

AMENDED

CITY OF TULSA BOARD OF ADJUSTMENT

Regularly Scheduled Meeting

Tulsa City Council Chambers

175 East 2nd Street, 2nd Level

One Technology Center

Tuesday, July 25th, 2023, 1:00 PM

Meeting No. 1320

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 planning@cityoftulsa.org

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

City of Tulsa BOA c/o Austin Chapman, 175 East 2nd St. Suite 480 Tulsa, Ok 74103

MINUTES

1. Approval of **Minutes** of June 13th, 2023 (Meeting No. 1318).

NEW APPLICATIONS

1. 23551 – Dustin Alphin

Action Requested:

Special Exception to increase the allowed fence height from 4-feet to 7-feet inside the street setback (Sec. 45.080-A)

Location: 2122 S. 67th E Ave. **(CD 5)**

2. 23552 – Jason Goltry **Action**

Requested:

Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

Location: 1117 S Norfolk Ave. **(CD 4)**

3. 23553 – Joe Kesterson

Action Requested:

Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080B.5b)

Location: 505 E 2nd St. **(CD 1)**

4. 23555 – Tanner Consulting,

LLC Action Requested:

Variance to reduce the minimum open space requirement from 4,000 square feet to 3,250 square feet in the RS-3 District (Sec. 5.030-A, Table 5-3) **Location:**

12654,12658,12662,12668, and 12702 S Irvington Ave. **(CD 8)**

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsaplanning.org **E-mail:** esubmit@incog.org
planning@cityoftulsa.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~~ **(918) 596-7526**. 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.

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 1318
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center Tuesday,
June 13, 2023, 1:00 P.M.

Meeting No. 1318

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS
Bond, Chair Radney, Vice Chair Wallace	Barrientos Stauffer	A. Chapman S. Tauber J. Banes	A. Blank, Legal

The notice and agenda of said meeting were posted in the City Clerk's office, City Hall, on June 12, 2023, at 10:37 p.m., as well as at the Office of INCOG, 2 West Second Street, Suite 800.

Mr. Bond called the meeting to order at 1:04 p.m.

Mr. Banes read the rules and procedures for the Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **Wallace**, the Board voted 3-0-0 (Bond, Radney, Wallace "ayes", no "nays"; no "abstentions", Barrientos, and Stauffer "absent") to **CONTINUE** the **Minutes** of April 11, 2023 (Meeting No. 1314) to the next BOA meeting on July 11, 2023.

On **MOTION** of **Wallace**, the Board voted 3-0-0 (Bond, Radney, Wallace "ayes", no "nays"; no "abstentions", Barrientos, and Stauffer "absent") to **CONTINUE** the **Minutes** of May 9, 2023 (Meeting No. 1316) to the next BOA meeting on July 11, 2023.

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UNFINISHED BUSINESS

23530 - Nathalie Cornett

Action Requested:

Special Exception to permit a Small (up to 250-person capacity) Indoor Commercial Assembly and Entertainment use in the CS District serving alcohol within 150-feet of a residential zoning district (Sec.15.020, Table 15-2); Special Exception to permit an alternative compliance parking ratio to reduce the required number of parking spaces (Sec. 55.050-K) **Location:** 1330 E. 15th St. **(CD 4)**

Presentation:

Nathalie Cornett, 2727 East 21st Street, Suite 200, Tulsa, Oklahoma, 74114, stated that she was there on behalf of the applicant. The 1st Special Exception pertains to the Lincoln Plaza at the Southeast corner of 15th Street and Peoria, where Jason's Deli, Chimi's, and NOLA's are located. On the second floor of NOLA, they want to put an event center. It is permitted there by right because of its' size. However, it is located within 150 feet of RM2 district directly east of it and Marquette School. That has triggered a Special Exception for the event center to serve alcohol. Given the nature of the Lincoln Plaza, and given the fact that alcohol is already served at the large restaurants as well as the nature of Cherry Street, and the existence of bars and restaurants serving alcohol she did not believe this would prove to be injurious to the neighborhood.

The second exception is to permit an alternative parking ratio for the entire Lincoln Plaza. It is to establish 230 parking spaces, which is what currently serves the center. For retail centers like this, your required parking is always a moving target because your parking spaces depend on your use. Each tenant has its own number of parking spaces and that required parking number changes as the tenant changes. This parking lot has had numerous Variances and Special Exceptions granted in the past to address parking in the entire center and parking for individual tenants. So instead of seeking another parking Variance for the center, they would like to establish an alternative parking ratio of 230 parking spaces.

Currently, in the main parking lot there are 150 parking spaces. There is also an adjacent parking lot that serves the center, and it has thirty-three parking spaces. There are additionally thirty-one parking spaces to the east. Quaker Avenue has been closed and vacated, and various parking spaces have been designated to serve the uses surrounding it. Then there are eight spaces on the street, so that totals 230 parking spaces.

This will establish the minimum parking ratio and keep any spaces from being taken away. These spaces could not be removed because anything under 230 would not be in

compliance with the parking ratio. They are requesting that for the entire center, and she was happy to answer any questions the Board might have.

Mr. Bond asked if there had been any issues with neighbors or tenants.

Ms. Cornett stated that she had several neighbors call who are at the meeting, both residential and commercial neighbors. They amended this request for relief, and they sent out a letter to everyone within three hundred feet of the property. The letter explained that this is a small event center and that the parking request is just to establish the status quo. The event center has a parking agreement with ECDC for any event over fifty people. The neighbors were concerned about the parking overflowing onto the neighborhood streets. The event center has an agreement with Marquette School to use their seventy-nine spaces for valet parking.

Ms. Radney asked if Ms. Cornett was saying that they are not talking about changing the ultimate capacity for the center, they were just talking about depending on the assortment of tenants there at any given time.

Ms. Cornett stated that establishing the minimum parking ratio takes away the uncertainty from the property owner and for any new and existing businesses.

Interested Parties:

Terry Eichor, 1601 South Quaker, Tulsa, Oklahoma 74120, stated that he lives directly south of Lincoln Plaza. His concern was that their neighborhood is currently used as a parking lot by the center already. Seven days a week there are people that park to the south and west of their house and walk to the center because it is more convenient for them. He does not see how this is not going to have a further impact on them. The other thing is that there are a lot of employees that work at the Plaza that park in the neighborhood also. With the Valet parking, if there is an event at Marquette going on, that will not be available. Lincoln Plaza had originally wanted to put in a two-story parking garage, and they ran out of money for that before it could be built, and we have suffered due to that. He is highly concerned and not sure that he is in favor of that at all.

Denise Da Ros-Voseles, 1208 East 16th Street, Tulsa, Oklahoma, 74120, stated that the problem with the valet parking at the Church is that right beside them is their auditorium where they lots of sports events. There is spill over when those events happen. Christ the King is a very active church, and they bought a house on the corner of Quincy and 16th Street to help with overflow. Parking is an issue all the time there. She respectfully does not think this should happen.

Jim McCoy, 2704 East 44th Place, Tulsa, Oklahoma, 74105, stated that he is also the owner of Cherry Street Market and the lots to the east that are behind the salon. He submitted three slides this morning from Google Earth taking the most current date and going back two dates to show what is the parking load on the area. If you notice the

availability of parking spaces on any given day during the weekdays, not high occupancy evenings, or weekends. There are very few parking spaces available in the corridor.

The second Special Exception that has been requested for an alternative parking ratio does not consider that if the vacancies became a restaurant, you would significantly more demand for parking put on the whole area. They could make all those vacancies and put in high occupancy uses putting an undue number of parking requirements on the whole area.

He stated that he was fine with the first Special Exception with the use of alcohol. However, putting a blanket on top of all of Lincoln Plaza and asking for the separation of the uses that are currently in the spaces and making sure that the parking requirement or any Variance there of is not tied to what the uses are in each one of the individual spaces. So that the whole thing could not become a restaurant. Thank you for your time.

Dee Ann Paisley, 1530 South Trenton Avenue, Tulsa, Oklahoma, 74120, stated that her address is about four blocks away from Lincoln Plaza, but because she is on the corner of 16th and Trenton, they experience horrible parking problems. She sees about ten cars parked illegally on her street a day. If we allow this Special Exception to go forward, what is that saying to the community? There is no hardship on the business, you would be putting it on the neighborhood. This would create more problems and further the safety danger to everyone.

She is also concerned about playing with the Zoning Codes and granting Special Exceptions for no other reason than to allow a business that is too large to go into this center. What does that say to the people of Tulsa? Plus, there will be additional noise. There is an event center half a block away that the police have had problems with due to altercations in their parking lot.

How is this Special Exception beneficial to the City of Tulsa? Thank you.

Shelby Navarro, 1434 South Quincy Avenue, Tulsa, Oklahoma, 74120, stated that right outside his home window has become an alley and he is acutely aware of the noise issues of this area. He would love to see a comprehensive parking plan for this area to help with some these issues because he loves the neighborhood. He is concerned with the fact that people will be coming into the neighborhood from all around that do not understand that it is a walking neighborhood. He has not heard any safeguards for the issues, and it seems open ended. We walk to their businesses and walk home. They have dump trucks coming in at 2:00 a.m. and 4:00 a.m. and we must live with all the noise and disturbances. There are a lot of things going on that burden the residents,

that do not burden the businesses. This would push the challenges too far. It does seem that it would be injurious and dangerous for the neighborhood.

Mr. Bond asked Mr. Navarro if he would like to see more parking lots along Cherry Street.

Mr. Navarro stated that he would prefer it to be discussed by planners and traffic engineers to sit down, discuss it, and produce a parking plan than to have it decided here. He would rather see a comprehensive plan in partnership with the neighborhood and allows it in a safe way that works for everyone rather than the businesses just taking what they could get. Thank you.

Rebuttal:

Ms. Cornett thanked the Chair and stated that 1) The businesses of Lincoln Plaza are part of the fabric of Cherry Street, and they want the safety of their employees, neighbors, and patrons just as much as everyone here does. This is not to “take what we can get.”

She also wanted to verify that this is not a Variance request; this is a Special Exception request. The Code specifically establishes this process for an alternative compliance ratio and here is the reason that it gives, “because the motor vehicle parking ratios are not intended to prevent development and redevelopment, or to make development or redevelopment economically impractical”.

We have a shopping center that has existed on Cherry Street for decades. It has acquired as much parking as the owners have been able to do. That includes additional overflow parking area and working with its other neighbors to make Quaker available for parking. The buildings exist, the tenants exist. For the most part, it is almost maxed out as far as restaurant uses. The vacant spaces are about eight hundred square feet spaces and she doubted they could accommodate a restaurant.

Mr. McCoy has received two parking Variances for their own parking lot. All business owners experience this challenge on Cherry Street and neighbors must deal with it too. We acknowledge that. The nature of Cherry Street has gotten increasingly pedestrian friendly. Parking is shared all up and down Cherry Street. The 230 parking spaces are what exist today and that is the ratio that they are asking for. She has crunched the numbers and the parking ratio produces between two hundred as a minimum and 275 as a maximum. The two hundred that exist today serve as a middle ground between what the fluctuations may be, and they would like to establish that as their required parking. The operator that runs the event center is also the operator of NOLA's and Kilkenny's, so he has a distinct understanding of what the parking challenges are. In Lincoln Plaza itself, he does not want to negatively affect the parking for his other

businesses operating there. It really is to acknowledge that parking that we have available.

She knows that the event center is permitted by right. For the Boards information, events will be capped at 120 people and there will not be events larger than that. Any event of fifty people would require valet parking. She was happy to address any further questions.

Comments and Questions:

Ms. Radney stated that Ms. Cornett has elegantly stated as it related to redevelopment and the restriction on parking, but every place does not have to be redeveloped to everything all at once. There is already a lot that is being done here that has varying parking loads as point sources. It does imply that on the given uses that are currently there that there is probably an adequate amount of parking there for the current assortment of uses. She does think that the neighbors have a valid point that you are talking about an impulse event and that is going to affect the entire neighborhood when that event is happening. To the extent that within a walking district people park all over the district and walk about. That is one of the things that makes it attractive, but a pulse event that has dropped in a hundred new visitors into an already well utilized neighborhood, but that is a different matter. She is not persuaded that this property owner has met the test of why there should not be a compelling need to accommodate all their tenants on their property.

Ms. Cornett stated that the tenants are currently accommodated on their property. Even with the event center, which requires twenty-six spaces and that is what the Code requires.

Ms. Radney stated that she thought Ms. Cornett was saying that 100% occupancy of the Plaza would not meet Code requirements. She thinks that the property owner must strike that balance themselves. She is not ready to give a blanket Special Exception to just give a blanket Approval when we do not know what they would be. She was in support of the alcohol being served, but the parking has not convinced her.

Mr. Bond asked Ms. Cornett to walk them through when Alternative Compliance was amended into the Code there was a parking study was required and that is no longer part of the mix if he understood correctly. What is the burden here as to being allowed to use the Alternative Compliance before we even get to the Special Exception. He thought that City Legal was interested in saying something.

Ms. Cornett stated that what the Code says is the Board of Adjustment determines that other allowed parking reduction alternatives are infeasible or do not apply. Those reduction alternatives include things like putting in certain amounts of motorcycle parking and things like that. It is her understanding that they have put in as much as

they can such as bike racks and things like that. Those are not available to us. The second one determines that they are not likely to cause material adverse impact of traffic circulation and safety or the general welfare of property owners in the surrounding areas. We have met that burden because the shopping center, despite not being at full occupancy, is intense of use is as intense as it is going to be. There are three large restaurants in Lincoln Plaza and an event center is not going to have as much of a material effect on the activity of the area than is already happening. In addition to addressing parking for events, that has been addressed by the property owner regardless of it being required or not by the Code. They will have valet parking and from the Board's perspective, if fifty people trigger your valet parking that would be twenty-five spaces for parking because most people do not go to an event alone.

Ms. Radney stated that she agreed with that, but it is not just parking, it is also traffic. She was saying that the holding capacity for vehicles that need to get out and park to go to an event is near its capacity for the neighborhood. She concurs that a broader approach to how this district can handle those pulse events is needed. She was not satisfied with what Ms. Cornett presented today to meet the Boards obligation to health and safety. Full disclosure, her mother attends the church across the street, and she knows how long it takes to find a space close enough to let her out, so she does not have to walk far, and her mother is not even parking. Ms. Cornett is not here to solve it; it is a policy issue.

Ms. Cornett asked if they could put a relatively short-term limit on this to see how it works for the area. If it is not working, they should come back to the Board and answer for it.

Ms. Radney asked how space is vacant now.

Ms. Cornett stated that 8,400 square feet is the amount of space vacant and that does not include this space. The upstairs of the event center is about 7,500 square feet; the actual space being used for the event center is 2,500 square feet. The prep rooms and other things will take up the rest of the square footage.

Mr. Bond stated that the Board is usually a five-person body, and we only have three members here today. It takes three affirmative votes to pass, and it might be appropriate to Continue this until our next meeting.

Mr. Wallace stated that he was in the middle at this point, and he thought a Continuation would be good. If there was more information provided, he did not know what that would be. There is not a shared philosophy in parking in this area from his personal experience. There needs to be a comprehensive look at this whole district. There are some things that need to be done to make it right with the neighborhood.

Mr. Bond stated that he would like in a Continuance to see what else can be done here with this request. His problem is that when you are talking about parking, he does not know what the answer is as he is not a parking engineer or City Planner. He is loath to do something which is going to cause somebody to tear down houses and put up more grey space or put up a parking garage on the corner of 15th and Peoria. The concept of Special Exceptions is to give us levity in cases like this. He would push for a Continuance and ask the applicant to do the impossible. Let them see what else they can do here for more parking.

Ms. Radney stated that the vast amount of people coming to this area are not from the neighborhood and we know that already. Ms. Cornett is a very bright attorney, and she may be able to produce a good alternative, but Ms. Radney just could not see what it would be.

Board Action:

On **MOTION of Wallace**, the Board voted 3-0-0 (Bond, Radney, Wallace “ayes”, no “nays”; no “abstentions”, Barrientos, and Stauffer “absent”) to **CONTINUE** the requested **Special Exception** to permit a Small (up to 250-person capacity) Indoor Commercial Assembly and Entertainment use in the CS District serving alcohol within 150-feet of a residential zoning district (Sec.15.020, Table 15-2); and **Special Exception** to permit an alternative compliance parking ratio to reduce the required number of parking spaces (Sec. 55.050-K) until the July 11, 2023 Board of Adjustment meeting.

Lots Three (3), Four (4), Five (5) and Six (6), Block Six (6), AMENDED PLAT OF MORNINGSIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof; -AND- Lots One (1) through Sixteen (16) inclusive, Block Eight (8), and the vacated alley lying within said Block Eight (8), ORCUTT ADDITION, an Addition to the City of Tulsa, Tulsa county, State of Oklahoma, according to the Recorded Plat thereof;- AND-The West Half (30') of Vacated Quaker Avenue lying adjacent to the East line of Block Eight (8) from 15th Street to 16th Street, ORCUTT ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof;-AND-The West Fifteen (15) feet of Lots Nine (9), Ten (10) and Eleven (11), Block Seven (7), ORCUTT ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, AND the East Half (E/2) of Vacated South Quaker Avenue between 15th Street and 16th Street lying adjacent to the West line of said Lots 9, 10, and 11, Block 7.

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NEW APPLICATIONS

23533 - Tom Neal

Action Requested:

Variance to reduce the required 20-foot street setback and 5-foot side setback in the RS-4 District (Sec. 5.030-A, Table 5-3) **Location:** 2216/2218 E. Archer St. N **(CD 1)**

Presentation:

Tom Neal, 2507 East 11th Place, Tulsa, Oklahoma, 74104, stated that he was there to represent Ms. Flores. This is a 1930's house on a very non-conforming lot, forty-four feet wide by 115 feet deep and the lot runs sideways on an alleyway. It has been added on to through the years. It was non-conforming from the beginning as far as the setback. Ms. Flores unfortunately had a contractor do substantial work on her house without advice from the city or a permit. The work is done, and they want to find an appropriate and graceful compromise. The front porch is basically how it was originally, and they would like that to continue. The side yards have been built out with concrete to the property line. According to Jeff Taylor with the City, the rebuilding of the formerly wood porch with concrete is acceptable standards, however the porch that is over it is not. We are looking for relief for the porch on the east which is substantial will remain though there will have to be alterations because it will not meet fire safety standards in terms of it being three feet from the property line. What we propose is that we allow her to keep her porch, but they would have to cut it back so that they have that clearance.

On the west side, there is also a porch that is built out to the property line, but because that is an alleyway, we may have some grace there because the required fire setback is different when it is on an alley. All of this was done before he was hired to handle the situation. It was a wood porch before, but it did go all the way to the property line. They added a ramp to the rear of the east side.

Ms. Radney asked if the work that was done was just an improvement of what was already built because it was not as durable as concrete.

Mr. Neal stated that even though it is elevated on both sides which does not have to have permission to leave it in place although it would be nice.

Interested Parties:

Stuart McDaniel, 827 North Madison, Tulsa, Oklahoma, 74106, stated that he is the property owner of the house to the east of this parcel. The nine months of unpermitted work that just kept going on has been frustrating. We get nailed to putting a window and

they are putting in thirty yards of concrete daily. It is a self-imposed hardship. There is room for grace. He wants to build a multi-family unit on the corner, and he would not be able to build to zero lot line on his. By allowing theirs it could potentially force his building to accommodate for their space. Their porch roof can be cut back and that may negate some of those issues. The gravel driveway that they use every day is his. It is not a great arrangement. Multiple permits should have been put on this property. Electrical has not been done and there are several things that were not permitted on this property. He wants some level of forgiveness here because he knows there is a language barrier. Short of putting a fence up, he cannot stop them from parking on his property. They have gotten away with adding onto the front of their property little by little since about 2008.

Mr. Chapman stated that with the current zoning and conditions that Mr. McDaniel has, he would not be able to build up to the lot line. You would be in the predicament that they are. In terms of the Fire Code, relying on the statement that Mr. Neal said, they are addressing the roof line issue. From what he is hearing, Mr. McDaniel will need additional relief with multi-family zoning.

Mr. McDaniel stated that the concrete he was reasonably less concerned about because it is non-combustible, but the roof line must be pulled back to the lot line limits of that zoning.

