

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level
One Technology Center
Tuesday, January 9, 2024, 1:00 p.m.

Meeting No. 1329

If you wish to present or share any documents, written comments, or exhibits during the hearing, please **submit them by 9:00 a.m. the day of the hearing**. Remember to reference the case number and include your name and address.

Email: planning@cityoftulsa.org

Mail or In Person: City of Tulsa BOA, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

MINUTES

1. Approval of **Minutes** of August 22, 2023 (Meeting No. 1322)
2. Approval of **Minutes** of September 26, 2023 (Meeting No. 1324)

UNFINISHED BUSINESS

3. 23557 – Lou Reynolds

Action Requested: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3)

Location: 1110 E. 45th Pl. S. **(CD 9)**

(Item was approved on August 8th, 2023; the Board moved to reconsider item on September 12th, 2023; Board further continued item until 01/09/2024)

4. 23603 – Janet Espino

Action Requested: Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

Location: 2703 E. 41st St. **(CD 1)**

5. 23604 – Randy Glad

Action Requested: Special Exception to permit a parks and recreation use in an AG District (Table 25-1)

Location: 14717 E. 11th St. **(CD 6)**

NEW APPLICATIONS

6. 23615 – Charles Okyere

Action Requested: Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

Location: 2626 S. Evanston Ave. **(CD 4)**

7. 23610 – Jeremy Wilkinson

Action Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit and 60-foot lot width for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3)

Location: 4723 E. 4th Pl. **(CD 4)**

8. 23618 – Jeff Ogilvie

Action Requested: Modification to extend for an additional 10 years the approval of case BOA-21686 for a Special Exception to permit tent sales and the use of gravel parking materials and a Variance to permit sales up to 200 days per year.

Location: NW/c of 91st St. S. and S. Harvard Ave. **(CD 2)**

9. 23619 – Jeff Ogilvie

Action Requested: Modification to extend for an additional 10 years the approval of case BOA-21687 for a Special Exception to permit tent sales and a Variance to permit sales up to 200 days per year.

Location: 2622 S. Harvard Ave. E. Spc. A. **(CD 4)**

10. 23622 – Victor Birmingham

Action Requested: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A.)

Location: 349 E. Zion Pl. **(CD 1)**

11. 23623 – RCJ Designs

Action Requested: Variance to reduce the required 15-foot side street setback in the RS-4 District (Sec. 5.030, Table Note [3]); Variance to reduce the required lot area and lot area per unit (Sec. 5.030, Table 5-3); Variance to reduce the 50-foot lot width requirement in the RS-4 District (Sec. 5.030, Table 5-3)

Location: 1144 S. Atlanta Pl. **(CD 4)**

12. 23624 – Travis Ohnemus

Action Requested: Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

Location: 6710 S. Atlanta Ave. **(CD 9)**

13. 23625 – Josh Miller

Action Requested: Variance to allow the continued use of a non-all weather parking surface previously approved in BOA-22557, BOA-22336 and BOA-23046 (Section 55.090-F)

Location: South of the SE/c of E. 31st St. S. and Riverside Parkway (Gathering Place South of Crow Creek) **(CD 4)**

14. 23626 – Lou Reynolds

Action Requested: Variance to permit a fence to be located within the street right-of-way (Sec.90.090-A).

Location: 2448 E. 20th St. **(CD 4)**

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsaplanning.org **E-mail:** planning@cityoftulsa.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office at 918-596-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained by the Tulsa Planning Office at Tulsa City Hall. All electronic devices must be silenced.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23557

Hearing Date: 1/09/2024 (Continued from 12/12/23 Hearing)

Case Report Prepared by:

Austin Chapman

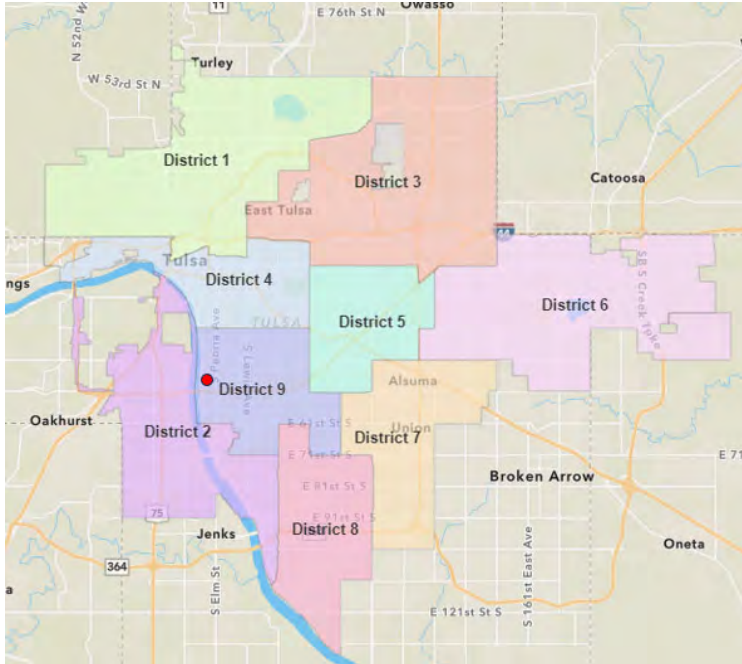
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Independent School District No. 1

Action Requested: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3)

Location Map:



Additional Information:

Present Use: School

Tract Size: 3.87 acres

Location: 1110 E. 45 Pl. S.

Present Zoning: RS-3

Case History:

08/08/23: First appearance on agenda, Board continued item until the next hearing.

08/22/23: Board approved item in a vote of 3 yea's (Stauffer, Barrientos, Wallace) and 1 abstention (Radney).

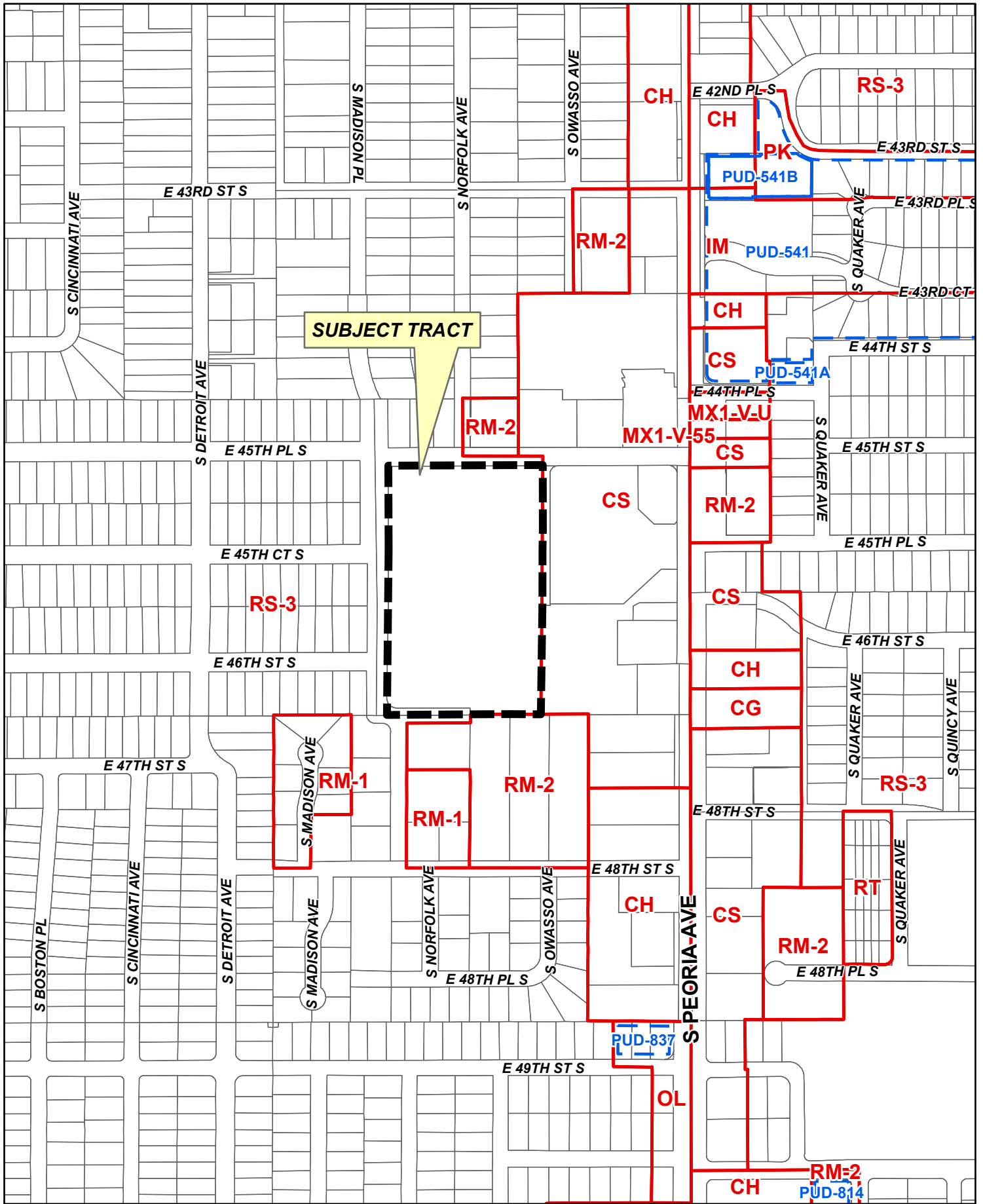
08/30/23: Notice of appeal of this case was filed with the Board of Adjustment staff.

09/12/23: Stauffer motioned to reconsider item at the 9/26 Hearing, all 3 Board member present voted in favor of reconsideration (Stauffer, Radney, and Bond).

09/26/23: Board move to continue reconsideration until 11/09/23 on advice of City of Tulsa Legal Counsel.

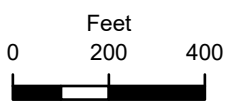
11/14/23: Board moved to continue reconsideration until 12/12/23 on advice of City of Tulsa Legal Counsel.

12/12/23: Board moved to continue reconsideration until 1/09/24 on advice of City of Tulsa Legal Counsel.

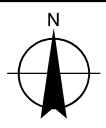


SUBJECT TRACT

BOA-23557



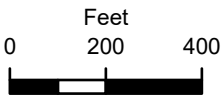
19-12 25



3.2



SUBJECT TRACT



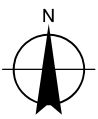
Subject
Tract

BOA-23557

19-12 25

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

Aerial Photo Date: 2021



3.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9225
CD: 9

Case Number: **BOA-23557**

HEARING DATE: 12/12/2023

APPLICANT: Lou Reynolds

ACTION REQUESTED: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3)

LOCATION: 1110 E 45 PL S

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 168591.83 SQ FT

LEGAL DESCRIPTION: See attached.

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-21380; On 02.28.12 the Board **approved** a Variance to permit a digital sign to have non-constant light and a Variance to permit a digital sign within 200-feet of a residential district.

BOA-12091; On 08.19.82 the Board **approved** a Special Exception to permit a daycare use accessory to Wright Elementary School.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood".

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: See attached exhibits.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5);

35.040-I Library or Cultural Exhibit

Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art or library collections of books, manuscripts and similar materials for study and reading. Includes aquariums and planetariums.

and a Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3):

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Min. Building Setbacks (ft.)													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15

Applicant is requesting to reduce the street setback from 25-feet to 15-feet for non-arterial streets.

Facts staff finds favorable for variance request:

- The presence of the storm easement on the site as identified on the property does present a physical limitation of the building area of the site.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5);

- 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.

Variance:

Move to _____ (approve/deny) a _____

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*

- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”*



Subject Property

Exhibit "A"

A tract of land located in the City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit:

The East 995 feet of the South 474 feet of the Annie May Grant Tract "B" of the L.J.F. Rooney Survey of Annie May Grant (née Abdo) and Harry N. Abdo lands in Section 25, Township 19 North, Range 12 East, according to the recorded plat thereof, the East boundary thereof being the center of the Section line between said Section 25, T-19-N, R-12-E, and Section 30 T-19-N, R-13-E; and the East 995 feet of the Annie May Grant Tract "C" of the L.J.F. Rooney Survey of Annie May Grant (née Abdo) and Harry N. Abdo lands in Section 25, Township 19 North, Range 12 East, according to the recorded plat thereof, the East boundary thereof being the center of the Section line between said Section 25, T-19-N, R-12-E, and Section 30, T-19-N, R-13-E, LESS a tract of ground in the Southwest corner of the Annie May Grant "C" Tract (which is part of the N/2 of NE/4 of SE/4 of 25-19-12) specifically described as: Beginning at a point in the center of Section line on the East side of said Section 25 at the Southeast corner of the Annie May Grant "C" Tract, according to the recorded plat and running thence North in the center of said Section line along the East boundary of said Section 25 a distance of 160 feet, thence due West and parallel with the South boundary line of said Section 25 a distance of 170 feet, thence South and parallel with the East boundary line of said Section 25 a distance of 160 feet, thence East along the South boundary line of said Annie May Grant "C" Tract a distance of 170 feet to the Point of Beginning.

Exhibit "B"

The Applicant requests (1) a Special Exception pursuant to Table 5-2 of the Tulsa Zoning Code (the "Code") to permit a Library in the RS-3 district; and (2) a Variance to reduce the minimum non-arterial street setback from 25 feet to 15 feet, all for property located at 1110 E. 45th Place S. (the "Property").

The Property is comprised of approximately 9 acres, with Collegiate Hall, a public charter school, located on the northern half of the Property. The Tulsa City-County Library Commission desires to build a new Brookside Library at the southwest corner of the Property. A Conceptual Site Plan of the new library facility is attached hereto. Currently, Brookside Library is located just north of the Property, across E. 45th Place. The proposed 15,000 SF library will be a much needed upgrade to the current 7,000 SF library built in 1970.

Given the existence of a library in this neighborhood just a couple of blocks away for over 50 years, the proposed Library use will not be injurious to the neighborhood and the Special Exception is in harmony with the spirit and intent of the Code.

The RS-3 zoning district requires a 25 foot building setback from non-arterial streets. Due to an existing storm sewer easement crossing the northern portion of the Property, the location of the proposed Library is confined to the area of the Property to the south of the easement. In order to accommodate the building on the site, the Applicant requests a Variance to reduce the 25 foot street setback to 15 feet.

Taking into account the existing 50 feet of right-of-way of E. 47th Street, the Library building will be setback 65 feet from the residential property boundary to the south and 85 feet from the nearest residential building wall to the south. Accordingly, the literal enforcement of the setback established by the Code is not necessary to achieve its intended purpose and the Variance will not impair the use of the adjacent property or the spirit and intent of the Code.





Eller & Detrich
A Professional Corporation

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July 26, 2023

Antony & Najat Abdo
2020 Revocable Trust
7726 S. 69th East Ave.
Tulsa, OK 74133-3414

Re: Brookside Library, 1110 E. 45th Place South, Tulsa, Oklahoma 74105
Board of Adjustment Case No. BOA-23557

Dear Mr. and Ms. Abdo:

If you have not already, you will be receiving a notice in the mail from the Tulsa Planning Office regarding our application for Case No. BOA-23557, which will be heard by the City of Tulsa Board of Adjustment on Wednesday, August 8, 2023, at 1:00 p.m.

The Tulsa City-County Library Commission is in the design process for a new Brookside Library facility. The existing Brookside Library, on the north side of 45th Place, was built over fifty years ago in 1970 and, with approximately 7,000 square feet, simply does not have the space or amenities of a modern library.

The new Brookside Library facility is proposed to be built on the south side of Collegiate Hall, on South Madison Place. The new building on Madison will be approximately 15,000 square feet and in addition to a larger book selection, will have meeting areas, computers and multi-media resources available to the public.



July 26, 2023

Page 2

The purpose of this Board of Adjustment application is for a Special Exception for the library use to be in a residential district and, due to a large storm sewer bisecting the Property, a Variance to reduce the street setback by 10 feet (from 25 feet to 15 feet) along E. 46th Place. Attached to this letter are a Conceptual Site Plan and Building Elevation that will be provided to the Board.

We are excited for the new Brookside Library and think it will be a wonderful, much needed upgrade for the community and you, as its neighbors. If you have any questions about the project, please do not hesitate to call me at (918) 747-8900.

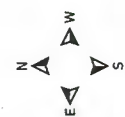
Yours very truly,

ELLER & DETRICH
A Professional Corporation

Lou Reynolds
Counsel for Tulsa-City County Library Commission

Enclosure





From: [Jonathan Pinkey](#)
To: [Chapman, Austin](#)
Subject: BOA-23557 New Brookside Library Being Planned
Date: Monday, August 7, 2023 5:47:58 AM

Greetings,

I am writing regarding Case BOA-23557 and the Brookside Library's planned new location. I wrote an earlier letter of concern to the Tulsa Library. Since writing that letter, I have spoken with some nearby residents. I have heard concerns that the project is unnecessary (regardless, the planned residential location seems very poor, all things considered). I have heard some strong concerns about the loss of green space. The large field has been in use for recreation and relaxation by many community members for decades (and would continue to be if left intact). Its size should not be substantially diminished, as it will be if this project proceeds. I have also become aware of concerns about this project contributing to the unnecessary existence of what the EPA calls a "heat island" in our neighborhood, which seems quite a serious consideration. There are other concerns as well. I agree with the statement that to grant the Special Exception/variance would do more harm than good for the local community. It seems that this project needs serious reconsideration.

Best wishes,

Jonathan Pinkey

4754 S Boston PL
Tulsa OK 74105-4418

P.S. Why not move the library somewhere else, perhaps on Peoria? (Possibly where the old Arby's was—there is a big field behind it that could provide plenty of parking. There are other possible locations that might be considered as well.)

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From: [Kelsey Royce](#)
To: [Chapman, Austin](#)
Subject: Request for Continuance BOA-23557
Date: Friday, July 28, 2023 4:15:57 PM

Good afternoon,

Per our conversation, I am requesting a continuance for BOA-23557 which is scheduled for August 8, 2023. A continuance is appropriate for the reason that it coincides with an election and would overburden residents who might have to make a choice between the two for reasons of personal or work-related obligations.

To date, no mail has been received notifying those of us living within 300 feet (or distance otherwise specified by law) that a variance has been requested for this project. I would also ask that a public hearing be held so that those of us who have concerns may bring them before the body that governs these changes.

If there are any other steps to be taken in order to ensure that affected residents are able to engage and fully participate in this process, please advise.

Regards,

Kelsey Royce
918-955-5007

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From: [Harry Potter](#)
To: [Tulsa Planning Office](#)
Subject: Case No. BOA-23557 - Opposition to Request for Special Exception and Variance
Date: Monday, August 21, 2023 6:51:17 PM

Members of the Board,

I am a resident of the affected neighborhood and strongly oppose granting the applicant's request in Case No. BOA-23557. I urge the Board to deny the requested special exception and variance because it is a commercial endeavor that is inappropriate for our quiet neighborhood and would be deleterious to our community.

Sincerely, Anique Swanson

Sent from my iPhone

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From: [M.Haddad](#)
To: [Tulsa Planning Office](#)
Subject: Case#BOA-23557
Date: Monday, August 21, 2023 10:42:06 PM

We are the owners of property located within 300 ft of the proposed Brookside Library. We strongly oppose this proposal and urge the BOA to deny the applicant's request.

As we understand it, there are two requests that the library is making of the BOA:

- 1) to be granted a special exception
- 2) to be granted a variance in the event that the exception is approved.

No variance can be granted.

The criteria for BOA approval of an exception are:

1) the exception will be in harmony with the spirit of the zoning code to the current residential zoning (RS-3)

2) it will not harm community or public welfare

We contend that the exception is not in harmony and will harm us. Therefore, an exception and resultant variance must be denied.

There is no proof that the library needs an "upgrade" and the Library Commission, as a fiduciary, must give the public evidence of such need.

We believe in and support the public library system ! As residents of the Brookside area, as well as owners of numerous properties in same neighborhood (that we pay real estate taxes on, and, in turn, support the library's existence), we want a safe and healthy environment for our neighborhood that protects the community's right to quiet enjoyment.

The applicant's proposal for a special exemption and the request for a variance that is to be brought before the BOA on Tuesday (8/22/23) is incomplete, confusing, and unprofessional.

We oppose the proposal and urge the BOA to deny the Applicant's request.

Sincerely,

Gary & Marianne Haddad
4128 S Norfolk Avenue
Tulsa, Ok 74105

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Chapman, Austin

From: callanhenrik@gmail.com
Sent: Monday, August 21, 2023 6:52 PM
To: Tulsa Planning Office
Subject: Case No. BOA-23557 - Opposition to Request for Special Exception and Variance

Members of the Board,

I am a resident of the affected neighborhood and strongly oppose granting the applicant's request in Case No. BOA-23557. I urge the Board to deny the requested special exception and variance because it is a commercial endeavor that is inappropriate for our quiet neighborhood and would be deleterious to our community.

Sincerely, Callan Swanson

Sent from my iPhone

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Chapman, Austin

From: Cherry swanson <cherlei1969@gmail.com>
Sent: Monday, August 21, 2023 6:52 PM
To: Tulsa Planning Office
Subject: Case No. BOA-23557 - Opposition to Request for Special Exception and Variance

ChMembers of the Board,

I am a resident of the affected neighborhood and strongly oppose granting the applicant's request in Case No. BOA-23557. I urge the Board to deny the requested special exception and variance because it is a commercial endeavor that is inappropriate for our quiet neighborhood and would be deleterious to our community.

Sincerely, cherry Swanson

Sent from my iPhone

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QUESTIONS FROM OUR NEIGHBORHOOD COMMUNITY

RE: BOA- 23557 Proposed Change to Applicable Code and Easement Minimum for 15,000 Sq Ft Library in Predominantly Single-family Neighborhood without Requisite Impact Studies.

1) The proposed building is a very large 15,000 square feet and requests setback of 15 feet instead of existing legal minimum of 25 feet. To accommodate the storm easement, the proposed setback is designated for the side and rear portions of the building, which are adjacent to multi-family dwellings.

1.1) Does this imperil adjacent buildings, and residents of those buildings, due to proximity in case of fire or emergency event?

1.2) What remedies exist in the case of fire, or emergency event? How will a fire truck and other emergency vehicles access the side and back of building with such limited space to navigate or turn?

2) This proposed new 15,000 square foot library is part of a developed parcel which houses a Charter School and serves our most vulnerable and treasured community members- our children. 2.1) Are we placing them at risk in the event of fire or, God forbid, armed hostility, by reducing clear and navigable access by emergency vehicles to all parts of the building?

2.2) Are there security risks and vulnerabilities due to the reduced easement of minimum 25 feet to proposed 15 feet?

3) Documents ask if there are any, "Facts staff find unfavorable," and in advance of tomorrow's hearing expressly answer, "None."

3.1) Where are the surveys of traffic flow, studies which identify impacts upon neighborhood residents, adjoining properties and existing infrastructure (i.e., roads, sewer, electrical, technology, etc.)?

3.2) Where are the studies and findings, including impacts upon community and taxpayers due to increased use and consumption of resources, as well as how hours of operation and after-hours special events may negatively impact individuals and families in a neighborhood predominantly of pre-existing single-family dwellings?

3.3) Will there be disruption of our quiet, tranquil neighborhood and how will it negatively affect our property values as tax paying homeowners?

3.4) If there are studies, who, or which company, conducted them?

3.5) Were there any Environmental Impact Reports requested, conducted and/or filed for this proposed use of the soccer and playground parcel?

3.6) Were impacts upon the loss of carbon-processing ancestral oaks and trees of large diameter identified and considered?

3.7) Were the impacts and devastation of habitat of resident and protected wildlife identified or considered? If so, how?

3.8) Most importantly, were the devastating impacts upon our most treasured community members - our children - identified and considered? When so many children in the world do not have a safe place, or chance, to play, breathe clean air and interact with God's Creation, why would we take one that already exists and is beloved here in Tulsa?

3.9) What were the methodologies, criteria, analysis and dates of any studies?

4. Was there Notice of Proposed Changes to Easement?

4.1) If so, how was legal Notice given and when?

4.2) Was each property owner and resident within the adjoining buildings and communities given Notice or asked how the new library would affect them positively or negatively?

TRAFFIC ON MADISON PLACE AFTERSCHOOL



STREET VARIOUSLY NAMED BY APPLICANT 47th & 46th PL



From: [Jim Diacon](#)
To: [Tulsa Planning Office](#)
Cc: [Chapman, Austin](#)
Subject: BOA-23557 New Library Proposed for 1110 E. 45th Place, Tulsa
Date: Friday, August 18, 2023 3:05:46 PM
Attachments: [preview.png](#)

		Case Number: BOA-23557 Hearing Date: 08/22/2023 (Continued from 08/09/2023)
Case Report Prepared by: Austin Chapman		Owner and Applicant Information: Applicant: Lou Reynolds Property Owner: Independent School District No. 1
Action Requested: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3)		
Location Map: 		Additional Information: Present Use: School Tract Size: 3.87 acres Location: 1110 E. 45 Pl. S. Present Zoning: RS-3

6.1

BOA-23557
PDF Document • 9.1 MB

I own the apartments at 4611-4623 S. Madison Place. My property is located across the alley/46th Place to the south of the proposed location for the new library.

I am opposed to the applications to both allow from he library to be build and to reduce the setback from he the street from 25 to 15 feet.

Reasons are:

- This large commercial building will be huge change to the look and feel to what is now a residential neighborhood. It is not an appropriate use of the space.
- We purchased the property assuming that the open green space to the north would be protected by zoning requirements. The current park-like setting is a big draw for our tenants.
- What will basically be a two story building will loom over our property, especially if it allowed to be built 10 feet closer to the street than what is normal.
- Added car and foot traffic is bound to create a nuisance for all that live in the neighborhood, especially those adjacent to the property.
- In its current from, 46th Place is basically an alley; not a real street. There is no way that it can handle the extra curb cuts and traffic in existing form.
- According the plan, the curb cut located at the SE corner of the new building will be primarily used by trucks for deliveries and trash collection. That could cause extra noise and disruption for my tenants.
- Covering the current green space with a building and parking is bound to lead to water run-off problems for all adjacent property owners.
- If allowed, the project has the potential to REDUCE my property value.

At a minimum, if the project is allowed to move forward, we would expect that the alley on the south perimeter (46th PL) be totally brought up to current standards. This would require removal of the existing material, re-grading, addition of curbs and gutters, curb cuts on the south side to provide access to my tenant parking, etc. All of the cost of improving the alley into a real street should be borne by the project/library system.

Thanks for your time. Please don't hesitate to contact me if you have questions.

Jim Diacon
Owner and Managing Member
JNP, LLC

Jim Diacon
jdiacon@me.com
918-688-8950

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From: [Evan Inman](#)
To: [Tulsa Planning Office](#)
Subject: Case No. BOA-23557 - Opposition to Request for Special Exception and Variance
Date: Sunday, August 20, 2023 11:31:05 AM

Members of the Board,

I am a resident of the affected neighborhood and strongly oppose granting the applicant's request in Case No. BOA-23557. I urge the Board to deny the requested special exception and variance because it is a commercial endeavor that is inappropriate for our quiet neighborhood and would be deleterious to our community.

Sincerely,
Evan Inman

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From: [Mary C](#)
To: [Tulsa Planning Office](#)
Subject: Case No. BOA-23557 - Opposition to Request for Special Exception and Variance
Date: Sunday, August 20, 2023 7:50:15 PM

Members of the Board,

I am a resident of the affected neighborhood and strongly oppose granting the applicant's request in Case No. BOA-23557. I urge the Board to deny the requested special exception and variance because it is a commercial endeavor that is inappropriate for our quiet neighborhood and would be deleterious to our community. I have lived across the street from the school/greenspace since 1988 and the greenspace has been used and enjoyed by countless numbers of Tulsa residents to exercise their dogs, meet for ball practice and basketball and walk the perimeter for exercise. The greenspace is even a stop for the local geese on their way to the Arkansas River. I would like to see these activities continue in our little neighborhood. I think it's important to the residents' overall enjoyment with the area of town we live in.

Thank you,

Mary Campbell
331 East 45th Court
Tulsa, OK 74105

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Chapman, Austin

From: Katie Roberts <katieblue69@gmail.com>
Sent: Monday, August 21, 2023 4:39 PM
To: Tulsa Planning Office
Subject: Case BOA-23557

Hello. I oppose this case! We use that are to play, walk and socialize. Please do not make it a parking lot!

Sincerely

Katera Roberts
918-636-5393
4762 S Boston Pl
Tulsa OK 74105

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From: [Luka Gogibedashvili](#)
To: [Tulsa Planning Office](#); [Chapman, Austin](#); boa@incog.org
Subject: A letter regarding case 23557
Date: Tuesday, August 22, 2023 10:06:11 AM

Date: 8/22/2023

Case No. BOA - **23557**

Name: Luka Gogibedashvili

Address: 4712 South Boston Avenue, Tulsa, OK, 74105

Contact Information: 202-227-7902; Email: lukagog@gmail.com

To the distinguished board members of Tulsa City Hall,

My name is Luka Gogibedashvili, I am a resident near the Collegiate Hall and the public park of the same, located at the intersection of S. Madison Pl and E 45th Pl.

In this letter I would like to briefly convey my interest and reasoning in favor of keeping the public green space for the use of the local community. I do ask that the interests of residents be considered when ruling regarding the starting of a construction project that would pave away the lovely green space that has become so dear to us.

My wife, April Elise Gordon, and I visit the park every day, we have met and have become friends with people that also frequent the park. I see residents there that bring their children to play in the field and the playgrounds, I regularly see my former student playing basketball with his friends on the basketball court, a girls' soccer team uses the property to train for their games. I know people that have met, become friends, and started dating, all from meeting at this park. Many people bring their dogs, and the latter have formed a cheerful community of their own. The passers-by say hello and stop by for a chat, exchanging local news and to complain about the weather.

Speaking of the weather, the greenery acts as a heat sink, which is a welcome reprieve in hot Oklahoma summers. While the construction, which would bring even more cement than the area already has, would do the opposite. The green space does also, as one would imagine, serve as a failsafe against flooding, a benefit that extends far beyond the immediate vicinity of the surrounding houses.

As for the construction of the library itself, we welcome it, but surely an alternative location could be found that is not as important for the mental, physical, and social well-being of the community.

I regret that my work does not let me attend the hearing on August 22nd, 13:00, and I have to send this letter instead, I hope it will find you well. I implore you to consider the interests of the community and not deprive us of a public space that we use daily.

Respectfully Yours,

Luka Gogibedashvili

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BOA Case No. 23557
August 22, 2023
Looking North from SW Corner

3.34



BOA Case No. 23557
August 22, 2023
Looking North from NW Corner

3.35



BOA Case No. 23557
August 22, 2023
Looking East from NW Corner
3.36



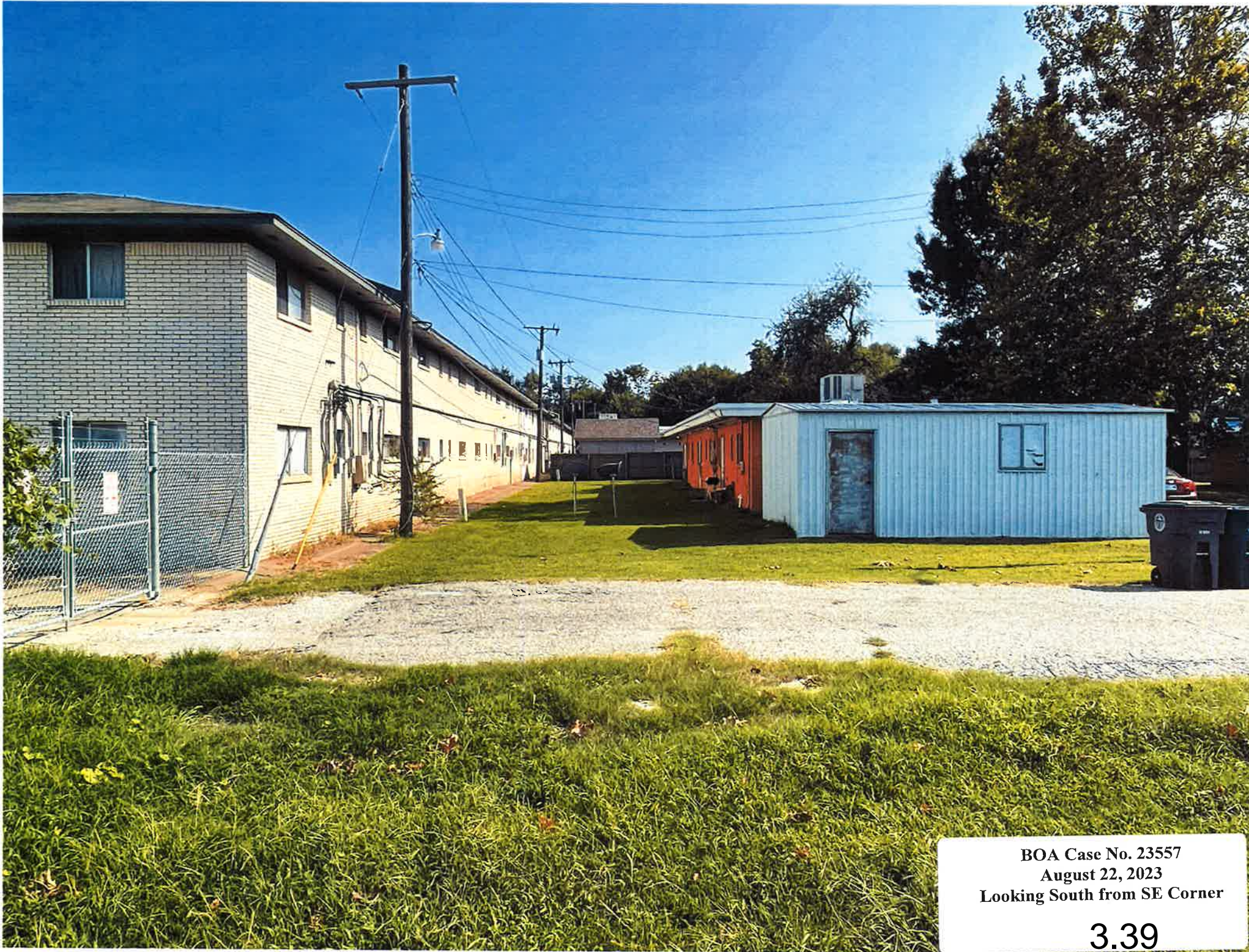
BOA Case No. 23557
August 22, 2023
Looking South from NW Corner

3.37



BOA Case No. 23557
August 22, 2023
Looking East from SW Corner

3.38



BOA Case No. 23557
August 22, 2023
Looking South from SE Corner

3.39



BOA Case No. 23557
August 22, 2023
Christ the King Food Pantry

3.40

Existing school fence line to Remain
(pink dotted lines)

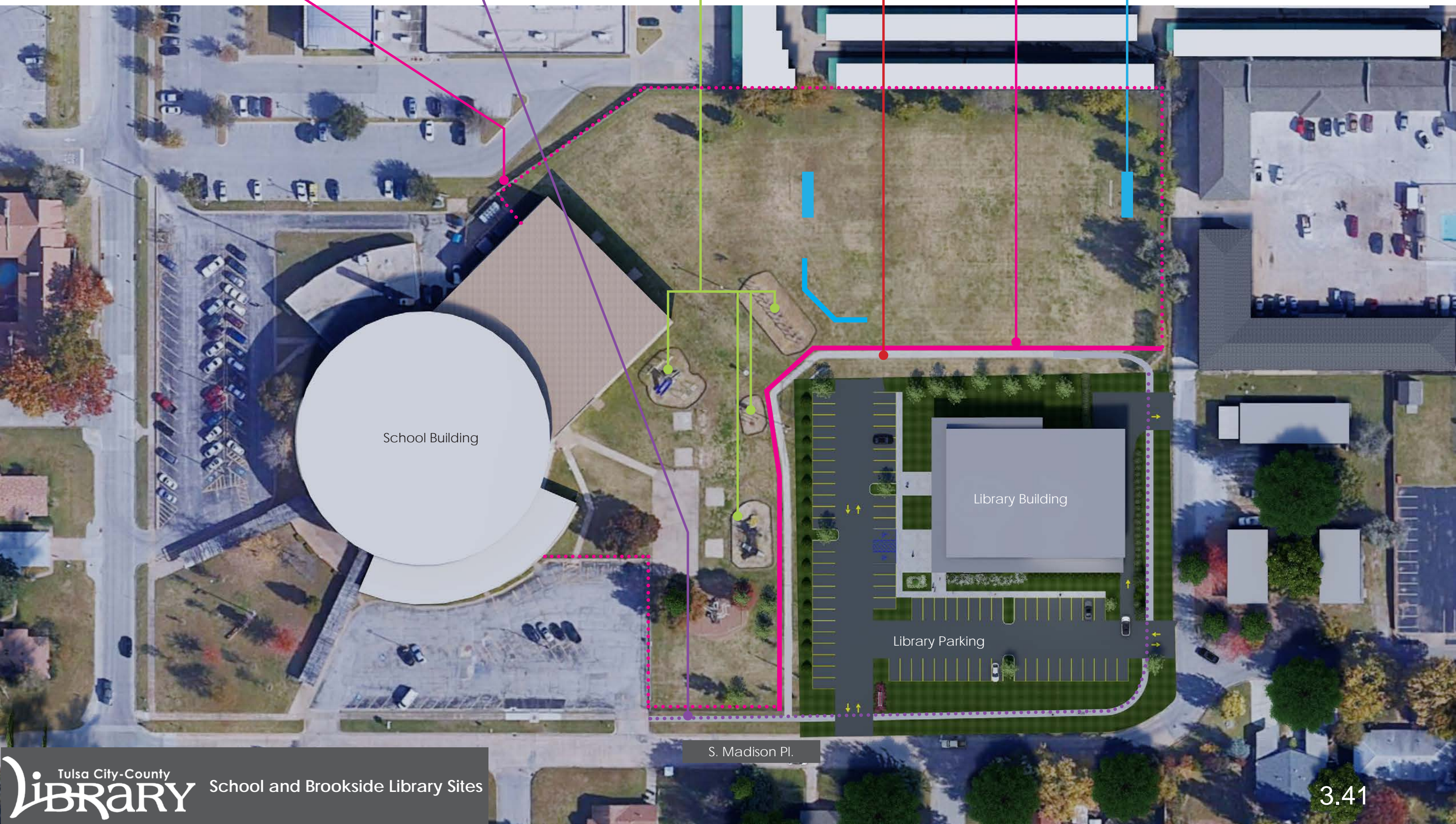
New sidewalk to extend and
connect to the school

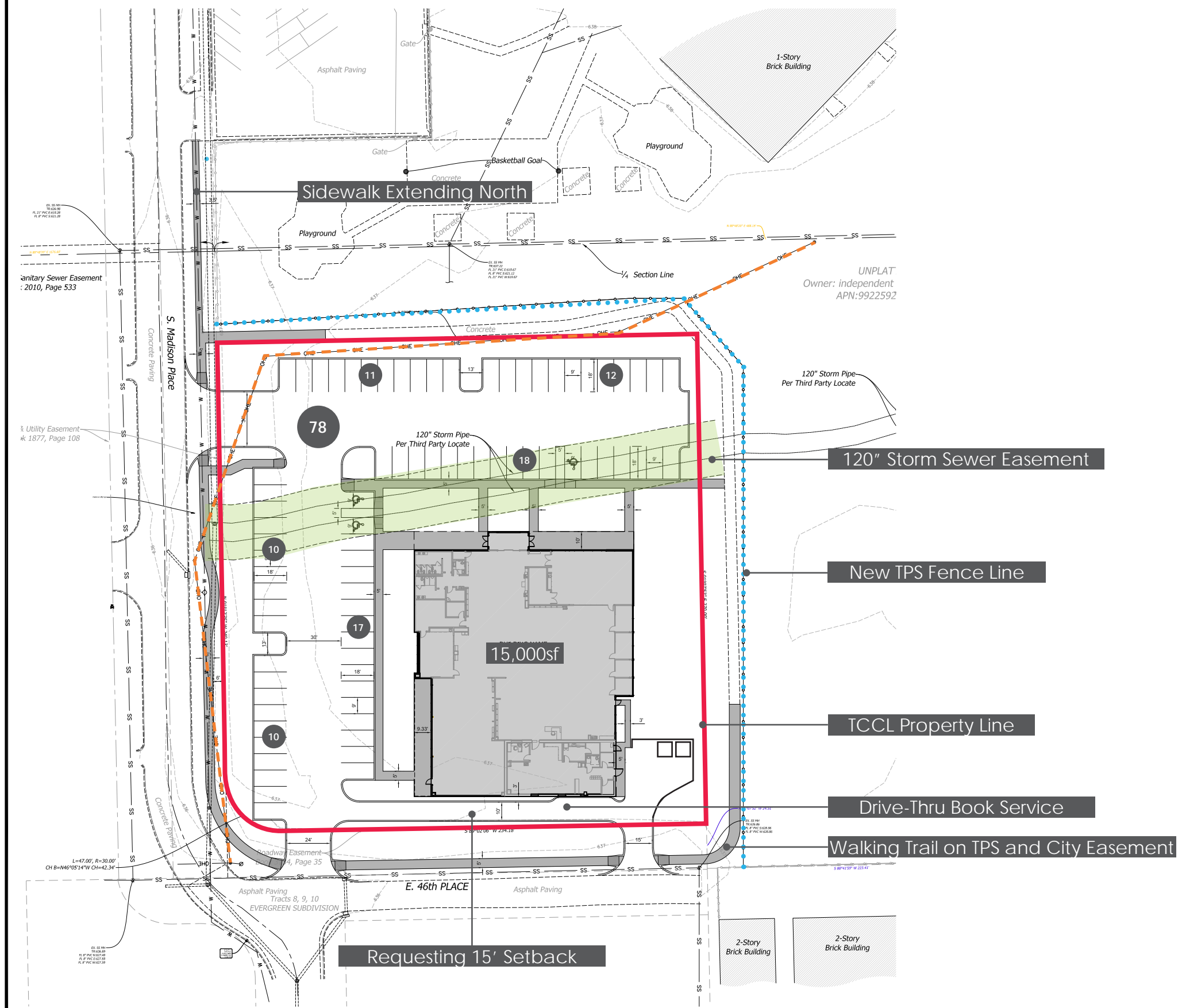
All playground
equipment remains

Existing walking trail is
maintained and becomes
publicly accessible (no longer
behind the school's fence)

Adjusted Fence Line

New Soccer Goals and baseball backstop
added to school property









NOTICE OF INTENT TO APPEAL
FROM CITY OF TULSA BOARD OF ADJUSTMENT

This constitutes notice of Intent to
Appeal the decision of the Board of
Adjustment (City of Tulsa) BOA-23557
August 22, 2023, to District Court. CV-2023-1809

Sept. 1, 2023

Kelsey [Signature]
336 E. 45th Ct.

FILED
CITY OF TULSA BOARD OF ADJUSTMENT
CITY OF TULSA, OKLAHOMA
2023 SEP 01 PM 03:55

FILED
CITY OF TULSA BOARD OF ADJUSTMENT
DATE: 9/1/23 TIME: 4:14 (AM)(PM)
RECEIVED BY: [Signature]
CLERK OF THE BOARD: Austin Chapman



IN AND FOR THE DISTRICT COURT OF TULSA COUNTY
STATE OF OKLAHOMA

DISTRICT COURT
FILED

AUG 31 2023

DON NEWBERRY, Court Clerk
STATE OF OKLA. TULSA COUNTY

KELSEY ROYCE and Others, Home
Owners and Residents

Petitioners,

CV-2023-01809

Vs.

Caroline Wall

CITY OF TULSA BOARD OF ADJUSTMENT
Defendants,

IN RE: Appeal from the City of Tulsa Board of Adjustment meeting decision of August 8th and continued on August 22, 2023 on Agenda No. 1322, Case No. BOA-23557 when the BOA approved the special exception for the Tulsa City-County Library Commission to build a library on Tulsa Public Schools property in a residential neighborhood (RS-3) and resultant variance to the setback to 15ft.

2023 AUG 27 P 4:28
CITY OF TULSA BOARD OF ADJUSTMENT

NOTICE OF APPEAL FROM CITY OF TULSA BOARD OF ADJUSTMENT

COMES NOW, Kelsey Royce and Other Home Owners and Residents, the Petitioners vs. The City of Tulsa Board of Adjustment Agenda No. 1322, in Case No. BOA-23557, hereby appeal the decision of said Board of Adjustment rendered on said application. In support of this Appeal, Petitioners state the following:

FILED
CITY OF TULSA

SEP 01 2023

A.M. 4:15 PM
OFFICE OF THE CITY CLERK
BY 114

FILED
CITY OF TULSA BOARD OF ADJUSTMENT

DATE: 9/1/23 TIME: 4:14 (AM/PM)

RECEIVED BY: 884

CLERK OF THE BOARD: Austin Chapman

Page 1

3.46

1. The City of Tulsa Board of Adjustment ("BOA") is a quasi-judicial body organized under the authority of (11 O.S. 44-10) for the purpose of issuing final decisions on findings of fact in City land use zoning, special exceptions, and variances.
2. Pursuant to Tulsa Zoning Code 70.120-F approval of a special exception requires an affirmative vote of at least 3 members of the board of adjustment.
3. Pursuant to Tulsa Zoning Code 70.130-G approval of a variance requires an affirmative vote of at least 3 members of the board of adjustment.
4. On August 22, 2023, BOA approved Case No. BOA-23557 to build a Library on 1110 with the following votes: 3 - yea; 1 - absent; 1- abstain.
5. On August 22, 2023, conflicted BOA Member, Whitney Stauffer, did not recuse from discussion and voted to approve BOA-23557.
6. Pursuant to Tulsa Zoning Code 70.120-B Authority to File - Applications for special exception approval may be filed only by the owner of the subject property or by the property owner's authorized agent.
7. Pursuant to Tulsa Zoning Code 70.130-C Authority to File Variance applications may be filed only by the owner of the subject property or by the property owner's authorized agent.
8. The property owner of 1110 E. 45th Place ("the Property") is Independent School District No. 1 Tulsa, Tulsa County ("Property Owner").
9. The governing body of the Property Owner is a body of 7 elected members of the local Board of Education (BOE).
10. The governing body of the Property Owner did not approve the application for BOA-23557 and did not retain Lou Reynolds to represent them in the aforementioned case.
11. Lou Reynolds (Eller & Detrick) was retained as Counsel for the Tulsa City-County Library Commission ("TCCL") to apply for a special exception and variance for property that is not owned by TCCL.

