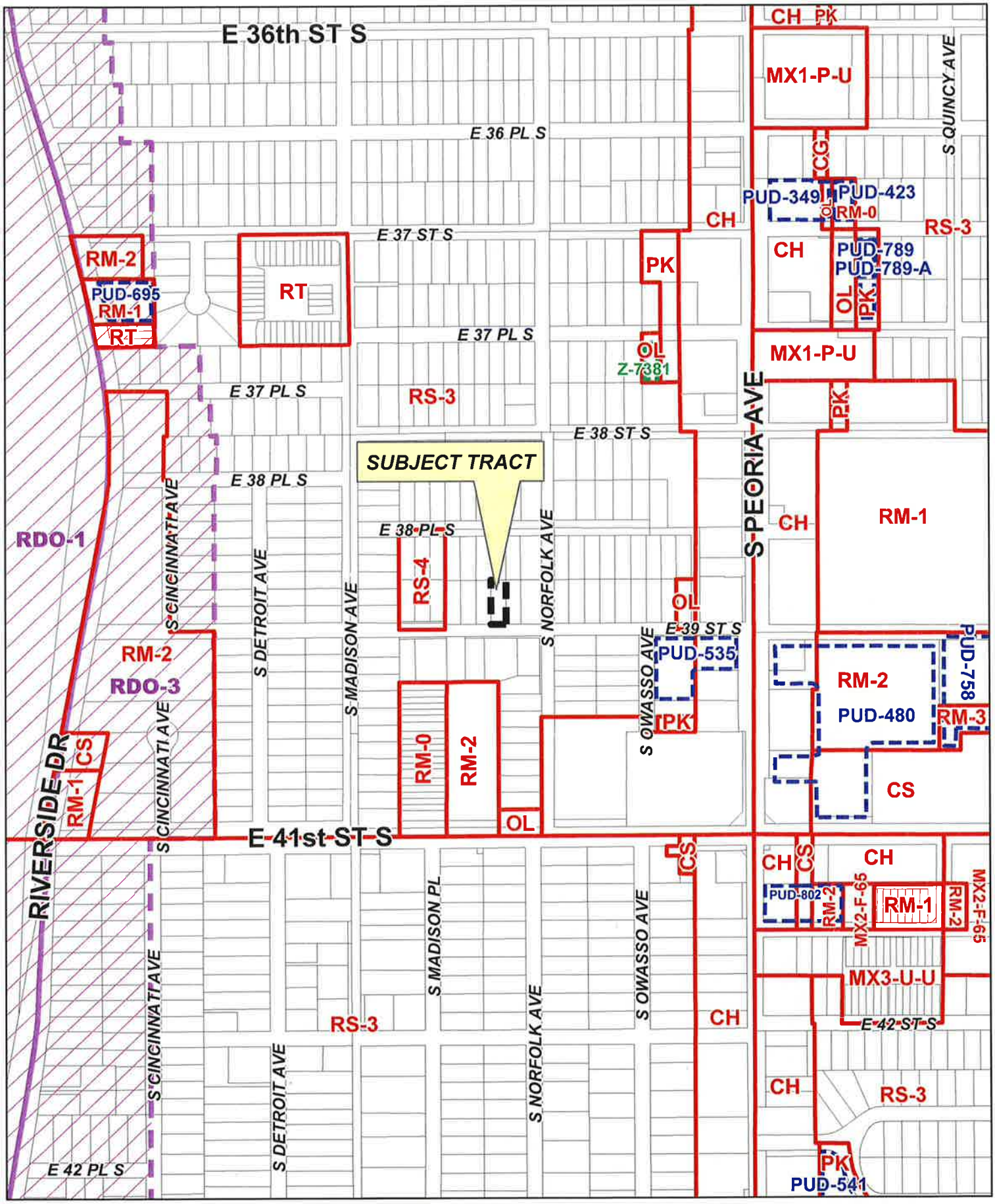


Feet
0 200 400

BOA-22996

19-12 24

2.1

N

BOARD OF ADJUSTMENT
CASE REPORT

STR: 9224 Case Number: **BOA-22996**

CZM: 46

CD: 9

HEARING DATE: 10/27/2020 1:00 PM (*Continued from 10/13/2020*)

APPLICANT: Nick Puma

ACTION REQUESTED: Variance to allow a nonconforming lot to have less than 50% open space (Section 80.020-B)

LOCATION: 1037 E 39 ST S **ZONED:** RS-3

PRESENT USE: Vacant **TRACT SIZE:** 7200.5 SQ FT

LEGAL DESCRIPTION: LT 10, NILES RESUB E/2 L7 BROCKMAN'S ADDN

RELEVANT PREVIOUS ACTIONS:

Subject property: None.

Surrounding Properties:

BOA-21515; On 01.08.2013 the Bord ***approved*** a Special Exception to permit a carport in the required front yard in an RS-3 District. Property located 1030 East 38th Pl. South.

BOA-16607; On 05.10.94 the Board ***denied*** a Special exception to permit duplexes int eh RS-3 District. Property located East of the SE/c of 38th Pl. and S. Madison.

BOA-12435; On 02.10.83 the Board ***approved*** a variance to expand a non-conforming structure and a variance to exceed the permitted 20% rear yard coverage and permitted 750 square feet size limitation for a detached accessory structure. Property located 1036 East 38th Pl.

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

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

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

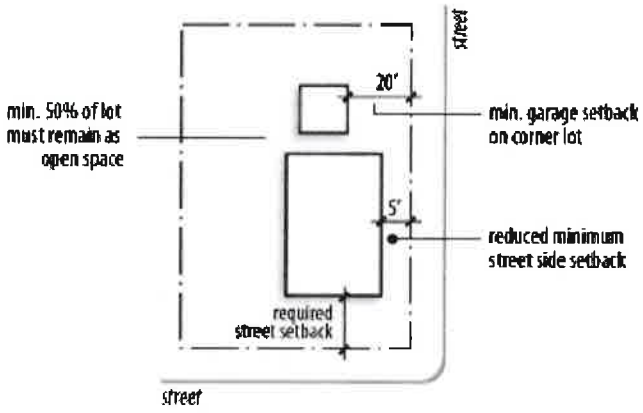
ANALYSIS OF SURROUNDING AREA: The subject tract is located West of the NW/c of E. 39th St. S. and S. Norfolk Ave. Included in your packet are photos of the property immediately West of the subject property, 1033 E. 39th St. S. This property has a structure that looks to have been constructed within the past 3 years based on historical aerials. That property contains a two-story home that was built without the need for relief by the Board of Adjustment.

STAFF COMMENTS: The applicant is requesting ***Variance*** to allow a nonconforming lot to have less than 50% open space (Section 80.020-B)

80.020-B Nonconforming Lots in Residential Zoning Districts

In residential zoning districts, a single detached house may be erected on a nonconforming lot without complying with the minimum lot area, minimum lot area per unit, minimum lot width, minimum street frontage or minimum open space per unit requirements of the subject zoning district, provided that at least 50% of the lot area remains as open space. All other lot and building regulations apply, except that detached houses may be erected on corner lots that are nonconforming with regard to lot width, subject to a reduced minimum street side building setback of 5 feet. Garages that are accessed through a side yard abutting a street must be set back at least 20 feet.

