AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, April 13, 2021, 1:00 P.M.

Meeting No. 1270

The City Board of Adjustment will be held in the Tulsa City Council Chambers and by videoconferencing and teleconferencing.

Board of Adjustment members and members of the public may attend the meeting in the Tulsa City Council Chamber but are encouraged to attend and participate in the Board of Adjustment meeting via videoconferencing and teleconferencing by joining from a computer, tablet, or smartphone.

Join Videoconference: https://www.gotomeet.me/COT4/boa-gotomeeting-in-council-chambers-april-13th

Join Teleconference by dialing: +1 (312) 757-3121 then entering Access Code 579-239-333

Download the GoToMeeting app now to be ready when the meeting starts: https://global.gotomeeting.com/install/579239333

The following Board members plan to attend via videoconferencing or teleconferencing, though they are still permitted to attend at the meeting site: Austin Bond, Stuart Van De Wiele, Burlinda Radney, Jessica Shelton, and Steve Brown.

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 AM the day of the hearing. Remember to reference the case number and include your name and address.

   Email: esubmit@incog.org

   Mail or In Person: City of Tulsa BOA c/o INCOG, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of Minutes of March 23, 2020 (Meeting No. 1269).

UNFINISHED BUSINESS
None.
NEW APPLICATIONS

2. **23097—Pete Webb**
   Variance to allow more than one sign per street frontage in an Office District (Section 60.060-B1); Variance to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Section 60.060-E, Section 60.060-E1 and Section 60.060-E3); Variance to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C). **LOCATION:** 2408 East 81st Street South (CD 2)

3. **23098—Tom Neal**
   Special Exception to allow an accessory dwelling unit in an RS-3 District (Section 45.031-D); Variance to allow the floor area of a detached accessory dwelling unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A2 and Section 45.031-D6.a); Variance to allow a detached accessory dwelling unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate (Section 90.090-C); Variance to allow more than 30% coverage by a detached accessory dwelling unit in the rear setback in an RS-3 District (Section 90.090-C, Table 90-2). **LOCATION:** 1240 South Gary Avenue East (CD 4)

4. **23099—Sandra Doctor**
   Special Exception to permit a carport in the street yard and street setback with modifications to size, height, and setbacks (Section 90.090-C.1). **LOCATION:** 1567 North Oswego Avenue East (CD 3)

5. **23101—Tom Neal**
   Variance to allow the floor area of a detached accessory dwelling unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A and Section 45.031-D). **LOCATION:** 1111 East 5th Place South (CD 4)

6. **23102—Matt Emmons**
   Special Exception to increase the permitted driveway width in an RS-2 District. (Section 55.090-F.3). **LOCATION:** 4112 East 62nd Street South (CD 8)

7. **23104—Kyle Gibson**
   Special Exception to allow an accessory dwelling unit in an RS-3 District (Section 45.031-D); Special Exception to permit the alteration, expansion or enlargement of a non-conforming structure (Section 80.030-D). **LOCATION:** 1504 East 20th Street South (CD 4)
8. **23105—Eller & Detrich – Nathalie Cornett**
   Variance to permit a fence to be located within the right-of-way of South Columbia Place (Section 90.090-A); Special Exception to permit a fence that exceeds 4-feet in height in the street setback (Section 45.080-A). **LOCATION:** 2738 East 51st Street South  (CD 9)

9. **23106—Mike Foshee**
   Variance to allow the floor area of a detached accessory building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A). **LOCATION:** 4936 South 24th Place West  (CD 2)

**OTHER BUSINESS**

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** tulsaplanning.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 by the Tulsa Planning Office at INCOG. All electronic devices must be silenced.

**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.
BOARD OF ADJUSTMENT
CASE REPORT

STR: 8317 Case Number: BOA-23097
CZM: 52
CD: 2

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Pete Webb

ACTION REQUESTED: Variance to allow more than one sign per street frontage in an Office District (Sec. 60.060-B1); Variance to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Sec. 60.060-E, 60.060-E1, 60.060-E3); Variance to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C)

LOCATION: 2408 E 81 ST

PRESENT USE: Hospital/ Office Space

ZONED: OMH,OM

TRACT SIZE: 2031263.39 SQ FT

LEGAL DESCRIPTION: PRTLT1BEG939.90ENWCTHE558.08S30.29CRVRT
171.12CRVLF128.44CRVLF31.77E50.01S254.3 3W41.82CRVLF33.26CRVLF704.16E656.38S598
.22W1701.03N64.5W58S64.5W779.12CRVRT.10 N602.32E546.16CRVLF704.16CRVLF33.26W41.
82N254.33E50.01CRVLF31.77CRVLF128.44CRV RT171.12N2, ORAL ROBERTS UNIVERSITY
HGTS 2ND ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-22216; 05.10.11 the Board approved a variance for the Maximum display area and number of signs allowed per street frontage.

BOA 21433-A; on 07.24.12 the Board approved a variance of the requirement that a sign (previously approved BOA-21443) be lit by constant light in the OM, OMH district, variance to allow more than one sign in an OM, OMH district, variance to exceed total square feet of display surface area from 880 sf to 985 sf.

BOA-21433; on 06.26.12, the Board approved a variance to allow more than one sign in an OM district, a variance to exceed total square feet of display surface area from approximately 100 sf to approximately 880 sf., and a variance of maximum sign height in the OM district from 20 ft to 30 ft.

Surrounding Property:

BOA-21255; on 05.10.11, the Board approved a variance of the maximum display surface area for a sign in the OM district to 240 sf; a variance of the maximum permitted height for a sign in the OM district from 20 ft to 30 ft; and a variance of the requirement that illumination of a sign in the OM

REvised 4/5/2021
district shall be by constant light to permit a digital changeable copy sign; all to permit a ground sign on East 81st Street. Located at the SW/c of E 81 St S and S Delaware Ave.

BOA-18570/18571; on 11.09.99, the Board approved a variance to permit two signs per street frontage in an OM district; located at 2440 E 81 St S and 8408 S Delaware Ave.

BOA-14499; on 07.11.87, the Board approved a variance of the permitted size for an identification sign in an OM zoned district, not to exceed a period of two years; located at the SE/c of E 81 ST S and S Lewis Ave.

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

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 is located near the SE/c of E. 81st St. S. and S. Lewis Ave.

STAFF COMMENTS: The applicant is requesting Variance to allow more than one sign per street frontage in an Office District (Sec. 60.060-B1); Variance to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Sec. 60.060-E, 60.060-E1, 60.060-E3); Variance to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C)

60.060-B Signs Allowed

1. In addition to any sign exceptions allowed pursuant to Section 60.030, and any development identification sign allowed pursuant to Section 60.060-B2, lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.
60.060-E Dynamic Displays

Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may include a dynamic display.

1. The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
2. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
3. Dynamic displays in O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.
4. Dynamic displays are subject to the dynamic display regulations of Section 60.100.

60.060-C Maximum Area

Signs allowed in the OH district may not exceed 48 square feet in area or 0.50 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may a sign in an OH district exceed 225 square feet in area. Signs allowed in all other O districts may not exceed 32 square feet in area or 0.30 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 applicant stated that the proposed signs will be directional and way finding in nature and not advertising signs. The applicant has failed to indicate in his statement of hardship the need for dynamic display signage. The Board should ask the applicant to expand their hardship to explain why their proposed directional/wayfinding signs needs to be dynamic display.

STATEMENT OF HARDSHIP: Please see the attached statement provided by the applicant.

SAMPLE MOTION:

Move to ______ (approve/deny) a Variance to allow more than one sign per street frontage in an Office District (Sec. 60.060-B1); Variance to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Sec. 60.060-E, 60.060-E1, 60.060-E3); Variance to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C)

- 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."
Subject Property
perimeter for a carport (Section 90.090-C).  LOCATION: 536 South Zurich Avenue East (CD 5)

Presentation:
Paul Christian, 1873 East 46th Street North, Tulsa, OK; stated the carport will be attached to the existing garage and it will be open on all sides.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of BOND, the Board voted 3-0-0 (Back, Bond, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Flanagan absent) to APPROVE the request for a Special Exception to permit a 720 square foot carport in the required street yard with a modification to increase the permitted height from 8 feet to 9 feet at the perimeter for a carport (Section 90.090-C), per the conceptual plans 3.8, 3.9, 3.10 and 3.11 of 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:

LOT 1 BLK 22, WHITE CITY ADDN, City of Tulsa, Tulsa County, State of Oklahoma

22216—Eller & Detrich – Andrew Shank

Action Requested:
Variance to allow 2 signs on the South Lewis Avenue frontage and to increase the allowable display surface area for signs from 150 square feet to 253.86 square feet along the South Lewis Avenue frontage; Variance to allow 2 signs on the East 81 Street South frontage and to increase the allowable display surface area for signs from 150 square feet to 606.86 square feet along the East 81 Street South frontage (Section 60.060-B&C).  LOCATION: 2408 East 81st Street South (CD 2)

Mr. Bond recused and left the room at 1:18 P.M.

Presentation:
Andrew Shank, Eller & Detrich, 2727 East 21st Street, Tulsa, OK; stated he represents Oklahoma Surgical Hospital. The request is for two logo signs over 300 feet in the air on the west tower, and a 453 square foot sign on the north face of fourth floor west tower. The Board previously approved for Oklahoma Surgical Hospital's activities on the out parcel. The request is to place the signs on the southern portion of the diagram
as shown on the overhead projector. The two logos that are approximately 154 square feet will be at the top of the west tower.

Mr. Van De Wiele asked Mr. Shank if he was referring to the circular logo. Mr. Shank answered affirmatively.

