

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center Tuesday,
May 9th, 2023, 1:00 P.M.

Meeting No. 1316

If you wish to present or share any documents, written comments, or exhibits during the hearing, please **submit them by 9:00 a.m. 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 74103

1. Approval of **Minutes** of April 11, 2023 (Meeting 1314).

NEW APPLICATIONS

2. **23520 - Trisha W. White**

Action Requested:

Special Exception to permit a duplex in the RS-4 district (Sec.5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3) **Location:** 238 E. Young Pl. **(CD 1)**

3. **23523 - Terrell Ellison**

Action Requested:

Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); **Location:** 2206 N. Main St. W/2142 N. Denver Blvd **(CD 1)**

4. **23524 - Lorena Medrano**

Action Requested:

Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2) **Location:** 3102 E. Pine St. N. **(CD 3)**

5. 23525 - Jason Mills

Action Requested:

Special Exception to allow a college or university use in the RM-1 District (Sec.5.020, Table 5-2) **Location:** 8408 S. Delaware Ave. **(CD 2)**

6. 23526 - Conner Von Holten

Action Requested:

Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2) **Location:** 924 S. Boulder Ave. **(CD 4)**

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.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23520

Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

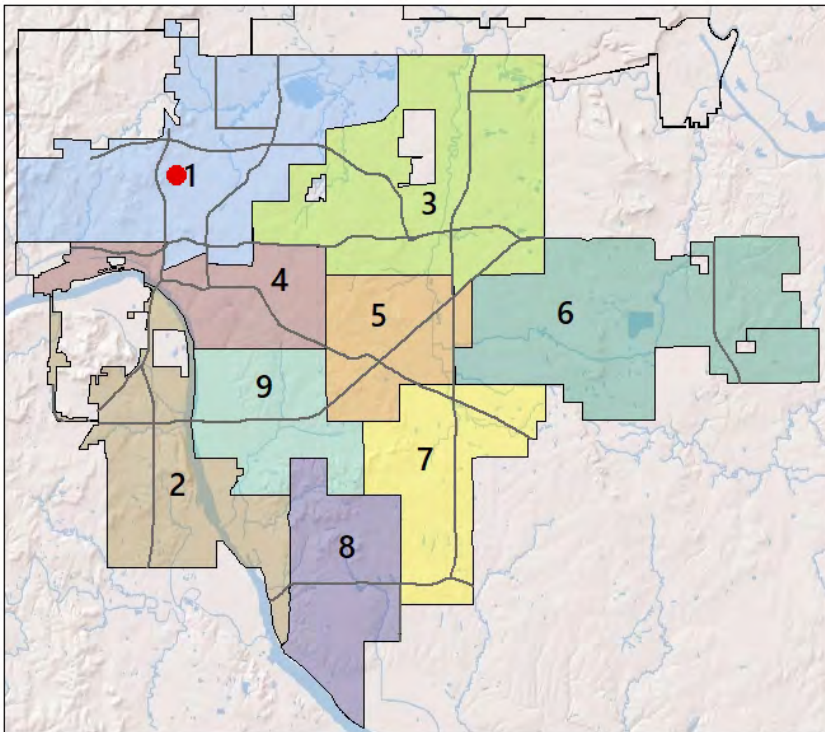
Owner and Applicant Information:

Applicant: Trisha W. White

Property Owner: 80% CHANCE OF SUNSHINE LLC

Action Requested: Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5) Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 0.16 acres

Location: 238 E YOUNG PL N

Present Zoning: RS-4



0 200 400
Feet



Subject
Tract

BOA-23520

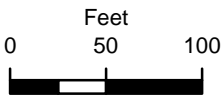
20-12 25

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

Aerial Photo Date: 2020/2021



2.2



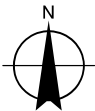
Subject
Tract

BOA-23520

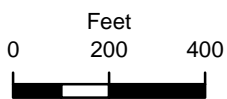
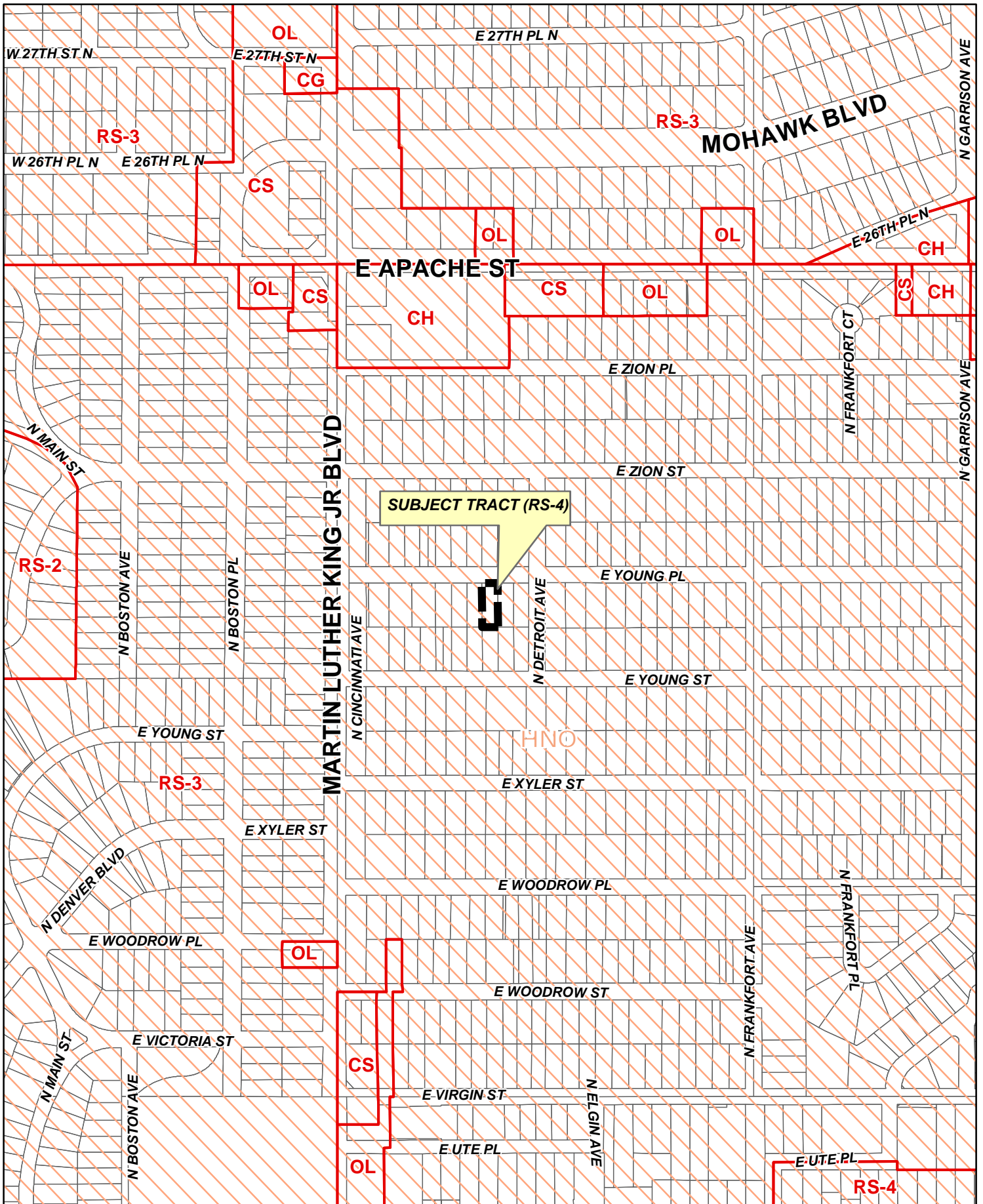
20-12 25

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

Aerial Photo Date: 2020/2021

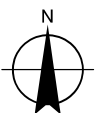


2.3



BOA-23520

20-12 25



2.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0225

Case Number: BOA-23520

CD: 1

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Trisha W. White

ACTION REQUESTED: Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5) Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3)

LOCATION: 238 E YOUNG PL N

ZONED: RS-4

PRESENT USE: Vacant

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LOT-3-BLK-2, RESERVOIR VIEW ADDN SUB B3 ACRE GARDENS ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Z- 7692: On 03.22.23 the Tulsa City Council **approved** a rezoning from RS-3 to RS-4 on the subject property. RS-4 Zoning 05.02.2023.

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.

STATEMENT OF HARDSHIP: The Applicant requests a Variance from Section 5.030 and Table 5-3 of the Tulsa Zoning Code (the “Code”) to allow an exception to the 2500 square feet of open space per unit requirement. The subject property is located at 238 E. Young Place (the “Property”).

The Property is located on the south side of E. Young Place. The Property is currently comprised of Lot -3-BLK-2 in the RESERVOIR VIEW ADDN SUB B3 ACRE GARDENS ADDN neighborhood. This is an older neighborhood that has several vacant lots and dilapidated houses. The City of Tulsa – Unity Heritage Neighborhoods Plan calls for the redevelopment of this area – including housing options. The owner would like to develop a duplex that would provide additional housing type options.

The Property is 50 feet wide and 140 feet deep. The Property is zoned RS-4. The size and depth of the Property allow for the development of the duplex with ample room to comply with all building setbacks, however, it will not meet the open space requirement of 2500 square feet for each unit. Several development projects are happening in the Unity Heritage Neighborhoods Plan area, and housing designs and sizes are providing the options that present and future residents are desiring.

The proposed Variance would accommodate housing units with modern amenities. The open space requirement results in necessary hardship to the owner. The Variance would assist with housing options that are consistent with the current development pattern of the area. Therefore, the Variance would not cause substantial detriment to the public good or impair the purposes, spirit, an intent of this zoning code or the comprehensive plan.

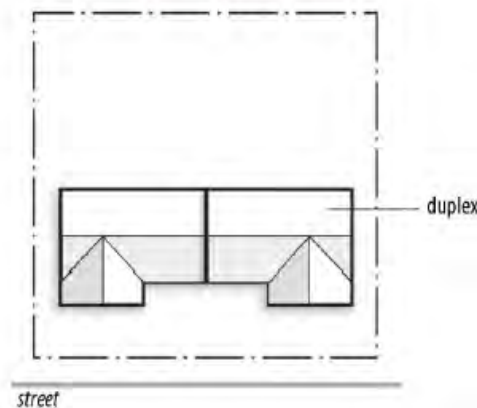
STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5) Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3);

Duplexes are defined as follows:

35.010-E Duplex

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



Open Space per unit is measured as follows:

Section 90.080 Open Space per Unit

90.080-A Open space per unit refers to the amount of outdoor open space required to be provided on a lot for each dwelling unit on the subject lot. Multiply the minimum open space-per-unit requirement by the number of dwelling units to determine the total amount of open space required on a lot. In applying minimum open space-per-unit requirements to fraternity, sorority and rooming/boarding house uses, each 600 square feet of floor area is counted as one dwelling unit.

90.080-B The following may be counted toward satisfying minimum open space-per unit requirements:

1. Outdoor areas that are not occupied by buildings, driveways or parking areas and are generally useable by residents;
2. Driveways and parking areas located in the rear yard of a detached house or duplex; and
3. Green roofs covering 25% or more of the subject building's overall roof area.

90.080-C Required open space within a townhouse development may be provided on each townhouse lot or may be provided in outdoor common areas within the townhouse development, as designated on the recorded subdivision plat or in a separately recorded legal instrument.

Facts staff finds favorable for variance request:

- Open Space could be achieved doing multi- story units, but it would be one of the few two-story properties in the surrounding area.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5)

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

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



Subject Property



Facing East on E. Young Pl.

