

Sparger, Janet

From: jim niedermeyer <jniedermeyer49@gmail.com>
Sent: Monday, June 8, 2020 2:54 PM
To: esubmit
Cc: wnichols@jcwdev.net; jsparger@incog.com
Subject: BoA Case # BOA-22919
Importance: High

My name is James P. Niedermeyer and my address is 2648 E. 57th Place, Tulsa, OK 74105. This email concerns Board of Adjustment Case # BOA-22919 regarding the vacant, single building located at 5130 S. Harvard Ave. in Tulsa, OK. (the “**Property**”). My comments and concerns regarding the BOA application filed by JCW Development LLC of Beaver Dam, Wisconsin (the “**Application**”) are as follows:

1. The Property is currently zoned “CS” which, under Section 15.010 of the zoning code, is “. . . primarily intended to accommodate convenience, neighborhood, . . . , community, and regional shopping centers providing a range of retail and personal service uses.”
2. On its face, the Application is unclear about the use or uses that JCW Development LLC (“**JCW**”) seeks to apply at the Property. The Application states that the action which it seeks is as follows: “Verification of the 300’ spacing requirement for a plasma center from plasma centers, day labor hiring centers, bail bond offices, pawn shops, and package stores (Section 40.300)”. Does JCW intend to use the Property (a nearly square building consisting of some 50,400 square feet) for more than one of the supplemental uses described in its Application? If so, which ones? Chapter 40 of the zoning code contains supplemental use and building regulations. Section 40.300 covers the following “subject uses”: plasma centers, day labor hiring centers, package stores, bail bond offices, and pawn shops. It also clearly specifies that each of such subject uses must be separated from any other subject uses by a minimum distance of 300 feet measured “. . . in a straight line from the nearest perimeter wall of the portion of the building occupied by one of the subject uses to the nearest perimeter wall of the portion of the building of any other subject use.”
3. Assuming that JCW is seeking to obtain a variance from the CS zoning for one or more “subject uses”, I believe that such a variance would run afoul of the standards and review criteria for variances set forth in Section 70.130.H of the zoning code including subsections d, f, and g. The change from shopping centers providing retail and personal service uses to one or more of the “subject uses” would be substantial and would alter the essential character of the neighborhood in which the Property is located.

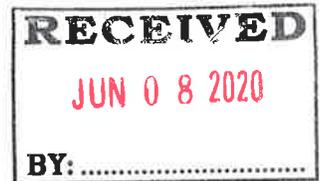
Sent from [Mail](#) for Windows 10



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www.avast.com

To: Board of Adjustment of the City of Tulsa, Oklahoma
Case Number **BOA-22919** or **BOZ-229191**

From: Janet S. Allen
Resident, Harvard Park Village
5206 S. Harvard Avenue
Tulsa, OK 74135



Members of the Board of Adjustment:

I have considerable concerns regarding the potential establishment of a for-profit plasma center at 5130 S. Harvard Avenue.

My concerns include:

- increased foot traffic;
- increased vehicular traffic;
- exacerbation of the already rapid increase of existing homeless population in the area.

Please vote to deny this application. Tulsa can do better.

Thank you.

A handwritten signature in black ink, appearing to read "Janet S. Allen".

Janet S. Allen
5206 S. Harvard Avenue, # 233
Tulsa, OK 74135

Sparger, Janet

From: Grant Hinch <Grant@pcarealty.com>
Sent: Monday, June 8, 2020 1:45 PM
To: esubmit
Subject: BOA-22929

BOA - 22919

We are very concerned about the use for the above referenced not being compatible for the neighborhood.

Please vote NO.

Thank you,

Grant

5830 S Indianapolis Ave

Grant Hinch

Property Company of America

918-745-9500 Office

918-625-6070 Cell

Sparger, Janet

From: Liz Corso <femrunr00@gmail.com>
Sent: Monday, June 8, 2020 12:55 PM
To: esubmit
Subject: BOA-22919

We are against the repurposing of the old Hobby Lobby store at 51 and Harvard.
Pawn, bails bond, plasma center and day labor location.

Thank you

Liz and Phil Burch
5624 s Quebec ave
Tulsa 74135

--

Liz

Sparger, Janet

From: Lady Brown <ladydbrown47@att.net>
Sent: Monday, June 8, 2020 12:51 PM
To: esubmit
Subject: BOA-22929

BOA - 22919

Regarding Case #BOA-22929
Vacant Hobby Lobby Building at 51st and Harvard
From Lady and Larry Brown
3409 East 58th Place, Tulsa, Ok 74135

To Whom it May Concern:

We have been informed of the application to occupy this vacant build with businesses that include
Plasma Center
Day Labor Hiring
Pawn Shops
Package Stores

We are therefore submitting a written request to DENY these businesses to occupy this area and building!
This should NOT be in a neighborhood area of Dining and Shopping that already exists at this address. We
are in a gated area and the houses surrounding would be possible infiltrated with a business that belongs
in an office complex area not any where near our neighborhood. We have seen this kind of business in
another part of Tulsa and also in Dallas. It is NOT the kind of occupancy we would ever want at 51st & Harvard.

Respectfully,
Lady and Larry Brown

Sparger, Janet

From: janicesharp@cox.net
Sent: Monday, June 8, 2020 11:12 AM
To: esubmit
Subject: Case # BOA-22929

BOA-22919

Janice C.Sharp
3410 E 59th St Glenoak. Tulsa Ok. 74135.
DENY. THIS REQUEST

This is an affluent neighborhood !
No need for these services . We are a neighborhood of schools and churches. It will be a blight on Harvard. Render our homes and shopping less safe. Probably lower our property values.