Figure 80-1: Detached House on Nonconforming Lot in R Distict



The existing lot is 7,219 square feet which would require the lot to maintain 3,609.5 square feet of open space, the applicant is seeking to reduce the required open to 3,283 square feet of open space and allow 3,936 square feet of lot coverage. This is a difference of 326.5 between what is allowed and what is requested. The lot in considered non-conforming because of its width, but the size of the lot (7,219 square feet) exceeds the required lot size of 6,900 square feet. Open space is measured as follows per Sec. 90.080 of the City of Tulsa Zoning Code:

Section 90.080 Open Space per Unit

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

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

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

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

STATEMENT OF HARDSHIP:

SAMPLE MOTION:

Move to _____ (approve/deny) a ***Variance*** to allow a nonconforming lot to have less than 50% open space (Section 80.020-B)

- 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."

Case No. 12434 (continued)

Protestants: A letter from W. E. McLean, General Manager of Kerr-McGee Corporation, was submitted in protest to the application (Exhibit "J-3").

Board Comments:

Mrs. Purser inquired as to the hardship involved in this case and Mr. Bryant advised that the hardship for this application centers around a financial hardship. The Board advised that a financial situation could not be considered as a hardship.

Discussion ensued concerning the variance of the setback from Peoria and Mr. Bryant advised that the plans include information concerning other buildings on Peoria including their setbacks.

Board Action:

On MOTION of VICTOR and SECOND by PURSER, the Board voted 4-1-0 (Chappelle, Purser, Smith, Victor, "aye"; Wait "nay"; no "abstentions"; none, "absent") to deny a Variance (Section 730 - Bulk and Area Requirements in Commercial Districts) of the setback from the centerline of Peoria Avenue from 100' to 56.5'; and a Variance (Section 1450 (a) - Structural Nonconformities - to enlarge (or enclose) a nonconforming structure, on the following described property:

Lots 1, 2 and 3, Block 8, Broadview Heights Addition, Tulsa County, Oklahoma.

Case No. 12435

Action Requested:

Variance - Section 1450 (a) - Structural Nonconformities - Request for a variance to expand a nonconforming structure; and a Variance (Section 240.2 (e) - Permitted Yard Obstructions - Request for a variance to exceed 20% rear yard coverage and/or 750 square feet of detached accessory building located at 1036 East 38th Place.

Presentation:

Lloyd Larkin, 3948 South Hudson Avenue, attorney representing Maria Hollingsworth, the owner of the subject property, submitted a plot plan (Exhibit "K-1"). Ms. Hollingsworth is proposing to add 8' to the existing garage on the subject property. This property was taken in by the City in 1951 at which time there was a radio station and later the garage was constructed. The radio station was later converted into a residential structure. The subject property contains approximately 1/3 acre and the building coverage on the property is approximately 12% of the entire acreage. Ms. Hollingsworth intends to use the garage as a guest room and will use the space as a workroom, but there will be no business conducted at this location. The applicant also proposes to install plumbing in the garage structure.

Protestants:

Clarence Brown, 3819 South Madison Avenue, submitted a protest petition signed by approximately 14 property owners in the immediate area (Exhibit "K-2"). He stated that the protestants object to the limitations of this development not being adhered to. If the variance request is granted a precedent could be set. The protestants also feared that the garage structure could be used as a second residential

structure and are opposed to multifamily dwellings in this area.

J. T. Mitchell, 3822 South Madison Avenue, advised that the streets in the immediate area are very narrow. Mr. Mitchell felt if the application were approved that the applicant might use the structure as a business and since the streets in the immediate area are very narrow there would be no parking available.

Interested Party:

Bob Freeman, 1029 East 38th Place, was present and stated that he has lived in the subject area for a long time and felt that Ms. Hollingsworth has greatly improved the property since she has purchased the land. Mr. Freeman advised that the previous owner had approximately 6 storage buildings on the property which appeared junky.

Comments:

The Board questioned if the garage would be used as a business by the applicant and Mr. Larkin assured the Board that the structure would not be used as a business, but advised that the applicant would use a portion of the building as a workroom.

Discussion ensued concerning the structure being nonconforming. Mr. Gardner suggested that if the application is approved that the house and the garage structure be connected by a breezeway to be assured that the garage structure would not be used as a residence.

Board Action:

On MOTION of VICTOR and SECOND by WAIT, the Board voted 5-0-0 (Chappelle, Purser, Smith, Victor, Wait, "aye"; no "nays"; no "abstentions"; none, "absent") to approve a Variance (Section 1450 (a) - Structural Nonconformities) to expand a nonconforming structure; and a Variance (Section 240.2 (e) - Permitted Yard Obstructions) to exceed 20% rear yard coverage and/or 750 square feet of detached accessory building, subject to there being no kitchen in the garage structure and subject to there being no business operated at that location, per plot plan submitted, on the following described property:

Lots 3 and 4, Niles Resubdivision to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Case No. 12436

Action Requested:

Variance - Section 430 - Bulk and Area Requirements in the Residential Districts - Request for a variance of the setback from 35' to 32 1/2' to allow a detached garage; and a Variance - Section 420.2 - Accessory Use Conditions - Request to locate a detached accessory building in the side yard; and a Variance - Section 240.2 - Permitted Yard Obstructions - Request to allow a 6' fence instead of the maximum allowed 4' fence in the front yard located at 3048 South Quaker Avenue.

Presentation:

A. F. Ringold, 3048 South Quaker Avenue, was present and submitted a plot plan (Exhibit "L-1"). The applicant advised that the 5' existing chain link fence will be removed and a 6' privacy cedar fence will be

Comments and Questions:
None.

Board Action:
On **MOTION** of **WHITE**, the Board voted 4-0-0 (Henke, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Snyder absent) to **CONTINUE** the request for a Variance of the requirement that no merchandise may be displayed outside within 300 feet of an R district (Section 1217.C.2) to the Board of Adjustment meeting on February 12, 2013; for the following property:

E195 TR 31, GLENHAVEN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

FILE COPY

21515—Douglas E. Meyer

Action Requested:
Special Exception to permit a carport in the required front yard in an RS-3 district (Section 210.B.10.g). **LOCATION:** 1030 East 38th Place South **(CD 9)**

Presentation:
Doug Meyer, 7528 South 82nd East Avenue, Tulsa, OK; stated there are existing carports in the neighborhood that appear to be made from aluminum. The structure he is proposing will be a wooden structure and will complement the house.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On **MOTION** of **VAN DE WIELE**, the Board voted 4-0-0 (Henke, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Snyder absent) to **APPROVE** the request for a Special Exception to permit a carport in the required front yard in an RS-3 district (Section 210.B.10.g), subject to conceptual plans on pages 12.8, 12.9, 121.10 and 12.11. Finding 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; for the following property:

LT 5, NILES RESUB E/2 L7 BROCKMAN'S ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Case No. 16679

Action Requested:

Variance of the required side yards - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6, located 1104 East 25th Street.

