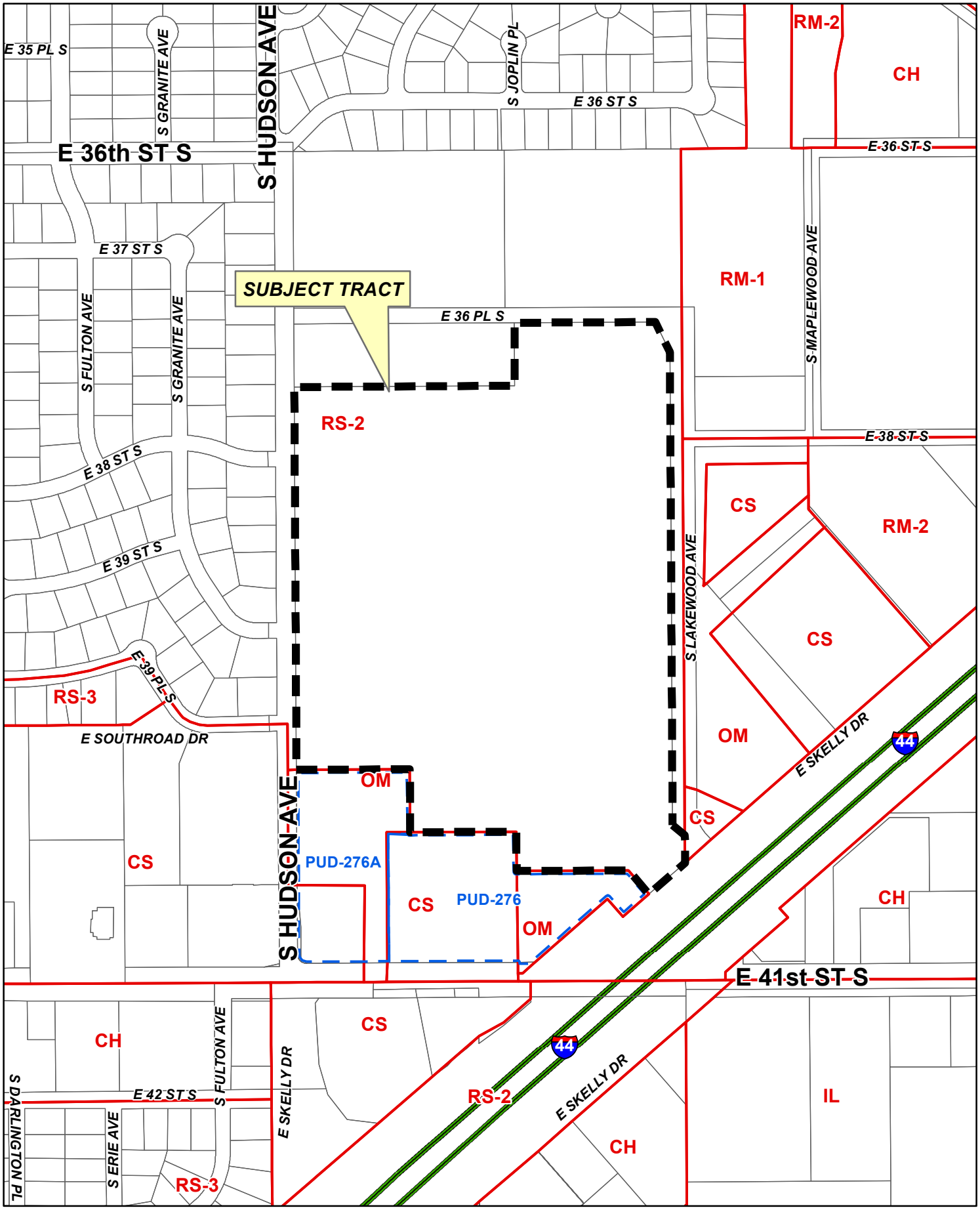


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# BOA-23245

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# BOARD OF ADJUSTMENT
# CASE REPORT

**STR:** 9322 Case Number: **BOA-23245**
**CZM:** 48
**CD:** 5

**HEARING DATE:** 01/25/2022 1:00 PM

**APPLICANT:** Cyntergy/Stefan Tittjung

**ACTION REQUESTED:** Minor Special Exception to amend a previously approved site plan for a High School Use (Bishop Kelley) in an RS-2 District (Sec. 5.020, Table 5-2; Sec. 70.120-E)

**LOCATION:** 3905 S HUDSON AV E **ZONED:** RS-2

**PRESENT USE:** School **TRACT SIZE:** 1793372.54 SQ FT

**LEGAL DESCRIPTION:** BEG 674.75N & 85E SWC SW SE TH E360 S200 E340 S125 E352.24 SE99.17 TO NWLY R/W SKELLY DR TH NELY ALG R/W TO PT ON EL SW SE N TO PT 463N SL SEC NW50.98 N1502 NW106.01 W447.54 S200 W700 S1215.25 POB SEC 22 19 13 41.17ACS,

**RELEVANT PREVIOUS ACTIONS:**

**Subject property:**

**BOA-17647-A;** On 07.28.15 the Board approved a modification to a previsouly approved site plan to permit the addiiton of a new wrestling/cheer facility.

**BOA-21583-B;** On 04.14.15 the Board approved a request for modification of a previously approved site plan to permit a storage building.

**BOA-21583-A;** On 01.27.15, the Board approved a request for modification of a previously approved site plan to permit a field house expansion.

**BOA-21583;** On 06.25.13, the Board approved a request for modification of a previously approved site plan to permit locker rooms, concessions, restrooms and outdoor seating.

