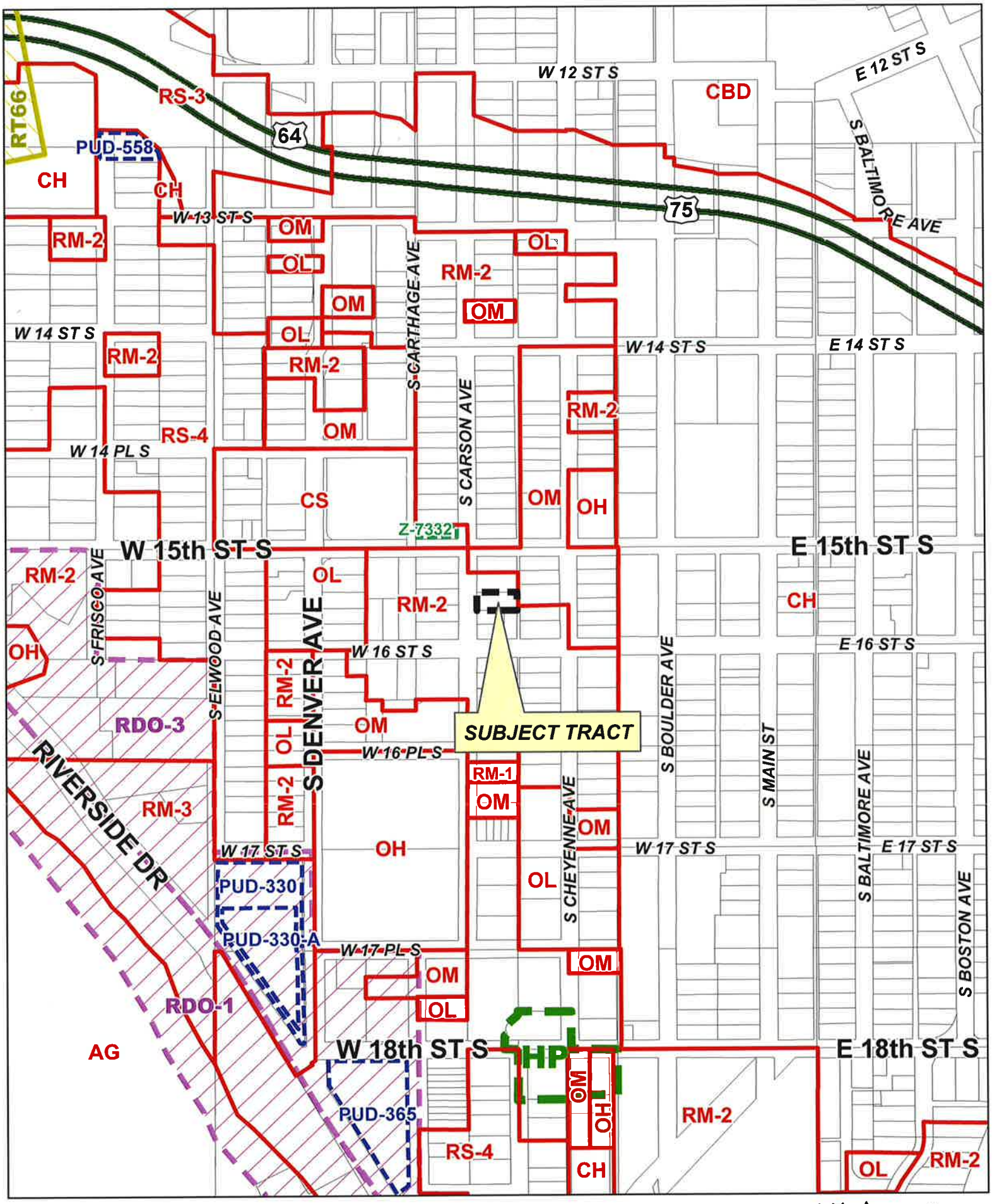

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BOA-22964

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BOARD OF ADJUSTMENT
CASE REPORT

STR: 9212 Case Number: **BOA-22964**

CZM: 36

CD: 4

HEARING DATE: 07/14/2020 1:00 PM

APPLICANT: Joshua Roegiers

ACTION REQUESTED: Variance to allow more than 1 Accessory Dwelling Unit per lot in an RM-2 District (Sec. 45.031-D) Variance to permit the aggregate floor area of accessory buildings on a lot in an RM-2 District to exceed 40% the floor area of the primary residential structure (Sec. 45.030-B); Variance to permit a Detached Accessory Structure to cover more than 30% of the rear setback (Sec. 90.090-C.2) Variance to permit a detached accessory building to exceed 1 story or 18 feet in height and 10 feet to the top of the top plate (Sec. 90.090.C), and to be located less than 3 feet from the rear lot line (Sec. 90.090-C)

LOCATION: 1515 S CARSON AV W **ZONED:** RM-2

PRESENT USE: Residential **TRACT SIZE:** 7801.63 SQ FT

LEGAL DESCRIPTION: N 35 LT 9 S 25 LT 10 BLK 2, STONEBRAKER HGTS ADDN

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-19881; On 07.27.04 the Board ***approved*** a Special Exception to permit a home occupation (hair salon) in an RM-2 District.

Surrounding properties:

BOA-21112; On 07.13.10 the board ***approved*** an office use in an RM-2 District and a variance of the parking and Screening Requirements for an Office Use. Property Located 1522 South Carson Ave.

BOA-18450; On 07.13.99 the Board ***approved*** a variance of the side yard setback from 10' to 4'. Property located 1522 South Carson.

BOA-17918; On 01.13.98 the Board ***approved*** a special exception to permit a counseling practice in an RM-2 zoned District and a variance of the street setback requirements, and a variance of the parking and drive design guidelines.

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

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown

Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is located South of the SE/c of E. 15th Street and S. Carson Avenue.

STAFF COMMENTS: The Applicant is requesting **Variance** to allow more than 1 Accessory Dwelling Unit per lot in an RM-2 District (Sec. 45.031-D) **Variance** to permit the aggregate floor area of accessory buildings on a lot in an RM-2 District to exceed 40% the floor area of the primary residential structure (Sec. 45.030-B); **Variance** to permit a Detached Accessory Structure to cover more than 30% of the rear setback (Sec. 90.090-C.2) **Variance** to permit a detached accessory building to exceed 1 story or 18 feet in height and 10 feet to the top of the top plate (Sec. 90.090.C), and to be located less than 3 feet from the rear lot line (Sec. 90.090-C)

Section 45.031-C Applicability

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

Section 45.031-D Regulations

1. Where Allowed

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

2. Number

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

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

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

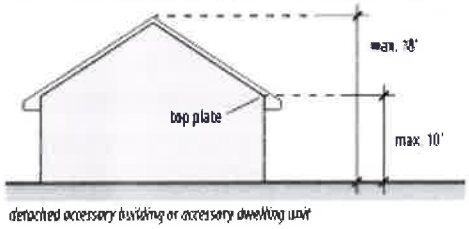
[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C2.

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

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

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

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



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

Table 90-2: Accessory Building, Including Accessory Dwelling Units, Coverage Limits in Rear Setback

Zoning District	Maximum Coverage of Rear Setback
RS-1 and RE Districts	20%
RS-2 District	25%
RS-3, RS-4, RS-5 and RD Districts	30%
RM zoned Lots Used for Detached Houses or Duplexes	30%

   b. Detached accessory buildings, including accessory dwelling units, in the rear setbacks must be set back at least 3 feet from all interior lot lines. For lot lines abutting street right-of-way, detached accessory buildings, including accessory dwelling units, must comply with the same setback requirements that apply to principal buildings.

Construction on this structure is almost all complete, the applicant received a stop work order from an Inspector and referred to apply for permits

15.4

STATEMENT OF HARDSHIP:

The existing parking was not secure, and my property had been frequently targeted by vagrants coming from the corner of 15th and Denver. I needed to build a real garage with quarters to provide safe and secure parking area for my home, additional personal space, and increase li9ghting and security off the alley. Structure is largely complete, built by me. In addition to the information stated above, other nearby properties in either direction sit closer to the existing alley, and the adjacent 3-story townhomes are taller. My improvement was always intended to conform with the existing adjacent ADU both in style and matching setbacks, and I used old reclaimed materials to help this goal.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** to allow more than 1 Accessory Dwelling Unit per lot in an RM-2 District (Sec. 45.031-D) **Variance** to permit the aggregate floor area of accessory buildings on a lot in an RM-2 District to exceed 40% the floor area of the primary residential structure (Sec. 45.030-B); **Variance** to permit a Detached Accessory Structure to cover more than 30% of the rear setback (Sec. 90.090-C.2) **Variance** to permit a detached accessory building to exceed 1 story or 18 feet in height and 10 feet to the top of the top plate (Sec. 90.090.C), and to be located less than 3 feet from the rear lot line (Sec. 90.090-C)

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

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

a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

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

c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

e. That the variance to be granted is the minimum variance that will afford relief;

f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."

Facing North on Carson

Facing South on Carson

Subject property

Subject property

Case No. 18445 (continued)

Mr. Dunham mentioned that this area is in transition and is definitely going from residential to industrial.

Interested Parties:
None.

Board Action:
On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Perkins, Turnbo White "aye"; "nays", no "abstentions"; no "absent") to **APPROVE** ***Variance*** of setback from an R District from the required 75' to 25' to permit a warehouse in an IM District, finding the hardship to be the fact that the neighborhood is in transition. **SECTION 1223.C. USE UNIT 23. WAREHOUSING AND WHOLESALING, Use Conditions – Use Unit 23** and a ***Special Exception*** to remove the requirement for screening from an abutting R District which is vacant land on the west property line, finding that the 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. **SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS,** on the following described property:

Lot 1, Block 3, Garden City Addition, City of Tulsa, Tulsa County, State of Oklahoma.

****

NEW APPLICATIONS

Case No. 18450

Action Requested:
Variance of the minimum side yard setback from 10' down to 4'. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6**, located 1522 South Carson.

Presentation:
The applicant, **Robert Shears**, 4829 South 68th East Avenue, submitted a site plan (Exhibit B-1) and stated that the existing house is presently 4' off of the north property line. He would like to extend the house to the west 12'.

Interested Parties:
None.

Case No. 18450 (continued)

Board Action:
On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** ***Variance*** of the minimum side yard setback from 10' down to 4'. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS – Use Unit 6,** per plan submitted, finding the hardship to be that this is an existing house and was built before the Zoning Code, on the following described property:

Lot 5, Block 3, Stonebraker Heights, City of Tulsa, Tulsa County, State of Oklahoma.

****

Case No. 18451

Action Requested:
Special Exception to permit church and accessory uses in RS-2 and OL Districts. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5**, located South of SW/c East 51st Street South & South Columbia Place.

Presentation:
The applicant, **Randall Pickard**, 11013 South Memorial, Tulsa, OK, submitted a site plan (Exhibit C-1) and stated that he represents Christ Presbyterian Church. Mr. Pickard mentioned that the church purchased a lot which was already subject to an approved PUD. In 1985, the lot was approved for office use. The church, since the time of purchase, has made improvements to the property and utilizes it for office use. The purpose for this application is to allow the church to use the property for church use, including the office use and some classrooms. The church would like to expand the house 40' to the north. At the time of granting the original PUD in 1985, the property to the north of the subject property, which is zoned OM, had a house on it. There was a condition placed in the PUD for the subject property that there could be no expansion to the north without a change in the PUD. Mr. Pickard mentioned that they believe this use in consistent with the surrounding area. Mr. Pickard explained to the Board that it is the church's intention, upon granting of the special exception, to abandon the PUD.

Comments and Questions:
Mr. Dunham asked Mr. Pickard if the church owns the OM tract? Mr. Pickard replied that the church does own the OM tract.

Mr. Dunham asked the applicant what the days and hours of operation will be on this particular tract? Mr. Pickard replied that the office use will be ordinary office hours for a church. The expansion to the north will allow for a youth meeting room which would primarily be on Sundays.

Presentation:

Beverly Carson, stated she represented Kerry Carson, who lives on the subject property.

Mr. Stevens out at 3:32 p.m. and returned approximately 3:34 p.m.

They proposed to enlarge the house with an addition to the back of it. She stated that because of the CH zoning she was told to apply for a special exception.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Paddock "aye"; no "nays"; no "abstentions"; Stephens "absent") to **APPROVE** a ***Special Exception*** to permit a single-famiy residence in a CH zoned district, finding this is to correct an existing condition, on the following described property:

E 40 OF LT 4 BLK 12, MAPLE PARK ADDN.

..*.*.*.*.*.*.*.*.

Case No. 19881

Action Requested:

Special Exception to permit a home occupation (hair salon) in an RM-2 district, Variance of home occupation guidelines to permit 1 employee. SECTION 402.B.6.b. ACCESSORY USES IN RESIDENTIAL DISTRICTS; SECTION 404. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS, located: 1515 S CARSON AVE W.

Presentation:

Terry Parker, 1515 S. Carson, proposed to open a small salon in his home. He and his roommate would do hair, facials, and massages. They would provide three parking places in the back of the property. They plan to have thirty minutes between clients. They need one employee to do laundry, and cleaning between customers. The hours of operation would be Tuesday through Saturday, 10:00 a.m. to 8:00 p.m. The entrance would be at the back of the house. He wanted to put a small sign on the gate to indicate the entrance to the parking. There will be someone living in the guest house and if they are home during business hours they will park in his driveway not at the back.

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Comments and Questions:

Ms. Turnbo asked if he had talked with the neighbors. Mr. Parker replied that he had talked with neighbors and they were in support. Mr. Beach noted that no relief was requested for a sign.

Interested Parties:

Tracy Horner-Shears, 1522 S. Carson, submitted letters of support, and a letter stating conditions they would want on the approval (Exhibit G-2 and G-3). She stated that the neighborhood's concerns are for preserving the historic value; increased traffic flow and on-street parking. She added that the applicant had addressed the concerns to their satisfaction. The homeowner's association has no objection to the application.

Board Action:

On **Motion** of **Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Stephens, Paddock "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Special Exception*** to permit a home occupation (hair salon) in an RM-2 district, with conditions for one customer at a time; days/hours of operation Tuesday through Saturday, 10:00 a.m. to 8:00 p.m.; thirty minutes between clients; and the conditions listed in the neighborhood association letter, which are the zoning code home occupation guidelines, on the following described property:

Amendment to Motion:

On **Motion** of **Dunham**, the Board voted 5-0-0 (White, Dunham, Turnbo, Stephens, Paddock "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a ***Special Exception*** to permit a home occupation (hair salon) in an RM-2 district; and a ***Variance*** of home occupation guidelines to permit one employee, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, with conditions for one customer at a time; days/hours of operation Tuesday through Saturday, 10:00 a.m. to 8:00 p.m.; thirty minutes between clients; and the conditions listed in the neighborhood association letter, which are the zoning code home occupation guidelines, except to allow one employee, on the following described property:

N 35 LT 9 S 25 LT 10 BLK 2, STONEBRAKER HGTS ADDN.

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..*.*.*.*.*.*.*.*.

Case No. 19883

Action Requested:

Variance of requirement that a bar be 300 feet from any other Adult Entertainment Establishment, Variance to permit a reduction in required parking requirement, Special Exception to permit required parking on a lot other than the lot containing the use. SECTION 1212a.C.3.c. USE UNIT 12a. ADULT ENTERTAINMENT ESTABLISHMENTS, Use Conditions; SECTION1212a.D. USE UNIT 12a. ADULT ENTERTAINMENT ESTABLISHMENTS; Off-Street Parking and Loading Requirements; SECTION 1301.D. OFF-STREET PARKING AND OFF-STREET LOADING, General Requirements, located: 1740 S BOSTON AVE E.

Code, or the Comprehensive Plan. As to the Amendment the Board finds it 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. Also, note that an alternative compliance may be sought for the landscaping; on the following described property:

LT 1 BLK 1, UNION HIGH SCHOOL ADDN

****

Case No. 21112-Robert Shears

Action Requested:
Special Exception to permit an office use (Use Unit 11) in an RM-2 district (section 401); a Variance of the parking requirement from 7 to 2 (1211.D); and a Special Exception to modify the screening requirement for an office use from an abutting R district (Section 212.C); all to permit an office use in the existing home. **Location:** 1522 South Carson Avenue W.

Presentation:
Jim Beach, Wallace Engineering, 200 East Brady, Tulsa, OK; Mr. Beach represents the applicant who purchased the property in 1998 as his residence and started his landscaping consulting firm business in the home in 2004. In 2009 the applicant purchased a new residence and now would like to maintain his business at this property. The business would be very quiet because clients rarely visit the office because the business is conducted outside at his clients properties. There are several other properties located near the applicant that have prior approval for office space; therefore, it is a mixed use neighborhood. The request for modification of the screening requirement would apply along the north and west property lines; the west is screened by the garage structure and the north is screened with existing landscaping. The applicant feels the addition of screening would be a deterrent to a relationship between the properties and the neighbors have requested not to have a screening fence.

Interested Parties:
No interested parties were present.

Comments and Questions:
The board asked what the garage was used for and Mr. Beach stated half of the garage was used for storage.

The board asked about the existing fence. Mr. Beach stated the existing fence would be maintained but the neighbors have requested not to have it extended outward toward Carson Avenue, which is why the application request for screening modification has been submitted.

