

**BOA-22983**

**3.1**

19-12 25



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9225

Case Number: **BOA-22983**

**CZM:** 46

**CD:** 9

**HEARING DATE:** 09/22/2020 (*continued from 09/08/2020*) 1:00 PM

**APPLICANT:** John Durkee

**ACTION REQUESTED:** Special Exception to increase the permitted driveway width (Sec. 55.090-F)

**LOCATION:** 1125 E 49 PL S

**ZONED:** RS-3

**PRESENT USE:** Residential

**TRACT SIZE:** 7801.63 SQ FT

**LEGAL DESCRIPTION:** LOT-9-BLK-15, RIVERVIEW VILLAGE B14-20

**RELEVANT PREVIOUS ACTIONS:**

**Subject Property:** None.

**Surrounding properties:**

**BOA-21191:** On 01/11/2011 the Board **approved** a variance of the rear yard from 20 ' to 5' to permit a garage addition. Property located 1124 East 49<sup>th</sup> St. S.

**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 at the NE/c of S. Newport Ave. and E. 49<sup>th</sup> Pl. S.

**STAFF COMMENTS:** The applicant is requesting a **Special Exception** to increase the permitted driveway width (Sec. 55.090-F)

3.2

**55.090-F Surfacing**

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of Section 55.090.F.4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.
2. All motorized vehicles designed for travel upon public streets and that are being parked, stored or displayed for sale must be parked, stored or displayed on dustless, all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the storage or display of motorized vehicles on a surface other than one consisting of a dustless, all-weather surface if the location complies with all applicable minimum building setbacks.
3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010.1.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

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

TULSA ZONING CODE | July 1, 2020  
page 55-20

Chapter 55 | Parking  
Section 55.090 | Parking Area Design

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.  
[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

Currently the applicant has both concrete paving and brick that is the width of the entire Western lot line and roughly one third of his Southern lot line. The surfacing is both inside the right-of-way and on the lot inside the street setback.

Per the interpretation by the Planning and Development Director written on September 17<sup>th</sup>, 2017 the “driveway” as referenced by the City of Tulsa Zoning Code is interpreted to mean the appropriately surfaced path of vehicular travel between the street setbacks(s) of the subject property. A copy of this interpretation is included in your packet.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to increase the permitted driveway width (Sec. 55.090-F)

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):  
\_\_\_\_\_

The Board finds 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.



*Neighbor's property immediately North of the subject property*



*Curb-cut from the subject property on to Newport Ave.*



*Facing South on Newport Ave.*



*Subject property*



*Subject property at the corner of Newport and 49<sup>th</sup> Pl.*

**Case No. 21190-Bill Powers**

**Action Requested:**

Minor Special Exception to permit a 5 ft. reduction of the 35 ft. required front yard in the RS-1 district (Section 403). **Location:** 1720 East 30th Place South

**Presentation:**

**Bill Powers**, 6910 South Lewis Avenue, Tulsa, OK; his client is remodeling the home and wants to add a front porch to the home.

**Interested Parties:**

There were no interested parties present.

**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 **APPROVE** the Minor Special Exception to permit a 5 ft. reduction of the 35 ft. required front yard in the RS-1 district (Section 403); subject to conceptual plan 8.6. In granting the Special Exception the Board has found 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; for the following property:

**W27 OF LT 11 ALL OF LT 12 BLK 18,FOREST HILLS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

\*\*\*\*\*

**Case No. 21191-Bill Powers**

**Action Requested:**

Variance of the rear yard requirement from 20ft. to 5ft. (Section 403) to permit a garage and work space addition. **Location:** 1124 East 49th Street South

**Presentation:**

**Bill Powers**, 6910 South Lewis Avenue, Tulsa, OK; no presentation made.

Ms. Stead confirmed that the existing detached building is to be removed.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

BOA-21191

**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 **APPROVE** the Variance of the rear yard requirement from 20 ft. to 5 ft. (Section 403) to permit a garage and work space addition. This proposed 770 sq. ft. garage addition shall be located in the southeast corner of the existing dwelling and in accordance with conceptual plan 9.6. The existing small detached building behind the dwelling is to be removed, as the addition itself covers 29% of the required rear yard. The Board has found that this lot is shallow and contains 120 ft. in depth. It contains only 7,800 sq. ft with the front of the house set back farther than usual, limiting the space on which to have a garage. In granting this variance the Board finds 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 variance 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:

**LOT-8-BLK-15, RIVERVIEW VILLAGE B14-20, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

\*\*\*\*\*

**Case No. 21192-Vanessa Somerville**

**Action Requested:**

Verification of the spacing requirement for an Adult Entertainment Establishment of 50 ft. from an R district and 300 ft. from a public park, school or church (Section 1212a.C.3); a Variance of the spacing requirement for an Adult Entertainment Establishment from another Adult Entertainment Establishment (Section 1212a.C.3); and a Variance of the parking requirement from 23 parking spaces (Section 1200). **Location:** 1323 East 6th Street

**Presentation:**

**Vanessa Somerville**, 1123 Xanthus Place, Tulsa, OK; stated she is proposing a bar with music and art gallery; the displayed art will be for sale to patrons and the general public. Currently the area is mainly industrial but there will be a café opening on the corner of 6<sup>th</sup> and Peoria, plus there are two other art galleries in the area. Ms. Somerville stated that by bringing art to a bar it will allow the public that generally do not visit art museums to see art because people do visit a neighborhood bar.

**Interested Parties:**

**Theron Warlick**, City Planner, City of Tulsa, 175 East 2<sup>nd</sup> Street, Tulsa, OK; stated the Eclipse Bar that is near the proposed bar has closed. The establishment is reopening as a 3.2 beer bar. The spacing requirements for this area would be a hardship for the applicant because this area was developed much more compactly than the rest of the city, and that should be considered for this request.



**PLANNING & DEVELOPMENT  
DEPARTMENT**

September 22, 2017

Mr. R. Louis Reynolds  
Eller & Detrich  
2727 East 21<sup>st</sup> Street, Suite 200  
Tulsa, OK 74114-3533

Re: Zoning Code Interpretation #2017-01  
Definition of "driveway"

Mr. Reynolds:

The following interpretation is provided in response to your August 21, 2017 letter.

Interpretation:

The term "driveway" as referenced by the City of Tulsa Zoning Code is interpreted to mean the appropriately surfaced path of vehicular travel between the street and the street setback(s) of the subject property.

To provide additional clarity, when codifying this interpretation, it is also appropriate to amend the definition of "Parking Area" (§95.190) as follows:

*Parking Area*

*The vehicular driving surfaces and parking area which includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives and driveways providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.*

Parking Area Design (§55.090-F.3.) establishes a maximum width for driveways serving RE and RS zoned properties. The maximum width of a driveway "on the lot (outside ROW)" shall be applied to the driveway located within the street setback (pursuant to measurement standards of §90.090.A). Beyond the street setback, any applicable open space requirements will guide maximum lot coverage based on the size and location of buildings, driveways and parking areas on the lot, as well as the parking space setback requirements of §55.080.C (Table 55-4).

Adjusting the way we review site plans for driveways has evolved with the updated zoning code. Application of this interpretation has been implemented through training with the Building Plans

Review Team in the Permit Center. I believe through this interpretation, we have identified a better way to ensure compliance while allowing more flexibility in site design. This interpretation is expected to reduce Letters of Deficiency (LODs) due to driveway configuration.

