



City of Tulsa Board of Adjustment

Agenda of Meeting No. 1333

Tuesday, March 12, 2024, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Second Level, Tulsa, OK 74103

Introduction and Notice to the Public

The City of Tulsa Board of Adjustment (BOA) is empowered by state law to grant variances due to hardships, and special exceptions to the zoning code. At this meeting, BOA, in accordance with and pursuant to applicable policies and procedures, will review, consider, discuss, and may take action on, approve, approve with conditions, amend or modify, deny, reject, or defer action on any item listed on the agenda.

How to Participate

You may attend the hearing to express your opinions, or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

To comment on cases, email planning@cityoftulsa.org.

Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

New Applications

1. BOA-23648

Location: 1625 S. Lewis Pl.

City Council District: 4

Applicant: Tom Neal

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

2. BOA-23649

Location: 6522 E. 86th Pl. S.

City Council District: 8

Applicant: Jimmy Arnold

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

3. BOA-23651

Location: 5120 S. 95th E. Ave.

City Council District: 7

Applicant: Peter McGraw

Action(s) Requested: Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

4. BOA-23652

Location: 5150 S. 33rd W. Ave

City Council District: 2

Applicant: Superior Signs

Action(s) Requested: Variance to permit a dynamic display sign within 200 feet of Residentially Zoned Lots (Sec. 60.100-F)

5. BOA-23653

Location: 310 S. 185th E. Ave.

City Council District: 3

Applicant: Gustavo Vazquez

Action(s) 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)

6. BOA-23654

Location: 2736 S. Victor Ave.

City Council District: 4

Applicant: Roger McKee

Action(s) Requested: Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B, 45.031-D. 6.a); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D)

7. BOA-23655

Location: 1710 E. 41st St. S.

City Council District: 9

Applicant: Lou Reynolds

Action(s) Requested: Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2)

Other Business**Board Members' Comments**

Adjournment



Board of Adjustment

Staff Report Variance Case BOA-23648

Hearing Date: March 12, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Tom Neal

Property Owner: Sara E & Stephen D Skipper

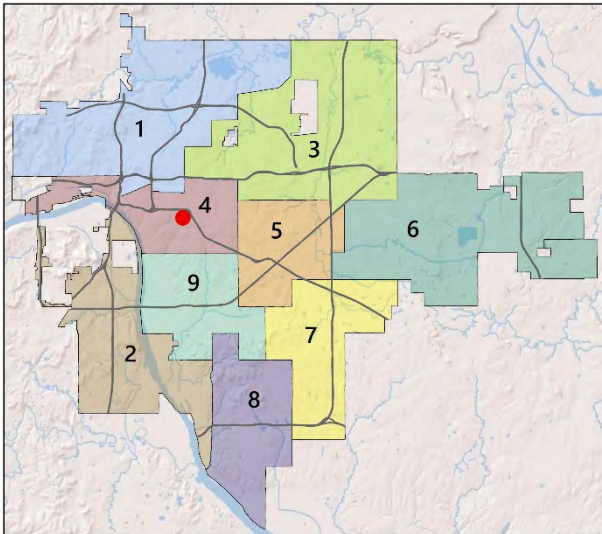
Property Location

1625 S. Lewis Place E.

Tract Size: ±0.51 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis

County Commission: District 2, Karen Keith

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

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

Zoning

Zoning District: RS-3

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: City of Tulsa Regulatory Flood Plain

Tree Canopy Coverage: 20-30%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Variance to reduce the required 25-foot Street setback in a 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
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
Minimum Street Frontage													

TULSA ZONING CODE | February 07, 2024
page 5-5

Chapter 5 | Residential Districts
Section 5.030 | 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
Residential bldgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
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

The applicant is seeking to reduce the setback to 17-feet for a rebuilt porch and stairs.

Relevant Case History

- None

Statement of Hardship

"Most of the lot is sewer easements. House location predates current zoning code"

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the streetcar era.

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is within the City of Tulsa Regulatory Flood Plain

Tree Canopy Coverage: Tree canopy in the area is 24%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Photos:***Subject Property*****Sample Motion**

I move to approve or deny a Variance to reduce the required 25-foot Street setback in a RS-3 District (Sec. 5.030-A, Table 5-3):

- 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 the hardship to be _____.

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.

Property Description

S 160 of W 165 LT Less W 25, Glen Acres-Lynn Lane, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

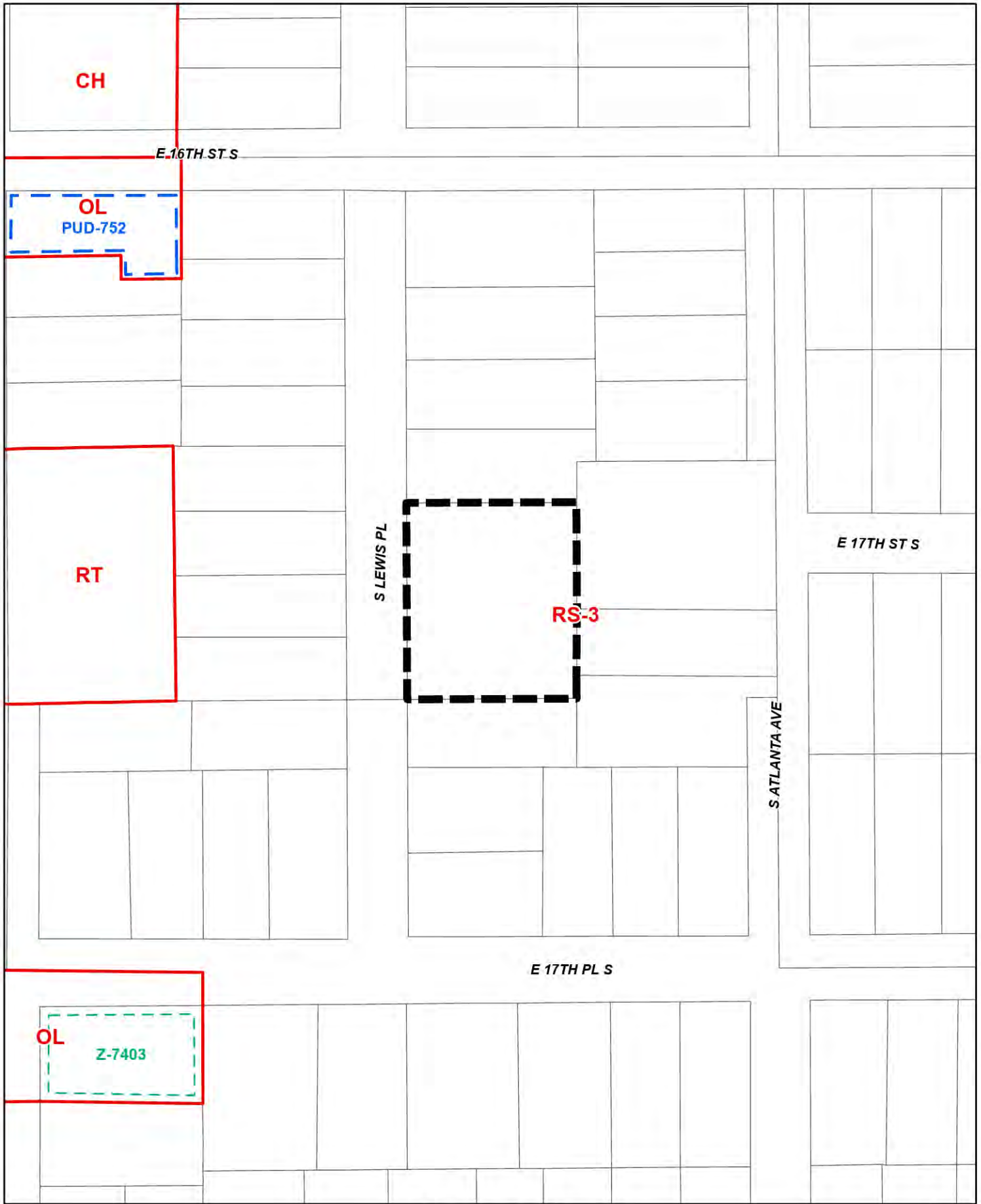
Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant's Exhibits



BOA-23648





S LEWIS PL

S SANTA AVE

E 17TH PL S



Subject
Tract

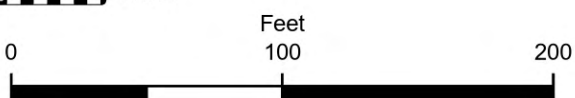
BOA-23648

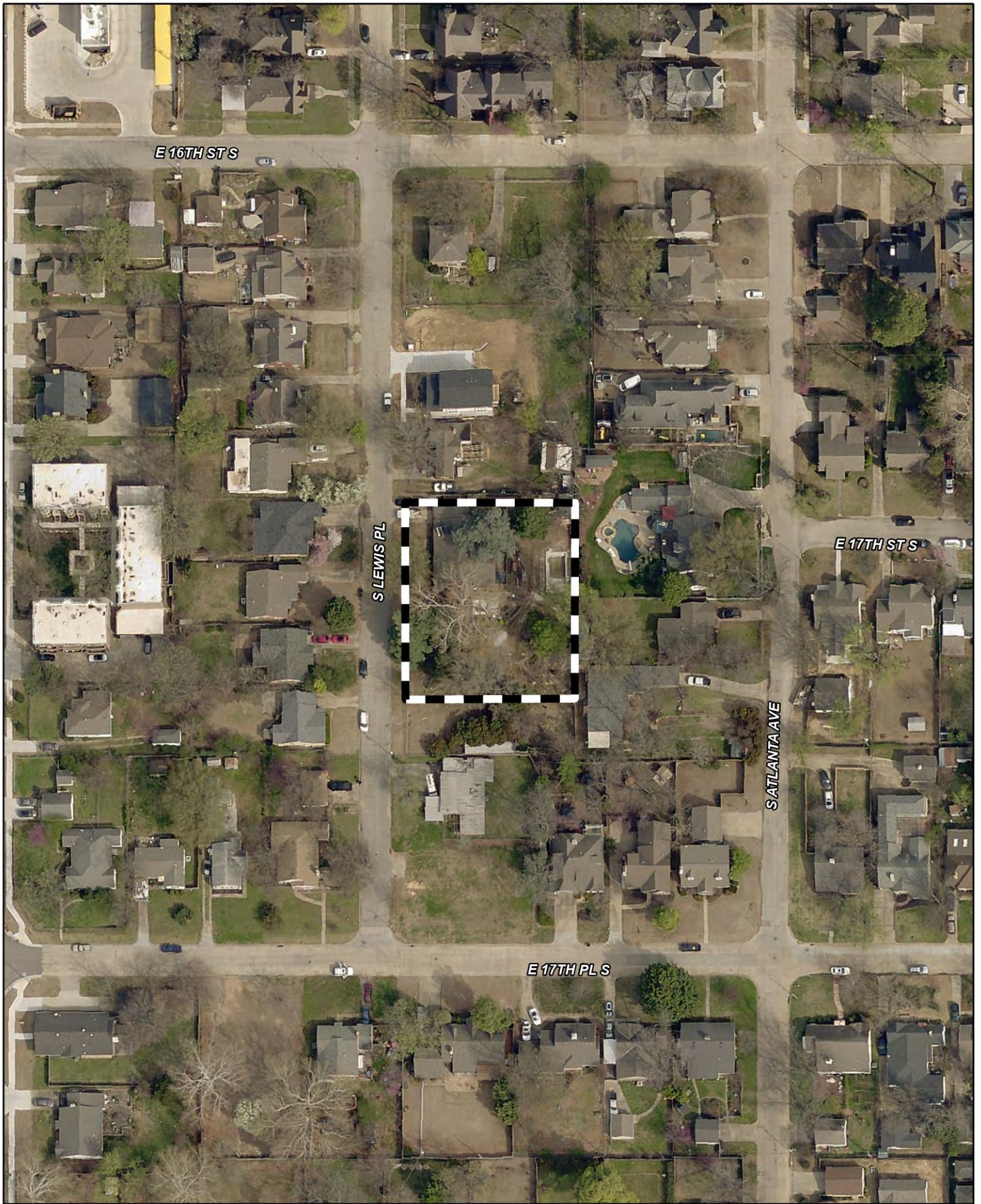
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



1.7





E 16TH ST S

S LEWIS PL

E 17TH ST S

S ATLANTA AVE

E 17TH PL S



Subject
Tract

BOA-23648

Feet
200

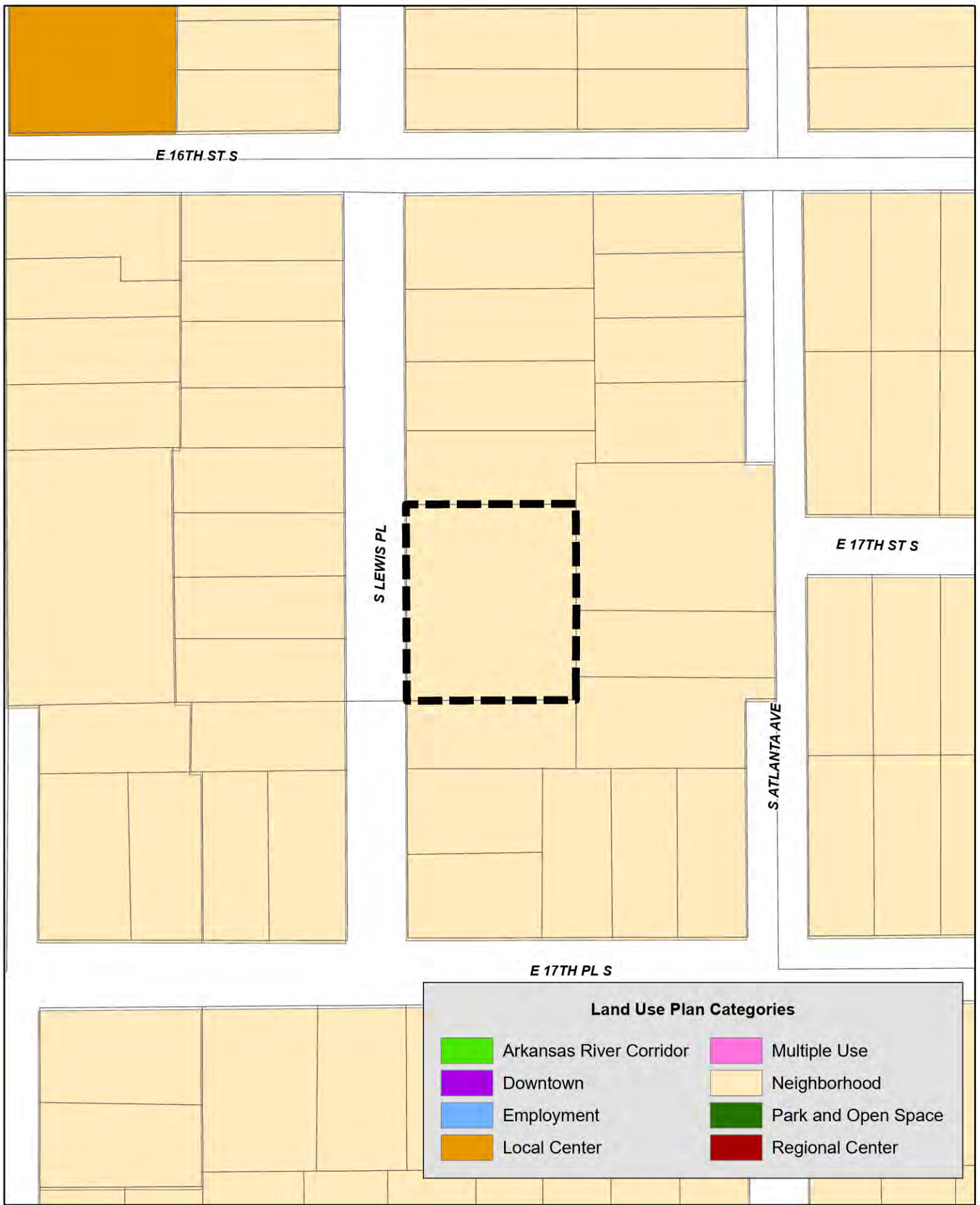
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Note: Graphic overlays may not precisely
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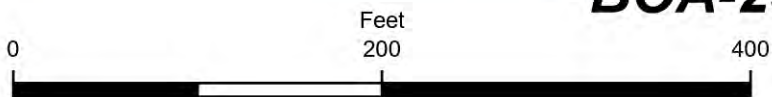


Aerial Photo Date: 2021

1.8



BOA-23648





Board of Adjustment

Staff Report Special Exception Case BOA-23649

Hearing Date: March 12, 2024

Prepared by: Sean Wallace

swallace@cityoftulsa.org

918-596-7585

Owner and Applicant Information

Applicant: Jimmy Arnold

Property Owner: John & Tammy Whitney

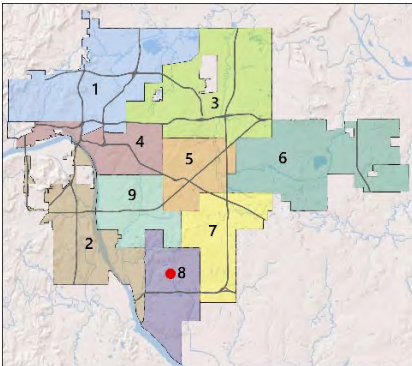
Property Location

6522 E. 86th Pl. S

Tract Size: \pm .3 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 8, Phil Lakin.

County Commission: District 3, Kelly Dunkerley.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Special exception to increase the permitted driveway width in a RS district (Sec.55.090-F.3).

Zoning

Zoning District: RS-3

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Signed route is recommended on 86th Pl. in the GO Plan.

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: Crescent Park & Trails is nearby.

Staff Analysis

The applicant is requesting a special exception to increase the permitted driveway width in a RS district.

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'	--	--	--

The submitted site plan proposes two driveways with a combined driveway width of more than 30' in width on the lot in the street setback and more than 27' wide in ROW.

Relevant Case History

- N/A

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is not within a Small Area Plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: GO Plan recommends a signed route along 86th Pl.

Arterial Traffic per Lane: 8,374 vehicles per lane on Sheridan Rd.

Environmental Considerations

Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: Crescent Park & Trails is nearby.

Sample Motion

I move to approve or deny a Special Exception to increase the permitted driveway width in a 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.

Photos:



Subject property



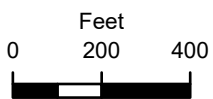
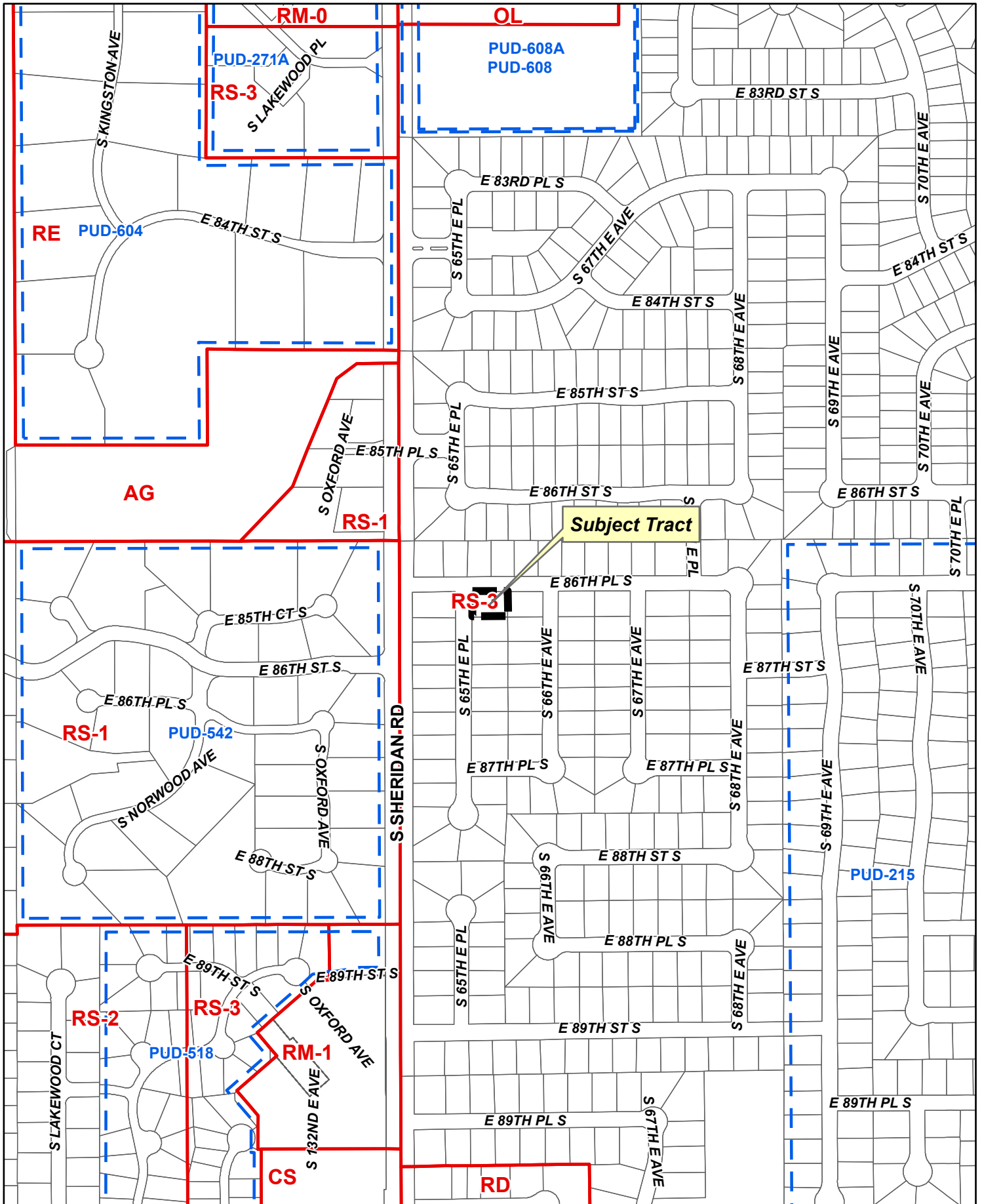
Subject Property

Property Description

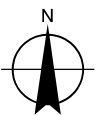
LT 1 BLK 3, Chimney Hills Estates Blk 1-7, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

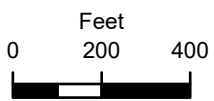
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant's Exhibits



BOA-23649



2.5

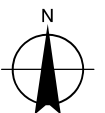


Subject
Tract

BOA-23649

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

Aerial Photo Date: 2021



2.6



E 86TH PL S

S 65TH E PL

S 66TH EAVE



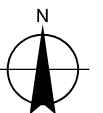
Subject
Tract

0 30 60 120
Feet

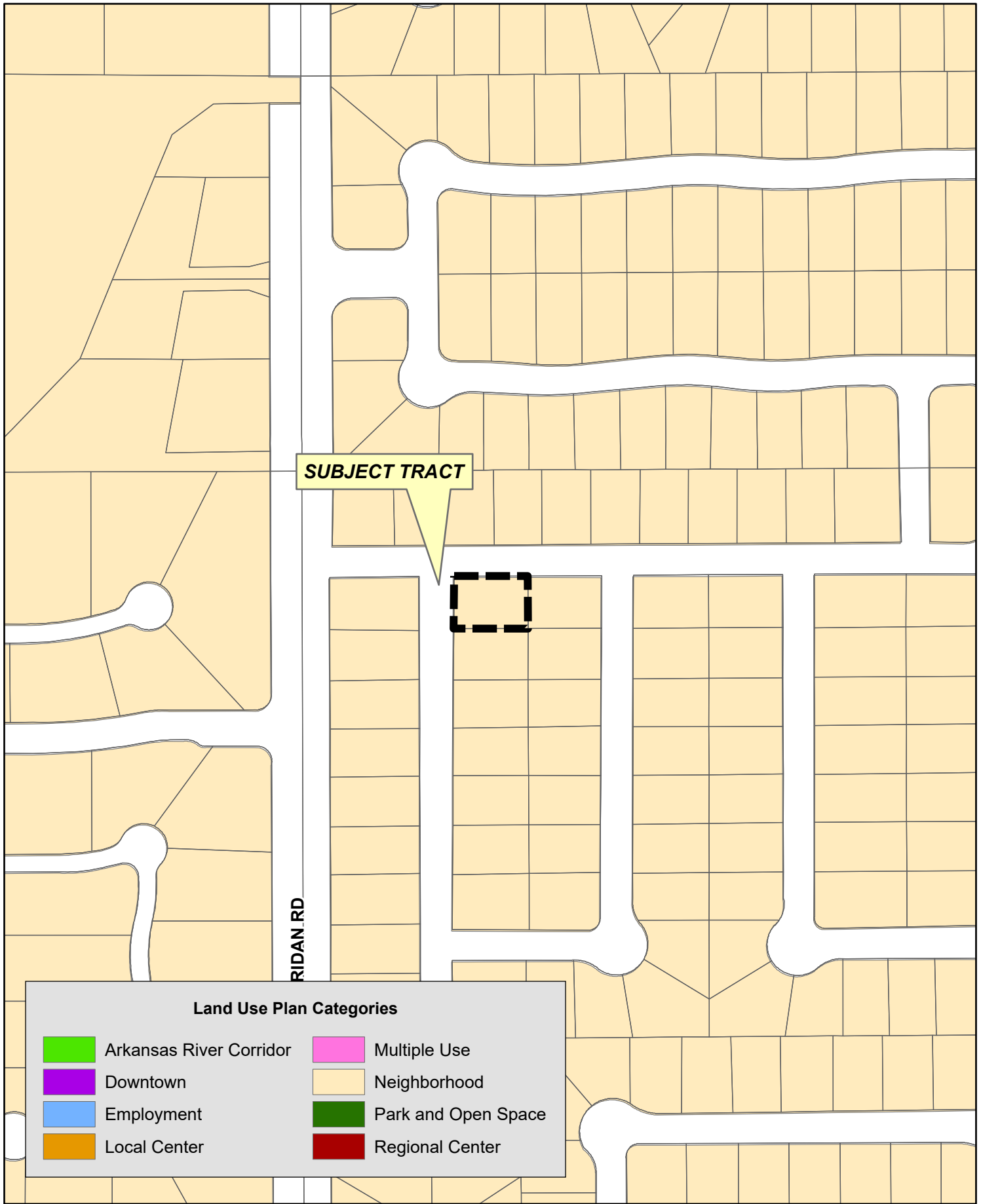
BOA-23649

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





Aerial Photo Date: 2021

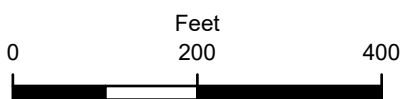


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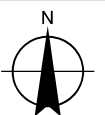
Land Use Plan Categories

 Arkansas River Corridor	 Multiple Use
 Downtown	 Neighborhood
 Employment	 Park and Open Space
 Local Center	 Regional Center



BOA-23649

19-14 04



2.8

Jeff S. Taylor
Zoning Official
Building Plans Review
Supervisor
TEL (918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

Joey Arnold
joey@novelty-construction.com

11/9/2023

APPLICATION NO: ROWSR 164230 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 6522 E 86th PL S
Description: Driveway Expansion

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, TULSA PLANNING OFFICE, BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT <https://tulsaplanning.org> OR AT 175 E. 2nd ST., 4th FLOOR, TULSA, OK, 74103, PHONE (918) 596-7526.
3. A COPY OF A "RECORD SEARCH" ☐ **IS** ☒ **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO TULSA PLANNING OFFICE STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, TULSA PLANNING OFFICE STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Note: Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project. Requests for variances from the Board of Adjustment require proof of a hardship per Section 70.130.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online. The zoning review will resume after these modified plans are submitted.