12. The BOA is held to standards outlined in its Ethics Policy which instruct members to avoid what a reasonable person would understand to be a conflict of interest or appear to be a conflict of interest (General Policy & Procedures, Section III).
13. The Property Owner is currently under investigation by state and federal authorities.
14. Independent Auditor's Report Dated January 27, 2021, found a significant deficiency in internal control over financial reporting related to "inappropriate revenue recognition related to transactions with the Foundation" (Foundation for Tulsa Schools, hereafter, "FTS").

BOA Member Conflict of Interest

15. City of Tulsa Board of Adjustment ("BOA") Member, Whitney Stauffer, was appointed to the BOA on April 12, 2023.
16. BOA member, Whitney Stauffer, is Chairman of the Board of Directors of the Foundation for Tulsa Schools (FTS), a charitable entity organized to support the mission of the Property Owner.
17. The interests of FTS have become so confused with the operations of the Property Owner that it is inconceivable that Whitney Stauffer in her role as BOA Member and simultaneously Chair of FTS could make an unbiased decision when it comes to BOA-23557.
18. Moises Echeverria-Ashworth is the President and CEO of FTS and is a TCCL Commission Member.
19. Ellen Duecker is a TCCL Commission Member and is employed by the Property Owner as Special Bond Projects manager.
20. BOA Member, Whitney Stauffer, works closely with Moises Echeverria-Ashworth at FTS.
21. BOA Member, Whitney Stauffer, worked closely with TCCL Commission Member, Ellen Duecker on the 2021 Bond Committee for the Property Owner.

22. On August 15, 2023, BOA Member, Whitney Stauffer, presided over a meeting of FTS which included the Property Owner's Chief Financial Officer and now-resigned former superintendent Deborah Gist.

23. The interests of FTS have become so confused with the operations of Independent School District No.1, Tulsa, Tulsa County, that it is inconceivable that Whitney Stauffer in her role as BOA Member and simultaneously Chair of FTS could make an unbiased decision when it comes to BOA-23557.

BOA Failed to Consider the Concerns Brought Forth by Neighborhood

24. Questions and concerns emailed to Austin Chapman, Senior Planner at the Tulsa Planning Office in charge of BOA-23557, were not raised to the BOA.

25. Comments from residents and property owners all opposed the special exception and variance.

26. Findings of fact for approval were not made pursuant to 70.120G as required.

WHEREFORE, Kelsey Royce and others were deprived of their rights to an impartial public hearing before the City of Tulsa Board of Adjustment. The District Court should stay all proceedings on BOA-23557 and conduct a trial de novo to show that there was not only a conflict of interest when Whitney Stauffer was allowed to vote to approve the special exception for the construction for the building of library and variance; but also violated the rules when Lou Reynolds was allowed to represent the Library Commission because they aren't the property owner.

CERTIFICATE OF SERVICE

This is to certify that on this 30th day of August, 2023 the above was filed with the Tulsa County Court Clerk with a request that a filed and stamped copy be forwarded and sent to the Judge Presiding over this case and the City of Tulsa Board of Adjustment.

A handwritten signature in black ink, appearing to read "Kelsey Royce". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

336 E. 45th Ct.
Tulsa, OK 74105



Board Meeting Minutes and Notes Tuesday, August 15, 2023

The Foundation for Tulsa Schools held its Board of Directors Meeting in person on August 15, 2023.

Board members present: 20 board members present, which represents quorum.

Attended: Dr. Deborah Gist, Daniel Regan, Larry Faulkner, Brad White, Lachelle King, Jared Kuykendall, Annie Tomecek, Joey Wignarajah, Whitney Stauffer, Drew France, Maggie Hille Yar, Mary Spears, Sarah Gould, Emily Fuller, Rick Kelly, Shanese Slaton, Molly Aspan, Judie Hackerott, Steffanie Bonner, Teil Blackshare, Lauren Sherry

Staff present: Moises Echeverria, Brena Meadows Thrash, Joey Oneal, Sam Tinker

-
- Welcome & Call to Order – Whitney Stauffer, Board Chair
 - Call to Order [Whitney Stauffer] – 7:35AM
 - Board portal will be available on FTS website this week. Link will be sent out by staff
 - New board members
 - Lachelle King, City of Tulsa
 - Jared Kuykendall, JP Morgan
 - Emily Fuller, Intern & Reading Partners
 - Addressing issues brought up by State Superintendent.
 - Board Member Spotlight
 - Lachelle King, City of Tulsa
 - Jared Kuykendall, JP Morgan
 - Emily Fuller, Intern & Reading Partners
 -
 - Consent Agenda – 7:41
 - (MOTION) To approve [Joey Wignarajah]. Seconded [Molly Aspan], passed unanimously.
 - Consent agenda items:
 - Finance Report
 - Committee Reports
 - Partners in Education
 - Program Evaluation & Development
 - Tulsa Public Schools Update - Dr. Deborah Gist speaks (7:42)
 - Accreditation
 - Accreditation officer visits each school as well as the district for the accreditation process annually.
 - Originally the district had 1 accreditation deficiency when process concluded in May, due to report late by 1 week

- 2nd deficiency was added by state after Dr. Gist had reviewed and signed document
- Deficiencies are not cumulative, start over each year, if deficiency is resolved
- The accreditation process does not look at student outcomes
- Accountability
 - Student outcomes measured by school report cards.
 - When schools with failing grades consolidate, their grades start over, examples can be seen by districts like Oklahoma City
 - Two major goals in Strategic Plan for TPS-- literacy for all ages and college/career readiness. Plan available for review.
- Audit
 - Misconduct found internally by TPS
 - Reported the employee immediately to authorities once discovered and district has been as transparent as possible throughout the process as there is an open investigation
 - TPS does have strong internal controls
 - Dr. Gist and CFO met with State Superintendent to discuss the new requests for documentation
- Additional Information Discussed
 - Claims that TPS disregard religious liberties – Opposite of what is established in law.
 - 65 school districts with the same or lower accreditation status than TPS.
- Open to questions.
 - Timeline for accreditation? (7:54AM)
 - Accreditation status remains same until state issues changes.
 - State board meeting Thursday, August 24 and accreditation has been stated to be on agenda
 - If tabled again, State Superintendent must address TPS accreditation by Dec.
 - If OSDE votes for accreditation with probation , the state has the ability to make leadership changes within the district
 - What happens to the kids? (8:05AM)
 - We will not know the long-term impact to students, but schools will still be open with instruction continuing
 - TPS has already lost teachers due to the accreditation question and will lose more if accreditation changes
 - There has not been public discussion from OSDE to change leadership in the 6 districts that are currently accredited with probation.
 - State Superintendent falsely claimed that 52% of TPS budget were administrative costs. The figure he used contained nutrition, buses, counselors, reading interventionists which are not administrative costs.
 - There is a cap by the state for every school district's administrative costs of 5% and there is dollar for dollar penalty if over 5%.
 - TPS; administrative costs are 4%

- What is the strategy moving forward for TPS? (8:14AM)
 - Launching landing page tulsapublicschools.org/facts
 - Would love to see business leaders take on addressing facts and media miscommunications.
- Has anyone spoken to legislators to address checks and balances in OSDE? (8:23AM)
 - Statutes need to be written more tightly to strengthen procedures and clarify step-by-step processes for accreditation
- Anything FTS can do to be proactive to address conversations relating to programs? (8:29AM)
 - Addressing it, but hard to plan for something that is unprecedented. Gathering data, we have strong arguments to show impact of our programs that support community.
- Dr. Gist meets with Chamber board members today (Aug 15th, 2023).
- President's Report – Moises Echiverria, President & CEO (8:39AM)
 - Discussing long-term strategies, current issues might create a temporary pause in philanthropic support.
 - Discussing worst-case scenarios while continuing to support schools.
 - Moving forward with what is already scheduled.
 - Outreach to officials is critical.
 - ProtectTPS.com – most organized support effort.
 - Letter campaign, draft included in packet.
- Other Updates – Whitney Stauffer
 - Calendar in board packet.
 - Board social networking at Driller's game September 16th.
 - Next Board Meeting: October 17th at 7:30AM at Memorial MS
 - Magic City Books have T-Shirts in support of TPS
- Adjourn
 - **(MOTION) To Adjourn [Drew France]. Seconded [Larry Falkner], passed unanimously.**
 - Adjourned 9:03AM



**Thursday, July 20, 2023
July Regular Meeting**

12:00 p.m.

**Central Library
Executive Conference Room on Level "L"
400 Civic Center
Tulsa, OK 74103**

1. Opening of Meeting

- A. Call to Order - Leanne Helmerich, Chair
- B. Roll Call/Announcement of a Quorum

2. Chief Executive Officer's Monthly Report

- A. CEO Remarks - Kimberly Johnson, CEO
- B. Employee Recognition

3. Committee Report

- A. Physical Facilities Committee Discussion and vote to Adopt, Reject or Modify an Agreement for Naming Rights for the new Brookside Library. Ellen Duecker (Action)
- B. Personnel Committee -Vote to Adopt, Reject or Modify the Proposed 2024 Library Commission Meeting Schedule-Dr. Wimberly (Action)

4. Consent Agenda

- A. Approval of Consent Agenda
- B. Approval of June 2023 Minutes
- C. TCCL June Financial Reports
- D. Resolution: Declaring IT Surplus Property

5. Nominating Committee

- A. Appointment of commissioners to the Nominating Committee - Leanne Helmerich, Chair (Report)

6. Closing of Meeting

- A. Announcement of Next Meeting: August 17, 2023 at Rudisill Regional Library - 1520 N. Hartford Avenue, Tulsa, OK - Leanne Helmerich, Chair
- B. Adjournment - Leanne Helmerich, Chair

General Policies and Rules of Procedure

Board of Adjustment of the City of Tulsa

SECTION I – RULES OF PROCEDURE

A. Name

The name of this board shall be "Board of Adjustment of the City of Tulsa". hereinafter referred to as the "Board".

B. Membership

The Board shall consist of five members, who shall be appointed by the Mayor and confirmed by the City Council. Members of the Board shall serve without pay for a term of three years and shall continue to serve until their successors are appointed. Vacancies shall be filled for an unexpired term of any member in the manner set forth for appointments to a full term.

C. Removal

A Board member may be removed for cause by the City Council after notice, written charges and a public meeting. Three consecutive absences from regular and/or special called meetings, or absences totaling 2/3 of the regularly called or special called meetings held during any six month period, shall be sufficient cause for removal from the Board.

D. Officers

The Board shall elect annually from its appointed members a Chairman, a Vice-Chairman and Secretary. The Vice-Chairman shall serve as Chairman in the absence of the Chairman. Any vacancy in office shall be filled by the Chairman for the unexpired term only. The election shall take place on the first regularly scheduled meeting of the Board in the month of June.

1) The duties of the Chairman shall include:

- a) Presiding over meetings with all powers under parliamentary procedure, unless the Chairman designates another member to preside;
- b) Signing official documents of the Board;
- c) Appointing a Vice-Chairman and Secretary in the event the said officers are absent from the meeting.

2) The duties of the Vice-Chairman shall include:

- a) Presiding over all meetings in the absence of the Chair and shall have full powers of the Chair in matters that come before the Board; and
- b) Assuming the duties of the Secretary in the event that the Secretary is absent from the meeting.

3) The duties of the Secretary shall include:

- a) Assuming duties of the Chair in the event that the Chair and Vice-Chair are absent from the meeting; and
- b) Collecting and stamping exhibits of each meeting for the official record.

E. Quorum

A numerical majority of three Board members shall constitute a quorum for the conduct of any Board business.

F. General Procedures

1. If inclined, the Board may grant a continuance of a scheduled public meeting at the request of the applicant, interested parties, or Board staff.
2. A motion to reconsider any action of the Board can be made by a Board member who voted for the prevailing party.

- a) The Board may take a vote to reconsider an action of the Board during the meeting or at the next regularly scheduled meeting of the Board.
- b) The action to be reconsidered will be placed on the subsequent meeting agenda and written notice must be given to all interested parties at least five working days in advance of the scheduled meeting.

3. When the public wishes to communicate with Board members, the appropriate way is through a letter or e-mail correspondence to Board staff, who will in turn distribute it to the Board members and the applicant.

G. Public Meeting Procedures

1. The Board shall consider only public meeting items which have been properly advertised as required by law and only those where all fees have been paid, including fees for legal advertising.
2. The Chair can modify the order in which the cases will be considered from the order in which they are listed on the agenda. The procedure for each case shall normally be as follows:
 - a) Staff will announce the case by reading the item number, case number and applicant's name.
 - b) Staff will read the location of the subject tract and the action requested from the case report.
 - c) The Chair calls on the applicant for a presentation, **not to exceed fifteen (15) minutes**. If the applicant presents a significantly changed application from that submitted for BOA staff review (as determined by BOA staff and at the BOA at the time of the presentation), such action is considered grounds for continuance.
 - d) Any member of the public may address the Board at a regular or special meeting after signing in for a specific item. When recognized by the Chair, a member of the public should state his or her name and address. Speakers will be given **five (5) minutes to speak on an item**; however, the Chair may further limit that time based on the number of speakers for an item or impose an aggregate time for all speakers.
 - e) The Chair may rule a comment out of order if it is redundant, irrelevant, indecorous or untimely.
 - f) The applicant is given the opportunity to rebut and is allowed **no more than ten (10) minutes to speak**. If the applicant, in the Chair's opinion, should present new facts or information, the Chair may allow the protestants time to rebut same.
 - g) The Chair announces the public hearing is closed on the case and opens the review session, during which the Board members will discuss the case among themselves and make a recommendation.
 - h) BOA members shall address only the presiding Chair for recognition and shall confine their remarks to the question under discussion.
 - i) During the review session, which shall be open and public, no new evidence shall be admitted unless specifically requested by a member of the Board and permitted by the Chair. However, any Board member may make a motion at any point in time when he/she feel they have sufficient information to do so.
 - j) Before a motion is made, there shall be an opportunity for discussion of the case by the Board and for each Board member to make comments. After a motion is made, there shall be further opportunity for discussion by the Board, and the maker of the motion may refine the terms of the motion pursuant to such discussion. When the motion is formalized, the Chair shall restate the motion, state the name of the maker of the motion and the member seconding the motion, and call for a vote. If a Board member desires to amend the motion following the Chair's restatement of the motion but prior to the Chair's call for a vote, the Board member suggesting the amendment may ask unanimous consent to modify the motion. If any Board Member objects to the modification of the motion, the Board Member proposing the amendment shall move that the motion be amended. The motion to amend must be seconded, is debatable, and must be adopted by a majority vote of the members present.
3. A second is required on all motions in order to bring the question to a vote of the Board.

Tulsa Public Schools
Independent School District No. I-1, Tulsa County, Oklahoma

Schedule of Findings and Questioned Costs (Continued)
Year Ended June 30, 2020

II. Findings Relating to the Financial Statement Audit as Required to be Reported in Accordance with *Government Auditing Standards*

A. Internal Control

Finding 2020-001

Significant deficiency in internal control over financial reporting

Finding: The Foundation for Tulsa Schools (the Foundation) is a legally separate not-for-profit organization whose purpose is to enhance the educational programs of the District by providing a permanent entity through which contributions can be received and distributions made for the benefit of the District and its students. During the course of performing the FY 2020 audit, we noted the following matters with regards to the Foundation:

- District management did not perform a timely review to determine whether the Foundation met the reporting requirements of a component unit, as defined in GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units, an Amendment of GASB Statement No. 14*.
- The District did not adequately review contribution funds received from the Foundation in both FY2019 and FY2020 as described in the condition below. The misstatement was corrected by the District and recorded in its 2020 financial statements.

Criteria: Effective internal controls should be established and maintained to prevent, or detect and correct material misstatements in the annual financial statements on a timely basis. In addition, monitoring procedures should be established to ensure that potential component units are evaluated at least annually as to whether inclusion in the District's financial statements is required.

Condition: The Foundation is a legally separate but related organization. As such, transactions with them need to be subject to the same review and scrutiny as all other transactions. In the current year, certain Foundation receipt journal entries were posted in the financial statements incorrectly resulting in:

- (1) An overstatement of 2020 other local revenue in the government-wide activities financial statements (of approximately \$1.5 million) as there were revenues related to 2019 that were incorrectly recognized in 2020; and
- (2) An understatement of 2020 other local revenue in the government-wide activities financial statements (of approximately \$1.6 million) as there were receipts related to 2020 that were incorrectly recognized in 2021. This misstatement was corrected by the District and recorded in its 2020 financial statements.

In addition, U.S. GAAP requires that certain legally separate not-for-profit organizations be evaluated for potential inclusion in the primary government financial statements as a component unit. The District did not perform a timely review to determine whether the Foundation met those requirements. Although District management ultimately concluded that inclusion in the District's financial statements was not required, this is an accounting policy that needs to be reviewed in a timely manner in order to facilitate accurate financial reporting.

**Tulsa Public Schools
Independent School District No. I-1, Tulsa County, Oklahoma**

**Schedule of Findings and Questioned Costs (Continued)
Year Ended June 30, 2020**

Cause: With regards to the inappropriate revenue recognition related to transactions with the Foundation, the errors were caused by a combination of factors, including lack of review and scrutiny of Foundation-related transactions. With regards to the consideration of whether the Foundation financial statements should be included in the District's CAFR, this is the result of not having an accounting policy that specifically addresses monitoring of potential component units.

Effect: Preliminary fund financial statements, government-wide financial statements and note disclosures contained errors that were significant to its 2020 financial statements. Such errors were corrected and revised by the District, and are properly reflected in its 2020 financial statements.

Although it was ultimately determined that the Foundation did not meet the reporting requirements of inclusion in the District's financial statements as a component unit, failing to include a discrete component unit in accordance with U.S. GAAP would result in the District's financial statements being materially misstated.

Recommendation: We recommend that the District implement procedures to ensure that Foundation transactions are reviewed for proper cutoff. We also recommend that the District establish an accounting policy that requires regular review, at least annually, of all organizations that could meet the requirements for inclusion in the District's financial statements as a component unit.

District Management's Response: The District agrees with the finding and recommendation.

Tulsa Public Schools
Independent School District No. I-1, Tulsa County, Oklahoma

Schedule of Findings and Questioned Costs (Continued)
Year Ended June 30, 2020

Finding 2020-002

Significant Deficiency in Internal Control Over Financial Reporting

Finding: The District's internal controls over financial reporting failed to detect significant errors in the District's financial statements in the recording of the Net Pension Liability and Deferred Inflows of Resources and Deferred Outflows of Resources related to the District's participation in employee retirement system sponsored by Oklahoma Teachers' Retirement System (OTRS). The District's internal control system also failed to detect errors in the recording and disclosures of the Net OPEB Asset and Deferred Inflows of Resources related to the District's participation in the post-employment benefits sponsored by OTRS.

Criteria: Effective internal controls should be established and maintained to prevent, or detect and correct material misstatements in the annual financial statements on a timely basis.

Condition: The District's financial statements as originally prepared contained significant misstatements in the recording of the financial statement amounts, specifically Deferred Inflows and Deferred Outflows of Resources related to the District's participation in the OTRS defined benefit pension plan. In addition, recorded amounts and disclosures related to the District's participation in the OTRS other Post-Employment Benefit Obligation were also misstated.

Cause: District personnel understand the financial reporting requirements of GASB Statement No. 68 and GASB Statement No. 75; however due to lack of experienced accounting personnel, there was not an adequate review of the supporting schedules maintained by the District to determine that the amounts reported by the District were correct.

Effect: Amounts reported for Deferred Outflows and Deferred Inflows of Resources were misstated in the original financial statements. The District subsequently corrected its June 30, 2020 financial statements.

Recommendation: More than one member of the District's financial reporting staff should be trained to have a deeper knowledge of the accounting and reporting requirements of GASB 68 and GASB 75, and an independent review of the supporting schedules and journal entries prepared by the District should be performed.

District's Management Response: The District agrees with the finding and recommendation.

B. Instance of Noncompliance

No matters to report.

Findings and Questioned Costs for Federal Awards

A. Internal Control

No matters to report.

B. Instances of Noncompliance

No matters to report.

Eller Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

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Facsimile
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Writer's E-Mail
LReynolds@EllerDetrich.com

Of Counsel
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietz

September 6, 2023

Donald L. Detrich, *Retired*

VIA HAND DELIVERY & E-MAIL

City of Tulsa Board of Adjustment
c/o Tulsa Planning Office
Tulsa City Hall
175 E. 2nd Street, 4th Floor
Tulsa, Oklahoma 74103
Achapman@cityoftulsa.org

FILED
CITY OF TULSA BOARD OF ADJUSTMENT
DATE: 9/6/23 TIME: 2:37 (AM)(PM)
RECEIVED BY: AE
CLERK OF THE BOARD: Austin Chapman

Re: BOA-23557 Request for Reconsideration

Dear Mr. Chapman:

This letter serves as the Applicant's request for the Board of Adjustment to reconsider its decision in BOA Case No. BOA-23557 on August 22, 2023. The Applicant requested a Special Exception for a Library in the RS-3 District and a Variance to reduce the required 25-foot street setback to 15 feet.

After hearing from the Applicant and interested parties and following robust Board discussion, the Board voted to **approve** the Special Exception and the Variance. However, without explanation, acting Chairperson Radney abstained from the vote, resulting in a 3(aye) - 1(abstain) vote.

Following the Board's decision, a Notice of Appeal was filed by Kelsey Royce alleging that Board Member Stauffer had a conflict of interest and should not have voted. Because only four of the five Board members were present, acting Chairperson Radney's abstention has made the allegation of Board Member Stauffer's conflict of interest material to the resolution of the case.



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

3.60

Accordingly, the Applicant requests that Case No. BOA-23557 be placed on the September 12, 2023 Board agenda to be reconsidered by the full membership of the Board in order to resolve any potential impact of such alleged conflict of interest.

Sincerely,

ELLER & DETRICH
A Professional Corporation



Lou Reynolds



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23603

Hearing Date: 1/09/24

Case Report Prepared by:

Dylan Siers

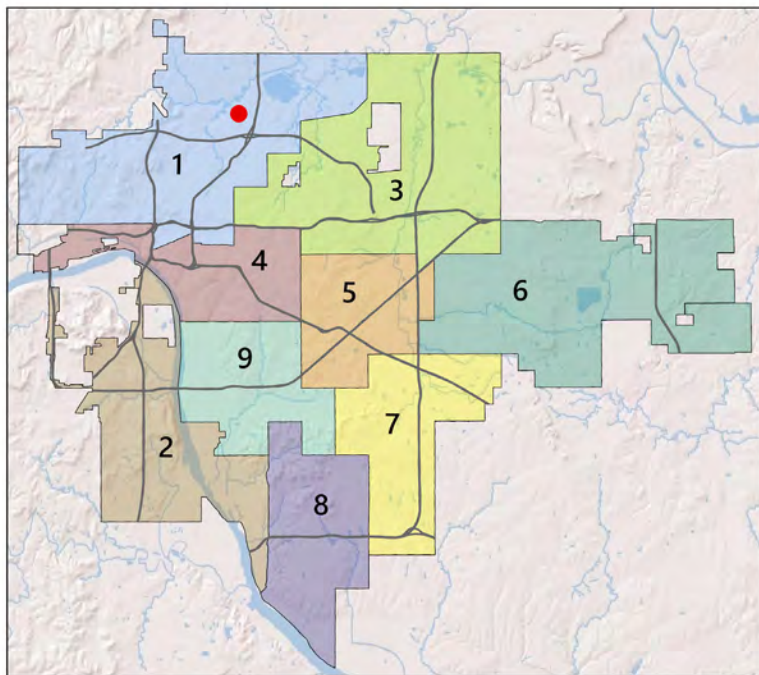
Owner and Applicant Information:

Applicant: Janet Espino

Property Owner: ESPINO, DANIEL & JANET & DANIEL JR

Action Requested: Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

Location Map:



Additional Information:

Present Use: Vacant

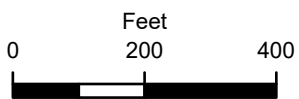
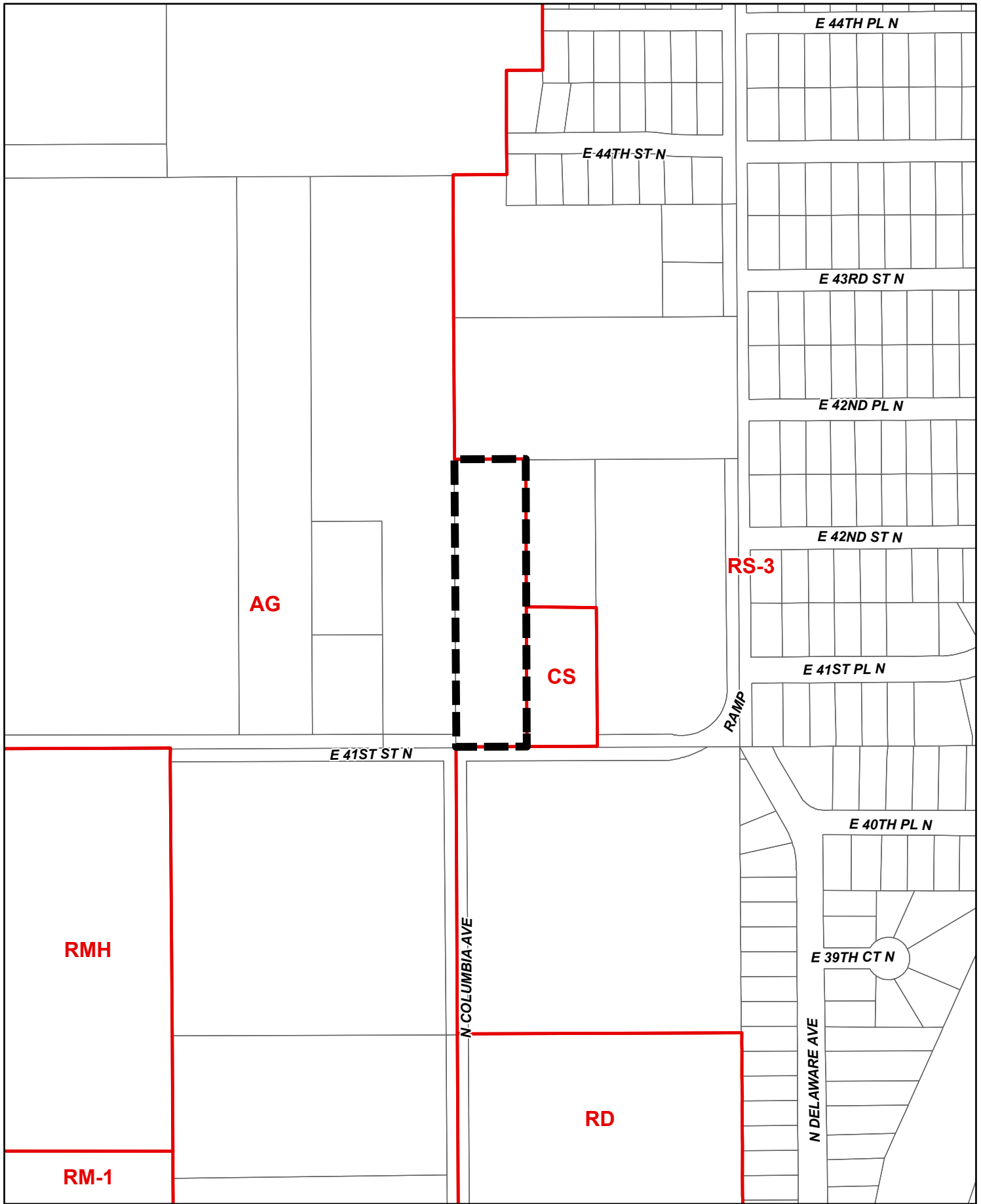
Tract Size: 2.5 acres

Location: 2703 E 41 ST N

Present Zoning: AG

Case History:

12/12/23: First appearance on agenda, Board continued item until 1/09/24 because applicant was not present.



BOA-23603





Subject
Tract

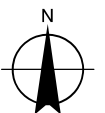
Feet
200

400

BOA-23603

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

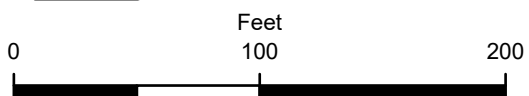
Aerial Photo Date: 2021



4.3



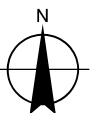
Subject
Tract



BOA-23603

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

Aerial Photo Date: 2021



4.4

BOARD OF ADJUSTMENT
CASE REPORT

STR: 207

Case Number: BOA-23603

CD: 1

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Janet Espino

ACTION REQUESTED: Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

LOCATION: 2703 E 41 ST N

ZONED: AG

PRESENT USE: vacant

TRACT SIZE: 108900.45 SQ FT

LEGAL DESCRIPTION: W/2 W/2 SE SE NW SEC 17 20 13, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood":

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: Applicant is requesting to obtain a Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); and a Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a Manufactured Housing Unit in the AG zoning district. (Section 25.020-C; Table 25-1.5); and a Special Exception to allow the Manufactured Housing Unit permanently (Sec.40.210); Special Exception to reduce the required parking ratio for a Manufactured Housing Unit in the AG District (Sec. 55.050-K)

- 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.





THE "STEPHENS"

28' x 60' - 3 Bedroom / 2 Bathroom

www.newvisionmfg.com

3Bdrm 3
13'8" x
10'9"

3Bdrm 2
13.8" x
13.36



STANDARD FEATURES

- Metal Roof (R-Panel)
- 2X4 Interior & Exterior Walls
- Solid Wood Cabinet Doors/Drawers
- Smart Board Siding
- 11-11-18 Insulation
- Ceramic Lavatories
- 41" Overhead Cabinets
- Wired/Braced for Ceiling Fans
- USB Plugs (Kitchen, M. Bed, Utility)
- Thermal Pane Windows
- 8' Flat Textured Ceilings
- Elongated Toilets
- Heavy Duty I-Beam Frame
- Recessed LED Lighting
- Fiberglass Tubs/Showers
- Insulated Duct Work
- Entertainment Center w/ Jack
- Ext. GFI Plugs (Front & Back)
- Stainless Steel Appliances (Side by Side, Smooth Top Range, Dishwasher, Microwave Vent-a-Hood)
- Stainless Steel Appliances
- 72" Acrylic/Dura Shower
- Lino Throughout
- Window Awnings
- Overhead Ducts
- AC Disconnect
- Clorestory



SCAN ME



Sent from my iPhone



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23604

Hearing Date: 1/09/24

Case Report Prepared by:

Dylan Siers

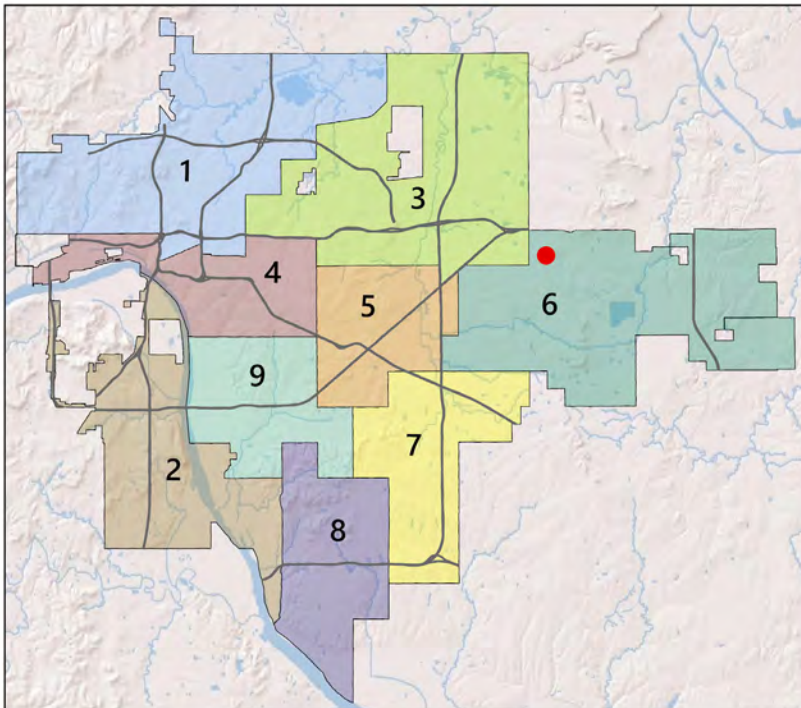
Owner and Applicant Information:

Applicant: Randy Glad

Property Owner: ADVANCE BIOGAS LLC
PROJECT 22-7-1101

Action Requested: Special Exception to permit a parks and recreation use in an AG District (Table 25-1)

Location Map:



Additional Information:

Present Use: Agriculture

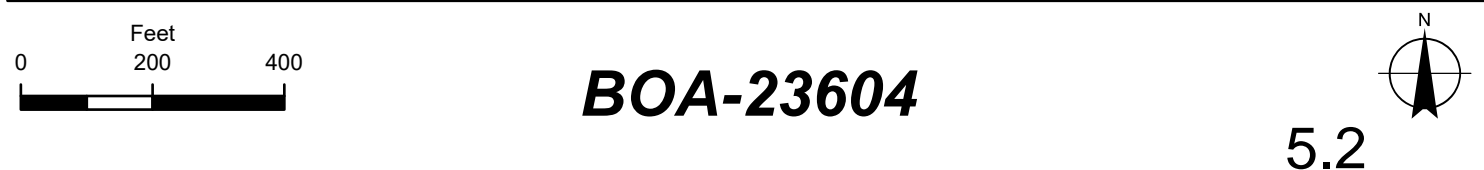
Tract Size: 20 acres

Location: East of the Northeast corner of
South 145th East avenue and East 11th Street

Present Zoning: AG

Case History:

12/12/23: First appearance on
agenda, Board continued item
until 1/09/24 at the request of
Councilor Bengel.





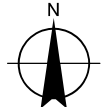
Subject
Tract

Feet
0 200 400

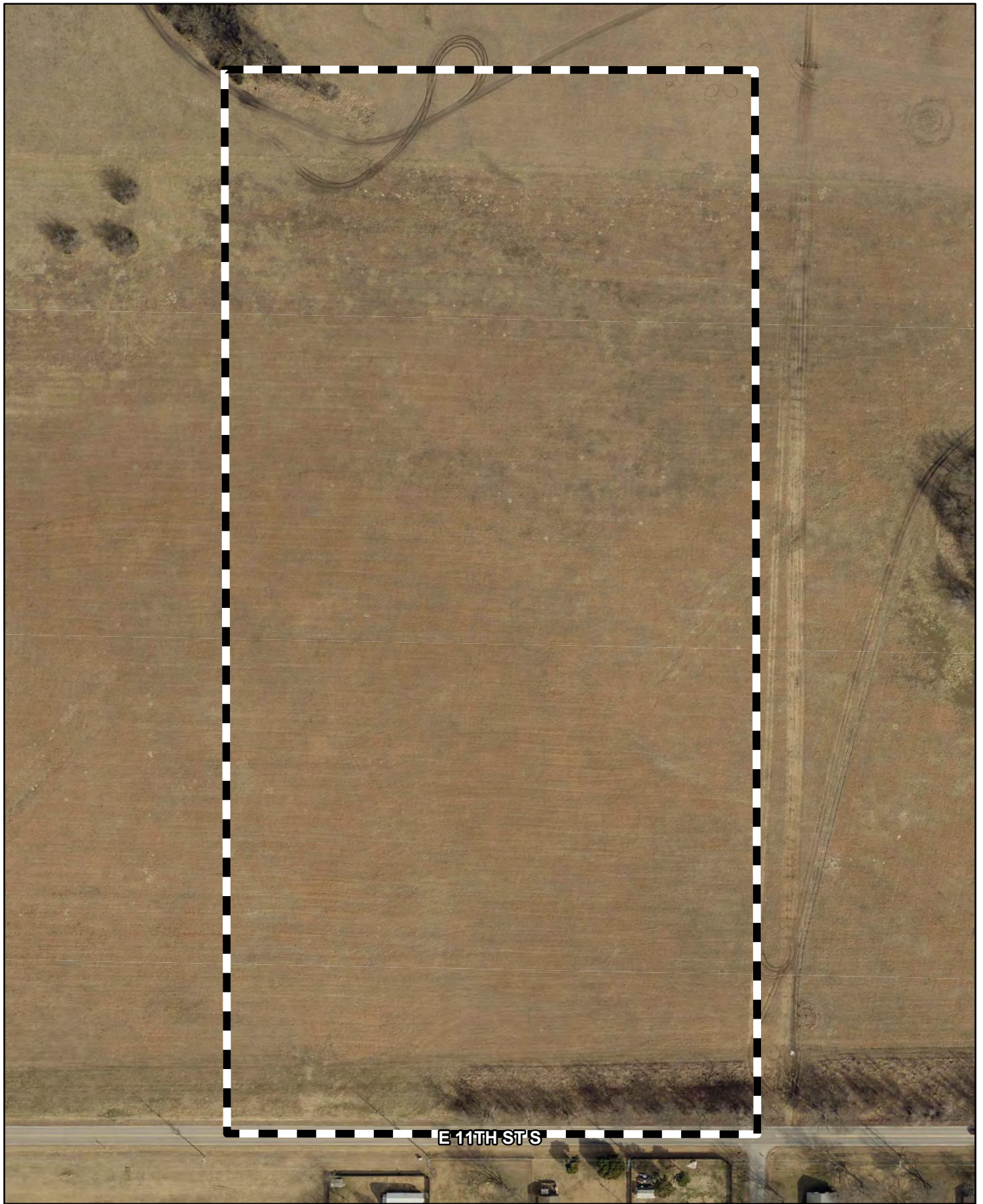
BOA-23604

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

Aerial Photo Date: 2021



5.3



E 11TH ST S



Subject
Tract

Feet

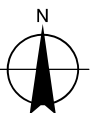
0 100 200



BOA-23604

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

Aerial Photo Date: 2021



5.4

BOARD OF ADJUSTMENT
CASE REPORT

STR: 9403
CD: 6

Case Number: BOA-23604

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Randy Glad

ACTION REQUESTED: Special Exception to permit a parks and recreation use in an AG District (Table 25-1)

LOCATION: East of the Northeast corner of S 145th E avenue and East 11th Street **ZONED:** AG

PRESENT USE: AG

TRACT SIZE: 871203.57 SQ FT

LEGAL DESCRIPTION: E/2 SW SW SEC 3 19 14 20.00ACS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood":

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: Applicant is requesting to obtain a Special Exception to permit a parks and recreation use in an AG District (Table 25-1) for a baseball facility.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a parks and recreation use in an AG District (Table 25-1) for a baseball facility.

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.





DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

zoning (1)



Subject: zoning
Page Label: 3
Author: Jeffrey Bush
Date: 9/21/2023 2:36:31 PM
Status:
Color: ■
Layer:
Space:

Sec.25.020-B Table 25-1: The proposed Baseball restrooms are designated Public, Civic and Institutional/Parks and Recreation Use. It is located in an AG zoned district.

Review Comment: The Public, Civic and Institutional/Parks and Recreation Use will require a Special Exception approved by the BOA. Contact the Tulsa Planning Office for further instructions and next steps. 918-596-7526.

Joshua Walker
14905 e 11th st Tulsa, OK 74108
918-894-0094

Dylan Siers
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
Subject: Letter of Support for The Sandlot (Route 66)

Dear MR. Siers,

I am writing this letter to express my dedicated support for the proposed baseball facility and fields project that is currently under consideration by the board. As a member of the community and an advocate for sports and recreational activities, I believe that this project will bring many benefits to our community and its residents.

The Sandlot (Route 66) Baseball Facility and Fields Project is an exciting initiative that not only fosters a sense of community but also provides valuable opportunities for physical activity, social interaction, and the overall well-being of our residents. I would like to highlight key reasons why this project is deserving of your approval:

Community Engagement: The proposed baseball facility will serve as a focal point for community engagement. It will bring people together, creating a sense of unity and camaraderie among residents of all ages.

Youth Development: Baseball is a sport that teaches important values such as teamwork, discipline, and sportsmanship. We are investing in the positive development of our youth and contributing to their overall growth.

Health and Wellness: The presence of accessible sports facilities encourages physical activity and a healthier lifestyle. This project aligns with our community's commitment to promoting the well-being of its residents.

Economic Impact: A vibrant sports facility can attract visitors from neighboring communities, boosting local businesses such as restaurants, shops, and hotels. This economic impact can contribute to the sustained growth and prosperity of our community.

Quality of Life: It will provide a green space for families to enjoy, contributing to a higher quality of life for our residents. I understand that board plays a crucial role in evaluating and approving exceptions that have a lasting impact on our community. I am confident that The Sandlot (Route 66) Facility aligns with our community's values and aspirations.

I kindly request that you consider the positive effects this project will have on our community and give it your full support during the upcoming zoning hearing. Thank you for your time and consideration.

Sincerely,

Printed Name: Joshua Walker_____

Business Name: Walker Development Group LLC_____

Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 1:18 PM
To: Paula Gray
Cc: (DIST6) Bengel, Christian
Subject: RE: BOA 23604

Hey Paula,
This will be given to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: Paula Gray <graypau@yahoo.com>
Sent: Monday, December 11, 2023 10:27 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: BOA 23604

We are strongly opposed to the construction of baseball fields on 11th Street east of 145th. We believe there would a significant increase in traffic, which 11th Street is not equipped for, and that our property values would decrease.

Ralph & Paula Gray
1055 S 156th East Avenue
Tulsa OK 74108

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 1:11 PM
To: Jerry Wiley
Subject: RE: BOA 23604

Jerry,

This will be given to the Board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: Jerry Wiley <wiley50_2000@yahoo.com>
Sent: Monday, December 11, 2023 9:32 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>; (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: BOA 23604

My name is Jerry Wiley and I live at 14690 E 12th St, Tulsa OK 74108. I am opposed to the baseball fields already underway. This would create a mess for our area and increased traffic flow with increased noise to our peaceful neighborhood. They have already started work without permits, what other cheating will they be doing. I request that this construction be stopped.

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Siers, Dylan

From: Siers, Dylan
Sent: Friday, December 8, 2023 2:04 PM
To: jrrouse1017@sbcglobal.net
Subject: RE: Ball park 11 and 149th

Thank you.

This will be forwarded to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: JIM ROUSE JR <jrrouse1017@sbcglobal.net>
Sent: Friday, December 8, 2023 10:43 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Ball park 11 and 149th

Sent from my iPhone

Absolutely not! We were not informed about this and we do not want this. We try hard to protect our area. Please help us and stand with us!

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:50 AM
To: brian engles
Cc: (DIST6) Bengel, Christian
Subject: RE: Baseball diamond and tent ne corner 11th and 145th

Brian,
This will be given to the board members.

Thanks

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: brian engles <double5nickel5@gmail.com>
Sent: Sunday, December 10, 2023 10:04 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: Baseball diamond and tent ne corner 11th and 145th

To whom it may concern;

I am opposed to any baseball diamond, tent or similar structure being built on the property. This property is not zoned for this. Please do not grant permission.

Sincerely,

Brian E. Engles
14660 E. 11th Pl
Tulsa, OK 74108

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:49 AM
To: Brittney Freeman
Subject: RE: Re:everything in this is lies about Sandlot Tulsa Baseball!

Thank you,
This will be forwarded to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Brittney Freeman <freemanbrittney23@gmail.com>
Sent: Sunday, December 10, 2023 5:51 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Re:everything in this is lies about Sandlot Tulsa Baseball!

December 7, 2023

IMPORTANT ALERT NOTICE TO NEIGHBORS in Tower Heights :

**From Chairman of the Board and President of Tower Heights
Neighborhood Association**

Re: Board of Adjustment hearing set for December 12 at 1 p.m.

Two proposed "privately owned" baseball fields and possible large tent event center just north of 11th and 149 E Ave

WE SERIOUSLY NEED PEOPLE TO SHOW UP AND OPPOSE!!!

AT LEAST E-MAIL OPPOSITION LETTERS!!!

175 E. 2nd Street City Hall/Council Chambers --Parking across street from Bldg.

The developer, who lives in Claremore, has started work without Permits, etc. and is proposing 2 baseball fields with ongoing practices and games. At this time there are about 68 parking spots allocated, stadium seating, etc. We do not know at this time if large solar lights are being proposed. A very large tent for practices, parties, events, etc. is also shown on the proposed submitted drawings.

THE NEIGHBORHOOD SURROUNDING THIS AREA IS TOTALLY OPPOSED TO THIS FORM OF VENUE AND WILL BE ATTENDING THE MEETING TO VOICE OUR SERIOUS OBJECTIONS.

If you cannot attend, then PLEASE, PLEASE write your Board of Adjustment and City Councilor. SUBMIT BY THIS FRIDAY, December 8 -- and absolutely no later than Monday, December 11.

Reference this in the email: BOA 23604

Send emails opposing to : planning@cityoftulsa.org

Send copy of your email to our District 6 Councilman Christian Bengel : dist6@tulsacouncil.org

Mr. Bengel will be standing with us in District 6 to OPPOSE as well. Please DO NOT IGNORE THIS MATTER, IT WILL AFFECT OUR QUALIFY OF LIFE AND PROPERTY VALUES. THIS IS A VERY SERIOUS ISSUE.

This is all lies! They're not putting up lights. They're not having games. They are not having dirt. Because it's going to be a full turf facility. They have all of their permits. Not everyone in this neighborhood is against this facility. In fact, many people in this neighborhood love sandlot baseball and fully support them.

Thank you,

Brittney Freeman
Call/Text: 918-933-1332
Email: freemanbrittney23@gmail.com

"Dreams don't work, unless you do."
-John C. Maxwell

On Sun, Dec 10, 2023 at 5:48 PM Brittney Freeman <freemanbrittney23@gmail.com> wrote:

I wanted to email to let it be known that anyone sending emails in opposition of the Sandlot Tulsa New Facility is misinformed about the facility, the purpose, and what it will consist of is based on complete fabrications and lies! This is facility will be a Huge benefit to the youth of Tulsa. They are basing their opposition on fabricated stories and ignorance!
Please do not allow these people to make up lies about a fantastic business that benefits 100s of our local children every single year. This is a very great thing!
Do not let them continue to lie about a locally owned business that is helping local teenagers to succeed in their sport of choice.
I was sent this notice and on this notice. Could be called lies at best at worst defamation!

I fully support the building of this facility.

Thank you,

Brittney Freeman
Call/Text: 918-933-1332
Email: freemanbrittney23@gmail.com

"Dreams don't work, unless you do."
-John C. Maxwell

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:47 AM
To: Brittney Freeman
Subject: RE: Sandlot Tulsa Baseball Practice Facility IN FAVOR

Brittney,
This will be given to the board members.