LEGAL DESCRIPTION

SUBDIVISION: RESERVOIR VIEW ADDN SUB B3 ACRE
GARDENS ADDN (34800)
LEGAL: LOT-3-BLK-2
SECTION: 25
TOWNSHIP: 20
RANGE: 12

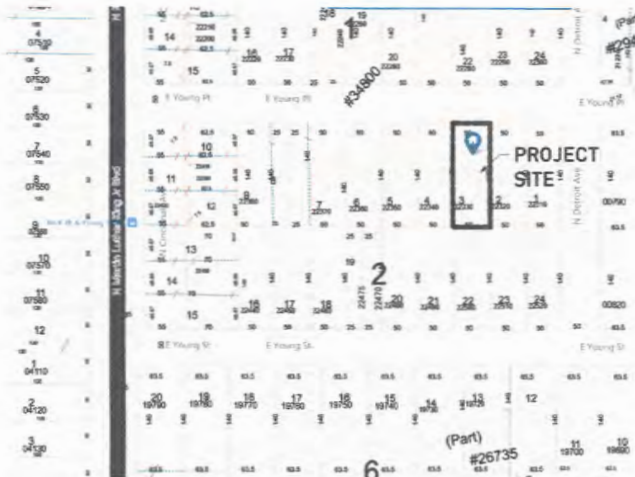
NEW RESIDENTIAL BUILDING: DUPLEX

APPLICABLE BUILDING CODES

CITY OF TULSA CODES AND ORDINANCES:
INTERNATIONAL RESIDENTIAL CODE 2018
INTERNATIONAL FIRE CODE 2015
INTERNATIONAL FUEL GAS CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL PLUMBING CODE 2015

SHEET LIST

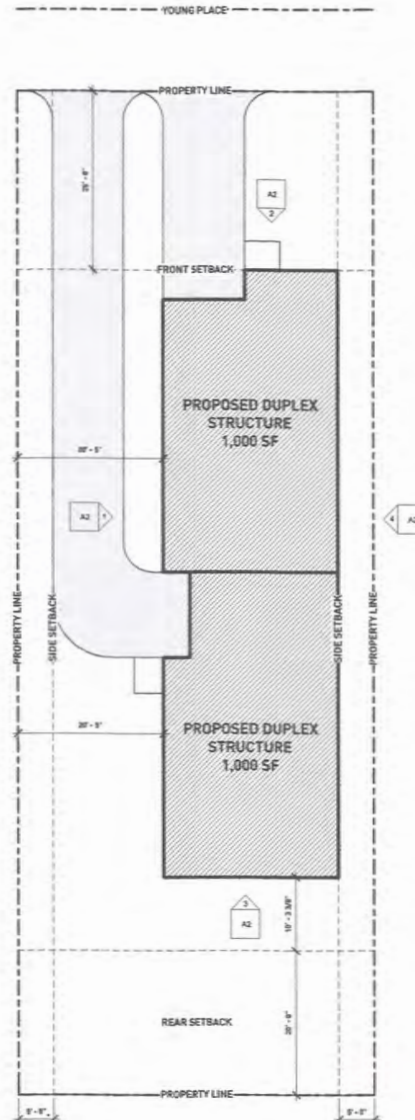
SP1	ARCHITECTURAL SITE PLAN
S1	FOUNDATION PLAN & DETAILS
A1	FRAMING PLAN & FLOOR PLANS
A2	EXTERIOR ELEVATIONS



1 VICINITY PLAN
SCALE: NOT TO SCALE



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



SITE PLAN GENERAL NOTES

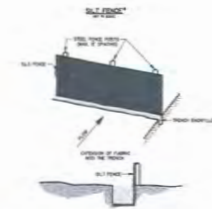
1. ALL EXISTING DRAINAGE FROM THE PROPERTY TO REMAIN AS-IS, UNALTERED.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL BARRIERS FOR EROSION CONTROL FOR THE DURATION OF THE PROJECT.
3. ALL GRADES ADJACENT TO STRUCTURE SHALL SLOPE AWAY FROM THE STRUCTURE AT A MINIMUM OF 6" PER 10'-0".
4. NEW CONSTRUCTION SHALL NOT CAUSE ANY ADDITIONAL RUNOFF ONTO ADJACENT PROPERTIES OR WATERSHED.
5. CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS.

SITE INFORMATION

RESIDENTIAL DISTRICT RS-3

SETBACKS PER TULSA ZONING CODE:

- FRONT: 25'
- SIDE: 5'
- REAR: 20'



- NOTES:
1. EXISTING GRADES SHALL REMAIN UNLESS OTHERWISE NOTED.
 2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA ZONING CODE AND THE TULSA ZONING CODE SUPPLEMENT.
 3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA ZONING CODE SUPPLEMENT.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA ZONING CODE SUPPLEMENT.
 5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TULSA ZONING CODE SUPPLEMENT.
 6. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED OR ALTERED.

STANDARD CONSTRUCTION DETAIL

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LEE
SIMON
DESIGN

NOT FOR CONSTRUCTION - REVIEW ONLY

REVISION
Issue Date

238 DUPLEX
238 E YOUNG PL
TULSA, OK 74106

SQUARE FOOTAGE
TOTAL 2000 SF CONDITIONED
BOX OF GARAGE

REVISIONS
NO. NAME DATE

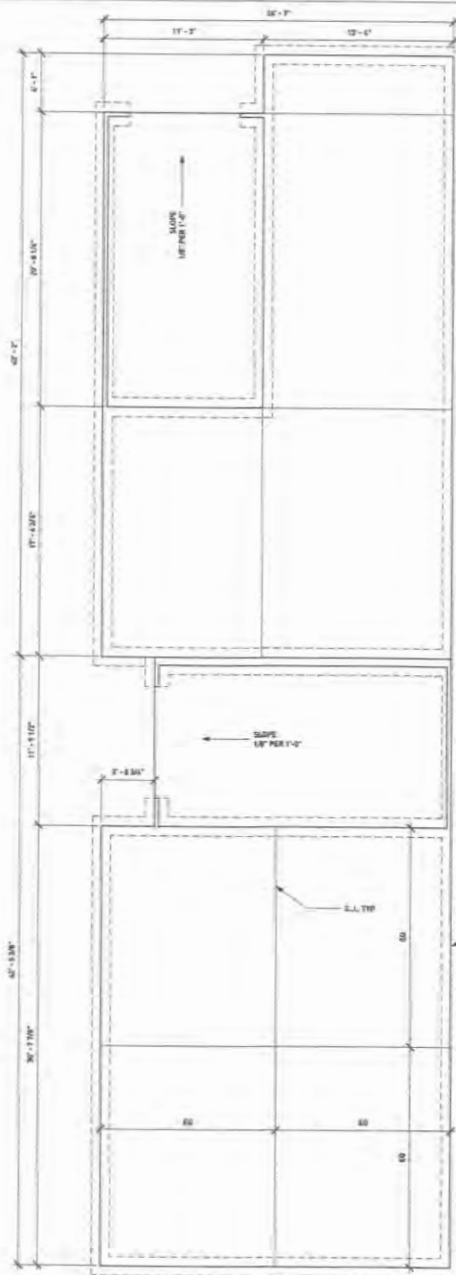
PROJECTING
2023.05
DRAWN BY
LSD

ARCHITECTURAL SITE PLAN

SP1

FOUNDATION GENERAL NOTES

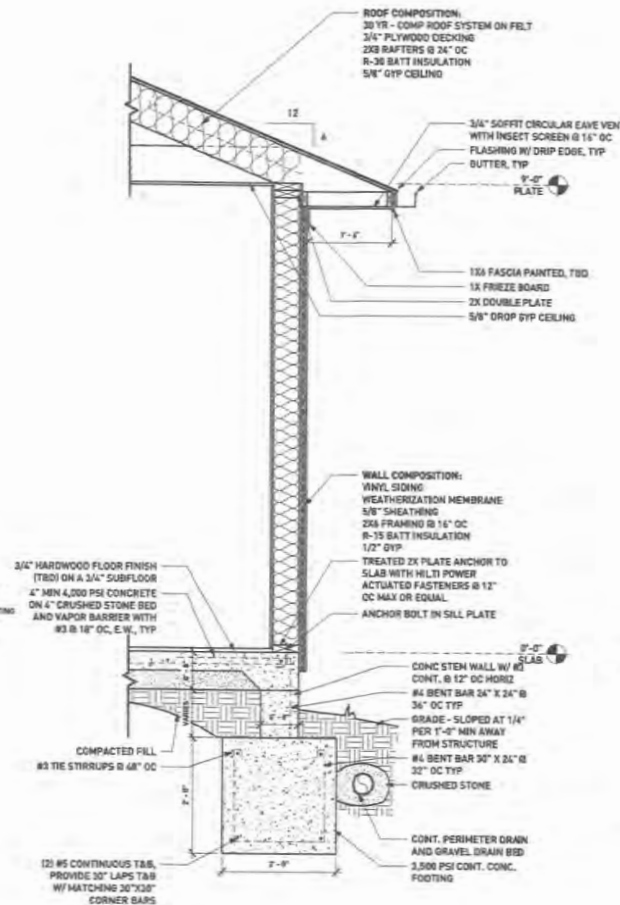
1. STRUCTURAL ELEMENTS ARE NON-SELF SUPPORTING AND REQUIRE INTERACTION WITH OTHER ELEMENTS FOR STABILITY AND RESISTANCE TO LATERAL FORCES. FRAMING AND WALLS SHALL BE TEMPORARILY BRACED BY THE CONTRACTOR UNTIL PERMANENT BRACING - FLOORS, ROOF DECKS, AND WALLS HAVE BEEN INSTALLED AND CONNECTIONS BETWEEN THESE ELEMENTS HAVE BEEN MADE.
2. ISOLATED AND CONTINUOUS FOOTINGS ARE FOR A NET ALLOWABLE BEARING PRESSURE OF 2000 PSF.
3. EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW MINIMUM BEARING DEPTH. MINIMUM BEARING DEPTH IS 24" BELOW FINISHED GRADE ON COMPETENT SOIL.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (FCI) AT 28 DAYS OF :
- EXTERIOR WALKS - 3,500 PSI
- ALL OTHER CONCRETE - 3,000 PSI
5. REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH (FY) OF 60 KSI. REINFORCING BARS SHALL BE SPLICED A MINIMUM OF 48 BAR DIAMETERS, 24 INCHES, OR GREATER, UNLESS OTHERWISE NOTED.
6. "C.J." INDICATES SAW CUT JOINT OR DOWLED CONSTRUCTION JOINT IN SLAB.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION FOR THE SLAB AREA. SLAB SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER DURING CONSTRUCTION.