Mr. Shank stated the hardship remains the same in this case as it was in the first two cases the Board addressed. There is a tremendously sized tract of land, and it is set back over 800 feet from 81st and Lewis.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of BACK, the Board voted 3-0-1 (Back, Van De Wiele, White "aye"; no "nays"; Bond "abstains"; Flanagan absent) to APPROVE the request for a Variance to allow 2 signs on the South Lewis Avenue frontage and to increase the allowable display surface area for signs from 150 square feet to 253.86 square feet along the South Lewis Avenue frontage; Variance to allow 2 signs on the East 81 Street South frontage and to increase the allowable display surface area for signs from 150 square feet to 606.86 square feet along the East 81 Street South frontage (Section 60.060-B & C), per the conceptual plans 4.19, 4.20, 4.21 and 4.22 of the agenda packet. Finding the hardship to be the volume of square footage of the towers exceeding two million square feet and the setback of the towers from the arterial street, coupled with the sheer size of the towers both in square footage and height, the Board believes it is an unnecessary hardship to the owner that the strict letter of the sign regulations be carried out. The Board finds that the following facts, favorable to the property owner, have been established:

a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
e. That the variance to be granted is the minimum variance that will afford relief;
f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

Part of Lot One (1), Block One (1), ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION, an addition to the City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Starting at the Northwest corner of said Lot 1, thence S 89°48'06" E along the Northerly line of Lot 1 for 939.90 feet to the Point of Beginning; thence continuing S 89°48'06" E along said Northerly line for 558.08 feet; thence S 00°11'54" W for 30.29 feet to a point of curve; thence Southerly and Southwesterly along a curve to the right with a central angle of 45°00'00" and a radius of 217.87 feet for 171.12 feet to a point of reverse curve; thence Southwesterly along a curve to the left with a central angle of 38°21'41" and a radius of 191.83 feet for 128.44 feet to a point of compound curve; thence Southwesterly, Southerly and Easterly along a curve to the left with a central angle of 96°38'19" and a radius of 18.83 feet for 31.77 feet to a point of tangency; thence S 89°48'06" E along said tangency for 50.01 feet; thence S 00°11'54" W for 254.33 feet; thence N 89°48'06" W for 41.82 feet to a point of curve; thence Westerly, Southerly and Southeastwesterly along a curve to the left with a central angle of 101°10'31" and a radius of 18.83 feet for 33.26 feet to a point of compound curve; thence Southeasterly and Easterly along a curve to the left, with a central angle of 78°49'29" and a radius of 511.83 feet for 704.16 feet to a point of tangency; thence S 89°48'06" E along said tangency for 656.38 feet to a point on the Easterly line of said Lot 1, said point being 1008.29 feet Southerly of the Northeast corner thereof; thence S 00°24'38" W along said Easterly line for 598.22 feet; thence N 89°53'47" W along an extension of and along the Northerly line of Lot 1 in Block 1 of UNIVERSITY VILLAGE, an addition to the City of Tulsa, Tulsa County, Oklahoma, for 2538.15 feet to the Northwest corner of said Lot 1 of UNIVERSITY VILLAGE; thence N 00°01'32" W for 0.00 feet to a point of curve; thence Northerly along the Westerly line of Lot 1 of ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION on a curve to the right with a central angle of 00°00'58" and a radius of 350.00 feet for 0.10 feet to a point of tangency; thence N 00°00'34" W along the Westerly line of said Lot 1 on said tangency for 602.32 feet; thence S 89°48'06" E for 546.16 feet to a point of curve; thence Easterly and Northeastwesterly along a curve to the left with a central angle of 78°49'29" and a radius of 511.83 feet for 704.16 feet to a point of compound curve; thence Northeastwesterly, Northerly, and Westerly along a curve to the left with a central angle of 101°10'31" and a radius of 18.83 feet; for 33.26 feet to a point of tangency; thence N 89°48'06" W along said tangency for 41.82 feet; thence N 00°11'54" E for 254.33 feet; thence S 89°48'06" E for 50.01 feet to a point of curve; thence Easterly, Northerly, and Northwesterly along a curve to the left with a central angle of 96°38'19" and a radius of 18.83 feet for 31.77 feet to a point of compound curve; thence Northwesterly along a curve to the left with a central angle of 38°21'41" and a radius of 191.83 feet for 128.44 feet to a point of reverse curve; thence Northwesterly and Northerly along a curve to the right with a central angle of 45°00'00" and a radius of 217.87 feet for 171.12 feet to a point of tangency; thence...
N 00°11'54" E along said tangency for 21.30 feet to a point of curve; thence Northerly and Northwesterly along a curve to the left with a central angle of 22°01'21" and a radius of 24.00 feet for 9.22 feet to the Point of Beginning, City of Tulsa, Tulsa County, State of Oklahoma

Mr. Bond re-entered the meeting at 1:23 P.M.

22217—Kevin Braughton

Action Requested:
Variance of the required Build-to Zone (BTZ) to permit a building setback of 91 feet; Variance of the minimum parking area street setback from 30 feet to 23 feet to permit an AT&T retail store in the CS/RDO-3 District (Section 20.050-C)

LOCATION: North of the NE/Cornor of Riverside Parkway and South Delaware Avenue East (CD 2)

Presentation:
Mike Mellinger, 3000 Alta Mesa Boulevard, Fort Worth, TX; stated when he purchased the property it was before the overlay zone was initiated. He met with the City last year but unfortunately had some delays pending the approvals with AT&T. During the meeting with City he was told that if he didn’t get the plans in by a certain date the case would need to come before the Board. The building cannot be placed where the Code requires it to be because there is an easement benefitting the two property owners on either side of the subject property. The building is placed close to where the easement area allows. His company tries not to have a situation where parking is incurred on anyone else’s property, but he owns and operates the store in the rear of the mall and he is moving out to the street primarily for better public viewing.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of BACK, the Board voted 4-0-0 (Back, Bond, Van De Wiele, White “aye”; no “nays”; no “abstentions”; Flanagan absent) to APPROVE the request for a Variance of the required Build-to Zone (BTZ) to permit a building setback of 91 feet; Variance of the minimum parking area street setback from 30 feet to 23 feet to permit a commercial structure in the CS/RDO-3 District (Section 20.050-C), per conceptual plans 5.11 and 5.12 of the agenda packet. Finding the hardship to be the size, the shape and the site is a remainder parcel from a previously developed site with existing concrete drives and shared access easements making it difficult to develop with the current RDO overlay.
UNFINISHED BUSINESS

21255—A-MAX Sign Company

Action Requested:
Variance of the maximum display surface area for a sign in the OM district (Section 602.B.4.c) to 240 sq. ft.; a Variance of the maximum permitted height for a sign in the OM district (Section 602.B.4.e) from 20 ft. to 30 ft.; and a Variance of the requirement that illumination of a sign in the OM district shall be by constant light to permit a digital changeable copy sign (Section 602.B.4.f); all to permit a ground sign on East 81st Street. Location: 2702 East 81st Street

Presentation:
Brian Ward, 9520 East 55th Place, Tulsa, OK; stated there is a new sign proposed for Victory Bible Institute, the 24/7 Ministries, and the 3-D College. He informed the Board that a couple of years ago Victory Bible Institute was consumed by the Department of Transportation for the highway widening project at 51st and Peoria Avenue, and Victory moved to the 81st and Delaware location. At that point they knew they needed to do something about their signage because the existing signage was inadequate for all their needs. The square footage of the proposed sign has been kept to a minimum with a color message unit added to advertise the many functions within their building. The ORU Mabee Center is to the north and the City Plex Towers are to the south and with the surrounding land and buildings, a 30-foot tall sign will not appear that tall.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of VAN DE WIELE, the Board voted 3-0-0 (Henke, Van De Wiele, White "aye"; no "nays"; no "abstentions") to APPROVE the Variance of the maximum display surface area for a sign in the OM district (Section 602.B.4.c) to 240 sq. ft.; a Variance of the maximum permitted height for a sign in the OM district (Section 602.B.4.e) from 20 ft. to 30 ft.; and a Variance of the requirement that illumination of a sign in the OM district shall be by constant light to permit a digital changeable copy sign (Section 602.B.4.f); all to permit a ground sign on East 81st Street. This will be subject to the conceptual plan submitted today showing the dimensions of the sign, as well as the location of the sign and as shown on page 4.6 which is substantially the same place where the current sign is presently located, finding that the topography of this lot and the development in and around this lot will present a hardship such that, by reason of
extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 1, BLK 1, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

*********

NEW APPLICATIONS

*********

Case No. 20300-A—Lonnie Basse

Action Requested:
Modification of a condition of a previous approval to eliminate or extend the time limitation of five years related to a special exception permitting seasonal outdoor retail sales and open air activities on the CS zoned property. Location: NE/c of East 81st Street and South Mingo Road

Presentation:
Lonnie Basse, 4732 South Columbia Place, Tulsa, OK; stated he is requesting the Board to consider an elimination or extension of the time limitation previously permitted on the subject property. He advised that the corn maze venture has been discontinued to the north due to the inability to cultivate the crop.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of WHITE, the Board voted 3-0-0 (Henke, Van De Wiele, White "aye"; no "nays"; no "abstentions") to APPROVE the Modification of a condition of a previous approval to eliminate the time limitation of five years related to a special exception permitting seasonal outdoor retail sales and open air activities on the CS zoned property. This will be subject to all other previous conditions that were established on the original application; for the following property:

05/10/2011-1047 (6)
height from 14 feet to 24 feet to better match historical style of the home. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 12 BLK 23, SUNSET TERRACE, TRAVIS PARK ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Action Requested:
Variance of the requirement that a sign (previously approved BOA-21443) be lit by constant light in the OM, OMH district (Section 602.B.4.f); Variance to allow more than one sign in an OM, OMH district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from 880 square feet to 985 square feet (Section 602.B.4.c). LOCATION: 2440 East 81st Street, 8101 South Lewis Avenue, 8100 South Lewis Avenue (CD 2)

Presentation:
Andrew Shank, 2727 East 21st Street, Suite 200, Tulsa, OK; stated this case was before the Board recently. The developers are preparing for a grand opening and during that process they were in a rush to get everything filed and missed a wall sign on the north side and the digital element in the approved ground sign. The hardship is the unique shape of the lot and the depth of the lot. If the variances are approved it will allow the clinic to advertise their message to the public and utilize the visual technology of today in an office district.

Mr. White asked Mr. Shank if these were the same signs as were previously approved. Mr. Andrew agreed that they were but the developers want to make the display surface digital, which is roughly 30% of the previously approved square footage. The additional 105 square feet is for a wall sign on the north face. Originally the ground sign was conceptually approved to be located 70'-0" from the centerline of East 81st Street. Since that time the developer would like to locate the ground sign farther back from 81st Street.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.
Board Action:
On MOTION of WHITE, the Board voted 3-0-0 (Henke, Tidwell, White "aye"; no "nays"; no "abstentions"; Stead, Van De Wiele absent) to APPROVE the request for a Variance of the requirement that a sign (previously approved BOA-21443) be lit by constant light in the OM, OMH district (Section 602.B.4.f); Variance to allow more than one sign in an OM, OMH district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from 880 square feet to 985 square feet (Section 602.B.4.c). This is in all in regard to the sign that is in previous case BOA-21443, that is shown at the north side of the property; it will be the same sign except it will be located no closer than 70'-0" from the centerline of East 81st Street. Finding the hardship to be the unusual size and odd shape of the lot itself, and the fact that the other signs on the property are almost hidden from view of the general public. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

PRT LT 1 BEG NWC TH S1008.29 E546.16 TH ON CRV LF 704.16 TH ON CRV LF 33.26 W41.82 N254.33 E50.01 TH ON CRV LF 31.77 TH ON CRV LF 128.44 TH ON CRV RT 171.12 N21.30 TH ON CRV LF 9.22 W939.9 POB LESS BEG NWC LT 1 TH E431.84 S1008.79 W431.84 N1008.65 POB BL, PRT LT 1 BEG NWC TH E431.84 S1008.79 W431.84 N1008.65 POB BLK 1, PRTL T1 BEG 939.90 N EWCTHE558.08 S30.29 CRVRT 171.12 CRVLF128.44 CRVLF31.77 E50.01 S254.3 3 W41.82 CRVLF33.26 CRVLF704.16 E656.38 S598 .22 W1701.03 N64.5 W58S64.5 W779.12 CRVRT.10 N602.32 E546.16 CRVLF704.16 CRVLF33.26 W44.1. 82 N254.33 E50.01 CRVLF31.77 CRVLF128.44 CRV RT 171.12 N21.30, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**LTS 9 THRU 12 LESS E10 THEREOF FOR ST BLK 1, FLORENCE PARK ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**21443—Andrew Shank**

**Action Requested:**
- Variance to allow more than one sign in an OM district (Section 602.B.4.b);
- Variance to exceed total square feet of display surface area from approximately 100 square feet to 880 square feet (Section 602.B.4.c);
- Variance of maximum sign height in the OM district from 20 feet to 30 feet (Section 602.B.4.e).