Thank you,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Brittney Freeman <freemanbrittney23@gmail.com>
Sent: Sunday, December 10, 2023 5:48 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Sandlot Tulsa Baseball Practice Facility IN FAVOR

I wanted to email to let it be known that anyone sending emails in opposition of the Sandlot Tulsa New Facility is misinformed about the facility, the purpose, and what it will consist of is based on complete fabrications and lies! This is facility will be a Huge benefit to the youth of Tulsa. They are basing their opposition on fabricated stories and ignorance!

Please do not allow these people to make up lies about a fantastic business that benefits 100s of our local children every single year. This is a very great thing!

Do not let them continue to lie about a locally owned business that is helping local teenagers to succeed in their sport of choice.

I was sent this notice and on this notice. Could be called lies at best at worst defamation!

I fully support the building of this facility.

Thank you,

Brittney Freeman
Call/Text: 918-933-1332
Email: freemanbrittney23@gmail.com

"Dreams don't work, unless you do."
-John C. Maxwell

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:47 AM
To: David Noah
Subject: RE: BOA 23604 Concerns Over Two Proposed Privately Owned Baseball Fields and Large Tent Event Center Just North Of 11th Street and 149th East Ave Across From An Established Neighborhood Tower Heights

Hey Sharon,
This will be given to the Board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: David Noah <noahsattic@icloud.com>
Sent: Sunday, December 10, 2023 5:25 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA 23604 Concerns Over Two Proposed Privately Owned Baseball Fields and Large Tent Event Center Just North Of 11th Street and 149th East Ave Across From An Established Neighborhood Tower Heights

Sent from my iPhone

Board of Adjustments PLEASE don't let these Two Privately Owned and Large Tent Event Center be built north of an established neighborhood which is Tower Heights.
That land is zoned agricultural not for this kind of 4:05
Cancel Concerns Over Two Proposed Private Property
That land is zoned agricultural not for this kind of activity. Look at the single vehicle entry road that they built made of large white gravel. 11th Street and 149th East Ave are two lanes and always busy with fast moving vehicles. To turn into or out of my neighborhood is dangerous where caution is always need. There are no traffic lights there.
Plus I live 2.1 miles from Port City Raceway, 15625 E Pine St and I can hear them racing in my house.
Having a ballpark and event center would only bring loud noises and lights, dangerous traffic issues, people of all walks of life, events that are not needed by my neighborhood. Our property value will go down.

Please stop this from going in before it gets more out of hand for the Tower Heights Neighborhood.
I VOTE STOP IT!
Sharon Noah.

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:46 AM
To: Willard Koch
Subject: RE: BOA 23604

Hey Willard and Linda,
This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Willard Koch <wgkoch1945@gmail.com>
Sent: Sunday, December 10, 2023 3:10 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA 23604

This owner is seeking a variance to allow the use of AG zoned property for a Ballpark. This should be denied as it eliminates a more complete and proper review of this property which would occur by having a request for commercial rezoning. Anything other than a rezone is nothing but skirting a proper review. With a variance, we should know that the ballpark could include revenue monies for use, sale of merchandise or of services. Just having a BOA variance leaves the public and local residents having to live with a situation that will result in various complaints in the future. A commercial rezoning request would take in consideration the traffic issues, noise pollution and other possible uses allowed instead of its intended use as a ballpark. How can you recommend a vote for allowing the variance as indicated in your meeting agenda be proper prior to the December 12 Public hearing? Please vote NO.

Sincerely,
Willard & Linda Koch
Resident District 6

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:44 AM
To: S Guest; (DIST6) Bengel, Christian
Subject: RE: BOA-23604

Thank you for this.

This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: S Guest <sgmomaram@gmail.com>
Sent: Friday, December 8, 2023 3:59 PM
To: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>; Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA-23604

To Whom It May Concern:

My name is Shirley Guest. I reside at 14650 E. 11th Pl., Tulsa. I would like to let you know I am completely against the proposed special exception to allow a "privately owned" baseball field across the street from my neighborhood. I live one block south of that location and I don't want it to continue.

I moved to this house less than a year ago from Verdigris to be closer to my daughter because I'm elderly and need assistance. I love this neighborhood because it's quiet and feels a lot like the neighborhood I lived in Verdigris. Had I known then that a baseball field would be built across the street, I might have stayed in Verdigris or moved elsewhere.

I don't like looking at the structures that have already been built and I request that all of them be removed if he is denied. I don't feel like that's too much to ask since he proceeded to build without permits and without permission by the BOA.

I am begging you to please deny his request. We are the citizens of Tulsa who live here and he lives and works in Claremore.

Thank you for your time.

Respectfully,

Shirley Guest
14650 E. 11th Pl.
Tulsa, OK 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:41 AM
To: tarab114@hotmail.com
Subject: RE: BOA 23604

Tara,
This will be forwarded to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Tara Taylor <tarab114@hotmail.com>
Sent: Friday, December 8, 2023 3:07 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>; (DIST6) Bengel, Christian <dist6@tulsacouncil.org>;
tower.heights@aol.com
Subject: BOA 23604

Attached is our letter of opposition for the development in the Tower Heights neighborhood.

Sincerely,

Tara Taylor RN | Nurse Manager
Jess Dunn Correctional Center
Medical | Department of Corrections
p 918-694-6116 or p 405-596-6306



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Dear Council,

We are writing to express our strong opposition to the proposed rezoning 2023-BOA -23604 of the area at the corner of 149th E Ave and 11th Street. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Tower Heights neighborhoods are completely opposed to the addition of two private baseball fields, stadium seating, large solar lights, parking area for only 68 vehicles, as well as a large tent for practices, parties and other events that will cause traffic, noise and safety problems. It will create even more problems with emergency vehicles that are located less than a half mile away at 145th E Ave and 11th Street. It will destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic, noise, and safety of pedestrians are major areas of concern. Traffic jams at the intersection of 145th E Ave. and 11th Street is a very busy intersection with only a four way stop. The other major concern is the actual entrance of said ball field and event center, the entrance is very narrow and right at the intersection of 149th E Ave and 11th Street where the neighborhood begins. 11th Street is a very narrow street without a shoulder on either side and there is no left turn lane. The intersection is routinely blocked by traffic turning into 149th E. Ave during rush hour as well as other times of day, the new development will only exacerbate the negative flow of traffic. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during practices and any other events causing traffic issues during critical times for the existing Tower Heights neighborhood. The traffic surge during morning rush hours will also negatively impact safety for residents that are out walking and riding bikes. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from 145th E Avenue and 11th Street east on 11th street to 149th E Ave. The speed limit on 11th street at that entrance to the said event center is 50 mph (with no left turn lane or shoulder), and at times it is a racetrack for speeding vehicles. With such limited parking at the event area, it will create illegal parking in our neighborhood at 149th E Ave and 11th Street, such as the Tulsa State fair parking. The increase traffic will affect the residents further south at 149th E Ave and 11th Pl, 12th Street, 12th Place, 13th Street due to vehicles cutting through the residential area to get around the proposed development. There are several families with small children that ride bikes and play outside. This development will potentially create a very dangerous situation for the residents of this neighborhood.

Until this week, the neighborhood residents were never approached or given any information on the proposed development on agricultural zoned area and were never provided the environmental impact as well as the traffic impact studies for this development. These studies should be investigated and approved by the appropriate agencies prior to approving this development.

Wildlife has been observed in the area, and any development will destroy their natural habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The wildlife and their natural habitat should be investigated by the appropriate agency prior to approving development.

To our knowledge, there never was a planning commission meeting before construction began on this development that included the residents of Tower Heights.

Property values are likely to go down in the area if this re-zoning is approved. All residents will continue to face the negative outcomes of lights, noise, traffic, dust from the gravel drive and dirt on the ball field, trash from events, visitors parking in the neighborhoods during ballgames and practices as well as tournaments.

There weren't any notices sent to the Tower Heights residents prior to initial construction. We urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, we know our opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Ralph and Tara Taylor

Siers, Dylan

From: Siers, Dylan
Sent: Friday, December 8, 2023 10:23 AM
To: C. Kellerhals
Cc: (DIST6) Bengel, Christian
Subject: RE: BOA - 23604 (14717 E. 11th St.) - OPPOSED!

Christy,

This will be forwarded to the Board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: C. Kellerhals <ck1tpd@gmail.com>
Sent: Friday, December 8, 2023 8:51 AM
To: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>; Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA - 23604 (14717 E. 11th St.) - OPPOSED!

Greetings. I am a resident of the Tower Heights Neighborhood. I own two homes in this neighborhood. My address is 15302 E. 13th St. I bought 3 acres and built a beautiful home about 8 years ago. I have loved this area so much, that as my mom has grown older, I decided to move her closer to me. She and I bought a home for her at 14650 E. 11th Pl. and she has lived there a little less than a year. Her home is directly south of the baseball field construction.

First, I want to state that I am completely OPPOSED to this special exception for a baseball park and recreation area across the street from my neighborhood and I will state a few of my reasons below.

#1 - Decreased property value. This venue would be a privately owned baseball and recreation park, not a City park, opened to everyone for all to use. A City park could potentially increase property values within a community. However, a privately owned venue would not. You can ask anyone who moves to this area to live and they'll say they love the peaceful, tranquil community that makes it feel like you're not living in the City. The homes are built on a minimum of 1/2 acre, some as much as 6+ acres. It truly is like living in a rural area. Bright lights, loud noises, and higher foot and vehicular traffic is not desired, and that's exactly what this venue would bring.

#2 There is not a need. We already have a baseball park less than 3 miles away (Savage Park) and O'Brien park is about 20 min away. Both parks are owned and maintained by the City of Tulsa. It's also important to point out that both parks are located on large acreage surrounded by heavy trees and woods and they are not up against a housing addition. There's a reason for that.

There are other options for a baseball park and recreation area. There is a lot of land for sale in the East Tulsa area. There's land for sale that is not near neighborhoods, but instead near a bank, church, and several other commercial properties.

#3 Lack of respect. By applying for a special exception in October, and proceeding to build prior to even having the hearing demonstrates the applicant's complete disregard of the City of Tulsa's rules and requirements. There has been a long gravel road/driveway, concrete walls, baseball field poles erected, two metal train car storage containers, concrete poured in different areas, among other things built on this property since October. I say all this to point out the applicant's refusal to abide by the rules in Tulsa. He is completely disrespecting not only the residents who live and own property in the surrounding area, but also the City of Tulsa as a whole. A cease order was given to him at one point and he ignored it and continued to do whatever he wants to do. I don't want this kind owner anywhere near our neighborhood if that's the way he treats others. His character speaks for itself.

I'm not opposed to this park/recreation in general, but I am opposed to its location in relation to where I live and it most definitely will affect my quality of life and property values.

#4 Owned by a business. The applicant has said the ballpark is a "non-profit" for children; however, it is owned by a commercial business out of Claremore called Advance Biogas. Why isn't the ownership under the name of the non-profit? This is another issue that causes me to question the honesty of the applicant. It seems he is grasping at straws to push his agenda. That doesn't sit well with me.

I dedicated nearly 22 years of my life working for the City of Tulsa. Being a police officer (retired Aug. 2021), I was extremely picky about where I wanted to build my home, retire, and live the rest of my life. Low crime, safety, quietness, and seclusion were very important factors in my decision. I selected this neighborhood and I have enjoyed every minute of being here. I love this City and I love where I live!

I am asking and begging you to PLEASE deny this "special exception" request. Everyone I have spoken with in the neighborhood and outside the neighborhood are against this type of venue at that location.

Thank you for your time and consideration.

Respectfully,

Christy Kellerhals
15302 E. 13th St. and
14650 E. 11th Pl.
Tulsa, OK 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Wednesday, December 6, 2023 10:39 AM
To: Dennis Daniels
Subject: RE: Hearing for case number BOA-23604

Thank you.
Your email will be forwarded to the board members.

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Dennis Daniels <dennis-daniels@att.net>
Sent: Wednesday, December 6, 2023 9:54 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Hearing for case number BOA-23604

Received a letter on BOA-23604 wanting to rezone to Park and Recreation for Randy Glad. I live in the Tower Heights addition across the street on 149th, There are two ball parks on 21st street and Lynn Lane Smith and Savage that are not being used. We don't need another ball park. We will be having a lot of noise, trash, kids hanging out late at night. how about a Curfew. We Do Not Want it .

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 7:55 AM
To: accentblinds@cox.net
Cc: dist6@tulsacouncil.org
Subject: RE: BOA 23604

Christy,
Your message will be forwarded to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: accentblinds@cox.net <accentblinds@cox.net>
Sent: Thursday, December 7, 2023 1:53 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: dist6@tulsacouncil.org
Subject: BOA 23604

As President of The Tower Heights Neighborhood Association with approx. 3,000 members, I want to go on record as being TOTALLY OPPOSED AND AGAINST this entire venue for this property.

This developer, who is not a Tulsa County resident but rather lives in Claremore, has proposed a “privately owned” baseball facility designated by the applicant/developer as a “Non-Profit” to cater to all types of baseball teams, practices, parties, meets, etc. This most certainly means there will be continual noise, hollering, shouting, loud speakers, music etc. and the like on an almost continual basis. From the developer’s current drawings, it also appears a large **tent** (almost 275 feet in length) is planned along with stadium styled seating and current parking for at least 68 vehicles.

Another Note: This property’s access road is right off of 11th Street at “one of the most dangerous areas” and their road is ALL CRUSHED STONE/GRAVEL. When at the City meeting, I mentioned to the developer and his sons about all the heavy traffic on 11th with large dump trucks, 18-wheelers, firetrucks and speeding cars and how dangerous that road is now. **The developer’s son said...“Well, they will just have to slow down then!”**

When asked what a tent is for, one of the developer’s sons told me personally -- “Indoor practices and --- “We may rent it out for parties and events.” The Sounds & Noises in our area can be heard up to and over one-half mile – especially loud music, hollering, shouting, and other sounds associated with sporting events in a “residential” area.

While at the City Offices meeting in Counselor Bengel’s office a few days ago, right after we left the room, the developer reportedly made a statement that definitely concerns us as well as it should the City of Tulsa. His comment was -- **“Well, if I can’t get what I want this way – I’ll get some type of “Indian Trust” and do what I want anyway.”**

Just to mention a few points here... this developer has already shown he has:

- 1) No interest in getting the proper permits until he was confronted by our Neighborhood Association questioning work done
- 2) No interest in how the neighborhood surrounding this area feels about all the extra noise, the traffic overload on a fast-passed heavily trafficked two-lane street and other problems associated with a privately owned event center coming directly into this residential area
- 3) No interest in “abiding” by the City’s “STOP and CEASE ORDER” – work continued as witnessed by several neighbors, including myself.
- 4) No respect for the current taxpaying Tulsa residents or locals who have lived here for over 20 + to 40+ years. He basically says he will do what he wants with no regard for our residents.

The Citizens of East Tulsa and Tower Heights Neighborhood Association hope and PRAY this Board of Adjustment will VOTE IN OUR FAVOR and UNANIMOUSLY DENY the applicant’s request and/or requests relating to this matter.

In addition, we ask that the developer be required to immediately dismantle the work done, including all existing tall poles, concrete slabs and walls, etc which were ILLEGALLY INSTALLED.

Signed
Christy Boggs
President
Tower Heights Neighborhood Association



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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 8:14 AM
To: Rocha, Caleb
Subject: FW: Hearing for case number BOA-23604

Please give this to the board on 12/12/23 for case BOA-23604.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Dennis Daniels <dennis-daniels@att.net>
Sent: Wednesday, December 6, 2023 9:54 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Hearing for case number BOA-23604

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 8:15 AM
To: Rocha, Caleb
Subject: FW: BOA 23604

Please give this to the Board for case BOA-23604.

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: accentblinds@cox.net <accentblinds@cox.net>
Sent: Thursday, December 7, 2023 1:53 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: dist6@tulsacouncil.org
Subject: BOA 23604

As President of The Tower Heights Neighborhood Association with approx. 3,000 members, I want to go on record as being TOTALLY OPPOSED AND AGAINST this entire venue for this property.

This developer, who is not a Tulsa County resident but rather lives in Claremore, has proposed a "privately owned" baseball facility designated by the applicant/developer as a "Non-Profit" to cater to all types of baseball teams, practices, parties, meets, etc. This most certainly means there will be continual noise, hollering, shouting, loud speakers, music etc. and the like on an almost continual basis. From the developer's current drawings, it also appears a large **tent** (almost 275 feet in length) is planned along with stadium styled seating and current parking for at least 68 vehicles.

Another Note: This property's access road is right off of 11th Street at "one of the most dangerous areas" and their road is ALL CRUSHED STONE/GRAVEL. When at the City meeting, I mentioned to the developer and his sons about all the heavy traffic on 11th with large dump trucks, 18-wheelers, firetrucks and speeding cars and how dangerous that road is now. **The developer's son said..."Well, they will just have to slow down then!"**

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Just to mention a few points here... this developer has already shown he has:

- 1) No interest in getting the proper permits until he was confronted by our Neighborhood Association questioning work done
- 2) No interest in how the neighborhood surrounding this area feels about all the extra noise, the traffic overload on a fast-passed heavily trafficked two-lane street and other problems associated with a privately owned event center coming directly into this residential area
- 3) No interest in “abiding” by the City’s “STOP and CEASE ORDER” – work continued as witnessed by several neighbors, including myself.
- 4) No respect for the current taxpaying Tulsa residents or locals who have lived here for over 20 + to 40+ years. He basically says he will do what he wants with no regard for our residents.

The Citizens of East Tulsa and Tower Heights Neighborhood Association hope and PRAY this Board of Adjustment will VOTE IN OUR FAVOR and UNANIMOUSLY DENY the applicant’s request and/or requests relating to this matter.

In addition, we ask that the developer be required to immediately dismantle the work done, including all existing tall poles, concrete slabs and walls, etc which were ILLEGALLY INSTALLED.

Signed
Christy Boggs
President
Tower Heights Neighborhood Association



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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 12:11 PM
To: Rocha, Caleb
Subject: FW: Baseball fields

Could you please get this to the board.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: Siers, Dylan
Sent: Thursday, December 7, 2023 12:11 PM
To: 'curtissbriggs@yahoo.com' <curtissbriggs@yahoo.com>
Subject: RE: Baseball fields

Curtis,
This email will be forwarded to the board.

Thank you.

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

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

From: Curtiss Briggs <curtissbriggs@yahoo.com>
Sent: Thursday, December 7, 2023 11:40 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: CB <curtissbriggs@yahoo.com>; GB-Wife <glcbriggs@gmail.com>

Subject: Baseball fields

I am writing to let you know I oppose the building of the privately owned baseball fields just north of 11th Street and 149 E Ave.

Both streets are 2 lane, these two roads cannot handle the additional traffic load. Additional, the Route 66 firehouse is on the NW Corner of this intersection. This is a four way stop controlled by stop signs. The traffic is already heavy during morning and afternoon rush hours, as 145th E. Ave is an alternative route for workers, and large semis and trucks. This would impede the quick response time of the fire engines, especially during game time at the proposed fields.

I live 2 blocks south of this intersection.

Curtiss Briggs
14636 E. 13th St.
Tulsa, OK, 74108

Curtiss Briggs

Sent from my iPad
918-998-5554

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 1:08 PM
To: Rocha, Caleb
Subject: FW: BOA 23604

Can we get this to the board.

Thank you,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Siers, Dylan
Sent: Thursday, December 7, 2023 1:08 PM
To: 'cpalmour@cox.net' <cpalmour@cox.net>
Subject: RE: BOA 23604

Thank you for this. We will forward this onto the Board of Adjustment.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: cpalmour@cox.net <cpalmour@cox.net>
Sent: Thursday, December 7, 2023 12:17 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: dist6@tulsacouncil.org
Subject: BOA 23604

To Whom It May Concern:

We are making our wishes known to the City Council and whomever else are in the decision making process concerning BOA 23604. We object wholeheartedly to the proposed baseball fields located at 11th and 145th E Avenue. As I

understand, that area is not zoned for business. How the developer got as far as he did without permits and such amazes me. The people that live in our area enjoy the semi-rural atmosphere of quiet and concerning neighbors. The ball fields at Savage park seem to be under utilized, so why would we need another ballfield so close to the one that is not being used on a regular basis? The noise and extra traffic is not what we want in our area. We rather have nice homes and families as our neighbors. We understand that this person lives in Claremore so he won't be here to hear the noise and such.

Please, we urge you to oppose this project.

Sincerely,

Jerry and Carol Palmour

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Siers, Dylan

From: Siers, Dylan
Sent: Friday, December 8, 2023 9:50 AM
To: Rocha, Caleb
Subject: FW: BOA 23604

Please move this onto the Board.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Siers, Dylan
Sent: Friday, December 8, 2023 9:49 AM
To: 'mackota@icloud.com' <mackota@icloud.com>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: RE: BOA 23604

Michael,
Thanks for your email. This will be forwarded to the Board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Michael Hernandez <mackota@icloud.com>
Sent: Thursday, December 7, 2023 4:29 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: BOA 23604

December 7, 2023

BOA 23604
Board of Adjustment

City Hall
175 E. 2nd Street
Tulsa, OK

Dear Board of Adjustment,

As a twenty seven year resident of Tower Heights neighborhood, I firmly and totally oppose the proposed building of the sports and events venue at the northeast corner of 11th and 149th E Ave.

I, along with the majority of the residents and home owners here, choose this neighborhood because of the quiet, peaceful atmosphere and value of property. More activity and noise from others outside of our neighborhood is not what we want.

I do not want my property to devalue or my quality of life to change.

Please deny the approval of the proposed venue.

Thank you for your time.

Michael L. Hernandez
14945 E 13th Street
Tulsa, OK

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Siers, Dylan

From: Siers, Dylan
Sent: Tuesday, December 12, 2023 8:15 AM
To: Joseph Carner
Subject: RE: BOA-23604

Hey Joseph,
This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Joseph Carner <jbc9762@gmail.com>
Sent: Monday, December 11, 2023 4:31 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA-23604

I am writing to oppose the building of the sports complex at 11th and 149th e ave. There is already a sports complex 2 miles from this location that could be utilized. This area cannot handle the traffic this would bring nor do residents in the area want all the noise and lights.

Thank you
Joseph Carner
14139 E 19th Pl
Tulsa ok 74108

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Siers, Dylan

From: Siers, Dylan
Sent: Tuesday, December 12, 2023 8:15 AM
To: Trey Smallwood
Subject: RE: BOA 23604

Hey Trey,
This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Trey Smallwood <impinfo2013@yahoo.com>
Sent: Monday, December 11, 2023 4:26 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA 23604

To Whom It May Concern and Christian Bengel, District 6 Councilman:

I am writing in behalf of myself, a homeowner and resident located at **14638 E. 11th Pl, Tulsa, OK 74108** and my 89 year old mother, Margaret Smallwood, homeowner and resident located at **14627 E. 12th Street, Tulsa, OK 74108**.

Neither of us are able to attend the hearing scheduled for December 12, 2023 due to work schedule and health issues.

Ms. Margaret Smallwood has lived at the address on East 12th Street since 1967 and I, Trey Smallwood, have lived on E. 11th Place for approximately 13 years.

We are writing to oppose the construction of the proposed baseball fields and possible event center on the north side of 11th Street, just East of 145th E. Ave.

Our concerns follow:

The added traffic makes entering and leaving our neighborhood much more difficult.

The proposed lighting for the ball fields would be a nuisance and aggravation, especially since my property on East 11th Street faces that plot of land.

Additionally, the noise levels by the crowds that would gather and sound systems used during the game would interrupt the peace and serenity of our home life.

Though it has negative impacts on humanity, it also impacts our pets in a negative way.

Also, the ever-changing crowds presents property risks.

Furthermore, the negative impact on property value is a paramount concern of all of us in this neighborhood.

For decades this has been a quiet, very well sought after community. This privately owned venture threatens what has been a valued asset to the residents.

I can also imagine that the Fire Station that is immediately to the West of 145th East Avenue would be impacted as well.

For both Ms. Margaret Smallwood and myself, Trey Smallwood, we stand in strong opposition of any further construction and trust this project will cease and desist.

Thank you for your attention to our neighborhood concerns on this matter.

Respectfully yours,

Trey Smallwood
Resident – 14638 E. 11th Place, Tulsa, OK 74108

Sent from [Mail](#) for Windows

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on-field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

Shawn Newkirk

Head Baseball Coach

Union High School

Cell phone: (918) 810 - 8032

Baseball Office: (918) 357 - 7954

x 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

NAME MACK CHAMBERS

POSITION HEAD COACH

SCHOOL SEMINOLE STATE COLLEGE

CONTACT INFO 918-822-7365

M.chambers@sscok.edu

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

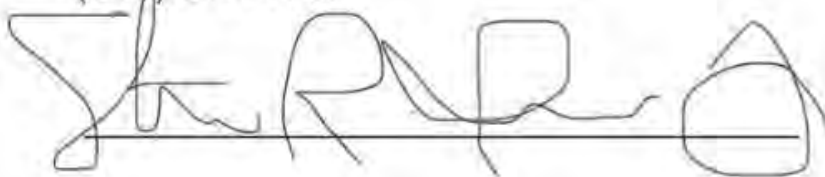
Steven R Irvine Jr.

Head Baseball Coach

Sapulpa High School

Sirvine@sapulps.org

(918) 814-4787

A handwritten signature in black ink, appearing to read 'S. Irvine Jr.', written over a horizontal line.

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Sandlot Tulsa has been a staple in the Tulsa community for many years. The Coaches/Administrators at Sandlot Tulsa have always been very professional to work with. I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

Ryan Neill

Associate Head Coach/Recruiting Coordinator

Oral Roberts University

918-760-0335/jneill@oru.edu

X  _____

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

I have had the privilege to work with and recruit Sandlot players. I have attended many Sandlot events and games. Their staff and players are first-class on and off the field. I will continue to follow Sandlot

Sincerely,


Kraig Kelley

Assistant Baseball Coach

Oklahoma Wesleyan University

Kkelley1@okwu.edu

870.612.0163

x  _____



COWBOY BASEBALL

JOSH HOLLIDAY
Head Coach

To Whom It May Concern -

I hope this letter finds you well. I would like to express my strong support of the Sandlot Organization of Tulsa and the importance of its continued growth.

Over the years I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

Josh Holliday

Head Baseball Coach

Oklahoma State University

(405) 334-2590

O'Brate Stadium | 815 N Washington | Stillwater, OK 74078
okstate.edu | joshhollidaybaseballschool.com

To whom it may Concern:

I hope this letter finds you well. My name is Cody Painter and I am in my tenth year of coaching at Oklahoma Baptist University. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

For the last twelve years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on-field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.


Sincerely,

Cody Painter

Associate Head Baseball Coach

Oklahoma Baptist University

405-416-3176

x  _____

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Coplon', with a stylized, flowing script.

Alex Coplon

Head Baseball Coach

Labette Community College
200 S. 14th St.
Parsons, KS 67357
918-688-6913 Cell
620-820-1011 Office Phone
620-421-5303 Fax

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

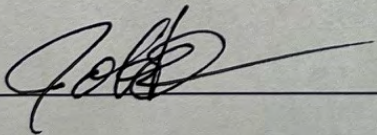
NAME John Hill III

POSITION Head Baseball Coach

SCHOOL Fort Scott CC

CONTACT INFO johnh@fortscott.edu 620-223-2700 Ext. 7170

X



To whom it may Concern:

I hope this letter finds you well. I would like to show my full support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

I have had the pleasure of recruiting or working with their athletes over several years. They have continuously demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The Sandlot alumni earned a 3.76 team GPA in the most recent semester at Eastern, and they continue to excel both in and out of the classroom. The players from their organization have added immense value to our team in terms of leadership, representing the program to the highest standards. Their players have exhibited honor and integrity as athletes and students. It is evident Sandlot brings in kids of high character and develops them both as athletes and citizens of their community. We appreciate the role that Sandlot Tulsa's training program has played in their development, and we look forward to their growth as we continue to partner with them in the future.

Sincerely,

Dru Sebastian

Head Baseball Coach

Eastern Oklahoma State College

Cell: (260)494-6301 / Email: dsebastian@eosc.edu

X 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

I have been a High School Baseball coach over the last 19 years and Sandlot has been around for 18 of those. They are one of the few organizations that is not in it to make a quick buck. They are actually in it to develop the skills of our high school athletes along with growing the relationships that they create with these young men. I think those are some of the many reasons why this organization is still around and continues to keep thriving. Guys like Jake Russell, Gunnar Glad, Mark Roberts and Brett Bagley have been a part of this from the beginning and have helped develop hard working athletes who have demonstrated not only impressive skills on the field, but also a strong work ethic and commitment to excellence off of it as well. Our players going and playing for this organization have added value to our team beyond their own field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

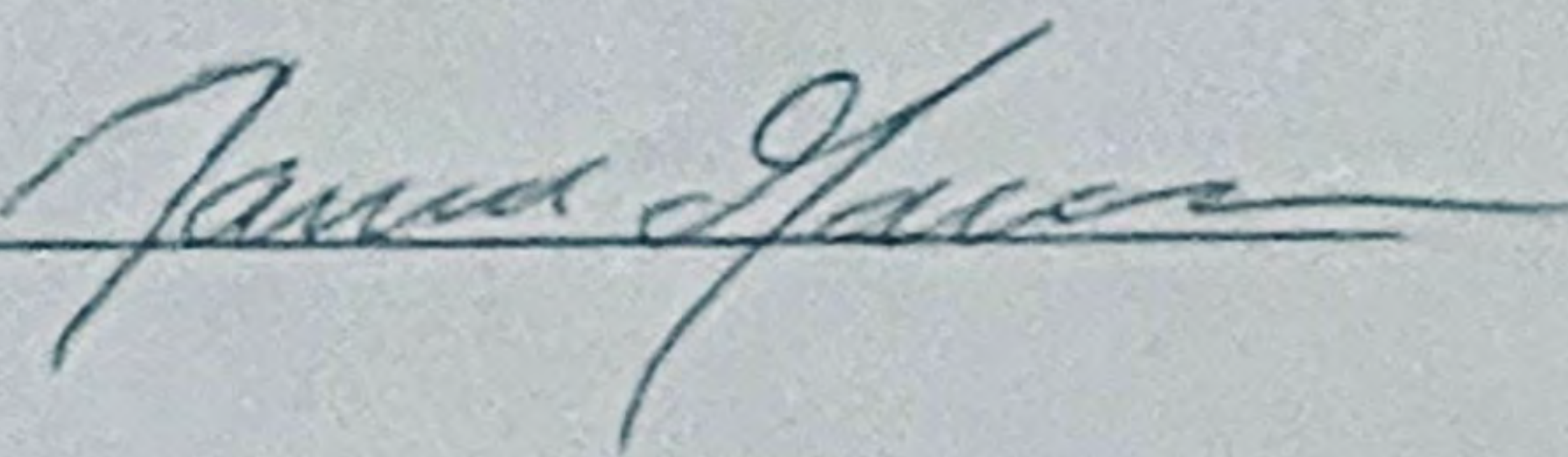
Sincerely,

NAME: James Garrison

POSITION: High School Baseball Coach

SCHOOL: Collinsville High School

CONTACT INFO: (918) 344-0455

x 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

NAME: Jonathan Gelnar

POSITION: Head baseball coach

SCHOOL: Claremore High school

CONTACT INFO- jonathan.gelnar@claremore.k12.ok.us

X 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization, and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on-field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

The Sandlot Tulsa Organization has established themselves as the premier high school baseball organization in the state of Oklahoma. I have coached college baseball in the Midwest for 10 years now and I have seen many organizations come and go. The Sandlot Tulsa Organization has been unphased by its competitors and has displayed consistency for as long as I can remember.

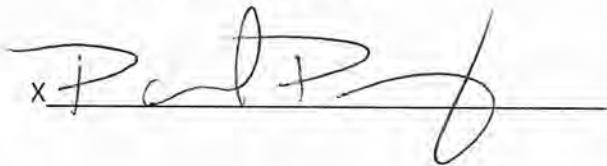
Sincerely,

Paul Pulley

Head Baseball Coach / Assistant Athletic Director

Carl Albert State College

806-418-0811 (Cell)

A handwritten signature in black ink, appearing to read "Paul Pulley", is written over a horizontal line. A small "x" is visible at the beginning of the line.

To whom it may Concern:

I'm writing you on behalf of the Sandlot Tulsa Organization and believe they're an asset to the growth and development of our players at Broken Arrow High School.

Over the years, I've had the pleasure of working with the Sandlot coaches and experienced the hard work they've put into each player to help them gain knowledge on the field and exposure to continue their careers at the next level. The Broken Arrow players that have gone through their organization have added value to our team beyond their on- field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development. We look forward to continuing our relationship with the Sandlot Organization and coaches for years to come! Please contact me anytime for any further information.

Sincerely,

Shannon Dobson

A handwritten signature in black ink, appearing to read "Shannon Dobson", with a large, stylized loop at the end.

Head Baseball Coach

Broken Arrow High School

Email: jsdobson@baschools.org

Phone: 918-638-6670

To whom it may Concern:

As I sit and reflect on my time in Oklahoma, having grown up there, I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to becoming great student athletes and citizens of Oklahoma. I have been recruiting these athletes and have known the organizers since the inception of the Sandlot. The players from their organization have added value to our team beyond their on the field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development. We have had SEVERAL student athletes from the Tulsa Sandlot and every one of them have come in prepared and have been an outstanding representation of Oklahoma, Tulsa, and surrounding areas. As a fellow Oklahoman and Native American I cannot speak highly enough of what this organization does for the future generations of Oklahoma. I greatly look forward to their continued tireless effort to continue to mold the future generations.

Yours in Education,

P.S. If you have any questions whatsoever and/or need examples or testimonials from my current or former student athletes, please do not hesitate to reach out to me directly as my cell phone is listed below.

Clint Stoy MS.eD

Head Baseball Coach/Elementary Education Professor

Allen Community College

505-306-8311

Clint E. Stoy

Houston:

September 9, 2013

Our coaching staff is excited to be recruiting and offering you an athletic scholarship to play baseball at Eastern Oklahoma State College. Below is the actual cost to attend Eastern for the 2013-14 calendar school year. Each year costs usually rise a little bit, but these are the numbers that we can go by at this time. My coaching staff and I would like for you to look over the figures and discuss them with your family. After looking over everything, we hope that Eastern is where you would like to be next year. We have raised the level of our program to compete for the NJCAA World Series every season and we believe that players that have your character and playing ability will continue to keep us on that level.

Tuition \$85.70 per unit (15 units fall & spring semesters – 30 units total)	\$2,571.00
Fees \$31.90 per unit (15 units fall & spring semester – 30 units total)	\$957.00
Room \$800.00 per semester (fall & spring semesters)	\$1600.00
Board \$1,560.00 per semester (15 meals per week – fall & spring semesters)	\$3120.00
Books \$400.00 per semester (fall & spring semesters)	\$800.00
TOTAL COSTS TO ATTEND EASTERN FOR THE 2013-14 SCHOOL YEAR	\$9,048.00

Our formal Baseball Scholarship offer to you is 30 hours of Tuition (15 hours per fall & spring semester), Room (fall & spring), Board (fall & spring), and Books (fall & spring). Based on the projected figures, we would be providing you with \$8,091.00 in athletic aid. The projected total costs that you would incur would be for Fees \$957.00 for a total cost of \$957.00 or \$478.50 per semester. Eastern does not allow us to pay for fees with athletic aid.

All of our student athletes that receive athletic aid are required to apply for FAFSA, academic and developmental scholarships offered by the school. If you receive one of these grants they will be added to your total aid.

We also provide every student athlete with a wide assortment of equipment. Each player receives a pair of Nike spikes for the spring, three game hats, two batting practice/fall jersey tops, three practice t-shirts, two long sleeve shirts, mesh shorts, a pair of sweats, two pairs of sanitary socks, two pairs of stirrups and a short or long sleeve pullover. This equipment each player keeps at the end of the year. We also provide every player with practice and game pants, belts, game jerseys, catcher gear, batting helmets and equipment bags. This equipment is turned in following our spring season.

Once again, take time to discuss this with your family and coach before making a decision. Please get back to me if you have any questions. Hopefully you will choose to be a Mountaineer next season!

Good Luck!

Craig Price
Eastern Oklahoma State College
Head Baseball Coach
W – 918-465-1704
cprice@eosc.edu

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Of Counsel
Donald L. Detrich, *Retired*
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

Writer's Direct Line
(918) 392-9400
Writer's Direct Fax
(918) 392-9406
Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

All Tribes Community Church Inc.
PO Box 9764
Tulsa, OK 74157

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Sir or Madam:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

Eller & Detrich
A Professional Corporation

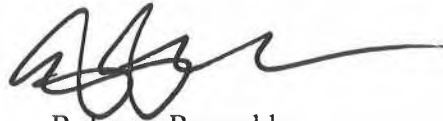
December 28, 2023

Page 2

Should you have any questions, please do not hesitate to call.

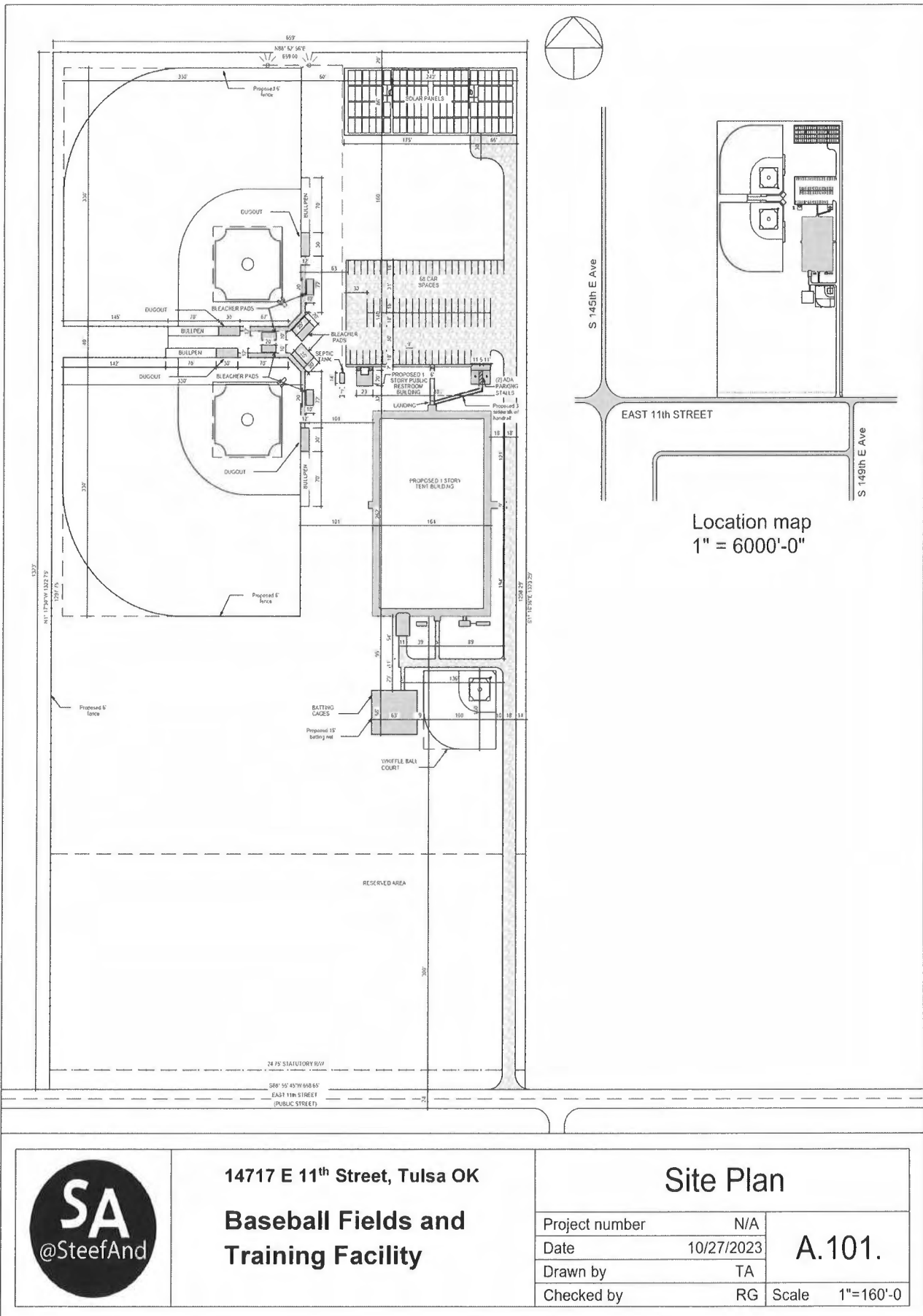
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', with a long horizontal flourish extending to the right.

R. Louis Reynolds

RLR:rea
Enclosure



Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Of Counsel
Donald L. Detrich, *Retired*
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

Writer's Direct Line
(918) 392-9400

Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Dennis J. Daniels
1115 S. 149th E. Ave.
Tulsa, OK 74108

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Daniels:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at the Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

Eller & Detrich
A Professional Corporation

December 28, 2023

Page 2

Should you have any questions, please do not hesitate to call.

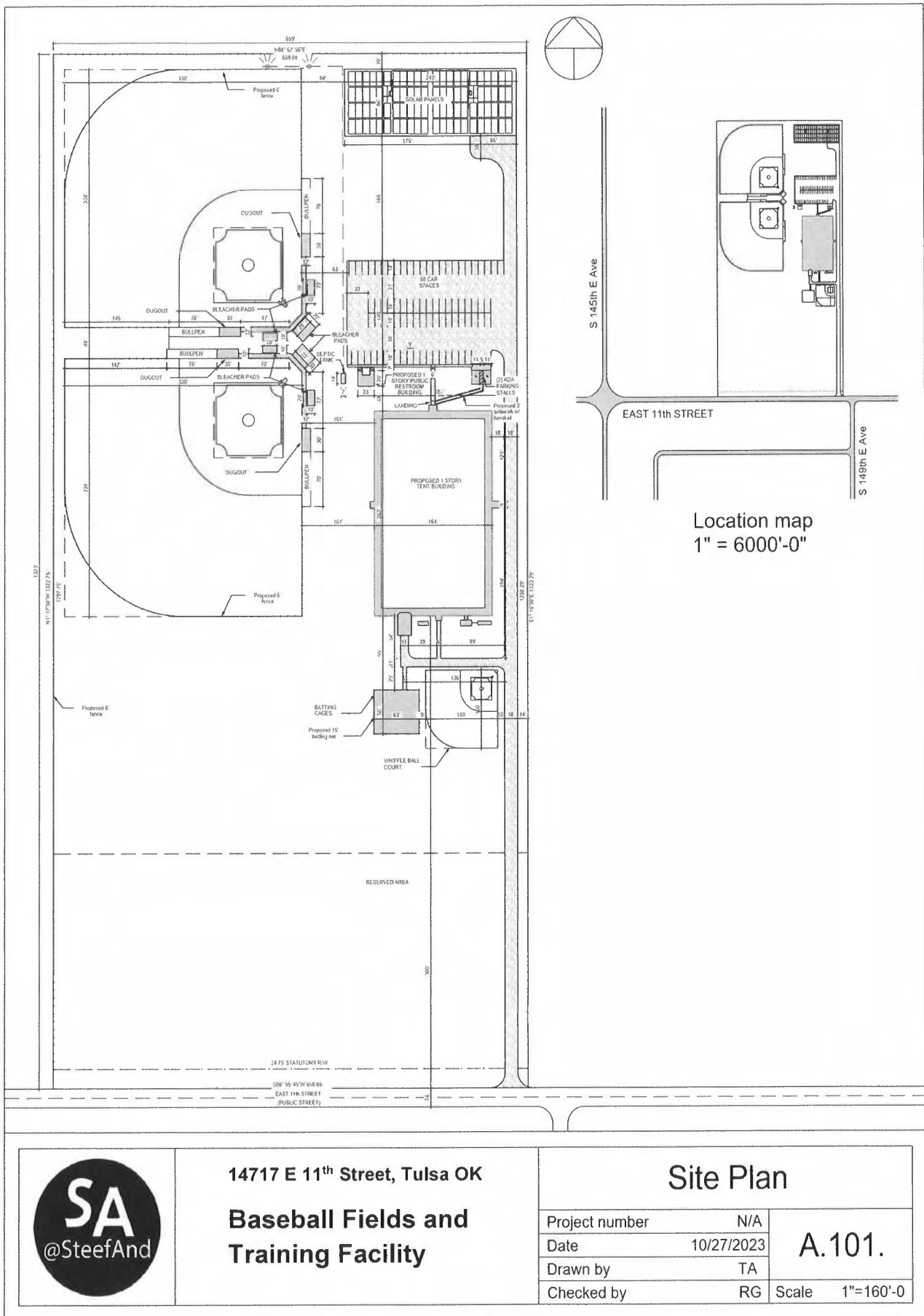
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', with a stylized, flowing script.