Ms. Radney stated that it was germane that this is a non-conforming lot, and the house was built prior to the existing code, which is categorically different from infill building on an improved lot. She is sensitive to the concern, but in this part of town, this type of situation is everywhere.

Comments and Questions:

Mr. Bond stated that the neighbor had some valid concerns, but this was already a non-conforming structure from the 1930's. There is no relief the Board could give that would allow anyone to go over their property line that would in any way go against the Fire Code. He looks at it as this property is unique not self-imposed. We give a lot of these to older homes, historical homes, homes that predate the comprehensive zoning code.

Mr. Wallace commends the owner for cleaning up the property. It is a safer property but there are codes that we are not able to give relief on.

Mr. Bond asked Mr. Chapman how far back they are going to have to bring the roof back for the Fire Code.

Mr. Chapman stated that the representatives from the permit department were in the audience. He asked Mr. Whitehead if it was three feet that the roof needed to come off the property line.

Mr. Whitehead confirmed that was correct. The eaves themselves could be closer, but they would have to use fire blocking and methods that are non-combustible to assure that.

Board Action:

On **MOTION** of **Wallace**, the Board voted 3-0-0 (Bond, Radney, Wallace “ayes”, no “nays”; no “abstentions”, Barrientos, and Stauffer “absent”) to **APPROVE** a Variance to reduce the required 20-foot street setback and 5-foot side setback in the RS-4 District (Sec. 5.030-A, Table 5-3), per the Conceptual Plans shown on page 4.10, with the following condition that this is pending final review by City Code Officials. Finding the hardship to be that this is a non-conforming lot, and the house predates the existing comprehensive zoning code.

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.”*

For the following property:

W44 LTS 1 2 3 4 & 5 BLK 3, EASTLAND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

23534 - Robert McMurtry - McPride Roofing

Action Requested:

Special Exception to permit a carport in the street setback and yard with modifications in the increase the allowed height (Sec. 90.090-C1) **Location:**
2342 S. Florence PI (CD 4)

Presentation:

Robert McMurtry, 6598 East 25th Place, Tulsa, Oklahoma, 74129, stated that he had been hired to build a carport on Ms. Jackson's house. We knew there had to be a permit to do the work. He was very close to being with the build lines. Making this large enough for Ms. Jackson's vehicles puts them just over the build lines. When he came down for the permitting process, they printed a neighborhood plat. It showed the 30' setback from the center of the street instead of the 25' setback that Ms. Jackson got when she was closing on the house. This build line Variance makes it to where he cannot build a car port large enough to accommodate a vehicle, so he is asking for a Variance so he can make it large enough for her vehicles. He will be beyond the build line by three feet. The drawing shows that he is still forty-six feet and three inches from the center of the street. This will not be any obstructed views from up or down the street. This will be tied into the existing house and will look just like the rest of the house.

Ms. Radney stated that she could see on the satellite view on 5.4 so this carport will not extend any further than the trunk of that tree or beyond where it shows a car parked.

Mr. McMurtry stated that it will not extend past the sidewalk that goes up to her front door.

Ms. Radney stated that she was concerned that it would block the view of that street.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Bond stated that he did not have any issues with this.

Mr. Chapman stated that any time that you have something coming off the house and going into the street setback, you must have a Special Exception just to be there.

Mr. Wallace asked if 5.11 showed a twenty-five-foot building line and have we clarified that it is a thirty-foot building line.

Mr. Chapman stated that he was not certain of what he was referring to. He may have had some conflicting information. This is RS 3, which is twenty-five feet. There was a

typo, and it is just modification to increase the height. They are allowed eight feet close to the side lot line, thirteen feet at the ridge, and nine feet at the top plate of the roof. Anytime it is in the street setback or in the street yard, he must get a Special Exception.

Board Action:

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Radney, Wallace “ayes”, no “nays”; no “abstentions”, Barrientos, and Stauffer “absent”) to **APPROVE** a **Special Exception** to permit a carport in the street setback and yard with modifications to increase the allowed height (Sec. 90.090-C1), per the Conceptual Plans shown on pages 5.10 – 5.13 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:

LT 2 BLK 3, WIL-REY TERRACE, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

23535 - Midwest Used Auto Sales, LLC c/o Haley Wiggins

Action Requested:

Special Exception to permit Personal Vehicle Sales in the CS District (Sec. 15.020, Table 15-2) **Location:** 3637 N. Lewis Ave. E. **(CD 1)**

Presentation:

Haley Wiggins, P.O. Box 480920, Tulsa, Oklahoma 74148, stated that they are requesting to add Personal Vehicles Sales onto their auto salvage yard. We will be using an overflow parking area for that purpose. The owners of this property own a lot of the property in that area.

Mr. Bond asked if on page 6.6 of the Agenda packet was if he was looking at the existing property.

Ms. Wiggins stated that was correct and the auto salvage yard already has a 10-to-12-foot privacy fence, and they want the used auto portion fences in as well.

Mr. Wallace asked if this property had been a car lot prior to this.

Ms. Wiggins stated that lot is in the CS zone. They brought a Special Exception to the Board a couple of years ago to move the zoning for the salvage lot from CS to Heavy Industrial, but it did not include this lot. Before they owned it, it was a halfway house, and the rest was vacant.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Bond stated that there had been some that were controversial for salvage yards recently, and he does not see that controversy here. He did not think it would be detrimental to the neighborhood.

Board Action:

On **MOTION OF Radney**, the Board voted 3-0-0 (Bond, Radney, Wallace "ayes", no "nays"; no "abstentions", Barrientos, and Stauffer "absent") to **APPROVE** a Special Exception to permit Personal Vehicle Sales in the CS District (Sec. 15.020, Table 15-2), per the Conceptual Plans shown on page 6.7 of the Agenda packet; for a term of 10 years June 13, 2033.

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:

**The W 200 of of the following: BEG 351N & 50E SWC SW TH E200 N475 E385 S620
W85 S25 W488.2 N55.02 W12 N116 POB SEC 17 20 13 CITY OF TULSA, TULSA
COUNTY, STATE OF OKLAHOMA**

DRAFT

23536 - Waltherbach Properties

Action Requested:

Variance to reduce the minimum required drive aisle width of 24-feet (Table 55.090-D) **Location:** 1140 S. Quincy Ave. **(CD 4)**

Presentation:

Tim Waltherbach, 1011 North 4th, Broken Arrow, Oklahoma, 74012, stated that the address of this lot is situated between two 1930 era apartments. Parking is on the street. The hardship is that there is a sewer line that runs through half of the lot. He thinks this is a good solution for this lot.

Mr. Bond asked if Mr. Waltherbach was talking about building a townhouse or apartment structure.

Mr. Waltherbach stated that they want to build a three-bedroom townhouse with a garage that will be entered into through the alley. We plan on it being a three-story building. The infill overlay is what makes this possible.

Mr. Chapman stated that in our code there are parking standards. There are geometrics when you are parking on how it faces. The Code says when you have a situation where the parking faces the drive isle, there is supposed to be twenty-four feet of width to navigate out.

Interested Parties:

Laquinnia Lawson, 1 East 20th Place, Tulsa, Oklahoma 74114, stated that he owns the building directly north of this lot. Development is always a good thing, but one of his concerns is what he is showing on his plot plan a three-foot lot line to the north and he understood from the Code that the setback needs to be ten feet.

Mr. Bond stated that the issue before the Board was only the driveway.

Mr. Chapman stated that the property was within the neighborhood overlay and there is a three-foot side setback. They will have to go through fire review, and this is only zoning.

Comments and Questions:

Mr. Wallace asked what the hardship would be.

Board Action:

On **MOTION** of **Wallace**, the Board voted 3-0-0 (Bond, Radney, Wallace “ayes”, no “nays”; no “abstentions”, Barrientos, and Stauffer “absent”) to **APPROVE** a Variance to reduce the minimum required drive aisle width of 24-feet (Table 55.090-D), per the

Conceptual Plan shown on 7.16 of the Agenda packet. Finding the hardship to be the existing utility structure running along the southern edge of the property.

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."*

For the following property:

LTS 19 20 BLK 3, ORCHARD ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

23537 - James W. Heath

Action Requested:

Special Exception to permit a carport in the street setback and yard with modifications in the increase the allowed height and dimensions (Sec. 90.090-C1) **Location:** 9417 E. 38th Place. **(CD 6)**

Presentation:

James Heath, 9417 East 38th Place, Tulsa, Oklahoma, 75145, stated that he had a carport constructed not knowing that he needed a permit. The City Inspector for the area has inspected the area and stated that the materials and construction are well within the Code. The setback was not far enough from the center of the street. He has written statements from his neighbors that they are not impacted, and they have no problems with the carport. He said that he provided examples of carports in the neighborhood that show a pattern of tolerance that are within the same setback that his is.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Bond stated that it was not out of character with the other carports in the neighborhood.

Ms. Radney stated that she appreciated the neighbor's signatures as well.

Board Action:

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Radney, Wallace "ayes", no "nays"; no "abstentions", Barrientos, and Stauffer "absent") to **APPROVE** a Special Exception to permit a carport in the street setback and yard with modifications in the increase the allowed height and dimensions (Sec. 90.090-C1), per the Conceptual Plans shown on 8.10 in the Agenda packet.

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

LT 21 BLK 7, BRIARWOOD SECOND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

23539 - Hunter's Precision RX, LLC

Action Requested:

Special Exception to permit a Convenience Goods (Pharmacy) with a Drive-through facility in the OM district (Sec. 15.020, Table 15-2); Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2) **Location:** 6111 E Skelly Dr **(CD 5)**

Presentation:

Ross Mash, 10001 North Broadway, Oklahoma City, Oklahoma 73114, stated that Hunter Precision RX, LLC is part of the Hunter Care Health Family of companies. They are an Oklahoma City based organization that has been providing clinical pharmacy services since 2004. They have grown to encompass pharmacy, laboratories, and software companies designed for the behavioral healthcare industry. The location in question is going to be part of Grand Mental Health's Tulsa campus. Grand has twenty clinics across twelve counties in Oklahoma. They have become a national standard for mental health services.

The patients that are treated here are some of the most vulnerable in our population and they have a broad spectrum of behavioral healthcare issues and needs. Our pharmacy deals specifically with their needs and the challenges that they face. We are set up as an amenity for those patient services.

They are here today for two specific zoning requests. Our business does not have a retail component. They will not function as a CVS or Walgreens. It is specifically designed for those patients who are visiting this pharmacy. This space has more than 430 parking spaces on over four acres. No residential areas will be impacted by their use. The drive through will be to serve many of their patients that have mobility issues. It will be located at the rear of the property away from Skelly Avenue.

They provided a traffic plan study for your review. They will have two to three patients utilizing the drive through an hour. The walk-in component will only be for patients of Grand Mental Health and other medications will not be available. They do some compounding, but it is specifically for these patients. It will be a closed-door pharmacy and not open to the general public. There will not be methadone distribution there.

The hardship is if they do not have the drive through it will affect the patients that have mobility issues. There is not any other place they could put this realistically, because this serves the population that goes to Grand Mental Health specifically for that treatment.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Bond stated that the hardship addresses the code and does not face an arterial street. There is not a place that would be better on the lot, and this addresses the topographical uniqueness of this lot.

Board Action:

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Radney, Wallace “ayes”, no “nays”; no “abstentions”, Barrientos, and Stauffer “absent”) to **APPROVE** a Special Exception to permit a Convenience Goods (Pharmacy) with a Drive- through facility in the OM district (Sec. 15.020, Table 15-2); and a Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2), per the Conceptual Plan shown on 9.13 of the Agenda packet. Finding the hardship to be the unusual shape and proportion of this lot.

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.”*

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

**LT 1 BLK 1, TULSA SCOTTISH RITE SUB AMD RESUB PRT TULSA SCOTTISH RITE,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

DRAFT

23540 - Aaron Spahr

Action Requested:

Special Exception to permit alternative compliance parking ratios to reduce the required number of parking spaces for an apartment/office use in the CH District (Section 55.050-K; Section 55.020 Table 55-1) **Location:** 8181 E 41st. **(CD 5)**

Presentation:

Aaron Spahr, 164 Bent Tree Drive, Palm Beach Gardens, Florida, 33418, stated that he and his partner, Adam Rosenberg, acquired this property, 8181 East 41st Street, last month. We went through a zoning change to go from IL to CH with the intention of turning the property into affordable housing. This property was contiguous to 41st Street, was split up, and the front section was converted into condominiums. Prior to this it was an extended stay hotel. There are four office buildings there. When that happened, the parking was split in an uneven ratio. The subject property lost spaces and the front property gained spaces.

Many of our projects we have converted other properties in other states like this and there will be one space per unit. Most of the property is studio apartments and some one bedrooms. There is a small handful of two bedrooms. The focus of this project for us is to deliver high quality and affordable prices. It may have some voucher-based portions which are Section 8 here. The whole place will be affordable housing. We would put more parking spaces if we could, but we know this enough with the current Code requirements. There are about eighty-six parking spaces on the site now and we will be adding twelve more parking spaces for about ninety-six parking spaces.

Mr. Bond asked what their estimate of tenant was.

Mr. Spahr stated that there are ninety-six units.

Ms. Radney asked Mr. Chapman what the ratio of code was.

Mr. Chapman stated that it varies by the number of bedrooms, and they are about twenty spaces short. In the neighborhood use overlay it is one space per unit.

Interested Parties:

No interested parties were present.

Comments and Questions:

Ms. Radney stated for the record that she is a proponent of affordable housing, and she would like to see what they expect the mix to be. This is out of the boundary for concessions the Board has made with other properties. She did not see how the target market here was different than River West. She is inclined to support it but would like more details in the future.

Mr. Bond stated that alternative parking was new to the city and new to us. When they had the requirement for parking study there was no metric on what that exact study was. As far as consistency is concerned, he felt like the Board has had similar request for other places.

Mr. Bond stated that he thought that a 10-year term limit would be appropriate.

Mr. Wallace stated that he did not know if that was the appropriate number. This is an industrial sliver off the Broken Arrow Expressway, and he thought 15 years would be more appropriate.

Ms. Radney stated that she could back a 15-year term limit.

Mr. Wallace asked Ms. Radney what strain it puts on the neighborhood that would not put more on the property owners.

Ms. Radney stated that it would put more of a strain on the residence. They are also going to need to affirm with the underwriters that this has been resolved with an appropriate timeline. Most lenders would be satisfied with twenty and probably fifteen years.

Adam Rosenberg, 1012B West Grove Avenue, Nashville, Tennessee, 37203, stated that he has been part of the Nashville development community for many years now. They are moving towards zero parking requirements especially when it comes to workforce development housing. They are passionate about finding affordable housing for people that are being forced out of their city because they cannot afford housing. Typically, a loan is thirty years and we have never come across this type of exception before. We are sensitive to people's lifestyle and want to create that here in Tulsa.

Mr. Wallace stated that he really appreciated what they had presented to the Board. The other thing is that if you were to sell this, the agreement is tied to the property, not to your company.

Ms. Radney stated that she is inclined to go with fifteen years and that the parking ratio does not go below this amount of one space per unit.

Board Action:

On **MOTION of Radney**, the Board voted 3-0-0 (Bond, Radney, Wallace "ayes", no "nays"; no "abstentions", Barrientos, and Stauffer "absent") to **APPROVE** a **Special Exception** to permit alternative compliance parking ratios to reduce the required number of parking spaces for an apartment/office use in the CH District (Section 55.050-K; Section 55.020 Table 55-1), per the Conceptual Plan shown on page 10.11 of the Agenda

packet. With the following conditions that there be one parking space per unit and it will be a fifteen-year term ending 6-12-2038.

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:

**PRT LT 3 BEG SECR LT 3 TH W39 N187.86 W57.95 SW19.16 NW34.53 W104.50
NW36.82 W48.71 N392.92 E337.86 S578.87 POB BLK 1, BOND SECOND ADDN AMD,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

23541 - Twister Concrete Work

Action Requested:

Special Exception to increase the permitted driveway width in a Residential District (Section 55.090-F.3) **Location:** South of the SE/c of E. Tecumseh St. and N. Xanthus Ave. **(CD 1)**

Presentation:

The applicant was not at the meeting.

Interested Parties:

Comments and Questions:

Board Action:

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Radney, Wallace “ayes”, no “nays”; no “abstentions”, Barrientos, and Stauffer “absent”) to **Continue** the requested a Special Exception to increase the permitted driveway width in a Residential District (Section 55.090-F.3) until the July 11th, 2023 Board of Adjustment Hearing.

For the following property:

**W 140 OF S 200 LT 8 & E 60 OF S 200 LT 9 BLK 5, CONSERVATION ACRES SUB,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

OTHER BUSINESS

Mr. Chapman stated that Tulsa Planning was moving to the City of Tulsa as of July 1, 2023, and Sherri Tauber is going to stay with INCOG to work with the County Board of Adjustment. This will be her last meeting with the City Board of Adjustment.

Mr. Bond thanked Ms. Tauber for her work and she would be missed.

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting adjourned at 3:57 p.m.

Date approved: _____

Chair



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23551

Hearing Date: 07/25/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

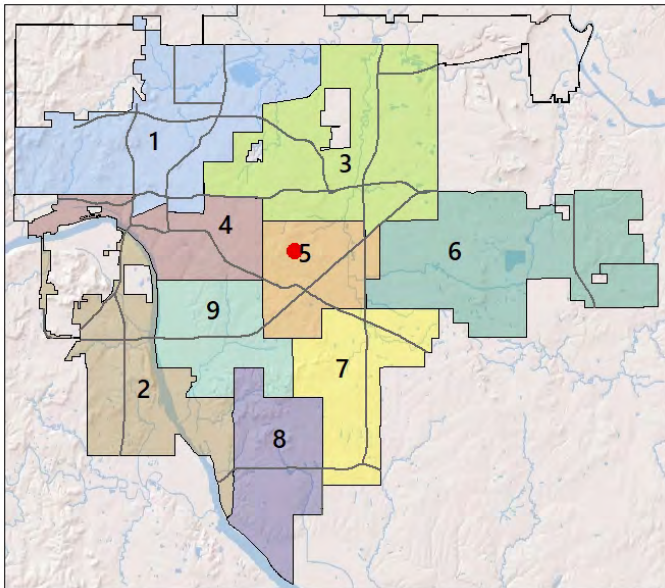
Owner and Applicant Information:

Applicant: Dustin Alphin

Property Owner: ARCE CONSTRUCTION LLC

Action Requested: Special Exception to increase the allowed fence height from 4-feet to 7-feet inside the street setback (Sec. 45.080-A)

Location Map:



Additional Information:

Present Use: Office

Tract Size: 0.46 acres

Location: 2122 S. 67 E. Ave.

Present Zoning: IM

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9314

Case Number: **BOA-23551**

CD: 5

HEARING DATE: 07/25/2023 1:00 PM

APPLICANT: Dustin Alphin

ACTION REQUESTED: Special Exception to increase the allowed fence height from 4-feet to 7-feet inside the street setback (Sec. 45.080-A)

LOCATION: 2122 S 67 AV E

ZONED: IM

PRESENT USE: Office

TRACT SIZE: 20159.65 SQ FT

LEGAL DESCRIPTION: BEG 210S & 14W NEC NE NE NW NW TH W168 S120 E168 N120 POB SEC 14 19 13 .463AC, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Local Center" Land Use designation.

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

STAFF ANALYSIS: Applicant is requesting a Special Exception to increase the allowed fence height from 4-feet to 7-feet inside the street setback (Sec. 45.080-A)

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](#).

Applicant is seeking permisison for a 7-foot fence.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to increase the allowed fence height from 4-feet to 7-feet inside 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.