Sparger, Janet

From: Ellen Cook <tulsamom511@gmail.com>
Sent: Sunday, June 7, 2020 12:33 PM
To: esubmit
Subject: Case # BOA-22929

BOA-22919

To whom it may concern:

I live in the Glen Oak neighborhood near Harvard and am pleading with your committee to NOT approve the businesses proposing tenancy in the old Hobby Lobby space at 51st and Harvard. None of those seem appropriate for the area and it seems a terrible choice to invite the users of those businesses to our family, school and church-filled neighborhoods. Surely there are other businesses who would also like proximity to I-44 who would be a more suitable choice.

Thank you for your time,
Ellen Cook
3426 E 59th St
Tulsa, OK 74135

22919

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:35 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:I oppose the plasma center near by residence

From: Hunnicutt, Patricia D [<mailto:PDHunnicutt@saintfrancis.com>]
Sent: Thursday, June 4, 2020 3:07 PM

Subject: [EXTERNAL]:I oppose the plasma center near by residence

I am very much concerned about the potential cash-for-plasma center going into the old Hobby Lobby complex. I live near 56th and Harvard. I just moved into the neighborhood this year and I would have looked in a different location had I known that this was the plan for the nearby community.

I urge you to represent our interest in this. Please take this forward.

Respectfully,
Patricia Hunnicutt

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22919

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:36 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:Plasma center concerns

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

From: Katie Dawson [mailto:katiewack@gmail.com]
Sent: Thursday, June 4, 2020 4:06 PM
To: dist9@tulsacouncil.org; board7@tulaschools.org; >
Cc: mayor@cityoftulsa.org
Subject: [EXTERNAL]:Plasma center concerns

To Whom It May Concern,

I am writing in regards to the plasma center proposed for the old Hobby Lobby building at 5139 S. Harvard Ave.

I am a resident of Holiday Hills and am very concerned about the effects this will have on our neighborhood and the surrounding neighborhoods.

I urge and ask you to please deny this plasma center here in our residential area. If you need any additional information from me, please let me know. Thank you.

Katie Dawson
918-607-4156

Sent from my iPhone

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:37 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:Board of Adjustment

From: Ron Winder [<mailto:pedsdds1@aol.com>]
Sent: Friday, June 5, 2020 9:49 AM
To: Stuart E. Van De Wiele < >
Subject: [EXTERNAL]:Board of Adjustment

Hi Stuart,

I am currently President of the Glenoak Homeowner's Association (59th Place and Harvard). I recently became aware of the item on your June 9 agenda regarding the property at 5130 South Harvard (below). Could you clarify what this agenda item refers to? A lot of folks in the Holiday Hills neighborhood that surrounds us are very upset about any proposed change to this property, fearing that a plasma center, bail bond business, or the like, will occupy this location.

15.22919—JCW Development, LLC

Verification of the 300-foot spacing requirement for a plasma center from other plasma centers, day labor hiring centers, bail bond offices, pawn shops, and package stores (Section 40.300-A&B). LOCATION: 5130 South Harvard Avenue East (CD 9)

Are the owner's of this property just trying to make the property available to more businesses, or is a plasma center, etc. actually going into this location? Please let me know.

Thanks,

Dr. Ron Winder

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:37 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:Board of Adjustment of the City of Tulsa - Case Number: BOA-22919

From: Pat Gallagher [<mailto:jpatg@swbell.net>]
Sent: Friday, June 5, 2020 11:28 AM
To: Stuart E. Van De Wiele < >
Subject: [EXTERNAL]:Board of Adjustment of the City of Tulsa - Case Number: BOA-22919

Board of Adjustment Stuart Van De Wiele, Chair:

We are residents at Harvard Park Village at 5206 S Harvard Ave and are asking your assistance in preventing a cash-for-plasma center from going in at 5139 S. Harvard Ave. This is not the type of business that should be in our residential neighborhood that boasts 2 schools, at least 4 churches, Manion City Park, and Southern Hills Country Club within a 1 mile radius of the proposed center.

If this center were allowed to be locate here, it would be injurious to the surrounding neighborhoods by adding to the already growing homeless population, as well as increased foot and vehicular traffic.

Please do whatever you can to prevent this cash-for-plasma center from going in at 5139 S. Harvard Ave. There will be a hearing before the Board of Adjustment on Tuesday, June 9 at 1:00pm.

Thank you for all you do for our great city,

John P. Gallagher
Kathryn F. Gallagher

Harvard Park Village
5206 S Harvard Ave Unit 338
Tulsa, OK 74135

22919

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:38 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:BOA-22919

From: Larry Terry [<mailto:iamlarryterry@gmail.com>]
Sent: Friday, June 5, 2020 9:04 PM
To: Stuart E. Van De Wiele <>
Subject: [EXTERNAL]:BOA-22919

Mr. Van De Wiele,

Given the absence within 300 feet of tattoo parlors, liquor stores, day labor hiring, bail bond offices, and pawn shops, two attorneys advise us that JCW Development can **legally** put a for-profit plasma center within 300 feet of our residential neighborhood. **It may be legal but it is not right.** As residents of the Harvard Park Village gated community, we are already dealing with homeless, addicted, or troubled individuals who climb our fences looking for what they can steal. This population sleeps around the 51st and Harvard bridge and Manion Park. Adding 4,000 visits per week by people who need cash from selling their plasma will further stress conditions in the Harvard Park Village and surrounding residential neighborhoods.

Please use your influence to stop this! Thank you in advance.

Larry L. Terry
5206 S. Harvard Ave., Unit 343

22919

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:36 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:Blood Plasma Center at 51st and Harvard

From: Ellen Sowell [<mailto:ellensowell@hotmail.com>]
Sent: Friday, June 5, 2020 7:37 AM
To: >
Subject: [EXTERNAL]:Blood Plasma Center at 51st and Harvard

Dear Mr. Van De Wiele,

I would like to express my strong objection to the establishment of a cash-for -plasma business near our residential community.

