

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, February 11, 2020, 1:00 P.M.

Meeting No. 1244

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of **Minutes** of December 10, 2019 (Meeting No. 1241).

UNFINISHED BUSINESS

2. **22844—John Wyrick**
Special Exception to permit a fence in the street setback to exceed 4 feet in height (Section 45.080-A). **LOCATION:** 4141 South Zunis Avenue East **(CD 9)**

NEW APPLICATIONS

3. **22845—James Watson**
Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary (Section 40.225-D).
LOCATION: 6123 East 31st Street South **(CD 5)**

The applicant has withdrawn the application.

4. **22847—Ken Kelly**
Special Exception to permit a fence in the street setback to exceed 4 feet in height (Section 45.080-A); Special Exception to allow a barbed-wire fence in a Residential District (Section 45.080-C). **LOCATION:** 6238, 6302, and 6312 East Virgin Street North **(CD 3)**
5. **22848—William Farmer**
Variance to allow a detached accessory building to exceed 40% of the size of the principal residential structure in an RS-3 District (Section 45.030-A).
LOCATION: 14557 East 13th Street South **(CD 6)**
6. **22849—Robert Walenta**
Special Exception to permit moderate impact manufacturing in the IL District (Section 15.020); Variance of the required 75-foot building setback between IL

and AG/R Districts (Section 15.030). **LOCATION:** 2315 North Yale Avenue East (CD 3)

7. **22851—Flavio Monteil**

Special Exception to permit a carport in the street setback; Special Exception to reduce the required 5-foot side yard setback for a carport in a RS-3 District (Section 90.090-C.1). **LOCATION:** 2623 North Quincy Avenue East (CD 1)

8. **22852—Eller & Detrich – Lou Reynolds**

Special Exception to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020). **LOCATION:** 2976 North Florence Avenue East (CD 1)

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsapanning.org

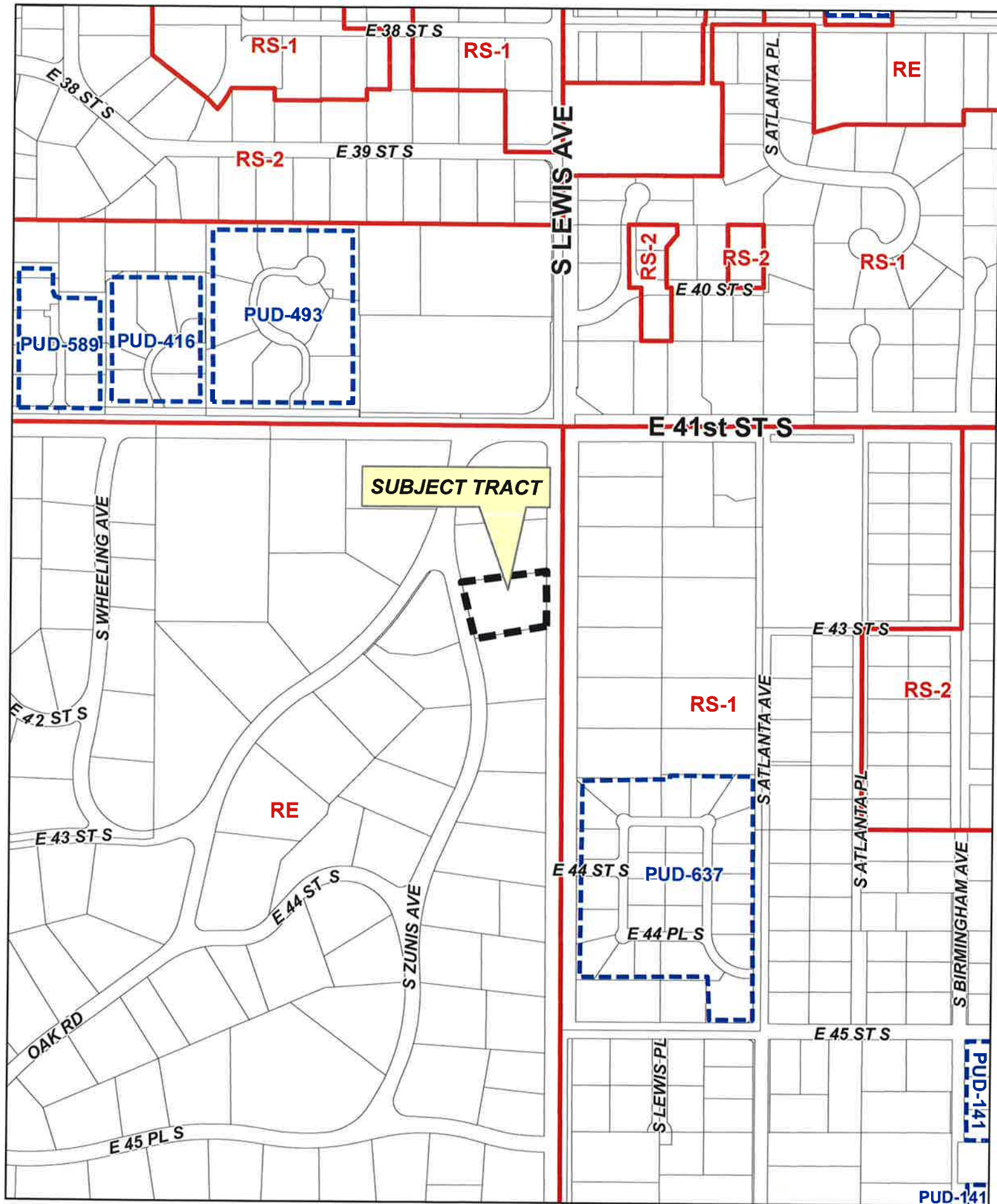
E-mail: esubmit@incog.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office at 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.

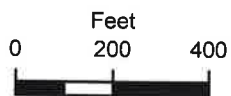
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BOA-22844

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19-13 30



BOARD OF ADJUSTMENT CASE REPORT

STR: 9330

Case Number: **BOA-22844**

CZM: 47

CD: 9

HEARING DATE: 02/11/2020 (Continued from 01/28/2020) 1:00 PM

APPLICANT: John Wyrnick

ACTION REQUESTED: Special Exception to permit a fence in the street setback to exceed 4 ft in height (Sec. 45.080-A)

LOCATION: 4141 S ZUNIS AV E

ZONED: RE

PRESENT USE: Residential

TRACT SIZE: 47615.63 SQ FT

LEGAL DESCRIPTION: LT 3 BLK 1, BOLEWOOD ACRES

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 Located South of the SE/c of S. Zunis Ave and East 41st Street S.

STAFF COMMENTS: The applicant is requesting Special Exception to permit a fence in the street setback to exceed 4 ft in height (Sec. 45.080-A)

2.2

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. 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 corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a fence in the street setback to exceed 4 ft in height (Sec. 45.080-A)

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

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



Subject Tract, fence has already been installed



Facing South on Zunis



Subject Tract



0 200 400
Feet



Subject
Tract

BOA-22844

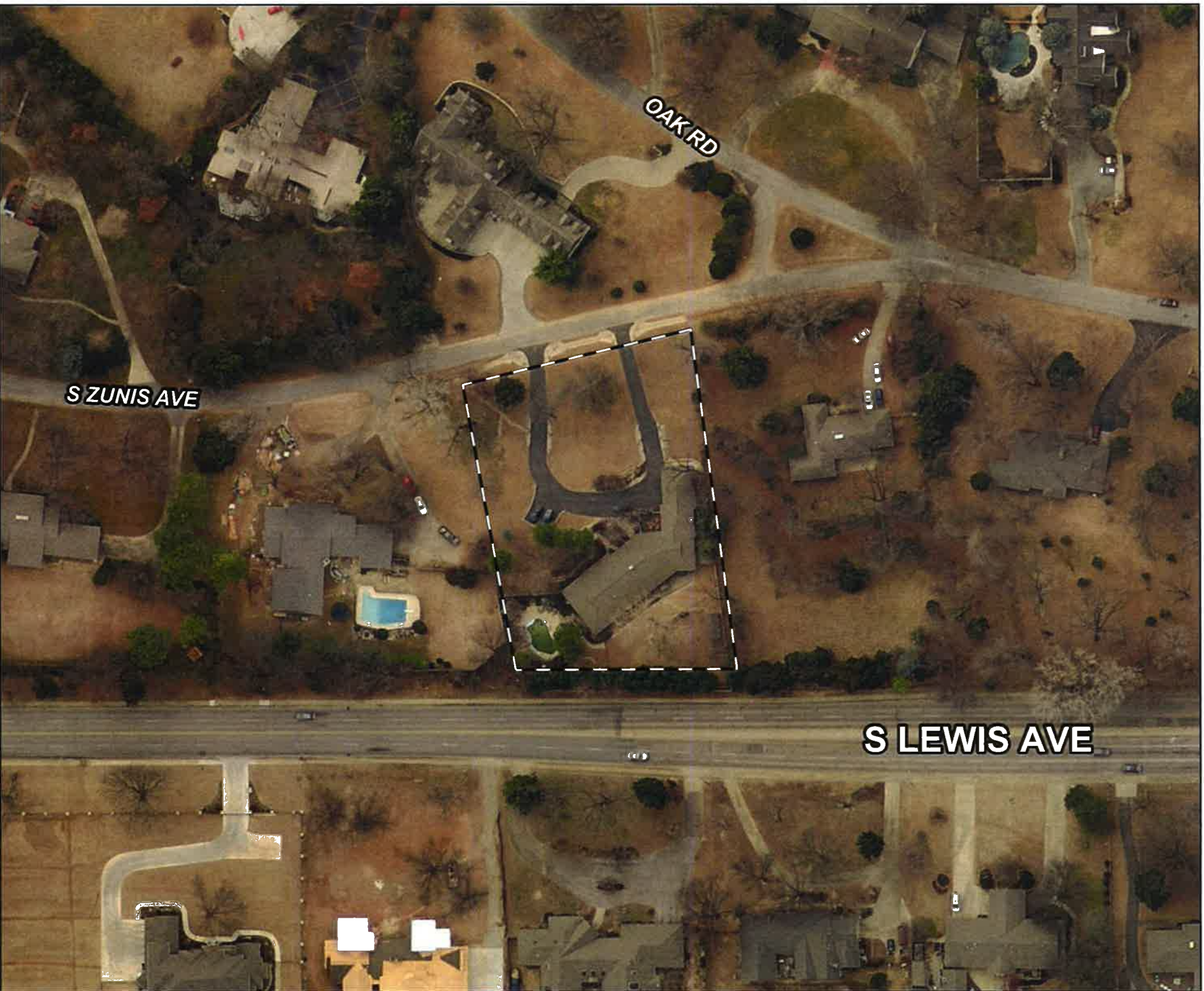
19-13 30

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align with physical features on the ground.

Aerial Photo Date: February 2018



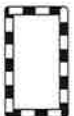
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OAK RD

S ZUNIS AVE

S LEWIS AVE



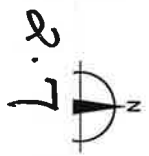
Subject
Tract

BOA-22844

19-13 30

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Aerial Photo Date: February 2018



WIS AVE

S Lewis Ave

S Lewis Ave

S Lewis Ave

4141 So. Zuni Ave., Tulsa, OK 74105
Lot (3) Block (1) Bolewood Acres



Tulsa County Board of Adjustment
2 West 2nd St.
Tulsa, Ok.

Ref: 4141 S. Zonis ave., Tulsa, Ok.
Lot(3) Block (1) Bolewood Acres

Re: Fence Violation Appeal / *Request for Special Exception*

Type of Fence: 8' Ornamental Iron with gates (auto openers)
The fence is totally see thru

Setback from road: 40' from the edge of asphalt (no curb and gutter)

Other properties in Bolewood Acres with Fences that are in violation of Estate Zoning violations with regard to fences:

4222 S. Victor ave. - Fence is solid, 5' tall, is only 26' to 27' back from the edge of the street

4111 S. Wheeling ave. - Fence is 6' tall, solid, 10' back from the edge of the street

2120 E. 46th st. - Masonry wall is 6' to 8' tall, 15 to 20' from the edge of the street

1810 and 1833 E. 43rd - Gates and fences outside setback limits, taller than 4'

* None of these properties applied for or received special exemptions or variances from The Tulsa County Board of Adjustment or INCOG

** Bolewood Acres and the RE Zoning extends (in part) into the south side of E. 46th st to 41st. and from Lewis ave. to just west of Victor Ave.

