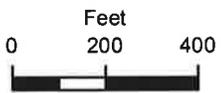


SUBJECT TRACT



BOA-23050

22.1

19-14 05



BOARD OF ADJUSTMENT CASE REPORT

STR: 9405

Case Number: **BOA-23050**

CZM: 39

CD: 3

HEARING DATE: 12/08/2020 1:00 PM

APPLICANT: Cody Welch

ACTION REQUESTED: Minor Special Exception to amend a previously approved site plan for a Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district approved in BOA-22981 (Sec. 70.120)

LOCATION: 165 S 122 AV E

ZONED: IL

PRESENT USE: Industrial

TRACT SIZE: 19301.52 SQ FT

LEGAL DESCRIPTION: LT 8 BLK 3, EASTGATE INDUSTRIAL PARK THIRD ADDN RESUB

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-22981: On 08.25.20 the Board approved a Special Exception for a Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. The approval in this case was limited Suite B.

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

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

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

22.2

ANALYSIS OF SURROUNDING AREA: The subject tract is located South of the SE/c of E. Admiral Pl. and S. 122nd E. Ave inside the Eastgate Industrial Park.

STAFF COMMENTS: Applicant is requesting a ***Minor Special Exception*** to amend a previously approved site plan for a Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district approved in BOA-22981 (Sec. 70.120)

The original approval identified the tenant space as Suite B. The applicant is seeking to amend the approval and site plan allow the use in suite C. Per the applicant there will be no expansion of the approved use.

SAMPLE MOTION:

Move to _____ (approve/deny) a ***Minor Special Exception*** to amend a previously approved site plan for a Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district approved in BOA-22981 (Sec. 70.120)

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

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



Subject Property



Facing North on 122nd



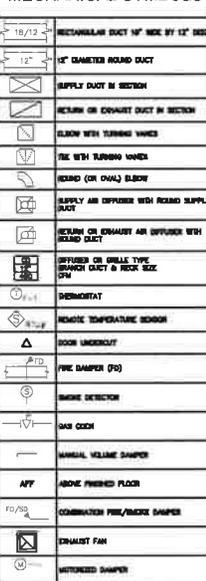
Facing South on 122nd E. Ave.

John Varghese
2606 W KENOSHA
SUITE #550
BROKEN ARROW, OK 74012
(918-401-9248)

LIGHTING ELECTRICAL SYMBOLS
(NOT ALL SYMBOLS APPLICABLE FOR THIS PROJECT)



MECHANICAL SYMBOLS



GENERAL NOTES:

- ALL ELECTRICAL, CONDUIT DEVICES AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY. DO NOT SCALE. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION PRIOR TO ANY ROUGH IN.
- ALL CIRCUITS SHALL BE MINIMUM #12 THHN/THWN COPPER W/ #12 COPPER BOND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE. ALL CONDUCTORS, REGARDLESS OF SIZE SHALL BE TIGHT BENT TO 90 DEGREE. ALL WIRING SHALL BE IN WET, CONDUIT WITH N.E.C. SIZED BONDING CONDUCTORS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE ALL DEVICE & LIGHTING FIXTURE FINISHES PRIOR TO PURCHASING ANY EQUIPMENT. CONTAIN THE EXACT COLOR TO THE PRIOR TO ORDERING ANY FIXTURES.
- FURNISH AND INSTALL ALL ELECTRICAL WIRING, SHOWERS, OUTLET AND JUNCTION BOXES, MOTOR STARTERS, DISCONNECT AND CONTROLS FOR EQUIPMENT FURNISHED UNDER OTHER SECTIONS. UNLESS NOTED OTHERWISE, VERIFY EQUIPMENT RECOMMENDATIONS PRIOR TO BID.
- ALL MATERIALS SHALL BE NEW AND IN GOOD CONDITION, THE PRODUCT OF SUBSTANTIALLY ESTABLISHED AND REPUTABLE MANUFACTURERS.
- AS A MINIMUM REQUIREMENT ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED OR ADAPTED EDITIONS OF THE NATIONAL ELECTRICAL CODE, STATE OR LOCAL ELECTRICAL CODES, AND THE REQUIREMENTS OF THE POWER CONTRACTOR. WHERE CONFLICTS OCCUR THE MORE STRINGENT OR THE CODE ENFORCED BY THE AUTHORITY HAVING JURISDICTION SHALL APPLY.
- CONTRACTOR SHALL COORDINATE AND MAKE FINAL CONNECTIONS FOR MECHANICAL EQUIPMENT. SIZE ALL FUSES/CIRCUIT BREAKERS PROTECTING MECHANICAL EQUIPMENT PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
- ALL WIRING DEVICES SHALL BE ALL APPROVED OF THE TYPE AND NUMBER SHOWN ON THE DRAWINGS. ALL NEW RECEPTACLES & SWITCHES SHALL BE 20 AMP SPECIFICATION (UNLESS DEVICES INTEND TO TEST OR TEST AS NECESSARY). UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE DEVICE & DEVICE PLATE TYPES, AND COLORS AS SPECIFIED IN SPECIFICATIONS. PROVIDE ADDRESS TAPE LABEL ON ALL DEVICE COMPLETES INDICATING PANELBOARD AND CIRCUIT NUMBER.
- ALL LUMINAIRES, LAMPS AND LENSES SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL ACCEPTANCE.
- NO PORTION OF ANY LIGHT FIXTURE MOUNTED IN A SUSPENDED GRID TYPE CEILING MAY BE SUPPORTED IN ANY WAY BY THE CEILING GRID OR THE CABLES OR WIRES THAT SUPPORT THE CEILING. ALL FIXTURES MOUNTED IN GRID TYPE CEILING SHALL BE INDEPENDENTLY SUPPORTED (SUSPENDED) FROM BUILDING STRUCTURE ABOVE AT 2 DIAGONAL CORNERS BY WIRE, CABLE OR OTHER APPROVED MEANS WITHIN 6" OF THE CORNER.
- PLAN AND INSTALL ALL ELECTRICAL WORK IN SUCH A MANNER AS TO PREVENT OBSTRUCTIONS AND KEEP OPENINGS AND PASSAGeways CLEAR. CONSULT GENERAL CONTRACTOR DRAWINGS FOR CONDITIONS AFFECTING THIS WORK AND VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. NOTIFY ENGINEER IMMEDIATELY OF POSSIBLE CONFLICTS. WHERE INTERFERENCES WITH STRUCTURAL MEMBERS OR OTHER FEATURES EXIST OR WHERE JOB CONDITIONS REQUIRE REASONABLE CHANGES IN LOCATION AND ARRANGEMENT OF INSTALLED EQUIPMENT, CONSULT OWNER OR WIRING CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT EXTRA COST TO OWNER.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE DRAWINGS AND EXISTING PREMISES PRIOR TO BEGINNING WORK. NO SUBSEQUENT ALLOWANCES WILL BE MADE FOR NOT BEING FAMILIAR WITH EXISTING CONDITIONS.
- NEW CONDUIT OR EXISTING CONDUIT WHICH MUST BE MODIFIED WITHIN THE SCOPE OF THIS PROJECT SHALL NOT BE ATTACHED TO NOR SUPPORTED BY ANY WIRE OR CABLE WHICH IS USED TO SUPPORT THE CEILING GRID. NEW CONDUIT SUPPORTS OR SUPPORT WIRES AND APPROVED SUPPORTING DEVICES SHALL BE PROVIDED AS NECESSARY.
- CONTRACTOR SHALL NOT INTERRUPT OR REMOVE ANY EXISTING CIRCUITS OR EQUIPMENT UNLESS NOTED OTHERWISE ON PLANS. ANY DAMAGED OR DISRUPTED CIRCUITS OR EQUIPMENT SHALL BE RESTORED TO NEW CONDITION AT NO ADDITIONAL COST TO OWNER, ARCHITECT OR ENGINEER.
- CONTRACTOR SHALL FIELD VERIFY SOURCE OF ALL EXISTING AND NEW LIGHTING AND POWER CIRCUITS BY PANEL AND BREAKER NUMBERS FOR AREAS WITHIN SCOPE OF THIS PROJECT PRIOR TO CONSTRUCTION. CLOSE OUT PROVIDE A IDENTIFY TYPED PERMANENTLY ATTACHED PANEL TAGS TO IDENTIFY EACH CIRCUIT, LINE, AND AREA SERVED. (I.E. #1 RECEPT. RW. 100)
- THE CONTRACTOR SHALL CONFIRM & VERIFY THE LOCATIONS OF ALL EXISTING AND EMERGENCY LIGHTING AS SHOWN ON THE PLAN PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH THE OTHER TRADES.