*70.090-G Appeal of decision*

*Appeals of written interpretations issued pursuant to this section may be taken to the board of adjustment in accordance with the appeal procedures of Section 70.140.*

Sincerely,



Dawn T. Warrick, AICP  
Planning & Development Director

cc: Yuen Ho  
Susan Miller

DANA L. BOX  
ZONING OFFICIAL  
PLANS EXAMINER II

TEL (918) 596-9657  
danabox@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

LOD Number: 1 REVISED  
John Durkee  
1125 E. 49<sup>th</sup> Place  
Tulsa, OK 74105

August 25, 2020

Phone: 918-742-0457

APPLICATION NO: **BLDR-064032-2020**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 1125 E. 49<sup>th</sup> Place  
Description: 8' fence and brick paving

#### 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
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

**\*\*REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> 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.\*\* (SEE #2, BELOW)**

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

#### IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. **IF SUBMITTING REVISIONS FOR APPLICATIONS THAT PREVIOUSLY UTILIZED PAPER PLANS, EMAIL THE REVISED PLANS TO [COTDEVSVCS@CITYOFTULSA.ORG](mailto:COTDEVSVCS@CITYOFTULSA.ORG) OR SUBMIT ELECTRONIC PLAN REVISIONS ON THE PORTAL AT [HTTPS://TULSAOK.TYLERTECH.COM/ENERGOV4934/SELFSERVICE](https://tulsaok.tylertech.com/energov4934/selfservice). YOU WILL NEED TO REGISTER ON THE PORTAL IF YOU HAVE NOT PREVIOUSLY DONE SO. \*\***
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT [WWW.TULSAPLANNING.ORG](http://WWW.TULSAPLANNING.ORG); IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.
4. 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.).

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [www.tulsaplanning.org/plans/TulsaZoningCode.pdf](http://www.tulsaplanning.org/plans/TulsaZoningCode.pdf)

BLDR-064032-2020

1125 E. 49<sup>th</sup> Place

August 25, 2020

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) 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 a representative at the Tulsa Planning Office 918-584-7526 or [esubmit@incog.org](mailto:esubmit@incog.org). 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. Section 45.130 Parking and Storage of Commercial Trucks

No vehicle required to be registered as a "commercial truck" pursuant to OAC 710:60-3-91 may be parked or stored on a lot within a residential zoning district.

**Review Comments:** No commercial vehicles may be parked or stored on a residential lot.

2. **Sec. 55.090-F Surfacing.** In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120 (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

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

**Review Comments:** The submitted site plan proposes a driveway of more than 22' in width on the lot, which exceeds the maximum allowable driveway width within the ROW. Revise plans to indicate the driveway shall not exceed the maximum allowable width in the table or apply to the BOA for a special exception, for the proposed driveway width within the ROW. Further, you have already laid brick across the entirety of the Western frontage and a large portion of the Southern frontage, which exceeds 50%, so you must get a special exception for this existing condition.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:

<http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

**Please notify the reviewer via email when your revisions have been submitted**

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.

## 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.

## STATEMENT

**In 1956 the property at 1125 East 49<sup>th</sup> Place became my home at the age of eleven when my grandparents purchased it and it has been my home since that time.**

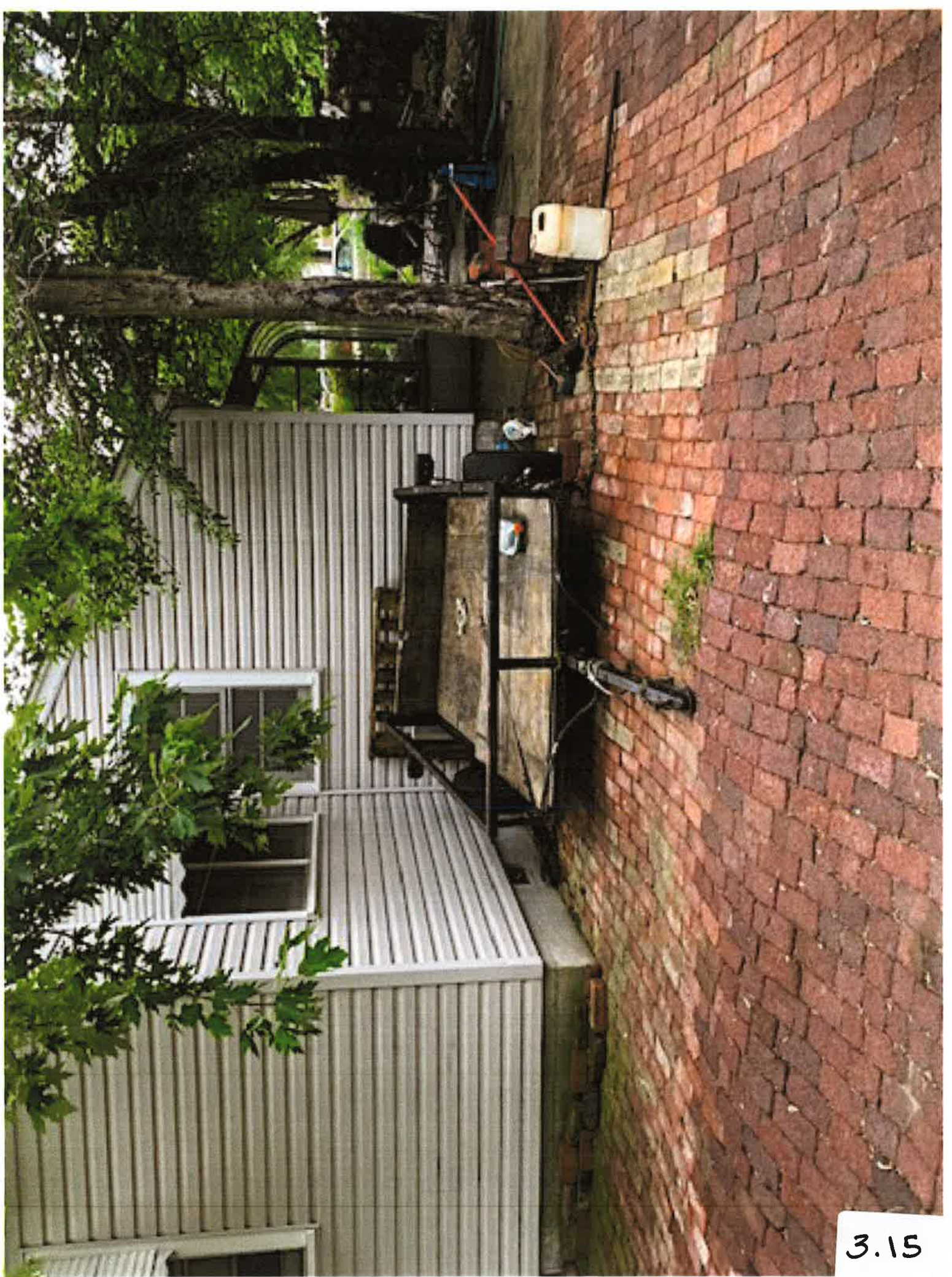
**In the sixty-four years that I have resided there, with the exception of my time in the Army, I have personally worked on, added to, remodeled, repaired, reroofed, installed brick sidewalks and yard coverings, planted trees, shrubbery and gardens much of which occurred before the first zoning code adopted in 1970.**

**The residence is the place where I learned much of the mechanical aptitude that became the basis for my career as a Registered Professional Engineer, largely without the care and supervision of any department of the City of Tulsa.**