**LOCATION:** 2440 East 81st Street, 8101 South Lewis Avenue, 8100 South Lewis Avenue (CD 2)

Mr. Tidwell left the meeting at 2:59 p.m.

**Presentation:**
Andrew Shank, 2727 East 21st Street, Suite #200, Tulsa, OK; Mr. Shank requested the Board refer to page 11.11 in their agenda packet. The drawing ST4 is the north face of the building, and this is the drawing that staff appropriately raised an issue with because there was a smaller sign called out on it. This Oklahoma surgical hospital did not have the square footage spelled out. The smaller portion will be removed and the language, "Oklahoma Surgical Hospital", is about 206 square feet. The relief requested does not need to change. The drawing ST2 is the west elevation and it is essentially three signs. This totals 417 square feet, conservatively, and will display "The Premier Family Center".

Mr. Tidwell re-entered the meeting at 3:02 p.m.

Mr. Shank continued to say, as more doctors are brought into the center their names will be added to the display. The drawing ST1.0 is the northeast elevation displayed on page 11.11, which shows 65 square foot display surface area. These drawings bring clarity to the wall signs. The 30 foot ground sign in the front of the building is 192
square feet. In the aggregate, that totals 880 square feet so the relief does not need to change. Mr. Shank just wanted to clarify that the north face sign will be changed.

Ms. Stead asked Mr. Shank to verify that there was one entrance sign, six wall signs, and one directional sign that are all non-digital. Mr. Shank answered affirmatively.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of STEAD, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to APPROVE the request for a Variance to allow more than one sign in an OM district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from approximately 100 square feet to 880 square feet (Section 602.B.4.c); Variance of maximum sign height in the OM district from 20 feet to 30 feet (Section 602.B.4.e). This large medical facility having many facets needs directional and other signage. The Board approves one entrance sign, six wall signs, and one directional sign totaling 880 square feet. All signs are to be non-digital, but will be lighted according to code. The conceptual placement of these signs is shown on page 11.11. These signs may improve visibility for the medical facility that has poor accessibility and identification from the nearby East 81st Street. In granting these variances the Board has found by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

PRT LT 1 BEG NWC TH S1008.29 E546.16 TH ON CRV LF 704.16 TH ON CRV LF 33.26 W41.82 N254.33 E50.01 TH ON CRV LF 31.77 TH ON CRV LF 128.44 TH ON CRV RT 171.12 N21.30 TH ON CRV LF 9.22 W939.9 POB LESS BEG NWC LT 1 TH E431.84 S1008.79 W431.84 N1008.65 POB BL, PRT LT 1 BEG NWC TH E431.84 S1008.79 W431.84 N1008.65 POB, BLK1, PRT LT 1 BEG 939.90 ENWCTHE558.08 S30.29 CRVRT171.12 CRVF128.44 CRVF31.77 E50.01 S254.33 W41.82 CRVF33.26 CRVF70 4.16 E565.38 S598.22 W1701.03 N64.5 W588.64 W779.12 CRVRT.10 N602.32 E546.16 C RVLT704.16 CRVF128.44 CRVF31.77 CRVF128.44 CRVRT17 1.12 N21.30, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

************
Board Action:
On MOTION of TURNBO, the Board voted 5-0-0 (Dunham, Cooper, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; none "absent") to CONTINUE Case No. 18568 to November 23, 1999 at 1:00 p.m. in order to allow the applicant to meet with the interested parties.

************

Case No. 18570 and 18571

Action Requested:
Case No. 18570: Variance to permit two signs per street frontage in OM zoning. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, and Case No. 18571: a Variance to permit two signs per street frontage. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, located 2440 East 81st Street and 8408 South Delaware.

Presentation:
Kevin Hutchison, 6550 East Independence, Tulsa, Oklahoma, submitted photographs (Exhibit T-2) a site plan (Exhibit T-1 & U-1) and stated that the two variance requests are both the same and owned by a common owner. He indicated that the building on 81st Street is zoned OM and the Delaware location is zoned RM. Both properties have the same requirements regarding square footage of signs allowed per lineal foot of street frontage and the number of signs allowed.

Mr. Hutchison stated that the reason for the variance is because there are already existing signs consuming the allotted number, but there is allowable square footage available. He indicated that it is difficult to distinguish the subject business from the other businesses in City Plex Towers and Oral Roberts University. The proposed signage, combined with the existing signs, does not exceed the allowable square footage for each frontage allowed under the Code.

Mr. Hutchison indicated that the proposed sign on the 81st Street building faces the University and cannot be viewed from any residential areas and the proposed sign on Delaware can be viewed from a residential area; however, the homes are behind a concrete wall and a row of mature hardwoods. Mr. Hutchison concluded that the building sets below the grade of Delaware and the view is further obstructed by a PSO electrical substation.

There were no interested parties wishing to speak.
Board Action:
On MOTION of DUNHAM, the Board voted 5-0-0 (Dunham, Cooper, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; none "absent") to Approve Case No. 18570: a variance to permit two signs per street frontage in OM zoning. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, and Case No. 18571: a Variance to permit two signs per street frontage. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, per plan submitted, finding that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan on the following described property:

**Case No. 18570**: Part of Lot 1, Beg. at the NW/c thence S 1008.29' E 546.16' thence on curve to the left 704.16' thence on curve to the left 33.26' W 41.82' N 254.33' E 50.01' thence on curve to the left 31.77' thence on curve to the left 128.44' thence on curve to the right 171.12' N 21.30' thence on curve to the left 9.22' W 939.9' to the POB less beg. at the NW/c Lot 1 thence E 431.84' S 1008.79' W 431.84' N 1008.65' to POB, Block 1, City of Tulsa, Tulsa County, State of Oklahoma, and being located in an OM zoned district.

**Case No. 18571**: Part of Lot 1 Beg. 663' W & 986.05' N of the SE/c thence E 320' S 500' W 320' N 500' to the POB, Block 1, Oral Roberts University Heights 2ND Addition, City of Tulsa, Tulsa County, State of Oklahoma, and being located in an RM-1 zoned district.

There being no further business, the Chairman declared the meeting adjourned at 3:48 p.m.

Date approved: 1/11/2000

**Chairman**
Case No. 14498 (continued)

Mr. Jones informed that the tract in question is located in a watershed development area and the applicant will be required to obtain a Watershed Development Permit before starting construction. A copy of the Stormwater Case Review (Exhibit X-1) was submitted.

Board Action:

On MOTION of QUARLES the Board voted 4-0-0 (Bradley, Quarles, Smith, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to APPROVE a Variance (Section 240.2(e) - Permitted Yard Obstructions - Use Unit 1206) of the permitted size of an accessory building from 750 sq. ft. to 840 sq. ft.; subject to Stormwater Management approval; finding that the new garage will replace the portable building; and finding that the granting of the variance request will not cause substantial detriment to the neighborhood and will be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 17, Block 4, Harvard Hills Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14499

Action Requested:
Variance - Section 620.2(d) - Accessory Use conditions - Use Unit 1221 - Request a variance of the permitted size of signs to allow for directional/identification signs, located SE/c 81st Street and Lewis Avenue.

Presentation:
The applicant, Charles Norman, 909 Kennedy Building, Tulsa, Oklahoma, stated that he is representing Oral Roberts University and submitted a temporary sign plan (Exhibit H-1), a permanent sign plan (Exhibit H-2) and photographs (Exhibit H-3). He stated that the purpose of this application is to locate a new identification sign and message sign at the southeast corner of 81st Street and Lewis Avenue. Mr. Norman informed that the sign is for the Healing Outreach Center which is located approximately 600' east of the intersection. He noted that Phase I of the project has been completed and 24 acres has been set aside for the project, with 800' of frontage on 81st Street and 1000' of frontage on Lewis Avenue. He pointed out that the project is permitted to have two signs, 150 sq. ft. each, for the project. Mr. Norman asked permission of the Board to locate a 10' by 20' temporary sign at the intersection, which would remain in place until completion of Phase II. He stated that the temporary sign will be at this location for approximately two years and will be constructed of quality material. Mr. Norman asked permission to replace the temporary sign with a permanent one at the end of the construction period. He informed that the permanent sign will be 30' by 30 1/2', with a display message across the top, a logo disk along the side identifying the
ministry and a lighted vestige board (3 1/2' by 26') which will have the capability of message changes from a computer generated location in the Healing Outreach Center. Mr. Norman stated that the City of Faith Hospital is in the background view and the nearby Mabee Center sign is 48' in height. He pointed out that the display surface area of the sign is 290 sq. ft., or if the columns that support the sign are added, that figure changes to 520 sq. ft. Mr. Norman asked the Board to find that the structural supports are not arranged to become a part of the attention attracting aspects of the sign. He pointed out that the supports will be constructed of marble which will be the same as the marble on the Healing Outreach Center. He explained that a hardship is demonstrated by the unusual size of the tract, the large buildings in the background, and the fact that the signs would be permitted by right if in the CS Zone across the street.

Comments and Questions:
Ken Bode, Assistant Sign Inspector, informed that the height limitation on the temporary sign is 15' and the limit for the permanent sign is 20'.

There was discussion as to whether or not the application was properly advertised since the size of the sign was mentioned, but not the height.

After discussion, it was concluded by the Board that the size of the sign would include the height.

