

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9222

Case Number: **BOA-22873**

CZM: 46

CD: 2

HEARING DATE: 07/14/2020 1:00 PM (*Continued from 06/23/2020*)

APPLICANT: Carina Garcia

ACTION REQUESTED: Special Exception to allow a manufactured housing unit in an RS-3 district (Sec.5.020 Table 5-2.5); Special Exception to extend the time limit permanently (Sec.40.210).

LOCATION: 3811 S 27 AV W

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: S 1/2 LT 4 BLK 30, RED FORK

RELEVANT PREVIOUS ACTIONS:

Subject Property: None

Surrounding Properties:

BOA-13728; On 09.12.85 the Board approved a Special Exception to permit a mobile home in an RS-3 District and variance of the 1-year time limit for a mobile home. Property located immediately South of the subject property.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is located South of the SE/c of W. 38th St. S. and S. 27 W. Ave.

STAFF COMMENTS: The applicant is requesting Special Exception to allow a manufactured housing unit in an RS-3 district (Sec.5.020 Table 5-2.5); Special Exception to extend the time limit permanently (Sec.40.210)

1.2

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

USE CATEGORY Subcategory Specific Uses Building Type	RE	RS-					RD	RT	RM-			RMH	Supplemental Regulations	
		1	2	3	4	5			0	1	2			3
RESIDENTIAL														
Household Living														
Single household														
Detached house	P	P	P	P	P	P	P	P	P	P	P	P	S	
Patio House	-	-	-	P	P	P	P	P	P	P	P	P	-	Section 40.290
Townhouse														
2-unit townhouse	-	-	-	S	S	P	P	P	P	P	P	P	-	Section 40.390
3+-unit townhouse	-	-	-	-	-	-	-	P	P	P	P	P	-	Section 40.390
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	P	Section 40.210
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.220
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.240
Mixed-use building	-	-	-	-	-	-	-	-	-	S	S	S	-	
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	S	S	S	-	
Two households on single lot														
Duplex	-	-	-	S	S	S	P	P	P	P	P	P	-	
Mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	
Three or more households on single lot														
Cottage house development	-	-	-	-	-	P	S	S	P	P	P	P	-	Section 40.110
Multi-unit house	-	-	-	-	-	S	S	P	P	P	P	P	-	Section 40.250
Apartment/condo	-	-	-	-	-	-	-	-	P	P	P	P	-	Section 40.030
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	P	Section 40.240
Mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	

P= Permitted; S=Special Exception Approval Required; - = Prohibited

Section 40.210 Manufactured Housing Units

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

40.210-A The manufactured housing unit must be removed from the lot within one year of the date of special exception approval. The board of adjustment is authorized to extend the one-year limit through approval of a subsequent special exception if the (special exception) extension request is filed before expiration of the one-year time limit.

40.210-B No more than one manufactured housing unit may be located on a lot.

40.210-C Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to allow a manufactured housing unit in an RS-3 district (Sec.5.020 Table 5-2.5); **Special Exception** to extend the time limit permanently (Sec.40.210)

- 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.



Manufactured home on lot immediately South of Subject Tract



Facing South on 27th W Ave



Facing North on 27th W Ave.



Subject Property

Case No. 13727 (continued)

Board Action:

On MOTION of CLUGSTON and SECOND by WISLON, the Board voted 5-0-0 (Bradley, Chappelle, Clugston, White, Wilson, "aye"; no "nays"; no "abstentions"; none, "absent") to CONTINUE Case No. 13727 until September 26, 1985 to allow the applicant to review the uses allowed on the property.

Case No. 13728

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209 - Request an exception to permit a mobile home in an RS-3 zoned district under the provisions of Section 1680.

Variance - Section 440.6 - Special Exception Uses in Residential Districts - Requirements - Use Unit 1209 - Request a variance of the one year time limitation for a mobile home to permanently in an RS-3 zoned district under the provisions of Section 1670, located on the NE/c of West 39th Street and South 27th West Avenue.

Presentation:

The applicant, William Wright, 147 South 34th West Avenue, Tulsa, Oklahoma, asked the Board to allow him to park a mobile home on his property. The applicant said that he purchased the lot approximately 3 years ago and had previously been before the Board to get permission to put the mobile on the lot. Mr. Wright stated that he was required to demolish the old house which was located on the tract and then return with a request for permanent location of the mobile home. He noted that he is now asking for that permanent installment. Mr. Wright said that he intends to brick the outside of the trailer and improve the property.

Protestants: None.

Comments and Questions:

Mr. Chappelle asked Mr. Wright if the mobile home is skirted. Mr. Wright stated that he has the skirting, but has not installed it until final inspections of the water lines are made.

Ms. Wilson asked the applicant if he is living in the mobile home at this time. Mr. Wright stated that he will not move in until he has a permit to leave the mobile on the lot permanently.

Ms. Bradley asked the applicant to address the hardship in this case. Mr. Wright stated that he is upgrading the property and has approval from all of his neighbors.

Mr. Jackere pointed out that the railroad is behind the property and there are numerous types of zoning in the area.

9.12.85:447(9)

Case No. 13728 (continued)

Mr. Wright informed that he may use the mobile for rental property after the installation is complete.

Board Action:

On MOTION of CLUGSTON and SECOND by WHITE, the Board voted 5-0-0 (Bradley, Chappelle, Clugston, White, Wilson, "aye"; no "nays"; no "abstentions"; none, "absent") to APPROVE a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1209) to permit a mobile home in an RS-3 zoned district under the provisions of Section 1680; and to APPROVE a Variance (Section 440.6 - Special Exception Uses in Residential Districts - Requirements - Use Unit 1209) of the one year time limitation for a mobile home to permanently in an RS-3 zoned district under the provisions of Section 1670; subject to skirting being installed; finding a hardship demonstrated by multiple zoning in the area; finding that the mobile home would not be detrimental to the neighborhood and would be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 5, Block 30, Original Townsite of Red Fork, City of Tulsa, Tulsa County, Oklahoma.

Case No. 13729

Action Requested:

Variance - Section 240.2(e) Permitted Yard Obstructions. Use Unit 1209 - Request a variance to permit 2 detached accessory buildings to total 960 sq. ft. and to locate one building in the side yard in an RS-3 zoned district.

Variance - Section 420.2(a) Accessory Use Conditions - Request a variance of the 3' setback from interior lines to 1', located at 3636 South Olympia.

Presentation:

The applicant, Donald Brannum, 3636 South Olympia, Tulsa, Oklahoma, submitted a plot plan (Exhibit E-1) for a proposed 20' by 36' garage.

Comments and Questions:

Ms. Bradley asked Mr. Brannum to explain the use of the new garage. He explained that it would be used for normal purposes.

Mr. Chappelle asked the applicant if he plans to conduct a business in the garage and he answered that he did not know.

Ms. White inquired if a business is being operated on the subject property at this time. The applicant replied that he is doing some upholstery work in a small existing building.

9.12.85:447(10)

Jeff S. Taylor
Zoning Official
Plans Examiner II

TEL(918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

Carina Garcia

9/23/2019

APPLICATION NO: ZCO-042088-2019 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 3811 S 27th W Ave

Description: Manufactured Housing Unit

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, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" IS IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG 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 WWW.CITYOFTULSA-BOA.ORG

Application No. **ZCO-042088-2019**

Note: As provided for in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. 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.

1. **Sec.5.020 Table 5-2:** The submitted application indicates construction of a "Manufactured Housing Unit" per documents submitted to our office. The proposed Manufactured Housing Unit is located in an RS-3 Zoning District.

Review Comments: Manufactured Housing Units are allowed in this zoning district by special exception. Apply for a Special Exception from the City of Tulsa Board of Adjustment (BOA) per Sec.70.120 to allow a Manufactured Housing Unit to be placed on your lot. Once you receive approval you will need to submit the approval documents to this office. *Apply for a Building permit to place a manufactured Housing Unit on this lot.*

2. **Section 40.210 Manufactured Housing Units**

The application for a special exception must be accompanied by a written signed agreement by the applicant and the property owner to remove the manufactured housing unit within one year of the date of special exception approval.

40.210-A The manufactured housing unit must be removed from the lot within one year of the date of special exception approval. The board of adjustment is authorized to extend the one-year limit through approval of a subsequent special exception if the (special exception) extension request is filed before expiration of the one-year time limit.

Review Comments: Provide a written signed agreement to the BOA that the manufactured house will be removed within one year or seek a special exception from the BOA to extend the subsequent one year time limit.

3. **Site plan:** Your application did not include a complete site plan. The zoning clearance review for your permit application will resume after a complete site plan is submitted. Please note that additional deficiencies may be found and will need to be resolved prior to approval of your application. The site plan must show:

- Legal description of the property;

- Boundaries and dimensions of property and names of bordering streets. All property lines must be shown;
- Location, dimensions and identification of existing and proposed buildings, structures and driveway.
- Distances from all property lines to the proposed building or structures, and the distance from the proposed work to the centerline of the street;
- Identify any easements and public rights of way;
- Include all architectural projections; i.e. stairs, porches, balconies, fireplaces, etc.;
- Location of all utility service lines and meters;
- North arrow.

Revise and resubmit your site plan containing the information listed above and resubmit the changes as a revision.

Below is a link to our “Residential Construction Permit Procedures” booklet. In the booklet you will find information concerning the required drawings needed for applying for a permit.

http://www.cityoftulsa.org/media/1259/res_09102014.pdf

- 4. 55.090-F Surfacing.** All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

Review Comments: Provide a dustless all-weather parking surface from the public street to the proposed garage or apply to the Board of Adjustment for a **Variance** (section 70.120) to allow a material other than an approved material meeting the requirements of 55.090-F.

5. 55.090-A Applicability

The parking area design regulations of this section apply to all off-street parking lots for motor vehicles, whether containing required parking spaces or non-required parking spaces.

Review Comments: You are proposing a parking space that does not meet the minimum parking size requirements. Provide 2 parking space. Each parking space must be 8.5 feet by 18 feet on this lot or apply to BOA for a variance to allow less than the required parking space size.

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.