R. Louis Reynolds

RLR:rea
Enclosure



Eller&Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

Telephone
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Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Of Counsel
Donald L. Detrich, *Retired*
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietzort

Writer's Direct Line
(918) 392-9400

Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Juan Pablo Duran
Juana Saldivar
Duran Auto Sales LLC
20551 E. 32nd St. S
Broken Arrow, OK 74014-4925

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Duran and Ms. Saldivar:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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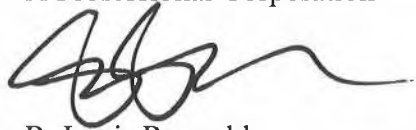
December 28, 2023

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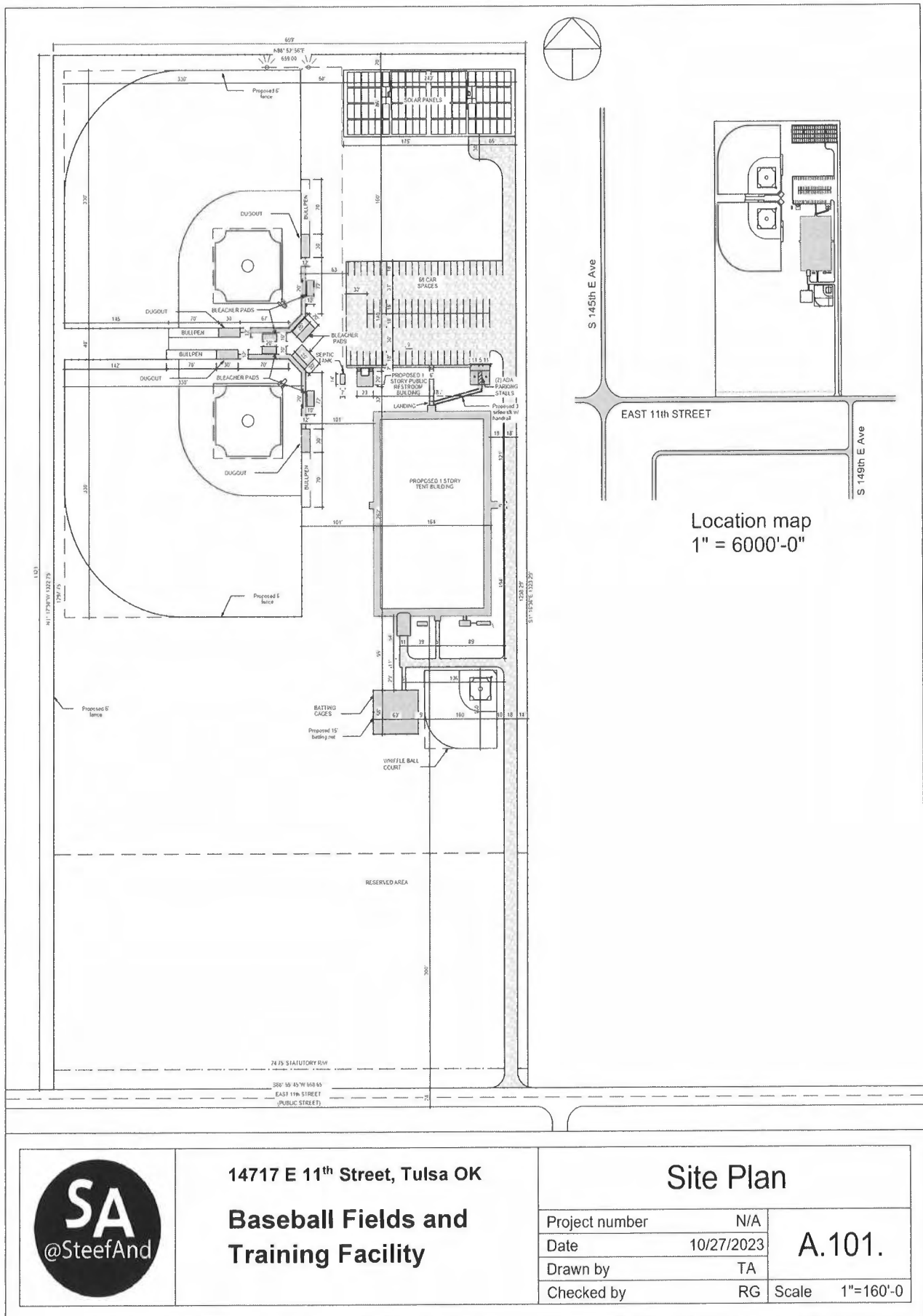
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December 28, 2023

Engles Family 2016 Trust
c/o Brian E. Engles, Trustee
14660 E. 11th Pl.
Tulsa, OK 74108-4504

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Engles:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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Eller & Detrich
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December 28, 2023
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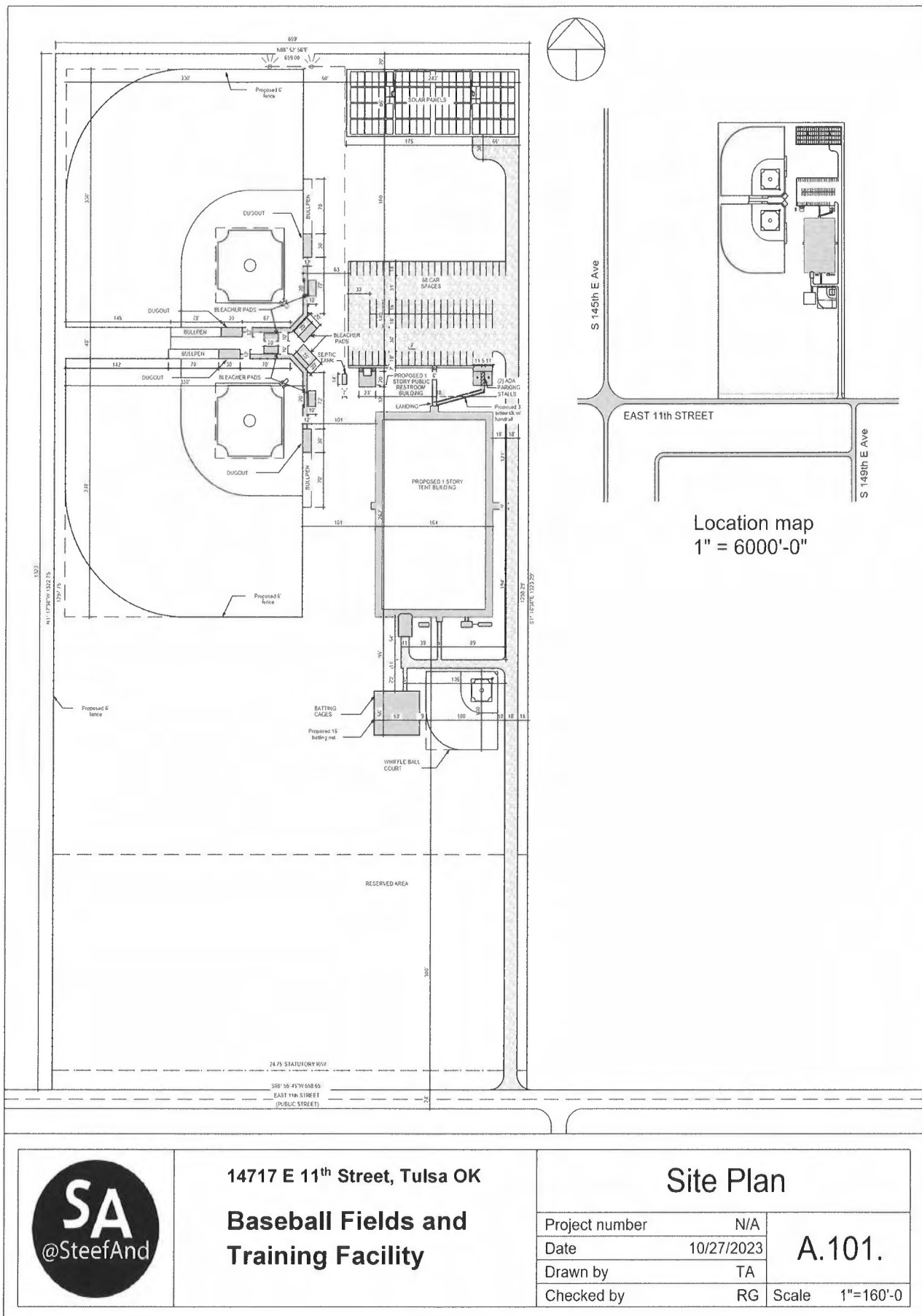
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



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December 28, 2023

Shirley A. Guest
Christy L. Kellerhals
15302 E. 13th St.
Tulsa, OK 74108-4709

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Guest and Ms. Kellerhals:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

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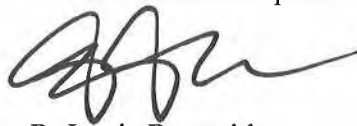
Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

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R. Louis Reynolds

RLR:rea
Enclosure

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R. Louis Reynolds
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Susie L. Hendrex
1736 Marietta St.
Pryor, OK 74361-8502

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Hendrex:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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Eller & Detrich
A Professional Corporation

December 28, 2023
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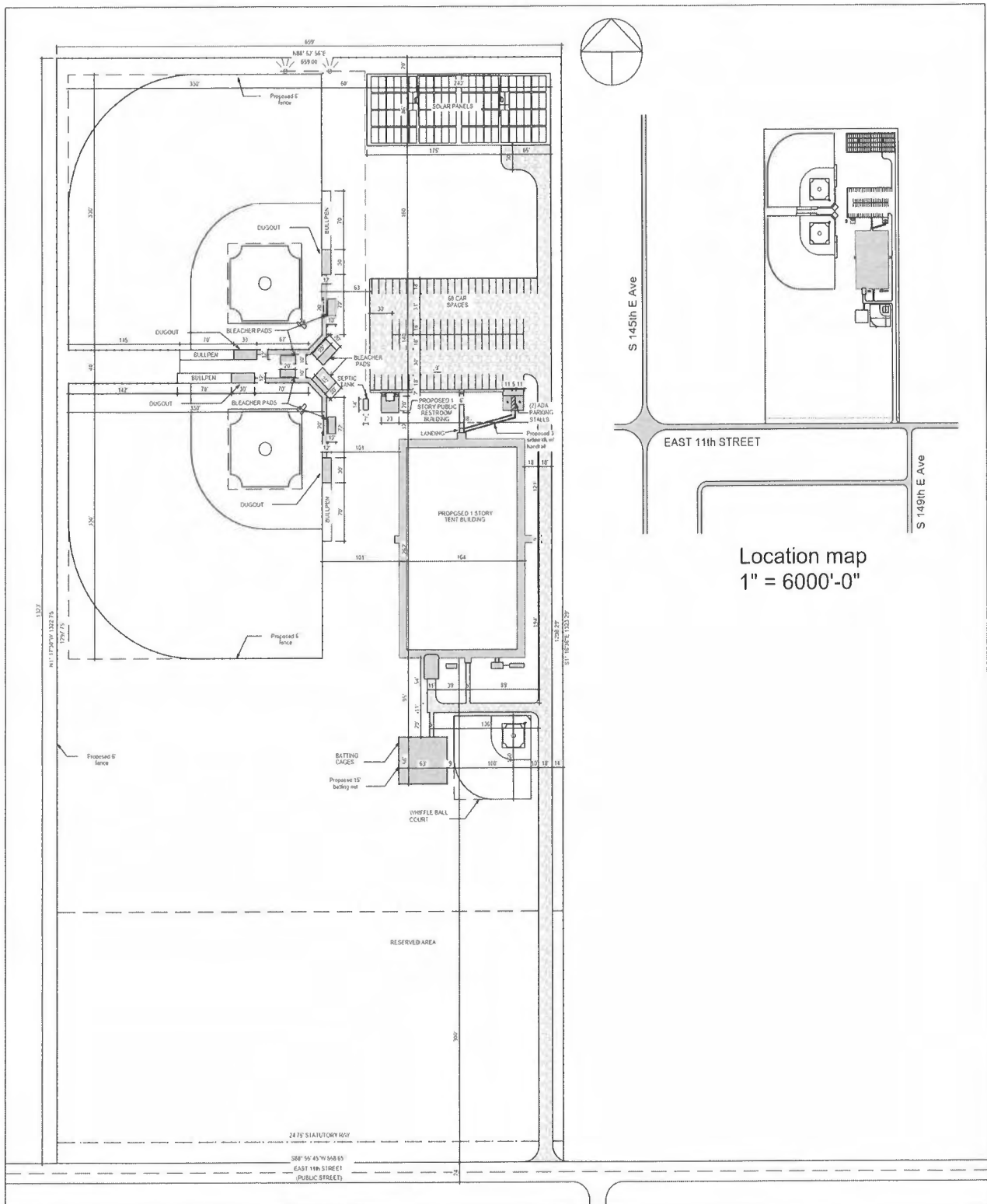
Yours very truly,

ELLER AND DETRICH
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R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK
**Baseball Fields and
 Training Facility**

Site Plan

Project number	N/A	A.101.
Date	10/27/2023	
Drawn by	TA	
Checked by	RG	Scale 1"=160'-0"

Eller&Detrich
A Professional Corporation

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R. Louis Reynolds
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rlreynolds@ellerdetrich.com

December 28, 2023

Silverio & Alicia Hurtado
14677 E. 11th Pl.
Tulsa, OK 74108-4503

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. and Ms. Hurtado:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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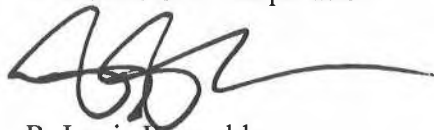
Eller & Detrich
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December 28, 2023
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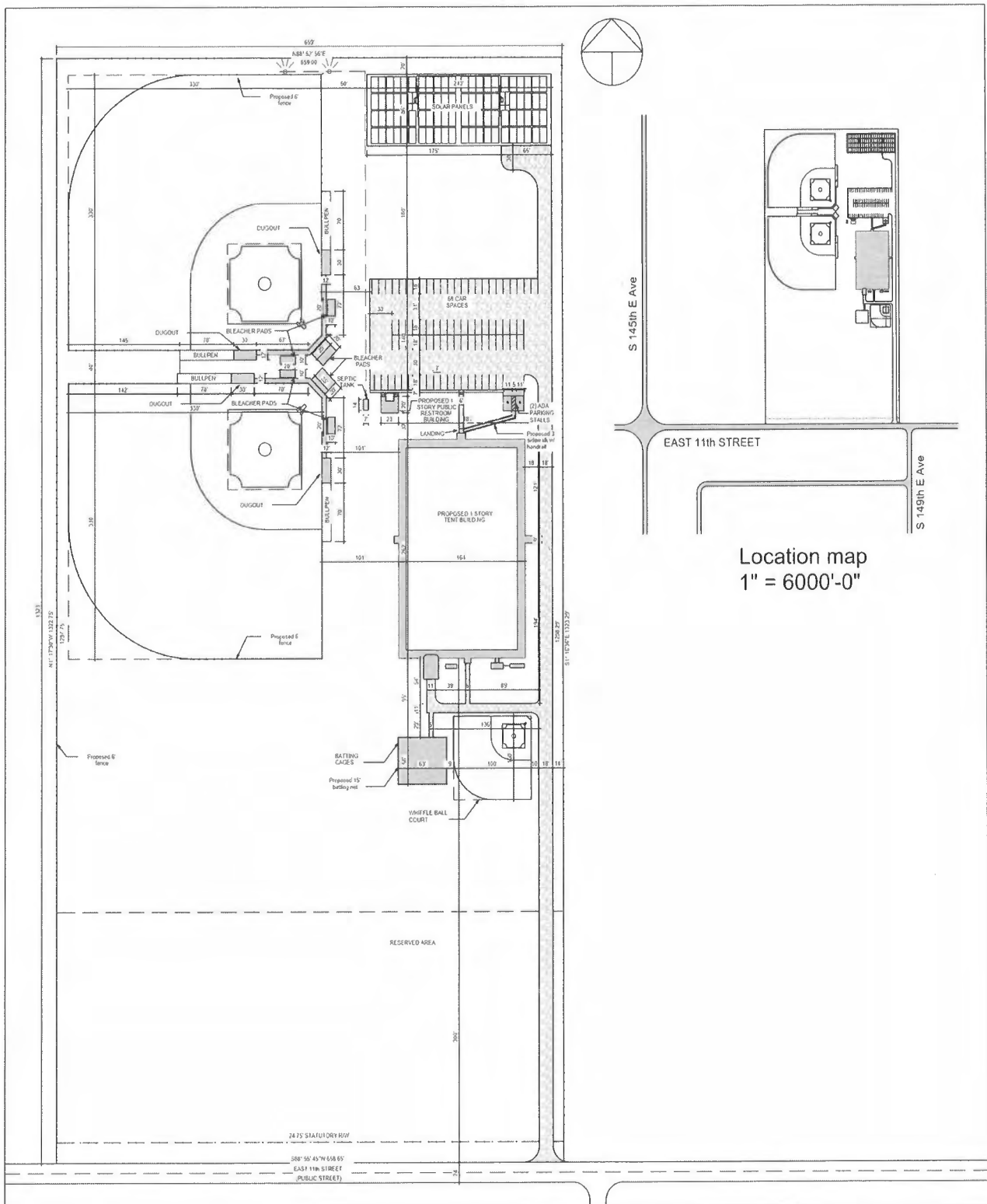
Yours very truly,

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A Professional Corporation

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R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK
**Baseball Fields and
 Training Facility**

Site Plan

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Date	10/27/2023	
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Rebecca G. Kellum LF EST
14659 E. 11th Pl.
Tulsa, OK 74108-4503

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Kellum:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

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December 28, 2023
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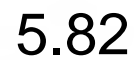
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ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Delano Majors
Rhonda R. Grammer
14668 E. 11th Pl.
Tulsa, OK 74108-4504

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Majors and Ms. Grammer:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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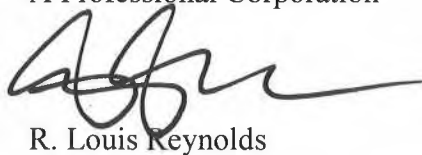
Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation

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R. Louis Reynolds

RLR:rea
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Bernard Miles
1123 S. 149th East Ave.
Tulsa, OK 74108-4539

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Miles:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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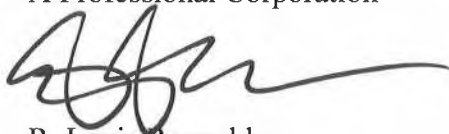
December 28, 2023

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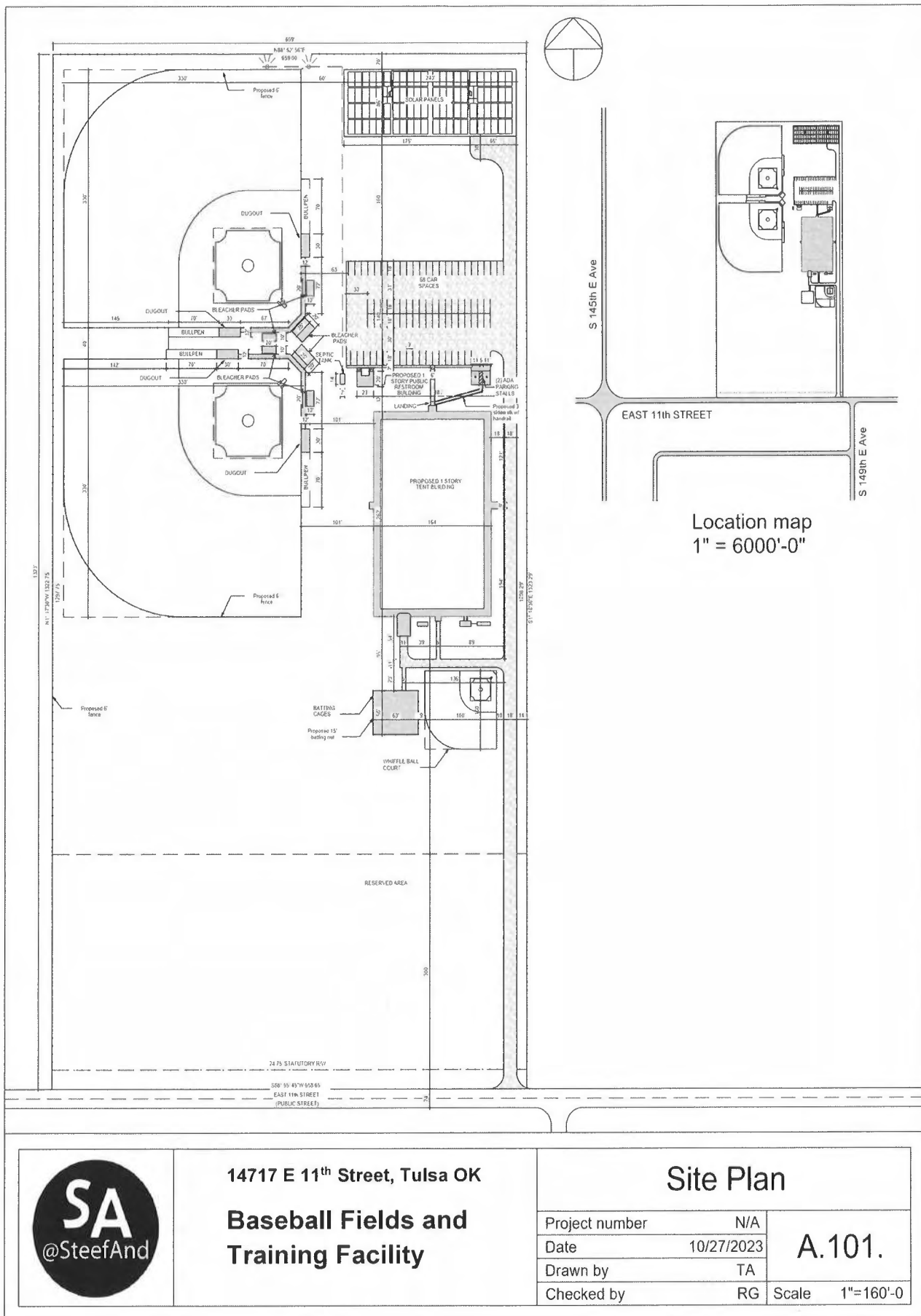
Yours very truly,

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December 28, 2023

Thomas L. & Elizabeth Morgan
1107 S. 149 E. Ave.
Tulsa, OK 74108-4539

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. and Ms. Morgan:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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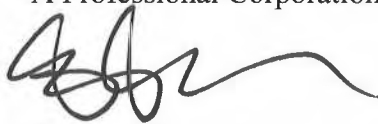
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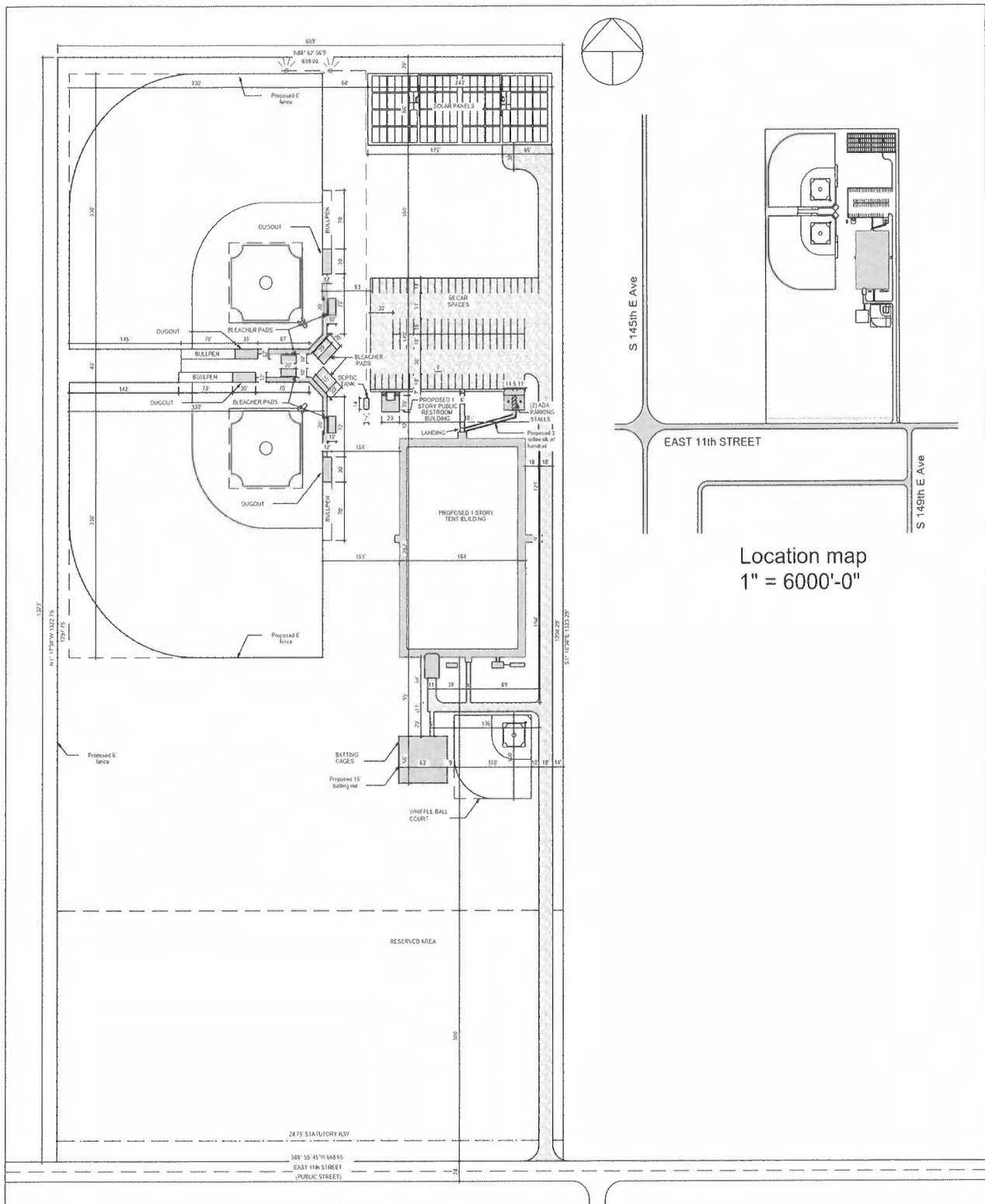
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R. Louis Reynolds

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Enclosure



14717 E 11th Street, Tulsa OK

Baseball Fields and Training Facility

Site Plan

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Drawn by	TA	Scale 1"=160'-0"
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December 28, 2023

Myers Property Management LLC
2138 S. Memorial Dr.
Tulsa, OK 74129-2612

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Sir or Madam:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

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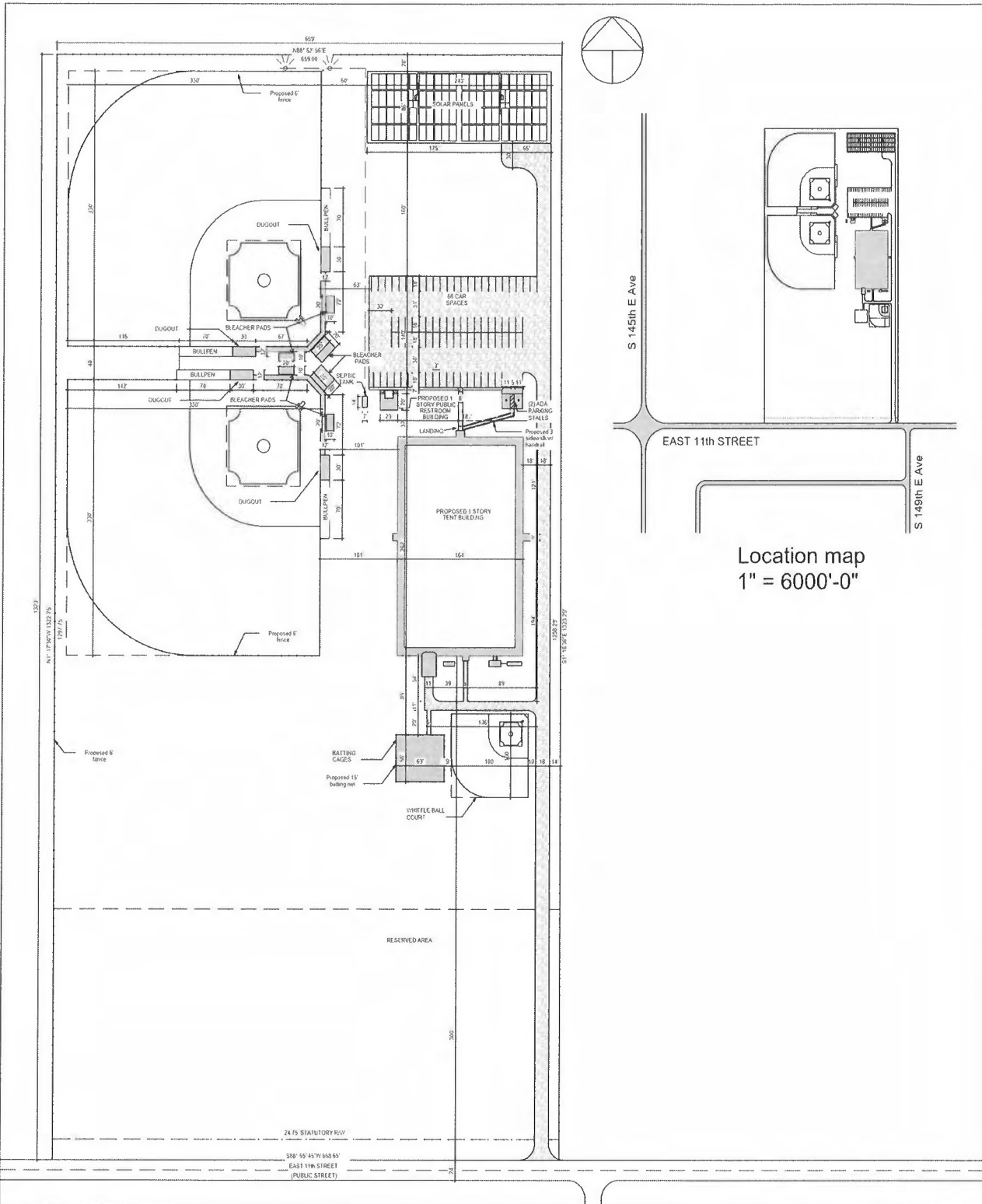
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14717 E 11th Street, Tulsa OK

**Baseball Fields and
Training Facility**

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Joshua M. Tietsort

Writer's Direct Line
(918) 392-9400

Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Eck Duane Ruddick Trust
14673 E. 11th Pl.
Tulsa, OK 74108-4503

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Ruddick:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.



December 28, 2023

Page 2

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in blue ink, appearing to be "R. Louis Reynolds".

R. Louis Reynolds

RLR:rea
Enclosure

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
Nathalie M. Cornett
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Ralph Smallwood
14638 E. 11th Pl.
Tulsa, OK 74108-4504

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Smallwood:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

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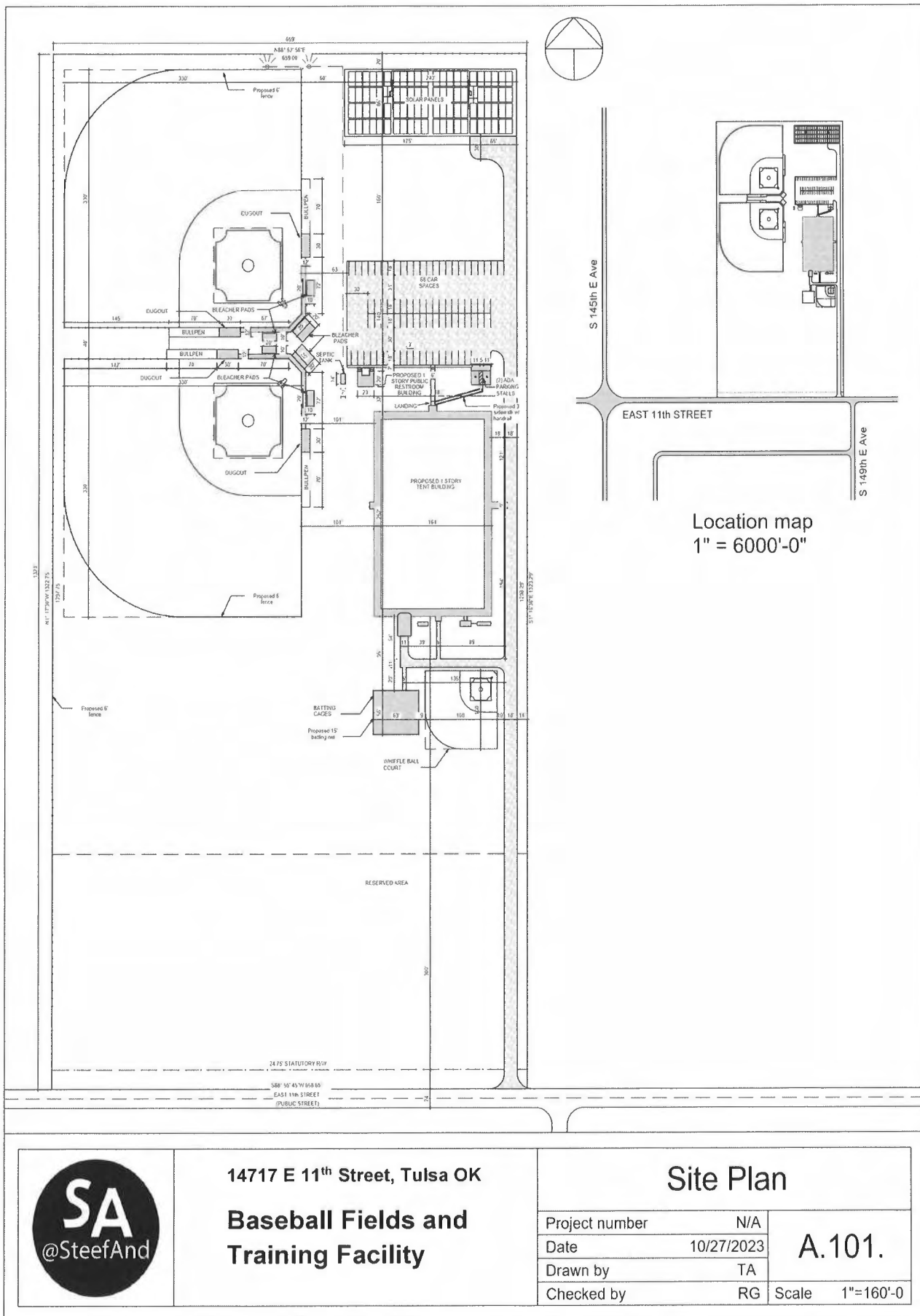
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



Eller&Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
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(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Sean & Sieutang Ting
409 NW 18th St.
Oklahoma City, OK 73103

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. and Ms. Ting:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

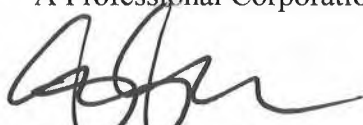
Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

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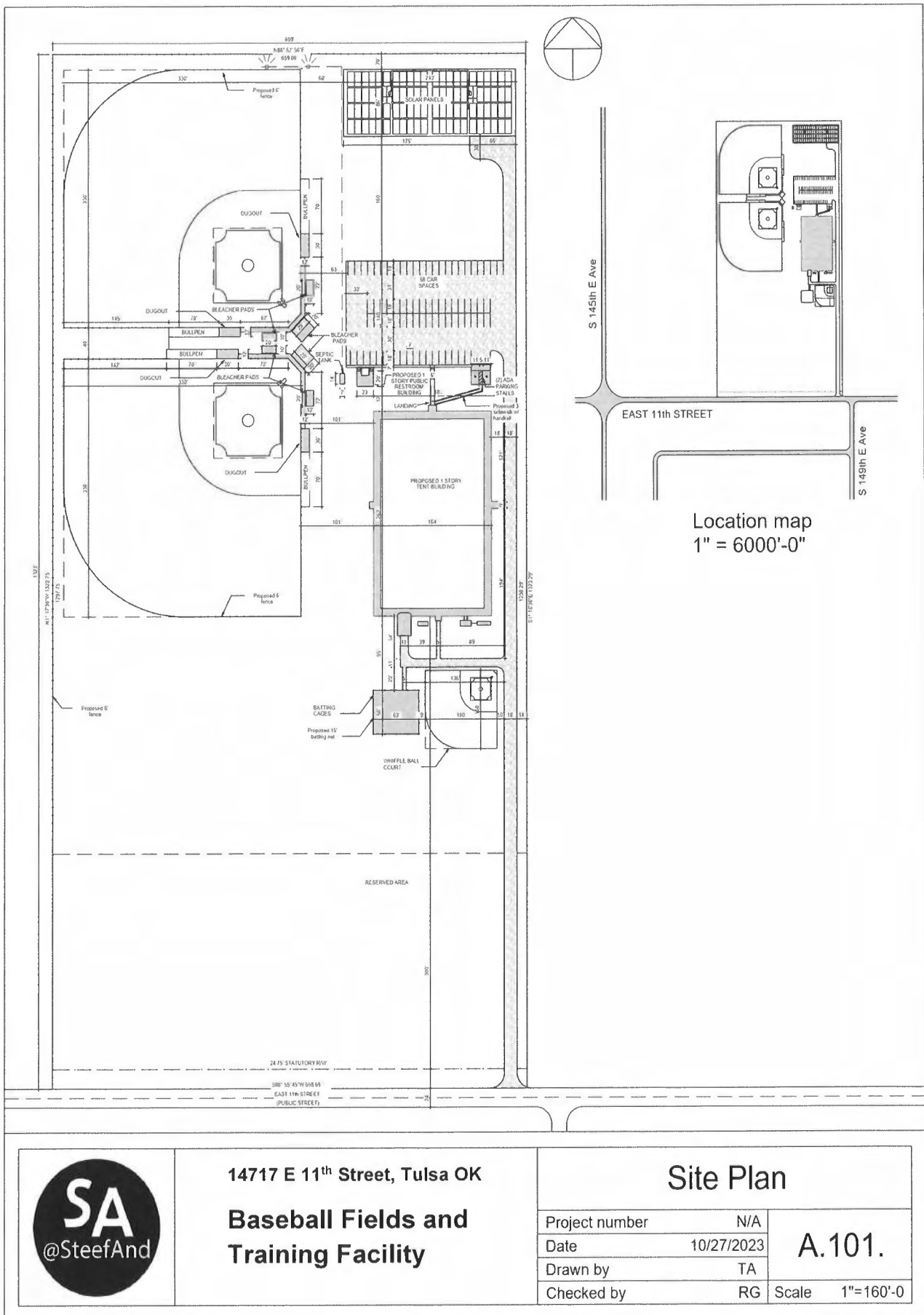
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
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Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Chris Walker
c/o Alice Walker
PO Box 143
Kinta, OK 74552

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Walker:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

Eller & Detrich
A Professional Corporation

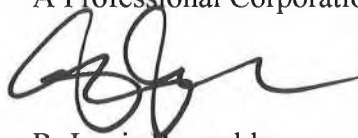
December 28, 2023

Page 2

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', written over the printed name.

R. Louis Reynolds

RLR:rea
Enclosure

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
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Joshua M. Tietsort

Writer's Direct Line
(918) 392-9400

Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Tara M. Western
14678 E. 11th Pl.
Tulsa, OK 74108

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Western:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

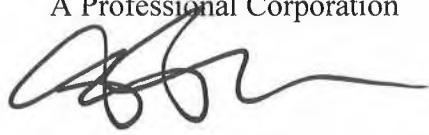
Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

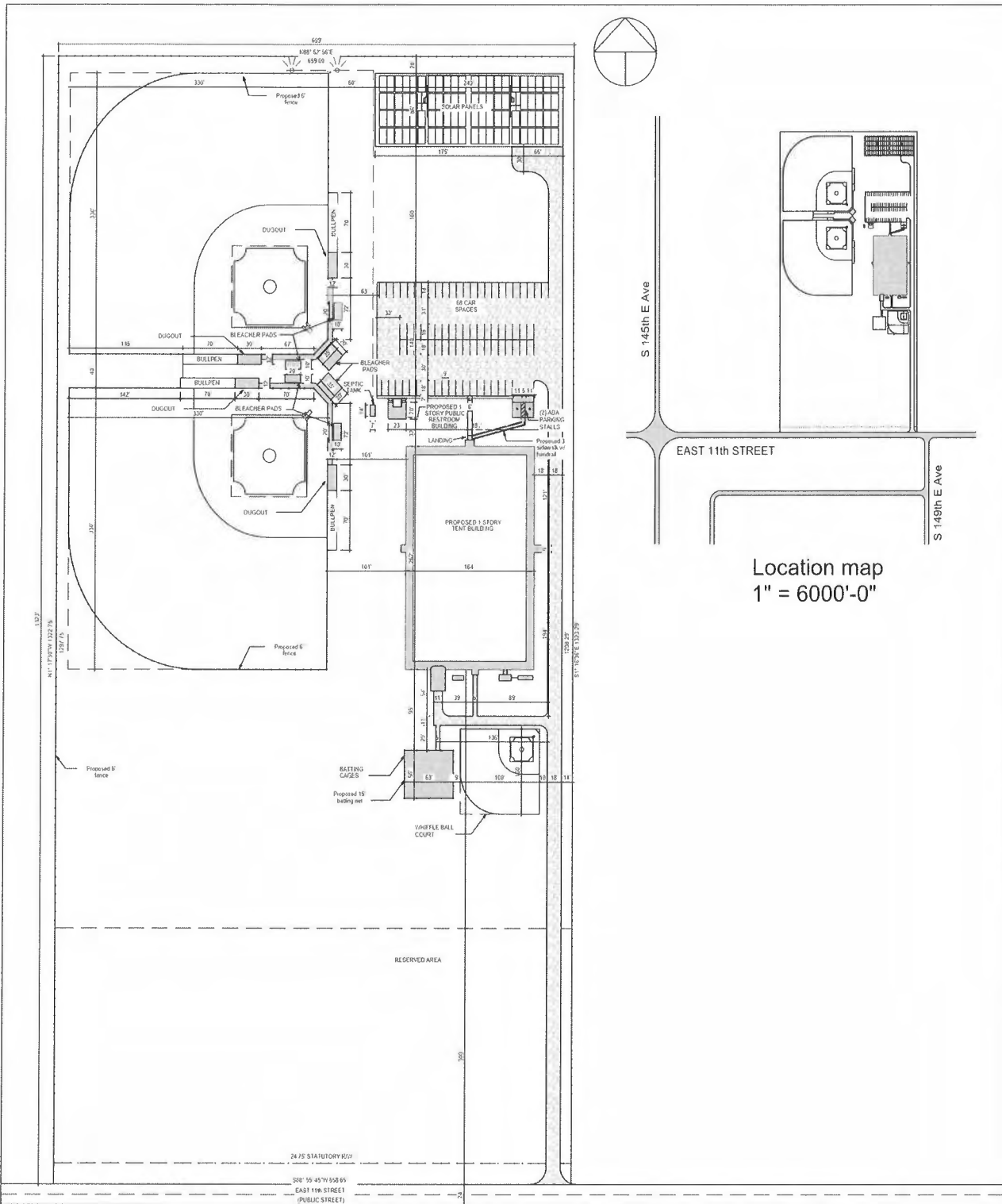
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', with a stylized, flowing script.

R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK

**Baseball Fields and
Training Facility**

Site Plan

Project number	N/A	A.101.
Date	10/27/2023	
Drawn by	TA	Scale 1"=160'-0"
Checked by	RG	

Eller&Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
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(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Ann E. Wheeler
14643 E 11th Pl
Tulsa, OK 74108

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Wheeler:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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Eller & Detrich
A Professional Corporation

December 28, 2023

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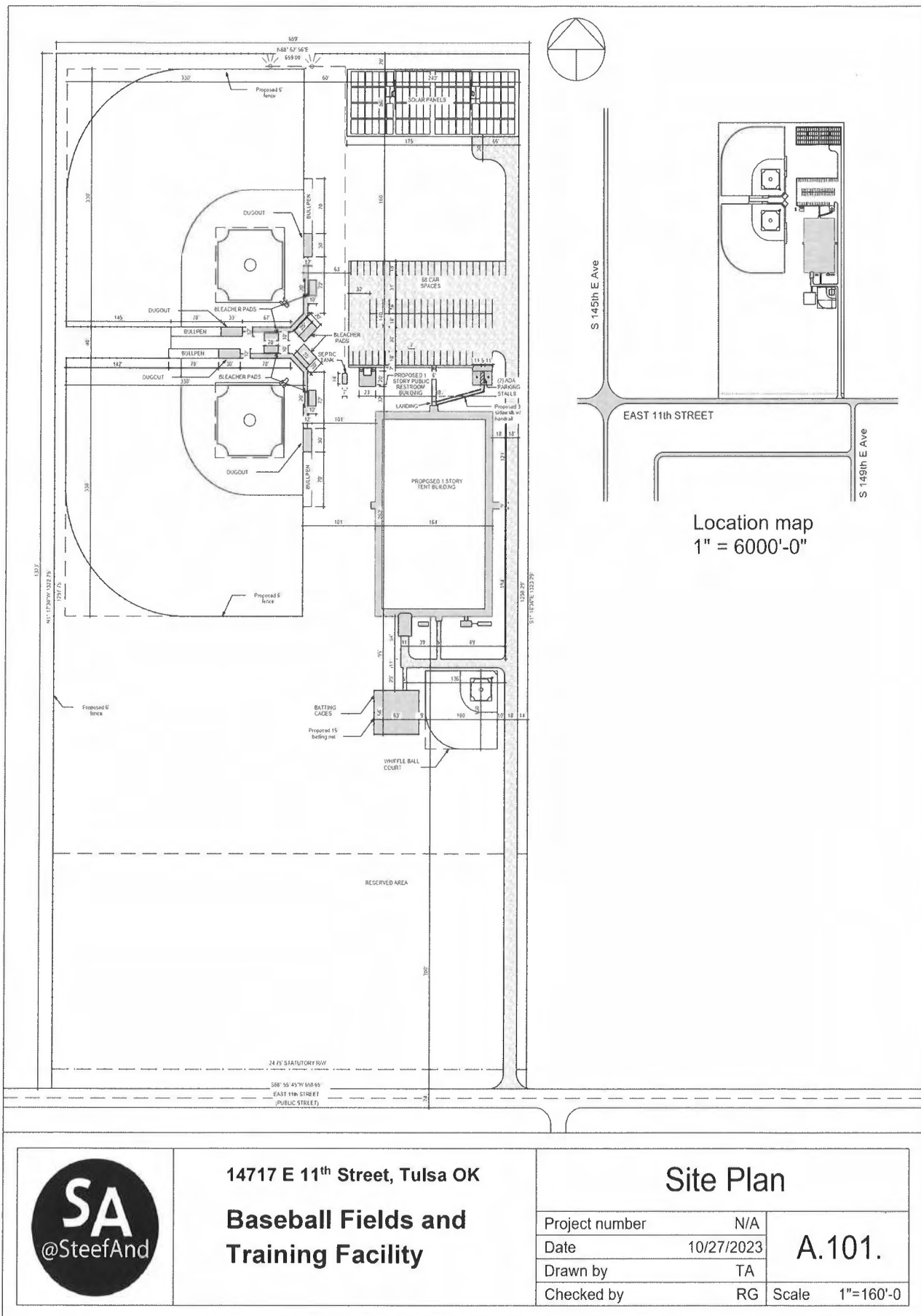
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



Rev. Dr. Archie L. Mason, Jr.
203 West 17th Street
Pawhuska, OK 74056
918.810.4291

December 13, 2023

Dylan Sters
Tulsa Planning Office
Department of City Experience
175 East 2nd Street, Suite 480
Tulsa, OK 74103-3216

RE: Letter of Support, The Sandlot Project on Route 66

Dear Mr. Sters,

I am a member of All Tribes Community Church who owns the property adjacent to the proposed Sandlot Project and wish to convey our church's excitement to see development of our area on East 11th Street. This proposed project will enhance our property as well as the area.

Although our property is zoned rural, our church does meet Sunday services weather permitting, under the trees as we have not building. The proposed development next to us is welcomed of course.