I live at a 90+ condo complex at 5206 South Harvard. Most of the residents are senior citizens and many are single women. I fear this type of business will cause a decline in our peaceful community.

Over the last few years our neighborhood has experienced a rapid growth in the number of homeless people living just north side of our complex, under bridges and under the interstate overpass. Some of these people have climbed our security fence and trespassed on our property, showing up in people's back yards and alarming home owners.

I recognize the need for commercial business for the space in question, but surely a business less likely to support the growth of homelessness in this area can be opened instead of the plasma company.

Thank you for considering our objection.

Sincerely,

Ellen and Mike Sowell
5206 South Harvard, # 231
Tulsa, Ok. 74135
405-742-7182

22919

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:38 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:Objection to zoning change

From: Michael Sowell [<mailto:sowellm1@mac.com>]
Sent: Friday, June 5, 2020 3:05 PM
To: Stuart E. Van De Wiele < >
Subject: [EXTERNAL]:Objection to zoning change

Dear Mr. Van De Wiele,

As a resident at 5206 South Harvard Avenue, I am adding my voice to the objections to allowing a plasma business at 51st Street and Harvard Avenue. There already has been an increase in homeless people near this intersection, many of whom have climbed over our fence to gain access to Harvard Park Village. We have had an increase in car break-ins and people walking through our back yards. Adding a plasma center will only aggravate this problem.

Please consider the effect this would have on our safety and security. Thank you for your consideration.

Cordially,
Mike Sowell
5206 S Harvard Ave., No. 231
Tulsa, OK 74135

Sparger, Janet

From: Teresa Slagle <teresamslagle@gmail.com>
Sent: Friday, June 5, 2020 7:52 AM
To: esubmit
Subject: Case # BOA-22919

My husband and I reside near 51st and Harvard, and we are also working to help my mother purchase a townhome located at 5201 S. Harvard in Harvard Park. This is an area that has a large number of elderly people residing there. We are incredibly concerned about the Plasma Center that is proposed to go in the old Hobby Lobby location near the 52st and Harvard intersection.

We believe that this will harm the surrounding neighborhoods by adding to the already growing homeless population. There are growing homeless and mental ill populations living around Joe Creek, under the bridge at Harvard, and along the sound wall between Harvard and Yale and walking the neighborhood streets. This type of business, the Plasma Center, in this area, surrounded by single family homes was not the intent of the original City Charter. This is a predator business that preys on people who are in a bad way.

In addition, we are concerned about the close proximity to the Liquor Store in Country Club Plaza.

We respectfully request that you please stop this business from going into this neighborhood area.

Kurt and Teresa Slagle
4517 S. Jamestown Ave.
Tulsa, OK 74135

Sparger, Janet

From: Janice Young <jyoung150@sbcglobal.net>
Sent: Wednesday, June 3, 2020 12:50 PM
To: esubmit
Subject: Case BOA-22919 Proposed plasma center 51st/Harvard

To Members of Tulsa City Council, et al:
Re: Board of Adjustment Hearing, July 9th, 1:00 pm, Case # BOA-22919

I am concerned over the proposed construction of a plasma center to the area of 51st and Harvard Avenue on the former site of Hobby Lobby (west side of Harvard). The area residents and businesses are already dealing with issues related to increased vagrancy. The addition of a plasma center across the the street from a package (liquor) store (east side of Harvard) would only serve to aggravate problems.

I've looked at the pdf document associated with this case file. The 300' perimeter requirement has been incorrectly measured as a circle around the building structure with the building as the center point of the circle. This is contrary to the code requirement of Sec.40.300A which specifies measuring straight-line distance from the nearest perimeter wall of one building of subject use (old Hobby Lobby) to the nearest perimeter wall of the building of any other subject use (liquor store).

It is my hope that city officials called, appointed and elected to serve the interests of its citizens will make time to meet with and listen to area residents and consider what action should be taken to best serve this community.

Thank you,
Janice Young
5328 E. 36th Street
Tulsa, OK 74135

Sparger, Janet

From: Leslie Higdon <lmhigdon@hotmail.com>
Sent: Thursday, June 4, 2020 7:53 PM
To: esubmit
Subject: BOA 22919

I don't feel like it is a good idea to approve these businesses to move into the vacated Hobby Lobby building. Our neighborhood would like to see something move into that building but these proposed businesses don't serve our neighborhood well. There are several schools, 2 churches and a city park within a mile of this building.

Leslie Higdon
5663 S Delaware Pl
Tulsa OK 74105

Sparger, Janet

From: Sylvia Hill <sehill143@gmail.com>
Sent: Thursday, June 4, 2020 8:05 PM
To: Chapman, Austin; esubmit; wnichols@jcwdev.net
Subject: Case Number: BOA-22919

Dear Sirs,

I have lived at 52 & Harvard for over 5 years.
Four years at 56th & Marion, and the remainder
of my 68 years at 45th & Utica.

I was very excited when my condo came on the market
so I could move to a pleasant, safe, gated community.

Imagine my disappointment when I received the document
from Incog Board of Adjustments with the plans to build
a Plasma Center, etc. so close to my home.

The increase in transient population alone is devastating.
Noise level changes, my personal safety, and peace of mind
will be jeopardized unfortunately.

I hope that the city and the new owners will take all these factors
into consideration and work with their neighboring communities.

Please reconsider!

