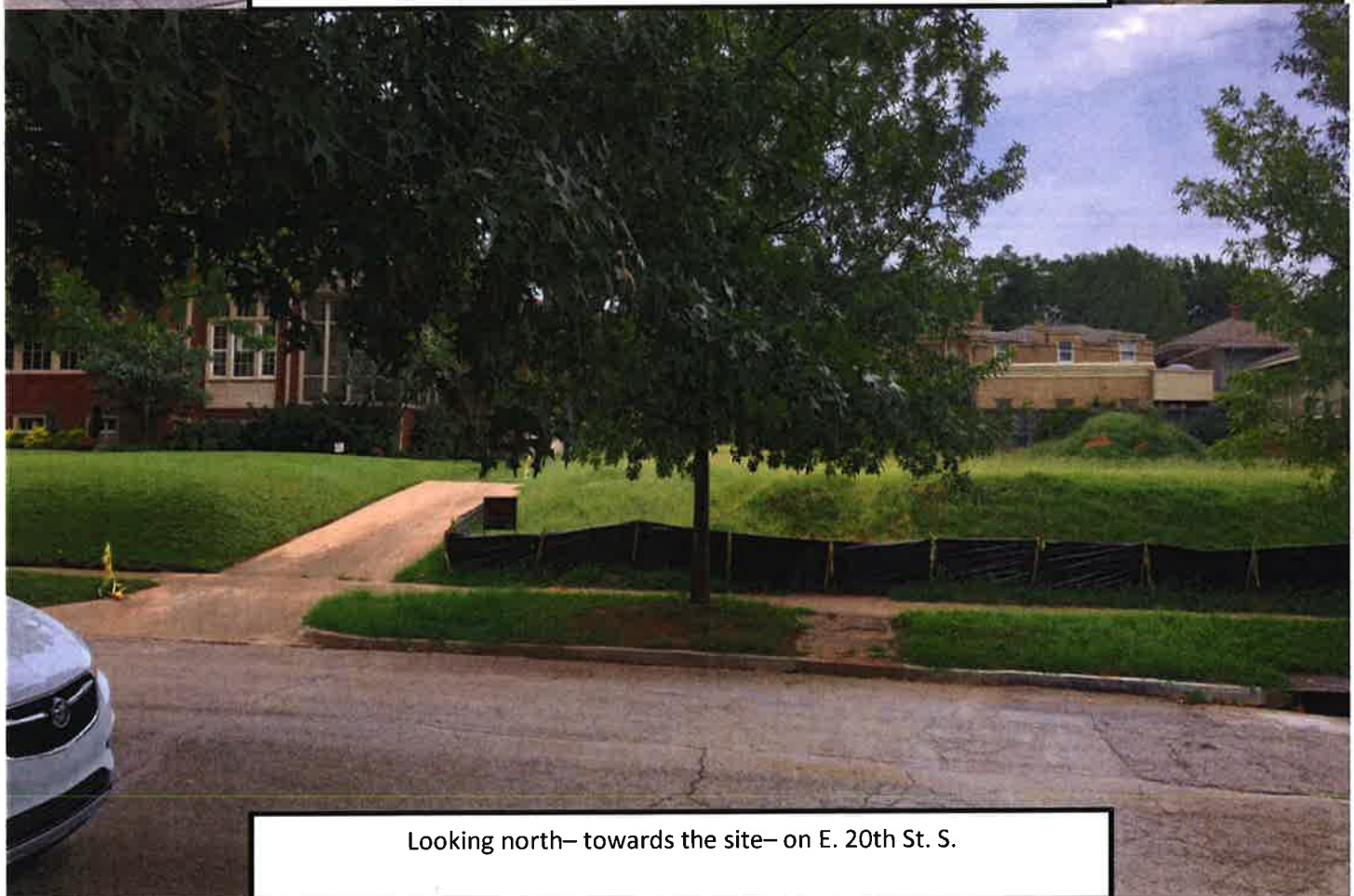
Looking north— towards the site— on E. 20th St. S.



Looking north— towards the site— on E. 20th St. S.



Looking north— towards the site— on E. 20th St. S.



Looking north— towards the site— on E. 20th St. S.

PROJECT
A CUSTOM
DESIGN FOR
THE JONES
FAMILY
TULSA,
OKLAHOMA
DESIGNER
J. COLLINS & ASSOCIATES



FRONT ELEVATION



REAR ELEVATION

SCALE
1/4" = 1'-0"
ISSUE DATE
06.14.2018

A2.01

PROJECT
A CUSTOM
DESIGN FOR
THE JONES
FAMILY
TULSA,
OKLAHOMA
DESIGNER
J. COLLINS & ASSOCIATES



LEFT ELEVATION

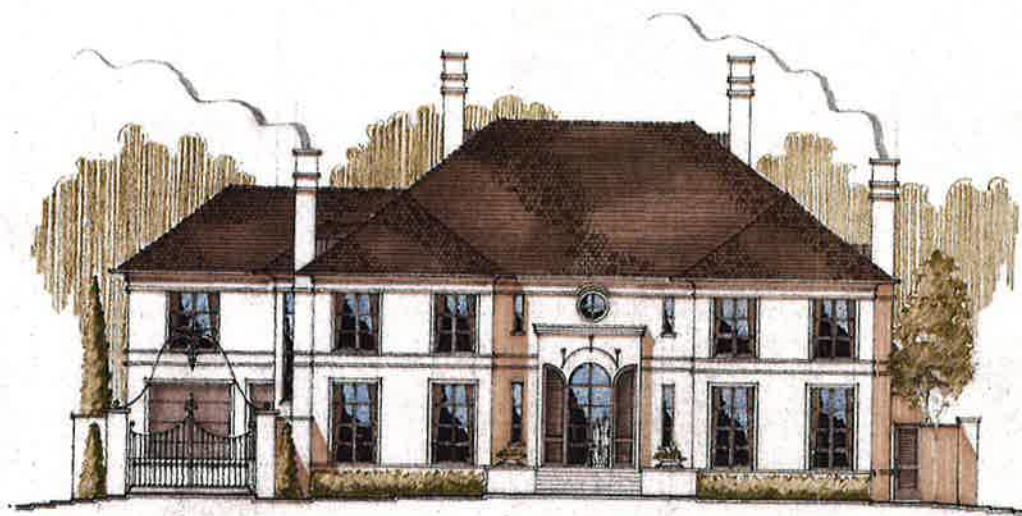


RIGHT ELEVATION

SCALE
1/4"=1'-0"
ISSUE DATE
06.14.2018

A2.02

6.16



FRONT ELEVATION FOR THE JONES FAMILY RESIDENCE













[illegible]

FIRST LEVEL (FRAS.) = XXXX S.F.
FIRST LEVEL (FRAME) = 3,705 S.F.
SEC. LEVEL (FRAME) = 1,458 S.F.
COVERED PORCH = XXXX S.F.
COVERED PATIO = 784 S.F.
BREZZE-WAY = 377 S.F.
GARAGE (FRAME) = 875 S.F.
POOL HOUSE = 308 S.F.
SECOND LEVEL
GARAGE (FRAME) = 843 S.F.
TOTAL
FINISH = 5,883 S.F.

SWALE
UNDERGROUND DRAIN
OVERLAND FLOW
INLET
SILT FENCE
ROOF DRAIN
DOWNSPOUT

NEW SIDEWALK

-E. 20TH ST. -

	WALL SECTION
	BUILDING SECTION
	INTERIOR ELEVATION
	WALL TYPE
	ROOF NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	CEILING HEIGHT
	FINISH FLOOR
	ROOF PITCH
	CUT WALL
	CUT WALL

LEGEND	
A.F.F.	ABOVE FINISH FLOOR
C.	CENTERLINE
C.L.	CLOSET
C.L.	CONTROL POINT
C.L.G.	CILING
D.B.L.S.	DOUBLE ROD & SHELF
D.H.	DISH WASHER
E.S.	EQUAL
F.F.	FINISH FLOOR
F.P.	FIRE PLACE
H.W.	HOT WATER
M.C.H.	MECHANICAL CLOSET
O.H.D.	OVER HEAD DOOR
O.C.	ON CENTER
P.W.	POW-ER ROOM
R.S.	ROD & SHELF
R.F.	REFRIGERATOR
T.O.W.	TOP OF WINDOW

ISSUED FOR
REVIEW

DRAWN BY K. J. S.
SCALE 1" = 10'
DATE APRIL 25TH, 2018
REVISION 0

TITLE: SITE PLAN
PAGE: P1.01

1 SITE PLAN
SCALE 3/16" = 1'-0"

NORTH

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: 1060486-2

May 09, 2018

KEITH DALESSANDRO
J COLLINS AND ASSOICATES
320 S BOSTON STE 2300
TULSA, OK 74103

Phone: (918)691-3967

APPLICATION NO: **9590** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: **305 E 020 ST S**
Description: **DETACHED GARAGE/POOL HOUSE**

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.).

6.19

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. 9590

305 E 020 ST 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.

90.90.C: Detached Accessory Buildings

a. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that:

- (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and
- (2) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-2:

Review Comments: Revise plans to indicate that the detached accessory building will not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate or apply to the BOA for a variance to allow an accessory structure to exceed 18 feet in height and exceed 10 feet in height to the top of the top plate.

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.

BOARD OF ADJUSTMENT CASE REPORT

STR: 8305
CZM: 47, 52
CD: 2
A-P#:

Case Number: **BOA-22487**

HEARING DATE: 07/24/2018 1:00 PM

APPLICANT: Cameron Wallace

ACTION REQUESTED: Modification to a previously approved site plan for Southern Hills Country Club.

LOCATION: 2636 E 61 ST S

ZONED: RS-1

PRESENT USE: country club

TRACT SIZE: +268.80 acres

LEGAL DESCRIPTION: NE LESS 36.39AC & NW LESS 8.5AC & LESS 2.16AC FOR RD & LESS BEG 208.71N SWC NW TH N1704.80 E50 S1704.79 W50 TO POB SEC 5 18 13 268.793ACS, SOUTHERN-KAY ADDN, VILLAS AT SOUTHERN HILLS, THE, MANOR VIEW ESTATES ADDN, CAPETOWN RESUB PRT LT A MUZINGO HILL ADDN, VINSON ADDN, BALMORAL RESUB LB B MUZINGO HILL, BROADMOOR HILLS, CLUB TERRACE RESUB L2-4 & PRT L1&5 CLUB VIEW EST, MUZINGO HILL, TIMBERLANE ROAD ESTATES

RELEVANT PREVIOUS ACTIONS:

Subject Site:

BOA-21884: On 5.12.15, the Board **approved** the request for a *modification* to a previously approved site plan (BOA-19909) to permit an equipment storage building, subject to conceptual plan 6.15, on the subject property.

