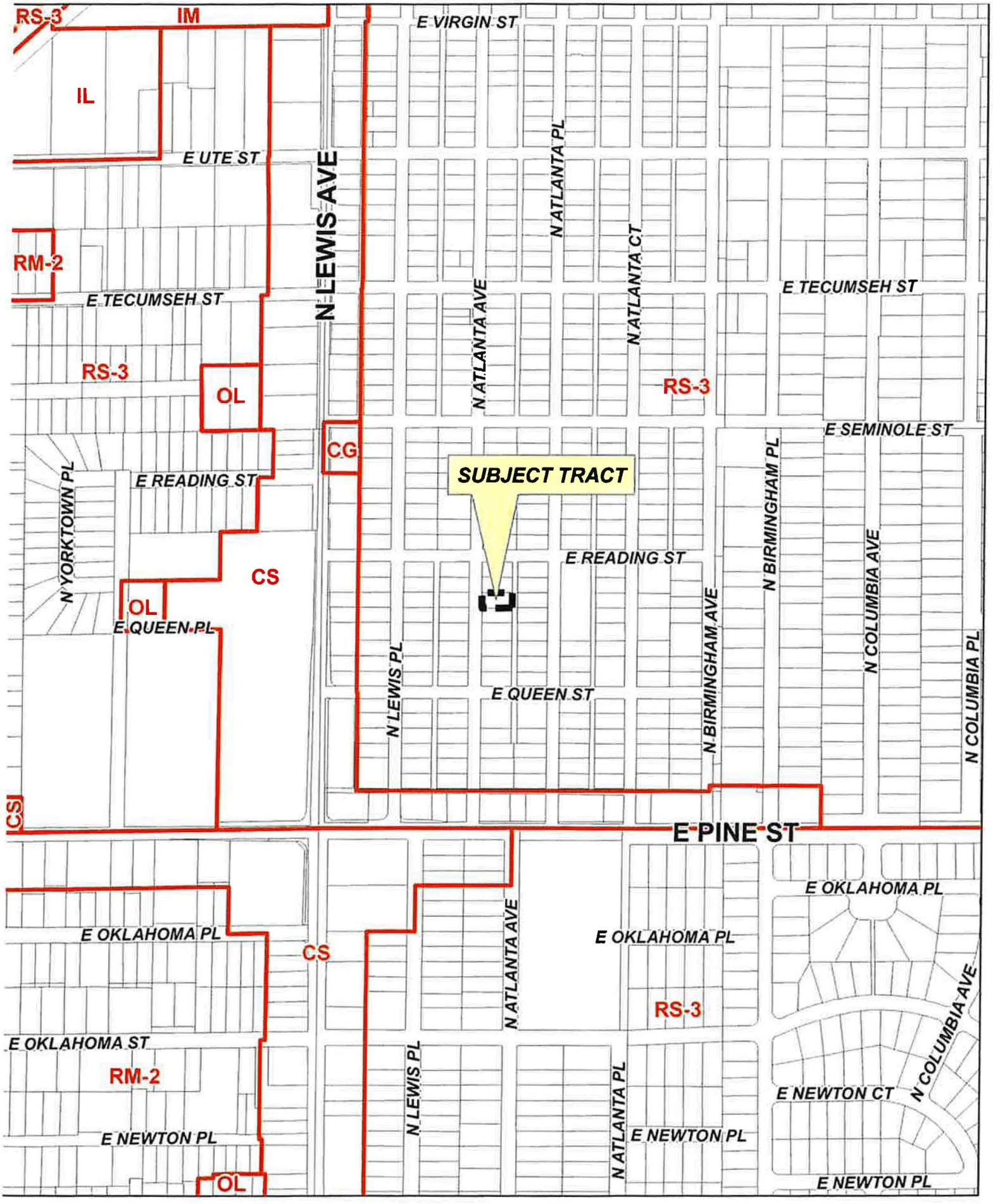


Feet
0 200 400

BOA-23133

20-13 29

6.1

N

BOARD OF ADJUSTMENT
CASE REPORT

STR: 0329
CZM: 29
CD: 3

Case Number: **BOA-23133**

HEARING DATE: 06/08/2021 1:00 PM

APPLICANT: Mathew Zalk

ACTION REQUESTED: Variance of the 25-foot street setback and the 20-foot rear setback in an RS-3 District (Sec. 5.030-A, Table 5-3)

LOCATION: 1623 N ATLANTA AV E

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 5000.71 SQ FT

LEGAL DESCRIPTION: LT 611 BK 47, TULSA HGTS

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 South of the SE/c of N. Atlanta Ave. and E. Reading Street.

STAFF COMMENTS: the applicant is requesting a **Variance** of the 25-foot street setback and the 20-foot rear setback in an RS-3 District (Sec. 5.030-A, Table 5-3)

6.2

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Minimum Lot Area (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house dev't	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	-
Duplex	-	-	-	9,000	9,000	3,300	6,900	6,900	6,900	6,900	6,900	6,900	-
Multi-unit house	-	-	-	-	-	3,300	6,900	5,500	5,500	5,500	5,500	5,500	-
Apartment/condo	-	-	-	-	-	-	-	-	10,000	10,000	6,000	24,000	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	[1]
Other allowed buildings/uses													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Min. Lot Area per Unit (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house dev't	-	-	-	-	-	2,750	2,750	2,750	2,750	2,750	2,750	2,750	-
Duplex	-	-	-	4,500	4,500	1,650	3,450	3,450	3,450	3,450	3,450	3,450	-
Multi-unit house	-	-	-	-	-	1,100	1,800	1,800	1,800	1,375	1,100	900	-
Apartment/condo	-	-	-	-	-	-	-	-	2,900	1,750	1,100	400	-
Other allowed buildings/uses													
Permitted by right	-	-	-	-	-	-	-	-	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Minimum Lot Width (ft.)													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	-
Patio house	-	-	-	60	50	30	50	50	50	50	50	50	-
Townhouse	-	-	-	30	30	20	25	20	20	20	20	20	-
Cottage house dev't	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	75	75	30	60	60	60	60	60	60	-
Multi-unit house	-	-	-	-	-	30	50	50	50	50	50	50	-
Apartment/condo	-	-	-	-	-	-	-	-	100	100	50	100	-
Other allowed buildings/uses													
Permitted by right	150	100	75	60	50	50	50	50	50	50	50	50	50
Special exceptions	150	100	100	100	100	100	100	100	100	100	100	100	100
Minimum Street Frontage													
Residential bdgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
Min. Building Setbacks (ft.)													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	35	35	35	35	35
Other streets	35	35	30	25	20	20	25	10	25	25	10	25	25
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000[8]	2,500	600	2,000	1,200	1,200	600	200	-	2,500