Sylvia E. Hill
Harvard Park Village
HOA President
5206 S. Harvard Ave.
Unit 229
Tulsa, Ok. 74135
928-640-7862
sehill143@gmail.com

Sparger, Janet

From: David Emery <david@hacctulsa.org>
Sent: Thursday, June 4, 2020 2:55 PM
To: esubmit
Subject: Case Number BOA-22919

To whom it may concern,

I'm writing on behalf of Harvard Avenue Christian Church regarding the re-zoning of Case Number BOA-22919. I am the Lead Pastor of Harvard Avenue Christian Church and we urge you to reject this proposal. We believe it is a bad decision for our neighborhood, which includes Graves and Eisenhower elementary schools. Please make note of our firm objection, and that I plan to be present for the meeting to oppose it.

Sincerely,
Rev. David Emery
502-418-8672
Harvard Avenue Christian Church.
5502 S. Harvard Avenue Christian Church
74135

Sparger, Janet

From: Judy Freese <judyfreese@att.net>
Sent: Friday, June 5, 2020 12:27 PM
To: esubmit
Subject: Planning commission

Hello,

I am writing to say that I am vehemently opposed to the Plasma Center that is being proposed for the 51st and Harvard Avenue area. I have also heard there will be a Bail Bond Company to which I am also opposed.

The neighbors in this area will NOT be the customers to these businesses. Most likely, people from other areas will travel here. I am concerned, as are many of my neighbors, that an undesirable element will be brought into this nice area. We do not want it to turn into another 61st and Peoria.

These businesses will lower our property values and increase crime in the area.

Please vote against this proposal.

Thank you,
Judy Freese

Sparger, Janet

From: Theresa Ingram <tingram7@att.net>
Sent: Saturday, June 6, 2020 2:32 PM
To: esubmit
Subject: JCW Development in old Hobby Lobby location

I have lived in the Holliday Hills neighborhood for 21 years. I want to formally object to the JCW Development proposed Plasma center, bail bonds, pawn shop, and day labor center on Harvard in the old Hobby Lobby location. This will draw a dangerous element of people to an area highly concentrated with young children due to 2 elementary schools and several daycare centers.

Thank you,
Theresa Ingram
3748 E. 56th St
Tulsa, OK 74135

Sent from [Mail](#) for Windows 10

Sparger, Janet

From: Robert Lundgren <robert.d.lundgren@gmail.com>
Sent: Sunday, June 7, 2020 4:22 PM
To: esubmit
Subject: 22929

BOA-22919

We have lived in Glenoak for about 25 years and strongly object to the proposed tenants to occupy the old space of Hobby Lobby on Harvard just south o 51st street. We believe it could result in a significant reduction in our property value.

Bob and Betty Lundgren

Bob Lundgren
robert.d.lundgren@gmail.com

Sparger, Janet

From: Loretta Torgerson <torgerson.loretta@gmail.com>
Sent: Sunday, June 7, 2020 1:48 PM
To: esubmit
Subject: Re: Case #BOA-22919

Dear Board of Adjustment, Tulsa Planning Office,

I am writing to voice my concern over the application submitted by JCW Development LLC, regarding a zoning change for the property located at 5130 S. Harvard Ave. E. While I understand it has been difficult to find a tenant for this property I do not feel that any of the proposed businesses are a good fit for the neighborhood. There are schools, churches and quiet neighborhoods in near proximity to this property address. My husband and I live in a one of these nearby neighborhoods and feel like this would negatively impact our property value. I therefore implore you to deny this application request.

Respectfully submitted,
Loretta Torgerson
3421 E. 58th Pl.
Tulsa

Sparger, Janet

From: Bernard Henze <blhenze@cox.net>
Sent: Sunday, June 7, 2020 11:47 AM
To: esubmit
Subject: BOA Case #22919

Importance: High

Sir/Madam

I object to the redevelopment of this property as a Plasma Center, etc. I understand the 300' rule, but if there were not a major street in front of this building, the liquor store in the shopping center across the street would likely fall within the 300' preventing the use of this property as proposed. The BOA should take this into consideration.

Although we all want this property to be redeveloped, most if not all, services would not serve our neighborhood, would be in close proximity to 2 schools, a park, & 2 churches, & are incompatible uses for our area.

Sincerely,

Bernard Henze
2649 E 58th St
Tulsa, OK 74105

blhenze@cox.net

Sparger, Janet

From: Charlene And James Hanlon <kzoo2@ameritech.net>
Sent: Saturday, June 6, 2020 5:08 PM
To: esubmit
Subject: CASE # BOA-22919 James E. Hanlon, MD, and Charlene M. Hanlon 5804 S. Indianapolis Ave., Tulsa, OK 74135

Dear Board of Adjustment, Tulsa Planning Office,

Plasma Center from Plasma Centers, Day Labor Hiring Centers, Bail Bond Offices, Pawn Shops and Package Stores. Are these the businesses the people of Tulsa would like to project as the face of Tulsa to Interstate travelers? We live just blocks from the location of 51st and Harvard, the location for the businesses in question. Sandwiched between ourselves and this location is Eisenhower Elementary School. The safety of children is always and should be foremost in our minds when making decisions. Locating anyone of these businesses in close proximation to a school is not something that is appropriate or should be considered.

Over the last year we have seen several businesses along Harvard that has spent a lot of time and money refurbishing their businesses; making Harvard between 51st and 41st Street more pleasing to the eye and desirable to local patrons. We appreciate the efforts they have made and should help protect their investment into our community and Tulsa.

We have not spoken with one neighbor or person residing in the area that would have a need for any of the services these businesses provide. Please consider denying this application.

Sincerely,
Dr. and Mrs. James E. Hanlon

Sparger, Janet

From: ritajo4696@cox.net
Sent: Saturday, June 6, 2020 4:11 PM
To: esubmit
Subject: BOA Case #22919

Importance: High

I object to the redevelopment of this property as a Plasma Center, etc. I understand the 300' rule, but if there were not a major street in front of this building, the liquor store in the shopping center across the street would likely fall within the 300' preventing the use of this property as proposed. The BOA should take this into consideration.