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.

[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

55.090-F3 Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed the following maximum widths unless a greater width is approved in accordance with the special exception procedures of Section 70.120. Maximum Driveway Width is 27' within ROW and 30' in the street setback on your lot.

Review Comments: The submitted site plan proposes two driveways with a combined driveway width of more than 30' in width on the lot in the street setback and more than 27' wide in ROW which exceeds the maximum allowable driveway widths both within and outside of the ROW. Revise plans to indicate the combined driveway widths shall not exceed the maximum allowable widths or apply to the BOA for a special exception, one for the proposed combined driveway widths within the ROW and also for the proposed combined driveway widths outside of the ROW.

Contact Tulsa Planning Office to apply for a special exception (918) 596-7526.

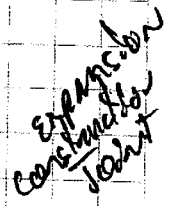
END –ZONING CODE REVIEW

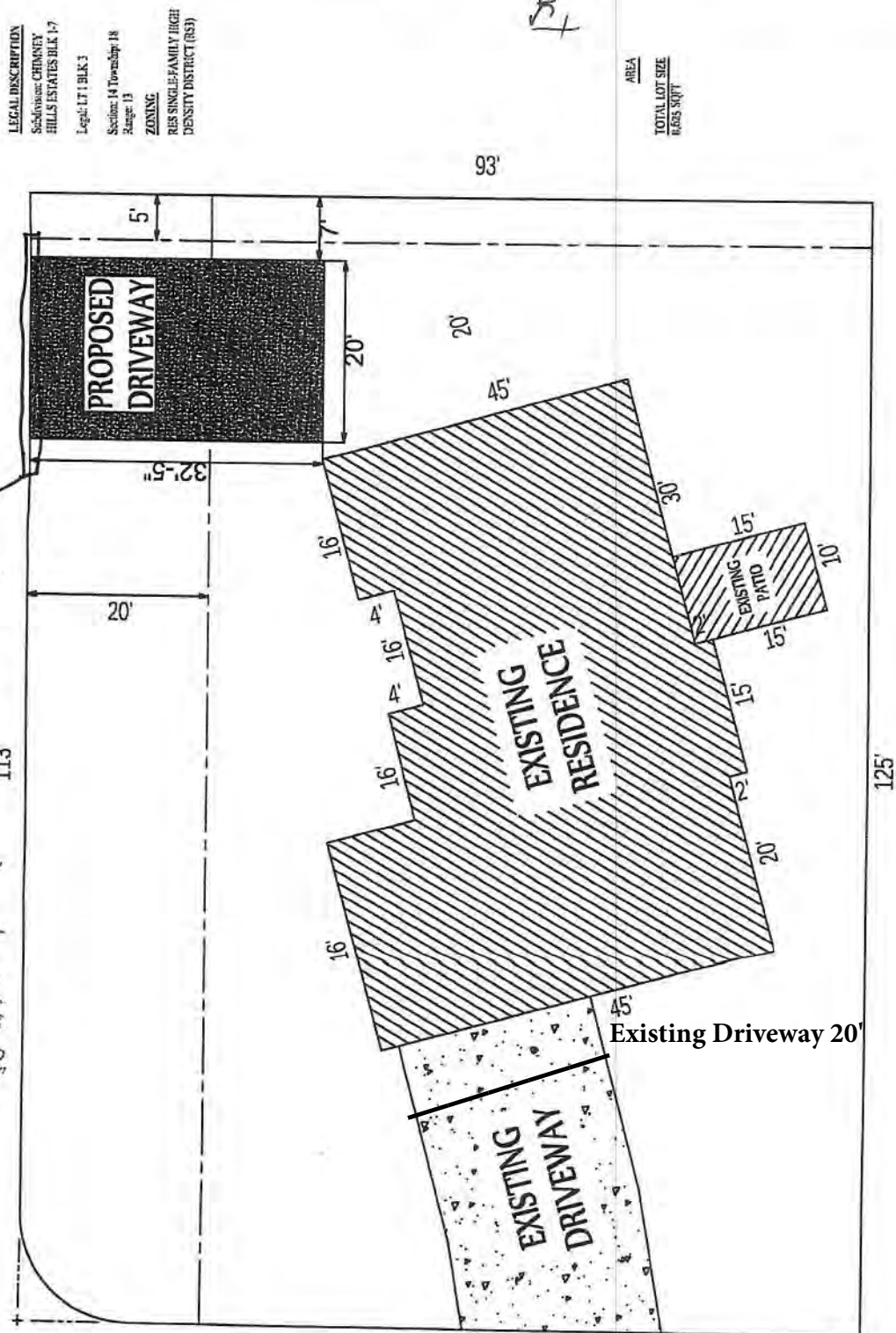
NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



FENCE





East 86m Place
East 51st Ave
Replace with New curb @ 51st Roadline on both sides

South



Board of Adjustment

Staff Report Special Exception Case BOA-23651

Hearing Date: March 12, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Peter McGraw

Property Owner: Marketplace East LLC

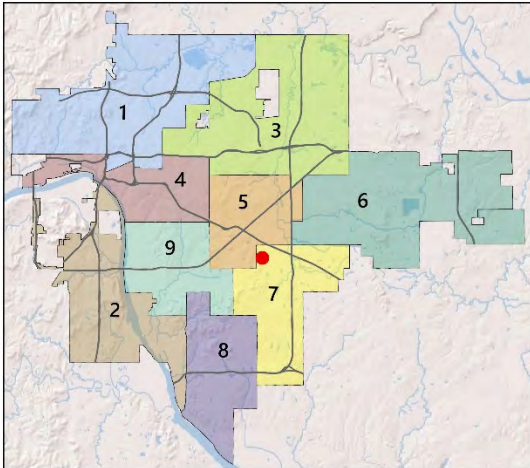
Property Location

5120 S 95th E Ave

Tract Size: ±1.67 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter Wright

County Commission: District 3, Kelley Dunkerley

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

Zoning

Zoning District: CS

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: Multimodal Corridor

planitulsa Street Type: Multi-Modal Corridor

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Bike Corridor

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2):

35.060-C Warehouse

Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a “self-service storage facility” or a “trucking and transportation terminal.”

35.060-D Wholesale Sales and Distribution

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, and frozen food lockers.

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Employment.

Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Employment	Commercial
East	CS	Employment	Commercial
South	IL	Employment	Commercial
West	OL/PUD-242	Employment	Commercial

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the Late Automobile Era.

Late Automobile

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively

concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: Multi-Modal Corridor

Comprehensive Plan Street Designation: Multi-Modal Street

Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure establish in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Bike Corridor

Arterial Traffic per Lane: 2500-5000 per lane

Environmental Considerations

Flood Area: The subject property is not within a flood era.

Tree Canopy Coverage: Tree canopy in the area is 10%-20% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

- 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.

Property Description

Lot 1 and 2, Block 1, 51st & Mingo Commercial Center, City of Tulsa, State of Oklahoma

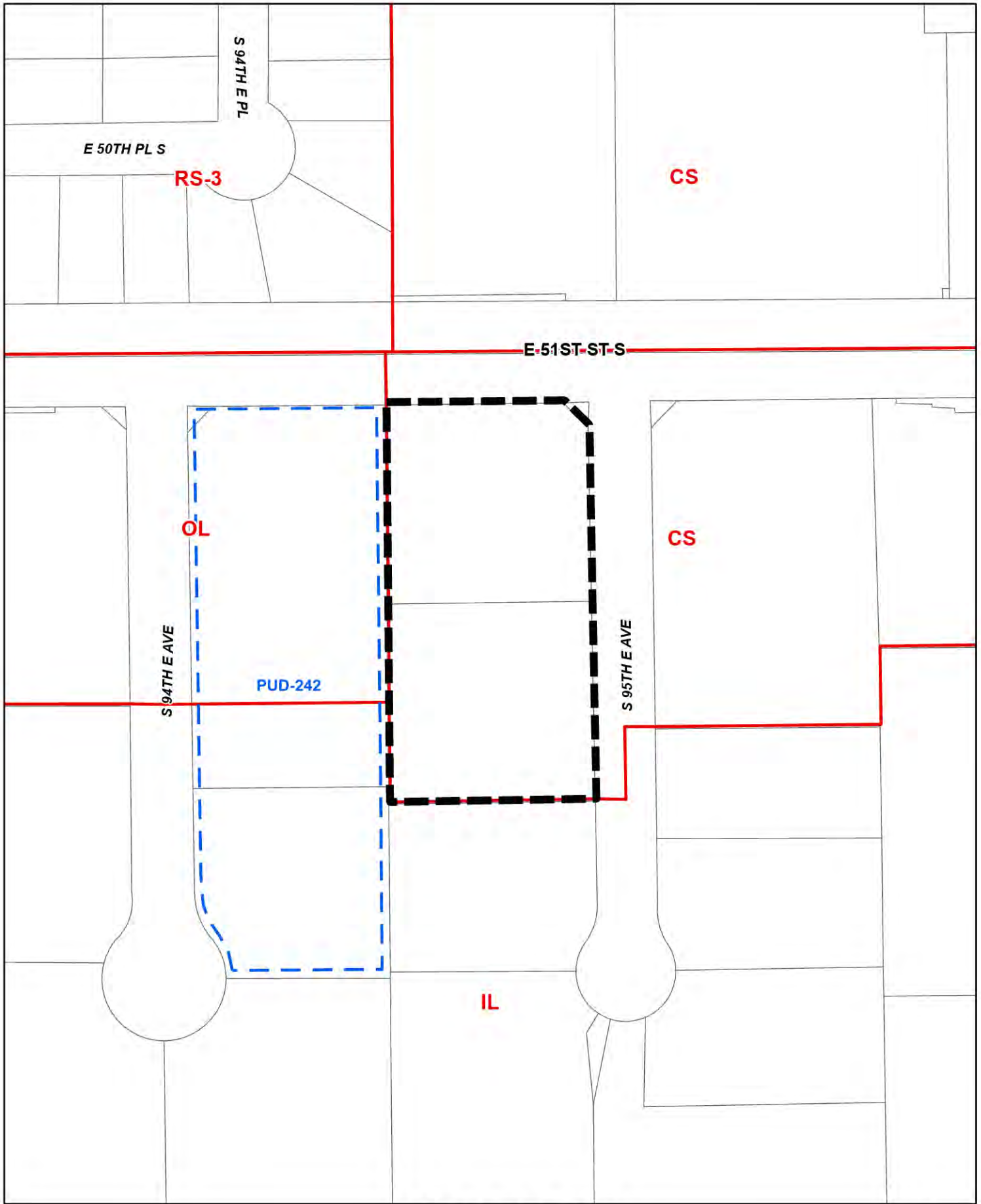
Photos:



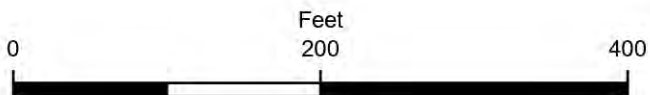
Subject Property

Exhibits

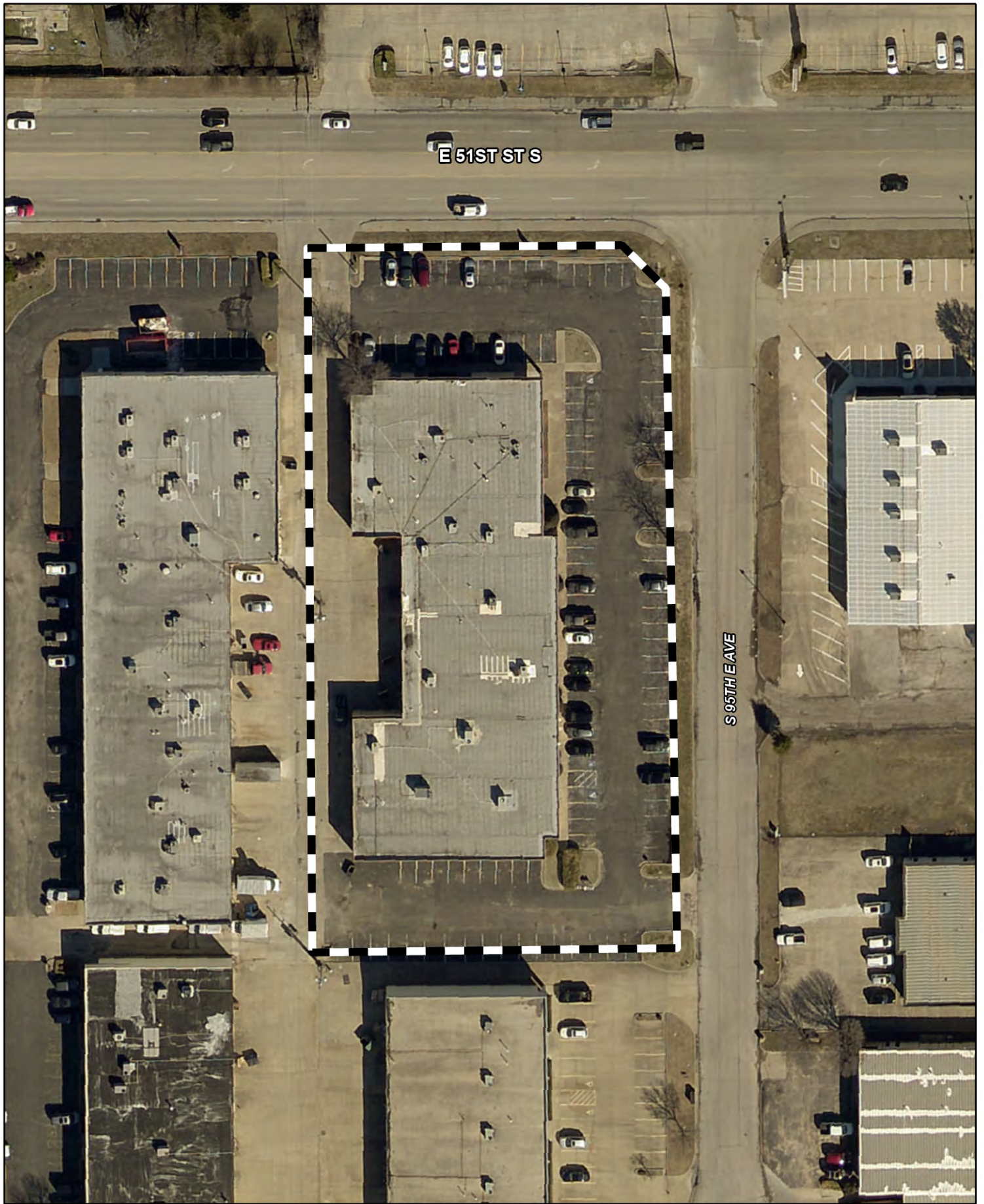
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant's Exhibits



BOA-23651



3.5



E 51ST ST S

S 95TH E AVE



Subject
Tract

BOA-23651

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

Aerial Photo Date: 2021



3.6

Feet
100

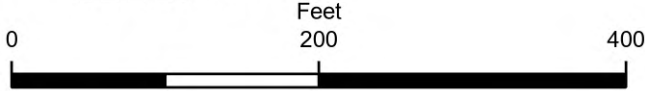
200

0



Subject
Tract

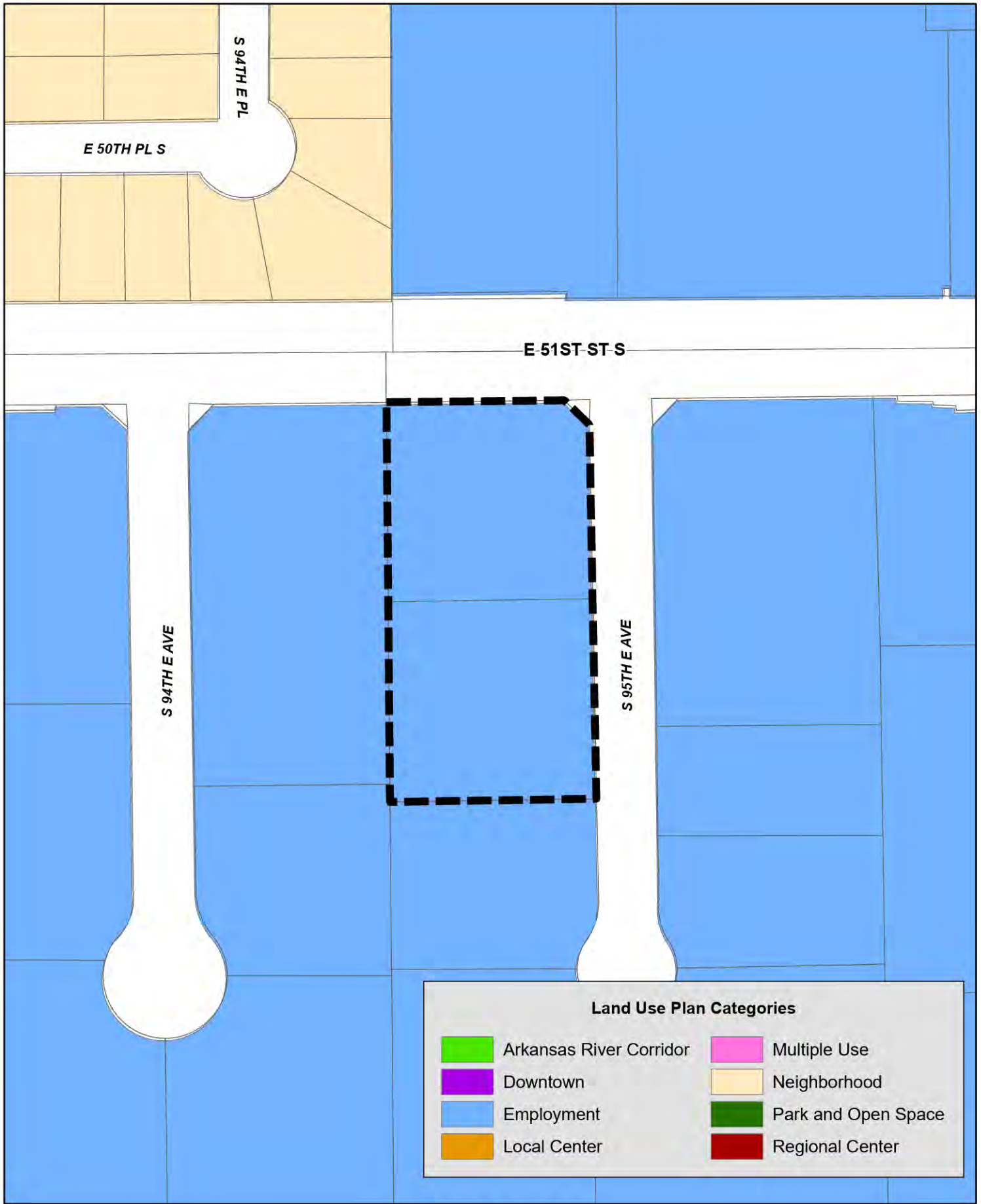
BOA-23651



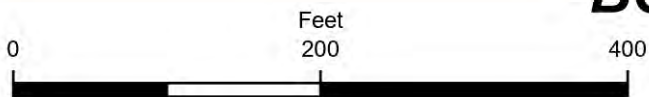
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

 3.7



BOA-23651



BLDC-166380-2023 (5120 S 95TH AVE E Tulsa, OK 74145) Markup Summary #2

Zoning BLDC-166380-2023 (1)



Subject: Zoning BLDC-166380-2023
Page Label: 2
Author: Jeffrey Bush
Date: 1/22/2024 1:16:25 PM
Status:
Color: ■
Layer:
Space:

Review Comment: Brewery was a mistype and shouldn't have been included with this comment. The use of the proposed warehouse space would still require a special exception. Contact the Tulsa Planning Office for further instruction.

January 17, 2024

George Goza
Building Plans Reviewer
175 East 2nd Street
Tulsa, Oklahoma 74103
(918) 596-9671

Jeff Bush
Zoning Plans Reviewer
175 East 2nd Street
Tulsa, Oklahoma 74103
(918) 596-9657

Re: **LOD Number: 1**

Subject: **BLDC-166380-2023**

Dear Reviewers,

Please accept this letter as our acknowledgment to your plan review comments and our acceptance to comply with all comments provided. Below is our response to specific comments.

Review Comments:

- 1) **Section 107.2.6 Site Plan. Please provide a Site Plan indicating parking areas with accessible parking space(s) indicated, property line location with distances to the building and a North arrow. (G101)**

Response: A Site Plan showing parking and accessible parking, property lines, and dimensions has been added to Sheet G101.

- 2) **Section 903.2.9 Item 3. The proposed combined fire area for the building exceeds 24,000 square feet. For an S-1 occupancy to be permitted a fire wall separation in accordance with Section 706 is required. (G101)**

Response: The project has been revised to Separated Mixed Use per Section 508.4. Per paragraph 508.4.2 the allowable building area (including frontage increases) meets the requirements with a ratio of 0.83. Reference attached Sheet G101.

- 3) **Section 1008.3.2/1008.3.3. Please indicate emergency lighting locations as new or existing with emergency power in accordance with 1008.3.4 for interior exit passageway and exterior of the building at each exit discharge door. (G101)**

Response: Emergency lighting locations are identified on Sheet A121.

- 4) **Section 1013.1 Exit Signs Re: Please indicate location of exit signs new or existing within the exit access and at each exit discharge door. (G101)**

Response: Exit signs have been identified on Sheet A121.

- 5) **Section 1705 Special Inspections – Provide structural Statement of Special Inspections [refer sample 2018 form on our website under Development Services / Inspection Services]. Re: Please review and provide required structural statement of special inspections if a foundation will be required as determined by the professional engineer. (G101)**

Response: A fire wall is not being added. There are no structural revisions as part of this project.

- 6) **ICC A117.1-2009 Section 804.4. Sinks in kitchenettes require the sink height to be 34-inches from floor to the rim of the sink in accordance with FIG. 606.3. Please provide note or detail/ elevation to confirm. (A101)**

Response: Both kitchenettes are existing with no new scope of work in these areas. Accessible toilets and drinking fountains are added within the area of work to meet the 20 percent of the budget towards accessibility improvements.

- 7) **Section 606.2 Exception 1. If a parallel approach is proposed for the sink in the kitchenette, please indicate a 48-inch space centered on the sink. (A101)**

Response: Both kitchenettes are existing with no new scope of work. Accessible toilets and drinking fountains are added within the area of work to meet the 20 percent of the budget towards accessibility improvements.

- 8) **Sec. 15.020 Table 15-2: The proposed brewery is designated Wholesale, Distribution, & Storage/ Warehouse use. It is located in a CS zoning district. This will require a Special Exception approved by the BOA.**

Review comment: Submit an approved BOA Special Exception to allow an Wholesale, Distribution, & Storage use in a C-S zoning district. Contact the Tulsa Planning Office for further instruction at 918-596-7526 or Planning@cityoftulsa.org. (G101)

Response: There is no brewery associated with this project. The project is for improvements to Stryker which is a medical device supply company and includes a Business Occupancy and Storage S-1 Occupancy.