**BOA-17647;** On 02.25.97, the Board approved a variance of the required number of parking spaces to permit additional bleacher seating.

**BOA-03031**; On 2.12.58, the Board approved High School Use on tract.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an “Existign 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 Bishop Kelley High School located South of E. 36th Pl. between S. Lakewood and S. Hudson Avenues.

**STAFF COMMENTS:** Applicant is seeking to amend a site plan for Bishop Kelley high to permit an expansion of their cafeteria.

**SAMPLE MOTION:** Move to _____ (approve/deny) a **Minor Special Exception** to amend a previously approved site plan for a High School Use (Bishop Kelley) in an RS-2 District (Sec. 5.020, Table 5-2; Sec. 70.120-E)

- 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 from Lakewood Ave.***

***Subject property facing East***

FILE COPY

**17647-A–Mike Dwyer**

**Action Requested:**
Modification to a previously approved site plan to permit the addition of a new wrestling/cheer facility at Bishop Kelley High School. **LOCATION:** 3905 South Hudson Avenue East **(CD 5)**

**Presentation:**
**Mike Dwyer,** 1525 West 36th Place South, Tulsa, OK; stated he is the architect on the Bishop Kelly project. They would like to build an approximatel 10,500 square foot wrestling/cheer facility. Wrestling/cheer is not a new activity on campus, but these activities are doubled up in the gym currently. This will be an adjacent practice facility and it is not to house matches.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Snyder, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a Modification to a previously approved site plan to permit the addition of a new wrestling/cheer facility at Bishop Kelley High School, subject to conceptual plan 5.19, 5.20 and 5.21. The Board has found that the request is necessary and reasonably related to ensure the proposed modifications are compatible with and non-injurious to the surrounding area and meets the previously granted Board relief and zoning requirements per the Code; for the following property:

**BEG 674.75N & 85E SWC SW SE TH E360 S200 E340 S125 E352.24 SE99.17 TO NWLY R/W SKELLY DR TH NELY ALG R/W TO PT ON EL SW SE N TO PT 463N SL SEC NW50.98 N1502 NW106.01 W447.54 S200 W700 S1215.25 POB SEC 22 19 13 41.17ACS, HARMON FOUNDATION SCIENCE CENTER THE RSB L1B1 MID-AM OFFICE PK AM, MID-AMERICA OFFICE PARK AMD RSB L1-2-3 B1, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**21929—Heather Bell**

**Action Requested:**
Special Exception to permit a 6 foot wooden privacy fence in the required front yard in the RS-2 District (Section 210.B.3). **LOCATION:** 2645 East 41st Street South **(CD 9)**

impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**LT 11 BLK 5, MOELLER HGTS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**Mr. Tidwell left the meeting at 2:07 P.M.**

FILE COPY

**21583-B—Wallace Engineering – Jim Beach**

**Action Requested:**
Modification to a previously approved site plan (BOA 21853) to permit a 18'-0" x 80'-0" storage building. **LOCATION:** 3905 South Hudson Avenue **(CD 5)**

**Mr. Tidwell re-entered the meeting at 2:07 P.M.**

**Presentation:**
**Jim Beach,** Wallace Engineering, 200 East Brady Street, Tulsa, OK; stated this request is for Bishop Kelly High School. This application was before the Board recently and this is another phase project. At that time there was something that was going to occur advertently left out of the previous request. On page 10.20 there is an existing slab on the ground shown, which is south of the ball field. The school would like to install a 18'-0" x 80'-0" storage building on that slab. This request is a modification to a previously approved site plan to permit the building.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Snyder, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a Modification to a previously approved site plan (BOA 21853) to permit a 18'-0" x 80'-0" storage building, subject to per plan 10.20 which shows the site of the building. The Board has found that the conditions are necessary and reasonable, and insure the proposed modifications are compatible with and non-injurious to the surrounding areas and meet the previously granted Board relief meeting the zoning requirements per code; for the following property:

**21583-A—Wallace Engineering – Jim Beach**

FILE COPY

**Action Requested:**
Modification of a previously approved site plan (BOA-21583) to permit Phase II of the Field House expansion (Bishop Kelley High School). **LOCATION:** 3905 South Hudson Avenue **(CD 5)**

**Presentation:**
**Jim Beach,** Wallace Engineering, 200 East Brady Street, Tulsa, OK; stated this case was before the Board in June 2013 for Phase I work on the site. This request is for Phase II, an expansion of the field house addition. The expansion will be about one-third of the existing field 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, Snyder, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Tidwell absent) to **APPROVE** the request for a Modification of a previously approved site plan (BOA-21583) to permit Phase II of the Field House expansion (Bishop Kelley High School), subject to conceptual plans on pages 14.18 and 14.19. Finding that the modification to be compatible with and non-injurious to the surrounding area and meets the previously granted Board relief and zoning code requirements per code; for the following property:

**A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 13 EAST, CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING 674.75 FEET NORTH AND 85 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EASTERLY 360 FEET; THENCE SOUTHERLY 200 FEET; THENCE EASTERLY 340 FEET; THENCE SOUTHERLY 125 FEET; THENCE EASTERLY 352.24 FEET; THENCE SOUTHEASTERLY 99.17 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SKELLY DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT 463 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHWESTERLY 50.98 FEET; THENCE NORTHERLY 1,502 FEET; THENCE NORTHWESTERLY 106.01 FEET; THENCE WESTERLY 447.54 FEET; THENCE SOUTHERLY 200 FEET; THENCE WESTERLY 700 FEET; THENCE SOUTHERLY 1,215.25 FEET TO THE POINT OF BEGINNING, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**Presentation:**
**Jim Beach,** Wallace Engineering, 200 East Brady, Tulsa, OK; stated this request for the campus of St. Pius Church and School. The project is a four phased master plan project, but the application before the Board today is for Phase I only. The existing parking is less than what the code would require, and the school is attempting to maintain the status quo on the parking for now. As other phases are completed there will be other parking arrangements made that will bring the parking closer to the code requirements. The school and the church do not operate at the same time so there will be shared parking.

