

BOA-22964

Provided by Applicant

To Board of Adjustment,

First, thank you for taking the time to review this application and I would like to apologize for doing this process out of sequence, and beginning construction before seeking approvals. As a home-owner and first time "home/garage" builder, I was ignorant to all the steps and procedures required until the city approached me on May 13th, at which point I immediately ceased building and began my engagement with the city to permit the structure. My construction has been on hold since, and I'm happy to complete the prescribed process now that I've learned the steps, but with COVID it has certainly taken slightly more than expected. I have spent over \$150,000 so far and look forward to a legal completion. When I had this idea and before I began, I sought opinions from neighbors, some of whom have written letters of support which you should have received.

My home was built in 1916 and is in line-of-site of the 15th and Denver QuikTrip. The previous footprint for this project was an asphalt surface parking lot serving the adjacent original back carriage house, which is accessible via city alley. The original carriage house lacked a modern garage. The parking lot itself was trolled so many times by thieves and vagrants that I have lost count. Further, since my purchase in December 2017, twice has my fence been hopped and yard vandalized or theft attempted, a crazed homeless person threw a brick through my front door window, items have been stolen off my front porch in broad daylight, a delusional homeless man came onto my porch and refused to leave, the carriage house has had two attempted break-ins, and at all times of night/day, transients walk up and down alley and Carson Ave. yelling at real or imagery people. A couple months ago even, a homeless man did break-into a house across the street and refused to vacate, claiming he was the rightful "owner." And these are just the things I've caught on camera or seen! Just last Saturday morning, I counted no less than 8 homeless or mentally unstable persons within a half a block of my home, and far more camped-out or sleeping behind the QuikTrip. Despite all the urban "quirks," I love my neighborhood and proximity to downtown, and I have no intention of leaving. This garage improvement project gives me an opportunity to have a real garage with safe parking and increases the lighting and security of the city's alley while adding much-needed personal space above.

I come from an oilfield/energy engineering background, so I am familiar with construction projects, just not the residential ones. I applied my previous knowledge and took the time and care to ask a friend to make drawings based upon what I imagined in my head and engaged a structural engineer to design the foundation and structural components. I used reclaimed materials throughout, including responsibly sourced old barn-wood flooring, exterior brick which came from the torn-down Spaghetti Warehouse, and pavers from a local old apartment project. I've tried my best to match my existing adjacent 1916 structure, purchased the same style windows and siding, used the same paint scheme, and added the "Spaghetti Brick" stem wall to help tie the structures together. The garage itself sits further back off the property line than other existing neighboring structures and is shorter than the three-story town homes next door, which I've never minded can look down, or I can look up to, my property.

I've had fun building this garage during COVID, learning about various codes, zoning and permits, applying my past experience during an epidemic and I look forward to seeing matters resolved, and finishing construction! I've received many complimentary comments about the design, quality, and type of construction and I again apologize for this first-time gaffe. Enclosed are a few photos of my project.