Sincerely,
GH2 ARCHITECTS, LLC



Michael Park, NCIDQ, ASID

Attachments: - Letter of Deficiency – Response (8.5" x 11")
- Sheets (24" x 36")

APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL FIRE CODE	
2018 INTERNATIONAL MECHANICAL AND FUEL GAS CODE	
2018 INTERNATIONAL PLUMBING CODE	
2017 NATIONAL ELECTRICAL CODE (NFPA 70-2017)	
AWS A11 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
EXISTING BUILDINGS INFORMATION	
USE / OCCUPANCY:	WAREHOUSE / BUSINESS USE
BUILDING HEIGHT:	STORY WITH APPROPRIATE HEIGHT OF 16' TO TOP OF PARAPET WALL.
FLOOR AREA:	TOTAL AREA UNDER ROOF IS APPROXIMATELY 7155 SQUARE FEET.
EXISTING CONSTRUCTION:	CONCRETE SLAB ON GRADE PRECAST CONCRETE EXTERIOR WALLS STEEL CORNERS, BEAMS, AND CLAR JOISTS WITH METAL ROOF DECK
FIRE PROTECTION:	NO EXISTING FIRE SPRINKLER SYSTEM
2016 IBC CODE REVIEW	
CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE	
BUSINESS (GROUP D)	OFFICES AND ACCESSORY USES.
STORAGE (GROUP S) MODERATE HAZARD	WAREHOUSE.
CHAPTER 4 SPECIAL DETAIL REQUIREMENTS	
401.1 THE BUILDING SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.	
STORAGE SHALL BE MAINTAINED 2 FEET OR MORE BELOW THE CEILING IN NON-SPRINKLERED AREAS OF THE BUILDING.	
SECTION 10.1 THE CLEARANCE IS NOT REQUIRED FOR STORAGE ALONG WALLS.	
CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS	
TABLE 504.3 ALLOWABLE BUILDING HEIGHT	SPRINKLERED TYPE I-B 30'-FEET
THE EXISTING BUILDING IS APPROXIMATELY 16-FEET IN HEIGHT. MEETS CODE REQUIREMENTS.	
TABLE 504.4 ALLOWABLE STORES ABOVE GRADE PLANE	GROUP B NON-SPRINKLERED TYPE I-B 3-STORIES ALLOWABLE
GROUP S-NON-SPRINKLERED TYPE I-B 2-STORIES ALLOWABLE	
GROUP S-I NON-SPRINKLERED TYPE I-B 2-STORIES ALLOWABLE	
THE EXISTING BUILDING IS 1-STORY IN HEIGHT. MEETS CODE REQUIREMENTS.	
TABLE 504.5 ALLOWABLE AREA	NON-SPRINKLERED TYPE I-B 23,000 S.F. ALLOWABLE
GROUP B NON-SPRINKLERED TYPE I-B 13,500 S.F. ALLOWABLE	
NON-SPRINKLERED TYPE I-B 13,500 S.F. ALLOWABLE	
THE EXISTING BUILDING IS APPROXIMATELY 7155 SQUARE FEET UNDER ROOF. EXCEEDS CODE REQUIREMENTS.	
AREA INCREASE USE CALCULATIONS AT 504.5.3 BELOW.	
504.2 MIXED OCCUPANCY, ONE STORY BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 504.1 BASED ON EQUATION 5-1 FOR EACH APPLICABLE OCCUPANCY.	
504.3 FRONTAGE RATIO CALCULATED PER SECTIONS 506.3.1 THROUGH 506.3.3.	
504.3.1 MINIMUM PERCENTAGE OF FRONTAGE RATIO	
THE ALLEY AT WEST SIDE OF BUILDING IS OPEN WITH AN ESTIMATED WIDTH OF OVER 60'. NORTH, EAST, AND SOUTH SIDES ARE USED WITH AN ESTIMATED WIDTH OF OVER 60'. TOTAL PERIMETER = 818.5' TOTAL PERIMETER WITH OPEN SPACE AT LEAST 10' = 818.5' TOTAL PERCENT = 10.0%.	
504.3.2 MINIMUM FRONTAGE DISTANCE SHALL BE 20'. WHERE THE DISTANCE IS GREATER THAN 20', A VALUE OF 30' SHALL BE USED. THE MINIMUM DISTANCE IS 10 TO THE CENTERLINE BETWEEN BUILDINGS ON THE WEST SIDE = 20'.	
504.3.3 AMOUNT OF INCREASE USING A WEIGHTED AVERAGE VALUE FOR THE WIDTH. WIDTH (W) = 28.00' BASED ON THE FOLLOWING:	
AREA NUMBER CALCULATIONS $1 \times (F + .025) \times [W/30]$ $[818.5 / 818.5 - 0.25] \times [28.00 / 30] = [1.00 - 0.25] \times [0.9333] = [0.75] \times [0.9333] = 0.70$ ALLOWABLE AREA FOR BUSINESS OCCUPANCY (B) = 23,000 S.F. PER SECTION 506.3.4 A1 = 21 X NB X 10 A1 = 13,500 X (23,000 X 0.70) = 23,000 x (0.6100) A1 = 13,930 SQUARE FEET ALLOWABLE AREA = 35,000 S.F. ACTUAL AREA (A2) = 16,400 S.F. ALLOWABLE AREA FOR MOST SEPARATE OCCUPANCY (S-I) IS 13,500 S.F. PER SECTION 506.3.4 A1 = 21 X NB X 10 A1 = 13,500 X (13,500 X 0.70) = 13,500 x (0.2300) A1 = 3,068 SQUARE FEET ALLOWABLE AREA = 75,100 S.F. ACTUAL AREA (S-I) = 10,300 S.F.	
504.1 MIXED USE AND OCCUPANCY THE BUILDING CONTAINS BUSINESS AND STORAGE (S-I) OCCUPANCIES AND WILL BE CONSIDERED SEPARATED MIXED-USE PER SECTION 504.2.	
504.4 SEPARATED OCCUPANCES	
504.4.1 OCCUPANCIES SHALL BE SEPARATED PER TABLE 508.4	
REQUIREMENT: SEPARATE BETWEEN BUSINESS (B) AND STORAGE (S-I). NO SEPARATION IS REQUIRED.	
504.4.2 ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY: BUSINESS (B) 23,000 ACTUAL AREA 16,400 ALLOWABLE AREA = 0.43 STORAGE (S-I) 10,300 ACTUAL AREA 10,300 ALLOWABLE AREA = 0.40 TOTAL 0.83 < 1 MEETS CODE REQUIREMENT.	
CHAPTER 6 TYPES OF CONSTRUCTION	
TABLE 601 THE BUILDING IS TYPE I-B CONSTRUCTION	
FRAMING: STRUCTURAL FRAMING	
BEARING WALLS	
NONBEARING WALLS	
FLOOR CONSTRUCTION	
ROOF CONSTRUCTION/HOUR FIRE-RESISTANCE RATING	
TABLE 601 FIRE-RESISTANCE RATINGS OF EXTERIOR WALLS	
FIRE SEPARATION DISTANCE 10' X 30'	
CONSTRUCTION TYPE III	
OCCUPANCY 0 / 16 HOUR FIRE RATING	
CHAPTER 1 FIRE AND SMOKE PROTECTION	
TABLE 101.3.1 FIRE-RESISTANCE RATING FOR FIRE BARRIERS BETWEEN FIRE AREAS	
S-I OCCUPANCY	FIRE-RESISTANCE RATING 3-HOURS FIRE BARRIER
101.5 CONTINUITY: FIRE BARRIERS SHALL EXTEND TO THE UNDERSIDE OF ROOF DECK.	
TABLE 704.1 OPENING FIRE PROTECTION ASSEMBLIES	
DOORS IN 3-HOUR-RATED FIRE BARRIER 3-HOUR DOOR RATING	
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	
TABLE 903.1.1 AUTOMATIC SPRINKLER SYSTEM IS REQUIRED IN S-I OCCUPANCY WHERE THE FIRE AREA EXCEEDS 10,000 S.F.	
TWO 4.5 FIRE AREAS OCCURRING WITHIN 10 FT. SETBACK THE PROJECT AREA AND 6,000 S.F. OUTSIDE THE PROJECT AREA. EACH AREA IS LESS THAN 10,000 S.F. ALLOWED. A 3-HOUR FIRE BARRIER WILL SEPARATE THE TWO FIRE AREAS.	
TOTAL FIRE AREA 16,400 S.F. WHICH IS LESS THAN 24,000 S.F. MAX ALLOWED.	
CHAPTER 10 MEANS OF EGRESS	
TABLE 1009.4 MINIMUM OCCUPANT LOAD WAREHOUSES 3000 G.S.F. PER OCCUPANT	
BUSINESS AREAS 150 G.S.F. PER OCCUPANT	
PROJECT AREA COMBISTS OF	
BUSINESS (B) OFFICE AREA 22 OCCUPANTS 3,330 G.S.F. X 3,330 S.F. / 150 S.F. = 2220 OCCUPANTS	
STORAGE (S-I) WAREHOUSE 3 OCCUPANTS 3,330 S.F. X 3,330 S.F. / 1000 S.F. = 2.85 OCCUPANTS	
TOTAL OCCUPANT LOAD: 22.30 + 2.85 = 24.05 (24) OCCUPANTS	
CHAPTER 23 PLUMBING SYSTEMS	
BUSINESS (B) OFFICE AREA 2	



REFLECTED CEILING PLAN NOTES

- ALL CEILINGS SHALL MATCH EXISTING, UNLESS NOTED OTHERWISE.
- ALL CEILING FINISHES TO BE MATCH EXISTING, UNLESS NOTED OTHERWISE.
- LIGHTS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, DIFFUSERS, STROBES, AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.
- CENTER, ALIGN AND / OR LOCATE LIGHT FIXTURES, MECHANICAL GRILLES, LIFE SAFETY DEVICES, OCCUPANCY SENSORS, SECURITY AND DATA FIXTURES AND OTHER MISCELLANEOUS COMPONENTS IN A UNIFORM AND ORDERLY FASHION, UNLESS ALTERNATE ARRANGEMENT IS SPECIFICALLY DIMENSIONED AND NOTED. INSTALL TRUE AND SQUARE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE FIT OF ALL WORK AND TO PROVIDE A UNIFORM AND ORDERLY PLACEMENT AND APPEARANCE, WHETHER EXPOSED TO VIEW OR CONCEALED BY FINISHES.
- CENTER EXIT SIGNS ABOVE DOORS, UNLESS ALTERNATE ARRANGEMENT IS SPECIFICALLY DIMENSIONED AND NOTED.
- PROVIDE GYPSUM BOARD BULKHEADS WHERE CEILINGS OF DIFFERENT HEIGHTS OR ORIENTATION ADJUT. DO NOT BUILD BULKHEADS OF ACOUSTICAL CEILING MATERIAL.
- ALIGN ALL SOFFITS AND / OR BULKHEADS WITH ADJACENT WALLS, UNLESS NOTED OTHERWISE.
- PROVIDE SUFFICIENT SUPPORT AND GRID SYSTEMS TO SUPPORT ALL CEILING MOUNTED DEVICES. ALL FIXTURES SHALL BE SUPPORTED AT EACH CORNER.
- MISALIGNED HEP FIXTURES OF ANY TYPE OR AT ANY LOCATION EXPOSED TO VIEW ARE NOT ALLOWED. MISALIGNED FIXTURES SHALL BE ADJUSTED OR REMOVED AND REPLACED IF REQUIRED FOR PROPER ALIGNMENT AT NO ADDITIONAL COST.
- CONTRACTOR TO COORDINATE ALL OUTLETS, SWITCHES AND POWER FEED WITH CARPENTRY, PARTITIONS, FINISHES, FIXTURES AND EQUIPMENT.
- PROVIDE FIRE-FINISHED ELECTRICAL DEVICES AND COVER PLATES TO MATCH EXISTING AT ALL AREAS IN PROJECT.
- MAINTAIN CONTINUOUS FIRE RATED ENCLOSURES AS REQUIRED AT RATED WALLS AND CEILINGS. PROVIDE FIRE RATED PICTURE COVERS, HHOBS OR CONSTRUCT GYPSUM BOARD ENCLOSURES WHERE REQUIRED FOR FIXTURE OR HEP RUNS TO MAINTAIN CONTINUOUS FIRE RATING.
- COORDINATION ALL DEVICES REQUIRED FOR PROJECT MAY NOT BE SHOWN ON ARCHITECTURAL DRAWINGS. ALL DEVICES IN PROJECT SHALL FOLLOW DESIGN CRITERIA FOR PLACEMENT, AS INDICATED, WHETHER OR NOT SHOWN ON ARCHITECTURAL DRAWINGS. REPORT DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

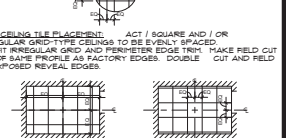
REFLECTED CEILING PLAN LEGEND

- 2x4 ACOUSTIC CEILING TILE (ACT)
- GYPSUM BOARD
- 2x4 LAY IN LENS
- 2x2 LAY IN LENS
- RECESSED CAN LIGHT
- EXHAUST FAN
- EMERGENCY LIGHT
- EXIT SIGN
- OPEN TO STRUCTURE

REFLECTED CEILING PLAN DIAGRAMS

THE FOLLOWING DESIGN CRITERIA APPLIES UNLESS SPECIFICALLY NOTED AND DIMENSIONED OTHERWISE.

- A. FIXTURES IN ACOUSTICAL CEILING TILE** WHEN NOT DIMENSIONED BUT OCCURS ON ACT / SQUARE GRID-TYPE CEILING
LOCATE ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, AND OTHER DEVICES) AT CENTER OF PANEL, ON ACT / SQUARE GRID-TYPE CEILING.
- B. ACOUSTICAL CEILING TILE PLACEMENT** ACT / SQUARE AND / OR RECTANGULAR GRID-TYPE CEILING TO BE EVENLY SPACED. CUT TO FIT IRREGULAR GRID AND PERIMETER EDGE TRIM. MAKE FIELD CUT EDGES OF SAME PROFILE AS FACTORY EDGES. DOUBLE CUT AND FIELD PAINT EXPOSED RE-PAINT EDGES.



- C. CONDUIT** CONCEAL ALL WIRE IN CONDUIT WHERE EXPOSED TO VIEW. INCLUDES:
- ALL ELECTRICAL WIRING.
 - ALL DATA / IT / SECURITY WIRING; PROVIDE CONDUIT. CABLE TRAYS ARE ONLY ALLOWED WHERE CONCEALED BY ACT, DROP CEILING / CLOUDS AND WHERE WIRE IS FULLY CONCEALED FROM VIEW. EXPOSED UNDERSIDES OF CABLE TRAYS ARE ONLY ALLOWED WHERE MATERIAL IS PLACED SIMILAR TO REGULAR DUCTWORK. EXPOSED RANDOMLY PLACED CABLE TRAYS ARE NOT ALLOWED.
 - NO CABLE IS NOT ALLOWED AT EXPOSED LOCATIONS.



A FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"





Board of Adjustment

Staff Report Variance Case BOA-23652

Hearing Date: March 12, 2024

Prepared by: Sean Wallace

swallace@cityoftulsa.org

918-596-7585

Owner and Applicant Information

Applicant: Superior Signs

Property Owner: Caseys Marking Company

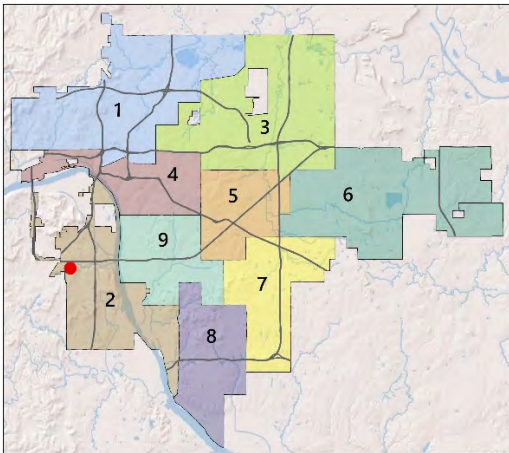
Property Location

5150 S. 33rd Ave W.

Tract Size: ±.3 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Jeannie Cue.

County Commission: District 2, Karen Keith.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Variance to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-F).

Zoning

Zoning District: CS

Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed bike route is recommended on S 33rd W Ave in the Go Plan.

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: Lubell Park is nearby

Staff Analysis

The applicant is requesting a Variance to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-F)

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

Relevant Case History

- BOA-18272, January - 1999, Board approved a Variance of maximum height limit and required street setback for a pole sign.
- BOA-16870, November - 1994, Board approved a Variance of required street setback to permit an addition to an existing sign.
- BOA-10286, March - 1979, the Board approved a special exception to permit additional signs in a CS district and a variance of the maximum display area of a sign.

Statement of Hardship

"1. Loss of income and lack of business. 2. There are already existing signage in the area where we plan on installing the new sign. 3. n/a. 4. With no pylon or hi-rise up no one has any idea that this location is in business or affiliated with Casey's. 5. Yes, this will help inform customers who runs the business and let them know the gas station is in business. 6. There is existing signage in each of these locations. I am not seeing any issue. 7. This signage will not cause substantial detriment to the public or impair the purposed."

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Local Center	Restaurant
East	CS	Employment	Banking Center
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is within the Southwest Tulsa Neighborhood Revitalization Plan (2009/2011).

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively

concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed bike route is recommended on S 33rd W Ave in the Go Plan

Arterial Traffic per Lane: 2,985 vehicles per lane on S 33rd Ave.

Environmental Considerations

Flood Area: The subject property is not in a Flood Area.

Tree Canopy Coverage: Tree canopy in the area is 16%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Lubell Park is nearby.

Sample Motion

I move to approve or deny a Variance to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-F),

- 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 the hardship to be _____.

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.

Property Description

LTS 10 11 & 12 LESS BEG NEC LT 10 TH S61 NW TO PT 32.25W NEC LT 11 TH NWLY TO PT TH N24.02 E150 POB & LESS E10 LT 12 & LESS BEG SECR LT 11 N45 NWLY TO PT 10W & 47.84N SECR LT 11 TH S TO PT TH E10 POB & LESS W15 E25 LT 11 & 12 BLK 1, RICHMOND ACRES, ANDERSONS RESUB PRT B1 & ALL B2 RICHMOND ACRES, City of Tulsa, Tulsa County, State of Oklahoma.

Exhibits

Photos

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



(Subject property)



Exhibits

Photos

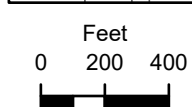
Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant's Exhibit





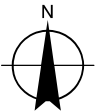
Subject
Tract

0 50 100 200
Feet

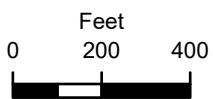
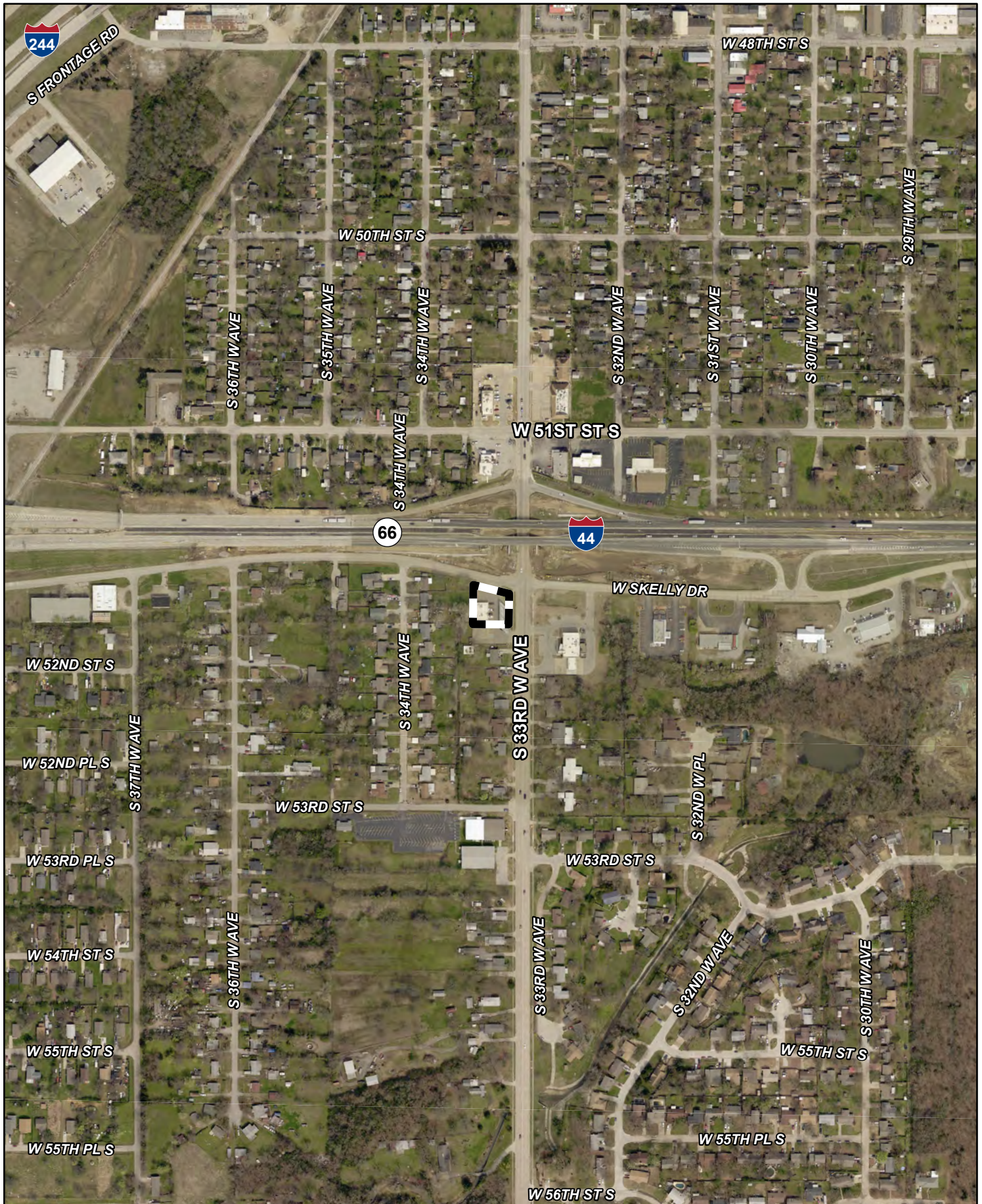
BOA-23652

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

Aerial Photo Date: 2021



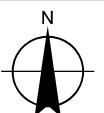
4.7



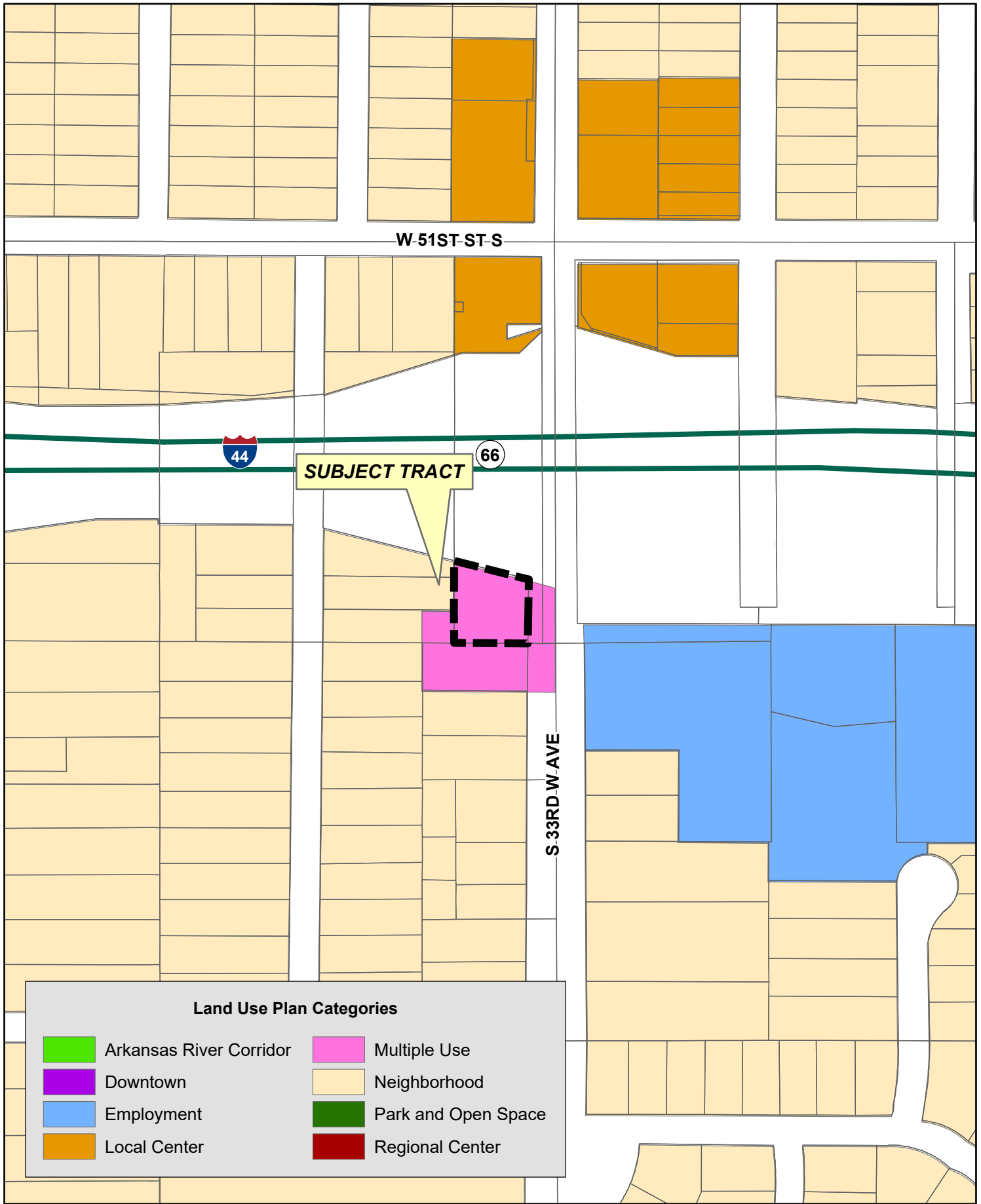
BOA-23652

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









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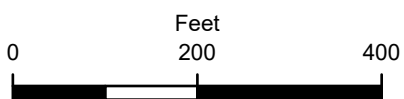


4.8



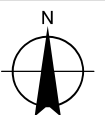
Land Use Plan Categories

- | | |
|---|---|
|  Arkansas River Corridor |  Multiple Use |
|  Downtown |  Neighborhood |
|  Employment |  Park and Open Space |
|  Local Center |  Regional Center |



BOA-23652

19-14 04



4.9

Summary of Comments on 230284 Casey's Site Plan Documents - Revised 12-8_v2 (1) (004).pdf

Page: 6



Author: DWhiteman

Subject: Sign Review

Date: 12/18/2023 12:05:21 PM

Section 60.100-F. Dynamic displays may not be located within 200 feet of any of the following: (1) an R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R and AG districts if approved through the special exception process. Review Comments: This gas price sign does fit the definition of dynamic display. The lots to the west of this location are residentially zoned, and a dynamic display sign is not allowed within 200' of an R district. Unless there is a variance granted by the Board of Adjustment for this sign to be within 200' of an R district, the upgrade of the dynamic display sign would not be allowed.