**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 (Snyder, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Henke absent) to **APPROVE** the request for a Modification to a previously approved Site Plan (BOA-16901) For Phase 1 of a 4 Phase Master Plan; Variance of the required off-street parking requirement from 264 spaces to 210 spaces for Phase 1 parking only in the RS-3 District (Section 1205.C), subject to conceptual plan 10.10. The Board also approves agenda Item #14 which is a refund of INCOG fees in the amount of $50.00 The Board has found that the lot in question, that houses both a church and school, with the 210 parking spaces will adequately serve the needs of the uses of the lot. By reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**LT 11 BLK 5, MOELLER HGTS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

FILE COPY

**21583—Wallace Engineering – Jim Beach**

**Action Requested:**
Modification to previously approved site plan (BOA-17647) to permit Phase I Boys & Girls visitor locker rooms, concessions, restrooms, and outdoor seating area.
**LOCATION:** 3905 South Hudson Avenue **(CD 5)**

BOA - 21583

FILE COPY

**Presentation:**
**Jim Beach,** Wallace Engineering, 200 East Brady, Tulsa, OK; stated this project will be completed in several phases. The overall project will entail the bleachers will be expanded on the west and east sides of the stadium. There will be new restrooms, visitor locker rooms, and a concession stand area thus forming a "u" around the field. In Phase I there will be new restrooms and concessions.

**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 (Snyder, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Henke absent) to **APPROVE** the request for a Modification to previously approved site plan (BOA-17647) to permit Phase I Boys & Girls visitor locker rooms, concessions, restrooms, and outdoor seating area, subject to the conceptual plan submitted today – June 25, 2013 – and dated June 24, 2013. Finding that the modified site plan will be compatible with and non-injurious to the surrounding residential area and meets the previously granted Board relief as to bulk and area zoning requirements per code; for the following property:

**A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 13 EAST, CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS:**
**BEGINNING 674.75 FEET NORTH AND 85 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EASTERLY 360 FEET; THENCE SOUTHERLY 200 FEET; THENCE EASTERLY 340 FEET; THENCE SOUTHERLY 125 FEET; THENCE EASTERLY 352.24 FEET; THENCE SOUTHEASTERLY 99.17 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SKELLY DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT 463 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHWESTERLY 50.98 FEET; THENCE NORTHERLY 1,502 FEET; THENCE NORTHWESTERLY 106.01 FEET; THENCE WESTERLY 447.54 FEET; THENCE SOUTHERLY 200 FEET; THENCE WESTERLY 700 FEET; THENCE SOUTHERLY 1,215.25 FEET TO THE POINT OF BEGINNING, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

FILE COPY

Case No. 17643 (continued)

**Comments and Questions:**

Mr. Dunham stated that this is a very admirable ministry, but it very clearly violates the ordinance regarding social services not being located 1/4 of a mile within another social service. Mr. Dunham indicated the proposal will be detrimental to the revitalization of the subject area.

Ms. Turnbo stated that this is a very fragile neighborhood that has held on and is currently rebuilding. Ms. Turnbo expressed concerns regarding the distance between other social services in the subject area. Ms. Turnbo stated that this application would be injurious to the neighborhood.

**Board Action:**

On **MOTION** of **DUNHAM**, the Board voted 4-0-1 (Bolzle, Dunham, Turnbo, White, "aye"; no "nays" Abbott "abstention"; none "absent") to **DENY** a **Special Exception** to permit a residential treatment center in an RS-2 district. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 2; finding that the approval of this application will be injurious to the neighborhood and will not be in harmony with the spirit and intent of the Code, on the following described property:

A tract of land lying in Sec. 34 and 35, T-20-N, R-12-E, I.B.M., City of Tulsa, Osage County, Oklahoma more particularly described as follows, to-wit: Commencing at the SE/c, Osage County; thence due N along the 96th Meridian for 301.50′; thence due W for 130.00′ to the POB; thence continuing due W for 256.49′; thence due N for 287.51′; thence due E for 128.87′ to a point on a curve; thence Sely along a curve to the left having a radius of 230.00′ and a central angle of 46°06′09″ for 185.07′ to a point of tangency; thence S 62° E for 16.31′ to a point lying 130.00′ W of 96th Meridian; thence due S parallel to the 96th Meridian for 139.77′ to the POB.

**Case No. 17647**

**Action Requested:**

Variance of the required number of parking spaces in order to permit additional bleacher seating for an existing football field. **SECTION 1202.D. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES**; Off-Street Parking and Loading Requirements, located West side of Lakewood Avenue, South of East 36th Street.

Case No. 17647 (continued)

**Presentation:**

The applicant, **Randy Heckenkemper**, 2267 South Troost, representing Bishop Kelly High School, submitted a plot plan (Exhibit J-1), a site plan (Exhibit J-2) and a parking summary (Exhibit J-4). Mr. Heckenkemper stated the total square footage of the school is 131,300 SF and currently on site the school has 447 parking spaces. He indicated the school is proposing to construct an additional 100 parking spaces immediately adjacent to the stadium, which will bring the total parking spaces to 547. Mr. Heckenkemper stated the football field, track and some existing seating is currently in place. He explained that the total parking spaces needed is 564, but he is requesting a variance of the required number of parking spaces. Mr. Heckenkemper stated he is asking for this variance based on the shared parking concept that the City of Tulsa currently uses at other schools and commercial sites. He indicated that there will be five (5) to six (6) home games a year, which spectator attendance will be close to capacity. He stated that at the time of the home games there will be no competition for parking spaces at the school site. Mr. Heckenkemper indicated that Mitchell Park is to the north of the school and there is also parking available (approximately 100 parking spaces).

