

**From:** [SVanDeWiele@HallEstill.com](mailto:SVanDeWiele@HallEstill.com)  
**To:** [Chapman, Austin](#)  
**Subject:** Re: [EXTERNAL]:BOA-23160  
**Date:** Tuesday, July 27, 2021 9:26:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image5cd559.PNG](#)

Austin -

I have had a brief conversation with our team.

Please request the 2 week continuance for additional relief.

I will be in touch (likely tomorrow) to verify issue and resolution.

Thanks.

	<p><b>STUART E VAN DE WIELE</b>   SHAREHOLDER AND DIRECTOR          320 S. Boston Ave.   Suite 200   Tulsa, OK 74103          Office: 918-594-0816   Bio</p>
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**From:** "Chapman, Austin" <[AChapman@incog.org](mailto:AChapman@incog.org)>  
**Date:** Tuesday, July 27, 2021 at 8:30:13 AM  
**To:** "Stuart E. Van De Wiele" <[SVanDeWiele@HallEstill.com](mailto:SVanDeWiele@HallEstill.com)>  
**Subject:** [EXTERNAL]:BOA-23160

Stuart,

In reviewing your BOA case I wanted to bring up a potential issue with your site plan. The IL zoning on your property calls for a 75' setback from R and O district and that conflict some of the other zoning on the property. I believe you would also need a variance of that provision to move forward with this site plan. We could request a continuance until the next hearing to re-advertise for the variance and the Special Exception. Please let me know if you would like to do that or move forward with the case today.

Chapter 15 | Office, Commercial and Industrial Districts  
 Section 15.040 | Other Relevant Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
<b>Building Setbacks (feet)</b>											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
<b>Max. Building Coverage (% of lot)</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Maximum Building Height (feet)</b>	35	-	-	-	-	-	-	-	-	-	-

**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](mailto: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}