

## Sparger, Janet

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**From:** Chapman, Austin  
**Sent:** Tuesday, June 23, 2020 9:07 AM  
**To:** Audrey Blank ; Austin Bond ; Briana Ross; Burlinda Radney; Jessica Shelton; Swiney, Mark; Sparger, Janet; Stuart Van De Wiele; Wilkerson, Dwayne  
**Subject:** FW: Case #BOA-22936

All,

Please see the comments below in support on BOA-22936.

**From:** Jennifer Mount <jennifermount@kw.com>  
**Sent:** Tuesday, June 23, 2020 9:03 AM  
**To:** Chapman, Austin <AChapman@incog.org>  
**Subject:** Case #BOA-22936

Hi Austin, my name is Jennifer Mount. I am a Realtor here in Tulsa and have been for 19 years. In addition to that I own 3 properties in the square mile of the property up for discussion. 2505 E. 56th Street, 2959 E. 56th Court ad 2422 E. 59th Court.

I am ALL FOR Roberts proposed improvements.

Not only will it add value to his home it will increase the neighborhood as well. In Real Estate any and all improvements help us all. The drawing provided has a very visually appealing plan and while giving his family more room to move around stays consistent with the area. Having said that in midtown there are so many infill homes and additions my professional opinion is that if they are done correctly, as this one will be, it is only going to help us all when we go to sell.

If you have any other questions I would be happy to discuss any of this any time!

Thank you for your consideration and I hope you have a great day.

Jennifer Mount  
Keller Williams  
918-671-6836

[www.JenniferMount.com](http://www.JenniferMount.com)

***Selling Tulsa One Yard at a Time***

Regarding Case # BOA-22936

Attention: Austin Chapman

My name is Lynne Blissit I live at 2459 E 57<sup>th</sup> St. which is on the corner of 57<sup>th</sup> St and Atlanta Avenue, diagonally opposite from R. Neil at 2506 E 57<sup>th</sup> St.

From looking at the site plan I received in the Notice of Hearing, the large wall along the side of that corner would not have a very aesthetic appearance AT ALL. I have been a Realtor for 46 years and know this look would not be an asset for property values, his or the ones nearby. Buyers have remarked to me when a home is not consistent with the neighborhood and/or has an unappealing look, they are very reluctant to buy saying they don't want to "look at that" from their home. It eventually will sell, at a substantially lower price and take much longer to sell. I don't want to look at that as well. I enjoy the openness of the corner.

There are also 2 homes directly north, one is directly in front of the subject property and the other is next door. The one directly north is a rental, and the owner, whom I have met, has a number of properties and I feel pretty sure she has not paid real attention to this matter. The one next to this one is a family with some mental issues and frequently has EMSA, Firetrucks etc to help. I doubt very seriously they are aware of this and how it would affect their property.

It would simply be awkward looking for the neighborhood and he would not get the value from his home that he is putting in and would also hurt the view and appeal from my yard and value as well.

I am totally against and oppose this proposal. However, I would not object to it being placed behind the house, with a drive around or driveway entry off Atlanta. It would still be a little overbuilt, but a little more aesthetically acceptable.

Lynne Blissit  
2459 E. 57<sup>th</sup> St.  
918-231-2757  
lblissitrealtor@gmail.com