**Protestants:**

Ms. Abbott announced that the Board received a letter of protest from Mary Brunston, which states drainage being a problem. Ms. Abbott asked Mr. Heckenkemper if this issue has been address? He stated as part of the school expansion two (2) years ago, the City required two on-sight detention facilities that were constructed. He further stated he has already obtained a building permit and the drainage issues have been addressed. He explained that there are some natural springs and the school has installed some drainage, but the catch base and boxes have not been installed at this time.

**Comments and Questions:**

Mr. Dunham asked the applicant if this stadium would be used for school related use only? He stated the school will not be renting out their stadium, it will be school related functions.

Ms. Turnbo asked the applicant if he felt he had adequate parking for the students currently? He stated that part of the reason the school is adding 100 spaces is to help the student parking situation.

Ms. Turnbo stated that Lakewood (close to 41st Street) is lined with cars that have Bishop Kelly stickers on the windshields.

Mr. Heckenkemper stated the school has permit parking and when there are violations they can no longer park on the school property. He suggested that some of the street parking may be students who are no longer allowed to park on campus and the school has no control over this situation.

In response to Ms. Turnbo, Mr. Heckenkemper stated the additional seating will be 1618, which will give a total of 2000 seats.

Mr. Heckenkemper stated the school has never had a home football game and he is not sure how many spectators to expect.

Mr. Beach stated the proposal has a total deficit of 115 parking spaces.

Mr. Heckenkemper stated that under the shared parking concept, the school would agree to limit usage of the stadium to hours outside of when school is in session so there would not be competition for the parking.

Mr. Beach explained to Mr. Heckenkemper that a great number of the parking spaces are quite a distance from the stadium.

Mr. Dunham asked the applicant if the school had any control or exercise any control on where the spectators park? Mr. Heckenkemper stated that he did not think the stadium's parking situation will be any different than any other high school stadiums in Tulsa. He commented that human nature is to park as close as you can to your destination. Mr. Heckenkemper pointed out that one of the advantages to the layout is that the parking lot on the west side of the campus is adjacent to the cafeteria/activity center and there will be booster club parties after the game, which will promote parking on the west side. He indicated the walkways throughout the campus are covered. He stated the school is providing two entry points on the south to make it more convenient when you park on the west side to enter the stadium.

Mr. Bolzle asked the applicant if the gate by the maintenance access drive will be for the public? He stated that the gate is anticipated to be a service gate.

In response to Mr. Bolzle, Mr. Heckenkemper stated the gate will be closed during the game.

Mr. Bolzle asked the applicant if he will have a fence that runs around the entire perimeter? Mr. Heckenkemper explained the perimeter fence has been installed for quite some time and it is not very attractive. He stated the school is proposing to replace the perimeter fence.

Mr. Bolzle asked the applicant how far along Lakewood would the fence extend without an exit or entrance? He stated the school does have plans to have a pedestrian gate adjacent to the ticket booth. He commented that he hopes to work out an agreement to enable parking in the Skyline East Office Park, but it was not included in this requests because it has not been agreed upon at this time.

Ms. Turnbo asked the applicant if there will be a gate on 36th Place? He stated that there is a gate for the public on 36th Place.

Mr. Dunham asked the applicant if there is some way the school could eliminate the gates to discourage people from parking along Lakewood and 36th Street? He stated the access gates are important and maybe the school can work with the Traffic Engineer to restrict parking to one side on Lakewood.

Mr. Bolzle asked Mr. Weller, Tulsa Parks and Recreation, if the Mitchell Park has lighted parking and is it available? Mr. Weller stated that Mitchell Park does have security lighting and it would be possible to have some sort of agreement for parking with Bishop Kelly, but the user group is responsible for cleaning the parking lot.

**Board Action**:

On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Abbott, Bolzle, Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required number of parking spaces in order to permit additional bleacher seating for an existing football field. **SECTION 1202.D. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES**; Off-Street Parking and Loading Requirements; per plan submitted; subject to the stadium being limited to school use only; subject to the school encouraging spectators and students to park on the school property; finding that the approval of this application will not be injurious to the neighborhood, nor harmful to the spirit and intent of the Code, on the following described property:

Beg. 674.75′ N, 85′ E, SW/c, SW, SE; thence E 360′, S 200′, E 340′, S 125′, E 352.24′, SE 99.17′, to NWly R/W Skelly Dr.; thence NEly ALG R/W to point on EL, SW, SE, N, to point 463′ N, SL Sec, NW 50.98′, N 1502′, NW 106.01′, W 447.54′, S 200′, W 700′, S 1215.25′, POB, Sec. 22, T-19-N, R-13-E, 41.17 acres LESS and EXCEPT the W 330′ thereof, Tulsa County, City of Tulsa, Oklahoma.

After considerable discussion among the Board members it was

MOVED by Cohen (Vinall) that this application be denied.
All members voting yea. Carried.

Case No. 3025-A
Reorganized Church of Latter Day Saints, Tract 14, GlenHaven

This being the date set down for public hearing on the application of the Reorganized Church of Jesus Christ of Latter Day Saints for permission to erect a church on Tract 14, Glen Haven Addition. There appeared Mr. Richard D. Gibbon on behald of the church. There also appeared several protestants.

Mr. Gibbon presented plot plans of the church and explained same to the Board.