The applicant is requesting a rear setback of 9' and a street back of 20'. Currently only 40' of the 50' of planned right-of-way on N. Atlanta is dedicated. Per the City of Tulsa permit Center the plans for this structure would be considered a single-family detached home based on the construction method.

STATEMENT OF HARDSHIP: We are trying to create an economically viable improvement to this empty lot. We have gone through multiple iterations, and this is our best alternative to leaving it an empty lot, which blights the neighborhood and fails to improve the residential landscape or create affordable housing for our community.

SAMPLE MOTION:

Move to _____ (approve/deny) a Variance of the 25-foot street setback and the 20-foot rear setback in an RS-3 District (Sec. 5.030-A, Table 5-3)

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

6.3

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;

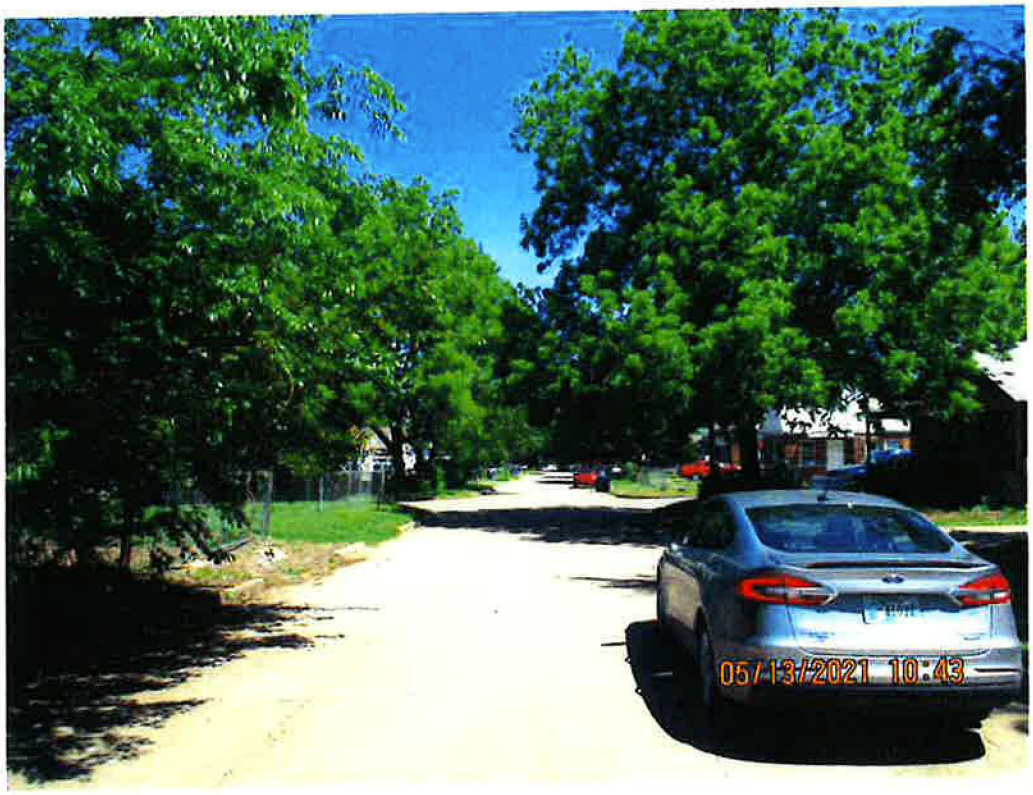
c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

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

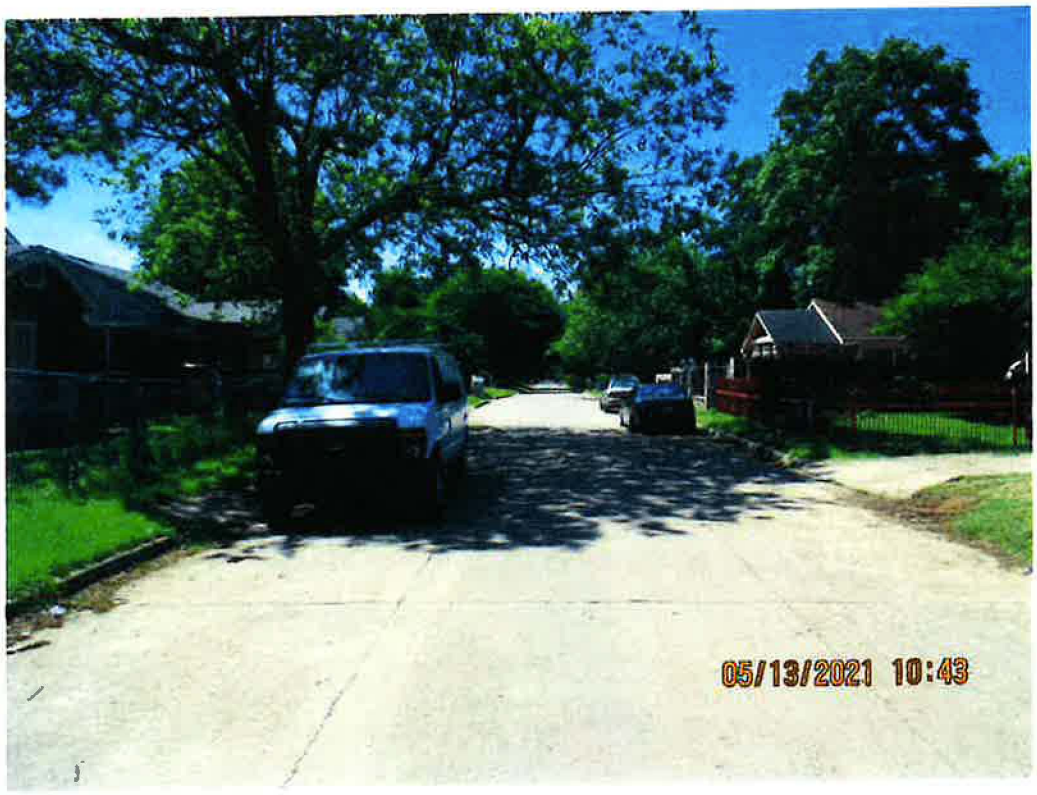
e. That the variance to be granted is the minimum variance that will afford relief;