Board Action:
On MOTION of SMITH the Board voted 4-0-0 (Bradley, Quarles, Smith, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to APPROVE a Variance (Section 620.2(d) - Accessory Use conditions - Use Unit 1221) of the permitted size of signs to allow for directional/identification signs; per plot plans submitted; subject to the temporary sign being located on the property for a period of 2 years only; finding a hardship demonstrated by the large size of the tract and mixed zoning classifications in the area; on the following described property:

A tract of land, containing 23.9781 acres, that is part of Block 1, of Oral Roberts University Heights 2nd Addition, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: Beginning at a point, said point being the NW/c of Block 1 of Oral Roberts University Heights 2nd Addition; thence S 89°48'06" E along the northerly line of Oral Roberts University Heights 2nd Addition for 969.82'; thence S 0°11'54" W for 30.29' to a point of curve; thence southerly and southeasterly along a curve to the left with a central angle of 45°00'00" and a radius of 189.71' to a
To whom it may concern,

The primary purpose of the digital signage and the other signage is way-finding for patients of both Advanced Orthopedics and Oklahoma Surgical Hospital.

The objective of the signage is to attract the patients to the parking garage where they have protected access to the facility.

These are not advertising signs, rather they are directional/wayfinding.

Due to hundreds of daily new patient visitors and so many of those visitors hitting the property for the first time, additional signage is critical to help them locate the correct building entrances and associated parking.

Patients begin arriving at the hospital for appointments as early as 5:00 a.m. Since patients begin arriving so early in the morning, it would be very helpful to have the hour restrictions waived.

The digital signs do not directly face any residential facilities. As well, these signs are substantially smaller than the existing Mabee Center digital sign.

Although the property is zoned Office, the largest tenant contingent is medical. AOK and OSH together comprise almost 350,000 square feet.

Forty-two percent of the space under at CityPlex is medical space.

Thank you,

Pete Webb
Claude Neon Federal Signs
Cell: 918-277-5719
Office: 918-587-7171
APPLICATION NO: SIGN-077130-2020 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)

Location: 2408 E. 81st St.
Description: Wall sign, west elevation

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 / EMAIL 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)
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. 60.060-B Signs Allowed
1. In addition to any sign exceptions allowed pursuant to Section 60.030, and any development identification sign allowed pursuant to Section 60.060-B2, lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts. **Review comments:** The proposed sign on the lot exceeds the maximum number of on-premise signs per street frontage allowed in an Office zoning district. Lots in an Office district are only allowed one sign per street frontage. You may pursue a variance from the Board of Adjustment (BOA) to permit more than one sign in an Office district to be oriented toward the Lewis Avenue frontage. See information below regarding variances.

2. 60.060-C Maximum Area
Signs allowed in the OH district may not exceed 48 square feet in area or 0.50 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may a sign in an OH district exceed 225 square feet in area. Signs allowed in all other O districts may not exceed 32 square feet in area or 0.30 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 wall sign on the west elevation has an area of 160 square feet, which exceeds the maximum allowable area of 150 square feet in an OMH district. You may reduce the display area of the proposed sign to be 150 square feet or less, or you may pursue a variance from the BOA to permit a wall sign to exceed the allowed sign area of 150 square 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.

2.232
INFORMATION ABOUT SUBMITTING REVISONS

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)
60.060-B Signs Allowed
1. In addition to any sign exceptions allowed pursuant to Section 60.030, and any development identification sign allowed pursuant to Section 60.060-B2, lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

Review comments:
The proposed sign on the lot exceeds the maximum number of on-premise signs per street frontage allowed in an Office zoning district. Lots in an Office district are only allowed one sign per street frontage. You may pursue a variance from the Board of Adjustment (BOA) to permit more than one sign in an Office district to be oriented toward the E. 81st St. frontage. See information below regarding variances.

60.060-E Dynamic Displays
Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may include a dynamic display.

1. The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
2. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
3. Dynamic displays in O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.
4. Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review Comments: Dynamic displays are prohibited for this use in an O district. In addition, the proposed 72 square foot dynamic display area exceeds the permitted 32 square foot display area. Furthermore, there are two proposed dynamic display signs for the north elevation, which exceeds the maximum of one dynamic display sign allowed per street frontage. You may revise the sign plans to comply with this code section, or you may pursue a variance from the BOA to permit a dynamic display sign in an O district for this use, to permit the dynamic display area to exceed the permitted 32 square feet, and to have more than one dynamic display sign per street frontage in an O 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.
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.
APPLICATION NO: SIGN-082287-2020 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)  
Location: 2408 E. 81st St.  
Description: Wall sign, north elevation, east 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-082287-2020 2408 E. 81st St. February 17, 2021

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.

60.060-B Signs Allowed
1. In addition to any sign exceptions allowed pursuant to Section 60.030, and any development identification sign allowed pursuant to Section 60.060-B2, lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

Review comments:
The proposed sign on the lot exceeds the maximum number of on-premise signs per street frontage allowed in an Office zoning district. Lots in an Office district are only allowed one sign per street frontage. You may pursue a variance from the Board of Adjustment (BOA) to permit more than one sign in an Office district to be oriented toward the E. 81st St. frontage. See information below regarding variances.

60.060-E Dynamic Displays
Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may include a dynamic display.
1. The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
2. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
3. Dynamic displays in O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.
4. Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review Comments: Dynamic displays are prohibited for this use in an O district. In addition, the proposed 72 square foot dynamic display area exceeds the permitted 32 square foot display area. Furthermore, there are two proposed dynamic display signs for the north elevation, which exceeds the maximum of one dynamic display sign allowed per street frontage. You may revise the sign plans to comply with this code section, or you may pursue a variance from the BOA to permit a dynamic display sign in an O district for this use, to permit the dynamic display area to exceed the permitted 32 square feet, and to have more than one dynamic display sign per street frontage in an O 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.
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.
HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Tom Neal

ACTION REQUESTED: Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (Sec. 45.031-D); Variance to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A2; 45.031-D6.a); Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate. (Section 90.090-C); Variance to allow more than 30% coverage by a Detached Accessory Dwelling Unit in the rear setback in an RS-3 District (Section 90.090-C, Table 90-2)

LOCATION: 1240 S GARY AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 10 BLK 7, PILCHER SUMMIT ADDN

RELEVANT PREVIOUS ACTIONS:
Subject property: None.

Surrounding properties:

BOA-20548; On 08.14.08 the Board approved a Variance of the size limits and setbacks for a detached garage. Property located 1243 S. Gary Ave.

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 located North of the NW/c of S. Gary Avenue and E. 13th St. S.

STAFF COMMENTS: The Applicant is requesting a Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (Sec. 45.031-D); Variance to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A2; 45.031-D6.a); Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate. (Section 90.090-C); Variance to allow more than 30% coverage by a Detached Accessory Dwelling Unit in the rear setback in an RS-3 District (Section 90.090-C, Table 90-2)

Included in your packet is a copy of the regulations found in Chapter 45 for Accessory Buildings and Accessory Dwelling Units and the regulations in Chapter 90 for accessory buildings located in the rear setback.

The applicant is requesting an accessory Dwelling Unit that will be 23’ 9” in height, will cover 400 sf of rear yard and will be 1,105 sf of floor area between 2 floors.

The applicant is requesting an Accessory Dwelling Unit/Garage that is roughly 90% the size of the principal structure. The applicant should be able to further articulate in their hardship that the requested relief is the minimum needed and justify the circumstances that makes this property markedly different from the many non-conforming lots in midtown Tulsa. On 03.09.2021 the Board approved a Special Exception for an Accessory Dwelling Unit at a property located at 2221 E. 12th Pl. S. Though the property is not in the immediate area it very similarly sized lot within the same zoning classification. That case requested Special Exception but did not seek any variances related to the size or height of the ADU.

Plans Approved in BOA-23088:
STATEMENT OF HARDSHIP:

Non-conforming Lot - The 1920’s existing garage is too small for modern cars and trucks. ADU to provide living space for adult child of family or income.

SAMPLE MOTION:

Move to _______ (approve/deny) a Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (Sec. 45.031-D)

- 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 to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A2; 45.031-D6.a); Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate. (Section 90.090-C); Variance to allow more than 30% coverage by a Detached Accessory Dwelling Unit in the rear setback in an RS-3 District (Section 90.090-C, Table 90-2)

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

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."
Subject property
Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts
   In RE and RS-1 districts, 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 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

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]

   [1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C2.

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of Section 70.120 and comply with the regulations of Section 90.090-C1.

Section 45.031 ADU, Accessory Dwelling Units in R, AG, and AG-R Districts

Section 45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a detached house to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

Section 45.031-B Purpose

1. The purpose of allowing accessory dwelling units within R, AG, and AG-R districts is to:
   a. accommodate new housing units while preserving the character of existing neighborhoods;
   b. allow efficient use of the city’s existing housing stock and infrastructure;
   c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and
d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

Section 45.031-C Applicability
These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

Section 45.031-D Regulations
1. Where Allowed
Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

2. Number
No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation
An accessory dwelling unit may be created only through the following methods:
   a. Constructing an accessory dwelling unit on a lot with a new or existing detached house; or
   b. Converting or increasing existing floor area within an accessory building on a lot with an existing detached house.

4. Density (Minimum Lot Area and Lot Area per Unit)
No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)
No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size
   a. RE and RS-1 Districts
      In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]
   b. RS-2, RS-3, RS-4, RS-5, and RM Districts
Chapter 45 | Accessory Uses and Structures

Section 45.040 | Compressed Natural Gas (CNG) Refueling Appliances

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

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see Section 90.090-C2.

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the detached house. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the detached house.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in Section 1.030 are subject to the following regulations:

1. Dumpsters may only be placed with the written permission of the owner of the subject property.

2. Dumpsters must be located on a dustless, all-weather surface.

3. Dumpsters may not:
   a. Obstruct motorized or non-motorized traffic;
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.

2. Detached Accessory Buildings, including Accessory Dwelling Units, in RE, RS, RD Districts and RM Zoned Lots Used for Detached Houses or Duplexes.

a. Detached accessory buildings, including Accessory Dwelling Units, may be located in rear setbacks provided that:

(1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and

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

(2) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-2:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Maximum Coverage of Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-1 and RE Districts</td>
<td>20%</td>
</tr>
<tr>
<td>RS-2 District</td>
<td>25%</td>
</tr>
<tr>
<td>RS-3, RS-4, RS-5 and RD Districts</td>
<td>30%</td>
</tr>
<tr>
<td>RM zoned Lots Used for Detached Houses or Duplexes</td>
<td>30%</td>
</tr>
</tbody>
</table>
Case No. 20545
Action Requested:
Verification of the spacing requirement for a liquor store of 300 ft from another liquor store, blood banks, plasma centers, day labor hiring centers, pawn shops and bail bonds offices. (Section 1214.C.3), located: 1275 South Memorial Drive East.

Presentation:
Tina Ring, 1279 South Memorial Drive, verified spacing requirement in the agenda packet.