The protestants were objecting on the grounds that it would de-valuate their property and that there was a traffic problem in the area.

After considerable discussion it was,

MOVED by Galbreath (Cohen) that this matter be granted.
All members voting yea. Carried.

Case No. 3026-A
Warren Medical Center W/2, NW/4, of Section 3-18-13

This being the date set down for public hearing on the application of the William K. Warren Medical Research Center, Inc. for permission to erect the St. Francis Hospital and other buildings constituting the Warren Medical Research Center on the W 1/2, of the NW 1/4, of Section 3-18-13. There appeared Mr. Charles W. Dohnalek on behalf of the applicant. No protest was offered.

MOVED by Norman (Cohen) that this matter be granted.
All members voting yea. Carried.

Case No. 3031-A
Central Catholic High-school, SW/4, SE/4, Section 22-19-13

This being the date set down for public hearing on the application of the Central Catholic Highschool for permission to erect a Highschool on the SW/4 of the SE/4 of Section 22-19-13. There appeared Mr. T. Austin Gavin on behalf of the applicant. There also appeared several other persons interested in the matter.

MR. Gavin explained to the Board the plans for the school.

Several persons from the Industrial Section east of the property in question stated they were not objecting to the school and were very much in favor of same, but they were concerned with the traffic problem in the area and the matter had been worked out.

BOA-3031-A (continued)

MOVED by Galbreath (Cohen) that this matter be granted.
All members voting yea. Carried.

Case No. 3022-B
B & W Realty Co.
Lots 15 & 16,
Block 7, Standard
Heights Addition

This matter being carried over from the last regular meeting on the application of the B & W Realty Company for permission to pla place a duplex on;lots 15 & 16, Block 7, Standard Heights Addition, to give the applicant time to meet one of three requirements before the Board of Adjustment could grant this request.

The following communication from the applicant was read to the Board:

Mr. Roy Sherrow, Secretary
Board of Adjustment
City of Tulsa
Tulsa, Oklahoma

Re: Application of Duplex Zoning
Case No. 3022-A
2812 North Garrison Pl., Lots 15 & 16,
Block 7, Standard Heights Addition to the
City of Tulsa. (B & W Realty Co.)

Dear Mr. Sherrow:

This letter is to withdraw the application of the B & W Realty for duplex rezoning of the above captioned property, which application is now pending before the Board of Adjustment.

When this duplex was moved onto this property is was the understanding of the owners that the Board's approval would be just a formality, and at no time were the owners advised that the house would have to be located partially on each of the two lots. By the time the owners were so advised of this requirement of the Board the cost of so locating the structure would have been prohibitive. In my opinion it would be impossible to replat this addition to combine both of these lotks into a single lot; it would require the consent of every other property owner in the add tion.

For these reasons the owners have determined to use the property as a single family residence.

Yours very truly,
Floyd L. Walker,
for B & W Realty Co.

**DANA L. BOX**
ZONING
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

**November 19, 2021**

**Phone: 918-877-6000**

**LOD Number: 2**
**Cameron Wallace**
**810 S. Cincinnati, Second Floor**
**Tulsa, OK 74119**

**APPLICATION NO:** **BLDC-099777-2021**
(*PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE*)
**Location:** **3905 S. Hudson Ave.**
**Description:** **BK High School Cafeteria**

**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.

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.).

**(**continued**)**

## 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

**BLDC-099777-2021** **3905 S. Hudson Ave.** **November 19, 2021**

**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 office 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. **Sec.70.080-C:** Applications for Zoning Clearance must be accompanied by a site plan with the legal description of the lot and plans, drawn to scale. Indicate areas of work differentiated from the existing areas with no work.
2. **Modification of previous City of Tulsa Board of Adjustment (BOA) approval required. A** modification to a previously approved site plan is required for a new cafeteria at Bishop Kelly High School.

**Review comment:** Submit an approved BOA modified site plan reviewed and approved per Sec.70.120 to allow a modification to a previously approved site plan for the new cafeteria. The approved modified site plan shall be submitted as a revision to this application.

3. **Sec. 65.080** Provide a schedule of landscaping materials used. Trees and plants used to satisfy the requirements of this zoning code must:
    a. Meet or exceed the plant quality standards established in the latest edition of the American Standard for Nursery Stock (ANSI Z60.1);
    b. Be native to North America adapted for growing conditions in the Tulsa area, as determined by the land use administrator; and
    c. Not be artificial plants or plants listed as prohibited species on the recommended and prohibited tree and plant species list.