COORDINATION NOTES

- NOT WIRED
- MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS ARE REQUIRED TO COORDINATE WITH EACH OTHER AND TO REFER TO ALL SHEETS IN THE SET FOR CONSTRUCTION CONDITIONS, NOT JUST THE DRAWINGS PERTAINING TO THEIR DISCIPLINE. OBTAIN AND/OR ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL SURFACE RECEPTACLES ARE TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS AND/OR ARCHITECT PRIOR TO INSTALLATION.
- ALL EXPOSED PIPE, CONDUIT, AND ELECTRICAL TO BE PREPARED BY TRADE FOR PRIME AND FINAL PAINT BY G.C. SEE ARCHITECTURAL SPECIFICATIONS.

NOTE:
VERIFY ACTUAL FIELD PIPE LENGTHS AND CHANGE REFRIGERANT PIPE SIZES PER MANUFACTURER RECOMMENDATIONS

FAN COIL UNITS W/ OR COOLING	MS-1A	MS-1
Manufacturer	FURNITON	FURNITON
Model Number	48181011P	48181011P
Capacity	1.0	1.0
Supply Air Temp	55	55
Room Cooling Load	18	18
Room Heating Load	18	18
Supply Air Diff. (W/WH)	18" x 18"	18" x 18"
Return Diff. (W/WH)	18" x 18"	18" x 18"
Return Connection	1/2"	1/2"
Supply Connection	1/2"	1/2"
Pressure Drop (Static)	0.3	0.3
Pressure Drop (Total)	0.3	0.3
Voltage	240VAC	240VAC
Phase/Seq	3-Ø	3-Ø
Phase/Seq	WYE	WYE
Control	W/WH	W/WH

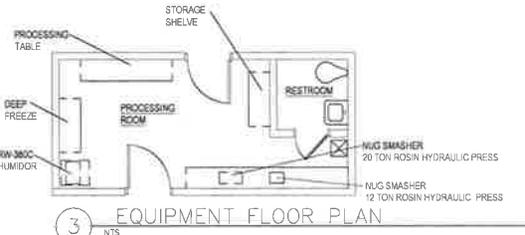
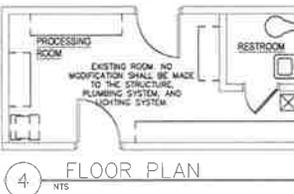
NOTE #1: UNIT INCLUDES INDUSTRY STANDARD PERFORMANCE FACTOR (EER) OF 10.5.
NOTE #2: OWNER TO PROVIDE FRESH AIR FROM EXTERIOR TO THE UNIT.
NOTE #3: DISCONNECT SWITCH BY THE ELECTRICAL CONTRACTOR.
NOTE #4: DRUGS MUST BE FIELD BY ELECTRICAL CONTRACTOR.
NOTE #5: INSTALL PER MANUFACTURER RECOMMENDATIONS.

PIPE INSULATION NOTES

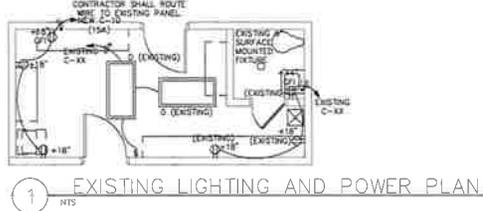
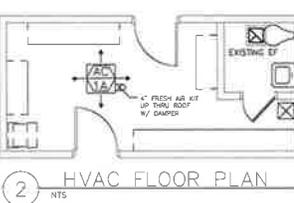
INSTALLATION OF INSULATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:

- INSULATION SHALL BE INSTALLED TO COVER ENTIRE SURFACE OF ALL PIPES AND EQUIPMENT EXCEPT WHERE NOTED OTHERWISE.
- INSULATION SHALL BE INSTALLED TO COVER ENTIRE SURFACE OF ALL PIPES AND EQUIPMENT EXCEPT WHERE NOTED OTHERWISE.
- INSULATION SHALL BE INSTALLED TO COVER ENTIRE SURFACE OF ALL PIPES AND EQUIPMENT EXCEPT WHERE NOTED OTHERWISE.
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- INSULATION SHALL BE INSTALLED TO COVER ENTIRE SURFACE OF ALL PIPES AND EQUIPMENT EXCEPT WHERE NOTED OTHERWISE.

THIS FACILITY DOES NOT USE ANY CHEMICALS OR GASES TO PROCESS AND/OR FACILITATE THE EXTRACTION OF THE AND CBD. THE PROCESS OF EXTRACTION IS LIMITED TO CRUSHING THE BAG IN A FOOD GRADE HYDRAULIC PRESS. THIS ROOM HAS AN OCCUPANT DENSITY OF 2 PEOPLE.



CONDENSER FOR NEW MINI SPLIT SYSTEM LOCATED OUTSIDE BUILDING WITHIN MANUFACTURER RECOMMENDED LINE SET LENGTH FROM INDOOR UNIT. ELECTRICAL CONTRACTOR SHALL WIRE OUTDOOR UNIT TO EXISTING PANEL. BOON ELECTRICAL AND MECHANICAL CONTRACTORS SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND MAKE ALL FINAL CONNECTIONS AS REQUIRED SUCH THAT THE SYSTEM IS 100% FUNCTIONAL.



No.	Description	Date
1		

FAT & HAPPY PROCESSING LLC
165 S122nd E AVE,
Tulsa, OK 74128

Project Number:
Date:
Drawn by:
Checked by:
MEP-1.0
Scale:

22.6

LTS 7 & 8 BLK 3, UTICA ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Shelton re-entered the meeting at 2:52 P.M.

22981—Cody Webb

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Action Requested:

Special Exception to permit moderate-impact medical marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL District (Section 15.020, Table 15-2). **LOCATION:** 165 South 122nd Avenue East, Suite B (CD 3)

Presentation:

Cody Welch, 2878 East 34th Street, Tulsa, OK; no presentation was made, and he deferred to Mr. Logan Jones.

Logan Jones, Attorney, 616 South Boston Avenue, Tulsa, OK; stated his client would like to have cannabis processing facility located at 165 South 122nd East Avenue, Suite B. The process his client wants to engage in is something generically referred to as non-combustible. The application that is before the Board is for a building that is currently zoned IL, where the zoning requirements for the City of Tulsa state that any cannabis processing, including this moderate impact, be placed in an IM or an IH zone. Mr. Welch is looking to occupy a floor space of about 200 square feet. The difference between a combustible and a non-combustible process is obviously the use of combustible gases, which is a concern for anyone who has to be in close proximity to this, however, that does not apply to this specific situation. His client will be using a simple heat and force machines to take the cannabis plant, heat and compress it down, extract the oil and that is it. There are no flammable products. There are no toxic gases. The specific requirements for a permitted business in the city limits of Tulsa are going to require that a cannabis processing facility mirror and implement a lot of the requirements which are used for licensing purposes from the State, both the Oklahoma Medical Marijuana Authority and the Oklahoma Bureau of Narcotics and Dangerous Drugs which will regulate the actual presence of cannabis on the subject site. Specific to the Bureau of Narcotics and Dangerous Drugs any commercial cannabis facility in the State of Oklahoma has to abide by a monitored alarm system by a third party, a lock that will segregate access to the cannabis from general access to the facility, and recordable cameras that will track the physical presence of individuals. He understands that since the subject property abuts a residential area there is a concern about the traffic pattern. The reality is that Mr. Welch is not the first cannabis business in the area; there are already two others that exist in the industrial light area, which are cannabis growers. Mr. Welch will be occupying 200 square feet in a portion of a building that a grower currently is permitted to occupy. As for the smell, the City of Tulsa has a ventilation requirement to make this process as indistinguishable to neighbors as possible. The buildings are non-descript buildings in east Tulsa and there is no identification signifying the buildings are commercial cannabis businesses. There

