

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, March 12, 2019, 1:00 P.M.

Meeting No. 1224

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of **Minutes** of February 26, 2019 (Meeting No. 1223).

UNFINISHED BUSINESS

2. **22579—Vicky Ark**
Special Exception to allow a duplex in the RS-3 District (Table 5-2.5); Variance to reduce the required street setback (Table 5-3); Variance of the required 25-foot setback from an adjacent R District for special exception uses (Table 5-3).
LOCATION: 1115 East 55th Street South **(CD 9)**

NEW APPLICATIONS

3. **22590—Eric McCray**
Special Exception to allow a fence to exceed 4 feet in height within the required street setback (Section 45.080). **LOCATION:** 5736 South Rockford Avenue **(CD 9)**
4. **22591—Claude Neon Federal Signs**
Variance to permit a ground sign to be located less than 50 feet from an abutting R-3 District (Section 60.040-B.3); Modification of a previously approved site plan (BOA-18722). **LOCATION:** SE/c of South Hudson Avenue & East 61st Street South **(CD 9)**
5. **22592—Crown Neon Signs – Gary Haynes**
Variance to increase the allowed display surface area for a sign and to permit the sign to be oriented along South Lewis Avenue (Section 60.080-C); Variance to permit a dynamic display sign to be located within 200 feet of an R District (Section 60.100-F). **LOCATION:** 1205 South Gillette Avenue East **(CD 4)**

6. **22594—Cliff Beam**

Variance to permit part of a structure to be located within the City of Tulsa right-of-way and/or planned street right-of-way (Section 90.090-A). **LOCATION:** 201 East 2nd Street South **(CD 1)**

7. **22595—Chuck Mitchell**

Special Exception to allow a fence to exceed 4 feet in height within the required street setback (Section 45.080); Variance of the required parking area dimensional standards (Section 55.090). **LOCATION:** 2435 North Lewis Avenue East **(CD 3)**

Staff requests a continuance to 03/26/2019 for additional relief needed.

8. **22596—Hall, Estill, Hardwick, Gable, Golden & Nelson, P.C.**

Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary (Section 40.225-D). **LOCATION:** **TENANT SPACE** – 6967 East 71st Street South **(CD 7)**

9. **22597—Cox Communications**

Modification of a previously approved site plan (BOA-19395). **LOCATION:** 2115 South 120th Avenue East **(CD 6)**

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: www.cityoftulsa-boa.org

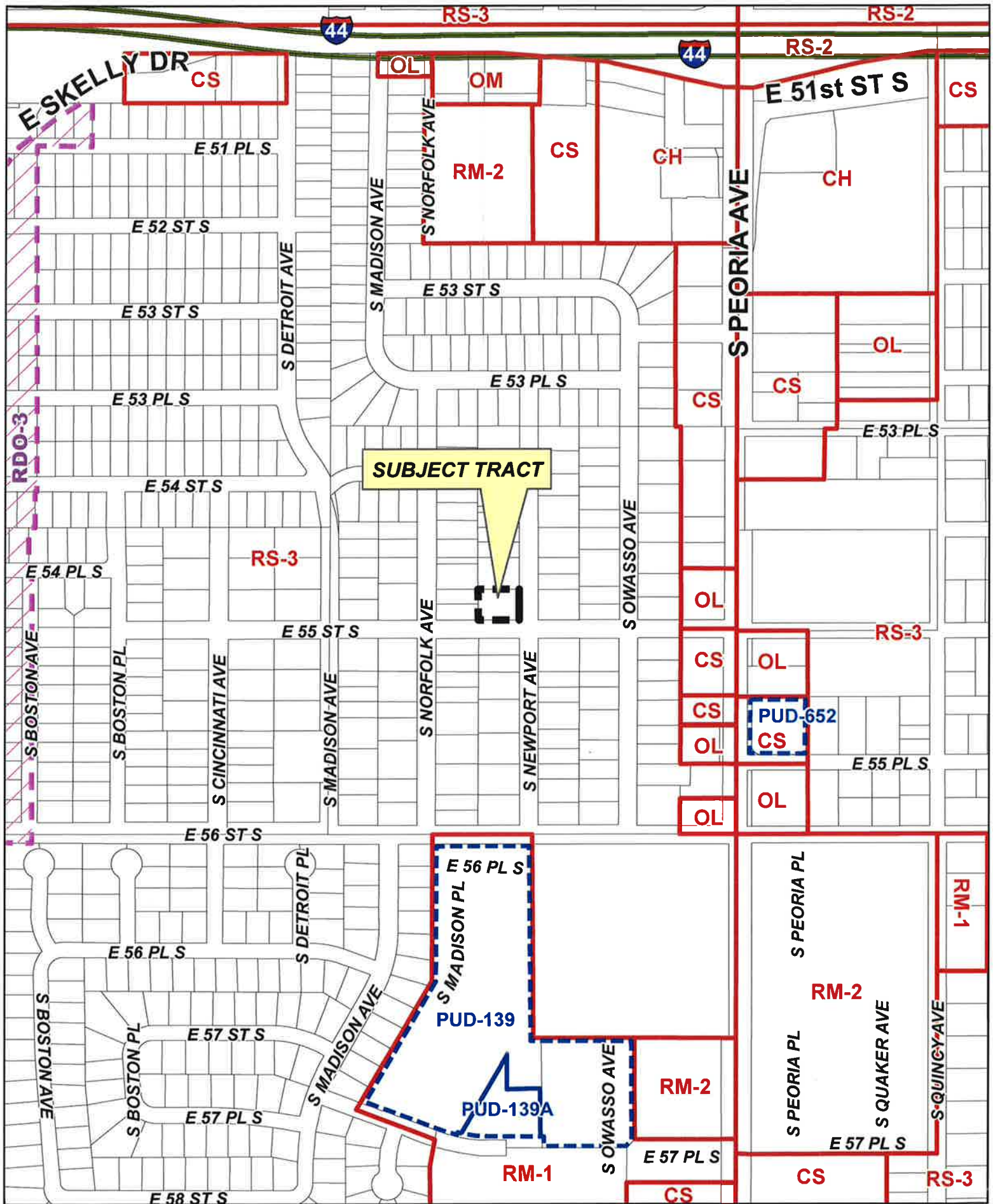
E-mail: esubmit@incog.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office @ (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 Tulsa Planning Office, 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 Tulsa Planning Office at (918) 584-7526 if you require an official posted agenda.

THIS PAGE
INTENTIONALLY
LEFT BLANK



BOA-22579

19-12 36

2.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9236

Case Number: **BOA-22579**

CZM: 46

CD: 9

A-P#:

HEARING DATE: 3/12/2019 1:00 PM (continued from 2/26/19)

APPLICANT: Vicky Ark

ACTION REQUESTED: Special Exception to allow a duplex in the RS-3 District (Table 5-2.5); Variance to reduce the required street setback (Table 5-3); Variance of the required 25 ft. setback from an adjacent R-district for special exception uses (Table 5-3)

LOCATION: 1115 E 55TH ST S

ZONED: RS-3

PRESENT USE: residential

TRACT SIZE: 13,500 SQ FT

LEGAL DESCRIPTION: LTS 14 & Lt 15, BLK 2, HOUSTONIA HOME SITES ADDN,

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

BOA 18102; on 7.14.98, Board **denied** a *special exception* to permit sleeping rooms in a private residence to be occupied by more than two persons who are not members of the family. Located 1135 East 55th Street

BOA 03169; on 4.08.59, the Board **granted permission** to erect a duplex. Located NW/c of 56th St. & Owasso.

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 on all sides.

STAFF COMMENTS:

The applicant is before the Board requesting a **Special Exception** to allow a duplex on the subject site. Per the Code, a duplex is defined as a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The two dwelling units are attached and may be located on separate floors or side-by-side. A duplex use is permitted by special exception only in the RS-3 district.

For detached houses and duplexes on corner lots, the minimum side street setback along a non-arterial may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 ft. The street setback specified in Table 5-3 of the Code applies along the other street. The applicant has stated that S. Newport Ave. will be the front setback. The applicant is requesting a **Variance** to reduce the front street setback from 25 ft. to 15 ft. along S. Newport Ave. The Major Street and Highway Plan considers this a *non-arterial* street and would therefore be required by code to maintain a building setback of 25 feet in an RS-3 zoned district (Table 5-3).

The building is on an RS-3 zoned lot and the setback from the north and west RS-3 zoned lot line is 20 ft. Per the Code, any uses requiring special exception approval in R zoning districts require a minimum 25 ft. building setback from R-zoned lots occupied by residential uses. The applicant has requested a variance of the required 25 ft. setback from an adjacent R-district for special exception uses (Table 5-3).

Sample Motion

Move to _____ (approve/deny) a **Special Exception** to allow a duplex in the RS-3 District (Table 5-2.5); **Variance** to reduce the required street setback from 25 ft. to 15 ft. (Table 5-3); **Variance** of the required 25 ft. setback from an adjacent R-district for special exception uses (Table 5-3).

- 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 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.

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."

Swears stated that he would put up a white wrought iron fence. Mr. Beach mentioned to Mr. Swears that the Zoning Code is clear and it says that he must put up a six-foot high, solid fence. Typically they see solid wood fences at a minimum height. No fences with slats woven in are permitted. Mr. Swears agreed to that.

Mr. White asked the applicant if the car wash option is the preference. Mr. Swears answered affirmatively. He stated that he would like the car wash with the mini-storage to the west.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, White, "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** a Special Exception for a mini-storage and a car wash in a CS district. **SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS – Use Unit 16** and a Variance of required setback from the centerline of East 40th Street South from 50' to 26'. **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS**, subject to a screening fence being placed along the north side; per plan submitted, on the following described property:

Lots 3 and 4, Block 1, Park Plaza Square, City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 18102

Action Requested:

Special Exception to permit sleeping rooms in a private residence to be occupied by more than two persons who are not members of the family. **SECTION 402.B.3. ACCESSORY USES IN RESIDENTIAL DISTRICTS – Use Unit 6**, located 1135 East 55th Street.

Presentation:

The applicant, **William Bryant**, 1135 East 55th Street, submitted a site plan (Exhibit J-1), and zoning violation notices (Exhibit J-5) and stated that he has lived in the house for the last six years. Mr. Bryant stated that he has been renting rooms and sharing his house since he bought the property. He was overwhelmed by the response of people wanting to rent rooms and there was a tendency to expand from two to five rental rooms. Mr. Bryant is asking that the two-person rule be extended to four. He has no desire or need to go beyond that. About three years ago, one of Mr. Bryant's neighbors filed a complaint and the Code Enforcement Inspector came out and advised him that he was in full compliance and that he was allowed up to six persons in his home. Mr. Bryant has been operating with the six-person limit thinking that he was in full compliance with the Code. A couple of months ago, the same inspector returned and indicated that there was another complaint from the same individual citing a code violation. At first the violation was for off-street parking then it changed to

the two-person rule and that is what he is here for today. Mr. Bryant rents rooms because he needs to supplement his social security income and he also does it because he enjoys it and it makes him feel like he is making a contribution. Mr. Bryant submitted a petition to the Board with signatures of people in the neighborhood who supported the application. Mr. Bryant read a letter submitted by a person who supports the application (Exhibit J-2).

Comments and Questions:

Mr. Cooper asked Mr. Bryant how many people total live in the house. Mr. Bryant answered six total. Mr. Cooper asked Mr. Bryant how many of those people are parking on the street. Mr. Bryant stated that there are two other cars besides his. There are no cars parked on the street, there is no need for them to be parked there. From time to time there have been cars on the street but it is mostly his son who visits for a week at a time. Mr. Bryant stated that to his knowledge there has never been a problem with his son parking on the street. Mr. Bryant mentioned that he has a double driveway on both sides of his house.

Mr. White asked Mr. Bryant if there is any kind of social service being provided to any of the boarders. Mr. Bryant answered negatively.

Mr. Bryant mentioned that his neighborhood is in transition and many of the fears come from some other troubles in the neighborhood. Mr. Bryant is trying his very best to continue to try to upkeep the neighborhood.

Ms. Turnbo asked the applicant how many square feet the house has. Mr. Bryant answered 2,300 SF. There are five bedrooms, three common areas and three bathrooms.

Interested Parties

Harry Wheeler stated that he has lived in this neighborhood for 44 years. He indicated that he lives three doors down from Mr. Bryant. Mr. Wheeler stated that the neighborhood is not in transition, it is a stable single-family neighborhood and has been for many years and a neighborhood association has been started. Mr. Wheeler stated that he objects to a rooming house. Mr. Wheeler mentioned that he does not know the people who are living there and they seem to come and go rather rapidly, almost like a motel. Mr. Wheeler got the idea that it was a post alcoholic rehabilitation situation. Mr. Wheeler stated that at times there are quite a few cars parked at the house but the house and lawn are well kept.

Charles Kanan, 5345 South Newport, stated that he has only lived there a couple of months. Mr. Kanan is concerned about having a multi-family unit in the neighborhood and it will down grade the rest of the properties in the area. Mr. Kanan believes that this is a violation of the Code and would like to see this remain residential and not become commercial.

Ms. Turnbo mentioned to Mr. Kanan that under the law Mr. Bryant can have two boarders. Mr. Kanan stated that he has no problem with the law but does not believe that it should be extended.

Rick Castro, 5336 South Newport, stated that he is against Mr. Bryant's request. The reason is because of the lowering of property values, the excess traffic, and the transient people. Mr. Castro stated that he has not had any problems with any of Mr. Bryant's boarders, but he does not feel that this is the neighborhood for it.

Dean Scott, 5501 South Newport, stated that he lives across the street from Mr. Bryant's residence. Mr. Scott stated that he worked for the City for a number of years and is familiar with the City Codes. Mr. Scott understands that Mr. Bryant can have two people unrelated to him living in the residence. Mr. Scott stated that at times there have been as many as ten people living in the residence. Mr. Scott mentioned to the Board that recently Mr. Bryant housed a "druggie". Mr. Scott has been broken into three times, but he can't prove that they were from across the street. The police have been called to this residence a number of times and four times this year. Mr. Scott stated that there was a fire in the garage of the residence and when the garage was rebuilt there was a door and windows put in and the garage is now being used as a boarding room. Mr. Scott believes that at times there have been drug addicts and alcoholics living in the residence. Mr. Scott does not think that Mr. Bryant does a background check on his boarders.

Mr. White asked Mr. Scott about the nature of the four police calls to the property that happened this year. Mr. Scott stated that normally they are to settle disputes between Mr. Bryant and his tenants. Mr. Scott submitted a petition of people in opposition to the rooming house (Exhibit J-3) and photos (J-4).

Applicant's Rebuttal:

Mr. Bryant stated that this is a personal issue or a vendetta. Mr. White and Mr. Dunham told Mr. Bryant that this is a land use issue and not a personal issue.

Comments and Questions:

Mr. Dunham stated that he has driven the neighborhood and it is a nice stable neighborhood. Mr. Dunham believes that whatever is provided by law is what should be provided there. Ms. Perkins agreed. Mr. Dunham stated that he would not approve a duplex or other multi-family for the neighborhood and he does not believe that this fits in an RS-3 district.

Board Action:

On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, White "aye"; no "nays", no "abstentions"; no "absent") to **DENY** Special Exception to permit sleeping rooms in a private residence to be occupied by more than two persons who are not members of the family. **SECTION 402.B.3. ACCESSORY USES IN RESIDENTIAL DISTRICTS – Use Unit 6** on the following described properties:

Lots 12 & 13, Block 3, Houstonia Home Sites, City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 18103

Action Requested:

Variance of the maximum coverage of a required rear yard by a detached accessory building from 20% to 35%, located 310 South 47th West Avenue.

Presentation:

The applicant, **Russell Core**, 310 South 47th West Avenue, submitted a site plan (Exhibit K-1) and stated that he moved into the house about three months ago and is in the process of making a few changes to the home. Mr. Core stated that he is requesting to build a two-car garage that will be placed in the rear portion of the yard. The lot is wedge shaped which creates a very small yard area toward the back. The backyard of the property is completely fenced with a privacy fence and this is for private use only, no commercial use.

Mr. Cooper out at 3:17 p.m.

Board Action:

On **MOTION** of **DUNHAM**, the Board voted 4-0-1 (Dunham, Turnbo, Perkins, White "aye"; no "nays", no "abstentions"; Cooper "absent") to **APPROVE** Variance of the maximum coverage of a required rear yard by a detached accessory building from 20% to 35%, per plan submitted, finding the hardship to be the configuration of the lot on the following described property:

Lot 1, Block 7, Hayden-Lewis Addition, City of Tulsa, Tulsa County, State of Oklahoma.

Mr. Cooper in at 3:22 p.m.

Case No. 18104

Action Requested:

Special Exception to allow a machine shop (U.U. 25) in a CH district. **SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS – Use Unit 25;** Approval of amended site plan (#16936); Special Exception to waive the screening requirements on Lots 10 through 14, Block 1. **SECTION 1225.C. USE UNIT 25. LIGHT MANUFACTURING AND INDUSTRY; Use Conditions**, and a Variance to allow required parking for machine shop on Lot 14. **SECTION 1301.D. OFF-STREET PARKING GENERAL CONDITIONS**, located 4704 West Charles Page Boulevard.

MINUTES OF A REGULAR MEETING OF THE BOARD OF
ADJUSTMENT, WEDNESDAY, APRIL 8, 1959.

PRESENT: O'Bannon, Chairman; Cohen; Shaull; Galbreath;
Norman.

Case No. 3165-A ✓
Fern L. Adair
Lot 9, Block 2,
Bruce Addition

This being the date set down for public hearing on the application of Fern L. Adair for permission to operate a childrens day nursery on Lot 9, Block 2, Bruce Addition. There appeared Fern L. Adair. No protest was offered.

MOVED by Galbreath (Shaull) that this matter be approved.
All members voting yea. Carried.

Case No. 3169-A ✓
D. L. Herrington
Lot 13, S. 26' of Lot 14,
Block 6, Houstonia
Homesites

This being the date set down for public hearing on the application of D. L. Herrington for permission to erect a duplex on Lot 13, and the South 26 feet of Lot 14, Block 6, Houstonia Homesites Addition. There appeared Mr. D. L. Herrington. A Mr. M. J. Hanlon, 5533 South Owasso protested the application.

MOVED by Cohen (Norman) that this application be approved.
All members voting yea. Carried.

Case No. 3163-A ✓
J. L. Headspeth
N. 300' of W. 150' of
Lot 3, Block 5,
Suburban Highlands

J. L. Headspeth appeals from a decision of the Building Inspector for refusing to permit maintenance of a storage yard for oil field pipe, fittings, parts, etc., in a U-1-C District on the North 300 feet of the West 150 feet of Lot 3, Block 5, Suburban Highlands Addition. There appeared Mr. Headspeth and Mr. Cameron Cline.

MOVED by Shaull (Norman) that this matter be carried over until the next regular meeting.
All members voting yea. Carried.

Case No. 3168-A ✓
Barbara Finn
Lot 12, Block 5,
City View Hill

Barbara Finn request for modification of building set-back line to permit erection of service station on U-3-D Lot and variance of major street set-back requirements of approximately five feet on Lot 12, Block 5, City View Hill Addition.

This matter being reopened for further consideration at the request of the applicant and giving the adjoining property owner a chance to be heard.



0 200 400
Feet



Subject
Tract

BOA-22579

19-12 36

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

Aerial Photo Date: February 2018





E 54 ST S

S NORFOLK AVE

E 55 ST S

S NEWPORT AVE



Subject
Tract

BOA-22579

19-12 36

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

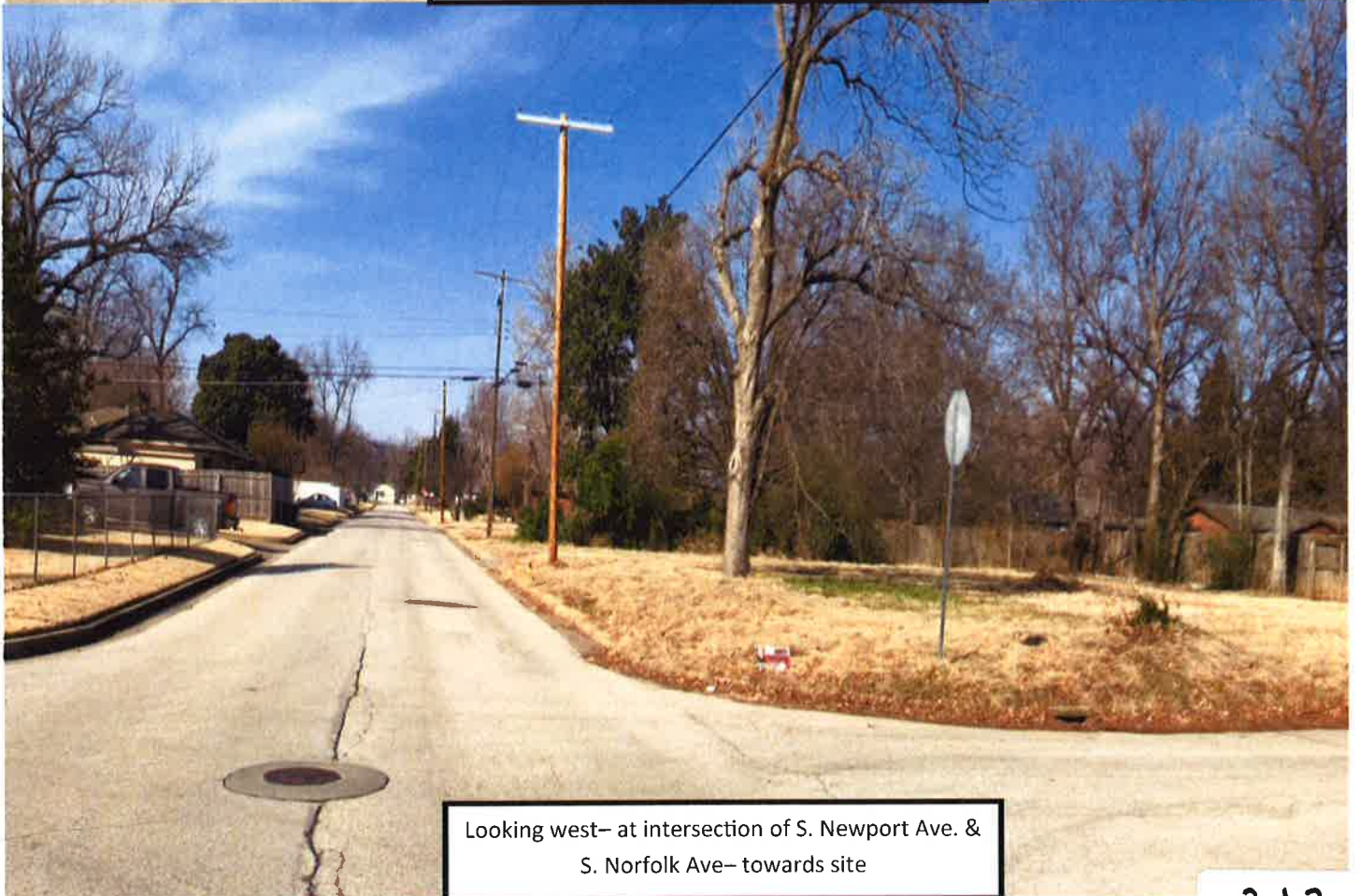
Aerial Photo Date: February 2018



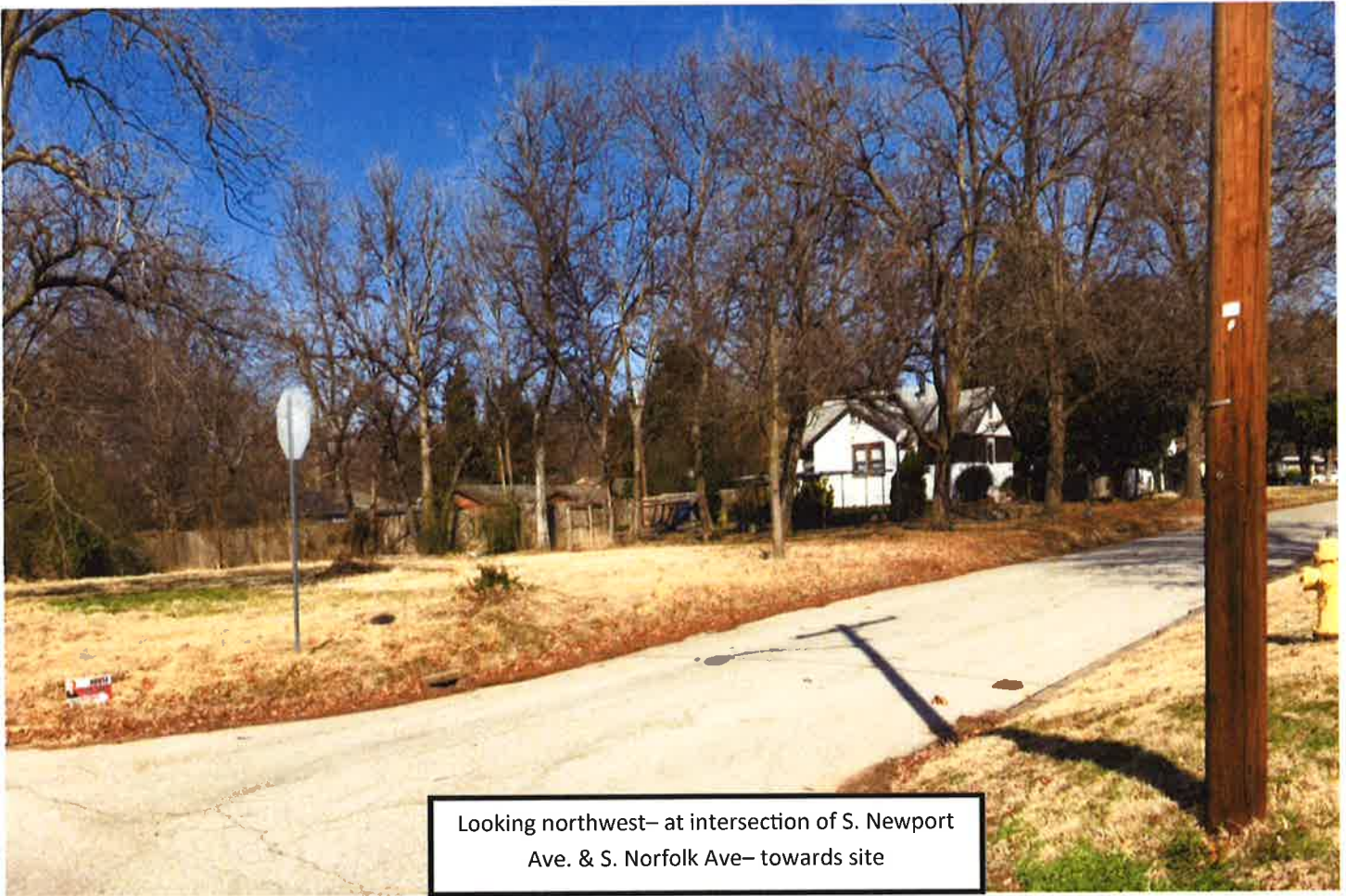
2.11



Looking northwest- at intersection of S. Newport Ave. & S. Norfolk Ave- towards site



Looking west- at intersection of S. Newport Ave. & S. Norfolk Ave- towards site



Looking northwest– at intersection of S. Newport
Ave. & S. Norfolk Ave– towards site

1115 E 55th street, Tulsa OK

1115 55th street

135'

5'
20 Feet

20'