If you replaced the dynamic display with one of the same size, height, and dimensions, this would be considered a reface and would be allowed. Expanding the sign to a larger size or changing the height would not be allowed with our a variance from the Board of Adjustment.

Casey's Site Plan



Project Number / Name

#230284/Good Stop by Casey's

Sign Number

NA

Page 1 of 8

Site Plan

5150 S 33rd West Ave | Tulsa, OK 74107

Site Plan



4.11

Casey's Site Plan



Project Number / Name

#230284/Good Stop by Casey's

Sign Number

1

Page 2 of 8

Face Replacement and awning

1

Existing



Approved



PAINT BUILDING FACADE

Approved

BTR RED EQUIVELANT



6' 1.75"
7' 10.75"



FLAT FACE REPLACEMENT

60' 9"

4.12

Casey's Site Plan



Project Number / Name

#230284/Good Stop by Casey's

Sign Number

2

Page 3 of 8

Canope Cover

2

Existing

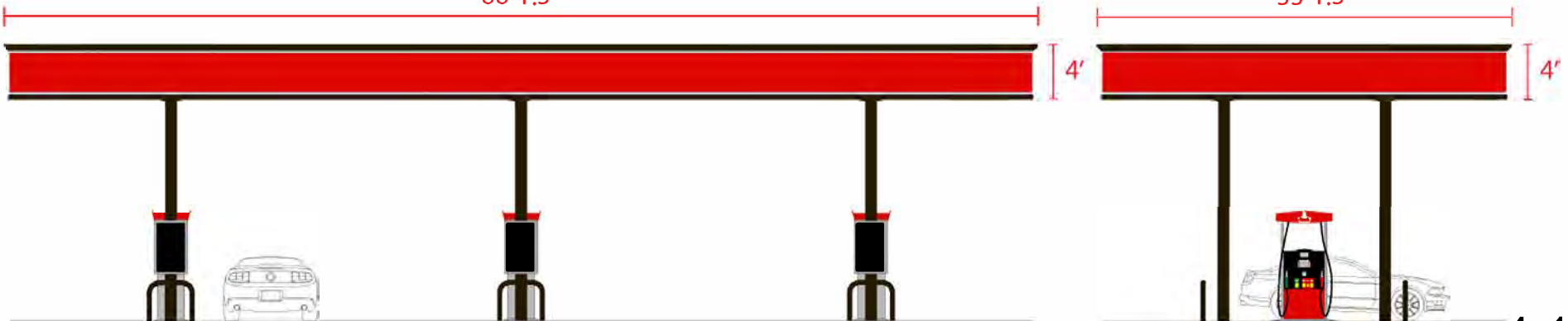


Approved



88' 1.5"

33' 1.5"



Front View

Side View

4.13

Casey's Site Plan



Project Number / Name

#230284/Good Stop by Casey's

Sign Number

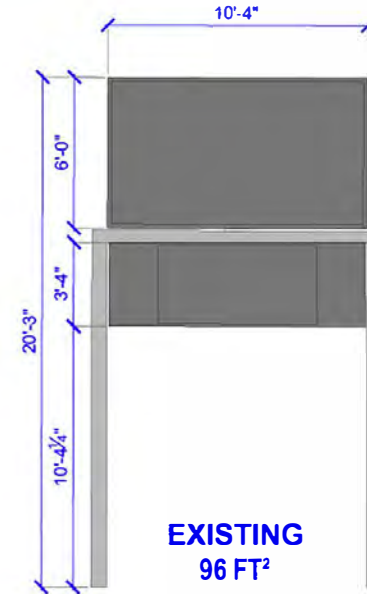
3

Page 4 of 8

Pylon Sign with digital boards

3

Existing



Approved



Casey's Site Plan



Project Number / Name

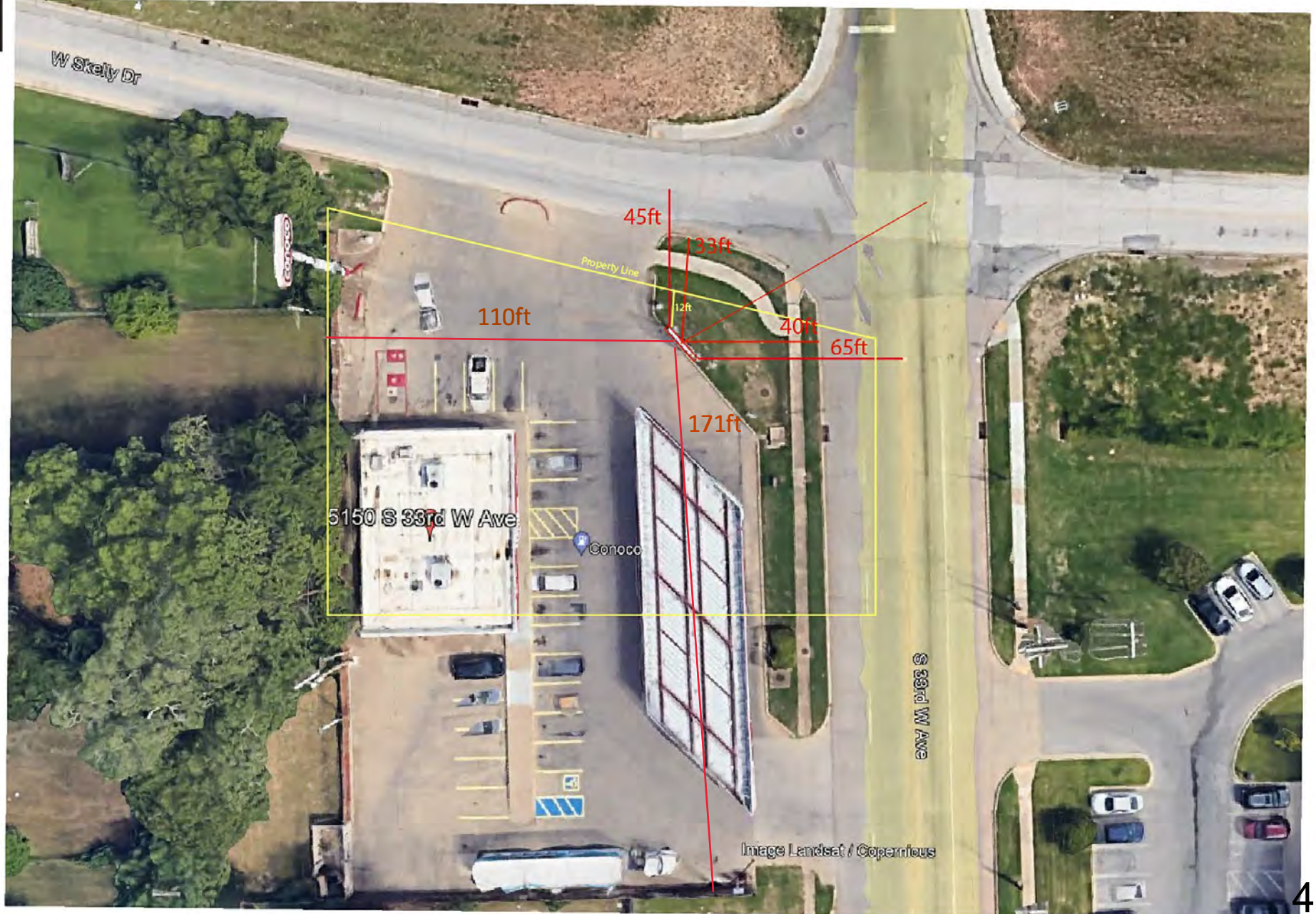
#230284/Good Stop by Casey's

Sign Number

3

Page 5 of 8

3



4.15

Casey's Site Plan



Project Number / Name

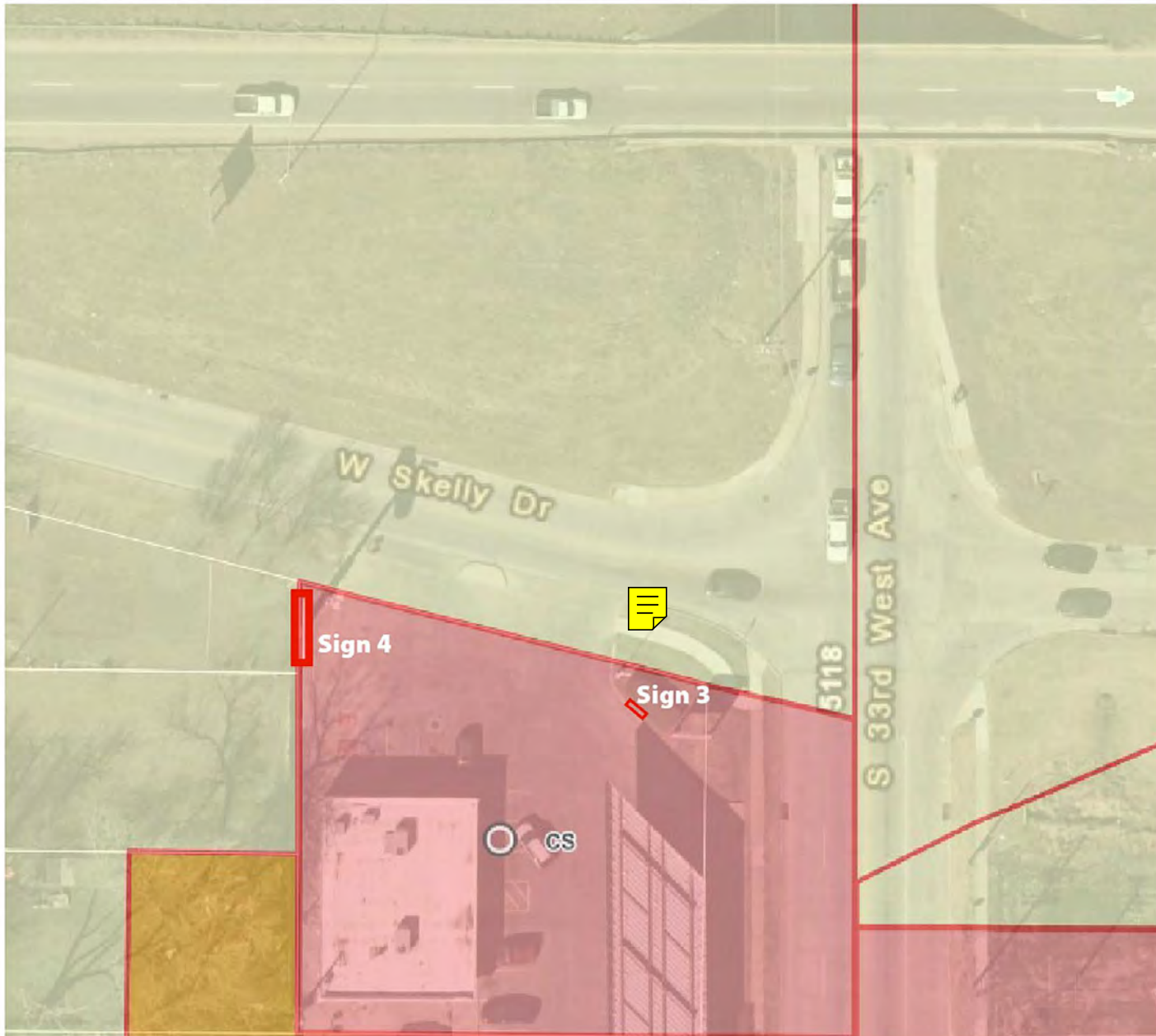
#230284/Good Stop by Casey's

Sign Number

3 & 4

Page 6 of 8

3



4.16

Casey's Site Plan



Project Number / Name

#230284/Good Stop by Casey's

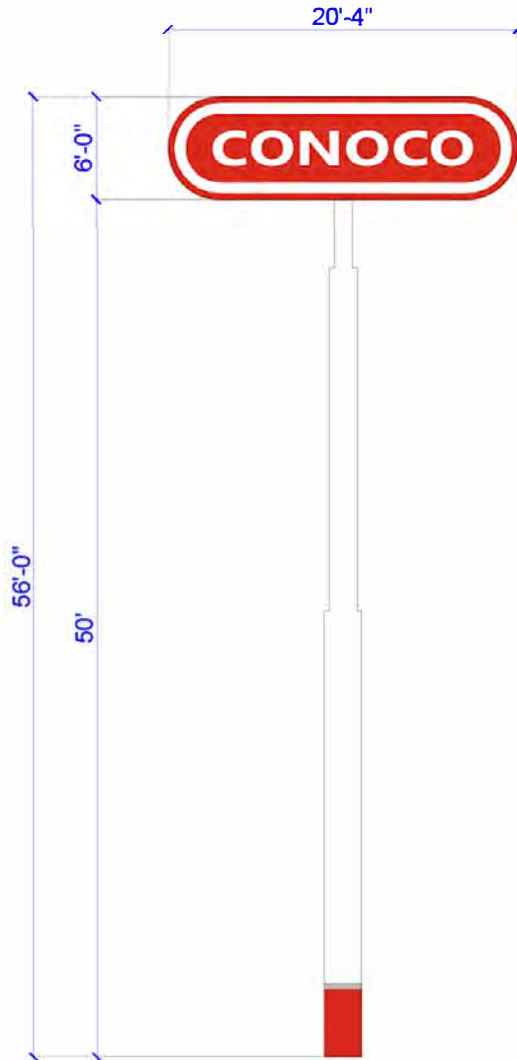
Sign Number

4

Page 7 of 8

Pylon Sign

4

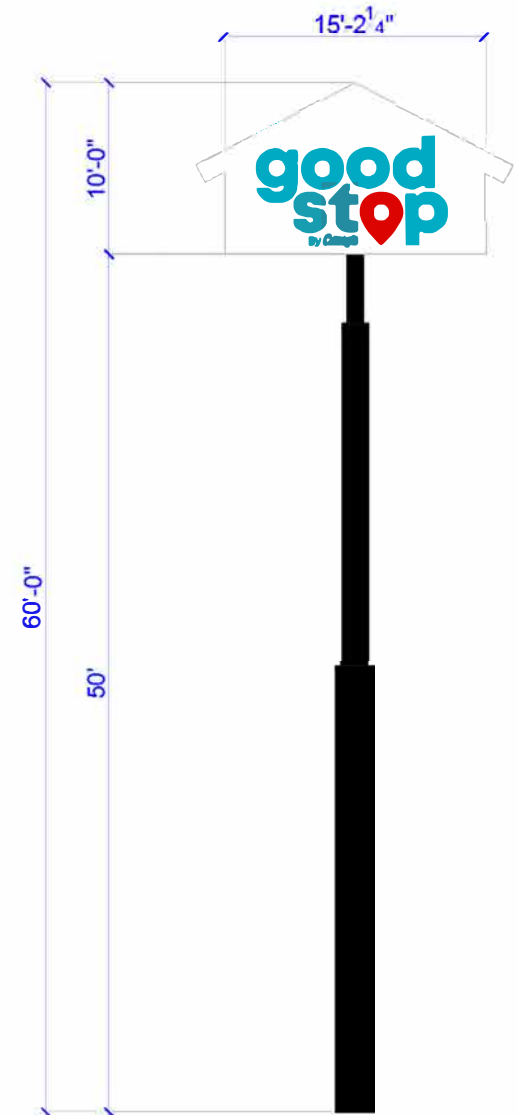


EXISTING
115 FT²

Existing



Approved



PHASE 1
125 FT²

4.17

Casey's Site Plan



Project Number / Name

#230284/Good Stop by Casey's

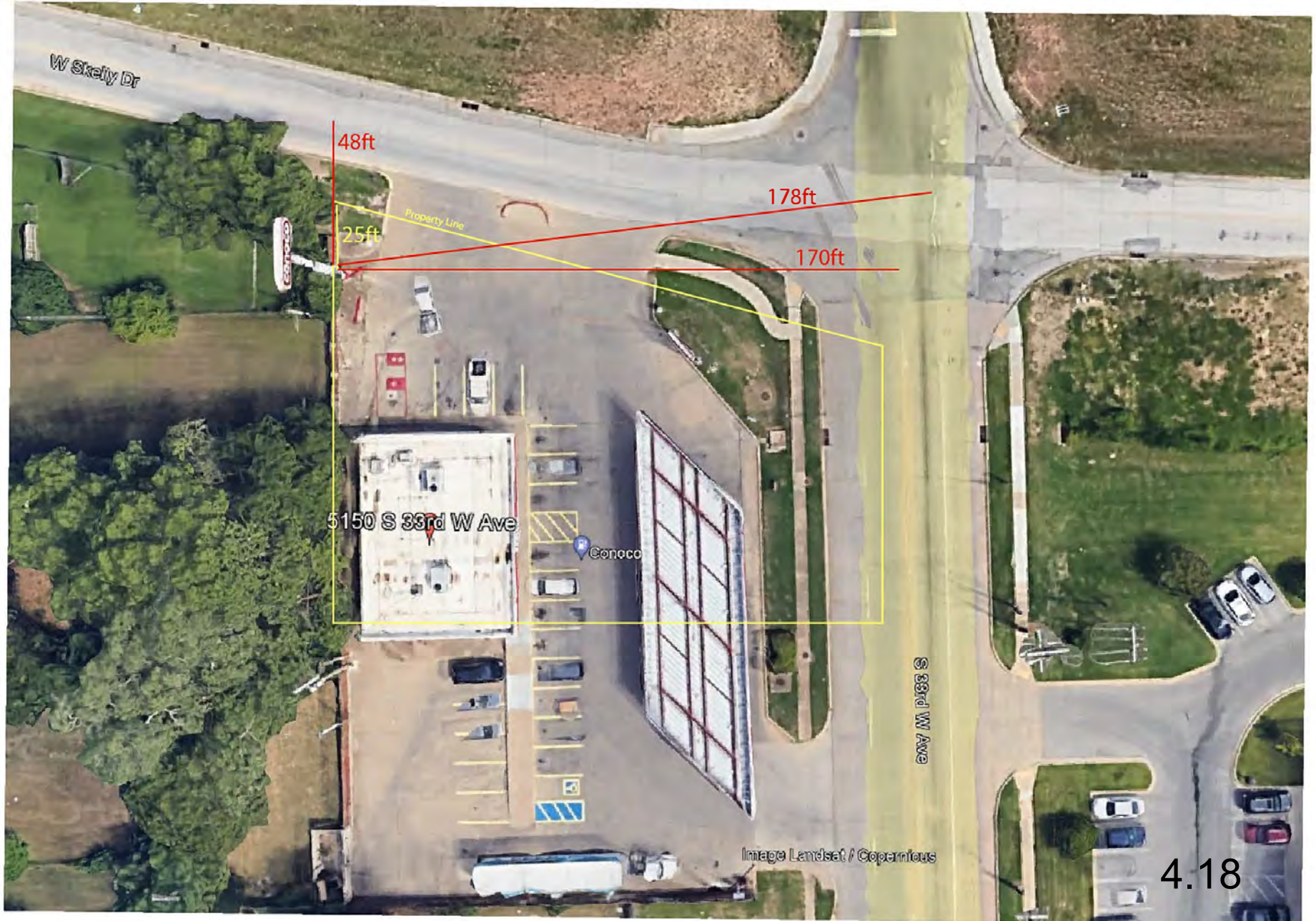
Sign Number

4

Page 8 of 8

Pylon Sign

4



4.18



Board of Adjustment

Staff Report Variance Case BOA-23653

Hearing Date: March 12, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Gustavo Vazquez

Property Owner: Gustavo Vazquez

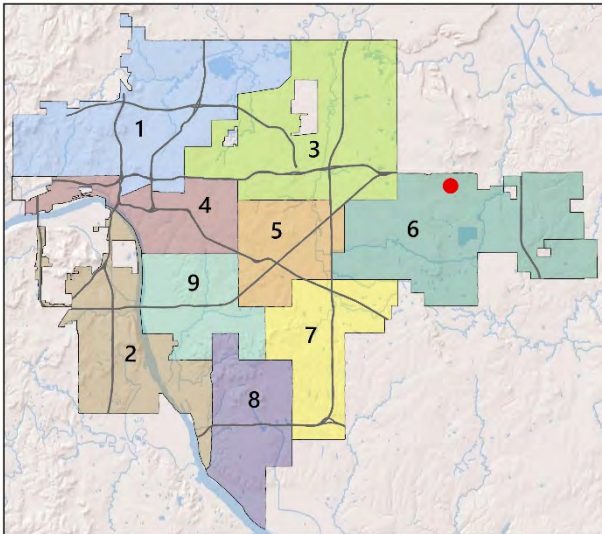
Property Location

310 S. 185 Ave. E.

Tract Size: ±0.18 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 6, Christian Bengel

County Commission: District 1, Stan Saltee

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

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-B)

Zoning

Zoning District: RS-3

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: East Tulsa

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A

Tree Canopy Coverage: 20-30%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing 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)

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.

Relevant Case History

- None

Statement of Hardship

"Existing house is undersized for the lot"

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are within the East Tulsa Small area plan.

Development Era

The subject property is located in an area developed during the Late automobile era.

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 25%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Sample Motion

I move to approve or 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)

- 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 the hardship to be _____.

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.

Property Description

Lot 4, Block 13, Rolling Hills Third Addition, City of Tulsa, Tulsa County, State of Oklahoma

Photos:



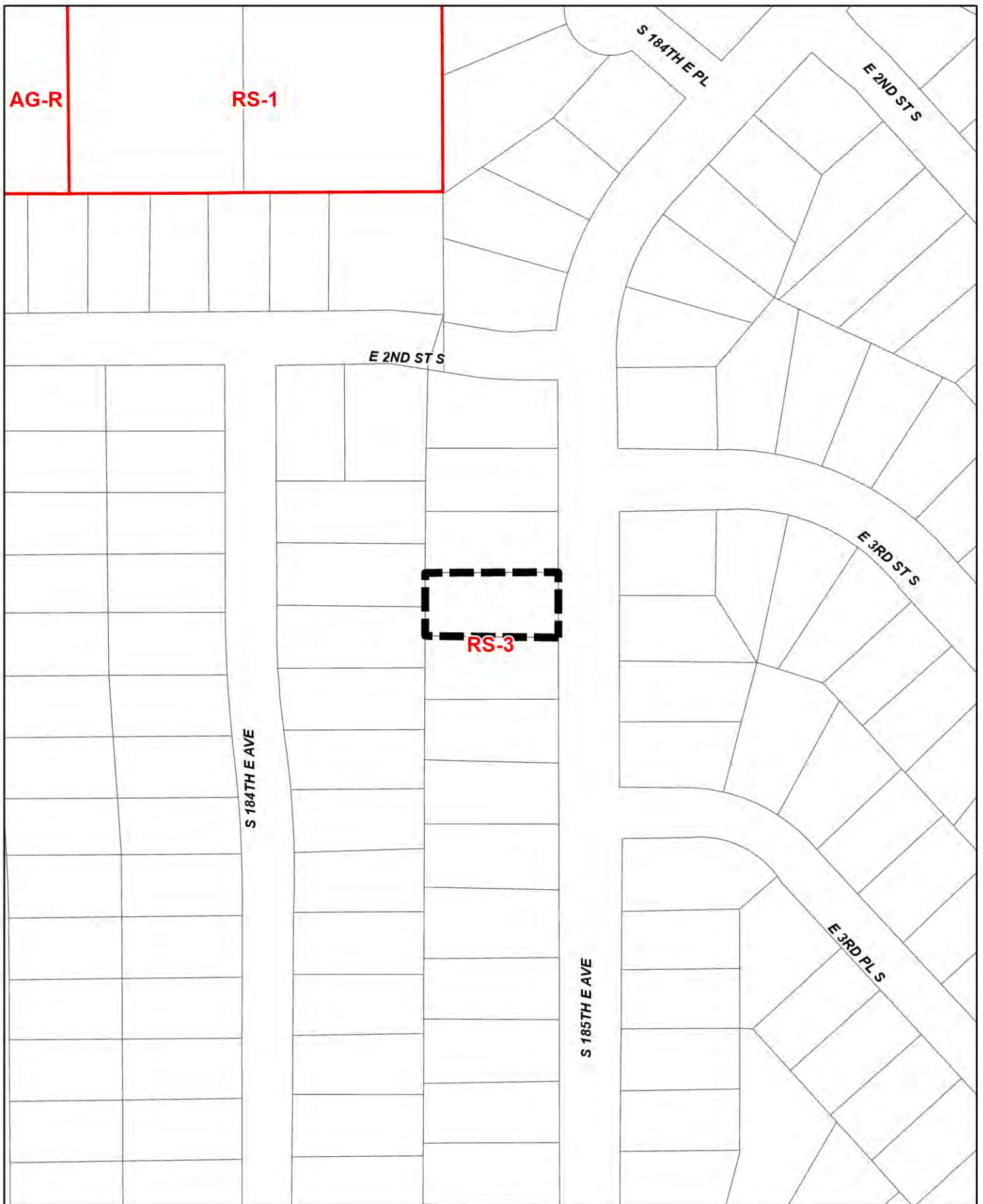
Subject Property



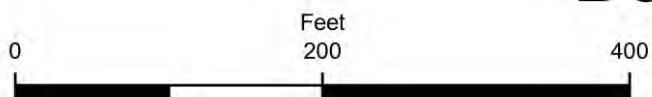
Subject Property

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Photos
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits



BOA-23653

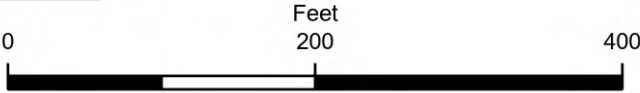


5.6



Subject
Tract

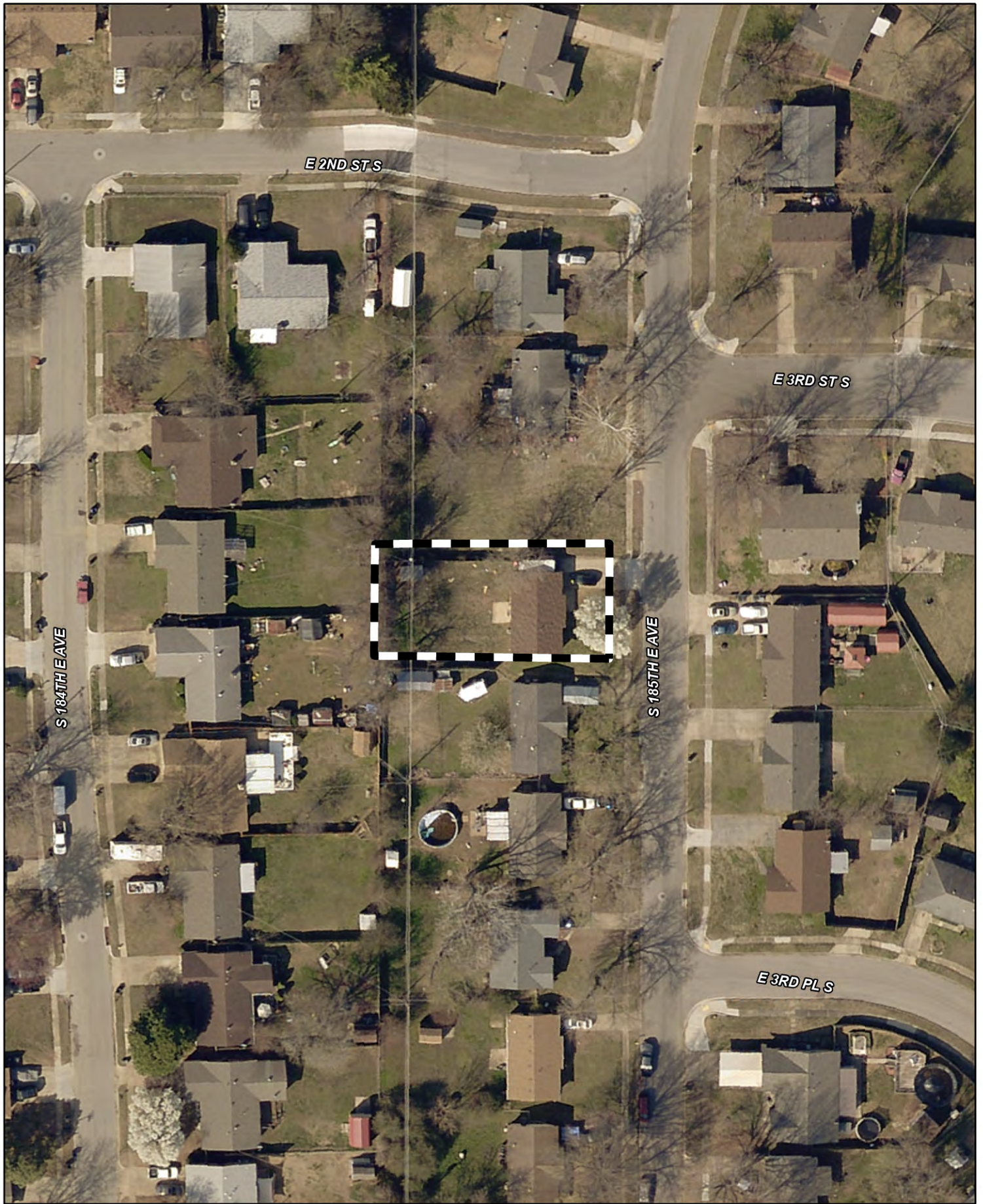
BOA-23653



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



Aerial Photo Date: 2021



E 2ND ST S

E 3RD ST S

S 184TH AVE

S 185TH AVE

E 3RD PL S



Subject
Tract

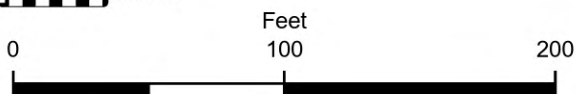
BOA-23653

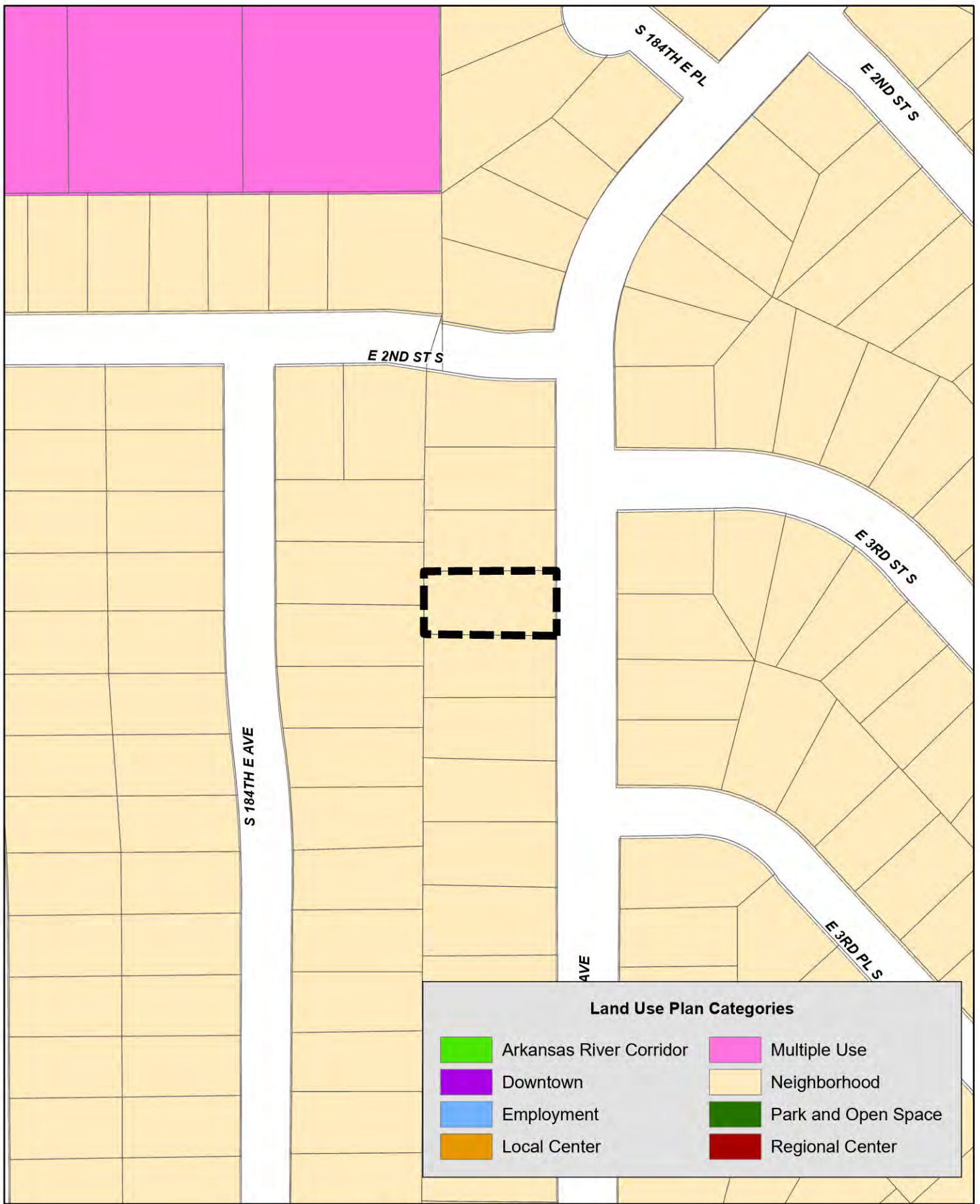
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align with physical features on the ground.

Aerial Photo Date: 2021

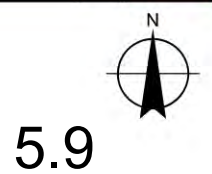
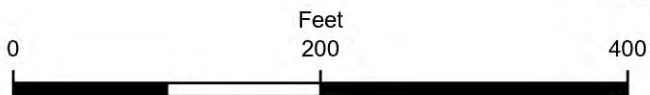


5.8





BOA-23653





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

CITY OF TULSA CORRECTIONS SUMMARY

Zoning Review (1)



Subject: Zoning Review
Page Label: 7
Author: DWhiteman
Date: 1/23/2024 12:34:02 PM
Status:
Color: ■
Layer:
Space:

Section 45.030-A.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.

Review Comments: Please revise the site plan and provide the size of the existing shed in the northwest corner of the yard. Based on the size of your house, the total areas of all detached accessory buildings may not exceed 500 square feet when combined. If the existing shed and the proposed building add up to more than 500 square feet, you will need to reduce the size of the new building or remove the existing building in order to stay under the 500 square feet limit. If you are removing the existing shed, please write that on the revised site plan. If you are reducing the size of the building, please provide a new site plan and building plans.

This constitutes a Plan Review to date in response to the information submitted with and after the above referenced application. Additional issues may develop when the review continues upon receipt of additional information requested in this letter or upon additional submittal from the client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.

12x36 Side Lofted Barn material list

FLOOR material

4 36' 4x6 treated runners/skids

36 12' treated 2x6

5 16' treated 2x6

14 4x8x3/4 tongue and groove subflooring

WALL material

16 2x4 pine wall plate

2x4x72" pine wall studs on 16" center

27 4x8 LP smart siding wall sheeting

1x4 LP smart trim

LOFT area material

2x6x12 pine loft joist

19 2x4 press plate rafters

18 4x8x7/16 decking

Rolled insulation on top of decking and under metal roof

ROOF material

29-gauge charcoal gray roof metal

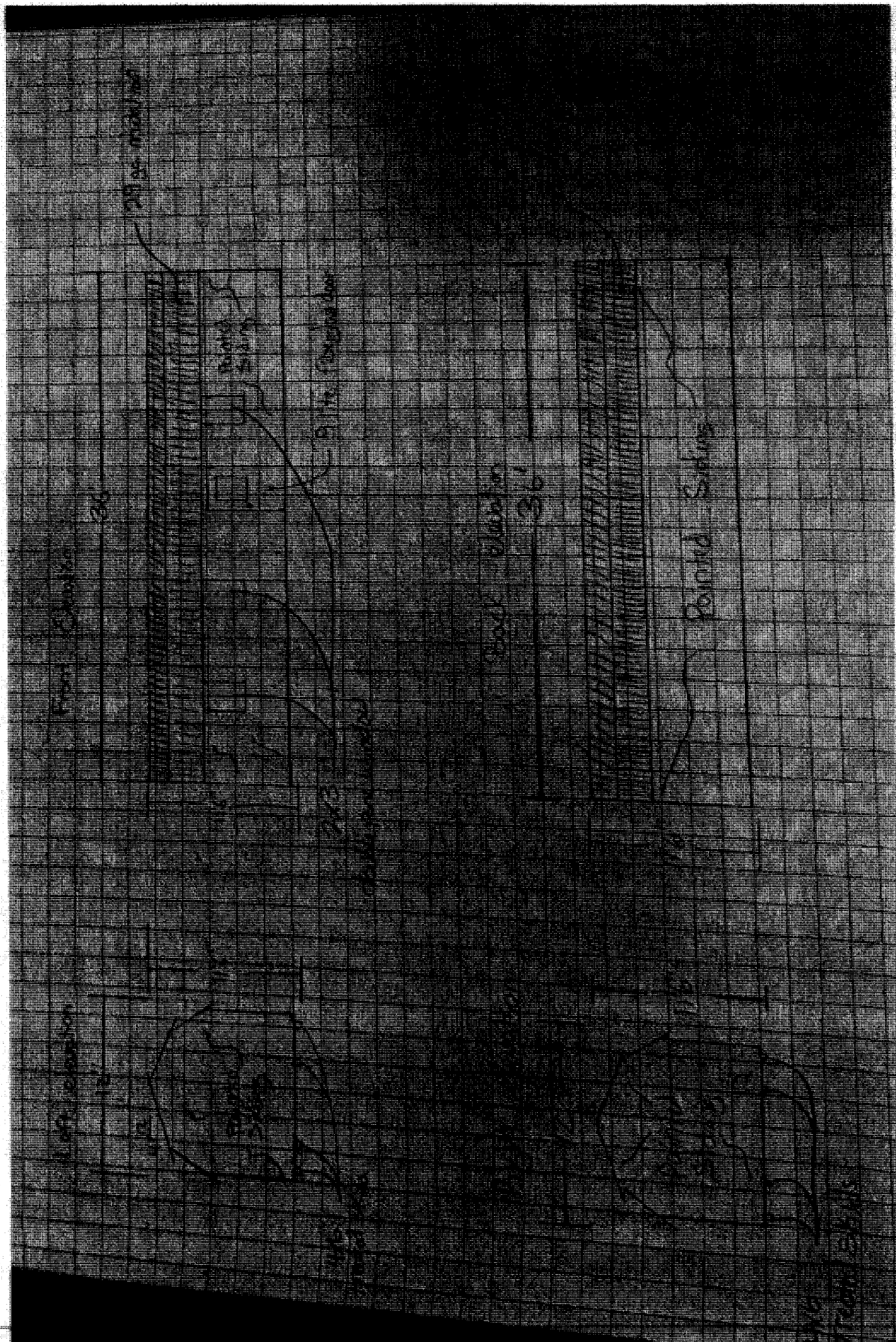
INCLUDES

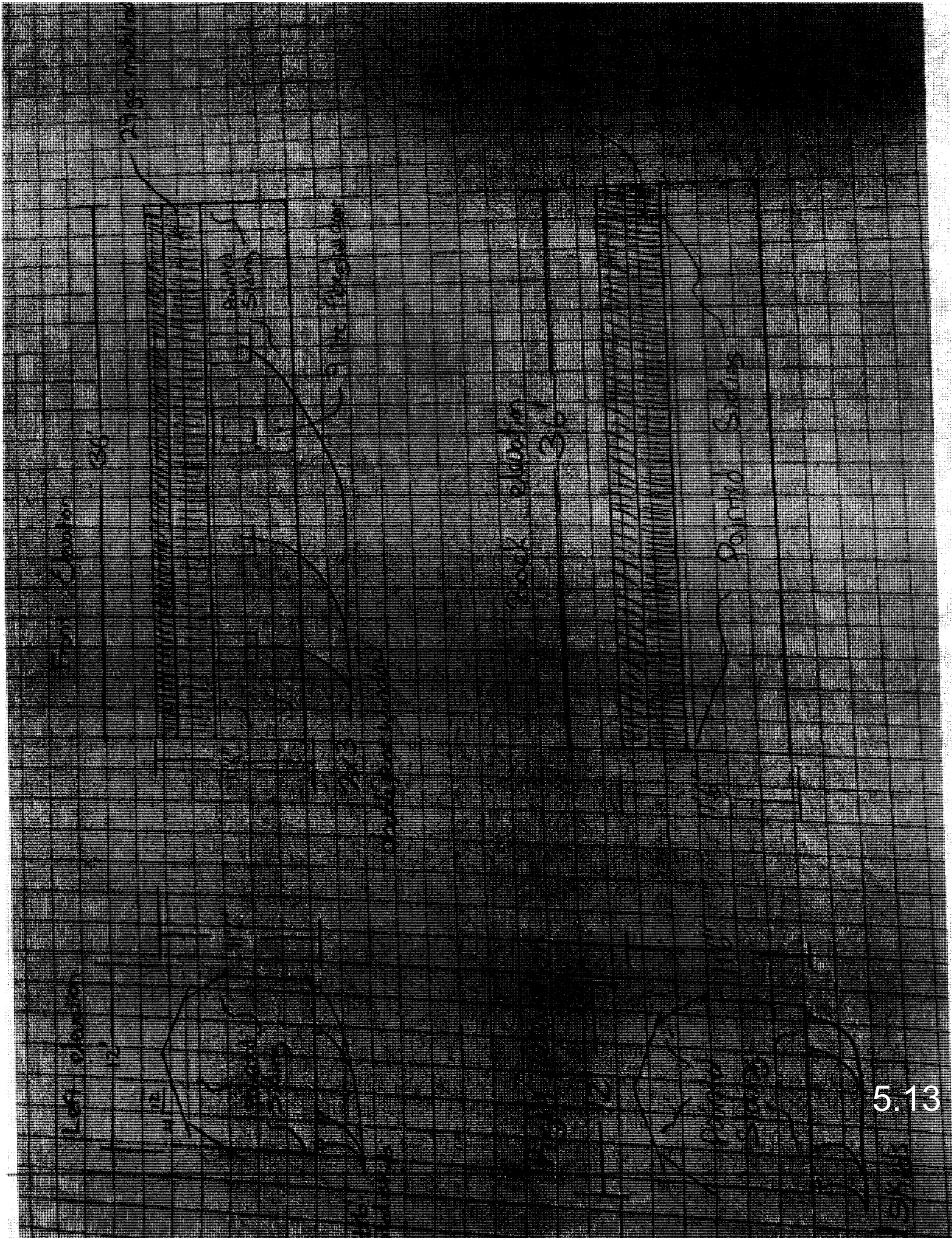
All windows are double pane insulated.

9 lite door is insulated fiberglass.

Includes vents on each gable end.

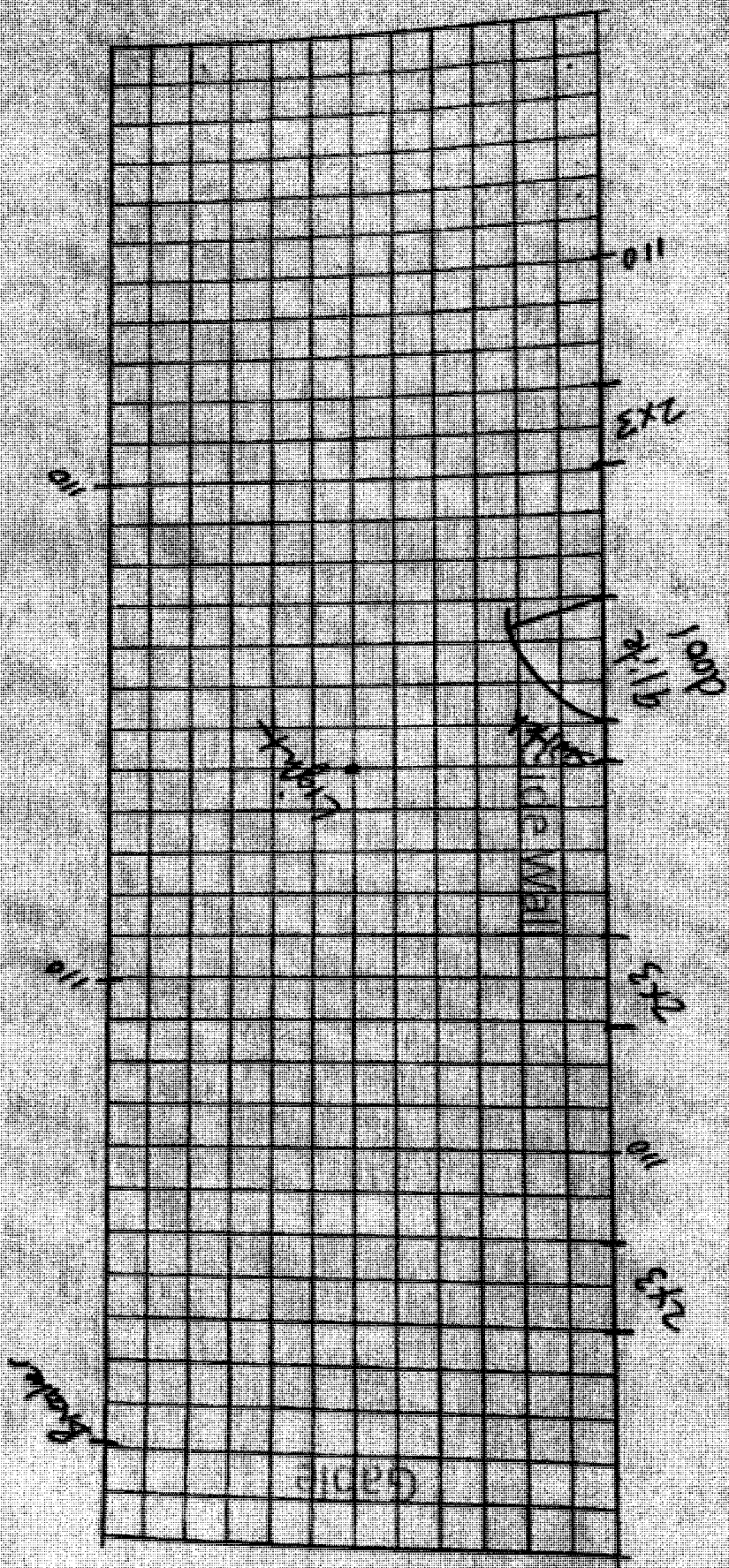
ALL nails used are galvanized ring shank for maximum strength.

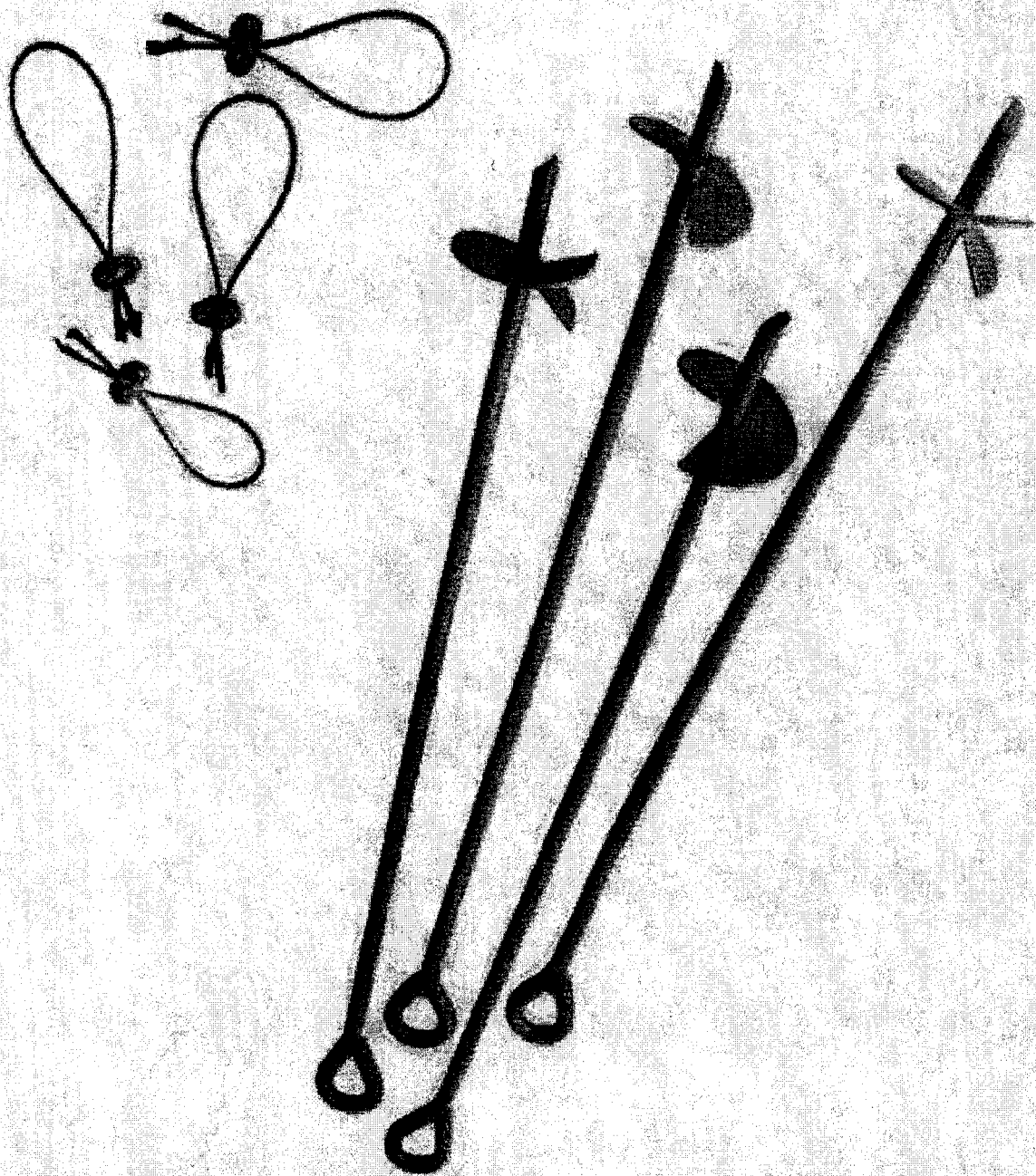




Date _____

UPPER TIMES





4 ANCHORS, PLACED ONE IN EACH CORNER
OF THE BUILDING

PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE



AMERICAN EAGLE
LAND SURVEYING, LLC

2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

Order No. 1510048

Client: Allegiance Title & Escrow, LLC

Borrower: Gustavo Arturo Vazquez Villela
and Irma Yared Torres Bibiano

File Number: 15-1087

Legal Description

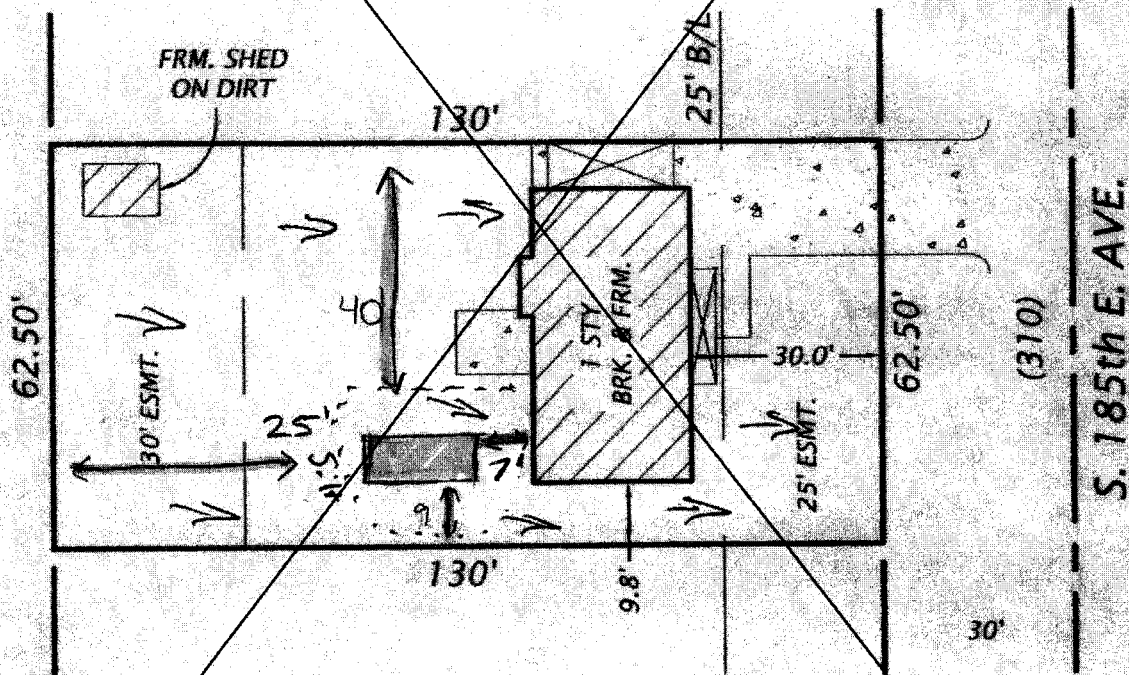
Lot Four (4), Block Thirteen (13), ROLLING HILLS THIRD ADDITION,
an Addition in Tulsa County, State of Oklahoma,
according to the recorded Plat thereof.