Request: Special Exception due to the following

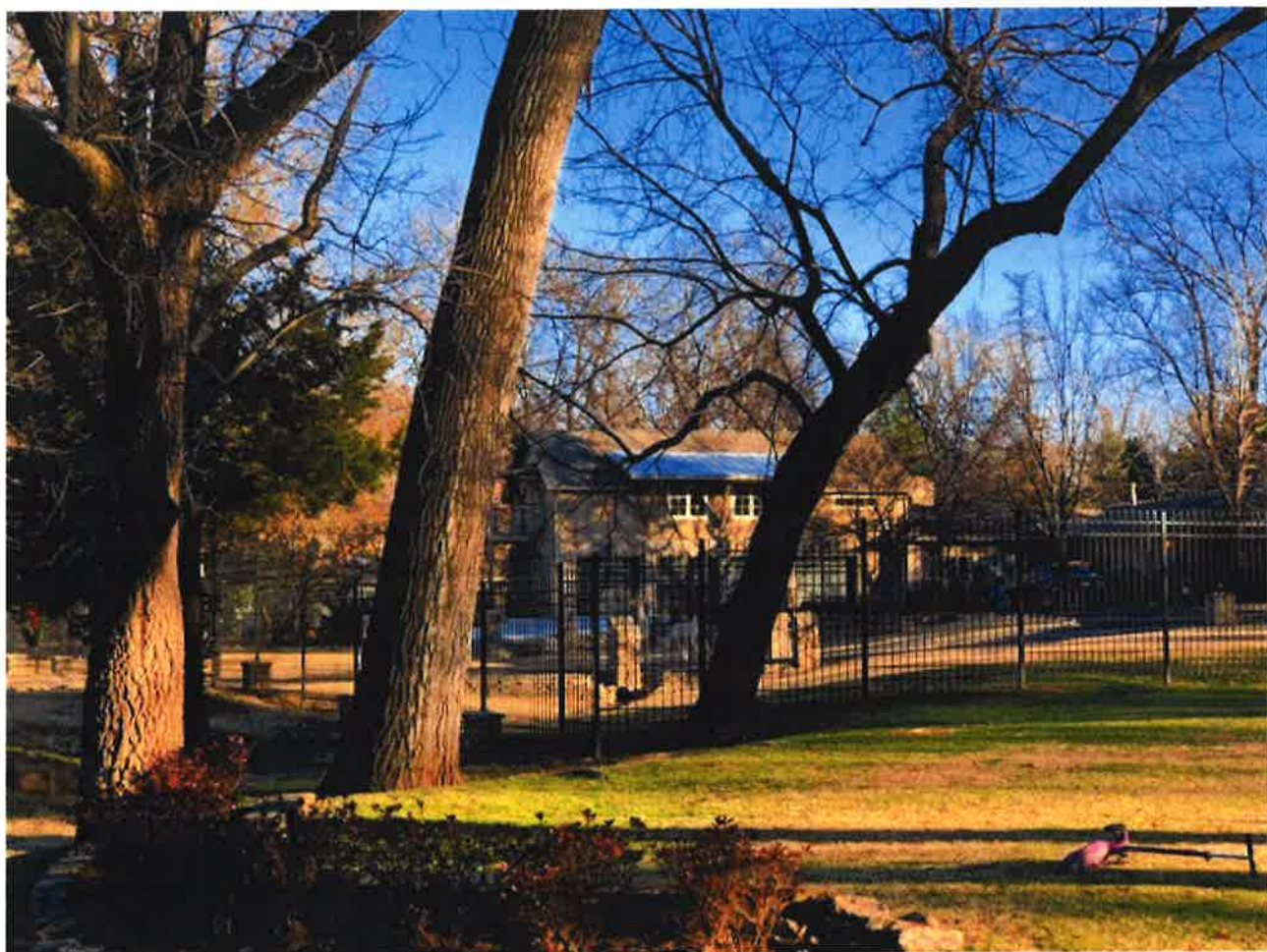
- the fence is for security purposes due to the health condition of one of the property owners. This fence will allow his dogs to be in the front yard as needed for security
- the fence does not obstruct the view of the house unlike some of the others in violation
- the fence is ornamental in nature and sets well back from the road and is in keeping with the original building guidelines set forth by the property owner/developer.
- The fence is 40' back from the road and Estate Zoning has a 35' set back
- For all practical purposes, the HOA is non-existent and inactive
- The owners visited with their neighbors to their south and they approved of the fence

Chapman, Austin

From: John Wyrick <jwyrick@sbcglobal.net>
Sent: Monday, December 30, 2019 9:39 AM
To: Chapman, Austin
Cc: John Wyrick
Subject: BOA-22844













Mr. Chapman

Kendall said I could email photos regarding this case to you. The first 4 are of the subject property. The fifth one is of 4222 S. Victor Ave. The 6th one is of 2120 E. 46th st. Both of these are in Bolewood and both are much closer to the road, both are solid, and both are taller than 4' in height. Thank you for your time and if you have any questions please don't hesitate to call.

Sincerely

John Wyrick
Applicant
Sent from my iPhone

Sparger, Janet

From: robob344@aol.com
Sent: Sunday, January 19, 2020 2:56 PM
To: esubmit
Subject: case number: BOA-22844

Tulsa Board of Adjustment,

Nowhere in our neighborhood is there a fenced in front yard (especially six or seven feet).

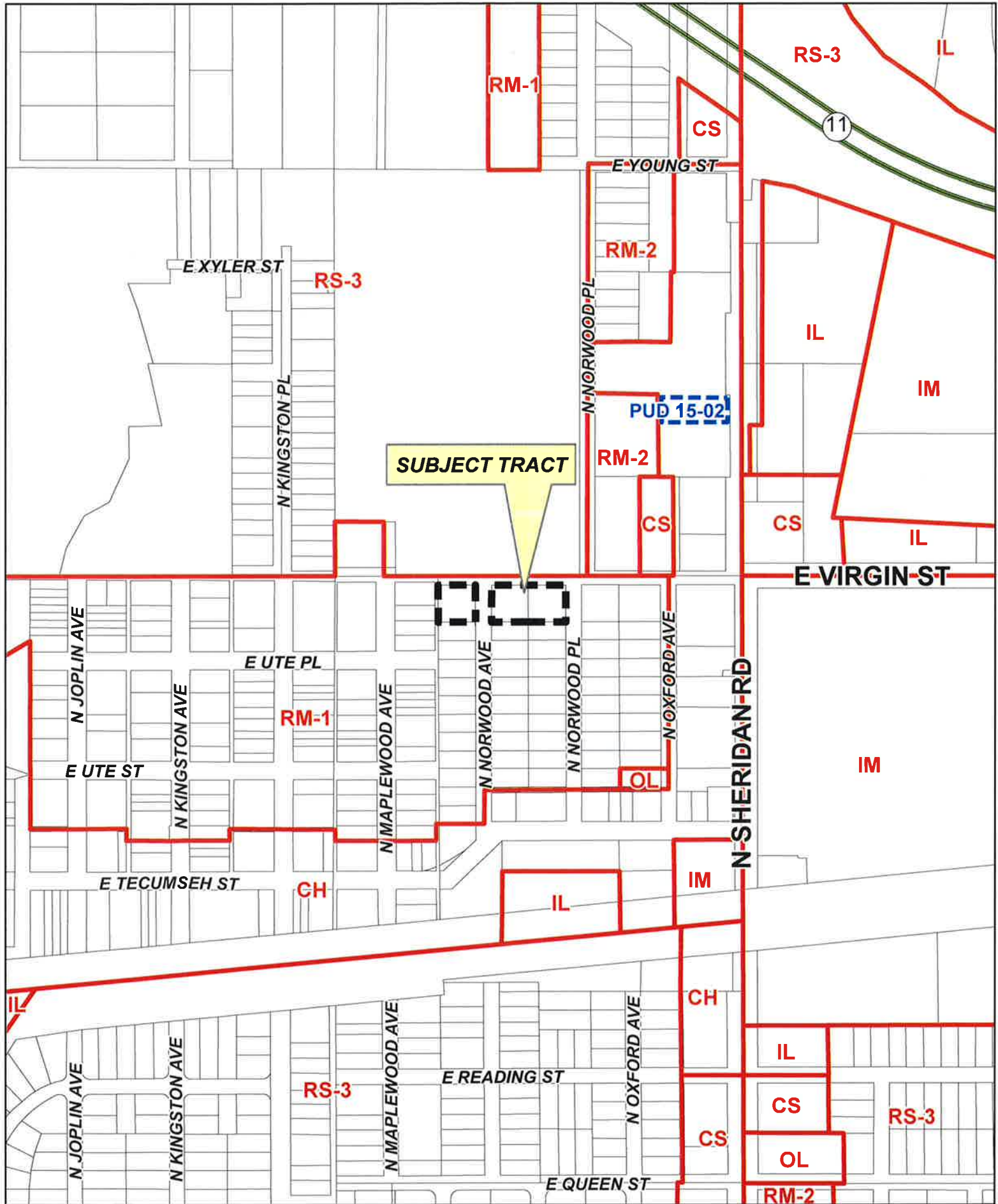
I thought there were rules and regulations (codes) that prohibited such an eyesore. What's next portable storage buildings? We have to follow the rules; why doesn't Mr. Wyrick?

Robert Moore, Bolewood Resident for 33 years

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BOA-22845 – JAMES WATSON

**THE APPLICANT HAS WITHDRAWN THE
APPLICATION**

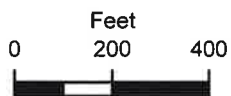


SUBJECT TRACT

PUD 15-02

BOA-22847

4.1



20-13 27



BOARD OF ADJUSTMENT CASE REPORT

Case Number: **BOA-22847**

STR: 215

CZM: 30

CD: 3

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: Ken Kelly

ACTION REQUESTED: Special Exception to permit a fence in the street setback to exceed 4 ft in height (Sec. 45.080-A); Special Exception to allow a Barbed-wire fence in a Residential Zoning District (Sec. 45.080-C)

LOCATION: 6312 E VIRGIN ST N; 6238 E VIRGIN ST N; 6302 E VIRGIN ST N **ZONED:** RM-1

PRESENT USE: Multi-family

TRACT SIZE: 42693.33 SQ FT

LEGAL DESCRIPTION: LTS 1 & 2 BLK 3; LT 1 & 2 BLK 4; LTS 27 & 28 BLK 3, HOUSTON ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property: None

Surrounding Properties: None

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

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ANALYSIS OF SURROUNDING AREA: The subject tracts are two separate properties located at the NW/c of E. Virgin Street and N. Norwood Pl. and Located at the NW/c of E. Virgin Street and N. Norwood Ave. The properties are multi family apartment building located immediately across Virgin from Tulsa MET Junior High and High School.

4.2

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a fence in the street setback to exceed 4 ft in height (Sec. 45.080-A); **Special Exception** to allow a Barbed-wire fence in a Residential Zoning District (Sec. 45.080-C)

Section 45.080 Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. 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 corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

45.080-B Electrical fence charger systems are prohibited, except for the following:

1. Electrical fence charger systems are allowed on parcels of land with an area of 10 acres or more, provided the system is not readily accessible to the public; and
2. Electrical fence charger systems are allowed on parcels of land with an area of less than 10 acres, provided that the conductors are located at least 8 feet above grade and are not readily accessible to the public.

45.080-C Barbed-wire and razor-wire fencing is prohibited in all districts except agricultural and industrial districts unless also approved in accordance with the special exception procedures of Section 70.120 (See Title 24, Sec. 103 of the Tulsa Revised Ordinances).

Title 24 Sec. 103 of the Tulsa Revised Ordinances Declares the following to be a public nuisance affecting public peace and Safety: ***All barbed wire fences which are located within three (3) feet of any public sidewalk.***

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a fence in the street setback to exceed 4 ft in height (Sec. 45.080-A); **Special Exception** to allow a Barbed-wire fence in a Residential Zoning District (Sec. 45.080-C)

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

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



Subject property



Subject Property



Subject property





Subject property



Facing East on Virgin, Tulsa MET Junior High and High School is located immediately across Virgin from subject properties



Facing West on Virgin



Facing Northwest from N. Norwood Place



175-2nd

Neighborhood Investigations
WORKING IN NEIGHBORHOODS

NOTICE OF VIOLATION – ZONING

To: AUGUSTA LLC
C/O DENNIS KELLY
9216 E 119TH PL
BIXBY, OK 74008

Date: 12/16/2019
Case: ZONV-26610-2019

Compliance Date: 1/6/2020

Dear Property Owner and/or Occupant,

You are hereby notified of zoning code violations at (legal) LTS 1 & 2 BLK 3

HOUSTON ADDN

City of Tulsa, TULSA County State of Oklahoma; And located at the address of:
6312 E VIRGIN ST N

Violations:

- | | | |
|--|---|--|
| <input type="checkbox"/> Home Occupations | <input type="checkbox"/> Mobile Storage Units | <input type="checkbox"/> Recreation Vehicles |
| <input type="checkbox"/> Commercial Vehicles | <input type="checkbox"/> Garage/Yard Sales | <input checked="" type="checkbox"/> Fences and Walls |
| <input type="checkbox"/> Accessory Uses | <input type="checkbox"/> Parking Surface | <input type="checkbox"/> Permit Needed |

Additional comments, descriptions or directions: Title 42 45.080-C

Barbed-wire and razor-wire fencing is prohibited in all districts except agricultural and industrial districts unless also approved in accordance with the special exception procedures of Section 70.120

Title 24 103 L All barbed wire fences which are located within three (3) feet of any public sidewalk; and

See back of page for what the resolution of each violation requires.


You still have time to correct the issue(s) at your property. To comply, must correct all violations prior to the compliance deadline listed on this notice above. If you are unable to correct any or all the violation(s) listed above, contact the Code Official listed below to work out an acceptable plan to bring your property into compliance. Ensure that all family members, employees, and/or contractors, etc. are familiarized with and adhere to these regulations. Additional notices will not be sent if recurring violations are found in the future.