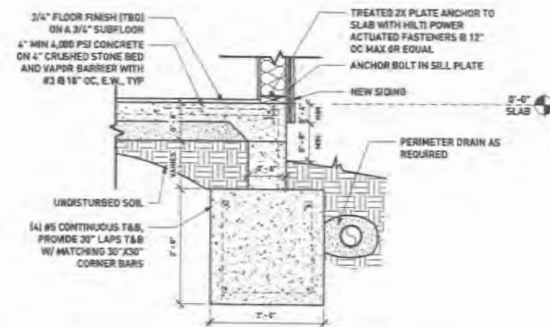
1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 TYP WALL SECTION
SCALE: 1" = 1'-0"



3 FOOTING DETAIL
SCALE: 1" = 1'-0"



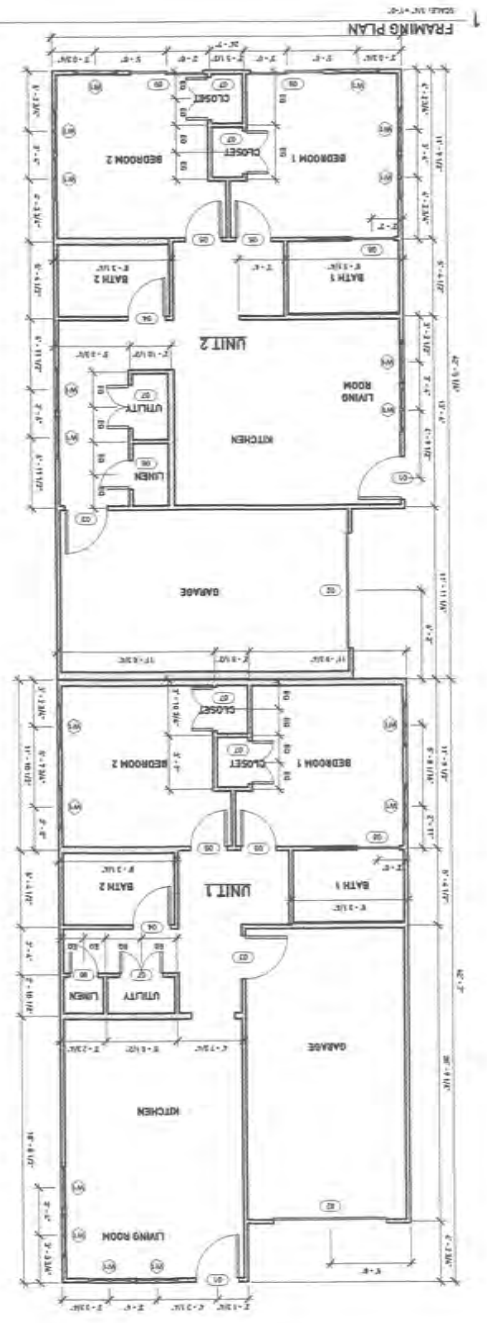
SHOWN EXISTING
NEW, EXIST OR CONSTRUCTION
XXX IF NEEDED

REVISION
NO. NAME DATE

PROJECT NO.
001-23
DRAWN BY
LSD

FOUNDATION PLAN & DETAILS

S1



FLOOR PLAN GENERAL NOTES

1. ALL PLAN DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
2. CONTRACTOR(S) SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
4. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIERS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. WINDOWS AND STOREFRONTS LOCATED VIA DIMENSIONS ARE LOCATED IN THE FOLLOWING METHODS UNLESS NOTED OTHERWISE:
 - STANDARD DOORS AT CORNERS, UNLESS OTHERWISE NOTED, LOCATE ALL DOOR OPENINGS 3" FROM FINISH FACE OF ADJACENT WALL.
 - STOREFRONTS AT CORNERS, ALIGN EDGE OF STOREFRONT WITH FACE OF ADJACENT WALL.
6. UNLESS OTHERWISE NOTED, LOCATE ALL DOOR OPENINGS 3" FROM FINISH FACE OF ADJACENT WALL.

WALL LEGEND

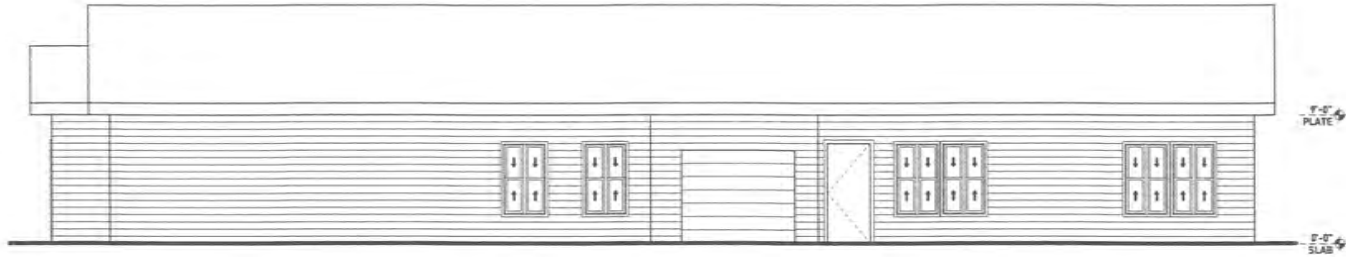
NEW FRAMING WALL CONSTRUCTION

WALL TYPE LEGEND

- A 2 x 6 - 1/2" GYPSUM
- A1 2 x 6 - 1/2" GYPSUM
- B 2 x 6 - 1/2" GYPSUM
- B1 2 x 6 - 1/2" GYPSUM
- C 2 x 6 - 5/8" TYPE X GYPSUM PER IRC 2018 - 721.1
- (2) ITEM # 15-114 FIRE RATED DEMISING WALL

DOOR SCHEDULE			
ID	WIDTH	HEIGHT	TYPE
01	3'-0"	7'-0"	ENTRY
02	3'-0"	6'-0"	GLAZED
03	3'-0"	6'-0"	INTERIOR
04	3'-0"	7'-0"	INTERIOR
05	3'-0"	7'-0"	INTERIOR
06	3'-0"	7'-0"	INTERIOR
07	3'-0"	7'-0"	POCKET
08	3'-0"	6'-0"	POCKET
09	3'-0"	7'-0"	EXTERIOR SLIDING

WINDOW SCHEDULE			
ID	WIDTH	HEIGHT	TYPE
10	3'-0"	5'-0"	CASEMENT



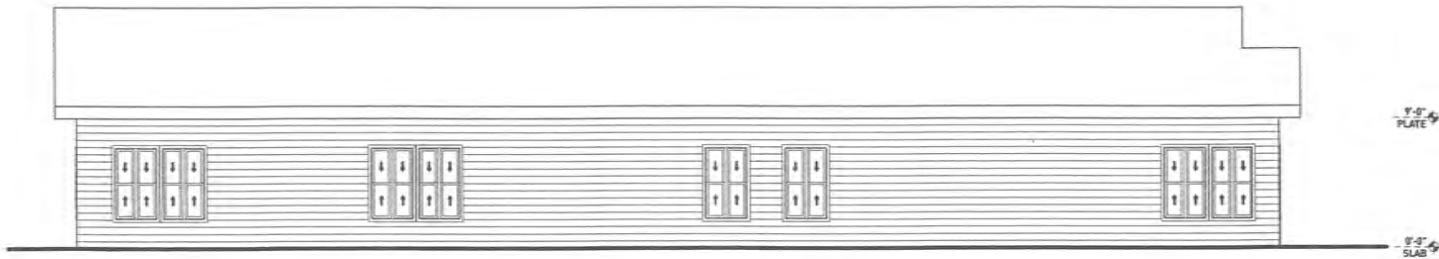
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE
TOTAL: XXXX SF CONDITIONED
XXX SF GARAGE

REVISION
NO. NAME DATE

PROJECT NO.
2020_01
DRAWN BY
Author

EXTERIOR ELEVATIONS

A2



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23523

Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

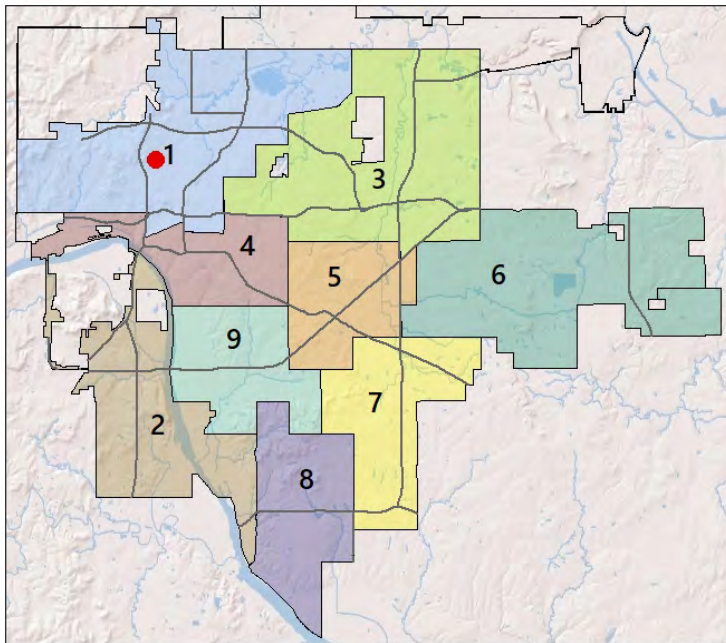
Owner and Applicant Information:

Applicant: Terrell Ellison

Property Owner: ELLISON INVESTMENT GROUP LLC

Action Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

Location Map:



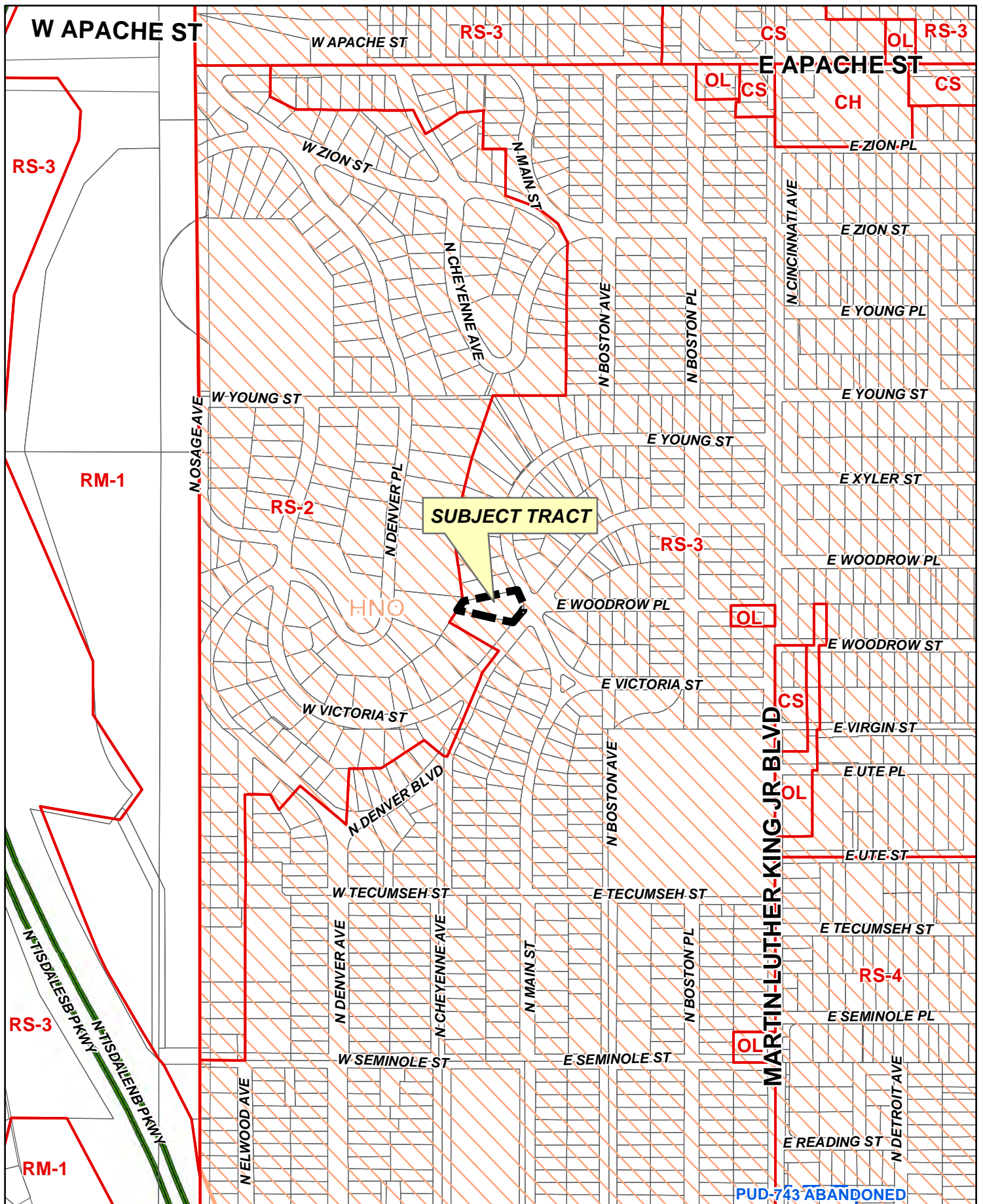
Additional Information:

Present Use: Vacant

Tract Size: 0.51 acres

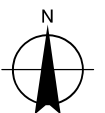
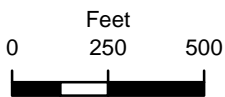
Location:
2206 N. Main St. W/2142 N. Denver Blvd

Present Zoning: RS-3

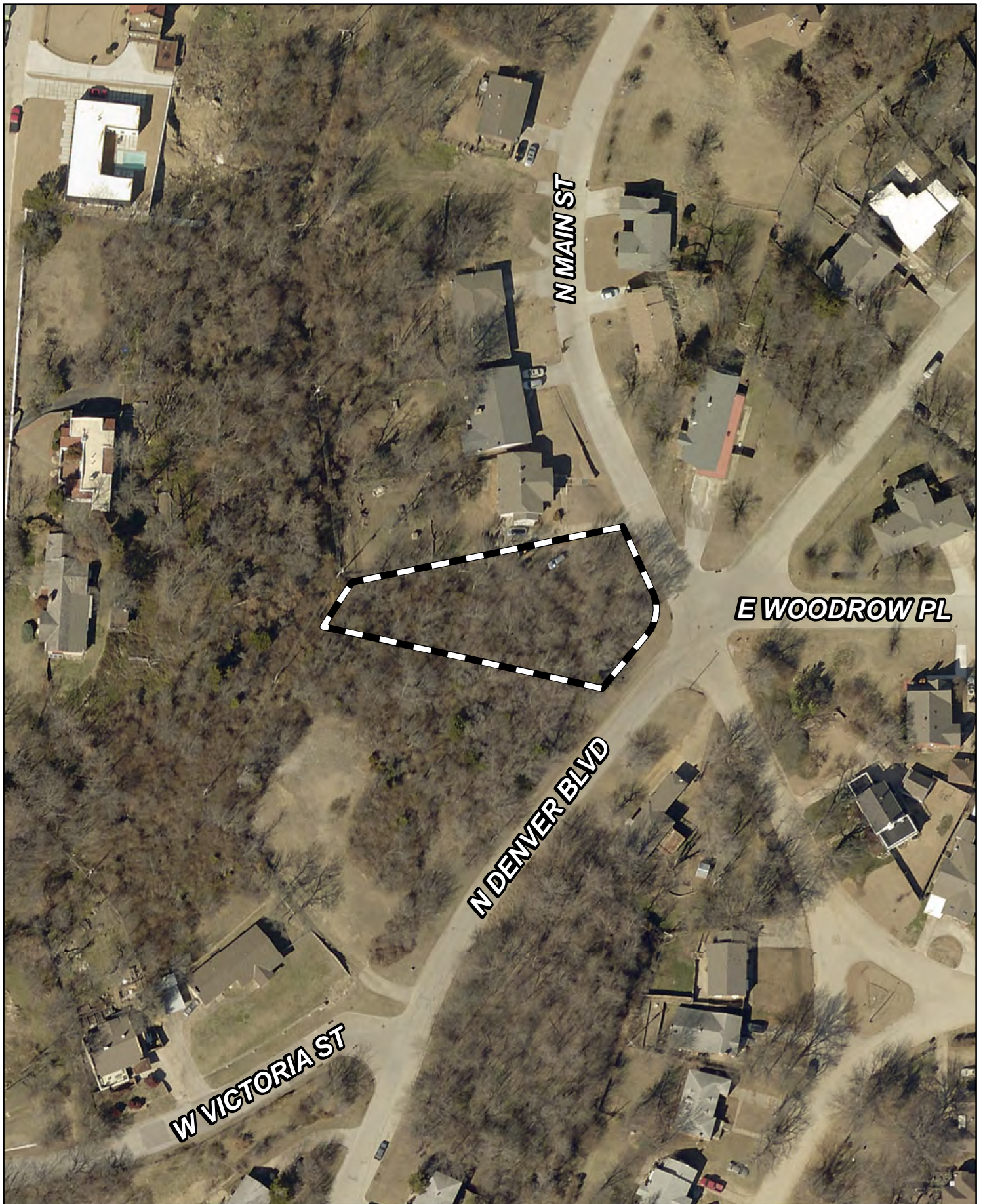


BOA-23523

20-12 26



3.2

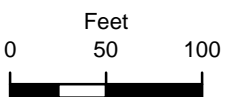


N MAIN ST

E WOODROW PL

N DENVER BLVD

W VICTORIA ST



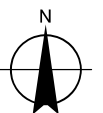
Subject
Tract

BOA-23523

20-12 26

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

Aerial Photo Date: 2020/2021



3.3



W APACHE ST

E APACHE ST

W ZION ST

N MAIN ST

N CHEYENNE AVE

N BOSTON AVE

N BOSTON PL

N CINCINNATI AVE

E ZION PL

E ZION ST

E YOUNG PL

E YOUNG ST

E XYLER ST

E WOODROW PL

E WOODROW ST

E VIRGIN ST

E UTE PL

E UTE ST

E TECUMSEH ST

E SEMINOLE PL

E READING ST

N DETROIT AVE

MARTIN LUTHER KING JR BLVD

N OSAGE AVE

W YOUNG ST

N DENVER PL

W VICTORIA ST

N DENVER BLVD

W TECUMSEH ST

N DENVER AVE

N CHEYENNE AVE

N MAIN ST

N BOSTON AVE

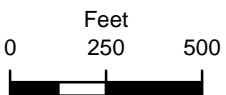
E TECUMSEH ST

N BOSTON PL

E SEMINOLE ST

N TISDALESB PKWY
N TISDALENE PKWY

NELWOOD AVE



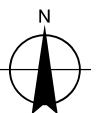
Subject
Tract

BOA-23523

20-12 26

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

Aerial Photo Date: 2020/2021



3.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0226

Case Number: BOA-23523

CD: 1

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Terrell Ellison

ACTION REQUESTED: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

LOCATION: 2206 N. Main St. W/2142 N. Denver Blvd

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 22167.77 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 3, OAK CLIFF ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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.

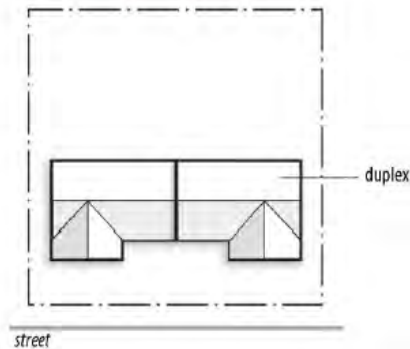
The **Areas of Stability** include approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of 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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a duplex in the RS-43 district (Table 5.020, Table 5-2, Table 5-2.5) Duplexes are defined as follows.

35.010-E Duplex

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

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

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



Subject property

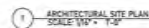
[illegible]

SITE : RESERVIOR HILL - TOWNHOMES
TULSA , OK

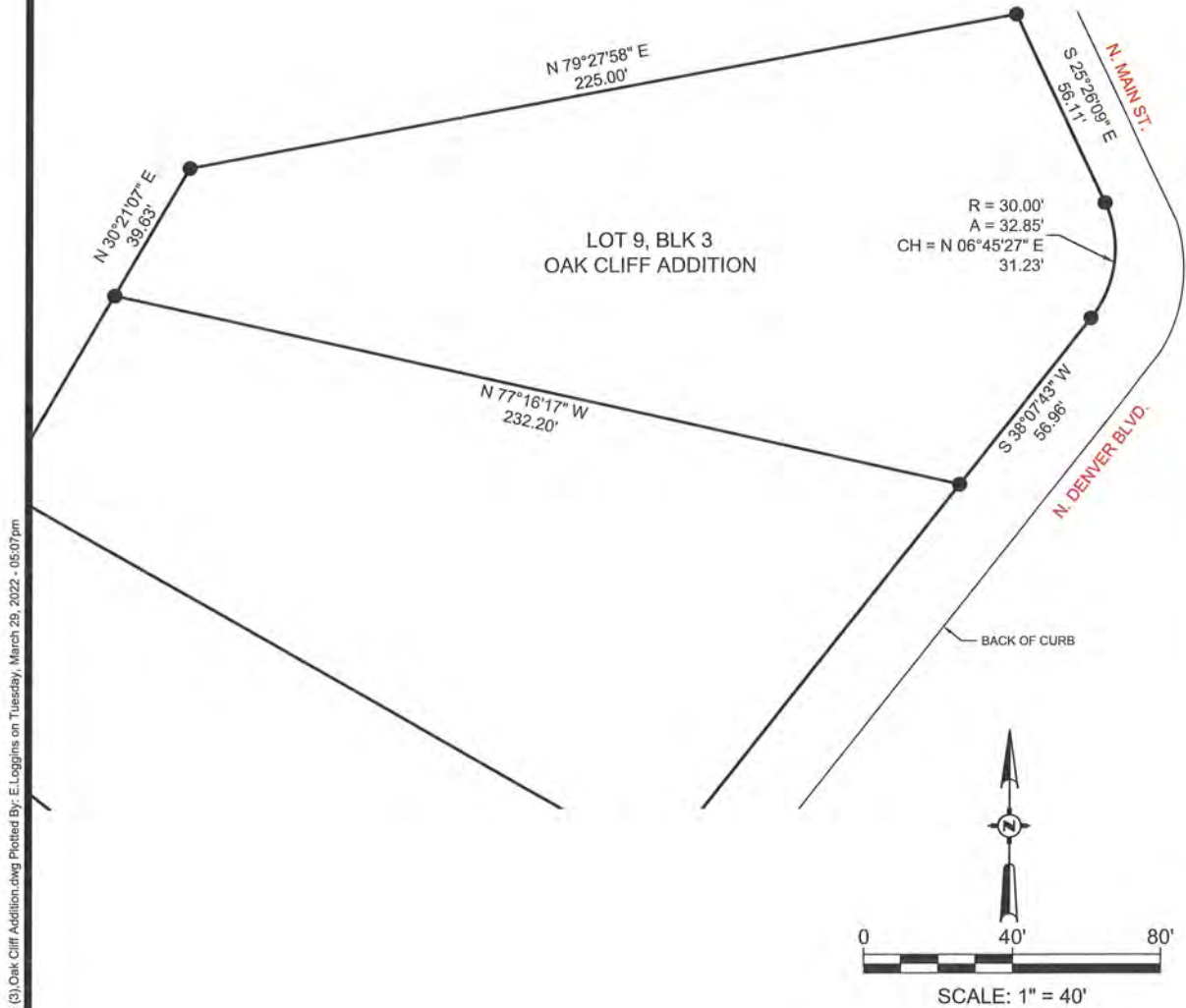
PROJECT NO.
2023_13

DRAWN BY
KLA

SP1



TULSA COUNTY, OKLAHOMA
LOT 9, BLOCK 3, OAK CLIFF ADDITION TO THE
CITY OF TULSA, TULSA OKLAHOMA



SURVEYOR'S STATEMENT:

I, JASON HARRELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2022, AND THAT THE PROPOSED SITE LOCATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
---	SECTION LINE
---	PROPERTY LINE
---	CHAINLINK FENCE
X	CHISELED CROSS
●	PROPERTY CORNER
+	SET 3/8" I.P. WITH CAP STAMPED "LWS 1677"
+	FOUND SECTION CORNER AS NOTED

NOTES:

1. THE BEARINGS AND DISTANCES SHOWN HEREON WERE ESTABLISHED USING UNITED STATES SPCS, OKLAHOMA NORTH 3501, NAD83.

PROPERTY EXHIBIT		
OAK CLIFF ADDITION, Tulsa, OK		
LOT 9, BLOCK 3, OAK CLIFF ADDITION TO THE CITY OF TULSA TULSA COUNTY, OKLAHOMA		
SCALE: 1"=40'	DRAWN BY: EL 3/29/2022	REV: A
LW SURVEY CO. 525 S MAIN ST., SUITE 600 TULSA, OK 74103		TULSA COUNTY, OK

From: [Alesha Brandt](#)
To: [esubmit](#)
Subject: BOA 23523
Date: Tuesday, May 2, 2023 3:31:24 PM

To whom it may concern:

I am a neighbor of the lot 2206 N Main/ 2142 N Denver Blvd and reside at 2226 N Denver Blvd as well as several parcels on N Main St. I am opposed to allowing for the lot to be turned into duplexes- the same company applying for this permit to allow duplexes on this ONE lot owns the 4-5 parcels next to this lot as well and as soon as this one is approved it will allow for them to turn the rest into a large rental/ duplex/ apartment situation in our beloved and historic Reservoir Hill neighborhood. I am not the only neighbor opposed to this but will be out of country May 9th and wanted to express my concerns.

