



## **WSB Homes, LLC**

2 E. Broadway Street, Sand Springs, OK. 74063

Regarding comment filed against special exception by Andrew Maddox and explanation of special exceptions:

-----Original Message-----

From: Andrew 'Tim' Maddox <[att\\_maddox@hotmail.com](mailto:att_maddox@hotmail.com)>

Sent: Wednesday, November 25, 2020 12:44 PM

To: [esubmit](mailto:esubmit@incog.org) <[esubmit@incog.org](mailto:esubmit@incog.org)>

Subject: Comments on Case: BOA-23051

Members of the City of Tulsa Board of Adjustment,

Referencing:

Case Number: BOA-23051

Name:

Andrew Maddox

Address:

3506 South Winston Avenue,

Tulsa, OK 74135

I am not in favor of a special exemption to permit the wall built at the private residence located at 3514 South Yale Avenue.

The current property owners removed the previously existing natural barrier and replaced it with a non-compliant wall.

The reason for the special exemption is not cited in the hearing notice. I'm assuming they are either justifying their needs based on privacy and/or noise-abatement; which they have the means through existing compliant remedies to resolve, i.e. a compliant 4-foot front-facing wall and any mix of trees and shrubbery.

Thank you for your time and attention to this matter.

Respectfully,

Andrew Maddox

From WSB Homes:

What Mr. Maddux has failed to realize is that the “existing natural barrier” was removed by the developer who bought the project out of auction. He cut down all of the trees and shrubs and poisoned them so they wouldn't grow back so that when he was selling it you could see the house from the street. When my client originally lived there before his parents lost the house to foreclosure the shrubs were 25' tall and were a good barrier but now with them cut down and dying we had to remove them. We have placed a wall and will be planting new trees and shrubs to help the curb appeal of the wall.

As you can see from this Google Earth capture there was a large amount of greenery along Yale ave.



As you can see from this capture when we started demo the greenery had been all cut down.



Currently we have a 10' tall cmu block wall constructed (see below) that will be covered by 4x16 cast stone tiles and decorative iron.

Current photo of project:



Proposed Gate:



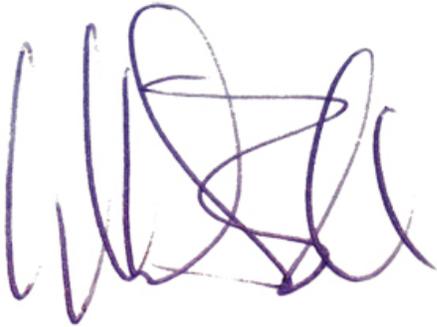
Wall with Decorative Iron



Our client seeks privacy and protection and in order to do so we believe that the wall is the best option. WSB Homes failed on their end by not understanding that the property is unplatted therefore the easements didn't show up on any of the survey documents we had and we failed in not understanding the process of permitting and approval from all the appropriate city departments. We were having serious theft problems during the beginning phases of construction so we started construction of the wall. We do realize that we did not go through the appropriate processes in the beginning for this wall. We are now seeking special exceptions for our client.

In conjunction with the approval for the front property line wall we are looking for approval of the perimeter wall as well as approval for the rest of the construction of the home. We have already poured footings for the house before we realized the situation with the easements. We are working with Chris Kovac at the Utility Department for the approval to build the wall in a city easement.

Thank you for your time,

A handwritten signature in blue ink, appearing to read 'William Bell', with a stylized, cursive script.

William Bell  
WSB Homes