Although we all want this property to be redeveloped, most if not all, services would not serve our neighborhood, would be in close proximity to 2 schools, a park, & 2 churches, & are incompatible uses for our area.

Sincerely,

Rita J. Henze
2649 E. 58th Street
Tulsa, OK

Sparger, Janet

From: Miller, Susan
Sent: Sunday, June 7, 2020 7:25 PM
To: Chapman, Austin; Sparger, Janet
Cc: Wilkerson, Dwayne
Subject: FW: Help preserve Patrick Henry/Villa Grove neighborhood

BOA-22919

From: susanboyd@cox.net <susanboyd@cox.net>
Sent: Sunday, June 7, 2020 5:16 PM
To: Miller, Susan <SMiller@incog.org>
Subject: Help preserve Patrick Henry/Villa Grove neighborhood

I am contacting you to express my urgent concerns about the possibility of allowing the former Hobby Lobby at 51st and Harvard to be used for a plasma center, pawn shop, bail bonds, and/or day labor hiring center.

My husband and I have lived in Patrick Henry for 35 years. We raised our son and daughter here, each of whom has bought a home in Patrick Henry as well. We are invested heavily, financially and emotionally, in this very special neighborhood characterized by single story ranch style homes on large lots.

Over the past two years, we have become increasingly concerned about the safety and continued family friendly character of our neighborhood due to a significant increase in foot traffic by transient/homeless individuals within the neighborhood and who also congregate at the QuikTrips at both I-44 and Harvard and 47th and Yale, as well as the Kum & Go at I-44 and Yale. Each member of my family's three households has witnessed shoplifting, panhandling, and other criminal activity at all three stores, and we no longer feel comfortable shopping there because of it. I have previously written to QuikTrip to express my extreme concern about these locations. I am sure that they are also frustrated by this population of people and the resulting crime.

I have also written to the Mayor's action line about the problem of homeless campsites and criminal activity in the easement between the I-44 concrete sound barrier and the back yards of the houses on 49th street between Toledo and Pittsburg. The I-44 service road has become a corridor of foot traffic by transient/homeless individuals between Yale and Harvard. These individuals frequently come into our neighborhood as they move between Harvard and Yale. The QuikTrips and the closed Trade Winds properties are magnets that draw these individuals to them. My son's home is on 49th street and backs up to this easement. He has found stolen property, homeless camps, and trash in the easement between the homes' backyards and the concrete sound barrier between Toledo and Pittsburg. When remodeling and having a dumpster on his driveway, he had to ask vagrants to get out of the dumpster on three different occasions, and those were only the ones he saw. Parked automobiles have been increasingly broken into. There has also frequently been a homeless encampment in the area between the businesses that front onto the service road just east of Harvard and the north most edge of Langenheim Park.

If you allow the former Hobby Lobby to be used for a plasma center, bail bonds, pawn shop, and/or day labor center, the problems we are already dealing with in our neighborhood will explode, and the damage to the character and security of this well established and much loved area will be irreparable. After seeing very rough individuals on our street (47th place), my husband, who doesn't scare easily, has recently installed three new security cameras around our home because he is afraid for my safety when I am home alone. My son (on 49th street) and daughter (on 45th street) have also seen an influx of rough looking foot traffic on their streets. My daughter and son-in-law are expecting their first child, and are very concerned about their safety.

We are not indifferent to the needs of transient/homeless individuals, but their needs cannot be addressed by our neighborhood. The influx of individuals who would flock to a plasma center, bail bonds, pawn shop, and/or day labor hiring center and their migration between QuikTrips, through our neighborhood, and along the I-44 corridor would forever destroy the value and character of Patrick Henry/Villa Grove. Please deny this proposed use of the former Hobby Lobby and help us preserve our neighborhood for the next generations.

Sincerely,
Susan C. Boyd
Retired University of Tulsa Business Law Professor and Attorney
4115 e. 47th place
Tulsa, OK 74135

22919

Chapman, Austin

From: Evelyn Boake <evelynboake@sbcglobal.net>
Sent: Monday, June 8, 2020 1:11 PM
To: Chapman, Austin
Subject: Re: [EXTERNAL]:Board of Adjustment Case Number BOA- 22919

Dear Mr Chapman,

I enlisted a young friend in the last hour. He "stepped off" the distance from the potential Plasma Center to the liquor store across Harvard and didn't arrive at 300 yards.

I would like to know what professional measuring company did the estimate and the exact figure distance they arrived at.

Do they do door to door measuring or inside the building?

Looks awfully close to me.

evelyn boake

On Monday, June 8, 2020, 11:22:08 AM CDT, Evelyn Boake <evelynboake@sbcglobal.net> wrote:

Mr Chapman.....no, you don't understand my anger at this decision.

You are not paying attention to the area demographics or feelings of people when you make a decision solely on "300 yards".

"There goes the neighborhood" ...what do you care.

Not nice ,

I am not a statistic....I am a human being.

On Monday, June 8, 2020, 08:24:51 AM CDT, Chapman, Austin <achapman@incog.org> wrote:

Ms. Boake,

22919

Chapman, Austin

From: Chapman, Austin
Sent: Monday, June 8, 2020 8:39 AM
To: Chapman, Austin
Subject: FW: [EXTERNAL]:Board of Adjustment Case Number BOA- 22919

On Jun 7, 2020 at 3:47 PM "Evelyn Boake" <evelynboake@sbcglobal.net> wrote:

Stuart Van De Wiele, Chair

Dear Sir:

I understand that there is a plan to lease a Plasma Center down Harvard Ave where I live.