Thank you for your time,

Joshua Roegiers

1515 S. Carson Ave

Garage Project

Joshua Roegiers

Previous Asphalt Parking Lot

Original Carriage House



City Alley

New Garage



Adjacent Town Homes

Adjacent 3.5 Story Town Homes



Original Adjacent 1916 Carriage House

Original Carriage House



New Stem Wall

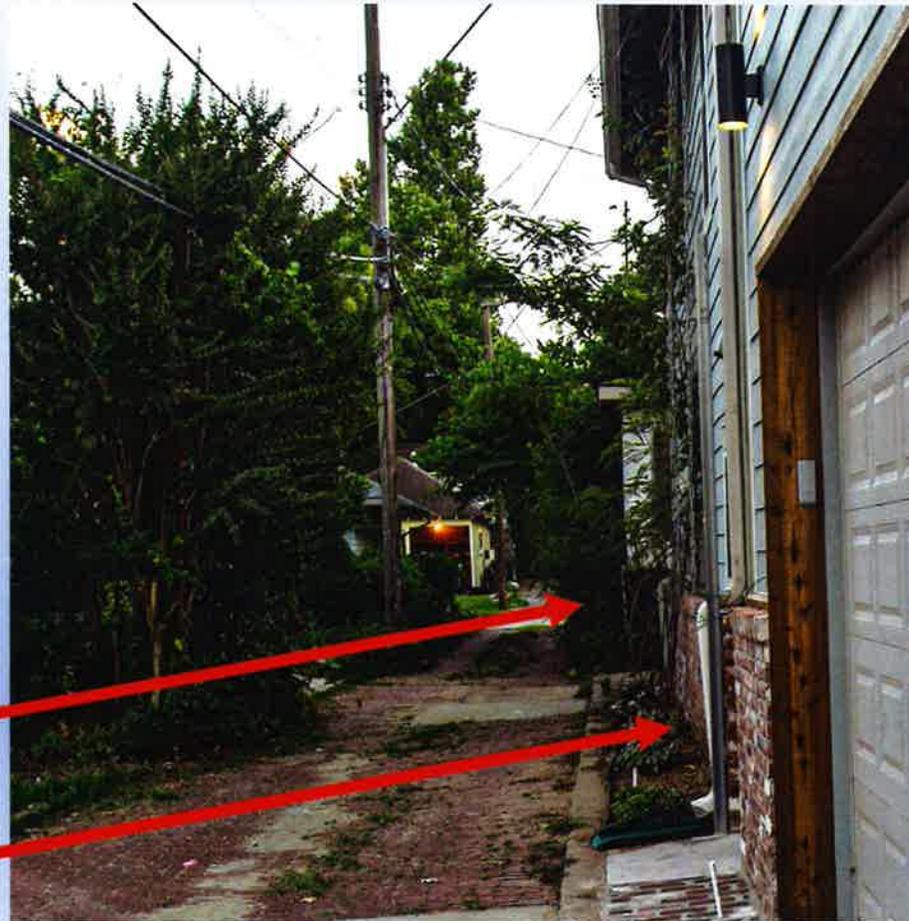
Matching Stem Wall

All Reclaimed Spaghetti Warehouse Brick

Entry Door & Backyard 'Spaghetti Brick' Wall



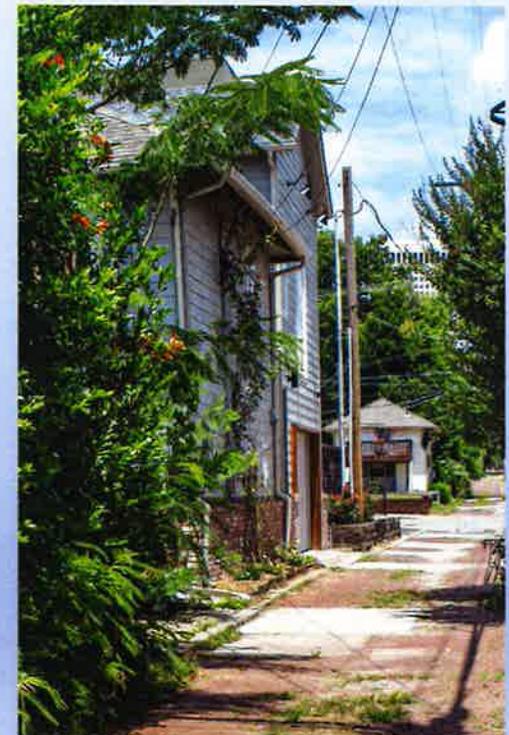
City Alley South View



Adjacent Home Closer to Alley

Matched Existing Carriage House

City Alley, Looking North



Adjacent Homes Closer to Alley

Alleyway



Chapman, Austin

From: Carlos Flores <4.cflores@gmail.com>
Sent: Tuesday, July 7, 2020 7:47 PM
To: Chapman, Austin; esubmit
Cc: joshuaeregiers@gmail.com
Subject: Case Number: BOA-22964

To Board of Adjustment,

I am writing this letter to voice my knowledge and support of the application for the detached garage structure currently being built by Josh at 1515 S. Carson Ave.

I understand construction will wrap up in the coming months at which time no further construction will continue. I view my neighbor's endeavor as an overall property improvement, and ultimately as adding value to the neighborhood.

Thank you for your time and consideration.

Carlos Flores
July 7, 2020
1519 S Carson Ave
Tulsa, OK 74119