BOA-20358: On 10.24.06, the Board **approved** a *special exception* to permit architectural features (cupolas) to exceed 150% of the maximum height permitted (35 feet) in the RS district, on the subject property.

BOA-20030; on 4.26.05 the Board **approved** a *Special Exception* to permit a cellular telephone antenna in an RS-1 district; a *Special Exception* for a waiver of the screening requirements to enclose the antenna and equipment as security is provided for the entire property; and a *Special Exception* for a waiver of the landscaping buffer of planted materials around the antenna and equipment as the entire country club has significant landscaping, with conditions: for a monopole, no guy wires, per amended plan submitted, located on the subject property.

BOA-19909; on 9.14.04 the Board **approved** an amended detail site plan to permit expansion of Country Club buildings and facilities, with one change, with increase of three enclosed courts to four located on the subject property.

BOA-18993; on 2.27.01 the Board **approved** a *Special Exception* to extend special event parking (U.S. Open) beyond 20 days per calendar year and 10 days in a 30 day period to March

7.2

1 to July 1, on Section A of the site plan and from June 5 to June 18 on Section B located on the subject property.

BOA-17148: On 9.12.89, the Board **approved** a *variance* to permit a ground sign for a period of 14 months through October 1996 to announce The Tour Championship Golf Tournament; and a *variance* to permit the sign to exceed the maximum display surface area, on the subject property.

BOA-15869; on 10.22.91 the Board **approved** a *Special Exception* to amend a site plan to permit relocation of a drive located on the subject tract.

BOA-15813; on 8.27.91 the Board **approved** a *Special Exception* to permit extension of country club use by including indoor tennis facility; per plot plan submitted; finding that approval of the special exception request will permit the enclosure of existing tennis courts and reduce unnecessary lighting in the abutting residential neighborhood; located on the subject tract.

BOA-15787; on 7.23.91 the Board **approved** a *Special Exception* to permit extension of country club use including addition of a nine-hole golf course located on the subject property.

BOA-9344: On 1.6.77, the Board **approved** a *special exception* to extend a non-conforming Country Club in a U-1A district by erecting accessory buildings for the club use per plat plan, located on the subject property.

BOA-9090: On 6.17.76, the Board **approved** a *special exception* to use property for a private club purposes and permit the installation of two lighted tennis courts and a pro shop per plat plan, located on the subject property.

BOA 6594, 3/17/70 – The Board **approved** a *special exception* to permit extending a nonconforming country club in a U-1A district located on the subject tract.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a “Park and Open Space” and an “Area of Stability”.

Parks and Open Space are areas to be protected and promoted through the targeted investments, public private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

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

ANALYSIS OF SURROUNDING AREA: The majority of parcels that surround the large Southern Hills Country Club site are RS-1 zoned single-family residences to the north, east; a mixture of RS-3, PUD,

OM, OL, and CS zoning districts abuts the southwest portion of the parcel along Lewis Ave and the northwest portion of the parcel along E. 61st St. S.

STAFF COMMENTS:

The applicant is before the Board to request a modification to a previously approved site plan BOA-19909 to permit the renovation of the main entrance guardhouse, the construction of a golf and performance center, and to provide additional cart and bag storage .

In BOA-19909, the Board approved a modification to a previously approved site plan to permit expansion of country club buildings and facilities, subject to the detailed plan submitted at the hearing. The applicant is required to present any proposed modifications of the site plan to the Board for review and approval to allow the Board to ensure that the proposed modifications are keeping with the spirit and intent of the original approval.

If inclined to approve the requested Modification to the Site Plan, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed modifications are compatible with and non-injurious to the surrounding area and meets the previously granted Board relief or meets the zoning requirements, per code.

Sample Motion

Move to _____ (approve/deny) a **Modification** to a previously approved site plan for Southern Hills Country Club.

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

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; for the following property:

LT 1 BK 2, WILMOT ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

21884—Weldon Bowman

FILE COPY

Action Requested:

Modification to a previously approved site plan (BOA-19909) to permit an equipment storage building. **LOCATION:** 2636 East 61st Street (CD 2)

Mr. Henke and Mr. Tidwell recused at 3:09 P.M. and left the meeting.

Presentation:

Weldon Bowman, 1315 East 15th Street, Suite A, Tulsa, OK; stated this modification to a previously approved site plan is for Southern Hills Golf Course. It is for a 700 square foot accessory structure that will be 12 feet tall and cement block. The structure will be approximately 200 feet south of 61st Street and approximately 90 feet east of Lewis on the golf course. The building will be a pump house for irrigation system for the golf course.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **VAN DE WIELE**, the Board voted 3-0-2 (Snyder, White, Van De Wiele "aye"; no "nays"; Henke, Tidwell "abstaining"; none absent) to **APPROVE** the request for a Modification to a previously approved site plan (BOA-19909) to permit an equipment storage building, subject to Conceptual Plan 6.15. The Board has found that the modified plan to be compatible with and non-injurious to the surrounding area and meets the previously granted Board relief and meets the zoning requirements per code; for the following property:

BOA-21884

FILE COPY

LT 1 LESS N10, MICHAEL'S GLEN RESUB L2-4 OF RESUB L1 PECAN ACRES,
PECAN ACRES, PECAN ACRES RESUB L1, CITY OF TULSA, TULSA COUNTY,
STATE OF OKLAHOMA

Mr. Henke and Mr. Tidwell re-entered the meeting at 3:15 P.M.

21885—Courtney Bru

Action Requested:

Appeal of an Administrative Official's decision to issue a zoning clearance permit (#7858) for the subject property. LOCATION: 2103 South St. Louis Avenue (CD 4)

Mr. Van De Wiele recused at 3:15 P.M. and left the meeting.

Presentation:

Courtney Bru, 2123 South St. Louis Avenue, Tulsa, OK; stated she is actually one of four people that filed an appeal in this case. Ms. Bru submitted photographs and a timeline for display on the overhead projector. Ms. Bru stated that activity on the subject property started last fall and at that time she and her husband had only been in the neighborhood about six months. The neighbors had had some conversations with the property owner and she informed them that she was installing a basketball court. She had some shrubs planted on the property line and earlier this year the neighbors noticed more activity. Ms. Bru stated she went over and spoke with the property owner, and she informed Ms. Bru that she was installing a basketball court. Ms. Bru informed the property owner that she would look into whether a basketball court could be installed where she was placing it. Ms. Bru stated that when she contacted the City about the basketball court they shut down the project and stated they would look into it. Eventually the City did issue a permit for the basketball court or patio. Ms. Bru stated she then filed an appeal and gave direct notice of the appeal to the property owner. The basketball court went on with construction because she could not get the stay enforced. Ms. Bru stated that according to the permit the property owner was granted the permit because 21st Street was designated as her front yard but the property owner's front door faces St. Louis Avenue. Code requires a required yard and under certain circumstances the property owner is allowed to choose which area is the front yard. Ms. Bru quoted Section 403.5 in Code about the owner selecting the front yard. The subject property abuts 21st Street and South St. Louis. Twenty-first Street has been designated by the City of Tulsa major street plan as an arterial street. Ms. Bru stated that the neighbors feel that the choice to select a front yard was in violation of the Code, it was actually not a choice that the property owner had. Because of the choice the required setbacks and the required yard of the property are misaligned. The neighbors believe that 21st Street is not the front yard of the subject property and that South St. Louis is clearly the front yard, that is where the front door faces and how the

This case was tabled, to be heard later on the agenda.

Case No. 20358

Action Requested:

Special Exception to permit architectural features (cupolas) to exceed 150% of the maximum height permitted (35 ft.) in the RS district (Section 208), located: 2636 East 61st Street.

Presentation:

Charles Norman, 2900 Mid-Continent Tower, represented Southern Hills Country Club. He reminded them of the case the Board approved at this site for a tower disguised as a flag pole at approximately this location. The pole was going to have a diameter of about 36 inches. The members of the Southern Hills Board decided not to approve that construction. The present application is for two matching cupolas above the in-door tennis facility to house the antennas. They would each be about six feet square and about 14 ft. high from the horizontal base of the roof. He referred to the exhibits in the agenda packet to describe the dimensions and the location of the equipment to the Board. He noted that the cupolas would add to the tennis facility architecturally and provide space for the needed antennas. The height is over the 35 ft. allowed in the RS-1 district but it would not exceed 50% of the height approved originally for the facility.

Board Action:

On **Motion** of **Dunham**, the Board voted 5-0-0 (Dunham, Henke, Stephens, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit architectural features (cupolas) to exceed 150% of the maximum height permitted (35 ft.) in the RS district (Section 208), per plan, including applicant exhibits A-1, A-3, D-1, and D-2; (Noting the intention of the applicant to house cellular antennas in the cupolas; and this action is in lieu of BOA Case No. 20030, which was approved in 2005 for a tower disguised as a flag pole); 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:

A tract of land in Section 32, Township 19 North, Range 13 East, and Section 5, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as follows: BEGINNING at the southwest corner of Lot 3, Block 2, Southern Villas Addition, thence East 165.09'; thence south 330.18'; thence east 165.11'; thence south 815.5'; thence southeast 368.48'; thence east 295.42'; thence south 656'; thence west 955'; thence south 825'; thence west 827.98'; thence north 165.05'; thence west 1,817.73'; thence south 330.5'; thence west 1,444.5'; thence north 208.71'; thence west 168.71'; thence north 2,389.4'; to a point which is 25' south and 40' east of the northwest corner of Section 5, Township 18 North, Range 13 East; thence along the south

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boundary line of East 61st Street South to a point, said point being 329.4' north of the point of beginning; thence south 329.4' to the POINT OF BEGINNING, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20360

Action Requested:

Special Exception to permit church use (accessory parking) in an RS-3 district (Section 401); a Variance of the required 50 ft. setback from the centerline of an abutting street for a parking lot in an RS-3 district (Section 1302.B); and a Variance of the screening requirement for an accessory parking area from an abutting RS district (Section 1303.E), located: 507 East King Street.

Presentation:

Mitchell Medcalf, 109 South Aster Avenue, Broken Arrow, Oklahoma, represented Paradise Baptist Church. They proposed to construct an extension of the parking lot. A site plan was provided (Exhibit F-1). Everything they propose to do is on the site plan.

Interested Parties:

Esther Grant, 537 East King Street, stated she lives just east of the church property. She asked if they plan to extend the parking all the way to her property line. Mr. Dunham assured her it would not come closer than 125 ft. to any residential property to the east. He stated that the staff comments recommend a screening fence to the east and north to screen headlights.