I am a 90 years old (next month!) and live near this spot. I often walk around this area going to Steinmart. Plasma Centers attract people who need quick money and often are homeless and addicts. I hardly think this is the right kind of business for an area that families and single widows live. I hope the Board of adjustment will consider not allowing this. Establishments such as these belong in commercial areas.....not family streets.

Not the right fit.

Thank you for your kind consideration

Yours cordially,
Evelyn Boake
5206 South Harvard Ave Unit 202
Tulsa 74235

Sparger, Janet

From: Rita King <gundersons2004@yahoo.com>
Sent: Friday, June 5, 2020 3:15 AM
To: esubmit
Cc: Gary Jobe
Subject: Case Number BOZ - 229191 Board of Adjustment of the City of Tulsa, Oklahoma
Attachments: scan0002.pdf

Please accept this petition in protest of having a for-profit plasma center in a high - density residential area. For-profit plasma centers tend to target poor and homeless clientele, people who are desperate for cash. There is already an expanding homeless population frequenting the local Quik Trip at 51st and Harvard and at the Skelly Parkway underpass. We've seen an increase in the homeless who have attempted break-ins and unauthorized use of our facilities. We are concerned for the safety and security of our members.

To: Board of Adjustment of the City of Tulsa, Oklahoma
Case Number: BOZ-229191

From: Gary Jobe, Exalted Ruler, Tulsa Elks Lodge 946
5335 S. Harvard
Tulsa, Oklahoma 74135

We, the undersigned officers of a property affected by the potential establishment of the plasma center at 5130 S. Harvard Ave. E., do hereby protest having a for-profit plasma center in a high-density residential area with school, neighboring churches and Manion City Park.

We have concerns about the increase of foot traffic in our area. The safety and security of our members will need to be addressed; we do not want it to change for the worse.

For-profit plasma centers tend to target poor and homeless clientele, people who are desperate for cash. There is already an expanding homeless population frequenting the local QuikTrip at the 51st and S. Harvard Ave. Skelly Parkway underpass. We've seen an increase in the homeless who have attempted break-ins or unauthorized use of our facilities. The potential 4000 visits per week to the center will add to the existing traffic congestion at the corner of 51st Avenue and South Harvard Avenue.

Print name, address, phone number, and signature

1. GARY JOBE 5335 S. HARVARD TULSA ^{918 630 0074}
2. Cindy Beck - 5335 S. Harvard, Tulsa, OK ⁹¹⁸⁻⁸⁰⁴⁻⁶⁴¹⁴
3. David Woodard 6305 S 70th E Ave Tulsa 74133
4. Diane Hensley 7720 S Guthrie Ave Tulsa ⁷⁴¹³²
5. Ann Wisher 14638 S. 52^E Ave Sixty, OK 74008
6. Carol DeHerrera 8906 S. 92nd E Pl Tulsa OK 74133
7. DAVE WITTE, 5422 REDBUD, S.S.
8. Mary Pope, 5422 Redbud Dr. - Brook Springs.

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Case Number: BOZ-229191

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Print name, address, phone number, and signature

1. RITA KING, 4122 E. 48th ST, TULSA, OK 74135 ⁹¹⁸⁻⁶²⁹⁻²⁷⁵⁰

0. BILL PAPER, 4318 E 58th Ave, Tulsa, OK 74135 ⁹¹⁸⁻⁶⁴⁰⁻⁷⁹⁷⁹

1.

2.

To: Board of Adjustment of the City of Tulsa, Oklahoma
Case Number: BOZ-229191

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Print name, address, phone number, and signature

RITA KING, 4122 E. 48th ST, TULSA, OK 74135 918-629-2750

0. Bill Popow 4318 E 58th Ave, Tulsa, OK 74135 918-640-7979

1.

2.

Sparger, Janet

From: Mike Fouke <mfouke@cox.net>
Sent: Thursday, June 4, 2020 6:03 PM
To: esubmit
Subject: Case number BOA-22919

My name is Mike Fouke.
I reside at 5340 S. Louisville Ave.
Tulsa, OK

I am greatly concerned and strongly oppose the application for a plasma center at 5130 S. Harvard Ave.

This will have significant detrimental effects on my family, my home and my neighborhood.

We already are experiencing the negative effects of transients who roam the area and our neighborhood. They frequently sleep under a bridge that is 40' from the back of my lot and 90' from my house. There is yelling, drinking and trash thrown everywhere. They even started a fire under the bridge. We have had the police out numerous times and the fire department for the fire.

Please do not approve such a business that will further endanger the nearby law-abiding residents and devalue our property.

We love our neighborhood and the city of Tulsa.

Please do not let this be approved, I beg you.

Mike Fouke

Sparger, Janet

From: Mike Fouke <mfouke@cox.net>
Sent: Thursday, June 4, 2020 9:31 PM
To: Chapman, Austin
Cc: esubmit
Subject: Re: Case number BOA-22919

So, what other avenues are available for citizens to protect their families, homes and neighborhoods, if the city won't do it.

It's a sad day when the rights of a single detrimental business override the rights of hundreds of hard working citizens. We will be showing up, nevertheless.

Mike Fouke

> On Jun 4, 2020, at 9:20 PM, Chapman, Austin <AChapman@incog.org> wrote:

>

> Mr. Fouke,

>

> I understand your concern, but this application is for a single plasma center that is verifying that it is not within 300' of the other uses listed. The Board doesn't have the ability to deny the application because it is objectionable, they can only deny this application if there is a Plasma Center, Bail Bonds Office, Pawn Shop, Package Store (Liquor Store) or Day Labor Center within 300' of the proposed Plasma Center. The subject tract is zoned Commercial-shopping (CS) and that use is allowed by right, you may view the application at the link below:

>

> www.tulsaplanning.org/cityboa/cases/BOA-22919.pdf

>

> 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}

>

>

>

>

>

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

> From: Mike Fouke <mfouke@cox.net>

> Sent: Thursday, June 4, 2020 6:03 PM

> To: esubmit <esubmit@incog.org>

> Subject: Case number BOA-22919

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To: Chapman, Austin
Cc: esubmit
Subject: Re: Case number BOA-22919

The charter for the city of Tulsa states in section 3, paragraph A, (granting of powers) as follows:

A.

