



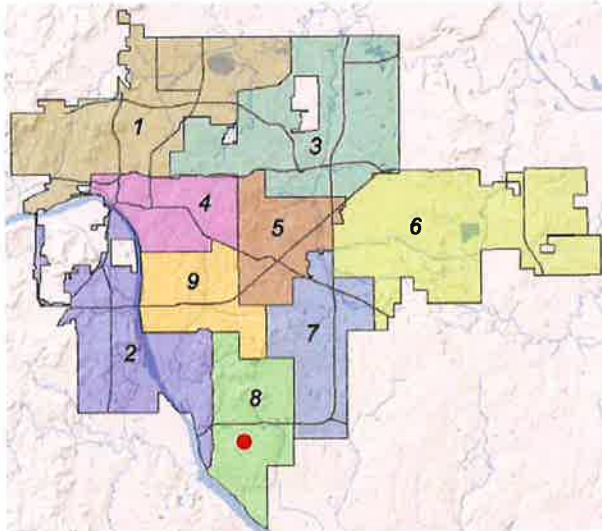
**Case Number:** PUD-440-4  
**Minor Amendment**

**Hearing Date:** January 20, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: J. Kory Myers  
Property Owner: Elliot & Kara Blosch

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to modify to rear yard setback requirements.

Gross Land Area: 0.42 Acres

Location: NWC of E 102<sup>nd</sup> PI S and S Braden Ave

5101 E 102<sup>nd</sup> PI S

Lot 11, Block 1 Wexford Addition

**Zoning:**  
Existing Zoning: RS-2/PUD-440  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Existing Neighborhood  
Growth and Stability Map: Stability

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8327

**City Council District: 8**  
*Councilor Name:* Phil Lakin  
**County Commission District: 3**  
*Commissioner Name:* Ron Peters

4.1

**SECTION I:** PUD-440-4 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the setback requirements for the rear yard.

The applicant is proposing to reduce the rear yard setback from 25 ft to 12 ft in order to permit the construction of a covered patio as illustrated on the site plan provided by the applicant, included with this report. There is currently a 12 ft easement along the rear yard that construction would not be permitted within. If approved all portions of the covered patio, including foundation and structure will need to remain outside of the existing 12 ft easement.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

*“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”*

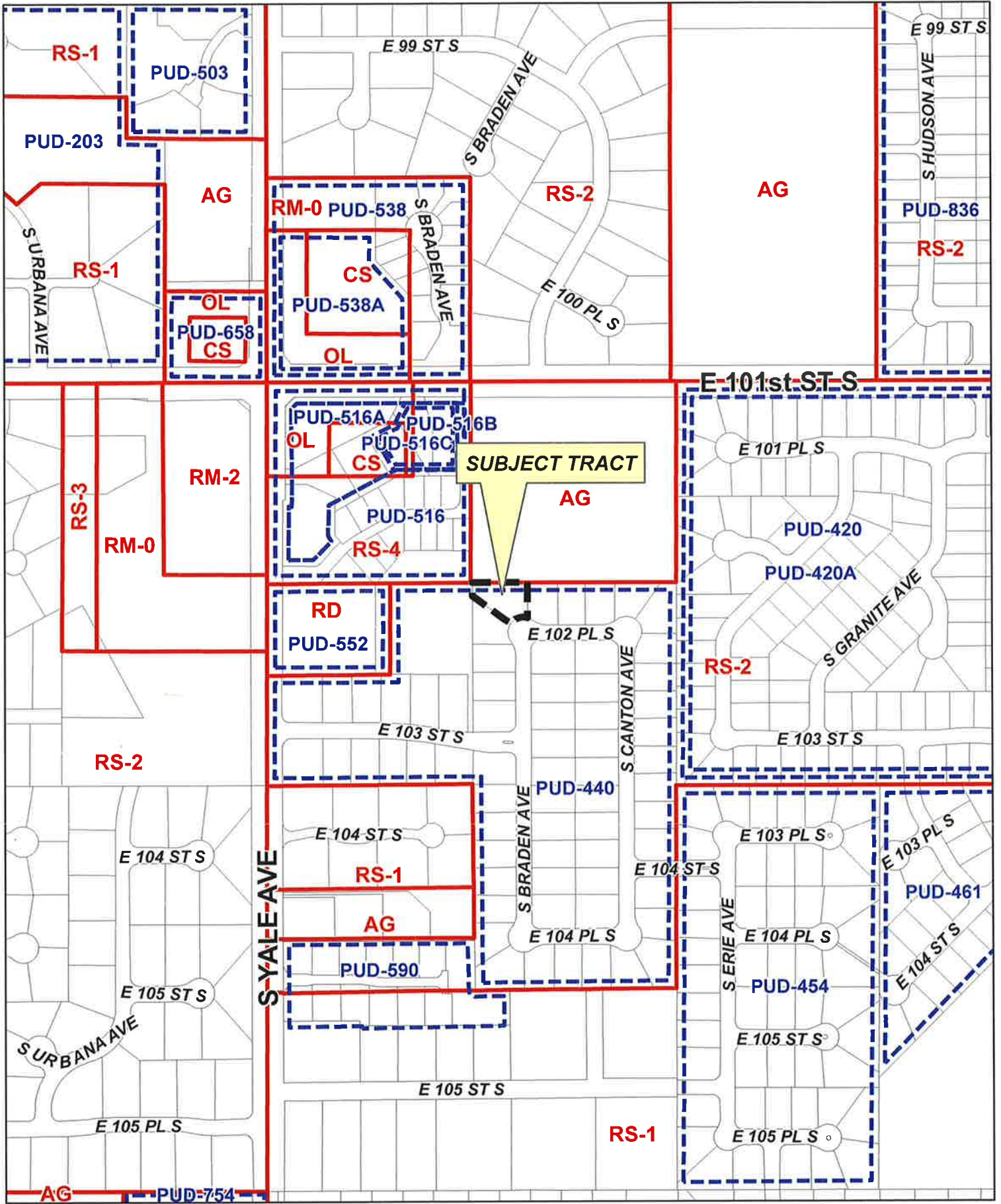
Staff has reviewed the request and determined:

- 1) PUD-440-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-440.
- 2) All remaining development standards defined in PUD-440 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to revise the rear yard setback from 25 ft to 12 ft.