Board Action:
On **MOTION** of **Van De Wiele,** the Board voted 4-0-0 (Henke, Tidwell, Van De Wiele, White "aye"; no "nay"; no "abstentions") to **APPROVE** the Special Exception to permit an office use (Use Unit 11) in an RM-2 district (section 401); a Variance of the parking requirement from 7 to 2 (1211.D); and a Special Exception to modify the screening requirement for an office use from an abutting R district (Section 212.C); all to permit an office use in the existing home; finding the neighborhood is a mixed use type and finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan. As to the Special Exceptions the board has found the 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 to plan 11.7 which will require the 8 ft. fence will be maintained as well as the sidewalks shown on plan 11.7; on the following described property:

LT 5 BK 3, STONEBRAKER HGTS ADDN

****

Case No. 21113-Tulsa Engineering and Planning

Action Requested:
Special Exception to permit nursing home use (Use Unit 2) in an RS-1 district (Section 401). **Location:** 9415 South Yale Avenue

Presentation:
Tim Terral, Tulsa Engineering and Planning Association, Inc., 6737 South 85th East Avenue, Tulsa, OK; requesting a special exception for nursing home use in a RS-1 district. This location is an appropriate property for a nursing home because it at an intersection that has limited access to an expressway, a primary arterial street, a good buffer to the properties to the north, and the topography is not conducive for a residential use. The proposed architecture is residential style and would be harmonious with the surrounding developed neighborhoods. The proposed nursing home would only generate a light traffic flow with the peak time being at shift change, which occurs at times such that there will be no impact with traditional rush hour traffic.

Interested Parties:
Steven Gray, 4530 South Sheridan Road, Tulsa, OK; represents Dr. Ben Pettigrow who lives immediately north to the subject property. This area was originally a corridor district but that has been removed because the area developed as a residential area. The Zoning Code in a RS-1 area requires a 25 ft. setback from the property line and the portico, as illustrated on the drawing presented, will not provide that. His client's bedroom is situated on the south side nearest to this property. The noise level created

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Comments and Questions:
Mr. Beach explained that staff incorrectly advertised the property as an AG zoned district and it is actually an RS-3 zoned district. This case will have to be re-advertised with the correct zoned district. Mr. Beach informed the Board that the staff has already re-advertised with the corrected zoning and can be heard on January 27, 1998.

Board Action:
On **MOTION** of **BOLZLE**, the Board voted 4-0-1 (Bolzle, Dunham, Turnbo, White, "aye"; no "nays", Cooper "abstention"; none "absent") to **CONTINUE** Case No. 17917 to January 27, 1998 at 1:00 p.m.

Case No. 17918

Action Requested:
Special Exception to permit the operation of a counseling practice in an RM-2 zoned district. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** – Use Unit 11; a Variance of the setback from the centerline of abutting streets requirement from 25′ to 16.2′ on the W., 25′ to 6.0′ on the S. **SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS**; a Variance of the setback from an abutting R district from 10′ to 2.2′ on the E., 5.5′ to the N and 6.0′ on the S. **SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS**; a Variance from the off-street parking requirements from 4.83 parking spaces to 3 parking spaces. **SECTION 1211.D. OFFICES, STUDIOS AND SUPPORT SERVICES; OFF-STREET PARKING AREAS**; a Variance of the drive area requirement from 24′ to 0′ to allow the area to be paved with access from the street. **SECTION 1303.A.2.c. & d. Figure 4. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS**, Or in the Alternative: A Variance of the drive area requirement from 12′ to 0′ to allow the area to be paved with access from the street. **SECTION 1303.A.2.c.&d. Figure 1. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS**, located 1521 South Carson Avenue.

Presentation:
The applicant, **Charles Plake**, 616 South Main Street, representing **Dr. Patrick Newman**, submitted a site plan (Exhibit U-1) and stated that his client has entered into a contract to purchase the subject property contingent upon the approval of the necessary relief from the Board. He explained that his client would like to operate his counseling practice at the subject location. He indicated that he has contacted several neighbors in the immediate area. Mr. Plake submitted a petition of support from the neighbors (Exhibit U-2) and photographs of the subject property (Exhibit U-3). The subject property is a small two-bedroom home in an RM-2 district and there are several businesses in the immediate area. He characterized the subject area as being in transition from a residential area to light office uses. The Comprehensive Plan contemplates that the subject property will be used as light office space. He stated that his client's practice will not be detrimental to the neighborhood in any way. Mr.

Plake questioned whether he needed the Variance of the required setback from the centerline of abutting streets from 25′ to 16.2′ on the west and 6.0′ on the south. He stated that his client can provide three parking spaces at the rear of the subject property, which is where the driveway is currently located in front of the garage as shown on the site plan marked Exhibit I. Exhibit II of the site plan indicates a parking space in the front yard and some of the neighbors are in opposition to that part of the application. He informed the Board that his client's practice is not in any way drug or alcohol counseling. Mr. Plake described his client's practice as an upscale private practice, which will be a benefit to the community.

Comments and Questions:

In response to Mr. Dunham, Mr. Plake stated that there will be no alterations made to the structure and the exterior will remain as it presently exists.

Ms. Turnbo asked the applicant what the office hours will be for the subject property? Monday through Thursday, 10:00 a.m. to 6:00 p.m.

Mr. Cooper asked the applicant how his client intended to identify himself as a business? Mr. Plake stated that there will be a small sign on the front door, however there will no signs on the street.

Mr. Plake informed the Board that his client was prepared to erect the required screening, however, after talking with the two neighbors, he found that the neighbors are opposed to the screening.

Mr. White asked the applicant how many people will be employed by his client? Mr. Plake indicated that it will be Dr. Newman and a part-time secretary.

Ms. Turnbo asked the applicant if his client is expanding the drive? Mr. Plake answered affirmatively.

Interested Parties:

Pat Fox, 1611 South Carson, stated he lives immediately south of the subject property and is in support of the special exception use. He expressed concerns with the variance for the parking and would like to retain the single-family character in the neighborhood. He stated that he is in favor of the site plan labeled Exhibit I because the additional parking space in the front would be a detriment to the character of the neighborhood.

Case No. 17918 (continued)

Robin Johnson, Route 3, Hulbert, Oklahoma, stated she owns the property directly across the street at 1522 South Carson, as well as the properties located at 1515 South Carson and 1519 South Carson. She commented that she has a vested interest in the subject neighborhood and she does not feel that this is a neighborhood in transition. She stated that it is a residential neighborhood and the more OL encroaches the neighborhood it will cause problems. She requested the Board to deny this application and maintain the residential character of the neighborhood.

Larry Thomas, 1606 South Cheyenne, expressed similar concerns of previous protestants. He commented that the home has been a residence in the past and should remain a residence. He stated he opposes the front yard being paved for a parking space.

Jean Lemmon, 1524 South Cheyenne, opposes the application and did not feel the neighborhood is in a transition.

Interested Parties:

Ronda Paul, 1605 W. Main, Collinsville, stated she owns Lot 11 & part of Lot 10 on the subject Block. Ms. Paul informed the Board that there are 4 ½ lots that have already converted to commercial zoning. She stated she is in favor of this application.

George Day, 25500 East 170th, Coweta, stated he is support of this application. He commented that Dr. Newman will be an asset to Tulsa and this will be an appropriate use for the subject area.

Applicant's Rebuttal:

Mr. Plake stated his client will not be paving the entire lot, only the area in front of the garage to allow for three parking spaces. He reminded the Board that they have granted similar relief in two other cases fairly close by the subject property. Mr. Plake recited a history of other similar applications that were granted in the subject area. He reiterated that the Comprehensive Plan contemplates that this property will be used as light office space. He stated that the neighbors will probably not notice any difference in activity after Dr. Newman's practice is operating. Mr. Plake explained that the application is not changing the zoning to commercial, but requesting light office use in an RM-2 district. He concluded by asking the Board to grant this application.

Comments and Questions:

Ms. Turnbo stated that the Comprehensive Plan does not encourage light office use in this District, but it does recognize that north of 18th Street is mixed use and does encourage any light office that comes in to keep the nature of the neighborhood. She commented that she has no problem with the application because the hours are very reasonable. Widening the driveway to accommodate three vehicles is understandable, but there is a problem with parking in the front yard. Ms. Turnbo stated that parking in the front yard would be injurious to the neighborhood.

Case No. 17918 (continued)

Board Action:

On **MOTION** of **TURNBO**, the Board voted 4-1-0 (Cooper, Dunham, Turnbo, White, "aye"; Bolzle "nays", no "abstentions"; none "absent") to **APPROVE Special Exception** to permit the operation of a counseling practice in an RM-2 zoned district. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** – Use Unit 11; a **Variance** of the setback from the centerline of abutting streets requirement from 25′ to 16.2′ on the W., 25′ to 6.0′ on the S. **SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS**; a **Variance** of the setback from an abutting R district from 10′ to 2.2′ on the E., 5.5′ to the N and 6.0′ on the S. **SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS**; a **Variance** from the off-street parking requirements from 4.83 parking spaces to 3 parking spaces. **SECTION 1211.D. OFFICES, STUDIOS AND SUPPORT SERVICES; OFF-STREET PARKING AREAS**; a **Variance** of the drive area requirement from 24′ to 0′ to allow the area to be paved with access from the street. **SECTION 1303.A.2.c. & d. Figure 4. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS**, per plan submitted as Exhibit I; subject to the business being a counseling practice; subject to the days and hours being Monday through Thursday, 10:30 a.m. to 6:00 p.m.; subject to there being no signage in the yard; subject to the signage being located on the door; finding that the approval of this application will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the spirit and intent of the Code, on the following described property:

W 90′, Lot 7, AND W 90′ of the S 5′ of Lot 8, Block 2, Stonebraker Heights Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 17919

Action Requested:

Variance of the required parking from 9 spaces to 4 spaces. **SECTION 1211. OFFICES, STUDIOS AND SUPPORT SERVICES & SECTION 1214. SHOPPING GOODS AND SERVICES; OFF-STREET PARKING AND LOADING REQUIREMENTS**, located 1612 East 15th Street.

Presentation:

The applicant, **Robert Johnson**, 123 East 21st Street, submitted a photographs (Exhibit V-1), a site plan (Exhibit V-2), and architect drawing (Exhibit V-3). Mr. Johnson stated that the subject property is an existing four-unit apartment house, which is vacant. He explained that he has been looking for a good use for the subject building and decided to propose an antique store on the lower level with offices above. He stated that the proposal is compatible with the surrounding area. The parking argument is that when people park to look at antiques they do not move their car from shop to shop. He explained that the customer will park their cars and walk to the

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

Joshua Roegiers
joshuaroegiers@gmail.com

DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

6/2/2020

APPLICATION NO: ZN LOD- 61701-2020
(*PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE*)
Project Location: 1515 S Carson Ave W
Description: Accessory Dwelling Unit

INFORMATION ABOUT SUBMITTING REVISIONS

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

REVISIONS NEED TO INCLUDE THE FOLLOWING:

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

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

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

IMPORTANT INFORMATION

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

2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

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

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

(continued)

15.18

REVIEW COMMENTS

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

Application No. **ZN LOD- 61701-2020**

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

1. **Section 45.031-D** No more than one accessory dwelling unit is allowed per lot.

   Review Comments: Apply to INCOG for a variance to allow more than one accessory dwelling unit per lot.

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

   Review comments: You are proposing a combined 2464 sq ft of floor area for all detached accessory structures on this lot. The proposed detached structures exceeds 500 sq ft and 40% of the size of your house. Based on the size of your house (3062 sq ft) you are allowed 1225 sq ft of detached accessory structures on your lot. Reduce the size of your proposed detached accessory structures to be less than 1225 sq ft or apply to BOA for a variance to allow a combination of all detached accessory structure floor area to exceed 40% of the floor area of the principal residential structure.

3. **90.090-C.2) Detached Accessory Buildings**
   a. Detached accessory buildings may be located in rear setbacks in RM districts, provided that:
   (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate and;

   Review Comments: Revise and resubmit your plans providing a one story detached accessory building, no greater than 18 feet in overall height and a top plate no greater than 10 feet in height. You may apply for a Variance from the City of Tulsa Board of Adjustment (BOA) to permit the proposed two story accessory building more than 18' feet above grade and exceed 10 feet to the top plate.

4. **90.090-C.2) Detached Accessory Buildings**
   a. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that:
   (2) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-

   Review Comments: The rear setback is defined as the minimum distance set out by the zoning code of open unoccupied space between the rear lot line and the required rear setback (in your case, 10 feet from the rear property line. A maximum of 30% (60' X 10' X 30%) or 180 sf of the footprint of the detached

accessory building is permitted to cover the required rear setback. Revise and resubmit your plans indicating the proposed accessory building in the required rear yard to 180 sf or obtain a Variance from the BOA to allow more than 30% coverage in the rear setback.

5. **90.90.C: Detached Accessory Buildings.** Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.

   Review Comments: Revise plans to indicate that the detached accessory building will not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate or apply to the BOA for a variance to allow an accessory structure to be more than 1 story, exceed 18 feet in height and be more than 10 feet in height to the top of the top plate

6. **90.090-C Permitted Setback Obstructions in R Zoning Districts**
   Setbacks in R zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in Table 90-1:

   Review Comments: Table 90-1 footnote [2] requires accessory structures to be at least 3' from side and rear lot lines. Revise plans to indicate compliance or apply to BOA for a variance to allow less than a 3' rear setback for the structure and the second-floor balcony.

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

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

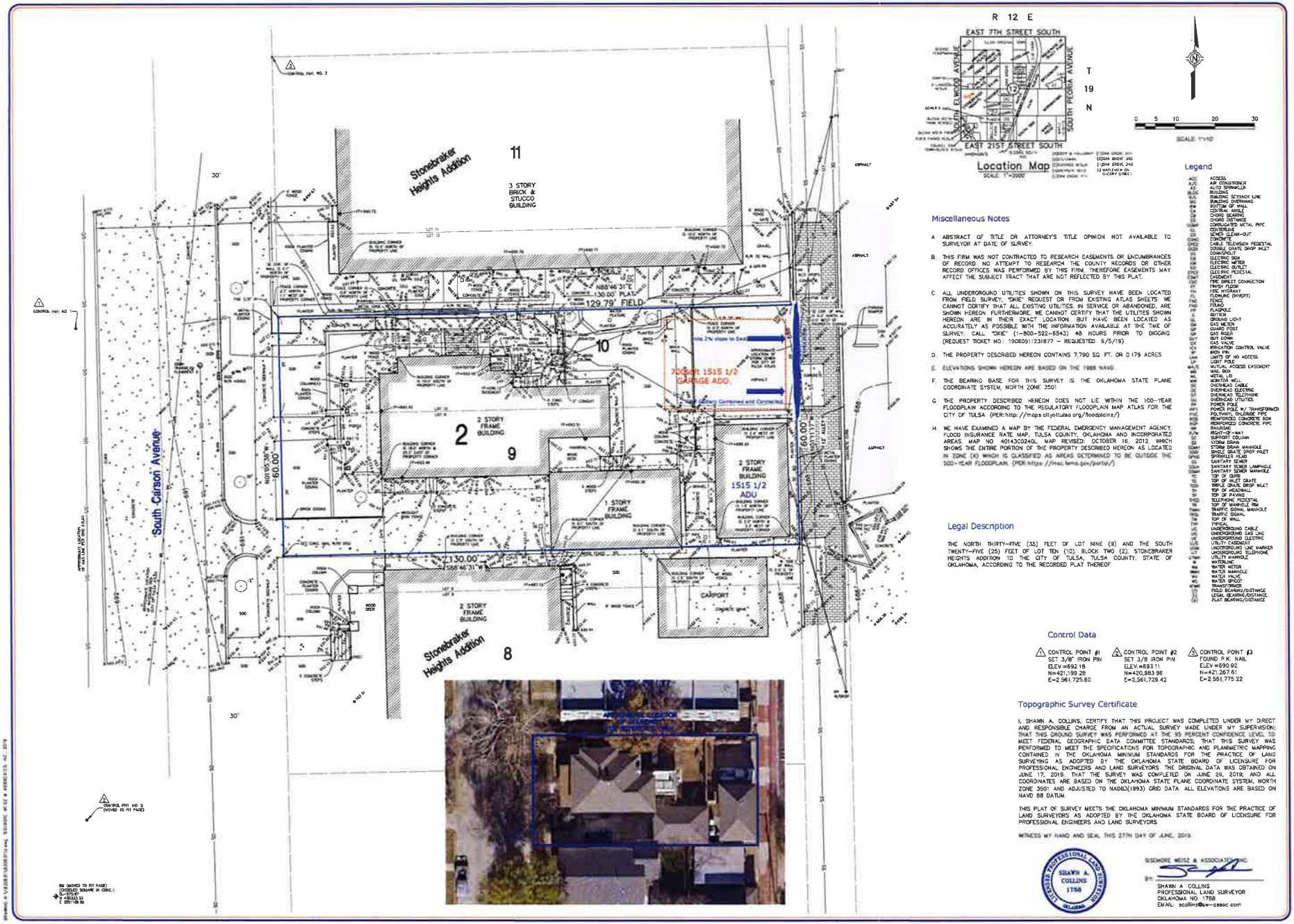
Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

END –ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

15.22



Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
B/O	BUILDING OVERHANG
B/W	BOTTOM OF WALL
C/A	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
CORR	CORRUGATED METAL PIPE
C/L	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CTV	CABLE TELEVISION PEDESTAL
DGI	DOUBLE GRATE DROP INLET
DH	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
EP	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DRILLET CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
GB	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GT	GAS TANK
GV	GAS VALVE
HCV	HYDRATION CONTROL VALVE
HW	HEADWALL
LNO	LIMITS OF NO ACCESS
LP	LIGHT POLE
M/AE	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
MC	METAL CP
MW	MONITOR WELL
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
OHU	OVERHEAD UTILITIES
PP	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGI	SINGLE GRATE DROP INLET
SH	SPRINKLER HEAD
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TGI	TRIPLE GRATE DROP INLET
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TP	TELEPHONE PEDESTAL
TS	TOP OF MANHOLE RIM
TSM	TRAFFIC SIGNAL MANHOLE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UE	UTILITY EASEMENT
UM	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UM	UTILITY MANHOLE
WL	WATERLINE
WM	WATER METER
WM	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPIGOT
WP	WATER PIPE
(R&B)	RADIAL BEARING/DISTANCE
(L&B)	LEGAL BEARING/DISTANCE
(P&B)	PLAT BEARING/DISTANCE

Miscellaneous Notes

A. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.

B. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS 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.

C. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING (REQUEST TICKET NO.: 190605112318T7 – REQUESTED: 6/5/19)

D. THE PROPERTY DESCRIBED HEREON CONTAINS 7,790 SQ. FT. OR 0.179 ACRES

E. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.

F. THE BEARING BASE FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501

G. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA (PER: http://maps.cityoftulsa.org/floodplains/)

H. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0240L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (PER: https://msc.fema.gov/portal/)

Legal Description

THE NORTH THIRTY-FIVE (35) FEET OF LOT NINE (9) AND THE SOUTH TWENTY-FIVE (25) FEET OF LOT TEN (10), BLOCK TWO (2), STONEBRAKER HEIGHTS ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

Control Data

CONTROL POINT #1
SET 3/8" IRON PIN
ELEV.=692.18
N=421,199.28
E=2,561,725.60

CONTROL POINT #2
SET 3/8 IRON PIN
ELEV.=693.11
N=420,983.96
E=2,561,729.42

CONTROL POINT #3
FOUND P.K. NAIL
ELEV.=690.92
N=421,267.61
E=2,561,775.22

Topographic Survey Certificate

I, SHAWN A. COLLINS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED ON JUNE 17, 2019; THAT THE SURVEY WAS COMPLETED ON JUNE 26, 2019; AND ALL COORDINATES ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501 AND ADJUSTED TO NAD83(1993) GRID DATA. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF JUNE, 2019.

OKLAHOMA PROFESSIONAL LAND SURVEYOR SHAWN A. COLLINS 1788

SIZEMORE WELSZ & ASSOCIATES, INC.

BY: SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com

REVISION	BY	DATE

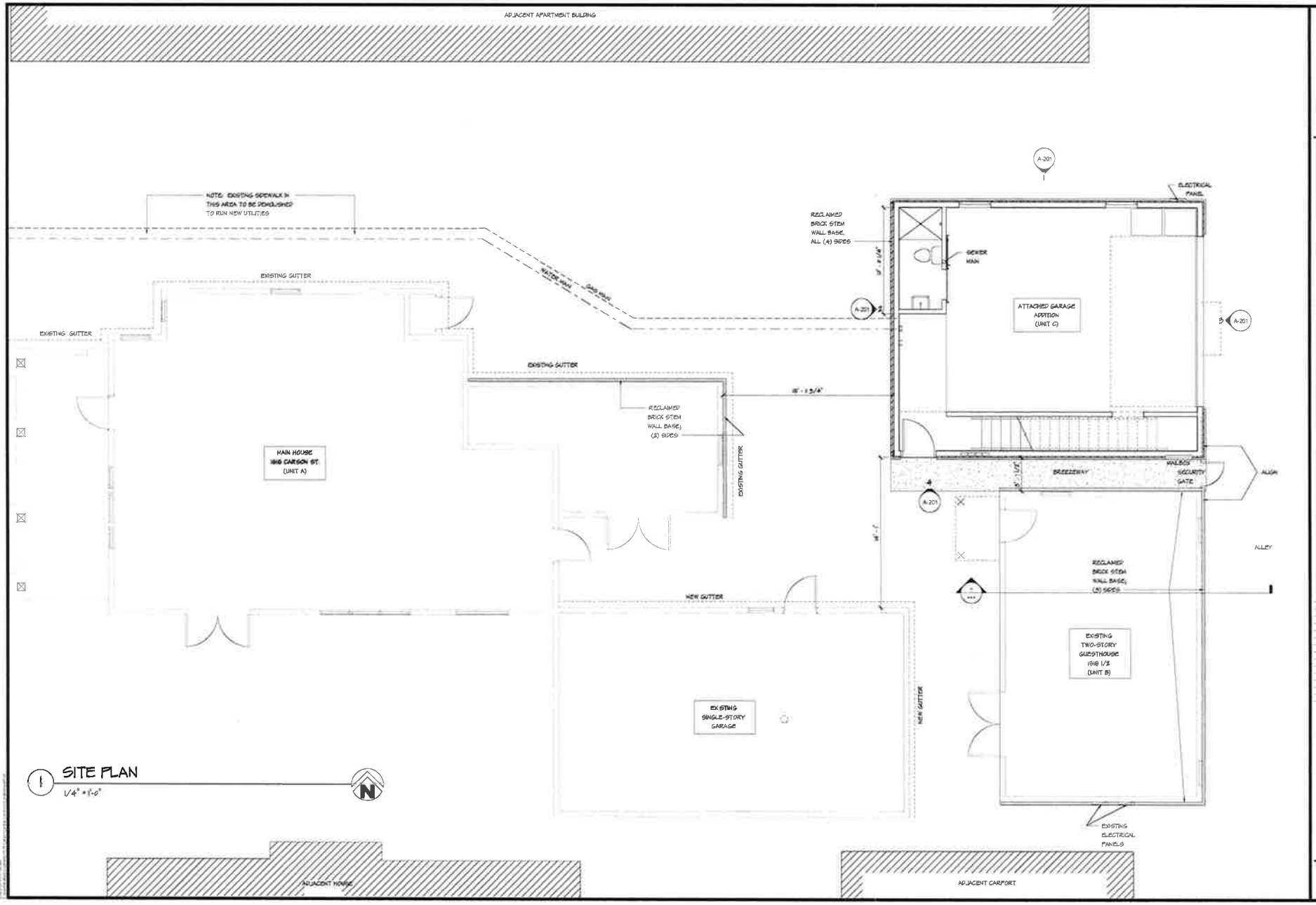
FILE:	1912.12205	SURVEY BY:	TZ
ORDER:	19.505.01	DRAWN BY:	MK
BOOK:		CHECKED BY:	SAC
DATE:	6/27/19	SCALE:	1"=10'

Topographic Survey
of
The N. 35' of Lot 9 & the S. 25' of Lot 10, Block 2
Stonebraker Heights Addition
City of Tulsa, Tulsa County, Oklahoma

Sizemore Welsz & Associates, Inc.
Surveying - Civil Engineering - Land Planning
811 EAST 32nd PLACE
TULSA, OKLAHOMA 74105
C.A. NO. 2661
PHONE: (918) 585-3600
FAX: (918) 585-3001
EXP. DATE: 6/30/2021
www.sw-assoc.com

SHEET
1 OF 1

15.23



1 SITE PLAN
1/4" = 1'-0"

JOSH ROEGIERS ATTACHED GARAGE ADDITION
1916 1/2 CARSON ST.
TULSA, OK 74105
100% CONSTRUCTION DOCUMENTS

NO.	DESCRIPTION	DATE

This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of Studio 49 Architects PLLC, and is not to be used, in whole or in part, for any other project without Studio 49 Architects PLLC's written consent.

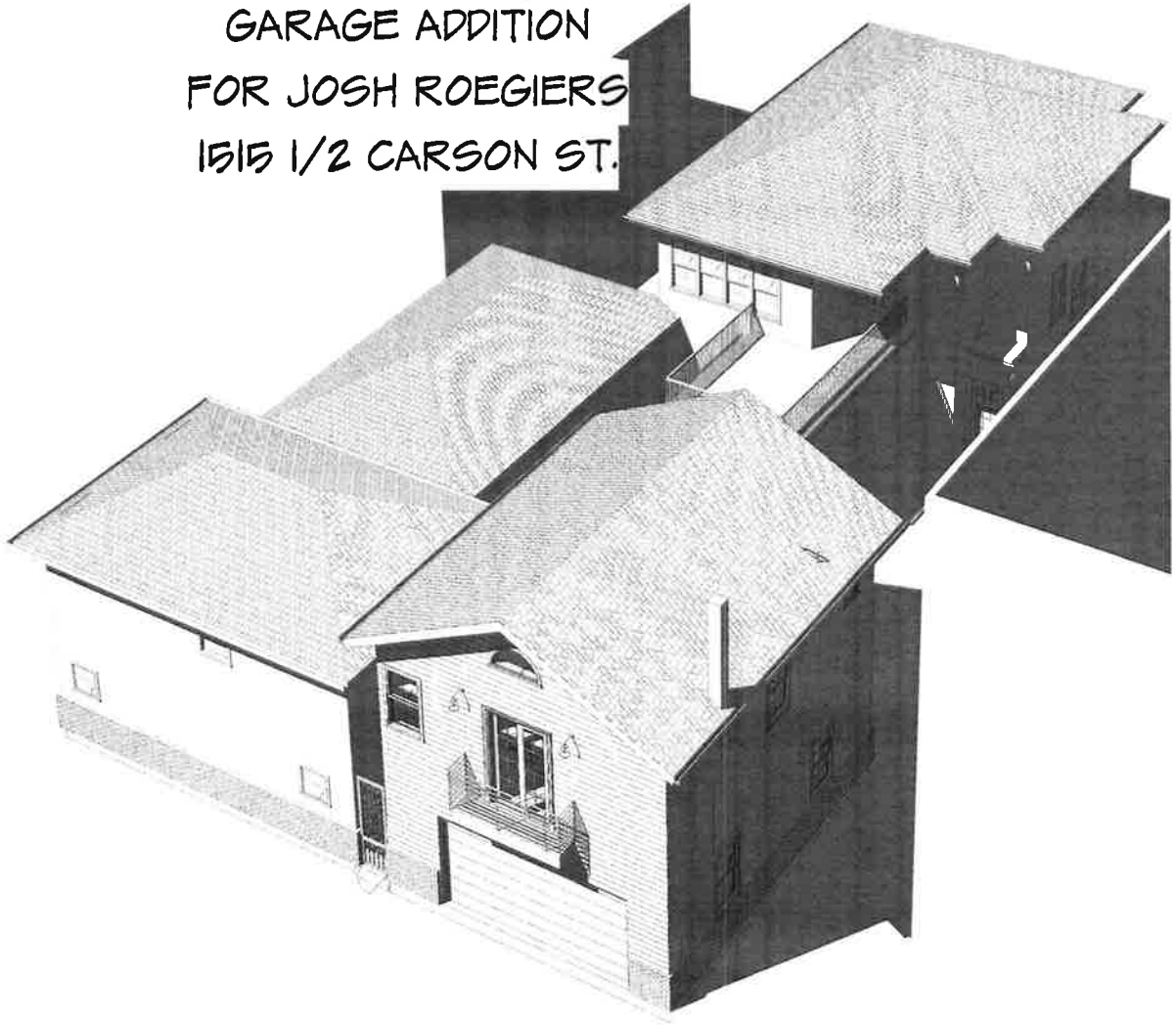
NOT FOR CONSTRUCTION
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PROJECT NO. 100-090
ISSUE DATE: 10/25/2010

SITE PLAN
AS-101

15.84

GARAGE ADDITION
FOR JOSH ROEGIERS
1515 1/2 CARSON ST.



25110 East 15th Street Tulsa, OK 74104
www.xSarchitects.com

100% CONSTRUCTION DOCUMENTS

GENERAL
G-000 COVER SHEET

ARCHITECTURAL SITE
A0-101 SITE PLAN

STRUCTURAL
S-001 GENERAL NOTES
S-102 FOUNDATION PLAN
S-103 SECOND FLOOR FRAMING PLAN
S-102 ROOF FRAMING PLAN
S-601 FOUNDATION DETAILS
S-651 FRAMING DETAILS

ARCHITECTURAL
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 ROOF PLAN
A-11 FIRST FLOOR REFLECTED CEILING PLAN
A-12 SECOND FLOOR REFLECTED CEILING PLAN
A-201 EXTERIOR ELEVATIONS
A-401 3D VIEWS

PLUMBING
P-101 PLUMBING PLAN

GENERAL NOTES

DESIGN PARAMETERS

1 BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE

2 DEAD LOADS
A ROOF — 10 PSF + SELF WT OF MATERIALS
B FLOOR — 20 PSF

1 LIVE LOADS
A ROOF — 20 PSF (UNIFORM)
B FLOOR — 40 PSF

2 SNOW LOADS
A GROUND SNOW LOAD, Pg — 10 PSF

3 WIND LOADS
A BASIC WIND SPEED (3 SECOND GUST) — 115 MPH
B RISK CATEGORY — II
C EXPOSURE CLASSIFICATION — B
D INTERNAL PRESSURE COEFFICIENT — +/-0 18
E BASIC WIND PRESSURE (qh UNFACTORED) — 20 2 PSF
F DESIGN WIND PRESSURE ON EXTERIOR WALLS (C&C LOAD BASED ON 100 SQ FT AREA)
- END ZONES (3'-0") — +20 2 PSF, -24 7 PSF
- INTERIOR ZONES — +20 2 PSF, -22 2 PSF

G DESIGN UPLIFT PRESSURE ON ROOFS (C&C LOAD BASED ON 100 SQ FT AREA)
- CORNER ZONES (3'-0") — +16PSF, -27 8 PSF
- EDGE ZONES (3'-0") — +16PSF, -44 PSF
- INTERIOR ZONES — +16PSF, -19 8 PSF

4 SEISMIC LOADS SPECTRAL RESPONSE ACCELERATION
A (SHORT PERIOD), Ss — 0 131
B SPECTRAL RESPONSE ACCELERATION (1 SEC PERIOD), S1 — 0 069
C SPECTRAL RESPONSE COEFFICIENT (SHORT PERIOD), Sds — 0 140
D SPECTRAL RESPONSE COEFFICIENT (1 SEC PERIOD), Sd1 — 0 110
E SITE CLASS — D
F IMPORTANCE FACTOR, I — 1 0
G SEISMIC DESIGN CATEGORY — B
H BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM — LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS
I RESPONSE MODIFICATION FACTOR, R — 6 5
J SYSTEM OVER-STRENGTH FACTOR, Ω0 — 3
K DEFLECTION AMPLIFICATION FACTOR, Cd — 4
L ANALYSIS PROCEDURE — EQUIVALENT LATERAL FORCE

5 FOUNDATIONS
ISOLATED AND CONTINUOUS FOUNDATIONS HAVE BEEN DESIGN FOR AN ASSUMED ALLOWABLE NET BEARING PRESSURE OF 1500 PSF THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OR BUILD AT THEIR OWN RISK ACHIEVING AN ALLOWABLE BEARING PRESSURE DOES NOT PRECLUDE THE BUILDING FROM BEING SUBJECT TO DIFFERENTIAL MOVEMENT SHOULD THE OWNER BE CONCERNED, THEY SHALL ENGAGE THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE AND PROVIDE RECOMMENDATIONS

GENERAL

1 STRUCTURAL DRAWINGS ARE NOT STAND ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL ARCHITECTURAL MECHANICAL ELECTRICAL AND DRAWINGS FROM OTHER DISCIPLINES THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO THE SHOP DRAWINGS AND FIELD WORK
2 WHERE CONFLICT EXISTS AMONG VARIOUS PARTS OF THE STRUCTURAL CONTRACT DOCUMENTS, STRUCTURAL DRAWINGS GENERAL NOTES AND SPECIFICATIONS THE STRICTEST REQUIREMENTS AS INDICATED BY THE ENGINEER SHALL GOVERN
3 WHERE MEMBER LOCATIONS ARE NOT SPECIFICALLY DIMENSIONED THE FOLLOWING RULES SHALL APPLY
A COLUMNS ARE CENTERED ON GRID LINES
B FOOTINGS ARE CENTERED BENEATH COLUMNS
C CONTINUOUS FOOTINGS ARE CENTERED BENEATH WALLS
D FRAMING MEMBERS ARE EITHER LOCATED ON GRID LINES OR ARE EQUALLY SPACED BETWEEN LOCATED MEMBERS
4 ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE REQUIRED CODE VERTICAL AND LATERAL FORCES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE LATERAL LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER
5 THE STRUCTURE HAS BEEN DESIGNED FOR THE LOADS IDENTIFIED WITHIN THESE STRUCTURAL DRAWINGS THAT ARE ANTICIPATED TO BE APPLIED TO THE FINAL STRUCTURE ONCE COMPLETED AND OCCUPIED THE CONTRACTOR SHALL NOT OVERLOAD THE STRUCTURE DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ANY APPLIED CONSTRUCTION LOADS INCLUDING THOSE DUE TO CONSTRUCTION VEHICLES OR EQUIPMENT, MATERIAL HANDLING OR STORAGE SHORING AND RESHORING OR ANY OTHER PROPOSED CONSTRUCTION LOADS THAT ARE IN EXCESS OF THE STATED DESIGN LOADS THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE TO DESIGN OR CHECK THE STRUCTURE FOR LOADS APPLIED TO THE STRUCTURE FOR ANY CONSTRUCTION ACTIVITY
6 WEIGHTS OF MECHANICAL EQUIPMENT SHOWN ON THE STRUCTURAL PLANS ARE FOR UNITS SPECIFIED BY THE MECHANICAL ENGINEER CONTRACTOR SHALL VERIFY THE WEIGHTS ANY SUBSTITUTIONS THAT RESULT IN INCREASED WEIGHT SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD
7 THE SIZE AND LOCATION OF EQUIPMENT PADS AND PENETRATIONS THROUGH THE STRUCTURE FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE VERIFIED BY THE CONTRACTOR OPENINGS AND PENETRATIONS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD
8 PRIOR TO FABRICATION AND/OR ERECTION OF ANY MATERIALS THE CONTRACTOR SHALL FIELD VERIFY ALL PERTINENT EXISTING DIMENSIONS ELEVATIONS AND CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER OF RECORD OR THE ARCHITECT IMMEDIATELY UPON DISCOVERY
9 BACKFILL BOTH SIDES OF ALL FOUNDATION AND RETAINING WALLS EQUALLY UNTIL LOW SIDE IS UP TO FINISH GRADE DO NOT BACKFILL ANY WALLS UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH
10 CONNECTIONS OF SYSTEMS DESIGNED BY THE CONTRACTOR'S ENGINEER SUCH AS, BUT NOT LIMITED TO, CLADDING STAIRS ELEVATORS AND MEP LOADS ARE ASSUMED TO IMPOSE VERTICAL AND/OR HORIZONTAL LOADS ON THE BASE BUILDING STRUCTURAL MEMBERS WITHOUT GENERATING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SUPPLEMENTARY BRACING MEMBERS AS REQUIRED TO PREVENT TORSION ON THE BASE BUILDING STRUCTURE
11 ANY MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THE MATERIAL OR PRODUCTS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS WILL BE APPROVED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED
A A COST SAVINGS TO THE OWNER IS DOCUMENTED AND SUBMITTED WITH THE REQUEST
B THE MATERIAL OR PRODUCT HAS BEEN APPROVED BY THE INTERNATIONAL CODE COUNCIL (ICC) AND THE ICC REPORT IS SUBMITTED WITH THE REQUEST
12 THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS METHODS TECHNIQUES SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
13 PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF 360 ENGINEERING GROUP, PLLC IS SOLELY FOR THE PURPOSE OF BECOMING GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK COMPLETED AND DETERMINING IN GENERAL IF THE WORK OBSERVED IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN FULLY COMPLETED, WILL BE IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE OR CONTINUOUS CHECK OF THE QUALITY OR QUANTITY OF THE WORK BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR

DIVISION 2 - FOUNDATIONS

1 FOOTINGS SHALL BEAR EITHER ON COMPETENT NATIVE SOIL OR COMPACTED STRUCTURAL FILL
2 EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 24 INCHES BELOW FINISH GRADE UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER AND/OR BUILDING OFFICIAL IF THE SOIL AT THE BEARING ELEVATIONS SHOWN IS OF QUESTIONABLE BEARING VALUE THE STRUCTURAL ENGINEER OF RECORD OR ARCHITECT SHALL BE NOTIFIED IMMEDIATELY
3 PROVIDE A MINIMUM OF A 4-INCH CLEAN FREE-DRAINING GRANULAR SUBBASE FILL BELOW ALL INTERIOR SLABS-ON-GRADE UNLESS NOTED OR DETAILED OTHERWISE SUBBASE SHALL MEET GRADATION REQUIREMENTS OF ASTM C-33 SIZE NO 67, UNLESS SPECIFICALLY NOTED OTHERWISE
4 A 15-MIL MINIMUM POLYETHYLENE FILM VAPOR RETARDER, MEETING THE REQUIREMENTS IN THE SPECIFICATIONS SHALL BE PLACED BELOW ALL INTERIOR SLABS-ON-GRADE
5 THE CONTRACTOR IS CAUTIONED AGAINST LOADING SLAB-ON-GRADE WITH CONSTRUCTION EQUIPMENT THE SLAB HAS NOT BEEN DESIGNED FOR CONSTRUCTION EQUIPMENT AND MAY REQUIRE AN INCREASE IN SLAB THICKNESS AND/OR REINFORCEMENT IF THE CONSTRUCTION LOADING EXCEEDS THE DESIGN LOADS SHOWN IN THE DESIGN CRITERIA THE CONTRACTOR IS REQUIRED TO SUBMIT CALCULATIONS SIGNED AND SEALED BY A REGISTERED STRUCTURAL CIVIL OR GEOTECHNICAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED VERIFYING THE ADEQUACY OF THE SLAB
6 EXTERIOR FOOTINGS FOR STAIRS AND RAMPS SHALL BEAR AT OR BELOW MINIMUM BEARING DEPTH
7 FOUNDATION WALLS SHALL HAVE ADEQUATE TEMPORARY BRACING INSTALLED BY THE CONTRACTOR BEFORE BACKFILL IS PLACED AGAINST THEM TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL WALL IS PERMANENTLY BRACED

DIVISION 3 - CONCRETE

1 ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301
2 CONTRACTOR SHALL FOLLOW ACI 306 1 FOR COLD WEATHER CONCRETE PLACEMENT AND CURING GUIDELINES
3 ARRANGEMENTS AND DETAIL OF REINFORCING BENDS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF PUBLICATION SP-66 "ACI DETAILING MANUAL" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
4 UNLESS NOTED OTHERWISE BAR SPLICES SHALL BE CLASS B TENSION LAPS AND SHALL BE LAPPED WITH MINIMUM LENGTHS AS LISTED IN THE LAP LENGTH SCHEDULE WHERE REQUIRED IN REINFORCING SHORTER LAPS MAY BE ACCEPTABLE IF SPECIFIC LOCATIONS OF ALTERNATE LAPS ARE SHOWN ON THE REINFORCING PLACEMENT DRAWINGS AND CALCULATIONS ARE SUBMITTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE IN WHICH THE PROJECT IS LOCATED JUSTIFYING THE ALTERNATE LAP LENGTHS
5 PROVIDE SUITABLE WIRE SPACERS CHAIRS TIES ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION BEFORE PLACING CONCRETE DO NOT "WET STICK" DOWELS
6 ALL WELDED WIRE FABRIC SHALL BE LAPPED A MINIMUM OF 12" AT THE SIDES AND ENDS
7 LOCATIONS AND SIZES OF OPENINGS SLEEVES, ETC REQUIRED FOR OTHER TRADES MUST BE VERIFIED BY THESE TRADES BEFORE PLACING CONCRETE
8 ALL SLOTS SLEEVES TRENCHES AND OTHER EMBEDDED ITEMS SHALL BE SET AND SECURED AGAINST MOVEMENT BEFORE THE CONCRETE IS PLACED SEE ARCHITECTURAL, ELECTRICAL MECHANICAL PLUMBING AND VENDOR DRAWINGS FOR SIZES AND LOCATIONS COORDINATE LOCATIONS SPACING, AND SIZES WITH THE STRUCTURAL ENGINEER OF RECORD PRIOR TO PLACING CONCRETE
9 AS PART OF THE SUBMITTAL PROCESS THE ELECTRICAL AND MECHANICAL CONTRACTOR(S) SHALL SUBMIT PROPOSED ROUTING PLAN FOR ALL PIPES CONDUITS OR OTHER DEVICES TO BE EMBEDDED IN THE CONCRETE THE SUBMITTAL SHALL SHOW SPECIFIC SIZES AND LOCATIONS OF ALL PROPOSED EMBED ITEMS REFERENCING PROXIMITY TO BEAM COLUMN AND SLAB EDGES NO ITEMS SHALL BE ALLOWED TO BE EMBEDDED IN THE CONCRETE WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD
10 CONDUITS AND PIPES EMBEDDED IN CONCRETE SLABS MAY BE NO LARGER THAN 1/3 OF THE SLAB THICKNESS (BASED ON THE MAXIMUM OUTSIDE DIAMETER) AND SHALL HAVE A CENTER-TO-CENTER SPACING NO LESS THAN THREE (3) CONDUIT DIAMETERS REGARDLESS OF DIAMETER, THE MINIMUM CLEAR SPACING BETWEEN CONDUITS OR REINFORCING SHALL BE (1) INCH
11 NO MORE THAN FOUR CONDUITS MAY BE PLACED ADJACENT TO EACH OTHER WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER OF RECORD
12 NO ALUMINUM CONDUITS DEVICES OR FIXTURES MAY BE EMBEDDED INTO THE CONCRETE SO THAT THE ALUMINUM IS IN DIRECT CONTACT WITH THE CONCRETE
13 CORNER BARS SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCING BARS AT THE INTERSECTIONS AND CORNERS OF ALL STRIP FOOTINGS, BEAMS AND WALLS UNLESS NOTED OTHERWISE CORNER BARS SHALL BE OF THE SAME SIZE AND GRADE AS THE HORIZONTAL REINFORCING THEY CONNECT MINIMUM LAP LENGTHS SHALL BE AS INDICATED ABOVE UNLESS NOTED OTHERWISE
14 FOR EXTERIOR RETAINING WALLS AND BUILDING STEM WALLS EXPOSED TO VIEW ACROSS THE LENGTH OF WALL PROVIDE FORMED "V" CONTROL JOINTS AT 15'-0" OC MAX

LAP LENGTHS FOR SPLICES		
BAR SIZE	TOP BARS**	OTHER
#3	1'-8"	1'-4"
#4	1'-11"	1'-5"
#5	2'-4"	1'-10"
#6	2'-10"	2'-2"
#7	4'-1"	3'-1"
#8	5'-10"	4'-6"
#9	7'-2"	5'-6"

* BASED ON MINIMUM CONCRETE COVER OF 1 1/2", A MINIMUM CENTER-TO-CENTER BAR SPACING OF THREE BAR DIAMETERS AND 3,000 PSI CONCRETE

** TOP BARS ARE HORIZONTAL BARS WITH MORE THAN (12) INCHES OF CONCRETE CAST BELOW BARS

REQUIRED CONCRETE STRENGTHS (28 DAY)	
CONCRETE ELEMENT	f'c (PSI)
FOOTINGS, PIERS AND GRADE BEAMS	3,000
FOUNDATION WALLS AND PEDESTALS	4,000
SLABS-ON-GRADE	3,500
SUSPENDED SLABS AND SLABS ON COMPOSITE DECK	3,000
STEEL STAIR PANS (SLABS ON NON-COMPOSITE DECK)	3,000
EXTERIOR STRUCTURAL CONCRETE (AIR ENTRAINED)	4,500
SIDEWALKS (AIR ENTRAINED)	3,500

REINFORCEMENT MATERIALS			
REINF ELEMENT	ASTM	Fy (KSI)	Fu (KSI)
TYP REINFORCING	A615	60	90
WELDED AND BENT REINF	A706	60	80
WELDED WIRE REINFORCING, SMOOTH	A185	65	75
WELDED WIRE REINFORCING, DEFORMED	A497	70	80

REINFORCEMENT COVER REQUIREMENTS	
LOCATION	COVER (IN)
COLUMNS, GIRDERS, AND BEAMS	1 1/2
CONCRETE CAST AGAINST EARTH	3
CONCRETE CAST IN FORMS, EXPOSED TO WEATHER OR EARTH	2
CONCRETE CAST ON VOID FORMS WITH MASONITE OR PLYWOOD COVERING	2
JOISTS	1 1/2
SLABS OR WALLS NOT EXPOSED TO EARTH OR WEATHER	1

DIVISION 6 - WOOD FRAMING

1 ALL WOOD PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER
2 ALL METAL CONNECTORS SHALL MEET THE FOLLOWING
A CLIPS AND FASTENERS SHALL BE CORROSION RESISTANT
B RATED TO PROVIDE LOAD RESISTANCE EQUAL TO CLIP SHOWN ON THE PLANS
C APPROVED BY I C C AND OTHER REQUIRED LOCAL CODE AGENCIES
D INSTALLED AS RECOMMENDED BY THEIR MANUFACTURER
3 ALL WOOD TRUSSES OR JOIST AND RAFTERS SHALL BE FASTENED TO TOP PLATE WITH ONE (1) SIMPSON H3 AND ONE (1) SIMPSON A34 METAL CLIP OR APPROVED EQUAL UNO
4 FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENING OF HANGERS IN ORDER TO ACHIEVE THE REQUIRED ALLOWABLE LOADS SHOWN ON THE PLANS WHERE REQUIRED ALLOWABLE LOADS ARE NOT SHOWN USE THE MAXIMUM RATED STRENGTH OF THE HANGER
5 WHEN CONNECTORS ARE NOT SHOWN, TABLE 2304 10 1 FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE SHALL APPLY
6 WHEN HEADERS ARE NOT SHOWN TABLE 2308 4 1 HEADER DESIGN CHART OF THE INTERNATIONAL BUILDING CODE SHALL APPLY
7 PROVIDE SUPPLEMENTAL STRUCTURAL FRAMING AND BLOCKING AS REQUIRED TO ACHIEVE SOLID AND SOUND STRUCTURAL AND NON-STRUCTURAL ELEMENTS USING ACCEPTED FRAMING PRACTICES
8 MINIMUM WOOD FRAMING MATERIAL SPECIFICATIONS ARE AS FOLLOWS
A FRAMING 2-4 INCHES THICK 2 INCHES AND WIDER, DOUGLAS FIR SOUTH #2 PER 2005 NDS
1 Fb = 850 PSI (SINGLE MEMBER USE)
2 Ft = 525 PSI
3 Fc = 1350 PSI (PARALLEL TO GRAIN)
4 Fc = 520 PSI (PERPENDICULAR TO GRAIN)
5 Fv = 180 PSI
6 E = 1,200,000 PSI

B LAMINATED VENEER LUMBER (LVL)
1 Fb = 2,600 PSI
2 Ft = 1555 PSI
3 Fc = 2510 PSI (PARALLEL TO GRAIN)
4 Fc = 750 PSI (PERPENDICULAR TO GRAIN)
5 Fv = 285 PSI
6 E = 1,900,000 PSI

DIVISION 6 - WOOD ROOF SHEATHING

1 ALL ROOF SHEATHING SHALL BE PLACED IN SUCH A MANNER TO STAGGER ALL END JOINTS OF PANELS AND WITH LONG DIRECTION PERPENDICULAR TO SUPPORTS ALUMINUM PANEL CLIPS SHALL BE PLACED AT MID SPAN OF PANELS BETWEEN EACH TRUSS AS DECKING IS BEING LAID INSTALLER SHALL LEAVE 1/8" SPACE AT ALL PANEL EDGES AND END JOINTS, UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER
2 FASTENING REQUIREMENTS FOR DECKING TO SUPPORTS SHALL BE IN COMPLIANCE WITH THE AMERICAN PLYWOOD ASSOCIATION'S (APA) RECOMMENDED MINIMUM FASTENING SCHEDULE FOR APA PANEL ROOF (OR WALL) SHEATHING AS STATED HEREIN SEE ROOF FRAMING PLAN (S-201) FOR ROOF SHEATHING FASTENING REQUIREMENTS CLIPS AND FASTENERS SHALL BE CORROSION RESISTANT
3 COVER SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION PROTECTION MATERIAL MUST BE APPROVED BY I C C AND FOLLOW OTHER REQUIRED LOCAL CODE AGENCIES
4 UNLESS NOTED OTHERWISE PLYWOOD STRUCTURAL PANELS NOTED ON THE DRAWINGS SHALL CONFORM TO U S DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARDS, PS 1, STRUCTURAL PLYWOOD (DOC PS 1) OR PS 2, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS (DOC PS 2), AND TO BE IDENTIFIED BY THE MARK OF AN APPROVED TESTING AND GRADING AGENCY

SUBMITTALS

1 TRANSMIT SUBMITTALS SUFFICIENTLY IN ADVANCE OF RELATED CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY DELAY THE STRUCTURAL ENGINEER OF RECORD MAY WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL ALL RELATED SUBMITTALS ARE RECEIVED
2 THE GENERAL CONTRACTOR SHALL SUBMIT ONE ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF ALL REQUIRED SUBMITTALS THROUGH THE ARCHITECT FOR REVIEW THE ELECTRONIC COPY WILL BE MARKED UP BY THE STRUCTURAL ENGINEER OF RECORD ONE COPY WILL BE KEPT BY THE STRUCTURAL ENGINEER OF RECORD AND AN ADDITIONAL COPY WILL BE RETURNED TO THE ARCHITECT THE ARCHITECT WILL KEEP ONE COPY AND RETURN A COPY TO THE CONTRACTOR THE CONTRACTOR WILL MAKE ADDITIONAL COPIES AS REQUIRED
3 THE GENERAL CONTRACTOR SHALL SUBMIT, FOR ENGINEER REVIEW, SHOP DRAWINGS FOR THE FOLLOWING ITEMS
A CONCRETE MIX DESIGNS (3)
B CONSTRUCTION JOINT LOCATIONS IN STRUCTURAL FLOORS, WALLS AND SLABS-ON-GRADE
C REINFORCING STEEL
NOTES
1 SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED PER THE PROJECT SPECIFICATIONS
2 SHALL BE SUBMITTED TO THE ENGINEER FOR RECORD ONLY AND WILL NOT RECEIVE THE ENGINEER'S SHOP DRAWING STAMP
3 SHALL BE SUBMITTED TO THE ENGINEER AND THE OWNER'S TESTING AGENCY FOR REVIEW
4 ITEM IS A DEFERRED SUBMITTAL WHICH HAS NOT BEEN COMPLETE AND IS TO BE SUBMITTED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION THE MANUFACTURER CONSULTANT, OR CONTRACTOR AS APPROPRIATE SHALL PROVIDE SUBMITTALS TO THE ENGINEER OF RECORD FOR REVIEW

4 ALL SHOP DRAWINGS MUST BE REVIEWED AND ELECTRONICALLY STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL

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PROFESSIONAL ENGINEER AARON LANDRUM 25537 10/09/2019