Failure to make the correction may result in the issuance of a criminal citation or civil remedial penalties not to exceed \$1,000.00 per day. Failure to comply may also result in revoking or withholding permits, certificates or other forms of authorization issued by the City of Tulsa; and/or any other remedies allowed by law.

Your property is an important investment for you and the community. I urge you to make the necessary corrections to eliminate all violations so that no further enforcement will be necessary.

Please understand that it is ultimately the responsibility of the owner to ensure these violations are corrected. Any civil agreements or rental agreements do not alleviate the owner of this responsibility.

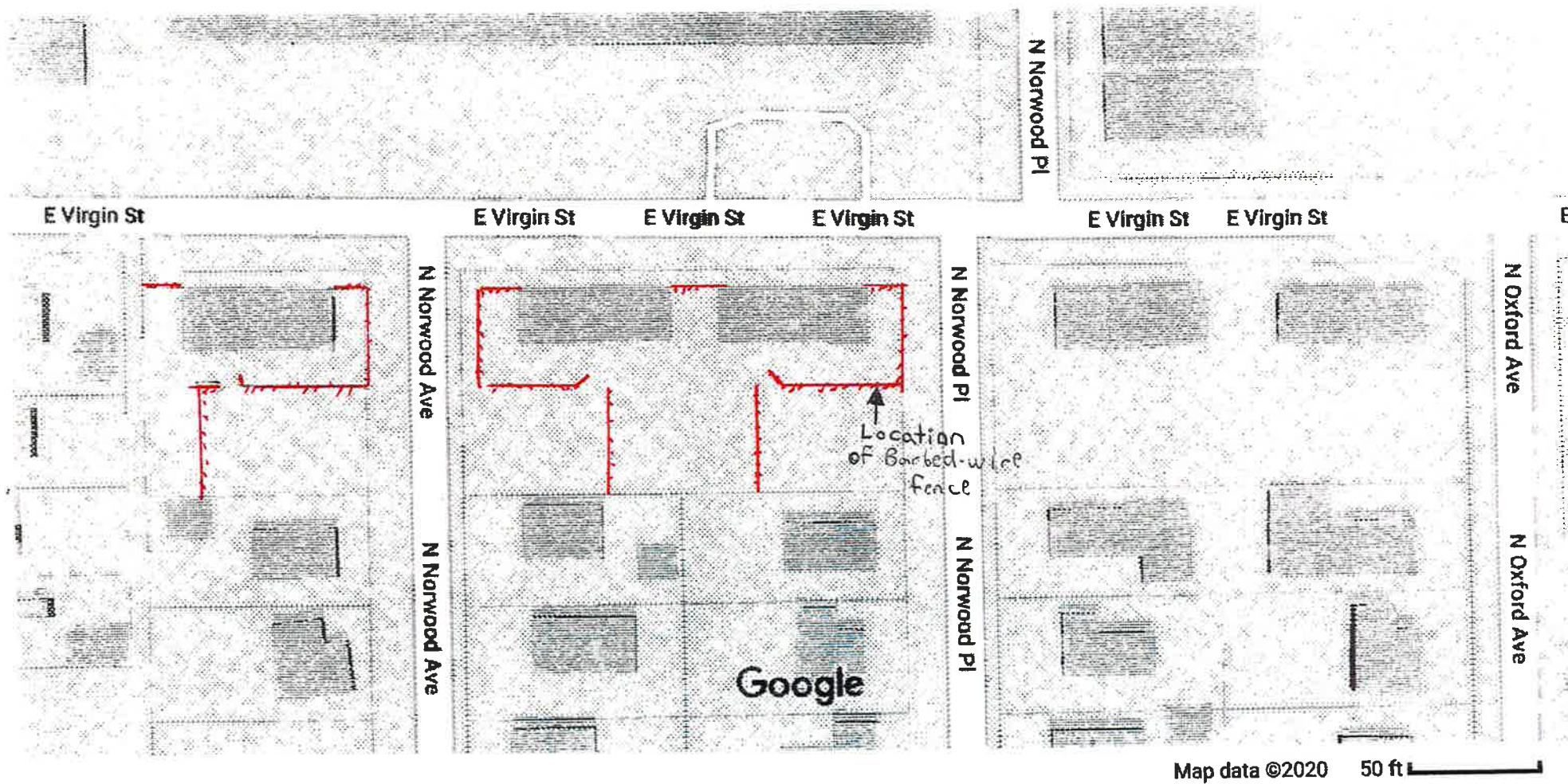
Thank you,

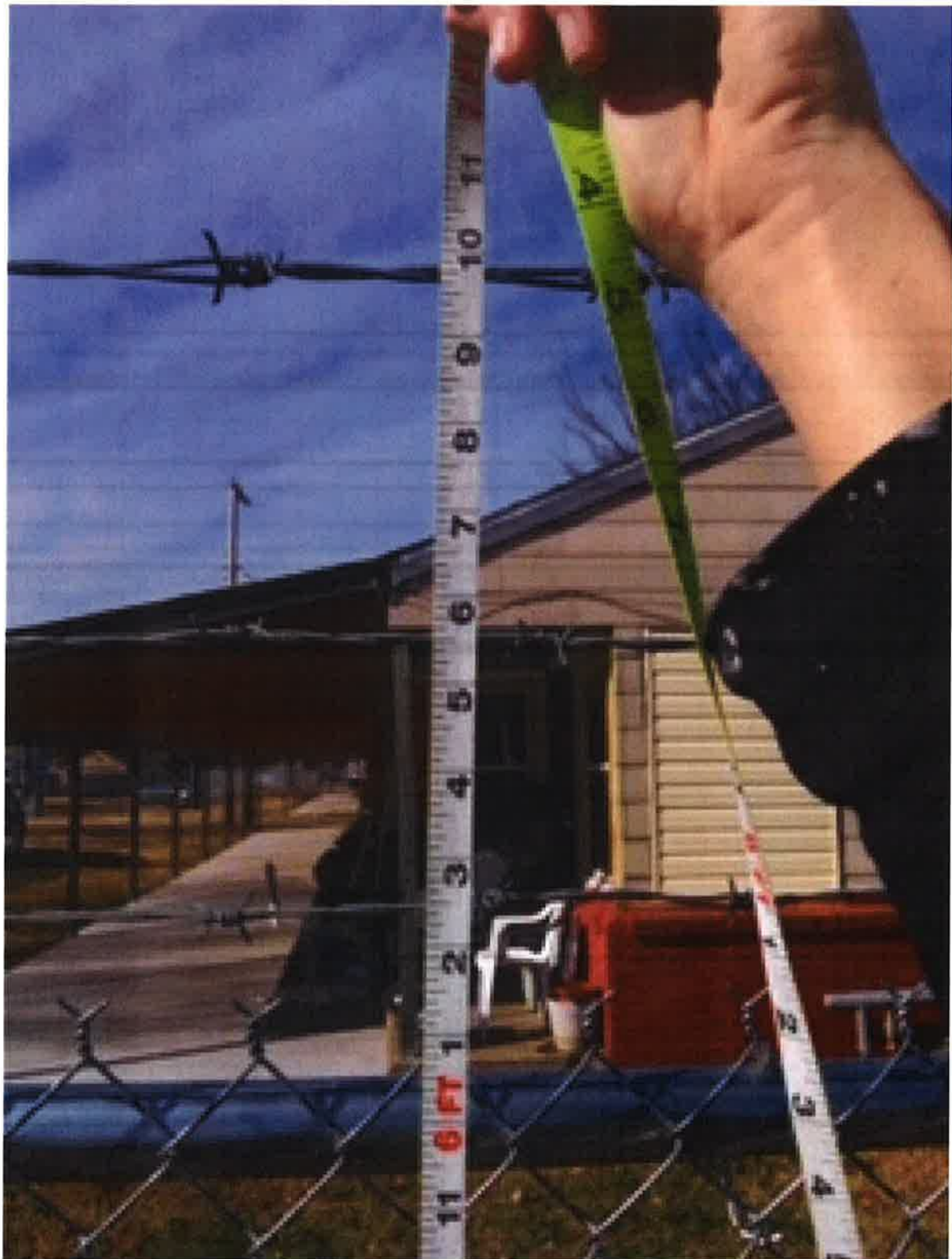

Tim Mills

City of Tulsa – Working in Neighborhoods
tmills@cityoftulsa.org
918-576-5694

Google Maps

Augusta LLC
Ken Kelly 9186270345





BOA-22847

Augusta LLC

Virgin ST

10 FT

GRASS

SIDE WALK 46 FT

176 FT

Fence
176 FT

6302
E
Virgin
ST

28.5 FT
Fence

81.5 FT

25 FT

6312 E Virgin ST

AWNING

32.6 FT
To Fence

57.5 FT
Fence

Property Line

Center Norwood PL

52 FT
Fence

25 FT
To Prop Line

43.5
Fence

120.74
FT

Street
24 FT

4.11

17

N BOA-22847 Augusta LLC

Virgin St

6 FT

GRASS

SIDE WALK 46T

10.6T

fence
17.6m

17.6T fence
28.6T

81.5T

25.6T 6302 E VIRGIN ST

6312
E VIRGIN

AWNING

Property Line

Property Line

25.6T

32.6T

fence
57.6T

17.1
6T

fence
47.56T

120.74
6T

Center of 5.7 Howard Ave

W

S

E

BOA 22847

Augusta LG

4.13

VIRGIN ST

GRASS

SIDEWALK 4 FT

10 FT

Fence 19 FT

17 FT

Fence 17 1/2 FT

81.4 Feet
6238 E VIRGIN ST

25 FT

Awnings

Fence 55 FT

Property line

Norwood St
Center of Street

Fence 25 FT

Fence 55 1/2 FT

32 FT

25 FT

Neighbors
Fence

S



0 Feet 200 400



Subject Tract

BOA-22847

20-13 27

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

Aerial Photo Date: February 2018

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N MAPLEWOOD AVE

E VIRGIN ST

N NORWOOD AVE

N NORWOOD PL

N NORWOOD PL

0 50 100
Feet



Subject
Tract

BOA-22847

20-13 27

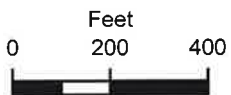
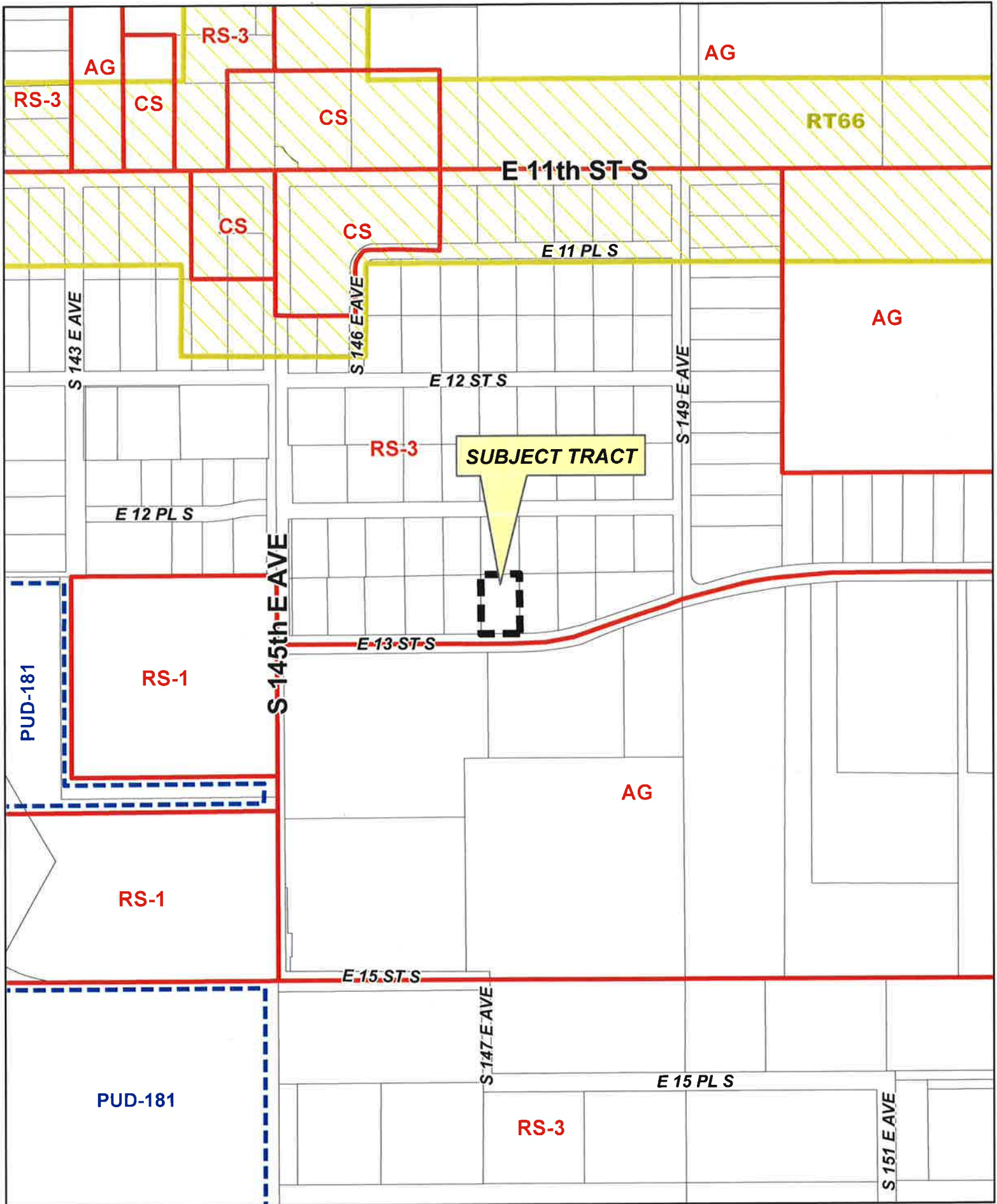
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Aerial Photo Date: February 2018

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BOA-22848

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BOARD OF ADJUSTMENT CASE REPORT

STR: 9410

Case Number: **BOA-22848**

CZM: 40

CD: 6

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: William Farmer

ACTION REQUESTED: Variance to allow a detached accessory building to exceed 40% of the size of the principal residential structure in an RS-3 district (Sec. 45.030-A).