15 Feet

25 Feet

Garage

20 Feet

Garage Door

25 Feet

15 Feet



parcel # 19550923601990

Newport Ave

2.14

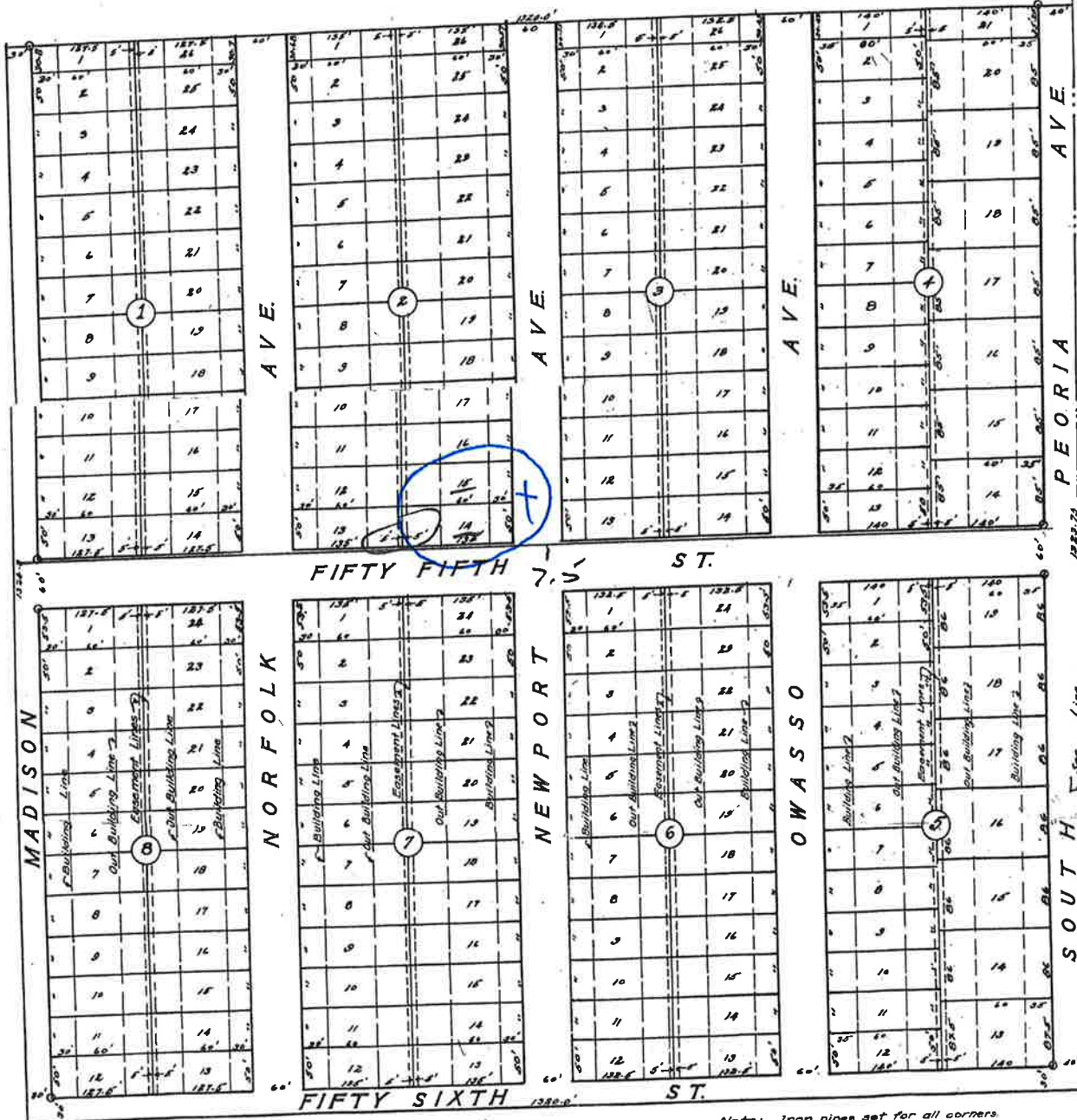
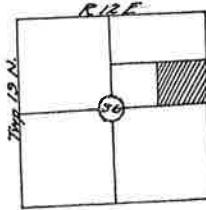
HOUSTONIA HOME SITES

THE SAME BEING
A SUB-DIVISION OF THE SE 1/4 OF NE 1/4
OF

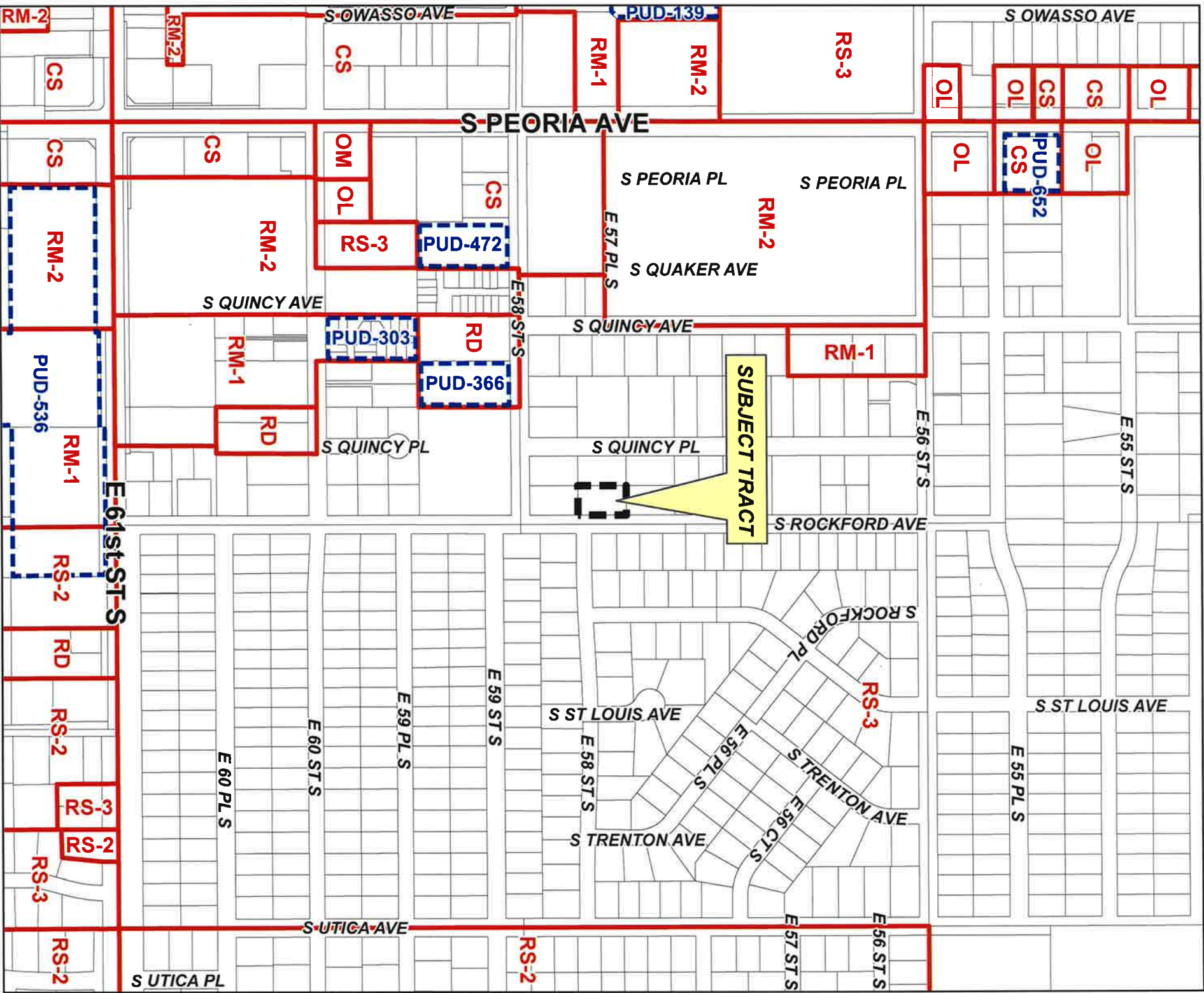
SEC. 36-19-12
-IN-

TULSA COUNTY OKLAHOMA
SCALE: 1" = 100'

BY HENRY F. THOMAS.
CONSULTING ENGINEERING.



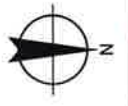
**THIS PAGE
INTENTIONALLY
LEFT BLANK**



BOA-22590

19-13 31

3.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9331

Case Number: **BOA-22590**

CZM: 47

CD: 9

A-P#:

HEARING DATE: 03/12/2019 1:00 PM

APPLICANT: Eric McCray

ACTION REQUESTED: Special Exception to allow a fence to exceed 4 ft. in height within the required street setback (Section 45.080)

LOCATION: 5736 S ROCKFORD AV E

ZONED: RS-3

PRESENT USE: residential

TRACT SIZE: 15324.47 SQ FT

LEGAL DESCRIPTION: E1/2 LOT-7-BLK-1, RIVERVIEW ACRES ADDN

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

BOA-8061; on 10.8.73, the Board **approved** an *Exception* to operate a children's nursery in an RS-3 District. Located; 5667 & 5733 S. Quincy Ave.

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-3 zoned lots on all sides.

STAFFCOMMENTS:

The applicant has an existing fence that is within the required street setback on the east portion of the property, along S. Rockford Ave. As shown on the attached exhibit, the existing fence is 6 ft. in height in the front street setback. The required street setback in an RS-3 zoned district is 25 feet. The applicant has stated, *"the fence is about 20 ft. in front of the house, approximately 5 feet off the property line and only on and in my property."*

The Code (Section 45.080-A) limits fence and wall heights in the required front setback to 4 feet; however, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on double frontage lots. The Code permits the Board of Adjustment to increase the permitted height through special exception approval.

The applicant has requested a **Special Exception** to allow a fence to exceed 4 feet in height to 6 feet in height in the front street setback along S. Rockford Ave.

Sample Motion

Move to _____ (approve/deny) a **Special Exception** to allow a fence to exceed 4 ft. in height within the required street setback.(Section 45.080)

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

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

8060 (continued)

has been established and the Church wishes to use the subject property for the construction of the Church. There are presently 83 families within the Parish with an anticipated membership of some 300 families. Mr. Gavin advised that all Code requirements will be met when the construction takes place.

Protests:

None.

Board Action:

On MOTION of HENDRICKS, the Board (3-0) approved an Exception (Section 310 - Principal Uses Permitted in the Agriculture District) to use property for the new Roman Catholic Parish, St. Thomas More of Tulsa, in an AG District on the following described tract:

A tract of land situated in the NE/4 of the SE/4 of Section 17, Township 19 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows, to-wit:

Beginning at a point on the East line of Said NE/4, SE/4, 290.00 feet South of the Northeast corner thereof; thence South 0°-9'-7" East and along the East line of Said NE/4, SE/4 for 329.00 feet; thence South 89°-59'-47" West for 100.00 feet; thence along a curve to the left with a radius of 392.03 feet for 320.81 feet; thence South 43°-6'-31" West for 189.54 feet; thence along a curve to the right with a radius of 392.03 feet for 320.81 feet; thence South 89°-59'-47" West for 50.00 feet; thence North 0°-9'-7" West for 715.58 feet to a point on the South line of "Shannon Park Addition"; thence North 89°-59'-47" East and along the South line of "Shannon Park Addition" for 852.91 feet to the point of beginning and containing 10.00 acres more or less.

8061

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1005 - Community Services, Cultural and Recreational Facilities) to operate a children's nursery in an RS-3 District located at 5667 and 5733 South Quincy Ave.

Presentation:

Mrs. James Corbett advised that she presently operates a nursery at 5742 South Quincy and is requesting permission to expand her operation to

10.8.73:149(6)

8061 (continued)

include at least one of the subject tracts. She advised that 5667 South Quincy will be retained for future development. She advised that she has spoken with residents in the area, pointing out that she cares for the children of the residents located to the south and north of the subject properties.

Protests:

None.

Board Action:

On MOTION of BLANKENSHIP, the Board (3-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1005 - Community Services, Cultural and Recreational Facilities) to operate a children's nursery in an RS-3 District on the following described tract:

Lots 12 and 13, Block 2, Riverview Acres Addition to the City of Tulsa, Oklahoma.

8063

Action Requested:

Minor Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1430) for a waiver of frontage requirements to permit a lot-split in an AG District located south and east of 101st and 145th East Avenue. (Ordinance requires a minimum of 300 feet frontage.)

Presentation:

F. A. Petrick, the applicant, was not present. Mr. Edwards advised that the Planning Commission had approved the lot-split, subject to the Board's approval.

Protests:

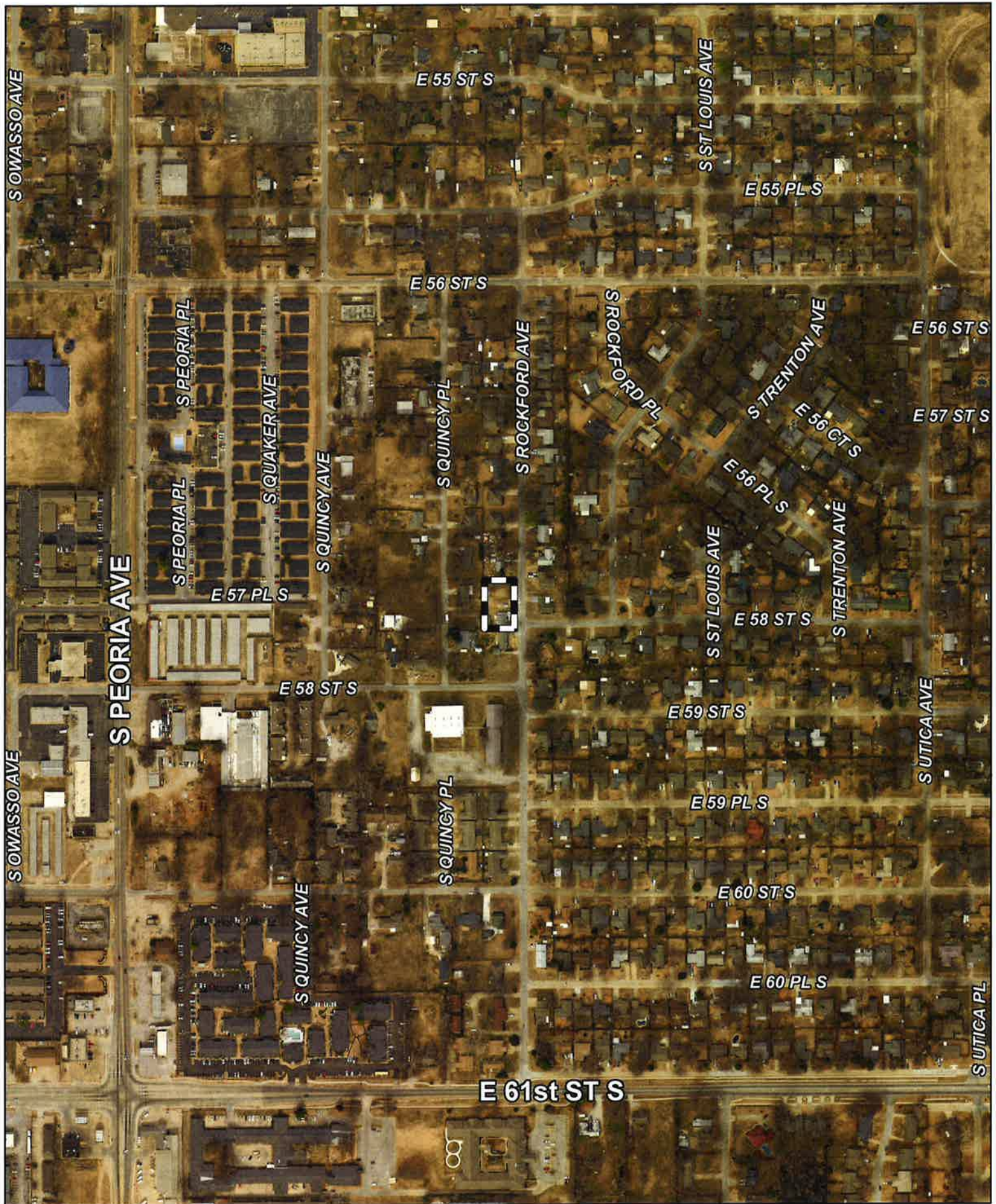
None.

Board Action:

On MOTION of HENDRICKS, the Board (3-0) approved a Minor Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1430) for a waiver of frontage requirements to permit a lot-split (L-13167) in an AG District on the following described tract:

Beginning 165' West of the NE corner of the NW/4, NW/4, of Section 27, Township 18 North, Range 14 East; thence 1,320' South; 165' West; 1,320' North; 165' East to the point of beginning, Tulsa County, Oklahoma.

10.8.73:149(7)



0 200 400
Feet



Subject
Tract

BOA-22590

19-13 31

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

Aerial Photo Date: February 2018

3.6





S QUINCY PL

S ROCKFORD AVE

S ROCKFORD PL

E 58 STS

E 58 STS

E 59 STS



Subject
Tract

BOA-22590

19-13 31

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

Aerial Photo Date: February 2018

3.7





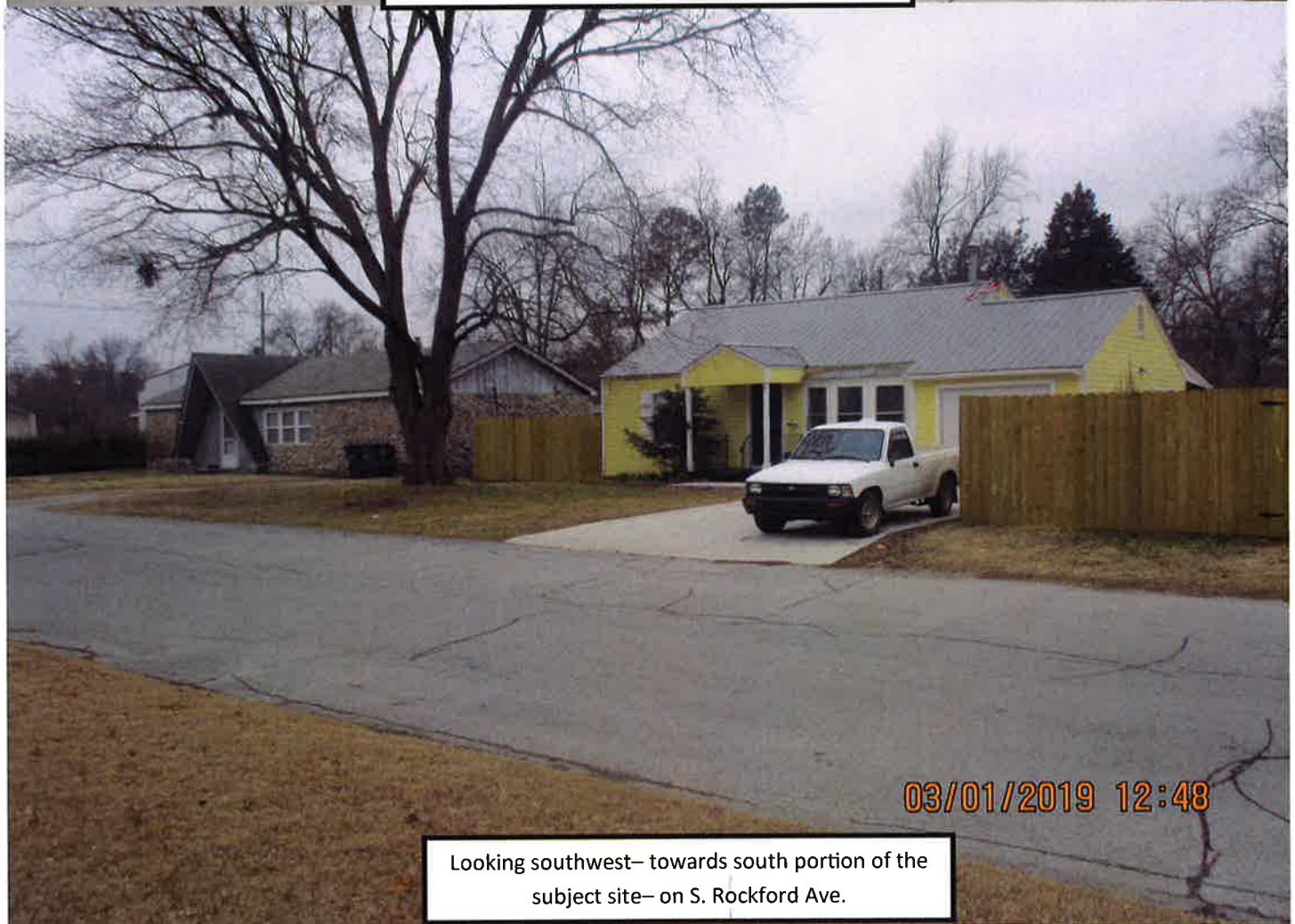
Looking southwest— towards south portion of the
subject site— on S. Rockford Ave.



Looking southwest— towards south portion of the
subject site— on S. Rockford Ave.



Looking southwest— towards south portion of the subject site— on S. Rockford Ave.



Looking southwest— towards south portion of the subject site— on S. Rockford Ave.

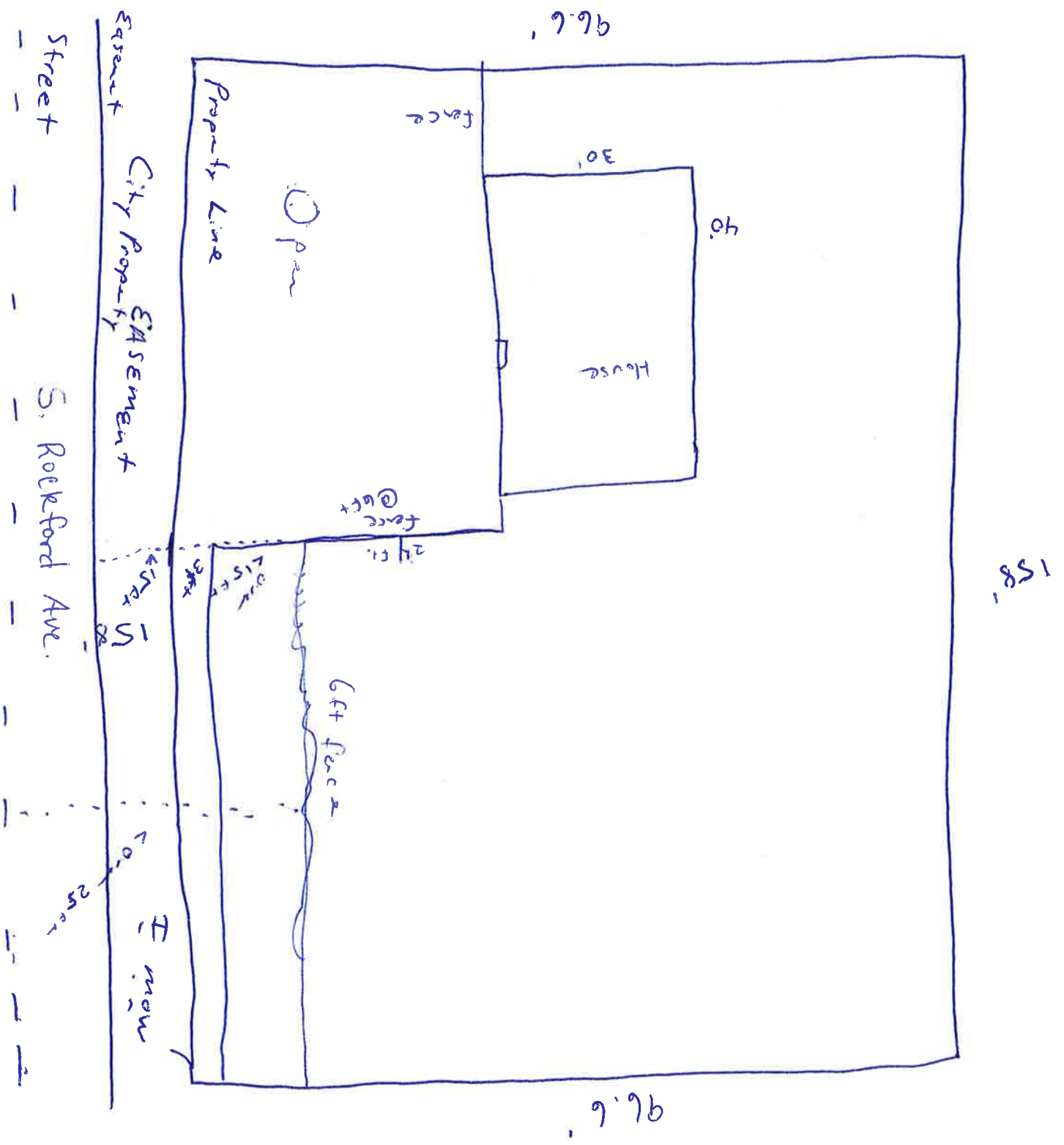


Looking west— towards middle of the subject site—
on S. Rockford Ave.



Looking northwest— towards north portion of the
subject site— on S. Rockford Ave.

Site Plan 5736 S. Rockford Ave



Ulmer, Amy

From: Eric McCray <mccraye@gmail.com>
Sent: Wednesday, February 20, 2019 4:09 PM
To: Ulmer, Amy
Subject: Re: BOA-22590 Exhibit
Attachments: image001.jpg

The fence is about 20 ft in front of the house, approximately 5 feet off the property line and only on and in my property.

On Wed, Feb 13, 2019, 10:51 AM Ulmer, Amy <aulmer@incog.org> wrote:

Hello,

Would you highlight on the attached site plan which lines indicate where the fence is located? Let me know if you have any questions.

Amy Ulmer | Land Development Planner

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9437

918.579.9537 fax

aulmer@incog.org





Neighborhood Investigations
WORKING IN NEIGHBORHOODS

Case Number: ZONV-010680-2019
Case Type: Zoning
Notice Date: 01/15/2019
Compliance Deadline: 01/29/2019

ZONING NOTICE OF VIOLATION

The City of Tulsa To:

MCCRAY, ERIC
5736 S ROCKFORD AVE
TULSA OK 74105

You are hereby notified that the violation(s) maintained, operated
LOT-7-BLK-1, RIVERVIEW ACRES ADDN City of Tulsa, Tulsa

And located at the address of: 5736 S ROCKFORD AVE E

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

Title 42, Chap. 65, Sect. 060-C, 2

This Violation requires:

Fencing in a front yard may not exceed four (4) feet in height. Remove or lower fence to 4 ft, from the set back line of house to the street.

A final inspection has been set for 1/30/19

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-010680-2019

Tim Cartner
Neighborhood Inspections Supervisor
918-596-7218

Meetings with inspectors require a scheduled appointment.

Title 42, Chap. 65, Sect. 060-C, 2

Fence in Front Yard - When located in the required street setback, fences and walls may not exceed 4 feet in height.