**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**

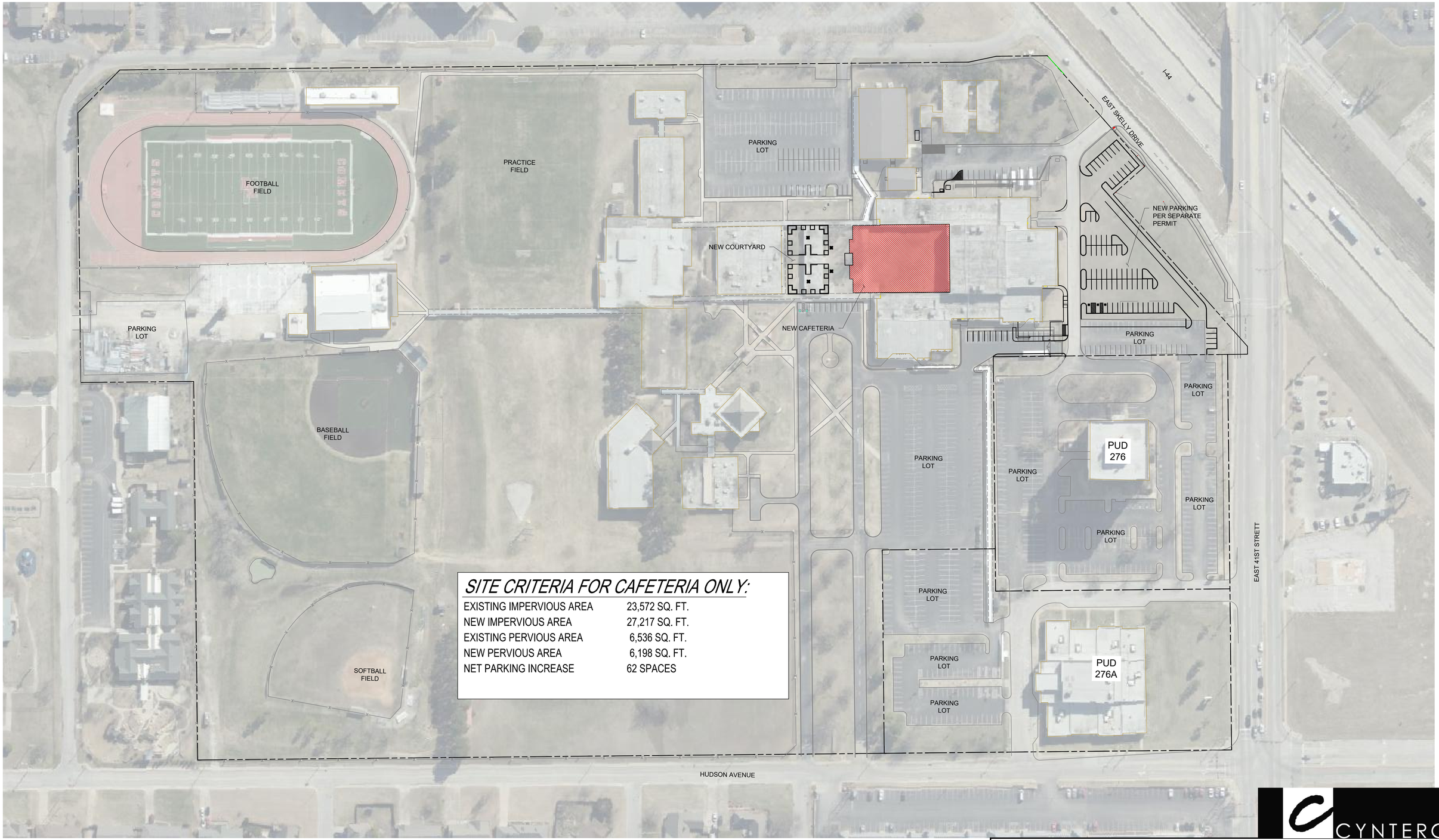
**This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.**

**A hard copy of this letter is available upon request by the applicant.**

## 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.




## *SITE CRITERIA FOR CAFETERIA ONLY:*

| | |
|---|---|
| EXISTING IMPERVIOUS AREA | 23,572 SQ. FT. |
| NEW IMPERVIOUS AREA | 27,217 SQ. FT. |
| EXISTING PERVIOUS AREA | 6,536 SQ. FT. |
| NEW PERVIOUS AREA | 6,198 SQ. FT. |
| NET PARKING INCREASE | 62 SPACES |

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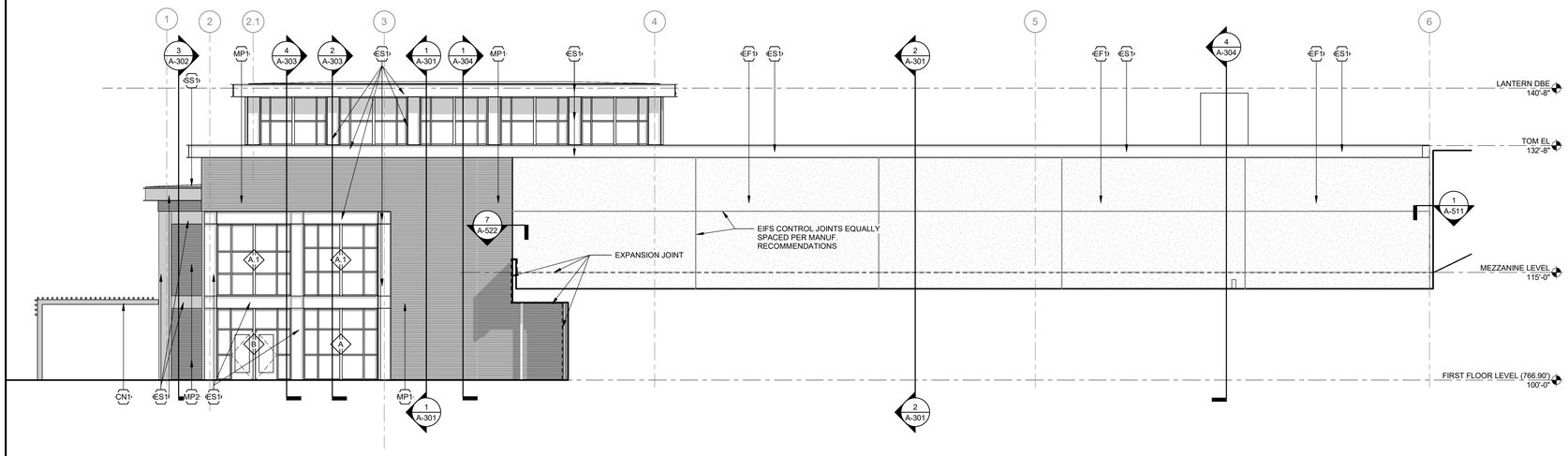
CYNTERGY

