

From: [Marc D. Collins](#)
To: [Chapman, Austin](#)
Cc: [Irma Collins](#); [esubmit](#)
Subject: Case BOA-23113 - from MArc & Irma Collins at 4623 S Florence Ave, Tulsa 74105
Date: Tuesday, April 27, 2021 12:55:22 PM

Austin,

Below are talking points we plan to bring up. You have been in other communications too. Thanks.

1. Thank you to listen to our concerns. We have never done anything like this and a bit shocked. Never seen changing in zoning in our neighborhood. Seems all have worked within boundaries for the betterment of individual and neighborhood. We are laymen and I assume the rest on this call are experts. So, please forgive any missteps.
2. We were a bit shock to get noticed without any communication from the Neighbor and or builder.
3. When we moved here ~ 20 years ago:
 - Our Fence – We talked to neighbors and got property staked/pin. We built the fence within our property. We keep neighbors updated and never asked them to pay anything.
 - We also, look at building additional space. We talked to neighbors on the north since they would be/might be impacted.
4. We were happy to hear that Incog was surprised that neither neighbor nor builder has talked to us. Incog suggested that we visit with neighbor and/or builder. It felt odd that we had to start it but did.
5. Wife called neighbor, Mr. Joe Zaloudek. The neighbor seems a bit aggressive. He basically said they look at other options and we should be happy with this one.
6. This neighbor also just connected his fence to our without any communication. Fence companies that I have dealt with always asked have you spoken to neighbors.
7. Neighbors have many options to build “garage space” that falls within zoning codes and does not impact us.
 - Kyle Gibson states in email yesterday 4/27/21, “We are currently proposing an addition that will be used as garage space for homeowners and service to **enclose their backyard for entertaining space.**
 - This option does impact floodplain and codes to protect
 - Not sure why request it for multipurpose if only for garage. Can they change to like mother-in-law later?
8. Proposed solution
 - If garage space is really the main purpose/use build within the area that does

not impede city code. They can easily build south or west. South by making garage extended or west by adding another car spot.

- Work with neighbors beforehand if so desire.

9. When we look at 70.130-H standards and review criteria, this proposal misses the mark in several if not all listed. A few key points.

- The intended state purpose can be met without asking for permission to change code.
- The conditions are not unique to our area. We are all in the flood zone/plane.
- This hardship request is not real. It is self-imposed by the current property owner.
- This variance is not the minimum relief even as Joe stated to my wife. Is it self-selected.
- This request does impact the essential character of our neighborhood. In one way, they are requesting the code to be changed from RS1 to RM2 which is a multi-housing standard. We also believe this can substantially/permanently impair the use/development of our adjacent property. Mention people adding a second house for a property our size.