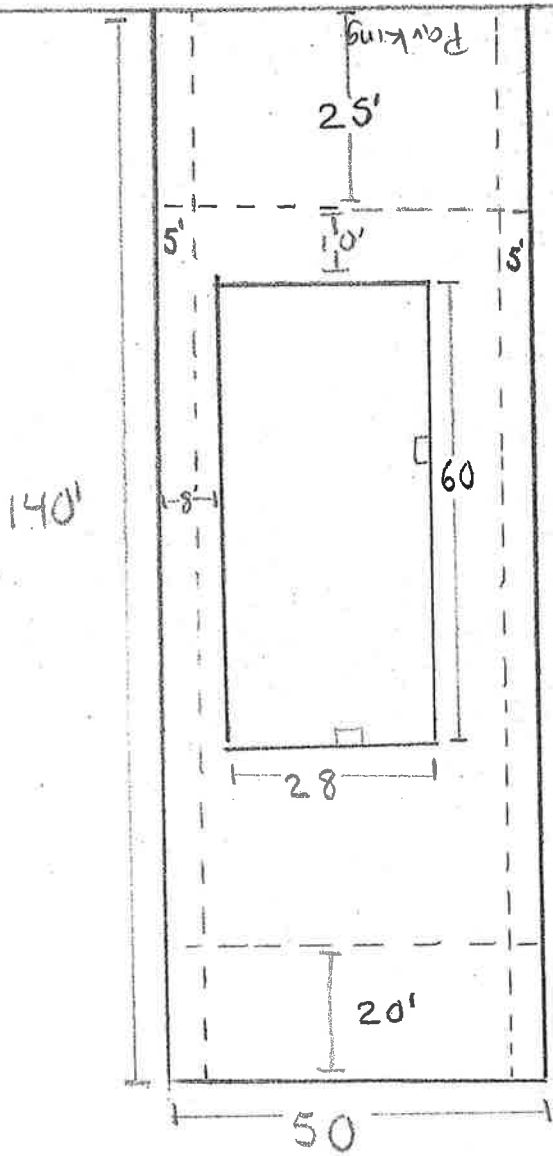
Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

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.

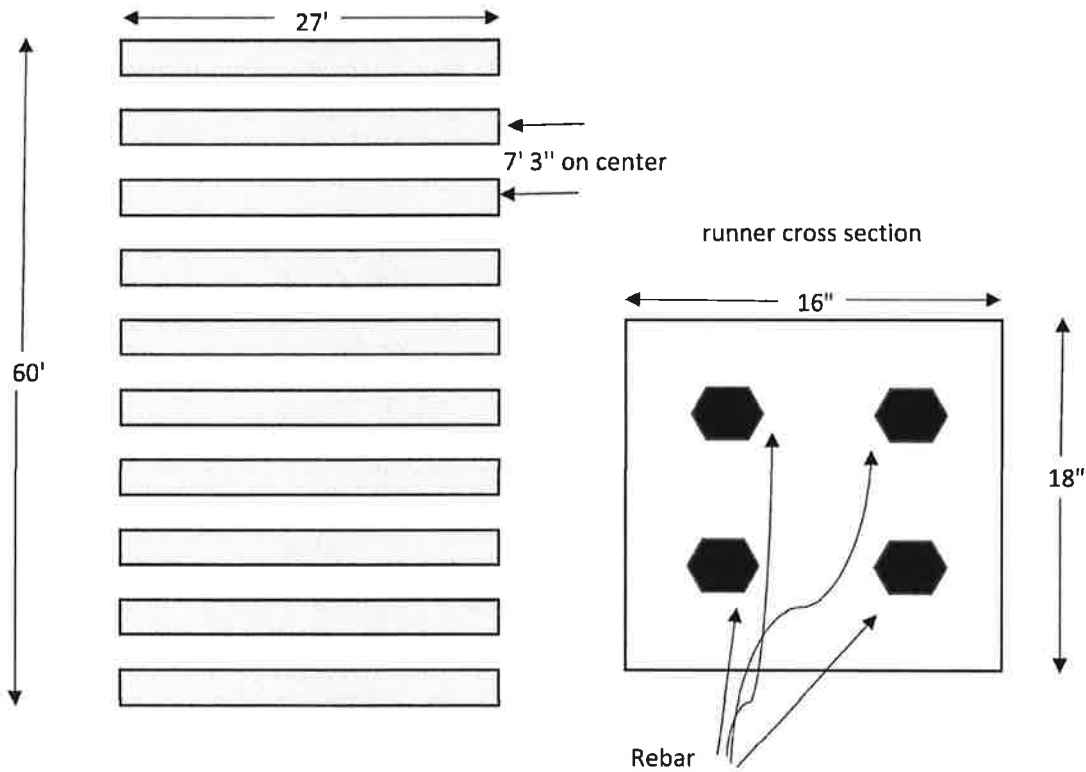
S 27th West ave



Foundation Sketch

Site:

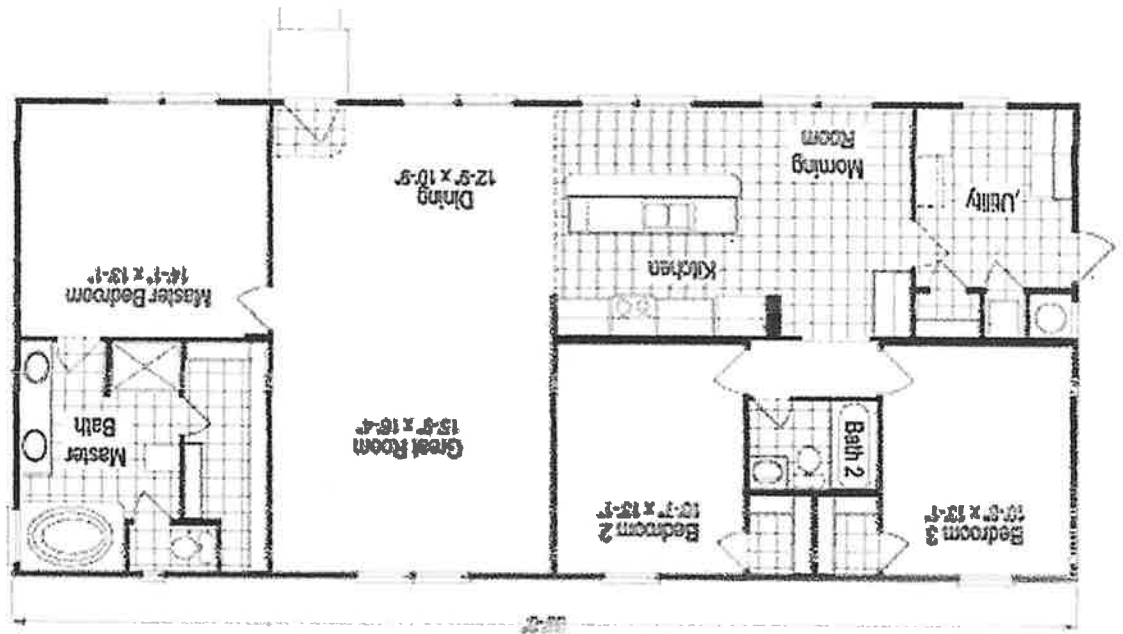
3811 South 27th West Ave
Tulsa, OK 74108



Notes:

- 1 Concrete; 3000 psi 28 day strength, placed using commonly accepted practices
2. Rebar; 1/2 inch #4 grade 80, Tied and suspended with iron stakes.
3. Vapor barrier 6 mill placed on top of ground to extend 6 inches beyond concrete on all sides.
4. Wet set J-bolt anchors to accommodate normal blocking and strapping.
5. Grading to divert surface water away from foundation.

1.12





1.14



1.15



1.16



2151

**Objection to Request for Special Exception in Case BOA-22873
& Request for Continuance of Closed Meeting to Allow a Public Hearing**

The parties below are residents and/or property owners in the neighborhood directly affected by the subject Special Exception Request, or adjacent to it.

The parties below all strongly oppose this Request!

This neighborhood has challenges, but it has some beautiful homes as well as some neglected homes.

There are some persons trying to fix up and improve the single family residential character of this neighborhood, and there are some existing detrimental code violations that are already eroding its single family character.

This neighborhood is one of the oldest and most historic in the city. It should be restored and preserved, not pushed off the edge into further single family home degradation and deterioration. If approved, that is the effect the subject Request will have. That is precisely why a special exception for the requested use is required, as opposed to being normally acceptable.

The subject request should be denied, and the existing flagrant code violations should now be corrected.

Lastly, the parties below object to this "Public" meeting being held in a "Closed to the Public" fashion. We understand why current conditions do not support an "Open to the Public" setting, but in the alternative it should be continued until it can be. It is too important to not have a true "Public" meeting, as intended.

Name & Address	Email	Tel. #
Name: Ed Gragg Address: 3704 52nd		637-3825
Name: Jana Schell Address: 3808 S. 29th W. Ave	Schelljana@yahoo.com	918-976-7622

**Objection to Request for Special Exception in Case BOA-22873
& Request for Continuance of Closed Meeting to Allow a Public Hearing**

The parties below are residents and/or property owners in the neighborhood directly affected by the subject Special Exception Request, or adjacent to it.

The parties below all strongly oppose this Request!

This neighborhood has challenges, but it has some beautiful homes as well as some neglected homes.

There are some persons trying to fix up and improve the single family residential character of this neighborhood, and there are some existing detrimental code violations that are already eroding its single family character.

This neighborhood is one of the oldest and most historic in the city. It should be restored and preserved, not pushed off the edge into further single family home degradation and deterioration. If approved, that is the effect the subject Request will have. That is precisely why a special exception for the requested use is required, as opposed to being normally acceptable.

The subject request should be denied, and the existing flagrant code violations should now be corrected.

Lastly, the parties below object to this "Public" meeting being held in a "Closed to the Public" fashion. We understand why current conditions do not support an "Open to the Public" setting, but in the alternative it should be continued until it can be. It is too important to not have a true "Public" meeting, as intended.

Name & Address	Email	Tel. #
Name: EVAN Cooley Address: 3703 S 29 th W AVE Tulsa OK 74107	evan/cooley4@ Gmail.com	918-805-4146
Name: Jerakin Cooley Address: 3735 S 26 th West AVE Tulsa OK 74107	Jerakincooley1@gmail .com	918-316-6023

**Objection to Request for Special Exception in Case BOA-22873
& Request for Continuance of Closed Meeting to Allow a Public Hearing**

The parties below are residents and/or property owners in the neighborhood directly affected by the subject Special Exception Request, or adjacent to it.

The parties below all strongly oppose this Request!

This neighborhood has challenges, but it has some beautiful homes as well as some neglected homes.

There are some persons trying to fix up and improve the single family residential character of this neighborhood, and there are some existing detrimental code violations that are already eroding its single family character.

This neighborhood is one of the oldest and most historic in the city. It should be restored and preserved, not pushed off the edge into further single family home degradation and deterioration. If approved, that is the effect the subject Request will have. That is precisely why a special exception for the requested use is required, as opposed to being normally acceptable.

The subject request should be denied, and the existing flagrant code violations should now be corrected.

Lastly, the parties below object to this "Public" meeting being held in a "Closed to the Public" fashion. We understand why current conditions do not support an "Open to the Public" setting, but in the alternative it should be continued until it can be. It is too important to not have a true "Public" meeting, as intended.