Joe McCormack

Brian Huddleston

918-237-3857

500.00
275.00



5736 S. Rockford.

My home

- open for
fire trucks



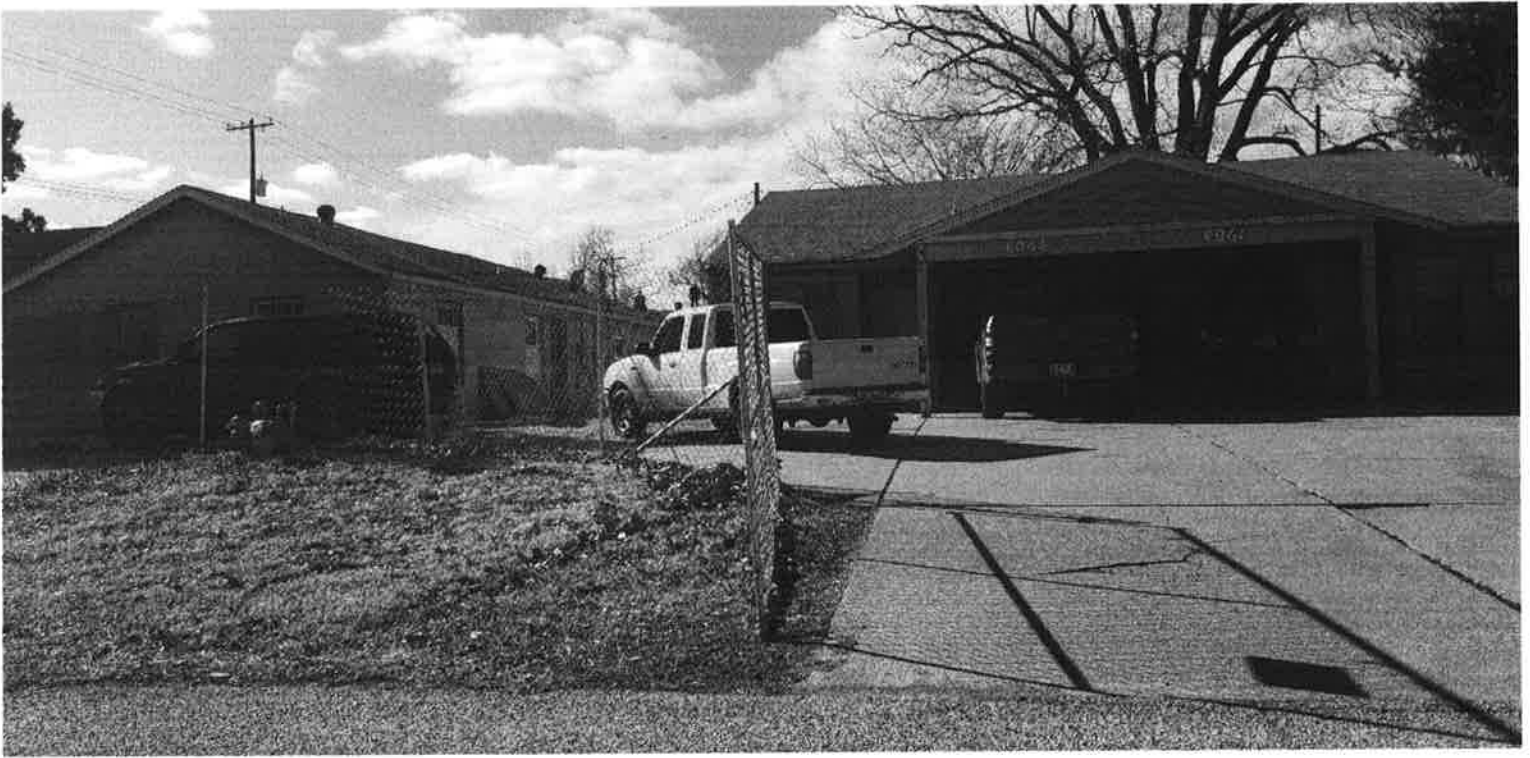
2 blocks over —
6 ft.



Directly behind
6 ft.
Front yard
new

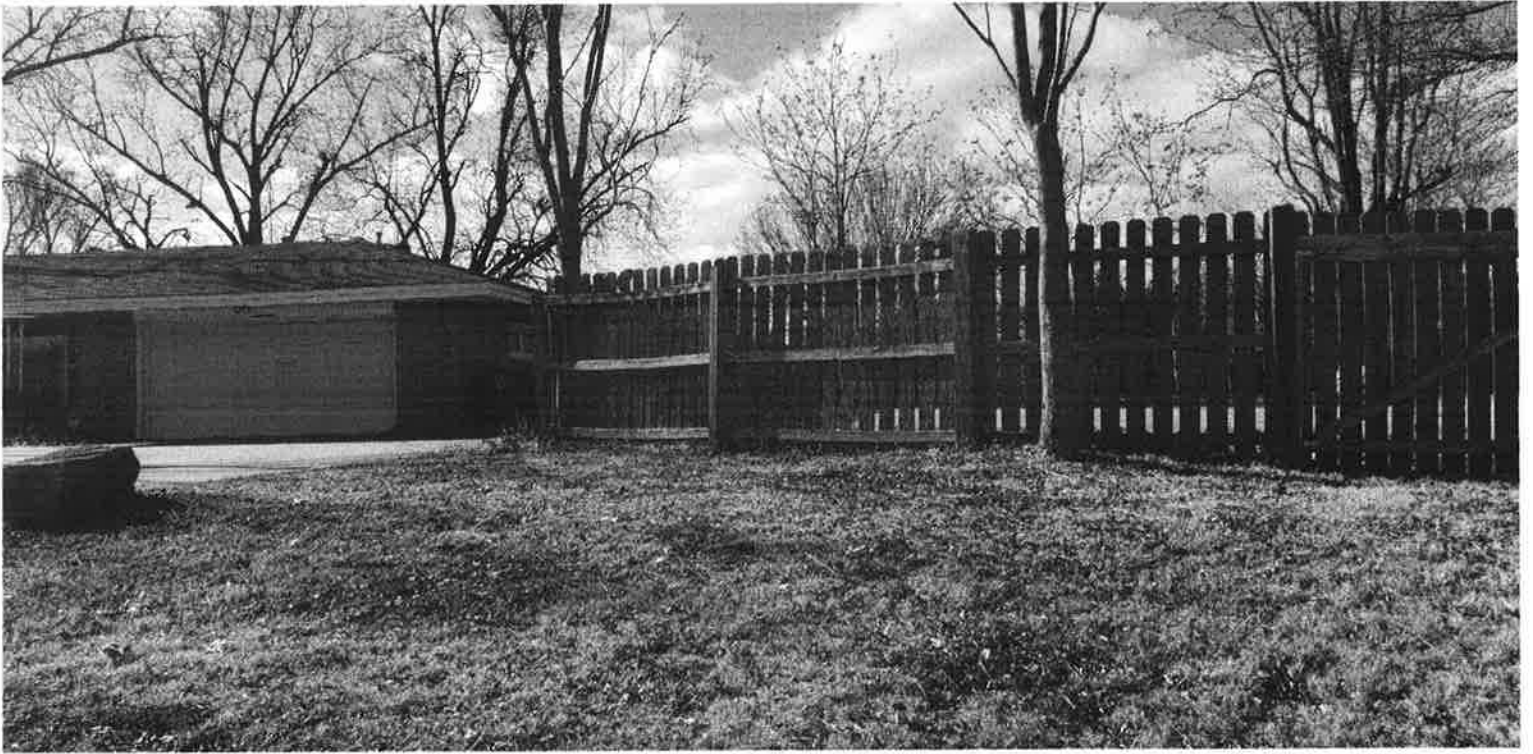


street behind
new 6 ft.



Several houses down
6 ft

Snowden



several houses down
6 ft

TULSA POLICE DEPARTMENT SUMMARY INCIDENT REPORT

REPORT NUMBER: 2018064184



INCIDENT INFORMATION

INCIDENT CODE 6A1	INCIDENT TYPE Larceny > \$200 All Others	INITIAL <input checked="" type="checkbox"/> SUPP	DATE/TIME STARTED 09/24/2018 12:00 AM	DATE/TIME ENDED 10/18/2018 10:55 AM	DATE/TIME REPORTED 10/18/2018 11:23 AM
REPORT FILED FROM ***	TRACKING NUMBER T18013684	LOCATION OF OCCURRENCE 5736 South Rockford AVENUE, Tulsa, OK			APPROVED BY: 10888/L Scott
LOCATION TYPE Residence	THEFT TYPE Other	METHOD OF ENTRY Other	METHOD OF EXIT Other	PT OF ENTRY Adjacent	PT OF EXIT Garage
				ENTRY LOC Back	

PERSON LISTINGS

1	TYPE IV	LAST NAME Mccray	FIRST NAME Eric	MIDDLE NAME	DOB ***	RACE ***	SEX *	DRIVER LIC NO	LIC ST
	SSN	ETHNICITY ***	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE ***
	EMAIL Mccraye@gmail.com		RESIDENCE ADDRESS ***					HOME PHONE	
	EMPLOYER NAME		BUSINESS ADDRESS ***					WORK PHONE	
2	TYPE SUS	LAST NAME Carter	FIRST NAME James	MIDDLE NAME	DOB ***	RACE ***	SEX *	DRIVER LIC NO	LIC ST
	SSN	ETHNICITY	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE
	EMAIL		RESIDENCE ADDRESS ***					HOME PHONE ***	
	EMPLOYER NAME		BUSINESS ADDRESS ***					WORK PHONE	

PROPERTY LISTINGS

1	INVL S	ITEM Bicycle	QUANTITY 1	BRAND Felt Versa	MODEL Versa path 2	
	SERIAL NO aj20076109	OWNER APPLIED NO	COLOR Blue	MKT VALUE \$ 500.00	DMG VALUE \$	
	DESCRIPTION Blue and white mens bicycle extra large with custom silver handlebar extens					

2	INVL S	ITEM Bicycle	QUANTITY 1	BRAND Alight 3	MODEL	
	SERIAL NO K17036401	OWNER APPLIED NO	COLOR White	MKT VALUE \$ 400.00	DMG VALUE \$	
	DESCRIPTION White ladys bike					

REPORT NUMBER: 2018064184

PROPERTY LISTINGS

3	INVL S	ITEM Equipment/Tools	QUANTITY 1	BRAND Yellow hvac pump	MODEL Stinger
	SERIAL NO	OWNER APPLIED NO	COLOR Yellow	MKT VALUE \$ 500.00	DMG VALUE \$
	DESCRIPTION Yellow stinger hvac recovery machine				

4	INVL S	ITEM Equipment/Tools	QUANTITY 1	BRAND Craftsmen	MODEL
	SERIAL NO	OWNER APPLIED NO	COLOR Red	MKT VALUE \$ 100.00	DMG VALUE \$
	DESCRIPTION Red craftsmen thin tool kit				

5	INVL S	ITEM MP3 Player	QUANTITY 1	BRAND Bose	MODEL
	SERIAL NO	OWNER APPLIED NO	COLOR Black	MKT VALUE \$ 200.00	DMG VALUE \$
	DESCRIPTION Bose portable speaker				

NARRATIVE

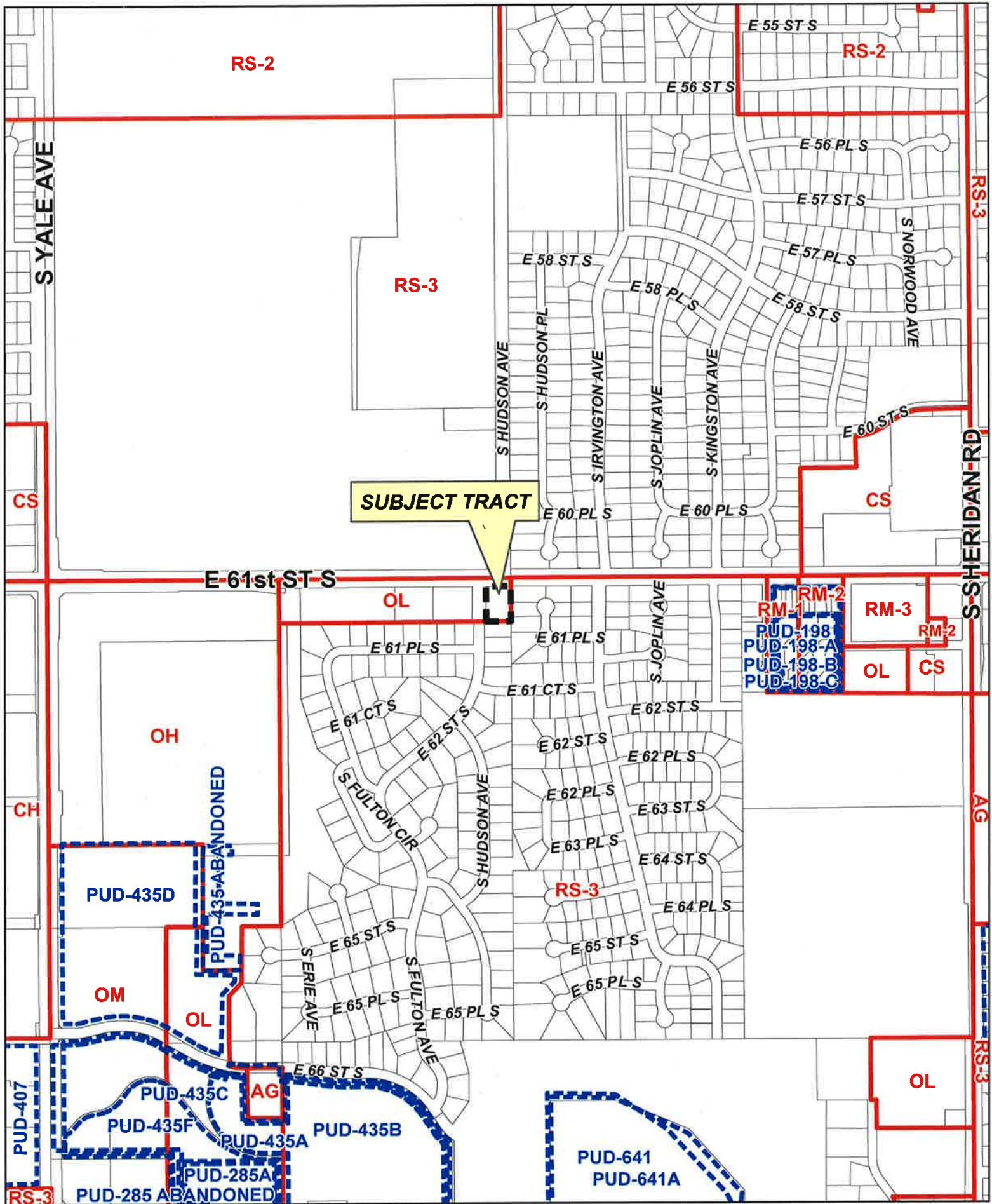
I hired James Carter to help me do some heat and air Installation. He lives across Peoria in Waterstone Apartments. My HVAC recovery machine was missing the next day out of my truck after he helped me. I'm sure it was there. When I talk to his dad his dad told me he has a reputation for stealing. He has called me and try to bum 15 \$20 off me several times instead of working and I've had several items missing since including my bicycles. He also has a drug and alcohol problem. I'm going to put up a fence in my front yard but I would like my stuff back. Maybe it wasn't him but I'm putting up cameras also.

I am willing to prosecute.

Person [James Carter]:

- Description = [I used to James to help me on a job and equipment in my truck was gone the next day that he knew was in the truck. Course I don't know for sure if it was him but his dad told him that he had problems with being a thief after I used his help once.]

**THIS PAGE
INTENTIONALLY
LEFT BLANK**



RS-2

RS-2

RS-3

SUBJECT TRACT

E 61st ST S

OL

E 61 PL S

E 61 PL S

E 61 CT S

E 61 CT S

E 62 ST S

E 62 ST S

E 62 ST S

E 62 PL S

E 62 PL S

E 62 PL S

E 63 ST S

E 63 PL S

E 64 ST S

E 64 PL S

E 65 ST S

E 65 PL S

E 65 PL S

E 65 PL S

E 66 ST S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

E 66 PL S

PUD-435D

PUD-435-ABANDONED

OM

OL

AG

PUD-435C

PUD-435F

PUD-435A

PUD-435B

PUD-285A

PUD-285 ABANDONED

PUD-641

PUD-641A

RM-1
PUD-198
PUD-198-A
PUD-198-B
PUD-198-C

RM-3

RM-2

OL

CS

OL

BOA-22591

4.1



18-13 03



BOARD OF ADJUSTMENT CASE REPORT

STR: 8303

Case Number: **BOA-22591**

CZM: 53

CD: 9

A-P#:

HEARING DATE: 03/12/2019 1:00 PM

APPLICANT: Claude Neon Federal Signs

ACTION REQUESTED: Variance to permit a ground sign to be located less than 50 feet from an abutting R-3 zoning district (Sec 60.040-B.3); Modification of a previously approved site plan (BOA-18722).

LOCATION: S SE/c of S. Hudson Ave. & E. 61st St. S.

ZONED: OL

PRESENT USE: St Francis Ave Maria House

TRACT SIZE: 28000.48 SQ FT

LEGAL DESCRIPTION: LOT 1 BLK 1, WARREN CENTER EAST AMD

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-18722; on 4.25.00, the Board **approved** a *Special Exception* to allow Use Unit 5 (children's nursery) in an OL zoned district, per plan.

Surrounding Property:

BOA-22364; on 12.12.17, the Board **approved** an *Amendment* of the previously approved site plan in BOA 18869 to allow a playground area and expansion of the existing facility. Located; SW/c of 61st St. & S. Hudson Ave. (immediately west of the subject property).

BOA 18869; on 9.26.00, the Board **approved** a *special exception* to allow expansion of the Ronald McDonald facility, per submitted plans. Located; SW/c of 61st St. & S. Hudson Ave. (immediately west of the subject property).

BOA 15678; on 3.12.91, the Board **approved** a *variance* to permit a second story, to be used for storage only, in an OL zoned district. Located; SW/c of 61st St. & S. Hudson Ave. (immediately west of the subject property).

BOA 15147; 7.06.89, the Board **approved**, per plans, a *special exception* to permit a facility providing housing for the families of patients requiring extended hospitalization in an OL zoned district. Located; SW/c of 61st St. & S. Hudson Ave. (immediately west of the subject property).

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

4.2

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS-3 zoned residences to the east and south; OL zoned tracts to the west; E. 61st St. S. is immediately to the north of the subject tract.

STAFF COMMENTS:

The applicant is proposing to construct a ground sign at the existing Saint Francis Ave Maria Pre-school. Per the Code, signs that are visible from an R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R district or residential development area by a minimum distance of 50 feet (Section 60.040-B.3).

The proposed St. Francis ground sign along E. 61st St. appears to be located 43 ft. from the east property line abutting an RS-3 zoning district. The applicant has requested a **Variance** to allow the ground sign on at the existing site as proposed.

The applicant is also before the Board requesting a **Modification** of a previously approved site plan (BOA-18722) to permit the ground sign.

In BOA-18722, the Board approved a special exception for Use Unit 5 (children's nursery) at the subject property; the request was approved per a submitted site plan. The applicant therefore 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. The most recent 'approved plan' is attached.

Sample Motion:

Move to _____ (approve/deny) a **Variance** to permit a ground sign to be located less than 50 feet from an abutting R-3 zoning district (Sec 60.040-B.3); **Modification** of a previously approved site plan (BOA-18722).

The Board finds that the requested Modification 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 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. 18721 (continued)

square feet on a tract of two acres zoned RS-3, with no commercial use, and the architectural style of the garage will be similar to the house, per plan, finding the hardship to be the size of the lot is exceptionally large, on the following described property:

W 264' of N/2 NW SW Section 10, T-19-N, R-14-E, City of Tulsa, Tulsa County, State of Oklahoma

*****.

Mr. Cooper stated he would abstain from the following case.

Case No. 18722

Action Requested:

Special Exception to allow Use Unit 5 (children's nursery) in an OL zoned district. SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS – Use Unit 5, located at 5700 E. 61st St.

Presentation:

Roy Johnsen, came as the attorney for the applicant, St. Francis Hospital, owner of the subject property. The property is located at the corner of 61st Street and Hudson, currently zoned OL and the structure has been previously used as an office building. He stated that a daycare in that facility would require a Special Exception by Board of Adjustment approval. He explained that the facility is intended to provide before and after school daycare for employees of St. Francis Health System.

Protestants:

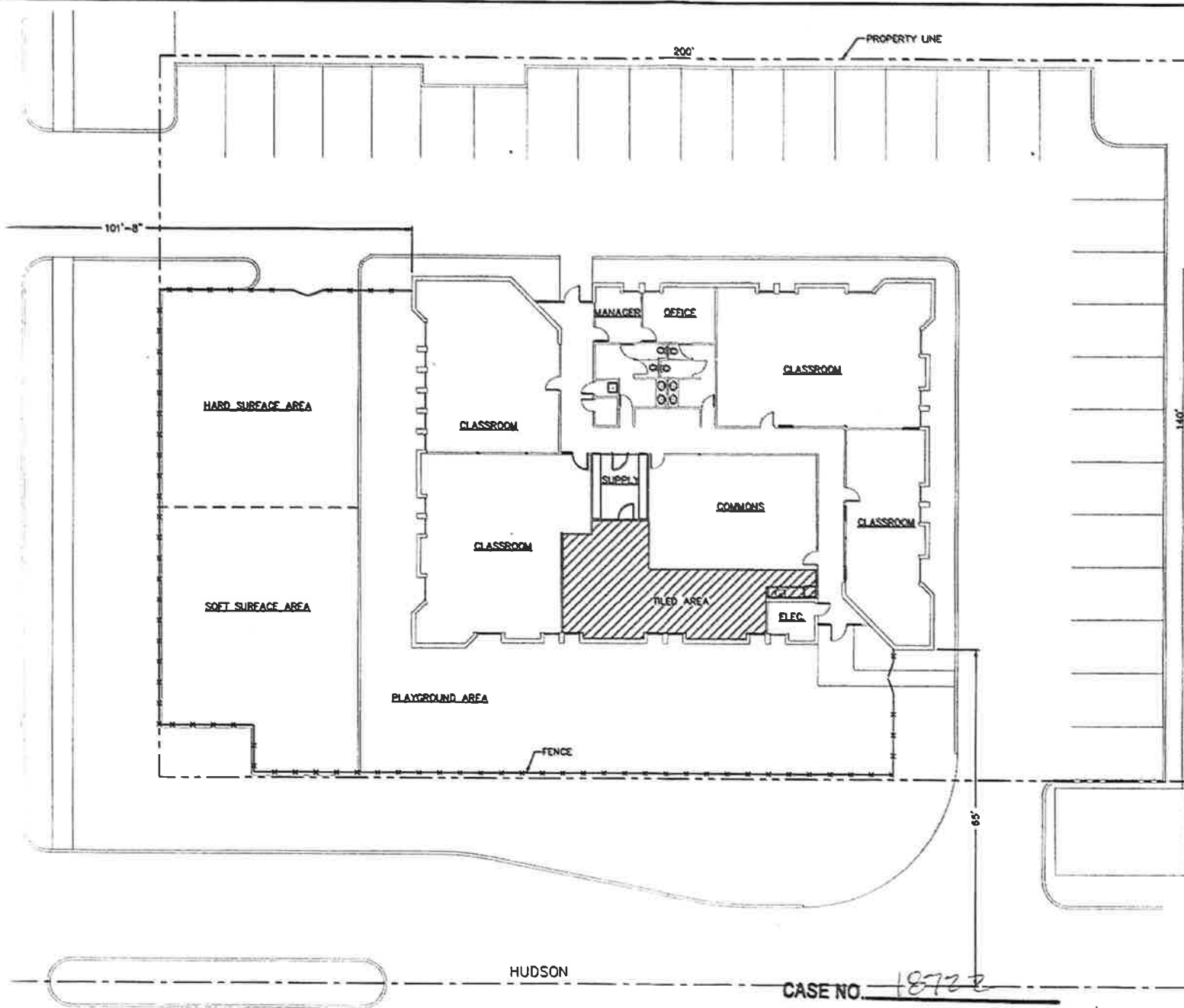
None.

Board Action:

On **MOTION** of Turnbo, the Board voted 4-0-1 (White, Dunham, Turnbo, Perkins "aye"; no "nays"; Cooper "abstains"; no "absences") to **APPROVE** a **Special Exception** to allow Use Unit 5 (children's nursery) in an OL zoned district, per plan, 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, on the following described property:

Lot 1, Block 1, amended Plat of Warren Center East, City of Tulsa, Tulsa County, State of Oklahoma

*****.



BUILDING ADDRESS:
5700 E. 61st STREET

TOTAL SQUARE FEET = 6583
PARKING SPACES = 20

PROPERTY LEGAL DESCRIPTION:
LOT ONE (1), BLOCK ONE (1),
AMENDED PLAT OF WARREN
CENTER EAST, AN ADDITION TO
THE CITY OF TULSA, TULSA
COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED
PLAT NO. 2710, AND ALSO
KNOWN AS 5700 EAST 61st
STREET SOUTH.

Saint Francis Health System
6161 South Yale Avenue • Tulsa, Oklahoma 74136
TELE. (918) 494-1270 • FAX (918) 494-1282

REV

**SAINT FRANCIS HOSPITAL
SCHOOL AGE PROGRAM,
AVE MARIA HOUSE**

Sheet Title

Scale
1"=10'

Date: 3/00
Revisions:

Drawn: LMB
Sheet:

of sheets

**SAINT FRANCIS HOSPITAL SCHOOL AGE PROGRAM,
AVE MARIA HOUSE**

CASE NO. 18722
OFFICIAL RECORDS EXHIBIT F-1
ENTERED IN THE 9-25-06
MINUTES OF THE TULSA BOARD OF
ADJUSTMENT.



4.6

Exception to permit personal vehicle rentals in the CS District (Section 15.020), per conceptual site plan 8.8 labeled as existing in the agenda packet. 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; for the following property:

LT 28 BLK 2, CEDAR RIDGE VILLAGE, City of Tulsa, Tulsa County, State of Oklahoma

22364—Mary Huckabee

FILE COPY

Action Requested:

Amendment to a previously approved site plan to allow expansion of the Ronald McDonald House. LOCATION: 6102 South Hudson Avenue East (CD 9)

Presentation:

Mary Huckabee, Connor and Winters, 4001 Williams Center, Tulsa, OK; stated she is representing Ronald McDonald House. In 2000 the Special Exception was granted conditioned upon a site plan. At this point Ronald McDonald House would like to renovate to add more common areas for the families that Ronald McDonald House serves. The renovations are relatively minor. There will be a kitchen added so the families can cook meals together and eat together. On the west side there will office space added which allow more space within the center to be freed up for families to gather in common areas. On the south there will be a meditation garden added. In the northeast corner there is playground to be added. St. Francis, who owns the property, has consented to this change and the property is on a long-term lease with St. Francis. Ronald McDonald House Executive Director, Jean Ann Hankins, met with the neighborhood and the neighborhood association is supportive of this request. The renovations will enhance the property and the neighborhood, and it will allow Ronald McDonald House to better serve the clients they take care of on a daily basis.

Mr. Van De Wiele asked if the circle drive depicted on the site plan is new. Ms. Huckabee answered affirmatively.

Ms. Back asked the site plan given to staff today is the same site plan in the Board's agenda packet. Ms. Huckabee answered affirmatively.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

BOA-22364

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 3-0-1 (Back, Flanagan, Ross "aye"; no "nays"; Van De Wiele "abstaining"; Bond absent) to **APPROVE** the request for an **Amendment** to a previously approved site plan in BOA-18869 to allow a playground area expansion of the Ronald McDonald House, per conceptual plan 9.13 in the agenda packet. The Board finds that the requested Amendment 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; for the following property:

E225 LT 1 BLK 2; W217.8 E442.8 LT 1 BLK 2, WARREN CENTER EAST AMD, WARRENTON, City of Tulsa, Tulsa County, State of Oklahoma

22366—Bryan Rogers

Action Requested:

Special Exception to allow a fence to exceed 4 feet in height in the front street setback (Section 45.080-A). **LOCATION:** 102 East 22nd Street South (CD 4)

Presentation:

Chris Cunningham, 102 East 22nd Street, Tulsa, OK; stated he is the home owner and this request is to allow a fence in the front to be five feet due to how the house sits on the lot. The house is at a higher elevation than the street level, therefore, a four-foot fence would seem shorter from the house side. He has a large dog and there is a lot of traffic on 22nd Street because the Midland Valley Trail is east of the house. He does not want anyone in the neighborhood or walking by his house to be concerned because of his Great Dane. He has reached to the Historic Preservation Commission for recommendations for the fence, so it would fit into the aesthetic of the neighborhood, and the fence has been designed based on those recommendations.

Mr. Van De Wiele asked Mr. Cunningham what style of fence he planned to erect. Mr. Cunningham stated it is open slat wrought iron with a stone footer that will match the outside of the house.

Mr. Van De Wiele asked if the fence would be sitting on top of a small wall with the total not to exceed five feet. Mr. Cunningham answered affirmatively.

Ms. Back stated that the LOD was done on a five-foot iron fence, and she asked if the City knew the five-foot fence was going to be built on a footer. Mr. Cunningham stated that the goal is to have the total height to be five feet.