Interested Parties:
There were no interested parties who wished to speak.

Board Action:
On Motion of White, the Board voted 4-0-0 (White, Stephens, Stead, Tidwell "aye"; no "nays"; no "abstentions"; Henke "absent") to APPROVE a Verification of the spacing requirement for a liquor store of 300 ft from another liquor store, blood banks, plasma centers, day labor hiring centers, pawn shops and bail bonds offices. (Section 1214.C.3), on the following described property:

LT 7 LESS W10 FOR ST BLK 3, FOREST ACRES, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20548
Action Requested:
Variance of the maximum square footage permitted for a detached accessory building in an RS-3 district from 568 sq. ft. to 660 sq. ft.; and a Variance of the setback of a detached accessory building to 0 ft.; to permit a new garage, located: 1243 South Gary Avenue East.

Mr. White abstained from Case No. 20548.

Presentation:
Pam Lassek, 1243 South Gary Avenue East, stated her home was built in the late 1920's. The garage is small and dilapidated and needs to be demolished. She provided a site plan, rendering, photographs and letters of support (Exhibits D-1 through D-4). The plans include wood siding and space for two cars. The lot is narrow and the house is set back 41 ft. from the sidewalk. When she purchased
the property the privacy fence was in the utility easement. She had the fence moved. There is a bend in the drive to the garage. She pointed out the decorative cinderblock wall would be removed. She was challenged to save as much of her back yard as possible.

Comments and Questions:
Ms. Stead commented she could not have a window in the garage to the south. Mr. Cuthbertson added this is a fire code issue if you are within three feet of a property line.

Interested Parties:
Carlen Ritter, 10704 South Guthrie, Jenks, Oklahoma, represented Jewel, David John Clark and herself for the 1247 South Gary Avenue property. They don't mind her building a garage but they do not want the garage to be so close to their property.

Applicant's Rebuttal:
She indicated willingness to move further to the north if the Board made a condition.

Board Action:
On Motion of Stephens, the Board voted 3-0-1 (Stephens, Stead, Tidwell "aye"; no "nays"; White "abstained"; Henke "absent") to APPROVE a Variance of the maximum square footage permitted for a detached accessory building in an RS-3 district from 568 sq. ft. to 660 sq. ft.; and a Variance of the setback of a detached accessory building to 0 ft.; to permit a new garage, per plan, with no windows on the south side; finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan on the following described property:

LT 14 BLK 3, EAST LAWN ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20549
Action Requested:
Variance of the required setback from 61st St. from 50 ft. to 35 ft. (Section 903); Variance of the building setback from an abutting R district from 75 ft. to 15 ft. (Section 903); Variance of the parking requirement (Section 1214); to permit a redevelopment for retail uses, located: 9909 East 61st Street South.
APPLICATION NO: ZCO 80999-2021 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 1240 S Gary Ave E
Description: ADU

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. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.

2. 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.

3. 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.

A COPY OF A "RECORD SEARCH" IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)
1. **Section 45.031-D Regulations Where Allowed.** Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

   **Review Comments:** Apply to INCOG for a special exception to allow an Accessory Dwelling Unit in an RS-3 zoned area.

2. **Section 45.031-D,6,a b.** In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

   [1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see Section 90.090-C2.

   **Review Comments:** You are proposing 1209 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 (1195) you are allowed 478 sq ft of detached accessory structures floor area on your lot. Reduce the size of your proposed detached accessory structure to be less than 478 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.

3. **90.90.C: Detached Accessory Buildings.** Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.

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

4. **90.090-C.2) Detached Accessory Buildings**

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

      (2) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-
Review Comments: This lot is zoned RS-3. The rear setback is defined as the minimum distance set out by the zoning code of open unoccupied space between the rear lot line and the required rear setback (in your case, 20 feet from the rear property line). A maximum 30% area can be covered by the accessory building; (50' X 20' X 30%) allows 300 sq ft of coverage. You are proposing 420 sq ft of coverage in the rear setback. Revise your plans to show compliance or apply to BOA for a variance to allow more than 30% coverage in the rear setback.

If assistance is needed to find review comments or upload revisions contact Ashley Chaney 918-694-4196 or email at AChaney@cityoftulsa.org

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.
BOA-23098

Subject Tract

Aerial Photo Date: February 2018

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

BOA-23098

19-13 08

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

Aerial Photo Date: February 2018

3.23
BOARD OF ADJUSTMENT
CASE REPORT

STR: 0328
CZM: 29
CD: 3

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Sandra Doctor

ACTION REQUESTED: Special Exception to permit a carport in the street yard and street setback with modifications to size, height, and setbacks. (Section 90.090-C.1)

LOCATION: 1567 N OSWEGO AV E
ZONED: RS-3

PRESENT USE: Residential
TRACT SIZE: 9779.26 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 28, LOUISVILLE HGTS ADDN B9-30

RELEVANT PREVIOUS ACTIONS: 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”.

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 N. Oswego Ave. and E. Reading Pl.

STAFF COMMENTS: The applicant is requesting Special Exception to permit a carport in the street yard with modifications to size, height, and setbacks. (Section 90.090-C.1)
The proposed carport is to be 12' wide by 35' long and 12' 6" in height at the center and 11' in height the posts.

**SAMPLE MOTION:** Move to ________ (approve/deny) a Special Exception to allow a carport in the required street setback on an RS-3 zoned lot, with a modification to allow the area of the carport to exceed 20'-0" x 20'-0" (Section 90.090-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.
Facing South on Oswego

Facing North on Oswego
Subject property
APPLICATION NO: ZN LOD 81173-2021 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 1567 N Oswego 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. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.

2. 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.

3. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOC), 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.

A COPY OF A "RECORD SEARCH" IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)
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: If the regulations above cannot be met, you will need to address these items 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.

If assistance is needed to find review comments or upload revisions contact Ashley Chaney 918-694-4196 or email at AChaney@cityoftulsa.org

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.

Note: All references are to the City of Tulsa Zoning Code. Kink to Zoning Code: http://www.tmmapc.org/Documents/TulsaZoningCode.pdf

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.
Legal Description of Property
Lot 9, Block 28, of Blocks 9 through 30, Inclusive, Louisville Heights Addition to the City of Tulsa, State of Oklahoma, according to the Recorded Plot, therefore, and Known as 1567 N. Oswego Ave.

City of Tulsa
Office of the Building Inspector

Plans are generally approved for issuance of a Building Permit. This Approval does not constitute a waiver of any provision of the Building Code, nor should it be construed that this approval constitutes a certification that all Details shown are in compliance with the Code.
I hereby certify that the above inspection plat shows the improvements as located on the premises described, that they are entirely within the described tract boundaries, and that there are no encroachments thereon except as indicated; that the above plat shows all recorded plat easements and other such easements as have been disclosed and furnished us by lender; that this plat was prepared for identification purposes only for the Mortgagor and is not a land or property line survey; that no property corners were set, and it is not to be used or relied upon for the establishment of fence, building or other improvement lines. No responsibility is assumed herein or hereby to the present or future land owner or occupant.
### Structure Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Style: Carport</td>
<td>1</td>
</tr>
<tr>
<td>Roof: LightStone</td>
<td>1</td>
</tr>
<tr>
<td>Trim: LightStone</td>
<td>1</td>
</tr>
<tr>
<td>Gable End Wall: LightStone</td>
<td>1</td>
</tr>
<tr>
<td>Siding: LightStone</td>
<td>1</td>
</tr>
<tr>
<td>Wall Interior Color: White</td>
<td>1</td>
</tr>
<tr>
<td>Side Wall Interior: White</td>
<td>1</td>
</tr>
<tr>
<td>Roof Interior: White</td>
<td>1</td>
</tr>
<tr>
<td>Base Price: 12'x36'</td>
<td>1</td>
</tr>
<tr>
<td>Roof Style: Regular (Good)</td>
<td>1</td>
</tr>
<tr>
<td>Roof Pitch: 3/12 (Standard)</td>
<td>1</td>
</tr>
<tr>
<td>Roof Overhang: 6&quot;</td>
<td>1</td>
</tr>
<tr>
<td>Gauge: 14-Gauge Framing</td>
<td>1</td>
</tr>
<tr>
<td>Brace: Standard Brace</td>
<td>1</td>
</tr>
<tr>
<td>Engineer Certified: Certified 145 MPH/20</td>
<td>1</td>
</tr>
<tr>
<td>Leg Height: 11'</td>
<td>1</td>
</tr>
<tr>
<td>Left Side: Top - 3' Panel</td>
<td>1</td>
</tr>
<tr>
<td>Left Side Siding: Horizontal</td>
<td>1</td>
</tr>
<tr>
<td>Left Side J-Trim: Sides and Ends</td>
<td>1</td>
</tr>
<tr>
<td>Right Side: Top - 3' Panel</td>
<td>1</td>
</tr>
<tr>
<td>Right Side Siding: Horizontal</td>
<td>1</td>
</tr>
<tr>
<td>Right Side J-Trim: Sides and Ends</td>
<td>1</td>
</tr>
<tr>
<td>Front End: Gable End</td>
<td>1</td>
</tr>
<tr>
<td>Front End Siding: Horizontal</td>
<td>1</td>
</tr>
<tr>
<td>Front End J-Trim: Sides and Ends</td>
<td>1</td>
</tr>
<tr>
<td>Trusses: Standard</td>
<td>1</td>
</tr>
<tr>
<td>Approximate center clearance: 12' 6&quot;</td>
<td>1</td>
</tr>
</tbody>
</table>

### Additional Options

- 29 Gauge (Standard)

If a Telescopic Lift is required, customer will provide

Subtotal: $3,060.80

Tax Calculated Based Off Delivery Address: $260.78

Total Order Amount: $3,321.58

Deposit Required to Order: $489.73

Final Balance Due at Installation: $2,831.85
### Structure Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Style: Carport</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Roof: LightStone</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Trim: LightStone</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Gable End Wall: LightStone</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Siding: LightStone</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Wall Interior Color: White</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Side Wall Interior: White</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Roof Interior: White</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Base Price: 12'x36'</td>
<td>1</td>
<td>$1,595.00</td>
</tr>
<tr>
<td>Roof Style: Regular (Good)</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Roof Pitch: 3/12 (Standard)</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Roof Overhang: 6&quot;</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Gauge: 14-Gauge Framing</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Brace: Standard Brace</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Engineer Certified: Certified 145 MPH/20</td>
<td>1</td>
<td>$420.00</td>
</tr>
<tr>
<td>Leg Height: 11'</td>
<td>1</td>
<td>$525.00</td>
</tr>
<tr>
<td>Left Side: Top - 3' Panel</td>
<td>1</td>
<td>$130.00</td>
</tr>
<tr>
<td>Left Side Siding: Horizontal</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Left Side J-Trim: Sides and Ends</td>
<td>1</td>
<td>$43.20</td>
</tr>
<tr>
<td>Right Side: Top - 3' Panel</td>
<td>1</td>
<td>$130.00</td>
</tr>
<tr>
<td>Right Side Siding: Horizontal</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Right Side J-Trim: Sides and Ends</td>
<td>1</td>
<td>$43.20</td>
</tr>
<tr>
<td>Front End: Gable End</td>
<td>1</td>
<td>$160.00</td>
</tr>
<tr>
<td>Front End Siding: Horizontal</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Front End J-Trim: Sides and Ends</td>
<td>1</td>
<td>$14.40</td>
</tr>
<tr>
<td>Trusses: Standard</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Approximate center clearance: 12' 6&quot;</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