Name & Address	Email	Tel. #
Name: <i>Earl Brashear</i> Address: <i>2501 W. 37th St Tulsa, OK 74107</i>	<i>RCLbbb@Hotmail.com</i>	<i>918-231-3133</i>
Name: <i>Arg Guerrero</i> Address: <i>3550 S. 26th W. Ave Tulsa, OK 74107</i>	<i>gguerrero@asc-ok.com</i>	<i>918-747-8688</i>

Name & Address	Email	Tel. #
Name: Stanley Tate Address: 3801 S. 31 W Ave	stanley.tate@gmail	918 398 0336
Name: Patricia Tate Address: 3801 S 31 W. Ave	Sevrin77@gmail.com	918-398-0336
Name: Sam Sandgraff Address: 3732 S 31st W Ave	Samsandgraff@gmail.com	918-237-5661
Name: DANNY ROBERSON Address: 2924 W 37th PL	DANNY DANNY.C.ROBERSON@MAIL.COM	918-277-1433
Name: NIWA HARRIS Address: 3762 S 28th Ave TULSA OK		918 447 0102
Name: ADAM NICHOLS Address: 3712 S. 27th West Ave TULSA, OK		918 638 2587
Name: Larrea J. Jaque Address: 3803 S. 29th W. Ave Tulsa, OK 74107	Jaque Jaque	918 574-2600
Name: Sam Beasley Address: 3743 S. 29th W. Ave. Tulsa, OK 74107		918-899-9295
Name: Micah Beasley Address: 3743 S 29th W. Ave TULSA, OK 74107	Micahbeasley@gmail.com	918-698-2081
Name: John Carter Address: 3752 S. 29 West Ave	johncarter987e@hotmail.com	918 550 9506
Name: Chris J Vogel Address: 2615 W 37th PL TULSA 74107	cvogel257@yahoo	918-445-7153

Name & Address	Email	Tel. #
Name: Constance Louise McDonald Address: 3803 S. 24 th W. Ave.		918-695-5006
Name: Billy C. Halstead Address: 3623 So. 26 th W. Ave		918-445-8630
Name: Jeffrey A. Willard Address: 3722 S. 26 th W. AVE		918 445 2395
Name: Mary McClain Address: 3721 S 26 th W Ave		918-446-4696 918 619-2514
Name: George D. Chell Address: 3614 S. 26 th W. Ave Tulsa		918 982 2796
Name: William Davis Address: 2512 W. 37 th E Tulsa		918-230-3518
Name: JOHN OCKENFELT Address: 2515 W. 38 th ST		918-447-1195
Name: OTIS McDONALD Address: 3803 S 26 th W AVE		918- 695 695-5096
Name: Juanita Deis Address: 2521 W 37 th St		(918) 876-8625
Name: K Bruce Address: 3651 S. 28 th W. Ave		918-645-2656
Name: H. R. AM Address: 3652 S. 28 th W AVE		918-445-0734

Name & Address	Email	Tel. #
Name: Christopher Cook Address: 3704 S. 27th West Ave.	arcathox@yahoo.com	918-510-6681
Name: Annette Cook Address: 3704 S. 27th West Ave	nettiecook08@yahoo.com	918-640-3452
Name: Shellie Jones Address: 3705 S. 26th W. Ave.	shelliej2020@gmail.com	
Name: PAUL TALSMA Address: 3704 S. 26th W. Ave		918-794-9444
Name: Dawn A. Jara Address: 3705 S th 26 th W Ave		918) 704-5288
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

10; DOA members, RE: Case # 22873, applicant Carina Garcia, requesting a special exception to permit a manufactured housing unit and grant permanent status, @ 3811 S. 27th W. Ave.

We the undersigned residents of Lookout Mountain located in Red Fork, City of Tulsa, Tulsa county request, by our signatures to follow, that you acknowledge the presenter of said petition as our proxy in lieu of our bodily presence so that we may comply with "shelter at home" corona virus instructions. Furthermore that proxy also represents our request that you deny the applicants request for action. Undoubtedly, applicant will attempt to justify her request, noting the existing mobile home to her south. We have no evidence that the unit has legal status and a finding of such would prompt request for immediate removal. We would like you to take note of the actual development of Lookout Mountain over many decades, despite RS-3 zoning, a look at aerial views will reflect a neighborhood with considerably less density and the people who live here like it that way. We are concerned that your approval would allow Ms. Garcia, or others, to purchase the vacant lots to her north, and maybe others, downsize them into 1/2 lots like she owns and build a mobile home anomaly in our midst. This would be devastating to the original stakeholders interest and life-long investment in their properties and violate the base principals of RS-3 zoning. It is also important for you to know that the area was covered recently by the Red Fork Mainstreet plan and development remained unchanged under our Manitulsa comprehensive plan. Please honor the voices of many over the one by denying the applicants request. Thank U.

NAME	ADDRESS	E-MAIL	TELEPHONE
Lesla Barnett	3753 S. 28th W. Ave Tulsa, OK		918-734-4604
Joy Eaton	3752 S. 28th W. Ave Tulsa, OK 74107		918-698-6337
M h. Huntzicker			
M k Huntzicker	3909 S 28th W ave Tulsa		918-446-5600
Larry LARRY	3903 S. 28th W. AVE-		918-836-7899
Kyle Bruce	3651 S. 28th W. Ave Tulsa	RK.Bruce@cox.net	918-645-2656
Kirk Bruce	3708 S. 28th W. Ave Tulsa		573-881-3880
Carl Braghear	2501 W 37th St Tulsa		918 231 3133

Chapman, Austin

From: Jill Halstead <jillhalstead1117@gmail.com>
Sent: Monday, March 23, 2020 8:03 PM
To: esubmit
Subject: opposition to case 22873

We are a home owner at 3623 S 26th Ave W.

We Do Not agree to the special exception of allowing a manufactured housing unit to be moved in permanently to property 3811 S. 27th Ave W.

This decision will lessen the property value of other homes in our neighborhood of Red Fork one of the oldest neighborhoods around.

Billy and Jill Halstead
918 445 8630

Sparger, Janet

From: Chapman, Austin
Sent: Monday, March 23, 2020 3:30 PM
To: SVanDeWiele@HallEstill.com; Austin P. Bond; Burlinda Radney; Briana Ross; Jessica Shelton
Cc: Sparger, Janet; Wilkerson, Dwayne; Blank, Audrey; Swiney, Mark
Subject: FW: Case # BOA-22873

All,

Please see the email below in opposition to BOA-22873.

Best,

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



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

From: Jana Schell <schelljana@yahoo.com>
Sent: Monday, March 23, 2020 12:55 PM
To: Chapman, Austin <ACHapman@incog.org>
Subject: Case # BOA-22873

I am ADAMANTLY OPPOSED TO A MOBILE HOME BEING PUT IN OUR NEIGHBORHOOD!!! 100% NO!!!!!! NO!!!! NO!!!!

Jana Schell
3808 S.29th W. Ave. Tulsa okla 74107
918-946-7622

[Sent from Yahoo Mail for iPhone](#)

Sparger, Janet

From: Chapman, Austin
Sent: Monday, March 23, 2020 3:26 PM
To: SVanDeWiele@HallEstill.com; Austin P. Bond; Burlinda Radney; Briana Ross; Jessica Shelton
Cc: Sparger, Janet; Swiney, Mark; Blank, Audrey; Wilkerson, Dwayne
Subject: FW: Concerning Case BOA-22873

All,

Please See the email in opposition to BOA-22873 below.

Best,

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



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

From: Bruce, Kyle <Kyle.Bruce@tdwilliamson.com>
Sent: Monday, March 23, 2020 11:23 AM
To: Chapman, Austin <AChapman@incog.org>
Subject: Concerning Case BOA-22873

Dear Austin, concerning the rezoning of property on westside of Tulsa , in red fork district....Case # BOA-22873.....NO,NO,NO I live at 3651 south 28th west ave, Tulsa Ok, 74107 and I do not want trailers being brought into our neighborhood! We are refurbishing and investing to make Nice homes in redfork and we are struggling enough to turn it around and make it better this is a NEGATIVE move in regards to making things better, and by the way tell that guy after a year he should finish siding his house before thinking of starting other projects.....I'm not lying, look at it yourself. ALSO, my father who lives in a house I own across the street at 3708 s. 28th west Ave , Tulsa OK. 74107 DOES NOT WANT IT EITHER! Matter of fact none of the 4 neighbors I told does so please say NO to this bad Idea. Thank you.

R. Kyle Bruce
Sr. Field Inspector
AWS C.W.I./C.W.E.
API 1169, NACE
918-645-2656
TDWilliamson

Tulsa, OK

kyle.bruce@TDWilliamson.com

This message and any attachments may be a confidential attorney-client communication or otherwise be privileged and confidential. If you are not the intended recipient, any review, distribution or copying of this transmittal is prohibited. If you have received this transmittal in error, please reply by e-mail and delete this message and all attachments.

Sparger, Janet

From: A Brashear <kclbbb@hotmail.com>
Sent: Monday, March 23, 2020 10:04 AM
To: esubmit
Subject: Hi

Case # boa-22873. Property address. 3811 s 27 av w Tulsa,ok.

This is a housing addition yes it is been here for a long time Redfork and these houses that are currently here are being fixed up and brought back to life many in the addition there should not be any mobile homes allowed to be in here to downgrade our property values this was not set up for a mobile home park this should not be a thanks Earl Brashear
Sent from my iPad

Sparger, Janet

From: Personal Email <joanmfields1@gmail.com>
Sent: Tuesday, March 17, 2020 2:42 PM
To: esubmit
Subject: BOA-22873

Good afternoon,

I am writing to provide comments on BOA-22873 which requests a special exception to allow a mobile home and extend the time allowed to permanent. I am not in favor of this exception as I believe this does not serve the long term vision of the community and the precedent this sets for future requests.

West Tulsa has been consistently looking for ways to improve the local neighborhoods as well as develop growth and capitalize on the proximity to Route 66. This vision seeks to improve and rejuvenate the historical homes in the area and a mobile home seems out of step with what the community as a whole is trying to achieve.

Additionally it is concerning to me that if this request is approved, it seems that it would be difficult to decline future requests like this and that would be very impactful to the overall identity and direction of the area.

We take a lot of pride and effort in maintaining and improving our property and believe this request, if approved, would be detrimental to our property value in the long run.

Brian & Joan Fields

Sparger, Janet

From: lindapinda88 <lindapinda88@gmail.com>
Sent: Tuesday, June 2, 2020 10:02 AM
To: esubmit
Subject: Case BOA-22873

Good Morning!