## Sparger, Janet

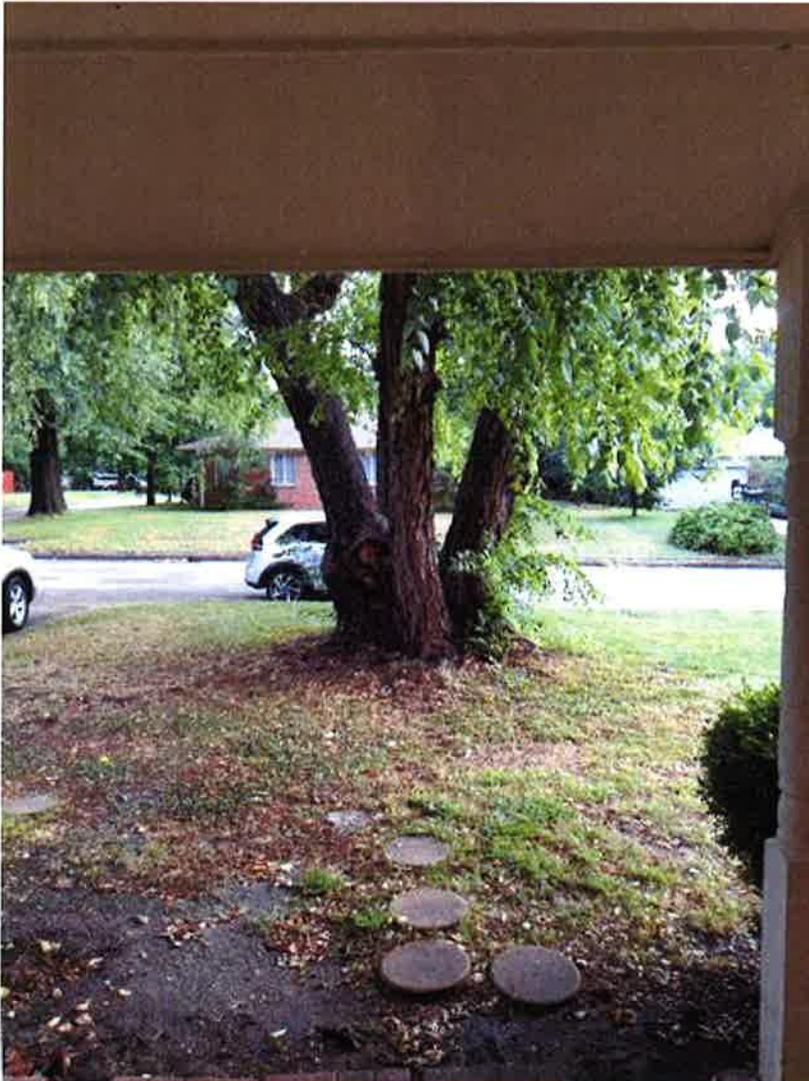
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**From:** Chapman, Austin  
**Sent:** Tuesday, June 23, 2020 8:03 AM  
**To:** Audrey Blank ; Austin Bond ; Briana Ross; Burlinda Radney; Jessica Shelton; Swiney, Mark; Sparger, Janet; Stuart Van De Wiele; Wilkerson, Dwayne  
**Subject:** FW: FW: BOA-22936 - J. Reynolds \_1

Below is the response from the applicant in BOA-22936 regarding concerns from a neighbor.

**From:** Robert Neil <rneil.electric@gmail.com>  
**Sent:** Tuesday, June 23, 2020 7:07 AM  
**To:** Chapman, Austin <AChapman@incog.org>  
**Subject:** Re: FW: BOA-22936 - J. Reynolds \_1

The only old growth tree being removed is for safety, not a remodel. The large Birch tree directly in front of our living room and entry door is rotted from storm damage and decades of neglect by previous owners. We have tried to save the tree and are more upset than any neighbor about having to remove it before it falls. Attached are the pictures of the tree that is to be removed on July 17th under contract with Trees By Jake. Unfortunately this tree will be removed, even if we do not remodel.







On Mon, Jun 22, 2020 at 3:22 PM Chapman, Austin <[ACHapman@incog.org](mailto:ACHapman@incog.org)> wrote:

Robert,

I received the following email regarding your, case, I don't necessarily need a response now, but the Board may ask you to speak to his concern at the meeting.

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](mailto: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  
{(918) 596-9456}

**From:** james reynolds <[zertzeez@outlook.com](mailto:zertzeez@outlook.com)>

**Sent:** Monday, June 22, 2020 11:36 AM

**To:** esubmit <[esubmit@incog.org](mailto:esubmit@incog.org)>

**Subject:** BOA-22936 - J. Reynolds \_1

BOA-22936

To Austin Chapman

My name is James Reynolds

5700 S. Atlanta Ave. 74105

I live across the street (west) from R. Neil at 2506 E. 57th St.

The thought of a building 3/4's the size of the house,  
that is, a 60' brick wall,  
3' from the curb,  
and 50' from my front door (and driveway),  
along with the construction time,  
and the time it takes to look normal after...

(and are there going to be loud power tools?)

(will I forever get a glare in the afternoons from this west facing wall,  
as I do from their cars?)

Well, put yourself in my place. Not only the aesthetics,  
and losing my view down 57th St.,

I'm certain it would affect my home value immediately.

This project would remove a beautiful 65-year-old tree,  
and absolutely destroy the symmetry of this corner,  
which is the only entrance to this neighborhood.

The R2 law is there for a reason. I vote no!

Because I have zero information on the back yard shed,

(I'm going with) I have no wish to see it every time I go outside.

\*\*\*\*\*

Furthermore, on BOA-22936.pdf,

Page 6 & 8, under Please state your hardship.

IMHO, and without going into detail,

the attempted meaning of these reasons is mostly nonsense.

To me, it is either untrue, or doesn't apply.

Of the homes from 57th & Lewis, east to the cul-de-sac,

a few have no garage, a few have a double garage,

and about 75% are single car garages.

And ALL garages COMPLY to the R2 law.

BECAUSE of the dead ends, this is the only entrance into

this neighborhood, and should be **preserved** as it has been for decades.

Mr. Neil knew 4 adults in this small house, with 5 vehicles

and a single car garage, was going to be a **HARDSHIP** before

he moved in, **not visa versa**. He did not 'grow out' of this home.

This neighborhood should not pay for that choice.