Presentation:

The applicant, **Jeffrey Levison**, 35 East 18th Street, was represented by **Dwight Smith**. He informed that the subject property is being sold, and it was discovered that the house encroaches into the required side yards. Mr. Smith noted that the house was constructed in 1927, and the abutting property to the east is unimproved. A plot plan (Exhibit HH-1) was submitted.

Protestants:

None.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Bolzle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **APPROVE** a **Variance** of the required side yards - **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS** - Use Unit 6; per plan submitted; finding that the house was constructed prior to current setback requirements; on the following described property:

Lot 9, Block 8, Sunset Terrace Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16607

Action Requested:

Special Exception to permit duplex dwellings in an RS-3 zoned district - **SECTION 401 PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 7, located east of the SE/c of East 38th Place and South Madison Avenue.

Presentation:

The applicant, **Ronald Spencer**, 5919 East 104th Street, informed that he is proposing to split a large lot and construct two duplexes on each lot (Exhibit JJ-2). He stated that the property extends from 38th Place to 39th Street and two buildings will front on each street. The applicant stated that there are numerous duplexes in the area.

Comments and Questions:

Mr. Doverspike asked if there is a dwelling on the property, and the applicant stated that a partially burned out house is located on the lot.

Protestants:

Letters of opposition (Exhibit JJ-3) were submitted.

Case No. 16607 (continued)

Pam Deatherage informed that Planning District 6 is opposed to the application. She noted that the surrounding properties are all single-family and there are no duplexes in the immediate area. Ms. Deatherage stated duplex use would double the amount of cars in the neighborhood, and would be detrimental to the area.

Duane Wilkerson, 3826 South Madison, stated that the development would divide up the neighborhood and asked the Board to deny the application.

Nancy Apgar, 3914 South Norfolk, stated that she lives within 300' of the proposed project, and is opposed to duplex use in the single-family residential neighborhood.

Wesley Nelson, 3903 South Madison, noted that the applicant is proposing to construct four buildings, or eight dwelling units, on a lot that previously had only one dwelling. He pointed out that duplexes usually fall into bad repair after a few years. Photographs (Exhibit JJ-2) were submitted.

Dorothy Watson stated that she is representing the president of the Brookside Neighborhood Association, and informed that the residents of the area are concerned that approval of duplex use in the neighborhood will decrease property values in the area.

Sally Gubser, 3844 South Madison, stated that she canvassed the neighborhood and found no support for this application.

Pam Summers, 3845 South Madison, stated that she lives adjacent to the property in question and noted that the lot is in the middle of a stable residential area. She asked the Board to deny the request and preserve the character of the neighborhood.

Carol Peters, 1017 East 38th Place, stated that she lives across from the property in question. She stated that the neighborhood is unique and asked the Board to deny the application.

Applicant's Rebuttal:

Mr. Spencer stated that there are two multifamily projects within two blocks of the subject property. He stated all of his properties are well maintained and plans to continue that practice with this project.

Board Action:

On **MOTION** of **S. WHITE**, the Board voted 4-0-0 (Bolzle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **DENY** a **Special Exception** to permit duplex dwellings in an RS-3 zoned district - **SECTION 401 PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 7; finding that duplex use is comparable to spot zoning in this instance, and is not compatible with the established residential neighborhood; on the following described property:

Lots 1 and 2, Block 2, Eden's Re-sub, City of Tulsa, Tulsa County, Oklahoma.

Facing West on 39th

Subject tract

Lot immediately West of the subject tract . Both lots are the same dimensions.

Facing East on 39th

DANA L. BOX
ZONING OFFICIAL
PLANS EXAMINER II

TEL (918) 596-9657
danabox@cityoftulsa.org

DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

July 27, 2020

Phone: 918-855-6433

LOD Number: 1
Nick Puma
40 E. 16th St.
Tulsa, OK 74119

APPLICATION NO: **BLDR-065267-2020**
(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: **1037 E. 39th St.**

Description: **New Single Family Residential home**

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
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. (SEE #2, BELOW)

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. **IF SUBMITTING REVISIONS FOR APPLICATIONS THAT PREVIOUSLY UTILIZED PAPER PLANS, EMAIL THE REVISED PLANS TO COTDEVSVCS@CITYOFTULSA.ORG OR SUBMIT ELECTRONIC PLAN REVISIONS ON THE PORTAL AT HTTPS://TULSAOK.TYLERTECH.COM/ENERGOV4934/SELFSERVICE. YOU WILL NEED TO REGISTER ON THE PORTAL IF YOU HAVE NOT PREVIOUSLY DONE SO. ****
3. **INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT WWW.TULSAPLANNING.ORG; IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.**
4. **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.).**

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT http://tulsaplanning.org/plans/TulsaZoningCode.pdf

BLDR-065267-2020 **1037 E. 39th St.** **July 27, 2020**

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) 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 a representative at the Tulsa Planning Office 918-584-7526 or esubmit@incog.org. 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.

Section 80.020 Nonconforming Lots

80.020-A Description

A nonconforming lot is a lot that does not comply with the applicable minimum lot area, minimum lot width, minimum street frontage or minimum open space requirements of the subject zoning district and that meets at least one of the following criteria:

1. The lot was a lot of record on or before July 1, 1970;

2. The lot is located within a subdivision approved by the planning commission; or

3. The lot is a lot of record for which a recorded instrument of conveyance bears the endorsement of the planning commission.

80.020-B Nonconforming Lots in Residential Zoning Districts

In residential zoning districts, a single detached house may be erected on a nonconforming lot without complying with the minimum lot area, minimum lot area per unit, minimum lot width, minimum street frontage or minimum open space per unit requirements of the subject zoning district, provided that at least 50% of the lot area remains as open space. All other lot and building regulations apply, except that detached houses may be erected on corner lots that are nonconforming with regard to lot width, subject to a reduced minimum street side building setback of 5 feet. Garages that are accessed through a side yard abutting a street must be set back at least 20 feet.

Review Comments: The proposed lot is considered an existing nonconforming lot. You are allowed to use 50% of the lot size as open space. You are proposing less than 50% of the lot size to be open space. Revise plans to indicate compliance or apply to INCOG for a variance to allow this lot to have less than 50% of the lot to be open space.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:
http://tulsaplanning.org/plans/TulsaZoningCode.pdf

Please notify the reviewer via email when your revisions have been submitted

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.

Chapman, Austin

From: Nick Puma <n.puma@me.com>
Sent: Friday, August 21, 2020 11:49 AM
To: Chapman, Austin
Subject: BOA-22996

Austin,

Here are the calculations for open space you requested.