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 Atlanta



Facing South on Atlanta

Subject Property

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

DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

3/29/2021

Charles Lyon
Lyon Construction LLC
charles@lyonconstruct.com

APPLICATION NO: ZN LOD 85853-2021 (*PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE*)
Project Location: 1623 N Atlanta Ave E
Description: Modular 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 (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)

6.7

REVIEW COMMENTS

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

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. **5.030-A :Setback(s) (Residential)**: In the RS-3 zoned district the minimum street setback shall be 25 feet from the property line and 50' measured from the centerline of the abutting street.

   Review Comments: Revise your plans to indicate a 25" front setback to the property line and 50' from center of street or apply to INCOG for a variance to allow less than a 25" front setback and less than 50' from center of street.

2. **5.030-A:** In the RS-3 zoned district the minimum rear setback shall be 20 feet from the rear property line.

   Review Comments: Revise your plans to indicate a 20' rear setback to the property line or apply to INCOG for a variance to allow less than a 20' rear setback.

3. **55.090-F Surfacing.** All off-street drive and parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

   Review Comments: Revise site plan to indicate a dustless all-weather parking surface from the public street or alley to the proposed parking area or apply to the Board of Adjustment for a Variance (section 70.120) to allow a material other than an approved material meeting the requirements of 55.090-F.

4. **55.090-A Applicability** The parking area design regulations of this section apply to all off-street parking areas for motor vehicles, whether containing required parking spaces or non-required parking spaces. You are required to provide 2 parking spaces on this lot per table 55-1.

   Review Comments: Each parking space must be 8.5 feet by 18 feet on this lot. Provide 2 parking spaces on this lot or apply to BOA for a variance to allow less than the required parking spaces.

If assistance is needed to find review comments or upload revisions contact Ashley Chaney 918-694-4196 or email at AChaney@cityoftulsa.org

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.

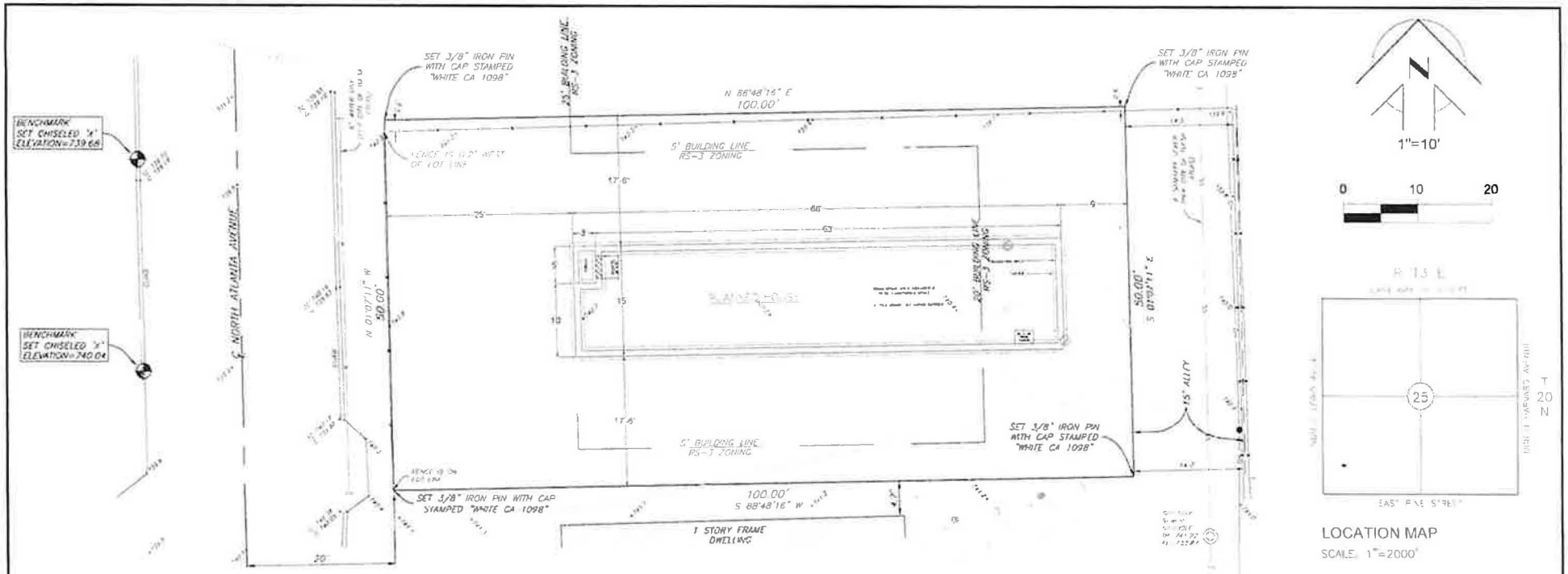
Note: All references are to the City of Tulsa Zoning Code. Kink to Zoning Code: http:www.tmapc.org/Documents/TulsaZoningCode.pdf

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.