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22.7

is no signage. There are no additional security protocols. There is nothing to distinguish the building occupants from any other building occupants. The subject building does not actually abut any residential property; there is a corridor or a row of industrial buildings separating the residences in question. Mr. Jones stated the reason Mr. Welch does not have an existing medical marijuana license today is because he is attempting to attach his license to the subject address which requires the consent of the City of Tulsa via the Certificate of Compliance; he is awaiting the resolution of today's decision. There was a question by Mr. Triplett whether the building owner consented to this application and he does. At this point Mr. Jones deferred to Mr. Welch so he can discuss the processing technology in the subject space.

Cody Welch came forward and stated that what he does is mechanical extraction. He has two machines that fit on a 6'-0" x 2'-6" worktable. He applies heat and pressure, and the pressure is about 800 pounds per square inch and the heat does not exceed 200 degrees. There would virtually be zero environmental footprint for what he is doing. The solvent used in the process is water except for the cleaning supplies. He is not interested in using chemicals in the processing because he wants to keep an organic approach to the processing. Mr. Welch stated he hired Mr. Jones to help him get through some of the language of the process and the hearing process. He plans to use the existing alarm that is there for the marijuana farm. He has fingerprint digital wi-fi activated locks to enter the shop. He has two cameras on the interior. The plans are to have an HVAC system and it will have a carbon filtration system.

Ms. Shelton asked Mr. Welch if mechanical extraction without the use of chemicals produce any marijuana odors? Mr. Welch stated marijuana has an odor no matter what a person does to it. The grievances that were written to him, he believes, are grievances more toward the existing cannabis businesses because he has not operated or done anything at the subject site. Mr. Welch stated the extreme pungent smell comes from the harvesting of the cannabis and he will not be harvesting.

Ms. Shelton asked if the applicant decides to not have organic processing in the future would that change his designation and prompt him to come back before the Board? Mr. Van De Wiele stated that it would if it were one of the combustible processes, the ones designated in the high intensity processing.

Interested Parties:

Robert Triplett, 139 South 122nd East Avenue, Tulsa, OK; stated he appreciates everything Mr. Welch has said, and he gave him an opportunity to meet with him, he was very forthright. Mr. Triplett stated he has encountered over the last year a really pungent smell from other marijuana growers, to the point that his employees cannot leave their car windows down. On the day of harvest and/or when the marijuana is squeezed the pungent smell is going to be serious. He and his employees get the smell on their clothes and they are concerned about being stopped for probable cause by the Police because the odor can be that strong.

BOA-22981

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Mr. Van De Wiele asked Mr. Triplett where his facility is located in relation to the subject building. Mr. Triplett stated that his facility is three doors north of the subject site. Mr. Triplett stated there are at least three other growers along the street and he knows that because of the pungent smell.

Mr. Bond asked Mr. Triplett if he disagreed with the applicant about his process not creating any additional smells. Mr. Triplett stated that he would strongly disagree. It is like a piece of garlic, once you start peeling it there will be more smell. Mechanically the marijuana will have more smell.

Mr. Van De Wiele asked Mr. Triplett if he was aware of the filter ventilation equipment at the other locations? Does he know if the other locations have them or don't have them? Mr. Triplett stated there has been a concentrated effort by the people along that street that are growing to add scrubbers. But on harvest day on a small parcel there cannot be enough scrubbers installed to remove all the odor. Mr. Triplett stated that he knows from a practical standpoint people cannot roll their windows and leave them down because the smell gets really bad. He thinks the City was smart when they wrote the zoning to have the marijuana facility or processing be in IM or IH, because those parcels are larger and farther apart. This area has buildings nested together very closely on the small IL lots.

Rebuttal:

Cody Welch came forward and stated there is an enormous difference in the smell when it comes to processing and harvesting.