LOCATION: 14557 E 13 ST S

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 23126.1 SQ FT

LEGAL DESCRIPTION: LT-12-BLK-4, CAROL ACRES

RELEVANT PREVIOUS ACTIONS:

Subject Property: None

Surrounding Properties:

BOA-19703: On 11.25.03 the Board *denied* a variance of the allowable size for an accessory building from 500 sf to 1,685.2 sf. Property located 14567 E. 13th Street, immediately East of the Subject property.

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

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ANALYSIS OF SURROUNDING AREA: The subject tract is Located West of the NW/c of S. 149th E. Ave and E. 13th Street S.

STAFF COMMENTS: The applicant is requesting a Variance to allow a detached accessory building to exceed 40% of the size of the principal residential structure in an RS-3 district (Sec. 45.030-A)

2. **RS-2, RS-3, RS-4, RS-5 and RM Districts**

In RS-2, RS-3, RS-4, RS-5 or RM, zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

The applicant is requesting to add 672 sf to an existing accessory building for a total of 1,392 sf. The code limits the applicant to 798 sf based on the size of the existing residence at 1,996 sf.

STATEMENT OF HARDSHIP: Applicant has not provided statement as of the writing of this staff report.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** to allow a detached accessory building to exceed 40% of the size of the principal residential structure in an RS-3 district (Sec. 45.030-A)

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

In granting the **Variance** 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."*



Facing East on 13th Street



Facing West on 13th Street



Subject property

Case No. 19703

Action Requested:

Variance of the allowable size for an accessory building from 500 square feet to 1,685.2 square feet. SECTION 402.B.1.d. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions, located: 14567 E. 13th St.

Presentation:

Fred Pearce, 14567 E. 13th St., stated he proposed to construct an addition to the existing accessory building. It would be strictly for a hobby shop and personal use and no commercial use. He indicated the neighbors would not be able to see the addition.

Comments and Questions:

Ms. Turnbo asked what kind of shop. Mr. Pearce replied he wanted to work on hobbies, cars and motorcycles he owns mainly on weekends. Ms. Perkins asked for a hardship. Mr. Pearce could not provide a hardship.

Interested Parties:

James Mautino, 14628 E. 12th, stated he is on the Board of the Tower Heights Association. He stated that Mrs. Neeley was present, and she lives just north abutting the subject property. She has expressed concern that he wants to add on in closer proximity to her property line. He submitted photographs (Exhibit B-1) of the existing building and home. He suggested other options, such as adding onto the one-car garage attached to his home.

Applicant's Rebuttal:

Mr. Pearce stated he has lived there for ten years and has proven to be a quiet neighbor. He assured the Board there will be no commercial use. Mr. White asked if the access would be through the front of the existing building, to which he replied in the affirmative. He considered placing one door on the side to use for his lawn equipment. Mr. Pearce told the Board that a large portable building and bushes on the neighbors properties that block the view so they would not be able to see his building.

Comments and Questions:

Ms. Turnbo stated she could not find a hardship. She also pointed out that the staff could not find a building permit had been issued for the existing large accessory building. Mr. White asked Mr. Romig if they could approve the existing accessory building. Mr. Romig stated it is less square footage than was requested and the Board could approve the existing building.

Board Action:

On **Motion** of **Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Stephens "aye"; no "nays"; no "abstentions"; no "absences") to **DENY** a **Variance** of the allowable size for an accessory building from 500 square feet to 1,685.2

square feet; and instead **APPROVE** the existing 1,072.4 sq. ft. accessory building, finding lack of a hardship, on the following described property:

Lot 13, Block 4, Carol Acres, City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 19704

Action Requested:

Variance to permit a detached accessory building to extend into the front yard setback. SECTION 402.B. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions – Use Unit 6; a Variance of required 15' side yard to 0' to permit a carport. SECTION 403.A.5. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS; and a Variance to permit parking of an RV within the required front and side yards. SECTION 402.B.7.a. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions, located: 105 S. 169th E. Ave.

Presentation:

William J. Yankee, 105 S. 169th E. Ave., proposed to park their motor home on their property. He informed the Board that they have experienced vandalism of their motor home on commercial storage lots. They are on a corner lot and they considered parking in the back yard, but they would have to remove several large trees. There is also a storm drain in the way that has occasionally flooded. They contacted three of the neighbors and they were in support.

Comments and Questions:

Mr. Dunham commented there are numerous carports in the neighborhood and several more objectionable problems.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion** of **Dunham**, the Board voted 3-2-0 (White, Dunham, Stephens "aye"; Turnbo, Perkins "nay"; no "abstentions"; no "absences") to **APPROVE** a **Variance** to permit a detached accessory building to extend into the front yard setback; a **Variance** of required 15' side yard to 0' to permit a carport; and a **Variance** to permit parking of an RV within the required front and side yards, with conditions: the side walls extend down no further than 8' above the ground level, per plan, finding the hardship: there is no place to park in the back yard with the drainage problems and the existing trees; it is at the end of a dead end street with a vacant field abutting the subject property; and numerous other carports in the neighborhood, on the following described property:

Lot 1, Block 1, Rose Dew Addition, City of Tulsa, Tulsa County, State of Oklahoma.

Jeff S. Taylor
Zoning Official
Plans Examiner III
TEL(918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

William Farmer
14557 E 13th St S
Tulsa OK 74108

12/19/2019

APPLICATION NO: BLDR-49331-2019 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 14557 E 13th St S

Description: Detached Accessory Building Addition

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" ☐ IS ☒ IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

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

Application No. **BLDR-49331-2019**

Note: As provided in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

45.030-B RS-2, RS-3, RS-4, RS-5 or RM Districts

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

Review comments: You are proposing to add 672 sq ft of accessory building to an existing accessory building for a total of 1392 sq ft of detached accessory structure floor area. The proposed detached structure exceeds 500 sq ft and 40% of the size of your house. Based on the size of your house (1996 sq ft) you are allowed 798 sq ft of detached accessory structure floor area on your lot. Reduce the size of your proposed combined detached accessory structures to be less than 798 sq ft of total floor area or apply to BOA for a variance to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure.

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.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

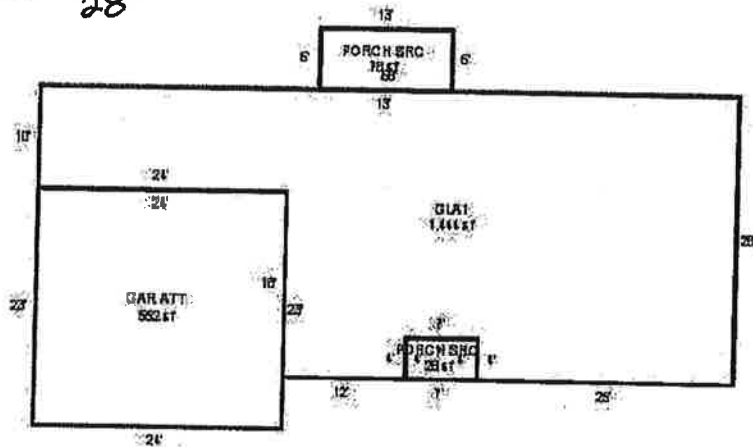
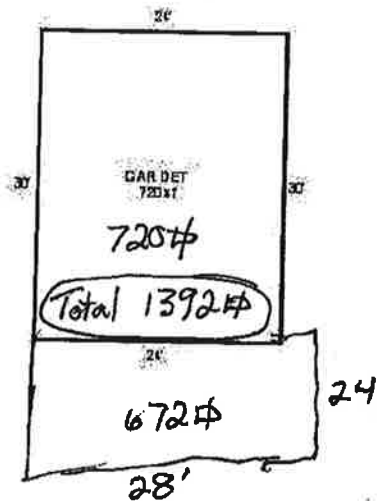
END -ZONING CODE REVIEW

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.

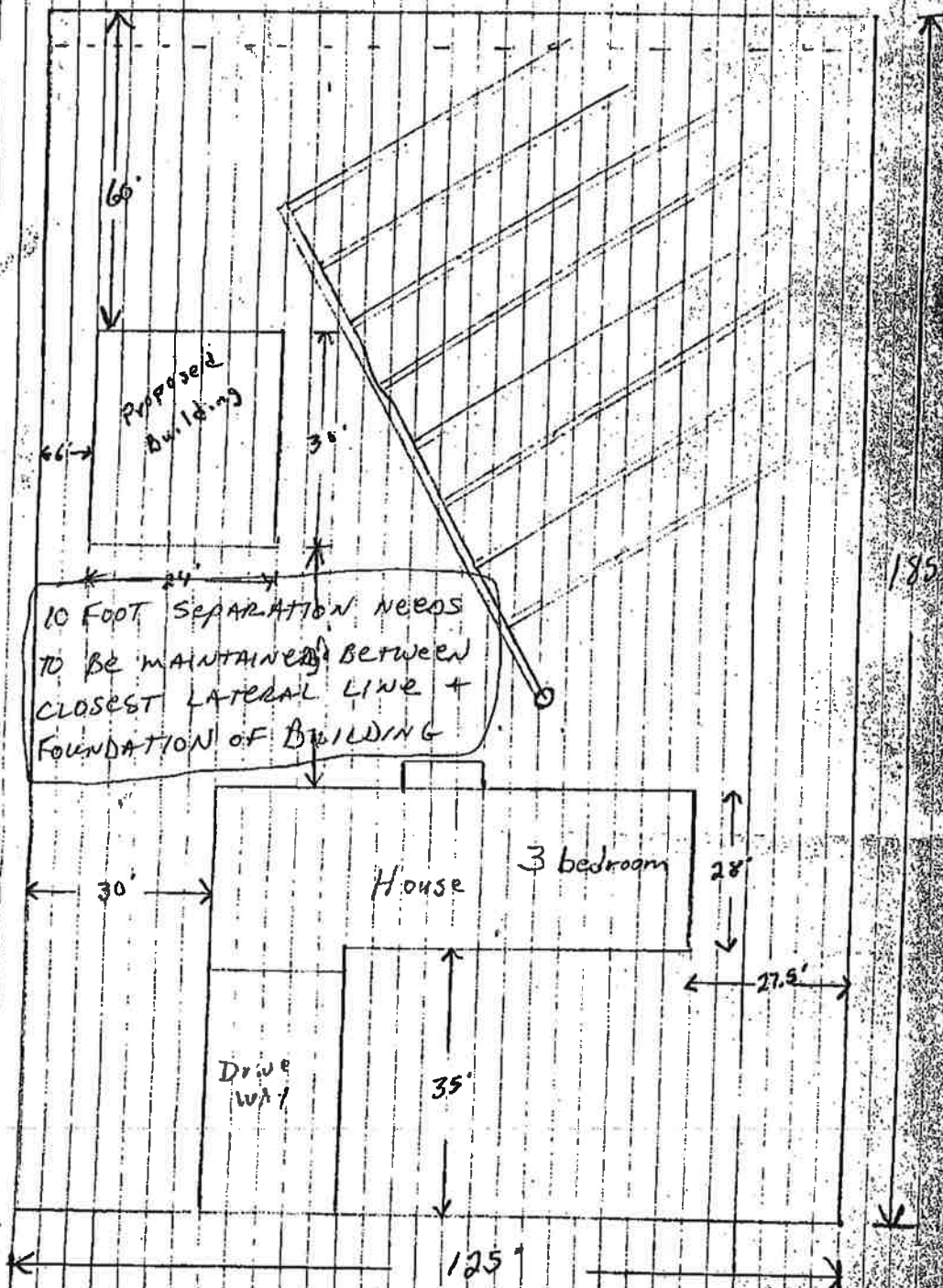
RS-3

Accessory building addition



1. House $1996 \text{ sq ft} \times .40 = 798 \text{ sq ft}$ allowed. Proposing 1392 sq ft (LOD)
2. ~~Structure Height?~~ not in rear setback.