PROJECT NO 18478
ISSUE DATE 10 09 2019

GENERAL NOTES

S001

15.26

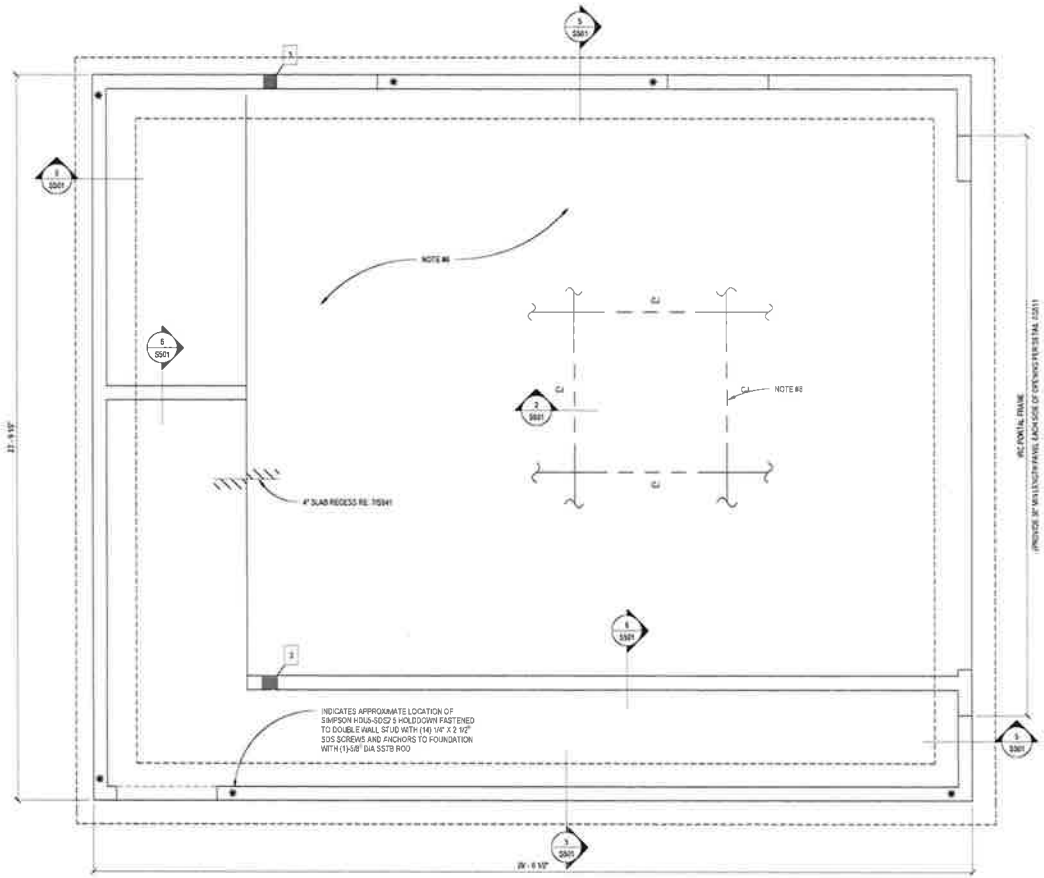
FOUNDATION PLAN NOTES

1 RE SHEET S001 FOR GENERAL NOTES
2 RE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN COORDINATE SLAB ELEVATIONS AND SLOPES WITH ARCHITECTURAL PLANS
3 RE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATION OF PENETRATIONS NOT INDICATED ON STRUCTURAL DRAWINGS
4 CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION FOR THE SLAB AREA SLAB SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER DURING CONSTRUCTION
5 RE SHEET S001 FOR REINFORCEMENT AT RE-ENTRANT CORNERS AND DISCONTINUOUS JOINTS
6 FINISH FLOOR REFERENCE ELEVATION = 100'-0". TYPICAL FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB-ON-GRADE REINFORCED WITH #4 AT 16"OC EACH WAY OVER 10 MIL MINIMUM VAPOR BARRIER OVER 4" GRANULAR BASE COURSE OVER APPROVED LOW VOLUME CHANGE ENGINEERED FILL PER THE GEOTECHNICAL REPORT
7 CENTER FOOTING BENEATH COLUMN AND LOAD BEARING WALLS SHOWN
8 CONTROL JOINTS SHOULD NOT BE SPACED MORE THAN 15'-0" OC, AND THE PANELS SO FORMED BY THE CONTROL JOINTS SHOULD NOT EXCEED A LENGTH TO WIDTH RATIO OF 1 5
9 WALLS SHOWN ARE LOAD BEARING WALLS STUDS ARE TO BE 2X6 EXTERIOR AND 2X4 INTERIOR AT 16" OC DOUGLAS FIR SOUTH NO 2 UNO RE ARCH FOR STUD WALL LOCATIONS
10 T O EXTERIOR FTG = 98'-8" UNO
11 ALL CONTINUOUS FTG TO BE CF24 UNO

INDICATES STUD GANG LOCATION WITH NUMBER OF STUDS REQUIRED PROVIDE 3 STUDS MINIMUM UNLESS NOTED OTHERWISE STUD GANG SHALL BE CONTINUOUS THROUGH DEPTH OF FLOOR USING MATCHING BLOCKING FROM HIGHEST BEAM ELEVATION TO FOUNDATION

CONTINUOUS FOOTING SCHEDULE

MARK	SIZE (WxDxL)	REINFORCEMENT
CF24	2'-0"x1'-6"	(3)-#4 CONT BARS AND #4 BARS AT 24" OC



1 FOUNDATION PLAN
1/2" = 1'-0"

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CONSTRUCTION DOCUMENTS

AARON LANDRUM
10/08/2019

19478
10.08.2019

FOUNDATION PLAN

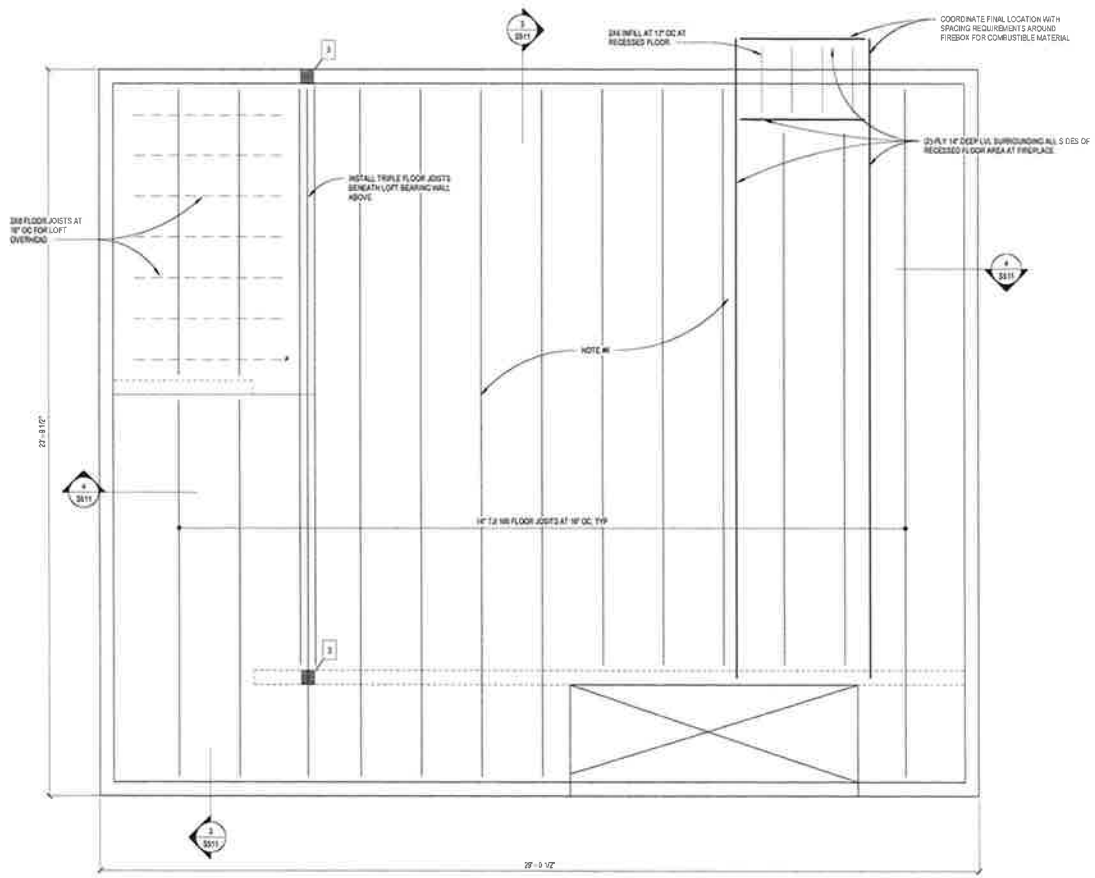
S100

15.a7

FLOOR FRAMING PLAN NOTES

1 RE: SHEET S001 FOR GENERAL NOTES
2 RE: ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN
3 RE: MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATION OF PENETRATIONS NOT INDICATED ON STRUCTURAL DRAWINGS
4 FASTEN FLOOR JOISTS AT ALL BEARING POINTS W/ (1) SIMPSON H2.5A STRAP TYP, UNO
5 ALL FRAMING MEMBERS TO BEAR ON TOP OF COLUMNS/WALLS TYP, UNO
6 ALL FLOOR SHEATHING SHALL BE TONGUE AND GROOVE APA RATED EXPOSURE 1 SHEATHING WITH A MINIMUM THICKNESS OF 23/32", DOC PS-1 OR PS-2, WITH A SPAN RATING OF AT LEAST 48/24 GLUED AND SCREWED WITH #10 WOOD SCREWS AT 6" OC AT PANEL EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS TYP., UNO
7 WALLS SHOWN ARE LOAD BEARING WALLS. STUDS ARE TO BE 2X6 EXTERIOR AND 2X4 INTERIOR AT 16" OC DOUGLAS FIR SOUTH NO. 2, UNO. RE: ARCH FOR STUD WALL LOCATIONS
8 MULTIPLE STUD COLUMNS SHALL BE CONTINUOUS THROUGH DEPTH OF FLOOR JOISTS USING MATCHING BLOCKING FROM HIGHEST BEAM ELEVATION TO FOUNDATION, UNLESS IT RESTS ON A BEAM
9 TOP AND BOTTOM BEARING/SILL PLATES TO BE INSTALLED WITH FULL CONTACT OVER STUD WALL EDGE
10 RE: SHEET S511 FOR SHEARWALL, HEADER, AND JAMB SCHEDULE

INDICATES STUD GANG LOCATION WITH NUMBER OF STUDS REQUIRED. PROVIDE 2 STUDS MINIMUM UNLESS NOTED OTHERWISE. STUD GANG SHALL BE CONTINUOUS THROUGH DEPTH OF FLOOR USING MATCHING BLOCKING FROM HIGHEST BEAM ELEVATION TO FOUNDATION



2 SECOND FLOOR FRAMING
1/2" = 1'-0"

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AARON LANDRUM
10/9/2019

Project No. 19476
Issue Date 10 09 2019

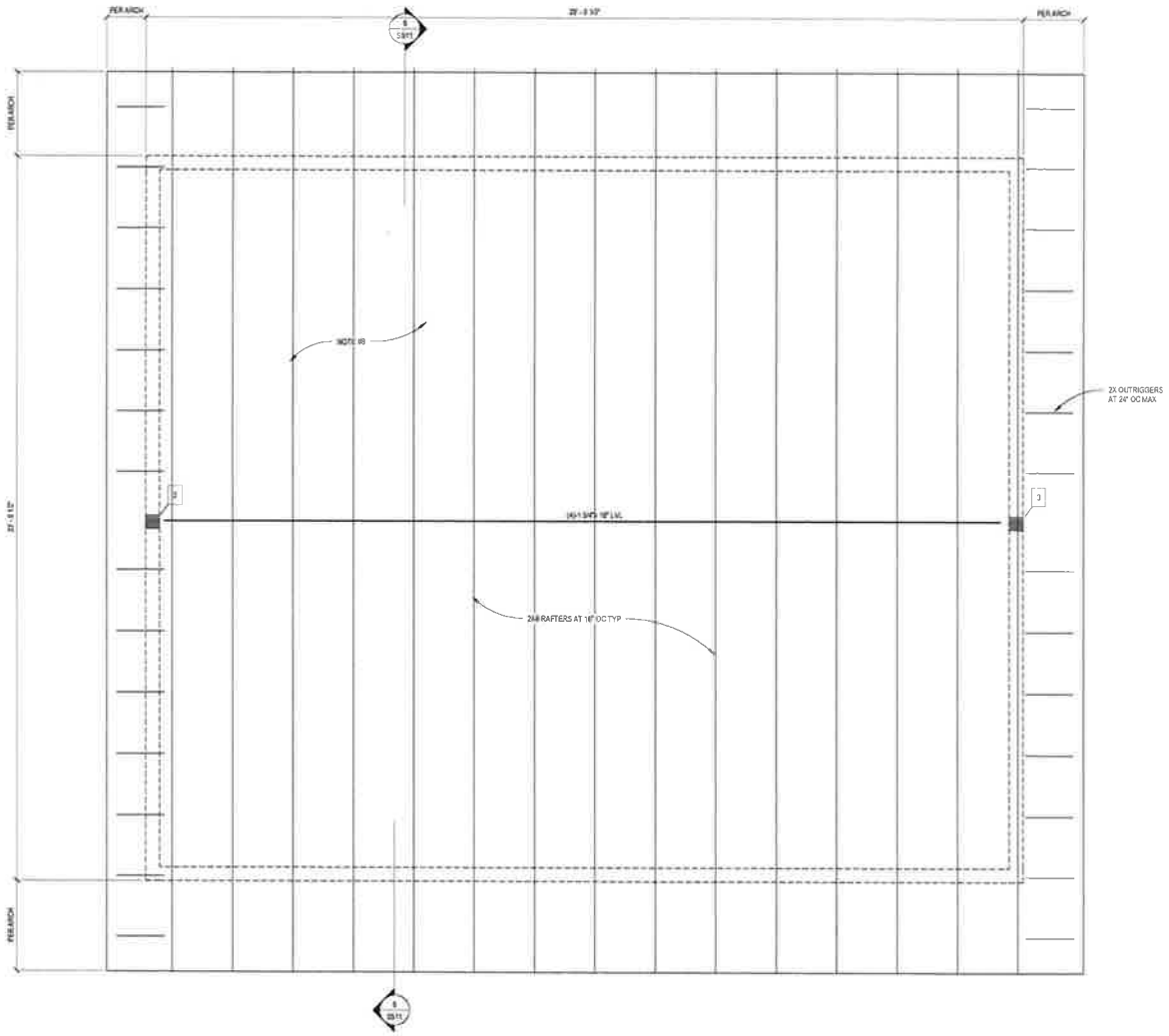
SECOND FLOOR FRAMING PLAN

S101

15.28

ROOF FRAMING PLAN NOTES

1 RE SHEET S001 FOR GENERAL NOTES
2 RE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN
3 RE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATION OF PENETRATIONS NOT INDICATED ON STRUCTURAL DRAWINGS
4 FASTEN RAFTERS AT ALL BEARING POINTS W/ (1)-SIMPSON H2.5A STRAP TYP, UNO
5 # LS SHOWN AT ROOF RAFTERS, PROVIDE BLOCKING BETWEEN RAFTERS, AND CONTINUE THE SHEATHING OF THE SHEARWALL BELOW TO ATTACH TO THIS BLOCKING
6 ALL FRAMING MEMBERS TO BEAR ON TOP OF WALLS TYP, UNO
7 ALL ROOF SHEATHING SHALL BE APA RATED EXPOSURE 1 SHEATHING WITH A MINIMUM THICKNESS OF 19/32", DOC PS-1 OR PS-2, WITH A SPAN RATING OF AT LEAST 32/16 NAILED WITH 6d GALVANIZED COMMON NAILS AT 6" OC AT PANEL EDGES AND AT 12"OC AT INTERMEDIATE SUPPORTS TYP, UNO
8 WALLS SHOWN ARE LOAD BEARING WALLS AND SHEARWALLS. STUDS ARE TO BE 2X6 EXTERIOR AND 2X4 INTERIOR AT 16" OC DOUGLAS FIR SOUTH NO. 2 UNO RE ARCH FOR STUD WALL LOCATIONS
9 SEE SCHEDULE FOR HEADER INFORMATION
10 SEE IBC 2015 TABLE 2308.7.1.1 FOR SIZE AND SPACING OF CEILING JOISTS UNO



1 ROOF FRAMING PLAN
1/2" = 1'-0"

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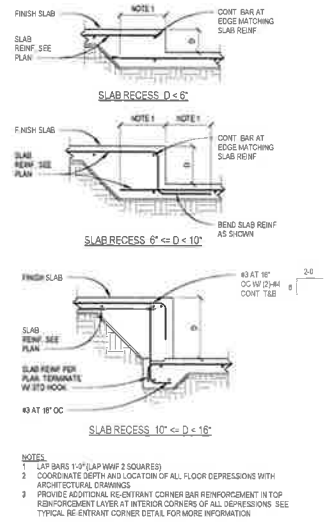
10/09/2019

PROJECT NO. 19478
ISSUE DATE 10.09.2019

ROOF FRAMING PLAN

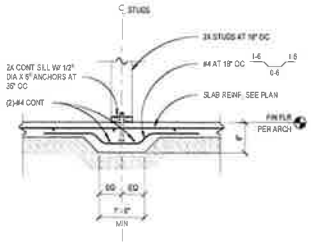
S102

15.29

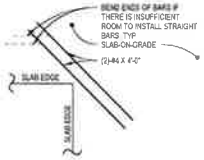


NOTES:
1. LAP BARS 1'-0" (LAP WWF 2 SQUARES)
2. COORDINATE DEPTH AND LOCATOIN OF ALL FLOOR DEPRESSIONS WITH ARCHITECTURAL DRAWINGS
3. PROVIDE ADDITIONAL RE-ENTRANT CORNER BAR REINFORCEMENT IN TOP REINFORCEMENT LAYER AT INTERIOR CORNERS OF ALL DEPRESSIONS. SEE TYPICAL RE-ENTRANT CORNER DETAIL FOR MORE INFORMATION

