

From: [R. Louis Reynolds](#)
To: [Chapman, Austin](#)
Cc: [Nathalie M Cornett](#)
Subject: RE: Tulsa Board of Adjustment - Case Number: BOA-23071
Date: Tuesday, January 12, 2021 9:25:06 AM
Attachments: [maae005.png](#)
[maae006.png](#)
[maae007.png](#)

Dear Austin: Since there are more things to be processed than we knew about when we filed this case, on behalf of the Applicant, I request that this case be continued for 1 month to give us time to understand all the issues. Best regards, Lou Reynolds

R. Louis Reynolds

EllerDetrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533
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✉ LReynolds@EllerDetrich.com



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From: Chapman, Austin <AChapman@incog.org>
Sent: Tuesday, January 12, 2021 8:50 AM
To: R. Louis Reynolds <LReynolds@ellerdetrinch.com>
Cc: Nathalie M Cornett <NCornett@ellerdetrinch.com>
Subject: RE: Tulsa Board of Adjustment - Case Number: BOA-23071

Lou,

They would need a variance to allow the fence in the right-of-way in addition to the license agreement. Also is he planning on addressing the covered patio which per the site plan appears to be encroaching on the setback line.

Best,



Austin Chapman, AICP
Planner, City of Tulsa Board of Adjustment
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9471
achapman@incog.org

Determining compliance to zoning or building code requirements is not a function of this office.
The Building Permits Division will address compliance upon application for a building permit or occupancy permit.
{(918) 596-9456}

From: R. Louis Reynolds <LReynolds@ellerdetrinch.com>
Sent: Tuesday, January 12, 2021 8:31 AM
To: Chapman, Austin <AChapman@incog.org>
Cc: Nathalie M Cornett <NCornett@ellerdetrinch.com>
Subject: RE: Tulsa Board of Adjustment - Case Number: BOA-23071

Dear Austin: Attached is a Site Plan that should clear the matter up. The pool is entirely located on the lot. The west fence is approximately 6 FT over the lot line. The Owner will ask the City for a License to maintain the fence and if the License is not approved, the Owner will relocate the fence to the lot line. Let me know if you need anything else. I appreciate all your help with this. Best regards, Lou Reynolds

R. Louis Reynolds

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From: Chapman, Austin <AChapman@incog.org>
Sent: Monday, January 11, 2021 1:57 PM

To: R. Louis Reynolds <L.Reynolds@ellerdetrich.com>
Cc: Nathalie M Cornett <NCornett@ellerdetrich.com>
Subject: RE: Tulsa Board of Adjustment - Case Number: BOA-23071

Do you have any updated site plans of that property? I believe the Board is going to have a hard time moving forward on this until they see a survey showing the existing patio isn't encroaching into the setback, I might suggest a continuance on this item until we get better information. I don't think they really have a clear idea what they are approving until they see that.

From: R. Louis Reynolds <L.Reynolds@ellerdetrich.com>
Sent: Monday, January 11, 2021 8:22 AM
To: Chapman, Austin <AChapman@incog.org>
Cc: Nathalie M Cornett <NCornett@ellerdetrich.com>
Subject: RE: Tulsa Board of Adjustment - Case Number: BOA-23071

Thanks, the poll is outside of the City right-of-way.

R. Louis Reynolds

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From: Chapman, Austin <AChapman@incog.org>
Sent: Monday, January 11, 2021 8:20 AM
To: R. Louis Reynolds <L.Reynolds@ellerdetrich.com>
Cc: Nathalie M Cornett <NCornett@ellerdetrich.com>
Subject: FW: Tulsa Board of Adjustment - Case Number: BOA-23071

Lou,

See the email below I received regarding your case BOA-23071.

Best,



Austin Chapman, AICP
Planner, City of Tulsa Board of Adjustment
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9471
achapman@incog.org

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{(918) 596-9456}

From: Pam Deatherage <Pam.Deatherage@kktarchitects.com>
Sent: Saturday, January 9, 2021 2:28 PM
To: esubmit <esubmit@incog.org>; Chapman, Austin <AChapman@incog.org>
Subject: RE: Tulsa Board of Adjustment - Case Number: BOA-23071

I am a neighbor, across the street from this house:
Pamela Deatherage, 1516 East 36th Street, Tulsa, Ok 74105

This house was constructed with the design to use City of Tulsa street right-of-way for their own private property (fenced in), which caused problems this summer when sidewalks were constructed in the neighborhood, causing a pedestrian crossing on Rockford Avenue, mid-block between 34th and 35th Streets.

The original house construction appears to violate required green space, permeable ground to absorb stormwater, much needed in this area of smaller storm sewer lines. Building a pool of hard surfaces would aggravate the existing condition.

In the matter of the pool, only **IF the pool is out of the street right-of-way**, and **IF the zoning code requirements for permeable landscaping are fulfilled as published**, then I can support this change. I don't care where he puts the pool, just not to interfere with stormwater issues.

Shame on the City of Tulsa and INCOG for allowing all the houses built in the last 10 years that do not have sidewalks and do not support stormwater runoff.

PAMELA DEATHERAGE