Lot 12 BIK 4 CAROL ACRES



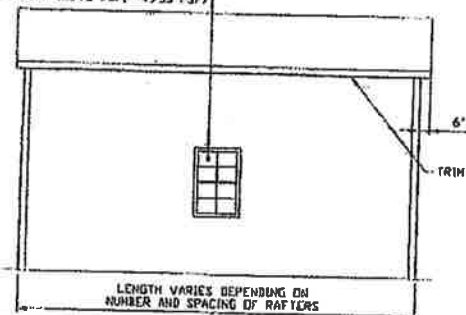
"Change in plot plan
must be submitted
for approval."

Permit must be obtained from
County Health Department be-
fore starting construction.

APPROVED 12/11/22
TULSA CITY/COUNTY HEALTH DEPARTMENT
BY: *[Signature]*

BOX EAVE FRAME RAFTER STRUCTURE (Sheets 4, 4A, 4B, 4C, 4D, 5, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 8, 9, 11, 12, 13, AND 15)

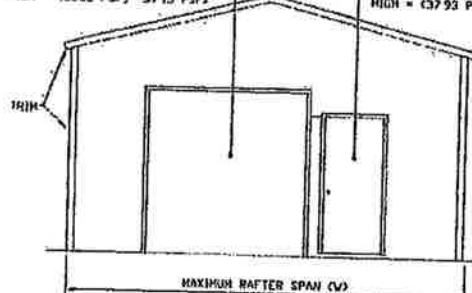
WINDOW (AS APPLICABLE)
DESIGN PRESSURE
LOW = (26.38 PSF, -35.21 PSF)
HIGH = (39.75 PSF, -49.55 PSF)



TYPICAL SIDE ELEVATION-HORIZONTAL ROOF
SCALE: NTS

ROLL-UP DOOR (AS APPLICABLE)
DESIGN PRESSURE
LOW = (22.39 PSF, -24.68 PSF)
HIGH = (33.82 PSF, -37.15 PSF)

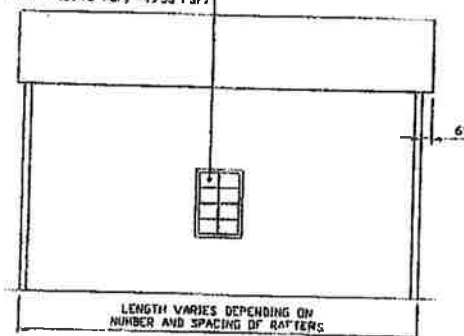
SWINGING DOOR (AS APPLICABLE)
DESIGN PRESSURE
LOW = (25.17 PSF, -27.35 PSF)
HIGH = (37.93 PSF, -41.32 PSF)



TYPICAL END ELEVATION-HORIZONTAL ROOF
SCALE: NTS

BOW FRAME RAFTER STRUCTURE (Sheets 6, 6A, 7, 7A, 7B, 7C, 8, 10, 11, 12, AND 14)

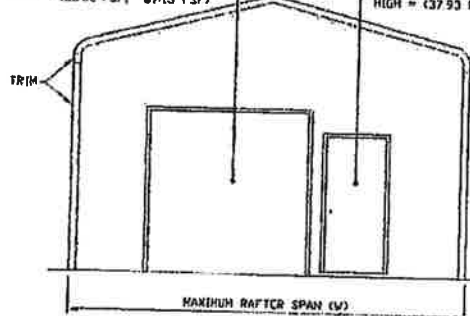
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DESIGN PRESSURE
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HIGH = (39.75 PSF, -49.55 PSF)



TYPICAL SIDE ELEVATION
SCALE: NTS

ROLL-UP DOOR (AS APPLICABLE)
DESIGN PRESSURE
LOW = (22.39 PSF, -24.68 PSF)
HIGH = (33.82 PSF, -37.15 PSF)

SWINGING DOOR (AS APPLICABLE)
DESIGN PRESSURE
LOW = (25.17 PSF, -27.35 PSF)
HIGH = (37.93 PSF, -41.32 PSF)



TYPICAL END ELEVATION
SCALE: NTS

INSTALLATION NOTES AND SPECIFICATIONS

- DESIGN IS FOR MAXIMUM 30' WIDE X 20' EAVE HEIGHT ENCLOSED STRUCTURES
- DESIGN WAS DONE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE (FBC) 5TH EDITION, 2012 NORTH CAROLINA BUILDING CODE, 2006 INTERNATIONAL BUILDING CODE (IBC), 2009 IBC 2012 IBC AND 2015 IBC
- DESIGN LOADS ARE AS FOLLOWS:
 - A) DEAD LOAD = 15 PSF
 - B) LIVE LOAD = 12 PSF
 - C) GROUND SNOW LOAD = 30 PSF ($\leq 24'$), 35 PSF ($24' < L \leq 30'$), 35 PSF @ 4'-0" O.C. SPACING ($\leq 24'$)
(MAXIMUM 45 PSF FOR EXPOSURE B AND 55 PSF FOR EXPOSURE C AT 4'-0" O.C. SPACING)
- LOW ULTIMATE WIND SPEED (LV) 105 TO 140 MPH (NOMINAL WIND SPEED 81 TO 108 MPH); MAXIMUM RAFTER/POST AND END POST SPACING = 50 FEET
- HIGH ULTIMATE WIND SPEED (HW) 141 TO 170 MPH (NOMINAL WIND SPEED 109 TO 132 MPH); MAXIMUM RAFTER/POST AND END POST SPACING = 40 FEET
- LOW HAZARD RISK CATEGORY I (WIND)
- WIND EXPOSURE CATEGORY B OR C
- SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" X 2 1/2" - 14 GAGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE)
- AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS, AND COLUMNS (INTERIOR OR END) = 8" O.C. (MAX)
- FASTENERS CONSIST OF #12-14X3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14" (3:12 PITCH) OR LESS SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY
- ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6" OF EACH RAFTER COLUMN ALONG SIDES
- GROUND ANCHORS (SOIL NAILS) CONSIST OF #4 REBAR W/ WELDED NUT X 30" LONG IN SUITABLE SOIL CONDITIONS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED NOT ALLOWED FOR HIGH WIND APPLICATION
- WIND FORCES GOVERN OVER SEISMIC FORCES SEISMIC PARAMETERS ANALYZED ARE:
 SDIL SITE CLASS = D
 RISK CATEGORY I/II/III
 R = 3.25 I_e = 10
 S_{DS} = 1522 V = C_sW
 S_{MS} = 0839

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: CAROLINA
CARPORTS

CAROLINA CARPORTS, INC.
187 CARDINAL RIDGE TRAIL
DOBSON, NC 27017
30'X20' ENCLOSED STRUCTURE

DATE: 4-6-17

SHT. 3

SCALE: NTS

DWG. NO: SK-3

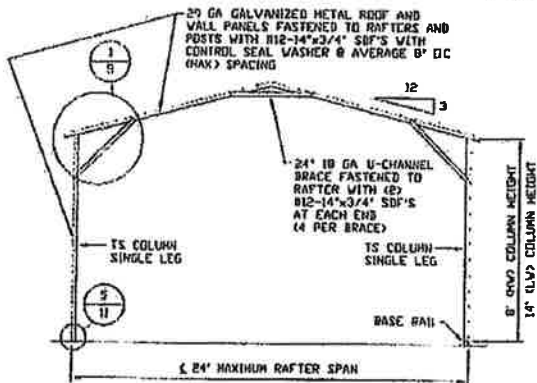
JOB NO: 151565

161355

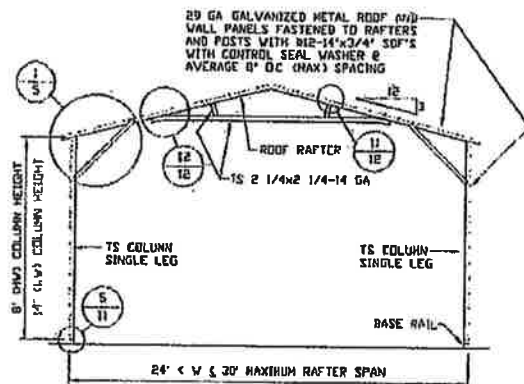
REV: 6

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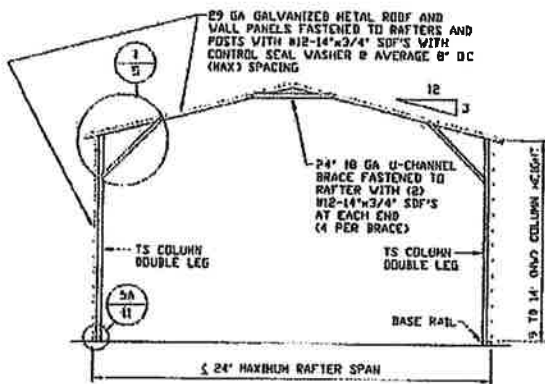
EXPOSURE C



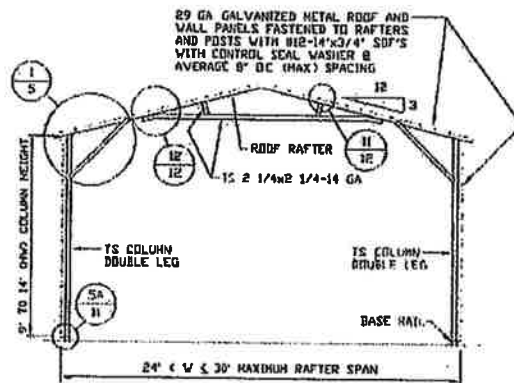
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



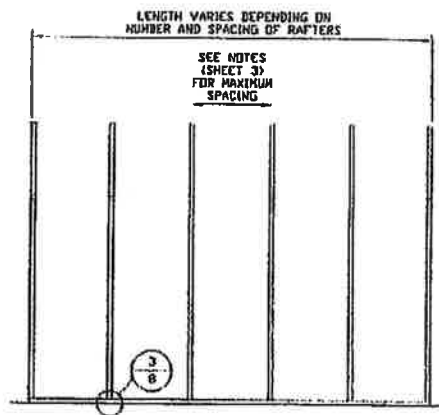
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PMH

PROJECT MGR: WSH

CLIENT: CAROLINA
CARPORTS

CAROLINA CARPORTS, INC.
187 CARDINAL RIDGE TRAIL
DOBSON, NC 27017
30'x20' ENCLOSED STRUCTURE

DATE: 4-6-17

SHT. 4A

SCALE: NTS

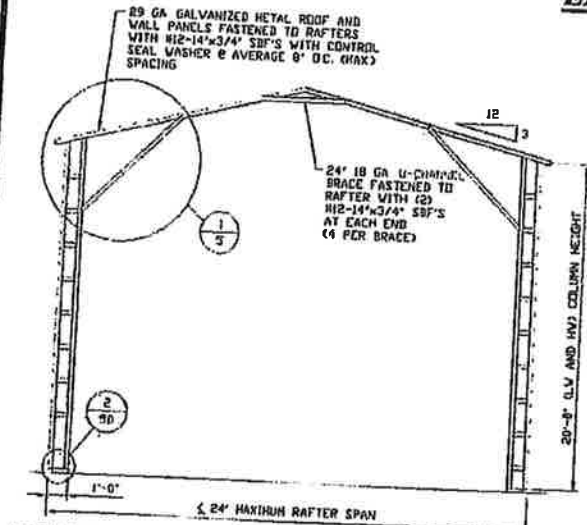
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JOB NO: 15156S
16135S

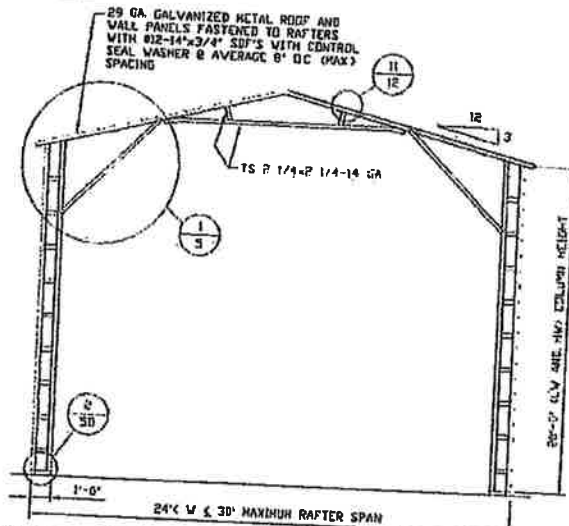
REV: 6

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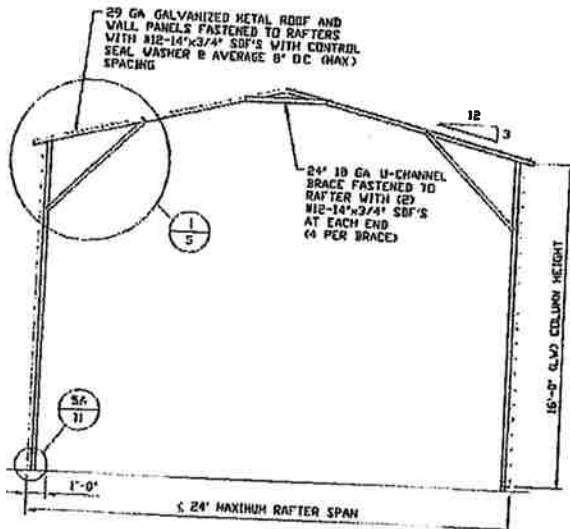
EXPOSURE C