Thanks,

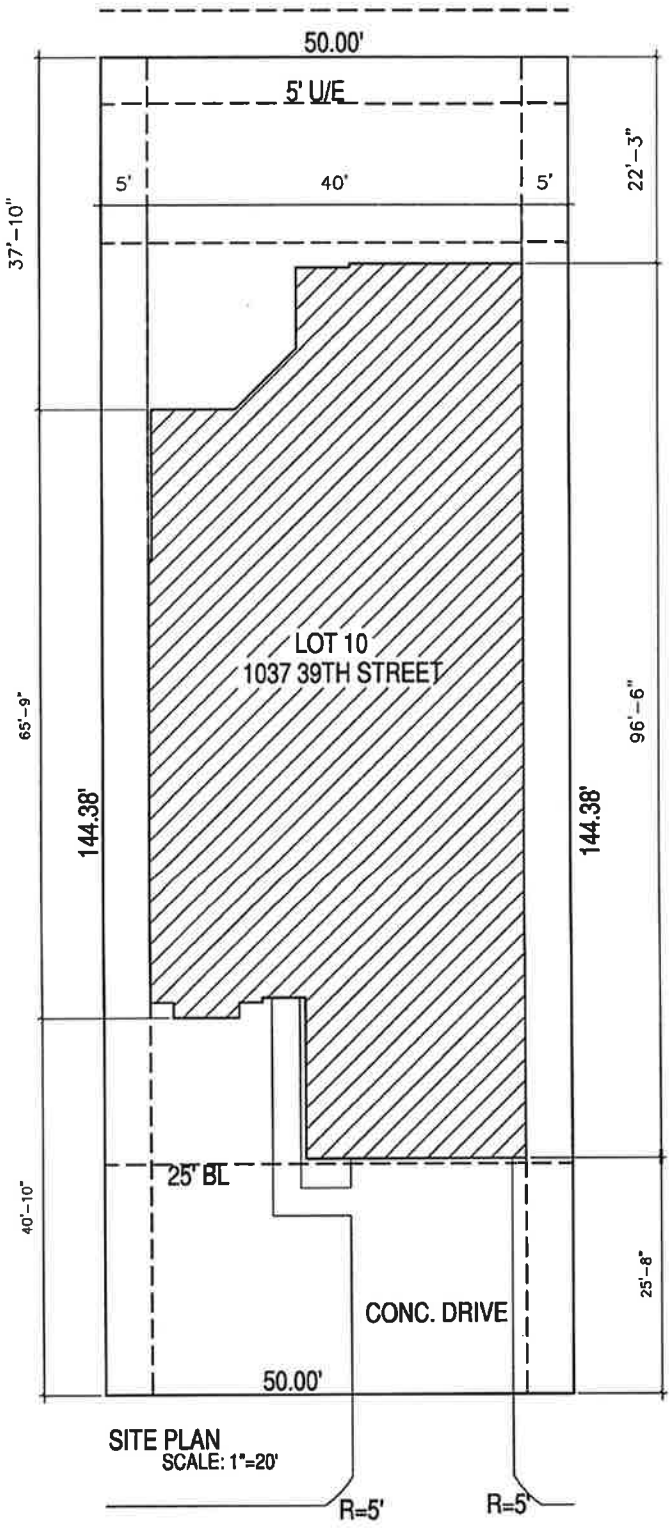
Nick Puma

Sent from my iPhone

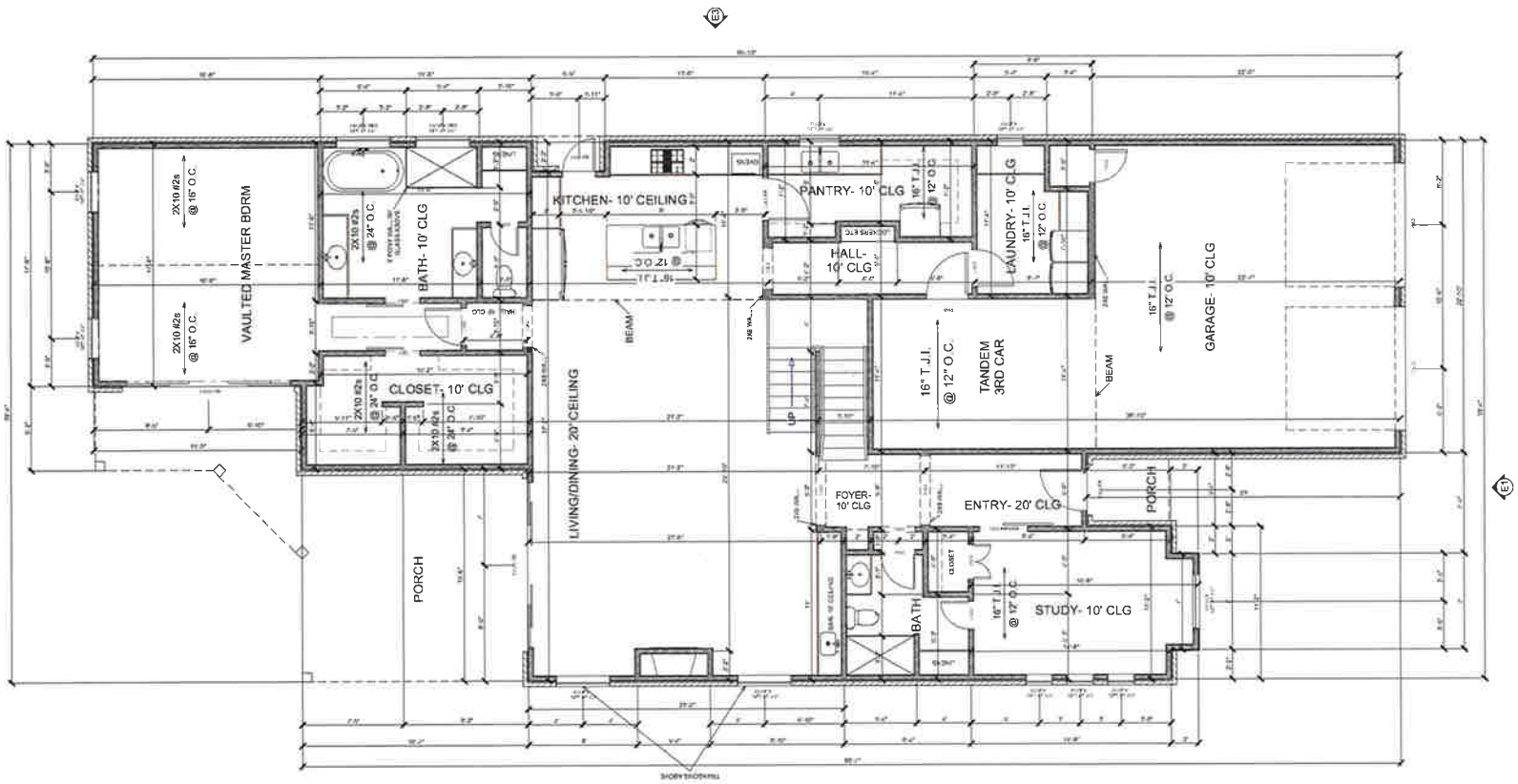
Begin forwarded message:

> **From:** ryan scamehorn <creativehomedesigns216@msn.com>
> **Date:** August 21, 2020 at 10:46:20 AM CDT
> **To:** "n.puma@me.com" <n.puma@me.com>, Julius Puma <puma74011@yahoo.com>, Ben Welch <ideaschd1@gmail.com>
> **Subject: COVERAGE AREA**
>
> TOTAL SQFT. OF LAND/LOT = 7,219
> TOTAL HOUSE/DRIVE/SIDEWALK COVERAGE SQFT= 3,936
> TOTAL OPEN UNDISTURBED AREA= 3,283
>
> **Ryan Scamehorn**
> *CEO, Creative Home Designs*
> (405)882-8392

2.15


50.00'
5' U/E
5'
40'
5'
22'-3"
37'-10"
LOT 10
1037 39TH STREET
65'-9"
144.38'
144.38'
96'-6"
25' BL
40'-10"
25'-8"
CONC. DRIVE
50.00'
SITE PLAN
SCALE: 1"=20'
R=5'
R=5'

2.16



FLOOR PLAN NOTES

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS, AND RAFTERS.