One should not buy a corvette, and then try to turn it into a van.

One should just buy a van.

Lastly,

Covid-19 has kept friends/family separated.

I am looking forward to FINALLY having them over this summer.

If there are large trucks, construction noise and a ton of dust,

I will probably have to make other plans, solely on Mr. Neil's behalf.

To use a quote: The needs of the many, outweigh the needs of a few.

Or the one.

James

## Sparger, Janet

---

**From:** Chapman, Austin  
**Sent:** Tuesday, June 23, 2020 8:01 AM  
**To:** Audrey Blank ; Austin Bond ; Briana Ross; Burlinda Radney; Jessica Shelton; Swiney, Mark; Sparger, Janet; Stuart Van De Wiele; Wilkerson, Dwayne  
**Subject:** FW: FW: 2506 E 57th St.  
**Attachments:** Our Neighborhood.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

BOA-22936

Attached are picture provided by the applicant in BOA-22936. Also included in this chain are comments from a realtor in support of the variance request that I've highlighted.

**From:** Robert Neil <[rneil.electric@gmail.com](mailto:rneil.electric@gmail.com)>  
**Sent:** Monday, June 22, 2020 5:08 PM  
**To:** Chapman, Austin <[ACHapman@incog.org](mailto:ACHapman@incog.org)>  
**Subject:** Re: FW: 2506 E 57th St.

Austin,

I have attached pictures of my house and the cul de sac I live on for an accurate reference for some of Jim's concerns.

Thanks,

Robert

On Mon, Jun 22, 2020 at 3:23 PM Chapman, Austin <[ACHapman@incog.org](mailto:ACHapman@incog.org)> wrote:

I will forward this to the Board members.

**From:** Robert Neil <[rneil.electric@gmail.com](mailto:rneil.electric@gmail.com)>  
**Sent:** Monday, June 22, 2020 11:48 AM  
**To:** Chapman, Austin <[ACHapman@incog.org](mailto:ACHapman@incog.org)>  
**Subject:** Fwd: FW: 2506 E 57th St.

Another realtor opinion.

----- Forwarded message -----

**From:** Jennifer Mount <[jennifermount@kw.com](mailto:jennifermount@kw.com)>  
**Date:** Mon, Jun 22, 2020, 11:36 AM

Subject: Re: FW: 2506 E 57th St.  
To: Robert Neil <[rneil.electric@gmail.com](mailto:rneil.electric@gmail.com)>

**DEFINITELY be an addition to the neighborhood and consistent!**

I am assuming the square footage will increase? How much will that increase?

On Mon, Jun 22, 2020 at 11:35 AM Jennifer Mount <[jennifermount@kw.com](mailto:jennifermount@kw.com)> wrote:

I love it and I think it would DEFINITELY

On Mon, Jun 22, 2020 at 11:29 AM Jennifer Mount <[jennifermount@kw.com](mailto:jennifermount@kw.com)> wrote:

I do not know her....why would ANYONE oppose progress and improvements?

Is there something I can do to help?

On Mon, Jun 22, 2020 at 10:46 AM Robert Neil <[rneil.electric@gmail.com](mailto:rneil.electric@gmail.com)> wrote:

Hello Jennifer,

Do you know Lnne Blissit? For some reason she is strongly opposed to us remodeling our house. The remodel would greatly improve the curb appeal and value of the property, and the neighbors' home values. I've attached some of the drawings to get a second opinion!

Thanks,

Robert

----- Forwarded message -----

From: **Chapman, Austin** <[AChapman@incog.org](mailto:AChapman@incog.org)>  
Date: Mon, Jun 22, 2020 at 9:32 AM

Subject: FW: 2506 E 57th St.  
To: Robert Neil <[rneil.electric@gmail.com](mailto:rneil.electric@gmail.com)>

Mr. Neil,

We received the attached correspondence regarding your Board of Adjustment Case, BOA-22936.

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](mailto: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 occupan  
{(918) 596-9456}

**From:** Lynne Blissit <[lblissitrealtor@gmail.com](mailto:lblissitrealtor@gmail.com)>  
**Sent:** Monday, June 22, 2020 7:47 AM

**To:** esubmit <[esubmit@incog.org](mailto:esubmit@incog.org)>; Chapman, Austin <[AChapman@incog.org](mailto:AChapman@incog.org)>  
**Subject:** 2506 E 57th St.

Attached is my response to the proposal on the above address regarding the hearing Tuesday, June 23, 2020 at 1:00 pm.