### Additional Options

29 Gauge (Standard)

If a Telescopic Lift is required, customer will provide

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Amount</th>
</tr>
</thead>
</table>

**Subtotal:** $3,060.80

**Tax Calculated Based Off Delivery Address:** $260.78

**Total Order Amount:** $3,321.58

**Deposit Required to Order:** $489.73

**Final Balance Due at Installation:** $2,831.85

### Signatures

Customer Signature: #1605632716392235
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes ☐
No ☐

Address 1567 N. Oswego Ave
City, State, Zip Tulsa, OK 74115

Print Name: Jose Hernandez
Signature: Jose Hernandez
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No ☒

Address: 1568 N. Oswego Ave
City, State, Zip: Tulsa, OK 74115

Print Name: Jackie Kelley
Signature: Jackie Kelley
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes ☐
No ☐

Address
City, State, Zip

Print Name: Sammy Spencer Shepherd
Signature: Sammy S. Shepherd

Other House
1571 N. Oswego
1810 N. Oswego Pl.
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No □
Address 1558 N. Oswego Ave
City, State, Zip TULSA OK 74115

Print Name: BLANCA E. RODRIGUEZ
Signature: [Signature]

4.23
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes ☐
No ☒

Address 1554 N. Oswego Ave
City, State, Zip Tulsa, OK, 74115

Print Name: Michael Howard
Signature: [Signature]

4.24
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No ☒
Address: 1553 N. Oswego
City, State, Zip: Tulsa, OK

Print Name: Angela Melendez Granzer
Signature: [Signature]
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes ☐
No ☑
Address 1547 N. Oswego Ave.
City, State, Zip Tulsa, OK 74115

Print Name: James H. Burkhalter
Signature: James H. Burkhalter
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes ☐
No ☑
Address: 1538 N. Oswego Ave
City, State, Zip: Tulsa, OK 74115

Print Name: Magdalena Estrada
Signature: Magdalena Estrada
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No ☐
Address 1531 N. Oswego Ave
City, State, Zip TULSA, OK 74115

Print Name: Yvette Martinez

Signature: [Signature]

4.28
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No ☐
Address 4010 E Reading Place
City, State, Zip Tulsa, OK 74115

Print Name: Lloyd Gates
Signature: [Signature]

4.29
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No ☒
Address 4005 E Reading PL
City, State, Zip TULSA OK 74005

Print Name: Michael Pitts
Signature: [Signature]

4.30
Hello,

We are your neighbors, Herman and Sandy Doctor. We live at 1567 N. Oswego Ave. We want to build a metal carport for our motor home/RV. We want to know if you have any objections to our building the carport. It will be built by Texwin.

Please sign below.

Yes □
No □
Address 4015 E Reading Pl
City, State, Zip Tulsa, OK, 74115

Print Name: Thomas Moody
Signature: Herman Doctor
Subject Tract

BOA-23099

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

Aerial Photo Date: February 2018

4.32
THIS PAGE

INTENTIONALLY

LEFT BLANK
BOARD OF ADJUSTMENT
CASE REPORT

STR: 9201
CZM: 36
CD: 4
HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Tom Neal

ACTION REQUESTED: Variance to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A.2, 45.031-D.6)

LOCATION: 1111 E 5 PL S
ZONED: RM-2

PRESENT USE: Residential
TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 7, CENTRAL PARK PLACE

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of the “Parks and Open Space Designation “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. 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.

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

ANALYSIS OF SURROUNDING AREA: The subject tract is located East fo the NE/c of S. Norfolk Ave. and E. 5th Pl. S.

STAFF COMMENTS: The applicant is requesting a Variance to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A.2, 45.031-D.6)
45.030-A Accessory Building Size

1. RE and RS-1 Districts
   In RE and RS-1 districts, 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 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

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]

   [1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C.2.

SAMPLE MOTION: Move to ________ (approve/deny) a Variance to allow the floor area of a Detached Accessory Dwelling Unit to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A.2, 45.031-D.6)

- 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

5.3
REVISED 4/5/2021
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 5th

Subject Property
Facing West on 5th
APPLICATION NO: ZCO 81012-2021 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 1111 E 5th Pl S
Description: ADU

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. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.

2. 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.

3. 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.

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)
REVIEW COMMENTS

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

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

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

1. Section 45.031-D,6,a b. In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see Section 90.090-C2.

Review comments: You are proposing 1840 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 (1261) you are allowed 504 sq ft of detached accessory structures floor area on your lot. Reduce the size of your proposed detached accessory structure to be less than 504 sq ft of total floor area or apply to BOA for a variance to allow a detached accessory structure to exceed 40% of the floor area of the principal residential structure.

2. 55.090-F Surfacing. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

Review Comments: Revise site plan to indicate a dustless all-weather parking surface from the public street to the proposed garage or apply to the Board of Adjustment for a Variance (section 70.120) to allow a material other than an approved material meeting the requirements of 55.090-F.

If assistance is needed to find review comments or upload revisions contact Ashley Chaney 918-694-4196 or email at AChaney@cityoftulsa.org

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.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code: http://www.tmapc.org/Documents/TulsaZoningCode.pdf
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.
Tulsa Board of Adjustment:

My name is Tara Dawson. My husband, John, and I purchased our home in June 2018. Our vision was to downsize and move to a neighborhood closer to downtown that was more walkable and accessible to Tulsa’s bike trail system. We found that spot in the Central Park Place neighborhood. When we purchased the house in 2018, it had been all but abandoned for 20+ years. You can imagine the condition. Virtually all that existed was the shell of a house. After a year of intensive labor and time, the renovations were complete and we were able to move in. The next task was the front yard renovation. As that has been completed, we’d like to focus our visions on the backyard. Our aim is to revitalize not only our house, but the neighborhood. In the years we’ve been a part of Central Park Place, our community has become stronger and friendships have been built. We’ve all inspired each other to continue bettering our neighborhood.

Specific to the plans for our accessory unit, we aim to blend the overall aesthetic with our home. We’ll be following the same color schemes and heavily landscaping the north yard/alley entrance area. Collectively as neighbors, we’ve talked about cleaning up and beautifying the alley behind the houses on our street in order to utilize that access more.

The Central Park Place neighborhood is currently zoned as Residential Multi-Family. Many of the properties in neighborhood have already taken advantage of this opportunity with accessory dwelling units in their backyards. The RM2 zoning allows citizens to positively contribute to the housing needs we’re experiencing in Tulsa. In the recent housing study from the City of Tulsa, results showed that a significant need exists to fill in the gap for the “missing middle”.

It is our hope that with the requested variance approvals, our family may have an impact in the right direction and that we continue propel our neighborhood forward in a desirable direction and build affordable housing for the “missing middle”. We hope to build a strong community and allow more people a place to live that’s walkable to downtown and the Pearl District, bikeable to almost anywhere on Tulsa’s trail system, and accessible to public transportation.

Enclosed are some before and after pictures of our renovations. I’ve sent them in an effort to display how much care and attention we’ve put into our home. We pledge to continue that endeavor and will ensure that we are good neighbors in our community.

Thank you for your consideration and we look forward to the future!

Tara and John Dawson
1111 E 5th Place, Tulsa, OK 74120
Subject Tract

BOA-23101

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

Aerial Photo Date: February 2018
Subject Tract
BOA-23101
19-12 01

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
BOARD OF ADJUSTMENT
CASE REPORT

STR: 8304
CZM: 52
CD: 8

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Matt Emmons

ACTION REQUESTED: Special Exception to increase the permitted driveway width in an RS-2 district. (Section 55.090-F.3)

LOCATION: 4112 E 62 ST S
ZONED: RS-2

PRESENT USE: Residential
TRACT SIZE: 11809.16 SQ FT

LEGAL DESCRIPTION: LT 4 BLK 2, LIVINGSTON PARK SOUTH RESUB PRT LIVINGSTON PARK B1

RELEVANT PREVIOUS ACTIONS: 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”.

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 West of the SW/c of S. Quebec and E. 62nd St. S.

STAFF COMMENTS: The applicant is requesting a Special Exception to increase the permitted driveway width in an RS-2 district. (Section 55.090-F.3)
3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-1.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

<table>
<thead>
<tr>
<th>Maximum Driveway Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Frontage</td>
</tr>
<tr>
<td>75'</td>
</tr>
<tr>
<td>60' - 74'</td>
</tr>
<tr>
<td>46' - 59'</td>
</tr>
<tr>
<td>30' - 45'</td>
</tr>
<tr>
<td>Less than 30'</td>
</tr>
<tr>
<td>Driveway Within Right-of-Way (feet) [1]</td>
</tr>
<tr>
<td>27'</td>
</tr>
<tr>
<td>26'</td>
</tr>
<tr>
<td>22'</td>
</tr>
<tr>
<td>20'</td>
</tr>
<tr>
<td>12'</td>
</tr>
<tr>
<td>Driveway Within Street Setback (feet)</td>
</tr>
<tr>
<td>30'</td>
</tr>
<tr>
<td>30'</td>
</tr>
</tbody>
</table>

TULSA ZONING CODE | July 1, 2020
page 55-20

SAMPLE MOTION:

Move to ________ (approve/deny) a Special Exception to increase the permitted driveway width in an RS-2 district. (Section 55.090-F.3)

- Per the Conceptual Plan(s) shown on page(s) _______ of the agenda packet.

- Subject to the following conditions (including time limitation, if any):
  ________________________________

- **Suggested Condition:** Applicant must acquire a right-of-way permit from the City of Tulsa and driveway to be built in compliance with all other city specifications.

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.
comments for stevak

Matthew Emmons <mattemmons@buildwithemmons.com>
Thu 3/4/2021 4:42 PM
To: Matthew Emmons <mattemmons@buildwithemmons.com>

Comments

55.090-F3 Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120. Maximum Driveway Width allowed in the Right Of Way (ROW) is 27’ and 30’ outside of ROW.