SCALE

1" = 30'

PLAT NO. 2489



7. Right of Way Easements recorded in Book 901 at Page 567, and in Book 901 at Page 568 does not apply to or affect subject property.

8. Right of Way Easement granted to the Oklahoma Natural Gas Company recorded in Book 3100 at Page 56 does not apply to or affect subject property.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#405381 0270L, DATED 10/16/12.

Property address: 310 South 185th East Avenue, Tulsa, Oklahoma

SURVEYORS STATEMENT

5.16



PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE

AMERICAN EAGLE
LAND SURVEYING, LLC

2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

Order No. 1510048

Client: Allegiance Title & Escrow, LLC

Borrower: Gustavo Arturo Vazquez Villala
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File Number: 15-1087

Legal Description

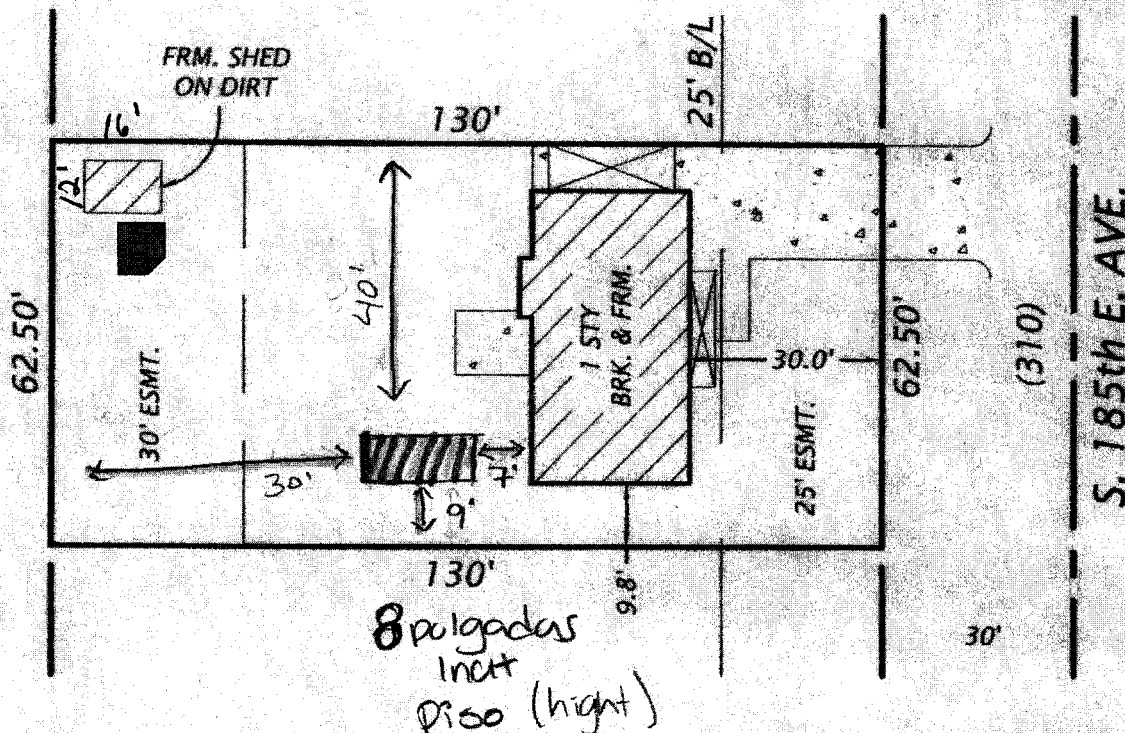
Lot Four (4), Block Thirteen (13), ROLLING HILLS THIRD ADDITION,
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according to the recorded Plat thereof.



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Property address: 310 South 185th East Avenue, Tulsa, Oklahoma

SURVEYORS STATEMENT

5.17



Board of Adjustment

Staff Report Variance Case BOA-23654

Hearing Date: March 12, 2024

Prepared by: Sean Wallace

swallace@cityoftulsa.org

918-596-7585

Owner and Applicant Information

Applicant: Roger McKee

Property Owner: Clifton Lewis III & Rafaela Souza

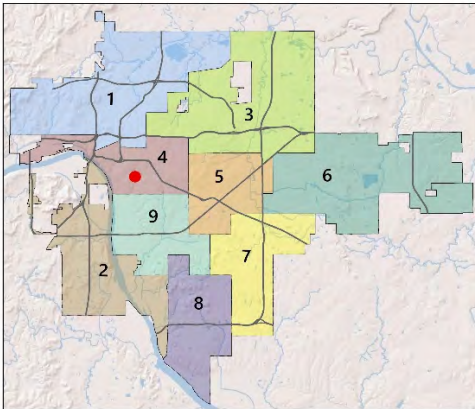
Property Location

2736 S. Victor Ave E.

Tract Size: ±.4 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis.

County Commission: District 2, Karen Keith.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet or 40% of the floor area of the principal residential structure (Section 45.030-B, 45.031-D. 6.a); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

Zoning

Zoning District: RS-1

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed bike route is recommended on S Utica Ave in the Go Plan.

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

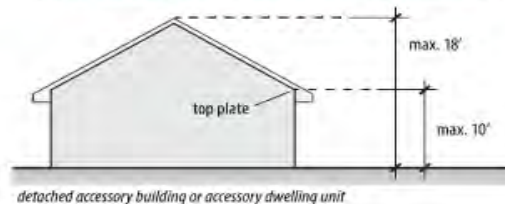
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet or 40% of the floor area of the principal residential structure (Section 45.030-B); Special Exception to allow an Accessory Dwelling Unit in an RS-1 District (45.031-D).

The site plan shows the proposed structure to have a height of 23'5". The applicant is proposing a 1,635 sq. ft detached accessory building. This exceeds the 750 sq ft or 40% (1,369 sq. ft.) of the floor area of the principal building allowed.

Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



6. Accessory Dwelling Unit Size

a. 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, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

Relevant Case History

- None

Statement of Hardship

"1. The property is wedge shaped and the allowable construction area would prevent proper separation from the main structure. 2. There are adjacent properties with similar conditions so we would be keeping the character of the neighborhood. 3. Based on existing structures, lot shape and additional living, is why we are seeking this variance. 4. An elderly parent will be moving in with the homeowners for them to provide aging assistance. The location proposed provides the most adequate solution. 5. We are asking for the minimum relief required to facilitate our client's needs. 6. This proposed variance keeps with the nature and intent of both the zoning code and comprehensive plan."

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RE	Neighborhood	Residential
East	RE	Neighborhood	Residential
South	RS-1	Neighborhood	Residential
West	RS-1	Neighborhood	Residential

Small Area Plans

The subject property is not within a Small Area Plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: An on-street signed route is recommended on S. Utica Ave in the Go Plan.

Arterial Traffic per Lane: 4,688 vehicles per lane on Utica Ave.

Environmental Considerations

Flood Area: The subject property is not in a Flood Area.

Tree Canopy Coverage: Tree canopy in the area is 36%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Variance to allow a detached Accessory Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C); Variance to allow the floor area of detached accessory buildings to exceed 750 square feet and 40% of the floor area of the principal residential structure (Section 45.030-B); 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 the hardship to be _____.

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.

Property Description

PRT LTS 14 & 15 BEG 60S NEC LT 15 TH SW TO PT ON WL LT 15 SE107 NE TO PT ON EL NWLY110 POB BLK 11 FOREST HILLS, City of Tulsa, Tulsa County, State of Oklahoma.

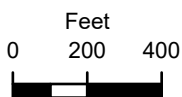
Exhibits

Case map
 Aerial (small scale)
 Aerial (large scale)
 Photos
 Tulsa Comprehensive Plan Land Use Map



(Subject property)





6.6



S VICTOR AVE

E 27TH ST S

S UTICA AVE

FOREST BLVD



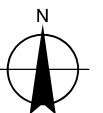
Subject
Tract

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Feet

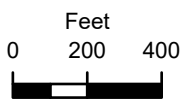
BOA-23654

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

Aerial Photo Date: 2021



6.7

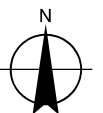


Subject
Tract

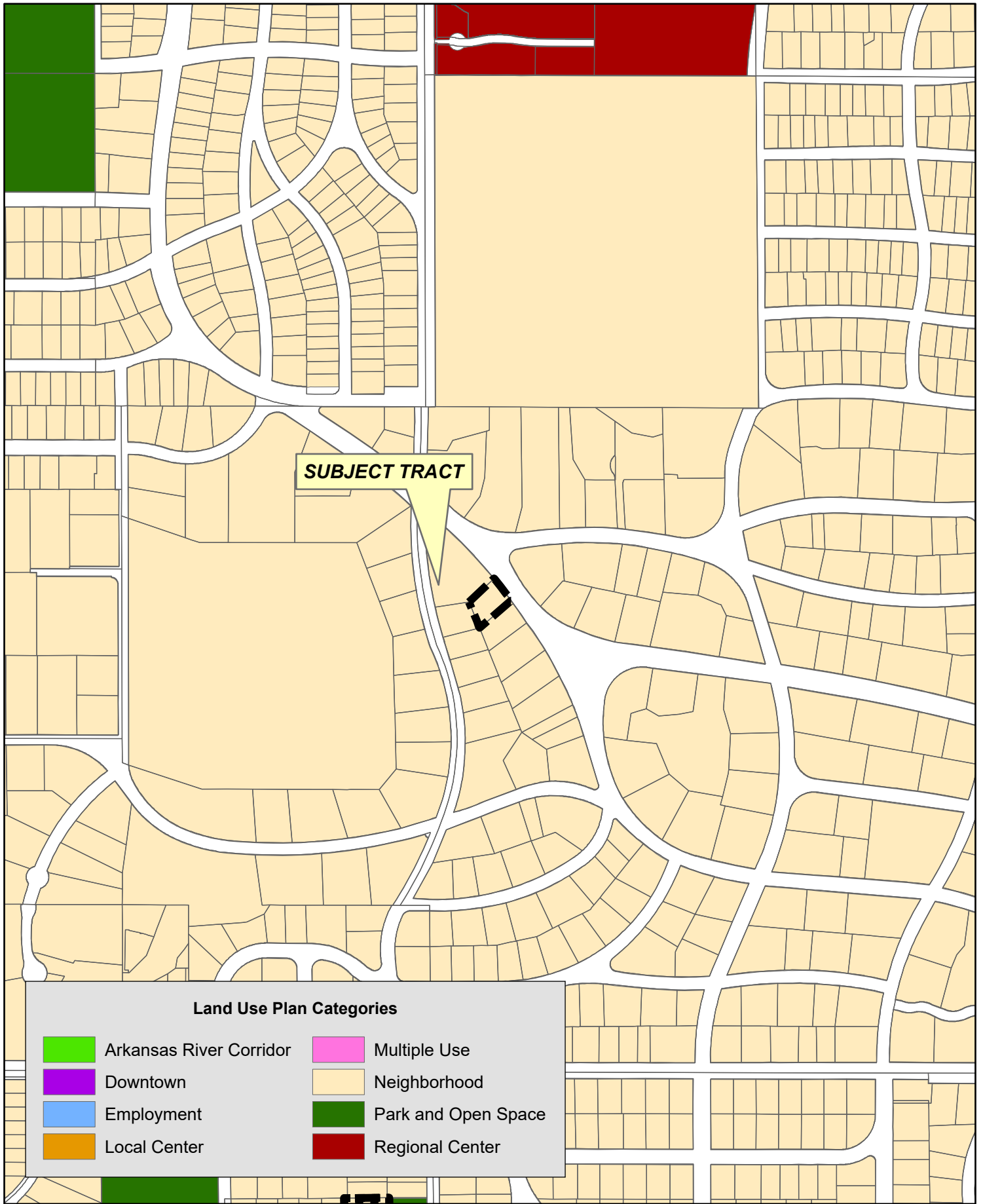
BOA-23654

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

Aerial Photo Date: 2021











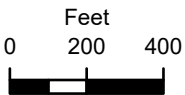
6.8



SUBJECT TRACT

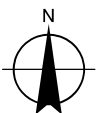
Land Use Plan Categories

- | | |
|---|---|
|  Arkansas River Corridor |  Multiple Use |
|  Downtown |  Neighborhood |
|  Employment |  Park and Open Space |
|  Local Center |  Regional Center |



BOA-23654

19-14 04



Souza-Lewis Residence Addition

Forest Hills - Part of Lot 14 & 15, Block 11

2736 S. Victor Ave., Tulsa, OK 74114

Job # 23163

CONTRACTOR DIRECTIVES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS (IRC 2015).
2. PRIOR TO BIDDING, THE GENERAL CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS EFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARD TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.
4. FIELD VERIFY MEANS THE CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.
5. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY TRADE.
6. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM, REQUIRING THE GREATER EXTENT, LARGER NUMBER OR HIGHER QUALITY SHALL GOVERN. IN ADDITION, W DESIGN LLC. MUST BE NOTIFIED OF ANY AND ALL DISCREPANCIES IN DIMENSIONS AND SIZES, PRIOR TO CONSTRUCTION, TO ASSIST IN PROVIDING THE CORRECT INFORMATION.
7. ALL ITEMS OF MECHANICAL, ELECTRICAL AND PLUMBING DETAILS AND LOCATIONS MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. THE DRAWINGS PROVIDED MUST BE REVIEWED WITH THE APPROPRIATE SUBCONTRACTOR PRIOR TO CONSTRUCTION, UNLESS THE ARCHITECT OF RECORD HAS CONSULTED WITH THE APPROPRIATE LICENSED ENGINEER. W DESIGN, LLC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES DUE TO THE MENTIONED TRADES.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ANY FRAMING OF OPENINGS.
9. CHANGES TO THE CITY APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA OR A CHANGE ORDER. ADDENDA OR CHANGE ORDERS MUST BE APPROVED BY THE ARCHITECT OF RECORD AND THE CITY HOLDING JURISDICTION.
10. THE EXISTING GRADE IS A FIELD SURVEY OF EXISTING CONDITIONS PROVIDED BY OWNER. THE ELEVATIONS MEASUREMENTS ARE ONLY APPROXIMATE AND **NOT** 100% ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NECESSARY ADJUSTMENTS WITH OWNER.

W DESIGN, LLC.

RESERVES THE COMMONLAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF W DESIGN, LLC., NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. W DESIGN, LLC. IS NOT RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THESE PLANS AND ANY LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE CONSTRUCTION SITE. W DESIGN, LLC. RECOMMENDS THAT THE OWNER OF THESE PLANS HAVE THEM REVIEWED BY THE PROPER AUTHORITIES TO DETERMINE IF ANY DISCREPANCIES EXIST AND HAVE ANY NECESSARY CORRECTIONS MADE PRIOR TO CONSTRUCTION.

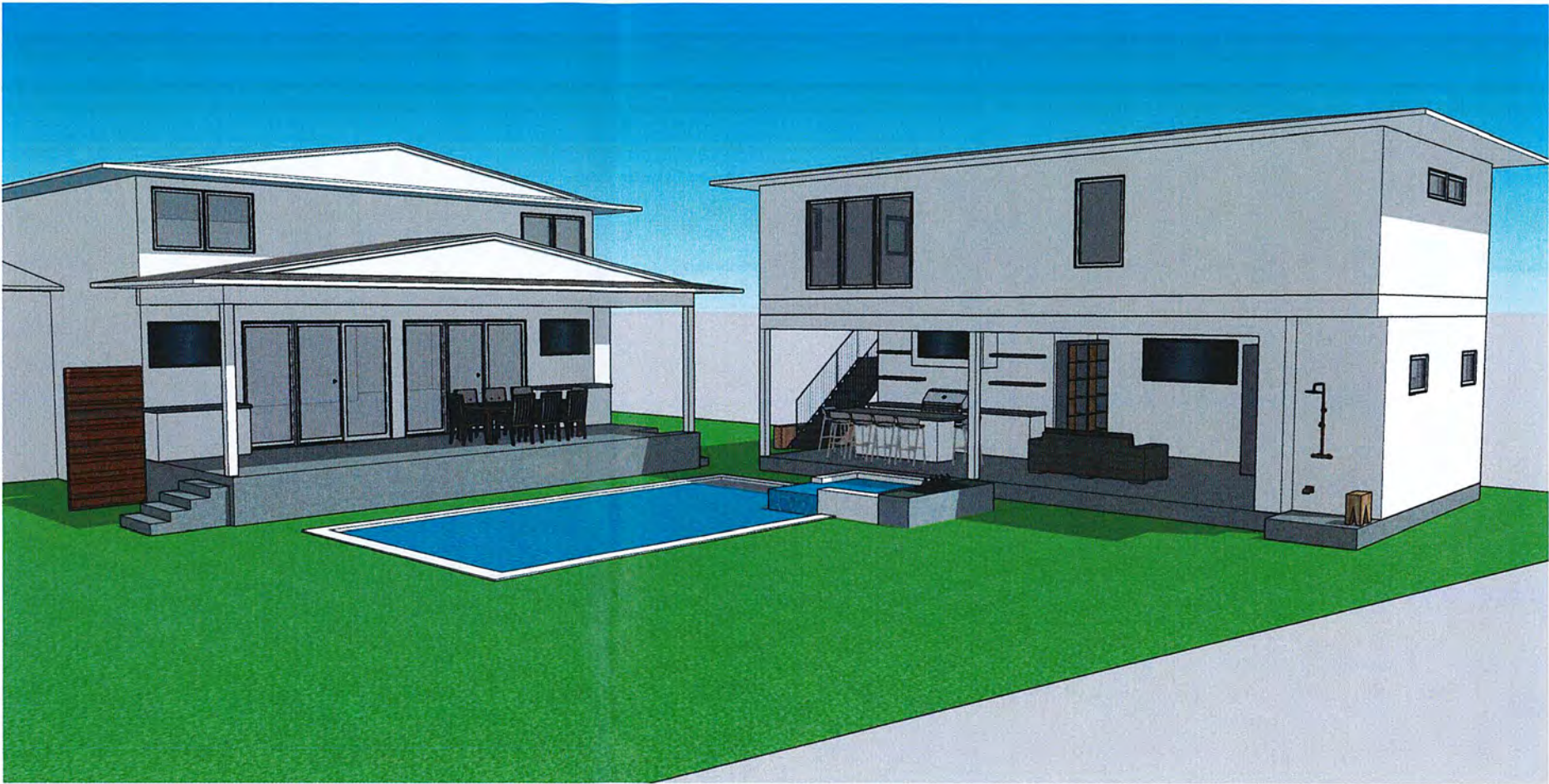


TABLE OF CONTENTS

CS	COVER SHEET	E1	LIGHTING PLAN- FIRST FLOOR
SP	SITE PLAN	E2	LIGHTING PLAN - SECOND FLOOR
PT1	FOUNDATION PLAN		
D1	DEMO FLOOR PLAN / ELEVATION		
A1	FLOOR PLAN - FIRST FLOOR		
A2	FLOOR PLAN - SECOND FLOOR		
A3	ELEVATIONS		
A4	ELEVATIONS		
A5	ROOF PLAN		
A6	WALL SECTIONS / EAVE DETAILS		

PROJECT TEAM

ARCHITECT
W DESIGN, LLC
608 EAST 3RD STREET
TULSA, OK 74120
918.794.6616
ARCHITECT OF RECORD:
WELDON J. BOWMAN, AIA, NCARB

GENERAL CONTRACTOR
CHAD MCCUTCHEN
HOME INNOVATIONS
PH: 918.280.9655

STRUCTURAL
STRESSCON
6533 EAST 11TH STREET
TULSA, OK 74112
918.836.0021



Wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

Check Set
10/10/2024 10:10 AM

PROJECT:

SOUZA-LEWIS
RESIDENCE
ADDITION

PROJECT #
23163

2736 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.06.2024

SHEET NAME:

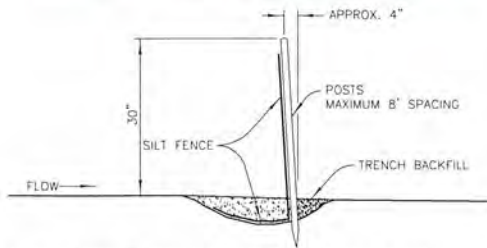
COVER
SHEET

SHEET #:

6.10 CS

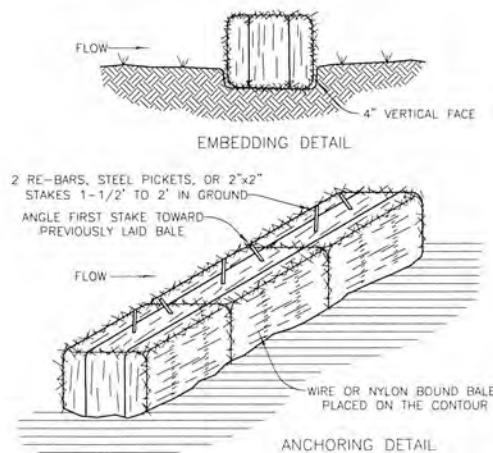
NOTES:
GRADING AND EROSION CONTROL PLAN

1. ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
3. EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
4. HAY BALE DIKES OR SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
5. WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH.
6. THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO(2) INCHES.
7. THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
8. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE UPDATED AS NECESSARY TO REMAIN CONSISTENT WITH ANY CHANGES APPLICABLE TO PROTECT SURFACE WATER RESOURCES IN SEDIMENT EROSION SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE OR LOCAL OFFICIALS FOR WHICH THE PERMITEE RECEIVES WRITTEN NOTICE.



1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
3. THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
7. TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS INDICATED IN NOTE 7 ABOVE.

3 SILT FENCE DETAIL
SCALE: NONE



1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES, WHERE POSSIBLE.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

2 HAY BALE DIKE DETAIL
SCALE: NONE

LEGAL DESCRIPTION

- PART OF LOT 14 & 15, BLOCK 11
FOREST HILLS
TULSA, OKLAHOMA

LIVABILITY SPACE

- ZONING = RS-1
- LOT SIZE = 15,303 SQ.FT.
- PROPOSED STRUCTURE HEIGHT = 12'-4"
- EXISTING PER COUNTY ASSESSOR:
 - FIRST FLOOR FRAMED = 2,198 SQ.FT.
 - SECOND FLOOR FRAMED = 1,224 SQ.FT.
 - TOTAL FRAMED = 3,422 SQ.FT.
 - GARAGE = 480 SQ.FT.
 - PORCH = 155 SQ.FT.
 - DRIVEWAY = 1,608 SQ.FT.
- PROPOSED:
 - POOL HOUSE FIRST FLOOR = 815 SQ.FT.
 - POOL HOUSE SECOND FLOOR = 820 SQ. FT.
 - PORCH ADDITION = 420 SQ.FT.
- LIVABILITY SPACE REQUIRED = 7,000 SQ.FT.
- LIVABILITY SPACE = 9,622 SQ.FT.
- FLOOR AREA PER SECTION 45.030-A
 - ALLOWED = 40%(1,369 SQ.FT.)
 - PROPOSED = 47.8%(1,635 SQ.FT.)
- REAR YARD OBSTRUCTION COVERAGE PER TABLE 90-2
 - TOTAL REAR YARD = 2,689 SQ.FT.
 - ALLOWABLE = 20% (537.8 SQ.FT.)
 - PROPOSED = 12.4% (333 SQ. FT.)



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
CDX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

EROSION CONTROL LEGEND

- SWALE IN GRADE
- DOWNSPOUT
- DOWNSPOUT TO SPLASH PAD
- UNDERGROUND LEADER, DISCHARGE AT CURB
- NEW DRAINAGE FLOW
- EXISTING DRAINAGE FLOW
- HAY BALE
- SILT FENCE



1 ARCHITECTURAL SITE PLAN
SCALE: 1\"/>

TOPOGRAPHY SHOWN ON THESE DRAWINGS IS EXISTING GRADE PER SURVEY. CONSIDERATION FOR STABLE FOUNDATION OF HOUSE AND RETAINING WALLS IN REGARDS TO CUT & FILLS OF SOILS SHALL BE PROVIDED BY CONTRACTOR. W DESIGN CAN ASSIST WITH FINAL GRADE DESIGN IF REQUESTED.



wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

Check Set

PROJECT:

SOUZA-LEWIS
RESIDENCE
ADDITION

PROJECT #
23163

2736 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.06.2024

SHEET NAME:
ARCHITECTURAL
SITE PLAN

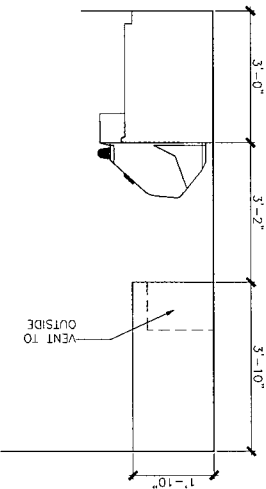
SHEET #:

6.11 SP

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	MASONRY VENEER
	MASONRY VENEER WAINSCOT

2 GRILL / HOOD SECTION



APPLIANCES INDICATED ON PLANS MAY ONLY BE FOR VENTING INSTALLATION REQUIREMENTS WITH SELECTED APPLIANCES AND PROVIDE NECESSARY SCHEMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INSTALLATION REQUIREMENTS WITH RECOMMENDATIONS.