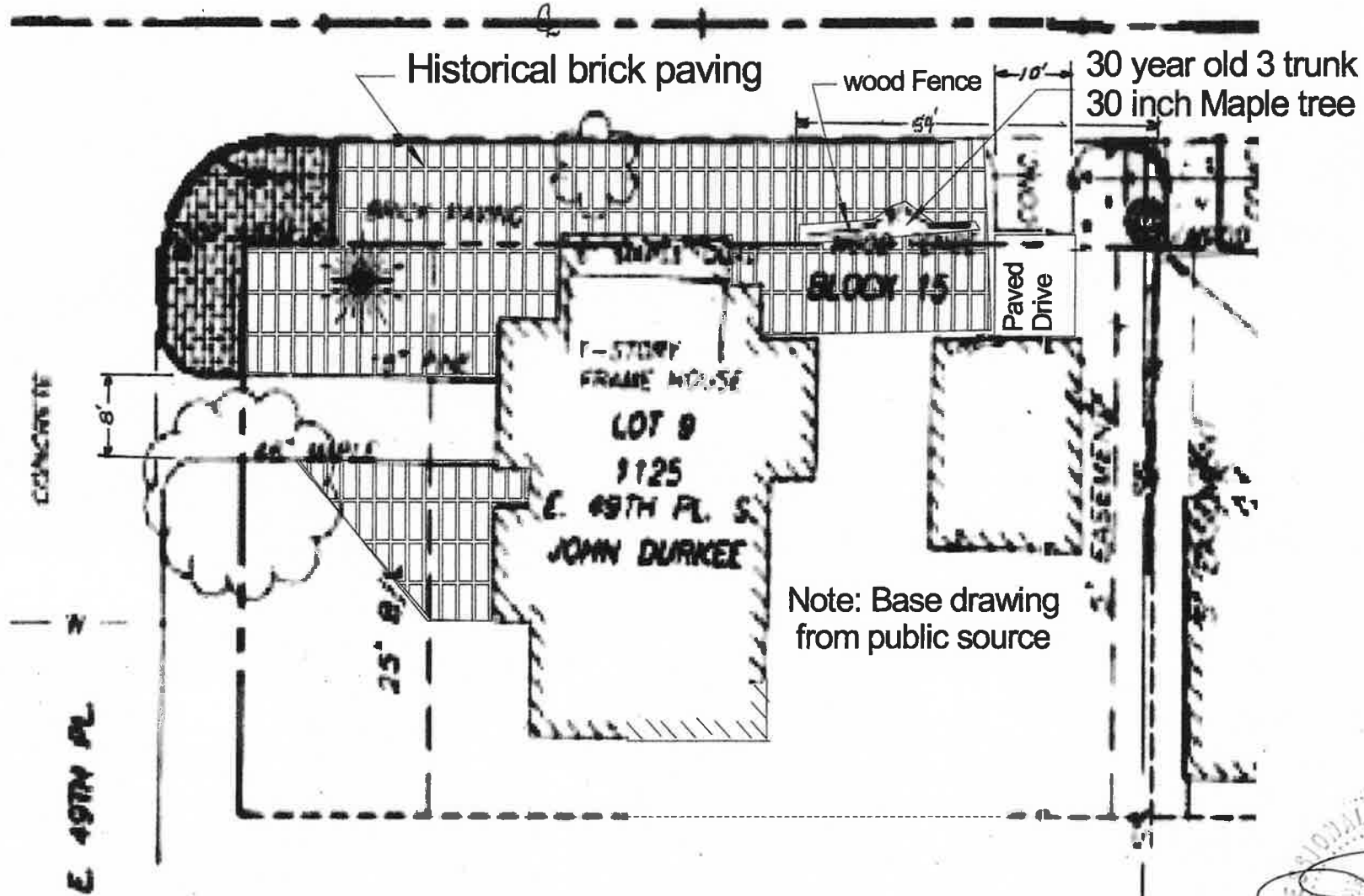
**In 2017 through 2019, the City of Tulsa demolished and reconstructed the water, sanitary and storm sewer under the entire two blocks of Newport Avenue from 49<sup>th</sup> street to 51<sup>st</sup> street. In that process the only part of my property that was disturbed was the corner of 49<sup>th</sup> Place and Newport Avenue as shown in the attached construction plan indicating that there are no utilities under the remaining right of way.**

**Therefore, I would respectfully request that the relevant authority 'grandfather' the existing improvements to my property with the understanding that any further improvements would require the application and approval of building permits by the City of Tulsa.**

**John Durkee**



3.15



**Notes:**

1. Base Drawing taken from City of Tulsa, Newport Ave. Storm Sewer Project, Drawing # 163120-4.
2. Details added.



**1125 East 49th Place**  
 Lot 9, Block 15, Riverview Village, Tulsa, Ok  
 Prepared by John M. Durkee, PE

3.16



 Subject Tract

**BOA-22983**

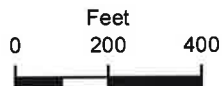
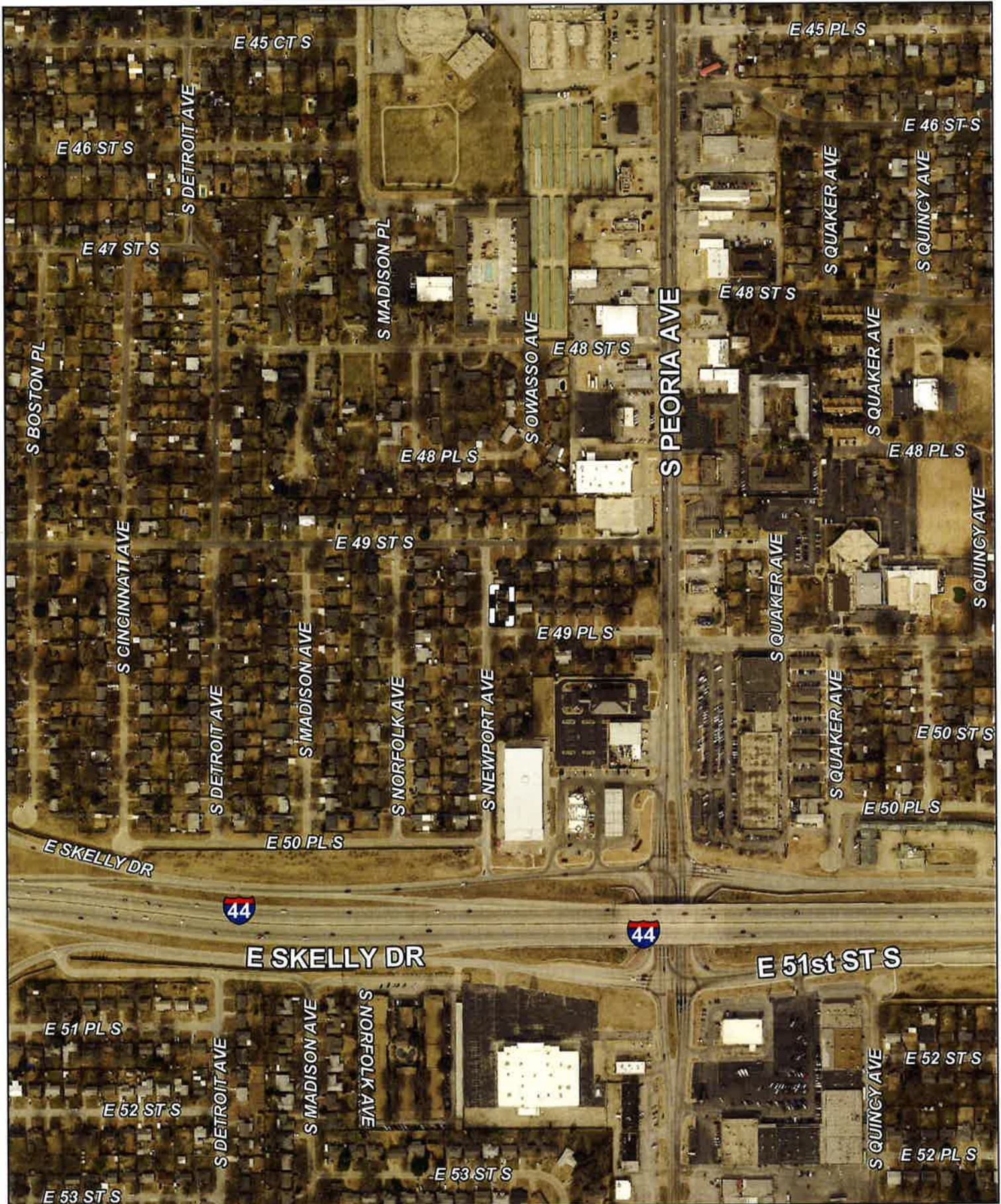
19-12 25

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

Aerial Photo Date: February 2018



3.17



Subject Tract

**BOA-22983**

19-12 25

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

Aerial Photo Date: February 2018



3.18

BOA-22983

**Chapman, Austin**

---

**From:** John Durkee <hytec2000@sbcglobal.net>  
**Sent:** Monday, September 7, 2020 8:12 AM  
**To:** Chapman, Austin  
**Subject:** Re: September 8th Board of Adjustment Hearing  
**Attachments:** IMG\_5145.jpg; IMG\_5146.jpg; IMG\_5147.jpg; IMG\_5148.jpg; IMG\_5149.jpg; IMG\_5150.jpg; IMG\_5151.jpg; IMG\_5152.jpg

Dear Mr. Chapman,

Please find attached Exhibits for Case Number BOA-22983 for hearing 9/8/2020.