Corrective Action

Review Comments: This lot has a width of 96’. The submitted site plan proposes a combined driveway width that exceeds the maximum allowable driveway width within the ROW. Revise plans to indicate the combined driveway width shall not exceed 27’ width in the ROW or apply to the BOA for a special exception to allow a composite of all driveways within the ROW to exceed 27’ in width.

Matt Emmons, CGR
Emmons Construction LLC
918-995-7105
918-605-2379 cell
http://www.buildwithemmons.com
BOA-23102

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
BOARD OF ADJUSTMENT
CASE REPORT

Case Number: BOA-23104

STR: 9307
CZM: 37
CD: 4

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Kyle Gibson

ACTION REQUESTED: Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D); Special Exception to permit the alteration, expansion or enlargement of a non-conforming structure (Sec. 80.030-D)

LOCATION: 1504 E 20 ST S
ZONED: RS-3

PRESENT USE: Residential
TRACT SIZE: 6098.42 SQ FT

LEGAL DESCRIPTION: LT-3, BURNS SUB L5-6 B28 PARK PLACE

RELEVANT PREVIOUS ACTIONS:

Subject property: None.

Surrounding properties:

BOA-22732; On 09.10.19 the Board approved a variance of Table 90-2 to increase the percentage of allowed rear setback coverage for a detached accessory building. Property located 1407 E. 21st St. S.

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 West of the SW/c of E. 20th St. and S. St. Louis Ave. The property is in the Swan Lake Historic Preservation District though the detached accessory structure is not subject to HP review.

STAFF COMMENTS: The Applicant is requesting Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D); Special Exception to permit the alteration, expansion or enlargement of a non-conforming structure (Sec. 80.030-D)

Included in your packet is a copy of Sec. 45.031 which has the supplemental regulations for Accessory Dwelling Units.

SAMPLE MOTION:
Move to ______ (approve/deny) a Special Exception to allow an Accessory Dwelling Unit in an RS-3 District (45.031-D); Special Exception to permit the alteration, expansion or enlargement of a non-conforming structure (Sec. 80.030-D)

- 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.

REVISED 4/5/2021
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; for the following property:

LT 1 BLK 1, VILLAGE SOUTH, City of Tulsa, Tulsa County, State of Oklahoma

22732—Gorilla Brothers Renovations, LLC

Action Requested:
Variance to increase the accessory building coverage percentage in the rear
setback from 30% to 65% (Table 90-2). LOCATION: 1407 East 21st Street South
(CD 4)

Presentation:
Rob Taylor, 1407 East 21st Street, Tulsa, OK; stated he would like to build a patio and
a pavilion in the backyard. The yard is not very large and no matter how he tries to
build something he will be pushing up against one of his neighbor's property line. He
has lived in the house for 14 years and is trying to improve the property. He will be
removing a couple of dead and/or dying trees which take vegetation away from the
power lines. The neighbors have about a 12-foot privacy fence behind the house so it
will obscure their views and it would not be an eyesore to them.

Mr. Van De Wiele asked Mr. Taylor if this was just a covered patio addition that will be
east of the garage. Mr. Taylor answered affirmatively.

Mr. Van De Wiele asked Mr. Taylor if he had visited with the neighbors that live behind
him on 20th. Mr. Taylor stated that he has not.

Mr. Van De Wiele asked Mr. Taylor if he had anything positive or negative from any of
the neighbors. Mr. Taylor stated that he has not. Mr. Taylor stated that he has spoke
with the next-door neighbors that are on his street to let them know what he is
attempting to do.

Ms. Ross left the meeting at 2:00 P.M.

Ms. Radney asked Mr. Taylor if he used his existing garage for parking or for living
quarters. Mr. Taylor he basically uses it for storage.

Mr. Bond asked Mr. Taylor how visible will the new addition be to the neighbors. Mr.
Taylor stated they will not be able to see it at all, even if the 12-foot fence were not
there, then they would only be able to see the peak of the structure.
Mr. Van De Wiele asked Mr. Taylor if he was tying the addition into the roofline of the garage. Mr. Taylor answered affirmatively.

Mr. Bond asked Mr. Taylor when his house was built. Mr. Taylor stated the house was built in 1925.

**Interested Parties:**
Mike Buerker, 14824 East 92nd Street North, Owasso, OK; stated the garage is gabled and the addition will not be a vaulted line, so the neighbors will not be able to see this from the front or the back. There are two different ways the addition can go because he is not sure what the City will require. He can either attach to the existing garage or he can have it standing on four legs.

Ms. Ross re-entered the meeting at 2:03 P.M.

Mr. Buerker stated the addition is going to match the existing structure; it will look the same. He would like to tie it back into the garage so there are not two posts coming off the side door to the garage because it will keep it more open.

Mr. Bond asked Mr. Buerker if he has worked on houses that have been built since there was a Zoning Code in Tulsa. Mr. Buerker answered affirmatively. Mr. Bond asked Mr. Buerker if he encountered challenges with houses that were built before the Zoning Code. Mr. Buerker stated his only issue would be the fact that existing structures and the five-foot setback off the fence line.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of BOND, the Board voted 5-0-0 (Bond, Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; none absent) to APPROVE the request for a Variance to increase the accessory building coverage percentage in the rear setback from 30% to 65% (Table 90-2) in a RS-3 District, subject to conceptual plans 8.15, 8.16 and 8.17 of the agenda packet. The Board has found the hardship to be the location predating the Comprehensive Zoning Code and the limited availability of space. The additional structure be in keeping with the architectural style of the existing structure. 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;

09/10/2019-1236 (11)
c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
e. That the variance to be granted is the minimum variance that will afford relief;
f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

LT 6 BLK 2, HALSEY'S SUB L7&18&19B28 PARK PLACE ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Action Requested: Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary (Section 40.225-D).

LOCATION: 3202 South Memorial Drive East (CD 5)

Presentation: The applicant was not present.

Interested Parties: There were no interested parties present.

Comments and Questions: None.

Board Action: On MOTION of BOND, the Board voted 5-0-0 (Bond, Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; none absent) to CONTINUE the request for a Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary (Section 40.225-D) to the September 24, 2019 Board of Adjustment meeting; for the following property:

PRT LT 3 BEG 408.75N SECR TH W222 N286.5 E196.75 SE35.38 5261.37 POB, INTERCHANGE CTR, City of Tulsa, Tulsa County, State of Oklahoma
supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts
   In RE and RS-1 districts, 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 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

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]

   [1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C2.

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of Section 70.120 and comply with the regulations of Section 90.090-C1.

Section 45.031 ADU, Accessory Dwelling Units in R, AG, and AG-R Districts

Section 45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a detached house to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

Section 45.031-B Purpose

1. The purpose of allowing accessory dwelling units within R, AG, and AG-R districts is to:
   a. accommodate new housing units while preserving the character of existing neighborhoods;
   b. allow efficient use of the city’s existing housing stock and infrastructure;
   c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and
Chapter 45 | Accessory Uses and Structures

Section 45.031 ADU, Accessory Dwelling Units in R, AG, and AG-R Districts

d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

2. The ADU supplemental regulations are also intended to help ensure that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

Section 45.031-C Applicability

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

Section 45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

a. Constructing an accessory dwelling unit on a lot with a new or existing detached house; or

b. Converting or increasing existing floor area within an accessory building on a lot with an existing detached house.

4. Density (Minimum Lot Area and Lot Area per Unit)

No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)

No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size

a. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

b. 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, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see Section 90.090-C2.

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the detached house. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the detached house.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in Section 1.030 are subject to the following regulations:

1. Dumpsters may only be placed with the written permission of the owner of the subject property.

2. Dumpsters must be located on a dustless, all-weather surface.

3. Dumpsters may not:
   a. Obstruct motorized or non-motorized traffic;
Subject Property

Facing West on 20th St. S.
Facing East on 20th Street South
PERMIT CORRECTIONS REPORT (BLDR-081415-2021)
FOR CITY OF TULSA

PERMIT ADDRESS: 1504 E 20TH ST S
Tulsa, OK 74120
APPLICATION DATE: 02/01/2021
EXPIRATION DATE: 

SQUARE FEET: 618.00
VALUATION: $41,405.53
DESCRIPTION: Addition to accessory building

CONTACTS
NAME
COMPANY
ADDRESS
Applicant
Jason Gibson
Align Design Group - Architect
3914 E 54th st
Tulsa, OK 74135
Contractor
Jason Gibson
State 46 Construction
3914 E 54th ST
Tulsa, OK 74135

Building Review (Residential)

REVIEW ITEM
1. Building
2. Planning/Zoning
3. Water/Sewer/Drainage

STATUS
Approved
Requires Re-submit
Approved

REVIEWER
Danny Whiteman Ph: 918-596-9664 email: dwhiteman@cityoftulsa.org
Jeff Taylor Ph: 918-596-7637 email: jstaylor@cityoftulsa.org
Randy Westbrook email: rwestbrook@cityoftulsa.org

Correction: General
Comments: Section 45.031-D Regulations Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

Corrective Action: Review Comments: Apply to INCOG for a special exception to allow an Accessory Dwelling Unit in an HP-RS3 zoned area.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Corrective Action: Review Comments: You are proposing to add square footage on the second story of a structure that is non-conforming due to it being 2 story and more than 18' in height. Apply to BOA for a special exception to allow an alteration adding square footage to a non-conforming structure.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Corrective Action: Review Comments: You are proposing to add square footage on the second story of a structure that is non-conforming due to it being 2 story and more than 18' in height. Apply to BOA for a special exception to allow an alteration adding square footage to a non-conforming structure.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.

Correction: General
Comments: 80.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120.
NO NEW ROOF AREA TO EXCEED EXISTING FOOTPRINT.

NEW COMP ROOF FINISH TO BE BELMONT IR (IMPACT RESISTANT) SHINGLES.

NO NEW ROOF/DORMER AREAS TO EXCEED HEIGHT OF EXISTING RIDGE ELEVATION.

REFER TO EXTERIOR ELEVATIONS FOR ROOF SLOPES.
Subject Tract

BOA-23104

19-13 07

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

Aerial Photo Date: February 2018

BOA-23104

Subject Tract

19-13 07
BOARD OF ADJUSTMENT
CASE REPORT

STR: 9332
CZM: 47
CD: 9

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Nathalie Cornett

ACTION REQUESTED: Variance to permit a fence to be located within the right-of-way of South Columbia Pl. (Sec. 90.090-A) Special Exception to permit a fence that exceeds 4-feet in height in the street setback (Sec. 45.080-A)

LOCATION: 2738 E 51 ST S

ZONED: OM

PRESENT USE: Office

TRACT SIZE: 63702.4 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 1, ELMCREST PARK RESUB PRT L3&4 BETHEL UNION HGTS

RELEVANT PREVIOUS ACTIONS: None.

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

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.