To adopt and enforce all ordinances necessary or proper to protect the public peace, health, order, morals, and safety, and to promote the general welfare of the City of Tulsa and its inhabitants;

Either you stand on the charter or you don't.
Mike Fouke

On Jun 4, 2020, at 9:20 PM, Chapman, Austin <AChapman@incog.org> wrote:

Mr. Fouke,

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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

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From: Mike Fouke <mfouke@cox.net>
Sent: Thursday, June 4, 2020 9:59 PM
To: Chapman, Austin
Cc: esubmit
Subject: Re: Case number BOA-22919

A final point:

The property had to come with parking, as does the liquor store across the street. A business must have dedicated parking to exist. So, the proper 300' measurement should include the parking spaces dedicated for the use of the business.

In this case, the application fails to meet the 300' requirements.

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To: Board of Adjustment of the City of Tulsa, Oklahoma
Case Number: BOZ-229191

From: Sylvia Hill President of the Harvard Park Village HOA
5206 S Harvard Ave.
Unit 118
Tulsa, Oklahoma 74135

We, the undersigned owners of property affected by the potential establishment of the plasma center at 5130 S. Harvard Ave. E., do hereby protest having a for-profit plasma center in a high-density residential area with school, neighboring churches and Manion City Park.

We have concerns about the increase of foot traffic in our area. Vehicular traffic increase will change the noise level in our neighborhood. The safety and security of our neighborhood will need to be addressed, we do not want it to change for the worse. The North East fence of our community will need to be improved and feel safe and secure.

For profit plasma centers tend to target poor and homeless clientele, people who are desperate for cash. There is already an expanding homeless population frequenting the local Quik Trip at the 51st and S. Harvard Ave. Skelly Parkway underpass. The potential 4000 visits per week to the center will add to the existing traffic congestion at the corner of 51st Avenue and South Harvard Avenue.

Print name, address, phone number, signature

1. Evelyn V. Boake 5206 S. Harvard Ave #202 - 918-743-3334
Evelyn V. Boake
2. JUDITH FITZGERALD 5206 S. HARVARD UNIT 204 918-527-7477
Judith Fitzgerald
3. MICHAEL FITZGERALD 5206 S. HARVARD UNIT 204 918-625-2959
Michael Fitzgerald
4. Barbara Craig 5206 S. Harvard Unit 206 918-627-6665
Barbara J. Craig
5. Patricia Rogers 5206 S. Harvard unit 207 918-742-6081
Patricia Rogers
6. Katie Murray 5206 S. Harvard Unit 216 918-630-9297
Katie Murray
7. KATIE MURRAY 5206 S. Harvard Unit 122 918-630-9297
Katie Murray

To: Board of Adjustment of the City of Tulsa, Oklahoma
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8. *ELIZABETH PIERRON* ^{5206 S HARVARD #220}
TULSA, OK 74135
314-517-0528 *Elizabeth Pierron*
9. *Susan Schooley* ^{5206 S. Harvard #229}
Tulsa ok 74135 918 633 7581
10. *Bob Schooley* ^{5206 S. Harvard #229}
Tulsa, OK 74135 918-633-4969
11. *Mike Sowell* ^{5206 S. Harvard Ave., #231}
Tulsa, OK 74135 405-742-7431
12. *Ellen Sowell* ^{5206 S. Harvard #231}
Tulsa, OK 74135 405-742-782
13. *Nancy Van der Burg* ^{5206 S. HARVARD #232}
NANCY VAN DER BURG TULSA, OK 74135 918 949 3779
14. *DANITA Findahl* ^{5206 S HARVARD AVE #235}
TULSA, OK 74135 918-743-9785
Danita Findahl

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15. BETTYE ROSENWIEB 5206 S. HARVARD #227 Tulsa, OK
918-361-3349 Betty Rosenlieb 74135
5206 S. Harvard # 212 - Tulsa, OK. 74135
16. Ruth Rasor 918-521-0884 Ruth Rasor
5206 S. Harvard Ave unit 210 Tulsa, OK
17. May Seck 623 512-8142
5206 S HARVARD #210 TULSA 74135
18. Harney Seck 602 663 3540
19. Coleen Rhine 5206 S. HARVARD AVE. # 222 Tulsa OK
74135
Coleen Rhine 918-895-1182
20. Susan Michelle Place 5206 S. Harvard # 201 Tulsa, 74135
Susan Michelle Place 918-906-2314

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Print name, address, phone number, signature

21. Mary Tolbert 5206 S. Harvard #218 918-906-3009
Tulsa, OK Mary Tolbert
22. Annette Murray 5206 S. Harvard #203 918-230-8388
Tulsa, OK Annette Murray
23. Deborah Shukhrate 5206 S. Harvard #237
Tulsa, OK 74135 Deborah Shukhrate
24. Kathryn T Johnson 5206 S Harvard Ave #208 918 747-3387
Tulsa OK 74135 Kathryn Johnson
25. DAVID A JOHNSON 5206 S HARVARD AVE # 208 918.747.3387
TULSA OK 74135 David Johnson
26. Linda M. Nicholson 5206 S Harvard Ave 918-749-7729
Unit 205
Tulsa, OK 74135 Linda Nicholson