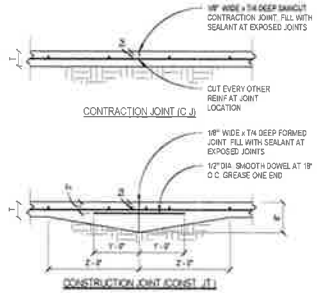
7 TYPICAL SLAB RECESS
3/4" = 1'-0"



6 FTG DETAIL AT SLAB
3/4" = 1'-0"

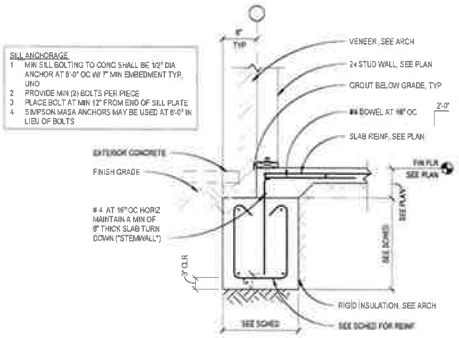


4 TYP RE-ENTRANT CORNER BAR
NO SCALE

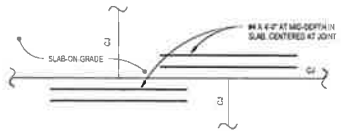


NOTES:
1. SEE FOUNDATION PLAN(S) FOR ADDITIONAL SLAB INFORMATION INCLUDING DEPTH AND REINFORCING
2. THE SAWCUTTING SHOULD BE DONE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT CUTTING W/O CHIPPING, SPALLING OR TEARING BUT NOT MORE THAN 8 HOURS AFTER CASTING
3. DOWELS SHALL BE PARALLEL TO THE SLAB'S TOP SURFACE AND PERPENDICULAR TO THE SLAB JOINT. DOWELS SHALL BE A MINIMUM OF 6" FROM ANY SLAB EDGE

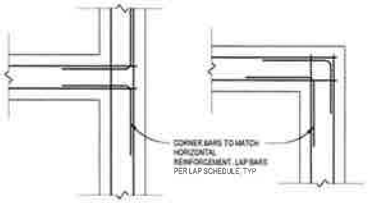
2 JOINT DETAILS
NO SCALE



5 FOOTING DETAIL
3/4" = 1'-0"



3 REINFORCING AT SLAB JOINT
NO SCALE



1 CORNER BAR DETAILS
NO SCALE

JOSH ROEGIERS ATTACHED GARAGE ADDITION
1515 1/2 CARSON ST
TULSA, OK 74105

CONSTRUCTION DOCUMENTS

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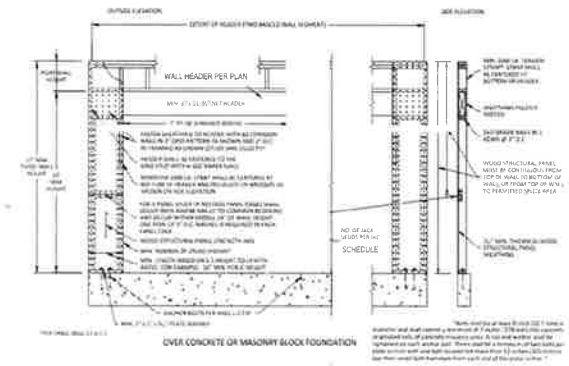
AARON L. ANDRUM
10/09/2019

Issue Date: 10.09.2019

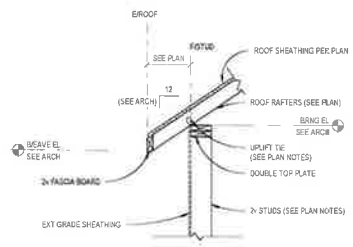
FOUNDATION DETAILS

S501

15.30



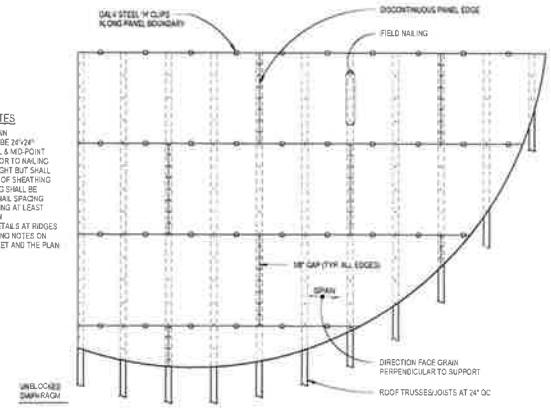
7 PORTAL FRAME AT GARAGE
3/4" = 1'-0"



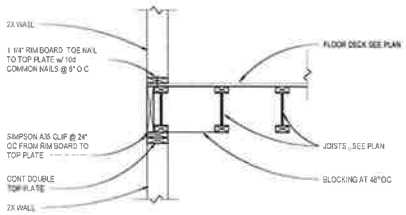
6 PERIMETER WALL DETAIL
3/4" = 1'-0"

ROOF SHEATHING NOTES

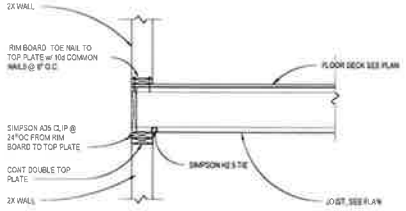
1 STAGGER JOINTS AS SHOWN
2 MIN SIZE OF SHEET SHALL BE 24"x24"
3 NAIL EA CORNER OF PANEL & MID-POINT OF FULL SIZE SHEETS PRIOR TO NAILING
4 NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING
5 TOLERANCE ON FASTENING SHALL BE +/- 1" WITH THE AVERAGE NAIL SPACING OVER ANY 48" LENGTH BEING AT LEAST THAT NOTED ON THE PLAN
6 SEE DETAIL FOR BLOCK DETAILS AT RIDGES
7 SEE WOOD ROOF SHEATHING NOTES ON THE GENERAL NOTES SHEET AND THE PLAN NOTES



5 ROOF SHEATHING ON FRAMING
3/4" = 1'-0"

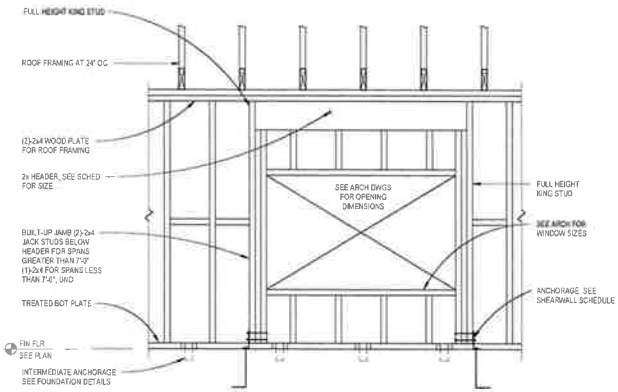


4 SECTION @ FLOOR,JOIST PARALLEL
3/4" = 1'-0"

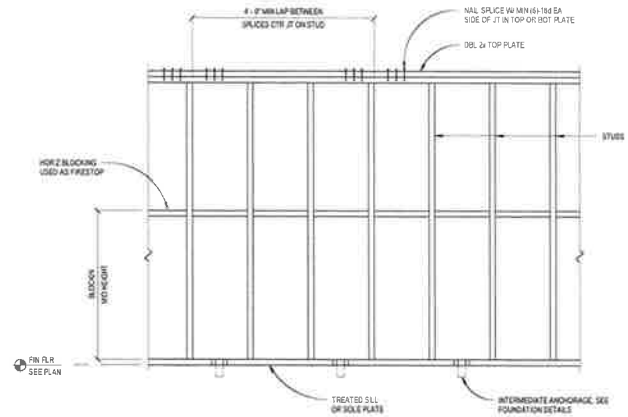


3 SECTION @ FLOOR,JOIST PERPENDICULAR
3/4" = 1'-0"

MAX SPAN	HEADER	JACK STUD	KING STUD
UP TO 3'-4"	(2)-2x8	(1)-2x	(2)-2x
UP TO 5'-0"	(3)-2x10	(2)-2x	(2)-2x
UP TO 10'-0"	(3)- 1 3/8" x 14"	(2)-2x	(3)-2x



2 EXTERIOR LINTEL ELEV AT BEARING WALL
3/4" = 1'-0"



1 TYP BEARING STUD WALL ELEV
3/4" = 1'-0"

Studio 45 Architects
1845 Southwest Blvd Tulsa, OK 74107
www.st45architects.com

360 Engineering Group, PLLC
www.360engineering.com
1201 E 41st Street
Tulsa, OK 74105
918.743.1124

Certificate of Authorization
CA 6389 | exp 6.30.2020

JOSH ROEGIERS ATTACHED GARAGE ADDITION
1515 1/2 CARSON ST
TULSA, OK 74105

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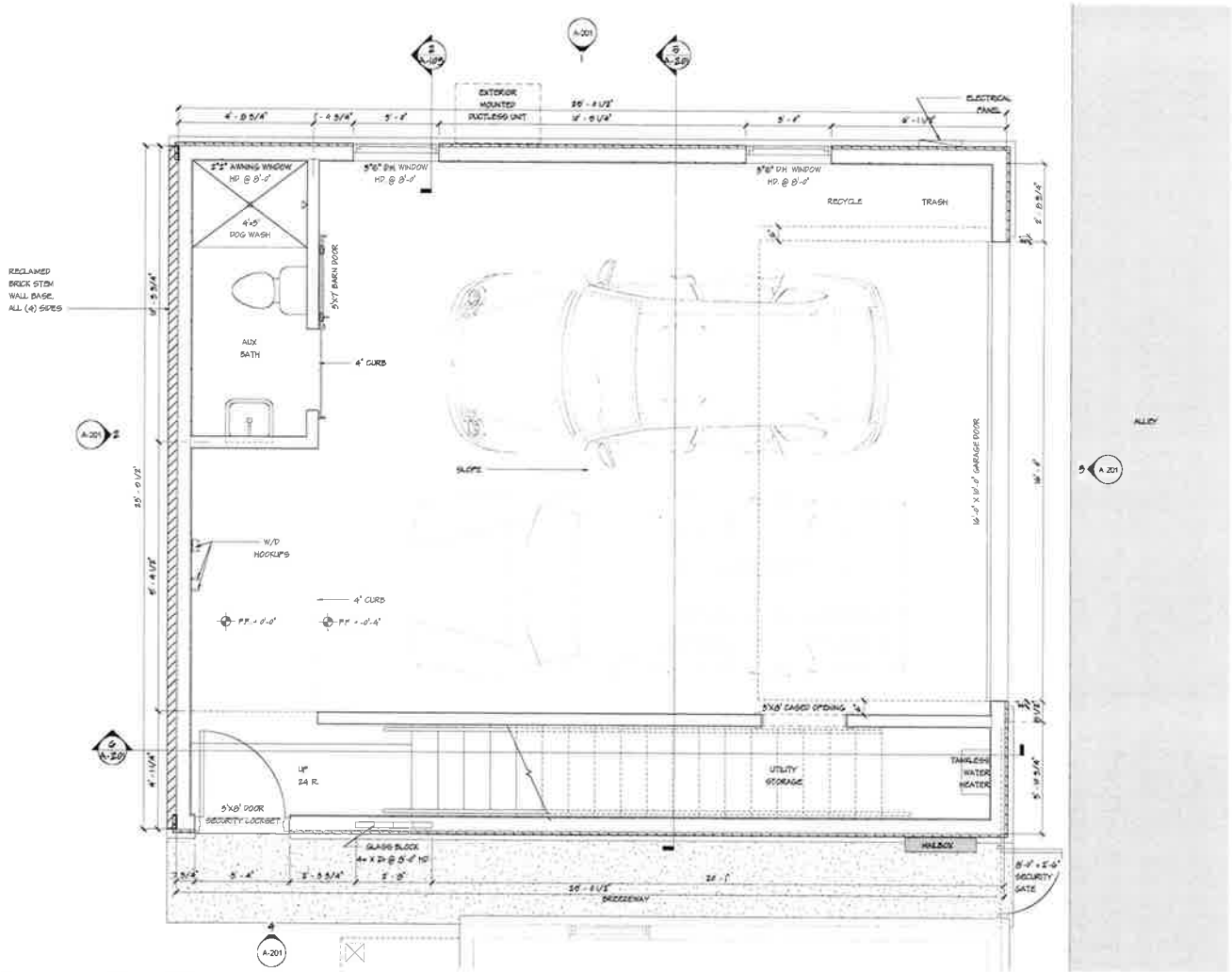
PROFESSIONAL ENGINEER
AARON LANDRUM
10/09/2019

19-278
10-09-2019

FRAMING DETAILS

S511

15.31



1 FIRST FLOOR PLAN

1/2" = 1'-0"

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1916 1/2 CARSON ST.

TULSA, OK 74105

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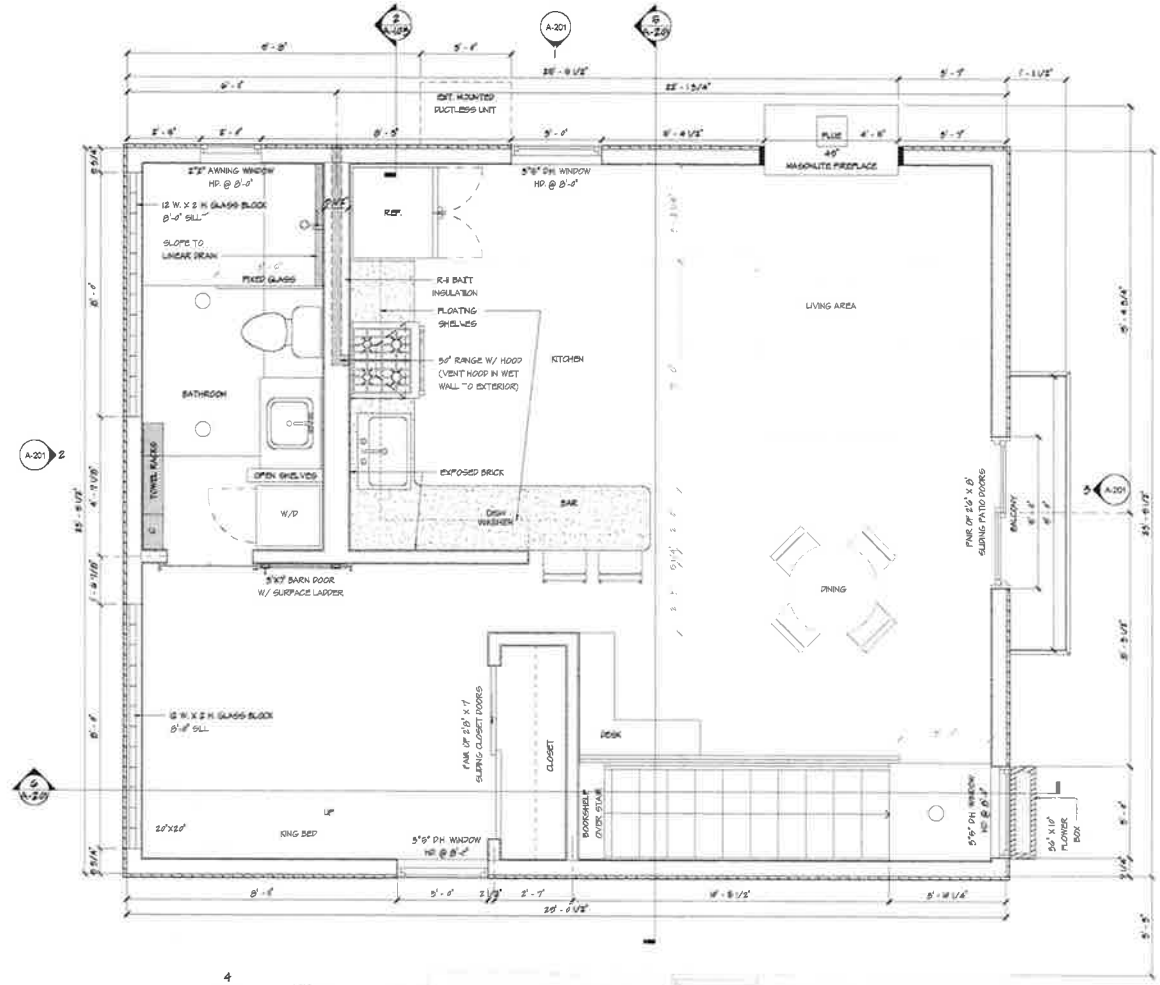
PROJECT NO: 18-008

ISSUE DATE: 10/25/2019

FIRST FLOOR PLAN

A-101

15.32



1 SECOND FLOOR PLAN

1/2" = 1'-0"

STUDIO 49 ARCHITECTS
2510 East 15th Street Tulsa, OK 74104
www.studio49arch.com

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1919 1/2 CARSON ST.
TULSA, OK 74105