I and our church membership ask your consideration to zoning adjustments necessary for this Sandlot Project, plus and positive considerations of course.

Respectfully,

A handwritten signature in red ink that reads "Archie L. Mason Jr." with a long horizontal flourish extending to the right.

Rev. Dr. Archie L. Mason, Jr.
Executive Minister of All Tribes Community Church

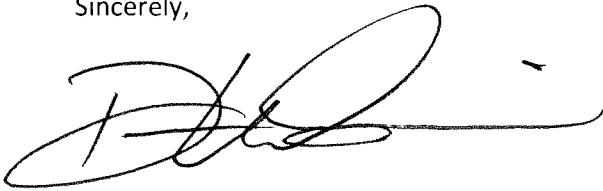
To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Entering my 8th season as a high school baseball coach in Tulsa, I have coached and competed against countless players who are affiliated with Sandlot Tulsa. They are, by and large, young men that play with a strong competitive spirit, but also with class and integrity. I know these are values taught and instilled in them due in large part to Sandlot Tulsa, and their growth would signify an even larger opportunity for these qualities to reach young student-athletes.

I am also confident in saying that Sandlot Tulsa is an organization that cares deeply and invests heavily in the development of their people, both athletes and coaches alike. I believe their growth is a testament to that, and the continued expansion of their organization would mark a positive step toward their influence reaching more and more people in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Wilson', with a long horizontal flourish extending to the right.

Dean Wilson
Head Baseball Coach
Cascia Hall Preparatory School
(609)922-0018
dwilson@casciahall.com



To whom it may Concern:

My name is Clay Overcash, I am currently serving as the recruiting coordinator and catching coach at Wichita State University. Before arriving at Wichita State, I held the same position at the University of Oklahoma for six years. I am and have been a staunch supporter of the Sandlot Tulsa Organization. This organization has always maintained a high standard of ethics for its staff and players. Because of this, the organization is continually growing, and supported by the baseball community.

Over the years, I have had the pleasure of recruiting and working with athletes who have demonstrated not only impressive skills on the field, but also strong work ethic and commitment to excellence off the field. Multiple players from Sandlot Tulsa have added value to both the University of Oklahoma and Wichita State well beyond their on-field skills, and I appreciate the role Sandlot Tulsa's training program has played in their development.

I have much praise for the Sandlot Tulsa organization, and I have known most of the staff for more than 20 years. I can personally attest to the strong moral character and work ethic of the people within the organization.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay C. Overcash'. The signature is stylized with a large, looped 'C' and a long, sweeping line extending from the end.

Clay Overcash



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23615

Hearing Date: 1/9/2024 1:00 PM

Case Report Prepared by:

Sean Wallace

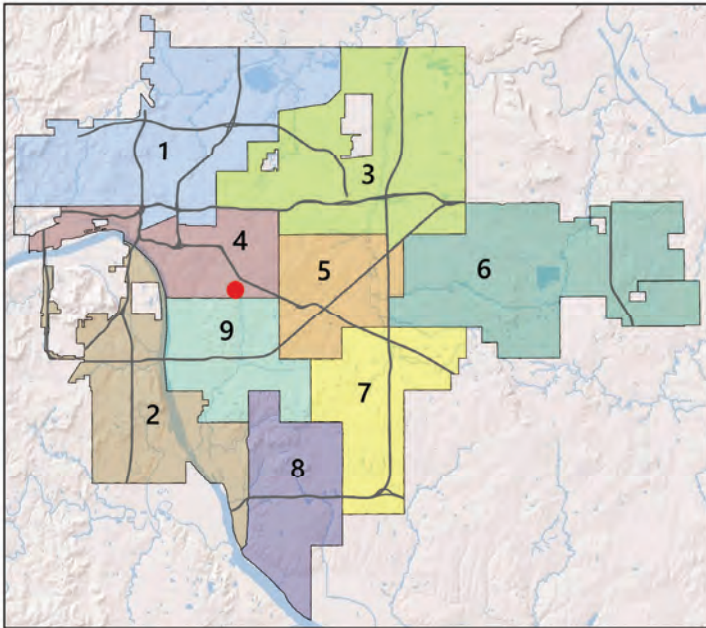
Owner and Applicant Information:

Applicant: Charles Okyre

Property Owner: CEO Dezigns Inc

Action Requested: Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

Location Map:



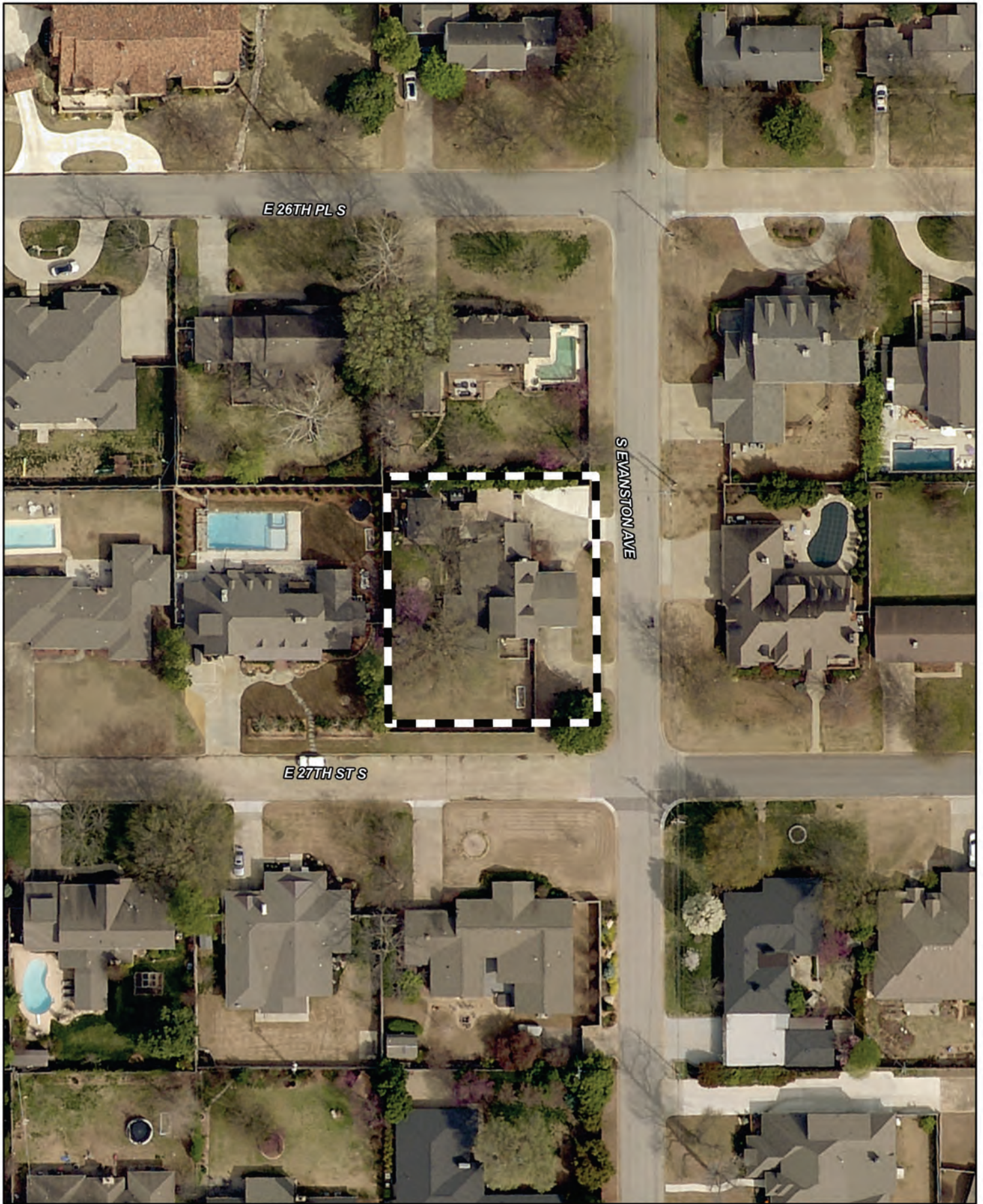
Additional Information:

Present Use: Residential

Tract Size: 0.38 acres

Location: 2626 S. Evanston Ave. E

Present Zoning: RS-2



E 26TH PL S

S EVANSTON AVE

E 27TH ST S

Feet
0 100 200



Subject
Tract

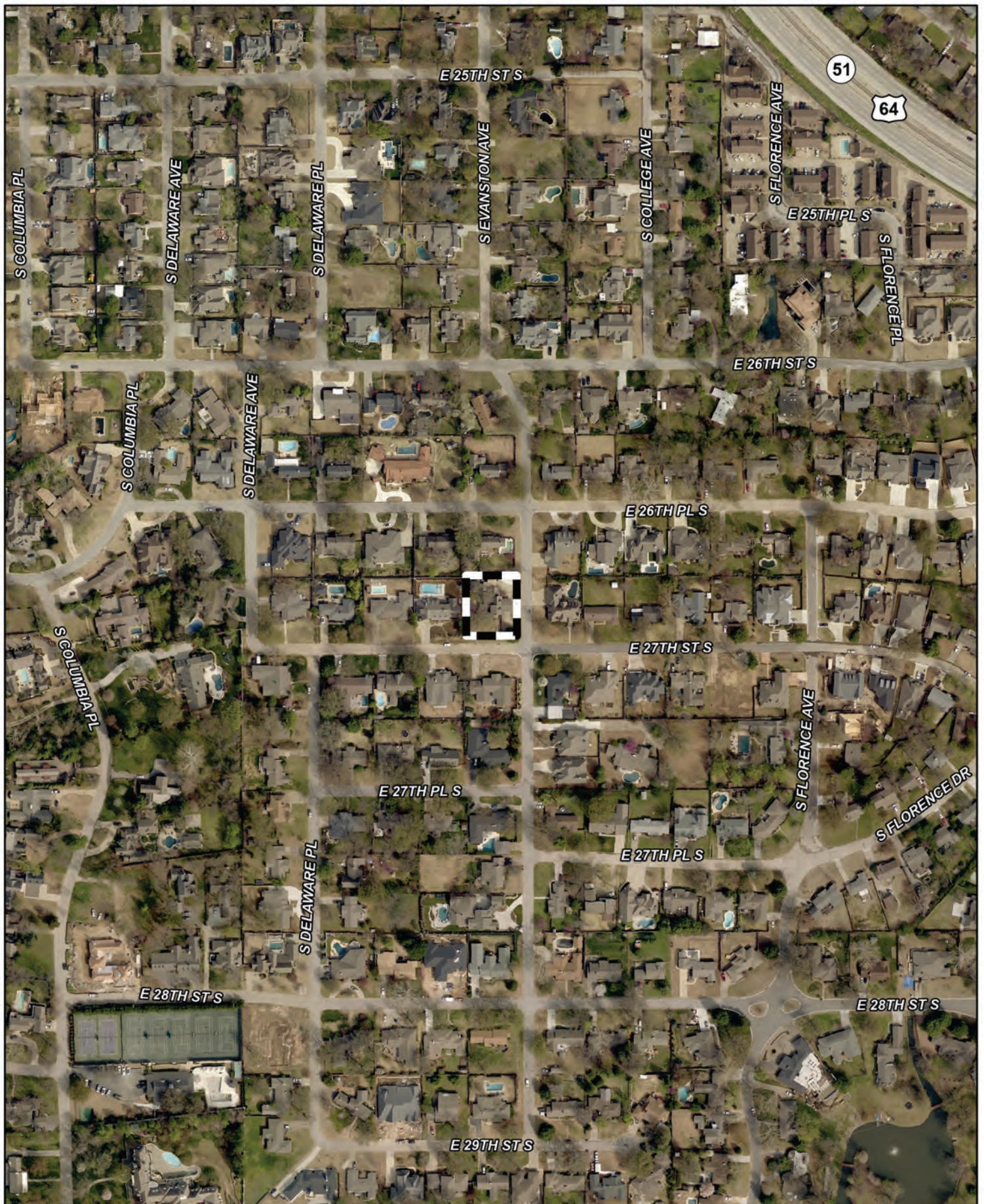
BOA-23615

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

Aerial Photo Date: 2021



6.2



Subject
Tract

Feet
0 200 400

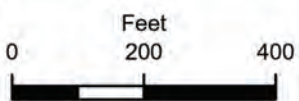
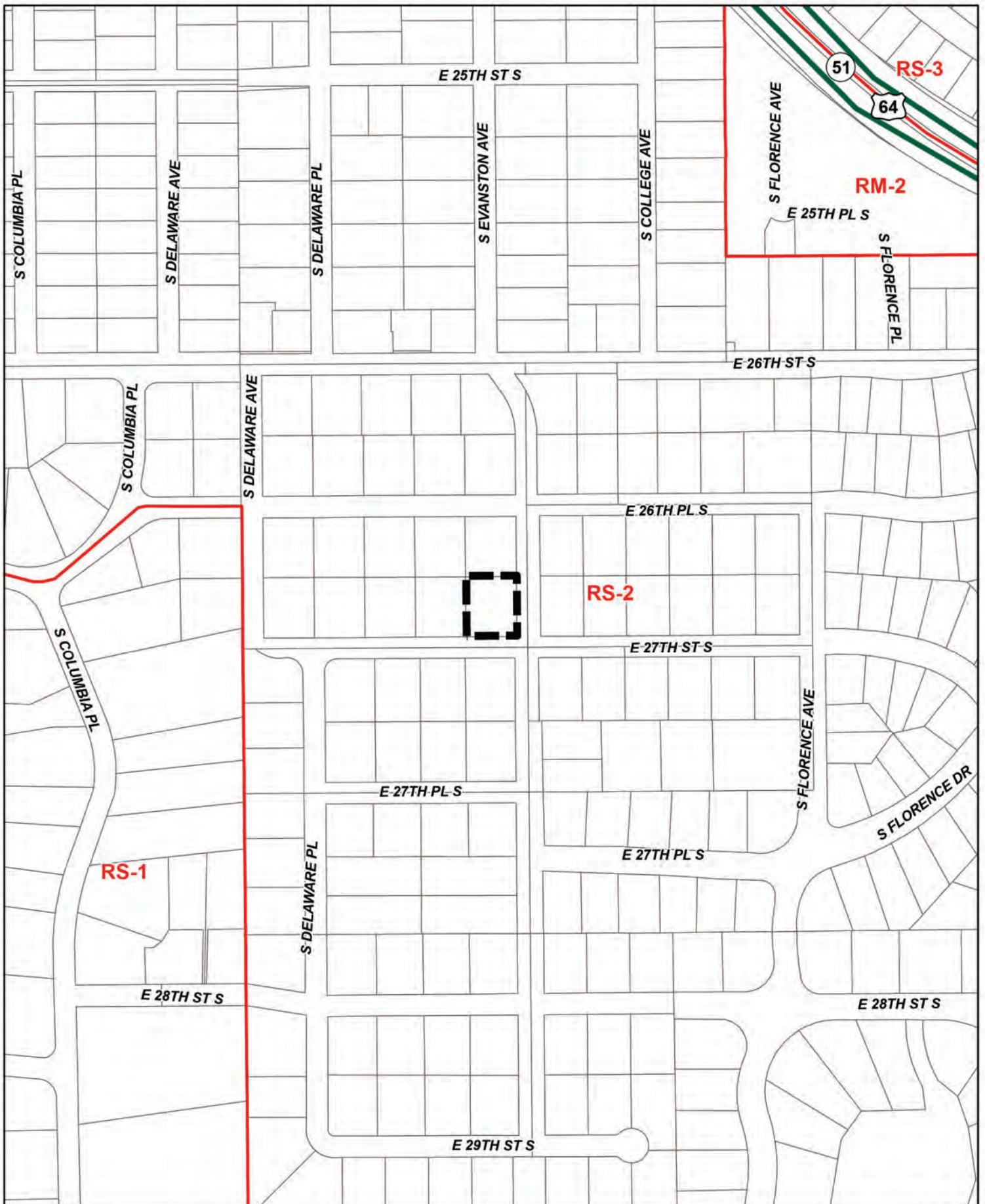
BOA-23615

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



Aerial Photo Date: 2021

6.3



BOA-23615



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9317

Case Number: **BOA-23615**

CD: 4

HEARING DATE: 1/9/2024 1:00 PM

APPLICANT: Charles Okyre

ACTION REQUESTED: Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

LOCATION: 2626 S. Evanston Ave. E

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 16400.41 SQ FT

LEGAL DESCRIPTION: LT 10 BLK 2, CRESTWOOD ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood."

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: The applicant is requesting a Special Exception to increase the permitted driveway width in a RS district (Sec.55.090-F.3) by adding a circle driveway in front of the home. The final proposed width is 55-feet and 2-inches.

3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of [Section 70.120](#), or, if in a PUD, in accordance with the amendment procedures of [§30.010-1.2](#). (Refer to the [City of Tulsa Standard Specifications and Details for Residential Driveways #701-704](#)).

Maximum Driveway Width					
Lot Frontage	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to increase the permitted driveway width in an RS district (Sec.55.090-F.3).

- 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.

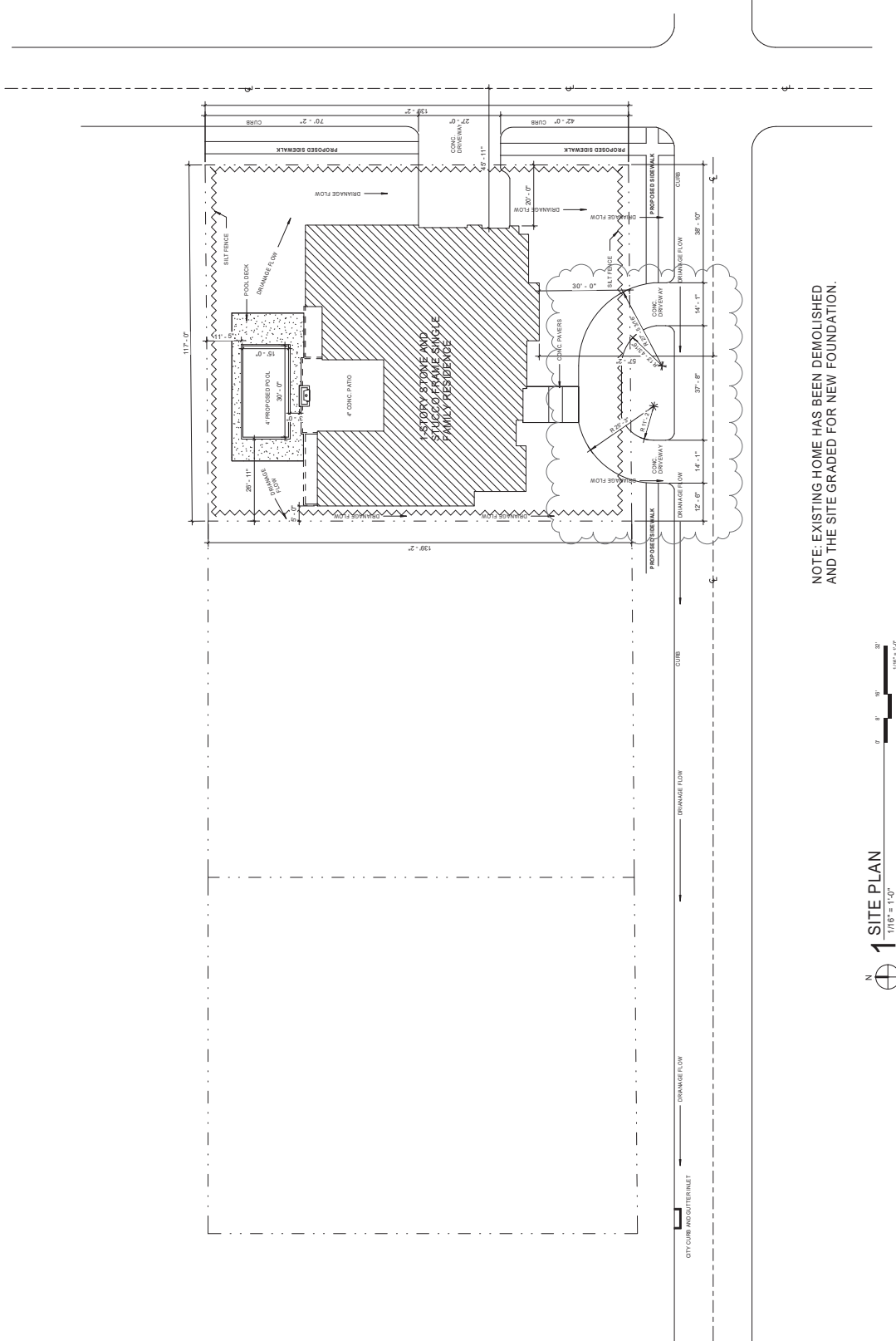
Revisions:

No.	Description	Date
1	Revision 1: Circle Drive	1/1/2000

Drawn By: Author Checked By: checker

Date: 11/8/2023 1:35:30 AM
Project: PROJECT NO.202202
Sheet TITLE SITE PLAN

AS1.1



NOTE: EXISTING HOME HAS BEEN DEMOLISHED AND THE SITE GRADED FOR NEW FOUNDATION.

1 SITE PLAN
1/16" = 1'-0"



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23610

Hearing Date: 12/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

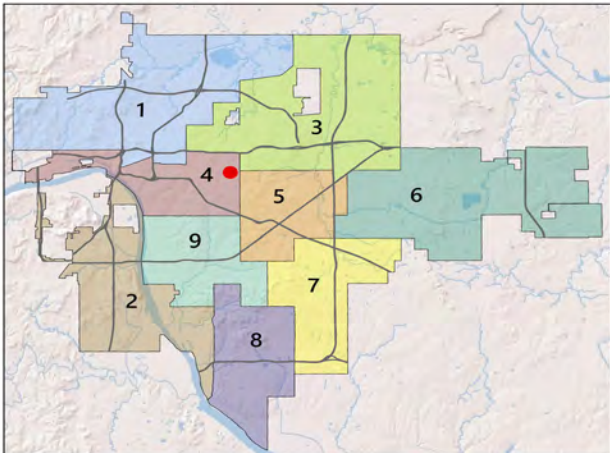
Owner and Applicant Information:

Applicant: Jeremy Wilkinson

Property Owner: Jeanett Hernandez

Action Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit and 60-foot lot width for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3)

Location Map:



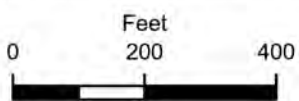
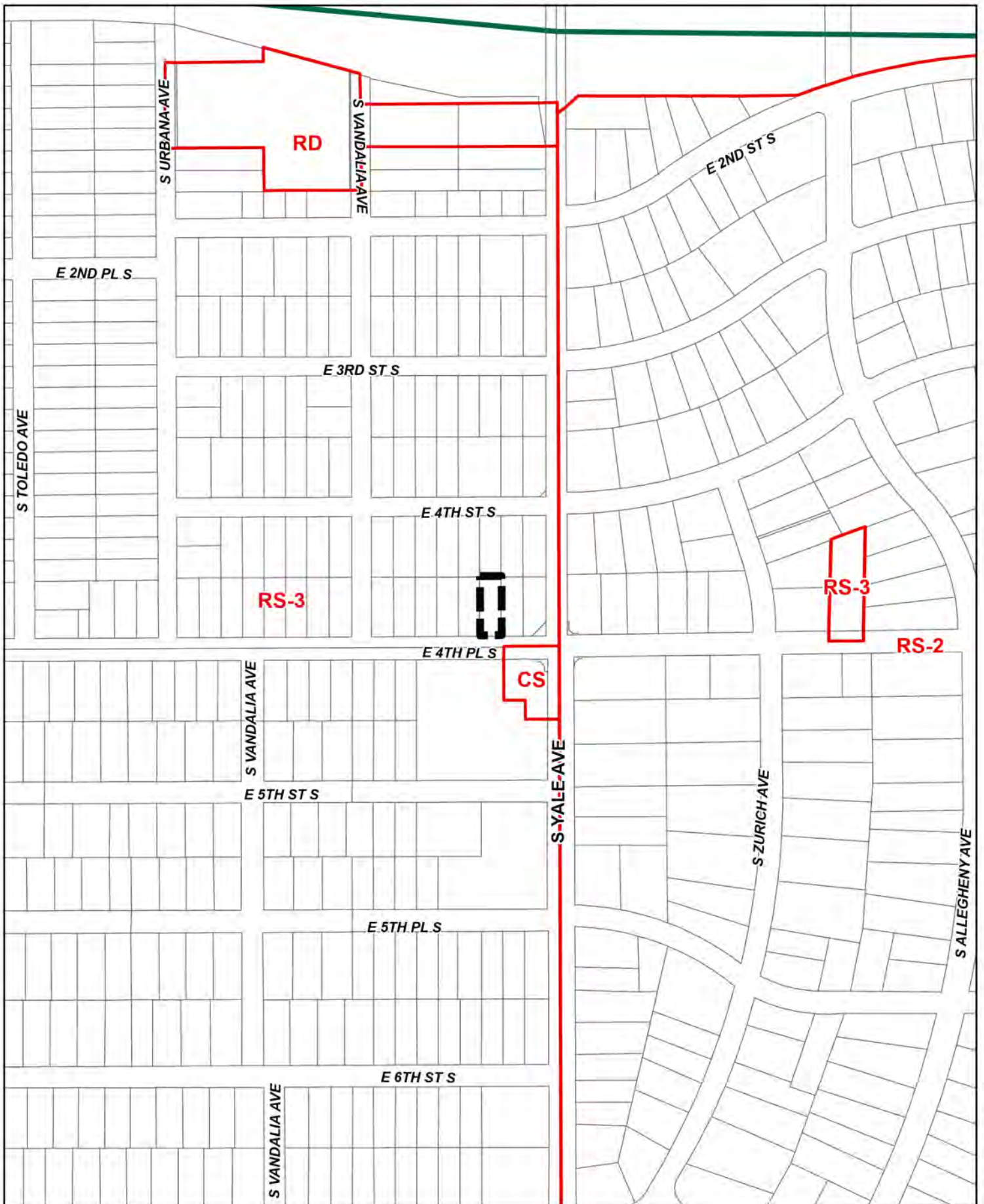
Additional Information:

Present Use: vacant

Tract Size: 0.16 acres

Location: 4723 E. 4th Place S

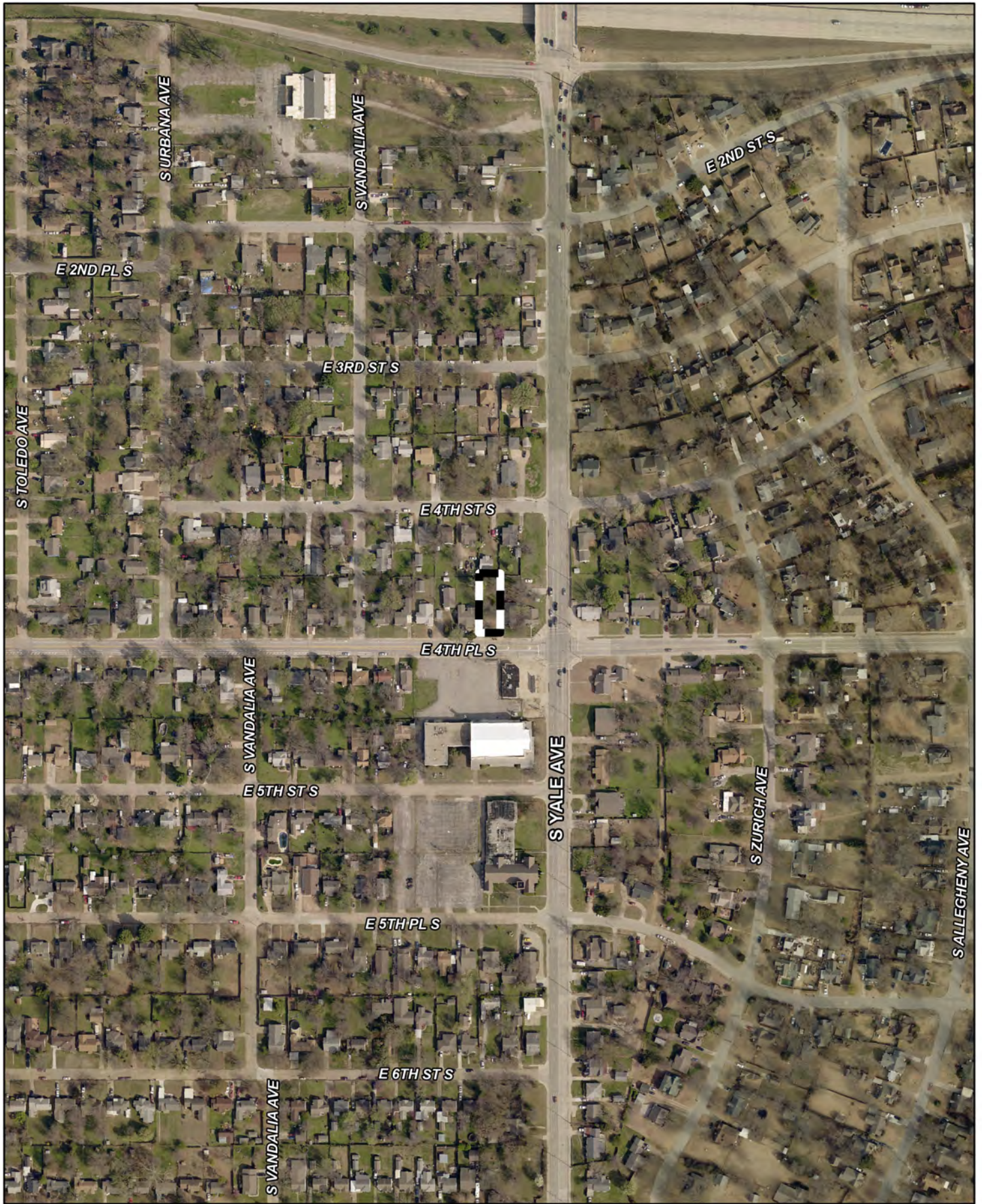
Present Zoning: RS-3



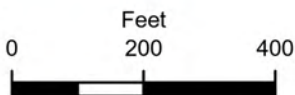
BOA-23610



7.2



Subject
Tract



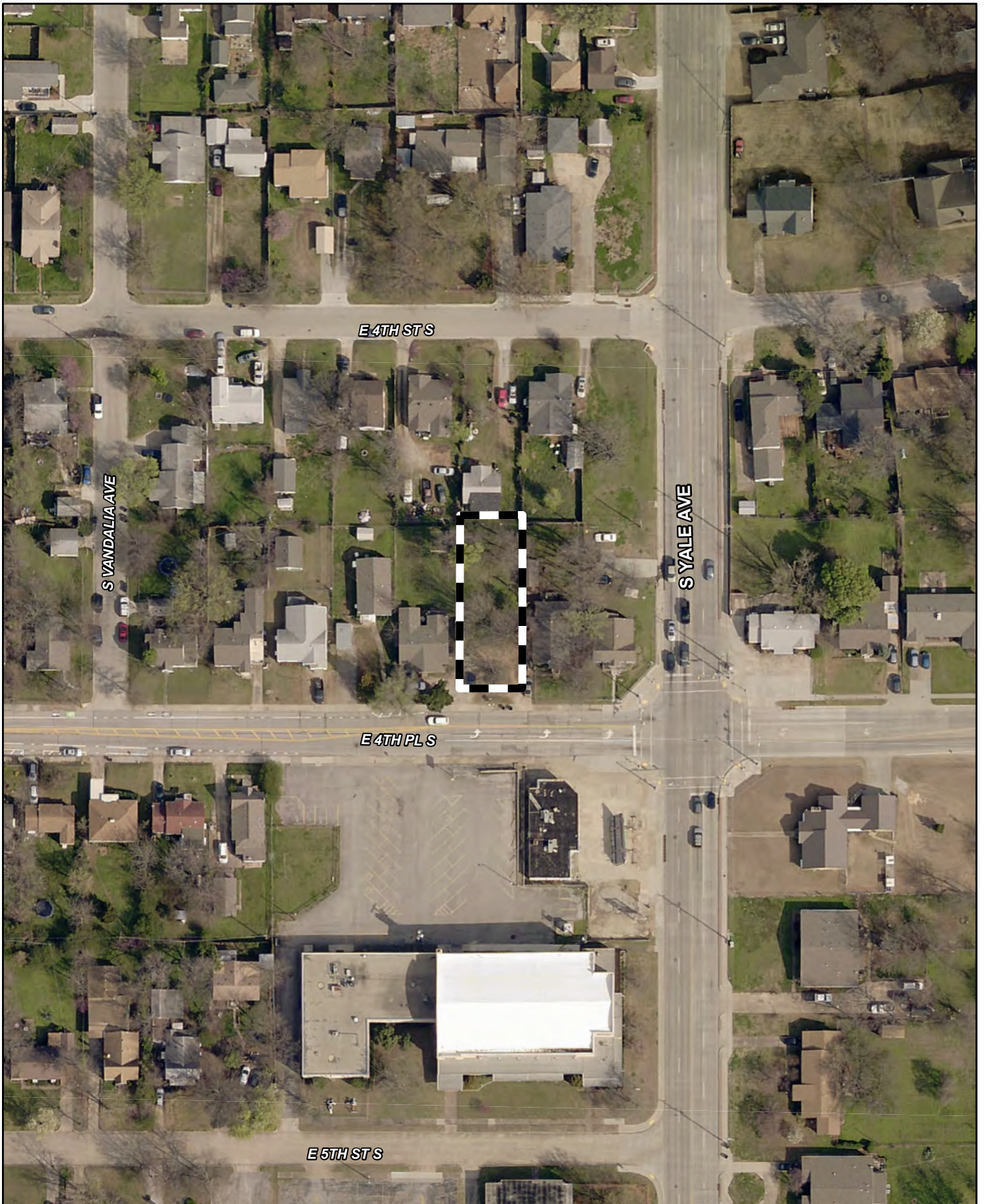
BOA-23610

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

Aerial Photo Date: 2021



7.3

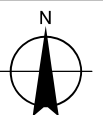


Subject
Tract

BOA-23610

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

Aerial Photo Date: 2021



0 55 110 220 Feet

7.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9304

Case Number: **BOA-23610**

CD: 4

HEARING DATE: 1/9/2023 1:00 PM

APPLICANT: Jeremy Wilkinson

ACTION REQUESTED: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit and 60-foot lot width for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3).

LOCATION: 4723 E. 4th Place S

ZONED: RS-3

PRESENT USE: vacant

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 389 BK 2, RODGERS HGTS SUB CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood."

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: The neighborhood was platted with 50-foot-wide lots. The lot is now in a RS-3 minimum 60-foot width. Variance on the minimum open space to allow for parking specifically to reduce risk of backing onto an arterial street with high traffic flow.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a duplex in an RS-3 district, as well as, a Variance to reduce the required 2,500 square feet of open space per unit and 60-foot lot width for a duplex use in the RS-3 District.

Table 5-2.5: R District Building Type Regulations for Household Living

USE CATEGORY	RE	1	2	3	4	5	RD	RT	0	1	2	3	RMH	Supplemental Regulations
Subcategory														
Specific Uses														
Building Type														
RESIDENTIAL														
Household Living														
Single household														
Detached house	P	P	P	P	P	P	P	P	P	P	P	P	S	
Patio House	-	-	-	P	P	P	P	P	P	P	P	P	-	Section 40.290
Townhouse														
2-unit townhouse	-	-	-	S	S	P	P	P	P	P	P	P	-	Section 40.390
3+ unit townhouse	-	-	-	-	-	-	-	P	P	P	P	P	-	Section 40.390
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P	Section 40.210
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.220
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.240
Mixed-use building	-	-	-	-	-	-	-	-	-	S	S	S	-	
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	S	S	S	-	
Two households on single lot														
Duplex	-	-	-	S	S	S	P	P	P	P	P	P	-	
Mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Minimum Lot Area (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-
Duplex	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Multi-unit house	-	-	-	-	-	3,300	6,900	5,500	5,500	5,500	5,500	5,500	-
Apartment/Condo	-	-	-	-	-	-	-	-	10,000	10,000	6,000	24,000	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	[1]
Other allowed buildings/uses													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Min. Lot Area per Unit (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-
Duplex	-	-	-	3,450	2,750	1,650	2,750	2,750	2,750	2,750	2,750	2,750	-
Multi-unit house	-	-	-	-	-	1,100	1,800	1,800	1,800	1,375	1,100	900	-
Apartment/Condo	-	-	-	-	-	-	-	-	2,900	1,750	1,100	400	-
Other allowed buildings/uses													
Permitted by right	-	-	-	-	-	-	-	-	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Minimum Lot Width (ft.)													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	-
Patio house	-	-	-	60	50	30	50	50	50	50	50	50	-
Townhouse	-	-	-	30	25	20	25	20	20	20	20	20	-
Cottage house development	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	60	50	30	50	50	50	50	50	50	-
Multi-unit house	-	-	-	-	-	30	50	50	50	50	50	50	-
Other allowed buildings/uses													
Permitted by right	-	-	-	-	-	-	-	-	-	-	-	-	-
Special exceptions	150	100	75	60	50	30	50	50	50	50	50	50	-
Min. Building Setbacks (ft.)													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000[8]	2,500	600	2,000	1,200	1,200	600	200	-	2,500
Max. Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	-	35

[8] Minimum required open space for duplex in RS-3 is 2,500 square feet per unit.

Facts staff finds favorable for variance request:

- Lot width is an existing condition that was established prior to the Zoning Code.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5).

- 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.

Variance:

Move to _____ (approve/deny) a Variance to reduce the required 2,500 square feet of open space per unit and 60-foot lot width for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3).

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”*

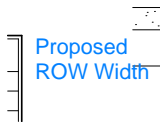


DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Text Box (1)



Subject: Text Box
Page Label: 1
Author: Jeff Taylor
Date: 11/1/2023 10:56:00 AM
Status:
Color: ■
Layer:
Space:

Proposed ROW Width

Zoning Comment (3)



Subject: Zoning Comment
Page Label: 1
Author: Jeff Taylor
Date: 11/1/2023 2:19:12 PM
Status:
Color: ■
Layer:
Space:

Section 5.020 Use Regulations - Principal uses allowed in R districts in accordance with Table 5-2.

Review Comments: Duplexes are only allowed on an RS-3 zoned lot by special exception. Apply to BOA for a special exception to allow a duplex in a RS-3 zoned lot. Contact Tulsa Planning Office 918-596-7526.



Subject: Zoning Comment
Page Label: 1
Author: Jeff Taylor
Date: 11/1/2023 1:56:25 PM
Status:
Color: ■
Layer:
Space:

Section 5.030-A Table of Regulations

The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.

Review Comments: Per table 5-3 an RS-3 zoned lot requires a Minimum lot width of 60 feet. You are proposing a lot width of 50 feet for a Duplex. If you are unable to meet the Minimum lot width requirements mentioned above, then you will need to apply to the City of Tulsa Board of Adjustment (BOA) for a Variance to reduce the required Minimum lot width requirements.



Subject: Zoning Comment
Page Label: 1
Author: Jeff Taylor
Date: 11/1/2023 2:07:58 PM
Status:
Color: ■
Layer:
Space:

Table 5-3 Minimum Open Space-Duplex

Footnote [8] required open space for duplex in RS-3 is 2,500 square feet per unit.

Review Comments: Minimum required open space for duplex in RS-3 is 2,500 square feet per unit which would be 5,000 sq ft total. Apply to BOA for a variance to allow less than 2,500 sq ft of open space on this lot per unit.

NOTE:

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SLAB FOOTPRINT DOES NOT ENCROACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

LEGEND



FRENCH DRAIN FROM DOWNSPOUT TO CURB OR DAYLIGHT

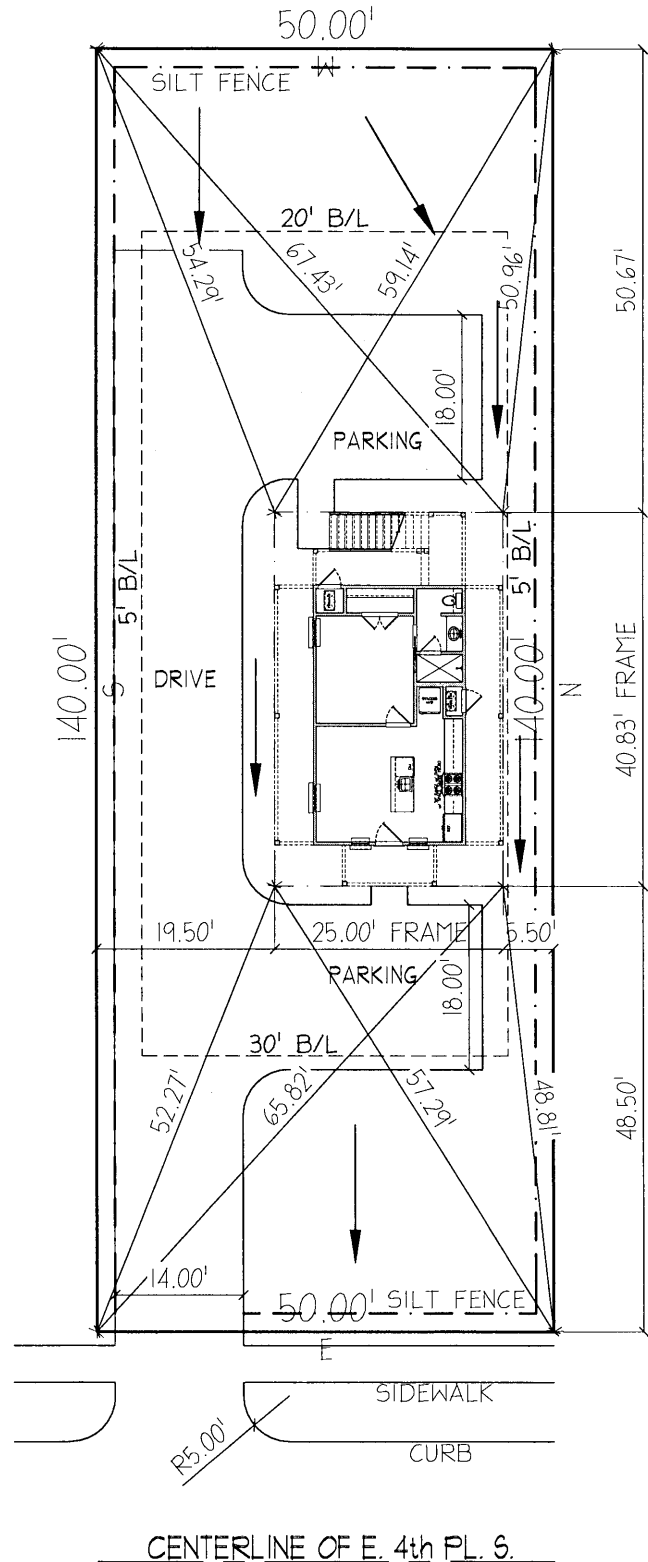


DOWNSPOUT

INDICATES DRAINAGE FLOW (SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	7000		
MAIN LEVEL	455	DRIVEWAY	2622
GARAGE	0	COV'D PORCH	283
OPEN SPACE	3640		



SCALE = 1"=20'

FIELD VERIFY LOCATION OF HOUSE

Client:

Wilkinson Properties LLC

Project:

2379.01 - Plot & Erosion Control Plan

Legal Description:

LOT 389, BLOCK 2, RODGERS HEIGHTS SUBDIVISION, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA 4723 E. 4th PL. S.

Bainbridge Design Group

2723 E. 15th St., Tulsa, OK 74104

918.499.1497



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23618

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Sean Wallace

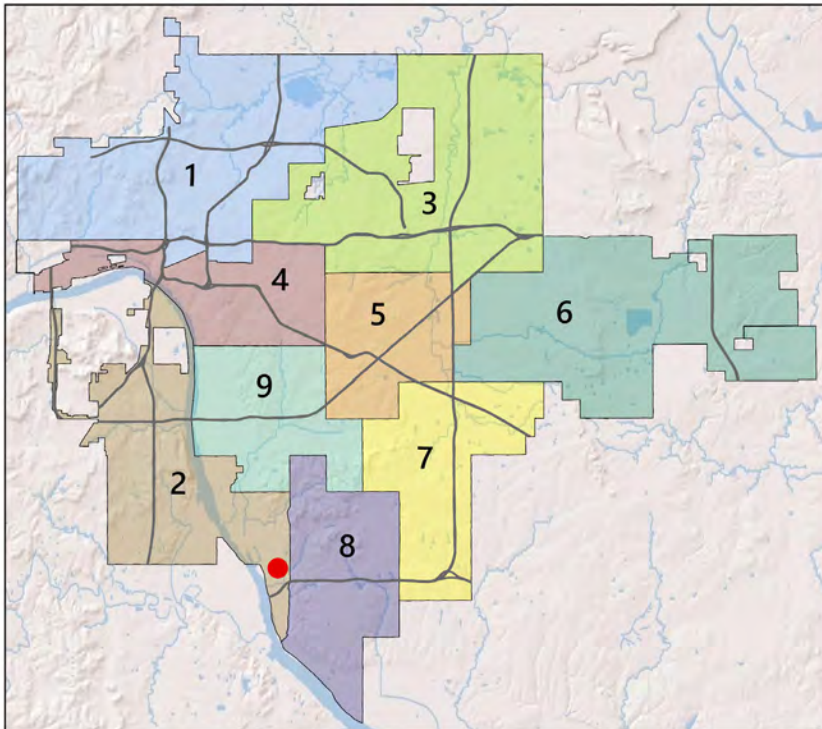
Owner and Applicant Information:

Applicant: Jeff Ogilvie

Property Owner: Roger Marshall LLC ETAL

Action Requested: Modification to extend for an additional 10 years the approval of case BOA-21686 for a Special Exception to permit tent sales and the use of gravel parking materials and a Variance to permit sales up to 200 days per year.