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

FIELD WORK COMPLETED JANUARY 10, 2021

THE PROPERTY DESCRIBED HEREON CONTAINS 0.11 ACRES, MORE OR LESS

THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE SUBJECT TRACT LIE WITHIN ZONE X UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0240L WITH AN EFFECTIVE DATE OF 10-16-2012

THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOOD ZONE, AS PER THE CITY OF TULSA REGULATORY FLOOD PLAIN MAP ATLAS DATED 04-12-2017.

NO EASEMENTS OR BUILDING SETBACK LINES ARE SHOWN ON THE PLAT OF TULSA HEIGHTS ADDITION, PLAT NO. 169

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 MEAN SEA LEVEL DATUM.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DATE SHOWN HEREON

THERE WAS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY, THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN HEREON.

LEGEND

- SEWER MANHOLE
- POWER POLE
- TC TOP OF CURB
- G GUTTER
- TR TOP OF RIM
- TG TOP OF GRATE
- FL FLOWLINE
- CONCRETE
- FENCE LINE
- OH OVERHEAD UTILITIES
- SANITARY SEWER LINE
- BENCHMARK

BOUNDARY SURVEY

INVOICE NO. STK 2[illegible]-104628
CLIENT: MAT ZALK

LEGAL DESCRIPTION

LOT SIX HUNDRED AND ELEVEN (611), BLOCK FORTY-SEVEN (47), TULSA HEIGHTS ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF

SURVEYOR'S STATEMENT

[illegible]

RANDY K. SHOE-STALL
S 1676
OKLAHOMA

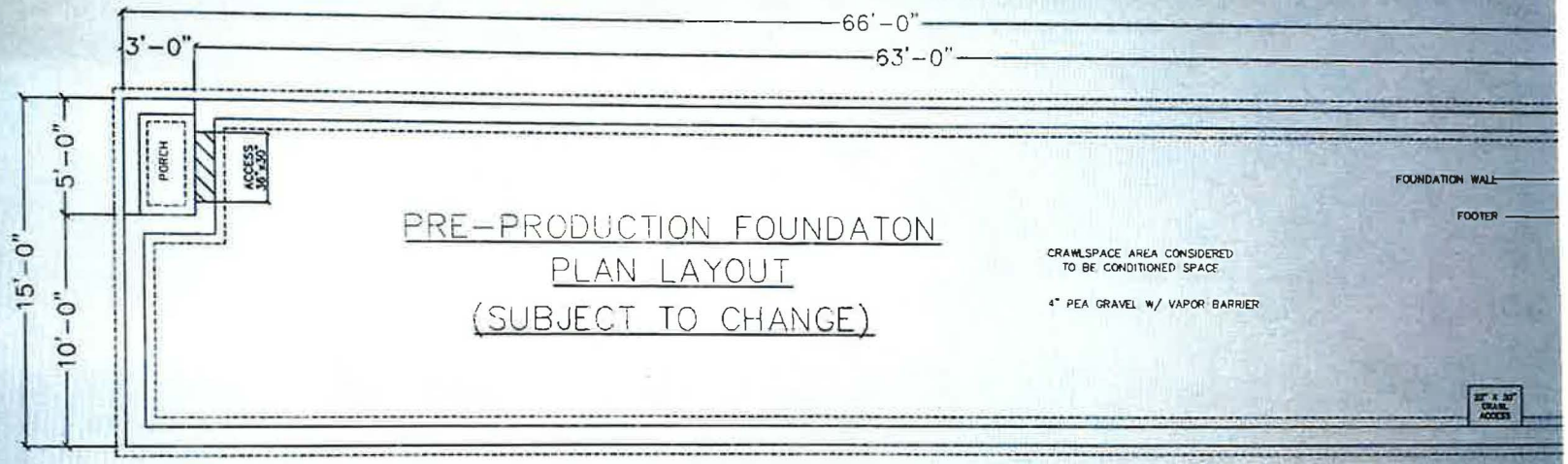
WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. CA1098
EXPIRATION: [illegible]

BY: [signature] DATE: 1/29/21
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1676

WHITE SURVEYING COMPANY
providing land surveying services since 1940
9936 E. 55th Place • Tulsa, OK 74146 • 918 663.6924 • 918 664 8366 fax

Copyright 2022 by White Surveying Company. All rights reserved. No part of this plat may be reproduced, stored in a retrieval system or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471675, Tulsa, Oklahoma.

6.10



HECKAMAN HOMES IS NOT RESPONSIBLE FOR THE FOUNDATION DESIGN AND CONSTRUCTION. THE FOUNDATION SHOWN IS PICTORIAL ONLY. THE BUILDER / DEALERS RESPONSIBILITIES ARE TO:

A) HAVE THE FOUNDATION CONSTRUCTED PER ALL STATE AND/OR LOCAL RESIDENTIAL CODE REQUIREMENTS BASED ON THE JOB SITE SOIL CONDITIONS WHICH INCLUDE, BUT IS NOT LIMITED TO: FOOTERS, WALLS, COLUMNS/PIERS, WINDOWS/VENTS, FLOORS, DRAIN TILE, DAMP-PROOFING, WATERPROOFING, ETC.

B) PRIOR TO THE SET OF THE HOME, HAVE WALLS TEMPORARILY BRACED ON THE INSIDE AND BACKFILLED TO A HEIGHT OF 18" FROM THE TOP OF THE WALL, TO PREVENT THE WALLS FROM CRACKING OR COLLAPSING.

C) MOUNT THE SILL PLATE WITH AN APPROVED SILL SEALER TO THE FOUNDATION SO THE ANCHOR BOLTS OR APPROVED EQUAL DO NOT INTERFERE WITH THE RIM AND/OR FLOOR JOISTS.