Mr. Dunham asked the applicant if he read the staff recommendations for sidewalks and screening.

Board Action:

On **Motion of Dunham**, the Board voted 5-0-0 (Dunham, Henke, Stephens, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit church use (accessory parking) in an RS-3 district (Section 401); a Variance of the required 50 ft. setback from the centerline of an abutting street for a parking lot in an RS-3 district (Section 1302.B); and a Variance of the screening requirement for an accessory parking area from an abutting RS district (Section 1303.E); with conditions: for sidewalks along Latimer and King Streets in front of the proposed parking lot; for screening by a four ft. fence or shrub along the north and east boundary lines of the parking lot; all lighting directed down and away from nearby residential districts, per plan, including a 125 ft. buffer between this proposed parking lot and the residences to the east; finding the requirements for the special exception and variances have been met; and finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Interested Parties:

Steven Woolever, 19023 East 3rd Street, asked what kind of fence would be built and was informed it would be a 6' solid fence. Mr. Woolever objected to cutting down any of the evergreen trees. Mr. Dunham suggested that the applicant and neighbors may want to consider the mature trees as part of the screening rather than a fence.

Greg Shaw, 43 South 189th East Avenue, stated he rents a lot from Mr. Harrison. Some of the existing fence is in poor condition and there have been times when it provided an entry for some criminal activity.

Rita Saintmeyer, 202 South 193rd East Avenue, was in support of a wood fence.

Councilor Jim Mautino, District 6, stated that Mr. Harrison called him and explained what he proposed to do. He observed all the improvements Mr. Harrison has made. They met with the neighborhood association president and he was impressed also. Mr. Mautino was in favor of saving the mature trees. He was in support of the application.

Paddock out at 3:12 p.m. and returned at 3:15 p.m.

Board Action:

On **Motion** of **Paddock**, the Board voted 5-0-0 (Dunham, Paddock, Stephens, Henke, Stead "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special exception to allow manufactured home sales (Use Unit-17) in a CS zoned district (Section 701), 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; and to **CONTINUE** Case No. 20029 to the meeting on May 24, 2005 regarding screening fence requirements, on the following described property:

PRT LT 2 BEG 395S NWC TH E797 S683 W797 N683 POB BLK 1, PRT LT 2 BEG 153N SECR TH N75 W281.15 S75 E281.15 POB BLK 1, ROLLING HILLS CTR ADDN AMD, ROLLING HILLS THIRD ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20030

Action Requested:

Special exception to permit a cellular telephone antenna in an RS-1 district Sect. 401; a Special Exception for a waiver of the screening requirements to enclose the antenna and equipment as security is provided for the entire property Sect. 1204.C.3; and a Special Exception for a waiver of the landscaping buffer of planted materials around the antenna and equipment as the entire country club has significant landscaping Sect. 1204.C.5.c, located: 2636 East 61st Street South.

Rea 20558

20030
cont.

Presentation:

Charles Norman, 2900 Mid-Continent Tower, stated he represented the Southern Hills Country Club. They proposed to utilize the flag pole as a monopole cellular tower, as well. The equipment would be housed in a small building on the west end of the existing golf cart storage building. It would be located near the building that houses the equipment. He submitted amended site plans and photographs of the site (Exhibits F-1 and F-2). The flag pole would be moved to the pro shop and would be somewhat larger in diameter at a maximum of 28". The height of the pole would be increased by ten feet, a maximum of 80', and it would be located at a lower elevation, which would appear to be approximately the same height as the existing pole. The antennas would be on the interior of the pole. Mr. Norman stated that no security fencing is required because there are no elements that would permit someone to climb the pole. He also asked that no landscaping be required because the country club would provide seasonal flowers around the base and the club is bordered by thick woods and trees on almost all sides and viewpoints.

Comments and Questions:

Ms. Stead asked about the maximum wind resistance. Mr. Norman stated it is designed to withstand 100 mph wind and ½" coating of ice. Mr. Dunham asked about collocation. He replied it is designed for collocation. Mr. Paddock asked how any work could be accomplished inside a flag pole, to which Mr. Norman replied, it would require a portable crane.

Interested Parties:

King Kirchner, 6655 South Evanston Circle, expressed concern for the larger diameter, the location proximity to the new driveway, and blocking his view of downtown.

Applicant's Rebuttal:

Mr. Norman responded that the size of the pole is not going to be significant when viewed from a distance. He reminded the Board that the pole would not be in a direct line of site from Mr. Kirchner's home to downtown. He also reminded them that it is designed for collocation.

Board Action:

On Motion of Paddock, the Board voted 5-0-0 (Dunham, Paddock, Stephens, Henke, Stead "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Special Exception** to permit a cellular telephone antenna in an RS-1 district Sect. 401; a **Special Exception** for a waiver of the screening requirements to enclose the antenna and equipment as security is provided for the entire property Sect. 1204.C.3; and a **Special Exception** for a waiver of the landscaping buffer of planted materials around the antenna and equipment as the entire country club has significant landscaping Section 1204.C.5.c, finding the Board reviewed the eleven conditions of Section 1204.C.5, and believe all of those have been met,

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20030

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cont.

with conditions: for a monopole, no guy wires, per amended plan submitted, 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:

NE LESS 36.39AC & NW LESS 8.5AC & LESS 16AC FORRD SEC 5 18 13
270.75AC, BALMORAL RESUB LB B1 MUZINGO HILL, BROADMOOR HILLS,
CAPETOWN RESUB PRT LT A MUZINGO HILL ADDN, CLUB TERRACE
RESUB L2-4 & PRT L1&5 CLUB VIEW EST, CLUB VIEW EST, L&M SQUARE
ADDN CORR & AMD, MANOR VIEW ESTATES ADDN, MUZINGO HILL,
PECAN ACRES, SOUTHERN HILLS MANOR ADDN AMD, SOUTHERN-KAY
ADDN, SOUTHERN VILLAS, TIMBERLANE ROAD ESTATES, VINSON ADDN,
City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20031

Action Requested:

Variance of the required 5 ft side yard to 3.5 ft. and the 25 ft rear yard to 6.5 ft. to permit an addition between the existing detached garage and house -- SECTION 403.A. Bulk and Area Requirements In The Residential Districts - Use Unit 6, 1918 E. 30th Pl. S.

Presentation:

Brian Freese, 6144 South Lewis, Suite 300, of Brian Lloyd Freese Architecture, Inc. represented his clients, George and Phyllis Dotson. They proposed to build an addition to connect the existing home to an existing detached two-car garage. He indicated the project would be in character with the neighborhood. The house was built before the current zoning code was written. When the code is considered in the strictest sense it does not allow for an attached garage. A site plan was provided (Exhibit G-1).

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Paddock**, the Board voted 5-0-0 (Dunham, Paddock, Stephens, Henke, Stead "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of the required 5 ft side yard to 3.5 ft. and the 25 ft rear yard to 6.5 ft. to permit an addition between the existing detached garage and house, per plan, finding the literal interpretation of the code would result in unnecessary hardship, and will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

BOA 2031

Comments and Questions:

Mr. Dunham asked if the application reflected all of the relief needed. Mr. Beach responded the application covered the relief needed. Mr. Dunham asked about the house on another one of the lots. Mr. Schneider replied they have removed one house from one of the lots and they plan to remove the other house also to use the lots for parking.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion of Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Stephens, Paddock "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE a Special Exception** to allow accessory parking for church use on Lots 17&18, Block 42, West Tulsa Addition and Lot 6, Westdale Addition; a **Variance** of the required setback from West 23rd Place from 40' to 33'; a **Variance** of the required setback from Maybelle Ave. from 50' to 40'; and a **Variance** of required setback from rear property line from 25' to 22', per plan submitted this day, finding the existing church, mostly contained within their own property; finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; and will improve the parking situation, on the following described property:

LTS 1 THRU 18 BLK 42, WEST TULSA ADDITION and LT 1, 2, 3, and 6, BLK 2,, WEST DALE ADDN.

Case No. 19909

Action Requested:

Approval of amended detail site plan to permit expansion of Country Club buildings and facilities. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5, located: 2636 East 61st Street South.

Presentation:

Charles Norman, 2900 Mid-Continent Tower, informed the Board that he had to give notice to 475 property owners outside of the 300 acres. He thought it was significant that no interested parties were present concerning this case. The plans are to enlarge the existing clubhouse and move the main entrance to the south side. The Snug Harbor accessory clubhouse will be expanded and there will be one additional enclosed tennis court. A fitness center will be constructed. They plan to relocate an existing maintenance facility. He provided a detail site plan with landscape plans and a list of the plans (Exhibit H-1 and H-2). He added they will be providing well over one hundred parking spaces more than is required.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On Motion of Dunham, the Board voted 5-0-0 (White, Dunham, Turnbo, Stephens, Paddock "aye"; no "nays"; no "abstentions"; no "absences") to APPROVE an amended detail site plan to permit expansion of Country Club buildings and facilities, with one change, that the existing four indoor tennis courts be increase to five instead of six.

On **Amended Motion of Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Stephens, Paddock "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** an amended detail site plan to permit expansion of Country Club buildings and facilities, with one change, with increase of three enclosed courts to four, on the following described property:

A tract of land in Section 32, Township 19 North, Range 13 East, and Section 5, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as follows: BEGINNING at the southwest corner of Lot 3, Block 2; Southern Villas Addition, thence East 165.09'; thence south 330.18'; thence east 165.11'; thence south 815.5'; thence southeast 368.48'; thence east 295.42'; thence south 656'; thence west 955'; thence south 825'; thence west 827.98'; thence north 165.05'; thence west 1,817.73'; thence south 330.5'; thence west 1,444.5'; thence north 208.71'; thence west 168.71'; thence north 2,389.4'; to a point which is 25' south and 40' east of the northwest corner of Section 5, Township 18 North, Range 13 East; thence along the south boundary line of East 61st Street South to a point, said point being 329.4' north of the point of beginning; thence south 329.4' to the POINT OF BEGINNING.

*****.

Mr. Stevens out at 2:37 p.m.

Case No. 19910

Action Requested:

Variance of setback from centerline of S. Lewis from 100 ft to 98.8 ft. and a variance of 10 ft setback from an R zoned district for a non-conforming building, located: 8905 South Lewis Avenue East.