John Durkee

On Fri Sep 04 2020 14:37:23 GMT-0500 (CDT), Chapman, Austin <achapman@incog.org> wrote:

Good afternoon,

You are receiving this email because you have a pending Board of Adjustment request to be heard on September 8<sup>th</sup>, 2020. You do have the option to attend the hearing remotely below is that information, though you may still attend in person, masks are required. If you have exhibits you would like to be made available to the Board members please email those to me by 9:00 am the morning of the hearing.

Date: Tuesday, 09/08/2020 1:00 PM

Location: Tulsa City Hall, Council Chambers, 175 E. 2nd St., Tulsa, Oklahoma

Although seating in the Council Chambers complies with social distancing requirements, participants may attend the meeting virtually or by phone, due to the COVID-19 pandemic.

Attend Virtually: Join from a computer, tablet, or smartphone to speak or comment Visit:  
<https://www.gotomeet.me/CityOfTulsa3/board-of-adjustments-sept-8th> New to GoToMeeting?  
Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/291580981>

Call 1-312-757-3121 and enter Access Code: 291-580-981.

Attend by Phone: To watch the meeting but not speak or comment, visit TGOVonline.org.

Tulsa residents may watch on TV via Cox Channel 24.

Livestream & TV:



**Austin Chapman**

Planner, City of Tulsa Board of Adjustment

Tulsa Planning Office

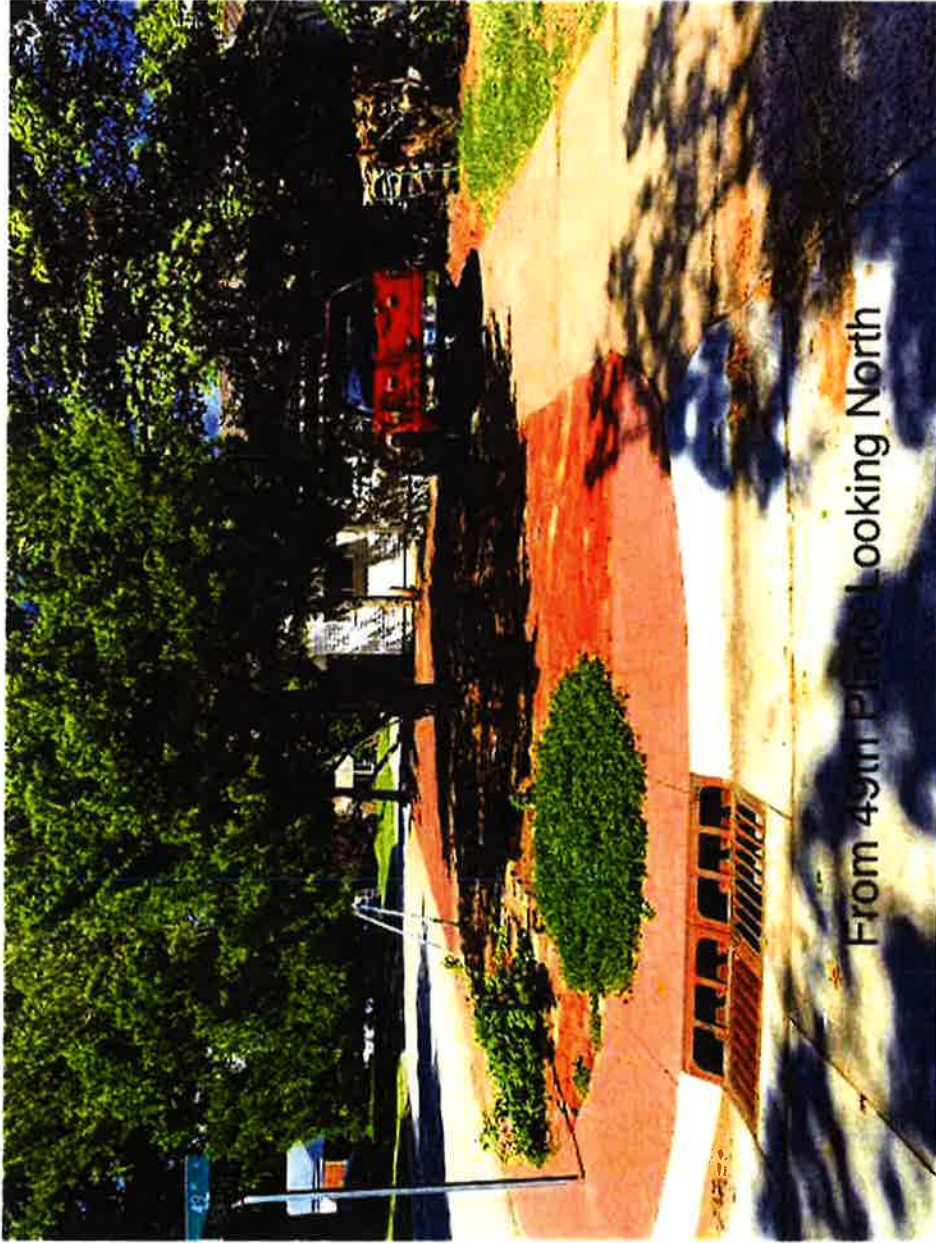
2 W. 2nd St., 8th Floor | Tulsa, OK 74103