I did get a notice that Carina Garcia wants to be allowed to build a manufactured home close to my rental. Although, I appreciate her need, I 100 percent object to this exception and feel it will lower the values of homes in that area. I am from out of state and unable to appear in person. I did try the website but, it failed me. It is very important to me, as an investor, to not allow this. Please tell me if I need to do anything more to avoid this situation and let the courts know I object. Thank you

Linda Gage
925 822 6440

Sent from my Verizon, Samsung Galaxy smartphone

Sparger, Janet

From: Chapman, Austin
Sent: Friday, June 5, 2020 2:35 PM
To: Audrey Blank ; Austin Bond ; Briana Ross; Burlinda Radney; Jessica Shelton; Swiney, Mark; Sparger, Janet; Stuart Van De Wiele; Wilkerson, Dwayne
Subject: BOA-22873

All,

I did receive a voicemail from Betty and Steve Denny who live at 3746 S. 27th W. Ave. They stated they were in support of the request in BOA-22873.

Best,



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

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

TULSA CITY BOARD OF ADJUSTMENT
CASE NO. 22873
OFFICIAL RECORD EXHIBIT
ENTERED IN THE 8/9/20
MINUTES OF THE TULSA CITY BOARD
OF ADJUSTMENT

The staff members attending in person are as follows:

- Mr. Stuart Van De Wiele, Chair
- Ms. Jessica Shelton, Board Member
- Ms. Susan Miller, Tulsa Planning Office
- Mr. Austin Chapman, Tulsa Planning Office
- Mr. Nathan Foster, Tulsa Planning Office,
- Ms. Janet Sparger, Tulsa Planning Office

MINUTES

On **MOTION** of **SHELTON**, the Board voted 3-0-1 (Ross, Shelton, Van De Wiele "aye"; no "nays"; Radney "abstaining"; Bond absent) to **APPROVE** the **Minutes** of the February 11, 2020 Board of Adjustment meeting (No. 1244).

On **MOTION** of **SHELTON**, the Board voted 4-0-0 (Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; Bond absent) to **APPROVE** the **Minutes** of the February 25, 2020 Board of Adjustment meeting (No. 1245).

On **MOTION** of **SHELTON**, the Board voted 4-0-0 (Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; Bond absent) to **APPROVE** the **Minutes** of the March 10, 2020 Board of Adjustment meeting (No. 1246).

NEW APPLICATIONS

FILE COPY

22873—Carina Garcia

Action Requested:

Special Exception to allow a manufactured housing unit in an RS-3 District (Section 5.020, Table 5-2); Special Exception to extend the time limit permanently (Section 40.210). **LOCATION:** 3811 South 27th West Avenue (**CD 2**)

Presentation:

The district City Councilor has requested a continuance to April 28, 2020, and the applicant has agreed to the continuance.

Interested Parties:

There were no interested parties present.

BOA - 22873

Comments and Questions:

None.

Board Action:

On **MOTION** of **SHELTON**, the Board voted 4-0-0 (Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; Bond absent) to **CONTINUE** the request for a Special Exception to allow a manufactured housing unit in an RS-3 District (Section 5.020, Table 5-2); Special Exception to extend the time limit permanently (Section 40.210) to the April 28, 2020 Board of Adjustment meeting; for the following property:

S 1/2 LT 4 BLK 30, RED FORK, City of Tulsa, Tulsa County, State of Oklahoma

22877—Stephen Pedmia

Action Requested:

Special Exception to allow a small (< 250-person capacity) Indoor Commercial Assembly & Entertainment use to serve or sell alcoholic beverages within 150 feet of a residential district (Section 15.020, Table 15-2 & Section 15.020-G, Table Note 2). **LOCATION:** 6622 South Lewis Avenue East (CD 2)

Presentation:

The district City Councilor has requested a continuance to April 28, 2020, and the applicant has agreed to the continuance.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **SHELTON**, the Board voted 4-0-0 (Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; Bond absent) to **CONTINUE** the request for a Special Exception to allow a small (<250-person capacity) Indoor Commercial Assembly & Entertainment use to serve or sell alcoholic beverages within 150 feet of a residential district (Section 15.020, Table 15-2 & Section 15.020-G, Table Note 2) to the April 28, 2020 Board of Adjustment meeting; for the following property:

PRT NE SE BEG 250S & 50W SECR SE TH S292 W190 S98 W10 N390 E200 TO POB LESS BEG 2385.91N & 50W SECR SE TH W10 SE14.14 N10 TO POB SEC 6 18 14 .001AC, City of Tulsa, Tulsa County, State of Oklahoma

Sparger, Janet

From: Personal Email <joanmfields1@gmail.com>
Sent: Tuesday, June 23, 2020 2:30 PM
To: Sparger, Janet
Cc: esubmit
Subject: Re: BOA-22873

I would like to extend additional comments based on today's meeting regarding this case. I am extremely disappointed by the lack of consideration of the multiple comments provided by the neighbors; I counted over 50 signatures of neighbors in opposition to this exception in the packet. Is there no weight in decisions made about the fact that the neighborhood is not in support for this exception? This is an exception because it does not fit the code of the neighborhood. One applicant should not be given preference over an entire neighborhood voicing their disapproval, which appears to be the case here.

My first comment to the board is the idea of approving the exception of the mobile home but not approve the indefinite time frame is backwards because Ms. Garcia is not intending to put the mobile home on the lot temporarily, but permanently. I consider it to be irresponsible to approve it with concerns about the indefinite timeframe, as she is planning on making this a permanent residence. Once the mobile home is there, if there are issues that are not complied with or met to the board's requirements, 1., who is going to enforce that? and 2. Won't it just lead to another variance exception, because I cannot see the board voting to have the mobile home removed once placed.

This instance seems that the neighborhood is not being served by city, but rather the city catering to one applicant.

I strongly ask that the board please take the comments into consideration and think about the other homeowners in the neighborhood and deny the variance request to permit a mobile home.

Joan Fields
3745 S. 26 W. Ave
Tulsa, OK 74107

> On Mar 17, 2020, at 3:01 PM, Sparger, Janet <JSparger@incog.org> wrote:

>
> I will place your comments in the case file and provide copies to the staff and Board members.
>
> Thank you,
> Janet Sparger
> Recording Secretary
> City and County Boards of Adjustment
> Tulsa Planning Office
> 2 West 2nd Street, Suite 800
> Tulsa, Oklahoma 74103
> 918.579.9417
> jsparger@incog.org

>
>
>

> -----Original Message-----

> From: Personal Email <joanmfields1@gmail.com>
> Sent: Tuesday, March 17, 2020 2:42 PM

> To: esubmit <esubmit@incog.org>

> Subject: BOA-22873

>

> Good afternoon,

>

> I am writing to provide comments on BOA-22873 which requests a special exception to allow a mobile home and extend the time allowed to permanent. I am not in favor of this exception as I believe this does not serve the long term vision of the community and the precedent this sets for future requests.

>

> West Tulsa has been consistently looking for ways to improve the local neighborhoods as well as develop growth and capitalize on the proximity to Route 66. This vision seeks to improve and rejuvenate the historical homes in the area and a mobile home seems out of step with what the community as a whole is trying to achieve.

>

> Additionally it is concerning to me that if this request is approved, it seems that it would be difficult to decline future requests like this and that would be very impactful to the overall identity and direction of the area.

>

> We take a lot of pride and effort in maintaining and improving our property and believe this request, if approved, would be detrimental to our property value in the long run.

>

> Brian & Joan Fields

Sparger, Janet

From: Chapman, Austin
Sent: Monday, June 29, 2020 7:57 AM
To: Sparger, Janet
Subject: FW: case 22873

Please add to file, thanks.

From: Jill Halstead <jillhalstead1117@gmail.com>
Sent: Sunday, June 28, 2020 11:03 PM
To: Chapman, Austin <AChapman@incog.org>
Subject: case 22873

To Board of Adjusters

At the present time, you serve a short 3 yr term on this board that represents the public. The job description I read is, the BOA meets to consider special exceptions or minor variances. As I see it, this special exception application by Ms. Garcia is NOT Minor. This request will have lasting effects on our neighborhood.

Once you vote - your decision is forgotten - BUT - for us - in this Historic Red Fork Community - we will have a Daily Remembrance of how YOUR VOTE changed our neighborhood Forever!!

The residents signed a petition AGAINST a nonstick house in a RS3 District - if this exception is approved - Future requests for Modular/Mobile Homes will be difficult to decline!!!

THIS IS NOT A MINOR CHANGE - IT WILL IMPACT OUR COMMUNITY FOREVER

We ask you BOA: Stuart, Austin, Briana, Burlinda, and Jessica, if this **permanent Modular Home** request was for your neighborhood, would you allow it??

I bet your home owner associations would not!

Jill and Billy Halstead
3623 S. 26th W Ave

Sparger, Janet

From: Chapman, Austin
Sent: Monday, June 29, 2020 9:47 AM
To: Sparger, Janet
Subject: FW: Constituent Concerns on BOA Case No. 22873 at meeting number 1253.

Please add to the file. Thank you.

From: Bruce, Kyle <Kyle.Bruce@tdwilliamson.com>
Sent: Monday, June 29, 2020 9:08 AM
To: (DIST2) Cue, Jeannie <dist2@tulsacouncil.org>
Cc: Worley, Brandon <BrandonWorley@tulsacouncil.org>
Subject: Please send advisory board emails

Good morning Jeannie and Brandon. As you know our neighborhood has little time to prepare and it is crucial that you get me those members of the advisory board who looked at Case No. 22873 at meeting number 1253. Jeanie Cue, we handed in a Petition with 70+ signature of residents of "Redfork lookout Mountain area" who fiercely opposed to this, I listened to the last half of the meeting from TEXAS but could not speak as I was late. During my time of listening there was no mention made of our "PETITION"Everyone who attended and listened in told me there was No mention of the signed Petition.....So that begs the question WHY NO MENTION OF THE PETITION? As a group we feel slighted at the least and Hoodwinked at worst . the only ones wanting that trailer in here are Carinas family nearby. There is a majority of people in this Neighborhood who do NOT want that trailer in here rightly as it does not meet the standard of housing in the neighborhood. I know you have things to do but the sooner you or brandon can send me the addresses of the advisory board members the sooner we can take action as concerned neighbors and oppose this bad idea called a "special exception". Thank you for your help in the matter.

R. Kyle Bruce
Sr. Field Inspector
AWS C.W.I./C.W.E.
API 1169, NACE
918-645-2656
TDWilliamson
Tulsa, OK

kyle.bruce@TDWilliamson.com

This message and any attachments may be a confidential attorney-client communication or otherwise be privileged and confidential. If you are not the intended recipient, any review, distribution or copying of this transmittal is prohibited. If you have received this transmittal in error, please reply by e-mail and delete this message and all attachments.

Sparger, Janet

From: Bruce, Kyle <Kyle.Bruce@tdwilliamson.com>
Sent: Thursday, July 2, 2020 9:39 AM
To: Chapman, Austin; esubmit
Subject: Past Precedent of City of Tulsa BOA 1-25-11, case NO. 21213 - IN REDFORK
LOOKOUT MOUNTAIN AREA--DENIED BY BOA
Attachments: 0284_001.pdf

BOA - 22873

Greetings board members.