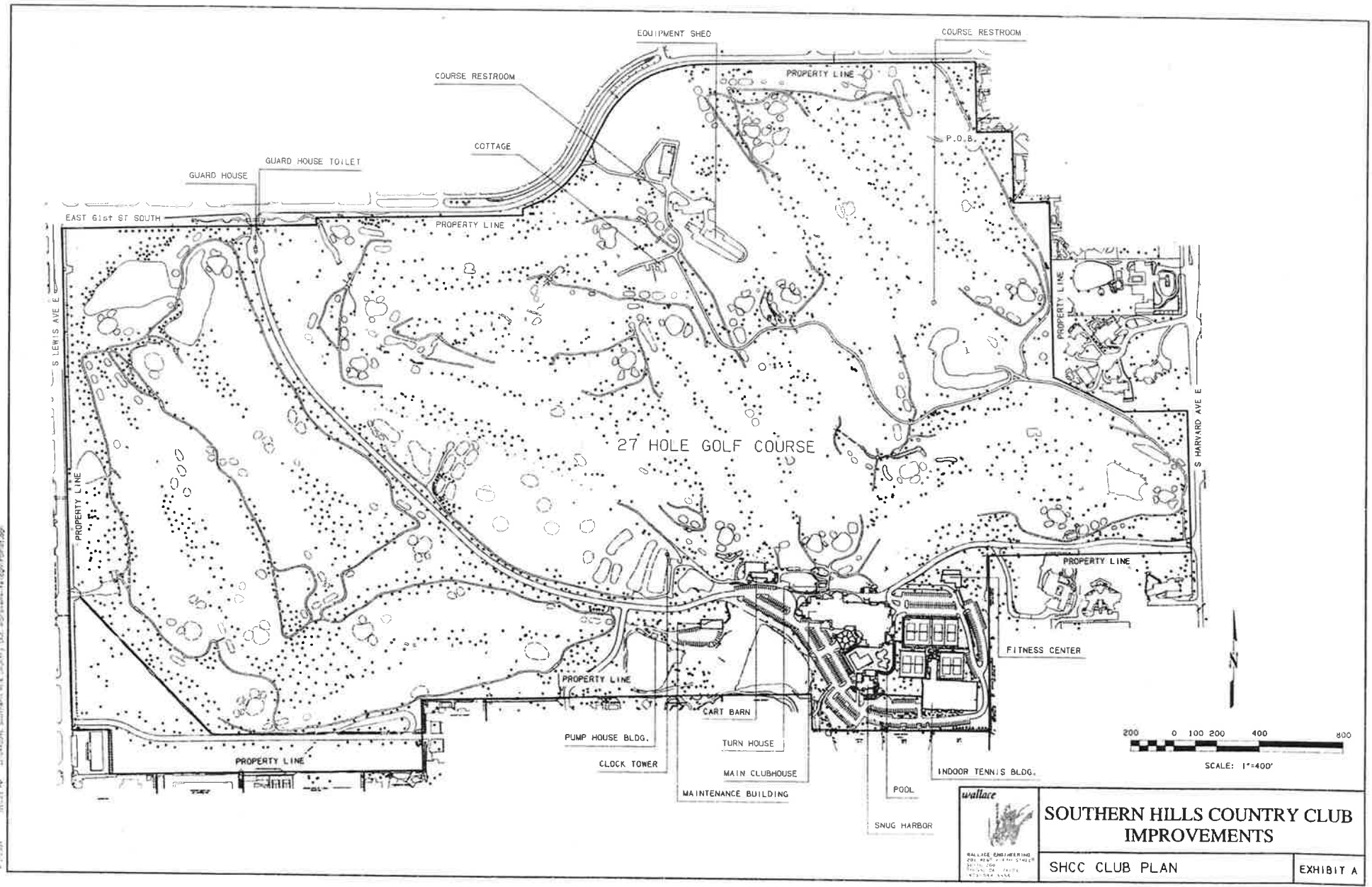
Presentation:

John Moody, 1800 South Baltimore, stated he represented Secure Care Storage out of Colorado. They purchased six mini-storage facilities from Storage USA. As part of the transaction as-built surveys were required. The surveys revealed some minor encroachments and other items. They made this request to correct an existing condition that caused a non-conforming property.

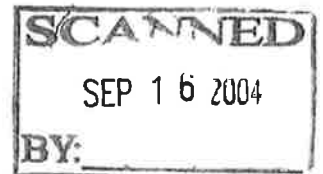
Comments and Questions:

Mr. Dunham asked if they were changing anything to which Mr. Moody replied that they are not changing anything.

Mr. Stevens returned at 2:39 p.m.



CASE NO. 19909
OFFICIAL RECORDS EXHIBIT
ENTERED IN THE 9-14-04
MINUTES OF THE TULSA BOARD OF
ADJUSTMENT.



Southern Hills Country Club has been located on the property south of East 61st Street between South Lewis Avenue and South Harvard Avenue since 1935 and has been the subject of a number of previous Board of Adjustment applications under which the Country Club has been developed and from time to time expanded.

The membership of Southern Hills Country Club has approved a number of improvements and expansions of the existing facilities as indicated on the Southern Hills Country Club Club Plan, Exhibit A hereto, and as more specifically described on the Southern Hills Country Club Amended Detail Site Plan, Exhibit B.

The proposed improvements and expansions are as follows:

A. The existing clubhouse has 39,695 square feet and is to be expanded to a maximum floor area of 57,500 square feet;

B. Snug Harbor, an accessory clubhouse adjacent to the pool area, is to be expanded from 3,200 square feet to a maximum of 6,000 square feet;

C. The existing four indoor tennis courts will be increased to ~~six~~ ¹⁴ indoor courts;

D. A fitness facility for members with a maximum of 9,000 square feet will be constructed; and

E. The existing maintenance shop will be relocated.

The location of each of the above facilities is shown on Exhibit B.

The proposed additions and expansions will require a total of 374 off-street parking spaces. A total of 457 off-street parking spaces will be provided as shown on Exhibit B.

Additional landscaping will be installed along the southern and internal eastern boundaries where the new improvements and additional parking areas are located.

To permit the proposed expansions, improvements and additions, Southern Hills Country Club requests approval of the Club Plan, Exhibit A, and the Amended Detail Site Plan, Exhibit B.

Southern Hills Country Club Exhibit

Southern Hills Country Club has been located on the property south of East 61st Street between South Lewis Avenue and South Harvard Avenue since 1935 and has been the subject of a number of previous Board of Adjustment applications under which the Country Club has been developed and from time to time expanded.

The membership of Southern Hills Country Club has approved a number of improvements and expansions of the existing facilities as indicated on the Southern Hills Country Club Club Plan, Exhibit A hereto, and as more specifically described on the Southern Hills Country Club Amended Detail Site Plan, Exhibit B.

The proposed improvements and expansions are as follows:

- A. The existing clubhouse has 39,695 square feet and is to be expanded to a maximum floor area of 57,500 square feet;
- B. Snug Harbor, an accessory clubhouse adjacent to the pool area, is to be expanded from 3,200 square feet to a maximum of 6,000 square feet;
- C. The existing four indoor tennis courts will be increased to six indoor courts;
- D. A fitness facility for members with a maximum of 9,000 square feet will be constructed; and
- E. The existing maintenance shop will be relocated.

The location of each of the above facilities is shown on Exhibit B.

The proposed additions and expansions will require a total of 374 off-street parking spaces. A total of 457 off-street parking spaces will be provided as shown on Exhibit B.

Additional landscaping will be installed along the southern and internal eastern boundaries where the new improvements and additional parking areas are located.

To permit the proposed expansions, improvements and additions, Southern Hills Country Club requests approval of the Club Plan, Exhibit A, and the Amended Detail Site Plan, Exhibit B.

Case No. 19025

Action Requested:

Mr. Beach stated that there was a flaw in the notice and a new notice has been prepared for the April 10, 2001 meeting. He stated that no action was needed for this case.

Case No. 18993

Action Requested:

Variance of the required 25-foot setback from adjacent property lines for temporary office trailers during the US Open Championship. SECTION 404.F.4. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS – Use Unit 5, located 2636 E. 61st St.

Mr. Cooper stated he would be abstaining from this case.

Presentation:

Steve Worthy, for Frank Bussey, Director of Operations for the U.S. Open, came to present this case. Mr. White asked if the neighbors have been contacted. Mr. Worthy responded that it is mostly the club members that would be affected, and they are aware of this application. He stated that because of the increased size of the U.S. Open vs. the PGA Championship in 1994, they would like to have this variance just in case it is needed.

Interested Parties:

Virginia Nowlin, 6126 S. Florence Pl., stated her backyard abuts the country club. She was not in opposition but needed more information about the application. She stated she was trying to sell her home.

Comments and Questions:

Mr. White asked the applicant what he would need for a time frame. He asked for a month on either side of the U.S. Open.

Board Action:

On MOTION of Dunham, the Board voted 4-0-1 (White, Dunham, Turnbo, Perkins "aye"; no "nays"; Cooper "abstained"; no "absences") to **APPROVE** a **Variance** of the required 25-foot setback from adjacent property lines for temporary office trailers during the US Open Championship, finding it would not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

A tract of land in Section 32, T-19-N, R-13-E, and Section 5, T-18-N, R-13-E, City of Tulsa, County, State of Oklahoma; Beg. at the SW/c of Lot 3, Block 2, Southern Villas Addition, the E 165.09'; thence S 330.18'; thence E 165.11'; thence S 815.5'; thence SE 368.48'; thence E 295.42'; thence S 656'; thence W 955'; thence S 825';

18893
cont.

thence W 827.98'; thence N 165.05'; thence W 1,817.73'; thence S 330.5'; thence W 1,444.5'; thence N 208.71'; thence W 168.71'; thence N 2,389.4' to a point which is 25' S and 40' E of the NW/c of Section 5, T-18-N, R-13-E; thence E along the S Boundary line of E. 61st St. S. to a point, said point being 329.4' N of the POB; thence S 329.4' to the POB.

Case No. 19000

Action Requested:

Variance of the required street frontage from 30' to 0' to facilitate a street closing of East 20th Place and to tie these lots with tie contract to combine with balance of multi-family project. SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6-8, located N or NW/c E. 21st St. & 77th E. Ave.

Presentation:

Bruce Straub, 3105 E. Skelly Dr., attorney for Colonial Park Apartments, stated that this application was made to satisfy a requirement of the title company. He explained that the apartment pool and a small accessory building abut an abandoned street. He stated there are no plans for expansion of the apartments.

Interested Parties:

Kathy Siebert, 1510 S. 75th E. Ave., stated she is the president of the Moulder Heights Neighborhood Association just north of the subject property. She added that she has talked with Mr. Staub, and he assured her this is just a housekeeping matter. She informed the Board they do not want to see any additional multi-family dwellings constructed at this location.