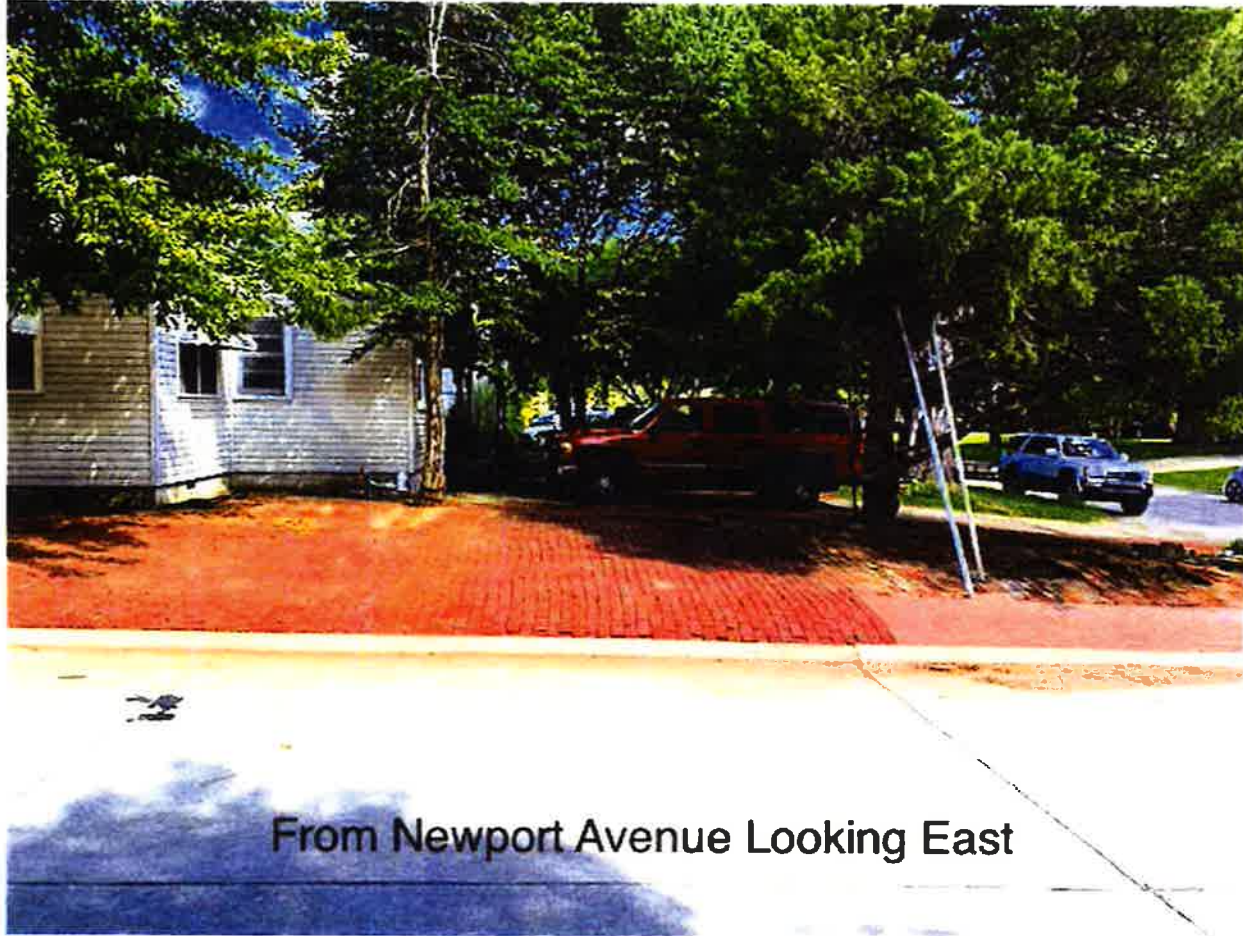
918.579.9471

[achapman@incog.org](mailto:achapman@incog.org)

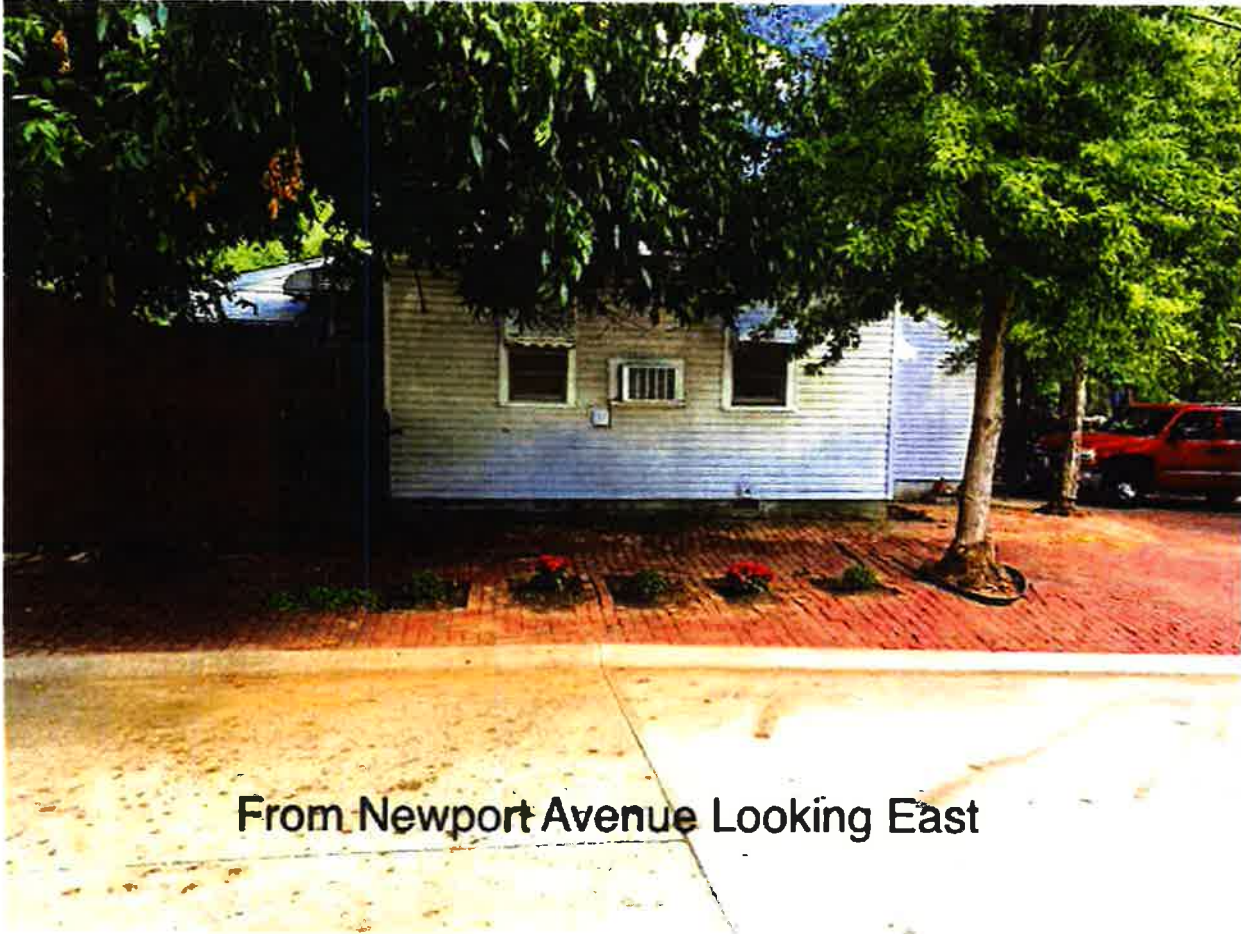
Determining compliance to zoning or building code requirements is not a function of this office.

The Building Permits Division will address compliance upon application for a building permit or occupancy permit. Call (918) 596-9456 for more information.