Comments and Questions:

Mr. Van De Wiele stated that he has read in the Code, in 9.3, "a ventilation air filtration system that prevents odor from being detectable at the boundaries of the lot within which the building is housing", so who is checking on that? Who verifies that? Mr. Chapman stated the building permit level verifies that there is some type of system. There is no one going to perform a smell check on a business; it would be a complaint-based inspection performed by Code Enforcement.

Ms. Radney stated this one is a tough call for her. This does strike her as being about intensity and through no fault of this applicant, he may be prepared to comply with the Code as it relates to the air scrubbing system, but she cannot get past Mr. Triplett's suggestion that adding additional manufacturing capacity into the space is injurious to the neighborhood. Ms. Radney recognizes that there may be a recourse with the City in the terms of Code Enforcement but what is acceptable per Code to date isn't adequate and adding more manufacturing capacity into this environment seems problematic. Ms. Radney stated that she is leaning toward a no vote, but she will listen to the rest of the discussion.

Ms. Shelton stated that she is struggling the same thing as Ms. Radney, she is not a fan of compounding problems. The last thing the applicant said, that there is a distinct difference in the smell of extraction versus the smell of harvesting so what is being

BOA-22981

FILE COPY

proposed is extraction not harvesting and that has her favoring a yes vote more than a no vote but that doesn't mean that she is not sympathetic to the odor. Ms. Shelton stated she hates the smell so she can imagine the pain of working around the odor.

Board Action:

On **MOTION** of **BOND**, the Board voted 3-1-0 (Bond, Shelton, Van De Wiele "aye"; Radney "nays"; no "abstentions"; none absent) to **APPROVE** the request for **Special Exception** to permit moderate-impact medical marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL District (Section 15.020, Table 15-2), subject to conceptual plan 9.10 of the agenda packet. This approval is limited to the 200 square foot space identified as Suite B. The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

LT 8 BLK 3, EASTGATE INDUSTRIAL PARK THIRD ADDN RESUB, City of Tulsa, Tulsa County, State of Oklahoma

22985—Christian & Kristen Meyers

Action Requested:

Variance of the minimum lot width in the RE District to permit a lot line adjustment (Section 5.030, Table 5-3); Variance of the minimum lot area and lot area per dwelling unit in the RE District to permit a lot line adjustment (Section 5.030, Table 5-3). **LOCATION:** 2604 East 38th Street South **(CD 9)**

Presentation:

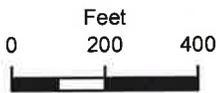
Lou Reynolds, 2727 East 21st Street, Tulsa, OK; stated he represents Mr. and Mrs. Chris Meyers who own the subject property. In the back of their property there is a square tract that they would like to attach that portion to the neighbor's property to the southeast. The unusual issue is that the northern lot, Tract A, is an RE zone property and Tract B and Tract C where the small portion will be attached is zoned RS-1, and they each have significant zoning requirements. Tract A is supposed to 150-foot width on 38th Street and it has 83 feet of width, that is how it was platted. So, there is not any change in the street frontage for the subject property, it is actually the rear of the property. The north boundary line of Tract C and the south boundary line of Tract A is the zoning line. Everything north of Tract C is zoned RE and everything south of Tract A is zoned RS-1.

Mr. Van De Wiele asked Mr. Reynolds if Tract B was its own separate lot. Mr. Reynolds answered no and stated that it is a piece of Tract A. Tract A and Tract C are a single lot and Tract B is its own lot. Mr. Van De Wiele asked Mr. Reynolds if the goal is to cut C off from A and tie it to B. Mr. Reynolds answered affirmatively.

Mr. Reynolds stated that on Tract B there is a house, a pool and that owner wants to have the small portion of land so they will have a back yard behind the pool. Mr.

08/25/2020-1257 (21)

22.10



Subject Tract

BOA-23050

19-14 05

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

Aerial Photo Date: February 2018

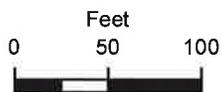


22.11



S 122 E AVE

E 4 PLS



Subject Tract

BOA-23050

19-14 05

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

Aerial Photo Date: February 2018



22.12