Subject property



0 Feet 200 400



Subject
Tract

BOA-23551

19-13 14

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

Aerial Photo Date: 2021



1.4



0 50 100
Feet



Subject
Tract

BOA-23551

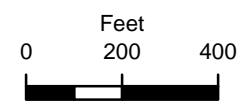
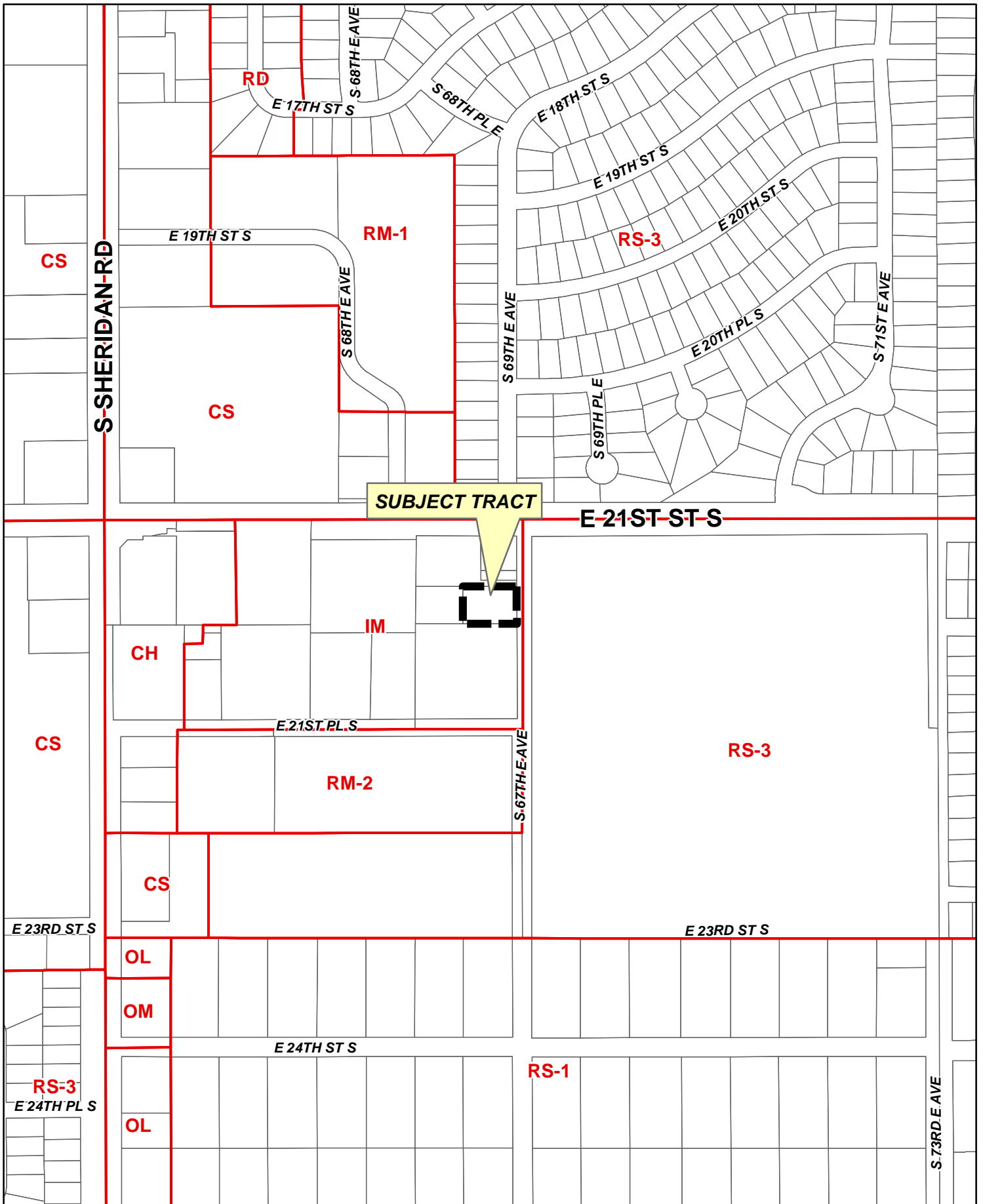
19-13 14

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

Aerial Photo Date: 2021

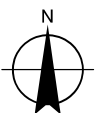


1.5



BOA-23551

19-13 14



1.6







LOD RESPONSE LETTER

Date: May 16, 2023
LOD No: 01
Project: Arce Construction Fence
2122 S 67th Ave
Tulsa, OK
Project No: AR2301
COT Application: BLDC-142817-2023

1. **Section 107.2.6 Site plan.** Revise plans to identify all easements on property. Identify all fencing to be out of any easements unless an agreement from Engineering Services is approved. Contact Chris Kovac @ (918) 596-9649.
 - **Please see revised A101. The only easement shown is the sewer easement. Please advise if we need to route the Northern Fence around the easement.**
2. **Section 107.1 General.** Provide manufactures installation manual for gate system proposed unless gate is not on an electrical gate system.
 - **The gate system is a manual sliding system and is not electrical. Please see revised A101.**
3. **Section 107.1 General.** Provide details of fence proposed. How are the columns, column footings made? How deep are footings? An elevation of the fence is needed. revise accordingly.
 - **Please see revised A101 details B and C.**
4. The submitted Site Plan shows square columns as part of the fence assembly but there is no information explaining what this is.

Required Revision: Add notes to the Site Plan explaining what the columns are. If the columns are masonry 7' tall please provide Site Plan layout and Section drawings sealed and signed by a licensed engineer. If the columns are masonry 7' tall please provide a Statement of Special Inspections prepared by a licensed engineer.

- **Please see revised A101 details B and C. All fencing components are metal.**
5. The property is not platted and we must determine if there are any easements on the site.

Required Revision: Hire a surveyor and provide an Alta Survey of the property showing all easements and encumbrances. If the proposed fence and masonry columns are located in any easement then please contact Chris Kovac CKOVAC@cityoftulsa.org regarding the Construction Agreement needed to build in an easement. Provide a copy of the fully executed Construction Agreement with your revised drawings.

- **Please see attached survey.**



6. **Sec.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. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Sec.70.120.

Review comment: Your proposed fence along the east property is within the street setback and is approximately 7 feet in height. Submit a revised site plan providing a fence 4 feet in height or you may consider submitting a special exception, reviewed and approved by the Board of Adjustment per Sec.70.120, to increase the height to 7 feet. Contact INCOG/Tulsa Planning Office at 918-584-7526 for further instructions and next steps.

- **We understand per table 15-3 in the Tulsa Zoning Code, that the setback under IM for street is 10ft. We understand that the property line is setback from the street $\pm 11'-10\frac{3}{4}"$. The owner's intent is to stay with the 7ft high fence.**

END OF RESPONSE



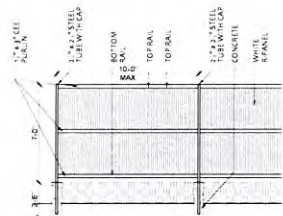
D VICINITY MAP

SCALE: N.T.S.

LEGEND

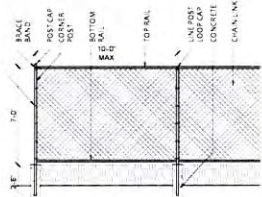
PROPERTY LINE
NEW FENCE
NEW CONCRETE

PARCEL: 99314 93 14 16440
ADDRESS: 2122 S 67th E AVENUE, TULSA 74109
LEGAL: SUBDIVISION UNPLATTED (1993) 14
LOCAL: 100 S 44th W 1/4 SEC 14
NW 1/4 W 1/4 SEC 14 TOWNSHIP 19 N RANGE 13 E
ZONING: INDUSTRIAL
HISTORIC ZONING: NO HISTORIC PRESERVATION ZONING
DEVELOPMENT PLAN: NOT PART OF A DEVELOPMENT PLAN



C FENCE DETAIL

SCALE: N.T.S.



B CHAINLINK FENCE DETAIL

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



A SITE PLAN

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

NORTH



NativeFusion
17897 S 49th West Ave
Mounds, Oklahoma 74001
Phone: 918.378.9293

SEAL:

PROJECT:

ARCE CONSTRUCTION
2122 S 67TH E AVENUE
TULSA, OKLAHOMA

REVISIONS:

Δ 03.06.2023

ISSUE DATE:

12.20.2022

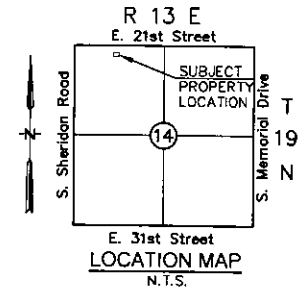
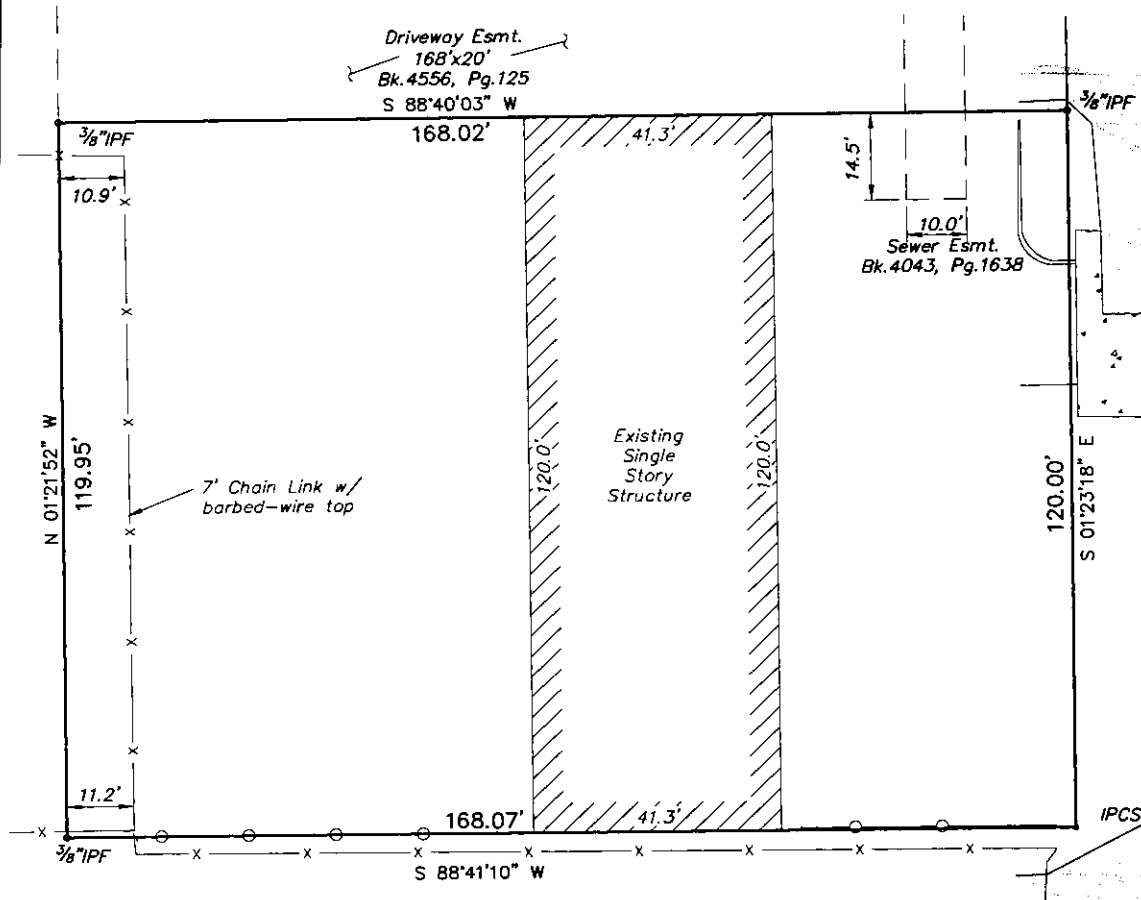
SHEET NUMBER:

A101

SITE PLAN

PLAT OF SURVEY

A TRACT OF LAND IN SECTION FOURTEEN, TOWNSHIP 19 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA



Scale:
1 inch = 20 feet

Legend

- IPCS 3/8" IRON PIN W/ CAP SET 'PLS 1893'
- IPF IRON PIN FOUND
- MAGS MAG NAIL SET W/ WASHER 'PLS 1893'
- X — EXISTING FENCE
- ○ — STEEL RAIL FENCE

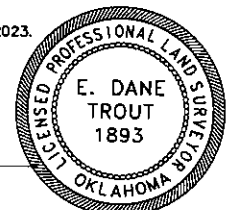
Legal Description:

Warranty Deed, Doc. # 20230146309
A tract of land in Section Fourteen (14), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, in Tulsa County, State of Oklahoma, more particularly described as follows:
BEGINNING 210 feet South and 14 feet West of the Northeast corner of the NE/4 NE/4 NW/4 of Section 14; thence West 168 feet; thence South 120 feet; thence East 168 feet; thence North 120 feet to the POINT OF BEGINNING.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS PERFORMED APRIL 10th, 2023.

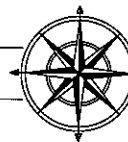
WITNESS MY HAND AND SEAL THIS 24th DAY OF APRIL, 2023.



Notes:

1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM NAD83(2011).
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT. NO EASEMENTS WERE CREATED BY THE ORIGINAL SUBDIVISION PLAT.

TROUT



LAND SURVEYING, LLC

918.734.3423 • 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2023



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23552

Hearing Date: 07/25/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

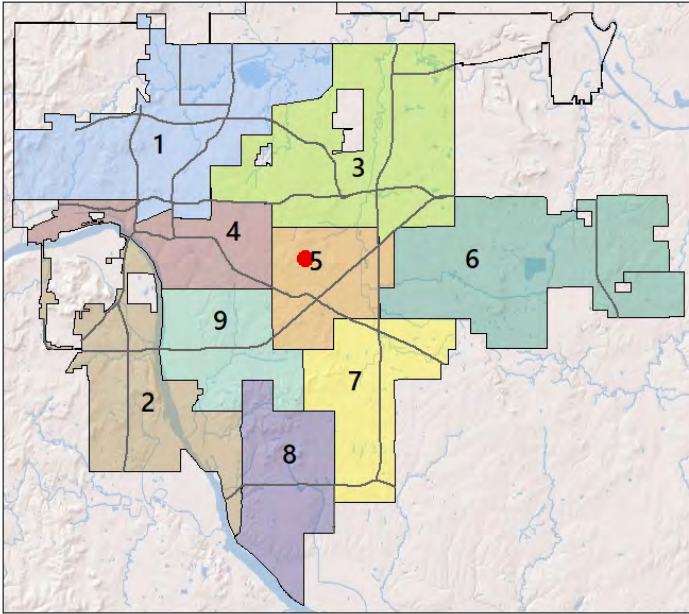
Owner and Applicant Information:

Applicant: Jason Goltry

Property Owner: WARDEN, CARMEN & JASON D GOLTRY

Action Requested: Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.17 acres

Location: 1117 S NORFOLK AV E

Present Zoning: RS-3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9212

Case Number: **BOA-23552**

CD: 4

HEARING DATE: 07/25/2023 1:00 PM

APPLICANT: Jason Goltry

ACTION REQUESTED: Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

LOCATION: 1117 S NORFOLK AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7501.06 SQ FT

LEGAL DESCRIPTION: LT 16 BLK 2, RIDGEWOOD ADDN OF TRACY PARK 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 a "Neighborhood".

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: The previous house was exactly 36 feet wide on the west elevation, and the new structure is the same width, so the distance from the side street (11th Place) will be the same as what was there for almost 90 years.

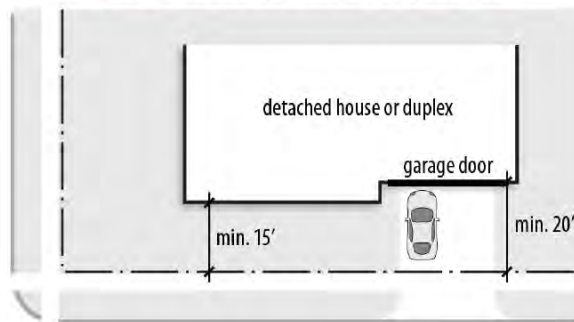
The garage will be roughly the distance to the adjacent property from the way it previously was, give or take a foot. Now it will just be attached to the home for convenience. It will also be rotated so rather than facing Norfolk Ave and having the entire length of the lot covered in concrete, it will face 11th Place and just have the required 20-foot setback. This is consistent with the other garages for corner-lot homes in the neighborhood.

We have alerted the neighbors and have heard no opposition; in fact, they've been supportive. The proposed structure is not materially different than the one that was there from 1935 to earlier this year. The real difference is that the garage will be attached, which is standard in 2023.

STAFF ANALYSIS: Applicant is requesting Variance to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); Variance to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

- [3] For detached houses and duplexes on corner lots, the minimum side street setback along a non-arterial street may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in [Table 5-3](#) applies along the other street.

Figure 5-1: Street Side Setback on Corner Lots



Facts staff finds favorable for variance request:

- Property is located in the Tracy Park Historic Preservation Overlay District and has received a Historic Preservation permit of this work.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to reduce the 15-foot side street building setback and 20-foot side street setback for a street-facing garage door on a corner lot in the RS-3 District (Sec. 5.030-A, Table 5-3, Table Note [3]); **Variance** to reduce the 20-foot rear setback in the RS-3 District (Sec. Sec. 5.030-A, Table 5-3)

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

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

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



0 200 400
Feet



Subject
Tract

BOA-23552

19-12 12

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

Aerial Photo Date: 2021



2.6



0 Feet 100
50



Subject
Tract

BOA-23552

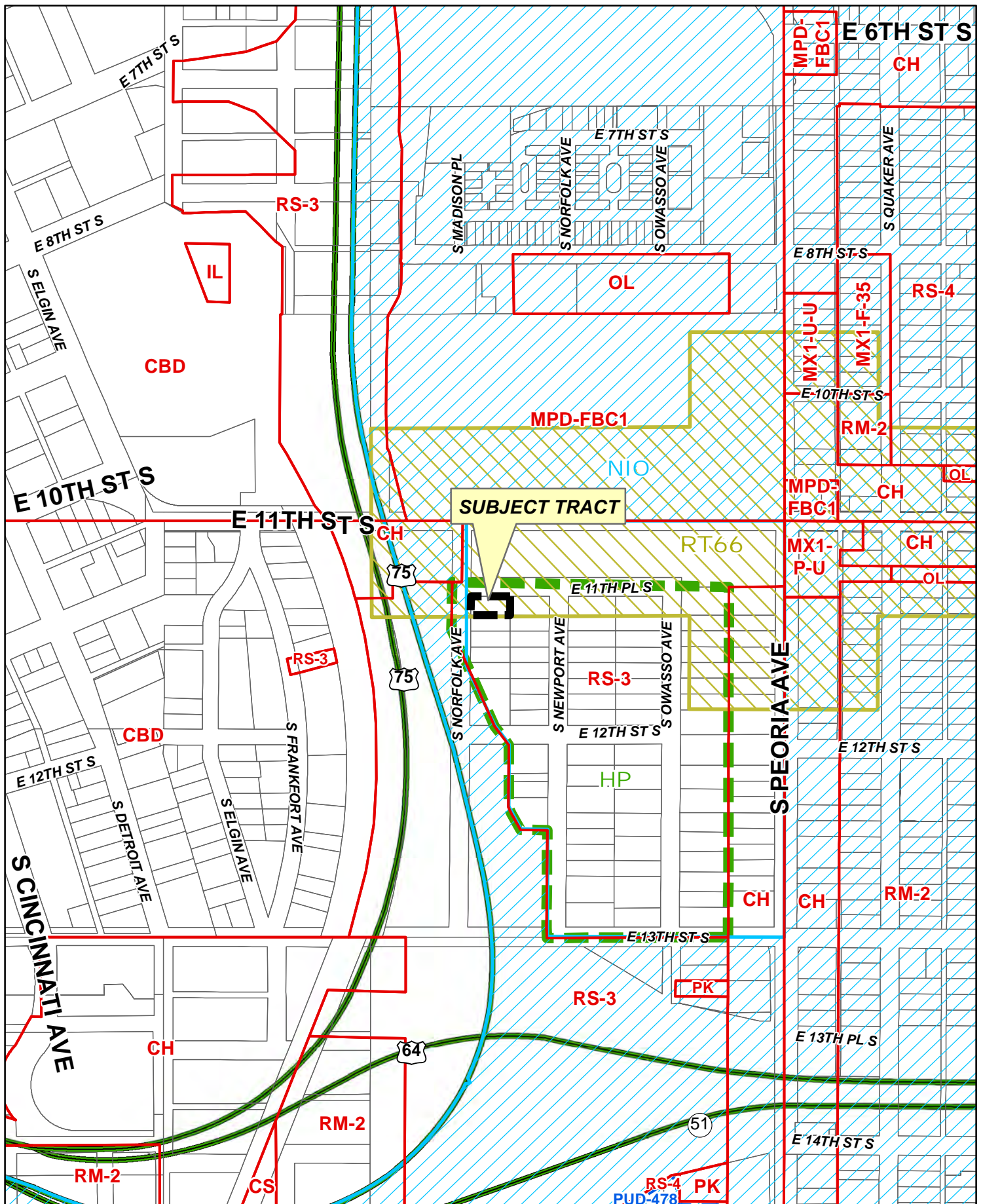
19-12 12

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

Aerial Photo Date: 2021



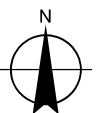
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BOA-23552