Interested Parties:

James Hutton, 118 East 22nd Street, Tulsa, OK; stated he is immediately next door to the subject property. The street is a very small street, with only three houses on the south side of the street and condominiums on the north side of the street. The proposed fence not only goes along 22nd Street but it also goes south on Boston, and it

Applicant's Rebuttal:

Mr. LaFortune stated he has spoken with Mr. Holdridge about their concerns. Mr. LaFortune stated that the south post has been moved back in line with the existing fence for the safety of pedestrians. He stated that he also spoke with Ms. Charles and that she told him she is neutral, she considers the structure a wall not a fence, and she does not believe it should be torn down.

Board discussion ensued.

Board Action:

On **MOTION** of Dunham, the Board voted 3-0-1 (White, Dunham, Turnbo "aye"; no "nays"; Cooper "abstained"; Perkins "absent") to **APPROVE** a **Variance** of the required setback from an abutting street from 35' to 25' to permit a fence in an RS-1 district, per the plan submitted that shows the post and the wall on south end of property being in line with the south property line, and on the condition that the portion of wall that lies to the north of existing wrought iron fence be removed and no new vegetation will be permitted in front of the 35' building setback line, finding that 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:

Lot 3, of the Subdivision of Lot 7, Block 3, Woody Crest Subdivision, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 18869

Action Requested:

Special Exception to permit extension of the Ronald McDonald House under Use Unit 5 or alternating Use Unit 8 in an OL district. SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS; SECTION 1205. USE UNIT 5. COMMUNITY SERVICES AND SIMILAR USES; SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES – Use Unit 5, 8, located W of SW/c of E. 61st St. & Hudson.

Mr. Cooper stated he would abstain from this case.

Presentation:

Roy Johnsen, 201 W. 5th St., Ste. 500, Tulsa, OK 7103, stated he was an attorney, representing Ronald McDonald House Charities of Tulsa, Inc., as well as Saint Francis, Inc., which will be the owner. He pointed out that in the 1989 BOA approval for the Ronald McDonald House on the subject property, the use unit was not specified. Since that time, the zoning codes have changed. Mr. Johnsen informed the Board that he and INCOG staff have discussed the issue and concluded the Use Unit 8 is the most appropriate. He noted that there are 14

Case No. 18869 (continued)

bedrooms in the existing facility, and the proposed expansion would provide 10 extra beds, plus some of the common areas for social gathering. This would require 24 parking spaces, and there are about 42 available spaces.

Protestants:

Greg Denny, 5541 E. 61st Place, stated he owns the duplex at 5541 and 5539. The back yard of the duplex next door to the east abuts the Ronald McDonald House. He stated that he did not know about the meeting for the homeowner's association regarding the Ronald McDonald House before the previous BOA application. He added that he would have protested at that time. Mr. Denny pointed out that there is increased traffic congestion at the 61st and Hudson traffic light in front of the Ronald McDonald House between 4:00 p.m. and 6:00 p.m. in the evening. He informed the Board that there have been numerous rear end collisions, and some were due to increased traffic flow in front of the Ronald McDonald House. He stated his concern regarding vandalism in the area, and indicated it may be attributed to the Ronald McDonald House, because of the noise and the people who congregate outside the house at 2:00 and 3:00 a.m. He stated that he has observed people cutting across his backyard from Saint Francis to the house. He added that some were inebriated, loud and caused a disturbance. He pointed out that this is a 24-hour operation without any security. He further opposed any more obstruction to their view of LaFortune Park. Mr. Denny brought up the matter of a wood fence to be constructed, and suggested an alternative since a brick wall is already in place.

Comments and Questions:

Mr. White reminded Mr. Denny that Mr. Johnsen has not requested relief on the fence height.

Applicant's Rebuttal:

Mr. Johnsen stated that the Ronald McDonald House is an excellent facility, well received in the community and successful. He commented that he would have an architect take a look at the fence and contact Mr. Denny in the future. He asked that no condition be imposed today regarding the fence.

Board Action:

On **MOTION** of **Dunham**, the Board voted 3-0-1 (White, Dunham, Turnbo "aye"; no "nays"; Cooper "abstained"; Perkins "absent") to **APPROVE** a **Special Exception** to permit extension of the Ronald McDonald House under Use Unit 8 in an OL district, per plan submitted, 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, on the following described property:

The W 217.80' of the E 442.80' of Lot 1, Block 2, The Amended Plat of Warren Clinic East, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma.

09:26:00:804(11)

Case No. 15675 (continued)

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 5-0-0 (Bradley, Bolzle, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** Case No. 15675, as requested by the protestants.

Case No. 15678

Action Requested:

Variance of the one-story building height regulation to two-story construction to permit a partial second floor (approximately 1100 sq ft) to be used for storage purposes - **Section 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS** - Use Unit 5 and 8, located SW/c of East 61st Street and South Hudson Avenue.

Presentation:

The applicant, **Roy Johnsen**, 324 Main Mall, Tulsa, Oklahoma, submitted a plot plan (Exhibit J-1) and informed that he is appearing on behalf of **TLC, Inc.**, which is the sponsoring organization for the Ronald McDonald House. He stated that a special exception was approved by the Board in 1989, which permitted the construction of the facility in an OL District. Mr. Johnsen stated that the previously approved site plan will not change; however, a storage area for items donated to the organization is proposed for the attic portion of the building. He explained that the roof is pitched in the center portion of the building, and the attic will be decked to create the storage area. Mr. Johnsen stated that Ms. Hubbard, Building Inspection Department, determined that technically this would create a second floor, which is not permitted in an OL District. He informed that the 1200 sq ft area is not habitable space and does not have heat and air. The applicant pointed out that the Code is not clear concerning the use of floored attic space, and asked the Board to allow the storage in this portion of the building.

Protestants: None.

Board Action:

On **MOTION** of **CHAPPELLE**, the Board voted 5-0-0 (Bradley, Bolzle, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the one-story building height regulation to two-story construction to permit a partial second floor (approximately 1100 sq ft) to be used for storage purposes only - **Section 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS** - Use Unit 5 and 8; finding that the partial second floor is actually decked attic space; finding a hardship imposed by the fact that the Zoning Code does not address floored attic space; and finding that the area is not habitable and will be used for storage purposes only; on the following described property:

Case No. 15678 (continued)

East 225' of Lot 1, Block 2, Amended Plat of Warren Center East
Addition to the City and County of Tulsa, Oklahoma.

There being no further business, the meeting was adjourned at 2:20 p.m.

Date Approved March 26, 1991

Sharry White
Chairman

Action Requested:

Special Exception - Section 610 - Principal Uses Permitted in Office Districts - Use Unit 1205 - (1208 alternatively) - Request a special exception to allow for a facility which provides housing for families of patients which require extended hospitalization, located SW/c of 61st Street and South Hudson Avenue.

Presentation:

The applicant, Roy Johnsen, 324 Main Mall, Tulsa, Oklahoma, stated that he is appearing on behalf of the Warren Foundation, St. Francis Hospital and TLC, Inc. He explained that TLC, Inc. is a non-profit corporation recently formed by some of the community leaders to find a site to construct a Ronald McDonald House. This facility provides accommodations for families of children that are seriously ill and have come to Tulsa for medical attention. The property in question will be conveyed from the Warren Foundation to St. Francis Hospital, which will then lease the site to TLC, Inc. for 99 years, with a one dollar per year rental fee. Mr. Johnsen informed that the property is zoned OL and would seemingly require a special exception under Use Unit 8. He pointed out that an extensive amount of review has occurred with the neighborhood representatives. It was noted that the facility will be located on approximately 45,000 sq ft of land at the corner of 61st Street and Hudson. Mr. Johnsen informed that the building will have a maximum of 12,000 sq ft of floor space, which will initially accommodate 10 families (10 rooms with 2 beds each), with some areas, such as kitchens and dining areas being shared by the guests. He stated that a manager will reside on the property. The applicant informed that the plot plan depicts an access on 61st Street, with an additional access on Hudson, which will not be constructed at this time, and asked that the Hudson access not be made a requirement of approval. He requested that a fence to the south of the building be allowed to be a picket fence with landscaping if the Hudson access is constructed at a future date. A plot plan (Exhibit B-1) was submitted by the applicant.

Comments and Questions:

Ms. Bradley remarked that she is concerned with the possible access to Hudson, due to the fact that this is a collector street. Mr. Johnsen informed that this question has been discussed, but would request that an access point be approved at this time if needed in the future.

Mr. Quarles asked if the Traffic Engineering Department is aware of the intent to access Hudson, and Mr. Johnsen replied that it will require their approval.

In response to Ms. Bradley's inquiry as to meetings with surrounding homeowners, Mr. Johnsen informed that there have been a series of meetings with the homeowners in the area.

Protestants: None.

Case No. 15147 (continued)

Board Action:

On **MOTION** of **WHITE**, the Board voted 3-0-0 (Bradley, Quarles, White, "aye"; no "nays"; no "abstentions"; Chappelle, Smith, "absent") to **APPROVE** a **Special Exception** (Section 610 - Principal Uses Permitted In Office Districts - Use Unit 1205 - (1208 alternatively) to allow for a facility which provides housing for families of patients which require extended hospitalization, per plot plan submitted, provided however, that the south access drive to Hudson and the screening just south of the building need not be constructed; finding that the proposed use is in conjunction with the nearby hospital; and will not be detrimental to the surrounding uses; on the following described property:

The east 225' of Lot 1, Block 2, Amended Warren Center East Addition to the City of Tulsa, Tulsa County, Oklahoma.

MINOR VARIANCES AND EXCEPTIONS

Case No. 15196

Action Requested:

Variance - Section 430.1 - Bulk & Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of the required front setback from 25' to 22.7' to allow for an existing dwelling, located 7047 East 78th Place.

Presentation:

The applicant, **Betty C. Harvey**, 7514 East 53rd Street, Tulsa, Oklahoma, submitted a plat of survey (Exhibit C-1), and stated that she is a real estate agent and has a listing at the above stated location. She pointed out that her client was not aware that the dwelling was constructed over the required setback until they attempted to sell the property. Ms. Harvey stated that the error was discovered in a recent survey, and she requested that the Board approve the variance to clear the title. Photographs (Exhibit C-3) and a copy of the Stormwater Case Review (Exhibit C-2) were submitted.

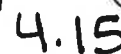
Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 3-0-0 (Bradley, Quarles, White, "aye"; no "nays"; no "abstentions"; Chappelle, Smith, "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk & Area Requirements in Residential Districts - Use Unit 1206) of the required front setback from 25' to 22.7' to allow for an existing dwelling; finding that the structure was constructed over the required building setback several years ago; and the granting of the request will not be detrimental to the neighborhood; on the following described property:

Lot 22, Block 4, Sweetbriar Addition, City of Tulsa, Tulsa County, Oklahoma.

7.06.89:542(4)





E 61st ST S

SHUDSON AVE

SHUDSON PL

SHUDSON AVE

SHUDSON PL

E 61 PL S

E 61 PL S



Subject
Tract

BOA-22591

18-13 03

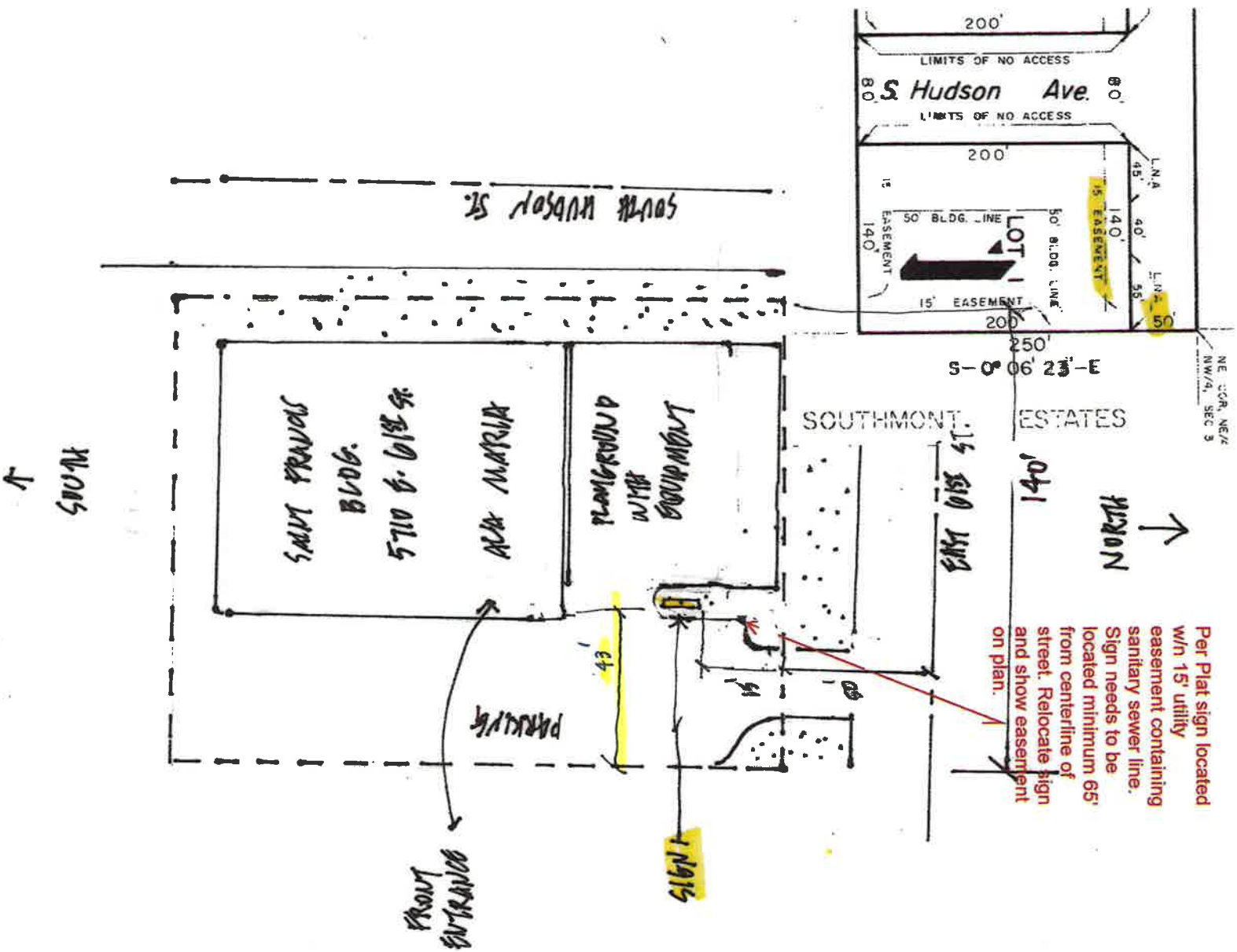
Note: Graphic overlays may not precisely align with physical features on the ground.

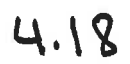
Aerial Photo Date: February 2018

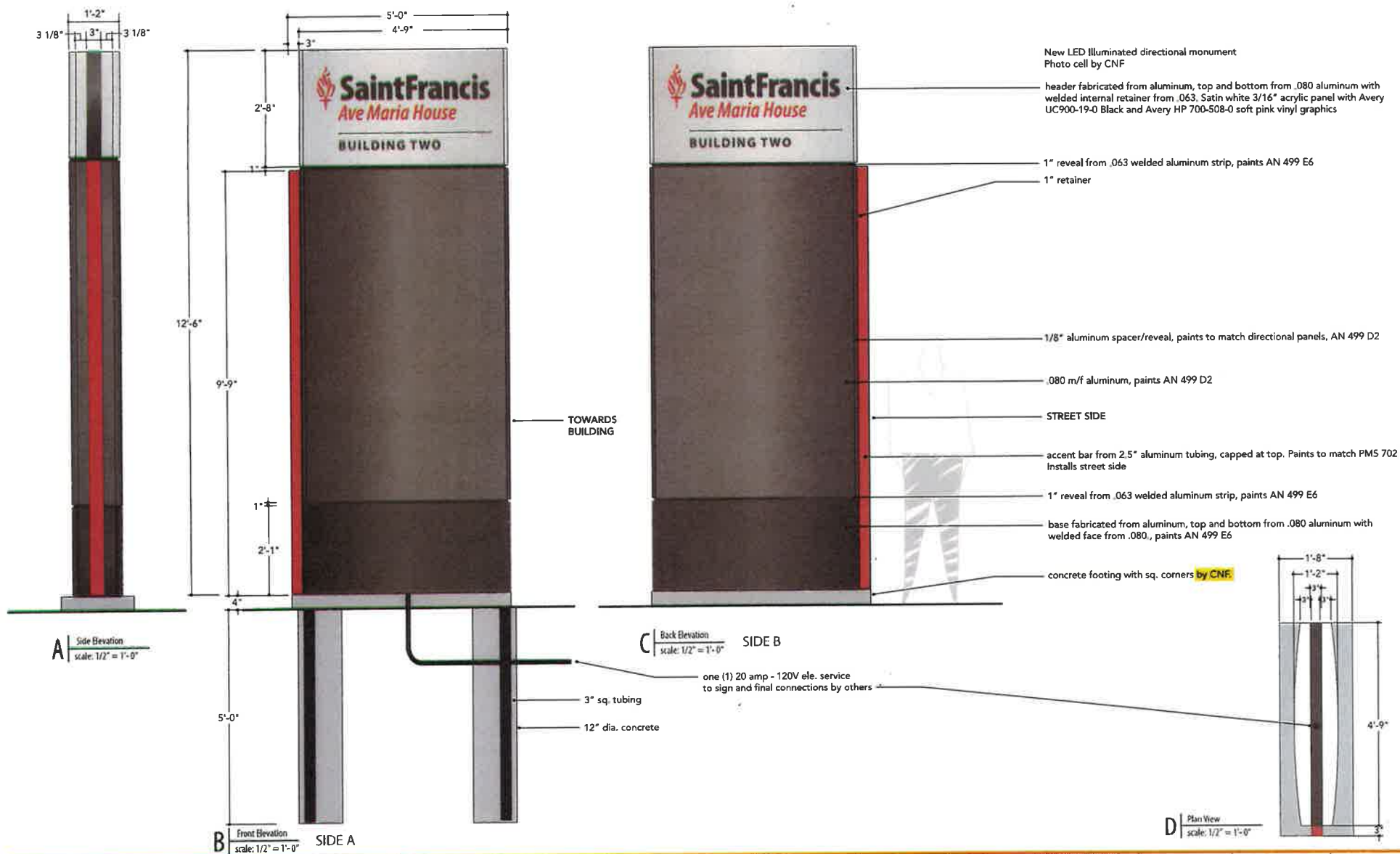
4.16



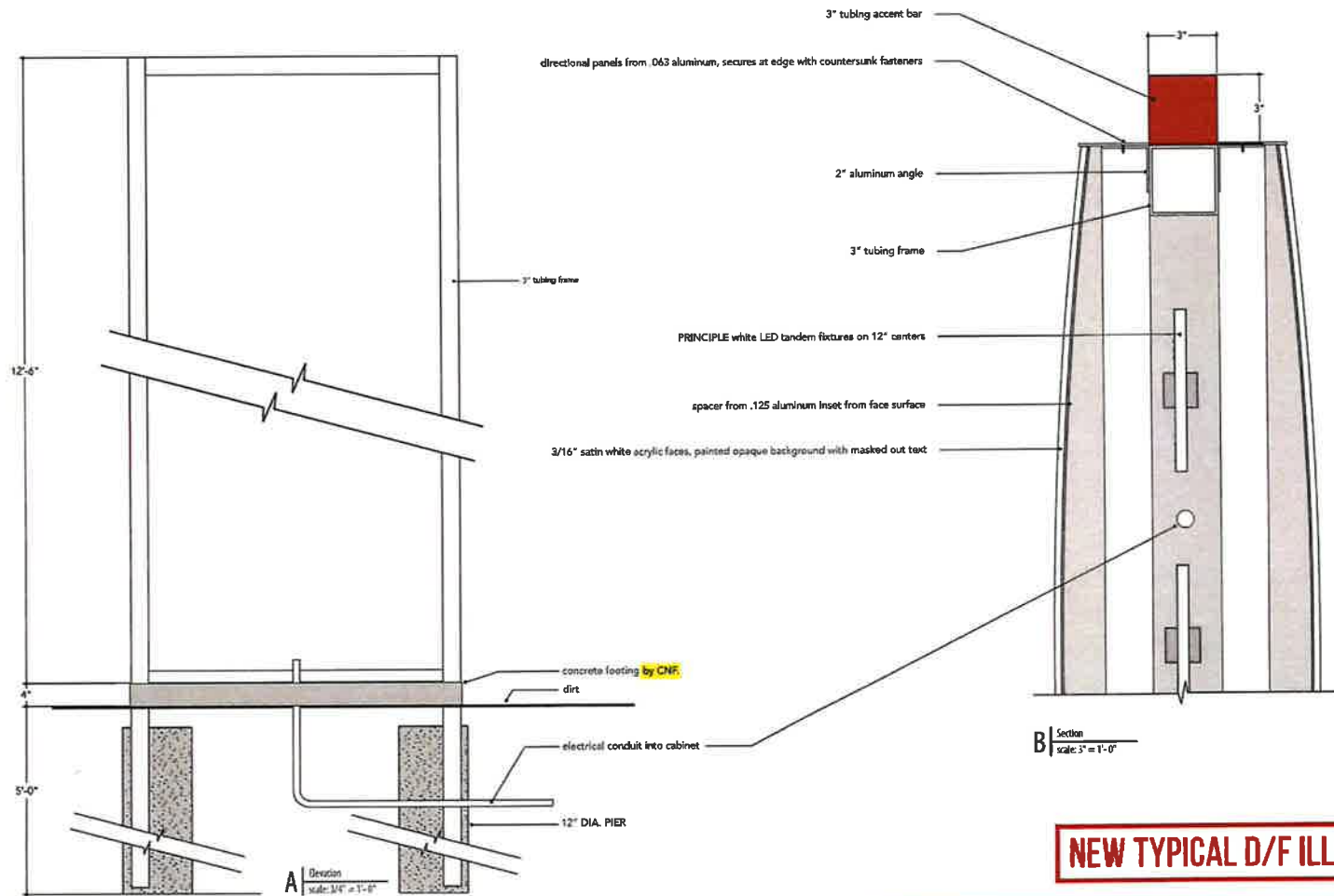
٢٠١







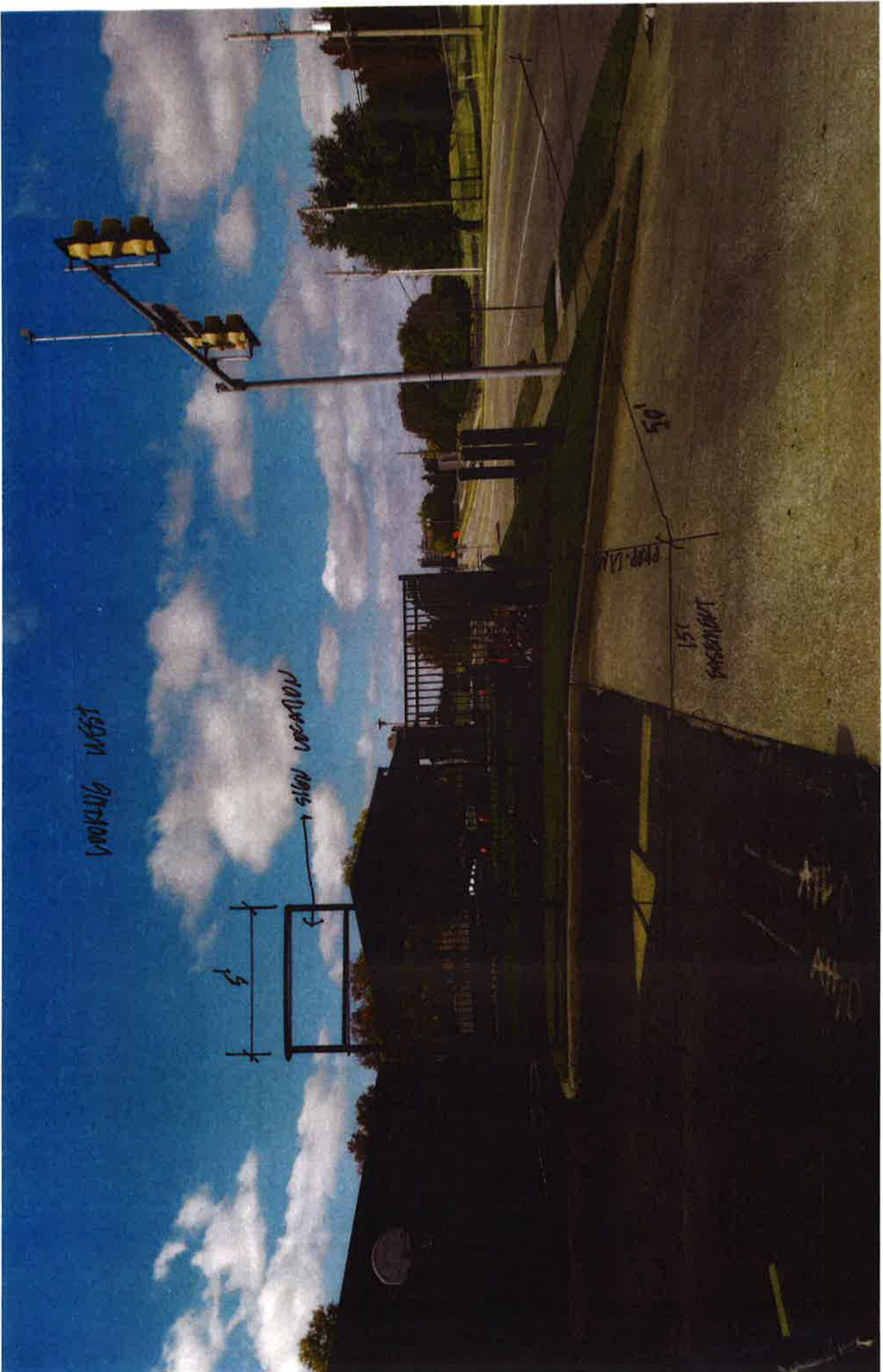
	<p>THIS DOCUMENT IS THE PROPERTY OF CNF. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CNF. ANY VIOLATION OF THIS POLICY WILL RESULT IN LEGAL ACTION.</p>	<p><input checked="" type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED</p> <p>X _____</p>	<p>PROJECT/CLIENT NAME: SAINT FRANCIS-AVE MARIA PRE-SCHOOL</p>	<p>LOCATION: 61ST AND YALE TULSA, OK</p>	<p>ACCOUNT EXEC: JAMES ADAIR</p>	<p>DESIGNER: BILL SAMPLE</p>	<p>DATE OF ORIGINAL DWG: NOVEMBER 21, 2018</p>	<p>REVISION HISTORY: JANUARY 22, 2019</p>	<p>SIGN TYPE/DESCRIPTION: DF MONUMENT</p>	<p>S.01</p>
--	---	--	---	---	---	---	---	--	--	--------------------



NEW TYPICAL D/F ILLUMINATED

	<p>DESIGN FIRM: [Firm Name]</p> <p>PROJECT: [Project Name]</p> <p>DATE: [Date]</p>	<p><input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED</p> <p><input checked="" type="checkbox"/> [Signature]</p>	<p>PROJECT/CLIENT NAME:</p> <p>SAINT FRANCIS- AVA MARIA PRE-SCHOOL</p>	<p>LOCATION:</p> <p>61ST AND YALE TULSA, OK</p>	<p>ACCOUNT EXEC:</p> <p>JAMES ADAIR</p>	<p>DESIGNER:</p> <p>BILL SAMPLE</p>	<p>DATE OF ORIGINAL DWG:</p> <p>NOVEMBER 21, 2018</p>	<p>REVISION HISTORY:</p> <p>JANUARY 17, 2019</p>	<p>SIGN TYPE/DESCRIPTION:</p> <p>PRIMARY DIRECTIONAL</p>	<p>POST NAME:</p> <p>S.1</p>
--	--	---	---	--	--	--	--	---	---	-------------------------------------

4.20



LOOKING WEST

6' 11" 1/2

20' 4"

15' 1" EAST

Looking
North

50'