To: Board of Adjustment of the City of Tulsa, Oklahoma
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Print name, address, phone number, signature

1. Debbie Underwood 5206 S. Harvard Ave #324, Tulsa OK 74135
231 360 1849 Debbie Underwood
2. Virginia C. Davis 5206 S. Harvard Ave #339, Tulsa, Ok 74135
478-229-8843
3. James Hartlep 5206 S. Harvard Ave 336 Tulsa 74135 918 671 0505
4. Harold Oren Cramton 5206 S. Harvard Ave #314 918-5846828
Tulsa OK 74135
5. Julia A. Baker Tulsa, OK 74135
Julia A. Baker 5206 S. Harvard #307 918-743-8628
MARIAN NASH
6. Marian N. Nash 5206 S. HARVARD AVE 302 918-749-6179
7. Lynn Parrish, 5206 S. Harvard Ave. Unit 341, Tulsa OK
918 406-4685

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8. Susan Mullen 5206 S. Harvard Ave #333 521-3996 Susan Mullen

9. Marilyn Hill 5206 S. Harvard Ave. #335 918-798-4146 Marilyn Hill

10. Erik Chillingworth, 5206 S. Harvard Ave. 342 918-850-0291

11. Charles Stanford, 5206 Harvard #339 918-760-4093

12. Nancy Petty 5206 So. Harvard #340 (918) 792-6654 Nancy Petty

13.

14.

To: Board of Adjustment of the City of Tulsa, Oklahoma
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21. MARY DEE SIMS 918-749-0262 Unit 317
Mary Dee Sims 5206 S. HARVARD Ave 74135
Cari Jones 918-949-1051 Unit 315
22. Edie Thomas 5206 S. Harvard Ave # 315 74135
918-759-4404
23. Donis Pannell Cook 5206 S. Harvard Ave
313 74135
918-527-7816
24. Helen K. Davis 5206 S. Harvard # 311, Tulsa, OK 74135 Helen K. Davis
25. Nancy J. Postier, 5206 S. Harvard # 309, Tulsa, OK 74135 580/310-4386
26. Loretta Jones Turney
LORETTA JONES TURNERY, 5206 So. HARVARD - 303 TULSA, OK - 918 747-6176

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27. ⁹¹⁸⁻⁶³⁰⁻³⁶³⁴
Philip Sanger 5206 S. Harvard #301 Philip Sanger
28. ^{5206 S. Harvard, #305,}
NANCY FRANCIS 918-230-5418 Nancy Francis
^{5206 S. HARVARD #306}
29. ⁹¹⁸⁻⁶²⁹⁻⁰⁶³⁰
SUSAN GULLATT Susan Gullatt
^{5206 S. HARVARD #308}
30. ⁹¹⁸⁻⁶⁹¹⁻³⁶⁶⁷
LINDA BRANTLEY Linda Brantley
31. ^{5206 S. Harvard #323}
Shanann Passley 918-855-6646 Shanann Passley
32. ^{5206 S. Harvard}
MARGARET FELLER 918-743-8161 #325 Margaret B. Feller

To: Board of Adjustment of the City of Tulsa, Oklahoma
Case Number: BOZ-229191

From: Sylvia Hill President of the Harvard Park Village HOA
5206 S Harvard Ave.
Unit 118
Tulsa, Oklahoma 74135

We, the undersigned owners of property affected by the potential establishment of the plasma center at 5130 S. Harvard Ave. E., do hereby protest having a for-profit plasma center in a high-density residential area with school, neighboring churches and Manion City Park.

We have concerns about the increase of foot traffic in our area. Vehicular traffic increase will change the noise level in our neighborhood. The safety and security of our neighborhood will need to be addressed, we do not want it to change for the worse. The North East fence of our community will need to be improved and feel safe and secure.

For profit plasma centers tend to target poor and homeless clientele, people who are desperate for cash. There is already an expanding homeless population frequenting the local Quik Trip at the 51st and S. Harvard Ave. Skelly Parkway underpass. The potential 4000 visits per week to the center will add to the existing traffic congestion at the corner of 51st Avenue and South Harvard Avenue.

Print name, address, phone number, signature

1. Sylvia E. Hill, 5206 S. Harvard Ave. Unit 119, Tulsa, Ok. 74135, 918-640-2862 
2. Patsy R Upchurch 5206 S Harvard #107 Tulsa OK 74135 918 6882114
3. Mike Fanning #101 Mike Fanning
4. Cindy Flint #104 Cindy Flint
5. KUA Morris #103 
6. SUE NEIL #106 
7. Roselee Pember #105

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8. MAUDINE COREY *Maudine Corey*
5206 S. Harvard Ave # 113 918.671-1380
9. Sharon Smith *Sharon Smith*
10. C. JUNE BACON *C June Bacon* unit 115
11. ANN ROUTH *Ann Routh*
12. CAROLYN DYE *Carolyn L. Dye*
13. JARIE KIDD *Jarie Kidd* 5206 S HARVARD AVE # 135
Tulsa, OK 74135 918.630.0453
14. JANET DREW *Janet Drew* 5206 S. Harvard #131

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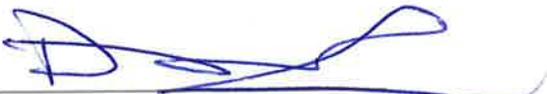
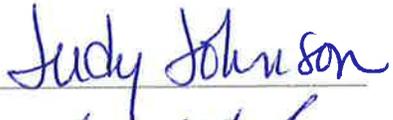
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15. David Reel (918) 688-6946 
16. Judy Johnson 405 372 8883 
17. Monty Johnson 918 - 629 - 5169 
18. Mary Connelly 918 605-5539 
19. Gary M. Conroy 918-605-5538 
- 20.