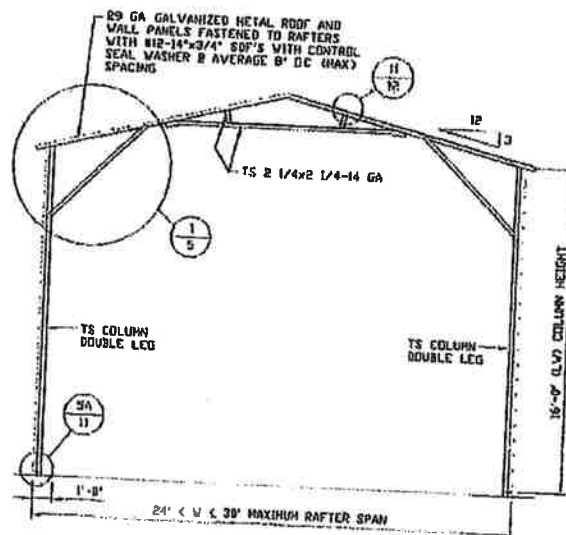
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PDH

PROJECT MGR: VSN

CLIENT: CAROLINA
CARPORTS

CAROLINA CARPORTS, INC.
187 CARDINAL RIDGE TRAIL
DOBSON, NC 27017
30'x20' ENCLOSED STRUCTURE

DATE: 4-6-17

SHT. 4C

SCALE: NTS

DWG. NO: SK-3

JOB NO: 15156S
16135S

REV: 6

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0 Feet 200 400



Subject
Tract

BOA-22848

19-14 10

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

Aerial Photo Date: February 2018

5.15





E12 PLS

E13 STS

0 50 100
Feet



Subject
Tract

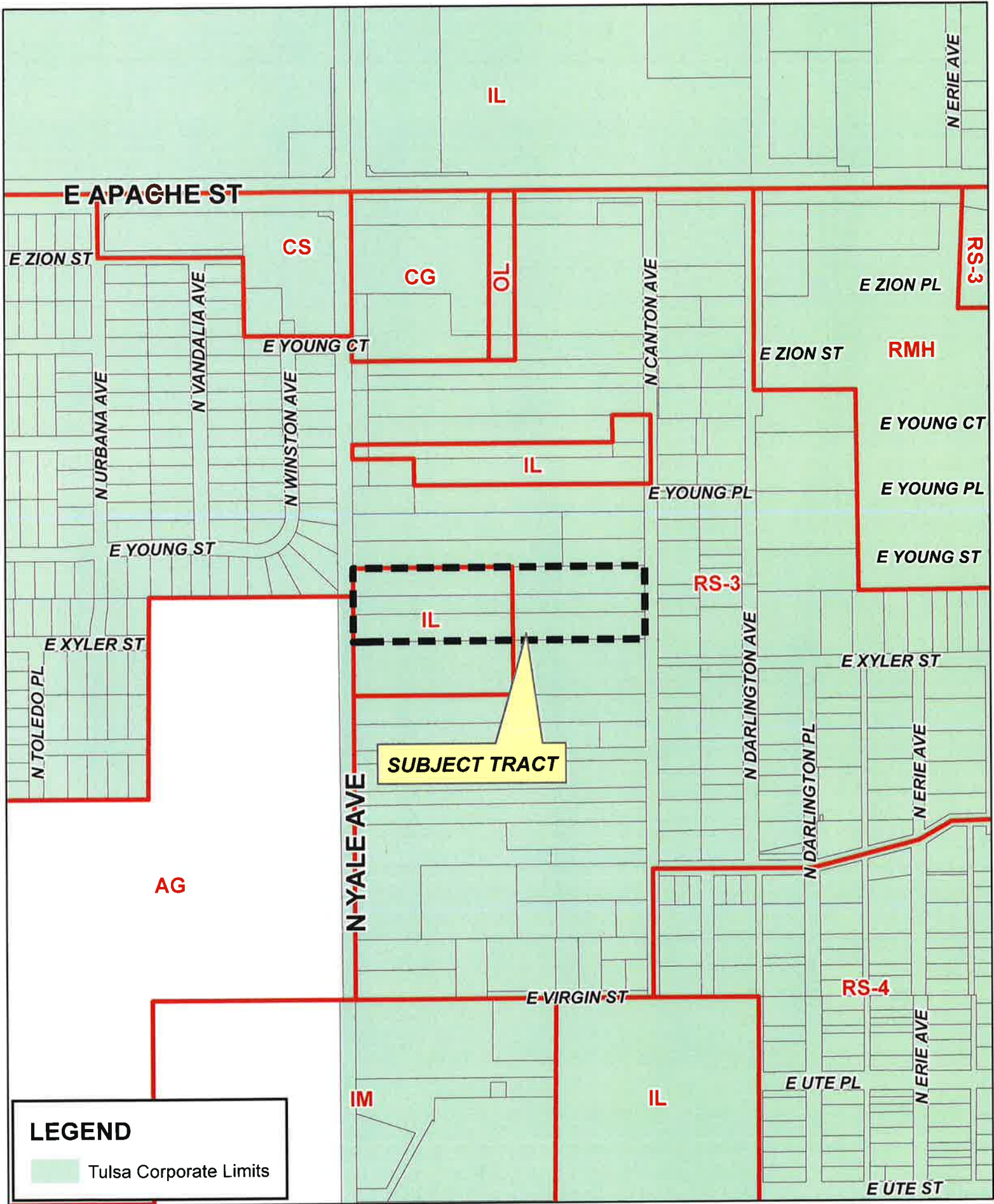
BOA-22848

19-14 10

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

Aerial Photo Date: February 2018





LEGEND

Tulsa Corporate Limits



BOA-22849

20-13 27

6.1



BOARD OF ADJUSTMENT CASE REPORT

Case Number: **BOA-22849**

STR: 215

CZM: 30

CD: 3

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: Robert Walenta

ACTION REQUESTED: Special Exception to permit moderate impact manufacturing in the IL district (Section 15.020); Variance of the required 75 foot building setback between IL and AG/R districts. (Section 15.030)

LOCATION: 2315 N YALE AV E;

ZONED: RS-3,IL

PRESENT USE: Vacant

TRACT SIZE: 227789.24 SQ FT

LEGAL DESCRIPTION: LT 5 BLK 2; LT 1 BLK 1; LT 2 BLK 1, S R LEWIS ADDN (The Special Exception is Limited to the West 550 feet of LT 5 BLK 2; LT 1 BLK 1; LT 2 BLK 1, S R LEWIS ADDN which is the IL zoning on the property)

RELEVANT PREVIOUS ACTIONS:

Subject Property: None

Surrounding Property: None

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

The New Neighborhood designation is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single- family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

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 Located South of the SE/c of E. Apache and North Yale Ave. The property is split zoned between IL on the Western Side of the Property and RS-3 on the Eastern. IL zoning was established by Ordinance Number 16132 approved 10.30.1984.

6.2

STAFF COMMENTS: The applicant is requesting a **Special Exception** to permit moderate impact manufacturing in the IL district (Section 15.020); **Variance** of the required 75 foot building setback between IL and AG/R districts. (Section 15.030)

USE CATEGORY Subcategory Specific use											Supplemental Regulations
	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
INDUSTRIAL											
Low-impact Manufacturing & Industry	-	-	-	-	-	-	S	S	P	P	P
Moderate-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	S	P	P
High-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	-	S	P
											Section 40.180

Table 15-3: O, C and I District Lot and Building Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet)	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Building Setbacks (feet)											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

15.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]" in Table 15-3:

- [1] Same as required in RT district.
- [2] Same as required in RM-2 district.
- [3] Same as required in RM-3 district.
- [4] Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater.
- [5] When abutting RE-, RS- or RD-zoned lot, 2 feet of add'l building setback required for each foot of building height above 15 feet.
- [6] Minimum building setback abutting freeway right-of-way that is zoned AG, AG-R, R, or O is 10 feet.

The applicant has proposed a greenhouse to encroach on the RS-3 zoning of the property. The Board does not have the authority to approve a Horticulture Nursery Use on the RS-3 Portion but the applicant has indicated their intention to apply to re-zone that property to AG.

STATEMENT OF HARDSHIP:

Justification for Special Exception –

We are requesting a special exception to conduct moderate-impact processing of medical marijuana on this site. The processing will be conducted in a fully enclosed room within the facility and no flammable material will be used. In accordance with IL zoning, the processing will have few if any adverse land use or environmental impact.

Hardship for Variance –

This site is zoned IL on the western 550' and RS-3 on the eastern 406'. We intend to rezone the eastern portion to AG and given the unique situation of two zoning classifications on the same site, we are requesting a variance to remove the setback requirement within the site that pertains to the eastern and western portions.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit moderate impact manufacturing in the IL district (Section 15.020)

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

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

Move to _____ (approve/deny) a **Variance** of the required 75 foot building setback between IL and AG/R districts. (Section 15.030)

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

In granting the **Variance** 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."*



8545 E. 41st

Tulsa, Ok. 74145

TULSA DAILY BUSINESS JOURNAL & LEGAL RECORD

A Division of Retherford Publications, Inc.
Neighbor Newspapers

PUBLISHER'S AFFIDAVIT

PUBLICATION DATE(S)

November 6, 1984

NUMBER

LEGAL NOTICE

STATE OF OKLAHOMA

COUNTY OF TULSA

SS.

I, of lawful age, being duly sworn, am a legal representative of The Tulsa Daily Business Journal & Legal Record of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, printed in the English Language and published in the City of Tulsa, in Tulsa County, State of Oklahoma, regularly, continuously and uninterruptedly published in the County for a period of more than 104 consecutive weeks prior to the first publication of the attached notice, and having paid circulation therein and with admission to the United States mails as second class mail matter and printed in Tulsa, Tulsa County, where delivered to the United States mail.

That said notice, a true copy of which is attached thereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the ABOVE LISTED DATE(S)

Phyllis McQueen
(Representative Signature)

Subscribed and sworn to before me this 7th
day of November, 1984.

C42489
Published in the Tulsa Daily Business Journal & Legal Record,
November 6, 1984.

ORDINANCE NO. 1512
AN ORDINANCE AMENDING
ORDINANCE NO. 11910 AND
REZONING A TRACT OF
LAND LOCATED IN TULSA
COUNTY, OKLAHOMA, AS
MORE PARTICULARLY
HEREINAFTER DE-
SCRIBED FROM AN RS-3
CLASSIFICATION TO AN IL
CLASSIFICATION; RE-
PEALING ALL ORDI-
NANCES OR PARTS OF OR-
DINANCES IN CONFLICT
HEREWITH; AND DECLAR-
ING AN EMERGENCY.

BE IT ORDAINED BY THE
BOARD OF COMMISSIONERS OF
THE CITY OF TULSA, OKLAHO-
MA to wit:

Section 1. That Ordinance No.
11910 be and the same is hereby
amended, and the following de-
scribed property, to wit:

The west 550 feet of Lots 1, 2, 3,
and 4, Block 1, and the west 550
feet of Lot 5, Block 2, S. R. Lewis
Addition to Dawson, to the City
of Tulsa, Tulsa County, Oklaho-
ma. (Z-6904)

be and the same is hereby rezoned
from an RS-3 Classification to an IL
Classification.

Section 2. That all Ordinances or
parts of Ordinances in conflict
herewith be and the same are
hereby expressly repealed.

Section 3. That because the re-
zoning hereby enacted is essential to
the proper and orderly growth and
development of the City of Tulsa and
the area contiguous thereto, an
emergency is hereby declared to
exist for the preservation of the
public peace, health, and safety, by
reason whereof this Ordinance shall
take effect immediately upon its
passage, approval, and publication.

PASSED, with the emergency
clause ruled upon separately and
approved this 30th day of October,
1984.