19-12 12

2.8





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

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning Review (2)



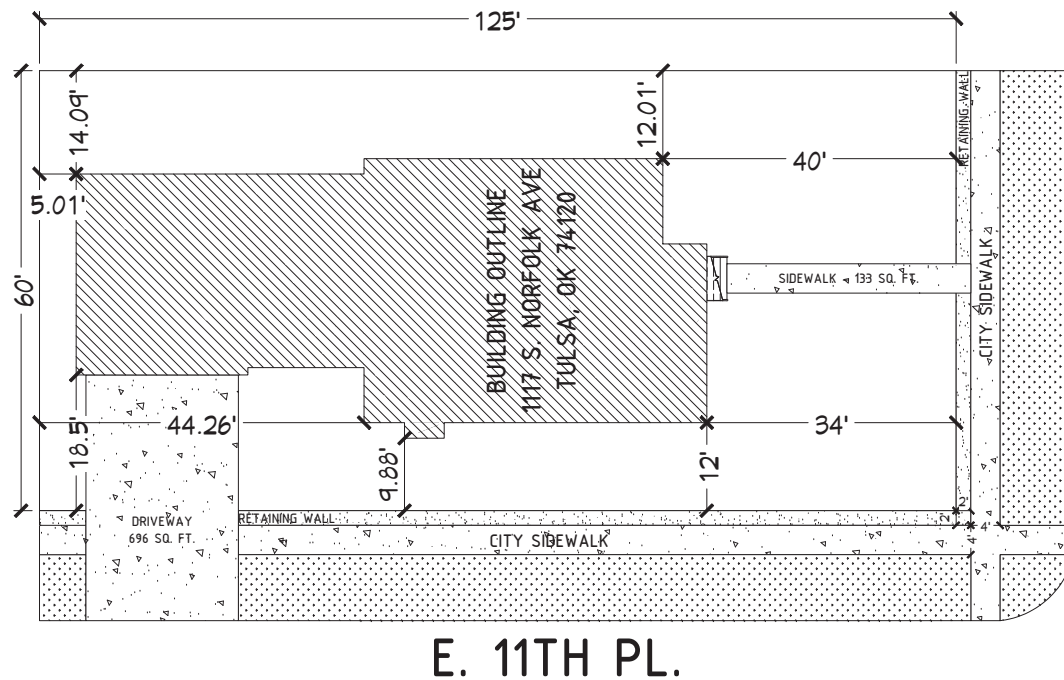
Subject: Zoning Review
Page Label: 15
Status:
Author: DWhiteman
Date: 6/7/2023 3:14:47 PM
Color: ■

Section 5.030-A, Table of Regulations.
The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.
Review Comment: Per Table 5-3, a 20' rear setback is required for this RS-3 zoned lot. The site plan only provides a 5.01' rear setback, please revise the site and house plans to comply with this section. If you revise the plans to comply, you will also need to contact INCOG regarding an amended HP permit. As an alternative, you may request a variance from the Board of Adjustment to reduce a rear setback in the RS-3 zoning district from 20' to 5.01'.



Subject: Zoning Review
Page Label: 15
Status:
Author: DWhiteman
Date: 6/7/2023 3:34:00 PM
Color: ■

Section 5.030-A – Setback(s) footnote [3]: In the RS-2 zoned district on corner lots, the minimum side street setback along a non-arterial street may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in Table 5-3 applies along the other street.
Review Comment: Please revise the plans to indicate a 15' side street setback from the north side of the house, and a 20' setback for the street-facing garage doors. As an alternative you may request a variance from the Board of Adjustment for a side street setback of less than 15' and you may request an Administrative Adjustment from INCOG for the street facing garage doors; to reduce the required street setback by up to 5'.



GENERAL NOTES:

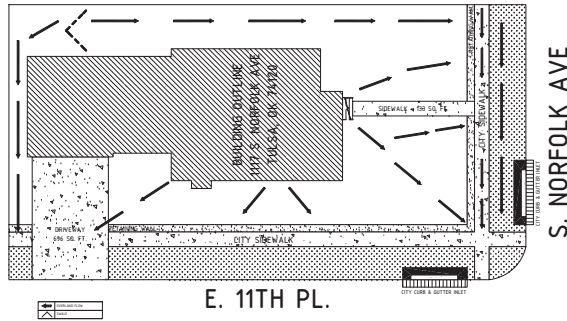
EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. **DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS AND/OR MANUFACTURERS FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTIONS IN A TIMELY MANNER. **CONTRACTORS:** IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED. BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. **MATERIALS:** WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. **MANUFACTURES:** ALL MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURES. **WORK AND MATERIAL NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. **PERMITS, FEES AND NOTICES:** THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. **BUILDING PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL, AND PLUMBING WORK IS BY OTHERS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES, FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. **HOMEOWNER & CONTRACTOR:** TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

TIMBER RIDGE	
PLOT PLAN	
6/16/2023	
JASON & CARMEN GOLTRY	
OVERALL PLAN DETAILS	
FLOOR	PLATE HEIGHT
MAIN	9 FT.
UPSTAIRS	9 FT.
ROOF PITCH	
3/4/8/12 : 12	
8/12/14 : 12	
WOOD HEIGHT	
6 FT 8 IN.	
6 FT 8 IN.	
SQUARE FOOTAGE	
1,486 SQ. FT. MAIN FLOOR AREA	
1,202 SQ. FT. GARAGE FLOOR AREA	
241 SQ. FT. C.V.R.D. FRONT PORCH AREA	
185 SQ. FT. C.V.R.D. REAR PORCH AREA	
SPEC:	
D-091 S-01	
SCALE:	
1/4" = 1'-0"	
SHEET:	
1	

2

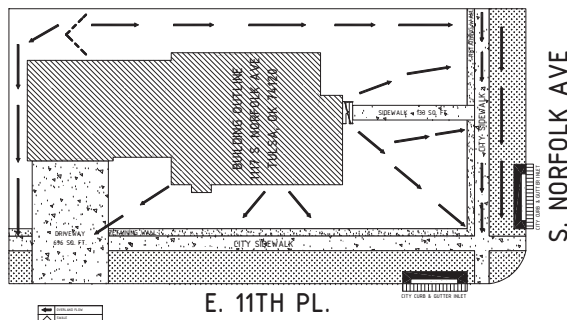
PROPOSED PRE-CONSTRUCTION DRAINAGE

SCALE : 1/16" = 1'-0"



S. NORFOLK AVE

E. 11TH PL.



S. NORFOLK AVE

E. 11TH PL.

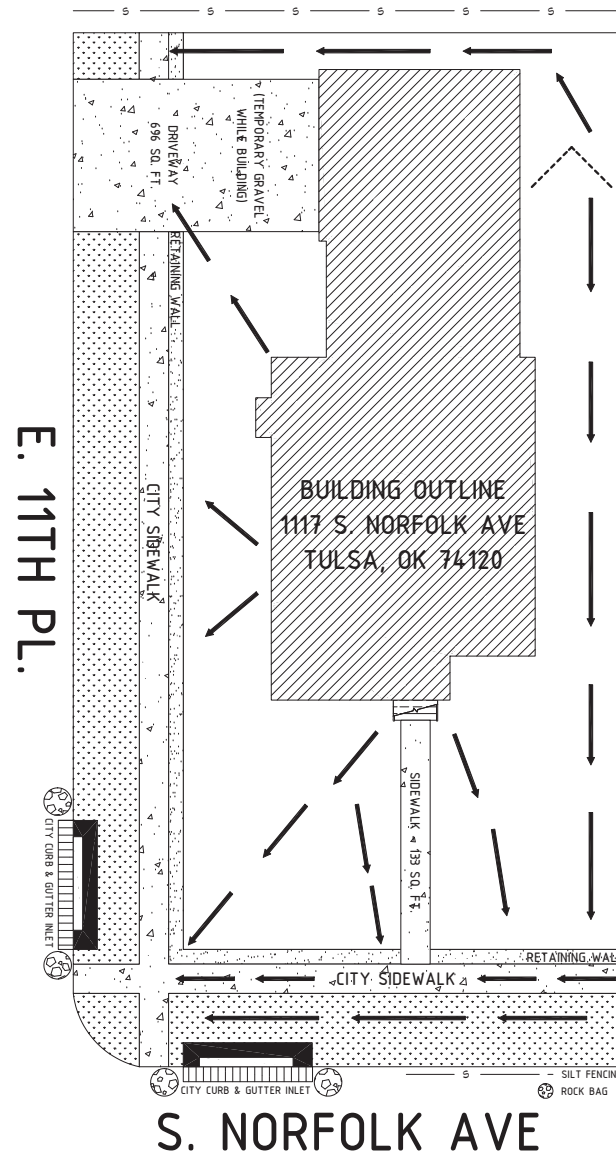
2.1

PROPOSED POST-CONSTRUCTION DRAINAGE

SCALE : 1/16" = 1'-0"

EROSION CONTROL MEASURES

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



S. NORFOLK AVE

GENERAL NOTES:

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PLOT
PLAN

6/16/2023

JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

SQUARE FOOTAGE

SPEC:

D-091 S-01

SCALE:

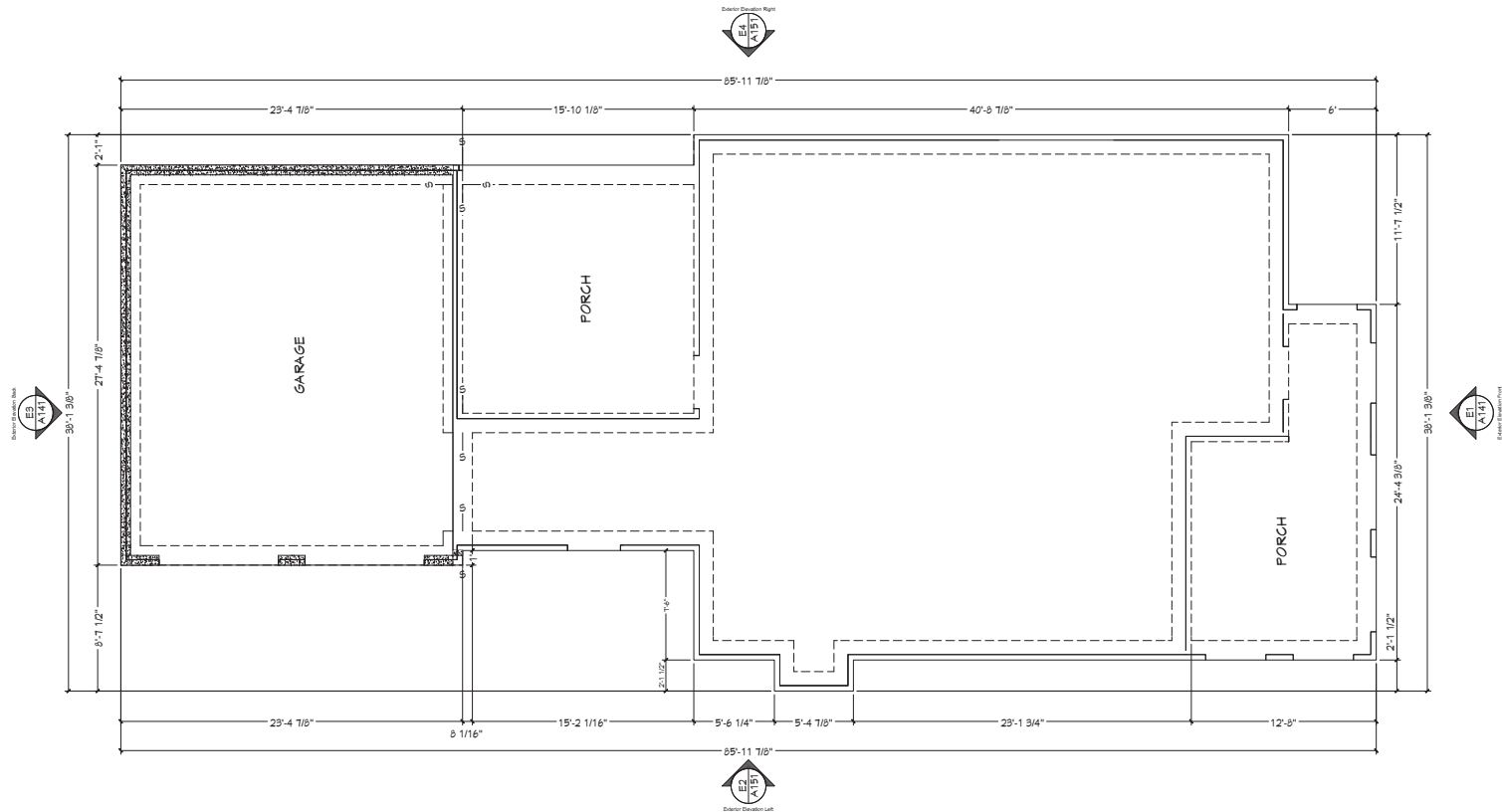
1/4" = 1'-0"

SHEET:

2

FOUNDATION PLAN

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



GENERAL NOTES:

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FOUNDATION PLAN

6/16/2023

JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	9 FT.	3/4" / 12" : 12	6 FT 8 IN.
UPSTAIRS	9 FT.	8" / 12" : 12	6 FT 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA
802 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.R.D. FRONT PORCH AREA
188 SQ. FT. C.V.R.D. REAR PORCH AREA

SPEC:

D-09 / S-01

SCALE:

1/4" = 1'-0"

SHEET:

3



MAIN FLOOR PLAN

6/16/2023
JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS			
FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	9 FT.	3/4" / 12" : 12	6 FT 8 IN.
UPSTAIRS	9 FT.	8" / 12" : 12	6 FT 8 IN.

SQUARE FOOTAGE	
1,486 SQ. FT. MAIN FLOOR AREA	
1,202 SQ. FT. GARAGE FLOOR AREA	
802 SQ. FT. GARAGE FRONT PORCH AREA	
185 SQ. FT. CVD. REAR PORCH AREA	

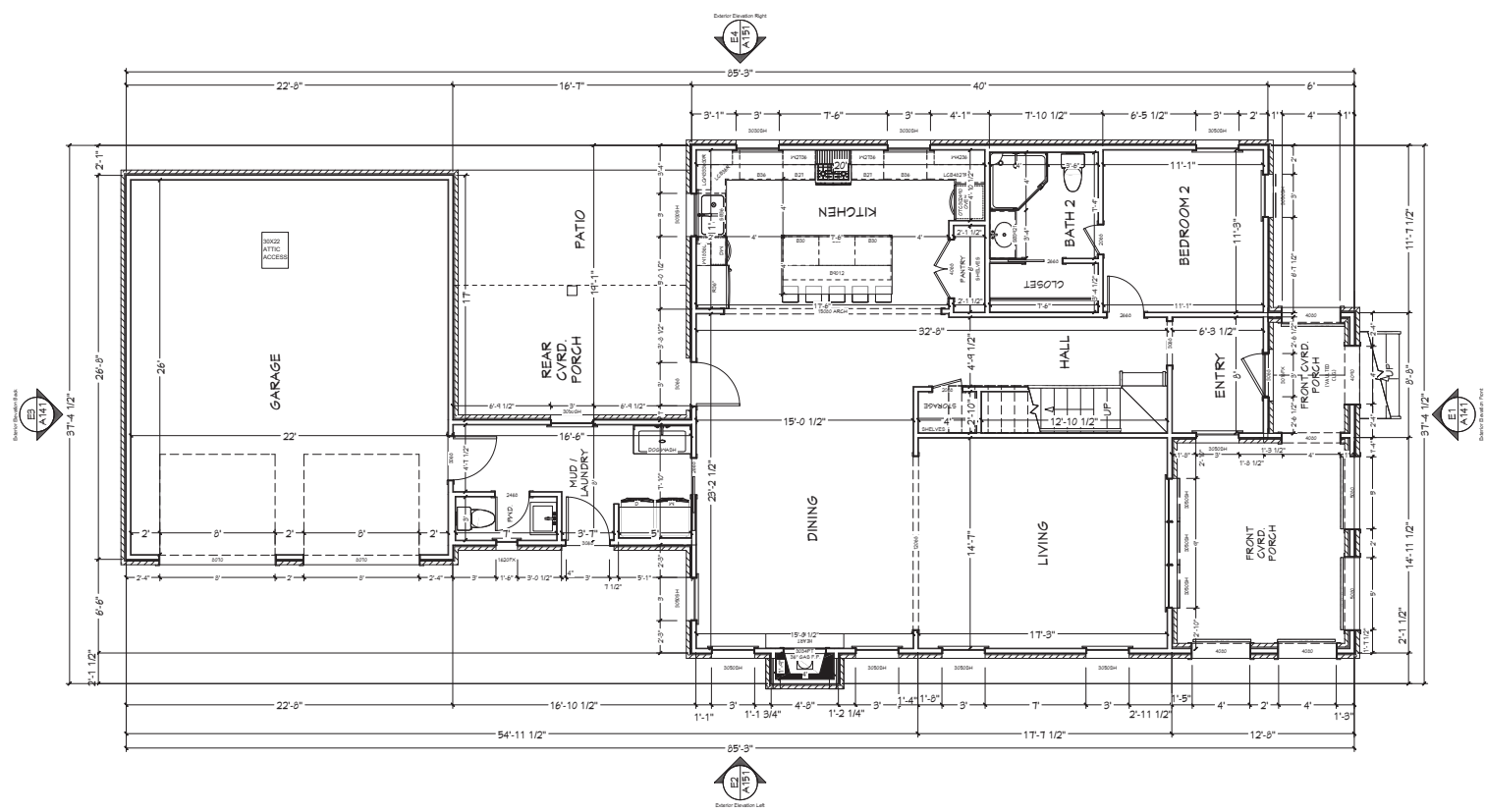
SPEC:
D-091 S-01

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

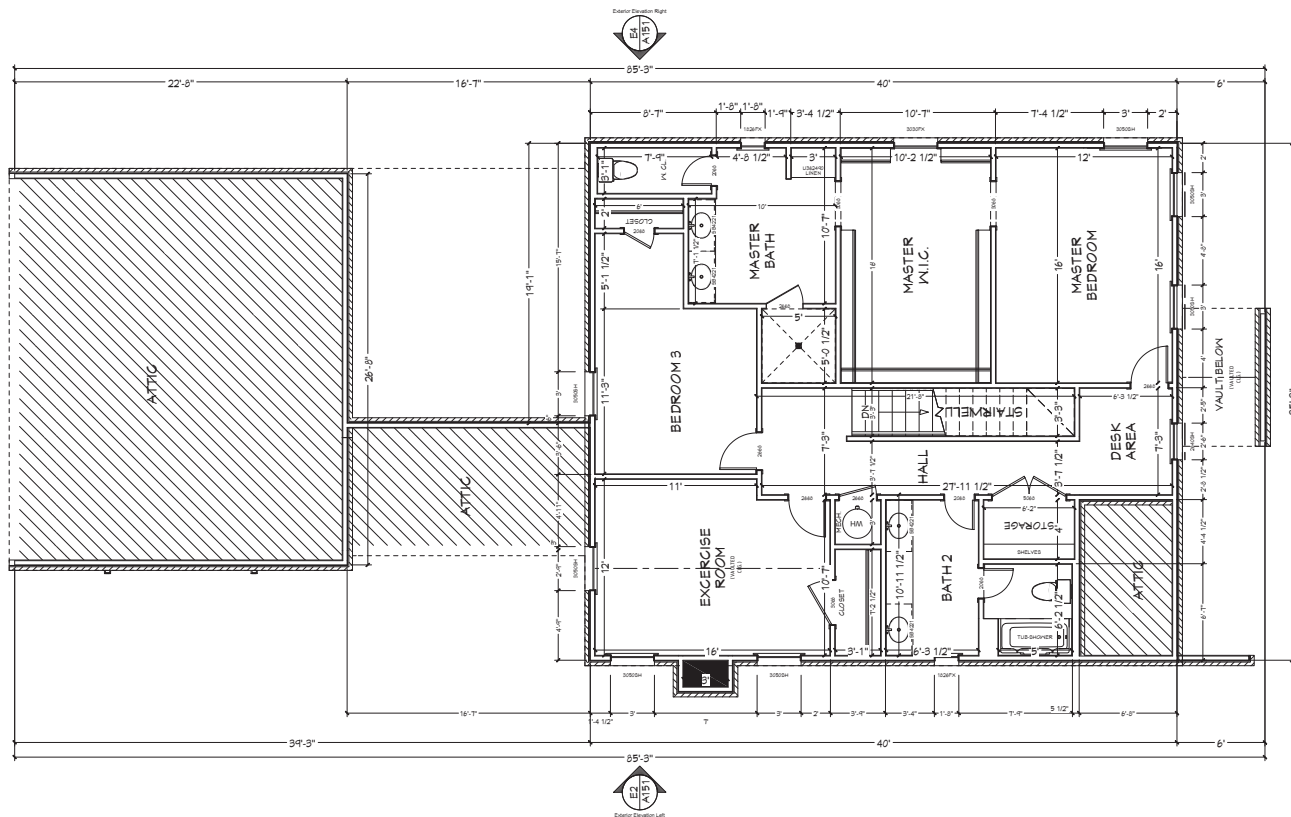
SHEET:
4

GENERAL NOTES:
EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. **DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED, UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS AND/OR MANUFACTURERS FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTIONS IN A TIMELY MANNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. **MATERIALS:** WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. **MANUFACTURES DIRECTIONS:** ALL MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURES. **WORK AND MATERIAL NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. **PERMITS, FEES AND NOTICE:** THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. **BUILDING PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL, AND PLUMBING WORK IS BY OTHERS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES, FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. **HOMEOWNER & CONTRACTOR:** TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