Location Map:



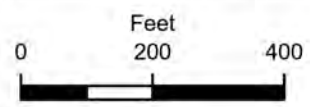
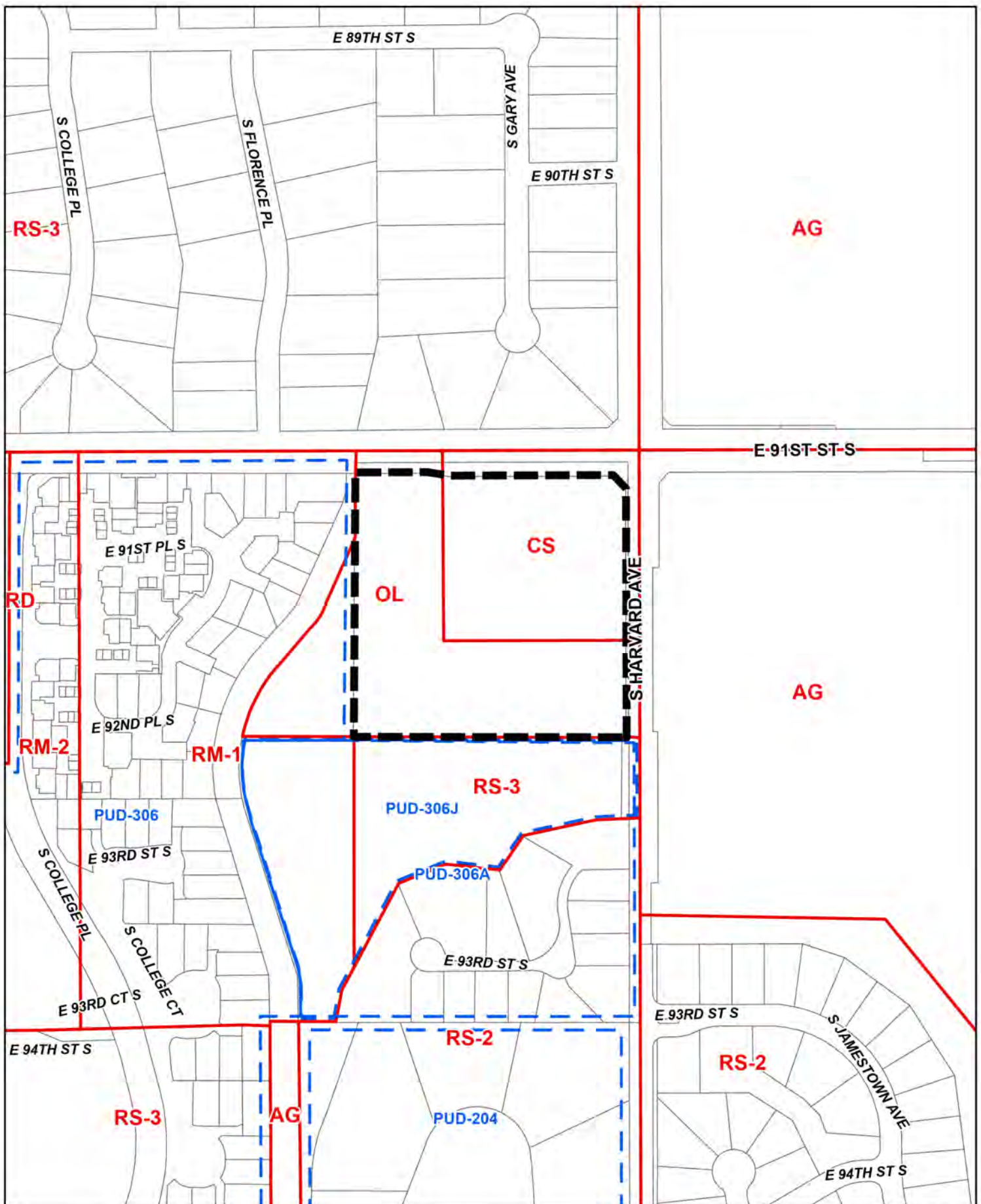
Additional Information:

Present Use: Vacant with seasonal tent sales.

Tract Size: 8.73 acres

Location: 3212 E. 91st St. S

Present Zoning: CS, OL



BOA-23618





Subject
Tract

Feet
0 200 400

BOA-23618

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



Aerial Photo Date: 2021

8.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8320

Case Number: **BOA-23618**

CD: 2

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Jeff Ogilvie

ACTION REQUESTED: Modification to extend for an additional 10 years the approval of case BOA-21686 for a Special Exception to permit tent sales and the use of gravel parking materials and a Variance to permit sales up to 200 days per year.

LOCATION: 3212 E. 91st St. S

ZONED: CS, OL

PRESENT USE: Vacant with seasonal tent sales.

TRACT SIZE: 380197.59 SQ FT

LEGAL DESCRIPTION: NE NE NE LESS N24.75 & E24.75 THEREOF & LESS BEG 24.75W & 24.75S NEC NE TH S638.67 W5.25 N572.16 NW46.92 W380.15 NWLY50.64 W167.53 N25.25 E636.22 TO POB SEC 20 18 13 8.728ACS, WOODSIDE VILLAGE IV REPLAT PRT WOODSIDE VILLAGE I CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

BOA-21686; on 3/25/14, the Board APPROVED a Special Exception to permit tent sales for produce and bedding plants in the CS district for 10 years; a Special Exception to permit gravel parking material; and a Variance to increase the maximum number of days for tent sales in a calendar year to 200 days.

BOA-19764; on 2/24/04, the Board APPROVED a Special Exception to allow produce, bedding plants, and Christmas tree sales for a maximum of 179 days per year for 10 years: and a Special Exception to allow gravel parking on subject property.

BOA-18376; on 4/13/99, the Board APPROVED a Special Exception to permit a waiver of the all-weather parking surface requirement for a period of 5 years to coincide with temporary sales operation.

BOA-17672; on 4/8/97, the Board APPROVED a Special Exception to permit temporary produce and Christmas tree sales for 120 days beginning 5/1/98 and from Thanksgiving Day through Christmas Day for 2 years, extending conditions of previous approval of dust-free all-weather surface granted 4/9/96 to extend the time to coincide with the Special Exception.

BOA-17346; on 4/9/96, the Board APPROVED a Special Exception to permit a temporary tent for produce sales for 120 days beginning 5/11 and Christmas tree sales from Thanksgiving Day through Christmas Day; both periods of sale to occur in 1996 and 1997.

BOA-16595; on 3/8/94, the Board APPROVED a Special Exception to permit a produce tent and Christmas tree sales for the years 1994 and 1995.

BOA-15331; on 2/1/90, the Board APPROVED per conditions and a one-year time period, a Special Exception to permit Christmas tree sales and certain uses in a CS district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Local Center."

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire

local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

STAFF ANALYSIS: Applicant is requesting to extend for an additional 10 years the approval of case BOA-21686 for a Special Exception to permit tent sales and the use of gravel parking materials and a Variance to permit sales up to 200 days per year.



(Subject Property)

SAMPLE MOTION:

Move to _____ (approve/deny) an additional 10 years the approval of case BOA-21686 for a **Special Exception** to permit tent sales and the use of gravel parking materials.

- 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.

Move to _____ (approve/deny) an additional 10 years the approval of case BOA-21686 for a **Variance** to permit sales up to 200 days per year.

- Finding the hardship(s) to be (Hardship stated in previous case: The additional days allow them to be set up continuously between Spring and Fall Seasons without having to breakdown the tents for the month of September.)
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”*

BOA-19764



HARVARD

Entrance

Grass

CASE NO. 19764
OFFICIAL RECORDS EXHIBIT F-1
ENTERED IN THE 2340K
MINUTES OF THE TULSA BOARD OF
ADJUSTMENT.

Parking

Entrance

91ST

Gravel

Grass

Parking

Parking

Tent

40 -

1 - 20 -

Grass

Entrance

Parking

Parking

6.10



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23619

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Sean Wallace

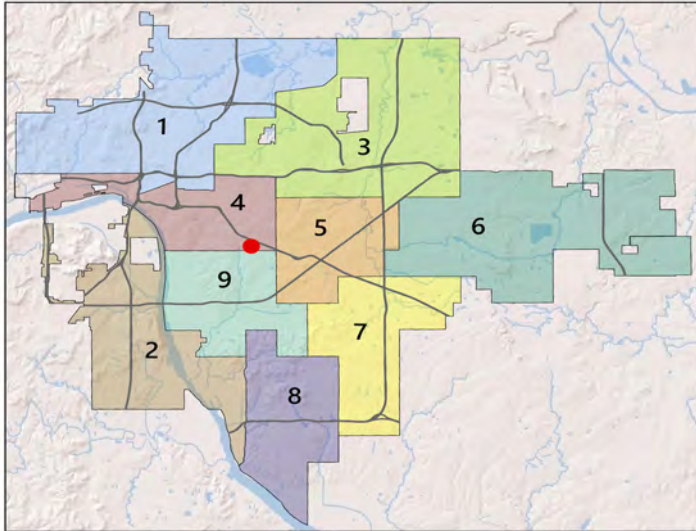
Owner and Applicant Information:

Applicant: Jeff Ogilvie

Property Owner: Harvard Village LLC

Action Requested: Modification to extend for an additional 10 years the approval of case BOA-21687 for a Special Exception to permit tent sales and a Variance to permit sales up to 200 days per year.

Location Map:



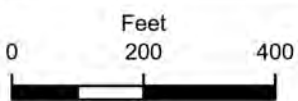
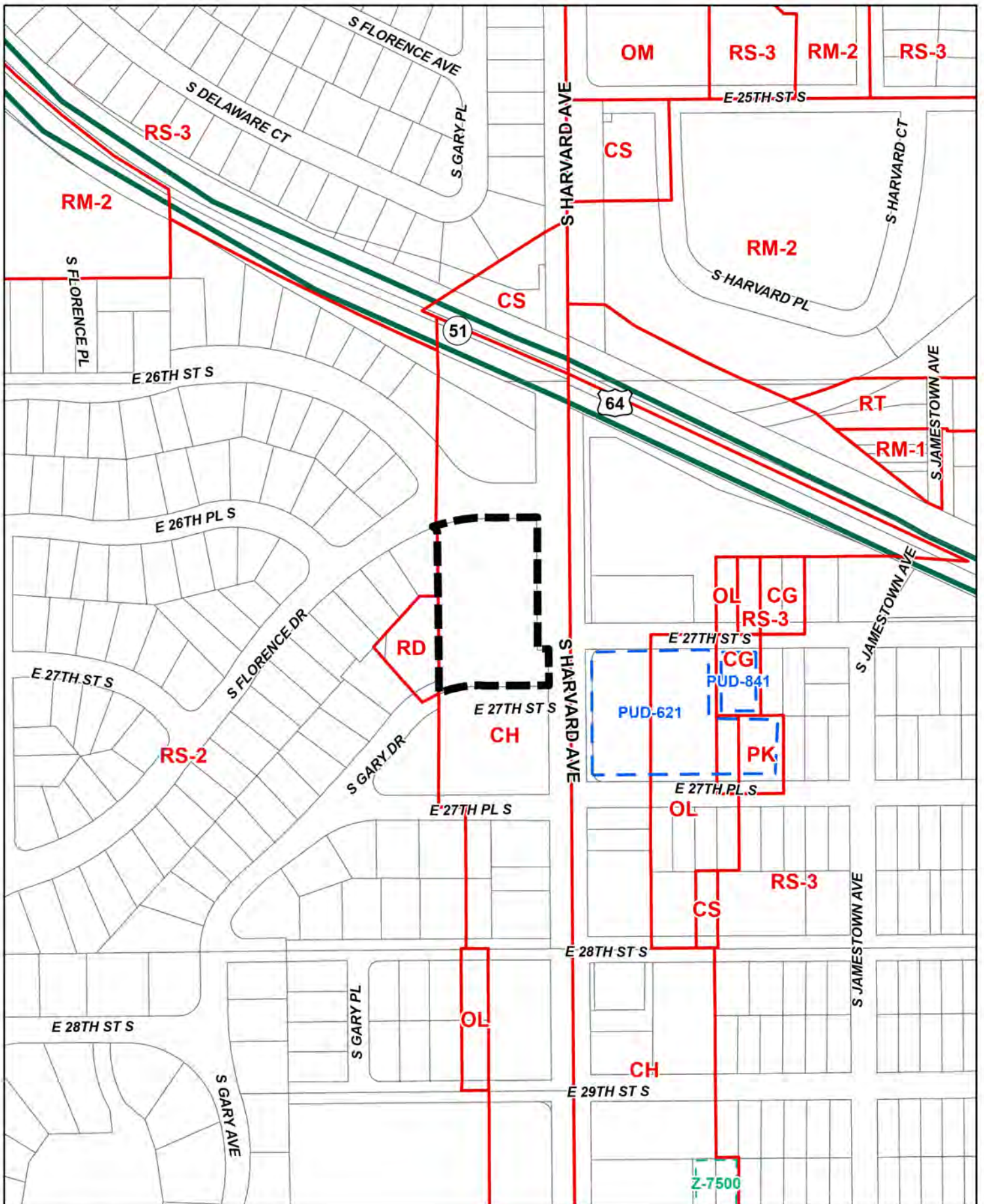
Additional Information:

Present Use: Retail Center with Tent sales of produce and plants.

Tract Size: 2.08 acres

Location: 2614 S. Harvard Ave. E

Present Zoning: CH



BOA-23619





Subject
Tract

Feet
0 200 400

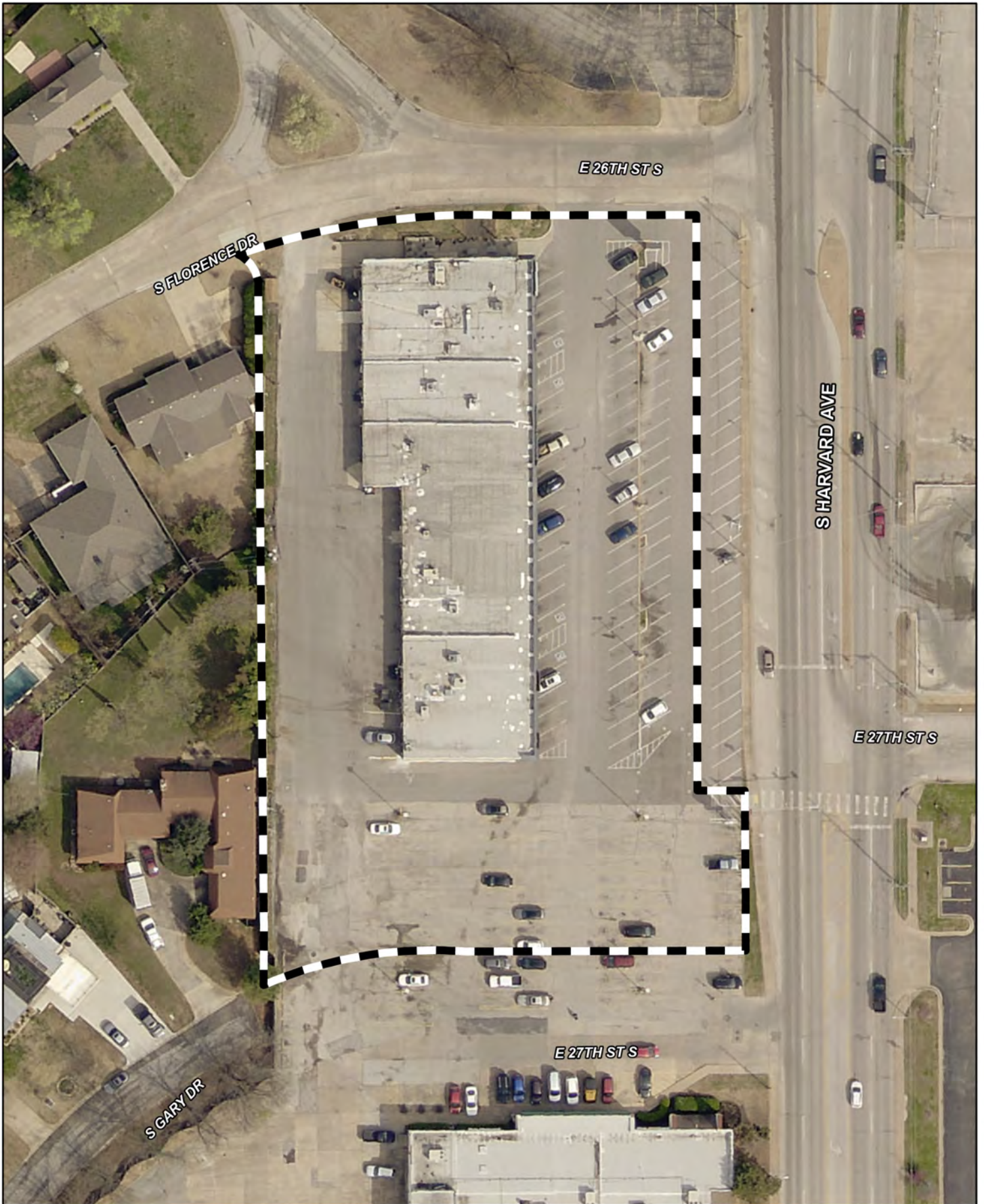
BOA-23619

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

Aerial Photo Date: 2021



9.3



S FLORENCE DR

E 26TH ST S

S HARVARD AVE

E 27TH ST S

E 27TH ST S

S GARY DR

Feet
0 100 200



Subject
Tract

BOA-23619

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

Aerial Photo Date: 2021



9.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9317

Case Number: **BOA-23619**

CD: 4

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Jeff Ogilvie

ACTION REQUESTED: Modification to extend for an additional 10 years the approval of case BOA-21687 for a Special Exception to permit tent sales and a Variance to permit sales up to 200 days per year.

LOCATION: 2614 S. Harvard Ave E

ZONED: CH

PRESENT USE: Retail Center with Tent sales of produce and plants.

TRACT SIZE: 90761.99 SQ FT

LEGAL DESCRIPTION: BLK 5 & N30 VAC ST ADJ ON S THEREOF, SHEILA TERRACE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

BOA-21687; on 3/25/14, the Board APPROVED a Special Exception to permit tent sales for produce and bedding plants in a CH district for 10 years; and a Variance to increase the maximum number of days for tent sales in a calendar year to 200 days.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as "Multiple Use."

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

STAFF ANALYSIS: The applicant is requesting to extend an additional 10 years the approval of case BOA-21687 for a Special Exception to permit tent sales and a Variance to permit sales up to 200 days per year.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) an additional 10 years for the approval in case BOA-21687 a **Special Exception** to permit tent sales.

- 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.

Variance:

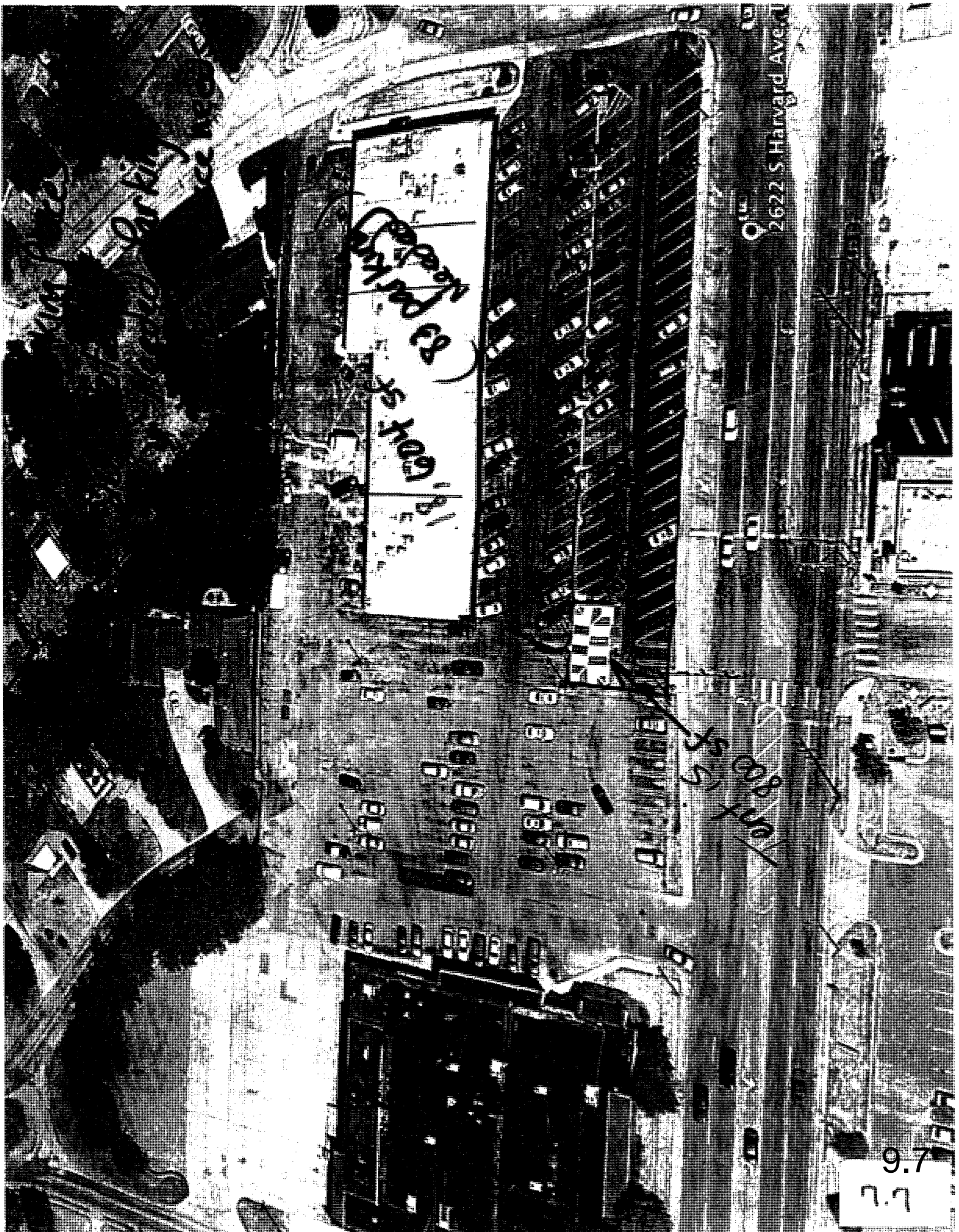
Move to _____ (approve/deny) an additional 10 years the approval of case BOA-21687 for a **Variance** to permit sales up to 200 days per year.

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



surface
and parking

New Park
1911

2622 S Harvard Ave

SS
1911

9.7



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23622

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Austin Chapman

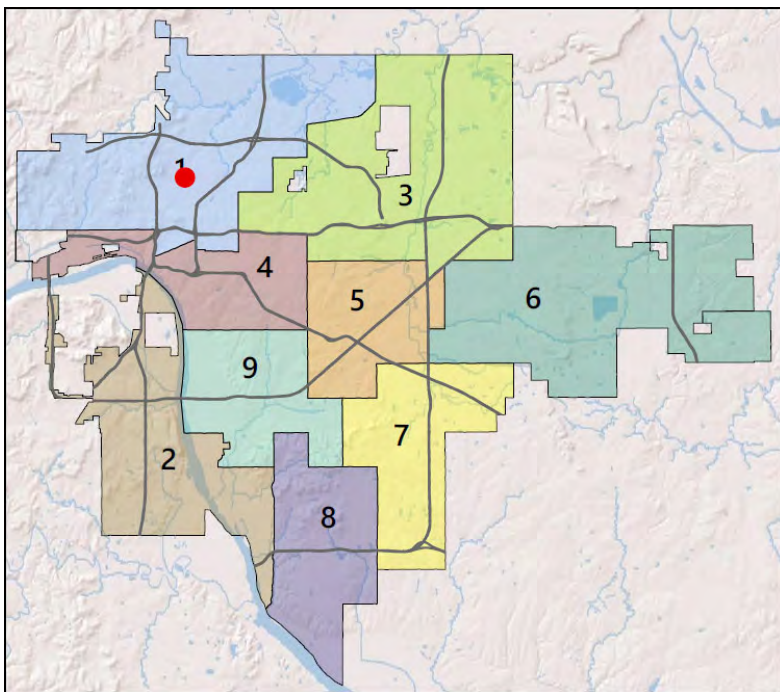
Owner and Applicant Information:

Applicant: Victor Birmingham

Property Owner: BIRMINGHAM, VICTOR T

Action Requested: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A)

Location Map:



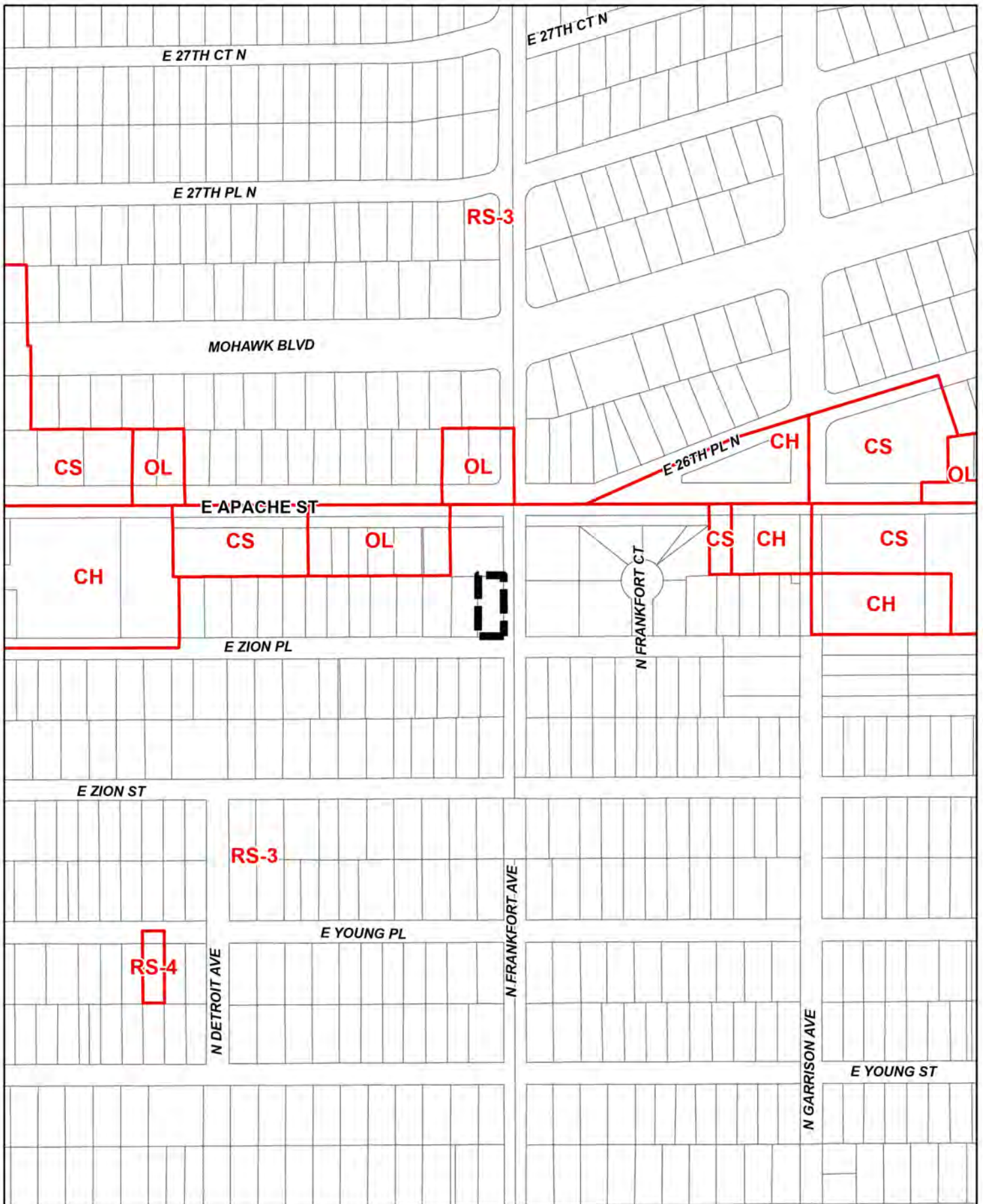
Additional Information:

Present Use: residence

Tract Size: 0.21 acres

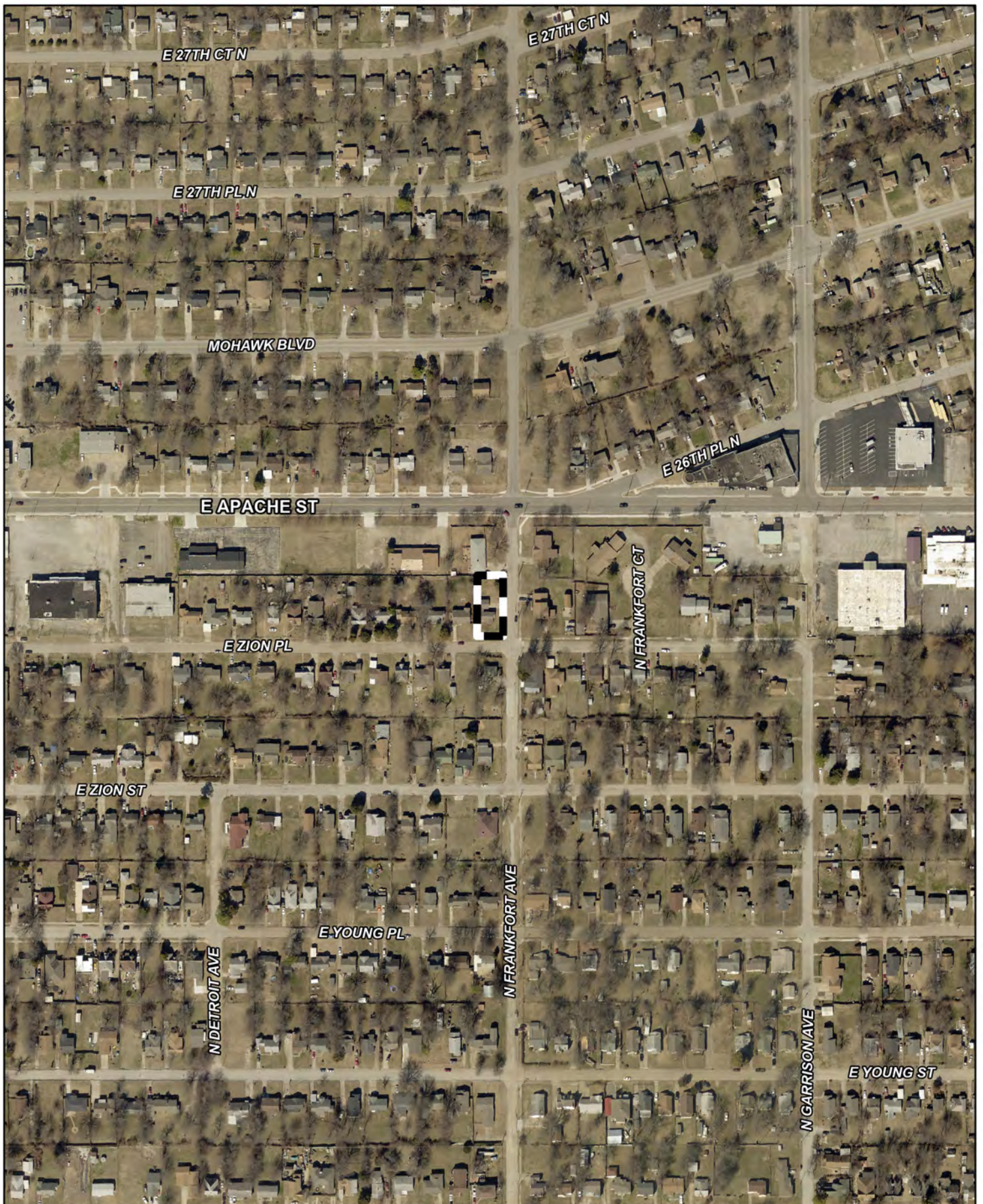
Location: 349 E ZION PL N

Present Zoning: RS-3



BOA-23622

10.2



Subject
Tract

Feet
0 200 400

BOA-23622

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

Aerial Photo Date: 2021



10.3



E APACHE ST

N FRANKFORT AVE

E ZION PL

BOA-23622

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

Aerial Photo Date: 2021



Feet
0 100 200



Subject
Tract

10.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 0225

Case Number: **BOA-23622**

CD: 1

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Victor Birmingham

ACTION REQUESTED: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,)

LOCATION: 349 E. Zion Pl. N.

ZONED: RS-3

PRESENT USE: Residence

TRACT SIZE: 9239.11 SQ FT

LEGAL DESCRIPTION: E65 1/2 LT 20 BLK 1, ACRE GARDENS CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood"

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: The applicant believes there use to be a garage in that location, and needs a larger garage to park his vehicles.

STAFF ANALYSIS: Applicant is requesting a Variance to allow the floor area of Detached Accessory Buildings to exceed 500 square feet or 40% of the floor area of the principal residential structure (Section 45.030-A.2).

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5, or RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see 90.090-C.

Facts staff finds favorable for variance request:

- Proposed garage could be an addition to the house and a variance would not be required in that case. The existing house is small compared to the size of the lot. Which is 9,200 square feet.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION:

Move to _____ (approve/deny) a Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Subject property



Subject property



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9458

CITY OF TULSA

CORRECTIONS SUMMARY

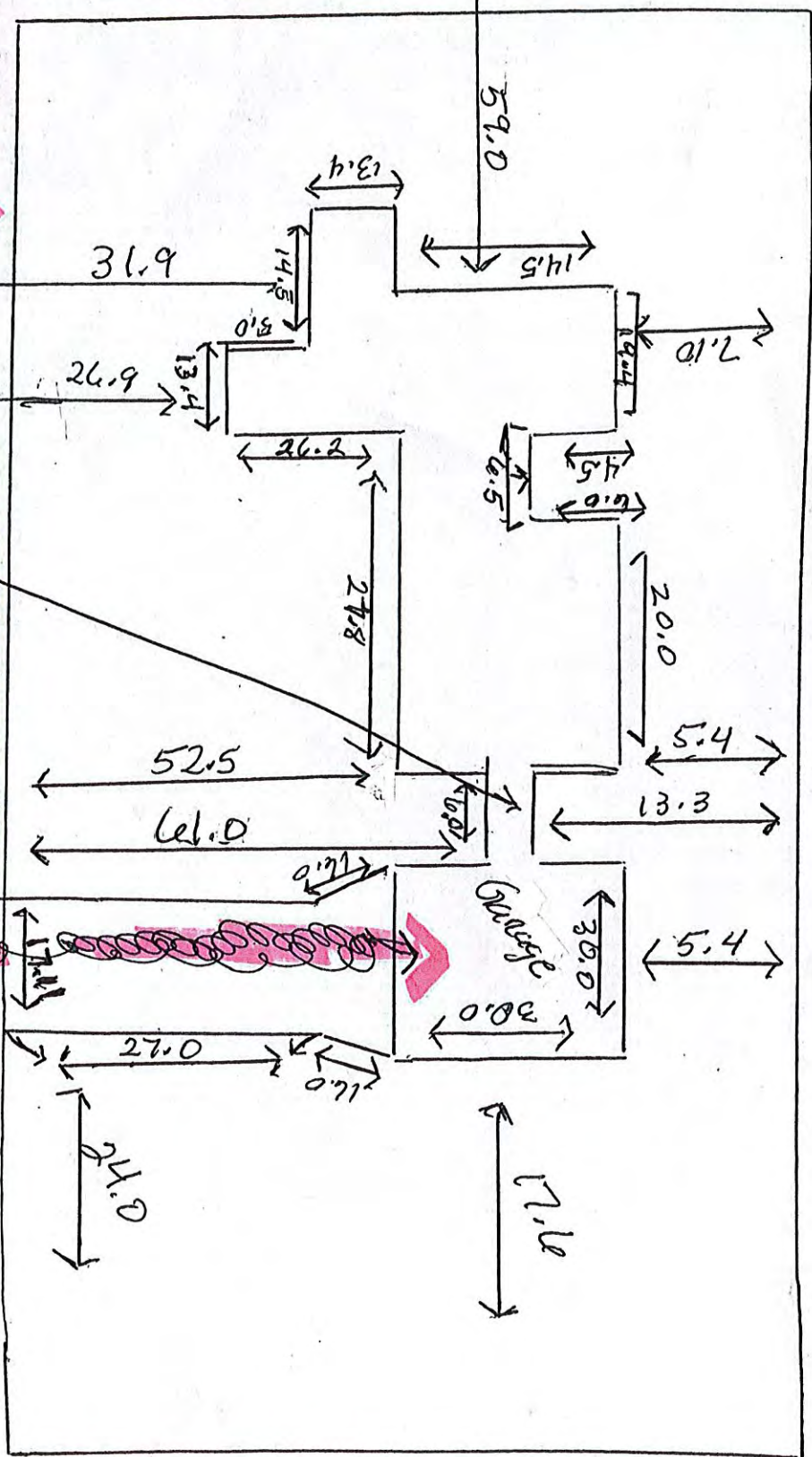


Subject: Zoning Review
Page Label: 1
Status:
Author: DWhiteman
Date: 4/12/2023 4:03:37 PM
Color: ■

Section 45.030-A.2: Accessory Building Size, RS-2, RS-3, RS-4, RS-5 and RM Districts
In RS-2, RS-3, RS-4, RS-5 and RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater.
REVIEW COMMENT: According to the county assessor's website, the floor area of the principal residential building is 1,304 square feet; therefore, the maximum allowable floor area of all accessory buildings for your lot is 522 square feet (1,304 square feet x 40%). The proposed accessory building floor area will be 900 square feet. This exceeds the allowable size of accessory buildings on your lot and cannot be approved as proposed.

65.5' 210N R1 S

349 E 210N R1



FRANKFORT AVE

140 FT

Sidewalk
15.0'
Long
4m Thick



Metall Building
30.0' x 30.0'

65.5'

N



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23623

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Austin Chapman

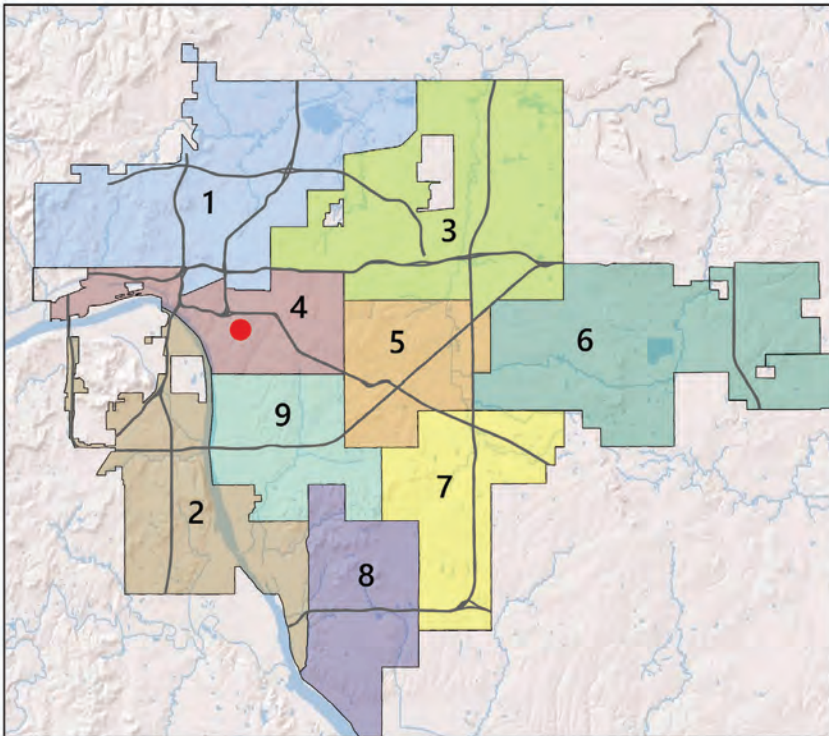
Owner and Applicant Information:

Applicant: RCJ Designs

Property Owner: TPAT PROPERTIES LLC

Action Requested: Variance to reduce the required 15-foot side street setback in the RS-4 District (Sec. 5.030, Table Note [3]) Variance to reduce the required lot area; Variance to reduce the lot width requirement for a duplex use in the RS-4 District (Table 5-3)

Location Map:



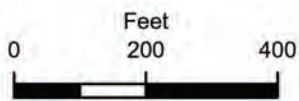
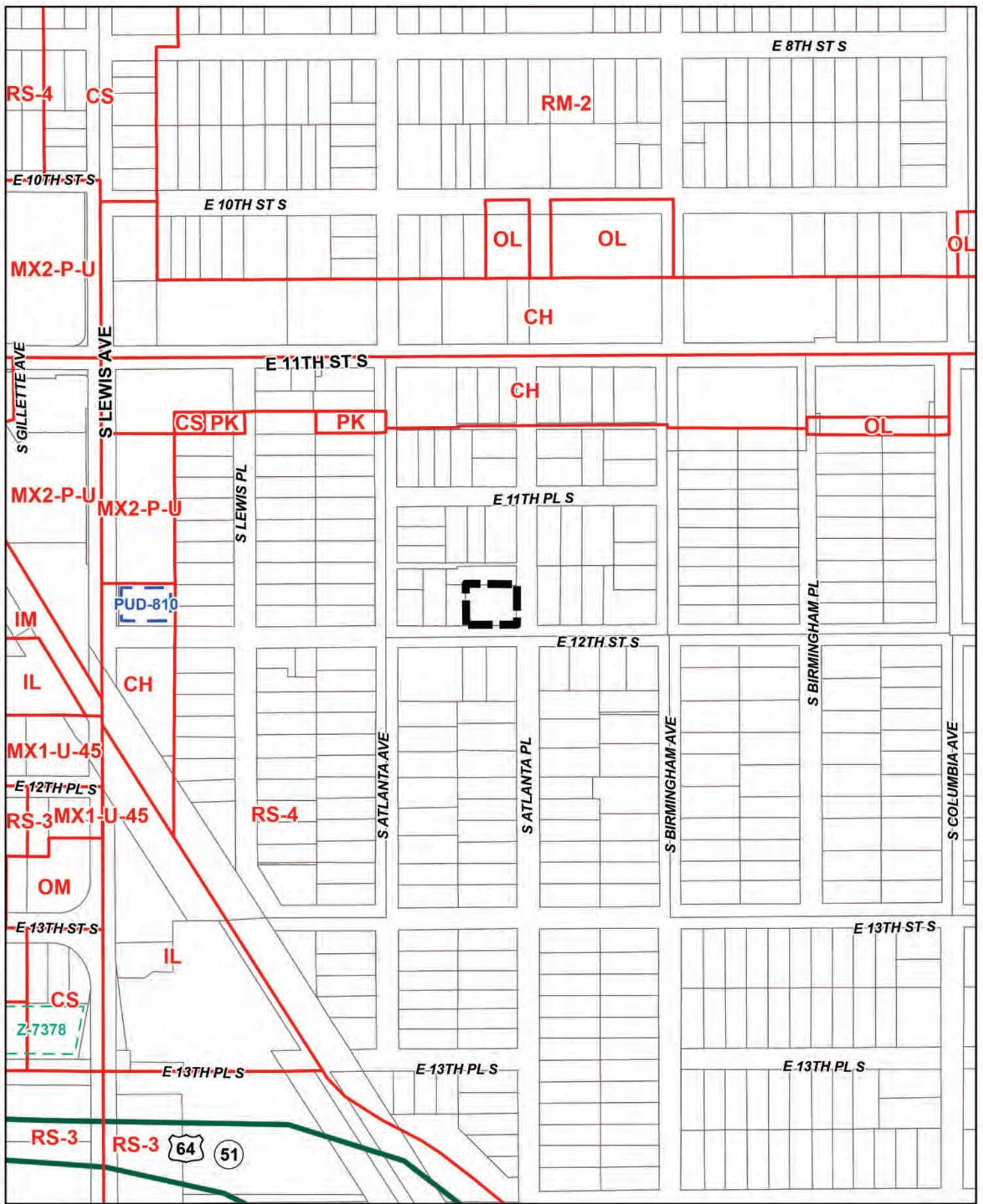
Additional Information:

Present Use: Residential

Tract Size: 0.25 acres

Location: 1148 S. Atlanta Pl.

Present Zoning: RS-4



BOA-23623



11.2



Subject
Tract

Feet
0 200 400

BOA-23623

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



Aerial Photo Date: 2021

11.3



S ATLANTA AVE

E 11TH PLS

S ATLANTA PL

E 12TH STS

Feet
0 100 200



Subject
Tract

BOA-23623

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

Aerial Photo Date: 2021



11.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9308

Case Number: **BOA-23623**

CD: 4

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: RCJ Designs

ACTION REQUESTED: Variance to reduce the required 15-foot side street setback in the RS-4 District (Sec. 5.030, Table Note [3]); Variance to reduce the required lot area and lot area per unit (Sec. 5.030, Table 5-3); Variance to reduce the 50-foot lot width requirement in the RS-4 District (Sec. 5.030, Table 5-3)

LOCATION: 1148 S. Atlanta Pl.

ZONED: RS-4

PRESENT USE: Residential

TRACT SIZE: 10924.89 SQ FT

LEGAL DESCRIPTION: S.95'E.115 LT 4 BK 3, TULSA SQUARE ADDN AMD CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood":

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: "Our request for a lot split stems from a series of unforeseen and challenging circumstances that have significantly impacted our ability to maintain the current configuration of the property including bank financing issues, title closing issues, and future selling of each house.