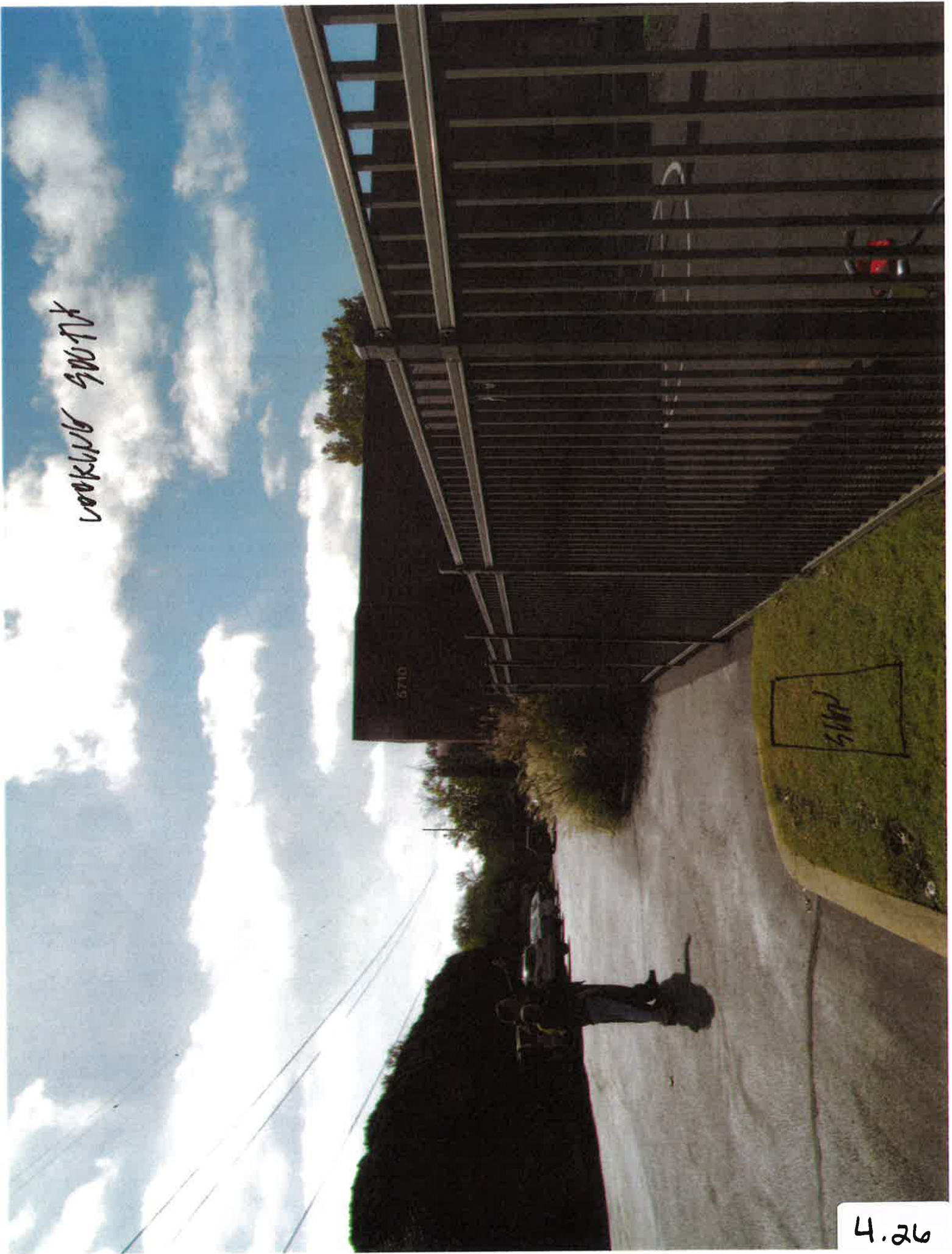
15'



4.24



4.25

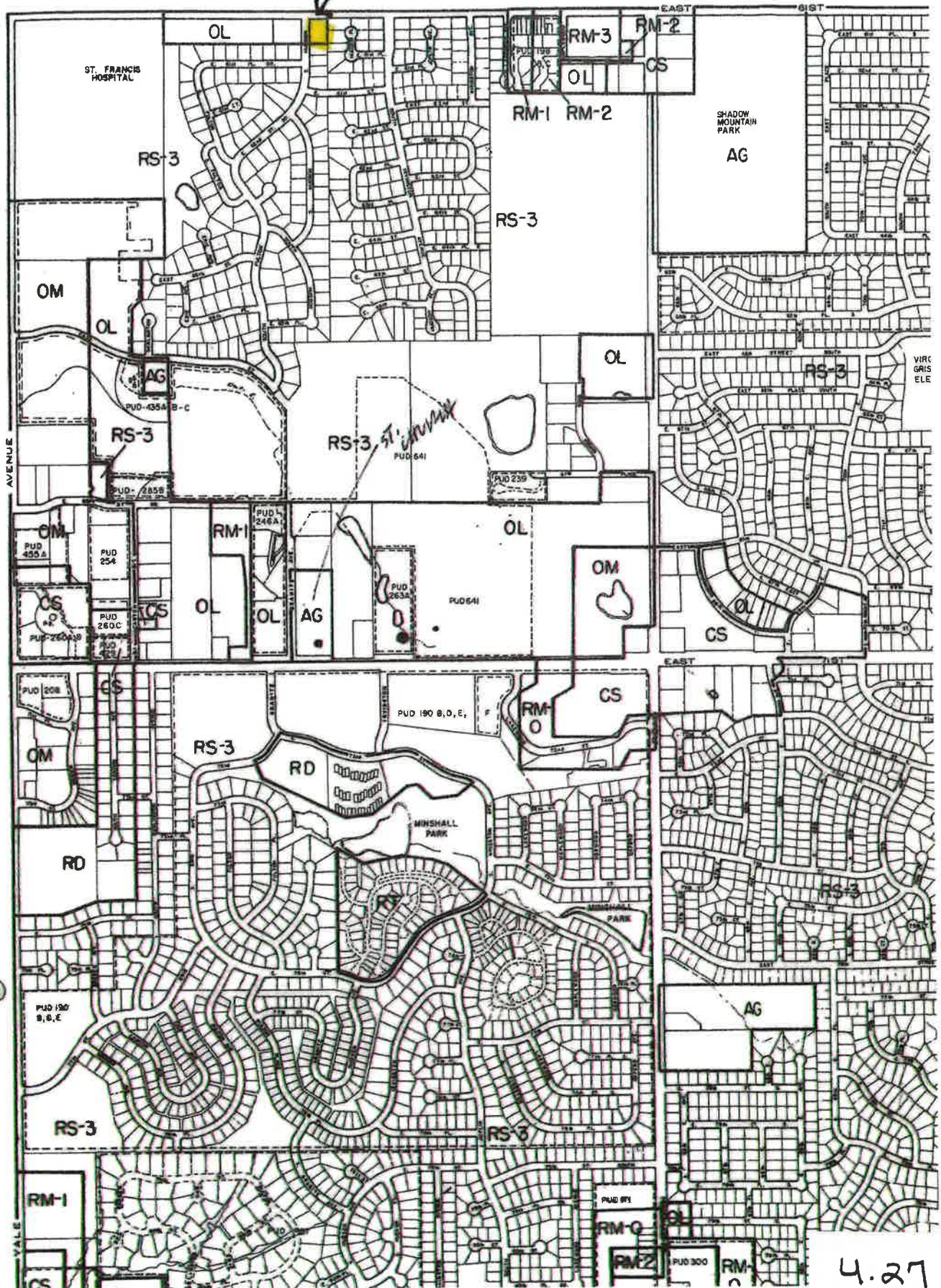


looking south

4.26

SANT FRANCIS
AV. MARIA

5710 E. 61st ST.



4.27

BOB KOLIBAS
SIGN PLANS EXAMINER
TEL (918)596-9664



DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

January 22, 2019

LOD Number: 1

Claude Neon Sign Company
1225 N. Lansing Avenue
Tulsa OK 74106

Phone: (918)622-0651

APPLICATION NO: **SIGN-012722-2018** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 5720 E 61st Street
Description: St. Francis Ground Sign (Sign B)

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)

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 \$55 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 OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)

REVIEW COMMENTS

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

Application No. SIGN-020888-2018

5710 E. 61st Street

January 22, 2019

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

60.040-B Required Setbacks, Spacing and Separations: 3. Signs that are visible from an R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R district or residential development area by a minimum distance of 50 feet.

Review Comments: The proposed St. Francis ground sign along E. 61st Street appears to be located 43 ft. from the East property line abutting an RS-3 zoning district. As an option you may relocate the ground sign to be 50 feet from the abutting RS-3 zoning district or you may pursue a variance from the BOA to reduce the setback from the abutting RS-3 zoning district be reduced from 50 feet to 43 feet.

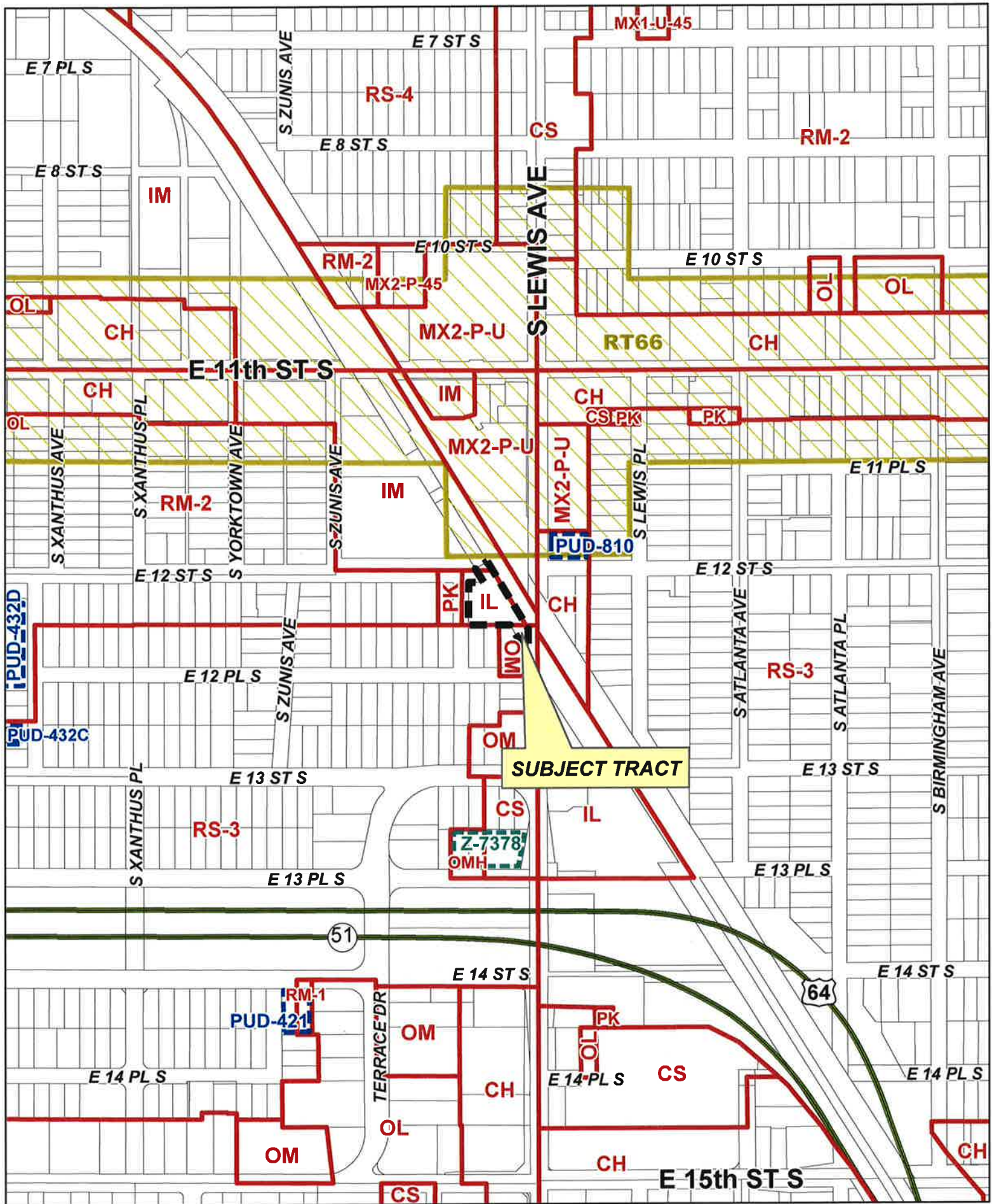
NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office 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.

END – ZONING CLEARANCE AND SIGN 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 CITY OF TULSA SIGN PERMIT.

**THIS PAGE
INTENTIONALLY
LEFT BLANK**



BOA-22592

5.1

19-13 07

BOARD OF ADJUSTMENT CASE REPORT

STR: 9307

Case Number: **BOA-22592**

CZM: 37

CD: 4

A-P#:

HEARING DATE: 03/12/2019 1:00 PM

APPLICANT: Crown Neon Signs

ACTION REQUESTED: Variance to increase the allowed display surface area for a sign and to permit the sign to be oriented along S. Lewis Ave. (Section 60.080-C); Variance to permit a dynamic display sign to be located within 200 ft. of an R zoned district (Section 60.100-F)

LOCATION: 1205 S GILLETTE AV E

ZONED: IL,IM,OM

PRESENT USE: Office

TRACT SIZE: 25386.87 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 7 & PRT VAC RR R/W BEG 53.61NW MOST SLY NEC LT 4 BLK 7 TERRACE DRIVE ADDN TH NW APR 278.39 NE50 SE252 S APR 72.08 W12.75 NW15.89 NW12.52 POB SEC 7 19 13 .331AC, TERRACE DRIVE ADDN AMD SUB B2-3&7, TERRACE DRIVE ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-10312; on 1.18.79, the Board **approved** a *Variance* to allow parking on a lot not containing the use; a *Variance* of the number of parking spaces. (subject lot and lot immediately west).

Surrounding Property:

BOA-22447; on 7.10.18, the Board to **modify** a *Special Exception* to allow for a Personal Improvement Use to not include a fortune telling use. Located; 1222 S. Lewis Ave. (immediately south of the subject property).

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

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike,

transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts railroad ROW to the east, IM zoned parcels to the north; OM and RS-3 zoned tracts to the south; a PK zoned lot abuts the property to the west.

STAFF COMMENTS:

The applicant is requesting **Variance** to increase the allowed display surface area for a sign from 48 sq. ft. to 80 sq. ft. and to permit the sign to be oriented along S. Lewis Ave. (Section 60.080-C).

The Code states that signs allowed on lots with frontage on only minor streets may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented. The overall parcel is zoned IL, IM, and OM. The sign appears to be located in the IL zoned portion of the property and therefore does not have frontage along S. Lewis Ave.

As shown on the attached exhibits, the applicant is proposing a ground sign located in an IL zoning district abutting S. Gillette Ave, which is considered a minor street. The proposed sign will have a display surface area of 80 sq. ft. The proposed sign exceeds the allowable display surface area of 48 sq. ft. (240 ft. of minor street frontage x .20) by 32 sq. ft. As show on Exhibit A, the subject tract does not have frontage on S. Lewis Ave. as the parcel abuts railroad ROW to the southeast.

The applicant has also requested a **Variance** to permit a dynamic display sign to be located within 200 ft. of an R zoned district (Section 60.100-F). The proposed 28 sq. ft. (8.0 x 3.5) dynamic display sign appears to be within 200 ft. of an RS-3 zoning district.

The Code states that dynamic displays may not be located within 200 feet of any of the following: (1) an R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R and AG districts if approved through the special exception process.

Sample Motion

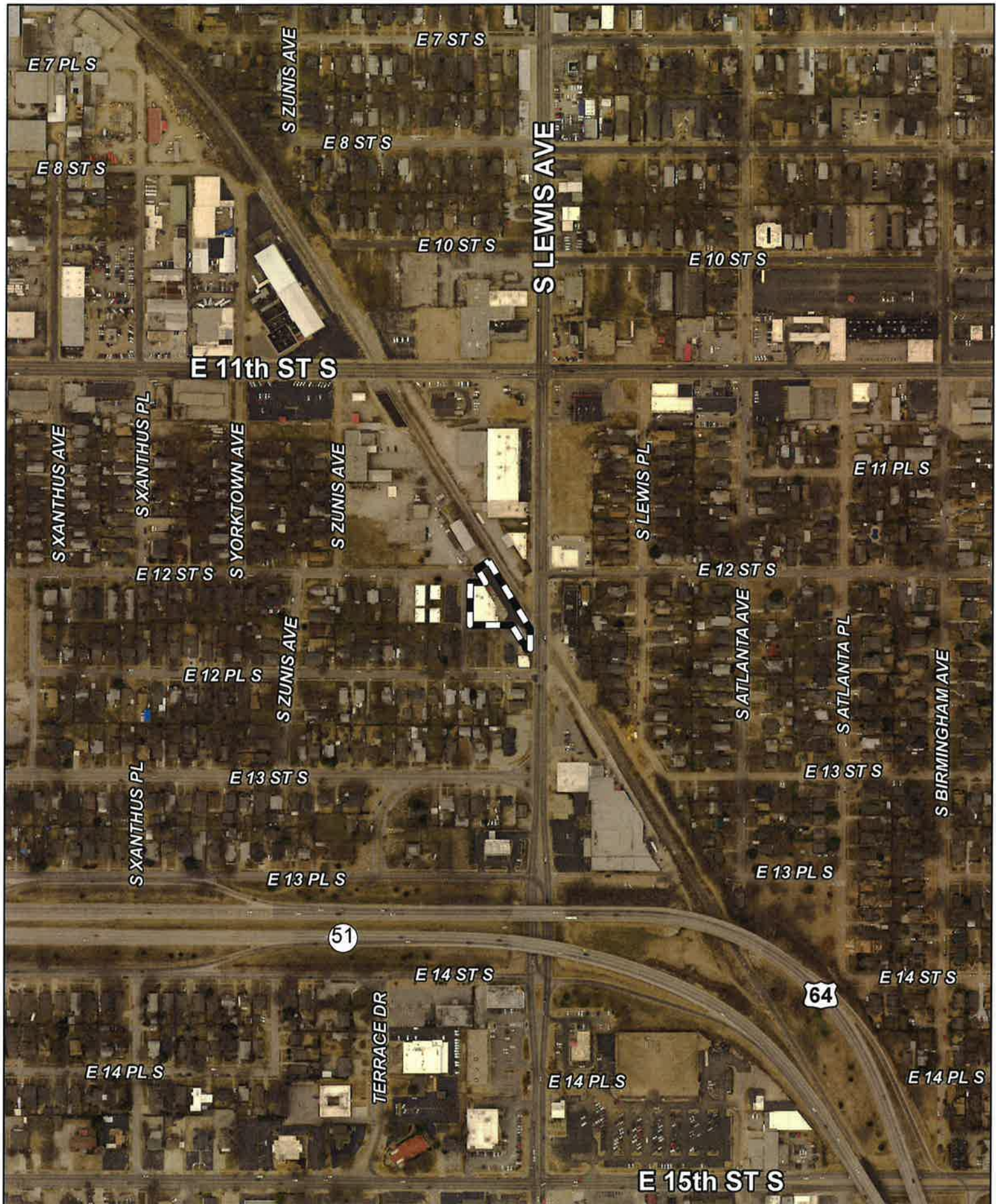
Move to _____ (approve/deny) a **Variance** to increase the allowed display surface area for a sign from 48 sq. ft. to 80 sq. ft. and to permit the sign to be oriented along S. Lewis Ave. (Section 60.080-C); **Variance** to permit a dynamic display sign to be located within 200 ft. of an R zoned district (Section 60.100-F)

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

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

"a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



0 200 400
Feet



Subject
Tract

BOA-22592

19-13 07

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

Aerial Photo Date: February 2018

5.5





S LEWIS AVE

E 12 ST S

E 12 PL S

0 50 100
Feet



Subject
Tract

BOA-22592

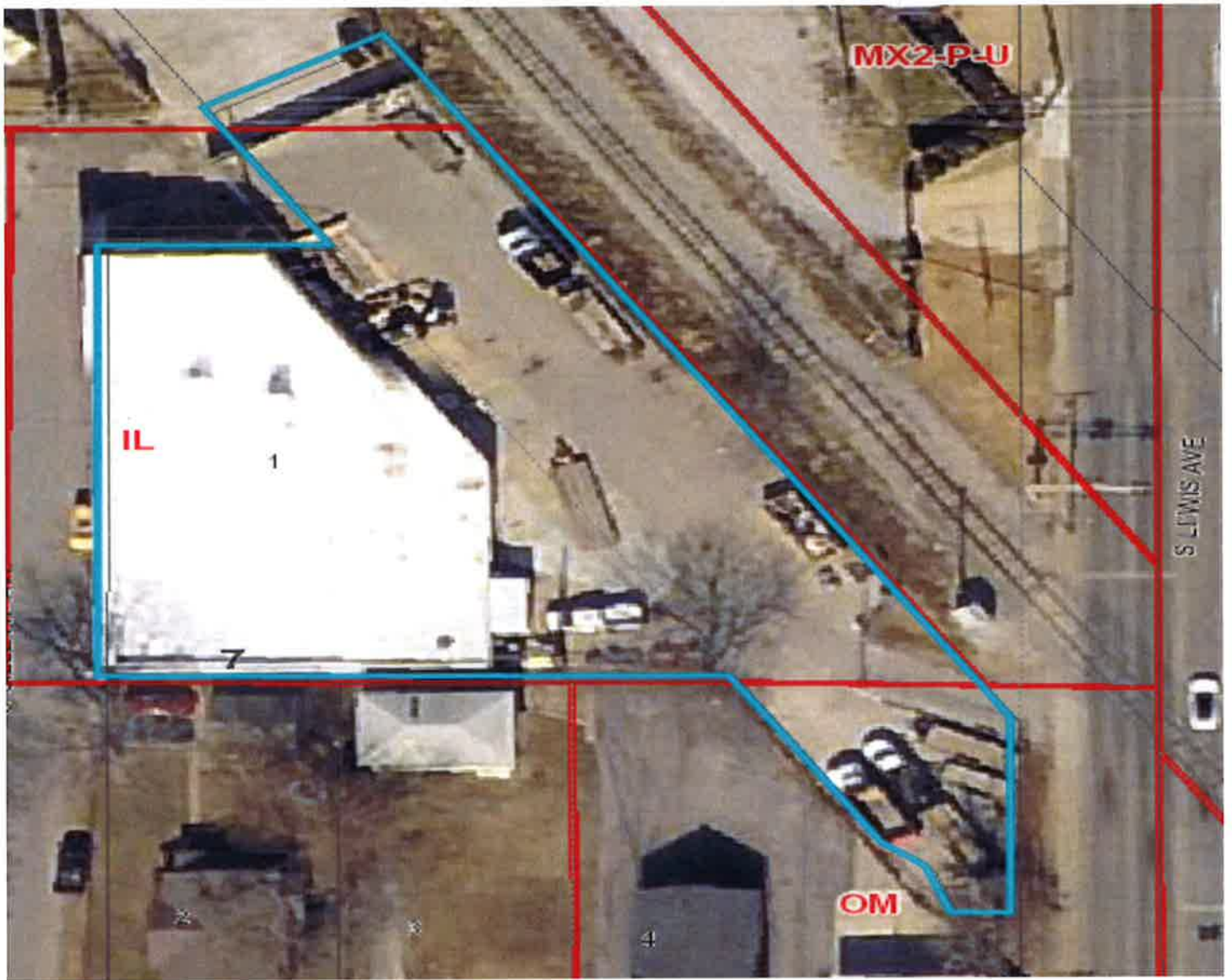
19-13 07

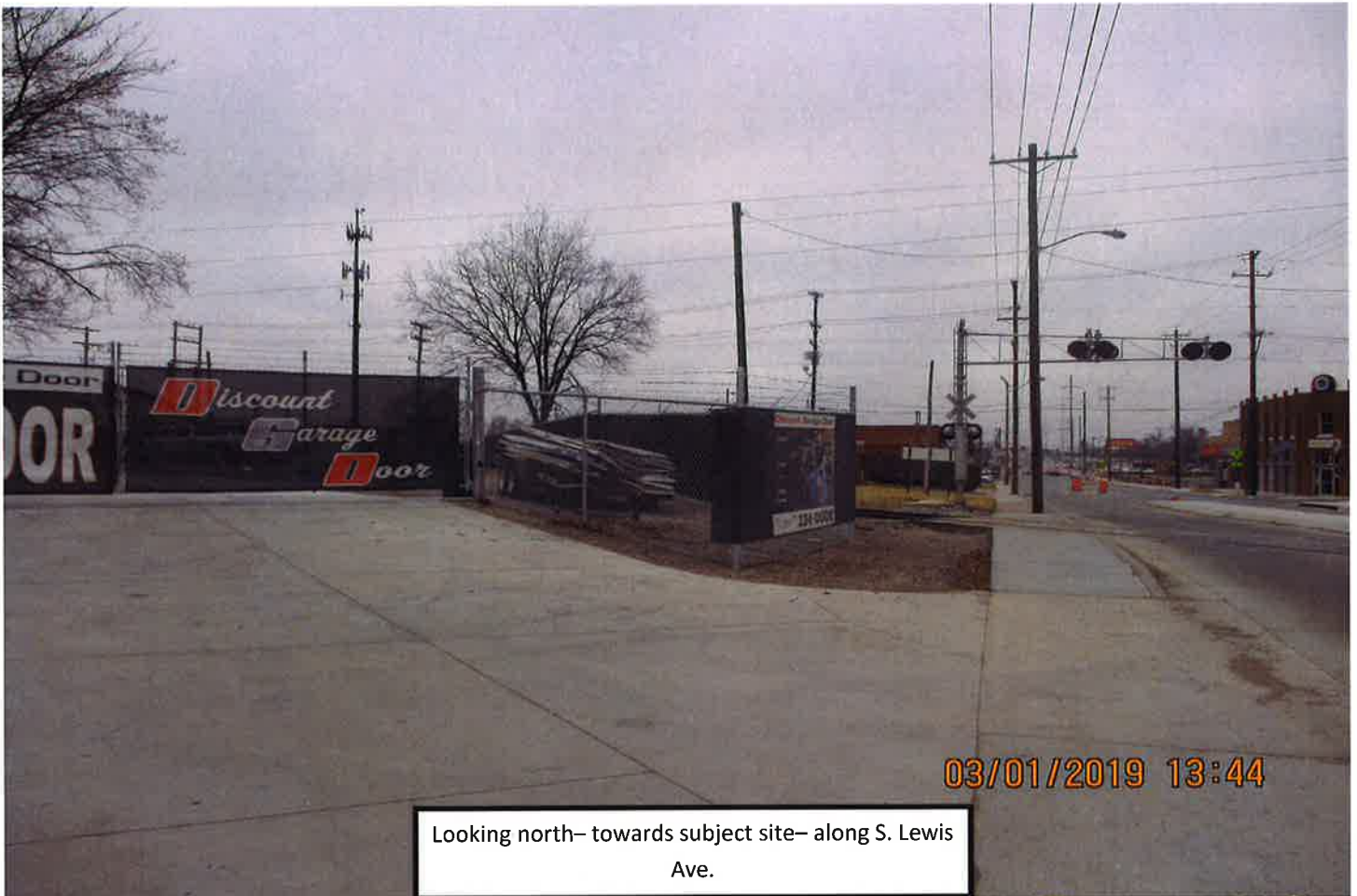
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018

5.6







Looking north— towards subject site— along S. Lewis Ave.



Google Street View— looking west— towards subject site— along S. Lewis Ave.



Looking north— towards subject site— along S. Lewis Ave.



Google Street View— looking west— towards subject site— on Railroad ROW

POLE SIGN with LED DISPLAY

Final Artwork

3/4":1'

SCALE

Discount Garage Door
CLIENT

Pole Sign w/ LED Display
PROJECT

1205 S Gillette
ADDRESS

Tulsa, OK 74104
CITY, STATE, ZIP CODE

1-22-2019
DATE

012219-01
DESIGN NUMBER

Vanessa Davis
DRAWN BY

APPROVED

DATE

Revisions

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

This is an original unpublished drawing created by Crown Neon. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without the express written consent of Crown Neon.