FRAMING NOTES:
ALL INTERIOR DIMENSIONS ARE MEASURED FROM DRYWALL TO DRYWALL
ALL EXTERIOR DIMENSIONS ARE MEASURED FROM FRAME TO FRAME
ALL EXTERIOR WALLS ARE 2X4



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. **DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS AND/OR MANUFACTURERS FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTIONS IN A TIMELY MANNER. CONTRACTORS SHALL BE THE CONTRACTORS RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED. BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. **MATERIALS:** WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. **MANUFACTURES DIRECTIONS:** ALL MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURES. **WORK AND MATERIAL NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. **PERMITS, FEES AND NOTICE:** THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. **BUILDING PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK IS BY OTHERS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. **HOMEOWNER & CONTRACTOR:** TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

FRAMING NOTES:

ALL INTERIOR DIMENSIONS ARE MEASURED FROM DRYWALL TO DRYWALL

ALL EXTERIOR DIMENSIONS ARE MEASURED FROM FRAME TO FRAME

ALL EXTERIOR WALLS ARE 2X4

6/16/2023

UPSTAIRS

FLOOR PLAN

JASON & CARMEN

GOLTRY

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	9 FT.	3/4" / 12"	6 FT. 8 IN.
UPSTAIRS	9 FT.	8" / 12" / 14"	6 FT. 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA

1,288 SQ. FT. UPSTAIRS FLOOR AREA

602 SQ. FT. GARAGE FLOOR AREAS

241 SQ. FT. C.VRD. FRONT PORCH AREAS

158 SQ. FT. C.VRD. REAR PORCH AREA

SPEC:

D-09 / S-01

SCALE:

1/4" = 1'-0"

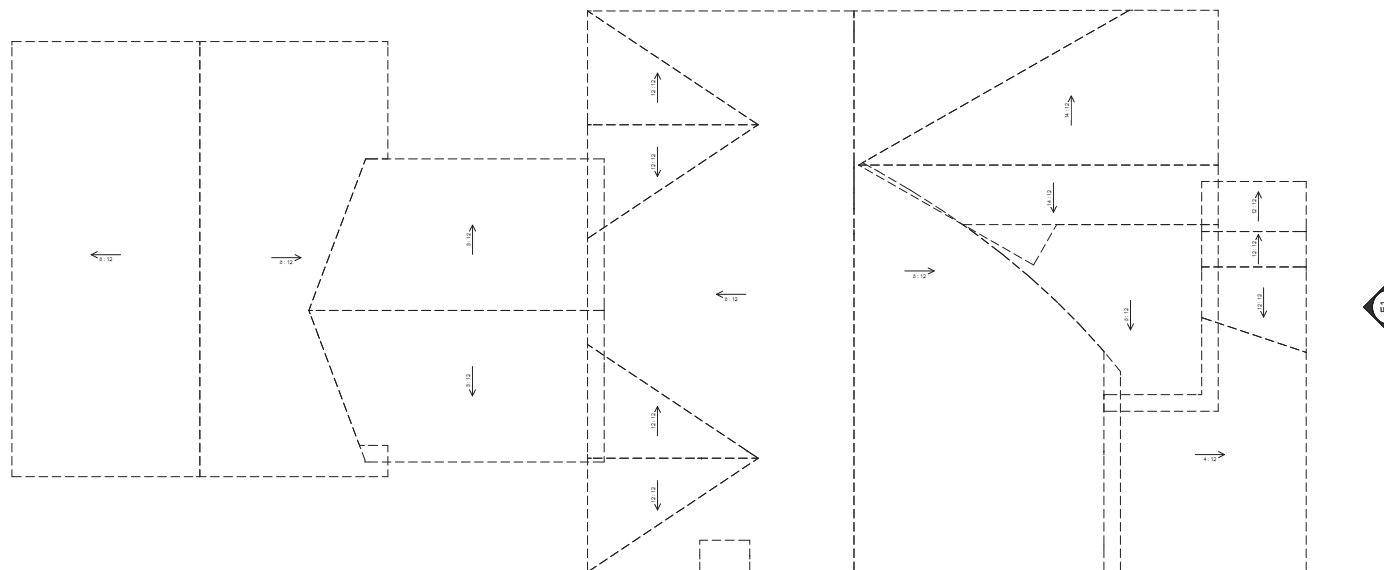
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5

TIMBER RIDGE

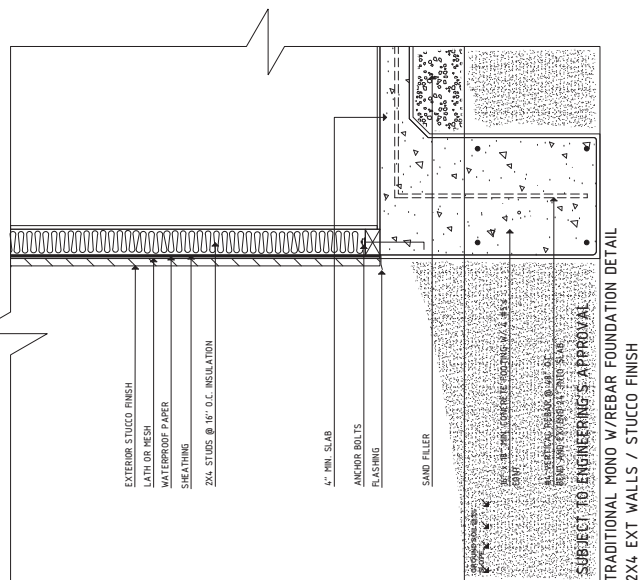
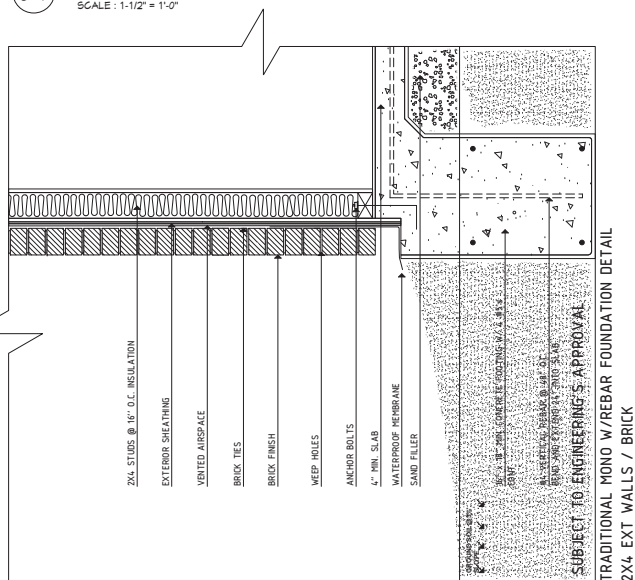
6

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



(6.1)

SCALE : 1-1/2" = 1'-0"



GENERAL NOTES:

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO
MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
ALL ROOF FRAMING 24" O.C.
ALL OVERHANGS ARE 16" UNLESS SPECIFIED

EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL AFFECTIONS OF THE SITE. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS PROJECT. **DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS DRAWN OR MEASURED IN THE FIELD. **MEASUREMENTS:** NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS OTHERWISE STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE PRICE FOR THE CORRECTIONS OF MANUFACTURERS, FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS. THE CONTRACTOR SHALL DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS OF DRAWINGS AND EXISTING SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE CONTRACTOR. BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED, **MATERIALS:** WHEN SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH AS BRAND NAMES, ARE USED, THE CONTRACTOR SHALL DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO SUBSTITUTE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE MANUFACTURERS. **DIRECTIONS:** ALL MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE CONTRACTOR. **NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF THE PROJECT, BUT NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS, SHALL BE DONE IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF WORK. **PERMITS, FEES AND NOTICE:** THE OWNER WILL SECURE AND PAY FOR ALL NECESSARY PERMITS AND ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS AND ARRANGEMENTS. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PROJECT. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN THE NECESSARY INSURANCE. **PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHERS. IT NEEDS TO BE REVIEWED AND APPROVED BY PREPARED WORKERS IN THE FIELD. ALL DESIGNED DRAWINGS AND DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER. THE CONTRACTOR SHALL BE SIGNED BY MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, MECHANICAL, CIVIL, PLUMBING, ELECTRICAL, AND OTHERS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY THE ARCHITECT. THE CONTRACTOR SHALL AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY & LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE AWARE OF THE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM PROJECT TO PROJECT. THE CONTRACTOR SHALL COMPLY WITH ANY ORDER SPECIAL REQUIREMENTS. THE CONTRACTOR SHALL LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR THE PROJECT. **APPLICATION:** THE PURCHASER AND/OR APPLICATION OF THIS PLAN RELEASES THE ARCHITECT AND DESIGNER FROM ALL EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THE STRUCTURE OR ANY TIME THEREAFTER. **HOMEOWNER & CONTRACTOR:** TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.

ROOF PLAN

6/16/2023

**JASON & CARMEN
GOLTRY**

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	WDW HEIGHT
MAIN	9 FT.	3/4/8/ 12 : 12	6 FT. 8 IN.
UPSTAIRS	9 FT.	8/ 12/ 14 : 12	6 FT. 8 IN.

SQUARE FOOTAGE

1,466 SQ. FT. MAIN FLOOR AREA
1,286 SQ. FT. UPSTAIRS FLOOR AREA
602 SQ. FT. GARAGE FLOOR AREAS
41 SQ. FT. CVRD. FRONT PORCH AREAS
155 SQ. FT. CVRD. REAR PORCH AREA

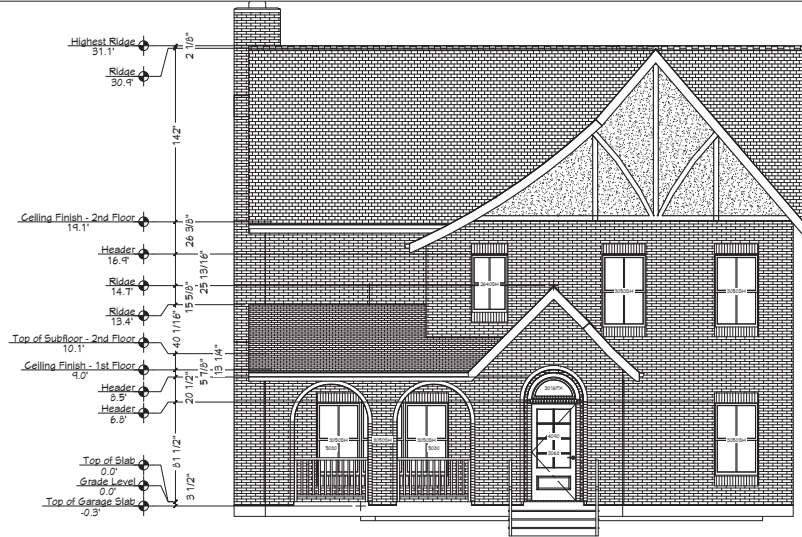
SPEC:

D-09 / S-01

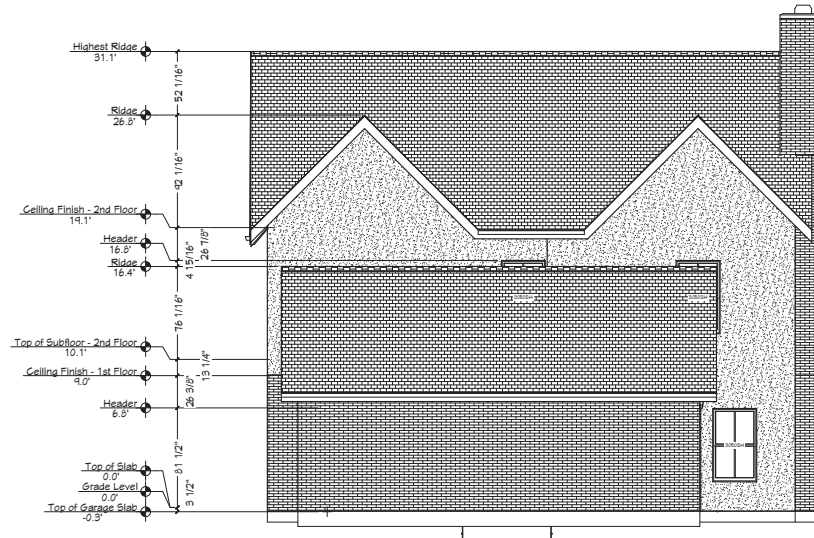
SCALE:

SHEET:

6



E1 EXTERIOR FRONT ELEVATION
SCALE : 1/4" = 1'-0"



E3 EXTERIOR REAR ELEVATION
SCALE : 1/4" = 1'-0"

GENERAL NOTES:

EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. **DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED, UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS AND/OR MANUFACTURERS FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTIONS IN A TIMELY MANNER. **CONTRACTORS:** IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. **MATERIALS:** WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. **MANUFACTURES:** ALL MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURES. **WORK AND MATERIAL NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. **PERMITS, FEES AND NOTICE:** THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. **BUILDING PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL, AND PLUMBING WORK IS BY OTHERS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. **HOMEOWNER & CONTRACTOR:** TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.



EXTERIOR ELEVATIONS

6/16/2023
JASON & CARMEN
GOLTRY

OVERALL PLAN DETAILS			
FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	9 FT.	3/4" / 12" : 12	6 FT 8 IN.
UPSTAIRS	9 FT.	8" / 12" : 12	6 FT 8 IN.

SQUARE FOOTAGE	
1,486 SQ. FT. MAIN FLOOR AREA	1,486 SQ. FT. MAIN FLOOR AREA
1,202 SQ. FT. GARAGE FLOOR AREA	1,202 SQ. FT. GARAGE FLOOR AREA
241 SQ. FT. C.V.R.D. FRONT PORCH AREA	241 SQ. FT. C.V.R.D. FRONT PORCH AREA
185 SQ. FT. C.V.R.D. REAR PORCH AREA	185 SQ. FT. C.V.R.D. REAR PORCH AREA

SPEC:
D-091 S-01

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

SHEET:
7

Highest Ridge 31.1' 2 1/8"

Ridge 30.4' 44 1/16"

Ridge 26.5' 5 7/16"

Ceiling Finish - 2nd Floor 14.1' 20 7/16"

Header 16.4' 26 3/8"

Ridge 16.4' 5 7/16"

Ridge 14.7' 20 7/16"

Ridge 13.4' 15 4/16"

Ridge 11.5' 23 1/16"

Top of Subfloor - 2nd Floor 10.1' 16 3/8"

Ceiling Finish - 1st Floor 4.0' 13 1/4"

Header 6.5' 26 3/8"

Top of Slab 0.0' 31 1/2"

Grade Level 0.0' 9 1/2"

Top of Garage Slab -0.3'



E2 EXTERIOR LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Highest Ridge 31.1' 52 1/16"

Ridge 26.5' 20 7/16"

Ceiling Finish - 2nd Floor 14.1' 26 3/8"

Header 16.4' 5 7/16"

Ridge 16.4' 20 7/16"

Ridge 14.7' 30 3/16"

Ridge 12.2' 15 2/8"

Ridge 11.5' 13 1/4"

Top of Subfloor - 2nd Floor 10.1' 26 7/8"

Ceiling Finish - 1st Floor 4.0' 13 1/4"

Header 6.5' 31 1/2"

Top of Slab 0.0' 9 1/2"

Grade Level 0.0' 3 1/2"

Top of Garage Slab -0.3'



E4 EXTERIOR RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT. DIMENSIONS: DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS' AND/OR MANUFACTURERS' FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE DESIGNER'S ATTENTION IN A TIMELY MANNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS. EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED. MATERIALS: WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. MANUFACTURES ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER. WORK AND MATERIAL NOT SPECIFIED: ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. PERMITS, FEES AND NOTICE: THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. INSURANCE: OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. BUILDING PROCESS: TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY PREPARED WORKERS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK IS BY OTHERS. TIMBER RIDGE DESIGNS: THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS, TO MEET AVERAGE CONDITIONS, CODES, AND REGULATIONS IN THE STATE, COUNTY, & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

EXTERIOR ELEVATIONS

6/16/2023

JASON & CARMEN GOLTRY

OVERALL PLAN DETAILS			
FLOOR	PLATE HEIGHT	ROOF PITCH	W/DW HEIGHT
MAIN	9 FT.	3/4/8/12 : 12	6 FT 8 IN.
UPSTAIRS	9 FT.	8/12/14 : 12	6 FT 8 IN.