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 required street frontage from 30' to 0' to facilitate a street closing of East 20th Place and to tie these lots with tie contract to combine with balance of multi-family project, with condition that there not be any expansion, finding that it would not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Lots 23-25, Block 7, Moeller Heights and a part of the unnamed street lying S of Lots 23 through 26, Block 7, Moeller Heights, City of Tulsa, Tulsa County, State of Oklahoma, being more particularly described as follows: Beg. at the SE/c of said Lot 23, thence S 26°01'09" E, along the W line of said Lot 23 extended, a distance of 50.00' to a point in a curve; thence Ely along a curve to the right having a radius of 575.00' and whose chord bears N 77°04'18" E, with a chord distance of 257.29' and arc distance of 259.49' (platted as 260.07') to a point of tangency; thence N

Case No. 18993

Action Requested:

Special Exception to extend special event parking (U.S. Open) beyond 20 days per calendar year and 10 days in a 30 day period to March 1 to July 1, on Section A of the site plan and from June 5 to June 18 on Section B. SECTION 1303.F.4. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 5, located 2636 E. 61st St.

Presentation:

Steve Worthy, Director of Operations for the U.S. Open, stated they would need some time in April as well as the dates requested.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **MOTION** of Dunham, the Board voted 4-0-0 (White, Dunham, Turnbo, Perkins "aye"; no "nays"; no "abstentions"; Cooper "absent") to **APPROVE** a **Special Exception** to extend special event parking (U.S. Open) beyond 20 days per calendar year and 10 days in a 30 day period to March 1 to July 1, on Section A of the site plan and from June 5 to June 18 on Section B, finding that 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, and to **Continue** if additional relief is needed for the balance to March 13, 2001, on the following described property:

A tract of land in Section 32, T-19-N, R-13-E, and Section 5, T-18-N, R-13-E, City of Tulsa, Tulsa County, State of Oklahoma; Beg. at the SW/c of Lot 3, Block 2, Southern Villas Addition, the E 165.09'; thence S 330.18'; thence E 165.11'; thence S 815.5'; thence SE 368.48'; thence E 295.42'; thence S 656'; thence W 955'; thence S 825'; thence W 827.98'; thence N 165.05'; thence W 1,817.73'; thence S 330.5'; thence W 1,444.5'; thence N 208.71'; thence W 168.71'; thence N 2,389.4' to a point which is 25' S and 40' E of the NW/c of Section 5, T-18-N, R-13-E; thence E along the S Boundary line of E. 61st St. S. to a point, said point being 329.4' N of the POB; thence S 329.4' to the POB.

Case No. 18994

Action Requested:

Special Exception to allow parking on a lot other than the principal use lot for a special event (U.S. Open), June 11-18, 2001. SECTION 1303.F.4. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 5, located SW/c E. 63rd St. & Utica Ave.

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Case No. 17148

Action Requested:

Variance to permit a ground sign for a period of 14 months through October 1996 to announce The Tour Championship Golf Tournament, and a variance to permit the sign to exceed the maximum display surface area - **SECTION 402.B.4.a. and 402.B.4.b. Signs** - Use Unit 2, located 2636 East 61st Street.

Presentation:

The applicant, **Stan Brander**, 2636 East 61st Street, submitted a sign plan (Exhibit D-1) and requested permission to install a sign on Southern Hills Country Club property (southeast corner of 61st & Lewis) to advertise the 1995 golf tournament. He requested that the sign remain in place until the conclusion of the 1996 tournament (14 months).

Comments and Questions:

Mr. Bolzle asked if the sign has been installed, and Mr. Brander answered in the affirmative.

Protestants:

Ms. Turnbo advised that Staff received a phone call from **Nancy O'Neil**, who stated that she lives across the street from the country club property and is opposed to the sign remaining for 14 months.

Mr. White pointed out that there are no residences across the street from the sign location.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Abbott, Bolzle, Doverspike, Turnbo, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** to permit a ground sign for a period of 14 months through October 1996 to announce The Tour Championship Golf Tournament, and a **variance** to permit the sign to exceed the maximum display surface area - **SECTION 402.B.4.a. and 402.B.4.b. Signs** - Use Unit 2; per plan submitted; finding that the sign is not near residential property; and finding that the sign location is setback from the street and does not obstruct the vision of motorists traveling in the area; on the following described property:

Part of the NW/4, Section 5, T-18-N, R-13-E, Tulsa County, Oklahoma, described as follows: East 10' of the west 50' of the south 685' of the north 709.75' and south 25.25' of the north 50' of the east 839' of the west 889' and a tract beginning 75' south and 50' east of the NW/c said Section 5; thence north 25'; thence east 25'; thence southwest for 35.36' to the POB, City of Tulsa, Tulsa County, Oklahoma

09:12:95:688(7)

7.22

Action Requested:

Special exception to amend site plan to permit relocation of drive -
Use Unit 5, located SE/c 61st Street and Lewis Avenue.

Presentation:

The applicant, Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, submitted an amended site plan (Exhibit D-1) for Southern Hills Country Club. In summary, Mr. Johnsen informed that the Board previously approved an addition to the existing golf course, and the road location on the submitted site plan was in error. He pointed out that Ms. Basta, a nearby resident, attended the previous meeting and the plot plan that she reviewed, which depicted the location of the road, was incorrect. Mr. Jones explained that the previous location would put vehicles in danger of being hit by golf balls and, although a few trees will be lost (Exhibit D-2) by moving the road, there is still a substantial tree cover between it and the Basta residence. He informed that Mr. and Mrs. Basta have been notified of the proposed road.

Comments and Questions:

In reply to Mr. Doverspike, the applicant stated that the present location of the road and the new location would be visible from the Basta residence without the summer foliage.

Protestants: None.

Board Action:

On **MOTION** of **DOVERSPIKE**, the Board voted 4-0-0 (Bolzle, Chappelle, Doverspike, White, "aye"; no "nays"; no "abstentions"; Fuller, "absent") to **APPROVE** a **Special Exception** to amend a site plan to permit relocation of a drive, Use Unit 5; per amended site plan submitted; on the following described property:

A tract of land that is part of the N/2 of Section 5, T-18-N, R-13-E, City and County of Tulsa, Oklahoma, said tract of land being described as follows, to-wit: Beginning at a point that is the northwest corner of said Section 5; thence easterly along the northerly line of Section 5 for 919.7'± to the centerline of the Southern Hills Country Club entrance road; thence southerly along said centerline for 155.9'± to a point of curve; thence southerly and southeasterly along said centerline on a curve to the left with a radius of 1226' for 904.6'± to a point of tangency; thence southeasterly along said tangency and along the centerline of the Southern Hills Country Club entrance road for 804.4'± to a point of curve; thence southeasterly along said centerline on a curve to the left with a radius of 1103' for 705.7'± to a point of tangency; thence easterly along said

Case No. 15869 (continued)

tangency and along the centerline of the Southern Hills Country Club entrance road for 105.2'±; thence south for 429.1'± to a point on the southerly line of Southern Hills Country Club; thence westerly along said southerly line for 920'± to a point for corner of Southern Hills Country Club said point being the northwest corner of "Timberlane Road Estates", an addition to the City and County of Tulsa, Oklahoma; thence southerly along the westerly line of "Timberlane Road Estates" and along a line of Southern Hills Country Club for 330.5' to a point on the southerly line of the N/2 of Section 5; thence westerly along the southerly line of Southern Hills Country Club for 1444.5'±; thence northerly and parallel with the westerly line of Section 5 for 208.7'; thence westerly and parallel with the southerly line of the N/2 of Section 5 for 208.7' to a point on the westerly line of Section 5; thence northerly along said westerly line for 2414.8' to POB; City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 15851

Action Requested:

Variance of the required 50' setback from the centerline of South Peoria to 40' to permit a sign - **Section 1221.C.6. General Use Conditions For Business Signs** - Use Unit 13, located SW/c 36th Street and Peoria Avenue.

Presentation:

The applicant, **QuikTrip**, was represented by **David Grooms**, 901 North Mingo Road, Tulsa, Oklahoma, who submitted a plot plan (Exhibit E-1), and informed that the store is proposing to remove one flashing sign and replace it with a monument sign.

Comments and Questions:

Mr. Bolzie asked if the new sign will be installed at the same location as the existing sign, and Mr. Grooms answered in the affirmative.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Bolzie, Chappelle, Doverspike, White, "aye"; no "nays"; no "abstentions"; Fuller, "absent") to **APPROVE** a **Variance** of the required 50' setback from the centerline of South Peoria to 40' to permit a sign - **Section 1221.C.6. General Use Conditions For Business Signs** - Use Unit 13; per plot plan submitted, and subject to a removal contract; finding that the new monument sign will replace an existing pricing sign, which will be installed at the same location; finding the setback of the existing sign to be consistent with that of other signs in the area, and on the following described property:

Lots 5 and 6, Block 5, Peoria Gardens, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15812

Action Requested:

Variance of the required 20' rear yard to 13', and of the required 10' side yard to 5' to permit an addition to an existing dwelling - Section 403. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS - Use Unit 6, located 524 1/2 South 45th West Avenue.

Presentation:

The applicant, Nathan Rodgers, 2904 West 40th Street, Tulsa, Oklahoma, submitted a plot plan (Exhibit G-1) and explained that he was issued a building permit to replace an 8' by 10' enclosed porch with a new 12' by 20' addition, but was told later by a City Inspector that the footing is encroaching into the required rear and side yards. The applicant pointed out that there are numerous structures in the area that are only 2' from the alley.

Comments and Questions:

Mr. Bolzie asked if the new addition will align with the side wall of the house, and Mr. Rodgers answered in the affirmative.

Protestants: None.

Board Action:

On MOTION of FULLER, the Board voted 5-0-0 (Bolzie, Chappelle, Doverspike, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE a Variance of the required 20' rear yard to 13', and of the required 10' side yard to 5' to permit an addition to an existing dwelling - Section 403. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS - Use Unit 6; per plot plan submitted; finding that there are numerous structures in the older area that encroach into the required rear yard; and finding that the new addition will align with the side building wall of the existing dwelling; on the following described property:

Lot 6, Block 12, Verndale Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15813

Action Requested:

Special Exception to permit the extension of country club use by including indoor tennis facility - Section 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS - Use Unit 5, located south and east of the SE/c of East 61st Street and South Lewis Avenue.