REPLACE AND HEARTH TO CONFORM TO SECTION 10 OF THE INTERNATIONAL RESIDENTIAL CODE. EVEN THOUGH HEARTH DRAWINGS, HEARTH EXTENSION MAY BE REQUIRED FOR FINAL SELECTION OF FIREPLACE TYPE, CONTRACTOR AND/OR SELECTION AND PROVIDE INSTALLATION IN CONFORMANCE WITH THE AFOREMENTIONED CODE SECTION.

R302.2 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS, PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

EGRESS COMPLIANCE WINDOW VERIFY WINDOW MANUFACTURER'S EGRESS COMPLIANCE SIZE. ADJUSTMENTS MAY BE REQUIRED TO ACCOMMODATE WINDOW SELECTION AND STYLE REFER TO IRC 2015, SECTION R310

BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310. CONSTRUCTION SHALL BE IN COMPLIANCE WITH SECTION R310.2.1 FOR ALL APPLICABLE OPENINGS PER THIS SECTION.

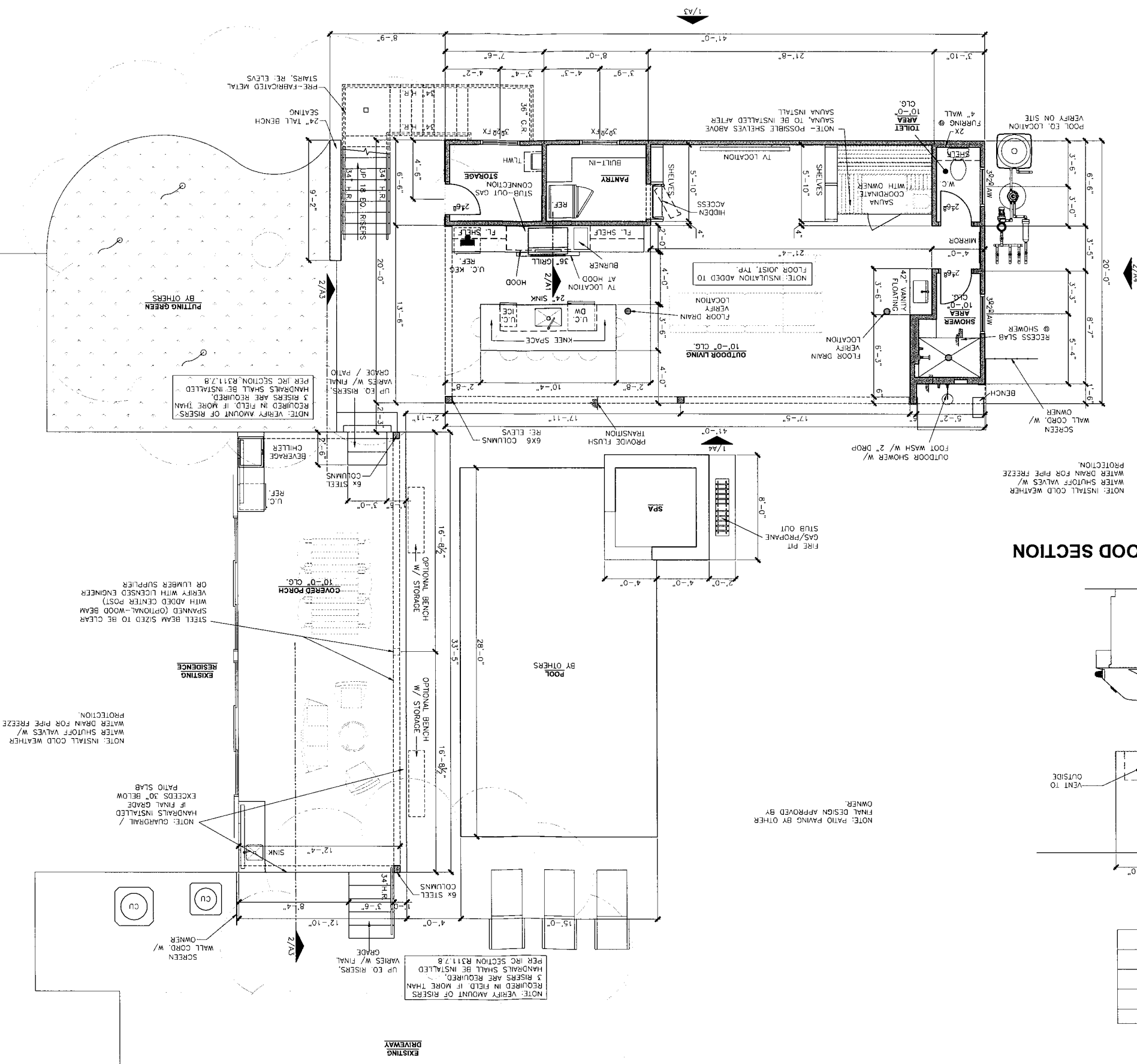
NOTE: WINDOWS ARE DEFINED AS FEET/INCHES. EX. "20" IS MEASURED 2'-0" x 4'-0"

NOTE: PEDESTRIAN DOOR FROM GARAGE TO RESIDENCE SHALL BE 1 3/4" SOLID WOOD DOOR AND EQUIPPED WITH SELF-CLOSING DEVICE PER IRC SECTION 302.5.1

NOTE: GARAGE CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD

NOTE: ALL PLUMBING WALLS, ARCHED (A.O.), AND CASED OPENING (C.O.) WALLS ARE SHOWN AS 2x4, UNLESS OTHERWISE NOTED

7 = TEMPERED SAFETY GLASS



1 FLOOR PLAN - FIRST FLOOR

SCALE: 1/4" = 1'-0"



AREA CALCULATIONS
POOL HOUSE FIRST FLOOR: 815
POOL HOUSE SECOND FLOOR: 820
POOL HOUSE TOTAL: 1,635
COVERED PORCH: 412

SHEET NAME: FLOOR PLAN FIRST FLOOR
SHEET #: 412

ISSUE DATE: 2.06.2024

REVISIONS:

CONSULTANT:

PROJECT # 23163
2736 S. VICTOR AVE.
TULSA, OK 74114

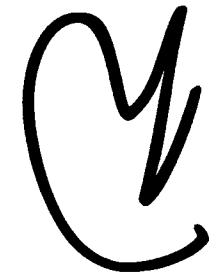
ADDITION
RESIDENCE
SOUZA-LEWIS

PROJECT:

Check Set

SEAL:

ARCHITECTURE & INTERIORS
wdesign
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignstudio.com



A1

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	MASONRY VENEER
	MASONRY VENEER WAINSCOT

APPLIANCES INDICATED ON PLANS MAY ONLY BE SCHEMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INSTALLATION REQUIREMENTS WITH SELECTED APPLIANCES AND PROVIDE NECESSARY CLEARANCES AND CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.

FIREPLACE AND HEARTH TO CONFORM TO SECTION 10 OF THE INTERNATIONAL RESIDENTIAL CODE. EVEN THOUGH HEARTH EXTENSION MAY NOT BE SHOWN ON THESE DRAWINGS, HEARTH EXTENSION MAY BE REQUIRED FOR FINAL SELECTION OF FIREPLACE TYPE. CONTRACTOR AND/OR FIREPLACE VENDOR TO VERIFY FINAL SELECTION AND PROVIDE INSTALLATION IN CONFORMANCE WITH THE AFOREMENTIONED CODE SECTION.

R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

EGRESS COMPLIANCE WINDOW. VERIFY WINDOW MANUFACTURER'S EGRESS COMPLIANCE SIZE. ADJUSTMENTS MAY BE REQUIRED TO ACCOMMODATE WINDOW SELECTION AND STYLE REFER TO IRC 2015, SECTION R310

BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310. CONSTRUCTION SHALL BE IN COMPLIANCE WITH SECTION R310.2.1 FOR ALL APPLICABLE OPENINGS PER THIS SECTION.

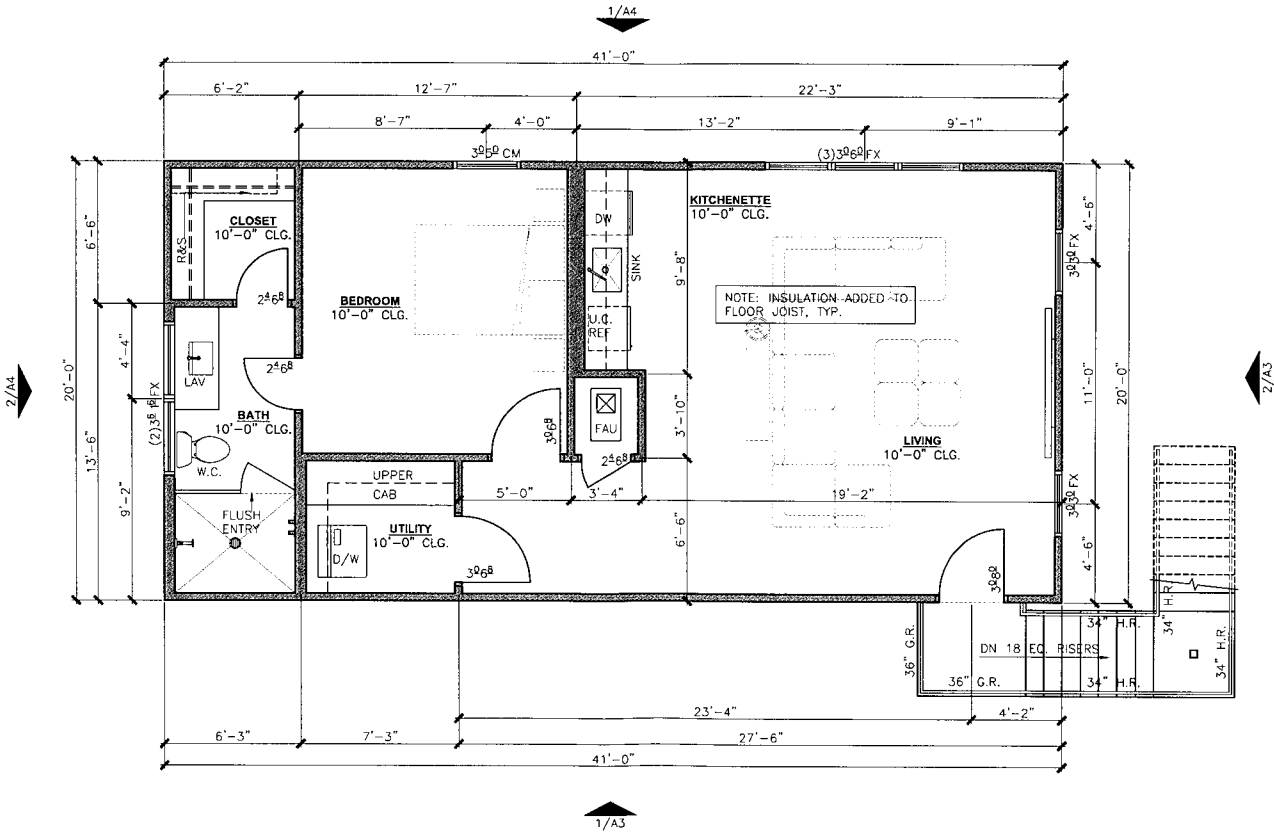
NOTE: WINDOWS ARE DEFINED AS FEET/INCHES. EX. 2'0" IS MEASURED 2'-0" x 4'-0"

NOTE: PEDESTRIAN DOOR FROM GARAGE TO RESIDENCE SHALL BE 1 3/4" SOLID WOOD DOOR AND EQUIPPED WITH SELF-CLOSING DEVICE PER IRC SECTION 302.5.1

NOTE: GARAGE CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD

NOTE: ALL PLUMBING WALLS, ARCHED (A.O.), AND CASED OPENING (C.O.) WALLS ARE SHOWN AS 2x6. REMAINING WALLS SHOWN AS 2x4. UNLESS OTHERWISE NOTED

T = TEMPERED SAFETY GLASS



AREA CALCULATIONS (SQUARE FEET)	
POOL HOUSE FIRST FLOOR:	815
POOL HOUSE SECOND FLOOR:	820
POOL HOUSE TOTAL:	1,635
COVD PORCH:	412

SEAL:

Check Set

PROJECT:

SOUZA-LEWIS
RESIDENCE
ADDITION

PROJECT #
23163

2736 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

ISSUE DATE:

2.06.2024

SHEET NAME:
FLOOR PLAN
SECOND FLOOR

SHEET #:



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PROJECT:

SOUZA-LEWIS RESIDENCE ADDITION

PROJECT #
23163

2736 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

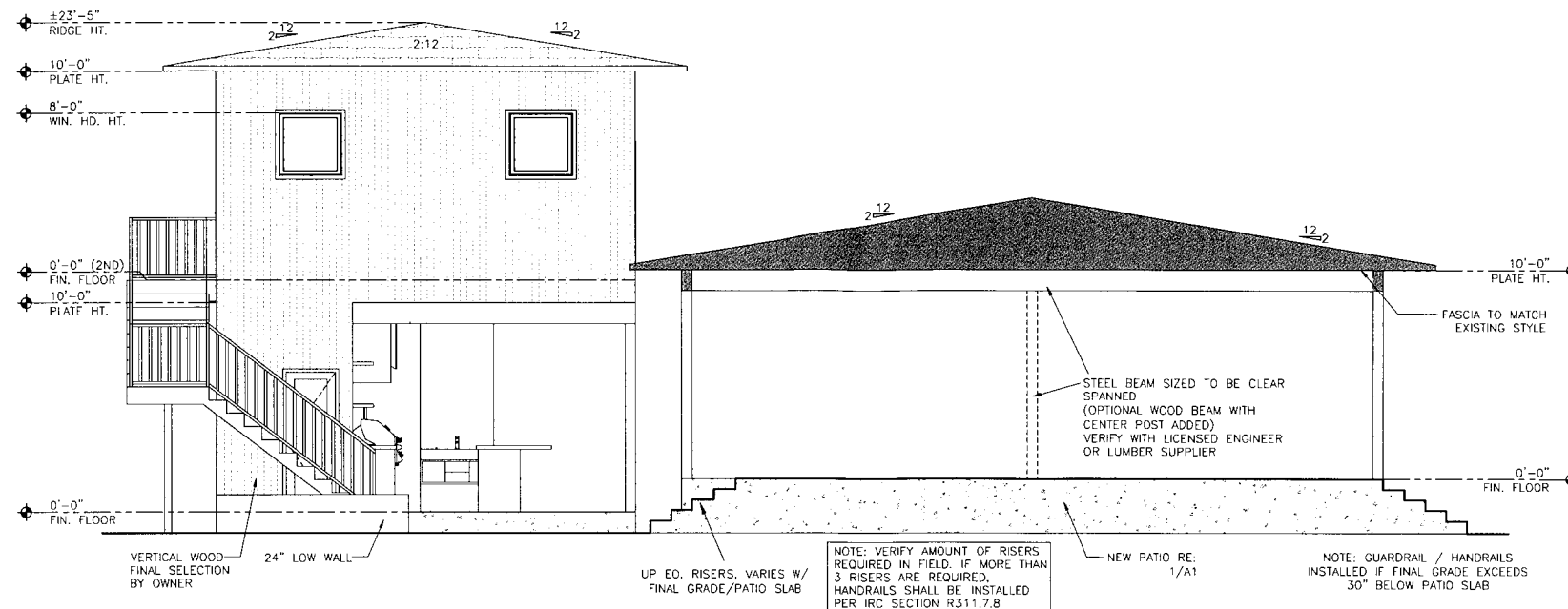
ISSUE DATE:

2.06.2024

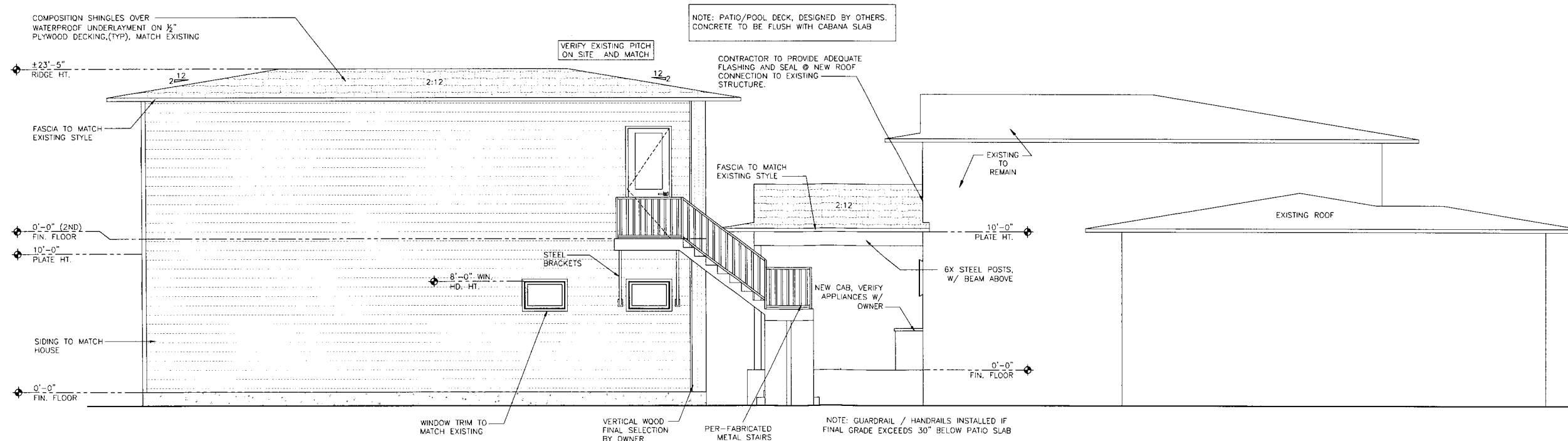
SHEET NAME:

ELEVATIONS

SHEET #:



2 LEFT ELEVATION / SECTION @ PORCH
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS ARE CREATED WITHOUT THE BENEFIT OF A TOPOGRAPHIC SURVEY. CONTRACTOR TO VERIFY IMPACT OF FINAL GRADES TO FOUNDATION/SLAB AND MAKE THE APPROPRIATE ADJUSTMENTS TO FOUNDATION AND/OR VENER AS NECESSARY TO FACILITATE CONSTRUCTION. STEPS TO GRADE AND GUARD RAILS MAY BE REQUIRED AND MUST CONFORM TO IRC SECTIONS R311 AND R312.

6.14 **A3**



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PROJECT:

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RESIDENCE
ADDITION

PROJECT #
23163

2736 S. VICTOR AVE.
TULSA, OK
74114

CONSULTANT:

REVISIONS:

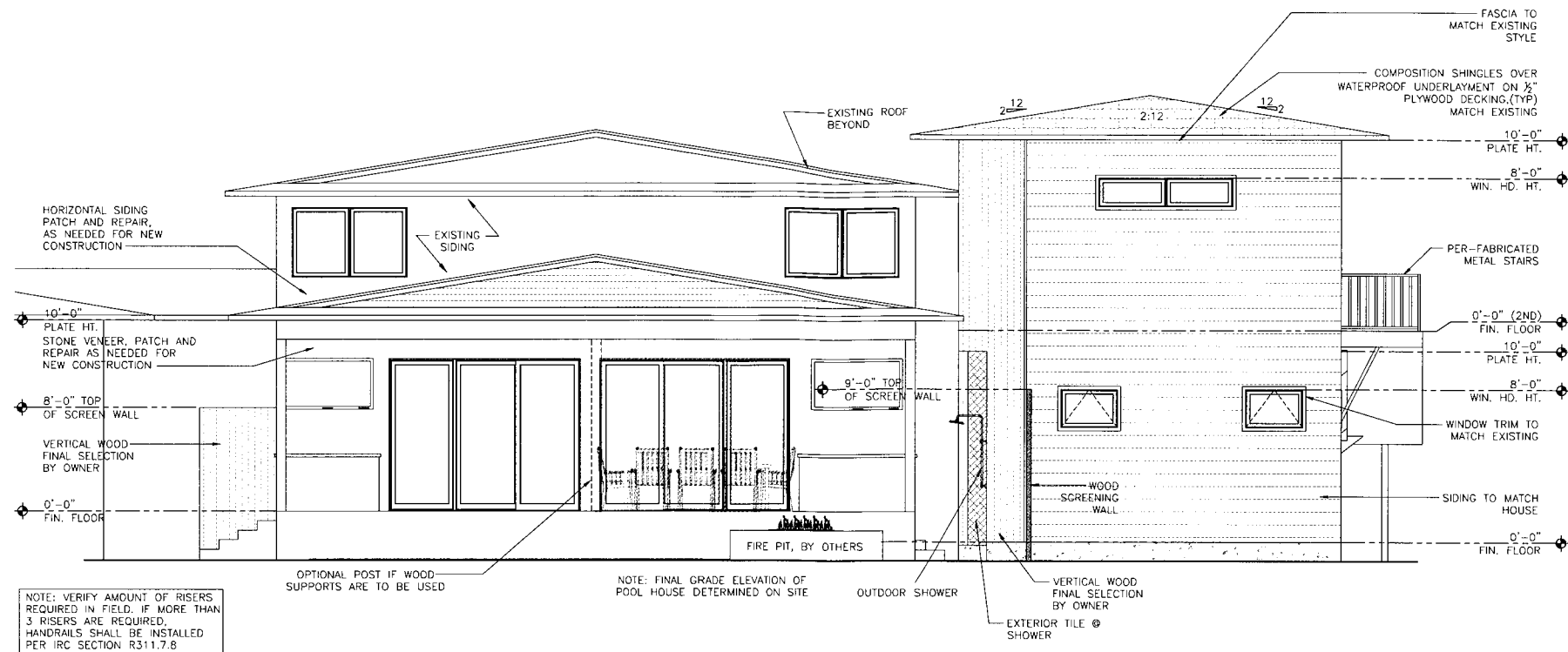
ISSUE DATE:

2.06.2024

SHEET NAME:

ELEVATIONS

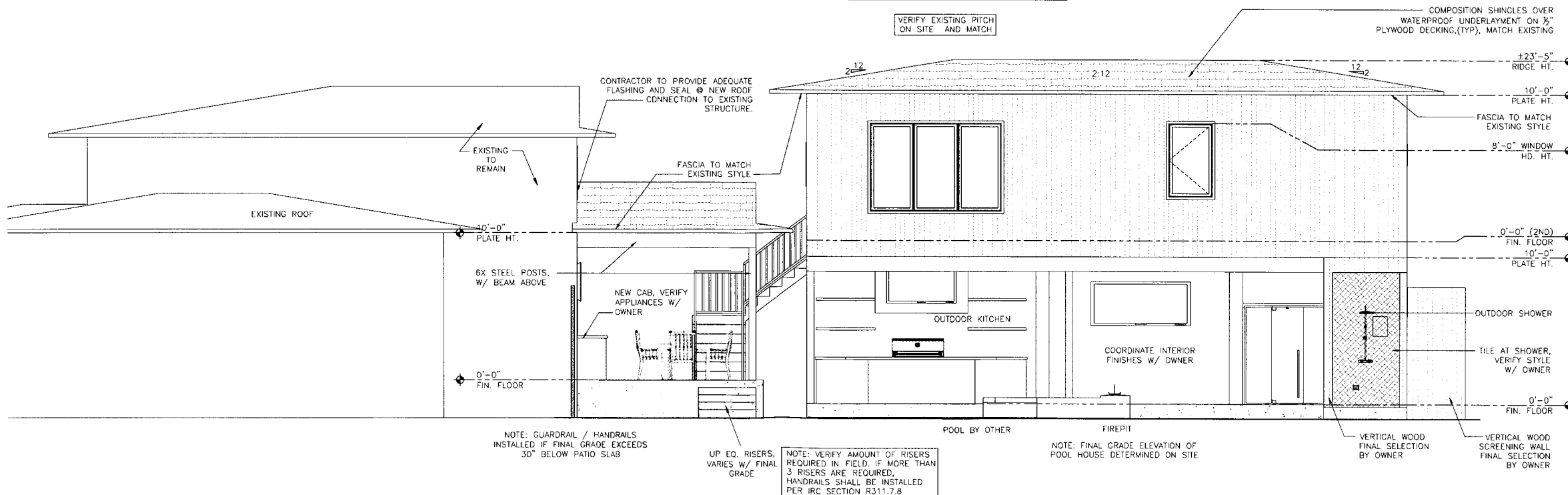
SHEET #:



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: PATIO/POOL DECK, DESIGNED BY OTHERS.
CONCRETE TO BE FLUSH WITH CABANA SLAB



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS ARE CREATED WITHOUT THE BENEFIT OF A TOPOGRAPHIC SURVEY. CONTRACTOR TO VERIFY IMPACT OF FINAL GRADES TO FOUNDATION/SLAB AND MAKE THE APPROPRIATE ADJUSTMENTS TO FOUNDATION AND/OR VENEER AS NECESSARY TO FACILITATE CONSTRUCTION. STEPS TO GRADE AND GUARD RAILS MAY BE REQUIRED AND MUST CONFORM TO IRC SECTIONS R311 AND R312.

6.15 A4



Board of Adjustment

Staff Report Special Exception Case BOA-23655

Hearing Date: March 12, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Lou Reynolds

Property Owner: Steve Mitchell

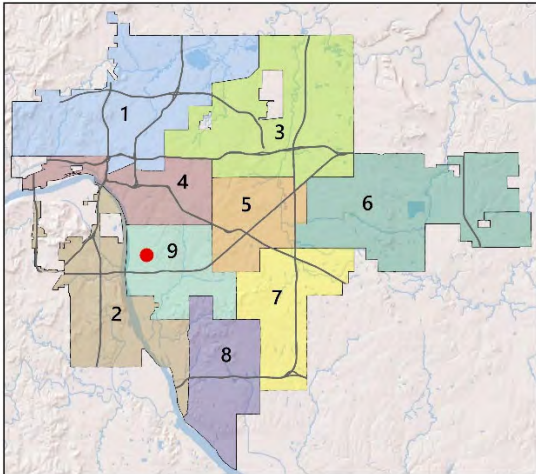
Property Location

1710 E 41st St S

Tract Size: ±1.40 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

County Commission: District 2, Karen Keith

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2)

Zoning

Zoning District: RE

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: E. 41st Street: Urban Arterial

S. Victor: Residential Collector

planitulsa Street Type: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2);

The applicant has provided information explaining their request. The applicant is seeking to build a sports court on a Residential property prior to the residence being built. Per the applicant the sports court will become accessory to Residential use in the future.