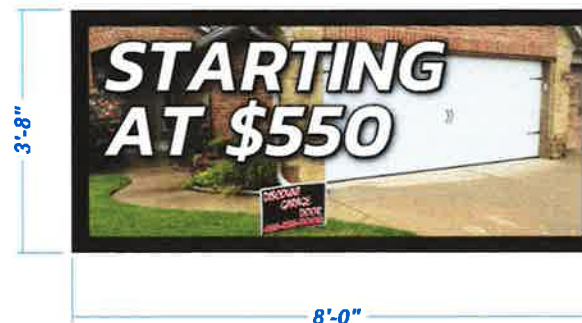
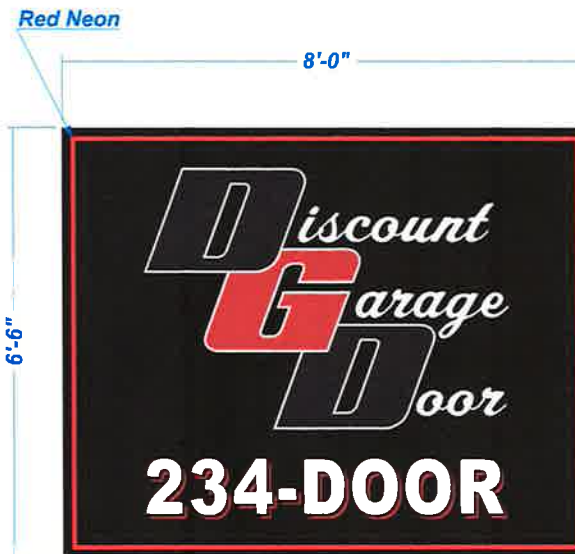


THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



www.crownneonsigns.com

5676 S. 107th E. Ave
Tulsa, OK 74146
918.872.8425 Sales



Approved by: _____

(print)

(signature)

Date: _____

01.5



5.11

Google
36°08'44.22" N 95°57'30.65" W elev

© 2013 Google



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

January 30, 2019

LOD Number: 1

Crown Neon Signs
5676 S 107th E Ave
Tulsa OK 74146

Phone: (918) 872-8425

APPLICATION NO: **SIGN-021474-2019** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 1205 S. Gillette Avenue
Description: Discount Garage Door W/dynamic display/Ground Sign

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)

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 \$55 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 OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)

REVIEW COMMENTS

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

Application No. SIGN-021474-2019

1205 S. Gillette

January 30, 2019

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

1.) 60.080-C Sign Budget

3. Maximum Area

a. Lots with Frontage on Only Minor Streets

Signs allowed on lots with frontage on only minor streets may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

Review Comments: The proposed ground sign located in an IL zoning district abutting S. Gillette Avenue, a minor street, exceeds 48 square feet (240 Ft. of minor street frontage x.20). You may revise the sign display surface area to be a total of 48 square feet or pursue a variance from the BOA to permit the display surface area for a ground sign abutting a minor street to be increased from 48 square feet to 80 square feet and to permit the sign to be oriented along S. Lewis Avenue.

2.) Section 60.100 Dynamic Displays

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R and AG districts if approved through the special exception process.

Review Comments: The proposed 28 sq. ft. (8.0x3.5) dynamic display sign appears to be located within 200 feet of an RS-3 Residential zoning district to the west. You may pursue a variance from the BOA to permit a 28 sq. ft. dynamic display sign to be located within 200 feet of an RS-3 zoning district.

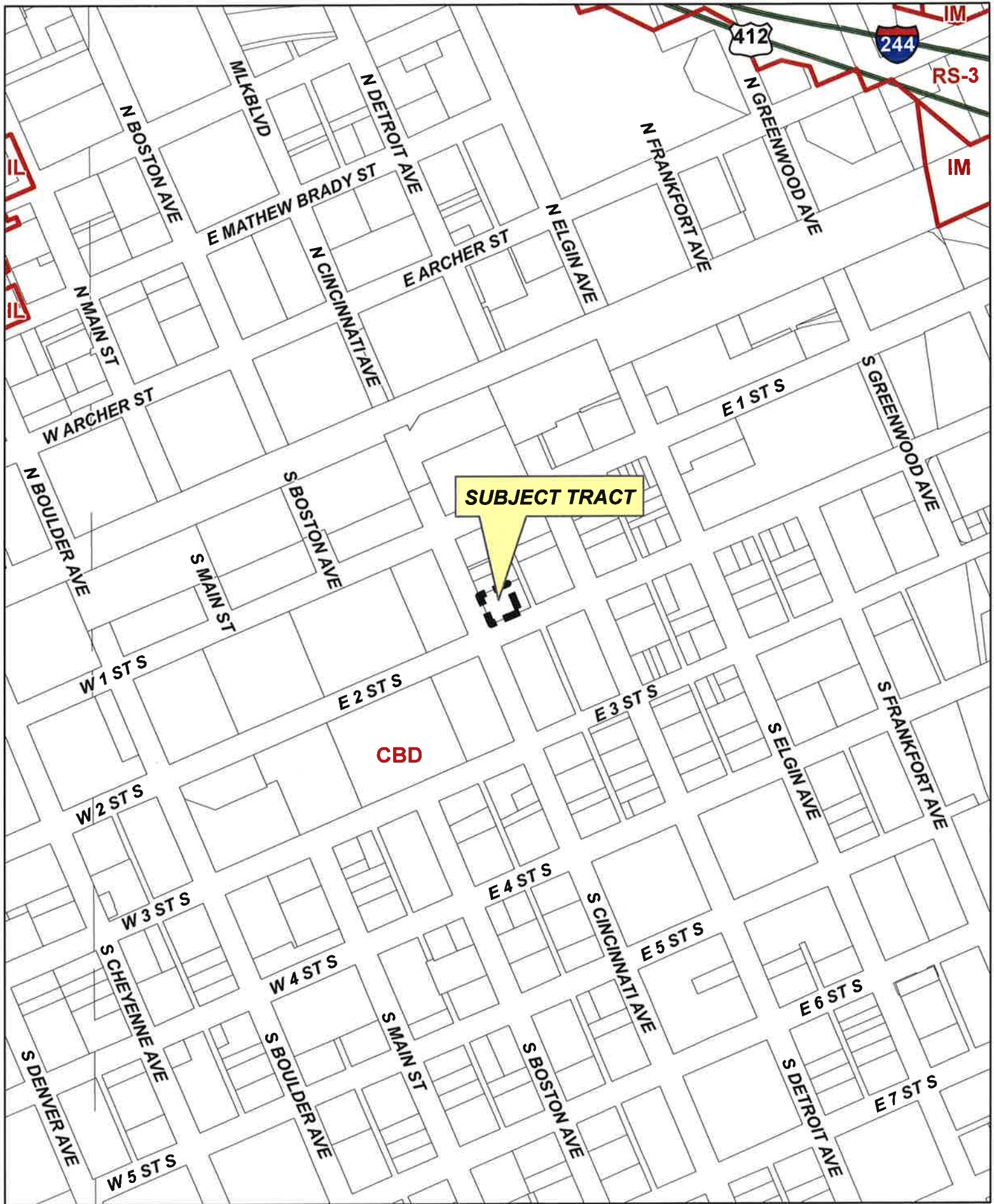
NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office 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.

END – ZONING CLEARANCE AND SIGN 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 CITY OF TULSA SIGN PERMIT.

**THIS PAGE
INTENTIONALLY
LEFT BLANK**



BOA-22594

19-12 01

6.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9201

Case Number: BOA-22594

CZM: 36

CD: 4

A-P#:

HEARING DATE: 03/12/2019 1:00 PM

APPLICANT: Cliff Beam

ACTION REQUESTED: Variance to permit part of a structure to be located within the City of Tulsa right-of-way and/or planned street right-of-way (Sec. 90.090-A)

LOCATION: 201 E 2 ST S

ZONED: CBD

PRESENT USE: commercial

TRACT SIZE: 14500.05 SQ FT

LEGAL DESCRIPTION: LT 5 BLK 87, TULSA-ORIGINAL TOWN

RELEVANT PREVIOUS ACTIONS:

None Relevant.

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

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by CBD zoned commercial, office, cultural and public uses.

STAFF COMMENTS:

The total right-of-way along E. 2nd St. S. is 80 ft.; therefore, the required building and/or structure setback along E. 2nd St. S. is 40 ft. from the centerline of the street. Based on the proposed site plan it appears that part of the structure along E. 2nd st. S. will extend into the street right-of-way (R-O-W).

6.2

The applicant has requested a **Variance** to permit part of a structure to be located within the City of Tulsa planned street right-of-way (Sec. 90.090-A). Per the code, no part of any structure is allowed to project into the right-of-way or planned right-of-way of a public street, unless a license agreement has been granted by the city in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way (Sec. 90.090-A).

The applicant has stated that, *"a façade addition to the south side of the existing building protruding 6 in. to 8 in. into the public right-of-way along 2nd street. Also, to add a façade to the west side of the existing building protruding 4 in. to 6in. into the public right-of-way along Cincinnati Ave. Façade to be either granite or porcelain tile."*

The applicant provided the following hardship statement: *"The proposed variance requested I believe will have minimal to no impact to the public right-of-way. Two right-of-way closure agreements were submitted to COT Transportation Design for approval. One for existing façade encroachment of 2 in., the second for an additional 4 in. encroachment. Both have been approved by COT Transportation Design and have been sent to the Utilities Coordinator to complete the approved agreements."*

Sample Motion for a Variance

Move to _____ (approve/deny) **Variance** to permit part of a structure to be located within City of Tulsa street right-of-way (Sec. 90.090-A);

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

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

"a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

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

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

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

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

f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."



0 200 400
Feet



Subject
Tract

BOA-22594

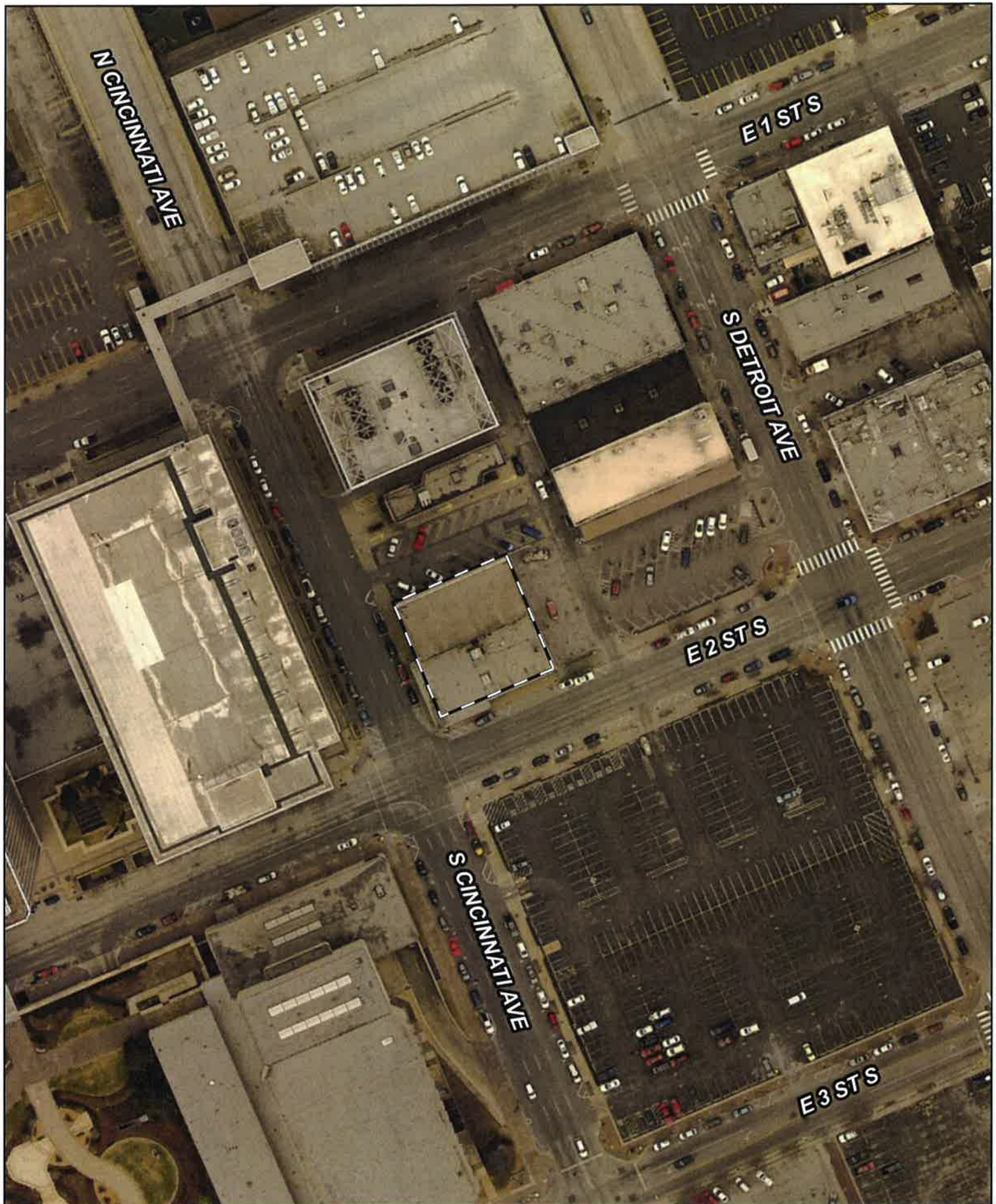
19-12 01

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

Aerial Photo Date: February 2018

6.4





0 50 100
Feet



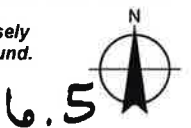
Subject
Tract

BOA-22594

19-12 01

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


Aerial Photo Date: February 2018



201 E 2nd Street
Tulsa, OK 74103

Project Information

Owners: Mr. Jeff Scott
Southbridge Equities, LLC
401 S. Boston Ave, Suite 230
Tulsa, OK 74103

Design by: **ARCHITEKTON  STUDIO**
7149 S. Canton Ave
Tulsa, OK 74136



Proposed Income

PRODUCED BY

OWNER

Mr. Jeff Scott
Beechbridge Elementary, LLC
401 S. Benton Ave., Suite 1
Tulsa, OK 74103

DESIGNER

Architect: DEVM Studio
7148 S. Canyon Ave
Tulsa, OK 74138

CIVIL

Sherrill Ward & Associates
2111 East 20th Street
Tulsa, OK 74105
(918) 485-3000

STRUCTURAL

MED Engineering Group, PLC
1201 South 2nd Street
Tulsa, OK 74120
918-581-7124

ARCHITECTURAL

Debra Ann Taylor, LLC
2211 East Regal Place, Suite 100
Tulsa, OK 74111
918.254.3057

Grounding List	
Sheet Number	Sheet Name
G0.1	COVER
G0.2	PROJECT INFORMATION
G0.3	LIFE SAFETY
G0.4	LIFE SAFETY
G0.5	ACCESSIBILITY DETAILS
C1	TOPOGRAPHIC SURVEY
A0.1	PLOT PLAN
A1.1	1st FLOOR PLAN
A1.2	2nd FLOOR PLAN
A1.3	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A5.1	SECTIONS
S001	GENERAL NOTES
S002	SPECIAL INSPECTIONS
S010	3D VIEWS
S100	FOUNDATION PLAN
S101	FLOOR FRAMING PLAN
S102	CANOPY FRAMING PLAN
S103	ROOF FRAMING PLAN
S201	FRAMING ELEVATIONS
S501	FOUNDATION DETAILS
S501	FRAMING DETAILS
S521	ROOF FRAMING DETAILS
S523	REMOVABLE CANOPY
S523	PERMANENT CANOPY
S601	CMU DETAILS
S601	CMF DETAILS
EXISTING	DOCUMENTS SUBMITTED FOR REFERENCE ONLY.
A1	EXISTING DOCUMENTS - PLOT PLAN
A2	EXISTING DOCUMENTS - FLOOR PLAN
A3	EXISTING DOCUMENTS - ELEVATIONS & SECTIONS
A4	EXISTING DOCUMENTS - ELECTRICAL & LIGHTING PLAN
A5	EXISTING DOCUMENTS - ROOF DRAINAGE PLAN & DETAILS
B1	EXISTING DOCUMENTS - FOUNDATION & FLOOR
G1	EXISTING DOCUMENTS - ROOF & STORAGE
S3	EXISTING DOCUMENTS - ELEVATIONS & SECTIONS
M-1	EXISTING DOCUMENTS - SERVICE DEPARTMENT INSTALLATION

Delineations

8211 E Regal Pl. • Suite 106
Tulsa, OK • 74133

918.394.3237

உலக அறிவிக்கை



The scope of these documents includes information necessary for construction permitting. The Architect has not prepared information regarding construction details outside of this requirement. Contractor should coordinate all construction details with owner prior to construction.

The COURTYARD
Southbridge Equities, LLC
201 E 2nd Street
Tulsa, OK 74103

[illegible]

PERMIT SET

03/01/2018

COVER

Project number: 180043

Drawn by: CARTOONChecked by: COPSON

G0.1

Score _____

Ulmer, Amy

From: Foster, Nathan
Sent: Monday, February 11, 2019 9:47 AM
To: Ulmer, Amy; Wilkerson, Dwayne
Subject: FW: OTASCO encroachments

From: Ho, Yuen [mailto:Yuenho@cityoftulsa.org]
Sent: Friday, February 08, 2019 4:44 PM
To: Foster, Nathan
Cc: VanValkenburgh, Janine; Kovac, Chris; Fothergill, Keri; Kolibas, Robert; Lange, Charles; Miller, Susan; Liechti, Matt; Zachary, Paul
Subject: OTASCO encroachments

Hi Nathan:

I just got off the phone with Chris Kovac, Matt Liechti, and Paul Zachary regarding the OTASCO encroachments. If the plans filed at your office are different than what we know here, please let us know.

ALLEY:

There is no action to close the alley. There is no License Agreement approval contemplated for any encroachments (if any) into the alley. In other words, encroachments into the alley are not approved.

2nd STREET, and CINCINNATI:

Brick Veneer Encroachment:

The brick veneer encroachment will be approved through the closure process. This does not need a BOA Variance approval.

Awning Encroachment:

This encroachment will need to be approved through the License Agreement process. This may go to BOA for a variance approval per the Zoning Code. The BOA Variance approval is NOT an approval of the License Agreement.

Paul, Matt, Chris:

Please correct if the statements above are inaccurate. Thank you.

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

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



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1

November 27, 2018

Cliff Beam
25026 Whipperwill Lane
Broken Arrow, OK 74014

Phone: 918-629-2075

APPLICATION NO: **BLDC-014897-2018**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: **201 E 2nd ST**

Description: **I/R & E/R for existing 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 OF DRAWINGS if SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" **[X] IS [] IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

6.10

REVIEW COMMENTS

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

Application No. BLDC-014897-2018

201 E 2nd ST

November 27, 2018

Note: Please direct all questions concerning variances and all questions regarding BOA application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

Sec.90.090-A: Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan. If a variance of the prohibition against location of a structure within the right of way or planned right of way is granted by the Board of Adjustment, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, unless a license has been granted by the city, in the case of the right-of-way, or a removal agreement has been entered into, in the case of the planned right-of-way.

Review comment: You are proposing work in the S Cincinnati Ave and E 2nd ST street rights-of-way. This will require a variance reviewed and approved per Sec.70.030 and a right-of-way license agreement with the City of Tulsa. Contact Chris Kovak @ 918-596-9649 for information on the requirement for a right-of-way license

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:

<http://www.tmapc.org/Documents/TulsaZoningCodeAdopted110515.pdf>

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

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

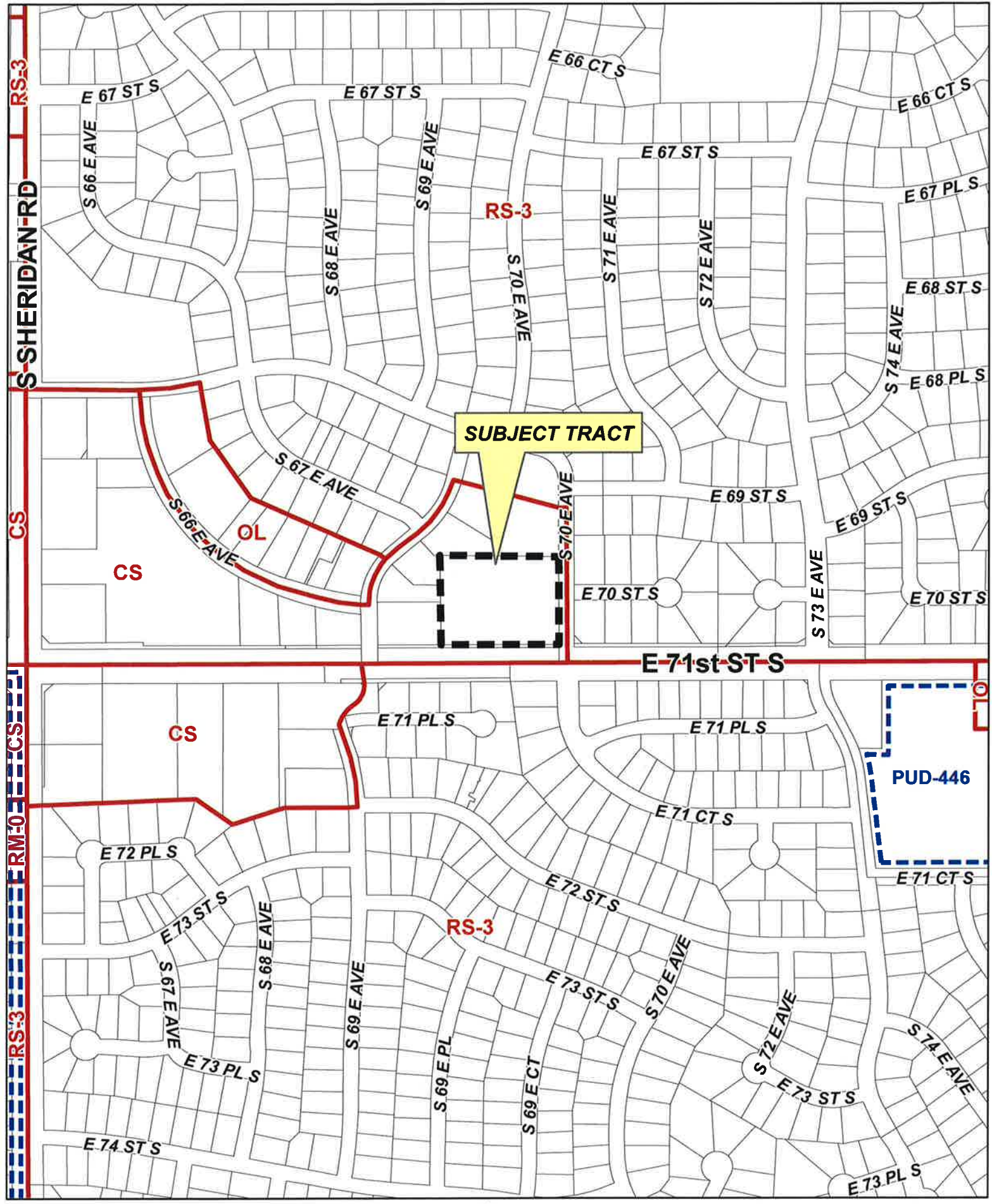
END – ZONING CODE REVIEW

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

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

BOA-22595 – CHUCK MITCHELL

**THE STAFF REQUESTS A COTINUANCE TO
THE MARCH 26, 2019 BOARD OF
ADJUSTMENT MEETING FOR ADDITIONAL
RELIEF NEEDED**

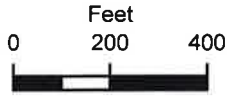


SUBJECT TRACT

PUD-446

BOA-22596

8.1



18-13 02



BOARD OF ADJUSTMENT CASE REPORT

STR: 8302

Case Number: BOA-22596

CZM: 53

CD: 7

A-P#:

HEARING DATE: 03/12/2019 1:00 PM

APPLICANT: Hall, Estill, Hardwick, Gable, Golden & Nelson P.C

ACTION REQUESTED: Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary (Sec. 40.225-D)

LOCATION: 6973 E 71 ST S (overall tract) ; 6967 E 71st St (tenant space) **ZONED:** CS

PRESENT USE: Retail

TRACT SIZE: ± 2.652 acres

LEGAL DESCRIPTION: PRT LT 3 BEG SWC TH N301.76 E396 S301.76 W396 POB LESS S10 THEREOF BLK 2, PLAZA VILLAGE AND SKYVIEW CENTER

RELEVANT PREVIOUS ACTIONS:
None Relevant.

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

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

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

ANALYSIS OF SURROUNDING AREA: The subject tract abuts CS zoned parcels to the north and west; RS-3 zoned residences are to the east and south of the subject parcel.

STAFF COMMENTS:

On 11/30/18, the City Council voted to adopt, with emergency, amendments to the City of Tulsa Zoning Code regarding Medical Marijuana.

The applicant is proposing to convert an existing storefront within a larger commercial center into a medical marijuana dispensary. To permit the dispensary the applicant is before the Board requesting

8.2

REVISED3/4/2019

a Spacing Verification for medical marijuana dispensary in a CS district from other medical marijuana dispensaries (Section 40.225-D).

Per the newly adopted amendments, a medical marijuana dispensary is permitted by right in the CH district as long as it meets the spacing requirement of 1,000 ft. from from other medical marijuana dispensaries (Section 40.225-D). The spacing requirement must be verified before the Board of Adjustment in a public hearing to distribute public notice to property owners within the required distance radius. Surrounding neighbors and property owners are provided the ability to notify the Board of any conflicting uses within the required spacing radius.

In Section 40.225-I, the separation distance required under Section 40.225-D must be measured in a straight line between the nearest perimeter walls of the buildings (or portion of the building, in the case of a multiple-tenant building) occupied by the dispensaries. The separation required under Section 40.225-D shall not be applied to limit the location of a medical marijuana dispensary for which a license was issued by the Oklahoma State Department of Health prior to December 1, 2018 for the particular location.

The applicant submitted exhibits indicating a radius around the subject property that contains the proposed medical marijuana dispensary and has labeled the uses of property within the subject building and that radius in support of the verification.

Sample Motion:

I move that based upon the facts in this matter as they presently exist, we accept the applicant's verification of spacing to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary.