SQUARE FOOTAGE

1,486 SQ. FT. MAIN FLOOR AREA

1,302 SQ. FT. GARAGE FLOOR AREA

802 SQ. FT. GARAGE FLOOR AREAS

241 SQ. FT. C.V.D. FRONT PORCH AREAS

185 SQ. FT. C.V.D. REAR PORCH AREA

SPEC:

D-091 S-01

SCALE:

1/4" = 1'-0"

SHEET:

8



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23553

Hearing Date: 07/25/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

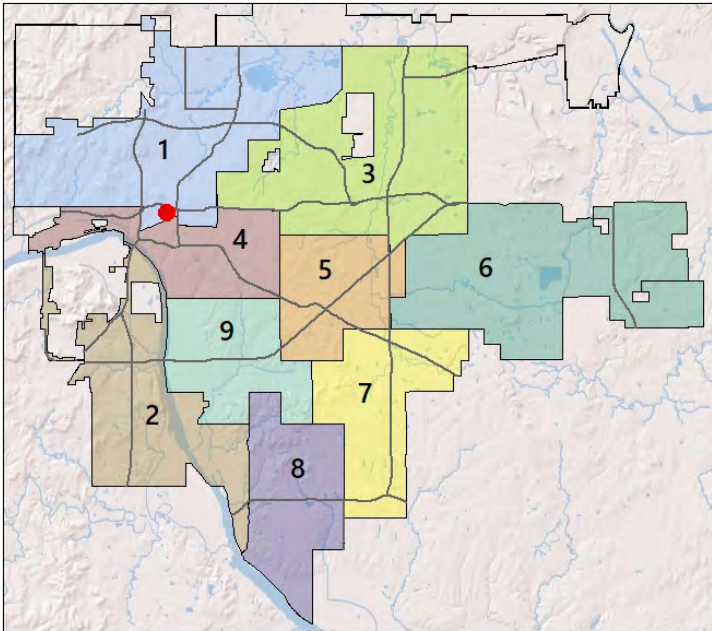
Owner and Applicant Information:

Applicant: Joe Kesterson

Property Owner: SANTA FE CROSSINGS
MULTIFAMILY LLC

Action Requested: Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

Location Map:



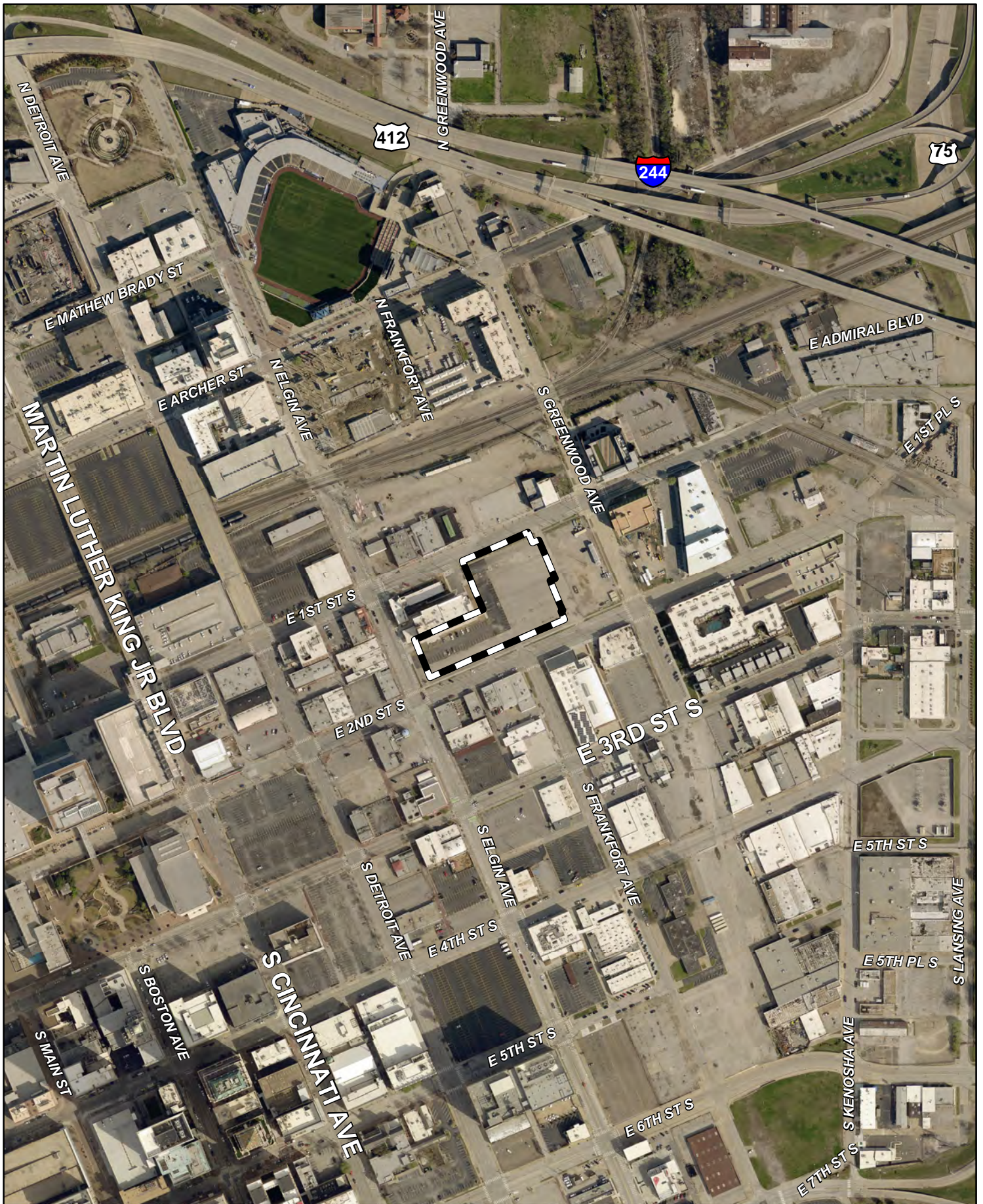
Additional Information:

Present Use: Mixed-use development

Tract Size: 2.38 acres

Location: 505 E. 2nd St. S.

Present Zoning: CBD



0 200 400
Feet



Subject
Tract

BOA-23553

19-12 01

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

Aerial Photo Date: 2021



3.2



0 50 100
Feet



Subject
Tract

BOA-23553

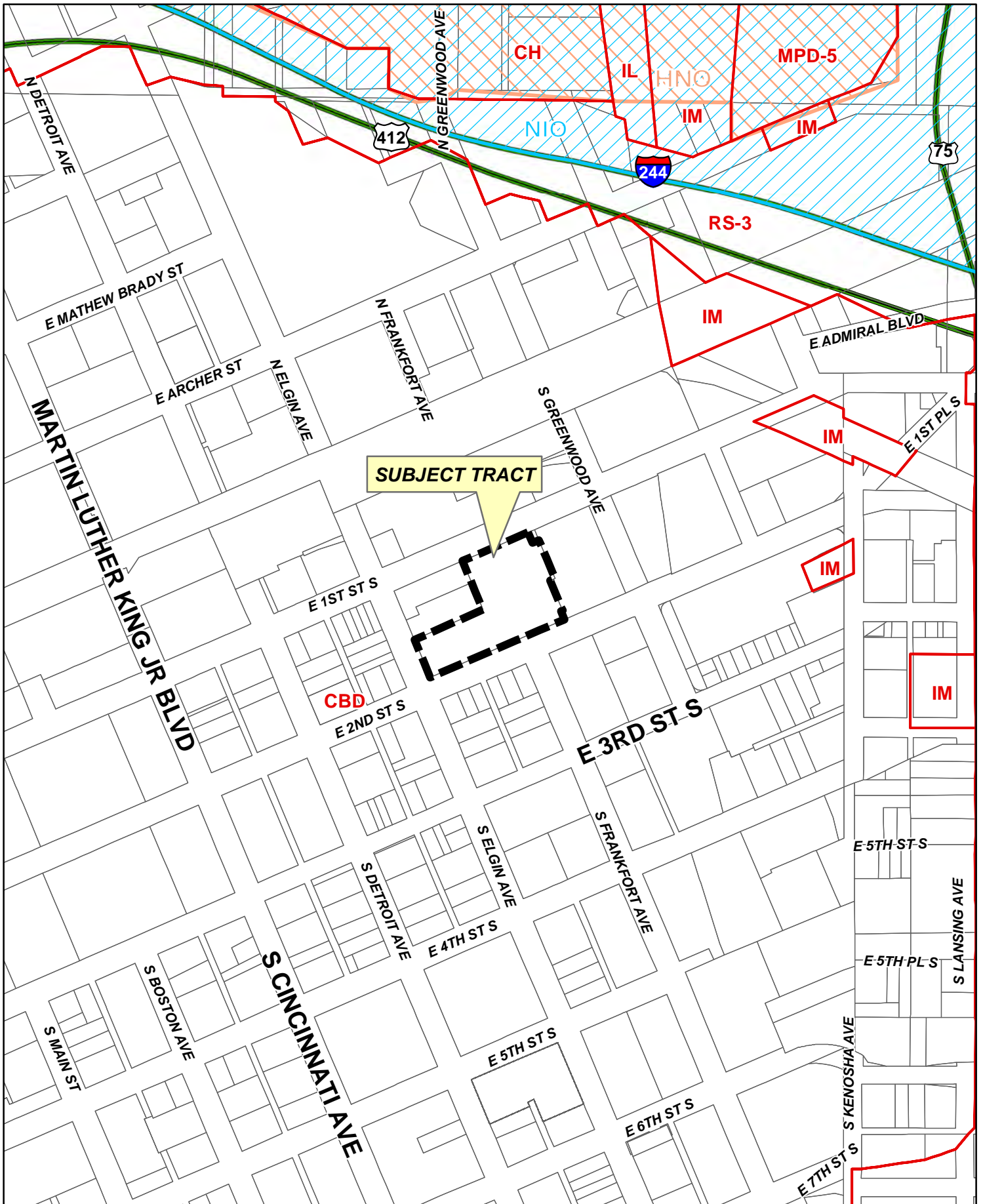
19-12 01

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

Aerial Photo Date: 2021

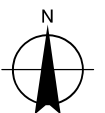
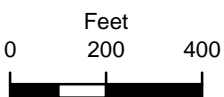


3.3



BOA-23553

19-12 01



3.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9201
CD: 1

Case Number: **BOA-23553**

HEARING DATE: 07/25/2023 1:00 PM

APPLICANT: Joe Kesterson

ACTION REQUESTED: Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

LOCATION: 505 E. 2nd St. S.

ZONED: CBD

PRESENT USE: Mixed-use development

TRACT SIZE: 103673.44 SQ FT

LEGAL DESCRIPTION: ALL BLKS 84 & 85 & ALL VAC ALLEYS THEREIN & ALL ST ROW OF FRANKLIN AVE THEREIN LESS LTS 6 & 7 & N20 LT 5 & LESS W80 LT 1 & W80 N70 LT 2 BLK 85 & LESS ALL LTS 1 -3 & 8 & VAC ALLEY THEREIN & PRT LTS 4 - 7 BEG NEC LT 1 TH SE300 SW211.39 NW29.34 NE5.80 N, TULSA- ORIGINAL TOWN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject Property:

Surrounding Properties:

BOA-22477; On 7.10.18 the Board approved a Variance to permit a projecting sign to exceed the maximum permitted height of 35-feet to be installed at 79.16-feet. Property located 121 S. Elgin (Hotel Indigo).

BOA-22830; On 1.28.20 the Board approved a Variance to allow two roof signs to be located on a building outside the Downtown Entertainment District.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Downtown" Land Use Designation.

The area within the Inner Dispersal Loop (IDL) highway is generally understood to be the downtown area of Tulsa. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation infrastructure in this area should be primarily pedestrian-oriented, with parking either on street, behind buildings, or in structured parking garages.

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

STAFF ANALYSIS: The applicant is requesting a Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

5. Roof Signs

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:
 - (1) The sign does not include any dynamic display; and
 - (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

The subject property is located in the Downtown Entertainment District and the proposed sign is 643 square feet.



Facts staff finds favorable for variance request:

- Property the sign is serving is a large property that serves a large city block.

Facts Staff find unfavorable for the variance request:

- It is not clear what difference the additional square footage would make for visibility of the sign.

SAMPLE MOTION:

Move to _____ (approve/deny) a Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

- 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

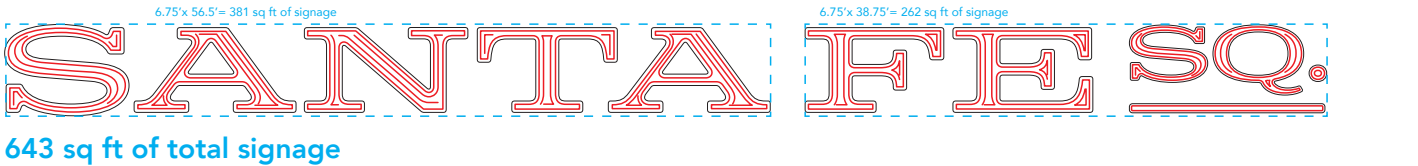
Santa Fe Square is a development that stretches from Elgin on the West to Greenwood on the East and from 1st St. on the North to 2nd St. on the South of the property. It is a mixed use property consisting of 3 buildings on separate lots (See Map Exhibit A). The East most building (BLDG 3) is office space and a public parking garage. The Center building (BLDG 1) is residential with retail on the first floor and is where the sign in question is proposed. The building at the SW corner of the property (2nd and Elgin- BLDG 2) is also residential on upper floors with leasing office and retail on the street level.

The development falls within the downtown entertainment district and the Blue Dome district. Code allows each building 500 square feet of roof top, double-face monument, and/or flag mount building signage.

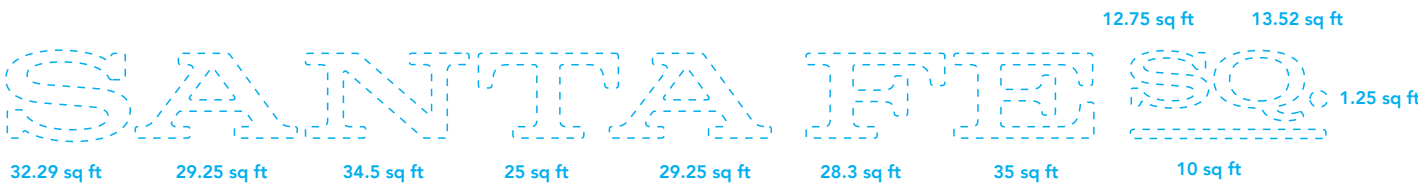
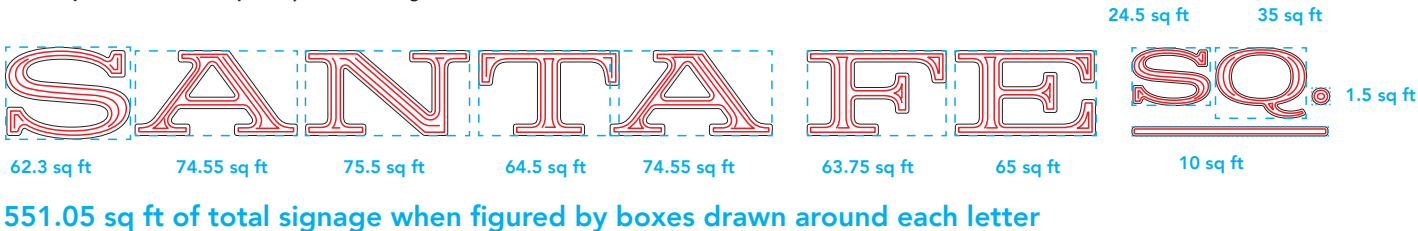
The proposed sign display has been situated on the central most building to identify the entire property, all 3 buildings, taking up most of a city block. BLDG 1 (See map exhibit A) is set back 107 feet from 2nd Street. This is a unique situation to this property and not generally applicable to other properties in the surrounding district. The setback creates a public “square” that is being built by the property owner for the use of all citizens in the area and will be open to all. This means the sign will not be easily seen from drivable surfaces downtown and will be located on a low rise building that is much smaller than the surrounding buildings.

The proposed sign is 643 Square feet. 143 square feet over the allowed budget for rooftop signs. The letters will be mounted on a decorative frame structure that is designed to mimic the style of historic Tulsa in the era of industrial train bridges. The sign has been designed to be an aesthetically pleasing addition to the entertainment district and the Tulsa skyline, while not being overpowering. The owner acknowledges that code allows for 3 separate roof top signs at 500 square feet, one on each of the 3 buildings in the development, but has chosen to ask to be allowed one ID sign, that is only 143 square foot over the allowed amount for a single building.

We believe if granted, that the variance will not alter the character of the neighborhood and will instead enhance it by creating a property ID that is respectful to neighbors and is an enhancement of the skyline and the sense of place created with the public square.



The sign letterforms and frame they install to, is mostly open area which makes it appear much smaller than a “box style” sign which would be 500 square feet of completely filled background and letters.





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

CITY OF TULSA CORRECTIONS SUMMARY

SIGN-144402-2023 (505 E 2ND ST S Tulsa, OK 74120) Markup Summary #1

Zoning Review (3)



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 4/6/2023 10:57:54 AM
Color: ■

Section 60.080-B.5.b. Roof signs are counted against a lot's allowed sign budget, pursuant to 60.080-C, and no individual roof sign may exceed 500 square feet in area.

REVIEW COMMENT: Roof signs are allowed in the Downtown Entertainment District; however, the maximum roof sign area allowed is 500 square feet for an individual roof sign.



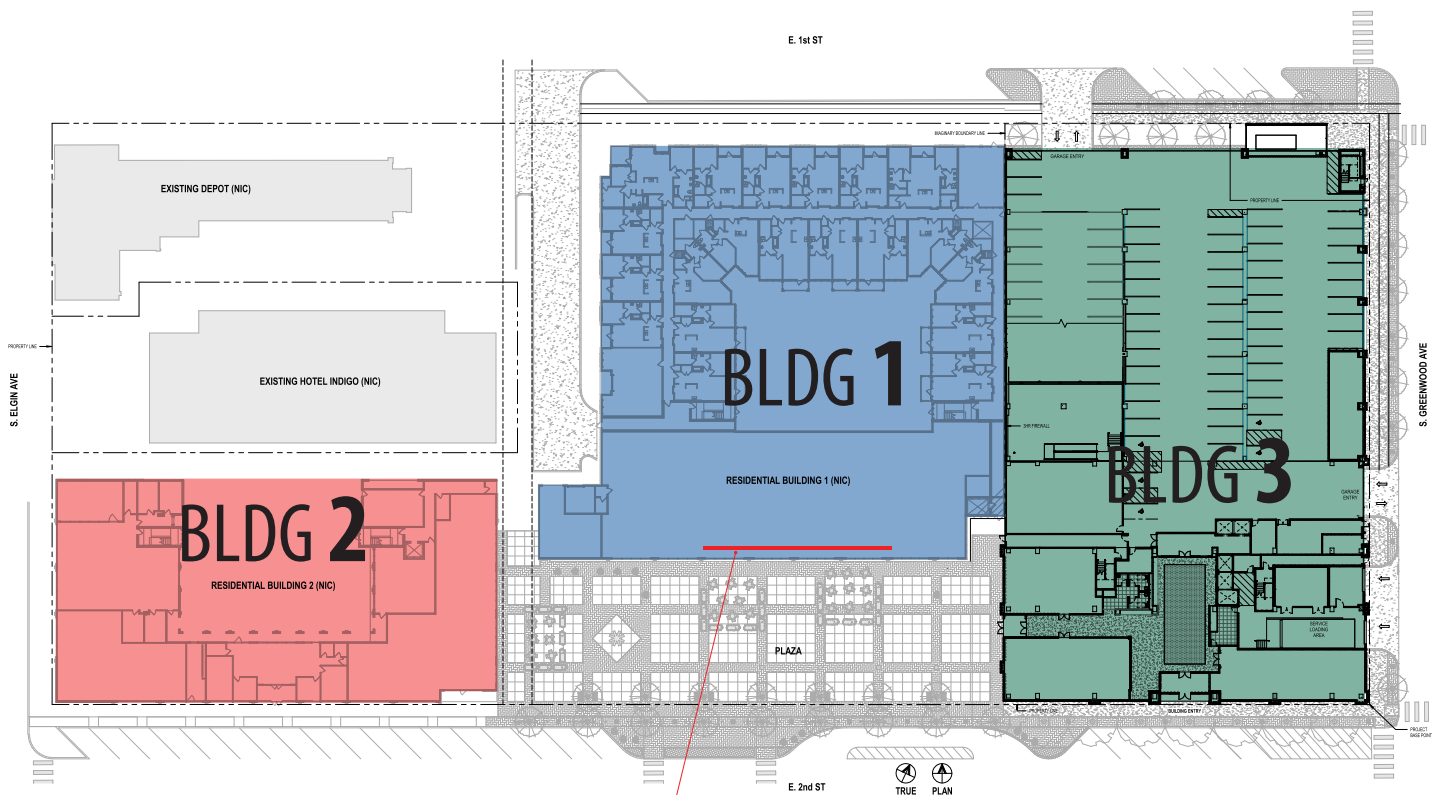
Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 4/6/2023 10:52:48 AM
Color: ■

Section 60.110-A, Administration. Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations. Review Comments: Please provide a site plan indicating where this sign will be located on this lot.



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 4/6/2023 10:57:41 AM
Color: ■

Note: with one sign, the total aggregate sign area on this lot for freestanding and projecting signs is not exceed per Table 60-3. Any future freestanding or projecting signs on this lot will exceed the aggregate sign area allowed.