STAFF ANALYSIS: The applicant is requesting a Variance to reduce the required 15-foot side street setback in the RS-4 District (Sec. 5.030, Table Note [3]); Variance to reduce the required lot area and lot area per unit (Sec. 5.030, Table 5-3); Variance to reduce the 50-foot lot width requirement in the RS-4 District (Sec. 5.030, Table 5-3)

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Minimum Lot Area (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-
Duplex	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Multi-unit house	-	-	-	-	-	3,300	6,900	5,500	5,500	5,500	5,500	5,500	-
Apartment/Condo	-	-	-	-	-	-	-	-	10,000	10,000	6,000	24,000	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	[1]
Other allowed buildings/uses													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Min. Lot Area per Unit (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-
Duplex	-	-	-	3,450	2,750	1,650	2,750	2,750	2,750	2,750	2,750	2,750	-
Multi-unit house	-	-	-	-	-	1,100	1,800	1,800	1,800	1,375	1,100	900	-
Apartment/Condo	-	-	-	-	-	-	-	-	2,900	1,750	1,100	400	-
Other allowed buildings/uses													
Permitted by right	-	-	-	-	-	-	-	-	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Minimum Lot Width (ft.)													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	-
Patio house	-	-	-	60	50	30	50	50	50	50	50	50	-
Townhouse	-	-	-	30	25	20	25	20	20	20	20	20	-
Cottage house development	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	60	50	30	50	50	50	50	50	50	-
Multi-unit house	-	-	-	-	-	30	50	50	50	50	50	50	-
Apartment/Condo	-	-	-	-	-	-	-	-	100	100	50	100	-
Other allowed buildings/uses													
Permitted by right	150	100	75	60	50	50	50	50	50	50	50	50	50
Special exceptions	150	100	100	100	100	100	100	100	100	100	100	100	100

Facts staff finds favorable for variance request:

- The existing conditions of 2 units on a single lot is a unique condition that presents challenges to utilizing the existing structures.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION:

Move to (approve/deny) a Variance to reduce the required 15-foot side street setback in the RS-4 District (Sec. 5.030, Table Note [3]); Variance to reduce the required lot area and lot area per unit (Sec. 5.030, Table 5-3); Variance to reduce the 50-foot lot width requirement in the RS-4 District (Sec. 5.030, Table 5-3)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”*



Subject Property

C:\Users\Valued Customer\RCJ Design\Drawings\RCJ Design\01 Projects\23170-Vue-1144 S Atlanta Pl\02 Drawings\01 CAD\23170-Vue-1144 S Atlanta Pl.rvt



T H I S I S A . O K .
V I S U A L I Z A T I O N
WWW.RCJDESIGNS.COM

DRAWN FOR:
VIVE INVESTMENTS

LOT SPLIT

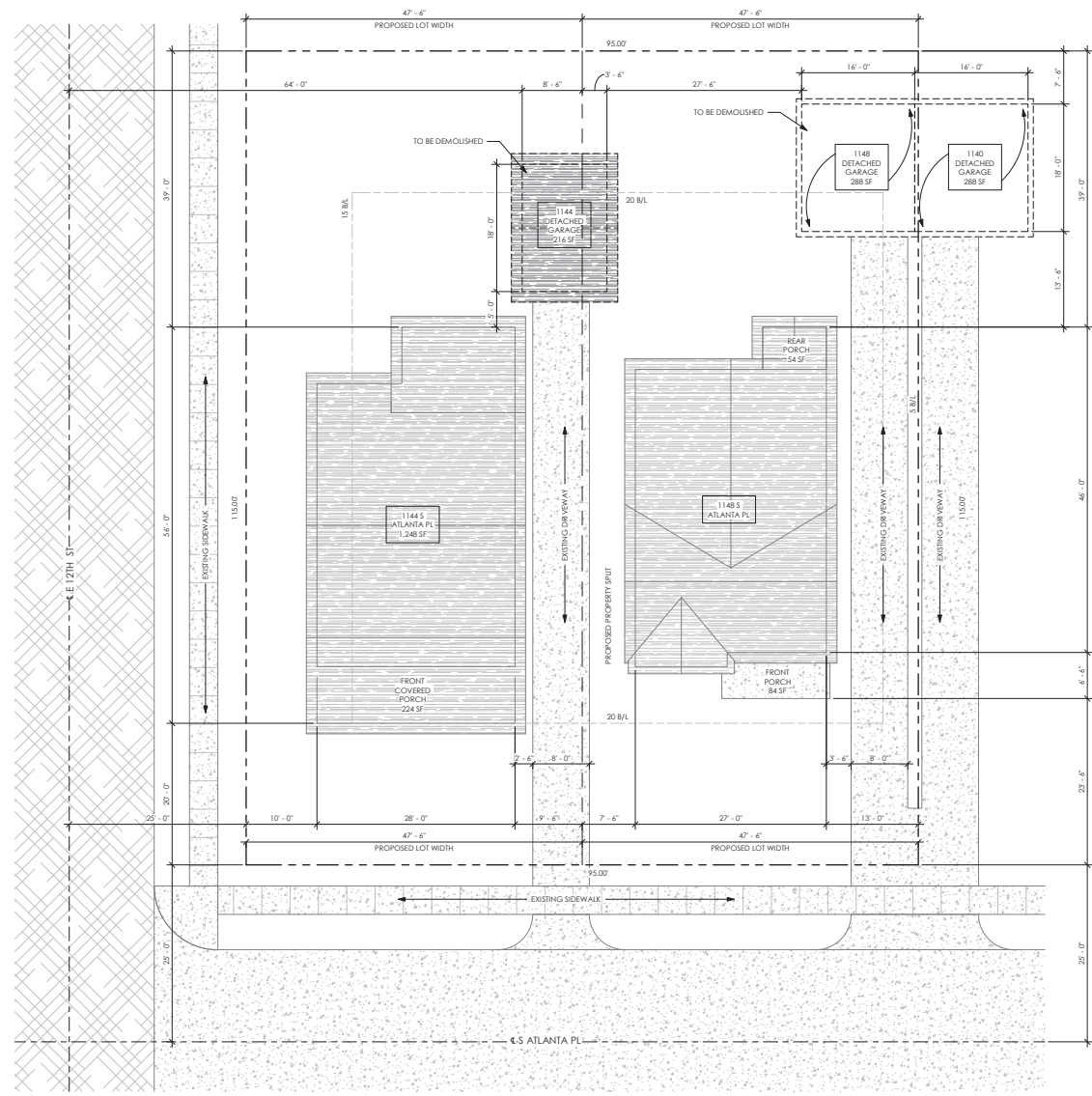
1144/1148 S ATLANTA PL
TULSA, OK 74104

NO.	REVISION	DATE

PROJECT NUMBER:
23170
ISSUE:
LOT SPLIT SP
DATE:
11.30.2023
DRAWN BY:
RCJ
CHECKED BY:
RCJ
SHEET TITLE:

SITE PLAN

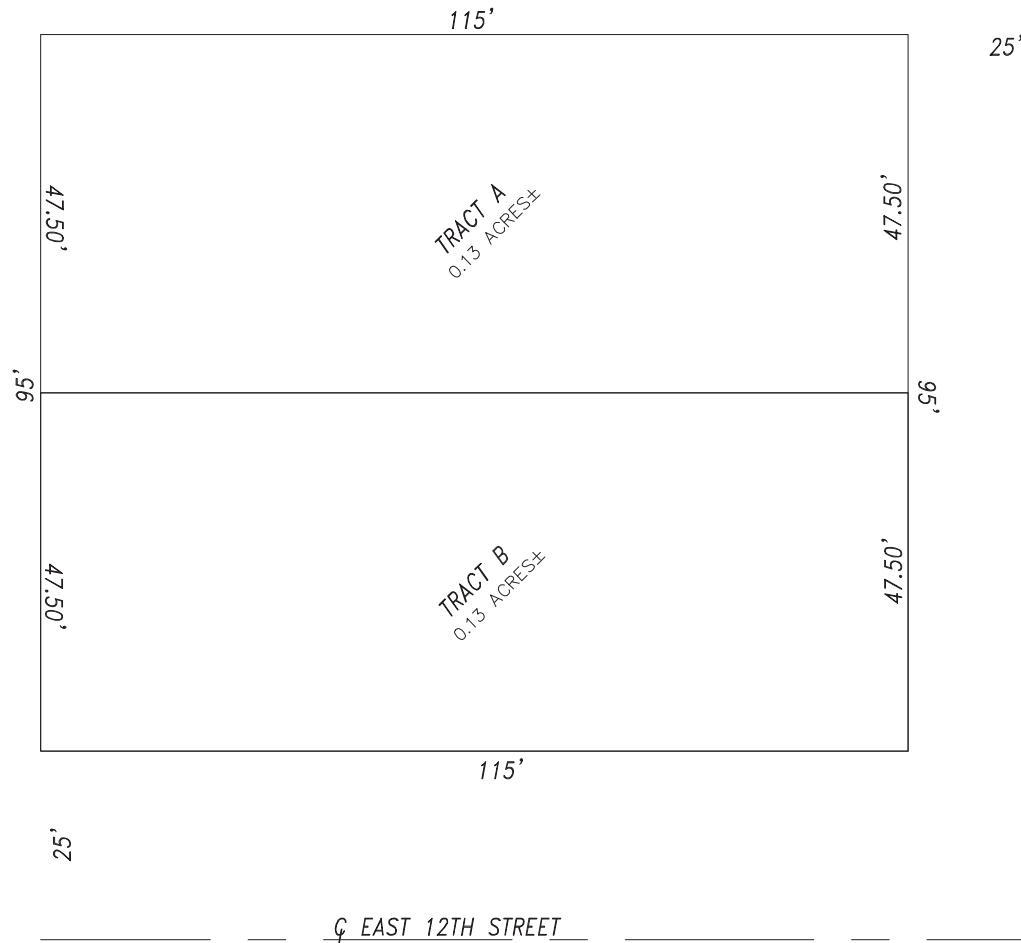
SP



1 SITE PLAN
1/8" = 1'-0"



REGISTERED LAND SURVEYOR'S
EXHIBIT



LEGEND
U/E - UTILITY EASEMENT
B/L - BUILDING LINE
D/E - DRAINAGE EASEMENT
ELEC - ELECTRIC
COV'D - COVERED
M/P - METERING POINT



SCALE 1"=20'

FOR: RCJ DESIGNS
INVOICE NO.: 23970

ADDRESS: 1144 SOUTH ATLANTA PLACE, TULSA OK

PARENT TRACTS (AS PROVIDED):

THE SOUTH 95 FEET OF THE EAST 115 FEET OF LOT FOUR (4), BLOCK THREE (3), TULSA SQUARE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 167

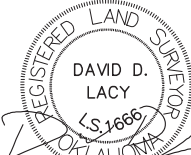
TRACT A:

THE NORTH 47.50 FEET OF THE SOUTH 95 FEET OF THE EAST 115 FEET OF LOT FOUR (4), BLOCK THREE (3), TULSA SQUARE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 167. SAID TRACT CONTAINING 0.13 ACRE, MORE OR LESS

TRACT B:

THE SOUTH 95 FEET OF THE EAST 115 FEET OF LOT FOUR (4), BLOCK THREE (3), TULSA SQUARE ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 167, LESS AND EXCEPT THE NORTH 47.50 FEET THEREOF. SAID TRACT CONTAINING 0.13 ACRES, MORE OR LESS.

THAT THIS IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND THAT THIS EXHIBIT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. FENCES, IF SHOWN, ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS REQUIRE A BOUNDARY SURVEY. NO EFFORT HAS BEEN MADE TO SEARCH THE RECORDS OF THE COUNTY CLERK'S OR OTHER GOVERNMENT OFFICE. ANY EASEMENT OR RIGHTS OF WAY SHOWN OR NOTED IS PER SUBDIVISION PLAT OR AS SPECIFICALLY PROVIDED BY THE CLIENT TO THE UNDERSIGNED.



11/27/23
DAVID D. LACY, P.L.S. #1666



DAVID D. LACY

PO BOX 471211, TULSA OK 74147
Phone: 918.519.1873 Email: pls4air@gmail.com



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23624

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Austin Chapman

Owner and Applicant Information:

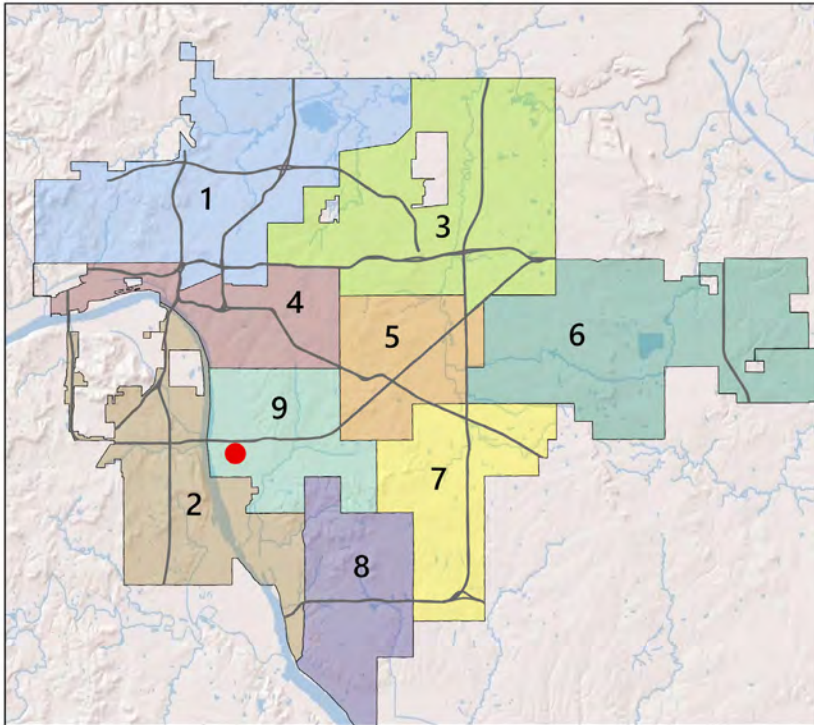
Applicant: Travis Ohnemus

Property Owner: Same as applicant.

Action Requested:

Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

Location Map:



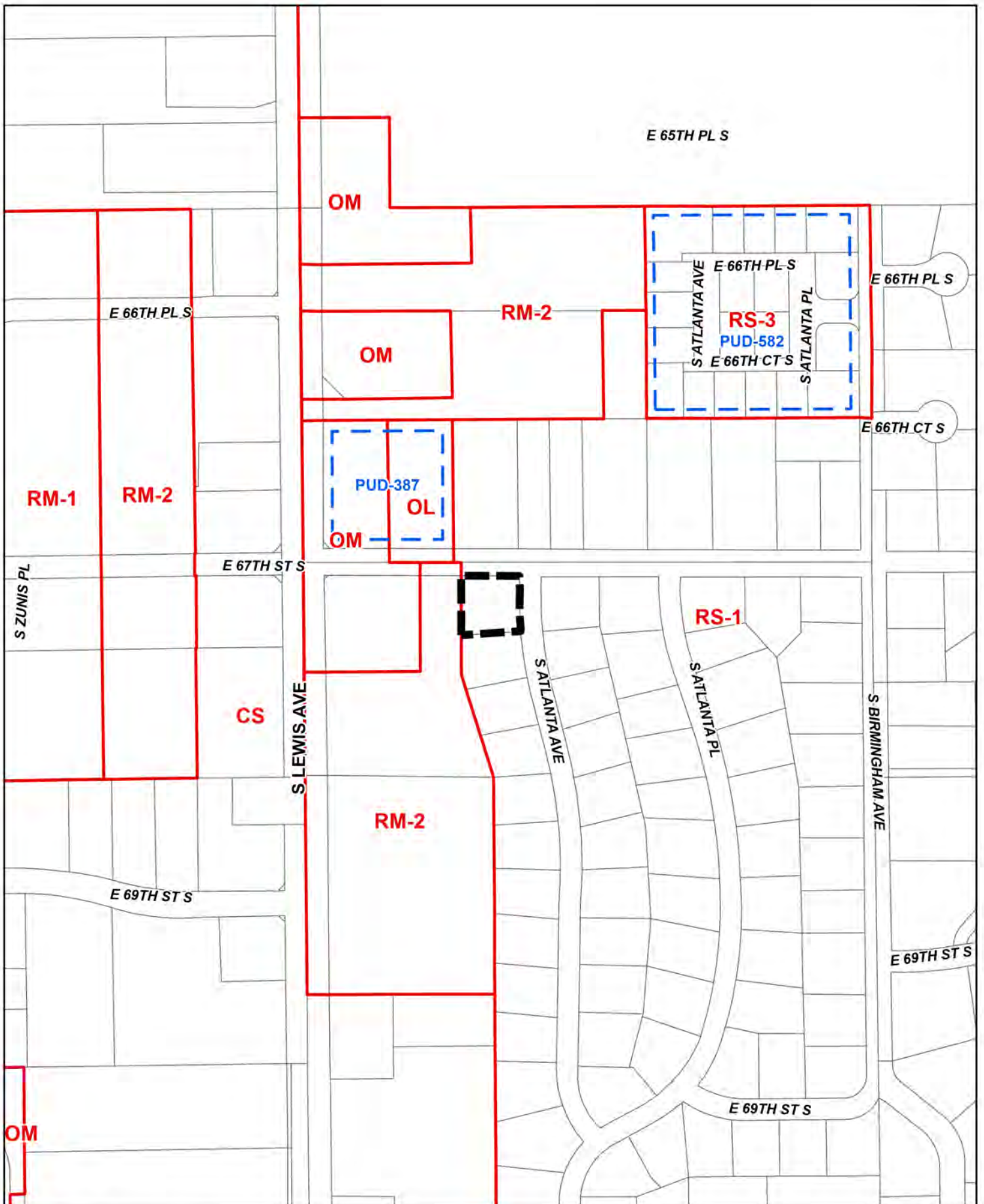
Additional Information:

Present Use:

Tract Size: 0.42 acres

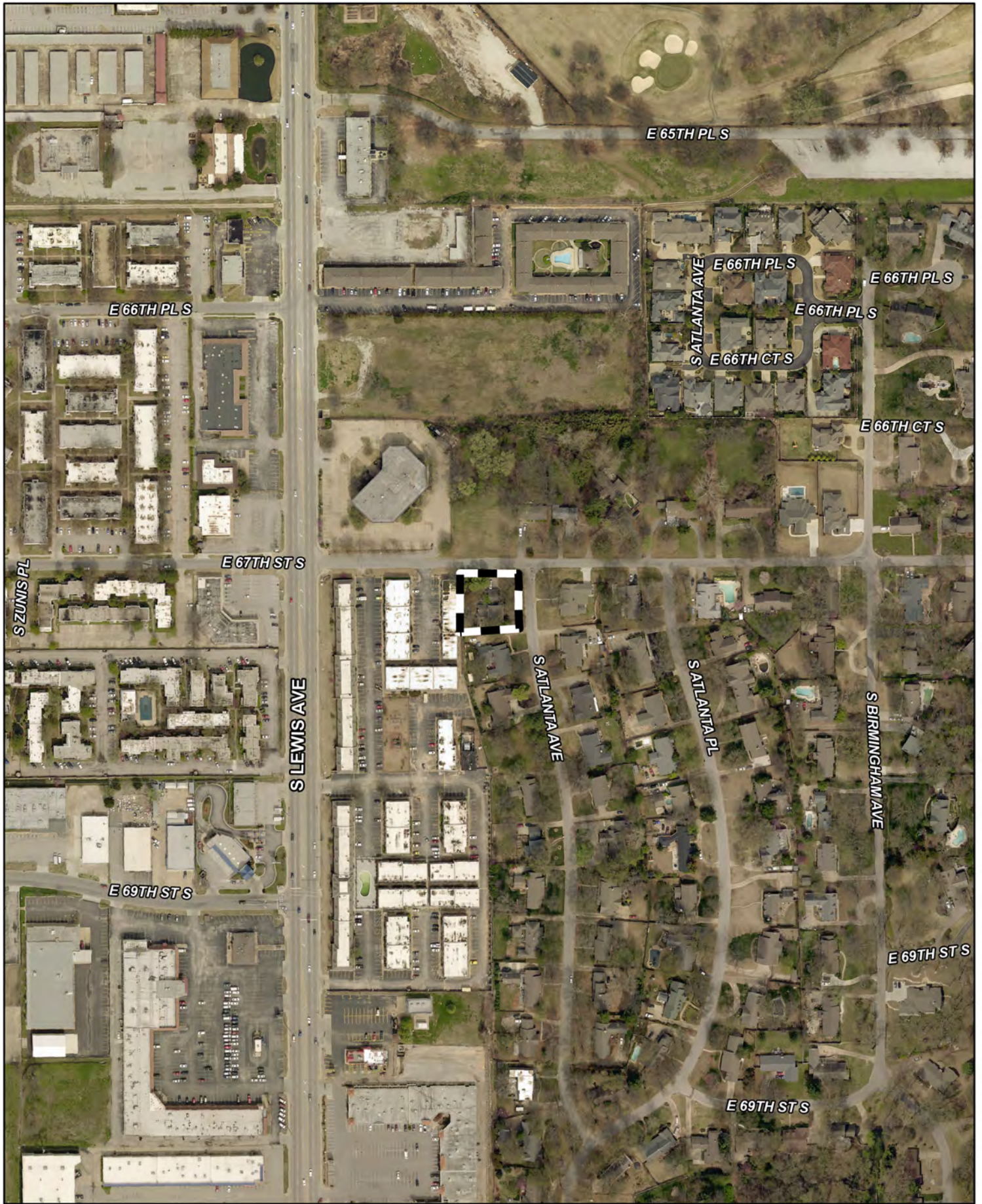
Location: 6710 S ATLANTA AV E

Present Zoning: RS-1



BOA-23624

12.2



Subject
Tract

0 Feet 200 400

BOA-23624

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

Aerial Photo Date: 2021

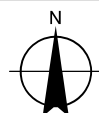


12.3



BOA-23624

12.4



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8305
CD: 9

Case Number: **BOA-23624**

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Travis Ohnemus

ACTION REQUESTED: Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

LOCATION: 6710 S ATLANTA AV E

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 18160.24 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 3, WILLIAMSBURG ADDN, WILLIAMSBURG VILLAGE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood".

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: Applicant is requesting a special Exception to permit a Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

The detached structure was originally permitted as garage, but the applicant wishes to add a dwelling unit to the garage.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

- 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

Markups

Text

Added By

Page

All developments shall be designed, constructed, and completed in a manner which minimizes the exposure of bare earth to precipitation. Revise site plan to show an Erosion Control Plan containing detailed location of all silt fence and other erosion and sedimentation control methods to be used during construction per City of Tulsa Standard 126.

James Henley

3

R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. Review Comment: 5/8" type X gypsum is required on the garage ceiling to separate it from habitable space above; note this on the plans.

Danny Whiteman

8

R311.2 Egress door – Amendatory. Not less than one egress door shall be provided for each dwelling unit or garage. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling or garage without the use of a key or special knowledge or effort. Review Comment: Please revise the man door on the south side of the garage to be a 3' door.

Danny Whiteman

8

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic closing device. Review Comment: Please revise the plans to show that the first floor door between the garage and stairs will be a fire rated door that is self-closing.

Danny Whiteman

8

Section 55.090-F Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704). Review Comments: Per this section, the maximum driveway width allowed on

your lot and in the street setback area is 30'. It appears that you are expanding the driveway to be more than 30' wide within the street setback area. You may either revise the plans to show the driveway will be no wider than 30' in the street setback, or you may request a special exception for a driveway that exceeds 30' of width in an RS-1 zoning district.

Danny Whiteman

3

Section 45.030-A.1 Accessory Building Size, RE and RS-1 Districts. In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. Review Comments: The aggregate floor area (attached garage and house, but not porches, per Section 90.040) of the principal residential structure appears to be 3,764 sq. ft. Based on the floor area of the house, 1,506 sq. ft. (3,764 x 40%) of detached accessory structure floor area is allowed on this lot. No dimensions are shown for the shed, but appears that both floors of the proposed detached building plus the existing shed exceeds 1,506 square feet. Floor area is measured from exterior faces of exterior walls. Please revise the plans to show that the aggregate floor area of proposed and existing detached accessory buildings will not exceed 1,506 square feet.

Danny Whiteman

3

Section 5.030-A, Table of Regulations. The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45. Review Comments: The proposed detached building requires a 25 foot rear setback from the west property line in an RS-1 zoning district. You may revise the plans to provide a setback of 25' from the west property line, or as an alternative you may request an administrative adjustment from INCOG to reduce a rear setback in an RS-1 district by up to 20%.

Danny Whiteman

3

Section 45.031-D-1, Regulations, Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house. Review Comment: Will the second floor have a bed or sleeping area, or a kitchen? If so, please request a special exception from the Board of adjustment for an Accessory Dwelling Unit located on an RS-1 lot. Otherwise note on the floor plan that the second floor will not have a sleeping area, bed, or kitchen. Any future use of this floor as a dwelling unit must have prior approval from the Board of Adjustment.

Danny Whiteman

9

ASPHALT SHINGLES
2x6 RAFTER 16" OC
7/16 OSB W

2x6 CEILING JOIST 16" OC

LVT FLOORING
3/4" ADVANTEC T+G SUBFLOOR

2x4 SUB FACIA
1x6 FACIA

ENGINEERED FLOOR TRUSS 19.2 OC
BROWN CELLULOSE R-30

3/8" FIR SUEFIT

CEILING
5/8 GYPSUM
TYPE X

HOUSE WRAP
7" HARDI LAP SIDING

7/16 OSB

WALLS

2x4 STUD 16" OC

5/8 GYPSUM BOARD TYPE X

R-13 FIBERGLASS BATT INSULATION

CEILING
LIVE 10 PSF SPAN L/240
DEAD 5 PSF 2x4 10'9"
16" OC 2x6 16'11"
2x8 21'7"

RAFTER
LIVE 20 PSF SPAN L/180
DEAD 20 PSF 2x4 7'9"
16" OC 2x6 11'8"
2x8 14'9"

1/2" S. BOLT ANCHORS
SILL GASKET

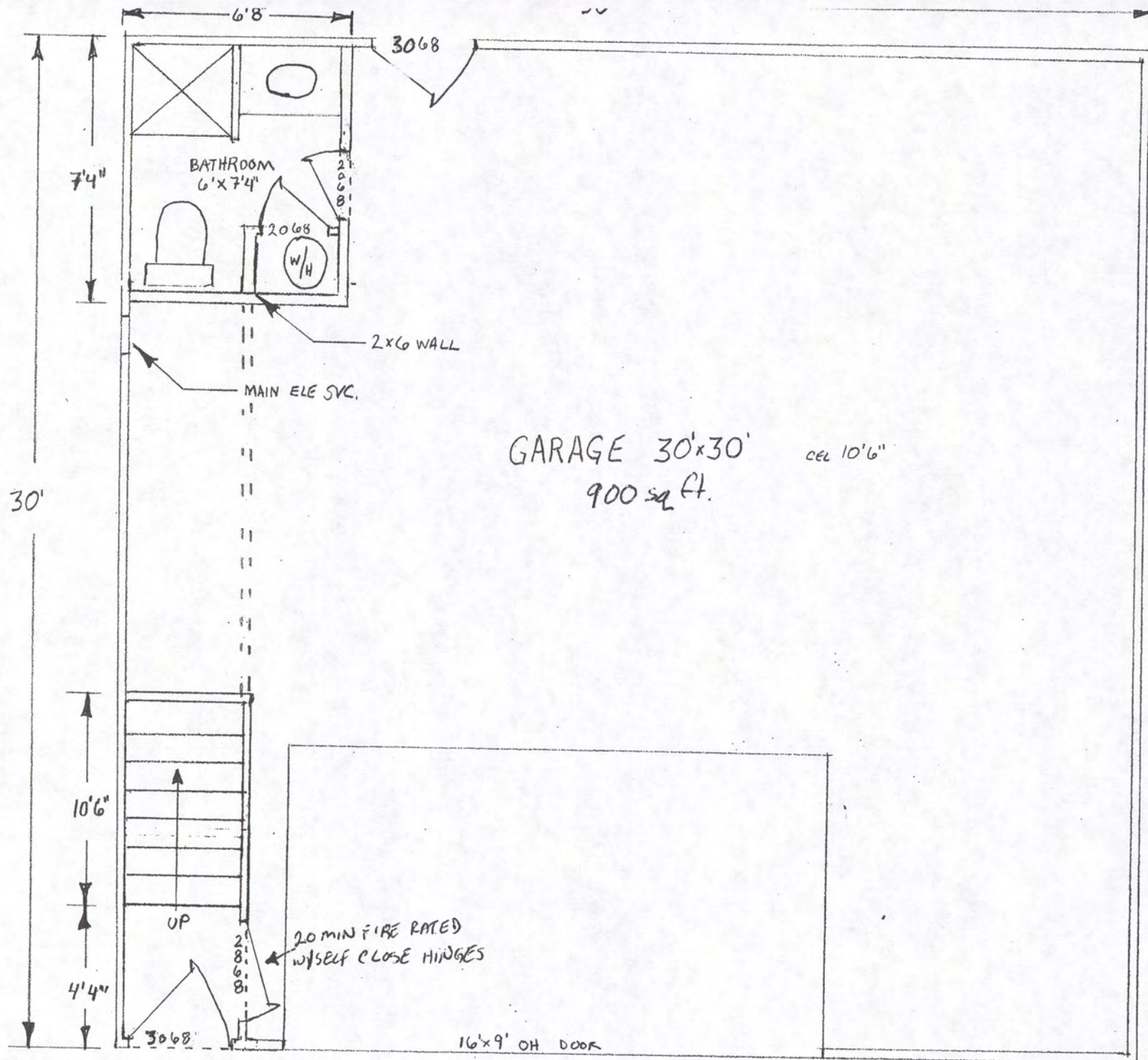
4" CONCRETE SLAB
#4 REBAR 24" GRID
6 mil VAPOR BARRIER

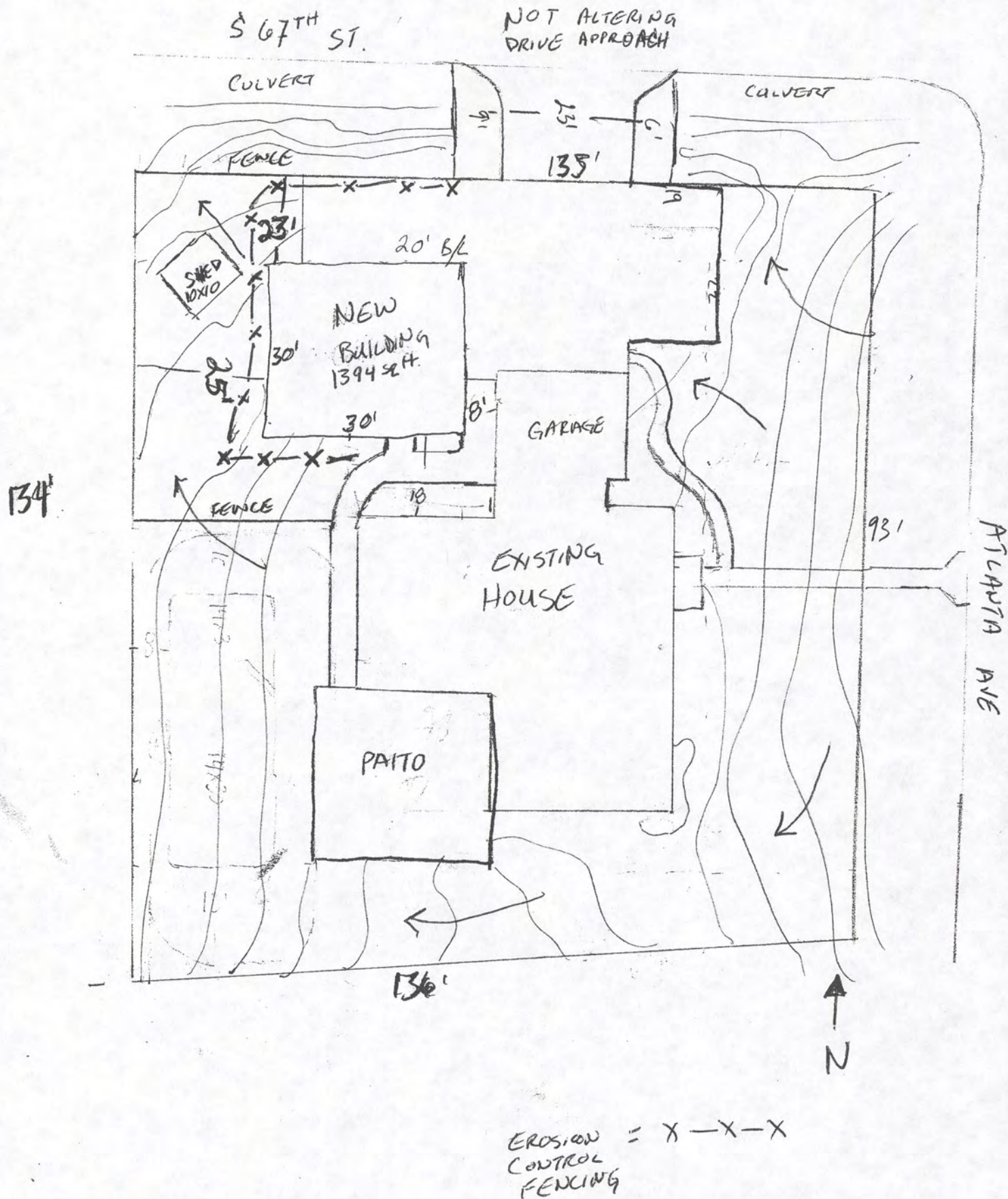
8" CONCRETE STEM WALL

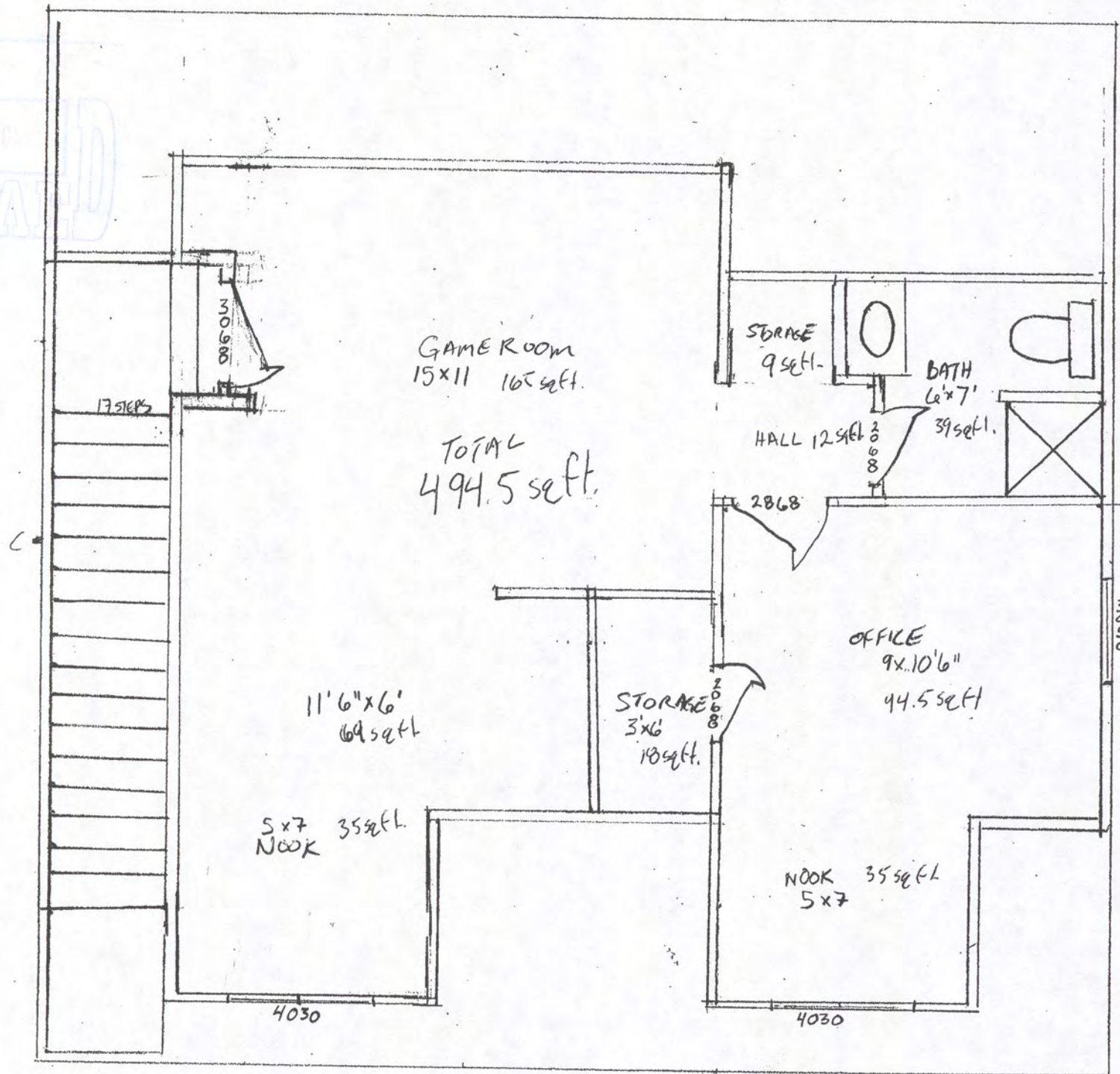
#4 REBAR 12" OC HORIZONTAL
48" OC VERT

18"x18" FOOTING

#5 REBAR









CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23625

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Austin Chapman

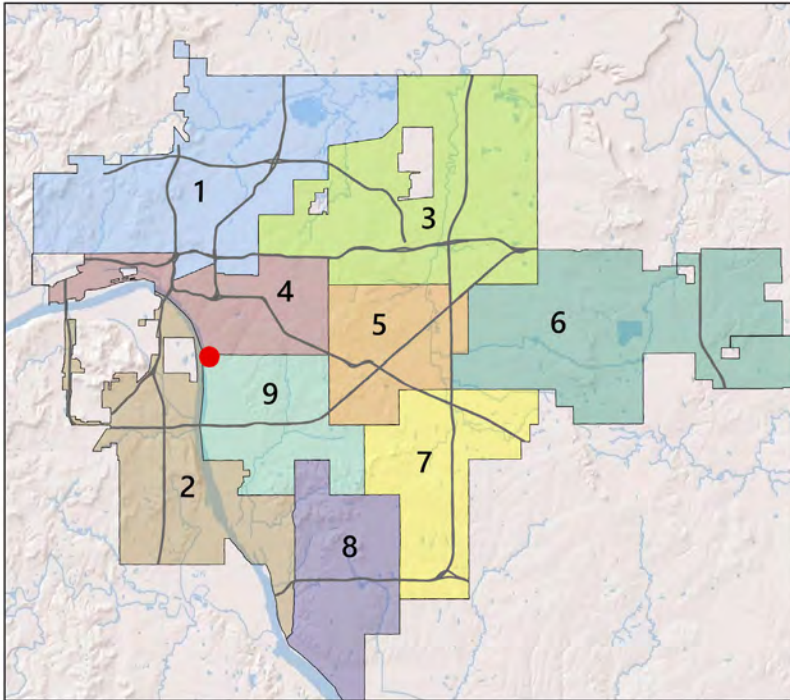
Owner and Applicant Information:

Applicant: Josh Miller

Property Owner: GKFF REAL ESTATE IV LLC

Action Requested: Variance to allow the continued use of a non-all weather parking surface previously approved in BOA-22557, BOA-22336 and BOA-23046 (Sec.55.090-F).

Location Map:



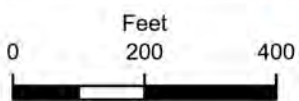
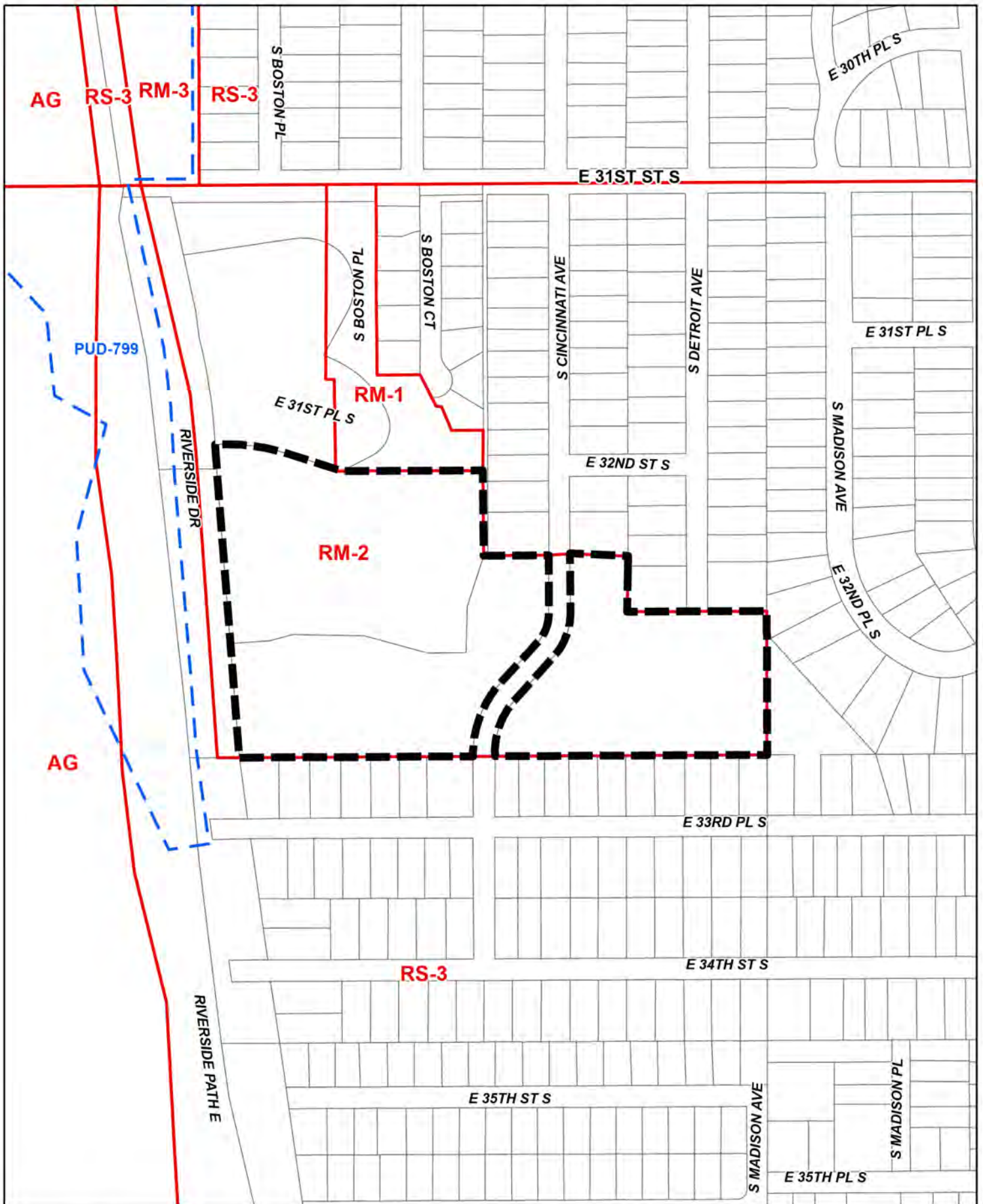
Additional Information:

Present Use: parking

Tract Size: 14.61 acres

Location: South of the SE/c of E. 31st St. S. and Riverside Parkway (Gathering Place South of Crow Creek)

Present Zoning: RM-2/ RDO-3



BOA-23625



Subject
Tract

Feet
200

400

BOA-23625

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

Aerial Photo Date: 2021



13.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9224

Case Number: **BOA-23625**

CD: 9

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Josh Miller

ACTION REQUESTED: Variance to allow the continued use of a non-all weather parking surface previously approved in BOA-22557, BOA-22336 and BOA-23046 (Sec.55.090-F).

LOCATION: South of the SE/c of E. 31st St. S. and Riverside Parkway (Gathering Place South of Crow Creek)

ZONED: RM-2/RDO-3

PRESENT USE: Parking

TRACT SIZE: 636471.58 SQ FT

LEGAL DESCRIPTION: PRT NW BEG 247.50W & 40S & 478.15W & 288.29SE & CRV RT236.89 & 45SE NEC NW NW NE TH CRV RT166.59 SE138.45 W293.02 NW59.89 POB & LT 1 BLK 1; LTS 2 & 3 BLK 1 & BLK 2, PEEBLES SECOND ADDN, 3200 RIVERSIDE DRIVE ADDN SUB L9-10 PEEBLES SECOND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-23046; On 12.9.20 the Board approved a Variance to allow the continued use of a non-all weather parking surface previously approved in BOA-22557 and BOA-22336 for an additional 5 years.

BOA-22557; On 12.11.18 the Board approved an extension of the approval in BOA-23336 for an additional 2 years.

BOA-22336; On 10.10.17 the Board approved a Variance to allow a non-all weather parking surface for two years.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of the Arkansas River Corridor:

The Arkansas River Corridor comprises a mix of uses - residential, commercial, recreation, and entertainment - that are well connected and primarily designed for the pedestrian. This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively, people-oriented destination. The Corridor connects nodes of high-quality development with parks and open space. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

STATEMENT OF HARDSHIP: The Board previously found the hardship to be the continued operation of the temporary lot is actually providing additional parking to the use of the park less burdensome for the adjoining neighborhood while the park is still under development.

STAFF ANALYSIS: The applicant is requesting a Variance to allow the continued use of a non-all weather parking surface previously approved in BOA-22557, BOA-22336 and BOA-23046 (Sec.55.090-F).

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of [§55.090-F.4](#). Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

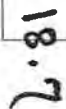
- Staff has not been presented with any plans to make improvement to the gravel lot and currently is not aware of any physical conditions that would prevent improvements to the lot.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to allow the continued use of a non-all weather parking surface previously approved in BOA-22557, BOA-22336 and BOA-23046 (Sec.55.090-F).

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*





Subject Parking Lot

18.8
13.7

rear setback in an RS-2 District (Section 5.030, Table 5-3) to the January 12, 2021 Board of Adjustment meeting; for the following property:

E.10-LT-18-ALL LT-19-BLK-8, WILDWOOD, City of Tulsa, Tulsa County, State of Oklahoma

23046—Josh Miller

FILE COPY

Action Requested:

Variance to allow the continued use of a non-all-weather parking surface previously approved in BOA-22557 and BOA-22336 (Section 55.090-F).

LOCATION: South of the SE/c of East 31st Street South and Riverside Parkway (Gathering Place South of Crow Creek) **(CD 9)**

Ms. Shelton recused and left the meeting at 2:00 P.M.

Presentation:

Josh Miller, 7030 South Yale, #600, Tulsa, OK; stated this is a temporary parking lot for the Gathering Place and it is very effective in managing large crowds, and a lot has changed since his last appearance before the Board. As a result of the children's museum construction an ADA accessible ramp has been installed that helps people get underneath Riverside Drive safely onto the main trail into the park. Mr. Miller had several pictures placed on the overhead pictures and he explained the routing of pedestrian traffic. Once the children's museum is constructed there will be a sidewalk connected to the bridge sidewalk and it will allow pedestrians to walk to the 31st Street intersection safely. There was a notice sent to the neighbors and the neighborhood is quite pleased in how the parking has been managed and how it has been kept in good shape. The Kaiser Foundation owns all the houses and empty lots along 33rd Place so there is a buffer between the neighbors and any complaints from the neighbors are always addressed. Over the next two years, assuming the pandemic eliminates next year as a regular attendance year, it is going to be at least the end of 2022 before it is known what a normal attendance year at the park is, so they do not want to remove all potential parking options at this point that have been so effective. The reason five years were requested is because of not knowing exactly what the parking demand will be.

Mr. Van De Wiele asked Mr. Miller, in looking at page 18.7, if he is asking for the temporary relief for the children's museum site be gone. Mr. Miller answered affirmatively. And only applicable to the subject tract for an additional period of five years. Mr. Miller answered affirmatively. Mr. Van De Wiele asked Mr. Miller what the current time frame for the children's museum to be completed. Mr. Miller stated the children's museum should be open about the early fourth quarter of 2021, and it will have approximately 175 parking spaces on that site which are more than adequate for the museum.