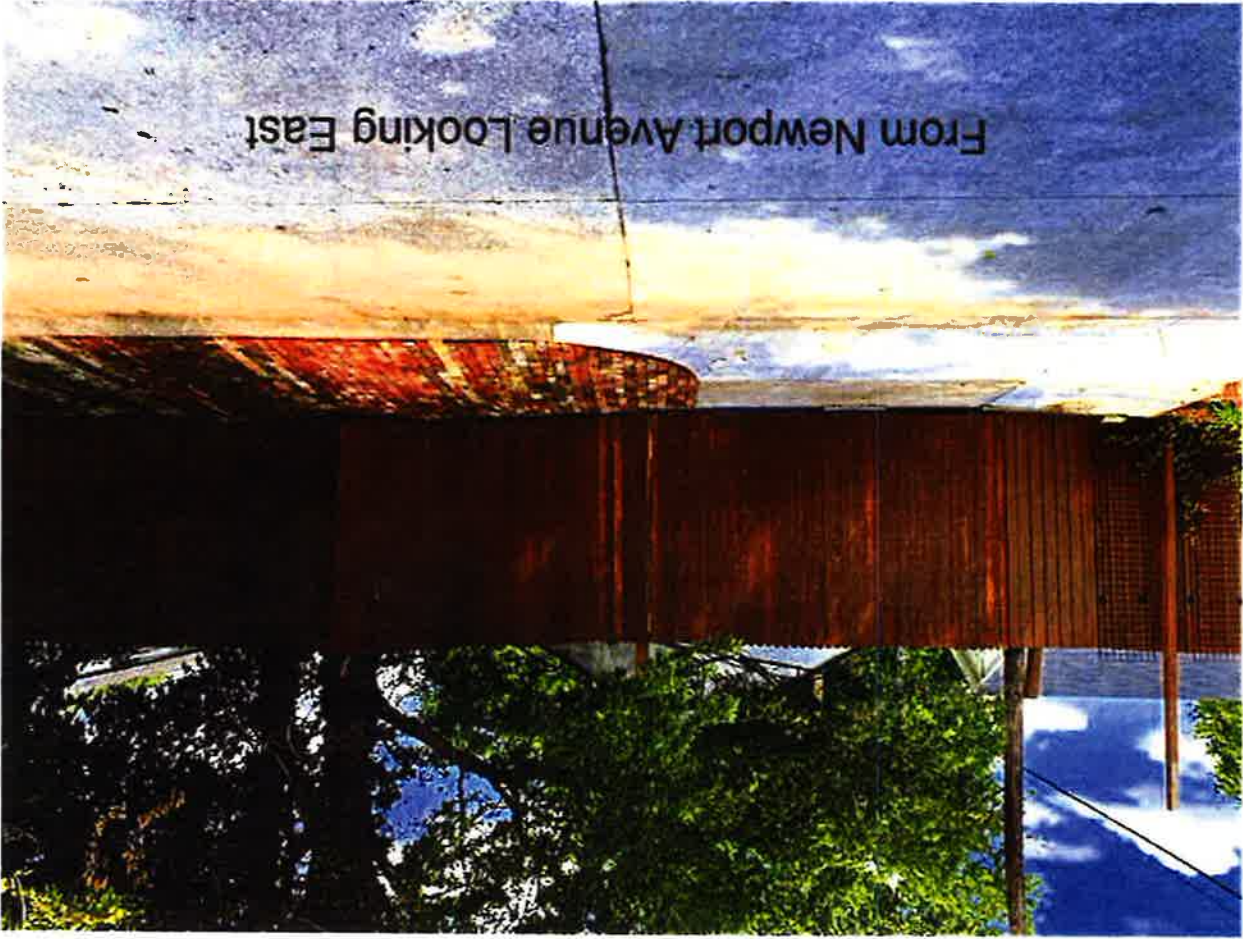




From Newport Avenue Looking East



From Newport Avenue Looking East



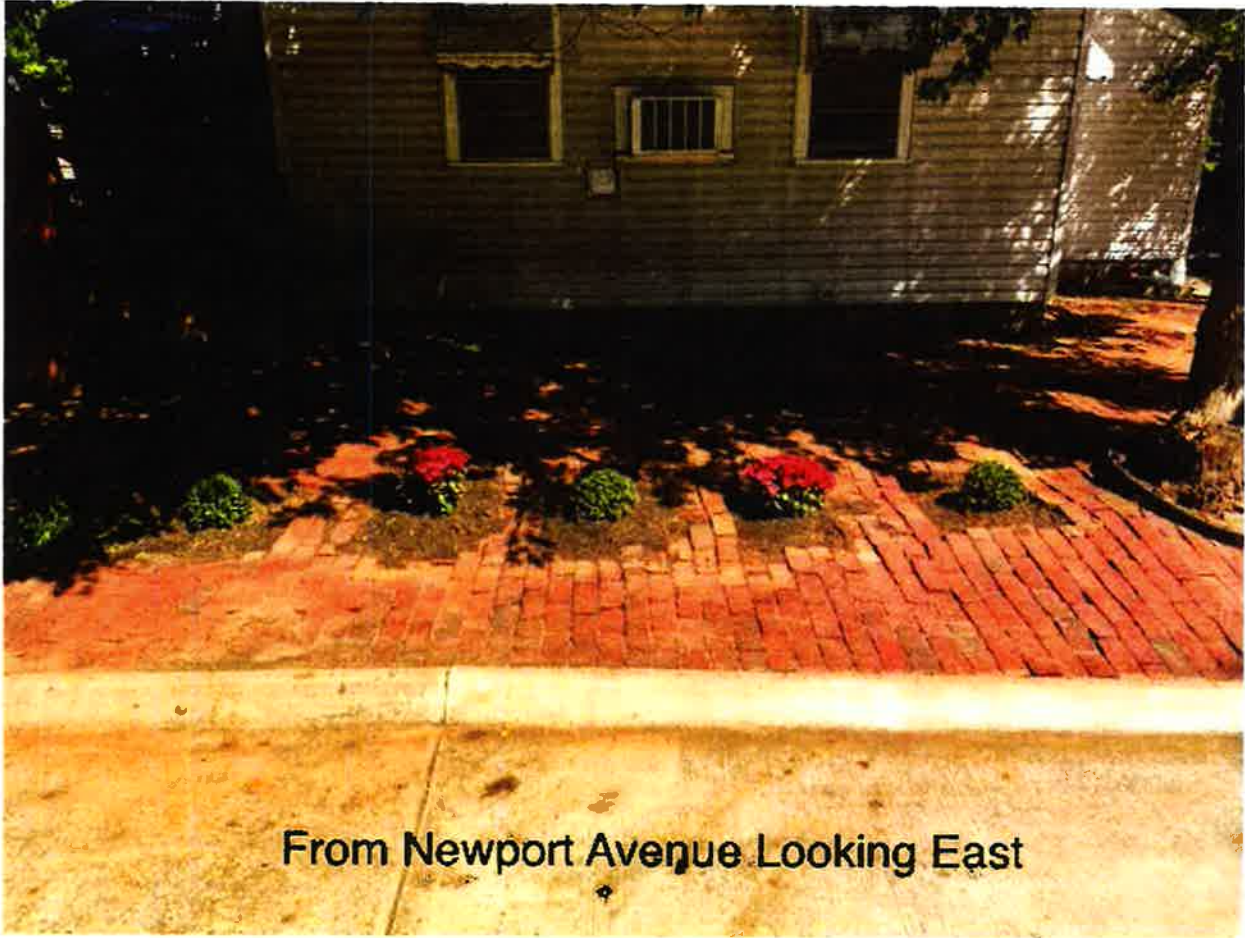


From 49th Place Looking North



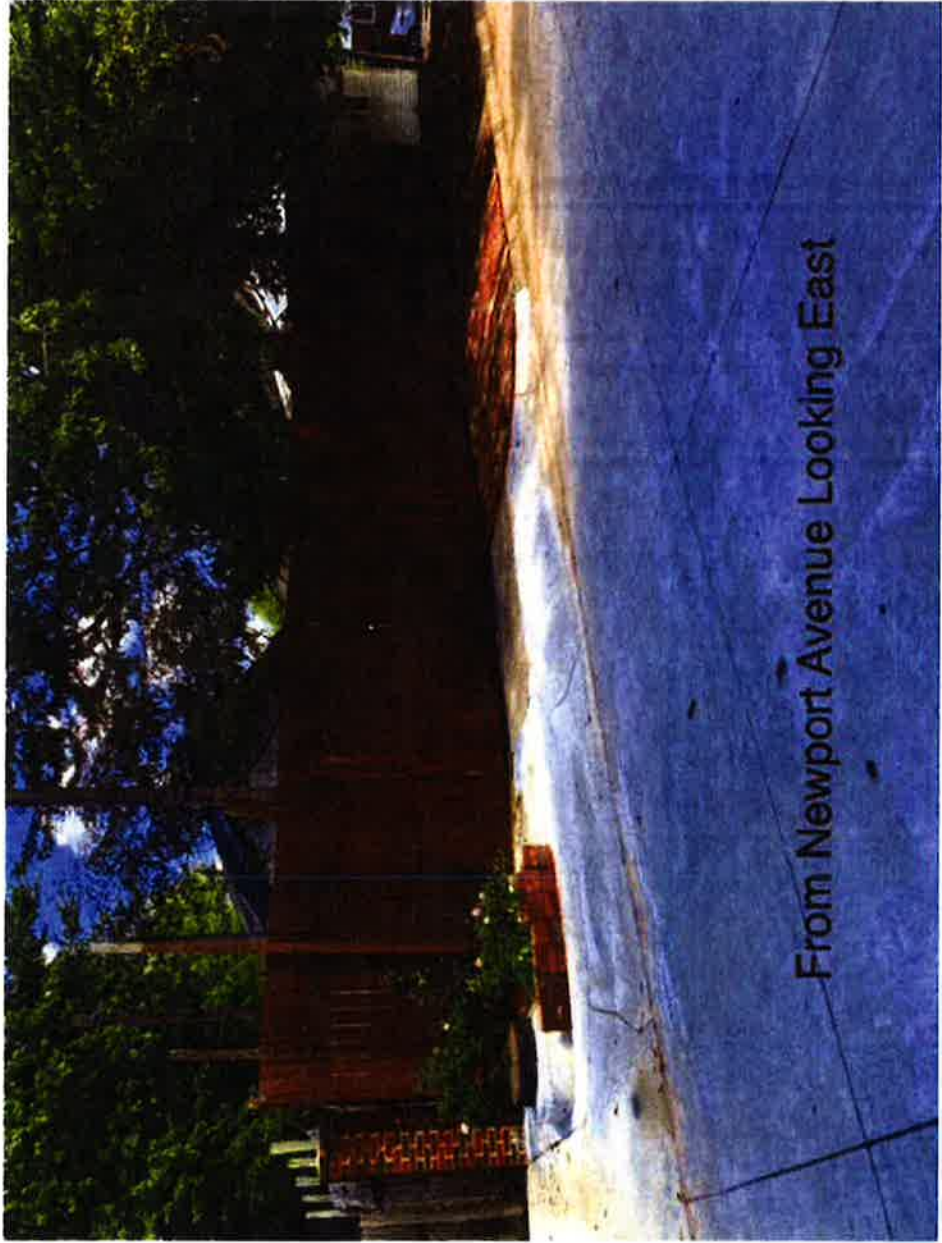
From Newport Avenue Looking East

3.24



From Newport Avenue Looking East

3.27



## Chapman, Austin

---

**From:** Chapman, Austin  
**Sent:** Tuesday, September 8, 2020 7:49 AM  
**To:** Chapman, Austin  
**Subject:** FW: Case BOA-22983