Alesha Brandt

(918)-636-1767

Owner/ Partner:

Working Dog Radio

www.workingdogradio.com

Torch Light Kennels

1123 E Archer St

Tulsa OK 74120

www.torchlightk9.com

HRD Police K9

www.hrdpolicek9.com

I'm probably sending this covered in paint or dog poop.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23524

Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

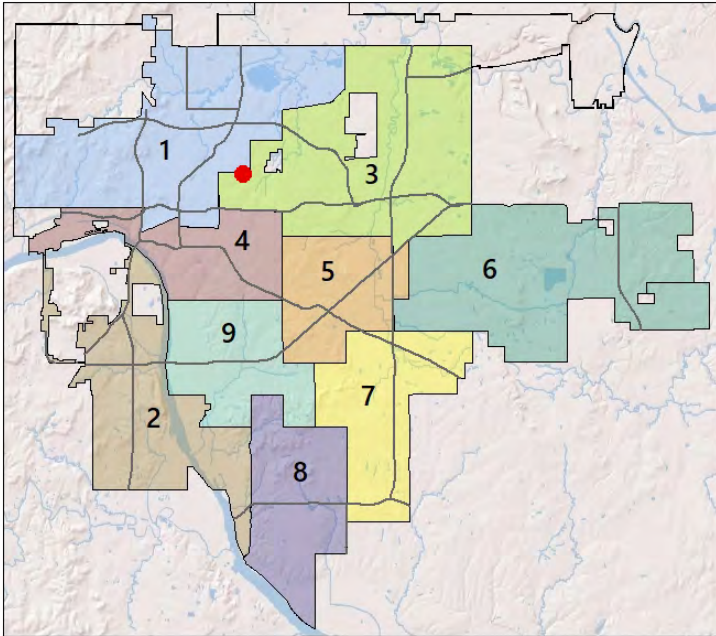
Owner and Applicant Information:

Applicant: Lorena Medrano

Property Owner: RECO PROPERTIES LLP

Action Requested: Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2)

Location Map:



Additional Information:

Present Use: Industrial

Tract Size: 1.87 acres

Location: 3102 E. Pine St. N.

Present Zoning: IL



0 200 400
Feet



Subject
Tract

BOA-23524

20-13 32

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

Aerial Photo Date: 2020/2021



4.2



E PINE ST

N COLLEGE AVE

E OKLAHOMA PL

0 50 100
Feet



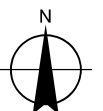
Subject
Tract

BOA-23524

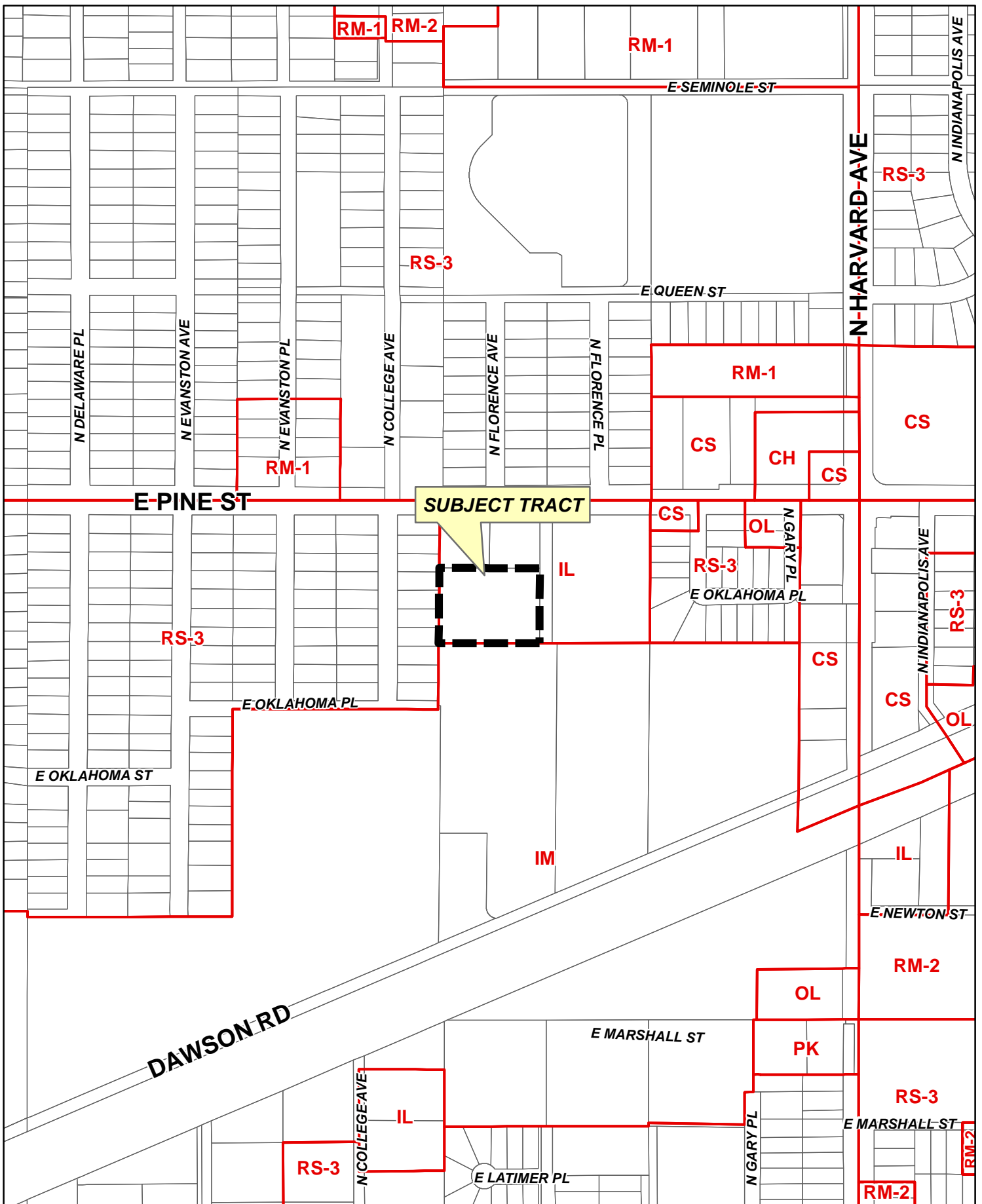
20-13 32

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

Aerial Photo Date: 2020/2021



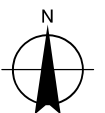
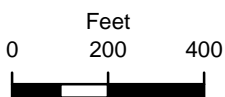
4.3



SUBJECT TRACT

BOA-23524

20-13 32



4.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0332

Case Number: BOA-23524

CD: 3

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Lorena Medrano

ACTION REQUESTED: Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2)

LOCATION: 3102 E PINE ST N

ZONED: IL

PRESENT USE: Industrial

TRACT SIZE: 81322.5 SQ FT

LEGAL DESCRIPTION: E10 N166 W331.24 & S240.5 W331.24 BLK 1, HAW INDUSTRIAL SUB CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

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

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

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

STAFF ANALYSIS: The applicant is requesting a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2).

Assembly and Entertainment uses are described as follows:

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiums, riding stables and academies, banquet halls, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race tracks, fairgrounds, rodeo grounds, water parks, amusement parks, food truck courts, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an outdoor assembly and entertainment use.

The applicant is seeking to operate an Indoor Sport complex inside the building identified on the site plan.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2).

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

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



Subject Property



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning BLDC-142159-2023 (2)



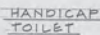
Subject: Zoning BLDC-142159-2023
Page Label: 1
Status:
Author: Jeffrey Bush
Date: 3/2/2023 1:38:35 PM
Color: ■

The Zoning district is "IL" for industrial light.



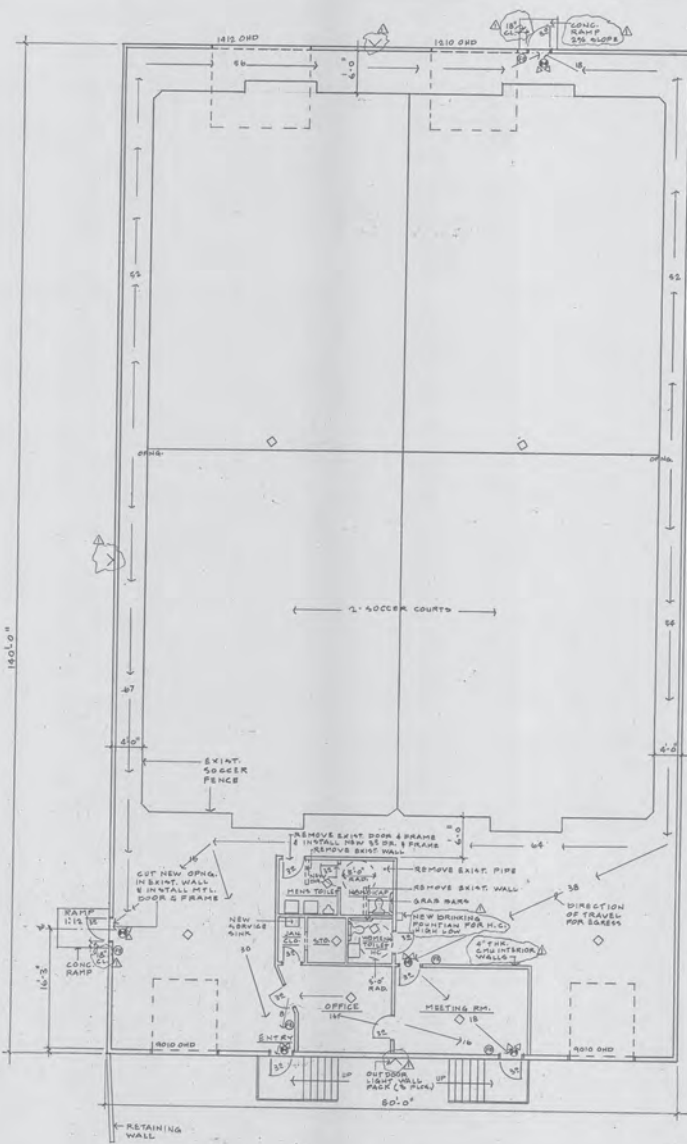
Subject: Zoning BLDC-142159-2023
Page Label: 1
Status:
Author: Jeffrey Bush
Date: 3/2/2023 1:40:58 PM
Color: ■

Sec.15.020 Table 15-2: The proposed indoor soccer field is designated Commercial/Assembly and Entertainment Use/Indoor, Small up to 250 person capacity. It is located in an IL zoned district. This will require a Special Exception approved by the BOA. Review comment: Submit an approved BOA Special Exception Commercial/Assembly and Entertainment Use/Indoor, Small up to 250 person capacity to be allowed in a IL zoned district. Contact INCOG for further instructions 918.584.7526



-

SITE PLAN
1" = 20'



FLOOR PLAN
1/8" = 1'-0" 11,200 SQ. FT.