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 or E. 51st Street S. and S. Columbia Ave.

STAFF COMMENTS: The applicant is requesting a Variance to permit a fence to be located within the right-of-way of South Columbia Pl. (Sec. 90.090-A) Special Exception to permit a fence that exceeds 4-feet in height in the street setback (Sec. 45.080-A)
Section 90.090  Setbacks

90.090-A Measurement

Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See 90.090-C for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan. 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, nor within 25 feet of the centerline of the right-of-way on streets not 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.

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.

The applicant is requesting permission to keep a roughly 5’ fence in the right-of-way along S. Columbia Ave. which was installed without permits. If approved a license agreement will be required from the City of Tulsa which the applicant, staff has made the applicant aware of this requirement.

SAMPLE MOTION:

Variance:

Move to _________ (approve/deny) a Variance to permit a fence to be located within the right-of-way of South Columbia Pl. (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 ________________________.

• Suggested Condition: Subject to a License agreement from the City of Tulsa.
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.”

**Special Exception:**

Move to ________ (approve/deny) a **Special Exception** to permit a fence that exceeds 4-feet in height in the street setback (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.
Fence along S. Columbia

Facing East on 51st Street
Exhibit “A”

The Applicant requests a Variance of Section 90.090-A of the Tulsa Zoning Code (the “Code”) to permit a fence to be located within twenty five feet (25’) of the right-of-way of South Columbia Place for property located at 2738 East 51st Street (the “Property”).

The Property is located at the southeast corner of Columbia Place and East 51st Street, south of I-44. The Property is comprised of approximately 1.5 acres and the site of a four-story, 45,000 square foot office building. A parking lot surrounds the building. On the west side of the Property abutting the parking lot is an existing sidewalk which is partially located on the Property and partially located in the right-of-way. A survey showing the location of the sidewalk and the property line is attached hereto.

The fence has been installed and the owner subsequently learned from the City of Tulsa’s Working in Neighborhoods division that the fence was actually located in the right-of-way and additional relief would be required for it to remain in place. In addition to the requested Variance from the Board, the owner will seek a license agreement from the City of Tulsa.

The sidewalk runs the length of the western Property boundary and terminates at the trash enclosure at the southwest corner of the Property. The sidewalk does not extend into the residential neighborhood along Columbia Place nor does it connect to the sidewalk along E. 51st Street. All access, pedestrian and vehicle, to the Property is derived from 51st Street (as required by PUD-257). In fact, there are no sidewalks in any of the residential neighborhoods south of the Property, within the half square mile between Lewis Ave, 51st Street, and Joe Creek.

The location of the existing sidewalk and its proximity to the parking stalls prevents the installation of a perimeter fence within the Property boundary, which is unique to this Property and results in unnecessary hardship to the Property owner. The wrought iron fence provides additional security to the parking lot, does not impede visibility to traffic along Columbia, does not affect connectivity in the area, and thus does not cause substantial detriment to the public good nor impair the spirit and intent of the Code.
BOARD OF ADJUSTMENT
CASE REPORT

STR: 9227 Case Number: BOA-23106
CZM: 46
CD: 2
HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Mike Foshee

ACTION REQUESTED: Variance to allow the floor area of a Detached Accessory Building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A)

LOCATION: 4936 S 24 PL W ZONED: RS-3
PRESENT USE: Residential TRACT SIZE: 9901.23 SQ FT

LEGAL DESCRIPTION: LOT-1-BLK-14, HILL HAVEN ADDN

RELEVANT PREVIOUS ACTIONS: 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".

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 on the corner located between S. 25th W. Ave. and S. 24th W. Ave. North along W. 50th St. S.

STAFF COMMENTS: Variance to allow the floor area of a Detached Accessory Building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A)
Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts
   In RE and RS-1 districts, 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 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

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]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C2.

The applicant is requesting an 840 square foot accessory structure and per code they are limited to 500 square feet. The site plan originally proposed by the applicant located the building 10 from the Western property line which would have required a variance of the street setback. The applicant has noted on their sit plan that they will not install the additional curb cut on 25th and will setback the building 25' form the property line.

**STATEMENT OF HARDSHIP:** This is not going to be a living space. Will not affect the neighborhood, it is a backyard structure, will not be seen from the front of the house. This structure will upgrade property value plus there is enough land due to it being a corner lot and will accommodate the size of the building.

**STATEMENT OF HARDSHIP:** Move to _______ (approve/deny) a Variance to allow the floor area of a Detached Accessory Building to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 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 ________________________________
- **Suggested Conditions:** Detached Accessory structure not to be built inside the street setback.

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."
Rear yard of subject property
ZONING CLEARANCE PLAN REVIEW

LOD No. 1

2/2/2021

Mike Foshee
4936 S. 24th Pl. W
Tulsa, OK 74107

APPLICATION NO: BLDC-77737-2020 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 4936 S. 24th Pl. W
Description: New metal storage building

INFORMATION ABOUT SUBMITTING REVISIONS

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

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

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

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

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.

3. A COPY OF A “RECORD SEARCH” [ ] 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)
1. **R106.2 Site plan or plot plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

   **Review Comment:** Submit a site plan that shows the following items.
   - Drawing to scale with location, dimensions and identification of existing and proposed buildings, structures, and driveway.
   - Drawing to scale with distances from all property lines to the proposed building.
   - Identify any easements and public rights of way;
   - Include all architectural projections; i.e. stairs, porches, balconies, fireplaces, etc.

2. **45.030-A.2 Accessory Building Size, 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.

   **Review comment:** You are proposing 840 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 (1,224 sq. ft.) you are allowed 500 sq. ft of detached accessory structure floor area on your lot. Reduce the size of your proposed detached accessory structure to be less than 500 sq. ft of total floor area or apply to BOA for a variance to allow a detached accessory structure to exceed 500 sq. ft. and 40% of the floor area of the principal residential structure.

The zoning review will resume after these modified plans are submitted.

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

This letter 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.
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.
The building will be built 25' from property line.

PROPOSED BUILDING

WATER DRAINAGE FROM GUTTERS

10' U/E

50'-0"

25' B/L

16'-1"

131.52'

131.39'

24'-3"

25' B/L

36'-0"

WATER DRAINAGE FROM GUTTERS

15' B/L

S. 25th W. AVE.

S. 22nd W. PLY.

50th ST.

N↑
TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

<table>
<thead>
<tr>
<th>WIND</th>
<th>ULTIMATE WIND SPEED (mph)</th>
<th>NORMAL WIND SPEED (mph)</th>
<th>GROUND SNOW LOAD (PSF)</th>
<th>MAXIMUM POST/RAFTER SPACING (FEET)</th>
<th>AVERAGE FASTENER SPACING ON-CENTER ALONG RAFTERS OR PURLINS, AND POSTS (OFT OR INCHES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>105 TO 140</td>
<td>85 TO 112</td>
<td>35</td>
<td>4.0</td>
<td>29 Gauge 8</td>
</tr>
</tbody>
</table>

NOTES: 1. Specifications applicable to 20 gauge metal panels fastened directly to 12 or 14 gauge steel tubular bows frames.
2. Fasteners consist of (1/2 x 3") self-drilling screws with washers.
3. Specifications only for steel roof height of 24 feet or less and roof slopes of 7:12 to 29 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

STANDARD CARPORT DETAILS
12 ft to 24 ft SPAN

NOTE: USE 1/2" x 24" 14 Ga.
1/2" x 24" 12 Ga.
STEEL TUBE FOR ALL FRAME AND BASE
RAIL MEMBERS UNLESS OTHERWISE SHOWN.

METAL CARPORT INSTALLATION PLANS AND DETAILS
AND FRAMING AND FASTENER SPECIFICATIONS

CAROLINA CARPORTS, INC.
187 Carolot Ridge Trail
DOBSON, NORTH CAROLINA 27017

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

This document is the property of Carolina Carports, Inc. Use of these plans without the permission of Carolina Carports is prohibited.

CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NC 27017
TOLL FREE 1-800-670-4262
LOCAL 336-367-6400
FAX 336-367-6410

These plans have been provided for the purpose of obtaining a building permit.

Note: Mike Foshee
Address: 4936 S 24th W Place
City: Tulsa
State: OK
Zip: 74107
Rev: 74197
10/15/19

These plans can only be used for the purpose of obtaining a building permit.

Use of these plans by anyone else or for any other purpose is prohibited.
Neighbors Notified and approved of building

1. Randy McClellan 918.446.2339
   2422 W 50th St

2. Lonnie Moss
   2428 W 50th St

3. Marshiela and Allen Prior 918.521.3312 (They own but rent out houses)
   4928 S 24th W Pl
   4923 S 24th W Pl
   4929 S 24th W Pl
   (Mailing address: 10965 Harreld Rd Beggs, OK 74421)

4. Brad Triplett
   4924 S. 24th W Pl

5. Joy Arnold and John 918.638.1256 (They own but rent out house)
   4935 S 24th W Pl
   (Mailing address: 9049 S 111th W Ave Sapulpa, OK 74066)

All neighbors were notified in person except Marshiela, she was notified by a phone call. They were all notified in February, except Marshiela was notified March 3rd.

See attached map of neighbors houses who were notified.
March 3, 2021

Mike Foshee  
4936 S 24th West Pl  
Tulsa, OK 74107  

Dear Mike:

Today we spoke about the metal building you would like to build in your back yard. I understand that it is an 800 square foot metal building to be professionally built on a slab foundation. The main purpose for the building will be as a two car garage and expanded storage.

As the owners of the house at 4928 S 24th West Place, located next door to your property, and also the owners of 4923 and 4928 S 24th West Place across the street from your property, we agree that this building, as proposed, will not decrease the value of the homes in the neighborhood. A quality metal building on a permanent foundation that replaces two free standing storage buildings would add value to your property, and thus, potentially increase the value of homes in the neighborhood.

As such, we have no problem with this building being constructed next door.

If anyone has any questions they may contact me at 918-521-3312.

Best regards,

Marshella B. Prior - owner  

Allen Prior - owner
This purchase agreement (the "Agreement") is made by and between Carolina Carports, Inc. ("CCI"), a North Carolina corporation, and [Buyer], (the "Buyer"). Buyer agrees to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understands the terms of this Agreement, including the terms and conditions contained on the reverse side of this document and agrees to be bound by the same.

Customer: X

Buyer: ____________________________

Cash: ____________________________

By: ____________________________

Rev. Aug. 21 201

THANK YOU FOR CHOOSING CAROLINA CARPORTS INC.

**Terms, Conditions, and Warranties**

1. Products and Warranties. Buyer has been educated about CCI’s various products and warranties, including without limitation the following:

   9.18
Subject Tract BOA-23106

19-12 27

Aerial Photo Date: February 2018

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