**From:** Darrell Eckles <darrelleckles@gmail.com>  
**Sent:** Monday, September 7, 2020 9:34 PM  
**To:** Chapman, Austin <AChapman@incog.org>; esubmit <esubmit@incog.org>  
**Cc:** Darrell Eckles <darrelleckles@gmail.com>  
**Subject:** Case BOA-22983

These are just a few of the pictures that I have that I have turned in to code enforcement several times. The neighbor to his immediate north has already white in his driveway to triple the size of a standard driveway if this man wants his driveway not only will he have his own personal parking spot in the street, We will lose well over 100 feet of parking for the rest of the neighborhood from these two neighbors combined please do not allow him to be able to park in the street in front of his New driveway

I'm sorry I cannot make it to this meeting I was called to the Covid crisis in Florida for three weeks thank you Darrell Eckles







Home

May 6, 2019 11:42 AM

Edit

LIVE HDR





Home

March 11, 2019 11:57 AM

Edit

 LIVE



10:19 ↗



Home

March 11, 2019 11:58 AM

Edit

 LIVE





Home

March 11, 2019 11:58 AM

Edit

 LIVE  HDR





Home

March 11, 2019 11:58 AM

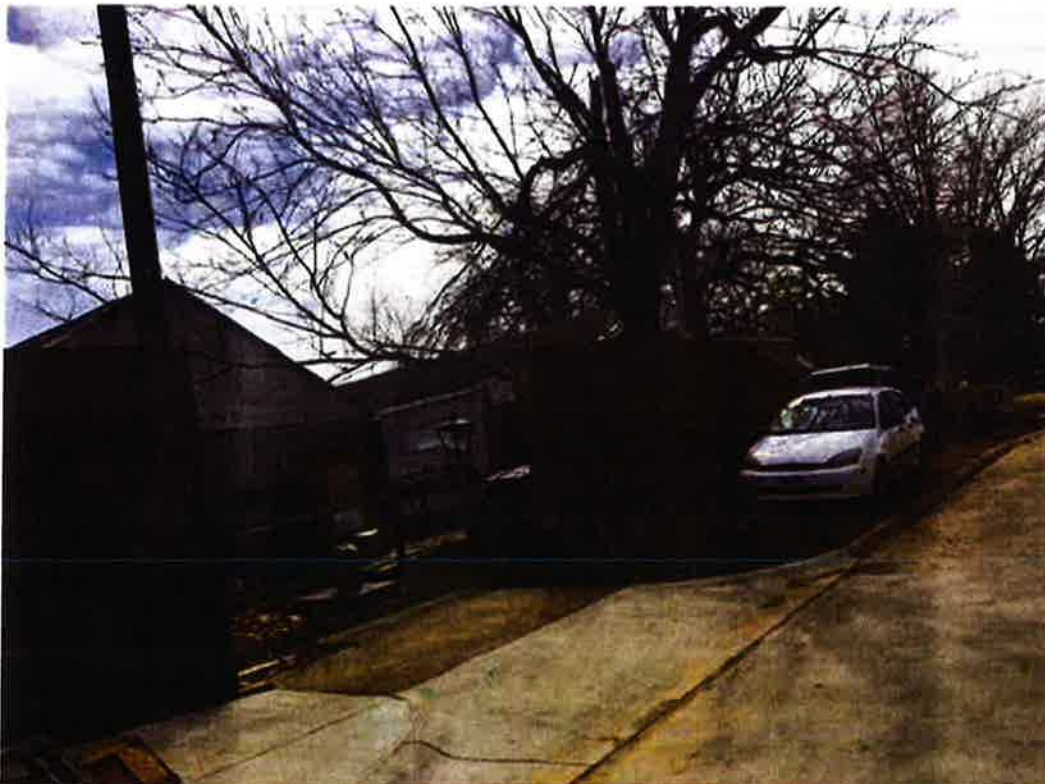
Edit



LIVE



HDR



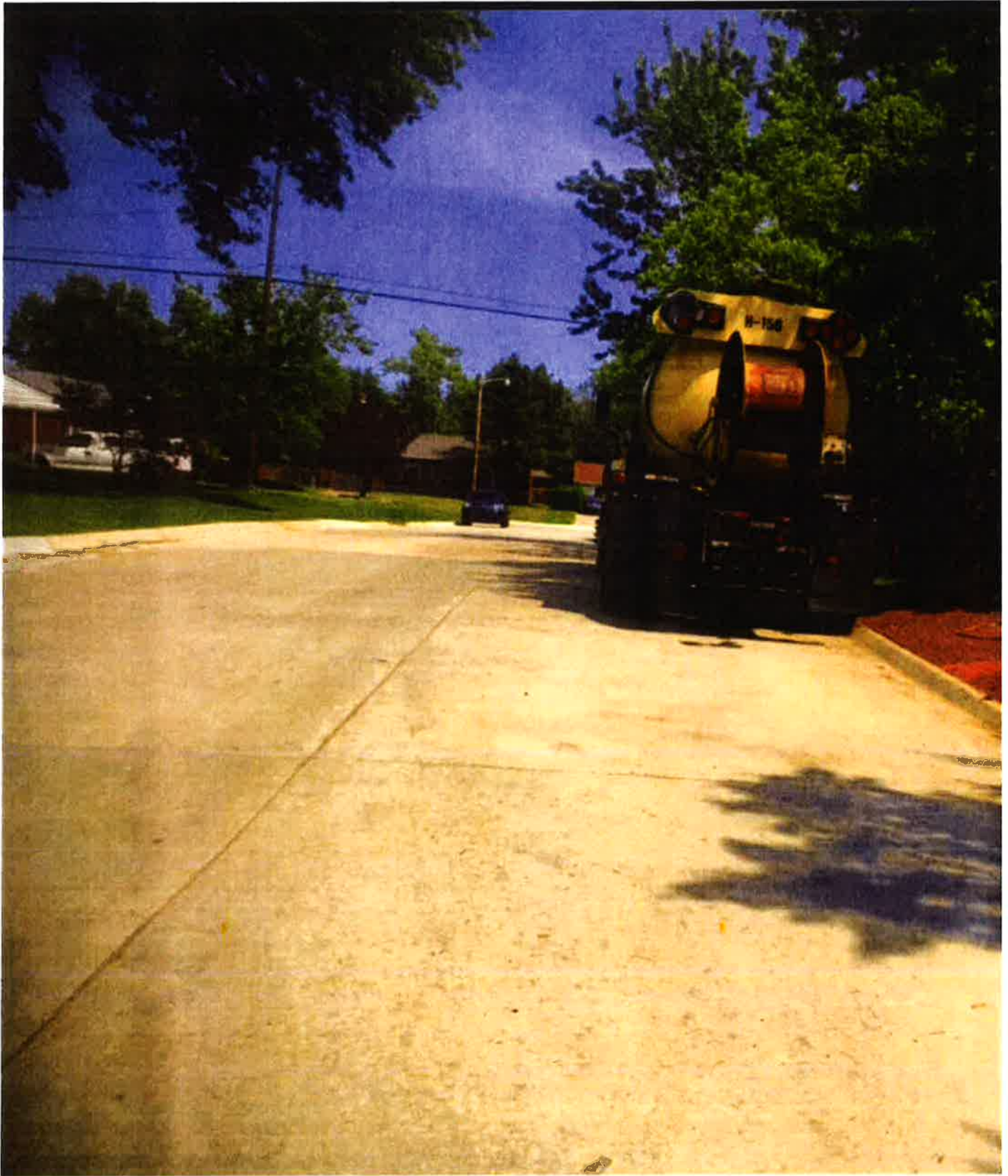
Sent from my iPhone

## Chapman, Austin

---

**From:** Darrell Eckles <winnie1944@icloud.com>  
**Sent:** Monday, September 7, 2020 9:29 PM  
**To:** esubmit  
**Subject:** case BOA-22983