DAVID A. BUTLER SR.
Architect LLC.
17316 EAST 120TH ST. NO.
COLLINSVILLE, OKLAHOMA 74021
PHONE: 918-852-4770



1 of 1





CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23525

Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

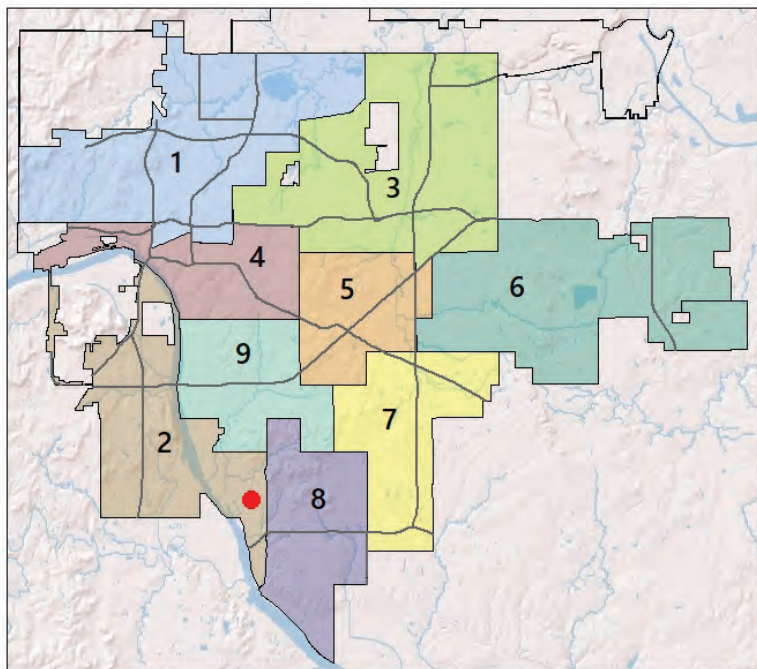
Owner and Applicant Information:

Applicant: Jason Mills

Property Owner: ORAL ROBERTS
UNIVERSITY

Action Requested: Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 15.01 acres

Location: 8408 S Delaware Ave.

Present Zoning: RM-1



0 200 400
Feet



Subject
Tract

BOA-23525

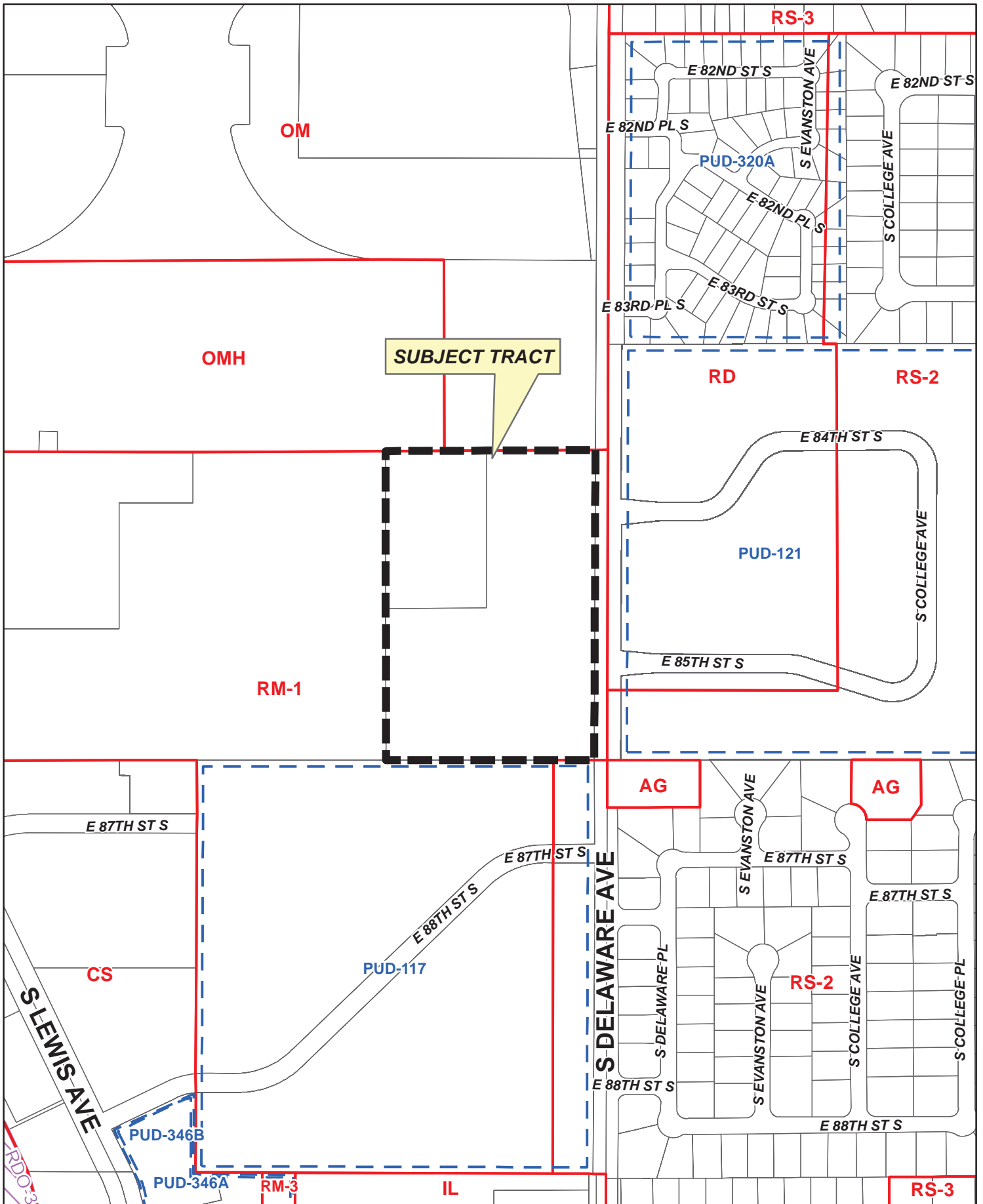
18-13 17

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

Aerial Photo Date: 2020/2021

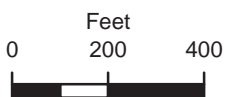


5.2



BOA-23525

18-13 17



5.3

BOARD OF ADJUSTMENT CASE REPORT

STR: 8317

Case Number: BOA-23525

CD: 2

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Jason Mills

ACTION REQUESTED: Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

LOCATION: 8408 S DELAWARE AV E

ZONED: RM-1

PRESENT USE: Vacant

TRACT SIZE: 653755.51 SQ FT

LEGAL DESCRIPTION: PRT LT 1 BEG 663W & 986.05N SECR TH E320 S500 W320 N500 POB BLK 1; PRT LT 1 BEG SECR TH W663 N986.05 E663 S986.05 POB LESS BEG 663W & 986.05N SECR TH E320 S500 W320 N500 POB BLK 1, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-17966; On 03.18.98 the Board approved an expansion of the existing nurse/ day care on the subject property. The original nursery was approved in case BOA-11611 on 09.03.81.

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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

College or University uses are described as follows:

35.040-C College or University

Institutions of higher learning that offer courses of general or specialized study and are authorized to grant academic degrees. The college or university use subcategory includes classrooms and instructional spaces, as well as on-campus residence halls, fraternity and sorority houses, administrative buildings, auditoriums and other on-campus uses and facilities that provide customary accessory and support functions for college or university uses.

The applicant is seeking to convert the former Daycare building on the property into a biology lab to serve Oral Robert University. No exterior changes are shown to the site.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

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

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



Subject Property



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY



Subject: Note
Page Label: 1
Status:
Author: danabox
Date: 3/20/2023 7:14:04 AM
Color: ■

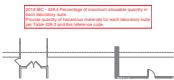
Sec.5.020 Table 5-2: Your proposed Biology Lab is designated a Public, Civic & Institutional/College or University Use and is located in an RM-1 zoning district.
This use is only allowed by Special Exception in a RM-1 zoning district.
Review Comment: Submit a Special Exception, reviewed and approved per Sec.70.120, to allow a Public, Civic & Institutional/College or University Use to be located in an RM-1 zoning district. Contact INCOG/Tulsa Planning Office at 918-584-7526 for further instruction and next steps. Once approved, resubmit the approval as a revision to this application.

Text Box (2)



Subject: Text Box
Page Label: 2
Status:
Author: isupit
Date: 3/20/2023 2:32:32 PM
Color: ■

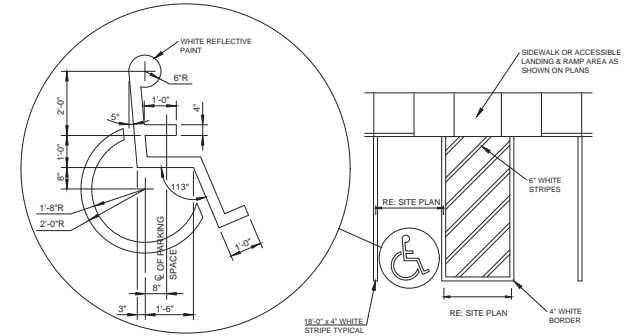
2018 IBC - 428.3 Laboratory suite construction.
a. Provide 1-hr fire barrier to separate each laboratory suite from non-laboratory areas.
b. Provide 1-hr fire barrier to separate laboratory suites from other laboratory suites.



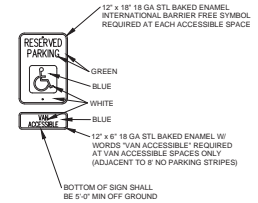
Subject: Text Box
Page Label: 2
Status:
Author: isupit
Date: 3/20/2023 2:33:48 PM
Color: ■

2018 IBC - 428.4 Percentage of maximum allowable quantity in each laboratory suite.
Provide quantity of hazardous materials for each laboratory suite per Table 428.3 and this reference code.

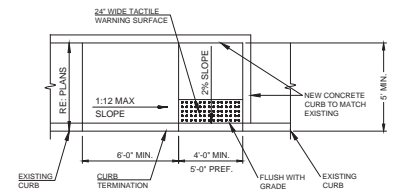
1. SITE PLAN IS PREPARED FROM LIMITED FIELD OBSERVATION AND INTERNAL PLAN FILES PROVIDED BY OWNER. CONTRACTOR SHALL CONFIRM THE WORK IS BUILDABLE TO THE EXISTING CONDITIONS AS SHOWN.
2. NO MODIFICATIONS TO THE SITE, BEYOND THOSE INDICATED HERE TO PROVIDE CODE COMPLIANT ACCESSIBLE PARKING AND ROUTE TO EXISTING SIDEWALK, ARE PLANNED AT THIS TIME.
3. ALL EXISTING SURFACING AND DRAINAGE ARE TO REMAIN - VERIFY WITH OWNER EXTENTS OF ANY REPAIRS TO PARKING AND PEDESTRIAN SURFACES, STRIPING, ETC.



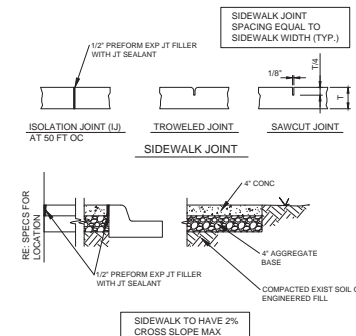
SCALE: N.T.S.