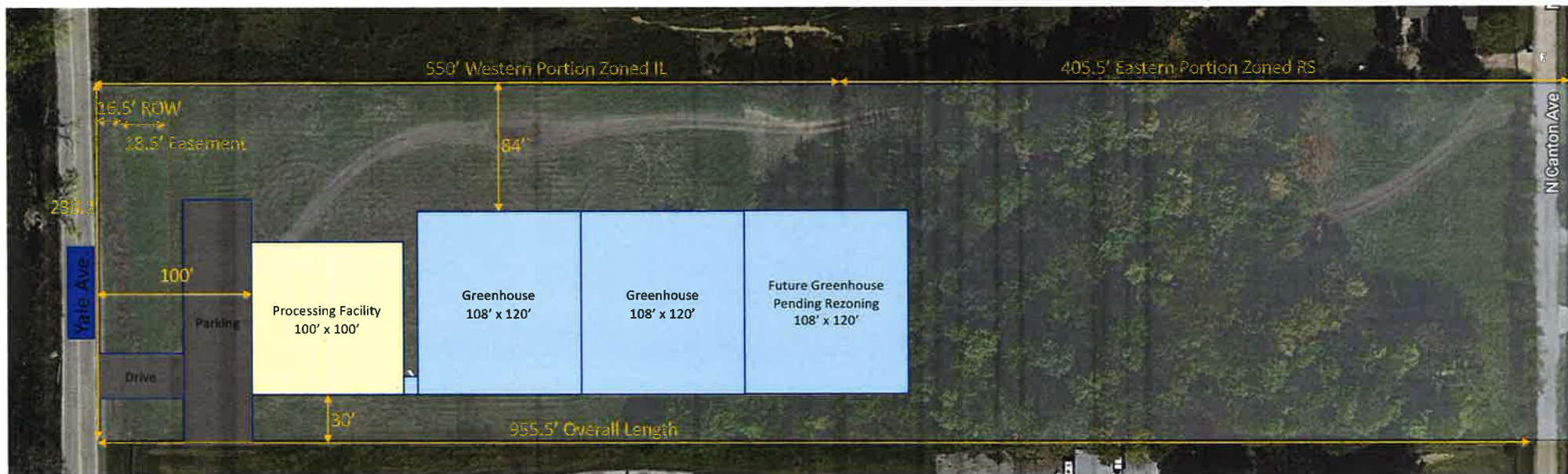
APPROVED, this 30th day of
October, 1984.

Terry Young
Mayor

ATTEST:
F. F. Campbell
City Auditor
(SEAL)

APPROVED:
David L. Pauling
Assistant City Attorney

6.6





Subject Property



Facing South on N. Yale



Facing North on N. Yale



0 Feet 200 400



Subject Tract

BOA-22849

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

Aerial Photo Date: February 2018



20-13 27

6.9



0 200 400
Feet



Subject
Tract

BOA-22849

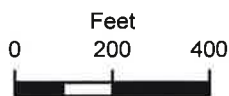
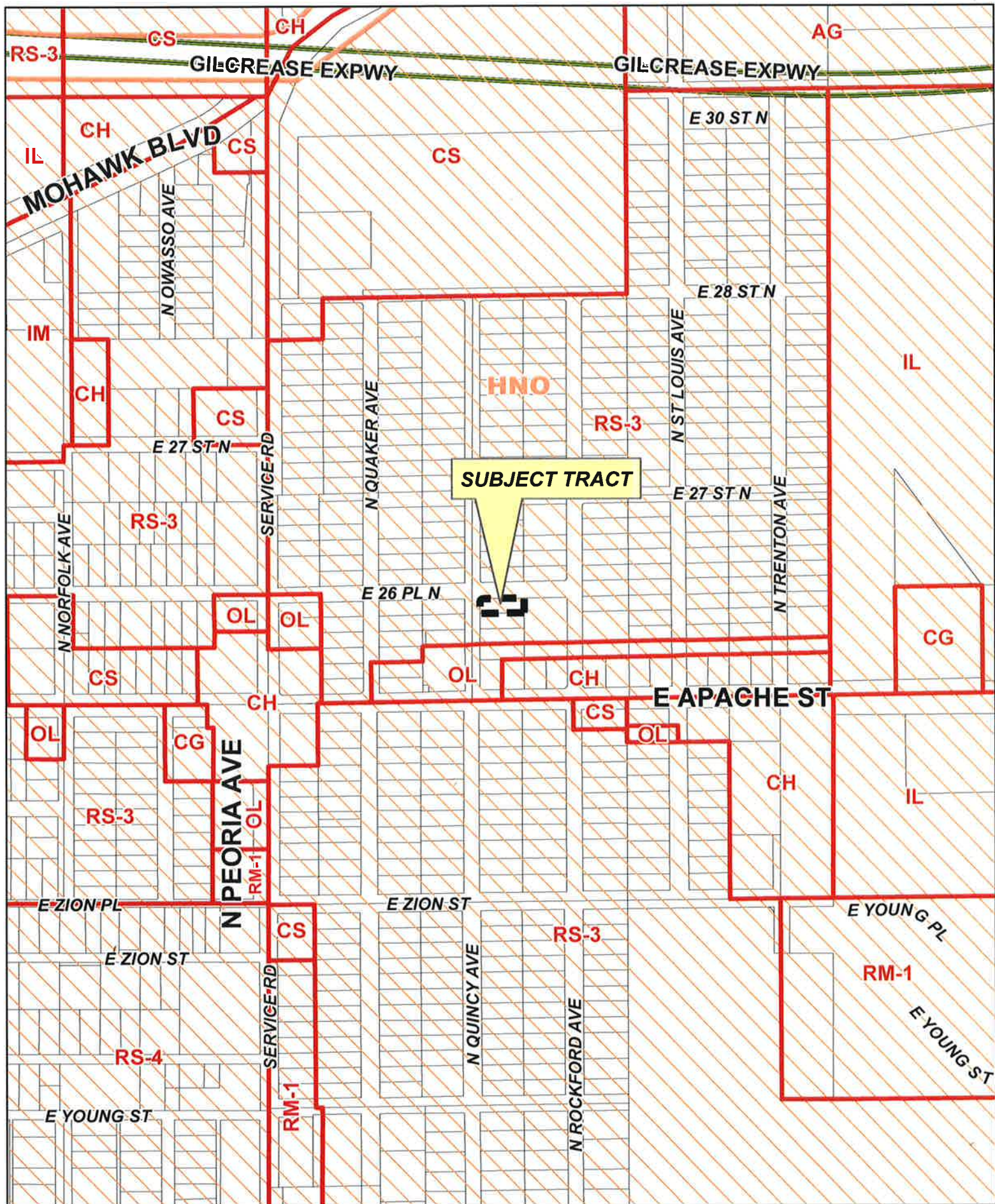
20-13 27

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

Aerial Photo Date: February 2018

6.10





BOA-22851

20-13 19

7.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 319

Case Number: BOA-22851

CZM: 29

CD: 1

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: Flavio Monteil

ACTION REQUESTED: Special Exception to permit a carport in the street setback and Special Exception to reduce the required 5 foot side yard setback for a carport in a RS-3 District (Sec.90.090-C.1)

LOCATION: 2623 N QUINCY AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 3, MARTIN ROLL ADDN

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-9291; On 11.18.76 the Board **approved** a Variance of the Side yard setback from 5' to 3'-3" in an RS-3 Zoned District.

Surrounding properties: None.

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

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 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 Located at the SE/c of E. 26 Pl. N and N. Quaker Ave.

7.2

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a carport in the street setback and Special Exception to reduce the required 5-foot side yard setback for a carport in a RS-3 District (Sec.90.090-C.1)

1. Carports
- Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:
- a. A carport may be a detached accessory building or an integral part of the principal building.
 - b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
 - c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
 - d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
 - e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
 - f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
 - g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a carport in the street setback and Special Exception to reduce the required 5-foot side yard setback for a carport in a RS-3 District (Sec.90.090-C.1)

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

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



Subject Property



Subject Property



Subject property

NEW APPLICATIONS:

9290

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to locate two mobile homes in an AG District located at the NE corner of 96th Street North and Lewis Avenue.

Presentation:

Glen Beck, the applicant, wants to place two trailers on his 20-acre tract of vacant land. He stated the mobile homes are not for rent; they are for his family and daughter. Mr. Beck stated there are other mobile homes in the area and one across the street. Upon questioning, Mr. Beck said the mobile homes would be located in the northwest corner of the property; beginning 200' north of 96th Street and 100' west of the east line of the property.

Protests: None.

Board Action:

On MOTION of PURSER, the Board voted unanimously to grant an Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to locate two mobile homes in an AG District for a period of seven (7) years on the following described tract:

W/2, SW/4, SW/4, of Section 17, Township 21 North, Range 13 East, Tulsa County, Oklahoma.

9291

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) for a variance of the side yard requirements from 5' to 3'-3" in an RS District located at 2623 South Quincy Avenue.

Presentation:

Archie Love, applicant, wants to finish and remodel a home for his client, Mrs. Jones. He stated the existing house extended 1'-9" into the required side yard on the property.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted unanimously to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) varying the side yard requirements from 5' to 3'-3" per the Plot Plan in an RS-3 District on the following described tract:

Lot 1, Block 3, Martin Roll Addition to the City of Tulsa, Okla.

11.18.76:223(6)

7.6

Jeff S. Taylor
Zoning Official
Plans Examiner III
TEL(918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

Travis Harris

11/2/2019

APPLICATION NO: BLDR-45160-2019 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 2623 N Quincy Ave E

Description: Carport

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" ☐ **IS** ☒ **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

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

Application No. **BLDR-45160-2019**

Note: As provided for in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

Special exception approval required; see §90.090-C1.

1. **Sec.90.090-C.1 Carports:** Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.

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

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

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

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.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS EDITION 2015.
2. PRIOR TO DRAWING, THE GENERAL CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND UTILITIES. THESE NOTES VARY THE EXISTING CONDITIONS AFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE EXISTING CONDITIONS IN REGARD TO LOCATION, EXTENT, NATURE, OR POINT OF WORK. TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF ANY MECHANICAL, ELECTRICAL, OR PLUMBING WORK. THE GENERAL CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE EXISTING CONDITIONS IN REGARD TO LOCATION, EXTENT, NATURE, OR POINT OF WORK. TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
4. FIELD VERIFY MEANS: THE CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND OR EXISTING PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL. SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.
5. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL. THE CONTRACTOR IN DRAWING ARE MORE AVOIDING SUBCONTRACTORS OR ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY THEM.
6. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM, INCLUDING THE OWNER'S EXTERNAL NUMBER OR HIGH QUALITY SHALL GOVERN. IN ADDITION, IN DESIGN LLC, MUST BE NOTIFIED OF ANY AND ALL DISCREPANCIES IN DIMENSIONS AND NOTES PRIOR TO CONSTRUCTION, TO AVOID PROVIDING THE CORRECT INFORMATION.
7. ALL ITEMS OF MECHANICAL, ELECTRICAL AND PLUMBING DETAILS AND LOCATIONS MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. THE DRAWINGS PROVIDED HEREIN ARE SUBMITTED WITH THE APPROVED SUBCONTRACTOR PRIOR TO CONSTRUCTION. UNLESS THE PROJECT OF RECORD HAS CONSULTED WITH THE APPROPRIATE LICENSED ENGINEER, IN DESIGN, LLC WILL NOT BE RESPONSIBLE FOR FIELD CHANGES DUE TO THE MENTIONED REASONS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ANY FINISHING OF OPENINGS.
9. CHANGES TO BE ON APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CHANGE ORDER. ADDENDUM OR CHANGE ORDERS MUST BE APPROVED BY THE ARCHITECT OF RECORD AND THE CITY HOLDING JURISDICTION.
10. THE EXISTING GRADE IS A FIELD SURVEY OF EXISTING CONDITIONS PROVIDED BY OWNER. THE ELEVATIONS MEASUREMENTS ARE ONLY APPROXIMATE AND NOT 100% ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NECESSARY ADJUSTMENTS WITH OWNER.

Contractor / Owner

Flavio Monte
2415 E. Marshall St.
Tulsa, OK 74110
tommerswall4@gmail.com
918.404.2667

Architect

Travis Harris
3926 E. 54th St.
Tulsa, OK 74135
580.583.4935

DRAWING INDEX

- A101 COVER SHEET / SITE PLAN
A201 FIRST FLOOR PLAN / ROOF PLAN
A301 ELEVATIONS / DETAILS



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SIGNED TO THE APPLICABLE UTILITY BUREAUS FOR VERIFICATION OF EXISTING LINES. BEFORE CONSTRUCTION, CONTACT DIO: 1-800-582-6543.

A.T. & T. COMPANY
COK COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (AEP)

LEGAL DESCRIPTION

MARTIN ROLL ADDITION -
LOT 1 BLOCK 3
TULSA, OKLAHOMA

LIVABILITY SPACE

• ZONING -	RS-9
• LOT AREA -	7,000 SQ.FT.
• STRUCTURE HEIGHT -	31'-0"
• FIRST FLOOR FINISHED -	2,701 SQ.FT.
• TOTAL FINISHED -	2,817 SQ.FT.
• GARAGE -	225 SQ.FT.
• PORCH -	179 SQ.FT.
• DRIVEWAY -	490 SQ.FT.
• LIVABILITY SPACE REQUIRED -	4,000 SQ.FT.
• LIVABILITY SPACE -	4,000 SQ.FT.