Sent from [Mail](#) for Windows 10

Lynne Blissit

Broker Associate

Keller Williams Advantage

[lblissitrealtor@gmail.com](mailto:lblissitrealtor@gmail.com)

918-231-2757 call/text



Jenn Mount

Keller Williams

918-671-6836

[www.JenniferMount.com](http://www.JenniferMount.com)

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***Selling Tulsa One Yard at a Time***



2506 E 57th St

Tulsa, Oklahoma

Google

Street View



Google



2498 E 57th St

Tulsa, Oklahoma

Google

Street View

DEAD  
END



Google

2510 E 57th St

Tulsa, Oklahoma



Street View



Google

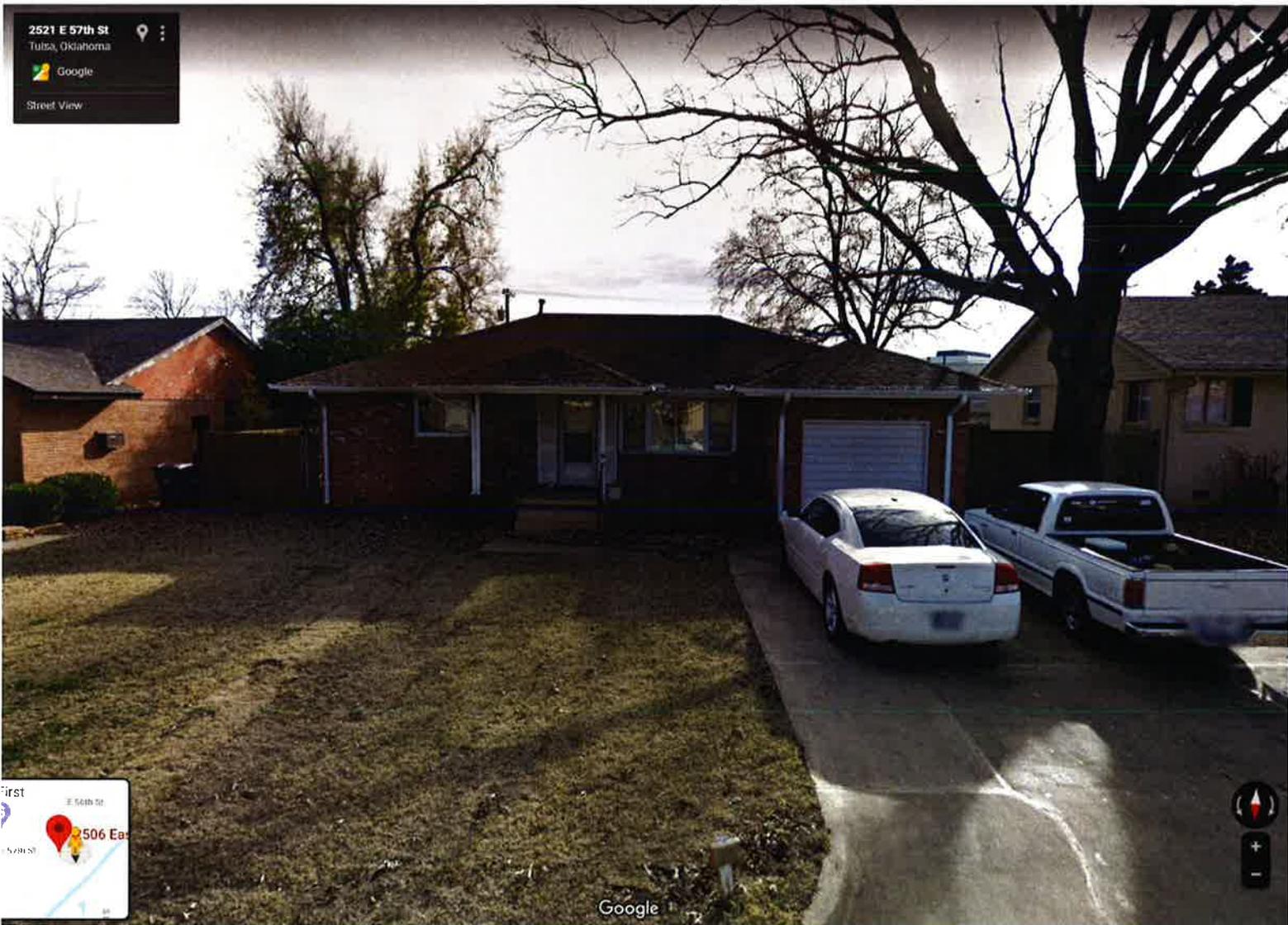
Image captured Dec 2015 © 2020 Google, United States, Terms, Privacy & Street View