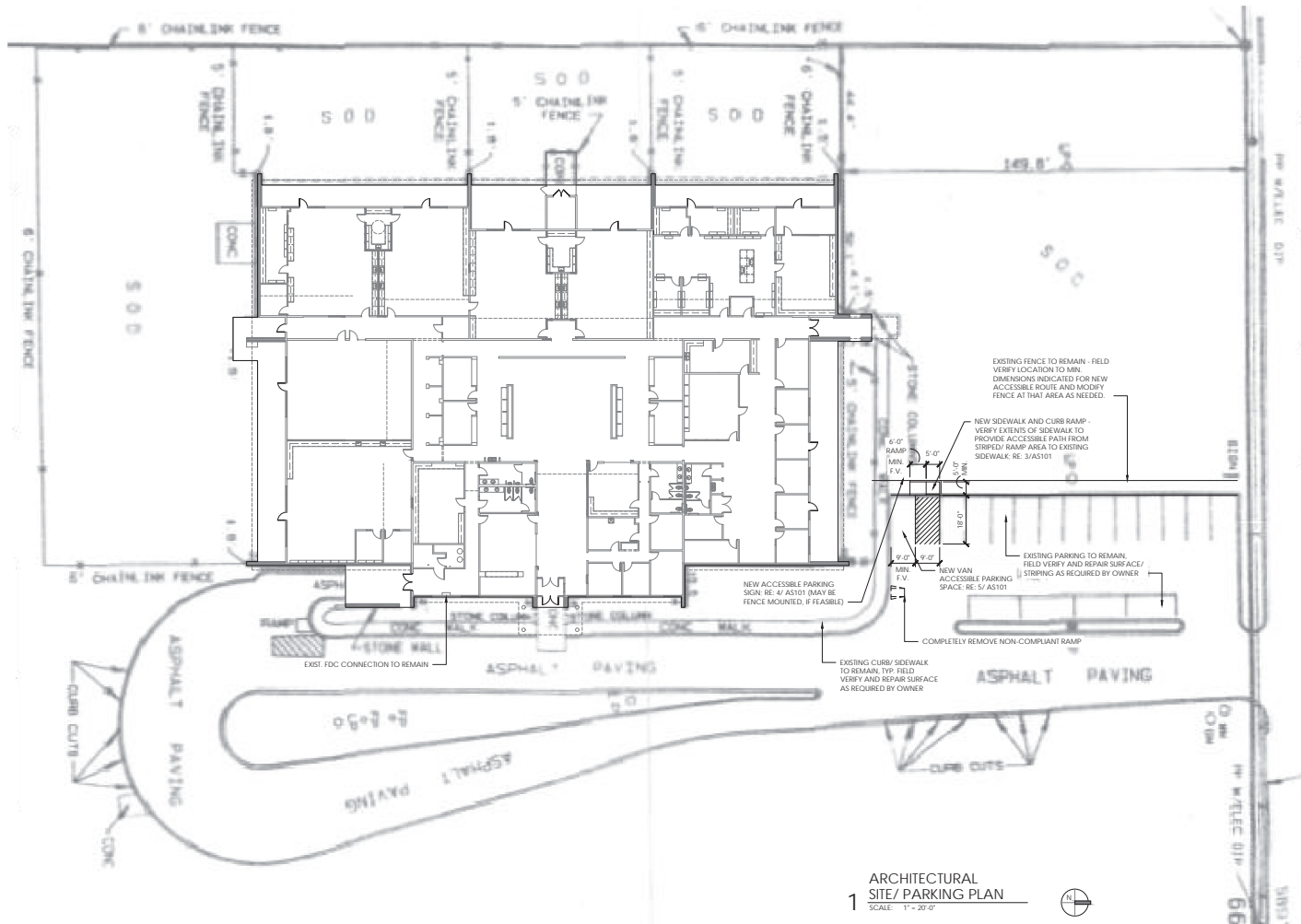
4 ACCESS
SCALE: N.T.S.



3 SCALE: N.T.S.



2 $\frac{111.5 \text{ SID}}{\text{SCALE: N.T.S.}}$



1 SITE/ PARK
SCALE: 1" = 200'



OWNER
ORAL ROBERTS UNIVERSITY
7777 SOUTH LEWIS AVENUE
TULSA, OK 74171
918.495.6161

ARCHITECT
ARCHITECTS INK, LLC
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.417.7847

REMODEL
FOR
ORAL ROBERTS
BIOLOGY



8408 S. DELAWARE AVENUE
TULSA, OKLAHOMA 74171

SUE | REVISION:

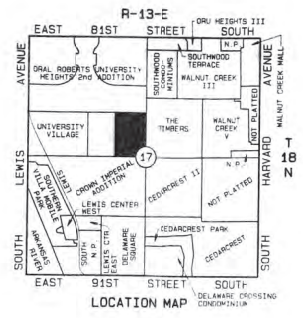
D.	DESCRIPTION	DATE
	PRELIM. DESIGN	2.9.23
	PERMIT-BID ISSUE	2.21.23

PROJECT NO: 23ORU001

ARCHITECTURAL SITE/
PARKING PLAN AND
DETAILS

AS101

5.7



SAFACK AND ASSOCIATES, INC.

• ENGINEERING • SURVEYING • PLANNING •

SANTA FE DEPOT C.A. NORTH BEND, NM 80, 19051

1511 SOUTH ELGIN AVENUE TEL 505-411-1000 FAX 505-411-4229

TULSA, OKLAHOMA 74110

SURVEY BY ST DND SCALE 1"=50' WIDE 12-6" DEPTH 12-6"

DRAWN BY LHR BOOK 4444 PFS FILE 1813.77



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23526

Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

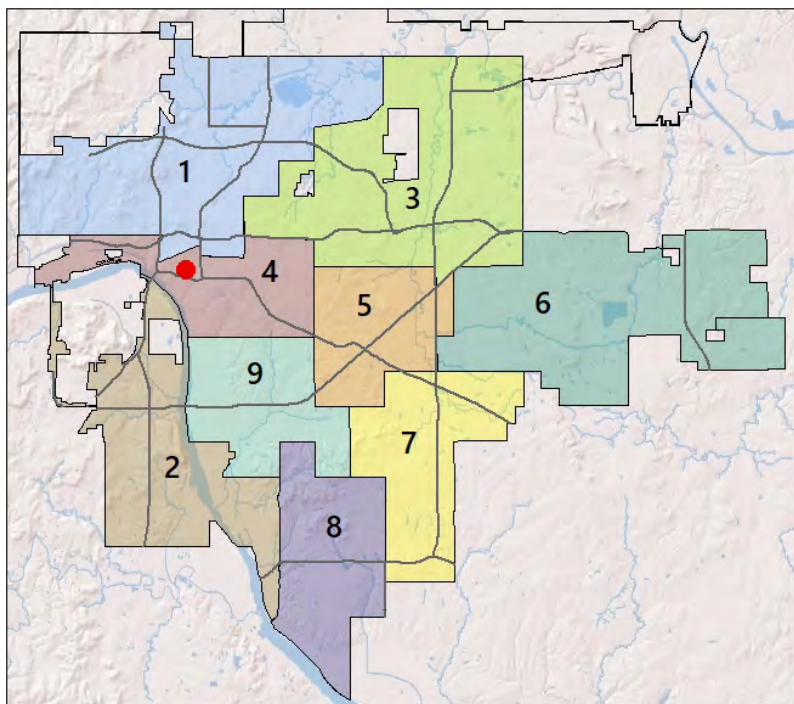
Owner and Applicant Information:

Applicant: Conner Von Holten

Property Owner: Tayburn Music Building LLC

Action Requested: Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD)
(Sec.15.020, Table 15-2)

Location Map:



Additional Information:

Present Use: Church

Tract Size: 0.5 acres

Location: 924 S. Boulder Ave.

Present Zoning: CBD

BOARD OF ADJUSTMENT CASE REPORT

STR: 9212

Case Number: BOA-23526

CD: 4

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Conner Von Holten

ACTION REQUESTED: Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)

LOCATION: 924 S. Boulder Ave.

ZONED: CBD

PRESENT USE: Church

TRACT SIZE: 21980.47 SQ FT

LEGAL DESCRIPTION: LTS 3 & 4 LESS ST BLK 192, TULSA-ORIGINAL TOWN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

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

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

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

STAFF ANALYSIS: : The applicant is requesting a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)

Assembly and Entertainment uses are described as follows:

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiums, riding stables and academies, banquet halls, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race tracks, fairgrounds, rodeo grounds, water parks, amusement parks,

food truck courts, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an outdoor assembly and entertainment use.

The applicant is seeking to operate an Indoor Entertainment inside the former church located on the subject property.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)