D) TO INSTALL PIERS/COLUMNS AT THE LOCATIONS DETERMINED BY HECKAMAN HOMES PER EACH JOB SPECIFIC FOUNDATION PLAN. PIERS/COLUMNS MUST BE INSTALLED UNDEREACH MATING BEAM SPLICE. PIER/COLUMN TO BE LOCATED WITHIN 12" OF EACH END OF ANY OPENING IN THE MATING WALL GREATER THAN 4'-0"

HECKAMAN HOMES IS NOT RESPONSIBLE FOR THE FOUNDATION DESIGN AND CONSTRUCTION. THIS PLAN IS FOR LAYOUT AND SPACING PURPOSES ONLY.

** CONCRETE PIER OR STEEL COLUMN TO BE LOCATED WITHIN 12" OF ANY MATING WALL OPENING GREATER THAN 4'-0"

CONCRETE USED FOR PORCHES, WALKWAYS, EXTERIOR STEPS, DRIVEWAYS, AND GARAGE FLOORS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AND AIR ENTRAINED.

CONTINUOUS FOOTER OR PADS W/ CONCRETE PIER/COLUMN (TYP.) W/ REINFORCED CONCRETE FOOTER SIZED PER LOCAL REQUIREMENTS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HECKAMAN HOMES AND MAY NOT BE USED WITHOUT THEIR CONSENT

CRAFTECH BUILDING SYSTEMS, INC.
d/b/a HECKAMAN HOMES
NAPPANEE, INDIANA 46550
www.heckamanhomes.com

Heckaman Homes

REVISIONS:

FOUNDATION PLAN
CRAWL LAYOUT

MODEL: SINGLE WIDE-RANCH
SCALE: 3/16" = 1'-0"

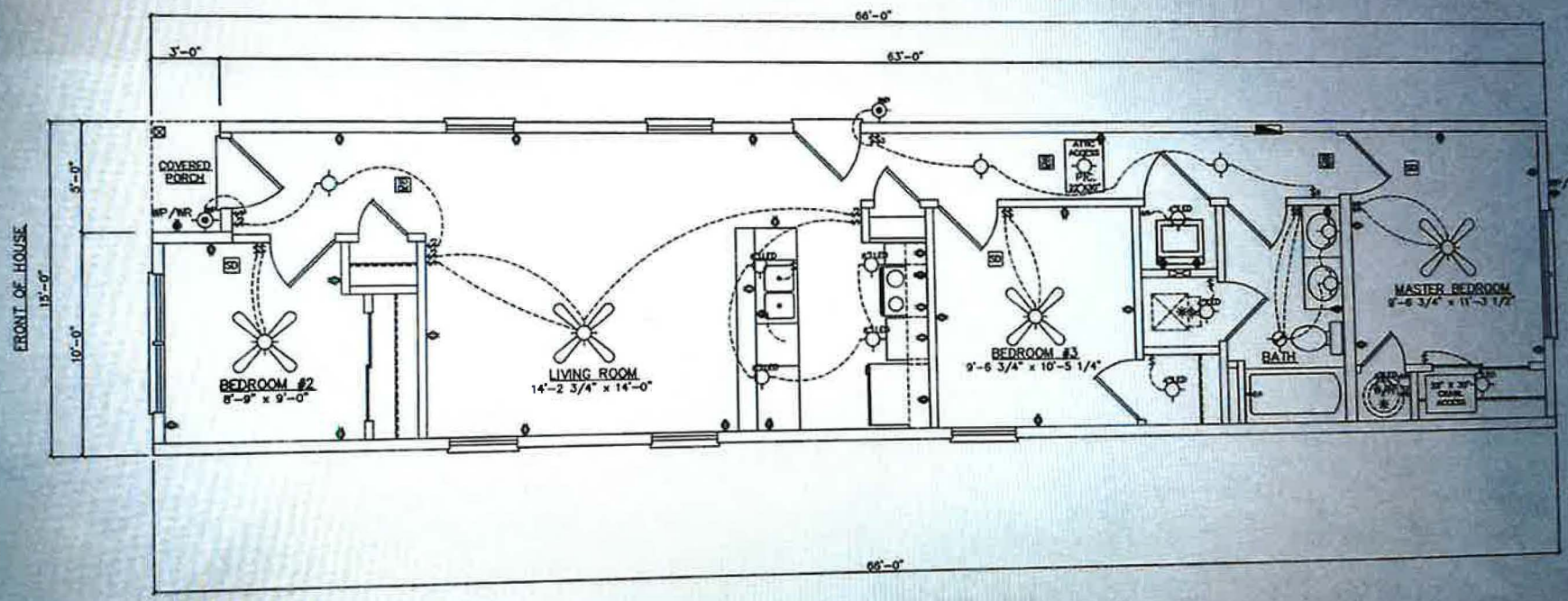
9.11

Leads

buildertrend.net/HttpHandlers/GetFile.ashx?f=fYLFcWYHErkjH...