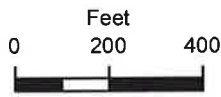


**PUD-440-4**



18-13 27





 Subject Tract

**PUD-440-4**

18-13 27

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

Aerial Photo Date: February 2018

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 Subject Tract

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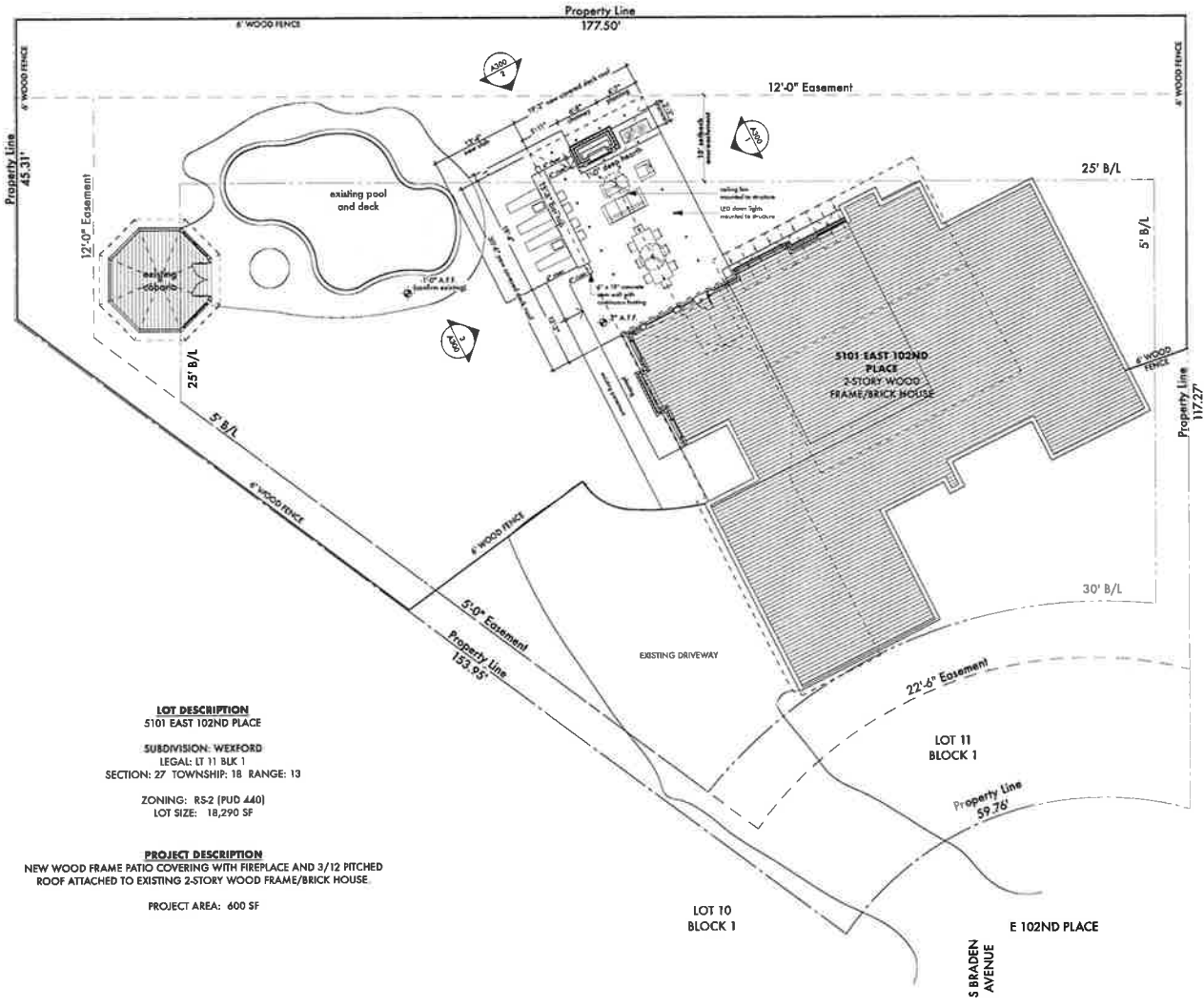
Aerial Photo Date: February 2018

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LAKE HILLS MONTESSORI

DETENTION POND



**LOT DESCRIPTION**

5101 EAST 102ND PLACE

SUBDIVISION: WEXFORD

LEGAL: IT 11 B/LK 1

SECTION: 27 TOWNSHIP: 18 RANGE: 13

ZONING: RS-2 (PUD 440)

LOT SIZE: 18,290 SF

**PROJECT DESCRIPTION**

NEW WOOD FRAME PATIO COVERING WITH FIREPLACE AND 3/12 PITCHED ROOF ATTACHED TO EXISTING 2-STORY WOOD FRAME/BRICK HOUSE.

PROJECT AREA: 600 SF

1 SITE PLAN

4.7