Feet

0 200 400



**Subject
Tract**

BOA-22596

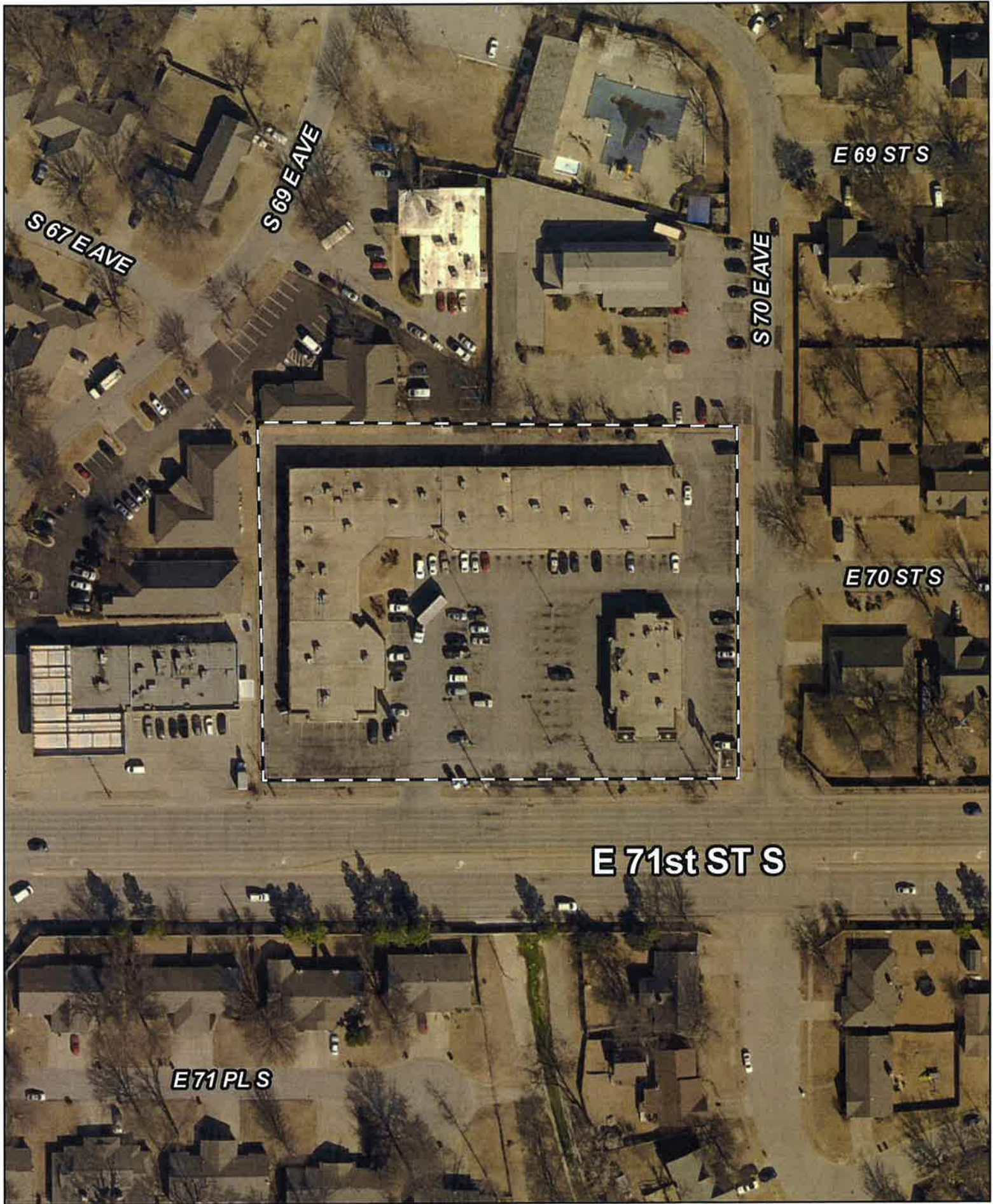
18-13 02

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

Aerial Photo Date: February 2018



8.4



0 50 100
Feet



Subject
Tract

BOA-22596

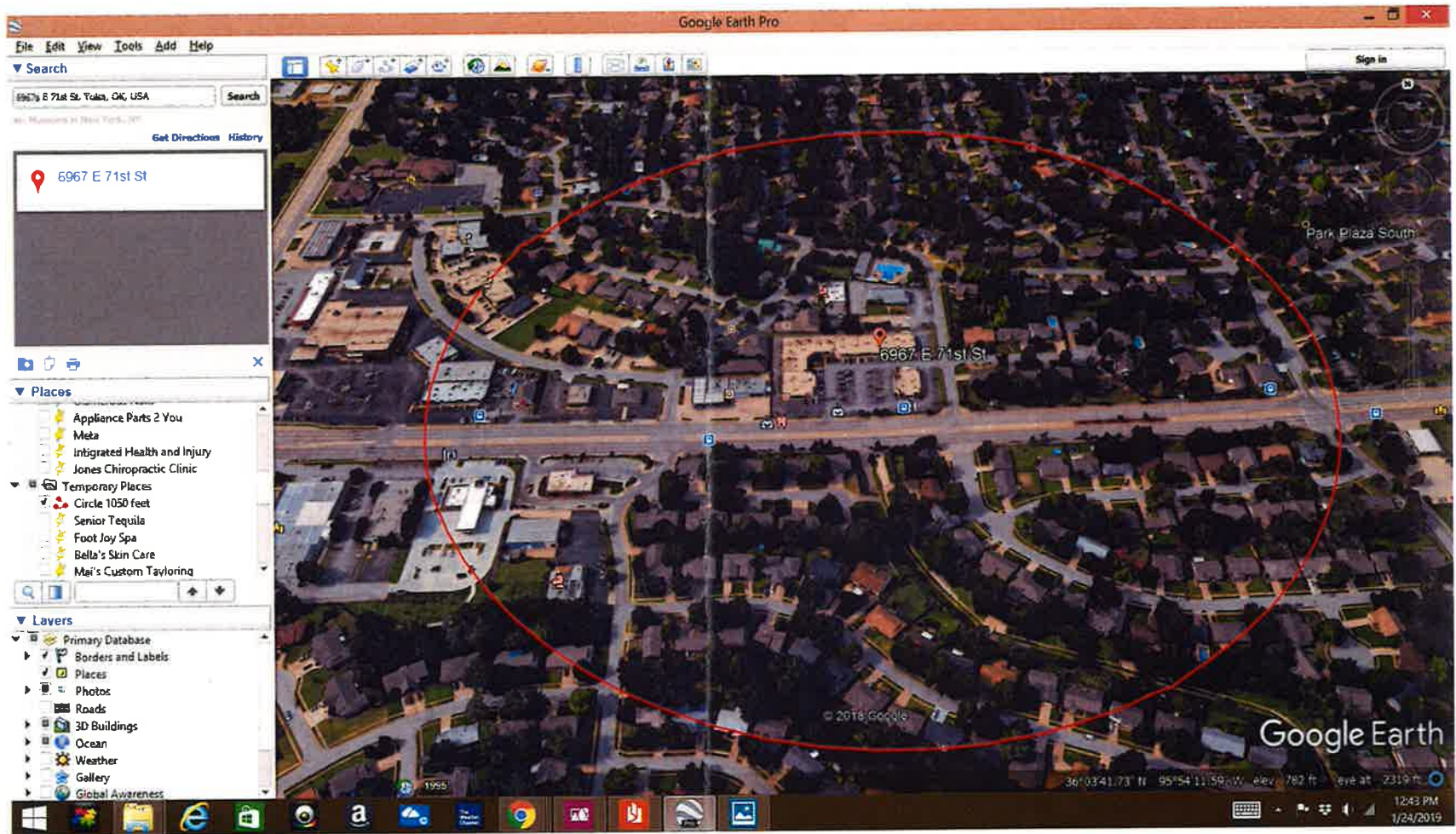
18-13 02

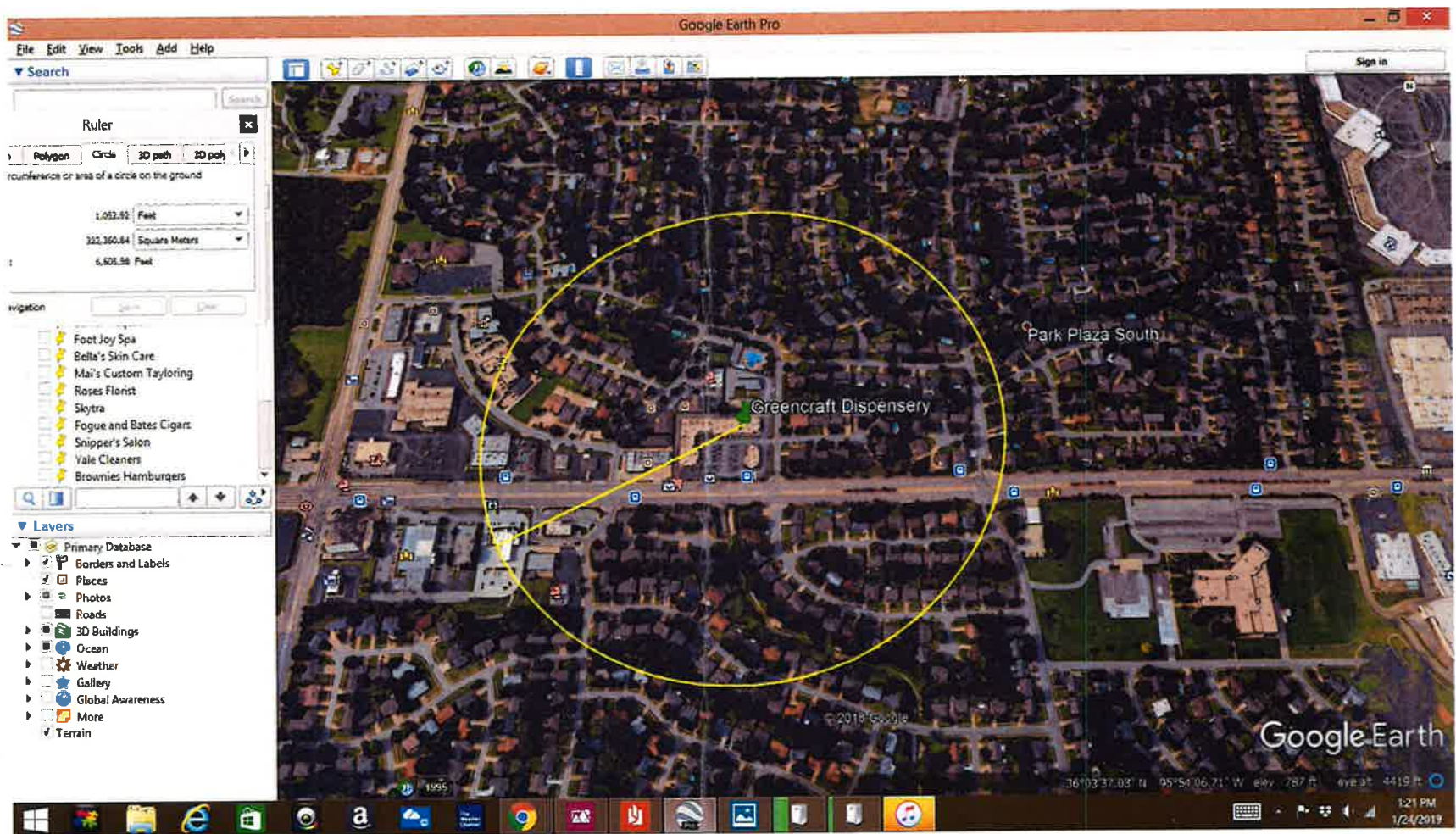
Note: Graphic overlays may not precisely
align with physical features on the ground.

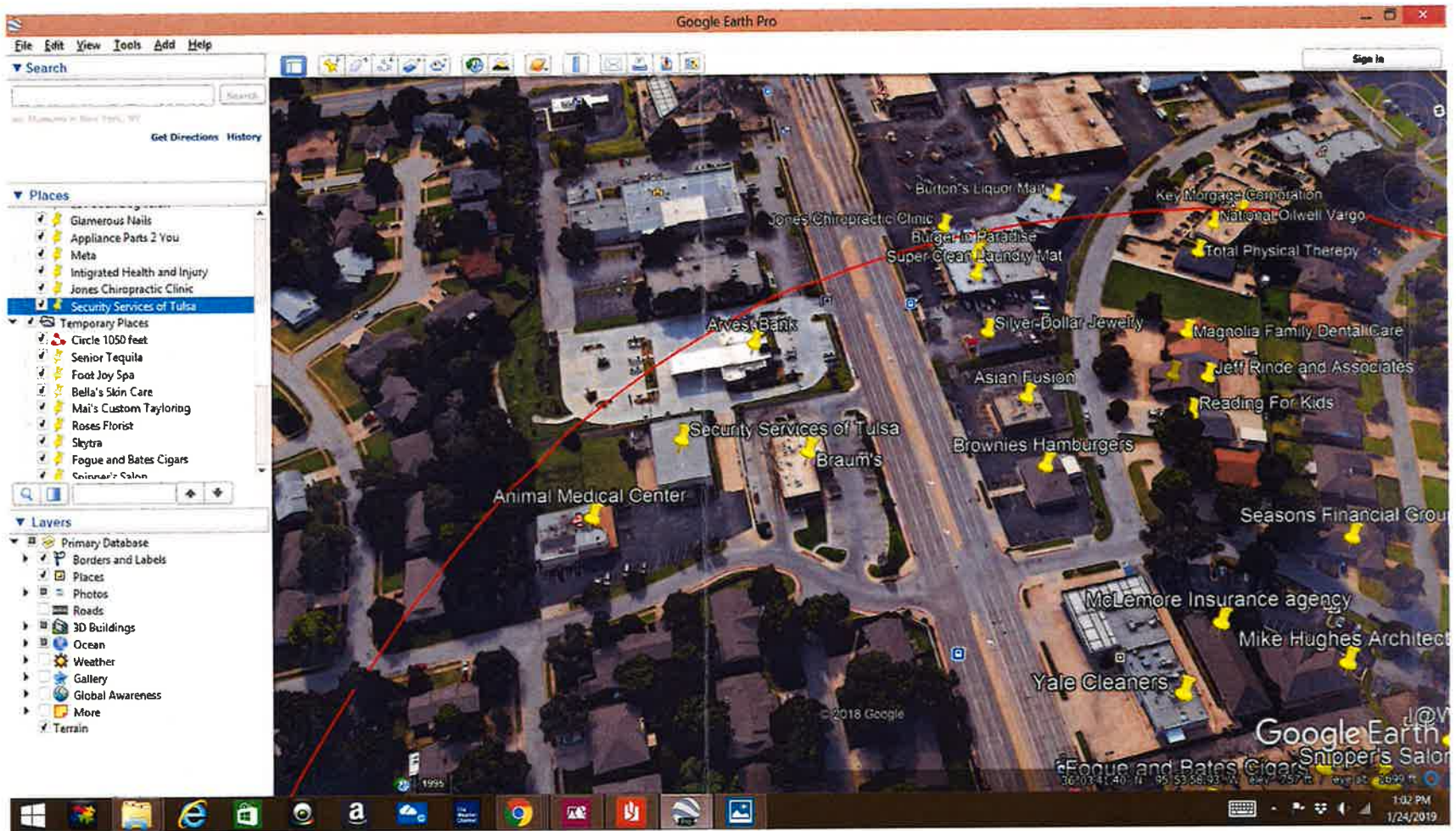
Aerial Photo Date: February 2018

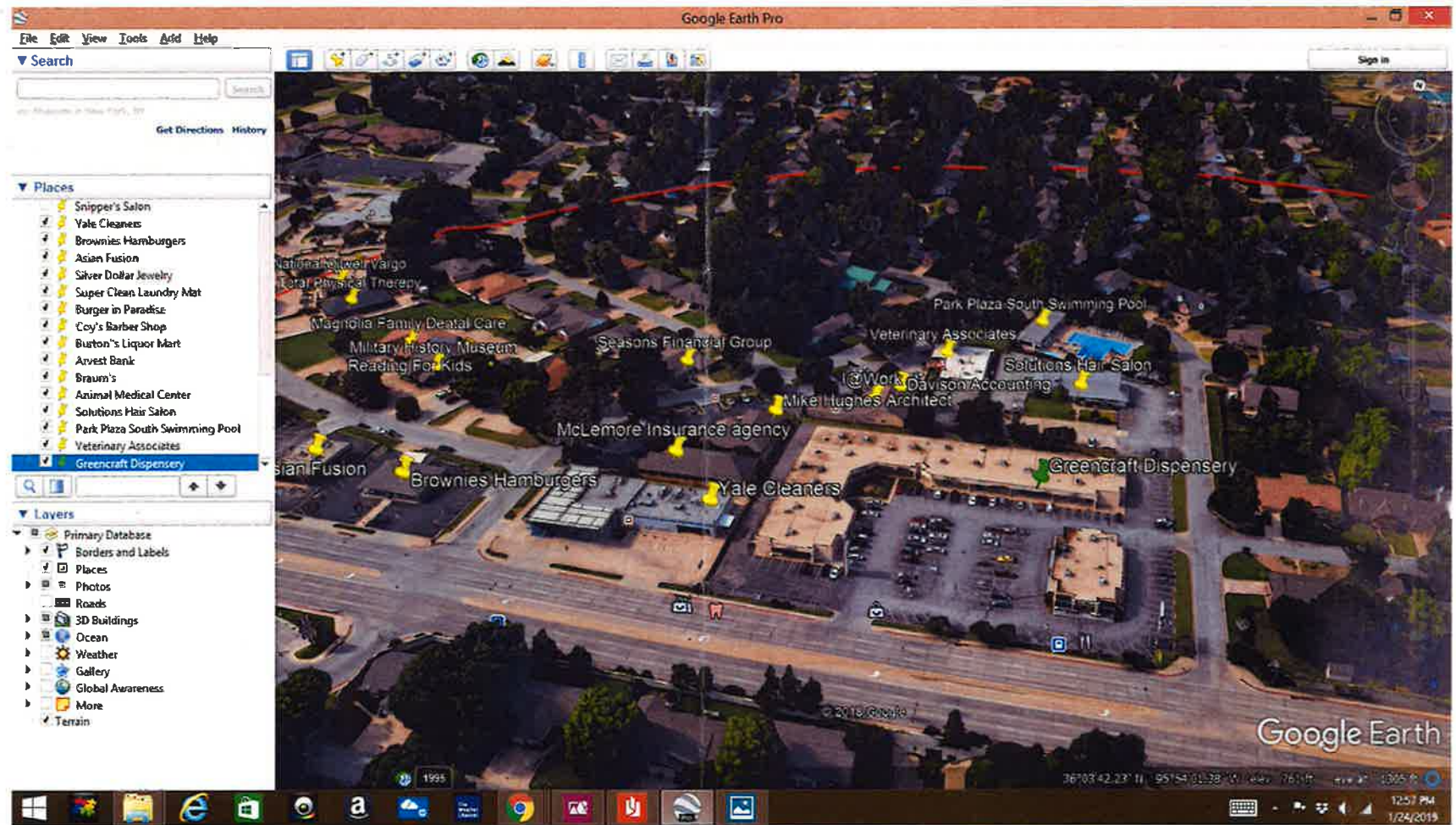
8.5







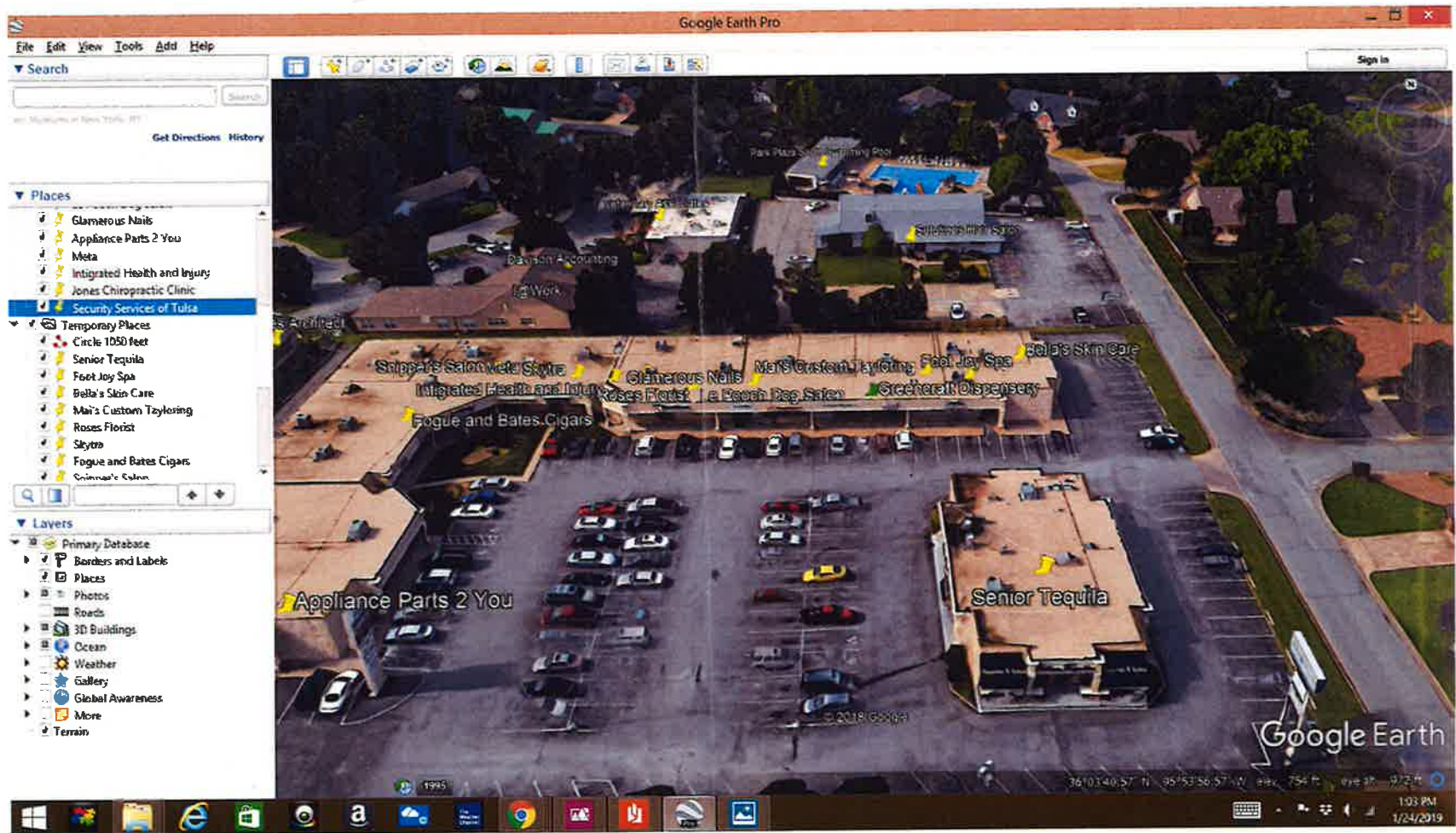


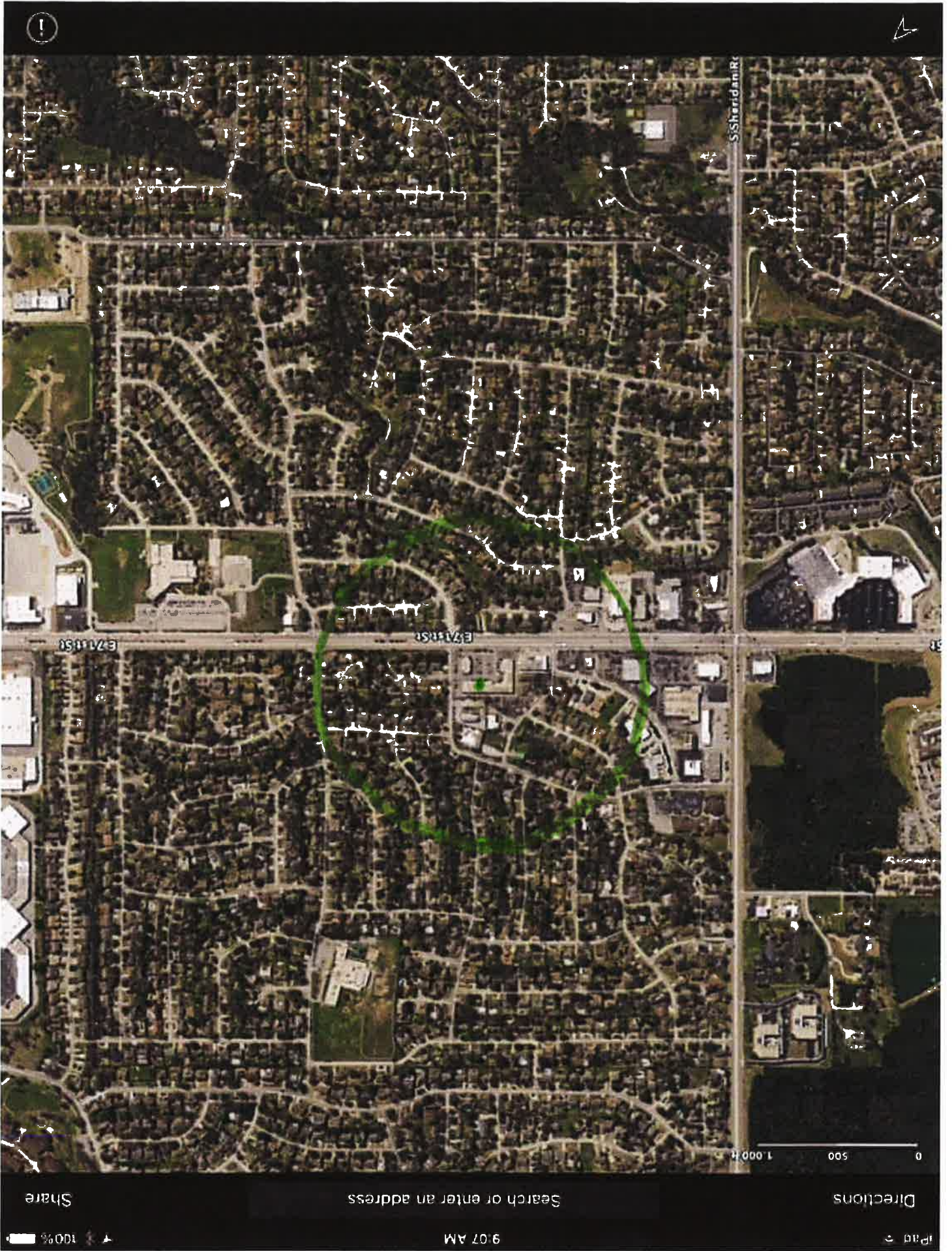


SITE PLAN/MAP:

APPLICANT DOES NOT INTEND TO MAKE ANY IMPROVEMENTS TO THE LOT.







INVOICE (INV-00046879)
FOR CITY OF TULSA

BILLING CONTACT

Carl Hutto
GreenCraft
198 Delaware
Ramona, Ok 74061



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00046879	02/07/2019	02/07/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-023964-2019	Application Fee (Building Commercial Permit)	\$80.00
6967 E 71st St S A Tulsa, OK	SUB TOTAL	\$80.00

REMITTANCE INFORMATION

City of Tulsa
175 E 2nd St., Suite #450
Tulsa, OK 74103

TOTAL **\$80.00**

FINANCE DEPARTMENT
CITY OF TULSA, OK

FEB 7 2019

PAID

A handwritten signature in blue ink, appearing to be "JC", is written over the "PAID" stamp.

C/L 1001

**THIS PAGE
INTENTIONALLY
LEFT BLANK**



BOARD OF ADJUSTMENT CASE REPORT

STR: 9417

Case Number: **BOA-22597**

CZM: 39

CD: 6

A-P#:

HEARING DATE: 03/12/2019 1:00 PM

APPLICANT: Wayne Frank

ACTION REQUESTED: Modification of a previously approved site plan (BOA-19395).

LOCATION: 2115 S 120 AV E

ZONED: RD

PRESENT USE: Cox Communications Utility Facility

TRACT SIZE: 30100.08 SQ FT

LEGAL DESCRIPTION: BEG NEC E/2 NW TH S275 W140 N275 E140 POB LESS N60 THEREOF
SEC 17 19 14 .69AC,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-19395; on 7.09.02, the Board **approved** a *Special Exception* to permit a cable television utility facility in an RD district, per plan.

Surrounding Property:

BOA-17534; on 10.08.96, the Board **approved** a *Special Exception* to permit a telecommunication building in an RD district. Located; immediately west of the subject property.

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

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

9.2

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by a vacant RD property to the west; to the south is a vacant COT owned property; RS-3 zoned residences to the east; and E. 21st St. S. is immediately north of the subject site.

STAFF COMMENTS:

The applicant is before the board request a modification of a previously approved site plan to permit the contruction of an additional building as shown on the attached plan.

The applicant is proposing a 792 SF modular building in the location shown on the attached plan. When the Board approved the special exception in BOA-19395 it was approved per plan (see attached minutes). Therefore, 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.

Sample Motion

Move to _____ (approve/deny) a **Modification** of the previously approved site plan in BOA-19395.

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

The Board finds that the requested Amendment 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.

Presentation:

Robert Giefer, 5350 E. 39th Pl., stated they propose to build a two-story garage. The upper level would be for personal storage only, no living quarters, and no plumbing. The lower level would be for garage.