Simply put I and many concerned neighbors are disturbed that the tulsa BOA is again considering placing Mobile/manufactured housing in an RS-3 area, namely "Redfork Lookout Mountain Area". I do not know the individual "Corina Garcia" whose Case No. 22873, she is perfectly welcome in redfork and made that clear while speaking to her and her family but do it as everyone else has in a traditional Wood frame home.

I went through this in 2011 and it was denied then. I hope you will deny this time as well based on the same objections today as presented in 2011 as they are alive and well today. I attached the meeting notes for your review. I ask you to please read meeting notes for the content and outcome. Thank you very much for your service and commitment to the City of Tulsa.

R. Kyle Bruce
Sr. Field Inspector
AWS C.W.I./C.W.E.
API 1169, NACE
918-645-2656
TDWilliamson
Tulsa, OK

kyle.bruce@TDWilliamson.com

This message and any attachments may be a confidential attorney-client communication or otherwise be privileged and confidential. If you are not the intended recipient, any review, distribution or copying of this transmittal is prohibited. If you have received this transmittal in error, please reply by e-mail and delete this message and all attachments.

CITY OF TULSA BOARD OF ADJUSTMENT

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 www.cityoftulsa-boa.org

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: **12/21/10** HEARING DATE: **01/25/2011 1:00 PM** CASE NUMBER: **BOA-21213**
 RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

REFERRAL CITIES: _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **3634 S 29TH AV W**
 LEGAL DESCRIPTION: (email to boa_legals@incog.org) **N 1/2 LT 1 BLK 10, RED FORK**

PRESENT USE: _____ ZONING ATLAS: _____ COMPREHENSIVE PLAN DESIGNATION: _____

CURRENT ZONING: **RS-3PUD**: HP: T-R-S: **9222CZM: 46PD: 9CD: 2**

AREA PREVIOUS CASE NUMBERS: SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST **A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.**

ACTION(S) REQUESTED: **Special Exception to permit a manufactured home in the RS-3 district (401); and a Special Exception to extend the one year time limit (Section 404.E)**

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____ USE UNIT: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Ginger and Allen Chadic	GLENN, MARY HELEN
ADDRESS 1920 S. Phoenix Av.	405 NE 90TH TERRACE
CITY, ST, ZIP Tulsa, OK 74102	KANSAS CITY MO 64155
DAYTIME PHONE 918.749.3993	
EMAIL ginokla35@yahoo.com	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE REQUEST		\$ 60	
ADDITIONAL REQUESTS		\$ 0	APPLICATION SUBTOTAL \$ 50
NEWSPAPER PUBLICATION		\$ 60	
SIGN (Special Exception Uses in CITY Only)	\$125 x 1 =	\$ 125	
300' PROPERTY OWNERS MAILING & POSTAGE	\$40 + \$ =	\$ 40	NOTICE SUBTOTAL \$ 225
<input type="checkbox"/> APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER		TOTAL AMOUNT DUE \$ 275

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED Y N PLAT NAME: _____ WAIVER Y N

requirement for the square footage of the building would require 36 spaces; the Board cannot count or consider on-street or other parking which may be available, and have always seemed to accommodate the patrons of this business. The Board makes this approval subject to conceptual plan on page 13.7. In granting this Variance the Board has found by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the Variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**BEG 50W & 313.38S NEC LT 5 TH N176.3 W100 S TO PROP LINE ON NL 5TH ST
E70 POB SEC 4 19 12, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

Case No. 21213-Ginger and Allen

Action Requested:

Special Exception to permit a manufactured home in the RS-3 district (401); and a Special Exception to extend the one year time limit (Section 404.E). **Location:** 3634 South 29th Avenue West

Presentation:

Ginger and William Chadic, 1920 South Phoenix Avenue, Tulsa, OK; Ms. Chadic presented two pictures of manufactured homes in the neighborhood; one is located at 3604 South 29th West Avenue which is two houses down from the subject property and the other is located on 27th West Avenue which is approximately one block away.

Interested Parties:

Lesa Ryan, 3652 South 28th West Avenue, Tulsa, OK; stated she is one street away from the subject property and does not think that a manufactured home would fit into an area that has traditionally built homes, and that it would have a negative impact on the area.

Steve Bailey, 4424 East 105th Place, Tulsa, OK; stated a manufactured home would devalue the value of the traditional housing in the neighborhood, and if the properties are devalued it would take away revenue from the city.

Comments and Questions:

Ms. Stead stated that it is not the Board's habit to approve a mobile home in a neighborhood containing predominantly stick homes.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **DENY** the Special Exception to permit a

BOA-21213

manufactured home in the RS-3 district (401); and a Special Exception to extend the one year time limit (Section 404.E); for the following property:

N 1/2 LT 1 BLK 10, RED FORK, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Case No. 21214-Lamar Central Outdoor, LLC

Action Requested:

Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way (Section 1221.G.10). **Location:** On the west side of 7616 South Garnett Road

Presentation:

Lorinda Elizando, 7777 East 38th Street, Tulsa, OK, no presentation was made.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **ACCEPT** the Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way (Section 1221.G.10), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign; for the following property:

LT 1 LESS BEG 354.85 E SWC LT 1 TH E29.13 NW100.98 S96.46 POB BLK 1, UNION SCHOOL ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9222

Case Number: **BOA-21213**

CZM: 46

PD: 9

CD: 2

HEARING DATE: 01/25/2011 1:00 PM

APPLICANT: Ginger and Allen Chadic

ACTION REQUESTED: Special Exception to permit a manufactured home in the RS-3 district (401); and a Special Exception to extend the one year time limit (Section 404.E)

LOCATION: 3634 S 29TH AV W

ZONED: RS-3

PRESENT USE: vacant lot

TRACT SIZE: 7,000 SQ FT

LEGAL DESCRIPTION: N 1/2 LT 1 BLK 10, RED FORK

RELEVANT PREVIOUS ACTIONS:

BOA-20037; on 5.10.05 the Board **approved** a *Special Exception* to permit a mobile home in an RS-3 district, with conditions: existing home to be torn down and existing garage be restored to useable condition; and a *Special Exception* to extend the 1 year time limit to 25 years, with a permanent foundation/skirting; located at 3604 S. 29th W. Av.

BOA-16737; 7.26.94 the Board **approved** a *Special Exception* to permit a mobile home in an RS-3 zoned district, and a variance of the one year time limitation to three years only subject to a building permit, Health Department approval, skirting and tie-downs; finding that there are mobile homes in the surrounding area at 3703 S. 33rd W. Ave.

BOA-11506; 6.11.81 the Board **approved** a *Special Exception* to permit a mobile home in an RS-3 district for one year with a removal bond required at 3703 S. 31st W. Ave.

BOA-10769; 11.8.79 the Board **approved** an *Exception* to locate a mobile home in an RS-3 district, for one year, removal bond required on property located south of 36th St. and 32nd W. Ave.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an 'Existing Neighborhood' and an 'Area of Stability'.

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The ideal for the **Area of Stability** is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects.

Board Action:

On Motion of Stead, the Board voted 4-1-0 (Dunham, Stephens, Henke, Stead "aye"; Paddock "nay"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to allow a wrecker service in an IL zoned district (901), with conditions: all-weather surface on all the property; and an 8' wooden fence on the south, west and north; and the use allowed for a 5-year time limit, finding it 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, on the following described property:

LTS 5 THRU 11 & LTS 19 THRU 27 & VAC ALLEY ADJ THERETO & W30 VAC ROSEDALE AVE ADJ ON E THEREOF LESSW10 LTS 19 THRU 26 & LESS W9 LT 27 BLK 2, FULLER WALTER ADDN, THE, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20037

Action Requested:

Special Exception to permit a mobile home in an RS-3 district - SECTION 401. Principal Uses Permitted in Residential Districts - Use Unit 9; Special Exception to extend the 1 year time limit - SECTION 404.E.1 - Use Unit 9, located: 3604 South 29th West Avenue.

FILED

Presentation:

David Lugo, 10260 Happycamp Road, stated they live in a rural area of northern Okmulgee County. He added that they plan to have a new manufactured home on the property. He informed the Board the wheels and tongue would be removed and it would be placed on a permanent foundation. They planned to tear down the existing house. They are considering rebuilding the existing garage.

Comments and Questions:

Mr. Dunham asked Mr. Lugo about the one-year time limit. Mr. Lugo replied they want to build on a permanent foundation and stay there.

Interested Parties:

Wayne McCutchen, 4610 South 69th West Avenue, would like to know that the existing house is going to be torn down. He did not want to see a manufactured home moved in between the house and the garage.

Edwin Wyre, 3624 South 28th West Avenue, was opposed to a mobile home in the neighborhood. He stated there were no mobile homes in the neighborhood.

Applicant's Rebuttal:

Mr. Lugo referred to the photographs (Exhibit C-1) to point out the mobile homes that are in the neighborhood. The house will be torn down and the garage will be

05:10:05:910 (10)

BOA - 20037

rebuilt. He also reminded the Board that his home would be a modular home not a mobile home and it would be permanent.

Board Action:

On Motion of Stead, the Board voted 4-1-0 (Dunham, Stephens, Henke, Stead "aye"; Paddock "nay"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit a mobile home in an RS-3 district - SECTION 401. Principal Uses Permitted in Residential Districts - Use Unit 9, with conditions: existing home to be torn down and existing garage be restored to useable condition; Special Exception to extend the 1 year time limit to 25 years - SECTION 404.E.1 - Use Unit 9 with a permanent foundation/skirting, finding it 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, on the following described property:

LT 1 BLK 5, N1/2 LT 2 BLK 5, RED FORK, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20038

Action Requested:

Special Exception to permit a private school (Use Unit 5) in an RM-1 district (Section 401), and a Varlance of the required minimum lot area of one acre for a school (Section 1205.B.2.c), located: 2935 East Pine Street.

Mr. Paddock out at 3:25 p.m.

Presentation:

Jamie Broom, 1436 North Denver, proposed to open a small private school. They are temporarily using a church facility but they need a more permanent facility.

Mr. Paddock returned at 3:27 p.m.

Mr. Dunham out at 3:37 p.m.

She stated it would be in harmony with the spirit and intent of the zoning code. She pointed out the elementary school, church and park in the area. She submitted a sketch of the proposed design and sign plan (Exhibits D-1 and D-2). Ms. Broom assured the Board that any security lights would be directed toward the building. The hours of operation would be from 7:30 a.m. to 5:30 p.m. to include aftercare. There would be no late night functions or need for ball fields. Vehicles would enter from Pine and exit onto Evanston on a one-way drive.

Mr. Dunham returned at 3:30 p.m.

She informed the Board that they will not have large events or extracurricular activities that would need the one acre of property as required by the Zoning Code.