2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

TION OF UTILITY METERS WITH O LOCATE AWAY FROM PUBLIC CT SHALL BE MINIMIZED, I.E. MOUNT LE.

5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

6. CONTRACTORS SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.

8. CONTRACTORS SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.

10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

11. ALL EXPOSED INSULATIONS SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.

16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD. WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

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

1

MAIN FLOOR FLOOR PLAN

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)	2276 SQ FOOT VENEER (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)	1318 SQ FOOT VENEER (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)	3594 SQ FOOT VENEER (TOTAL)

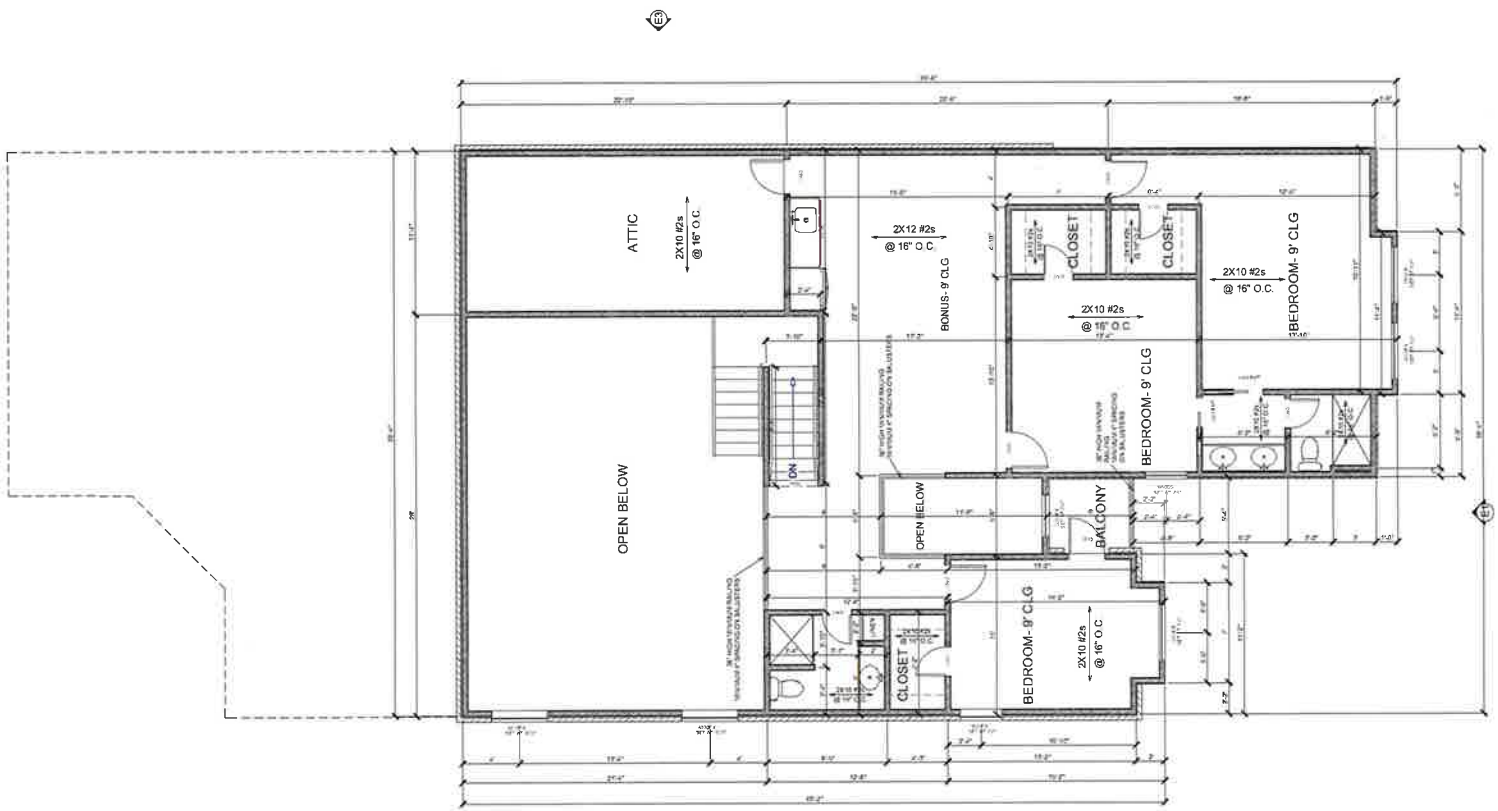
7804 E. 106TH ST.
TULSA
OK 74137

816 N. WALKER,
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative home designs

17



2 UPPER FLOOR PLAN
Scale: 1/4" =1'-0"

2

UPPER FLOOR
FLOOR PLAN

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)

2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

7804 E. 108TH ST.
TULSA
OK 74137

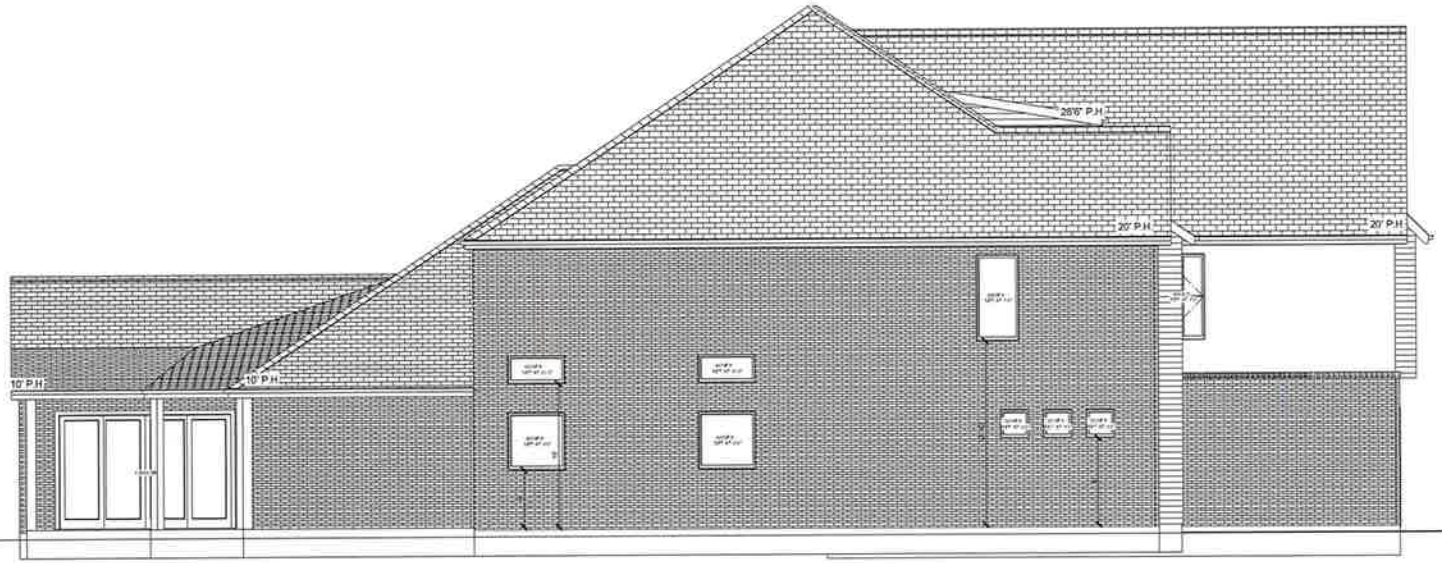
816 N. WALKER
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative
home
designs