# BISHOP KELLY HIGHSCHOOL
# TULSA, OK

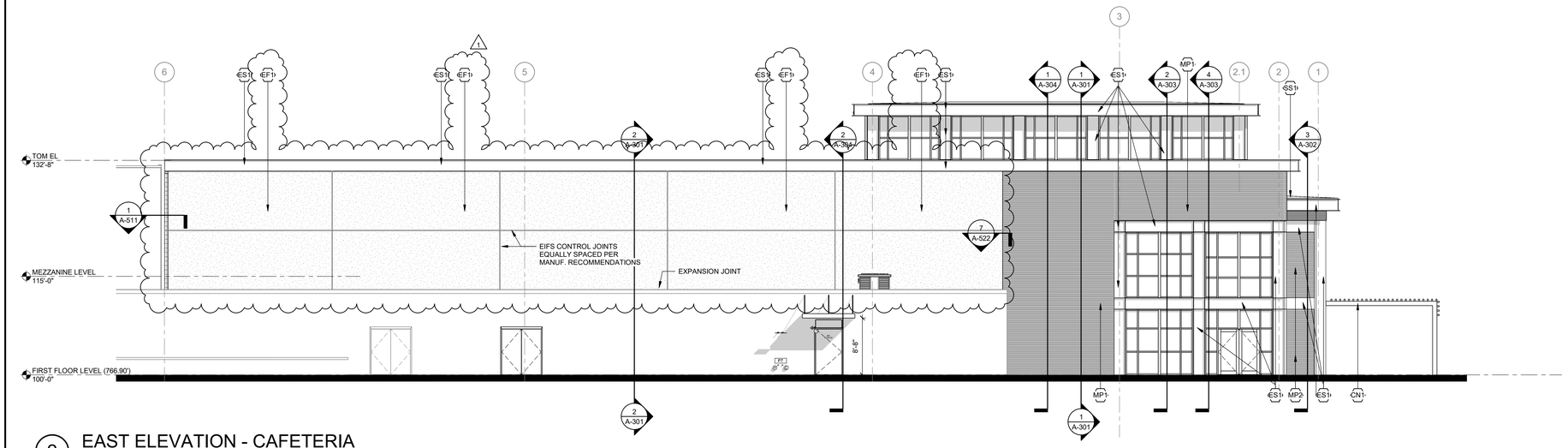
1

SCALE: 1" = 80'-0"