05:10:05:910 (11)

1.46

FILE COPY

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 661
Tuesday, July 26, 1994, 1:00 p.m.
Francis F. Campbell City Council Room
Plaza Level of City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bolzle Doverspike, Chairman S. White T. White	Chappelle	Gardner Moore Russell	Linker, Legal Dept. Parnell, Code Enforcement

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, July 25, 1994, at 8:23 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doverspike called the meeting to order at 1:00 p.m.

MINUTES:

On **MOTION** of **S. WHITE**, the Board voted 4-0-0 (Bolzle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **APPROVE** the Minutes of July 12, 1994 (No. 660).

NEW APPLICATIONS

Case No. 16737

Action Requested:

Special exception to permit a mobile home in an RS-3 zoned district, and a variance of the one year time limitation to permanent - **SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS** - Use Unit 9, located 3703 South 33rd West Avenue.

Presentation:

The applicant, **Pat Dooley**, 3716 South 32nd West Avenue, advised that she is requesting the mobile home as a residence for her granddaughter. Ms. Dooley informed that she owns the vacant lot, and the mobile unit will provide affordable housing for her granddaughter. She pointed out that she also owns the abutting property, as well as the lot across the alley.

Case No. 16737 (continued)

Comments and Questions:

Mr. Doverspike inquired as to the location of other mobile homes in the area, and the applicant stated that there is one approximately 800' from the lot in question.

Ms. White advised that she is supportive of the application with a 3-year time limitation.

Protestants:

None.

Board Action:

On **MOTION of S. WHITE**, the Board voted **4-0-0** (Bolze, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **APPROVE** a **Special exception** to permit a mobile home in an RS-3 zoned district, and a **variance** of the one year time limitation to **three years only- SECTION 401. PRINCIPAL USES PERMITTED IN THE RESIDENTIAL DISTRICTS - Use Unit 9**, subject to a building permit, Health Department approval, skirting and tie-downs; finding that the lot in question is abutted by the applicant's property and undeveloped land; and finding that there are other mobile homes in the general area; on the following described property:

Lot 6, Block 21, Original Town of Red Fork, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16738

Action Requested:

Variance of the maximum square footage for a sign - **SECTION 1103.B.2. Signs - Use Unit 17**, located 9146 South Memorial Drive.

Presentation:

The applicant, **Barry Moydell**, 1221 Charles Page Boulevard, submitted a plot plan (Exhibit A-3) and informed that he is representing South Pointe Chevrolet. He explained that the car company is located in a Planned Unit Development, which restricts signage to 1.5 sq ft per lineal foot of wall to which the sign is affixed. Mr. Moydell stated that the proposed sign will have 2.25 sq ft per lineal foot, wall signage previously determined appropriate for their national program. He submitted a drawing (Exhibit A-1) and informed that two of the three building walls will not have signs, and the remaining wall will have signage (Exhibit C-2) on the wall directed toward the competing car dealership on Memorial Drive.

07:26:94:661(2)

1.48

11505 (continued)

Board Action:

~~On MOTION of VICTOR and SECOND by LEWIS, the Board voted 3-0-0 (Lewis, Purser, Victor, "aye"; no "nays"; no "abstentions"; Smith, Wait, "absent") to approve a Variance (Section 430 - Bulk and Area Requirements in the Residential Districts - Under the Provisions of Section 1670) of the setback requirements on the corner lot from 25' to 14'7" in an RS-3 District, per plot plan submitted, on the following described property:~~

~~Lot 7, Block 2, Hill Haven Addition to the City of Tulsa, Tulsa County, Oklahoma.~~

11506

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) request for an exception to permit a mobile home in an RS-3 District (has been in place 8 months). This property is located at 3703 South 31st West Avenue.

Presentation:

Deborah and Shirley High, 3703 South 31st West Avenue, were present on the behalf of the applicant, Keith High, and submitted a petition signed by 15 area residents stating that they did not object to the location of the existing mobile home at the subject location (Exhibit "P-1"). Shirley High advised the Board that she lived in the mobile home on the property, which has a residence on it as well, and stated that there were some other mobile homes in the area (one two doors down) which were situated behind houses, such as in this case. Ms. High indicated that Deborah High lived in the house on the property and that someone had notified the Building Inspector that they were in violation whereupon they were served notice. Ms. High explained that the mobile home was a 1976 model and was 12' x 65' and that it was hooked into a sanitary sewer system that served the residence on the property.

Protestants: None.

Board Action:

On MOTION of LEWIS and SECOND by VICTOR, the Board voted 3-0-0 (Lewis, Purser, Victor, "aye"; no "nays"; no "abstentions"; Smith, Wait, "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes - Under the Provisions of Section 1680) to permit a mobile home in an RS-3 District, for a period of one year, removal bond required, on the following described property:

Lot 6, Block 19, Red Fork Addition to the City of Tulsa, Tulsa County, Oklahoma.

NOTE:

A memorandum from the City-County Health Department was received by the Board of Adjustment Office on June 15, 1981, advising that the mobile home was connected to a sanitary sewer system and was suitable for the use. This memorandum has been entered into the record as Exhibit "P-2".

6.11.81:337(21)

1.49

10767 (continued)

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 3-0-0 (Lewis, Purser, Smith "aye"; no "nays"; no "abstentions"; Thompson, Wait "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) to locate a mobile home in an RS-1 District, for a period of one year, removal bond required, on the following described tract:

Lot 3, Block 2, Bridges Acres Addition to the City of Tulsa, Okla.

10768

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) for permission to locate a mobile home in an RS-3 District at the SW corner of 63rd Street North and Quincy Avenue.

Presentation:

M. L. Smith, 202 South 193rd East Avenue, stated he had purchased the property from his aunt whose home had burned down on the subject tract seven years ago and would like to place a mobile home on the property. There are other mobile homes in the area. Mr. Smith stated he planned to build a family room and a fireplace onto the mobile homes.

The Staff stated that the property is in the county and the Building Inspector may consider the mobile home to be a modular home and allow additions. The Board advised the applicant to contact the County officials before building onto the mobile home.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 3-0-0 (Lewis, Purser, Smith "aye"; no "nays"; no "abstentions"; Thompson, Wait "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) to locate a mobile home in an RS-3 District, for a period of one year, removal bond required, on the following described tract:

Beginning at the NW corner of the E/2, SW/4, NW/4; thence East 300'; thence South 363'; thence West 300'; thence North 363' to point of beginning of Section 6, Township 20 North, Range 13 East.

10769

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) for permission to locate a mobile home in an RS-3 District located south of 36th Street South and 32nd West Avenue.

11.8.79:298(14)

10769 (continued)

Presentation:

Mrs. Eugene Coble, 3642 South 31st West Avenue, advised she would like to place a mobile home on the wooded lot behind her house for her daughter to live in. There is one other mobile home in the area.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted 3-0-0 (Lewis, Purser, Smith "aye"; no "nays"; no "abstentions"; Thompson, Wait "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) to locate a mobile home in an RS-3 District, for a period of one year, removal bond required, on the following described tract:

Lot 5, Block 9, of the Original Town of Red Fork Addition to the City of Tulsa, Oklahoma.

10770

Action Requested:

Variance (Section 207 - Street Frontage Required - Under the Provisions of Section 1670 - Variances) of the frontage requirements on a dedicated street from 30' to 10'; and a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) of the setback requirements on corner lots from 35' to 25'; and a variance of the front yard requirements from 35' to 25' in an RS-1 District located SW of 47th Place and Birmingham.

Presentation:

John Moody, 7030 South Yale Avenue, Suite 902, representing the applicant, presented a sketch plan (Exhibit "K-1") and advised the property is 2.8 acres in size, 370' x 330'. The present zoning on the subject tract would permit development of 7.6 lots; the applicant is proposing the development of 6 lots, each of the lots conforming to the area requirements of the RS-1 zoning on the property. Mr. Moody stated that there are four large trees located on the subject tract and without the variances, the one, very large oak tree, would need to be removed. In order to save the trees, the proposed lots have handles which extend to East 41st Place for the purpose of street frontage and access. The development will have a private road which will be built to City specifications and maintained by private homeowners and so provided for in the Restrictive Covenants. The large oak tree will then be preserved in an island in the middle of the private cul-de-sac street. The location of the sanitary storm sewer is another reason for requesting the variance. The applicant is proposing 2,500 sq. ft. of living space in each home.

Mr. Moody pointed out that within 187' to the west of the subject property, the Board previously waived the frontage requirements to permit two lots, one with a 30' handle and one with a 70' handle. The Board also approved 8 lots with a 25' building setback on East 47th Place — all of the lots in Regency Manor Addition to the north of the subject tract. There are no drainage problems in the area. The Planning Commission approved the sketch plat of this development November 7, 1979.

11.8.79:298(15)

Sparger, Janet

From: Bruce, Kyle <Kyle.Bruce@tdwilliamson.com>
Sent: Wednesday, July 1, 2020 4:25 PM
To: esubmit
Cc: billy halstead; earl brashears; evan Cooley; gguerrero@asc-ok.com; jana schell; john Carter; micah beasley; sandi dittmann; sandra hancock
Subject: Please say " NO" Regarding Meeting 1253 case no. 22873

Austin/Board Members

Greetings, I trust this will get to "board of adjustment" who are considering the approval of a trailer/manufactured home to be moved into the redfork neighborhood lookout mountain area, a RS-3 District.(june 23rd, 1 pm meeting No. 1253, case No. 22873) I and 50 other individual property owners are against this "SPECIAL EXCEPTION" and I want you to know that a vast majority of the neighborhood is against this. As the news spreads about this action it has already creating Fear, Anxiety, and Dread for our neighborhood(redforklookout mountain) amongst property holders. I am working on a 2nd Petition even though I don't know why because the first one was turned in but never mentioned.....? I look forward to sharing more with you about this matter.

Sr. Field Inspector
AWS C.W.I./C.W.E.
API 1169, NACE
918-645-2656
TDWilliamson
Tulsa, OK

kyle.bruce@TDWilliamson.com

This message and any attachments may be a confidential attorney-client communication or otherwise be privileged and confidential. If you are not the intended recipient, any review, distribution or copying of this transmittal is prohibited. If you have received this transmittal in error, please reply by e-mail and delete this message and all attachments.

Sparger, Janet

From: Sandi Dittmann <sandi@cedarrockinn.com>
Sent: Thursday, July 2, 2020 3:20 PM
To: Bruce, Kyle; Chapman, Austin; esubmit
Subject: RE: Past Precedent of City of Tulsa BOA 1-25-11 , case NO. 21213 - IN REDFORK LOOKOUT MOUNTAIN AREA--DENIED BY BOA

BOA-22873

Dear respected board members,

My name is Sandi Dittmann, I own and operate Cedar Rock Inn at 4501 West 41st Street, Tulsa, OK 74107..

I recently purchased a little fixer upper house in this quaint neighbor, Redfork Lookout Mountain Area, with the intent to restore the house to possibly rent or sale. I bought in this neighbor because it is full of small, wood framed, and well maintained homes.