2518 E 57th St  
Tulsa, Oklahoma  
Google  
Street View



Google



2521 E 57th St

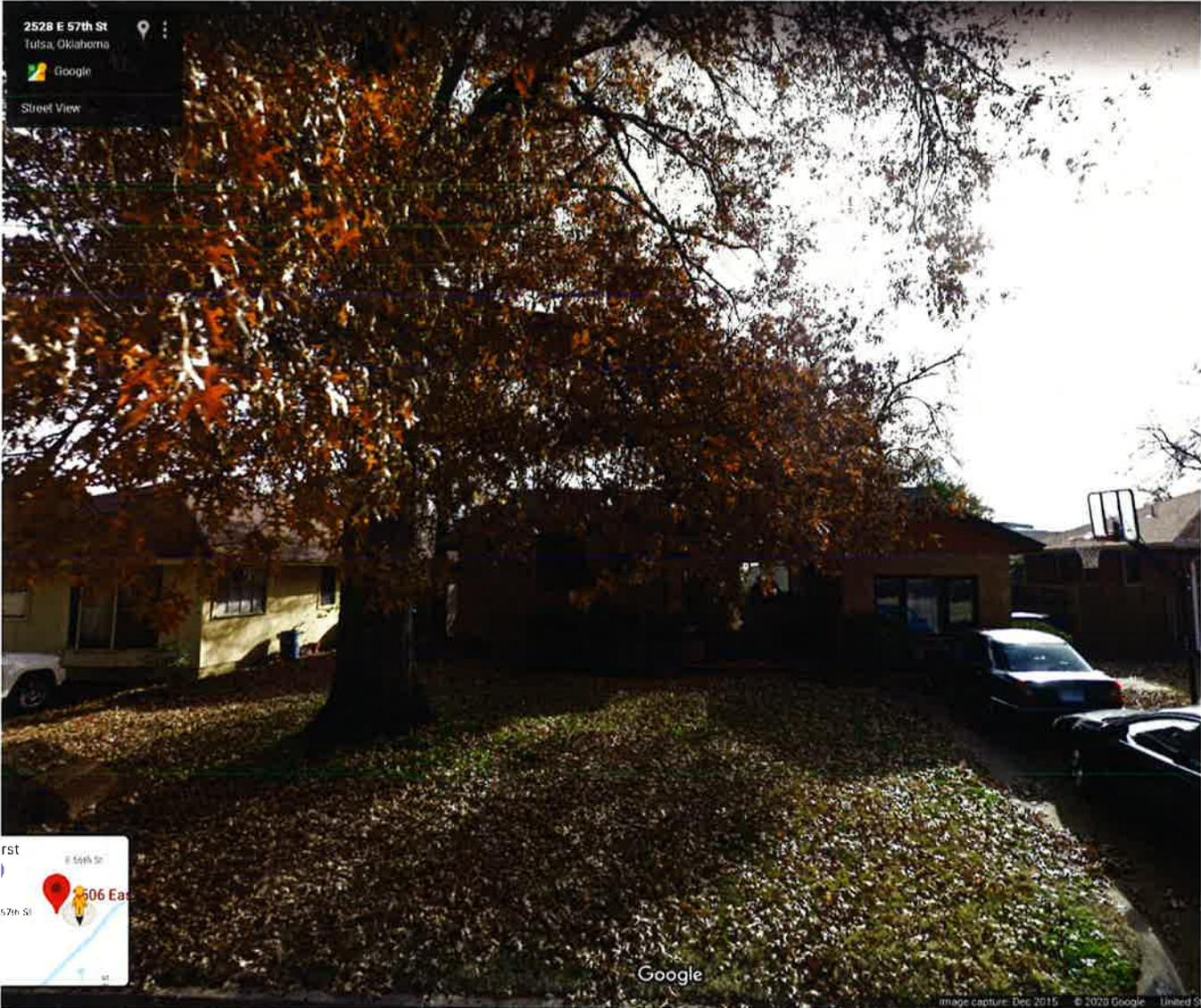
Tulsa, Oklahoma

Google

Street View



Google





2531 E 57th St  
Tulsa, Oklahoma

Google

Street View



Google

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2599 E 57th St  
Tulsa, Oklahoma  
Google  
Street View