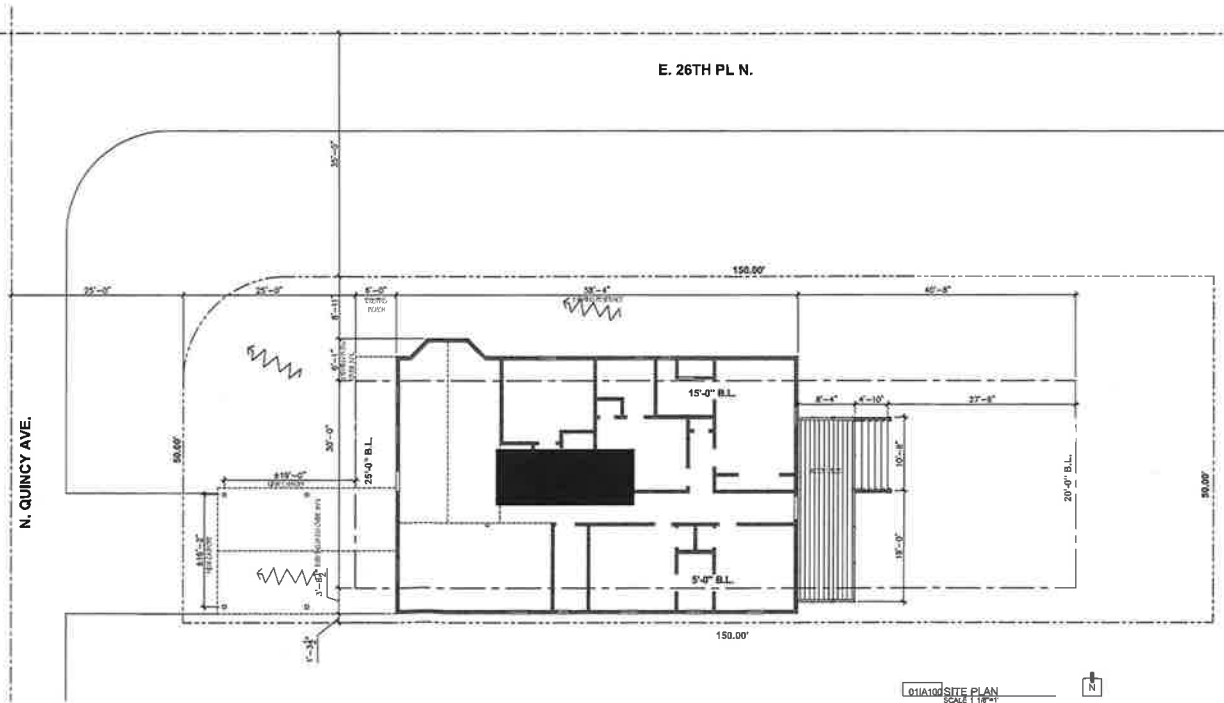
Monteil Carport

Martin Roll Addition - lot 1 block 3
2623 N. Quincy Ave. Tulsa, OK 74106

NOTE:

- NEW RESIDENCE CONSTRUCTION ON EXISTING GROUND. CRAWL SPACE AND FOUNDATION. FOOTPRINT AND LOCATION OF BUILDING DID NOT CHANGE.

- BUILDING PERMIT # BLDG-040673-2019



01A100 SITE PLAN
SCALE: 1/8" = 1'-0"



TRAVIS HARRIS, P.E.
1001 S. 10TH ST. SUITE 100
TULSA, OK 74106

19002.01

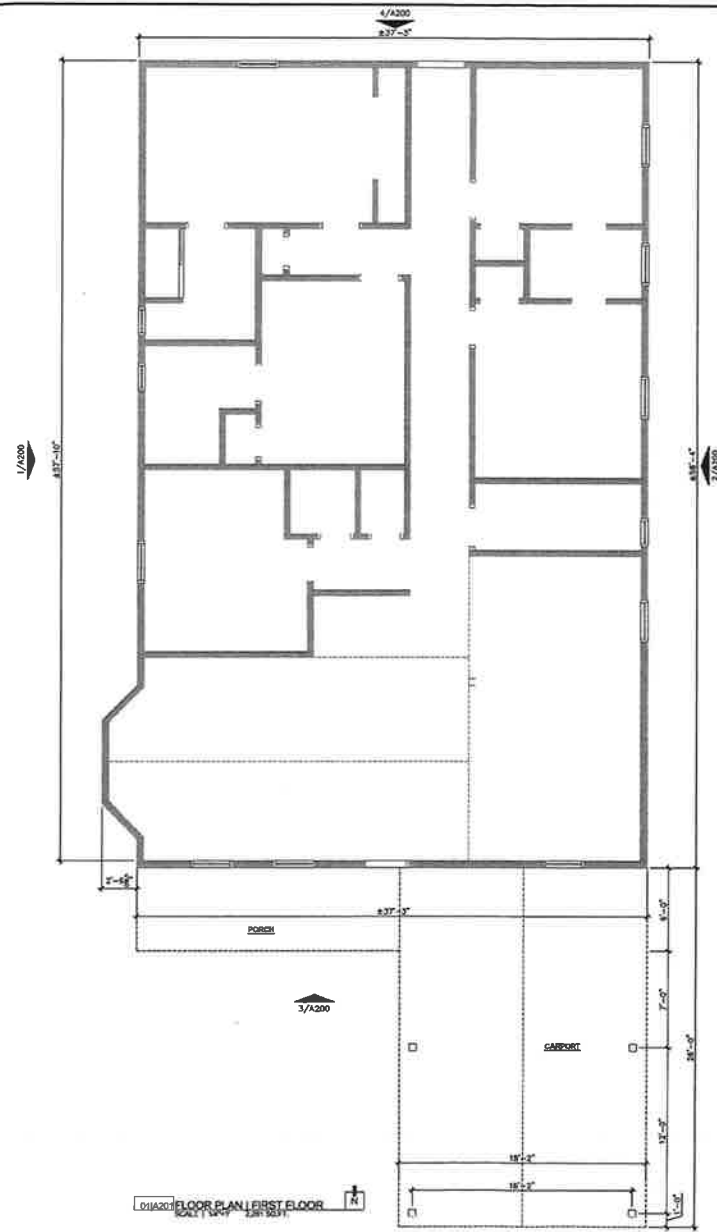
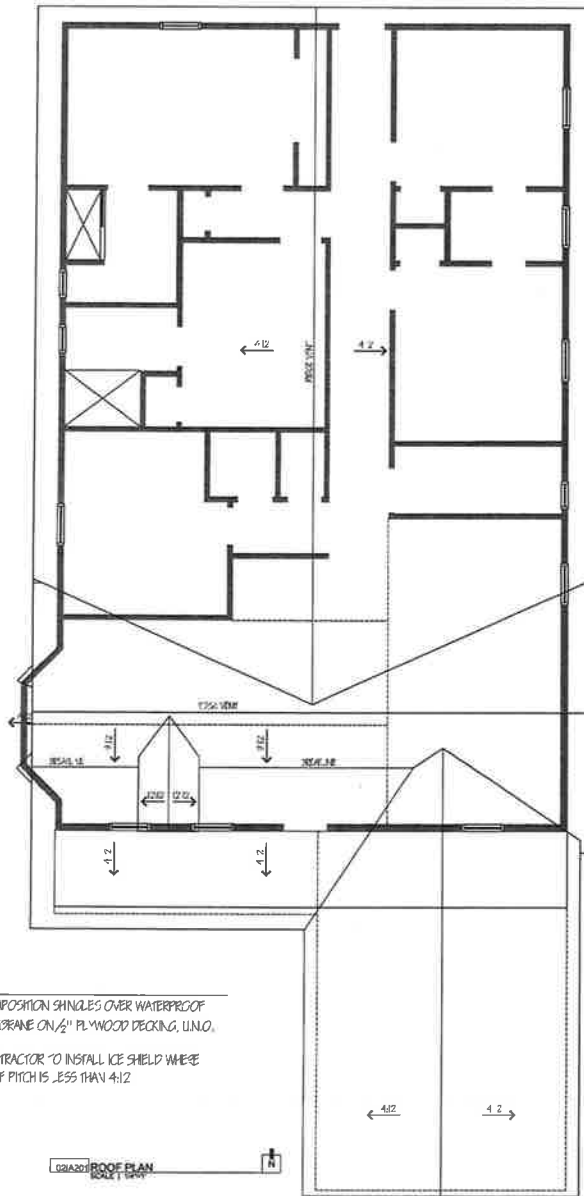
10.10.2019

SITE PLAN

1/8" = 1'-0"

A100

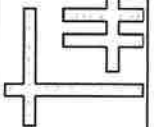
CONSTRUCTION DRAWINGS



WINTER RESIDENCE
2623 N. QUINCY AVE
TULSA, OK 74106



TRAVIS HARRIS, ARCHITECT
2623 N. QUINCY AVE., TULSA, OK 74106 TEL. (918) 583-4378



19002.01

10.10.2019

FLOOR PLAN

1/8" = 1'-0"

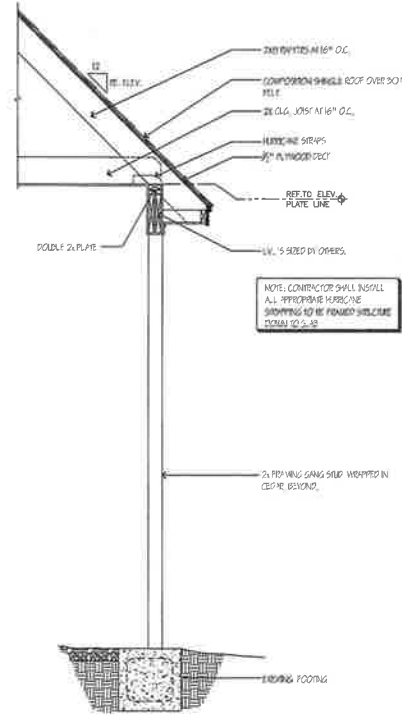
A201

CONSTRUCTION DRAWINGS

CEILING SPACE VENTILATION (RC 2015 SECTION 408.2)	
REQUIRED W/150 CM SF OF CEILING SPACE	= 2.201 sf
VENTILATION REQUIRED	= 14.67 sf
VENTILATION PROVIDED (2015 VENT = 2015 sf)	= 15.11 sf

2015 RC SECTION 408.1 VENTILATION

"THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY CLASS I VAPOR BARRIER MATERIAL. WHERE A CLASS I VAPOR BARRIER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 1500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 5 FEET OF EACH CORNER OF THE BUILDING."



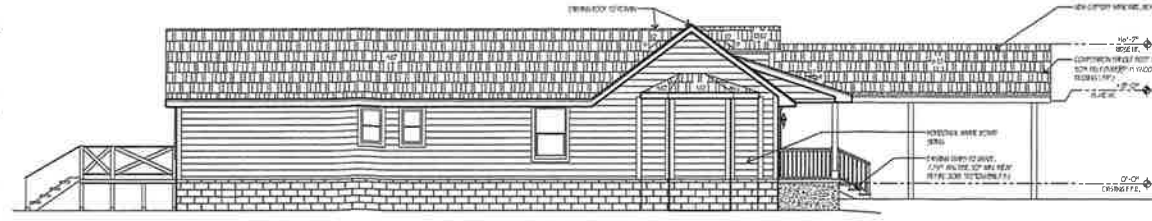
091A201 TYPICAL WALL SECTION
SCALE: 1/8\"/>



091A201 EAST ELEVATION
SCALE: 1/8\"/>



092A201 SOUTH ELEVATION
SCALE: 1/8\"/>

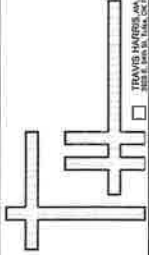


091A201 NORTH ELEVATION
SCALE: 1/8\"/>



092A201 WEST ELEVATION
SCALE: 1/8\"/>

MONTIEL RESIDENCE
2823 N. QUINCY AVE
TULSA, OK 74106



Project No.	19002-01
Date	10.10.2019
Sheet Title	ELEVATIONS
Scale	1/8" = 1'-0"
Sheet No.	A201
Category	CONSTRUCTION DRAWINGS

7.12





0 Feet 200 400



Subject Tract

BOA-22851

20-13 19

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

Aerial Photo Date: February 2018



7.14



0
50
100
Feet

Subject
Tract

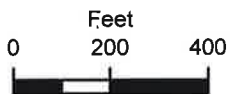
BOA-22851

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

Aerial Photo Date: February 2018

7.15

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BOA-22852

20-13 20

8.1



BOARD OF ADJUSTMENT CASE REPORT

Case Number: **BOA-22852**

STR: 208

CZM: 29

CD: 1

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: Lou Reynolds

ACTION REQUESTED: Special Exception to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020).

LOCATION: 2976 N FLORENCE AV E

ZONED: IM

PRESENT USE: Industrial

TRACT SIZE: 137166.65 SQ FT

LEGAL DESCRIPTION: N75 LT 4 & ALL LT 5 BLK 3, SANTA FE INDUSTRIAL DISTRICT

RELEVANT PREVIOUS ACTIONS: None.

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

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. 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 located at the SW/c of E. 31st St. N. and N. Florence Ave.

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020)

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
INDUSTRIAL												Section 40.180
Low-impact Manufacturing & Industry	-	-	-	-	-	S	S	S	P	P	P	
Moderate-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	S	P	P	Section 40.225
High-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	-	S	P	

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020).

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

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



Facing North on N. Florence



Facing South on N. Florence



Subject Property



0 Feet 200 400



Subject Tract

BOA-22852

20-13 20

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

Aerial Photo Date: February 2018

8.6





GILCREASE EXPWY

11

E 31 ST N

N FLORENCE AVE

0 50 100
Feet



Subject
Tract

BOA-22852

20-13 20

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

Aerial Photo Date: February 2018

8.7