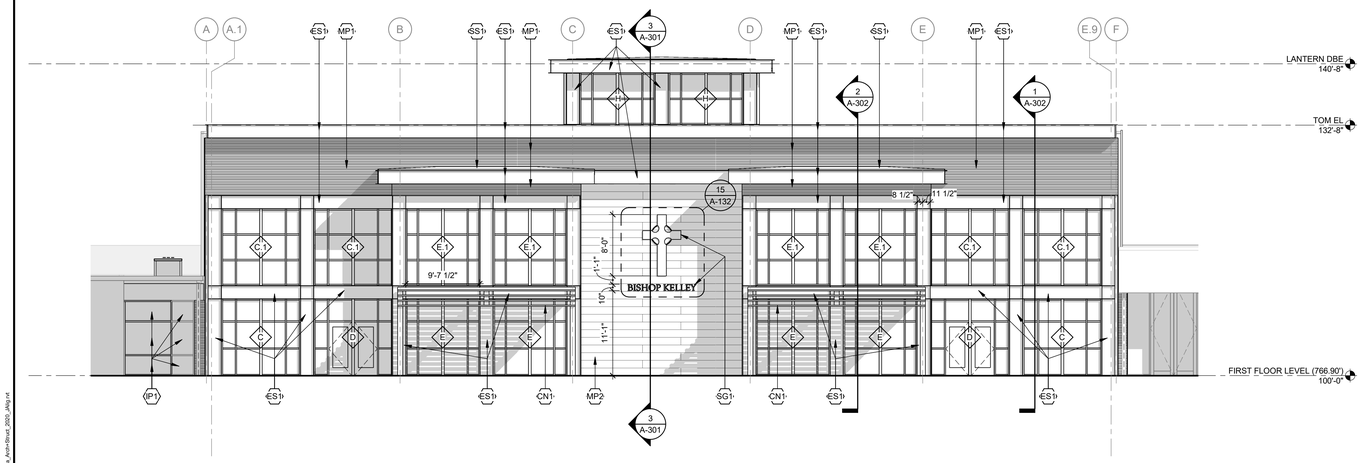
5.19




1 WEST ELEVATION - CAFETERIA
1/8" = 1'-0"




2 EAST ELEVATION - CAFETERIA
1/8" = 1'-0"




3 NORTH ELEVATION - CAFETERIA
1/8" = 1'-0"

## EXTERIOR FINISH LEGEND

| MARK | DESCRIPTION | COLOR | MFGR/MODEL |
|---|---|---|---|
| BR1 | MODULAR BRICK | MATCH EXISTING | |
| CN1 | PRE-ENGINEERED CANOPY | WHITE | CEAS PLUS |
| CN2 | PRE-ENGINEERED SIGN ELEMENT | RED | CEAS PLUS |
| EF1 | EXTERIOR INSULATION FINISH SYSTEM (3" THICK) | MATCH MP1 | |
| ES1 | EXPOSED STEEL (RE: STRUCTURAL), COAT NON-EXPOSED SURFACES IN TNEMEC SERIES 971 PRIOR TO FINISH COATING | MATCH MP1 | |
| IP1 | 1" INSULATED METAL PANEL STOREFRONT INFILL PANEL | MATCH MP1 | |
| MP1 | INSULATED METAL PANEL, 3" RIBBED PANEL, 20" WIDTH, HORIZONTAL INSTALLATION | GREY | KINGSPAN, DESIGNWALL 2000R |
| MP2 | INSULATED METAL PANEL, 1'-0" HIGH PANELS, LAID IN PATTERN SHOWN ON ELEVATIONS | RED | KINGSPAN |
| MP3 | INSULATED METAL PANEL (AT GYM ENTRY BUMP THING) | WHITE/GREY | KINGSPAN |
| SG1 | DIMENSIONAL SIGNAGE "M" (NON-ILLUMINATED) | WHITE | REFER TO SIGNAGE DETAILS |
| SG2 | DIMENSIONAL SIGNAGE "N" (NON-ILLUMINATED) | WHITE | REFER TO SIGNAGE DETAILS |
| SG3 | DIMENSIONAL SIGNAGE "O" (NON-ILLUMINATED) | WHITE | REFER TO SIGNAGE DETAILS |
| SS1 | STANDING SEAM METAL ROOF | MATCH MP1 | |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810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
918.877.6000
www.cyntergy.com


STATE OF OKLAHOMA
DAVID F. PHELPS
3504
LICENSED ARCHITECT
10.13.2021


DAVID F. PHELPS, AIA
ARCHITECT OF RECORD


# CAFETERIA ADDITION
## BISHOP KELLEY HIGH SCHOOL
3905 SOUTH HUDSON AVENUE
TULSA, OK 74135
PROJECT NO.: P08755.0300


STIPULATION FOR REUSE

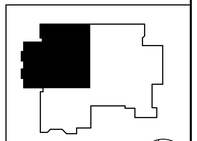
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT TULSA, OK, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 8/31/2021, AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.


ISSUES / REVISIONS

| | | |
|---|---|---|
| | 09/23/2021 | CONSTRUCTION DOCUMENTS |
| 1 | 10/13/2021 | ADDENDUM 2 |

ISSUE DATE: 8/31/2021
CHECKED BY: DW
DRAWN BY: JRA

SHEET NAME
EXTERIOR ELEVATIONS - CAFETERIA



KEYPLAN

SHEET NUMBER
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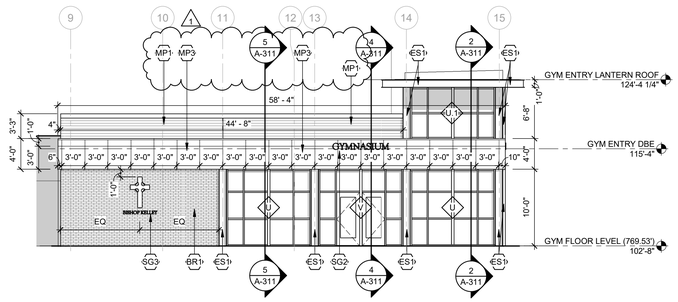
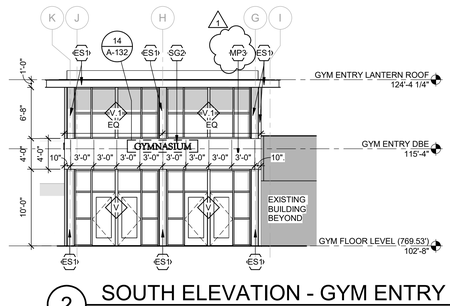


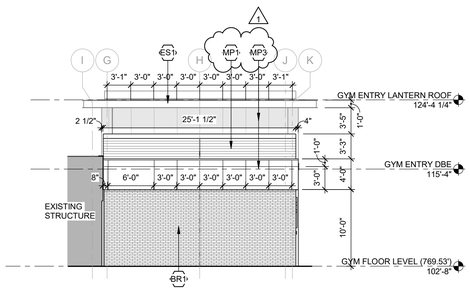

## 1 WEST ELEVATION - GYM ENTRY

1/8" = 1'-0"



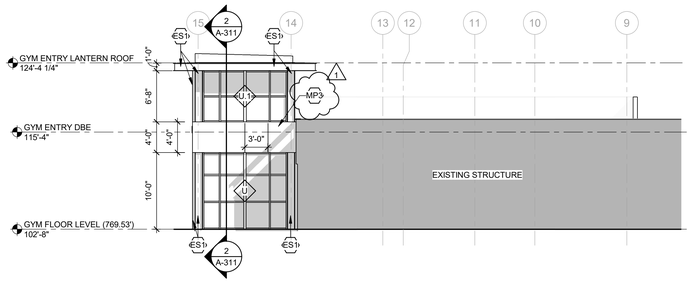

## 2 SOUTH ELEVATION - GYM ENTRY

1/8" = 1'-0"



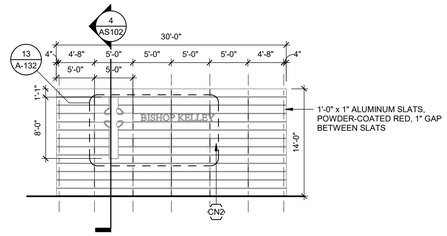

## 3 NORTH ELEVATION - GYM ENTRY

1/8" = 1'-0"




## 4 EAST ELEVATION - GYM ENTRY

1/8" = 1'-0"




## 5 SIGNAGE ELEVATION

1/8" = 1'-0"

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ISSUE DATE: 8/31/2021
CHECKED BY: DW
DRAWN BY: JRA

SHEET NAME

EXTERIOR ELEVATIONS - GYM ENTRY

SHEET NUMBER

A-202

5.21


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Feet
0 200 400

Subject Tract

# BOA-23245

19-13 22

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

*Aerial Photo Date: 2020/2021*

N