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2599 E 57th St

Tulsa, Oklahoma

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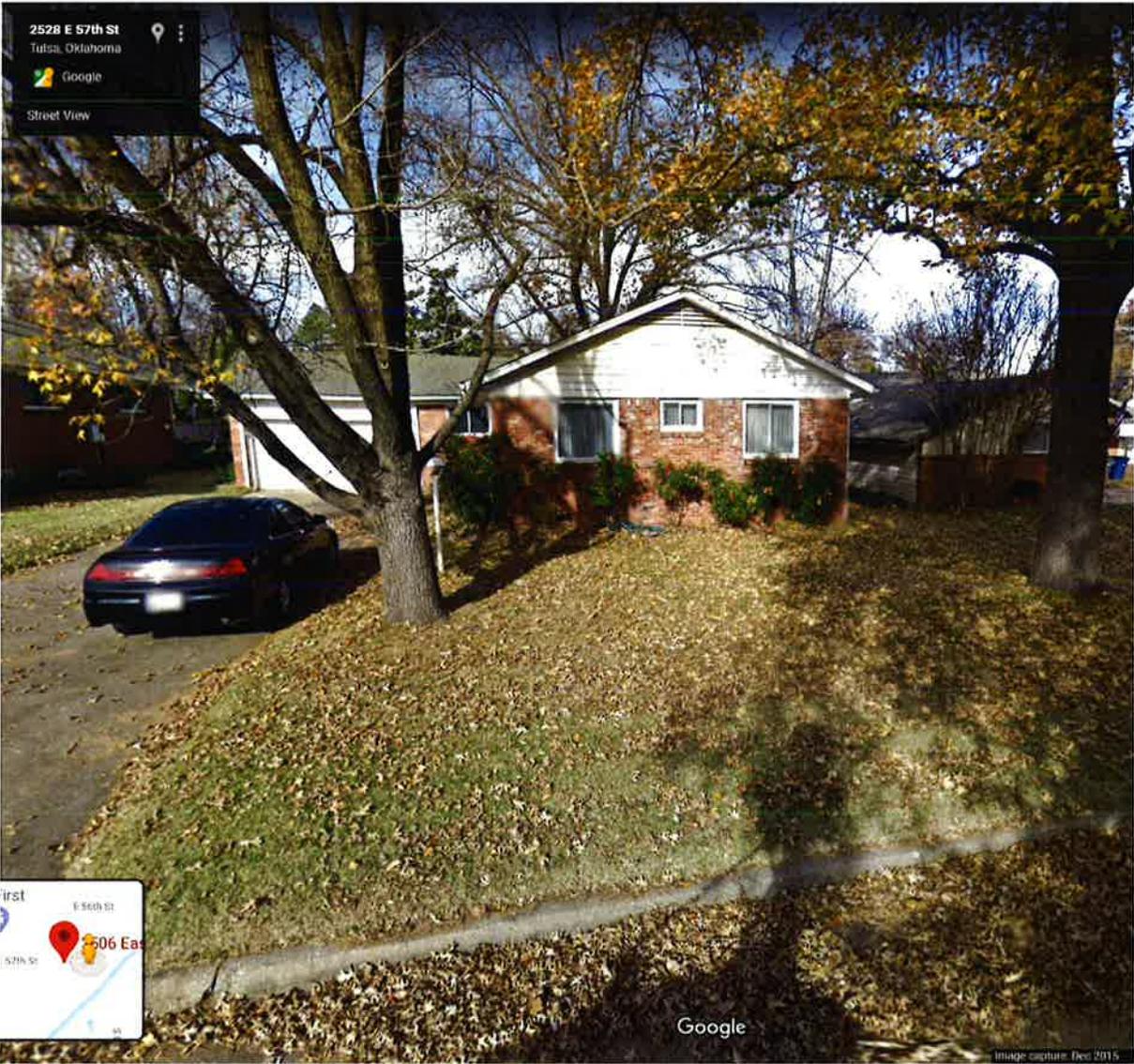


2599 E 57th St  
Tulsa, Oklahoma  
Google  
Street View



Google

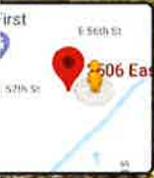
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2528 E 57th St  
Tulsa, Oklahoma