I am in agreement with Mr. Bruce, please do not allow a manufacturer home to come into the neighbor. There are many families taking a lot pride in their homes, this will not be a good thing for West Tulsa.

With due respect please deny this.

Thank you.

Respectfully,

Sandi Dittmann
918-724-6673 cell
Cedar Rock Inn

From: Bruce, Kyle <Kyle.Bruce@tdwilliamson.com>
Sent: Thursday, July 2, 2020 9:39 AM
To: achapman@incog.org; esubmit@incog.org
Subject: Past Precedent of City of Tulsa BOA 1-25-11 , case NO. 21213 - IN REDFORK LOOKOUT MOUNTAIN AREA--DENIED BY BOA

Greetings board members.

Simply put I and many concerned neighbors are disturbed that the tulsa BOA is again considering placing Mobile/manufactured housing in an RS-3 area, namely "Redfork Lookout Mountain Area". I do not know the individual "Corina Garcia" whose Case No. 22873, she is perfectly welcome in redfork and made that clear while speaking to her and her family but do it as everyone else has in a traditional Wood frame home.

I went through this in 2011 and it was denied then. I hope you will deny this time as well based on the same objections today as presented in 2011 as they are alive and well today. I attached the meeting notes for your review. I ask you to please read meeting notes for the content and outcome. Thank you very much for your service and commitment to the City of Tulsa.

Sparger, Janet

From: Chris Vogel <cvogel257@yahoo.com>
Sent: Friday, July 3, 2020 2:29 PM
To: esubmit
Subject: case#22873 at 3811 south 27th west Ave Tulsa OK 74107 please deny thank you
Christopher Vogel 2615 west 37th Pl Tulsa Ok

Sent from [Mail](#) for Windows 10

Sparger, Janet

From: Lesa Barnett <lesabarnett@gmail.com>
Sent: Sunday, July 5, 2020 7:43 PM
To: esubmit
Subject: Case no. 22873

Address: 3811 south 27th west Avenue

As a member of the Red Fork neighborhood...allowing manufactured homes in this area will greatly degrade the value, and the integrity of this neighborhood.

This neighborhood has been existing for decades....

Over the years, we have seen people moving into our neighborhood and revamping the houses that already exist. Don't degrade this iconic neighborhood by moving metallic objects in to this beautiful neighborhood!

Chapman, Austin

From: Sandra Hancock <sandra3945@att.net>
Sent: Monday, July 6, 2020 10:33 AM
To: Chapman, Austin
Subject: Case Number 22873
Attachments: 0285_001.pdf

Members,

I ask that you say no to the request for Special Exception as this is not traditional housing and is not customary to the neighborhood.

We would like to maintain the traditional neighborhood I have attached a Past Precedent for your review.

Thank you,
Sandra Hancock
918-857-8416

CITY OF TULSA BOARD OF ADJUSTMENT

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526

www.cityoftulsa-boa.org

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: **08/01/11** HEARING DATE: **09/13/2011 1:00 PM** CASE NUMBER: **BOA-21317**
 RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

REFERRAL CITIES: _____
 NEIGHBORHOOD ASSOCIATIONS: **PARK VALLEY - Red Fork**

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **2111 W 42ND CT S**
 LEGAL DESCRIPTION: (email to boa@incog.org) **LT 11 BLK 6, CLINTON HOME ADDN**

PRESENT USE: _____ ZONING ATLAS: _____ COMPREHENSIVE PLAN DESIGNATION: _____

CURRENT ZONING: **RS-3** PUD: HP: T-R-S: **9227** CZM: **46** PD: **9** CD: **2**

AREA PREVIOUS CASE NUMBERS: SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: **Special Exception to permit a manufactured home dwelling in an RS-3 District (401) and an exception to extend the one-year time limit (404.E)**

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____ USE UNIT: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Betty Baker	BAKER, PAUL D JR AND BETTY
ADDRESS 2111 W. 42nd Ct. S.	2111 W 42ND CT
CITY, ST, ZIP Tulsa, OK 74107	TULSA OK 74107
DAYTIME PHONE 918-629-0159	
EMAIL betty.baker56@yahoo.com	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE REQUEST		\$ 150	
ADDITIONAL REQUESTS		\$ 50	APPLICATION SUBTOTAL \$ 200
NEWSPAPER PUBLICATION		\$ 60	
SIGN (Special Exception Uses in CITY Only)	\$125 x 1 =	\$ 125	
300' PROPERTY OWNERS MAILING & POSTAGE	\$40 + \$ =	\$ 61	NOTICE SUBTOTAL \$ 246
<input type="checkbox"/> APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER	TOTAL AMOUNT DUE	\$ 446

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: **DENIED**

FINAL DATE: **9/13/11** VOTE: **5-0-0** PLAT INVOKED Y N PLAT NAME: _____ WAIVER Y N

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9227

CZM: 46

PD: 9

CD: 2

Case Number: BOA-21317

HEARING DATE: 09/13/2011 1:00 PM

APPLICANT: Betty Baker

ACTION REQUESTED: Special Exception to permit a manufactured home dwelling in an RS-3 District (401) and a special exception to extend the one-year time limit (404.E)

LOCATION: 2111 W 42ND CT S

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 6,750 SQ FT

LEGAL DESCRIPTION: LT 11 BLK 6, CLINTON HOME ADDN

RELEVANT PREVIOUS ACTIONS:

BOA-8070; on 10.08.73 the Board **approved** a Special Exception to locate a mobile home, for a period of one year, on property located in an RS-3 zoned district at 4326 South Waco Avenue, southeast of the subject tract.

BOA -17923; on 01.27.98 the Board **denied** a Special Exception to allow a manufactured home in an RS-3 zoned district and **denied** a Variance of the one-year time limit to permanent on the subject property (meeting minutes attached).

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Area of Stability" with a land use designation of "Existing Neighborhood".

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

17923

CITY OF TULSA BOARD OF ADJUSTMENT

201 West 5th Street, Suite 600 • Tulsa, Oklahoma 74103 • (918)584-7526 • FAX (918)583-1024

DATE FILED 12-11-97 HEARING DATE 1-27-98 NEIGII. ASSO. None

ZONING RS-3 S/T/R 2292 CZM 46 ATLAS 320 PD 9 CD 2 REC'D BY JAY

X GENERAL LOCATION: 2111 West 42nd COURT
PRESENT USE: RESIDENTIAL (House to be removed) USE UNIT _____

X RECORD OWNER: PAUL D BAKER JR
Does record owner consent to the filing of this application? Yes No
If Applicant is other than owner, indicate interest: _____

Variance - Sections: _____
 Special Exception-Section: 401 Table 1 Appeal from Administrative Official

Set Out Below The Specifics Of Your Application. A site plan is required. Attach any photographs or other factual information which will assist the Board in determining the merits of your application.

Request a special exception to allow a manufactured home in a RS-3 zoned district. Variance of the 1 year term limitation to make it permanent. (added 12-23-97)

verify X Legal Description of all property that is part of this application:
Lot 11, Block 6, Clinton Home Addition

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT.

X Name: [Print] PAUL D. BAKER JR Telephone: (918) 445-0453

Address: 2111 West 42nd Court City/State/Zip Tulsa, OK 74107

X Signature: Paul D Baker Date: 12 11 1997

APPLICANT - DO NOT WRITE BELOW THIS LINE

APPLICATION FEES:	NOTIFICATION FEES:
APPLICATION FEE: <u>\$150.00</u>	NEWSPAPER PUBLICATION: \$ <u>50.00</u>
RECEIPT NUMBER: <u>48383</u>	300-FEET PROPERTY OWNERS REPORT: <u>27</u> Estimated names
	Base Fee = \$ <u>25.00</u>
	Additional Fee = \$ <u>17.00</u> \$ <u>42.00</u>
	TOTAL NOTIFICATION FEES: <u>\$92.00</u>
	RECEIPT NUMBER: <u>64506</u>
	TOTAL FEES: \$ <u>242.00</u>

PREVIOUS CASE NUMBERS (Specify E or V): _____ Subject Tract: _____
Surrounding Area: 16986

BOA Action: Denied 4-0 DATE / VOTE: _____
PLAT NAME & NUMBER OR WAIVER: _____

Low intensity; Residential Uses

1.59

FILE COPY

Action Requested:

Special Exception to permit a manufactured home dwelling in an RS-3 District (401) and an exception to extend the one-year time limit (404.E). **Location:** 2111 West 42nd Court South

Presentation:

D. Ray Pierson, 2111 West 42nd Court, Tulsa, OK; stated he is requesting a special exception to place a manufactured home on the property to replace the existing residence because it has become unlivable.

Ms. Stead stated that the Board had denied a request to allow a manufactured home several years ago, and she has not seen anything that has changed in the area; several people have added onto their homes or installed siding on their homes and nothing at this point in time would change her mind from the previous vote.

Mr. Pierson stated there is a mobile home attached to an existing home in the area. They have opened the front portion of the mobile home to make it a garage and there are wheels underneath it proving it is a manufactured home. The manufactured home Mr. Pierson is proposing to bring in will be set on a concrete full foundation and once the manufactured home is set on the foundation it will no longer be eligible to be repossessed, meaning that if the payments cease before being paid in full he would lose home and property. Once the manufactured home is set on the concrete foundation Mr. Pierson proposes to have a sandstone foundation with a deck making it look like a home similar to the others in the neighborhood.

Interested Parties:

Randy McDevitt, 2116 West 42nd Place, Tulsa, OK; stated he has lived in the neighborhood for 30 years, and the mobile home that Mr. Pierson refers to is not a mobile home. A portable building has been moved onto the lot and has been attached to the rear of the existing house. All the houses in the neighborhood are the same, wood structures with a wooden floor and a manufactured home will not do the historic Red Fork neighborhood any good.

Comments and Questions:

None.

Board Action:

On **MOTION** of **STEAD**, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **DENY** the request for a Special Exception to permit a manufactured home dwelling in an RS-3 District (401) and an exception to extend the one-year time limit (404.E); for the following property:

LT 11 BLK 6, CLINTON HOME ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

NEW APPLICATIONS

Case No. 17923

Action Requested:

Special Exception to allow a manufactured home in an RS-3 zoned district. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** – Use Unit 9 and a Variance of the one-year time limit to permanent. **SECTION 404.E.1. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS**, located 2111 West 42nd Court.

Presentation:

The applicant, **Paul Baker, Jr.**, represented by **William Abshire**, 2115 Mercury Court, Bartlesville, submitted a site plan (Exhibit C-1) and photographs (Exhibit C-2). Mr. Abshire stated he is a Trustee for Mr. Paul Baker and will speak on his behalf. He proposed to remove a 600 SF home that has been on the subject property since the 1930's. He stated he would be moving a doublewide home to be placed on a permanent foundation.