Map: Exhibit A



3D Rendering: Exhibit A

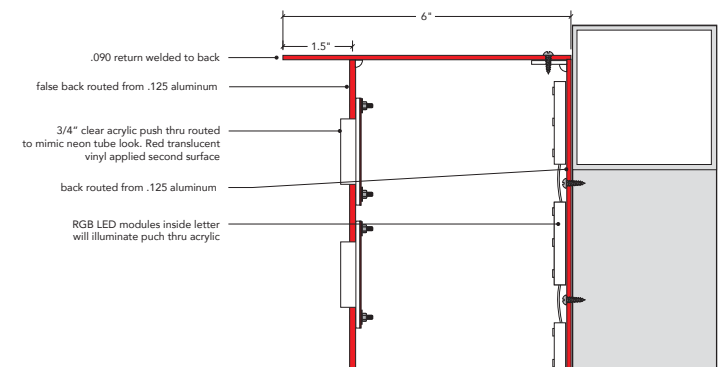


A SOUTH ELEVATION
SCALE: 1/16"=1'-0"

If City of Tulsa Neon Grant is awarded a maintenance warranty will be included and will last 3 years from date of install.
Maintenance warranty will not cover storm damage or vandalism

505 E 2nd St S, Tulsa 74120
Santa Fe Crossings Multifamily LLC
2624 E 21st St Tulsa, 74114
Robert Leikam
918-748-8636

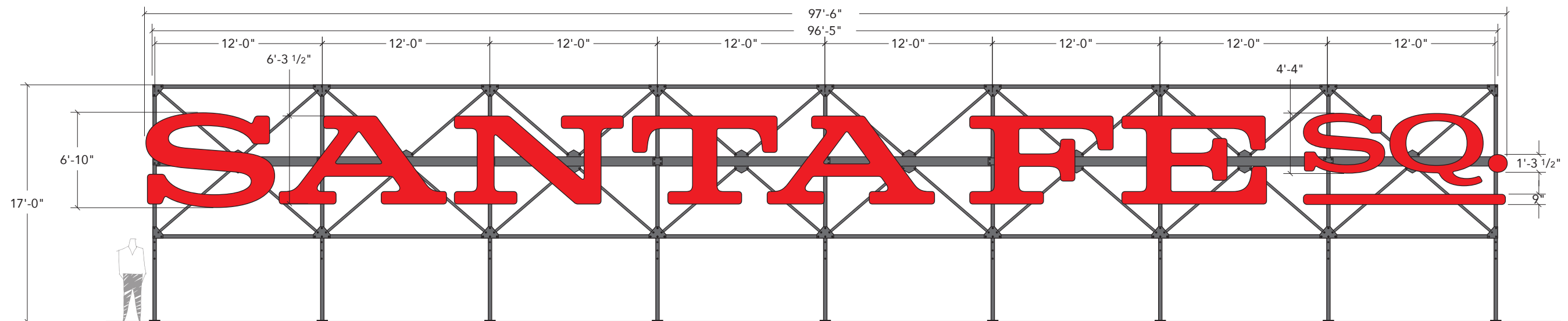
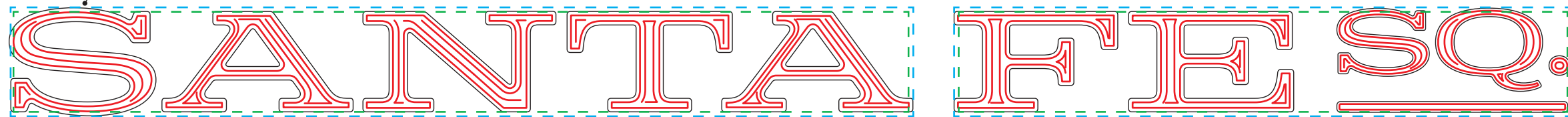
BUILDING ELEVATION-PERMIT



- 440' of RGB LED modules to backlight acrylic with red translucent overlay
- 10- self adjusting power supplies- 10amp draw
- Requires 1-20 AMP circuit to power sign
- Controller to allow entire set of letters to change between colors

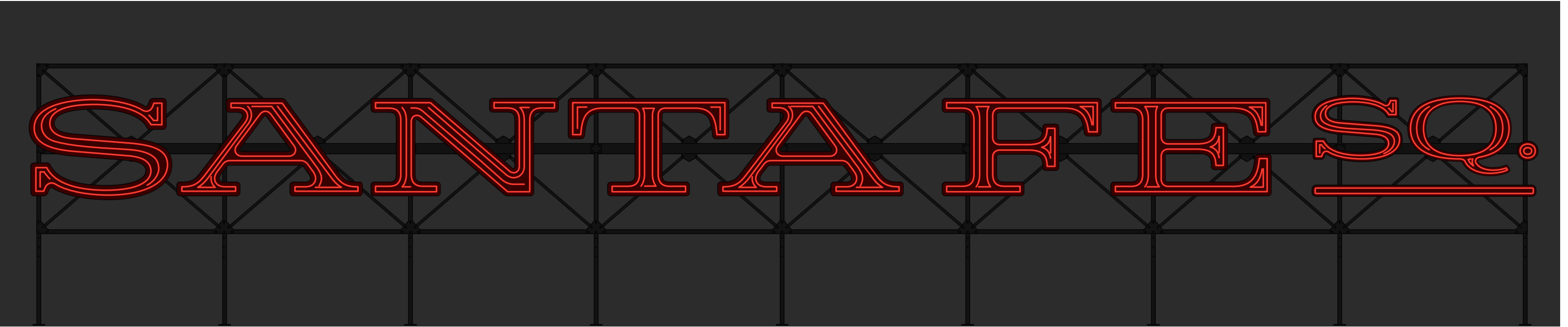
6.75'x 56.5' = 381 sq ft of signage
6.75'x 38.75' = 262 sq ft of signage
643 sq ft of total signage

6.25'x 56' = 350 sq ft of lighting
6.25'x 38' = 237.5 sq ft of lighting
587.5 sq ft of total lighting
91.5% of sign is lighted



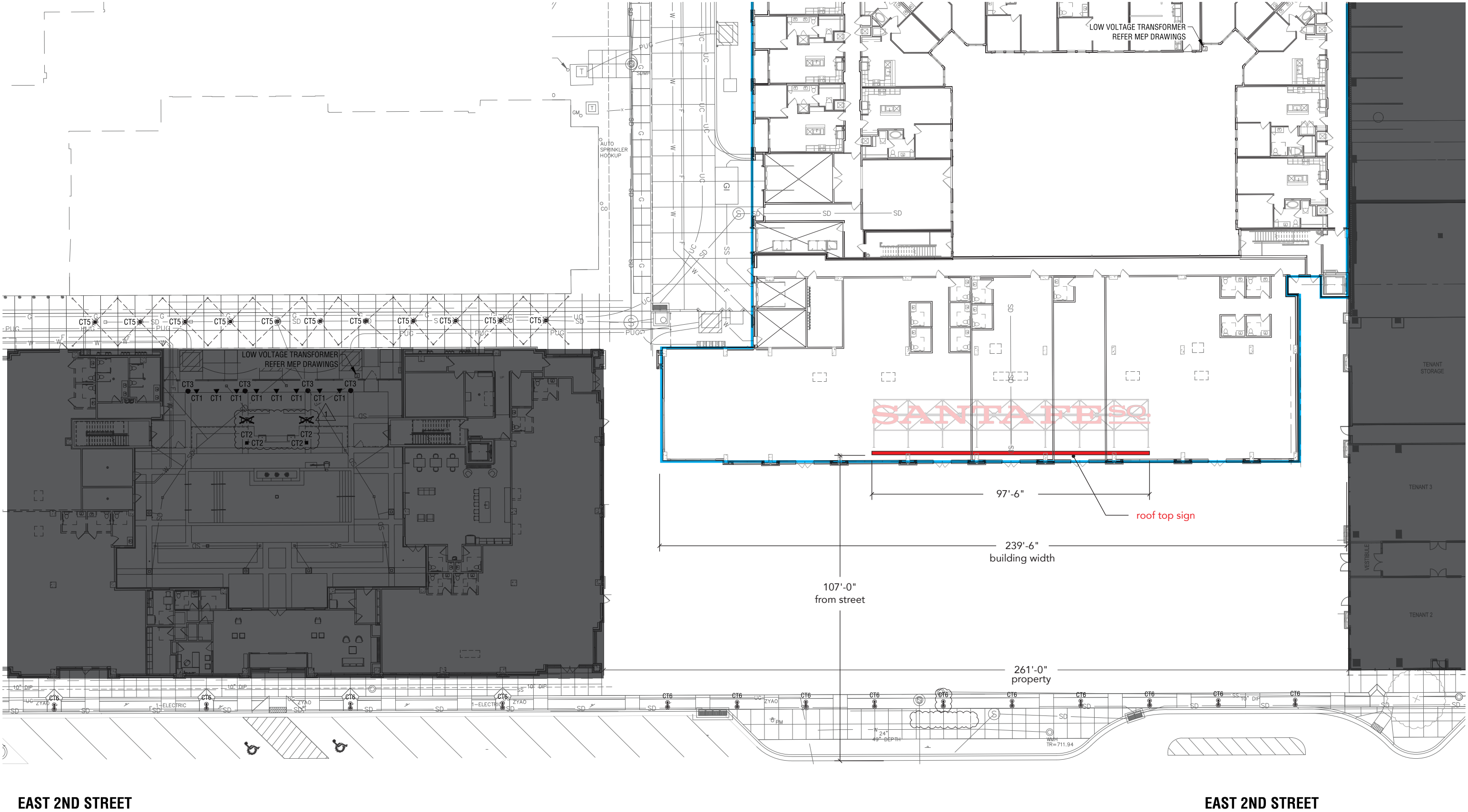
LETTER STRUCTURE

ST-1.1 3.13



A NIGHTTIME ILLUMINATION
SCALE: NTS

LETTER STRUCTURE





CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23555

Hearing Date: 07/25/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

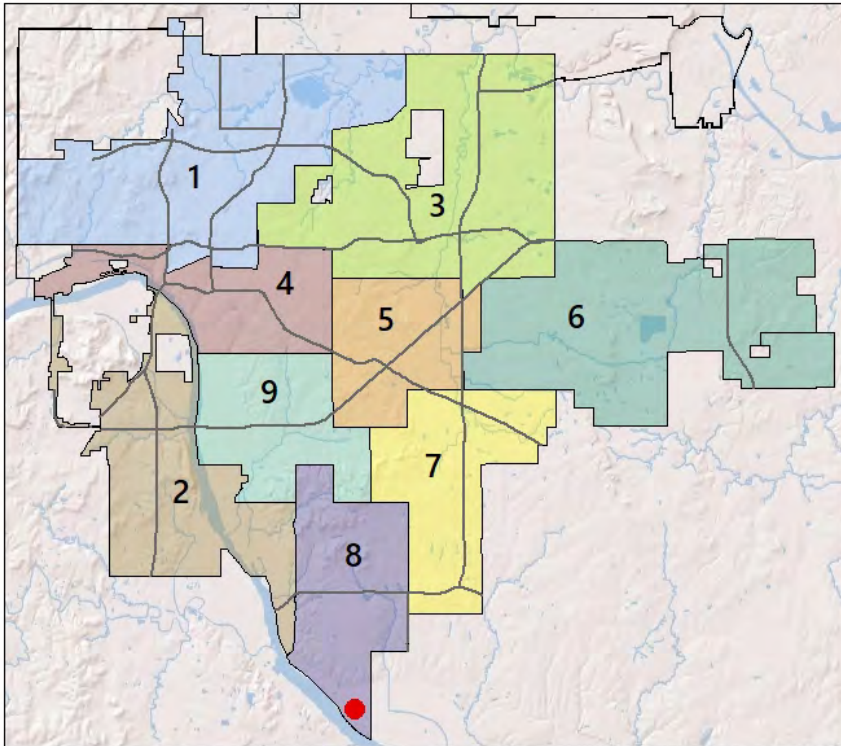
Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: EXECUTIVE HOMES
LLC

Action Requested: Variance to reduce the minimum open space requirement from 4,000 square feet to 3,250 square feet in the RS-3 District (Sec. 5.030-A, Table 5-3)

Location Map:



Additional Information:

Present Use: Vacant platted lots

Tract Size: 0.84 acres

Location: 12654 S Irvington E. Ave.;
12658 S Irvington E. Ave. ; 12662 S
Irvington E. Ave.; 12666 S Irvington E.
Ave.; 12702 S Irvington E. Ave.

Present Zoning: RS-3



0 Feet 350 700



Subject
Tract

BOA-23555

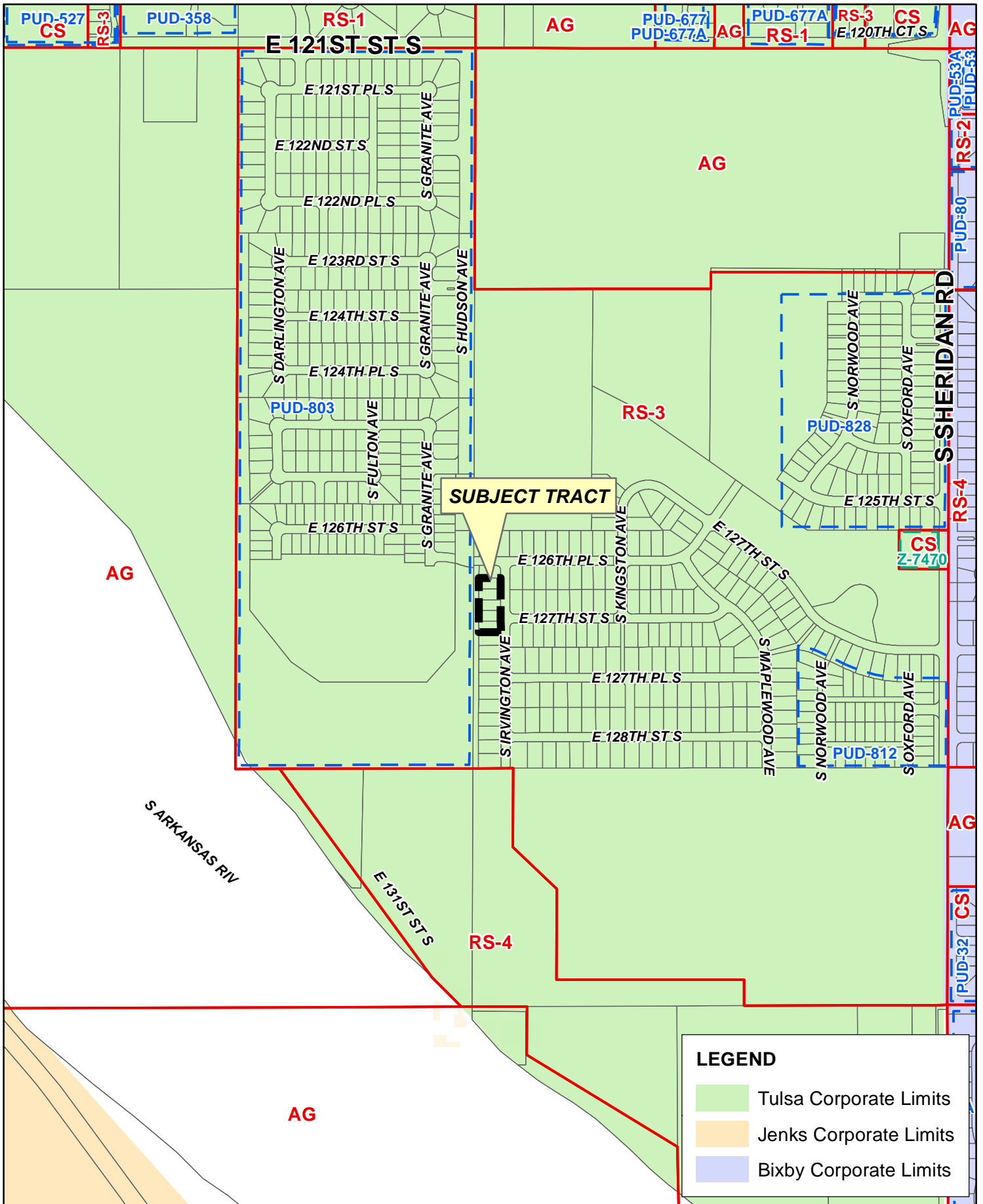
17-13 03

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

Aerial Photo Date: 2021



4.2



BOA-23555

17-13 03

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 7303

Case Number: **BOA-23555**

CD: 8

HEARING DATE: 07/25/2023 1:00 PM

APPLICANT: Erik Enyart

ACTION REQUESTED: Variance to reduce the minimum open space requirement from 4,000 square feet to 3,250 square feet in the RS-3 District (Sec. 5.030-A, Table 5-3)

LOCATION: 12654 S Irvington E. Ave.; 12658 S Irvington E. Ave. ; 12662 S Irvington E. Ave.; 12666 S Irvington E. Ave.; 12702 S Irvington E. Ave. **ZONED:** RS-3

PRESENT USE: Vacant platted lots

TRACT SIZE: 36437.17 SQ FT

LEGAL DESCRIPTION: Lots 2-6 Block 15, Addison Creek Blocks 10-15 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 a "Neighborhood" Land Use Designation.

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

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

STAFF ANALYSIS: The applicant is requesting a Variance to reduce the minimum open space requirement from 4,000 square feet to 3,250 square feet in the RS-3 District (Sec. 5.030-A, Table 5-3) for 5 lots in the Addison Creek Subdivision. Individual site plans for said lots are available in your packet.

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000[8]	2,500	600	2,000	1,200	1,200	600	200	-	2,500

Facts staff finds favorable for variance request:

- The Reserve Area to the West of the subject properties is not developable and will remain open space.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to reduce the minimum open space requirement from 4,000 square feet to 3,250 square feet in the RS-3 District (Sec. 5.030-A, Table 5-3):

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

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 Properties

TABLE OF CONTENTS

I. PROPERTY DESCRIPTION	2
II. SITE DESCRIPTION.....	4
III. VARIANCE REQUEST AND JUSTIFICATION	5

I. PROPERTY DESCRIPTION

The subject property consists of five (5) vacant, platted lots addressed 12654, 12658, 12662, 12668, and 12702 S. Irvington Ave. in the City of Tulsa, Oklahoma, and is more particularly described within the following statement:

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, BLOCK FIFTEEN (15), "ADDISON CREEK BLOCKS 10-15", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT (PLAT NO. 7069) THEREOF.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on the title page.

II. SITE DESCRIPTION

The five (5) vacant, platted lots are located within the “Villas” neighborhood of “Addison Creek”, a master-planned community of over 193 acres along Sheridan Road south of 121st Street South. “The Villas” neighborhood shares similar lot sizes and house sizes with “The Enclave” and “Addison Creek Crossing” subdivisions.

III. VARIANCE REQUEST AND JUSTIFICATION

The five (5) lots in question were originally planned to extend to the west line of the property, but the west thirty (30) feet was carved off as Reserve Areas “I” and “J” to contain and protect a ONEOK Gas Transportation, L.L.C. high-pressure gasline, which Reserve Areas now contribute to the open space for the neighborhood. While the typical “Villas” lots were 60’ wide by 135’ deep, these lots ended up being 60’ wide by 121’ deep (on average). As a result of being smaller than the other lots in the same neighborhood and zoning district, the house plans result in a deficit of open space required by the Zoning Code, and so could not be permitted without cutting out areas and design features. These lots are thus at a competitive disadvantage (a hardship) with respect to the other lots not burdened by reduced lot areas due to the removal of lot areas for the Reserves.

These conditions giving rise to the requested variance are unique to the subject property and not applicable, generally, to other properties within the same zoning classification and the practical difficulty and unnecessary hardship was not created or self-imposed by the current property owner, who purchased the lots from the original developer.

Relatedly, the first phase of “The Enclave” neighborhood was within a PUD, and a PUD Minor Amendment was approved in 2020 allowing for common open spaces within the boundaries of that PUD to be distributed to the lots within that first phase, thus allowing them larger homes and more flexible floor plans. On June 14, 2023, the Tulsa City Council approved a rezoning to RS-4 of the second phase of “The Enclave” and all of “Addison Creek Crossing” for the purpose of relaxing open space requirements. The rezoning was approved with an Optional Development Plan essentially maintaining all RS-3 zoning bulk and area standards with the exception of reducing the open space from 4,000 square feet per lot to 3,250 square feet. Across Hudson Avenue to the west, the 4th and 5th phases of The Estates at the River, 44.820 acres, were approved for a PUD Minor Amendment in 2020, effectively rezoning those phases to RS-4, with 50’ lot widths and a minimum of 1,575 square feet of livability space per lot (again drawing on common open spaces within the PUD to be credited to individual lots).