8.18

Elevation 3



Elevation 4

4 ELEVATIONS
Scale: 1/4" =1'-0"

4

ELEVATIONS

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)
2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

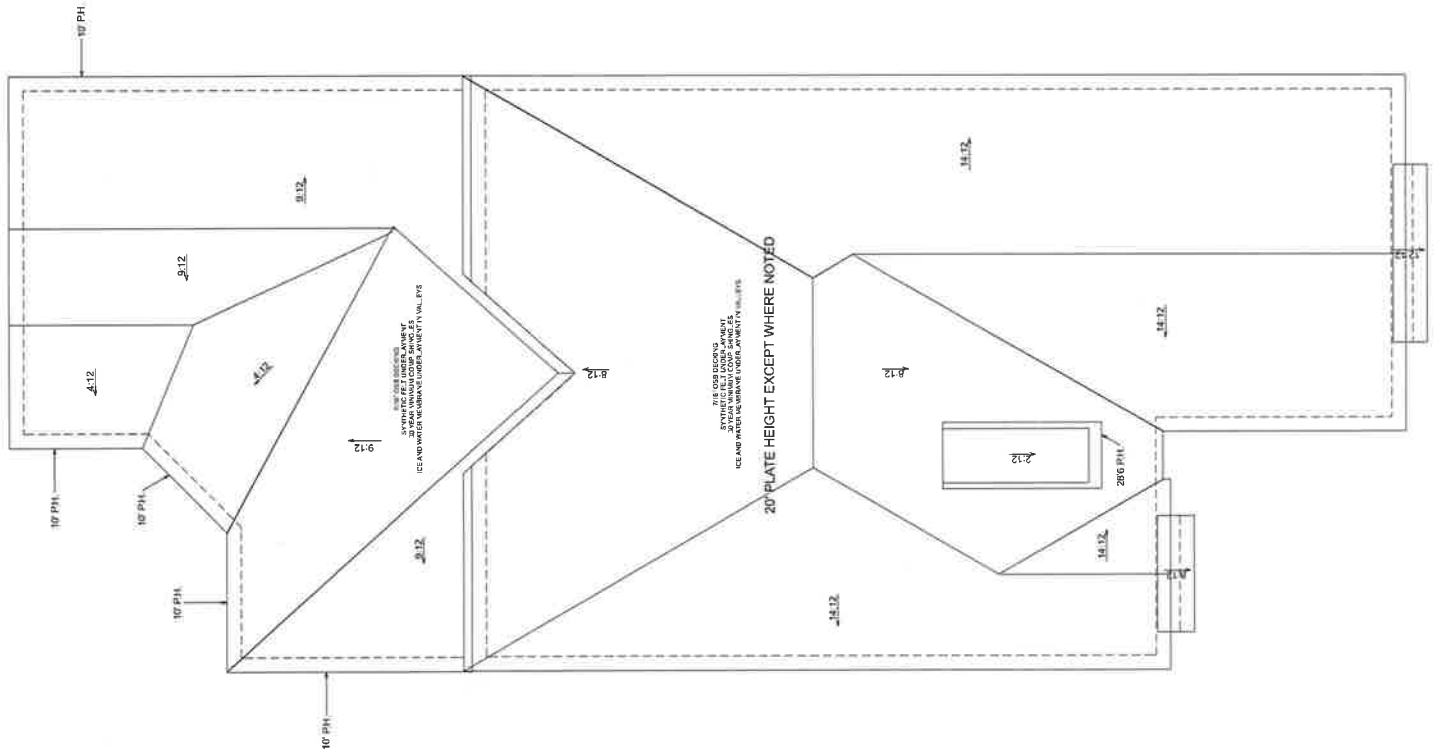
7804 E. 108TH ST.
TULSA
OK 74137

816 N. WALKER,
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative
home
designs

2.16



ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTORS SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC [illegible] / ROOF VENTS PER LOCAL GOVERNING [illegible] CONTINUOUS RIDGE VENTILATION AND [illegible] ROOF. PROVIDE APPROPRIATE SOFFIT [illegible] OVERHANGS.

5 ROOF PLAN
Scale: 1/4" =1'-0"

5

ROOF PLAN

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)