Comments and Questions:

Ms. Turnbo asked the applicant if the structure will be 28' x 44' and a 12' x 20' garage. He answered affirmatively.

Mr. White asked Mr. Abshire to elaborate on the difference between a mobile home and a manufactured home? Mr. Abshire stated the proposal is not a mobile home. He explained that the walls are 2 x 4 with a pitched roof and meets current codes.

Protestants:

Darla Hall, City Councilor for District #2, stated she protests this application. She commented in her opinion, as an insurance agent, the proposal is a mobile home. It is a doublewide mobile home that will be on a permanent foundation, but is still a mobile home. She explained that in the insurance industry, no matter what you do with a mobile home it is still rated as mobile home. Ms. Hall concluded that mobile homes do not belong in residential districts with established stick built homes. She indicated that there are no other mobile homes in the area and this will be detrimental to the area.

The following protestants expressed the same concerns:

Hazel Castner, 2103 West 42nd Court; **Marie Simmons**, 2104 West 42nd Court.

Interested Parties:

Beverly Clark, 2111 West 42nd Street, stated she viewed the proposed trailer and did not feel it looked like a trailer. She indicated the proposal would improve the subject property.

Case No. .17923 (continued)

Applicant's Rebuttal:

Mr. Abshire stated the proposed structure is not built like a mobile home. He commented the insurance codes are their own codes. He explained that the proposed structure would be as sound as a stick built home. He concluded the proposal would be a quality improvement to the neighborhood.

Comments and Questions:

Mr. Dunham asked the applicant if the proposed structure will be on a permanent foundation? Mr. Abshire answered affirmatively.

Ms. Turnbo stated she did not see any mobile homes nor manufactured homes in the immediate area when she viewed the subject property. She commented that she cannot find any manufactured homes on the aerial map either.

Mr. Bolzle stated the Board has been careful in the past to locate manufactured homes in areas that have traditionally large lots, such as the previous case, or areas that are sparsely populated and areas where there is abundance of existing manufactured homes. None of these instances exist here and suggested the case be denied.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Bolzle, Dunham, Turnbo, White, "aye"; no "nays", no "abstentions"; Cooper "absent") to **DENY** a **Special Exception** to allow a manufactured home in a RS-3 zoned district. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** – Use Unit 9 and a **Variance** of the one-year time limit to permanent. **SECTION 404.E.1. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS**; finding that the applicant failed to present a hardship unique to the property that would warrant the granting of the variance request and finding that the approval of this application will be injurious to the neighborhood and will not be in harmony with the spirit and intent of the Code, on the following described property:

Legal Description: Lot 11, Block 6, Clinton Home Addition to Red Fork, City of Tulsa, Tulsa County, Oklahoma.

Case No. 17925

Action Requested:

Variance to allow required parking on a lot other than lot containing the principal use. **SECTION 1301.D. OFF-STREET PARKING AND OFF-STREET LOADING; GENERAL REQUIREMENTS**, located 3939 South Harvard.

01:27:98:742(4)

1.62

8078 (continued)

Protests: None.

Board Action: On MOTION of HENDRICKS, the Board (3-0) continued application 8078 to October 18, 1973, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, to allow the Board sufficient time to site check the subject property.

8073

Action Requested: Minor Variance (Section 206 - Number of Dwelling Units on One Lot - Under the Provisions of Section 1430) to erect more than 40 units on one lot in an RM-2 District located at 800 North Sheridan Road.

Presentation: John Moody requested that he be permitted to erect more than 40 units on one lot on the subject property.

Mr. Gardner suggested that the application be approved subject to the conditions that no apartment structure be located nearer than 50' from the east property line--the 50' to be used for access or parking for the development, in lieu of being approved subject to the plot plan.

Protests: None.

Board Action: On MOTION of HENDRICKS, the Board (3-0) approved a Minor Variance (Section 206 - Number of Dwelling Units on One Lot - Under the Provisions of Section 1430) to erect more than 40 units on one lot, subject to no structure being located within 50' of the east boundary line (50' to be used for parking and circulation) in an RM-2 District on the following Described tract:

Lots 1 and 2, Polston 2nd Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

8070

Action Requested: Exception (Section 410 - Principal Uses Permitted in Residential Districts) to locate a mobile home in an RS-3 District at 4326 South Waco Avenue.

Presentation: Juanita Garrison advised that she had purchased a mobile home with the intention of locating the home on the subject property.

Protests: None.

10.8.73:149(15)

Board Action:

On MOTION of HENDRICKS, the Board (3-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts) to locate a mobile home for a period of one year in an RS-3 District on the following described tract:

Lot 7, Block 3, Hilldale Addition to the City of Tulsa, Oklahoma.

8071

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1005 - Community Services, Cultural and Recreational Facilities) to operate a day care center in a church building in an RS-3 District located at 3420 West 53rd Street.

Presentation:

Rex Switzer, representing Southwest Baptist Church, advised that the Church has gained all necessary approvals for the operation of a day care center with the exception of Board's approval. He stated that adequate facilities in regard to access and parking are available and that there will be no new building for the operation.

Protests:

None.

Board Action:

On MOTION of HENDRICKS, the Board (3-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1005 - Community Services, Cultural and Recreational Facilities) to operate a day care center in a church building in an RS-3 District on the following described tract:

A part of the SE/4 of the NE/4 of Section 33, in Township 19 North, Range 12 East of the Indian Base and Meridian, described as follows:

Beginning at a point 35' West of the Northeast corner of the SE/4 of the NE/4 of Section 33, Township 19 North, Range 12 East; thence West 625' to an iron pipe; thence South 88.2' to an iron pipe; thence East 625' to an iron pipe; thence North 88.2' to the point of beginning, being 1,265 acres, more or less, situated in Tulsa County, State of Oklahoma, according to the United States Government survey thereof.

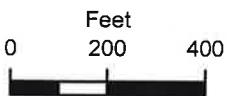
Sparger, Janet

From: Mary McClain <mmclain44@yahoo.com>
Sent: Tuesday, July 7, 2020 10:04 AM
To: esubmit
Subject: Case 22873

I live at 3721 S. 26th W. Avenue

I oppose putting trailers in our neighborhood, because it degrades the homes we have here. Putting trailers in makes the whole place look trashy. Trailers show wear fast and most people just patch them up enough to live in them. I lived in a trailer when I was little, and storage is limited, they pile it outside. The Westside had a repulsion of being trashy for years and we are trying to change that image. Houses are being built, and others are being fixed up after being neglected for many years. The Channel 8 hill is being developed, and new things are happening. Please help us make our neighborhood a place of pride and growth. No trailers please!!

Sent from my iPhone



Subject Tract

BOA-22873

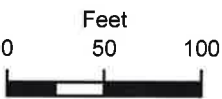
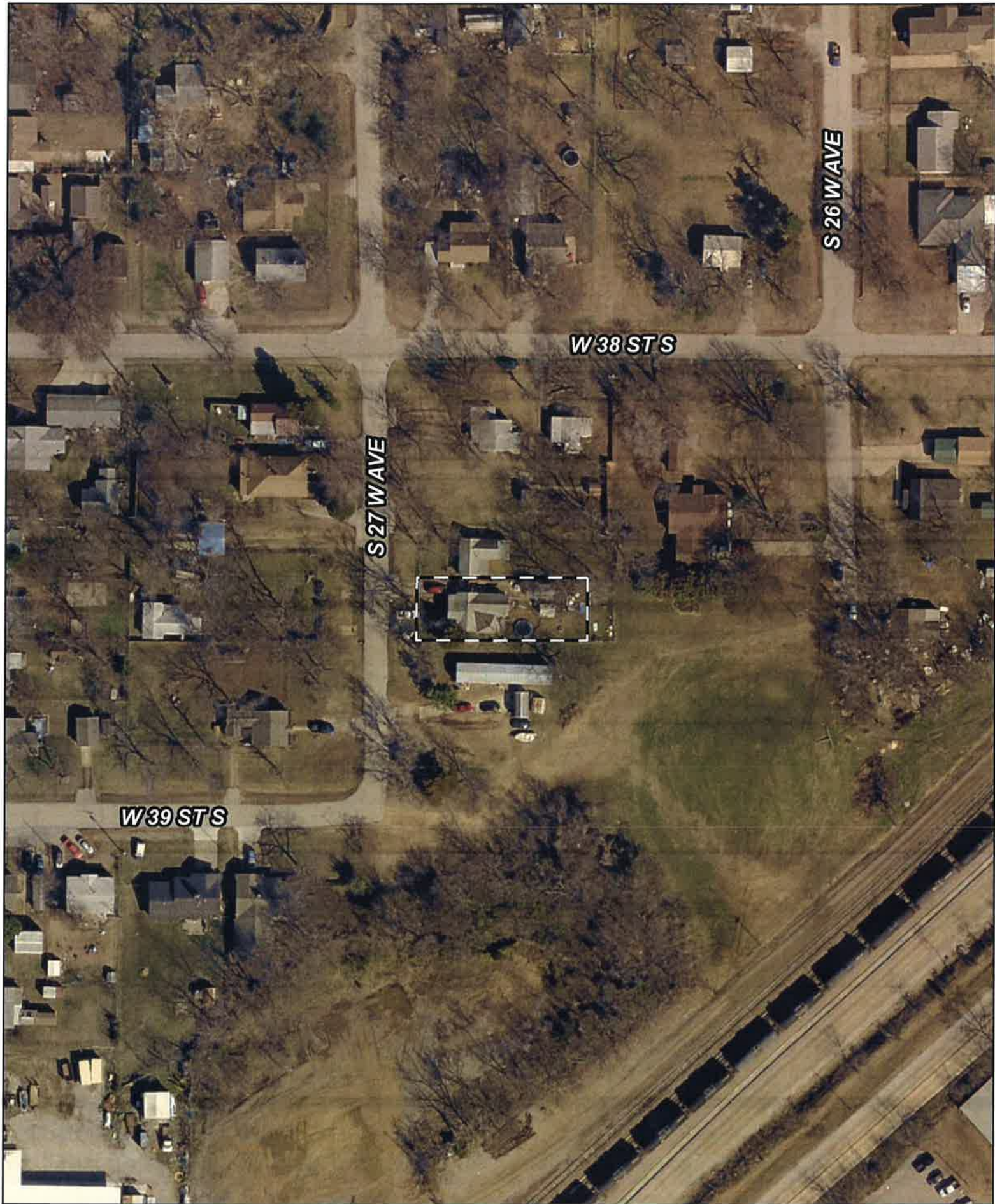
Note: Graphic overlays may not precisely align with physical features on the ground.



19-12 22

Aerial Photo Date: February 2018

1.66



Subject Tract

BOA-22873

19-12 22

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

Aerial Photo Date: February 2018



1.67

**THIS PAGE
INTENTIONALLY
LEFT BLANK**