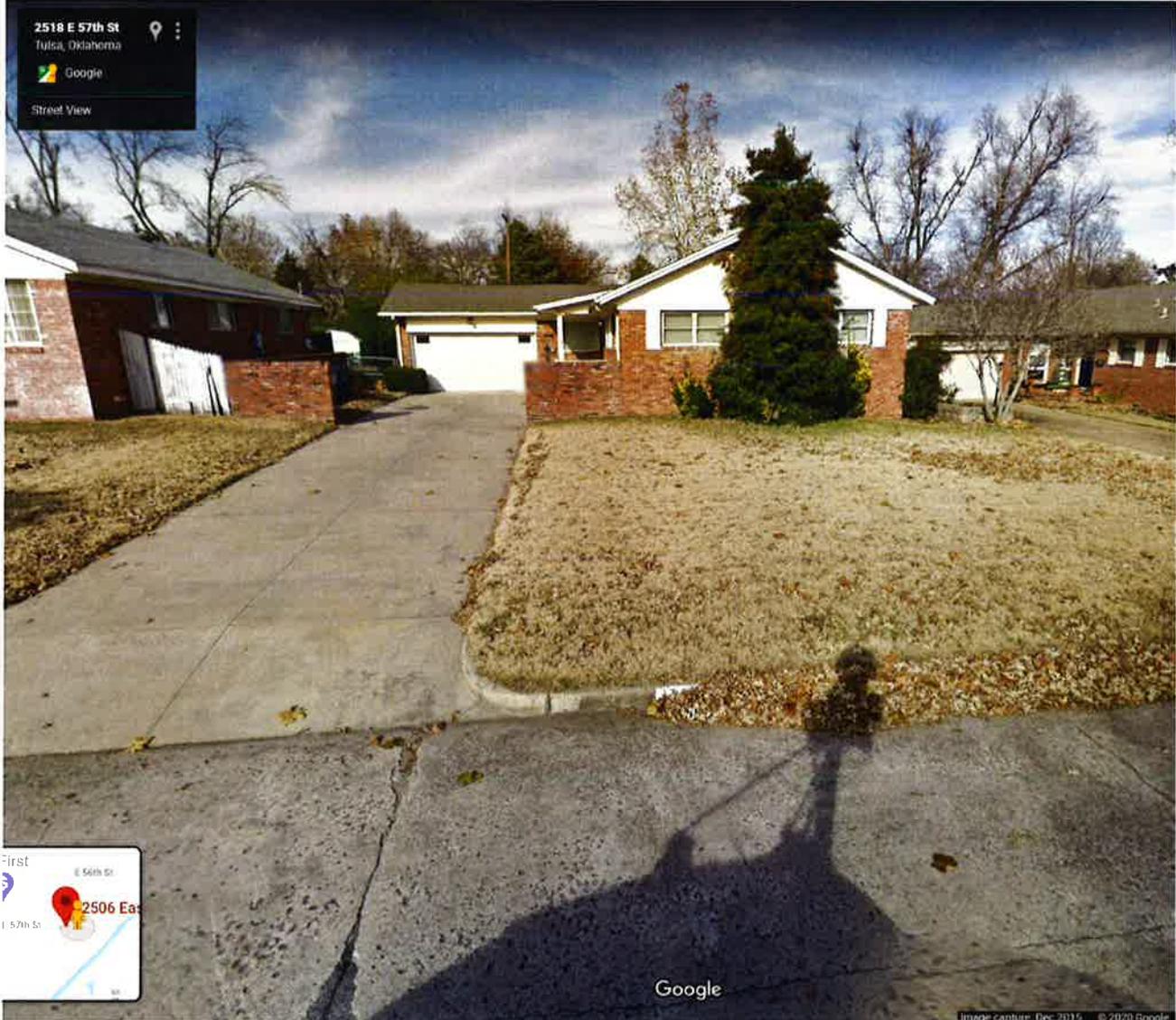
Street View



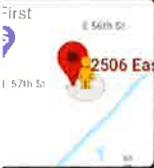
Google

Image capture: Dec 2015



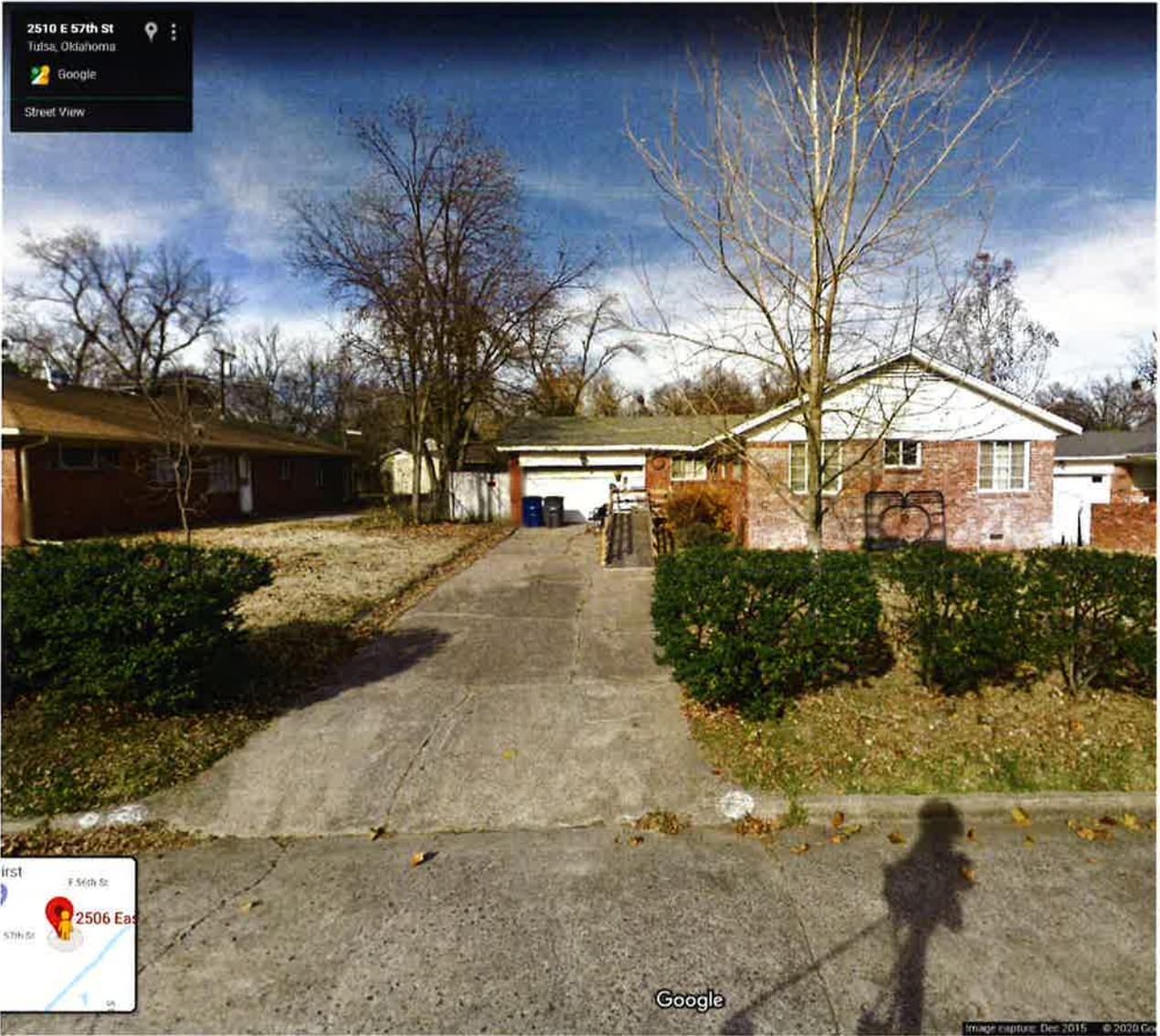


2518 E 57th St  
Tulsa, Oklahoma  
Google  
Street View



Google

Image capture: Dec 2015 © 2020 Google



2510 E 57th St  
Tulsa, Oklahoma  
Google  
Street View



Google

Image capture: Dec 2015 © 2020 Google





2459 E 57th St  
Tulsa, Oklahoma

Google

Street View



Google

Image captured Aug 2019 © 2020 Google United States



2501 E 57th St

Tulsa, Oklahoma

Google

Street View



Google



## Sparger, Janet

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**Sent:** Monday, June 22, 2020 1:58 PM  
**To:** Audrey Blank ; Austin Bond ; Briana Ross; Burlinda Radney; Jessica Shelton; Swiney, Mark; Sparger, Janet; Stuart Van De Wiele; Wilkerson, Dwayne  
**Subject:** Alternative Site plan in BOA-22936  
**Attachments:** Option B New Site Plan Legal.pdf; North and South Elevation.pdf; Neil New Addition Floorplan.pdf

All,