2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

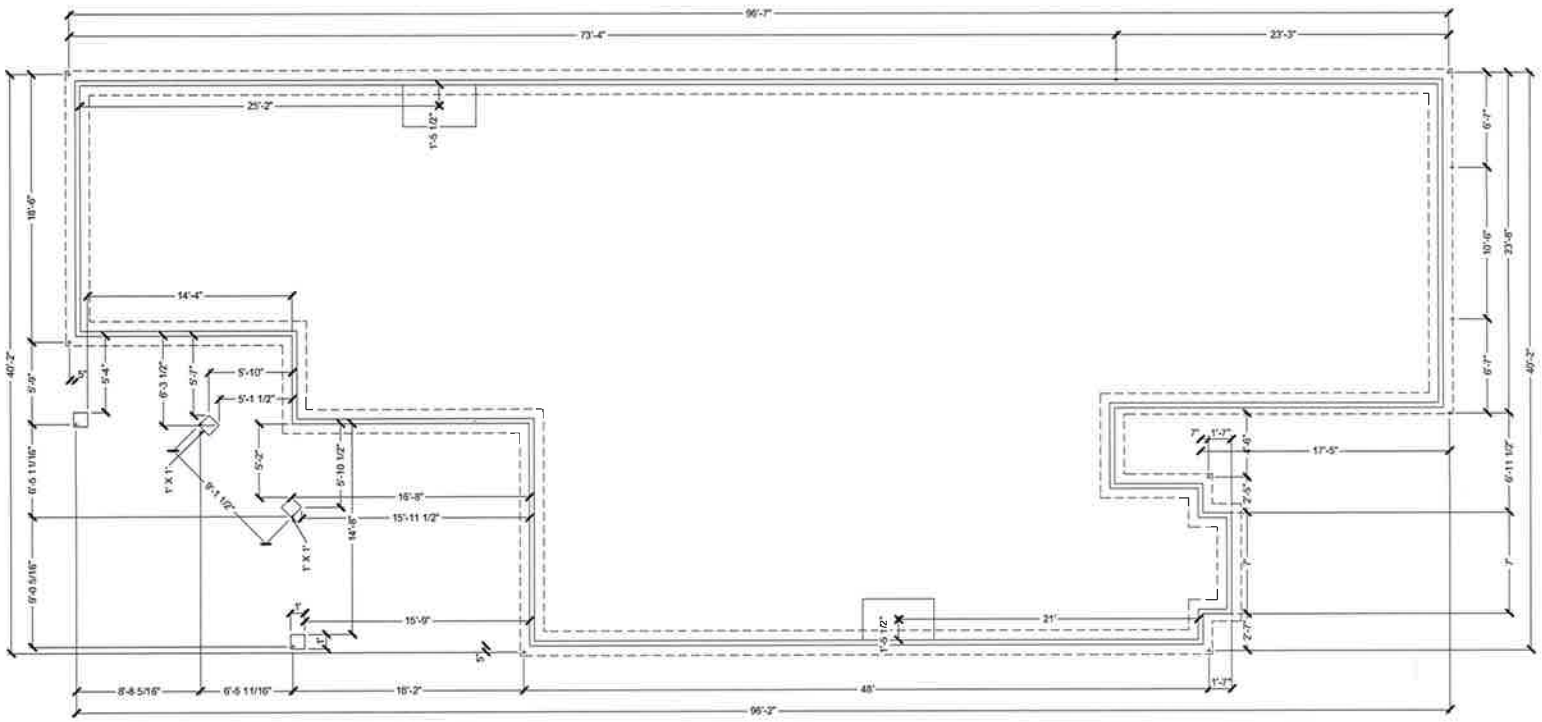
7804 E. 108TH ST.
TULSA
OK 74137

816 N. WALKER.
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative
home
designs

2.20



6 FOUNDATION
Scale: 1/4" =1'-0"

6

FOUNDATION

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)
2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

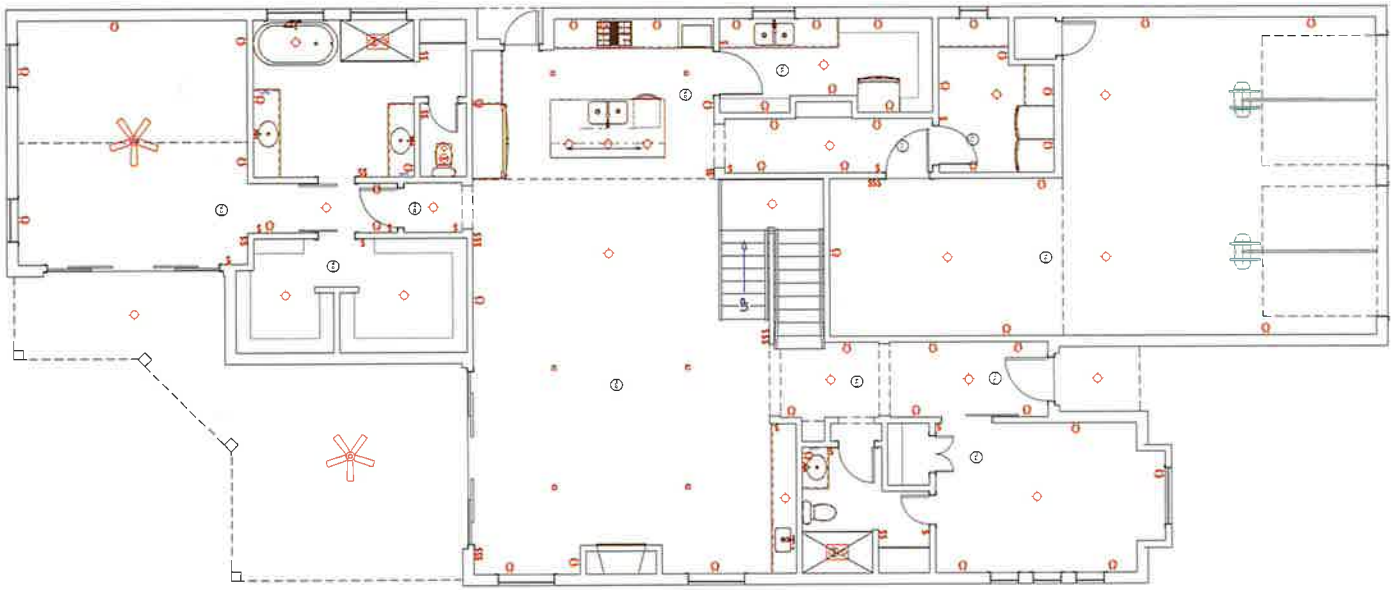
7804 E. 108TH ST.
TULSA
OK 74137

816 N. WALKER.
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesign.com
plans © copyright designs

creative
home
designs

2.21



7 ELECTRICAL
Scale: 1/4" =1'-0"

7

ELECTRICAL

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)