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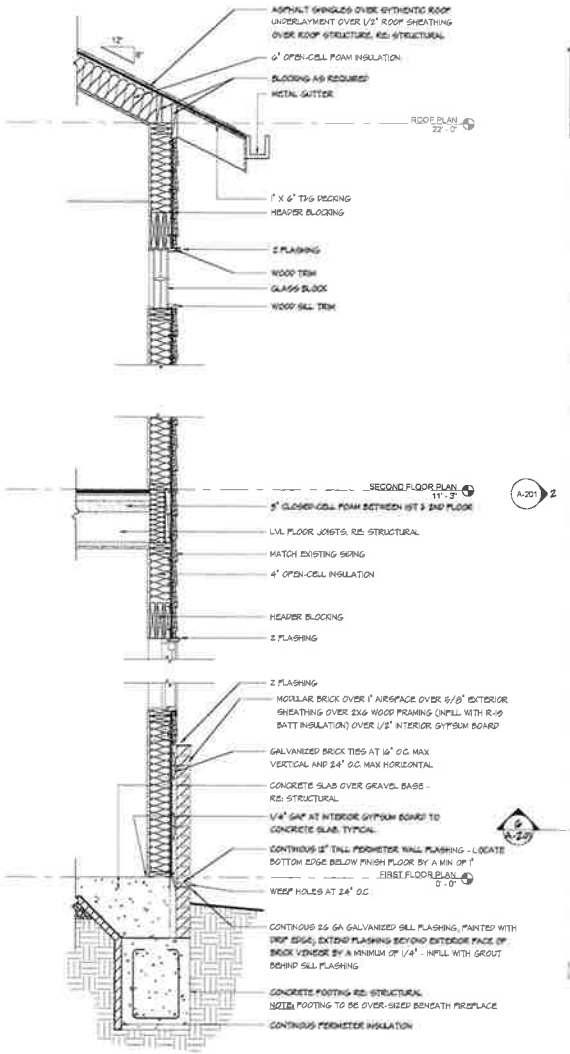
PROJECT NO. 19-234
ISSUE DATE 11/25/2019

SECOND FLOOR PLAN

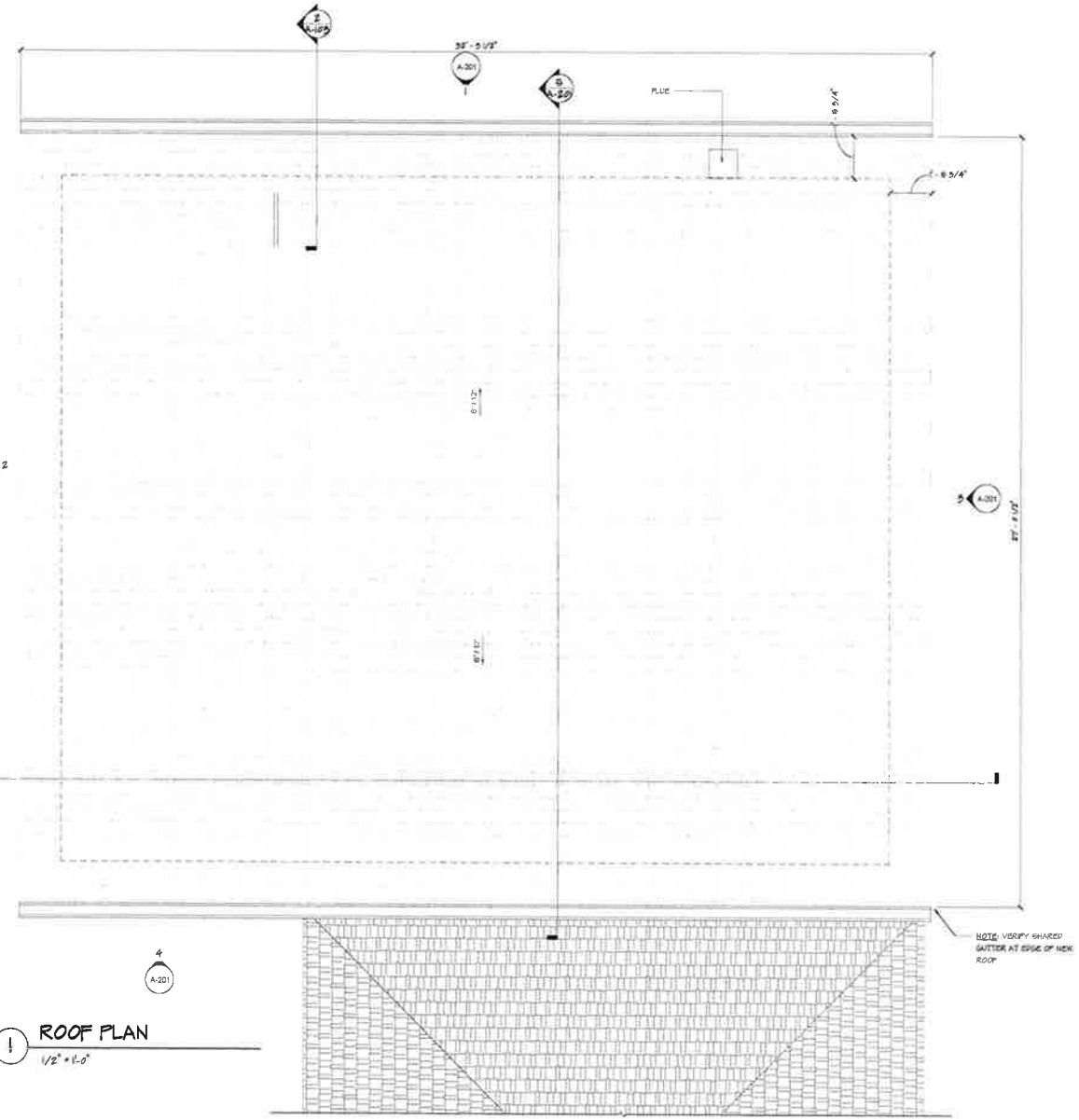
A-102

15.33



2 WALL SECTION (TYPICAL)

3/4" = 1'-0"



1 ROOF PLAN

1/2" = 1'-0"

STUDIO 45 ARCHITECTS
2516 East 15th Street Tulsa OK 74104
www.s45architects.com

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1916 1/2 CARSON ST.

TULSA, OK 74105

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DATE	DESCRIPTION	BY

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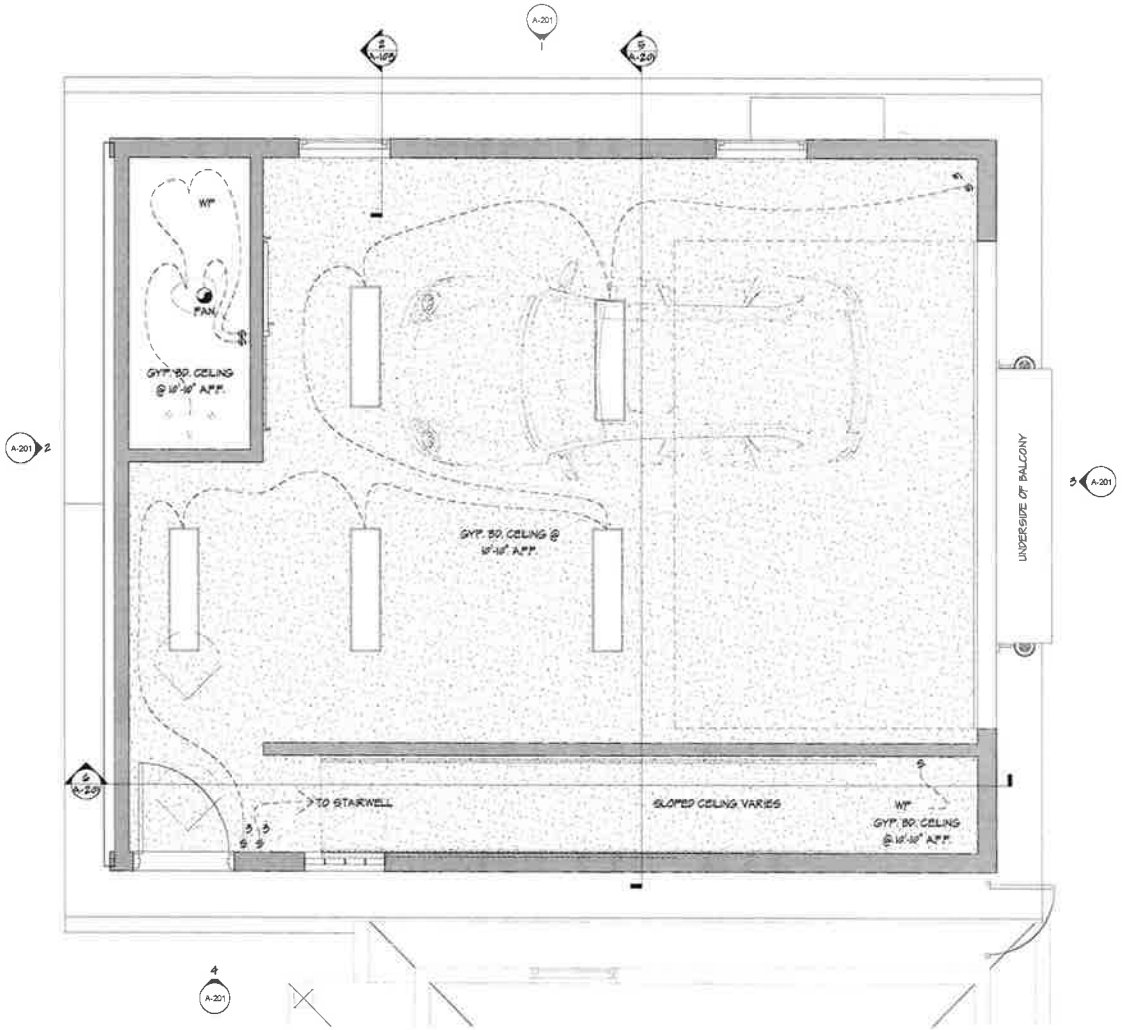
PROJECT No. 100-050

ISSUE DATE 10/25/2015

ROOF PLAN

A-103

15.34



1 FIRST FLOOR REFLECTED CEILING PLAN

1/2" = 1'-0"

STUDIO 45 ARCHITECTS

2519 East 55th Street Tulsa, OK 74104

www.studio45arch.com

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1515 1/2 CARSON ST.

TULSA, OK 74106

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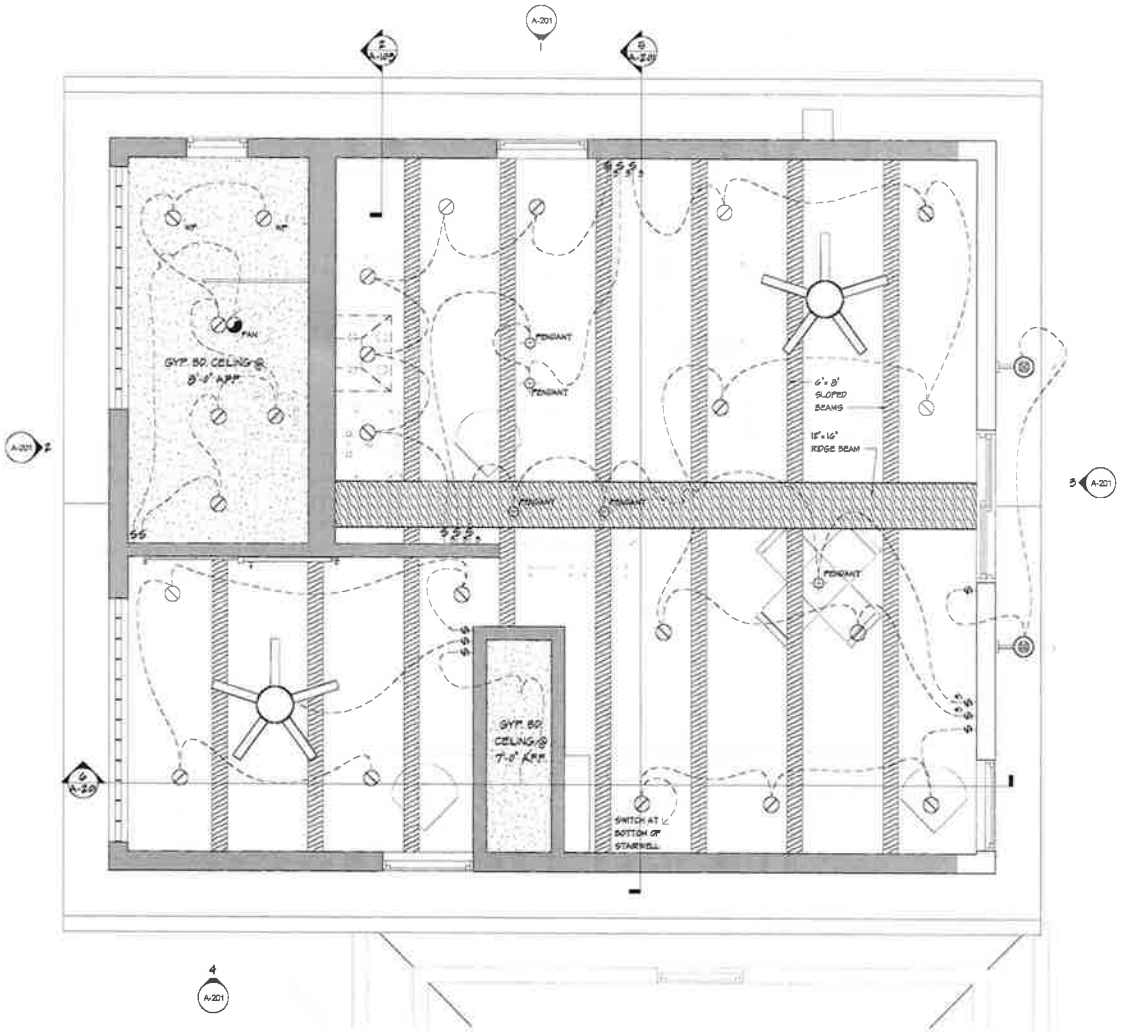
PROJECT NO. 100-000

ISSUE DATE 10/25/2010

FIRST FLOOR REFLECTED CEILING PLAN

A-111

15.35



1 SECOND FLOOR REFLECTED CEILING PLAN

1/2" = 1'-0"

STUDIO 4 ARCHITECTS
2510 East 15th Street Tulsa, OK 74104
www.s4architects.com

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1818 1/2 CARSON ST.
TULSA, OK 74105

100% CONSTRUCTION DOCUMENTS

MARK	DESCRIPTION	DATE

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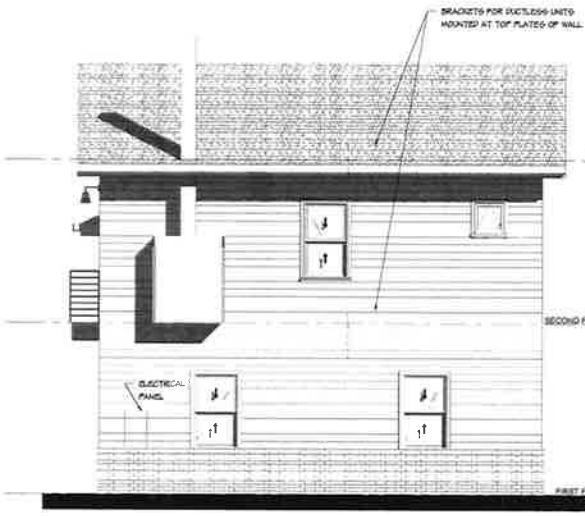
PROJECT NO. 100-050
ISSUE DATE 10/25/2010

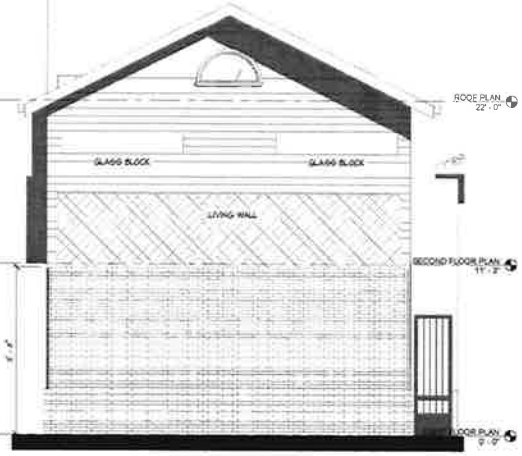
SECOND FLOOR REFLECTED CEILING PLAN

SHEET NO.
A-112

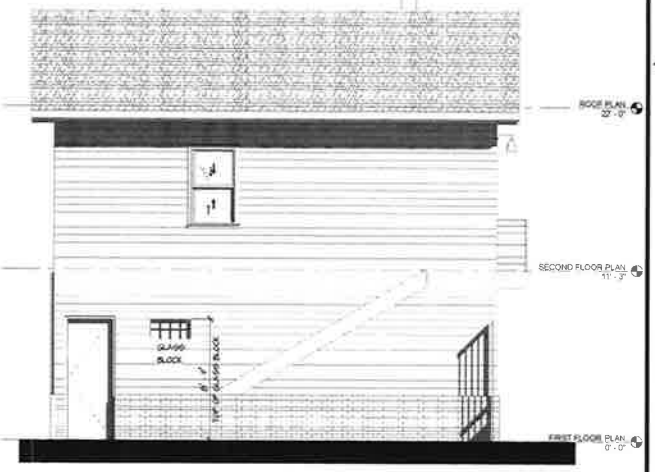
15.36



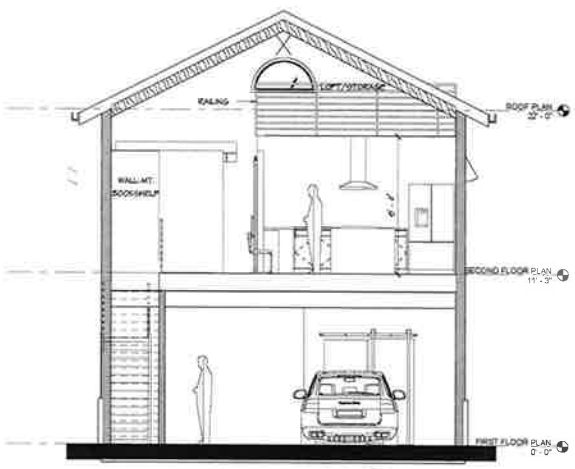
1 NORTH ELEVATION
1/4" = 1'-0"