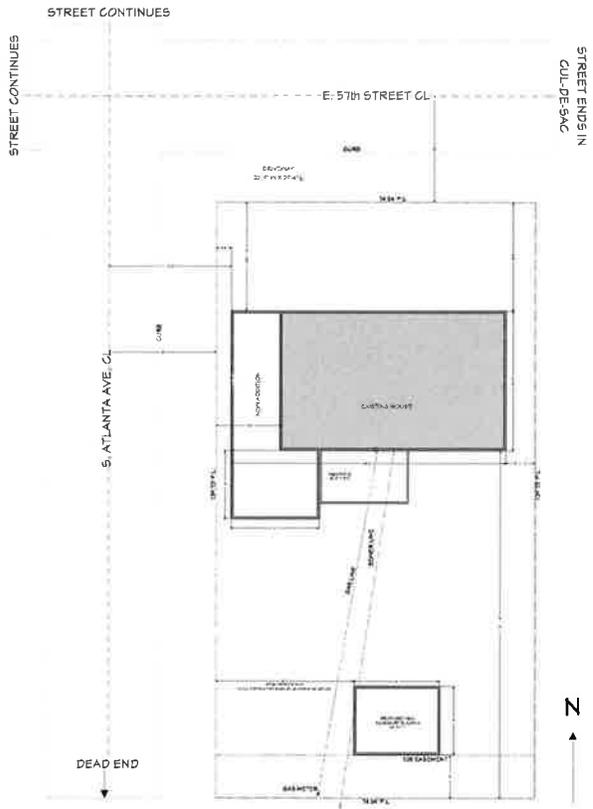
Attached in the exhibits tiled "North and South Elevation" and "Neil New Addition Floorplan" which are additions to the plans submitted by the applicant in BOA-22936. Also, attached is an alternative site plan in BOA-22936 that the applicant would like the Board to consider if they are not willing to grant the full relief requested in their original site plan.

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](mailto:achapman@incog.org)



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SITE PLAN SCALE 1"=20'

OWNER: JONAS & ANTONIA  
 ADDRESS: 308 E 57th STREET, 4th FLOOR, MIAMI, FL 33131  
 BUILDING: 5074376 TERRACE AND 5074377 FLOOR & SECTION 11, TERRACE, MAP 11



FRONT/NORTH ELEVATION



REAR/SOUTH ELEVATION





**Sparger, Janet**

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**To:** esubmit  
**Subject:** BOA-22936 - J. Reynolds \_1

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