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

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



Subject property



0 100 200 400
Feet



Subject
Tract

BOA-23526

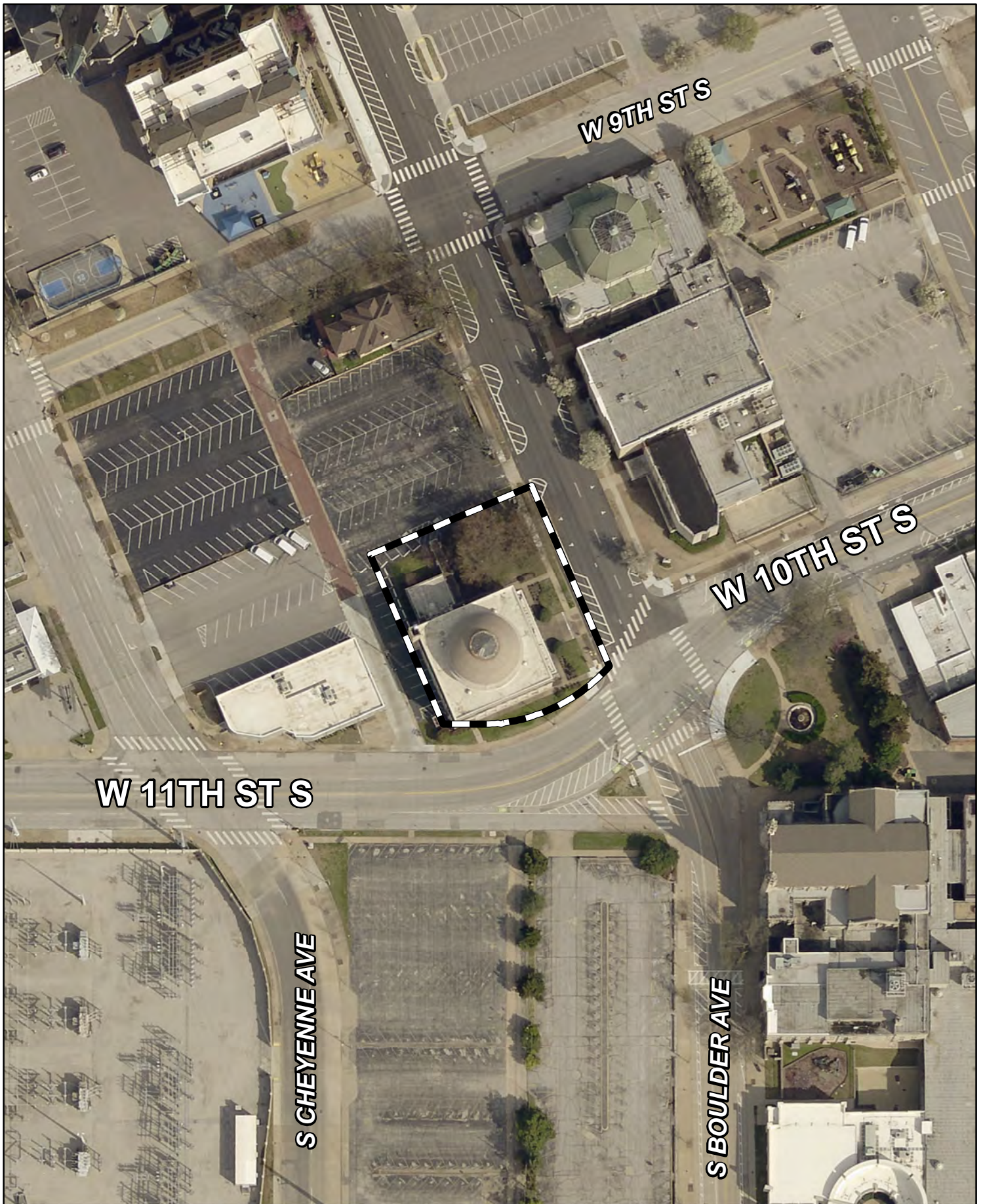
19-12 12

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

Aerial Photo Date: 2020/2021



6.4



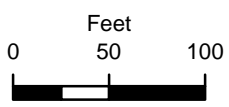
W 9TH ST S

W 10TH ST S

W 11TH ST S

S CHEYENNE AVE

S BOULDER AVE



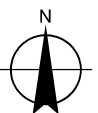
Subject
Tract

BOA-23526

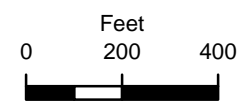
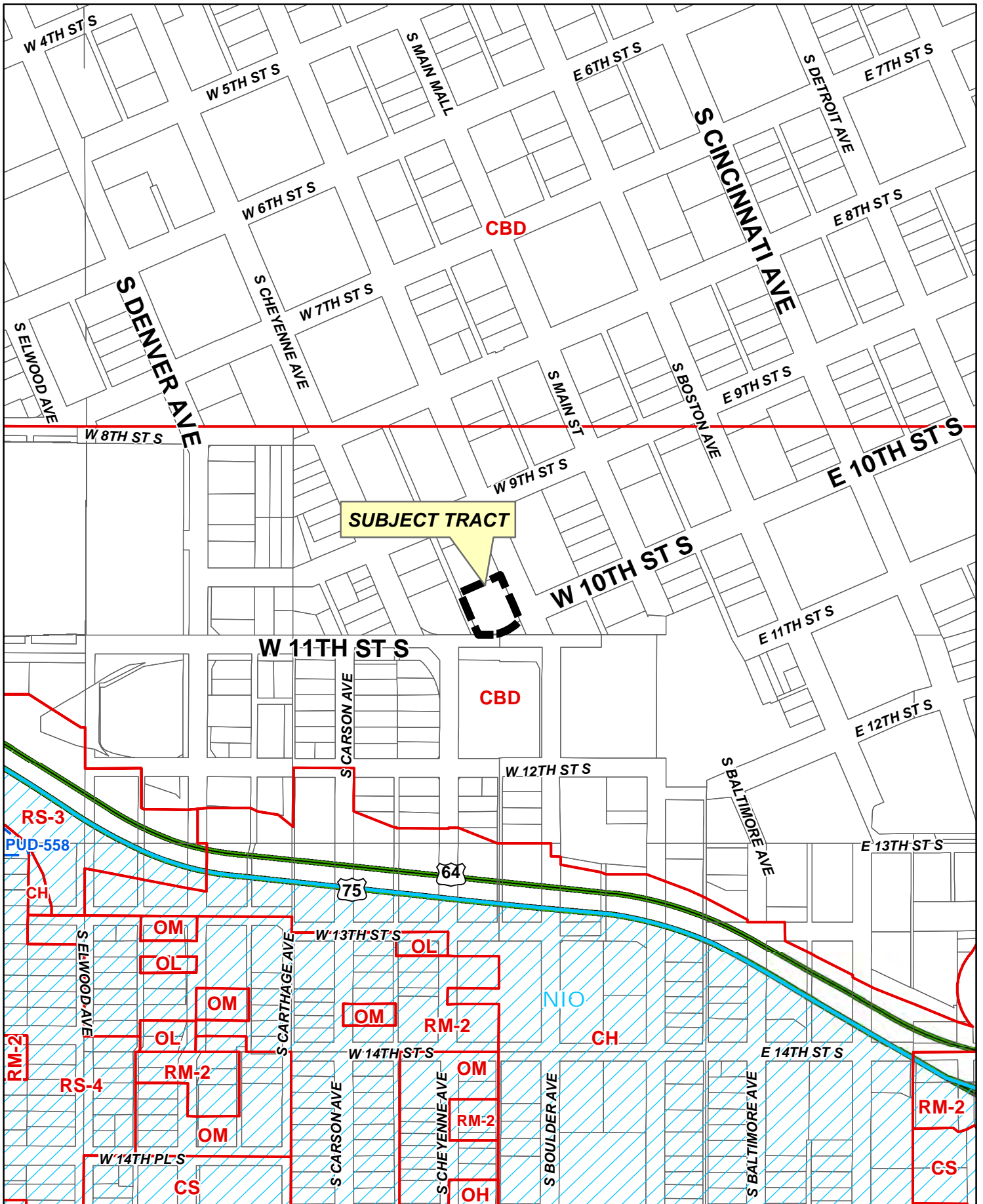
19-12 12

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

Aerial Photo Date: 2020/2021

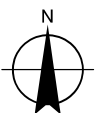


6.5

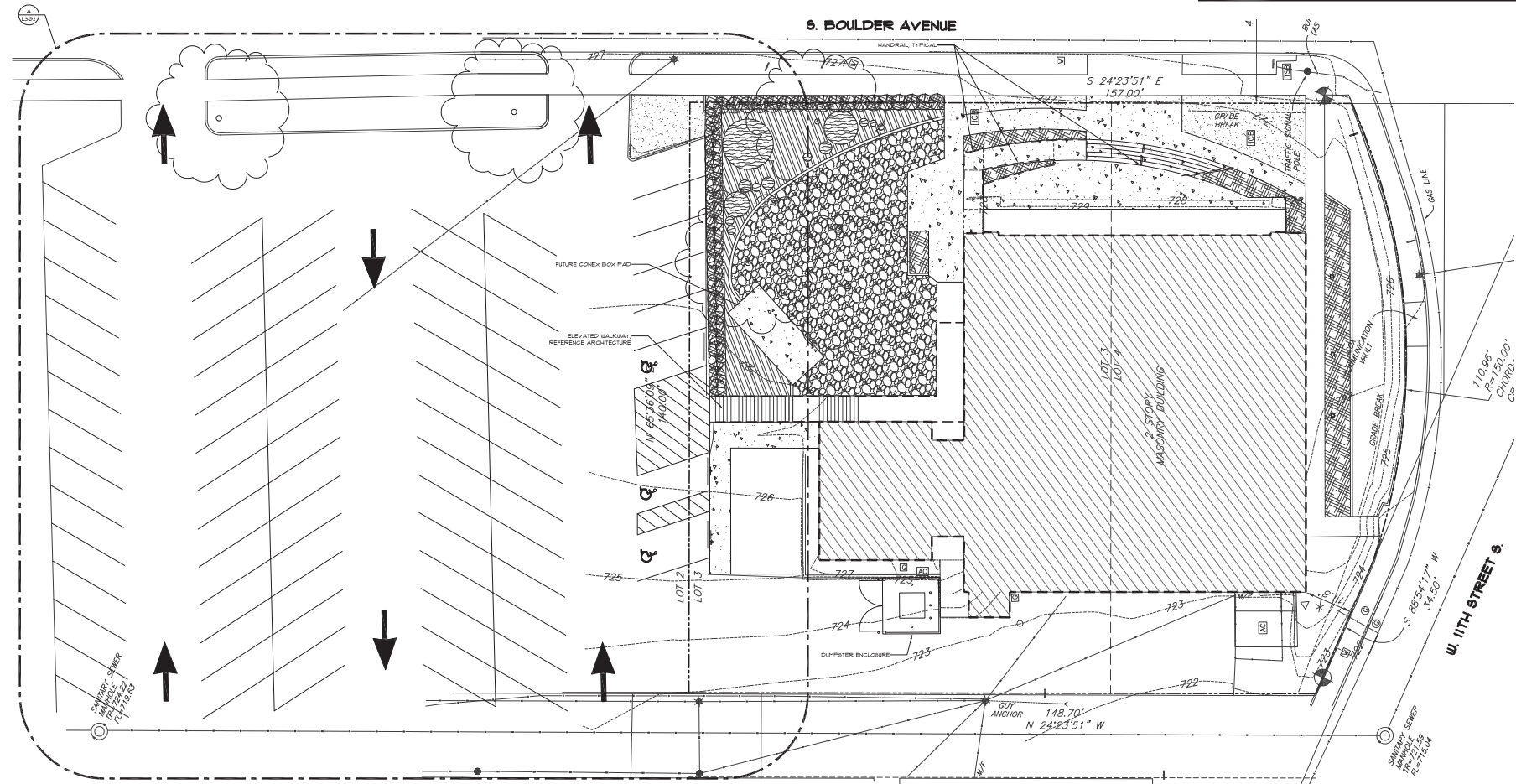


BOA-23526

19-12 12



6.6



A LANDSCAPE PLAN - OVERALL
1" = 10'-0"

924 BOULDER REMODEL
924 S. BOULDER AVE, TULSA OK

L101
LANDSCAPE PLAN - OVERALL

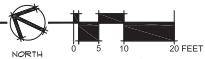
GH2 ARCHITECTS
GH2.COM

GH2 PROJECT NUMBER:
20220087
ISSUE DATE:
2/24/2023
ISSUED BY:
CCP REVIEW

OTHER SHEET DATES:
DATE DESCRIPTION DATE

SHEET NAME:
LANDSCAPE PLAN - OVERALL

SHEET NUMBER:
L101
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6.7

From: [Tyler Wallace](#)
To: [Chapman, Austin](#)
Subject: FW: BOA 23526 11th and Boulder Change of Use Support
Date: Saturday, April 29, 2023 10:55:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Morning Austin,
I will forward on all support letters and emails the Owner has received. BOA 23526

Thank you!

Tyler Wallace, AIA

Associate Principal

tdw@gh2.com | O: [918.587.6158](tel:918.587.6158) M: [918.645.9299](tel:918.645.9299)



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From: Eric Sherburn <eric@tayburnmusic.com>
Sent: Friday, April 28, 2023 9:54 PM
To: Tyler Wallace <tdw@gh2.com>
Subject: Fwd: 11th and Boulder Change of Use Support

This is a restaurant in the neighborhood!

Get [Outlook for iOS](#)

From: etal <etaltulsa@gmail.com>
Sent: Friday, April 28, 2023 8:50:50 PM
To: Eric Sherburn <eric@tayburnmusic.com>
Subject: 11th and Boulder Change of Use Support

Eric,

Apologies for the delay but if it's not too late I would like to share Et Al.'s support of the change of use for the property on 11th and Boulder.

We would be thrilled to be neighbors to an exciting new venture and would look forward to supporting the venue and the new possibilities it would bring to our neighborhood.

Cheers,

Sam Luna
Et Al. Tulsa
615.986.8178



Tayburn Music
Eric Sherburn
924 S. Boulder Ave. W
Tulsa, OK 74119

April 19, 2023

Tayburn Music:

John A. Marshall Company has no objections to a change of venue for the former First Church of Christ Scientist becoming a music/entertainment venue.

Thank you.

Stephanie Pugh

A blue digital signature stamp is placed over the name 'Stephanie Pugh'. The stamp contains the following text: 'Digitally signed by Stephanie Pugh', 'DN: cn=Stephanie Pugh, o=John A. Marshall, cn=Stephanie Pugh', and 'Date: 2023.04.19 11:20:44-0500'.

Stephanie Pugh
Vice President, Sales

123 W. 11th St.

Tulsa, OK 74119

T 918.584.9696

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