mpi tulsa - Google Searc

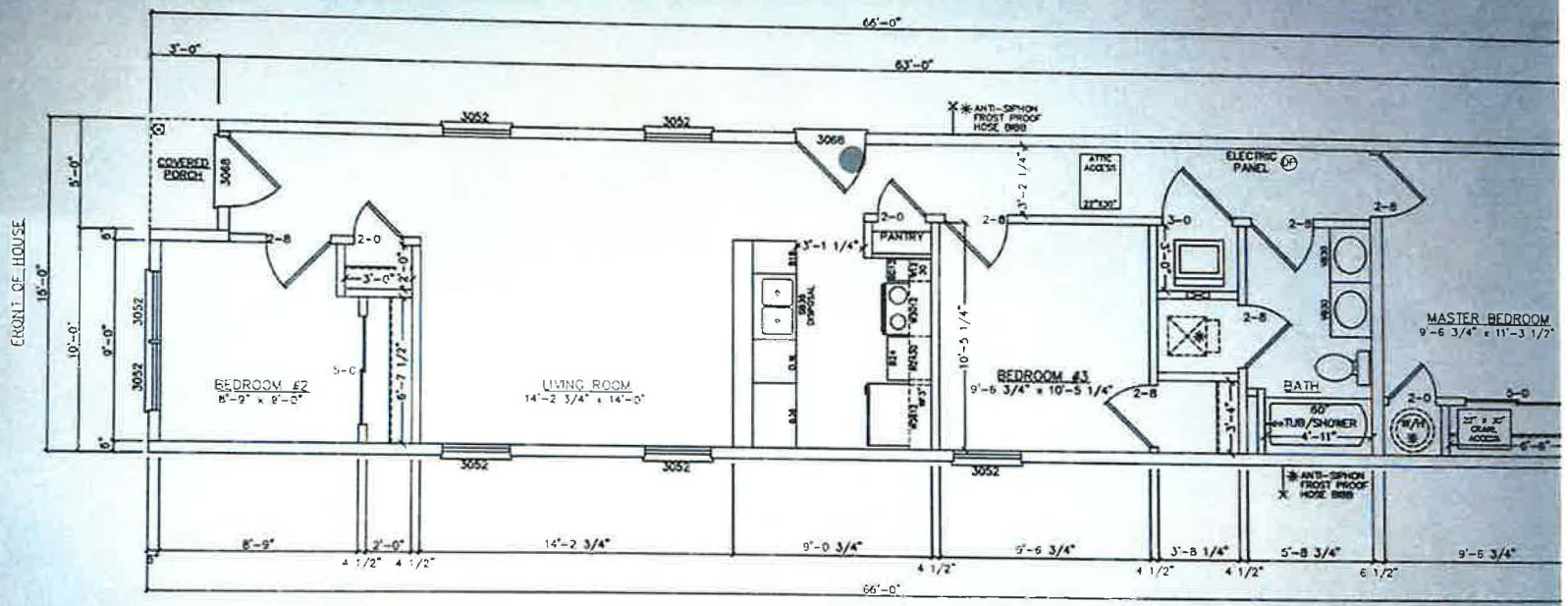
of 5



NOTE:
INCANDESCENT BUILD
FOR CONSTRUCTION
THE BUILDER/DEALER
FOR PERMANENT FIX
REQUIREMENTS FOR
CODE.

6.12

buildertrend.net



AL DP
NOTES:
HVAC SYSTEM INSTALLED ON SITE BY OTHERS

NOTE:
AL = APPROVAL LABEL LOCATED AT KITCHEN SINK AND AT CLOSET OF OTHER UNIT(S). IF CLOSET UNAVAILABLE, PLACE AT 2nd FLOOR JOIST BAY.
DP = DATA PLATE LOCATED AT E.P. OR IMMEDIATE VICINITY OF THE E.P.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HECKAMAN HOMES AND MAY NOT BE USED WITHOUT THEIR CONSENT.

CRAFTECH BUILDING SYSTEMS, INC.
d/b/a HECKAMAN HOMES
NAPPANEE, INDIANA 46550
www.heckamanhomes.com

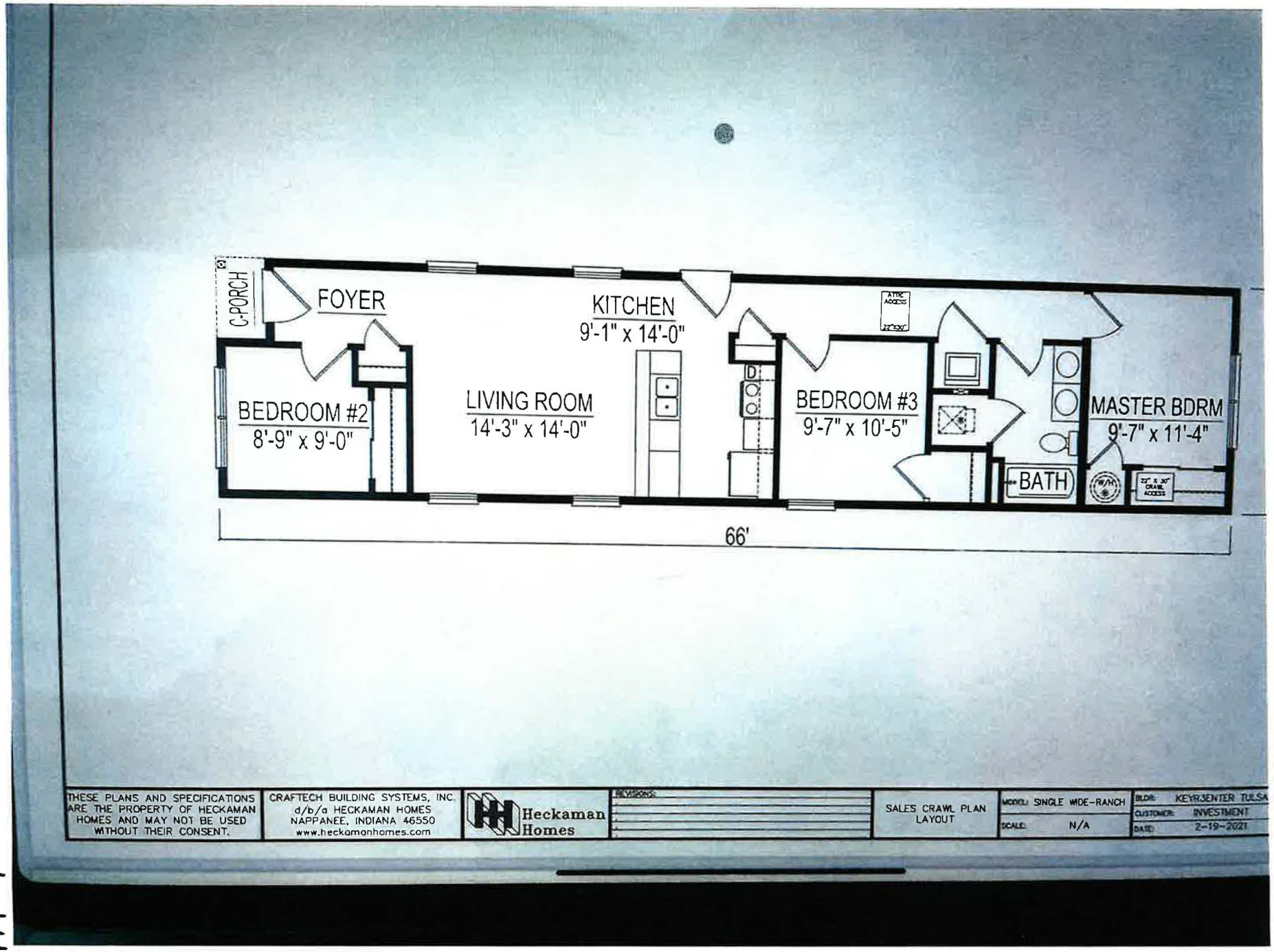
Heckaman Homes

REVISIONS:

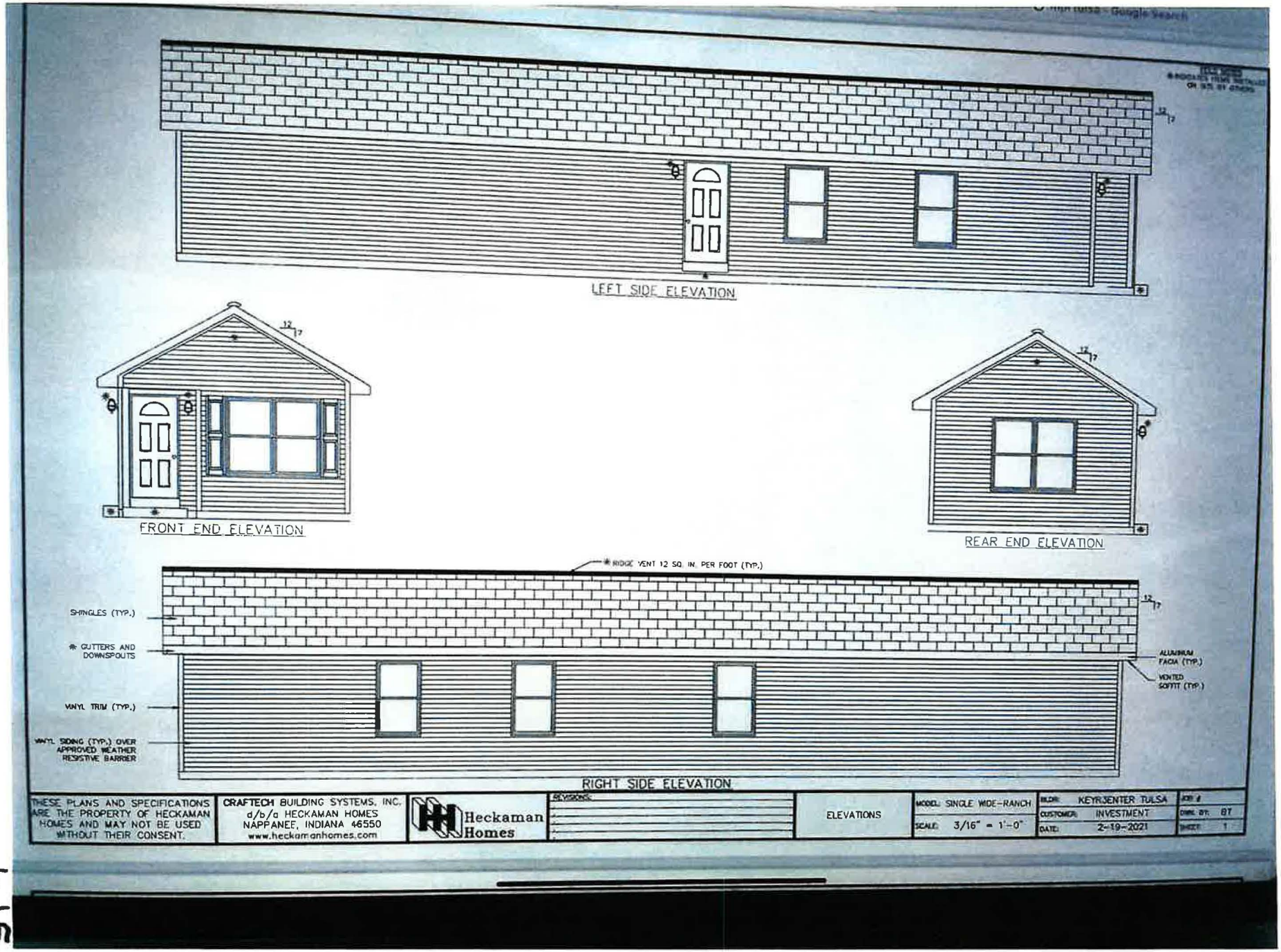
FLOOR PLAN
CRAWL LAYOUT

MODEL: SINGLE WIDE-RANCH
SCALE: 3/16" = 1'-0"