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-2	Neighborhood	Residential
East	RE	Neighborhood	Residential
South	RE	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: East 41st Street: Urban Arterial. South Victor Avenue: Residential Collector

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: 2500-5000 per lane

Environmental Considerations

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 39%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Special Exception to permit a Parks and Recreation Use in the RE District to permit a private sports court (Sec. 5.020, Table 5-2)

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.

Property Description

A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and the North 200 feet of the East 30 feet of vacated South Utica Avenue lying West and adjacent to said Lot One (1), said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot One (1); Thence South 89°00'21" West and along the North line of Lot One (1) for a distance of 158.97 feet to the Point of Beginning; Thence South 01°20'00" East and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point; Thence South 89°00'21" West for a distance of 150.00 feet to a point on the centerline of said vacated South Utica Avenue; Thence North 01°20'00" West and along said centerline for a distance of 200.00 feet; Thence North 89°00'21" East for a distance of 150.00 feet to the POINT OF BEGINNING.

AND

A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot One (1); Thence South 02°33'09" East and along the East line of Lot One (1) and the Westerly Right of Way line of Victor Avenue, for a distance of 180.00 feet to a point of curvature; Thence along a 3246.57 foot radius curve to the right, having a central angle of 00°21'15", with a chord bearing and distance of South 02°22'32" East for 20.07 feet, for an arc distance of 20.07 feet to a point; Thence South 89°00'21" West and parallel with the North line of Lot One (1) for a distance of 163.16 feet to a point; Thence North 01°20'00" West and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point on the North line of Lot One (1); Thence North 89°00'21" East and along said North line for a distance of 158.97 feet to the POINT OF BEGINNING, City of Tulsa, Tulsa County, State of Oklahoma

Photos:



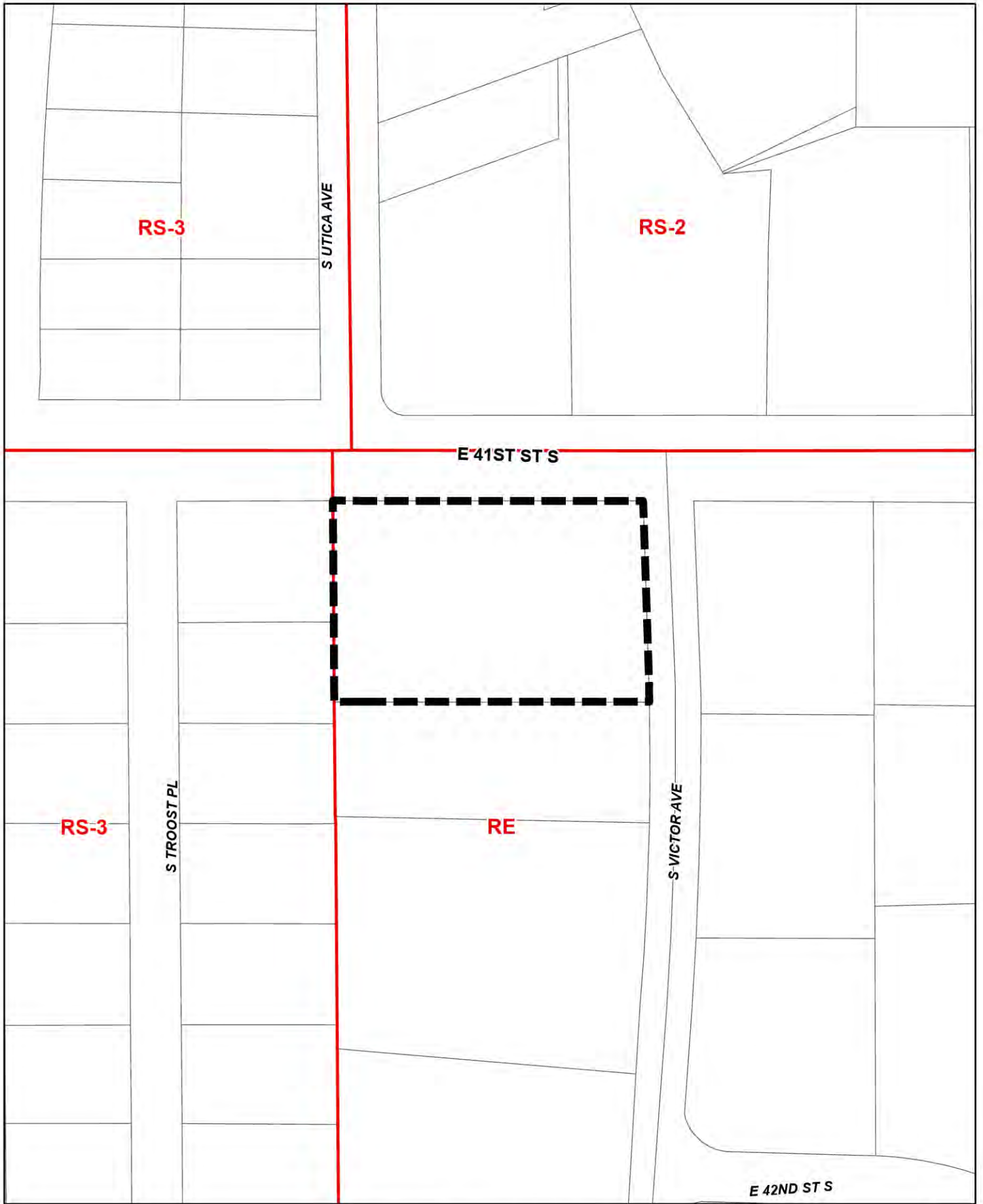
Subject Property



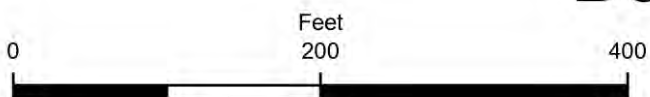
Subject Property

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant's exhibits



BOA-23655



7.6



Subject
Tract

Feet
200

400

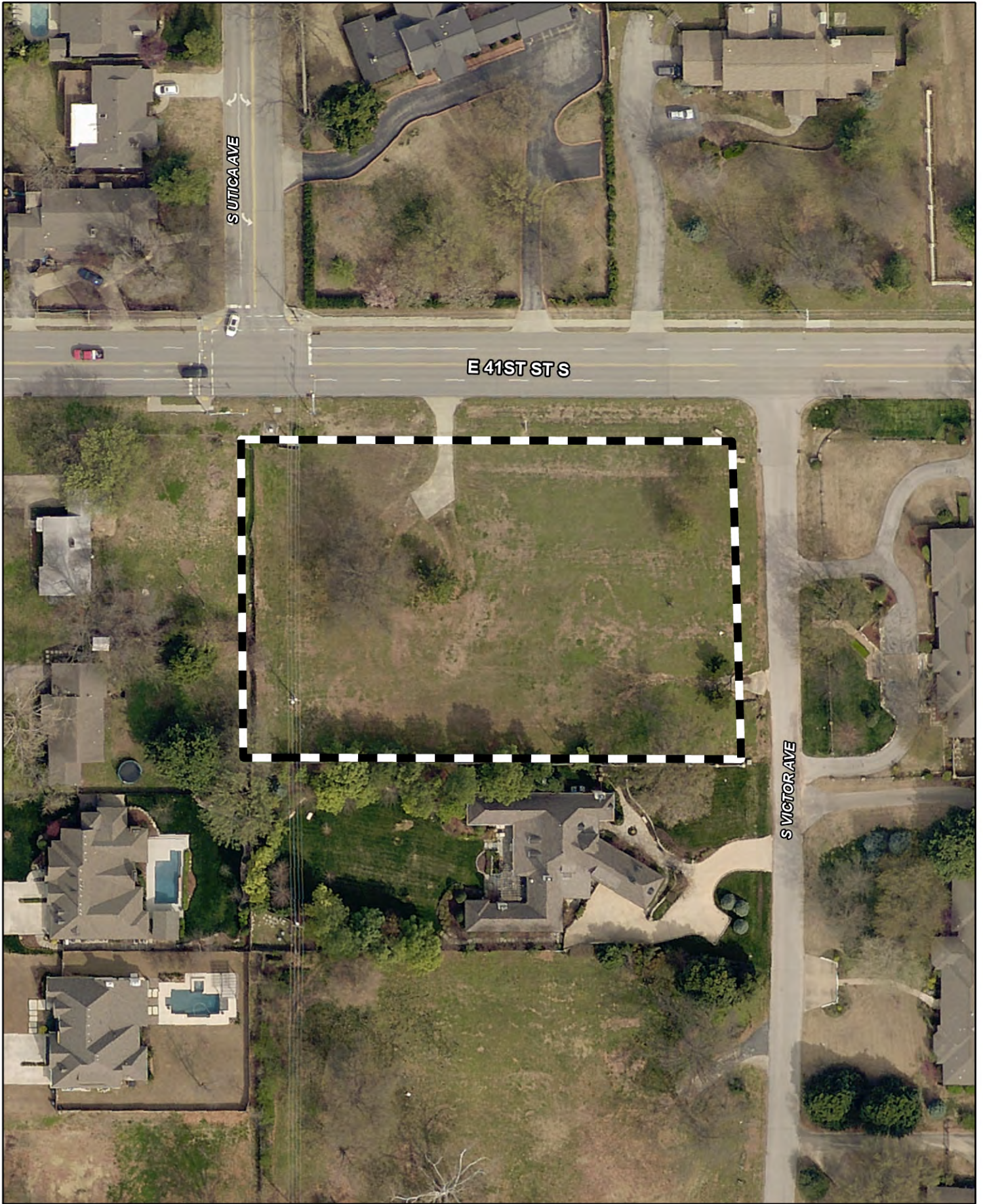
BOA-23655

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



Aerial Photo Date: 2021

7.7

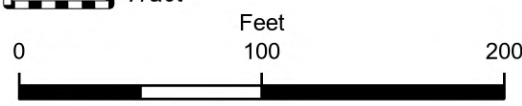


Subject
Tract

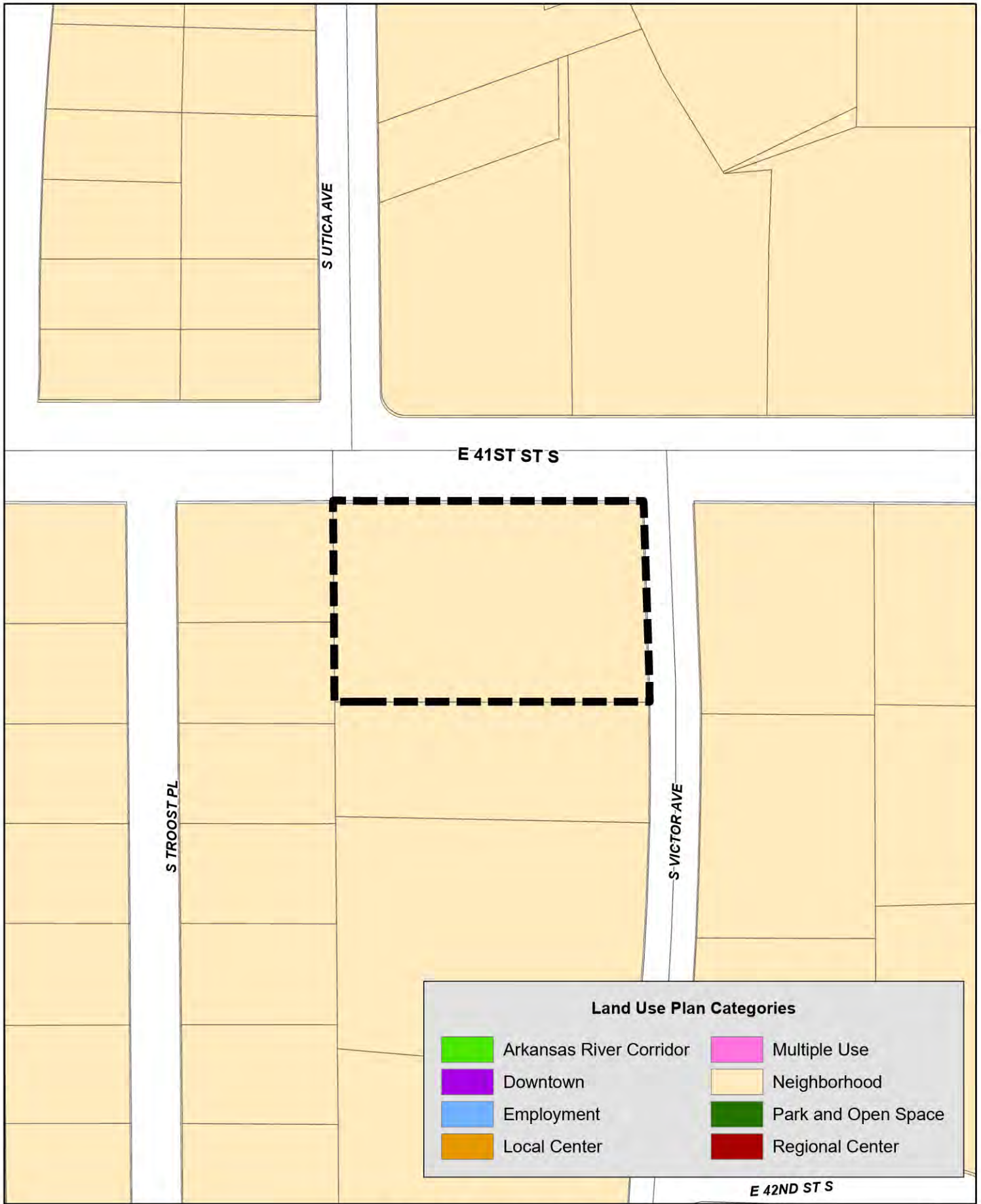
BOA-23655

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

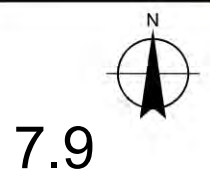
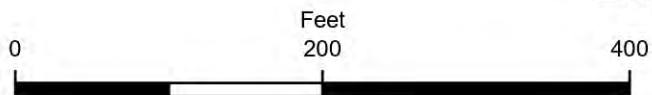
Aerial Photo Date: 2021



7.8



BOA-23655



7.9

Exhibit "A"

A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and the North 200 feet of the East 30 feet of vacated South Utica Avenue lying West and adjacent to said Lot One (1), said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot One (1); Thence South $89^{\circ}00'21''$ West and along the North line of Lot One (1) for a distance of 158.97 feet to the Point of Beginning; Thence South $01^{\circ}20'00''$ East and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point; Thence South $89^{\circ}00'21''$ West for a distance of 150.00 feet to a point on the centerline of said vacated South Utica Avenue; Thence North $01^{\circ}20'00''$ West and along said centerline for a distance of 200.00 feet; Thence North $89^{\circ}00'21''$ East for a distance of 150.00 feet to the POINT OF BEGINNING.

AND

A tract of land that is a part of Lot One (1), Block Seven (7), BOLEWOOD ACRES, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot One (1); Thence South $02^{\circ}33'09''$ East and along the East line of Lot One (1) and the Westerly Right of Way line of Victor Avenue, for a distance of 180.00 feet to a point of curvature; Thence along a 3246.57 foot radius curve to the right, having a central angle of $00^{\circ}21'15''$, with a chord bearing and distance of South $02^{\circ}22'32''$ East for 20.07 feet, for an arc distance of 20.07 feet to a point; Thence South $89^{\circ}00'21''$ West and parallel with the North line of Lot One (1) for a distance of 163.16 feet to a point; Thence North $01^{\circ}20'00''$ West and parallel with the West line of Lot One (1) for a distance of 200.00 feet to a point on the North line of Lot One (1); Thence North $89^{\circ}00'21''$ East and along said North line for a distance of 158.97 feet to the POINT OF BEGINNING.

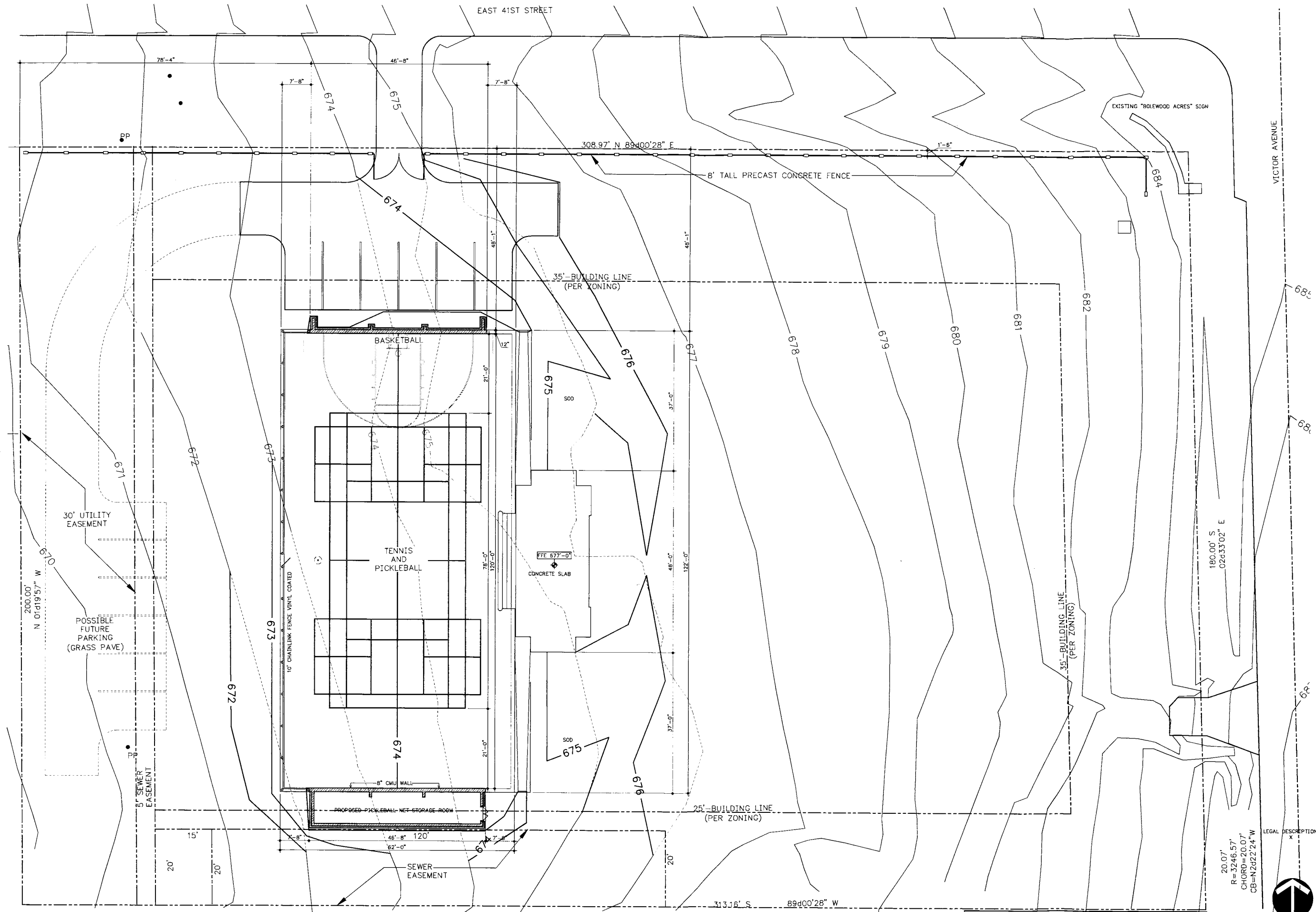
Exhibit “B”

The Applicant requests a Special Exception pursuant to Section 50.020, Table 5-2 of the Tulsa Zoning Code (the “Code”) to permit a Parks and Recreation Use in the RE District for a private tennis/sports court for property located at 1710 E. 41st Street (the “Property”).

The Property is a 1.5 acre vacant corner lot located at the southwest corner of E. 41st St. and S. Victor Ave., directly south of the terminus of S. Utica Ave., in Bolewood Acres. The Property has been vacant since approximately 2014 when the previous residence was demolished. The current owner lives just up street, less than a quarter mile east at 41st Street and Yorktown, and intends to build his new residence on the Property.

Construction of the new residence is planned to occur in two phases, with an accessory private tennis court and foundations for accessory outdoor living areas to be constructed in phase one, and the principal residence to be constructed in phase two. Conceptual site plans for both phases are attached hereto. Design work for the principal residence is anticipated to take a minimum of one year, and construction to take several more years. In the interim, the Property owner desires to construct the accessory private tennis/sports court for personal use.

Private tennis courts are commonplace throughout Bolewood Acres and the Property owner currently lives in close proximity to use and maintain the proposed tennis court. Accordingly, the Special Exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



20.07'
R=3246.57'
CHORD=20.07'
CB=N2d22'24"W



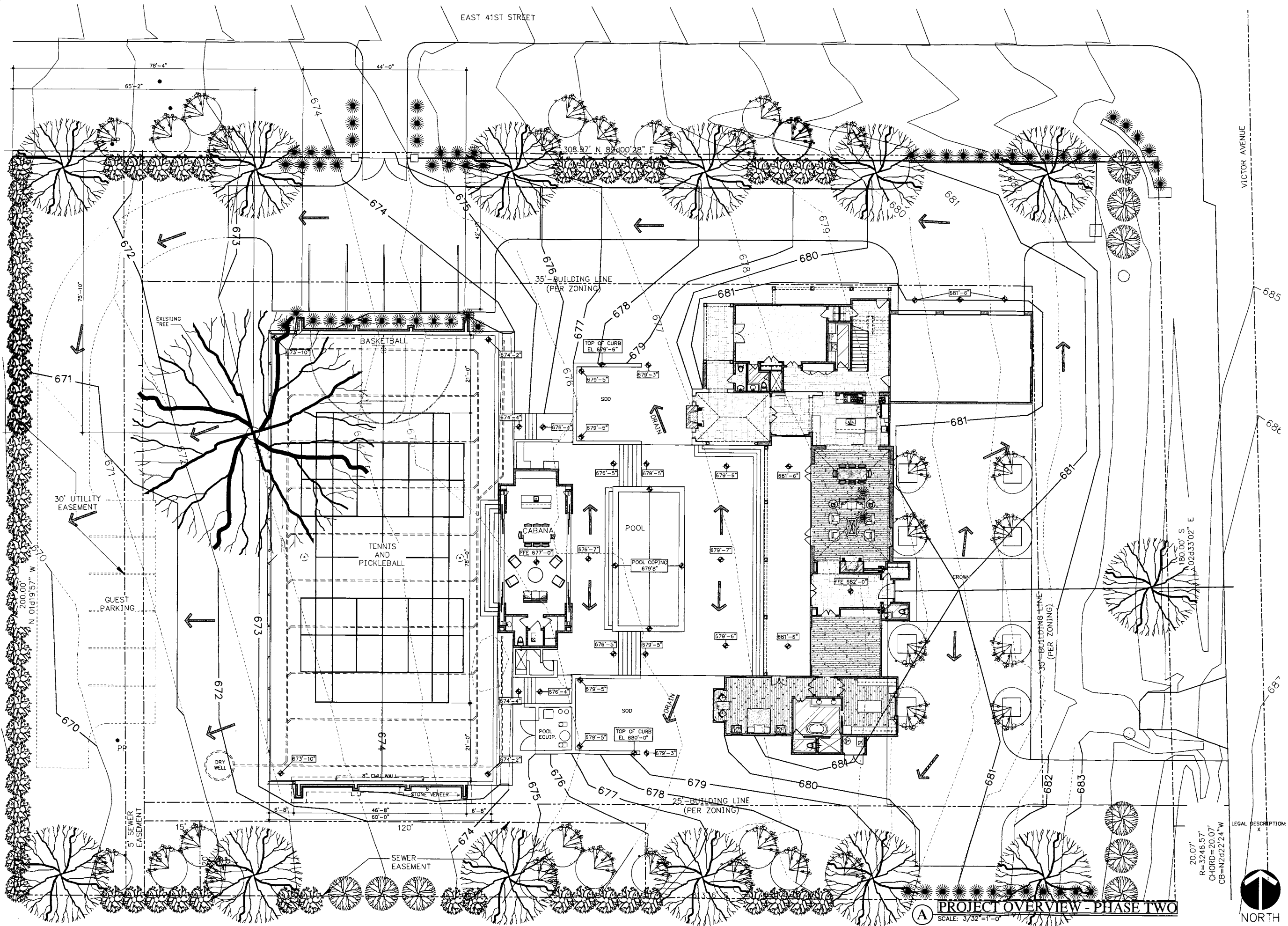
A PROJECT OVERVIEW - PHASE ONE
SCALE: 3/32"=1'-0"

A NEW RESIDENCE FOR:
Steve Mitchell
41st & Victor,
Tulsa, Oklahoma

NOT FOR CONSTRUCTION
ISSUED:..
JOB NO: 2209
DRAWN BY:..
REVISED:..

ARCHITECTURAL RESOURCES by
JACK ARNOLD
7310 South Yale • Tulsa, Oklahoma 74136 • 1.918.494.2730 • www.jackarnold.com

Sheet:
SP1
PHASE ONE



A NEW RESIDENCE FOR:
Steve Mitchell
41st & Victor,
Tulsa, Oklahoma



NOT FOR CONSTRUCTION
ISSUED:
JOB NO: 2209
DRAWN BY:
REVISED:

ARCHITECTURAL RESOURCES BY
JACKARNOLD
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Sheet:
SP2
PHASE TWO