2275 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

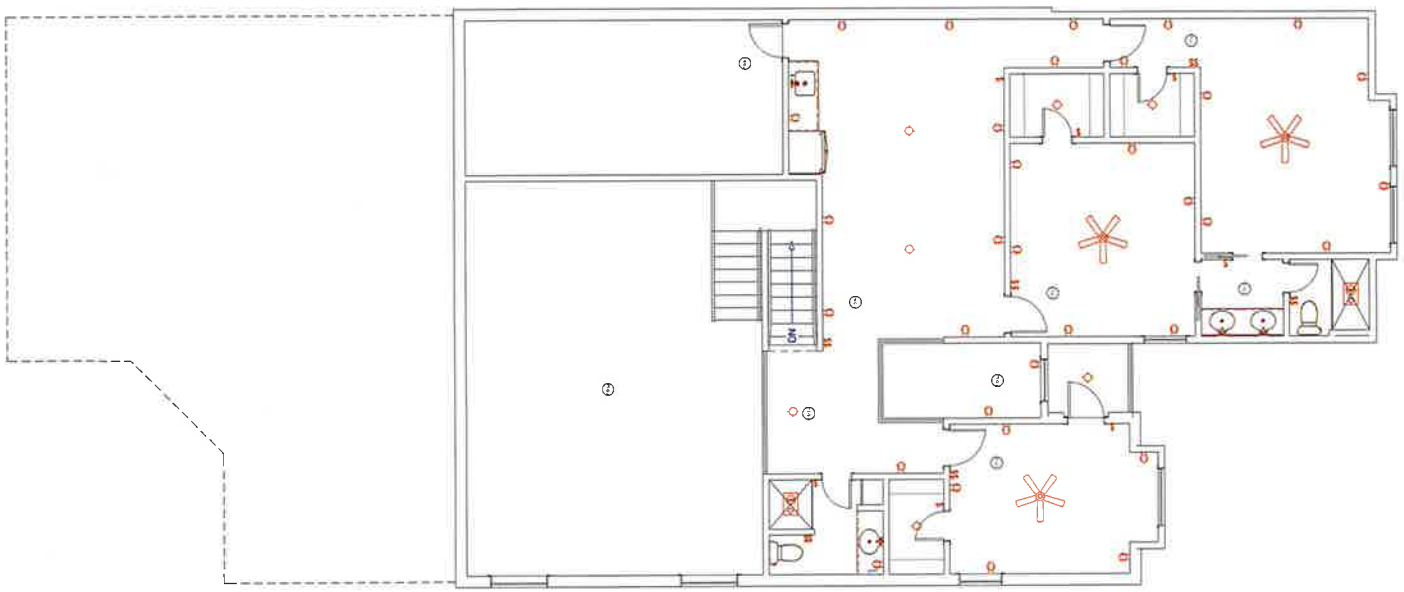
7604 E. 108TH ST,
TULSA
OK 74137

816 N. WALKER,
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative
home
designs

2.22



8

ELECTRICAL

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)

2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

7804 E. 108TH ST.
TULSA
OK 74137

816 N. WALKER.
SUITE 110
OKLAHOMA CITY
OK 73102
405.270.6417

www.creativehomedesigns.com
plans © copyright, designer

creative
home
designs

8 ELECTRICAL
Scale: 1/4" =1'-0"

2.23

9

3D VIEWS

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

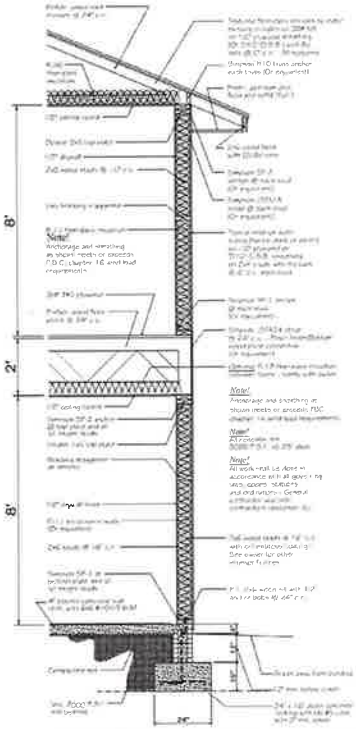
2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)
2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

7504 E. 106TH ST,
TULSA
OK 74137

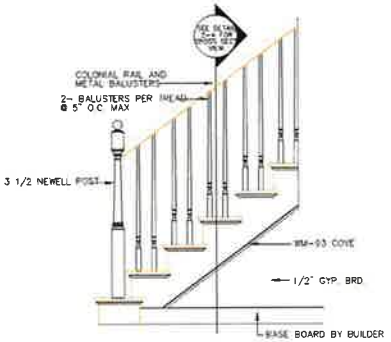
816 N. WALKER,
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

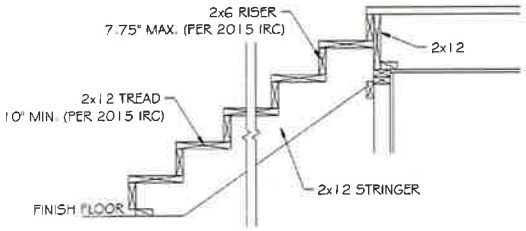
creative
home
designs



Typical Wood Framed Two-Story Wall Section



1 STAIR DETAIL



CLOSED RISER STAIR DETAIL

10

DETAIL PAGE

MIDTOWN INFILL 1

7/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)
2276 SQ FOOT VENEER (MAIN FLOOR)
1318 SQ FOOT VENEER (UPPER FLOOR)
3594 SQ FOOT VENEER (TOTAL)

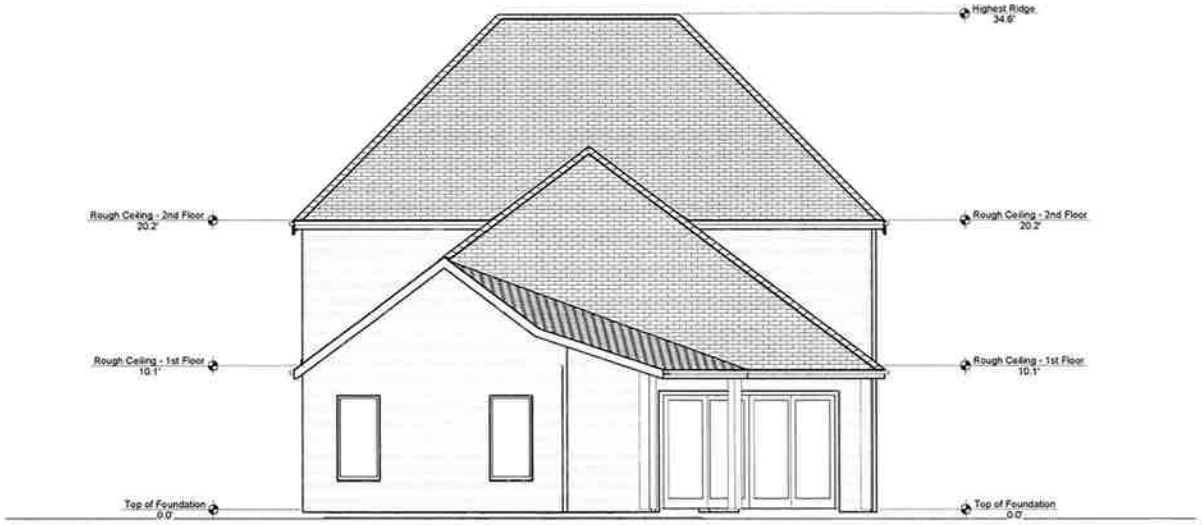
7804 E. 108TH ST.
TULSA
OK 74137

615 N. WALKER,
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative
home
designs

Elevation 6



Elevation 7

3

ELEVATIONS

MIDTOWN INFILL 12 pitch1

8/21/2020

LaBELLA HOMES

RS/BP

SQUARE FOOTAGE

2184 SQ FOOT FRAME (MAIN FLOOR)	2276 SQ FOOT VENEER (MAIN FLOOR)
1283 SQ FOOT FRAME (UPPER FLOOR)	1318 SQ FOOT VENEER (UPPER FLOOR)
3467 SQ FOOT FRAME (TOTAL)	3594 SQ FOOT VENEER (TOTAL)

7804 E. 108TH ST.
TULSA
OK 74137

816 N. WALKER.
SUITE 110
OKLAHOMA CITY
OK 73102
405-270-6417

www.creativehomedesigns1.com
plans © copyright designer

creative home designs

3 **ELEVATIONS**
Scale: 1/4" =1'-0"

2.26

Feet
0 200 400

Subject Tract

BOA-22996

19-12 24

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

Aerial Photo Date: February 2018

N

2.27

Feet
0 50 100

Subject Tract

BOA-22996

19-12 24

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

Aerial Photo Date: February 2018

N

2.28