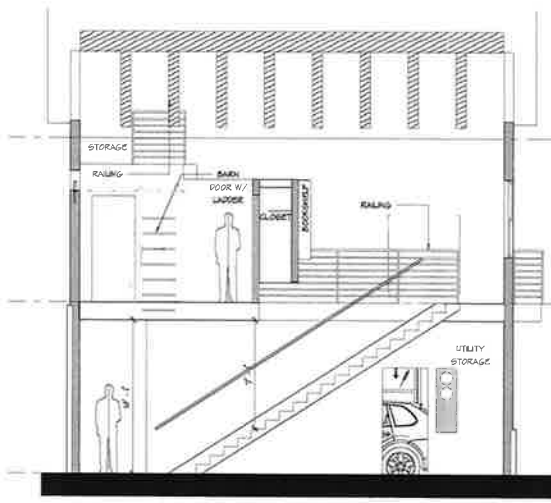
2 WEST ELEVATION
1/4" = 1'-0"



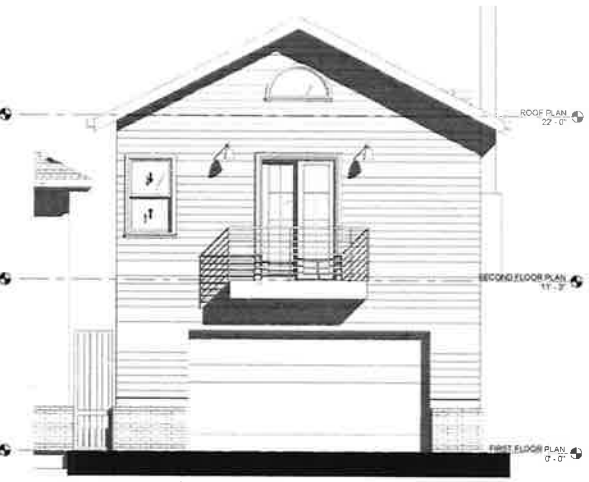
4 SOUTH ELEVATION
1/4" = 1'-0"



5 SECTION THRU KITCHEN (EAST ELEV.)
1/4" = 1'-0"



6 SECTION THRU STAIRWELL (SOUTH ELEV.)
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

STUDIO HARE ARCHITECTS
2318 East 15th Street Tulsa, OK 74104
www.studiohareinc.com

JOSH ROEGIERS ATTACHED GARAGE ADDITION
1618 1/2 CARSON ST.
TULSA, OK 74105
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PROJECT NO. 18-258
DATE: 10/23/2018

EXTERIOR ELEVATIONS
A-201

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1515 1/2 CARSON ST.

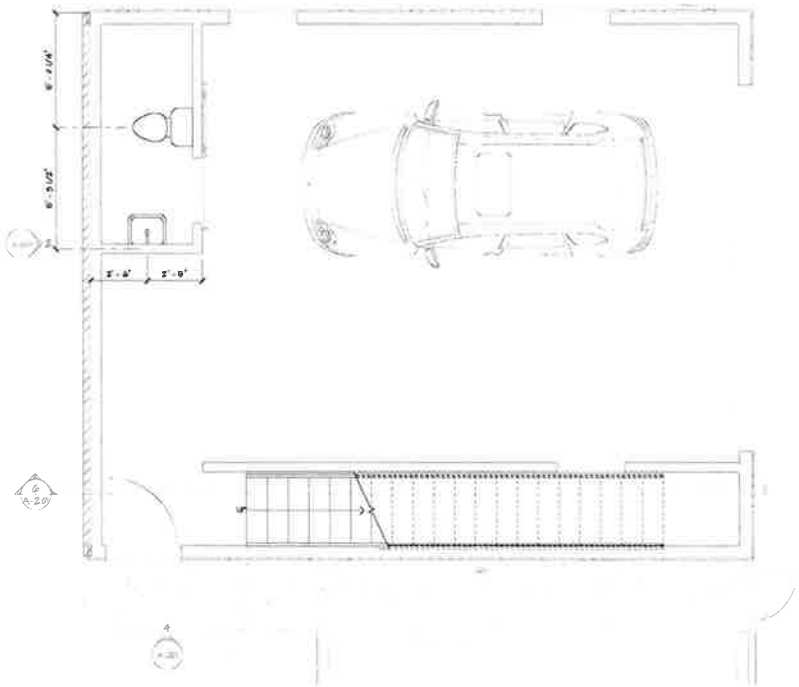
TULSA, OK 74105

100% CONSTRUCTION DOCUMENTS

A-450

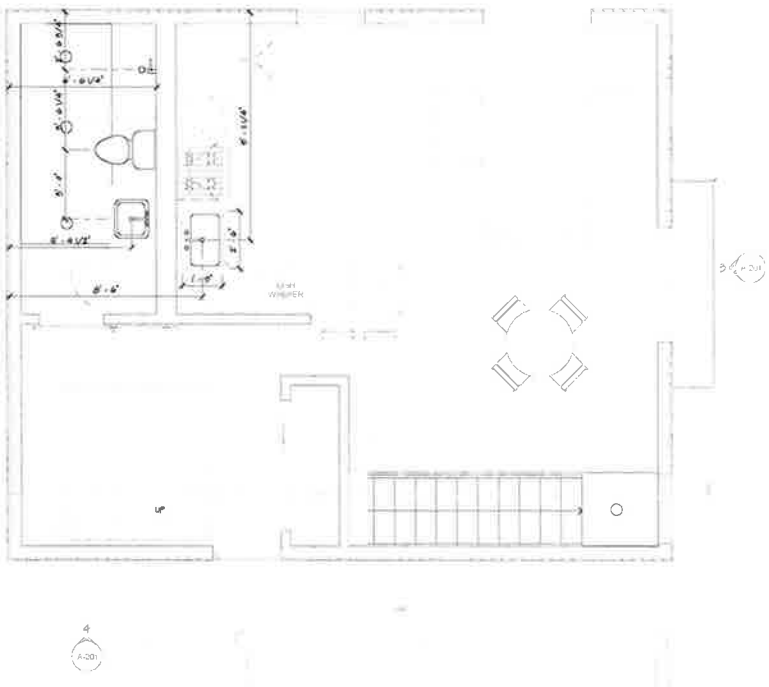
15.37

15.38



1 FIRST FLOOR PLUMBING PLAN

3/8" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN

3/8" = 1'-0"

JOSH ROEGIERS ATTACHED GARAGE ADDITION

1515 1/2 CARSON ST.

TULSA, OK 74105

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PROJECT No. 100-050

ISSUE DATE. 10/25/2016

PLUMBING PLAN

P-101

Sparger, Janet

From: David Pounds <david.a.pounds@gmail.com>
Sent: Thursday, July 2, 2020 9:03 AM
To: esubmit
Cc: joshuaroegiers@gmail.com
Subject: Case Number: BOA-22964

I am writing in support of the proposed variances requested by the applicant Joshua Rogeirs on Case Number: BOA-22964 at 1515 S. Carson Ave.

I feel the variance to permit a detached accessory building to exceed one-story or 18 feet in height or 10 feet to the top plate (Section90.090-C) and to be located less than 3 feet from the lot line should be allowed as several, if not most original accessory structures in Stonebreaker Heights are both two-story and right up against the lot line (especially in an alley configuration).

I feel the variance for both % of floor area and % of setback should be granted due to the property being located adjacent to an OM district. The building density and height will not be out of place when viewed from Carson Ave, and fits in with adjacent structures when viewed from other vantages (from the east). We welcome the additional residential living opportunities within the RM district. Living in an RM-2 district with adjacent OL, OM and CS districts - along with the office use of properties within the RM district, I feel the more residential neighbors who live in the neighborhood will only add to the diversity and enrich the fabric of the neighborhood.

Thank you.
David Pounds
1502 S. Carson Ave.
918-633-9794

15.39

BOA - 22964

To the Tulsa Board of Adjustment:

I am writing in support of the detached garage project Josh Roegiers is building at 1515 S. Carson. I live at 1513 S. Carson.

I think that the project will add to the improvement of the neighborhood. In addition, there have been at times vagrant/homeless people would congregate in the area that the structure was constructed which caused me concern because my minor kids were confronted. At times there were fights and violent incidents. Since the construction there have been no incidents and the homeless have not returned.

I appreciate your attention to this issue and can be contacted if you have any further questions.

Sincerely,

Ralph Bushong
1513 S. Carson Ave.
Tulsa, Ok 74119
918-629-9710

I am writing in support of the proposed variances for the applicant Joshua Rogeirs on Case Number: BOA-22964 at 1515 S. Carson Ave.

In my opinion, the variance to permit this detached building should be allowed. The alley structures in this neighborhood (Stonebreaker Heights) are almost all on the lot line and right beside each other. The variance to permit a detached accessory building to exceed one-story or 18 feet in height or 10 feet to the top plate (Section90.090-C) and to be located less than 3 feet from the lot line should be allowed. As I stated previously the neighborhood consists of many structures that do not meet these criteria.

Living at 1507 S Carson Ave I welcome new residential fixtures being added to the neighborhood. Any new property being built only adds to the diversity and charm of the structures in this neighborhood. This building will not be an eyesore in any way and will help to spruce up the look of the alley.

Thank you,
Lee Naumann
1507 S. Carson Ave.
918-760-6648

Sparger, Janet

From: bruce gemworldevents.net <bruce@gemworldevents.net>
Sent: Friday, July 3, 2020 2:02 PM
To: Chapman, Austin
Cc: esubmit
Subject: Case Number: BOA-22964 at 1515 S. Carson Ave.

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 weeks 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 and my own house.

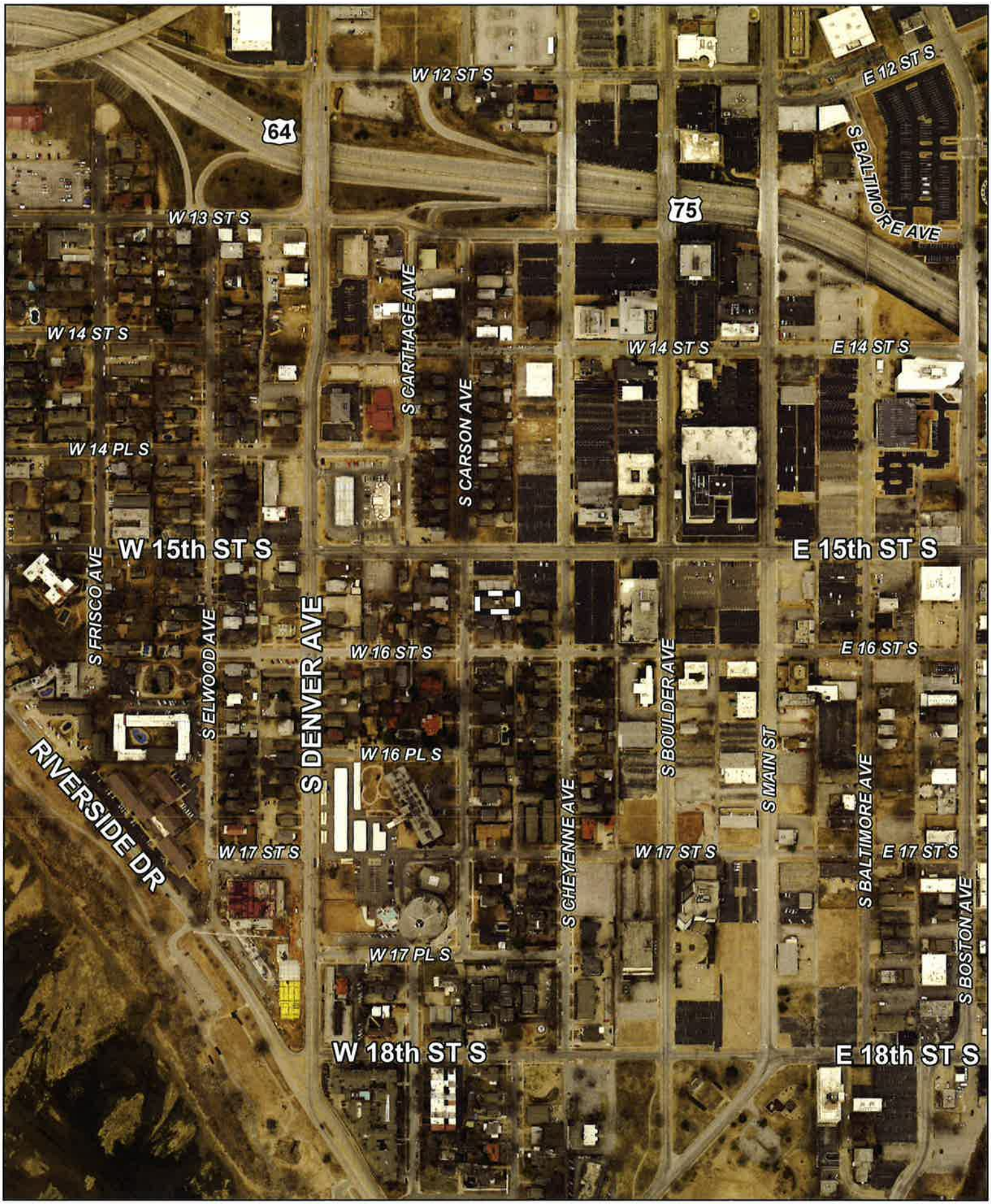
Thank you for your consideration.

Sincerely,

Bruce Lemmon

1524 S. Cheyenne Ave.
(918) 625-2770

15.42



Feet
0 200 400

Subject Tract

BOA-22964

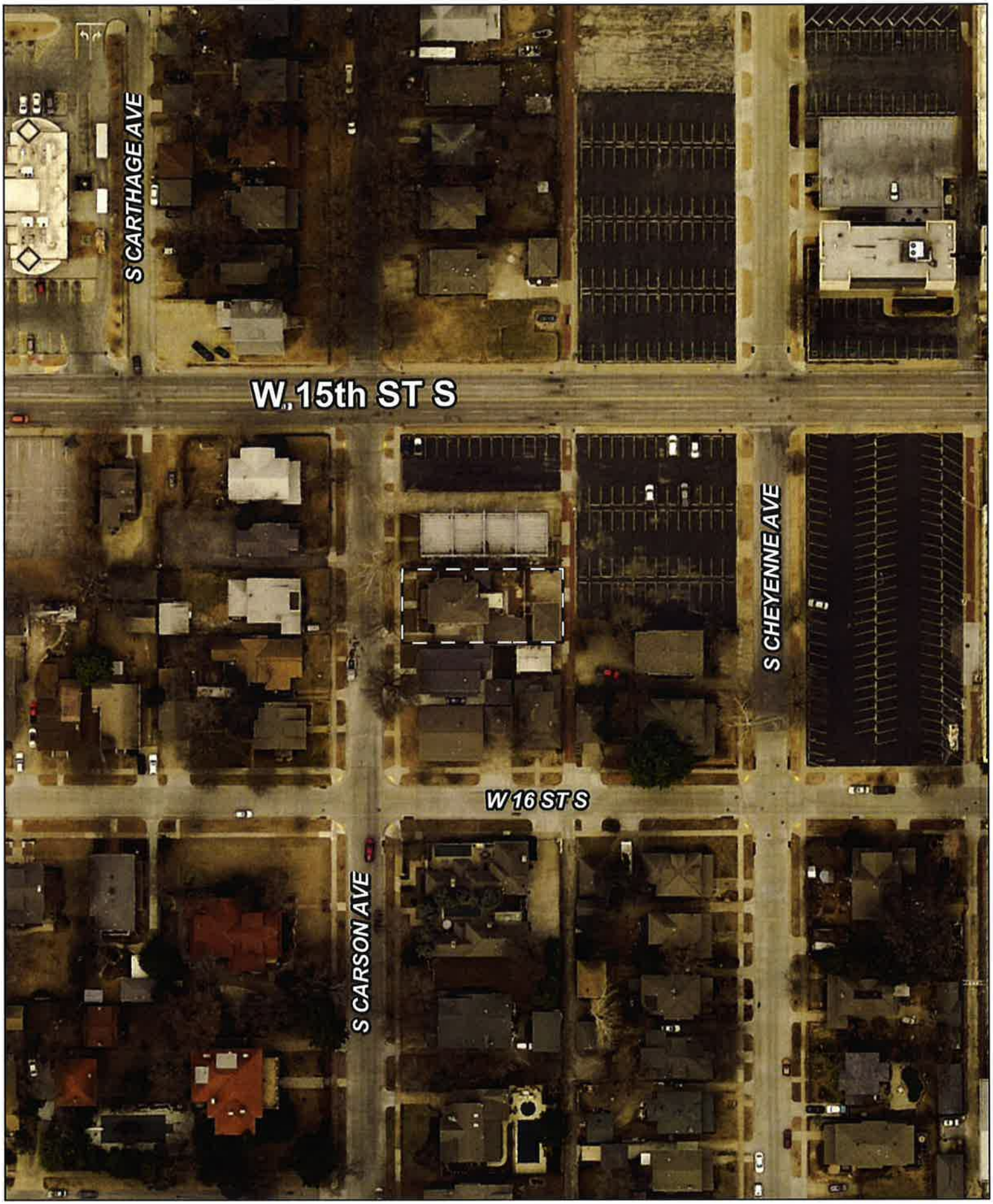
19-12 12

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

Aerial Photo Date: February 2018

15.43

N



Feet
0 50 100

Subject Tract

BOA-22964

19-12 12

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

Aerial Photo Date: February 2018

N

15.44