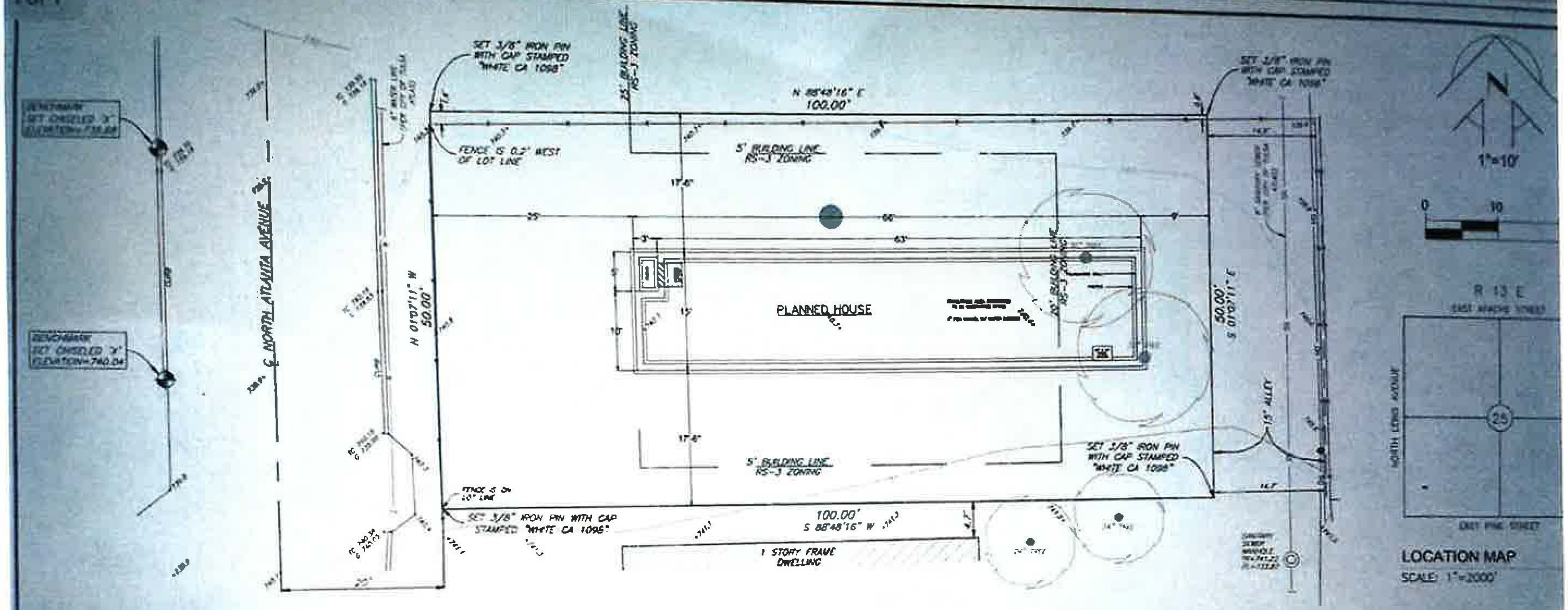
6.13


C-PORCH
FOYER
KITCHEN
9'-1" x 14'-0"
ATTIC ACCESS
BEDROOM #2
8'-9" x 9'-0"
LIVING ROOM
14'-3" x 14'-0"
BEDROOM #3
9'-7" x 10'-5"
MASTER BDRM
9'-7" x 11'-4"
BATH
W/H
22" x 30" CRAWL ACCESS
66'
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HECKAMAN HOMES AND MAY NOT BE USED WITHOUT THEIR CONSENT.
CRAFTECH BUILDING SYSTEMS, INC.
d/b/a HECKAMAN HOMES
NAPPANEE, INDIANA 46550
www.heckamanhomes.com
Heckaman Homes
REVISIONS:
SALES CRAWL PLAN LAYOUT
MODEL: SINGLE WIDE-RANCH
SCALE: N/A
BLDR: KEYRSENTER TULSA
CUSTOMER: INVESTMENT
DATE: 2-19-2021

9.14


LEFT SIDE ELEVATION
FRONT END ELEVATION
REAR END ELEVATION
RIDGE VENT 12 SQ. IN. PER FOOT (TYP.)
SHINGLES (TYP.)
GUTTERS AND DOWNSPOUTS
VINYL TRIM (TYP.)
VINYL SIDING (TYP.) OVER APPROVED WEATHER RESISTIVE BARRIER
ALUMINUM FACIA (TYP.)
VENTED SOFFIT (TYP.)
RIGHT SIDE ELEVATION
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HECKAMAN HOMES AND MAY NOT BE USED WITHOUT THEIR CONSENT.
CRAFTECH BUILDING SYSTEMS, INC.
d/b/a HECKAMAN HOMES
NAPPANEE, INDIANA 46550
www.heckamanhomes.com
Heckaman Homes
REVISIONS:
ELEVATIONS
MODEL: SINGLE WIDE-RANCH
SCALE: 3/16" = 1'-0"
BLDR: KEYRSENTER TULSA
CUSTOMER: INVESTMENT
DATE: 2-19-2021
DWG. BY: BT
SHEET: 1

1 of 1



LEGEND

◎	SEWER MANHOLE	▭	CONCRETE
●	POWER POLE	—×—	FENCE LINE
TC	TOP OF CURB	—OH—	OVERHEAD UTILITIES
G	GUTTER	—SS—	SANITARY SEWER LINE
TR	TOP OF RIM	⌖	BENCHMARK
TG	TOP OF GRATE		BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811
FL	FLOWLINE		

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

FIELD WORK COMPLETED: JANUARY 10, 2021

THE PROPERTY DESCRIBED HEREON CONTAINS 0.11 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE SUBJECT TRACT LIE WITHIN ZONE X UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0240L WITH AN EFFECTIVE DATE OF 10-16-2012.

THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOOD ZONE, AS PER THE CITY OF TULSA REGULATORY FLOOD PLAIN MAP ATLAS DATED 04-12-2017.

NO EASEMENTS OR BUILDING SETBACK LINES ARE SHOWN ON THE PLAT OF TULSA HEIGHTS ADDITION, PLAT NO. 168.

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 MEAN SEA LEVEL DATUM.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DATE SHOWN HEREON.

THERE WAS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

BOUNDARY SURVE[Y]

INVOICE NO.: STK 21-104628
CLIENT: MAT ZALK

LEGAL DESCRIPTION

LOT SIX HUNDRED AND ELEVEN (611), BLOCK FORTY-SEVEN (47), TULSA HEIGHTS ADDITION [illegible] OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S STATEMENT

[illegible]

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. [illegible]

RANDY A. SHOEFSTALL L.S. 1678

6.16

Feet
0 200 400

Subject Tract

BOA-23133

20-13 29

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

Aerial Photo Date: February 2018

N

6.17

Feet
0 50 100

Subject Tract

BOA-23133

20-13 29

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

Aerial Photo Date: February 2018

N

6.18