Presentation:

The applicant, Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, represented Southern Hills Country Club, and explained that the country club is proposing to construct an indoor tennis facility, which will replace three outdoor courts in the southernmost corner of the complex. He pointed out that no additional tennis courts will be constructed. Mr. Johnsen submitted a plot plan (Exhibit H-1) and

Case No. 15813 (continued)

stated that the existing clubhouse will be connected to the new facility and the architectural design of the two buildings will be similar. He stated that the exterior construction materials of the two structures will also be comparable. Mr. Johnsen advised that the plans have been reviewed by abutting property owners, and there has been no opposition to the proposed construction. He informed that the dimension from the ground to the roof is 20' and the structure is 41' at the highest point.

Comments and Questions:

Mr. Gardner pointed out that the lighted courts will be contained inside the building, which will improve conditions for nearby property owners.

Mr. Bolzie asked if lighting is in place on the practice court in the southeast corner of the subject property, and Mr. Johnsen replied that there are no lights on that court.

In response to Mr. Bolzie, Mr. Johnsen confirmed that the proposed facility will be approximately 90' from the south property line and 120' from the east property line.

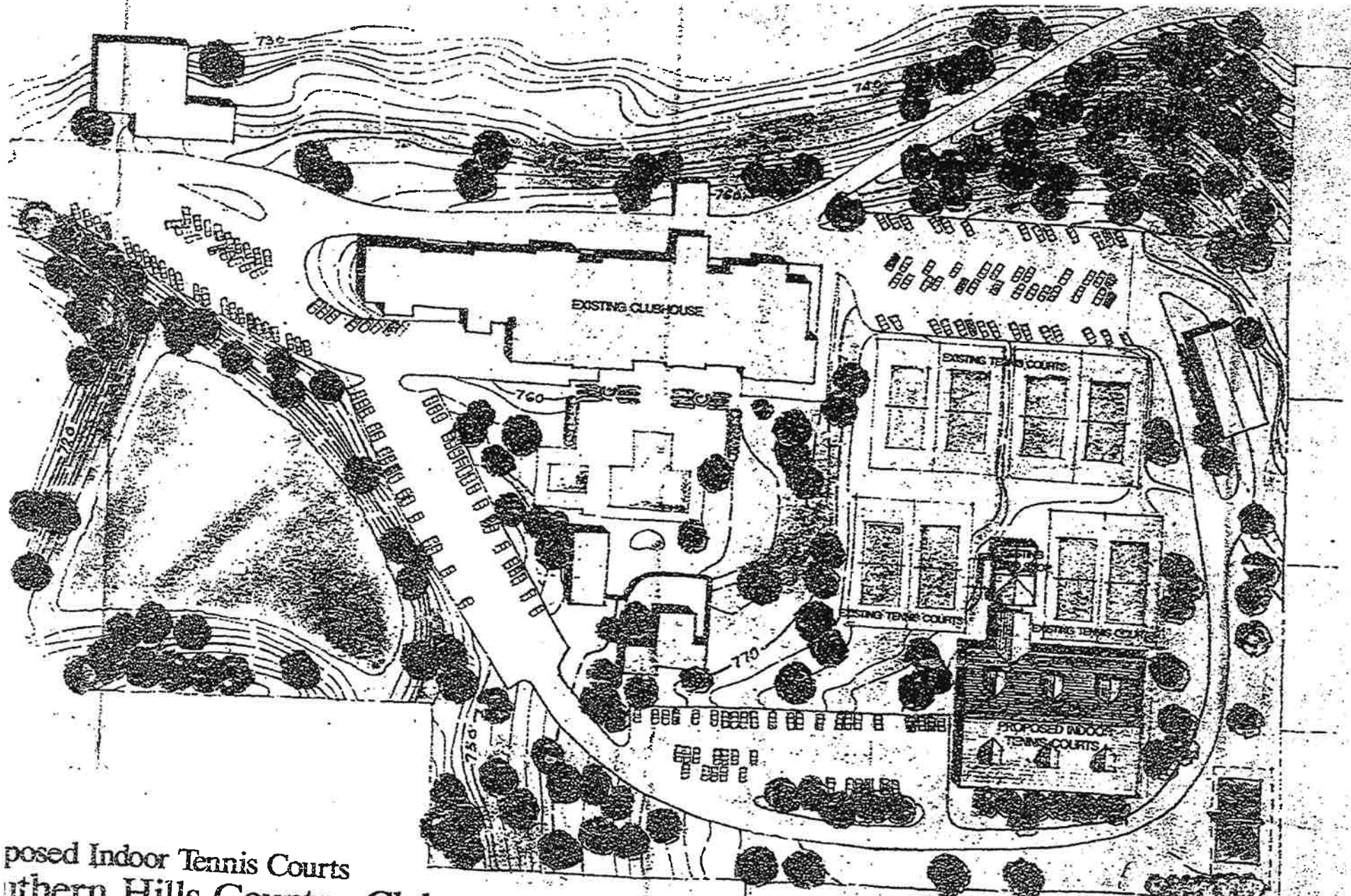
Mr. Fuller asked Mr. Johnsen if the driveway and parking lot will be altered, and he replied that there will be a slight alteration in one section of the drive.

Protestants: None.

Board Action:

On **MOTION** of FULLER, the Board voted 5-0-0 (Bolzie, Chappelle, Doverspike, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit the extension of country club use by including indoor tennis facility - **Section 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS - Use Unit 5;** per plot plan submitted; finding that approval of the special exception request will permit the enclosure of existing tennis courts and reduce unnecessary lighting in the abutting residential neighborhood; on the following described property:

A tract of land that is part of the NE/4 of Section 5, T-18-N, R-13-E, Tulsa County, Oklahoma, said tract being described as follows, to-wit: Beginning at a point, said point being the NE/c of Lot 4 in Block 1 of Vinson Addition to the City of Tulsa, Tulsa County, Oklahoma; thence westerly along the northerly line of said Vinson Addition for 600'; thence northerly and parallel with the easterly line of the W/2 W/2 SE/4 NE/4 of said Section 5 for 600'; thence easterly and parallel to the northerly line of Vinson Addition for 600' to a point on the easterly line of the W/2 W/2 SE/4 NE/4 of Section 5; thence southerly along said easterly line for 600' to the POB, City of Tulsa, Tulsa County, Oklahoma.



Proposed Indoor Tennis Courts Southern Hills Country Club

HTE Inc., Architects Engineers Planners



SITE PLAN
SCALE 1" = 60'

7.27

Action Requested:

Special Exception to permit the extension of country club use, including the addition of a nine-hole golf course - **Section 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 5, located SE/c 61st Street and Lewis Avenue.

Presentation:

The applicant, **Roy Johnsen**, 324 Main Mall, Tulsa, Oklahoma, submitted a plot plan (Exhibit J-1), and stated that he is representing Southern Hills Country Club. He explained that Southern Hills is proposing to convert an existing skeet range and polo field to a nine-hole golf course. Mr. Johnsen informed that the proposed golf course is in compliance with the plans prepared in 1935, which included 27 holes of golf. He pointed out that the nine-hole course proposed at this time will complete the 27 hole course.

Comments and Questions:

Ms. Bradley asked if the access point will be on 65th Street, and Mr. Johnsen stated that access to the country club will remain the same, and no buildings are proposed, except for customary shelters. He informed that the exact locations for these shelters have not been determined and requested that he not be required to return to the Board with these locations. He stated that the existing concession stand, located on the skeet range, will remain for use as a shelter.

Protestants:

Lalla Basta, 6517 Timberlane Road, Tulsa, Oklahoma, stated that her property is south of the Southern Hill Country Club, and near the proposed golf course. Ms. Basta voiced a concern that her privacy may be invaded by the proposal, and Mr. Bolzie stated that the tee box will be approximately 400' from her home.

Mr. Gardner asked Ms. Basta if she would be supportive of the application if the golf course does not extend the facilities south of the existing road, and she answered in the affirmative.

John Schuller, 2630 East 65th Place, Tulsa, Oklahoma, stated that the country club is a good neighbor, and that his only concern is that more of the property is not used for the golf course. He asked if the property in question could be used for something other than a golf course if the special exception is approved.

Mr. Jackere stated that any change would require Board approval.

Mr. Jackere advised that there is sufficient space for the proposed golf course without changing the street.

Mr. Gardner informed that the current zoning on the subject property would only permit the construction of residences, and all other uses would require Board approval.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Bradley, Bolzie, Chappelle, White, "aye"; no "nays"; no "abstentions"; Fuller, "absent") to **APPROVE** a **Special Exception** to permit the extension of country club use, including the addition of a nine-hole golf course - **Section 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS - Use Unit 5**; per plot plan submitted, with the addition of two customary accessory shelters, the location of which to be determined at a later date; finding that the use will be compatible with the surrounding area, and will be in harmony with the spirit and intent of the Code; on the following described property:

A tract of land that is part of the N/2 of Section 5, T-18-N, R-13-E, City and County of Tulsa, Oklahoma, said tract of land being described as follows, to-wit: Beginning at a point that is the northwest corner of said Section 5; thence easterly along the northerly line of Section 5 for 919.7'± to the centerline of the Southern Hills Country Club entrance road; thence southerly along said centerline for 155.9'± to a point of curve; thence southerly and southeasterly along said centerline on a curve to the left with a radius of 1226' for 904.6'± to a point of tangency; thence southeasterly along said tangency and along the centerline of the Southern Hills Country Club entrance road for 804.4'± to a point of curve; thence southeasterly along said centerline on a curve to the left with a radius of 1103' for 705.7'± to a point of tangency; thence easterly along said tangency and along the centerline of the Southern Hills Country Club entrance road for 105.2'±; thence south for 429.1'± to a point on the southerly line of Southern Hills Country Club; thence westerly along said southerly line for 920'± to a point for corner of Southern Hills Country Club said point being the northwest corner of "Timberlane Road Estates", an addition to the City and County of Tulsa, Oklahoma; thence southerly along the westerly line of "Timberlane Road Estates" and along a line of Southern Hills Country Club for 330.5' to a point on the southerly line of the N/2 of Section 5; thence westerly along the southerly line of Southern Hills Country Club for 1444.5'±; thence northerly and parallel with the westerly line of Section 5 for 208.7'; thence westerly and parallel with the southerly line of the N/2 of Section 5 for 208.7' to a point on the westerly line of Section 5; thence northerly along said westerly line for 2414.8' to POB; City of Tulsa, Tulsa County, Oklahoma.

Case No. 15788

Action Requested:

Variance to permit an outdoor advertising sign (off premise) in an IM zoned district that is not within a freeway sign corridor - **Section 1221.G.1. Use Conditions For Outdoor Advertising Signs - Use Units 21 and 17.**

9343 (continued)

of said structure a distance of 140'; thence Southeasterly on a line perpendicular to said structure a distance of 36' to a point which is 6'-4½" Northerly from North right-of-way line of said Dawson Road; thence Northeasterly on a line parallel to and 36' from said structure a distance of 140' to a point that is 10.5' Northerly from North right-of-way line of said Dawson Road; thence Northwesterly on a line perpendicular to said structure a distance of 36' to the point of beginning.