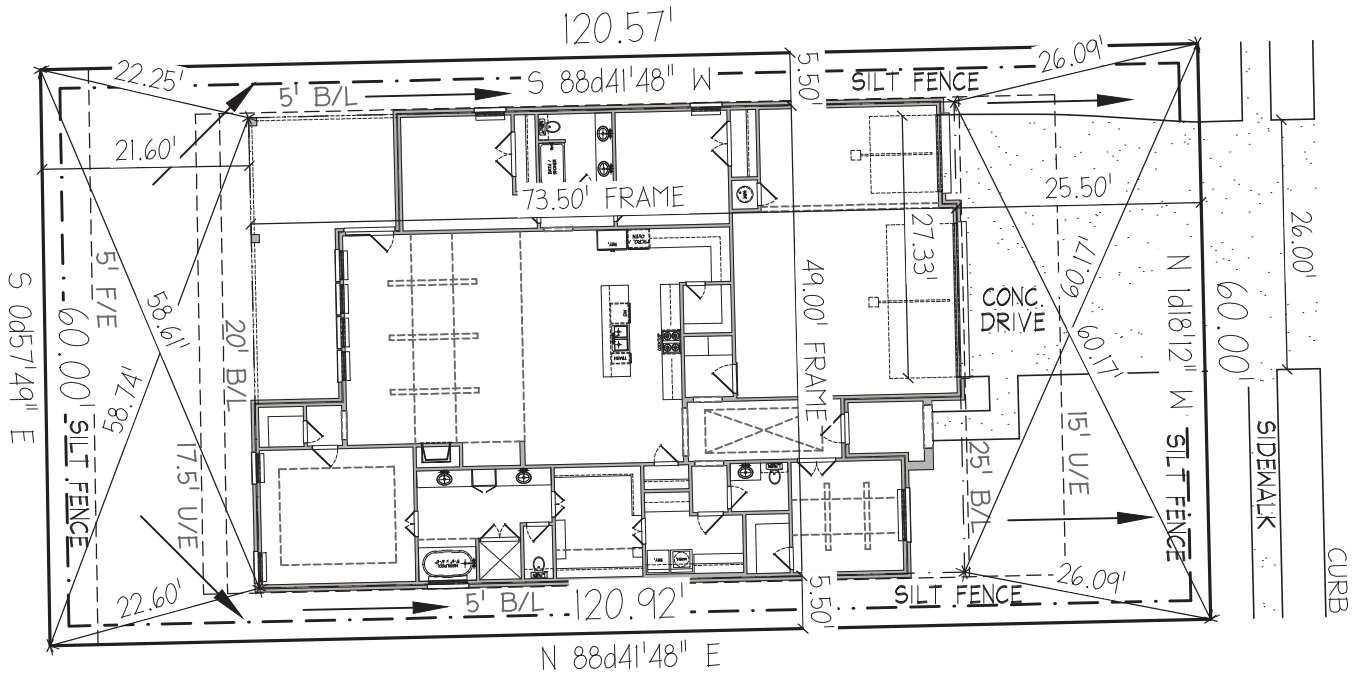
The City of Tulsa Zoning Code effective in January, 2016 removed new PUDs but did not replace the mechanism whereby common open spaces within a subdivision could be credited to individual lots, allowing for similarly sized homes to be constructed. This effectively reduces the sizes of new houses compared to those developed within PUDs.

The Addison Creek neighborhoods west of Sheridan Road contain over 30 acres of common area open space, featuring expansive central Reserve Areas with large wet-design ponds, parks, pool, clubhouse, walking trails, and other amenities. All Addison Creek residents have access to these generous amenities through the Homeowners Association.

The variance requested, from 4,000 square feet to 3,250 square feet, is the minimum necessary to alleviate the unnecessary hardship.

Since the variance would allow the same sized homes as are permitted in the previously-named subdivisions, the variance to be granted will preserve the essential character of the neighborhood in which the subject property is located and will not substantially or permanently impair use or development of adjacent property, and will not cause substantial detriment to the public good or impair the purposes, spirit, or intent of the Zoning Code or the Comprehensive Plan.

For all the reasons above, we believe that the variance requested (1) if the strict letter of the regulations were carried out, the physical surroundings, shape, and other inherent physical conditions of the subject property would result in unnecessary hardship and/or practical difficulties for the property owner, as distinguished from a mere inconvenience, (2) that the literal enforcement of the subject Zoning Code provisions is not necessary to achieve the provisions' intended purposes, (3) that the conditions giving rise to the requested variance are unique to the subject property and not applicable, generally, to other properties within the same zoning classification, (4) that the practical difficulty and unnecessary hardship was not created or self-imposed by the current property owner, (5) that the variance requested is the minimum variance that will afford relief, (6) that the variance to be granted will preserve the essential character of the neighborhood in which the subject property is located and will not substantially or permanently impair use or development of adjacent property, and (7) that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, or intent of the Zoning Code or the Comprehensive Plan.



CENTERLINE OF S. IRVINGTON AVE.

LEGEND



FRENCH DRAIN FROM DOWNSPOUT
TO CURB OR DAYLIGHT



DOWNSPOUT



INDICATES DRAINAGE FLOW
(SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	7244		
MAIN LEVEL	2414	DRIVEWAY	698
GARAGE	637	COV'D PORCH	411
OPEN SPACE	3084		

NOTE!

THIS PLOT PLAN IS NOT TO BE CONSIDERED AN OFFICIAL SURVEY OF THE PROPERTY, AND MAY NOT ACCURATELY REPRESENT THE LOCATION AND MEASUREMENTS OF THE STRUCTURE, EASEMENTS, PROPERTY LINES, OR ANY OTHER INFORMATION REFLECTED HEREIN. EXECUTIVE HAS NOT INDEPENDENTLY VERIFIED ANY OF THE MEASUREMENTS OR INFORMATION REFLECTED ON THIS PLOT PLAN, AND IS NOT RESPONSIBLE FOR ANY INACCURACIES. NO PERSON OR ENTITY SHALL RELY ON ANY OF THE MEASUREMENTS REFLECTED ON THIS DOCUMENT, AND SHALL INSTEAD BE RESPONSIBLE FOR CONDUCTING THEIR OWN SURVEYING, IF DESIRED.

**Bainbridge
Design Group**

2723 E. 15th St., Tulsa, OK 74104

918.499.1497



SCALE = 1"=20'

FIELD VERIFY
LOCATION OF HOUSE

Client:

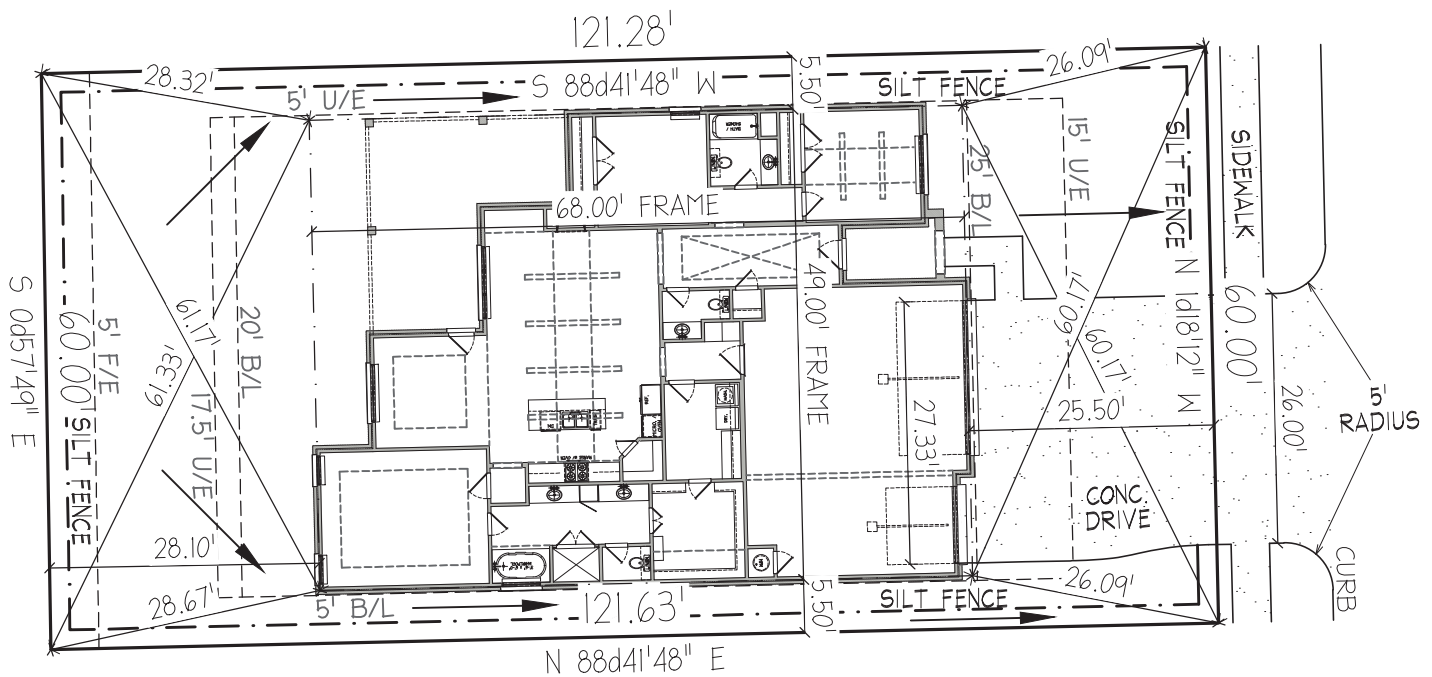
Executive Homes

Project:

2414 (22.01.49) - Plot & Erosion Control Plan

Legal Description:

LOT 2, BLOCK 15, ADDISON CREEK II,
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
12654 S. IRVINGTON AVE.



LEGEND



FRENCH DRAIN FROM DOWNSPOUT
TO CURB OR DAYLIGHT



DOWNSPOUT



INDICATES DRAINAGE FLOW
(SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	7287		
MAIN LEVEL	1943	DRIVEWAY	701
GARAGE	688	COV'D PORCH	424
OPEN SPACE	3531		

NOTE!

THIS PLOT PLAN IS NOT TO BE CONSIDERED AN OFFICIAL SURVEY OF THE PROPERTY, AND MAY NOT ACCURATELY REPRESENT THE LOCATION AND MEASUREMENTS OF THE STRUCTURE, EASEMENTS, PROPERTY LINES, OR ANY OTHER INFORMATION REFLECTED HEREIN. EXECUTIVE HAS NOT INDEPENDENTLY VERIFIED ANY OF THE MEASUREMENTS OR INFORMATION REFLECTED ON THIS PLOT PLAN, AND IS NOT RESPONSIBLE FOR ANY INACCURACIES. NO PERSON OR ENTITY SHALL RELY ON ANY OF THE MEASUREMENTS REFLECTED ON THIS DOCUMENT, AND SHALL INSTEAD BE RESPONSIBLE FOR CONDUCTING THEIR OWN SURVEYING, IF DESIRED.

**Bainbridge
Design Group**

2723 E. 15th St., Tulsa, OK 74104

918.499.1497



SCALE = 1"=20'

FIELD VERIFY
LOCATION OF HOUSE

Client:

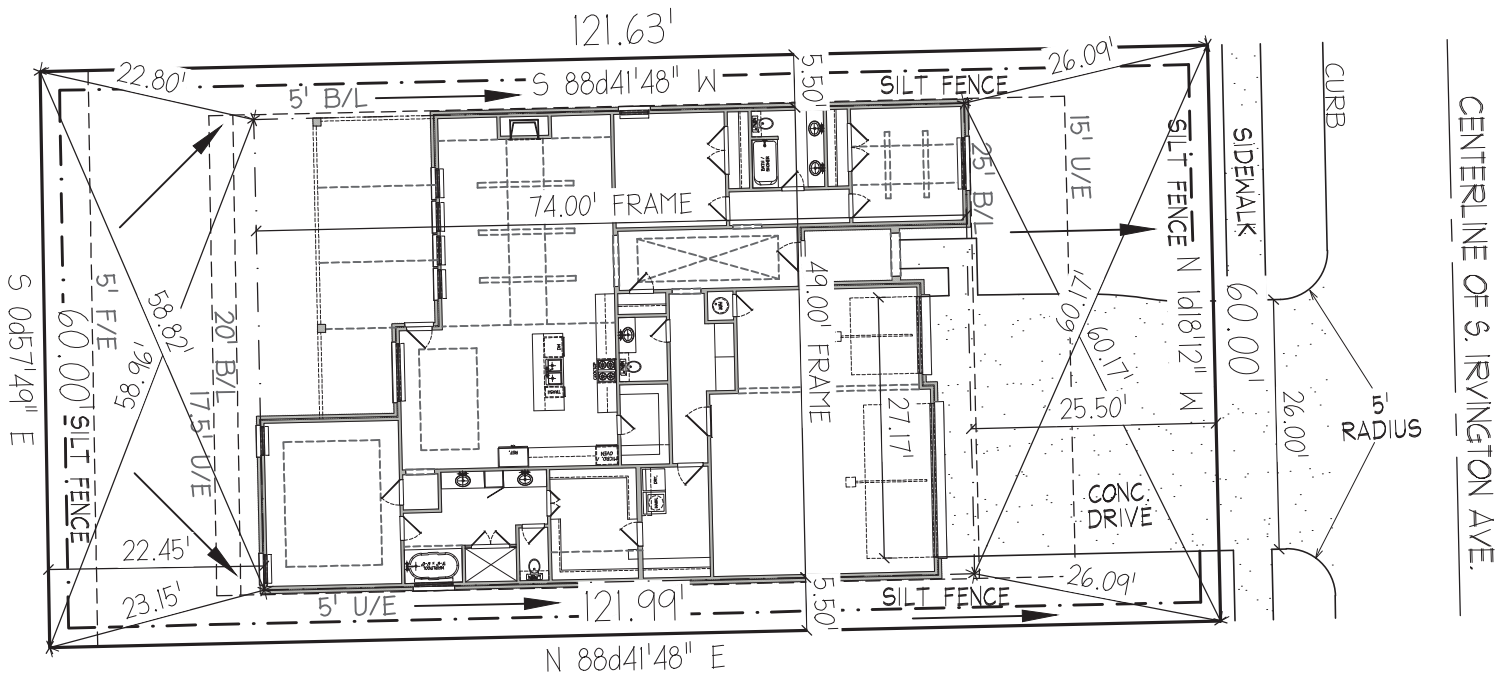
Executive Homes

Project:

1943 (22.01.47) - Plot & Erosion Control Plan

Legal Description:

LOT 4, BLOCK 15, ADDISON CREEK II,
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
12662 S. IRVINGTON AVE.



LEGEND



FRENCH DRAIN FROM DOWNSPOUT
TO CURB OR DAYLIGHT



DOWNSPOUT



INDICATES DRAINAGE FLOW
(SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	7309		
MAIN LEVEL	2173	DRIVEWAY	797
GARAGE	669	COV'D PORCH	419
OPEN SPACE	3251		

NOTE!

THIS PLOT PLAN IS NOT TO BE CONSIDERED AN OFFICIAL SURVEY OF THE PROPERTY, AND MAY NOT ACCURATELY REPRESENT THE LOCATION AND MEASUREMENTS OF THE STRUCTURE, EASEMENTS, PROPERTY LINES, OR ANY OTHER INFORMATION REFLECTED HEREIN. EXECUTIVE HAS NOT INDEPENDENTLY VERIFIED ANY OF THE MEASUREMENTS OR INFORMATION REFLECTED ON THIS PLOT PLAN, AND IS NOT RESPONSIBLE FOR ANY INACCURACIES. NO PERSON OR ENTITY SHALL RELY ON ANY OF THE MEASUREMENTS REFLECTED ON THIS DOCUMENT, AND SHALL INSTEAD BE RESPONSIBLE FOR CONDUCTING THEIR OWN SURVEYING, IF DESIRED.

**Bainbridge
Design Group**

2723 E. 15th St., Tulsa, OK 74104

918.499.1497



SCALE = 1"=20'

FIELD VERIFY
LOCATION OF HOUSE

Client:

Executive Homes

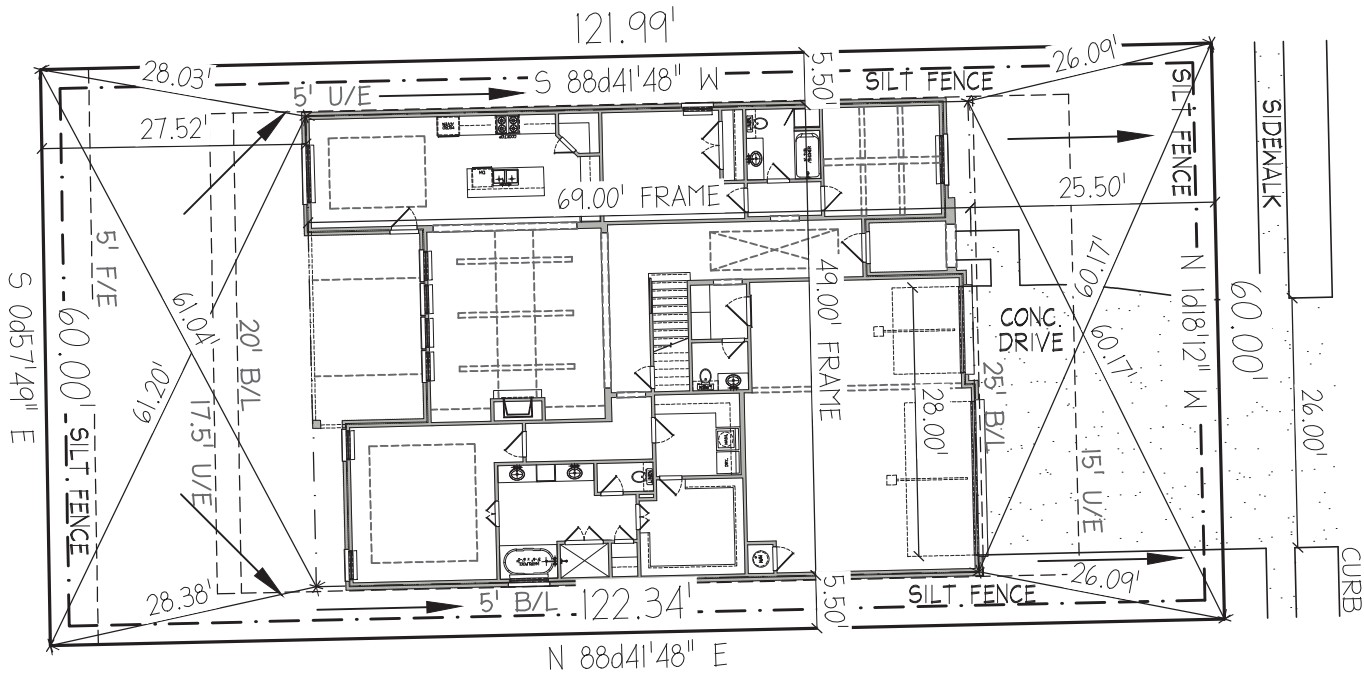
Project:

2173 (22.01.48) - Plot & Erosion Control Plan

Legal Description:

LOT 5, BLOCK 15, ADDISON CREEK II,
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
12668 S. IRVINGTON AVE.

CENTERLINE OF S. IRVINGTON AVE.



LEGEND



FRENCH DRAIN FROM DOWNSPOUT
TO CURB OR DAYLIGHT



DOWNSPOUT



INDICATES DRAINAGE FLOW
(SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	7330		
MAIN LEVEL	2215	DRIVEWAY	708
GARAGE	755	COV'D PORCH	302
OPEN SPACE	3350		

NOTE!

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Bainbridge
Design Group

2723 E. 15th St., Tulsa, OK 74104

918.499.1497



SCALE = 1"=20'

FIELD VERIFY
LOCATION OF HOUSE

Client:

Executive Homes

Project:

3025 (22.0125) - Plot & Erosion Control Plan

Legal Description:

LOT 6, BLOCK 15, ADDISON CREEK II,
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
12702 S. IRVINGTON AVE.

ADDISON CREEK

- 23 ACRES OF PARKS AND OPEN SPACE
- ACCESS TO MILES OF TRAILS
- CLUBHOUSE WITH POOLS AND GYM
- 5 UNIQUE NEIGHBORHOODS



* PLAN IS FOR CONCEPTUAL DESIGN ONLY