Chuck Tolison, 1375 E. 27th St., submitted a brochure with photographs (Exhibit B-2) of neighboring properties with similar garages. He pointed out that 35% of them have two-story garages.

Mr. Giefer stated the original garage was removed because of extensive termite damage. They would like to keep as much yard as possible, but they need the extra storage space. The older home does not have much storage space. He submitted a site plan (Exhibit B-1). The original had a second story servants' quarters.

Comments and Questions:

Ms. Perkins asked what they did with the water lines. Mr. Giefer replied the lines were removed.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **MOTION** of **Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Cooper "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** to allow a detached accessory building to be two-stories high and to exceed 10' to the top plate and 18' to the ridge, per plan, for storage only, no living quarters, on the following described property:

The W 25' of Lot 3 and all of Lot 4, Block 1, Sunset View Addition, City of Tulsa, Tulsa County, State of Oklahoma.

NEW APPLICATIONS

Case No. 19395

Action Requested:

Special Exception to permit a cable television utility facility in an RD district. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 4, located 2115 S. 120th E. Ave.

Mr. White stated he would abstain from Case No. 19395.

Presentation:

Brett Peters, 6804 E. 44th St., stated he was with Cox Communications. He described the building as an unmanned facility that houses electronic equipment.

There is a small cabinet existing at the site currently. They have outgrown the facility to provide advanced services. There would be no tower. The site would be visited of maintenance reasons only. A site plan was provided (Exhibit D-1).

Comments and Questions:

Mr. Cooper asked for a description of the building. Mr. Peters responded it would be a 20' x 26' concrete, pre-fabricated building, and 12' in height. There would be an 8' fence.

Interested Parties:

Chrisan Heffernan, 2141 S. 20th E. Ave., she described the area as broken into three sections by the creek and her property faces the site. Since the cabinet was put in, there has not been a driveway. The maintenance person drives over the curb and up the handicap access from 21st to the property. There is a lot of pedestrian traffic that cross the field. A lot of children during the school year cross the field. She stated there are several trucks at the facility each week. Ms. Heffernan mentioned there has been a lot of theft in the neighborhood. She was concerned that this facility might have items that would interest thieves and increase theft in the area. She asked about lighting of the facility also.

The Board received a letter (Exhibit D-2) from J.D. and Sylvia Caldron listing concerns regarding noise from the generator; the appearance of the building; too much lighting; and the possibility of company trucks being parked at the site.

Applicant's Rebuttal:

Mr. Peters responded that a driveway was included in the site plan because of the existing condition mentioned by Ms. Heffernan. He stated there would be only one light at the door of the building, pointing down. The fencing surrounds their structures. The generator would be in sound attenuated housing, and it is on the opposite side of the property from the residents. It would run once per week for fifteen minutes, and they try to schedule it for the time of the city siren testing. The generator would run if electric power were out.

Comments and Questions:

Ms. Turnbo asked about the landscaping plans, noting the staff did not think they were providing enough. Mr. Peters replied that they would put in whatever is required. Mr. Cooper asked about vehicle storage on this lot. Mr. Peters replied that there would only be a truck there during maintenance.

Board discussion ensued.

Board Action:

On **MOTION** of **Cooper**, the Board voted 4-0-1 (Dunham, Turnbo, Perkins, Cooper "aye"; no "nays"; White "abstained"; no "absences") to **APPROVE** a **Special Exception** to permit a cable television utility facility in an RD district, per plan, with conditions there be no communications tower on the site; no storage of vehicles;

any lighting would be shielded away from the neighborhood; limit approval to the north 215' of the site; and generator will operate only during emergencies and at such times needed to keep it operational, on the following described property:

The N 275' of a tract of land in the E/2 NW/4 of Section 17, T-19-N, R-14-E, of the IBM, City of Tulsa, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Beg. at the NE/c E/2 NW/4 of said Section 17; thence S 0°05'41" E along the E line of said E/2 a distance of 500.00' to a point, said point being the NE/c of Lot 1, Block 4, Leslie Leigh Second Addition; thence due W along the N line of said Lot 1, a distance of 140.00'; thence N 0°05'41" W along the E line of S. 120th E. Ave., a distance of 500.00' to a point on the N line of the NW/4 of said Section 17; thence due E a distance of 140.00' to the POB.

*.*****.

Case No. 19396

Action Requested:

Variance of required number and design of parking spaces for business school. SECTION 1211. USE UNIT 11. OFFICES, STUDIOS, AND SUPPORT SERVICES; SECTION 1302. SETBACKS; and SECTION 1303. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 11, located 2843 E. 51st St.

Presentation:

Mr. Johnsen stated he had a family medical emergency that caused him to be late and he needed a few minutes with his client. He asked the Board to table this case to later on the agenda. Mr. White agreed to do that.

Case No. 19397

Action Requested:

Variance of maximum structure height from 35' to 47' for an addition in an RS-3 district. SECTION 403.A. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS, Bulk and Area Requirements in the RE, RS, RD, RT and RM Districts – Use Unit 5; and a Variance of required 25' setback from abutting properties in an RS district to expand a parking lot. SECTION 404.F.4. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS, located 2206 S. Lewis.

Presentation:

Wally Wozencraft, 1619 S. Boston, stated he is the architect for the project for Monte Casino Schools. They propose to build a three-story addition to the west end of the present structure. The existing structure is 24' in height at the east end. He added that the land slopes down on the west end. To keep the continuity of the present building he is asking for a variance of the 35' height limit. He stated the

Case No. 17533

Action Requested:

Variance of the setback from the centerline of Rockford Road and from the centerline of 4th Street from 25' to 3' to permit an addition to an existing building. **SECTION 903. BULK AND AREA REQUIREMENTS IN INDUSTRIAL DISTRICTS** - Use Unit 25, located Southeast corner East 4th Place and South Rockford.

Presentation:

The applicant, **Darryl Hawkins**, represented by Danny Mitchell, 6106 South Memorial Drive, submitted a site plan (Exhibit K-1) and photographs (Exhibit K-2).

Comments and Questions:

During presentation and discussion, it was determined that the applicant was not properly advertised to request relief for the required parking to be located on another lot.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 4-0-0 (Abbott, Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Bolzle "absent") to **CONTINUE** Case No. 17533 to November 12, 1996 at 1:00 p.m. to allow the applicant to re-advertise.

Case No. 17534

Action Requested:

Special Exception to permit a telecommunications building in a RD district. **SECTION 401. PERMITTED USES IN RESIDENTIAL DISTRICTS** - Use Unit 4, located East 21st Street and South 120th East Avenue.

Presentation:

The applicant, **Joseph D. Buthod**, representing TCI Cable Vision, 6650 East 44th, submitted a site plan (Exhibit L-1), photographs (Exhibit L-2) and stated TCI would like to erect a building to house telecommunications equipment, which is part of the rebuild plan for Tulsa.

Comments and Questions:

Mr. White asked the applicant if the building would have any transmission towers? He answered negatively.

Ms. Abbott asked the applicant if there was any reason why the building cannot be setback 35'? He stated he could move the building back 35' if it is required.

Case No. 17534 (continued)

Mr. Beach informed the applicant that the required setback along 21st Street is 35' instead of 25'.

Mr. Buthod stated he can move the building back 35' to meet the required setback.

Board Action:

On **MOTION** of **DUNHAM**, the Board voted 4-0-0 (Abbott, Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Bolzle "absent") to **APPROVE** a **Special Exception** to permit a telecommunications building in a RD district. **SECTION 401. PERMITTED USES IN RESIDENTIAL DISTRICTS** - Use Unit 4; subject to the building meeting the required 35' setback; subject to the approval of the Department of Public Works relating to stormwater runoff; finding that the approval of this application will not be injurious to the neighborhood, nor harmful to the spirit and intent of the Code, on the following described property:

NE/4, NW/4, Sec. 17, T-19-N, R-14-E, I.B.M., Tulsa County, Oklahoma, Beginning at a point 190' W, 60' S0°05'41"E of the NE/c said NW/4; thence S0°05'41"E for 215.00'; thence W for 139.93'; thence N0°05'41"W for 215.00'; thence E for 139.93' to POB, City of Tulsa, Tulsa County, Oklahoma.

Case No. 17535

Action Requested:

Special Exception to permit a temporary tent for Halloween Sales from October 15 through November 1, 1996, 1997 & 1998. **SECTION 701. PERMITTED USES IN COMMERCIAL DISTRICTS** - Use Unit 2, located West of Southwest corner of 41st Street & South Fulton Avenue.

Presentation:

The applicant, **O.K. American Corp.**, represented by Nathan Matsimoto, no address given, submitted a site plan (Exhibit M-1) and requested permission to set up a tent to sell Halloween merchandise.

Board Action:

On **MOTION** of **DUNHAM**, the Board voted 4-0-0 (Abbott, Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Bolzle "absent") to **APPROVE** a **Special Exception** to permit a temporary tent for Halloween Sales from October 15 through November 1, 1996, 1997 & 1998. **SECTION 701. PERMITTED USES IN COMMERCIAL DISTRICTS** - Use Unit 2, per plan submitted; finding that the approval of this application will not be injurious to the neighborhood, nor harmful to the spirit and intent of the Code, on the following described property:





0 50 100
Feet



Subject
Tract

BOA-22597

19-14 17

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

Aerial Photo Date: February 2018





Google Street View— looking south— on E. 21st. St. S.



Google Street View— looking south— on E. 21st. St. S.



Looking east— toward south portion of the
subject site— on S. 120th E. Ave.

03/01/2019 13:22



Looking east— toward south portion of the
subject site— on S. 120th E. Ave.

03/01/2019 13:22



Ulmer, Amy

From: Frank, Wayne <Wayne.Frank@mbakerintl.com>
Sent: Monday, March 04, 2019 12:02 PM
To: Ulmer, Amy
Subject: RE: EXTERNAL: BOA-22597 Receipt

Amy,

Thanks for reaching out to me. Here is the additional information that you requested.

- Existing Modular Building Size: 644 Square Feet (23'x28') – Same current use as new building.
- **NEW Modular Building Size: 792 Square Feet (24'x33')** – New Modular building will be used to house new servers in racks, communications gear, backup batteries for temporary power, and associated mechanical heating and cooling equipment.

I hope that this helps, please let me know if there is anything else that you need. Thanks

Wayne Frank | Project Manager - Architecture | Michael Baker International
[O] 602-798-7548 | [M] 505-252-0719
wayne.frank@mbakerintl.com

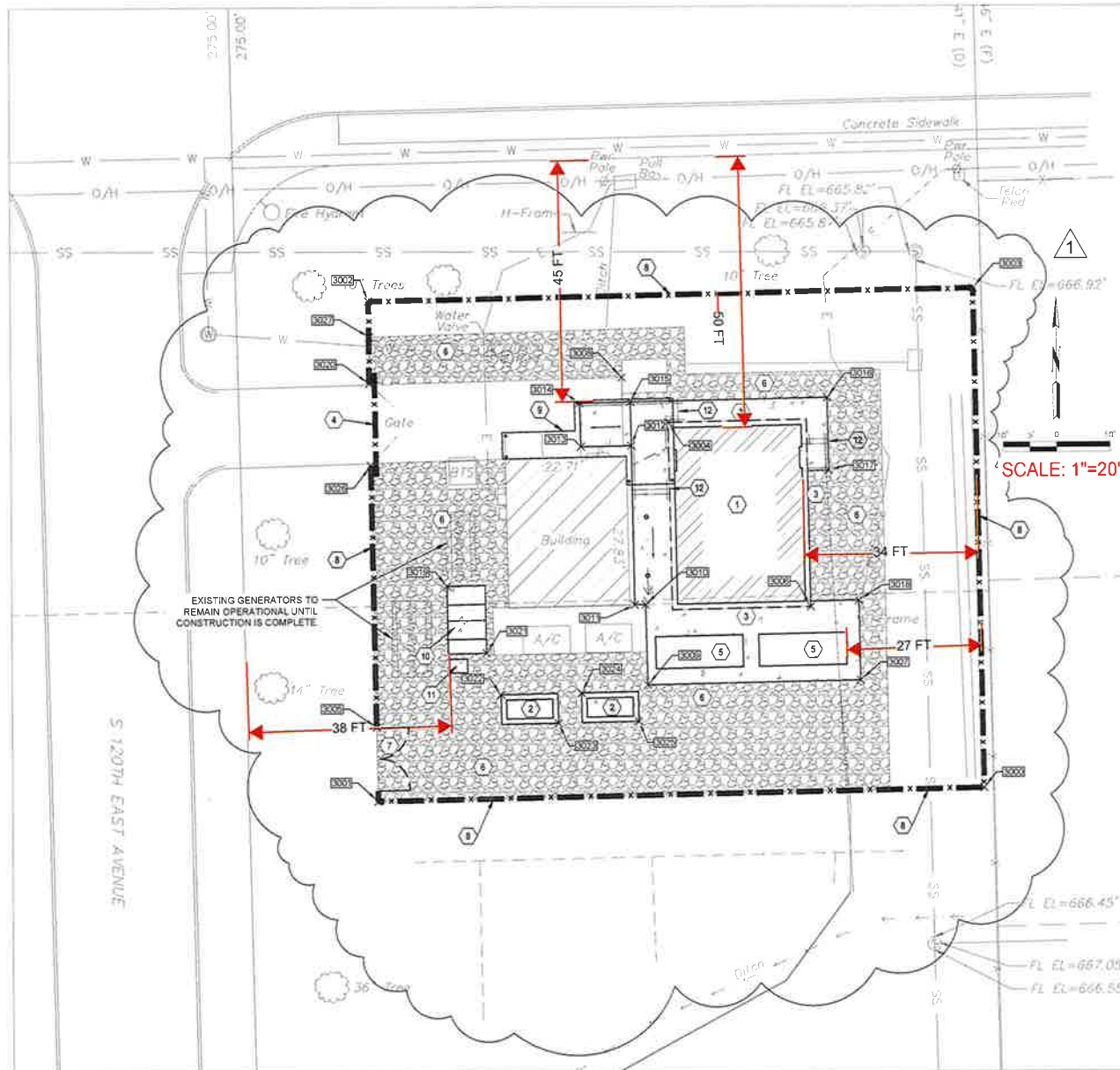
From: Ulmer, Amy <aulmer@incog.org>
Sent: Monday, March 4, 2019 10:27 AM
To: Frank, Wayne <Wayne.Frank@mbakerintl.com>
Subject: RE: EXTERNAL: BOA-22597 Receipt

Hello,

I do have some additional questions, what is the size of the additional building and what will it be used for? I am currently writing my staff report and I think this information will be helpful to make things clear. Let me know if you have any questions.

Amy Ulmer
Planner
Current Planning
Tulsa Planning Office
918.579.9437
aulmer@incog.org





KEYNOTES:

- 1 PROPOSED BUILDING ADDITION SEE ARCHITECTURAL PLANS
- 2 CONCRETE GENERATOR AND EQUIPMENT PAD SEE DETAILS 2 & 3/C-7.0
- 3 CONCRETE PAD/WALK SEE DETAILS 2 & 3/C-7.0 SEE ARCHITECTURAL PLANS FOR DETAILED JOINT PLAN
- 4 CANTEVERED METAL PANEL GATE SEE DETAIL 1/C-7.1
- 5 CONDENSER AND ECON PUMP PAD SEE DETAILS 2 & 3/C-7.0
- 6 AGGREGATE PAVEMENT SEE DETAIL 1/C-7.0
- 7 12' GATE. SEE DETAIL 2/C-7.1
- 8 7' METAL PANEL FENCE SEE DETAIL 3/C-7.0
- 9 AWNING SEE STRUCTURAL DETAILS
- 10 ATS PAD SEE DETAILS 2 & 3/C-7.0
- 11 TRANSFORMER PAD SEE DETAILS 2 & 3/C-7.0
- 12 CONCRETE STAIRS WITH HANDRAIL BOTH SIDES (6" RISES/11" STEP)

LEGEND



Point Table			
Point #	Northing	Easting	Raw Description
3000	419519.9645	2605648.5638	FENCE / EDGE OF GRAVEL
3001	419517.8447	2605534.7282	FENCE / EDGE OF GRAVEL
3002	419611.6252	2605533.3697	FENCE / EDGE OF GRAVEL
3003	419613.7592	2606646.9208	FENCE / EDGE OF GRAVEL
3004	419588.6746	2605589.4875	BLDG SLAB CORNER
3005	419531.8423	2605534.4663	FENCE / EDGE OF GRAVEL
3006	419554.1705	2605616.1505	BLDG SLAB CORNER
3007	419540.3432	2605625.4701	EDGE OF CONCRETE
3008	419597.1960	2605560.8190	EDGE OF GRAVEL
3009	419539.5916	2605585.4771	EDGE OF CONCRETE
3010	419554.7030	2605585.1110	EDGE OF CONCRETE
3011	419554.6695	2605583.0763	EDGE OF CONCRETE
3012	419584.3166	2605582.5781	EDGE OF CONCRETE
3013	419584.1755	2605573.1014	EDGE OF CONCRETE
3014	419592.3411	2605572.9236	EDGE OF CONCRETE
3015	419592.5484	2605582.4212	EDGE OF CONCRETE
3016	419593.2388	2605619.4170	EDGE OF CONCRETE
3017	419579.5745	2605619.6736	EDGE OF CONCRETE
3018	419555.3406	2605625.1882	EDGE OF CONCRETE
3019	419556.2782	2605547.8341	EDGE OF CONCRETE
3020	419596.2140	2605533.4020	EDGE OF GRAVEL
3021	419545.7120	2605555.1616	EDGE OF CONCRETE
3022	419537.8878	2605557.6715	EDGE OF CONCRETE
3023	419532.4995	2605568.6411	EDGE OF CONCRETE
3024	419536.1622	2605572.9817	EDGE OF CONCRETE
3025	419532.7739	2605583.7513	EDGE OF CONCRETE
3026	419580.8080	2605533.6450	FENCE / EDGE OF GRAVEL
3027	419604.9560	2605533.4950	FENCE

ARCHITECT

Michael Baker

INTERNATIONAL
2929 NORTH CENTRAL AVENUE
SUITE 800
PHOENIX, ARIZONA 85012
(602) 279-1234



GARNETT-TULSA
2115 S 120TH
EAST AVENUE



PROFESSIONAL SEAL

REVISIONS

NO.	DESCRIPTION	DATE
1	grades/rev.	12/3/18

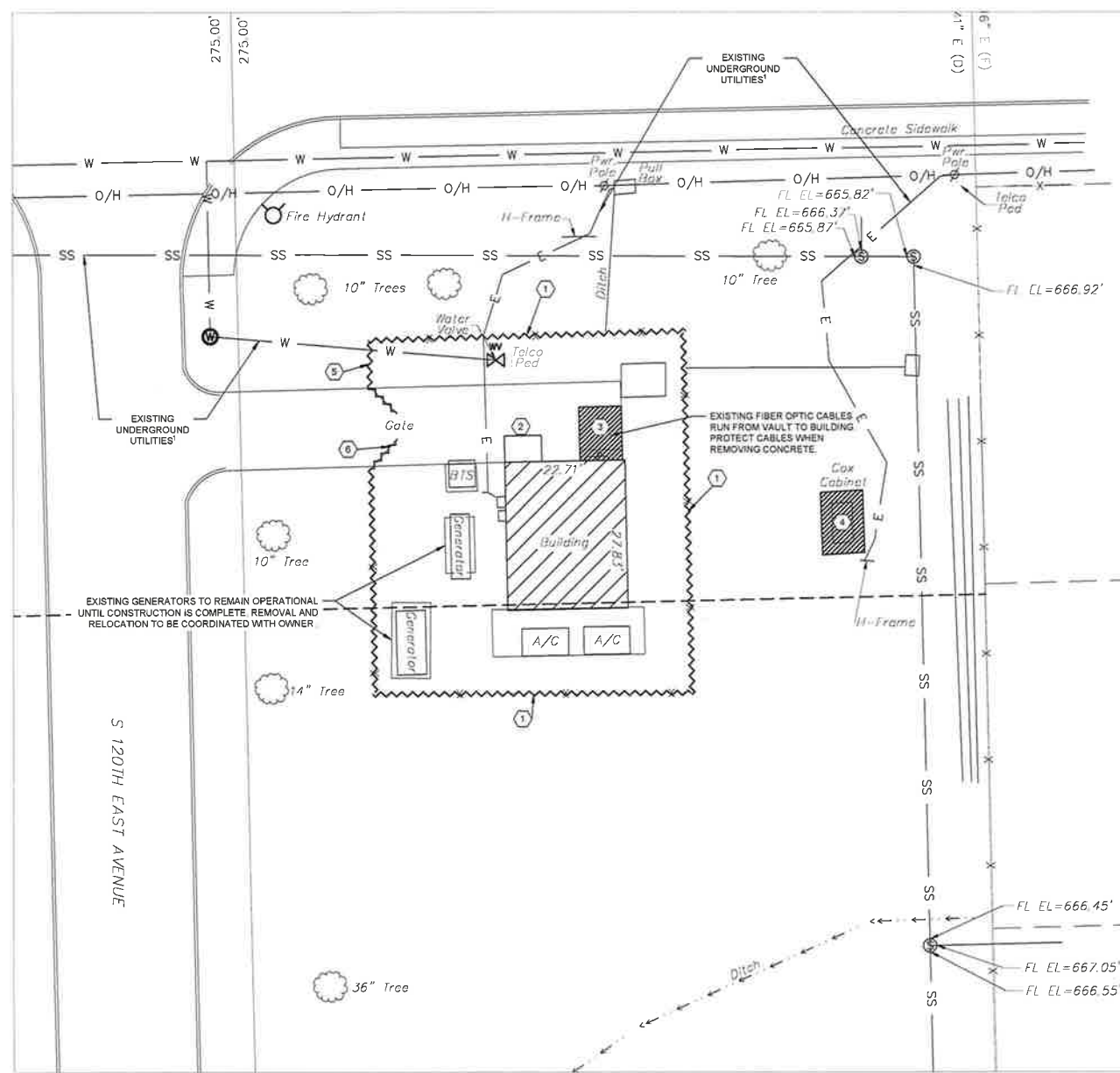
**CITY SITE
APPROVAL REVIEW**

PROJECT: 189125 DATE: 02/09/19

**PROPOSED
CIVIL SITE PLAN**

C-4.0

9.16

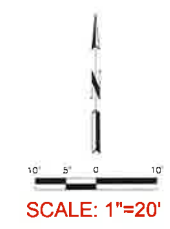


KEYNOTES:

- ① REMOVE AND DISPOSE OF FENCE. COORDINATE WITH OWNER FOR DISPOSAL.
- ② REMOVE AND DISPOSE OF AWNING STRUCTURE.
- ③ REMOVE AND DISPOSE OF CONCRETE PAVEMENT.
- ④ REMOVE AND DISPOSE OF COX CABINET AND CONCRETE PAD.
- ⑤ RETAIN EXISTING CHAIN LINK FENCE.
- ⑥ RETAIN EXISTING GATE.

NOTES:

¹ EXISTING UNDERGROUND UTILITIES MAY REMAIN IN PLACE, HOWEVER CONTRACTOR SHOULD TAKE CARE TO FOLLOW ALL SPECIFIED CARE PROCEDURES IN MARKING AND AVOIDING DAMAGE.



SCALE: 1"=20'

ARCHITECT
Michael Baker
INTERNATIONAL
 2929 NORTH CENTRAL AVENUE
 SUITE 800
 PHOENIX, ARIZONA 85012
 (602) 279-1234

COX
 COMMUNICATIONS

GARNETT-TULSA
 2115 S 120TH
 EAST AVENUE



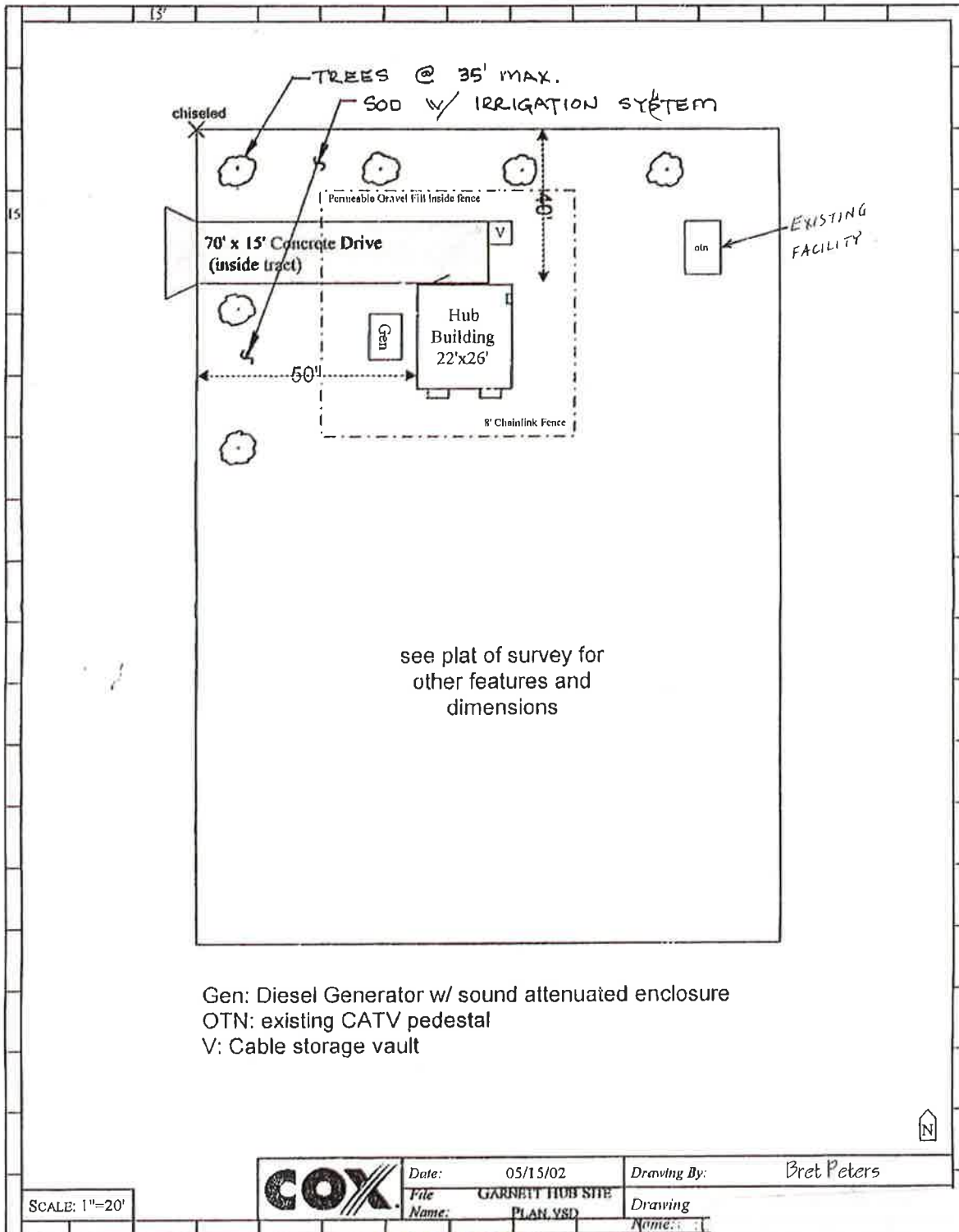
PROFESSIONAL SEAL		
REVISIONS		
NO.	DESCRIPTION	DATE

CITY SITE
APPROVAL REVIEW
 PROJECT: 169125 DATE: 02/09/19

EXISTING CIVIL
SITE PLAN

C-3.0

I CERTIFY THAT THIS PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF TULSA ZONING CODE, TITLE 42, SECTION 1002.



CASE NO. 19395
OFFICIAL RECORDS EXHIBIT D-1
ENTERED IN THE 7-9-02
MINUTES OF THE TULSA BOARD OF
ADJUSTMENT.

PREVIOUSLY APPROVED SITE PLAN

9.17