9344

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a country club in an RS-1 District located southeast of 61st Street and Lewis Avenue.

Presentation:

Carl Reads, 7448 East 42nd Place, representing Southern Hills Country Club, stated the Club wants to convert a storeroom into a kitchen and a 28' x 42' storage room is needed to replace the one lost due to the new kitchen. A plot plan (Exhibit "H-1") was presented to the Board and it was noted, if this application is to be approved, not to approve subject to the plot plan submitted.

Protests: None.

Board Action:

On MOTION of SMITH, the Board of Adjustment voted unanimously (3-0) to grant an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) for permission to operate a country club in an RS-1 District as requested on the following described tract:

A tract of land in Section 32, Township 19 North, Range 13 East, and Section 5, Township 18 North, Range 13 East, Tulsa County, Oklahoma; beginning at the SW corner of Lot 3, Block 2, Southern Villas Addition, the East 165.09'; thence South 330.18'; thence East 165.11'; thence South 815.5'; thence Southeast 368.48'; thence East 295.42'; thence South 656'; thence West 955'; thence South 825'; thence West 827.98'; thence North 165.05'; thence West 1,817.73'; thence South 330.5'; thence West 1,444.5' thence North 208.71'; thence West 168.71'; thence North 2,389.4' to a point which is 25' South and 40' East of the NW corner of Section 5, Township 18 North, Range 13 East; thence East along the South Boundary line of 61st Street South to a point, said point being 329.4' North of the point of beginning; thence South 329.4' to the point of beginning, LESS and EXCEPT the North, South, East and West 310' thereof.

9345

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) for permission to sell infant wear in an RS-3 District for a period of one year located at 6031 South 76th East Avenue.

1.6.77:227(8)

9089 (continued)

service to the mobile home. He advised that he has improved the property and is in the process of constructing a continuous foundation around the mobile home, per six photographs (Exhibit "F-1") which he submitted for the Board's review. With regard to the variance requested, Mr. Summers advised that he is presently utilizing a private drive that crosses his mother-in-law's property as access to his tract. Upon questioning, Mr. Summers advised that he would have no problem in obtaining a perpetual easement from his mother-in-law for access purposes to run with the subject property.

Protests: None

Board Action:

On MOTION of JOLLY, the Board (5-0) approved an Exception (Section 310 - Principal Uses Permitted in the Agriculture District) to locate a mobile home; and a Variance (Section 207 - Street Frontage Required - Under the Provisions of Section 1670) to use a private drive in lieu of a dedicated right-of-way, subject to the applicant's obtaining and filing with the Board an agreement that a portion of the surrounding property has been granted as a perpetual easement for access purposes to the subject property in an AG District on the following described tract:

A tract of ground situated in the S/2 of the NE/4 of Section 14, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at a point on the North line of the S/2 of the NE/4 708.13' West of the NE/c thereof; thence South 0°06'53.35" West a distance of 208.71'; thence North 89°52'27.8" West a distance of 542.65'; thence North 0°06'53.35" East a distance of 208.71' to a point on the North line of the SE/4 of the NE/4 203.2' East of the NW/c thereof; thence Easterly along said North line a distance of 542.65' to the point of beginning.

9090

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to use property for private club purposes and to permit the the installation of two lighted tennis courts and a two-story building in an RS-1 District located southeast of 61st Street and Lewis Avenue.

Presentation:

Carl Reeds, representing Southern Hills Country Club, submitted a plat (Exhibit "G-1") of the subject property and a plot plan (Exhibit "G-2") pointing out the proposed location of the lighted tennis courts and a pro shop which, if approved, would be surrounded by existing lighted courts. The application also includes a request to use the subject property for private club purposes as the property is zoned RS-1 and is a nonconforming use. Mr. Reeds advised that the court surfaces will

6.17.76:214(14)

7.32

9090 (continued)

be constructed at this time in order that they might be used for the tent for the 1977 Open, with the courts being completed after the golf tournament.

Protests: None

Interested Party:

John Sublett, attorney representing the property owner to the south, Bob Tyler, advised that his client had purchased his property and was concerned with the location of the lighted courts. Mr. Sublett then reviewed the plot plan with the applicant and it was pointed out that the proposed courts would be surrounded on three sides by existing courts.

Board Action:

On MOTION of SMITH, the Board (5-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to use property for private club purposes and to permit the installation of two lighted tennis courts and a pro shop, per plot plan, in an RS-1 District on the following described tract:

A part of the N/2 of Section 5, Township 18 North, Range 13 East, Tulsa County, Oklahoma; more particularly described as follows: Beginning at a point 255' north and 258' west of the NE/c of Lot 4, Block 1, Vinson Addition; thence North 135'; thence West 195'; thence South 135'; thence East 195' to the point of beginning.

9091

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) to operate a home beauty shop in an RS-3 District located at 5904 East 7th Street.

Presentation:

Leta May, the applicant, was represented by her husband who submitted a plot plan (Exhibit "H-1"), advising that his wife is wishing to operate a beauty shop as a home occupation per the regulations of a home occupation. Upon questioning, he advised that they are planning to convert their garage into the shop and that they have a two-car driveway that can be utilized for the patrons' automobiles. She also would operate the shop five days per week.

Protests: None

Board Action:

On MOTION of SMITH, the Board (5-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (2) - Home Occupations) to operate a home beauty shop, the approval being

6.17.76:214(15)

6592. (continued)Protests:

Mr. Jones presented a letter of objection to the Board (Exhibit "E-2"). Mr. Earl P. Epps and Mrs. Lena Dunham appeared in protest.

Remarks:

Mr. Jones advised that with the withdrawal of the names from the consent petition, the petition is below the required 80%.

The Chair stated that one of the requirements is that an 80% petition be filed with the Board. The Board does not have any jurisdiction to approve this application with an insufficient petition.

Board Action:

On MOTION of JOLLY, the Board of Adjustment (4-0) denied application no. 6592, on the following described tract:

Lots 13 and 14, Block 4, Signal Addition to the City of Tulsa, Oklahoma.

6594

Action Requested:

Exception (Section 8 (b)), to permit extending a nonconforming Country Club in a U-1A district by erecting accessory buildings for club use. The applicant proposes to erect an exercise building approximately 50' x 100' for horses in the winter time; to cover tennis courts; and to raze a refreshment stand and erect a new building, on a tract located SE of 61st Street and Lewis Avenue.

Presentation:

Mr. Jones presented a plot plan to the Board (Exhibit "F-1").

Protests:

None.

Board Action:

On MOTION of LANGAN, the Board of Adjustment (4-0) granted an Exception (Section 8 (b)), to permit extending a nonconforming Country Club in a U-1A district by erecting accessory buildings for club use, as per plot plan (Exhibit "F-2"), on the following described tract:

A tract of land in Section 32, Township 19 North, Range 13 East, and Section 5, Township 18 North, Range 13 East, Tulsa County, Oklahoma; Beginning at the SW corner of Lot 3, Block 2, Southern Villas Addition, the East 165.09 feet;

3.17.70:53(5)