These are just a few pictures of the resident that wants to extend his driveway to make the street his personal parking spaces. The neighbor to his immediate north has already widen his driveway this would give almost no parking on that side of the street for over 100 feet please do not allow another extra wide driveway for a neighbor to have their own personal street parking.







Home  
May 6, 2019 11:42 AM

Edit

LIVE HDR





Home  
March 11, 2019 11:57 AM

Edit

 LIVE



10:19 ↗



Home  
March 11, 2019 11:58 AM

Edit

 LIVE





# Home

March 11, 2019 11:58



LIVE



HDR





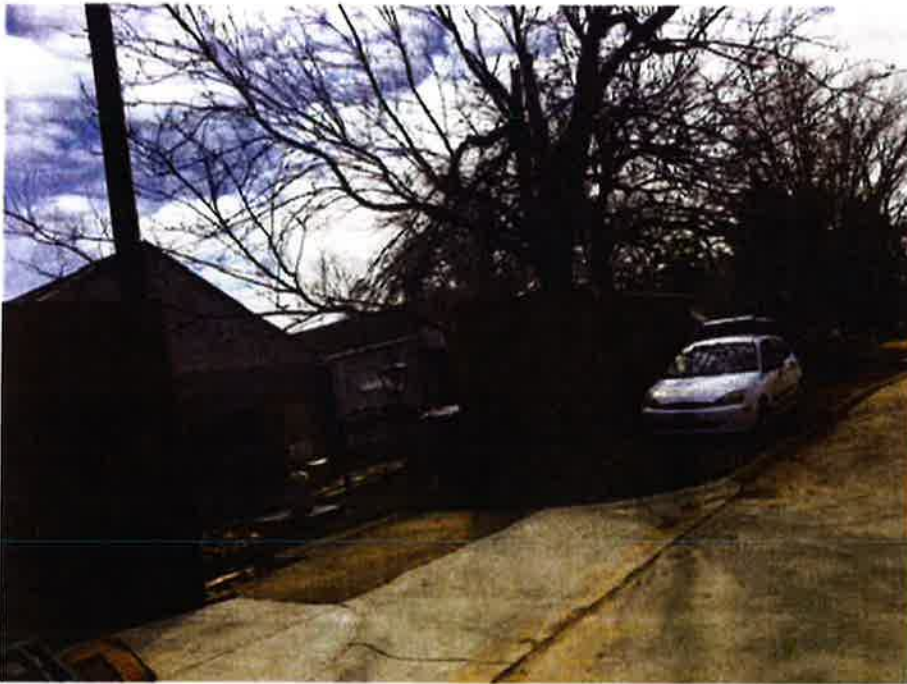


Home

March 11, 2019 11:58 AM

Edit

 LIVE  HDR



Sent from my iPhone

## Chapman, Austin

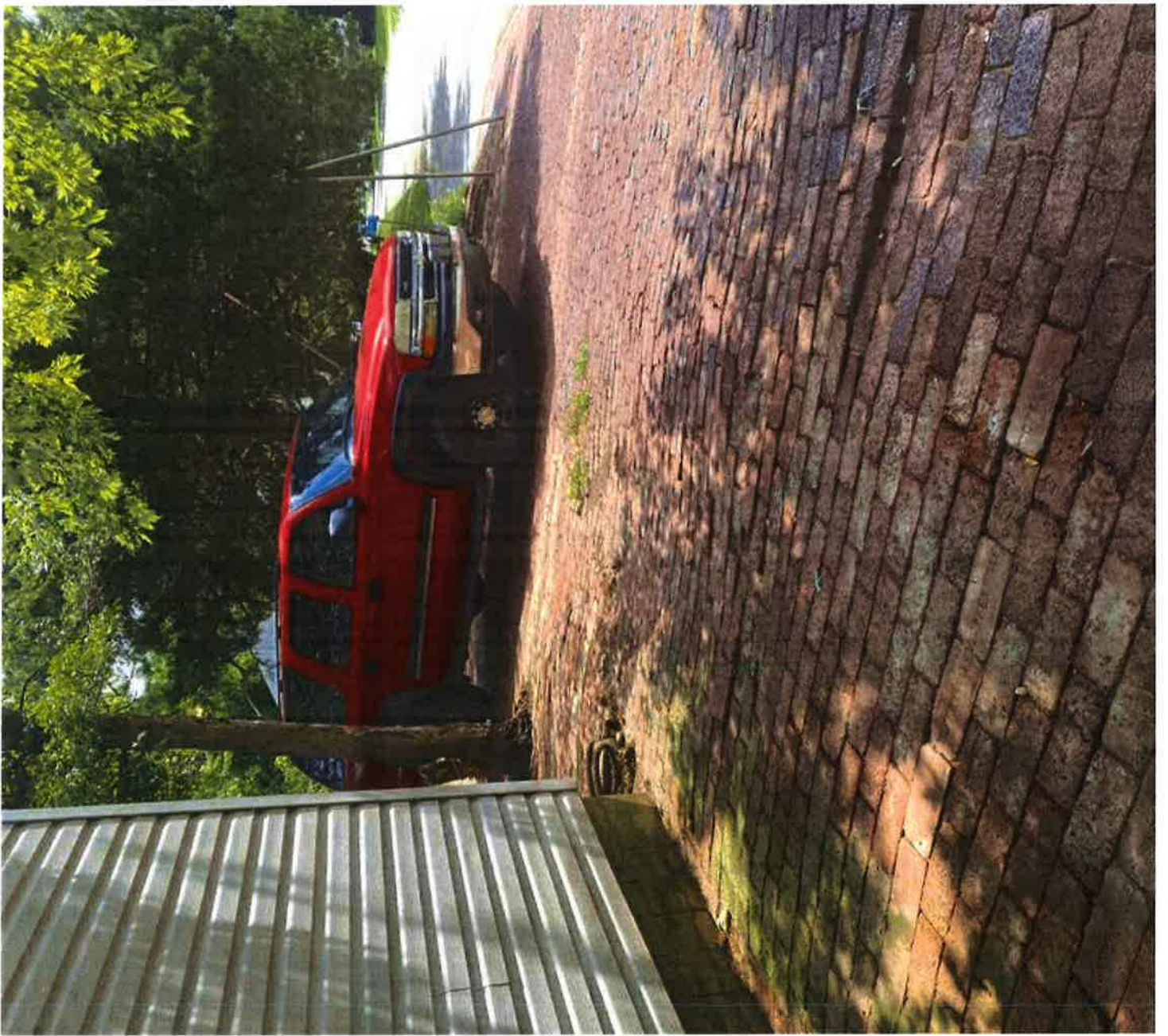
---

**From:** Chapman, Austin  
**Sent:** Wednesday, September 9, 2020 7:49 AM  
**To:** Chapman, Austin  
**Subject:** FW: Case 22983

---

**From:** Marlee Hicks <marleekhicks@gmail.com>  
**Sent:** Tuesday, September 8, 2020 1:56 PM  
**To:** Chapman, Austin <AChapman@incog.org>  
**Subject:** Case 22983

How the car was parked during the meeting.





Sent from my iPhone