BOA - 23046

FILE COPY

Mr. Van De Wiele asked Mr. Miller what the ultimate plan is for the subject tract, is it planned to be just a parking lot or is it an additional park features? Mr. Miller stated that it could be all of what was said, but he is uncertain at this time.

Mr. Van De Wiele stated that he looked at the history of the site, September 2014 was the first case before the Board, and his general concern is that it is now six years and temporary is about 11 years. Obviously, it is an incredible improvement and a great city feature but at some point, the gravel parking lot business has to go away. Mr. Miller stated the condition on the construction building is gone and this is separate. Mr. Van De Wiele stated that the temporary parking lot was October 2017 and that is three years ago, and he would still say that eight years is more than temporary, that is his concern.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **RADNEY**, the Board voted 3-0-1 (Brown, Radney, Van De Wiele "aye"; no "nays"; Shelton "abstaining"; Bond absent) to **APPROVE** the request for a Variance to allow the continued use of a non-all-weather parking surface previously approved in BOA-22557 and BOA-22336 (Section 55.090-F), subject to conceptual plan 18.7 of the agenda packet. The Board has found the hardship to be the continued operation of the temporary lot is actually providing additional parking to make the use of the park less burdensome for the adjoining neighborhood while the park is still under development. This approval will expire January 31, 2024 and will apply to the subject tract shown in page 18.7 of the agenda packet. In granting the Variance the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

BOA - 23046

FILE COPY

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

Lots 1, 2 and 3 Block 1, 3200 Riverside Drive Addition, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Shelton re-entered the meeting at 2:27 P.M.

23047—Tanner Consulting, LLC

Action Requested:

Special Exception to increase the permitted driveway width on the lot inside the street setback (Section 55.090-F). **LOCATION:** 11541 South Marion Avenue East (CD 8)

Presentation:

Eric Enyart, Tanner Consulting, 5323 South Lewis Avenue, Tulsa, OK; stated the subject property is a wedge-shaped lot, it is narrower along the street boundary, but it flares out toward the rear. The lot does meet the 50% maximum under the Zoning Code.

Mr. Van De Wiele asked Mr. Enyart how wide the driveway is at the property line and how wide is it against the house. Mr. Enyart stated that along the actual street boundary it is 32.72 feet in width and going back to the 25-foot building setback line it is 55.03 feet in width. The driveway itself, in order to flair out and reach the third car garage the client is asking for 27'-3" which is within 50% of the lot frontage restriction. The house is set back 33'-6" from the street frontage.

Mr. Van De Wiele asked Mr. Enyart if looking at page 19.22, by comparison, is what is being planned similar in size and scope to the property to the south, the other cul-de-sac property? Mr. Enyart stated it does look similar. One unique features of the subject lot is that it is separated from the other lot by 20'-0" reserve area, so the house will be more physically separated from the other driveway but also separated visually.

Mr. Van De Wiele asked Mr. Enyart if it was a detention feature between the two houses. Mr. Enyart stated it is a drainage feature.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23626

Hearing Date: 01/09/2024 1:00 PM

Case Report Prepared by:

Austin Chapman

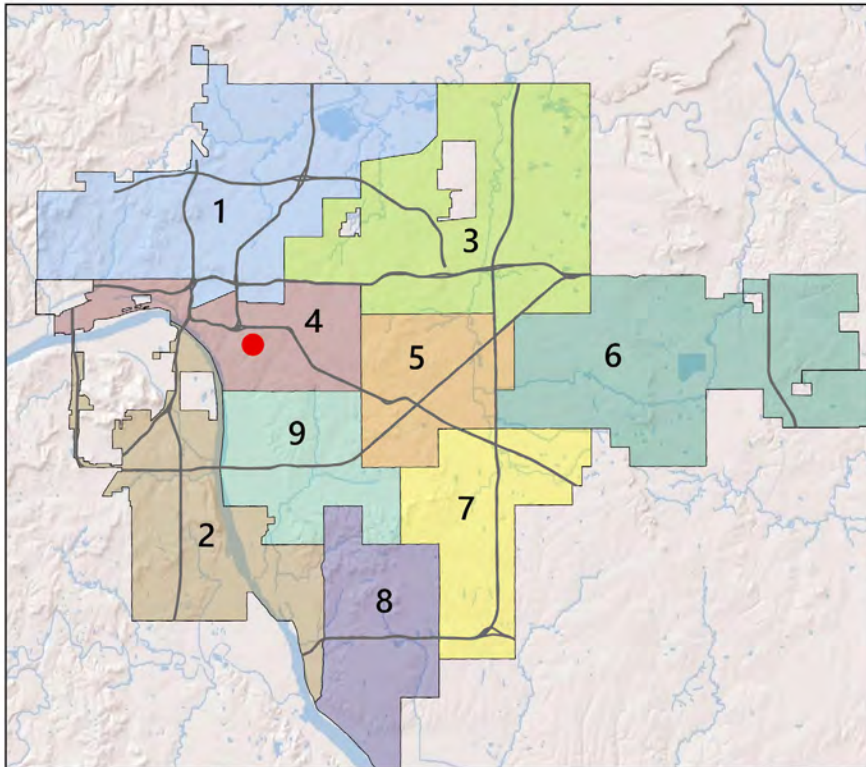
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Harrington, Robert M & Morgan E

Action Requested: Variance to permit a fence within the street right-of-way (Sec.90.090-A).

Location Map:



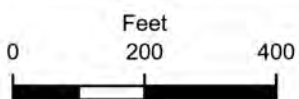
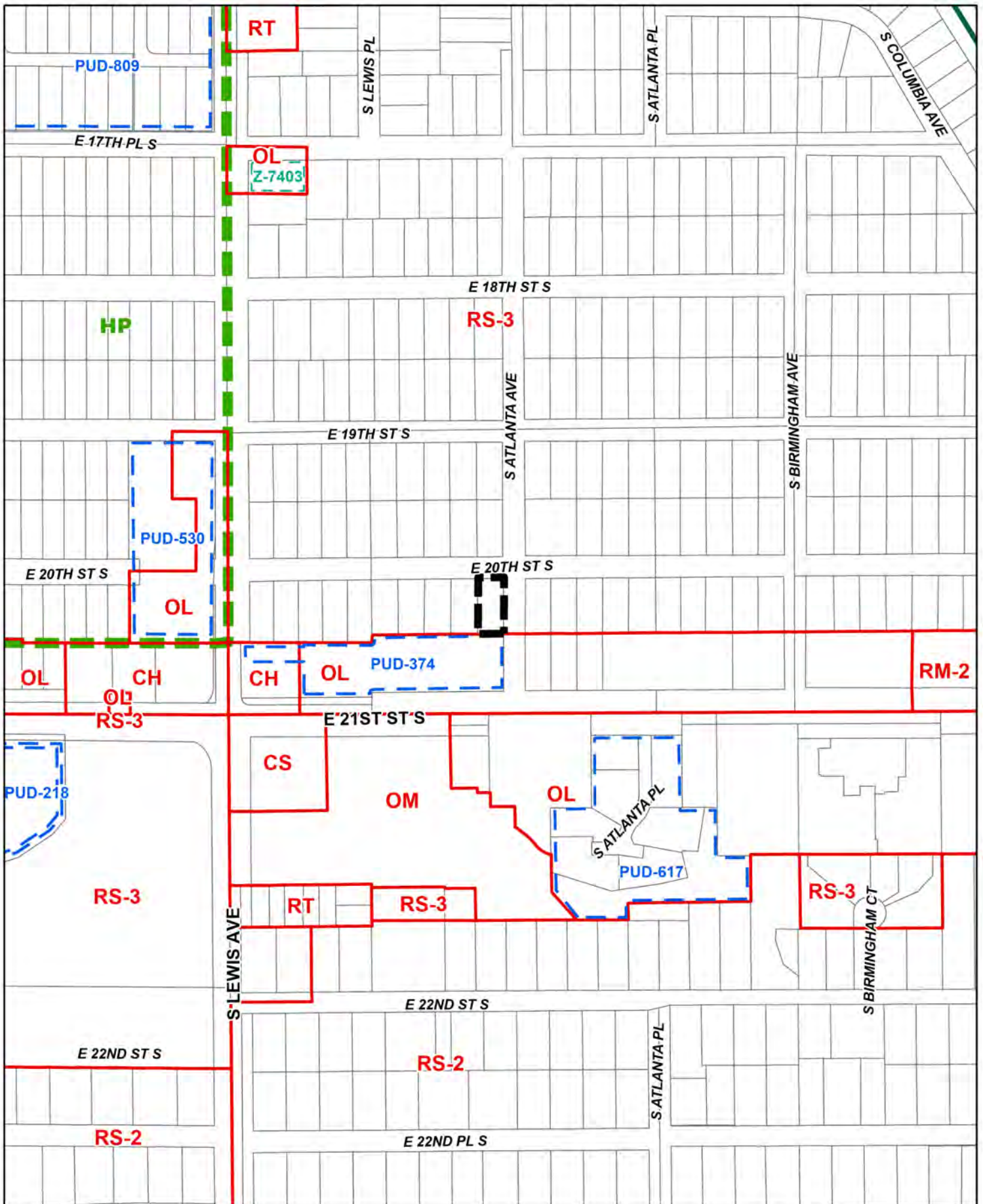
Additional Information:

Present Use: residential

Tract Size: 0.18 acres

Location: 2448 E. 20 St. S.

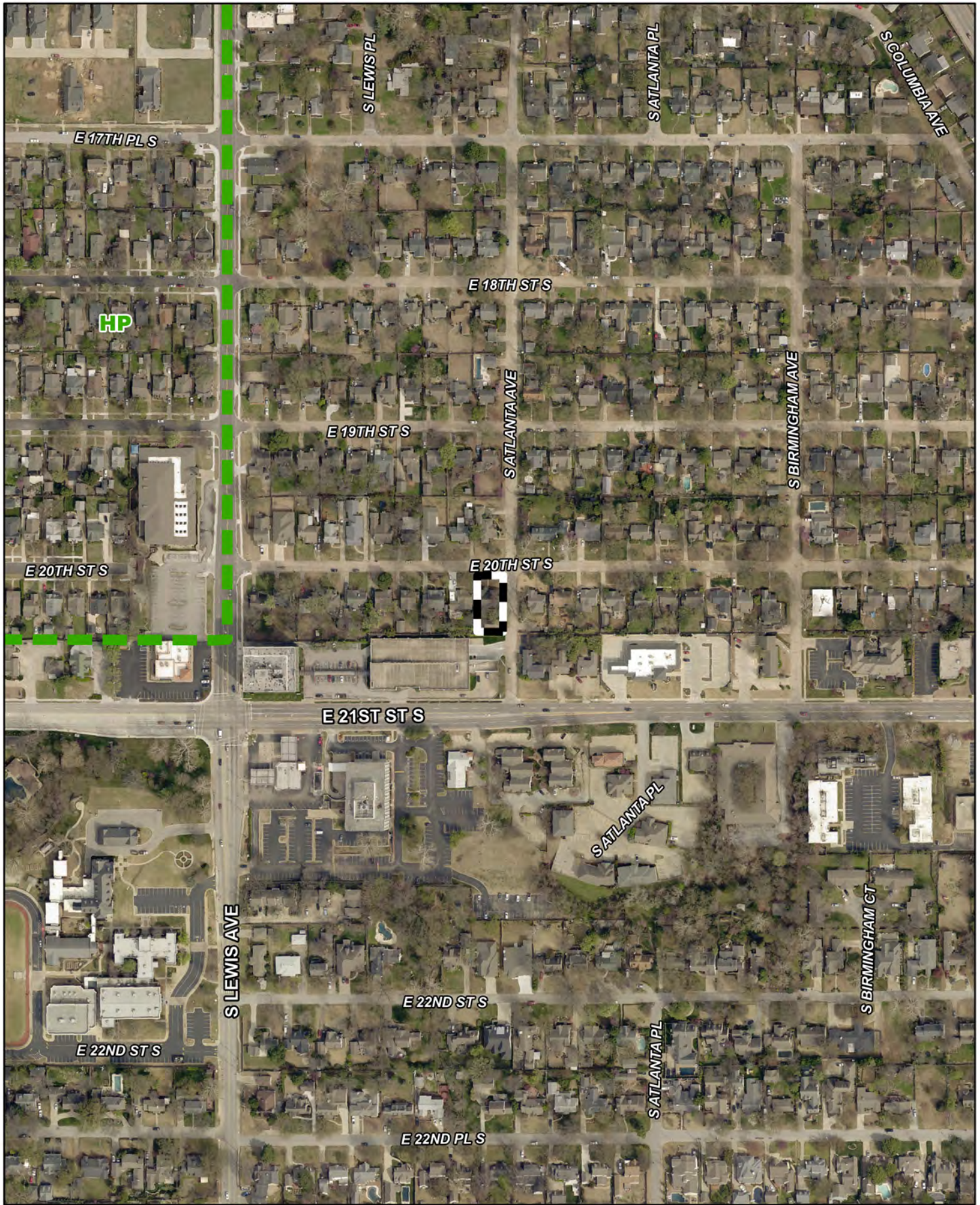
Present Zoning: RS-3



BOA-23626

14.2





Subject
Tract

Feet
0 200 400

BOA-23626

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

Aerial Photo Date: 2021



14.3



E 20TH ST S

SALANT AVE

E 21ST ST S

Feet
0 100 200



Subject
Tract

BOA-23626

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

Aerial Photo Date: 2021



14.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9308
CD: 4

Case Number: **BOA-23626**

HEARING DATE: 01/09/2024 1:00 PM

APPLICANT: Lou Reynolds

ACTION REQUESTED: Variance to permit a fence within the street right-of-way (Sec.90.090-A).

LOCATION: 2448 E. 20 St. S.

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 8049.92 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 3, WILMAC-KNOLL ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a Neighborhood.

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: See attached.

STAFF ANALYSIS: The applicant is requesting a Variance to permit a fence within the street right-of-way (Sec.90.090-A) to permit an exsiting fence to remain in place.

90.090-A Measurement

Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See [90.090-C](#) for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan. If a variance of the prohibition against location of a structure within the right-of-way or planned right-of-way is granted by the Board of Adjustment, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan, unless a license has been granted by the city, in the case of the right-of-way, or a removal agreement has been entered into, in the case of the planned right-of-way.

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The presence of mature trees is not unusual in midtown lots, the Board should find that the trees pose some hardship strictly unique to this lot in order to grant the variance .

SAMPLE MOTION:

Move to _____ (approve/deny) a Variance to permit a fence within the street right-of-way (Sec.90.090-A).

- Finding the hardship(s) to be_____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

e. That the variance to be granted is the minimum variance that will afford relief;

f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”

Exhibit “A”

The Applicant requests a Variance of Section 90.090-A of the Tulsa Zoning Code (the “Code”) to permit an existing, six-foot (6’) tall wooden screening fence (the “Fence”) to be located within the street right-of-way of S. Atlanta Ave. for property located at 2448 E. 20th Street (the “Property”).

The Property is a corner lot located at the southwest corner of S. Atlanta Ave. and E. 20th St. with a single-family residence, built in 1939, addressing 20th street. The side and rear yards located to the south of the residence are encompassed by the Fence, which has existed in its current location since at least 2007. The current Property owner purchased the Property in 2014 and has not made any alterations to the location of the Fence. Immediately west of the Fence (within the back yard of the Property) are two large, mature trees, along with existing improvements of a stone fire pit, patio, and irrigation system.

Section 45.080-A of the Code permits fences up to eight feet in height in side street setbacks of detached houses located on corner lots. However, in August 2023, the Property owner received a Notice of Violation from the City of Tulsa for the Fence being partially located in the right-of-way of Atlanta Ave. The Property owner has executed a License Agreement for the existing Fence, the final approval of which is subject to the approval of a Variance from this Board.

The Fence has existed in its current location for at least 16 years and the existing improvements and mature trees severely limit any other location for a screening fence, which results in unnecessary hardship to the Property owner. The City of Tulsa has reviewed the encroachments and no objections were raised to the issuance of a License Agreement. There are no utilities located within the east side yard of the Property or this area of right-of-way and the Fence does not obstruct the sight distance triangle or in any way impede the flow of vehicular or pedestrian traffic. Accordingly, the requested Variance will not cause any detriment to the public good or impair the spirit and intent of the Code.

MORTGAGE INSPECTION PLAT



PROJECT NO.: 144175-560

MORTGAGOR: Robert M. Harrington & Morgan E. Harrington

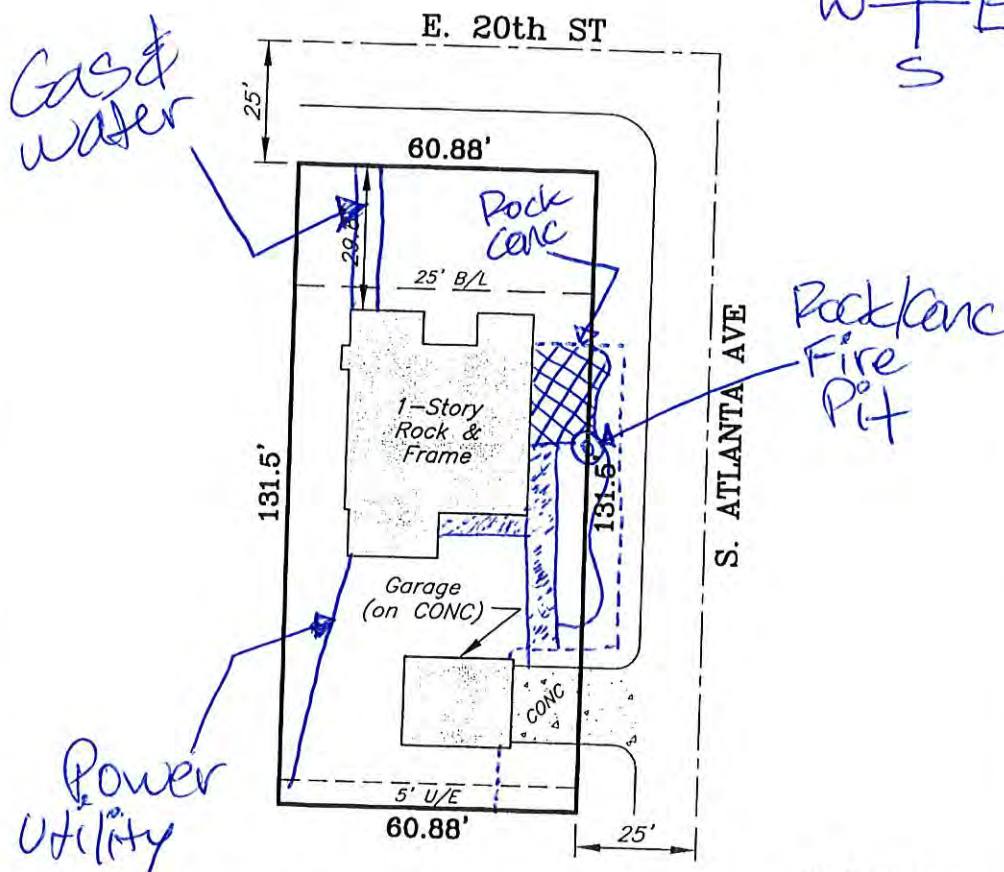
CLIENT: Executives Title & Escrow Company, LLC

Arvest Bank

File No. 14060381

LEGEND

B/E BURIED ELECTRIC
SERVICE CABLE ESMT
(APPROX LOCATION)
B/L BUILDING LINE
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT
EM ELECTRIC METER



PLAT NO. 1088

LEGAL DESCRIPTION AS PROVIDED:

LOT ONE (1), BLOCK THREE (3), WILMAC KNOLL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 2448 EAST 20th STREET.

SURVEYOR'S STATEMENT

Harden & Associates, Surveying and Mapping, PC, an Oklahoma corporation, and the undersigned Registered Professional Land Surveyor, under Certificate of Authorization No. CA4656 renewal date: June 30, 2015, do hereby state that in our professional opinion the above Inspection Plat shows the dwelling as located on the premises described, that it is entirely within the described tract boundaries, and there are no encroachments thereon by easements and other such easements which have been disclosed by a current Title Opinion or by Commitment for Title Insurance and copies thereof provided to us; that this Inspection Plat was prepared for identification purposes only for the mortgagee and is not a Land or Boundary Line Survey; that no property corners were set, and is not to be used or relied upon for the establishment of fence, building or other improvements; that underground or above ground utilities were not field located and therefore are not shown on this Inspection Plat as of this date and may not be used for any subsequent loan closing, refinance, or other transaction and that no responsibility or liability is assumed herein or hereby to the present or future land owner or occupant.

WITNESS MY HAND AND SEAL THIS DATE: July 16, 2014

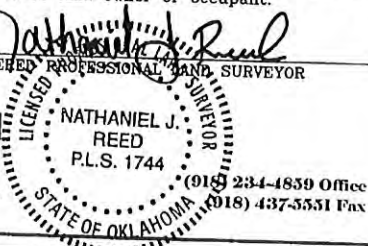
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISED: 07/18/2014

UPDATED:

2001 South H4th East Avenue
Tulsa, Oklahoma 74128


HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC



License Agreement_5-4-23-66

Privacy fencing, masonry fire pit, and concrete pavers

Legend

 2448 E 20th St



Google Earth

© 2023 Google

14.9


6.19 ft



License Agreement_5-4-23-66

Privacy fencing, masonry fire pit, and concrete pavers

Legend

 2448 E 20th St



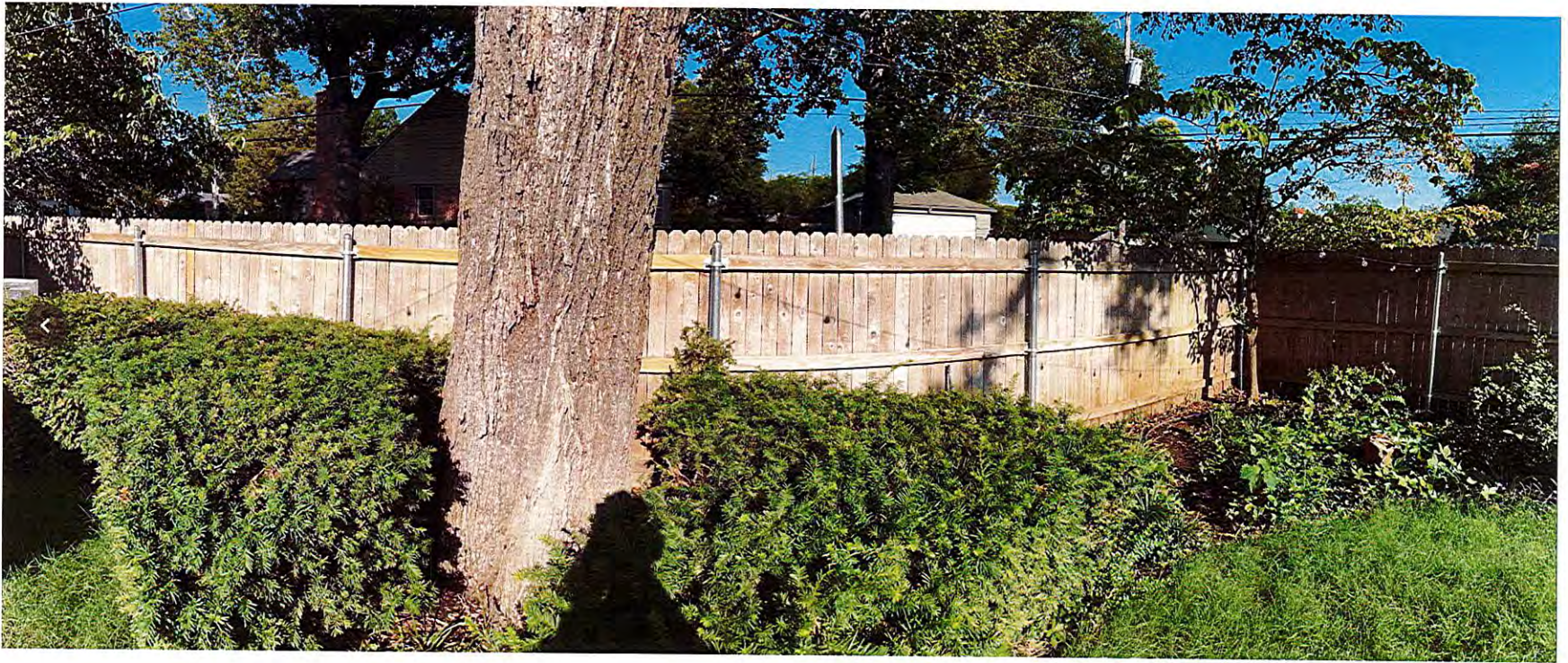
Google Earth

© 2023 Google

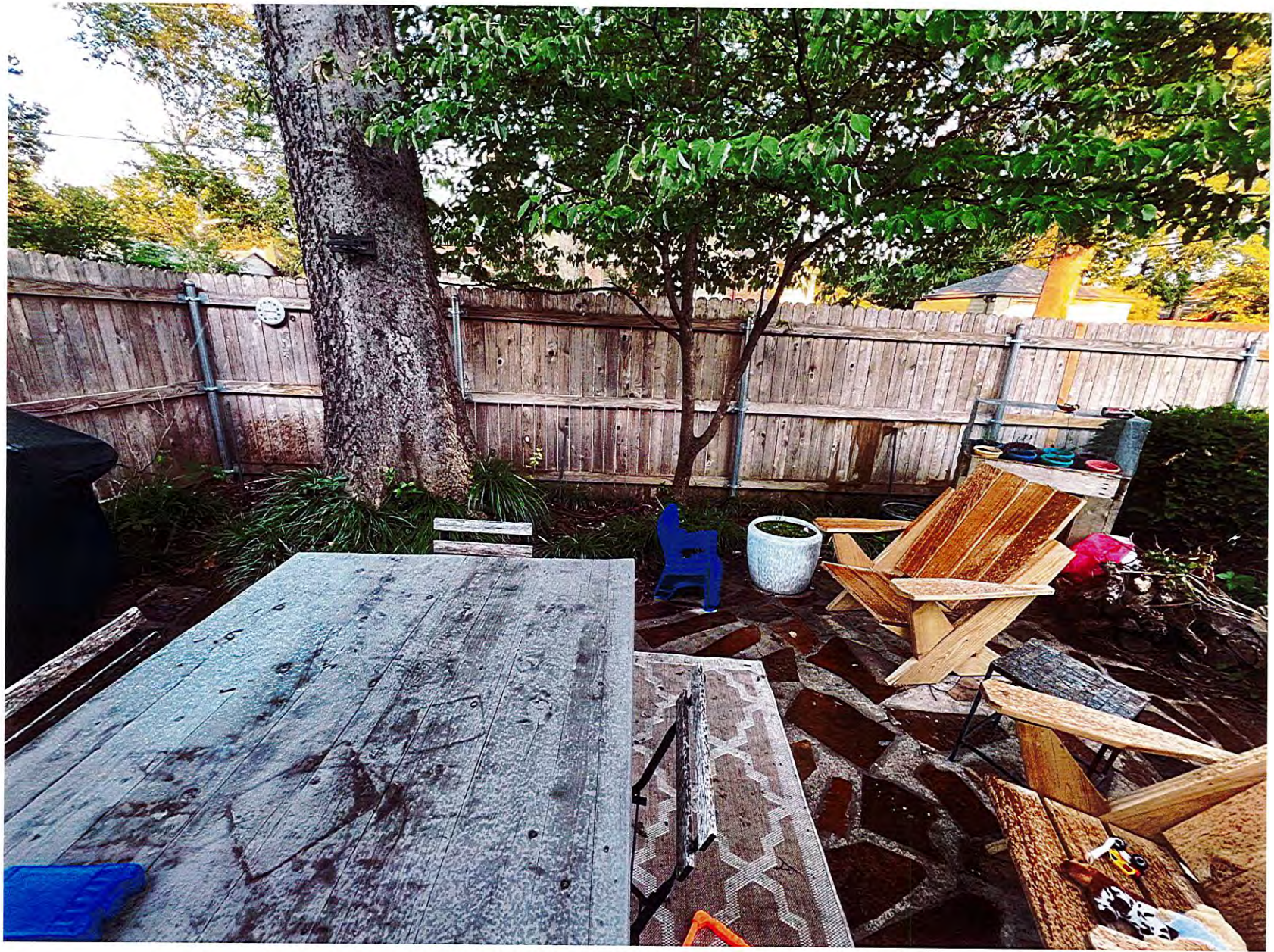
14.10



5.69 ft

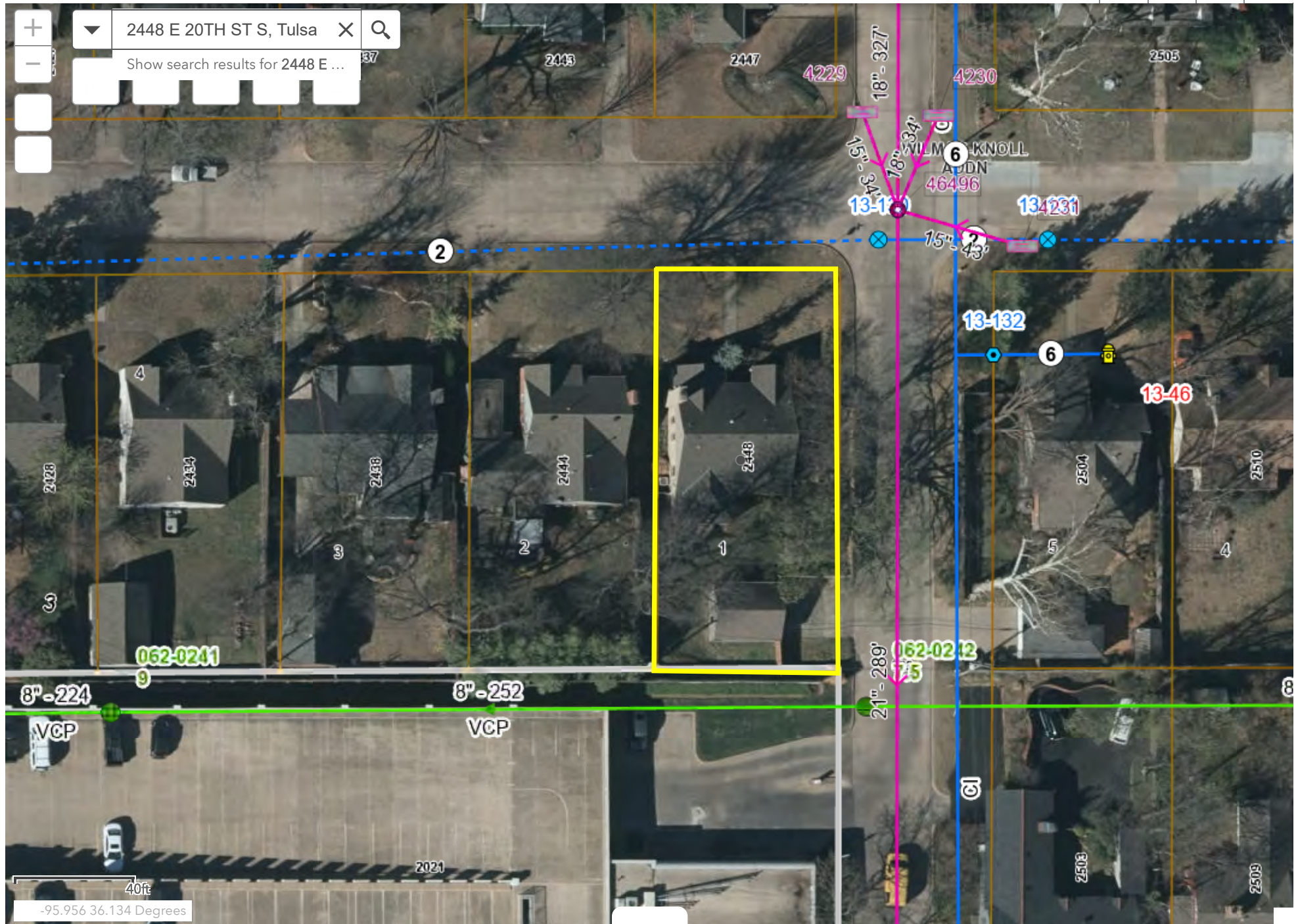


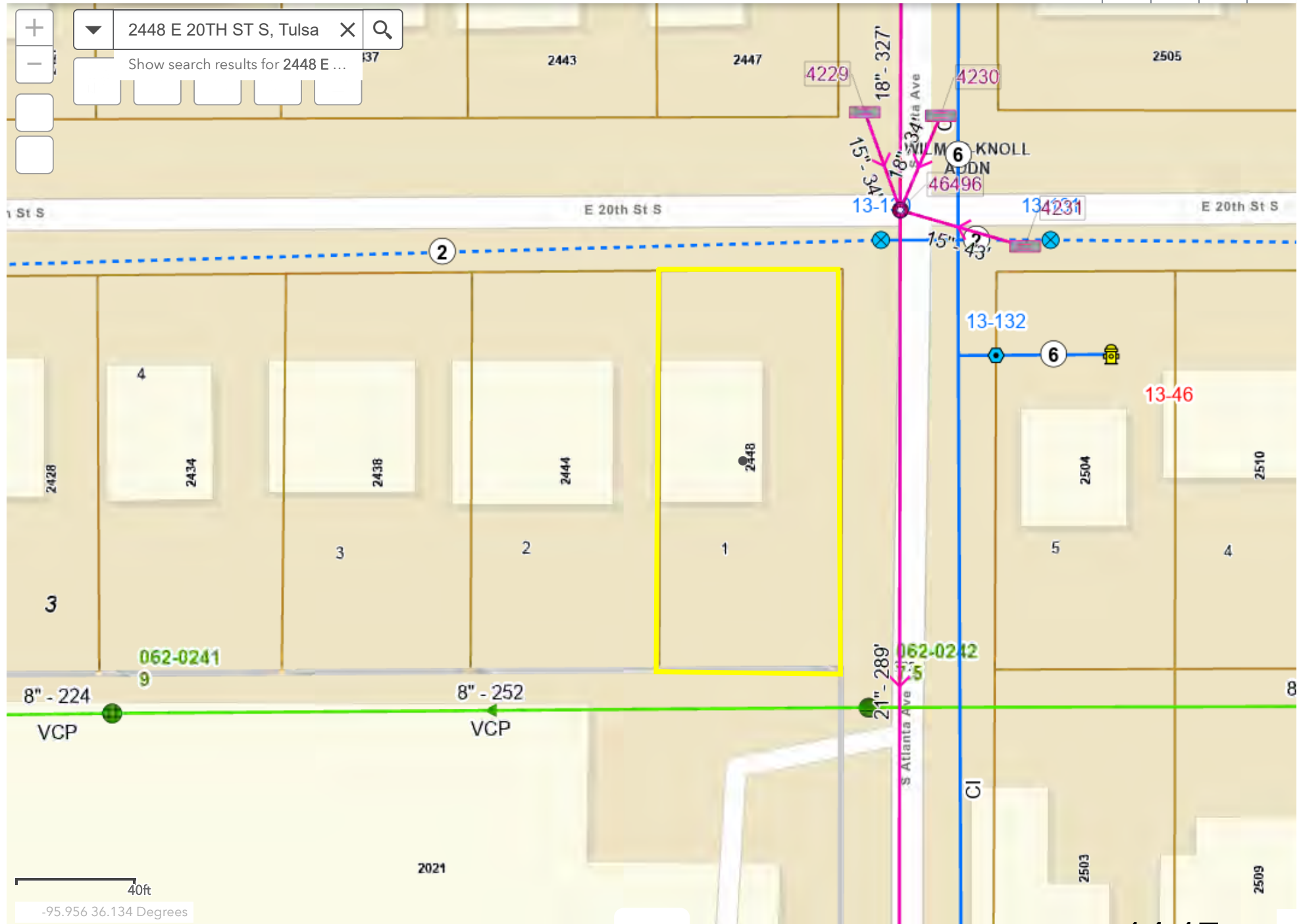












Ryan Coffman

Lewiston Gardens Neighborhood Association Treasurer

2508 E 17th Pl,

Tulsa, OK 74104

Ryan.coffman@duboischemicals.com

918-855-8496

Date:



Board of Adjustment

Tulsa Planning Office

175 E 2nd Street Suite 480

Tulsa, OK, 74103

To whom it may concern,

I am writing this letter on behalf of the Lewiston Gardens Neighborhood Association in regards to case number: BOA-21626 to fervently endorse the approval of a variance for the fence situated on the property owned by Robert and Morgan Harrington at 2448 E 20th Street. We firmly assert that this variance is not only well-deserved but also fully aligned with the underlying principles and goals of the zoning code. The granting of this variance will neither harm the neighborhood nor have any detrimental effects on the public welfare.

The request for a fence variance on the Harringtons' property is a unique and exceptional case that should be given special consideration. In a neighborhood that comprises approximately 434 properties, it is essential to highlight the statistical significance of this request. Granting this variance would set a precedent, as it represents only one of 434 properties within the neighborhood to seek such a variance, constituting a mere 0.0086% of the entire neighborhood. This minute percentage underscores the extraordinary nature of this request.

The zoning code's core objectives are to safeguard neighborhood aesthetics, enhance safety, and ensure the general well-being of its residents. In this specific case, the Harringtons' fence has stood for over a decade without causing any inconvenience or harm to their neighbors or the public. It has been a seamless and harmonious addition to the neighborhood, serving as a testament to the Harringtons' commitment to maintaining their property in excellent condition.

The Harringtons' fence, although not in strict compliance with the zoning code, stands as a distinctive feature of the neighborhood. It has not resulted in any negative consequences for the community and has not disrupted the surrounding area in any way. Therefore, approving this variance is a way to acknowledge the fence's positive impact on the neighborhood and to support the property rights of the Harringtons.

In summary, we respectfully request the City Zoning Commission to grant approval for the variance on the Harringtons' fence at 2448 E 20th Street. We firmly believe that this variance is warranted and is in the best interests of both the neighborhood and public welfare. It aligns with the core principles and intentions of the zoning code and is consistent with the prevailing harmony and positive influence the fence has had on the community over the past decade.

We genuinely appreciate your consideration of our appeal and hope that you will grant this variance, upholding the principles of fairness and preserving the distinctive character of our beloved neighborhood.

Sincerely,



Ryan Coffman

Resident of 14 Years

Treasurer

Lewiston Gardens Neighborhood Association

To: Tulsa Board of Adjustment

December 12, 2023

City of Tulsa BOA

175 E. 2nd Street, Suite 480

Tulsa, OK 74103

Greetings,

My name is John R. Starr and I am the Executor for the estate of Margaret K. Starr Revocable Trust which is the owner of the property located at 2503 E. 21st Street.

I wish to express the support of Variance Case number BOA-27626. I find that the fence discussed in this case is in harmony with the neighborhood and I don't find it detrimental to the public welfare. I have never heard of or noticed any incidences of accidents related to said fence in the nearly 10 years of the applicant's ownership.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "John R. Starr", with a stylized flourish at the end.

John R. Starr

Tige Rogers,
Lewiston Gardens Neighborhood Association President
2501 E 17th Pl
Tulsa, OK 74104
tigerodgers@gmail.com
(334)-663-4004
Date:



Board of Adjustment
Tulsa Planning Office
175 E 2nd Street Suite 480
Tulsa, OK, 74103

To whom it may concern,

I am writing to you on behalf of the Lewiston Gardens Neighborhood Association in regards to case number: BOA-27626 to strongly advocate for the approval of a variance for the fence located on Robert and Morgan Harrington's property at 2448 E 20th Street. We firmly believe that this variance is not only warranted but also completely in harmony with the spirit and intent of the zoning code. Granting this variance will not be injurious to the neighborhood or detrimental to the public welfare.

The request for a fence variance for the Harringtons' property is particularly unique and should be viewed as such. In a neighborhood consisting of 434 properties, it is important to consider the statistics surrounding this request. Granting this variance would set a precedent, as it would be just one out of 434 properties in the neighborhood to have such a variance, which amounts to a mere 0.0086% of the entire neighborhood. This minuscule percentage underscores the exceptional nature of this request.

The spirit and intent of the zoning code are to ensure that neighborhood aesthetics, safety, and the general well-being of residents are preserved. In this case, the Harringtons' fence line has existed for more than a decade without causing any harm or inconvenience to their neighbors or the public. It has been a harmonious addition to the neighborhood, and it serves as a testament to their commitment to maintaining their property in good order.

The Harringtons' fence, although not conforming to the strict letter of the zoning code, serves as a unique characteristic of the neighborhood. It has not led to any negative consequences for the community, nor has it disrupted the surrounding area in any way. Therefore, granting this variance is a way to acknowledge the positive impact it has had on the neighborhood and to support the Harringtons' property rights.

In summary, we respectfully request that the Tulsa Planning Office approve the variance for the Harringtons' fence at 2448 E 20th Street. We believe that this variance is justified, and it is in the best interest of the neighborhood and public welfare. It is in keeping with the spirit and intent of the zoning code, and it is consistent with the overwhelming harmony and positive impact the fence has had on the community over the past decade.

We appreciate your consideration of our request and hope that you will grant this variance in the spirit of fairness and to maintain the character of our wonderful neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tige Rodgers', with a long horizontal flourish extending to the right.

Tige Rodgers

Resident of 4 Years

President

Lewiston Gardens Neighborhood Association

Chris Cone

Lewiston Gardens Neighborhood Association Secretary

1620 S Atlanta Ave,

Tulsa, OK 74104

Cc6153t@gmail.com

918-557-6980

Date:



Board of Adjustment

Tulsa Planning Office

175 E 2nd Street Suite 480

Tulsa, OK, 74103

To whom it may concern

I am writing to you on behalf of the Lewiston Gardens Neighborhood Association to strongly advocate for the approval of a variance for the fence located on Robert and Morgan Harrington's property at 2448 E 20th Street under case number BOA-27626. We firmly believe that this variance is not only warranted but also completely in harmony with the spirit and intent of the zoning code. Granting this variance will not be injurious to the neighborhood or detrimental to the public welfare.

The request for a fence variance for the Harringtons' property is particularly unique and should be viewed as such. In a neighborhood consisting of 434 properties, it is important to consider the statistics surrounding this request. Granting this variance would set a precedent, as it would be just one out of 434 properties in the neighborhood to have such a variance, which amounts to less than 1% of the neighborhood. This minuscule percentage underscores the exceptional nature of this request.

The spirit and intent of the zoning code are to ensure that neighborhood aesthetics, safety, and the general well-being of residents are preserved. In this case, the Harringtons' fence line has existed for more than a decade without causing any harm or inconvenience to their neighbors or the public. It has been a harmonious addition to the neighborhood, and it serves as a testament to their commitment to maintaining their property in good order.

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In summary, we respectfully request that the Tulsa Planning Office approve the variance for the Harringtons' fence at 2448 E 20th Street. We believe that this variance is justified, and it is in the best interest of the neighborhood and public welfare. It is in keeping with the spirit and intent of the zoning code, and it is consistent with the overwhelming harmony and positive impact the fence has had on the community over the past decade.

We appreciate your consideration of our request and hope that you will grant this variance in the spirit of fairness and to maintain the character of our wonderful neighborhood.

Sincerely,

Chris Cone

Resident of 7 Years

Secretary

Lewiston Gardens Neighborhood Association

To:

Austin Chapman
Tulsa Planning Office
Board of Adjustment
175 E 2nd Street Suite 480,
Tulsa, OK 74103
Date:

From:

Stephen R. Johnson
Lewiston Gardens Resident
2521 E 20th Street
Tulsa OK, 74104

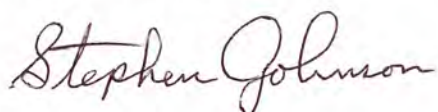
Dear Austin Chapman,

I am writing to express my support for the Harrington family's application for a variance for their fence on their property. The fence is in harmony with the neighborhood and does not pose a risk to the public. The location of the fence has been in existence for 16 years, and none of which has resulted in injury to the public. The topography of the Harrington family's lot limits the location and usage, and a variance would be justified. Removal or movement of the Harrington Family's fence would result in multiple hardships not inflicted on their own as all features of the property pre-date their ownership. The variance aligns with the spirit of the Tulsa zoning code.

Thank you for your time and consideration.

Sincerely,

Stephen Johnson



BOA-27626

Dec.12, 2023

City of Tulsa BOA;

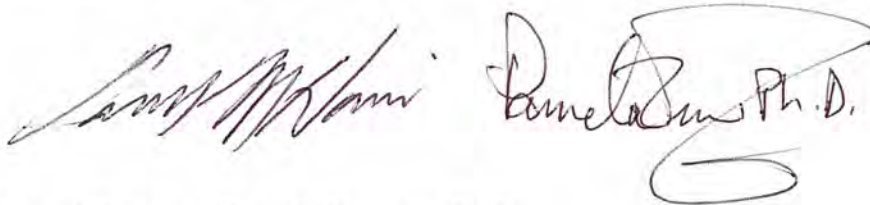
We write this letter today in support of variance request by our neighbors Robert and Morgan BOA, Case Number BOA-27626 concerning a small section of fence currently in place along South Atlanta Ave. between 20th and 21st Street.

We have lived in the neighborhood, four houses away since 2000, and have never noticed a problem with the fence that currently exists. To our recollection, any previous fences in the last 23 years have been similarly placed and were of the same height and style as exists today. Nothing about the fence stands out as being unusual, or out of character with the neighborhood. To relocate the current stockade fencing would certainly negatively affect the livability of the Harrington's property, and probably cause harm to two very large trees currently located just inside the fence. It is probable that the location of these trees were a determining factor in the original placement of the fence many years ago.

In no way does the current placement of the existing fence on the property negatively affect traffic or pedestrian safety. The Harringtons have kept the property in excellent condition and made appropriate improvements. At the location of their property, one of the busiest corners located in Lewis Gardens, I would consider a privacy fence, located in its current location and configuration, to be essential for family privacy and the safety of their child and dog.

We would urge The City of Tulsa Board of Adjustments to grant Mr. and Mrs. Harrington, the owners of the property at 2448 East 20th Street a variance granting relief from the zoning 90.090A fencing set back requirements.

Thank you for your consideration.

The image shows two handwritten signatures in black ink. The signature on the left is 'Samuel Harris' and the signature on the right is 'Pamela Vrooman Ph.D.'.

Samuel Harris and Pamela Vrooman Ph.D.

2524 East 20th Street
Tulsa, Ok. 74104