Feet

0 400 800



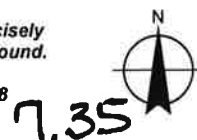
**Subject
Tract**

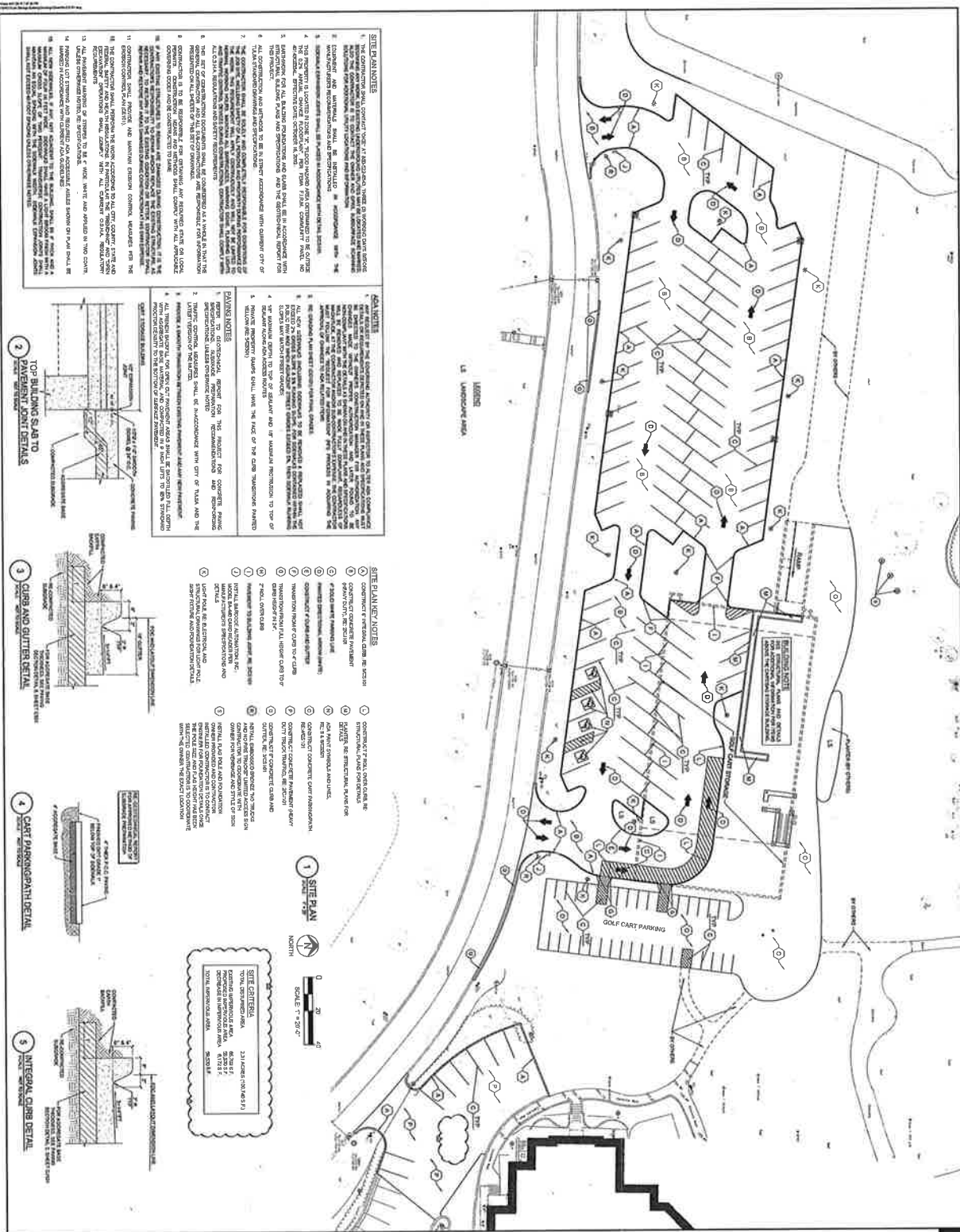
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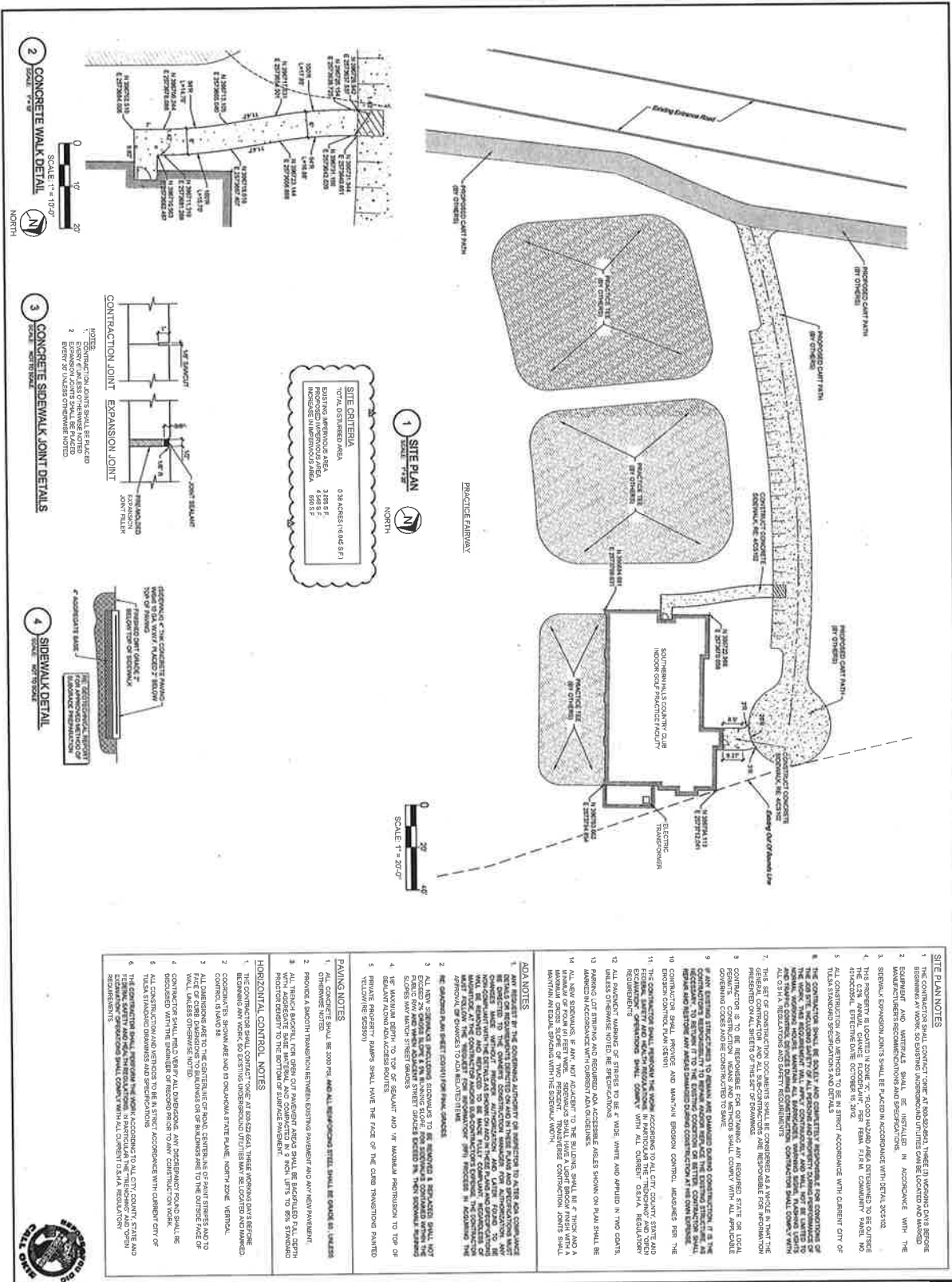
18-13 05

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

Aerial Photo Date: February 2018







CS101

NO. DATE	02/22/2018
PROJECT NO.	1500000001
PROJECT NAME	INDOOR GOLF PRACTICE FACILITY
PROJECT LOCATION	SOUTHERN HILLS COUNTRY CLUB
PROJECT OWNER	THE CITY OF TULSA
PROJECT MANAGER	JOHN J. HARRIS
PROJECT ENGINEER	JOHN J. HARRIS
PROJECT ARCHITECT	JOHN J. HARRIS
PROJECT CONTRACTOR	JOHN J. HARRIS

INDOOR GOLF PRACTICE FACILITY

SOUTHERN HILLS COUNTRY CLUB



CITY OF TULSA
TULSA, OKLAHOMA
1906



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ARCHITECTS & ENGINEERS
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Bob Kolibas
ZONING OFFICIAL
PLANS EXAMINER
TEL (918) 596-9688



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1

June 13, 2018

Cameron C. Wallace
Cyntergy
810 S. Cincinnati Ave, Suite 450
Tulsa OK 74119

Phone: 918-877-6000
Fax:

APPLICATION NO: 002488-2018, 002490-2018 & 002827-2018

Location: 2636 E. 61st Street

Description: New Building

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)

7.39

REVIEW COMMENTS

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

2636 E. 61st Street

June 13, 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.

Section 70.120 Special Exceptions

70.120-J Amendments

1. Amendments to approved special exceptions must be processed as new special exception applications, including all requirements for fees, notices and public hearings, provided that the development administrator is authorized to approve the following:
 - a. Any structures or uses authorized to be approved by the development administrator at the time of special exception approval; and
 - b. The addition or relocation of customary accessory uses and structures.
2. Applications for amendments to approved special exceptions must be filed in a form established by the land use administrator.

Review Comments: The proposed new buildings and site improvements require a modification to a previously approved special exception by the BOA. Provide two copies of an approved site plan by the BOA for the proposed buildings and site modifications.

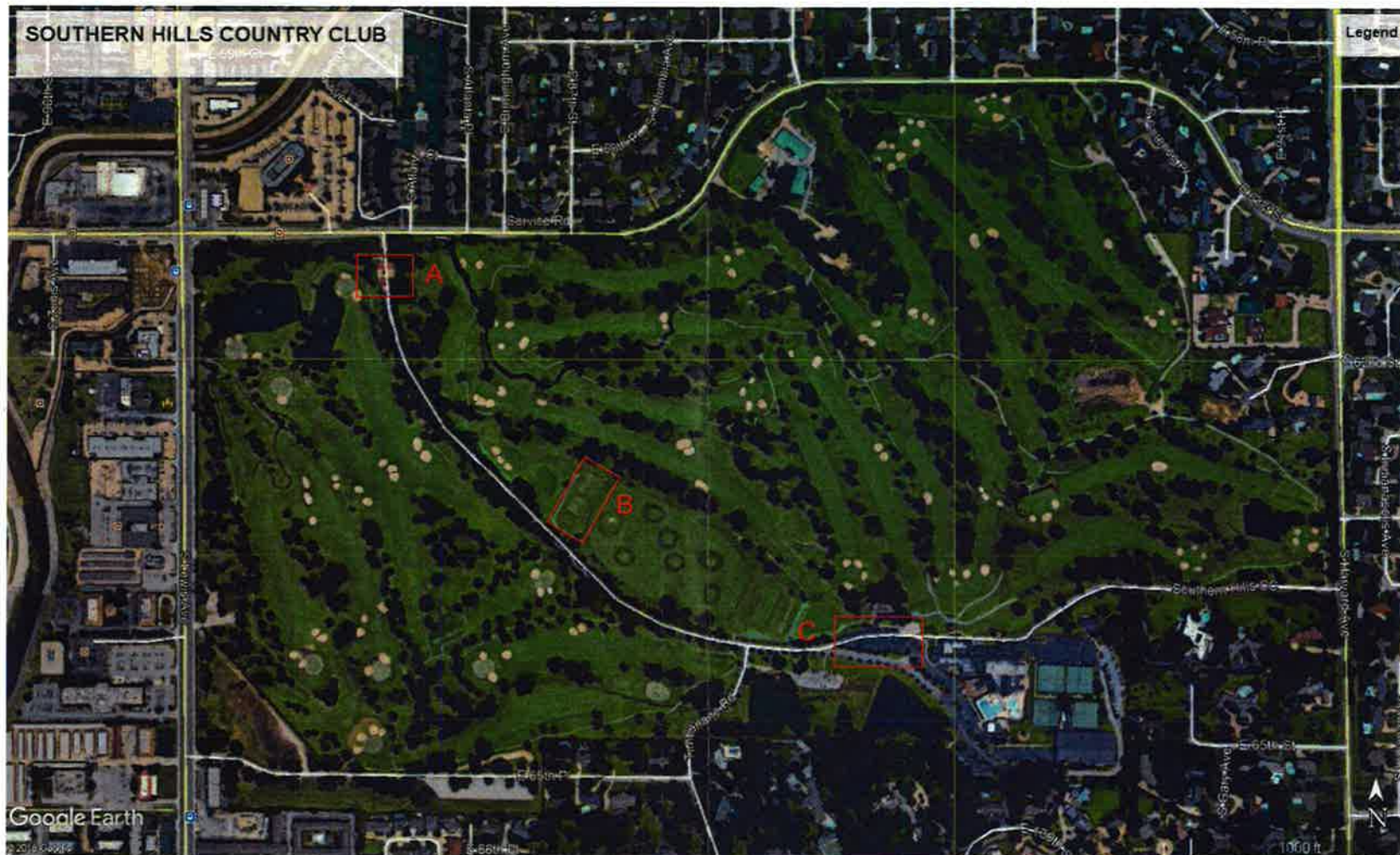
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

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.



- A MAIN ENTRANCE GUARD HOUSE
- B GOLF PERFORMANCE CENTER
- C CART AND BAG STORAGE

SOUTHERN HILLS COUNTRY CLUB
Site Plan
07/10/18



7.42

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